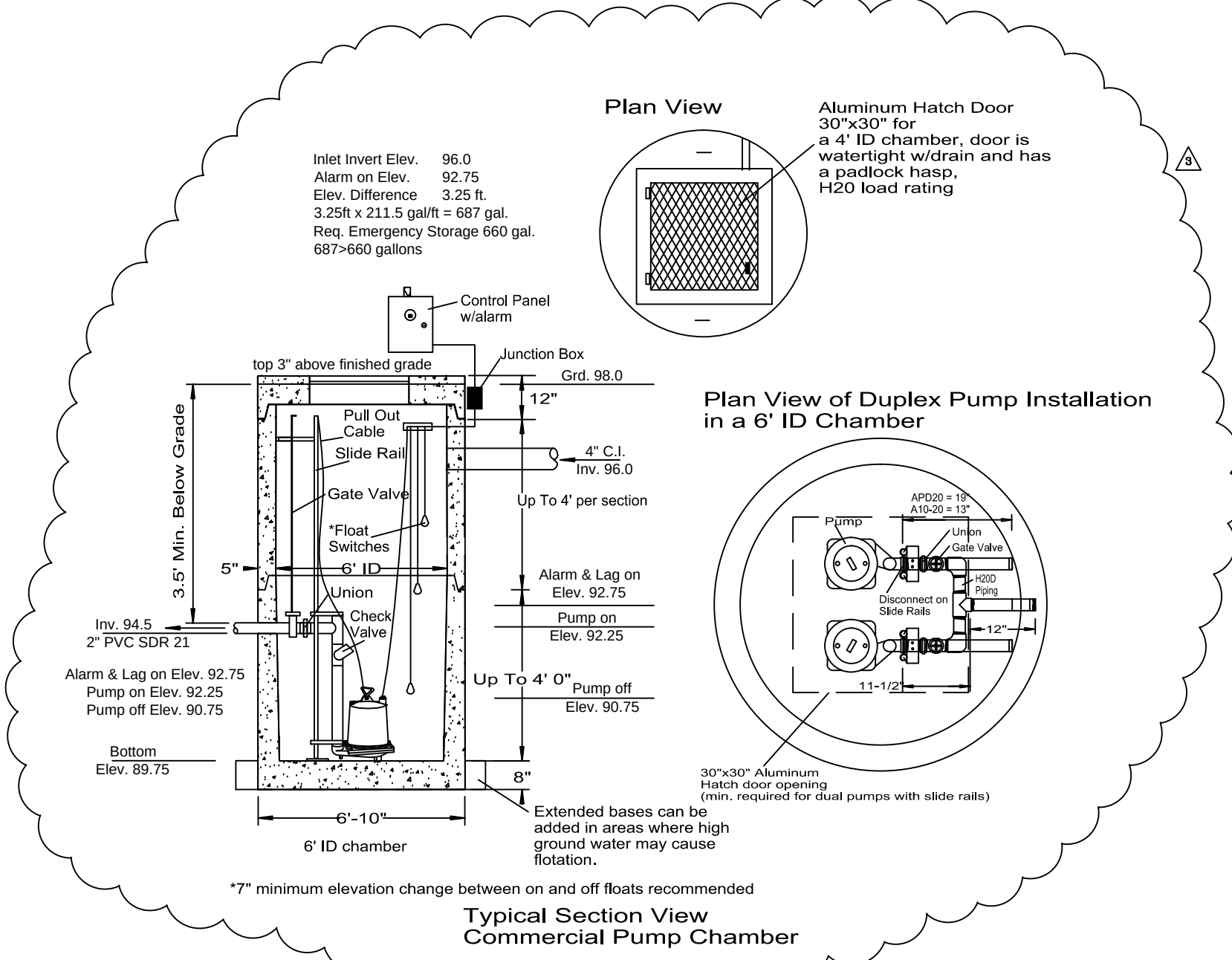
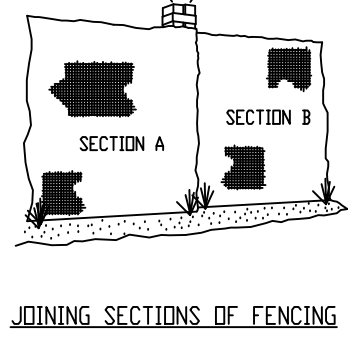
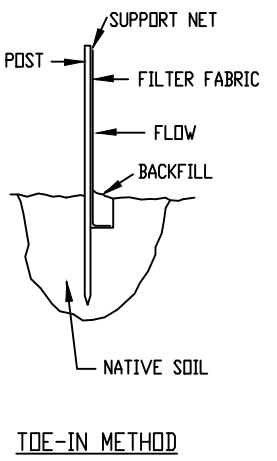




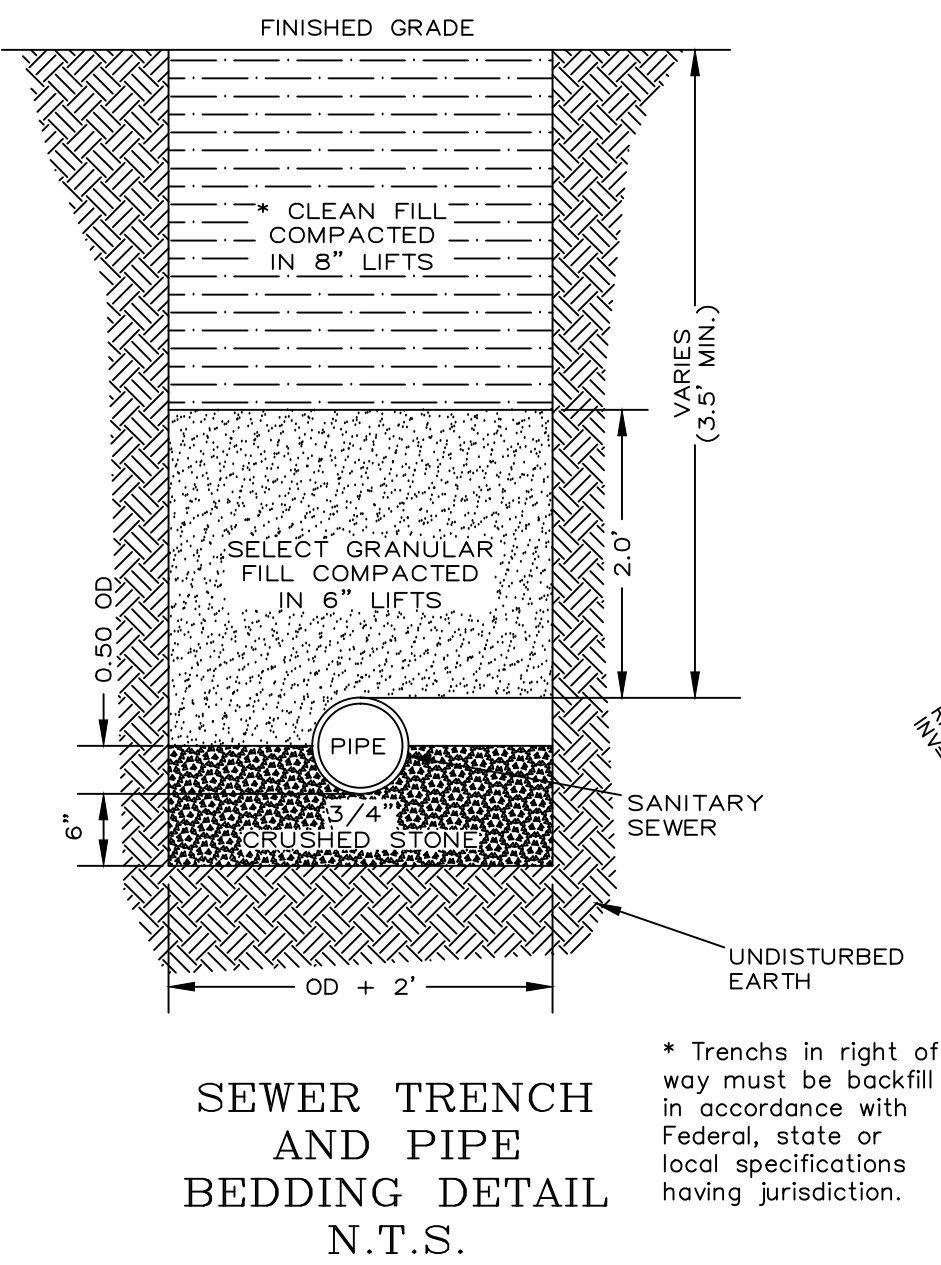
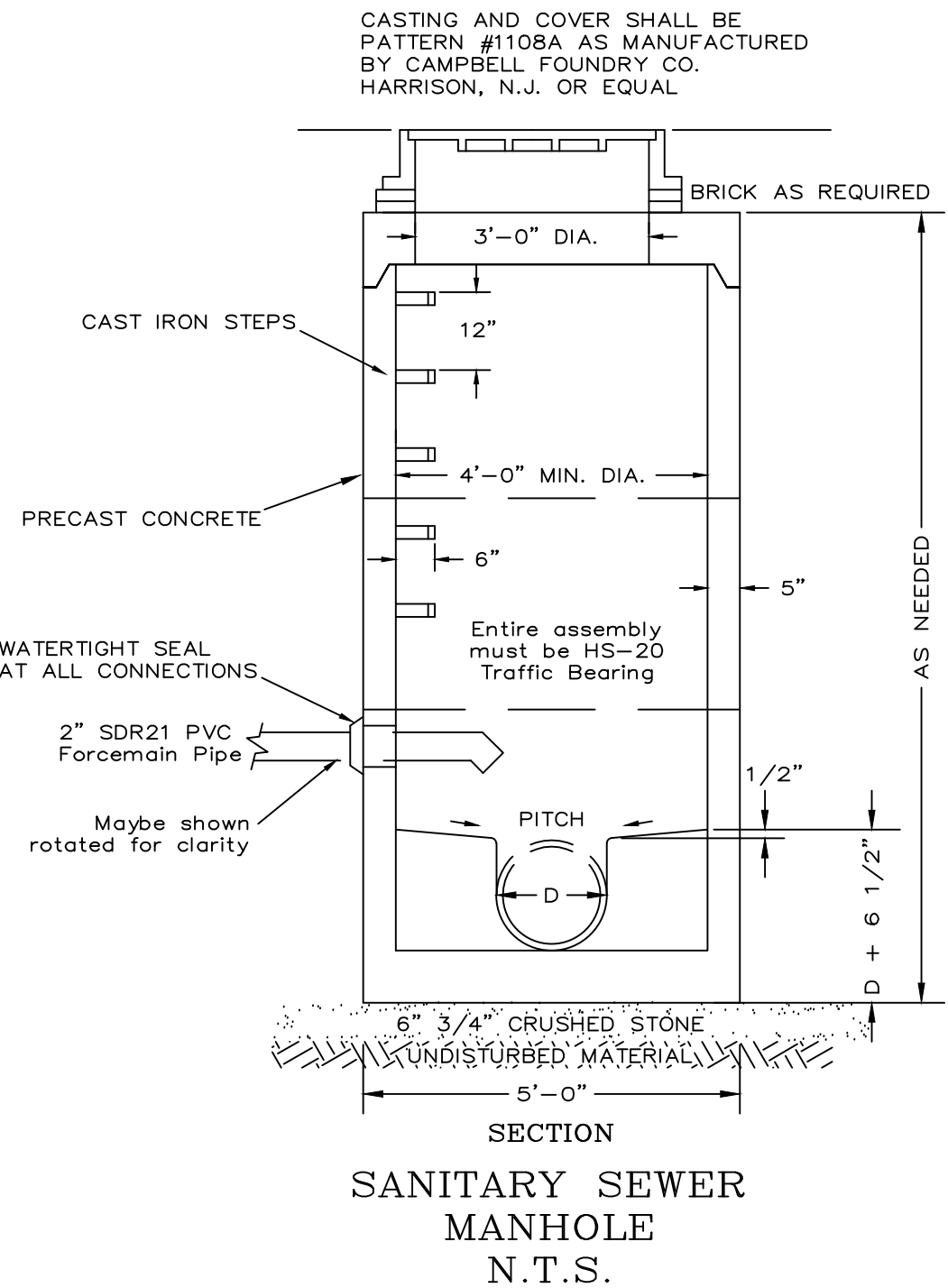
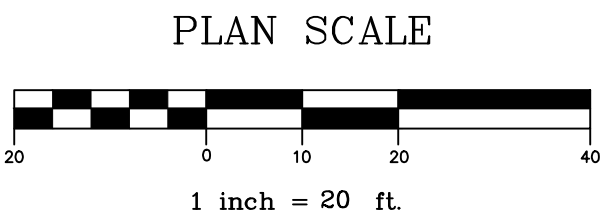
SPECIFICATIONS	PRECAST PUMP CHAMBERS COMMERCIAL GRADE
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: Wire & Rebar / ASTM C478 Air Entrainment: 6% Pipe Connection: Rubber Pipe Boots Volume: 6' = 211.5 gal/vf Load Rating: HS20-44 www.woodardsconcrete.com	Woodard's Concrete Products, Inc. 629 Lyball Road, Bullyville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 6C 12/12/12

Submersible Sewage Ejector Pump System:
Goulds/Xylem Model 3886, WS05B Series
Centipro Duplex Control Panel Nema 1 for
indoor mounting.
Three (3) float system. "ON"--"OFF"--"LAG &
ALARM"

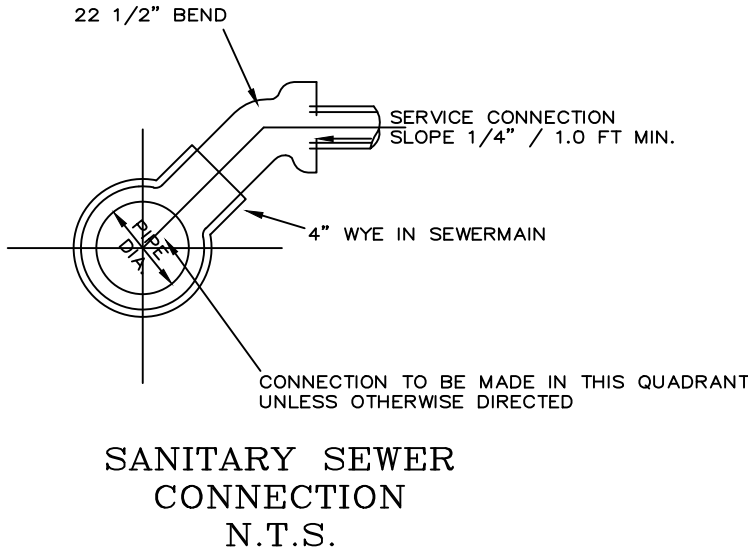
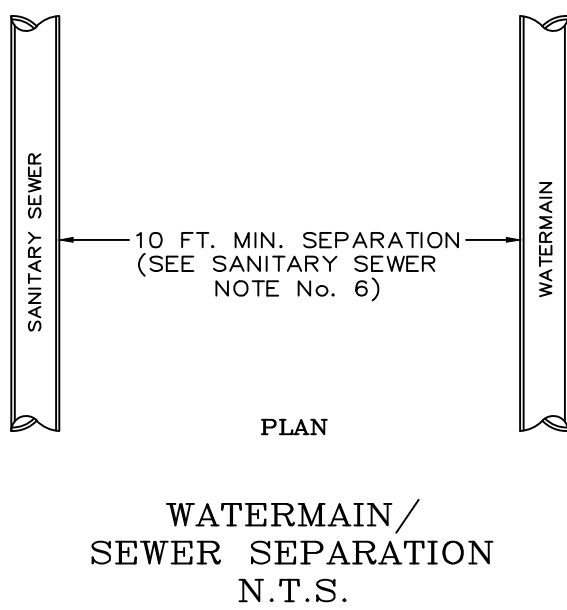
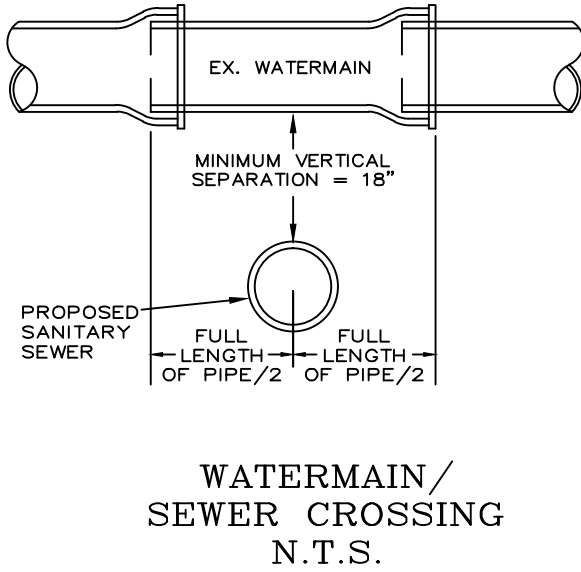


- INSTALLATION NOTES:
1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
 3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
 4. LAY THE TDE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL.
 5. JOIN SECTIONS AS SHOWN ABOVE.

SILT FENCING (TDE-IN METHOD) - ITEM 209.08
NOT TO SCALE



* Trenches in right of way must be backfill in accordance with Federal, state or local specifications having jurisdiction.



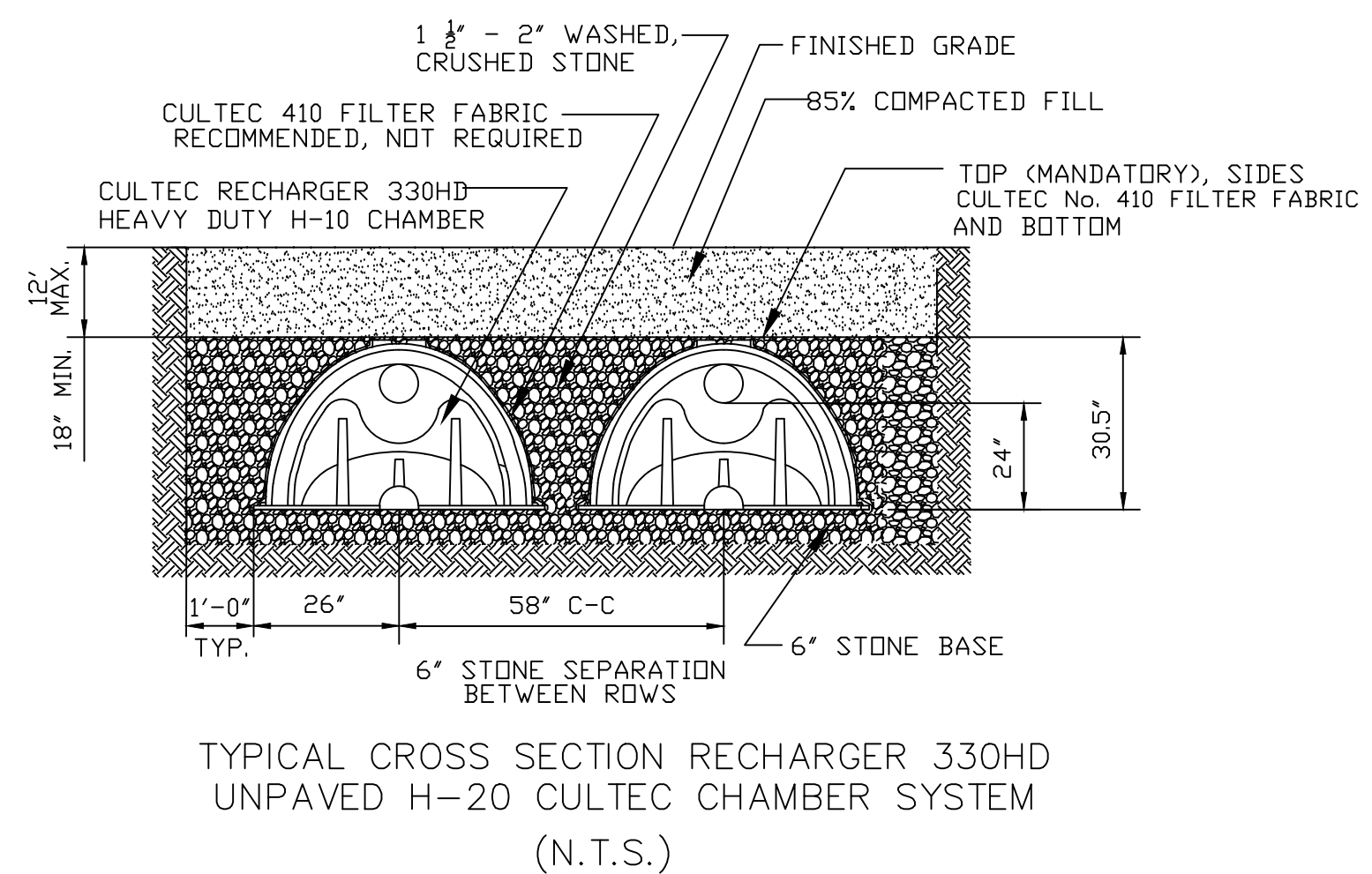
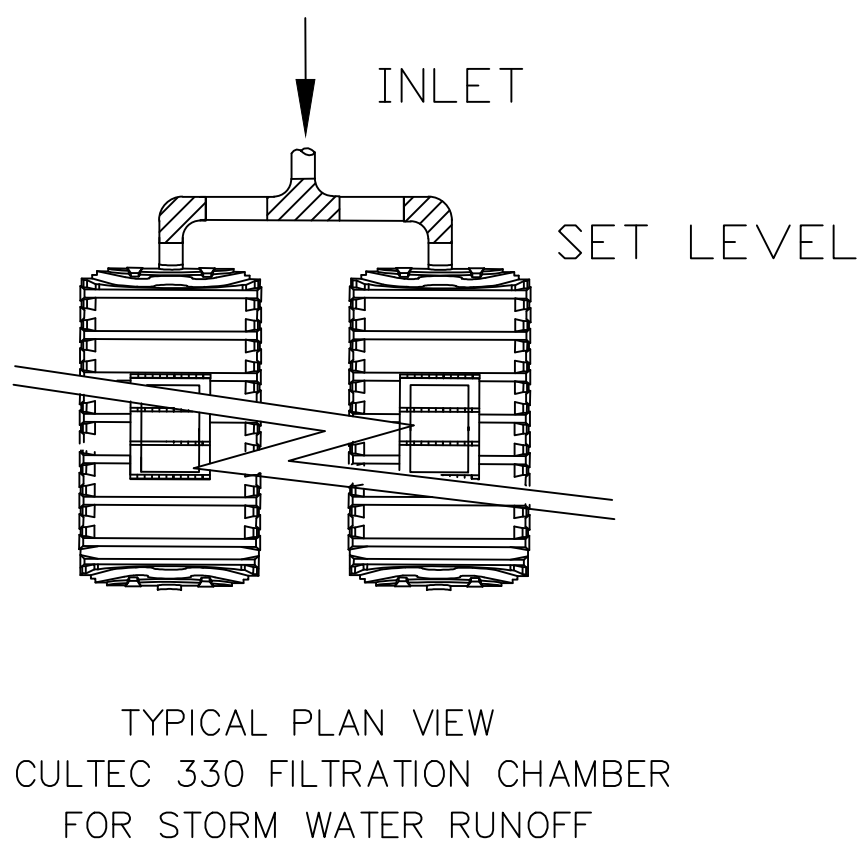
SITE SCHEDULE	
TOTAL ACREAGE:	0.193 ACRES
RECORD OWNER:	MARIO CIPRIANO
EXISTING TAX LOT DESIGNATION:	SEC. 68.17 BLOCK: 4 LOT: 37
EXISTING ZONING:	RB

ZONING DATA CHART RB-TWO FAMILY RESIDENCE		
	MINIMUM REQUIRED	PROPOSED
LOT AREA (SQ. FT.)	2,500/5,000 S.F.	8,425 S.F.
LOT WIDTH	75'	75.07'
LOT DEPTH	100'	194.19'
FRONT YARD	20'	136.9'
ONE SIDE YARD	12'	12'
BOTH SIDES YARD	30'	32.8' * Δ
REAR YARD	30'	21' * Δ
HABITABLE (FLOOR AREA/DWELLING UNIT)	600 S.F. per d.u.	1049 S.F. per d.u.
MAIN FLOOR	---	---
OFF-STREET PARKING SPACES	1 per d.u.	2
USABLE OPEN SPACE	400 S.F. per d.u.	400+ SF per d.u.
BUILDING HEIGHT (STORIES) (FEET)	3	2
	35' MAX.	< 35'
BUILDING COVERAGE (PERCENT)	40% MAX.	18.5%
FLOOR AREA RATIO	0.60	0.25

* Requires a 9' variance to rear yard setback

CONSTRUCTION NOTES

1. The contractor shall locate and verify in the field all utilities prior to the start of construction.
2. The owner shall procure all applications and required permits for construction. Contractor is to conduct all work in accordance all provisions of permits obtained.
3. All measures required by field conditions or as directed by municipality to prevent erosion shall be incorporated into work. Erosion control measures shall be install according to Westchester County's Best Management Practices Manual for construction related activities. As a minimum silt fence shall be installed as shown on the drawing and maintained by the contractor until the disturbed areas have been restored.
4. All areas disturbed during construction shall be restored to new condition or as directed by owner / engineer. All areas are to be restored with 4" of topsoil, seeded and salt hay spread.
5. The construction of water main and sewer main shall be under the direction of a N.Y. State Licensed Professional Engineer.
6. As-built plans shall be required and certified by a N.Y. State Licensed Professional Engineer or Surveyor.
7. Roadways and utilities shall be staked in the field by a N.Y. State Licensed Surveyor. Surveyor will be paid by the owner.
8. Contractor is responsible for the Health and Safety of the public and employees. Proper shoring shall be provided where required by OSHA, State and Town agencies having jurisdiction. Fences, barricades, steel plates, light shall be required to protect the public from hazard.
9. All work must be completed to the satisfaction of the Town Engineer. No work shall be covered until inspected by the Town Engineer.
10. The contractor is to provide proof of liability insurance naming the owner as additionally insured. The contractor is to keep the insurance policy in effect for the duration of the project.
11. The contractor is to saw cut the street as required to obtain a straight edge. Temporary road plates used over open excavation in the street will not be allowed after November 15. All street work after November 15, shall be backfilled at the end of each work day and re-excavated the following work day.



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

MGM BURBON LLC
P.O. BOX 136
AMAWALK, N.Y.
10501
914-245-2400

PROPOSED SITE PLAN

MARIO CIPRIANO

167 MAPLE STREET
VILLAGE OF CROTON ON HUDSON
WESTCHESTER CO., N.Y.

April 5, 2024
MARCH 17, 2024
FEBRUARY 28, 2024
REVISIONS: FEBRUARY 25, 2024

SECTION: 68.17	BLOCK: 4	LOT: 37
SCALE: AS NOTED	DATE: FEBRUARY 12, 2024	DWG. No. 230103.01