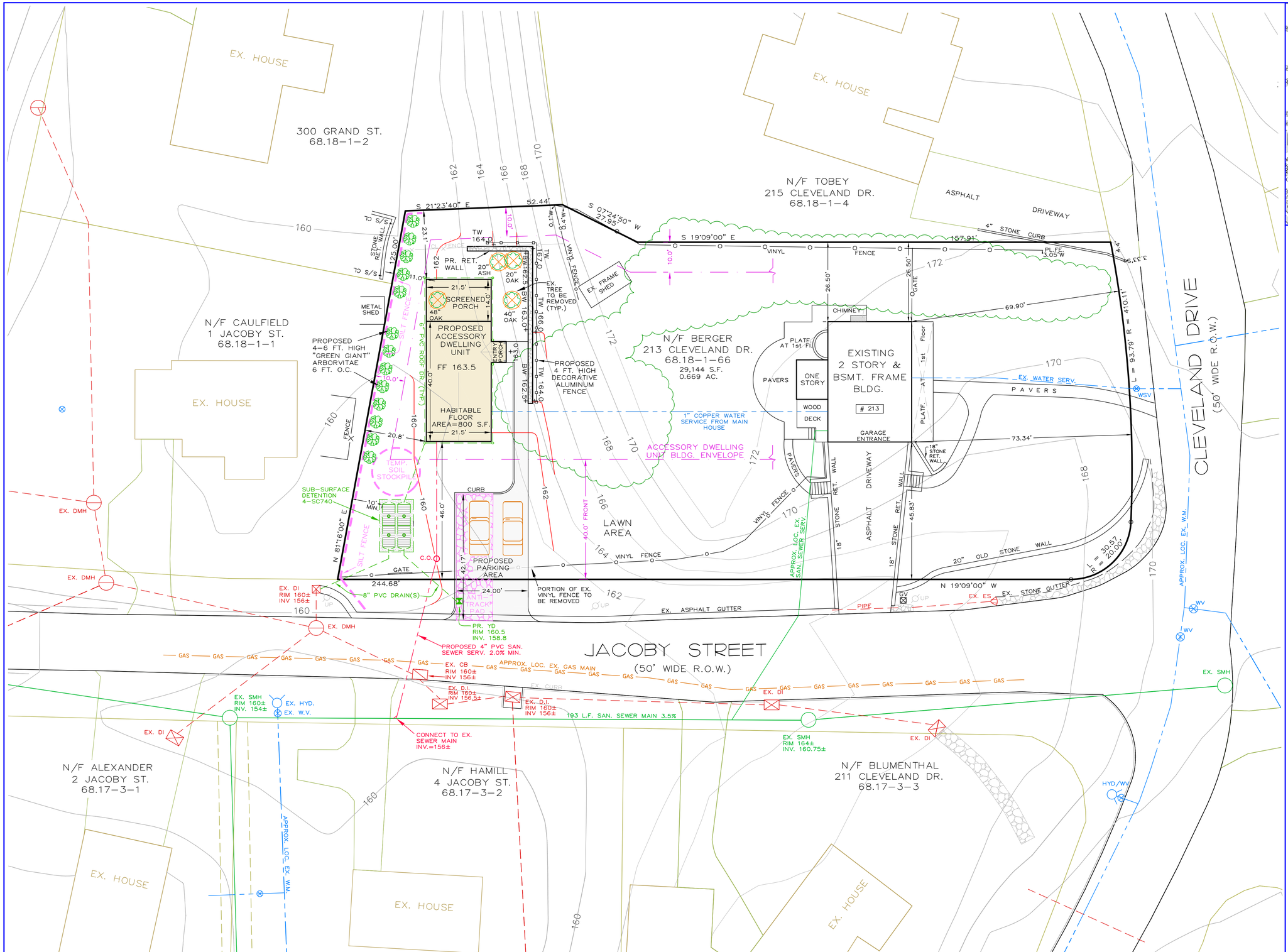
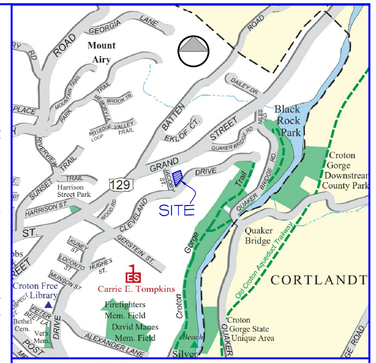




LOCATION MAP
N.T.S.

0 7.5 15 30
SCALE IN FEET

ZONING SCHEDULE

213 CLEVELAND DRIVE SECTION 68.18, BLOCK 1, LOT 66 ZONE: RA-25 TOTAL LOT AREA: 29,144 SF(0.66 AC)	REQUIRED	PROPOSED COTTAGE
MINIMUM LOT AREA	25,000 SF	29,144 SF
MINIMUM YARD DIMENSIONS		
FRONT	40'	46.0'
ADU HABITABLE FLOOR AREA	300-800 SF	800 SF
FLOOR AREA RATIO	0.20	0.11
BUILDING COVERAGE	25%	8.46%
OFF STREET PARKING	2/DU	2
ACCESSORY BUILDINGS		
MAXIMUM HEIGHT	15'	15'
DISTANCE TO PROPERTY LINE	10'	11.0'

NOTE: UTILITIES TO FIELD LOCATED PRIOR TO ANY CONSTRUCTION.

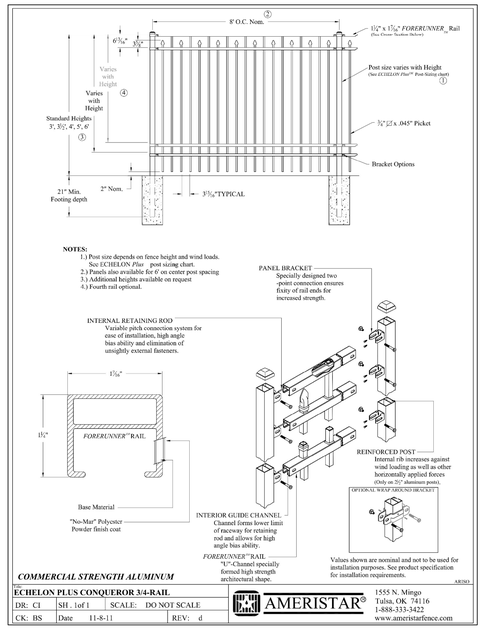
RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

SITE PLAN
PROPOSED ACCESSORY DWELLING UNIT

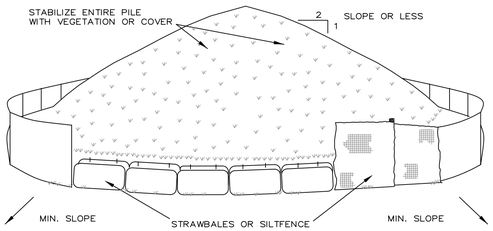
PREPARED FOR
ERIC AND JESSICA BERGER
VILLAGE OF CROTON-ON-HUDSON
WESTCHESTER COUNTY, NY
APRIL 23, 2024

SHEET 1 OF 2 SHEETS

REVISED: 5/15/2024
REVISED: 5/2/2024
REVISED: 4/25/2024



TYPICAL ALUMINUM FENCE
N.T.S.



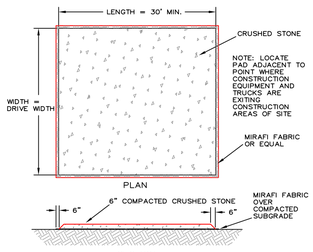
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

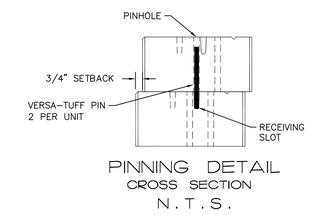
INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

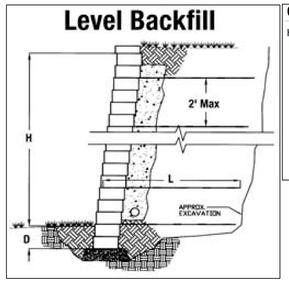
SOIL STOCKPILING
N.T.S.



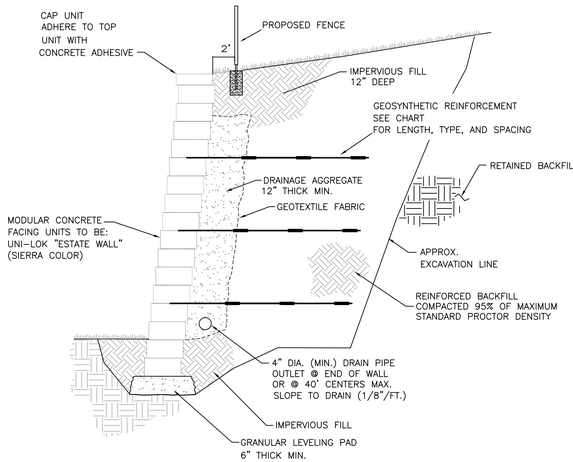
ANTI-TRACK PAD
N.T.S.



PINNING DETAIL
CROSS SECTION
N.T.S.



Clay (ϕ = 28°)				
H (feet)	D (feet)	L (feet)	layers	VERSA-Grid
4	0.5	4.0	1	VG 3.0
5	0.5	4.5	2	VG 3.0
6	0.5	5.0	2	VG 3.0
7	1.0	5.5	3	VG 3.0
8	1.0	6.0	4	VG 3.0
9	1.0	6.5	5	VG 3.0
10	1.0	7.0	6	VG 3.0
12	1.0	8.5	7	VG 3.0



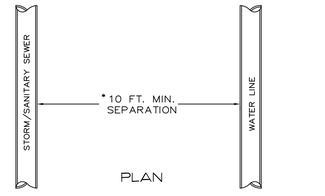
TYPICAL SECTION - REINFORCED RETAINING WALL
MODULAR CONCRETE UNIT (VERSA-LOK OR APPROVED EQUAL)
N.T.S.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES – GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL 811 (DIG-SAFELY NY) (FORMERLY CODE 753).
2. EROSION CONTROL MEASURES, INCLUDING SILT FENCE, SHALL BE REQUIRED AS DIRECTED BY THE VILLAGE.
3. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
5. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE VILLAGE AND LOCAL POWER COMPANY.

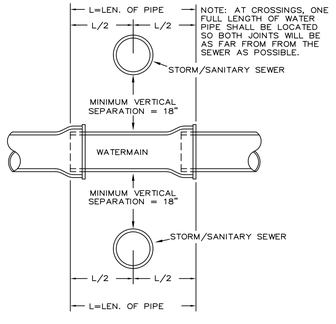
EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF CROTON-ON-HUDSON.
3. PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE APPROPRIATE LOCATIONS NOTED ON EROSION CONTROL PLAN. SILT FENCING SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE INSTRUCTIONS OF THE MANUFACTURER. ADDITIONAL SILT FENCE MAY BE PLACED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL FINISHED SLOPES AND ALL ROUGH CUT SLOPES TO REMAIN OPEN FOR EXTENDED PERIODS IMMEDIATELY TOPSOIL, SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WINTER RYE AND MULCH WITH 6" OF HAY.
5. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED JUTE NETTING, UNLESS OTHERWISE NOTED.
6. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED. IN ADDITION TO ALL SPECIFIED AND LOCATED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
7. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH SILT SCREEN AND SEED THEM WITH THE ANNUAL RYE GRASS.
8. ALL CATCH BASINS ARE TO BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
9. HAYBALES SHALL BE USED AT THE TOPS AND TOES OF SLOPES, AS NECESSARY, TO COLLECT SILT AND DIVERT FLOWS. SILT SCREENS WILL BE USED IN AREAS OF UNCONCENTRATED FLOWS TO COLLECT SILT. HAYBALES AND SILT SCREEN ON PLANS MAY BE AUGMENTED IN THE FIELD AS NECESSARY.
10. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH, AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED, AND MULCHED.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
12. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION.
13. INSTALL GRAVEL BED AT CONSTRUCTION ENTRANCE TO SERVE AS ANTI-TRACKING PAD. GRAVEL BED TO BE 2" DIAMETER CRUSHED STONE 6" DEEP, OVER GEOTEXTILE SUPPORT FABRIC. ANTI-TRACKING PADS TO MEASURE 30' (MIN.) LENGTH BY THE DRIVEWAY WIDTH.

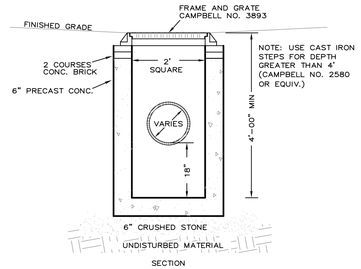


Sewers shall be laid at least 10 feet (3.0 m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and at an elevation so the bottom of the water main is at least 18 inches (46 cm) above the top of the sewer.

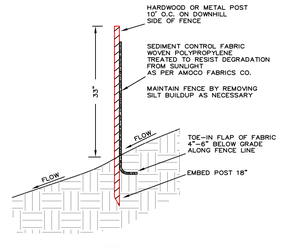
DRAIN/SEWER/WATER SEPARATION
N.T.S.



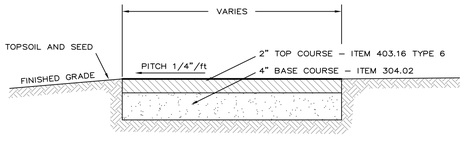
DRAIN/SEWER
WATER MAIN CROSSING
N.T.S.



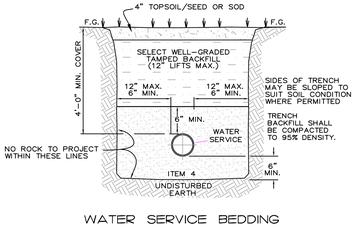
YARD DRAIN
N.T.S.



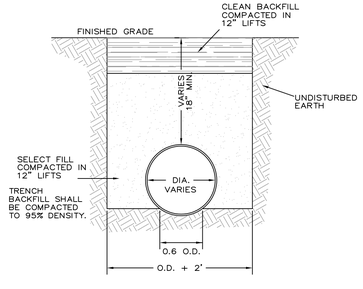
SILT FENCE
N.T.S.



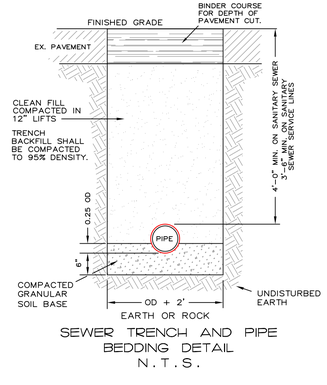
PAVEMENT SECTION
N.T.S.



WATER SERVICE BEDDING
N.T.S.

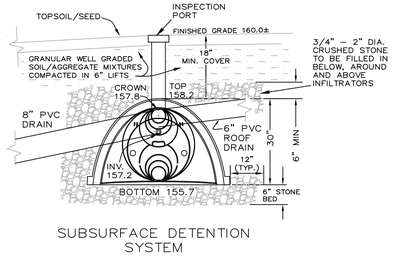


DRAIN PIPE BEDDING
N.T.S.



SEWER TRENCH AND PIPE
BEDDING DETAIL
N.T.S.

MAINTENANCE NOTES:
1. INSPECT INFILTRATION CHAMBER PORT EVERY SIX MONTHS.
2. REMOVE SILT INSIDE CHAMBER IF ACCUMULATION REACHES SIX INCHES.



SUBSURFACE DETENTION SYSTEM
4 – SC740 CHAMBERS
N.T.S.

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

DETAILS/NOTES PROPOSED ACCESSORY DWELLING UNIT

PREPARED FOR
ERIC AND JESSICA BERGER
VILLAGE OF CROTON-ON-HUDSON
WESTCHESTER COUNTY, NY
APRIL 23, 2024

SHEET 2 OF 2 SHEETS