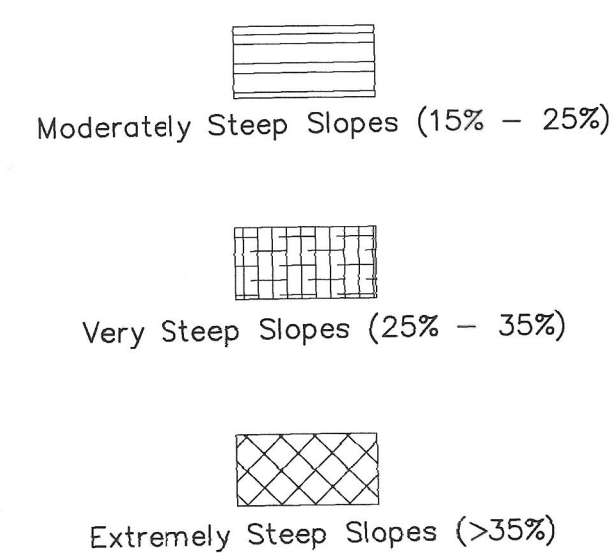


SLOPE ANALYSIS PLAN
SCALE: 1"=10'



Know what's below.
Call before you dig.

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

GRADING AND UTILITY PLAN
SCALE: 1"=10'

APPROVED

PLANNING BOARD
VILLAGE OF CROTON ON HUDSON, NY
PLAN NUMBER:
DATE:
CONDITIONS:



CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

SITE PLAN

PROPOSED RESIDENCE FOR
74 & 78 GRAND STREET
CROTON-ON-HUDSON, NY
Prepared For
FRANZOSO CONTRACTING

SHEET NUMBER

 $\frac{5}{1}$

I MISC. REVISIONS 11-5-15
 ORIGINAL DATE: 10/16/2015
 PROJECT NUMBER:

APPROVED

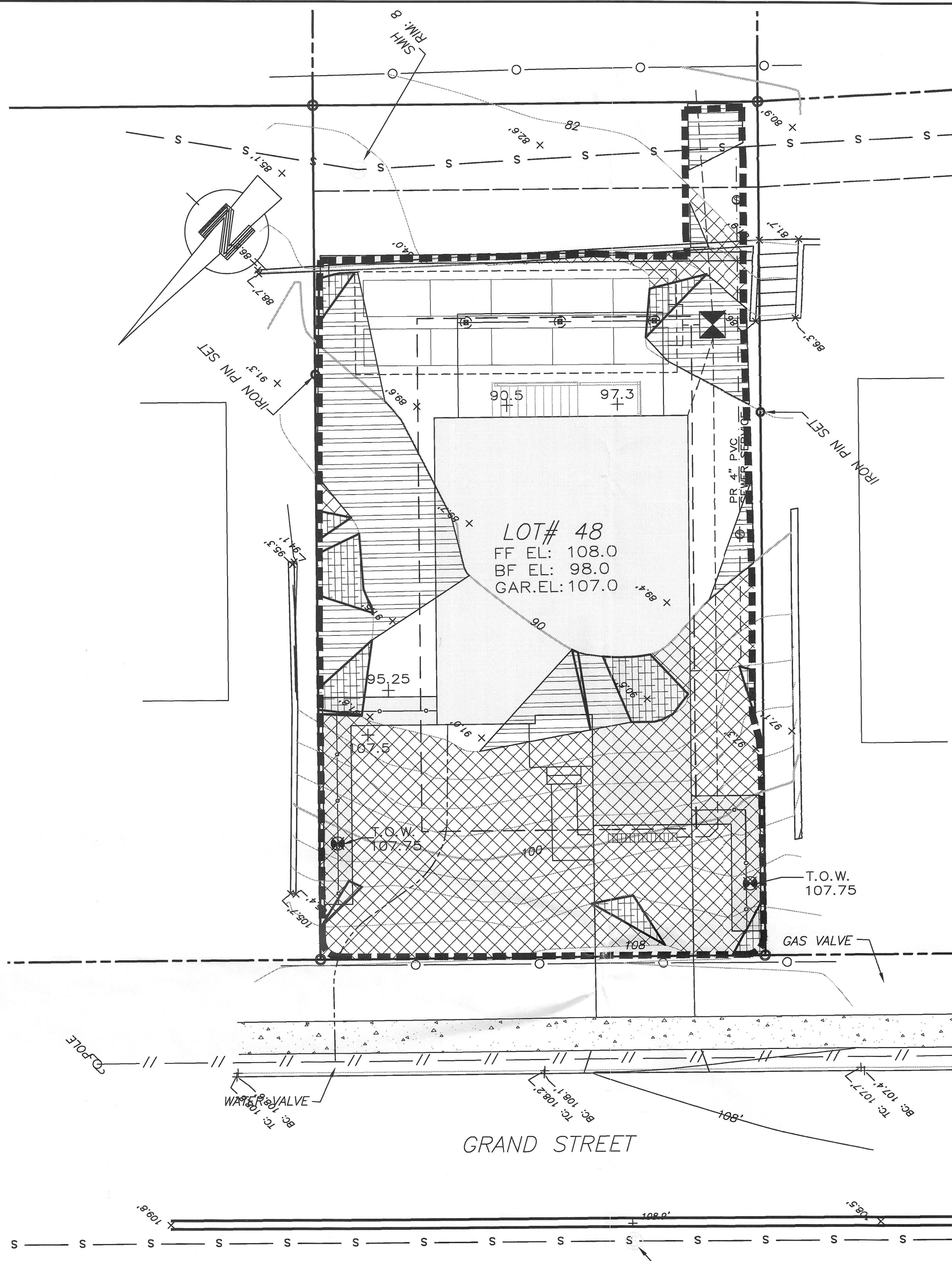
PLANNING BOARD
VILLAGE OF CROTON ON HUDSON, NY
PLAN NUMBER:
DATE: 12/8/15
CONDITIONS: yld

Received

DEC - 4 2015

Engineers Office

PROPERTY DATA	
PROPERTY OWNER	MAF REALTY
APPLICANT	FRANZOSO CONTRACTING
LOCATION	74 GRAND STREET
TAX MAP DATA	SECTION 78.08 BLOCK 6 LOT 59
SITE AREA	0.134 ACRES
LOCATION	78 GRAND STREET
TAX MAP DATA	SECTION 78.08 BLOCK 6 LOT 56
SITE AREA	0.131 ACRES



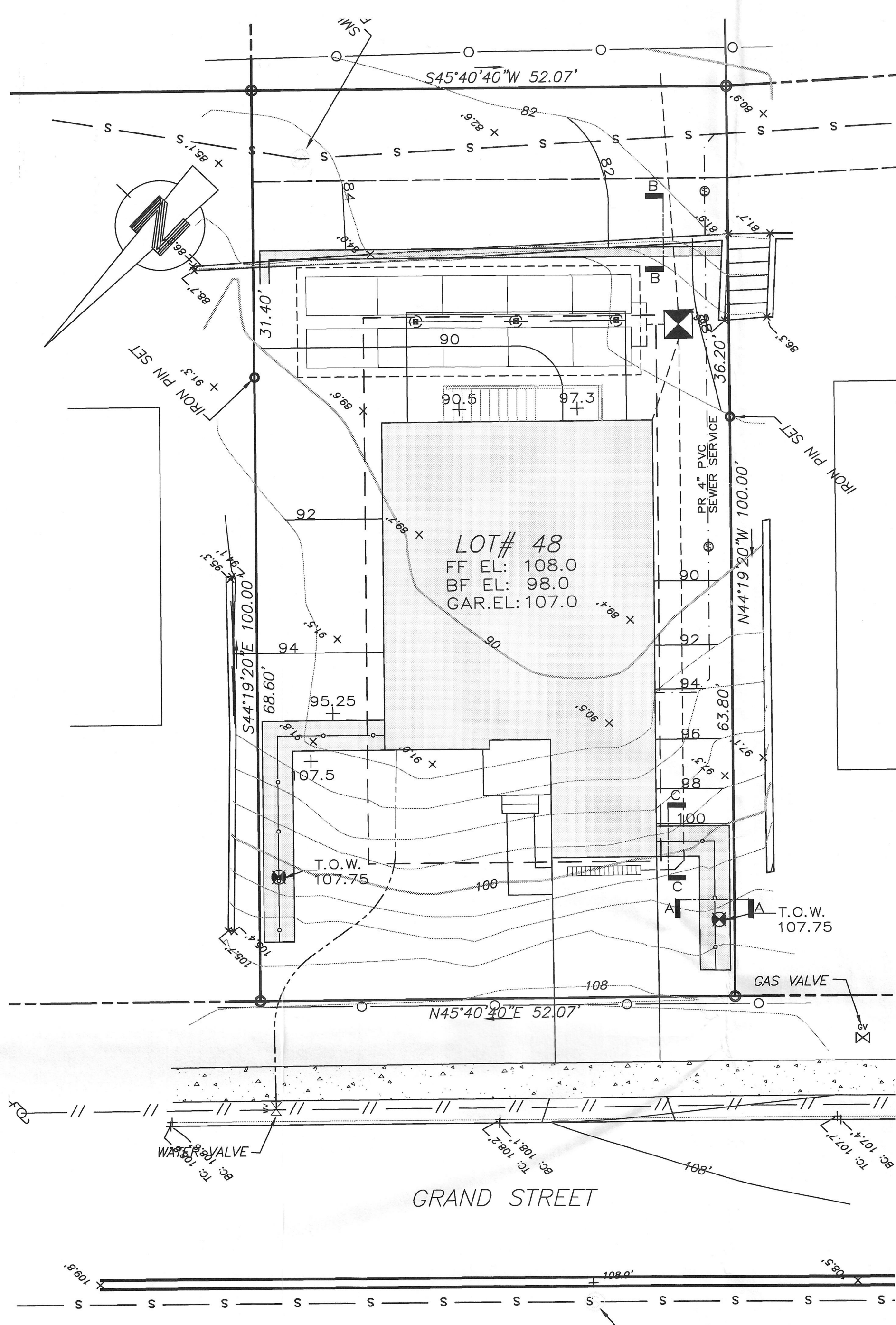
SLOPE ANALYSIS PLAN
SCALE: 1"=10'

88 Grand Street (TAX ID 78.08-6-48)

Property Area in SF	5,207 SF
50% of Property Area in SF	2,604 SF
Limit of Disturbance Area in SF	4,284 SF

STEEP SLOPE PROPOSED DISTURBANCES				Combined Disturbance	
Total Lot Area = 5,207 SF	Proposed Limit of Disturbance = 4,284			FACTOR	Weighted Area
Description	SF	Steep Slope Disturbance	Maximum Allowable Area		
Non Steep Slope <15 %	1,837	NA	NA		NA
Moderate Steep Slope 15-25 %	688	688	13,068	1.0	688
Very Steep Slope 25-35 %	200	200	8,712	1.5	300
Extremely Steep Slope >35%	1,559	1,559	4,356	3.0	4,677
Totals	4,284	2,447			5,665

Steep Slope Disturbance = less than 50% of Lot Area of 2,604 SF 2,447 SF
 Combined Steep Slope Disturbance = less than 3/10 acre or 13,068 SF 5,665 SF



GRADING AND UTILITY PLAN
SCALE: 1"=10'

PROPERTY DATA	
PROPERTY OWNER	MAF REALTY
APPLICANT	FRANZOSO CONTRACTING
LOCATION	88 GRAND STREET
TAX MAP DATA	SECTION 78.08 BLOCK 6 LOT 48
SITE AREA	0.120 ACRES



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

SHEET NUMBER

25

PROJECT NUMBER:

25

PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

FRANZOSO CONTRACTING

SHEET NUMBER

25

PROJECT NUMBER:

25

PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

FRANZOSO CONTRACTING

SHEET NUMBER

25

PROJECT NUMBER:

25

PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

FRANZOSO CONTRACTING

SHEET NUMBER

25

PROJECT NUMBER:

25

PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

FRANZOSO CONTRACTING

SHEET NUMBER

25

PROJECT NUMBER:

25

PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

FRANZOSO CONTRACTING

SHEET NUMBER

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PROJECT NUMBER:

25

PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

FRANZOSO CONTRACTING

SHEET NUMBER

25

PROJECT NUMBER:

25

PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

FRANZOSO CONTRACTING

SHEET NUMBER

25

PROJECT NUMBER:

25

PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

FRANZOSO CONTRACTING

SHEET NUMBER

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PROJECT NUMBER:

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PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

FRANZOSO CONTRACTING

SHEET NUMBER

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PROJECT NUMBER:

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SHEET NUMBER

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SHEET NUMBER

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PROJECT NUMBER:

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FRANZOSO CONTRACTING

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PROJECT NUMBER:

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SHEET NUMBER

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PROJECT NUMBER:

25

PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

FRANZOSO CONTRACTING

SHEET NUMBER

25

PROJECT NUMBER:

25

PROPOSED RESIDENCE

88 GRAND STREET

CROTON-ON-HUDSON, NY

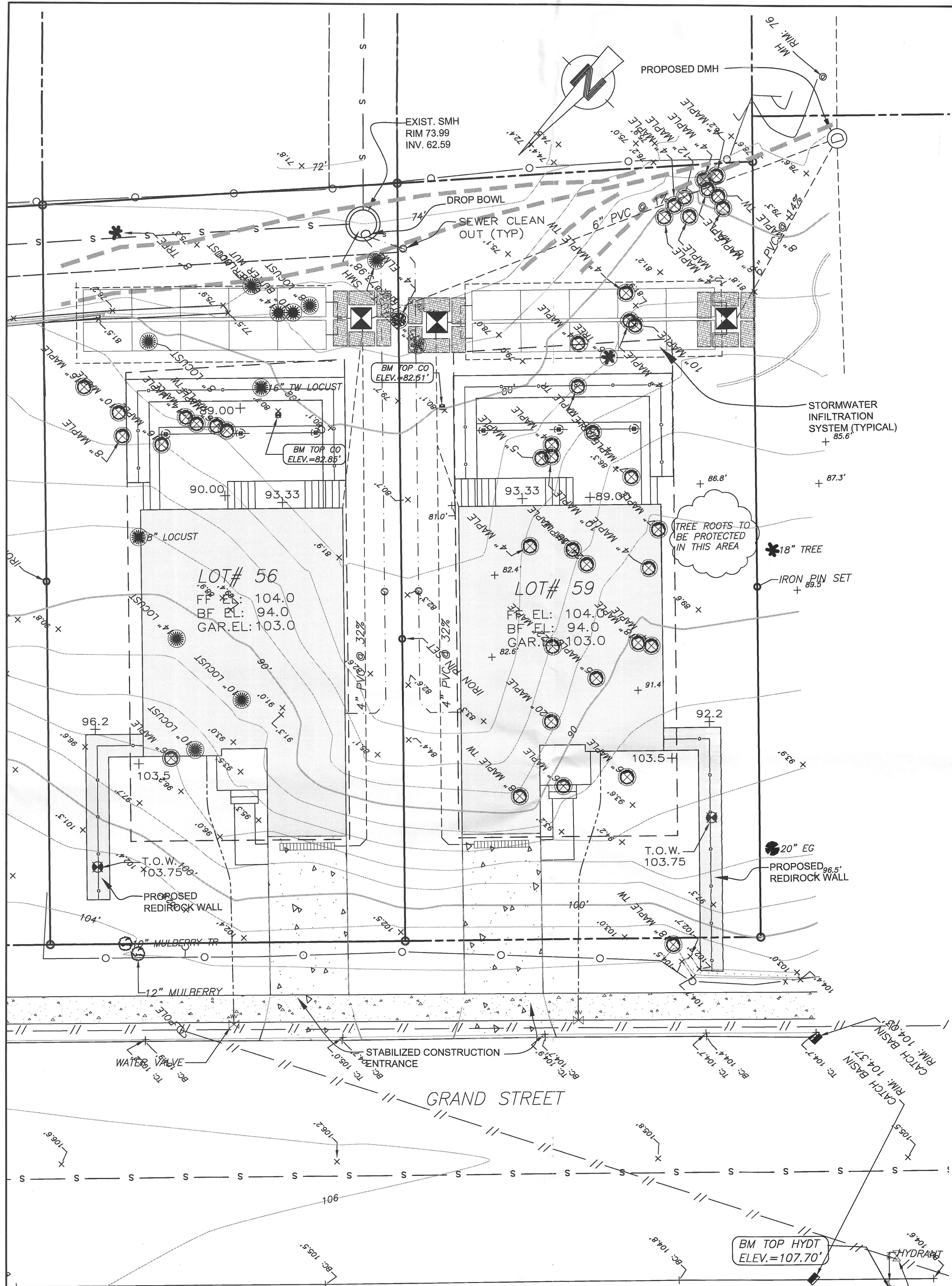
FRANZOSO CONTRACTING

SHEET NUMBER

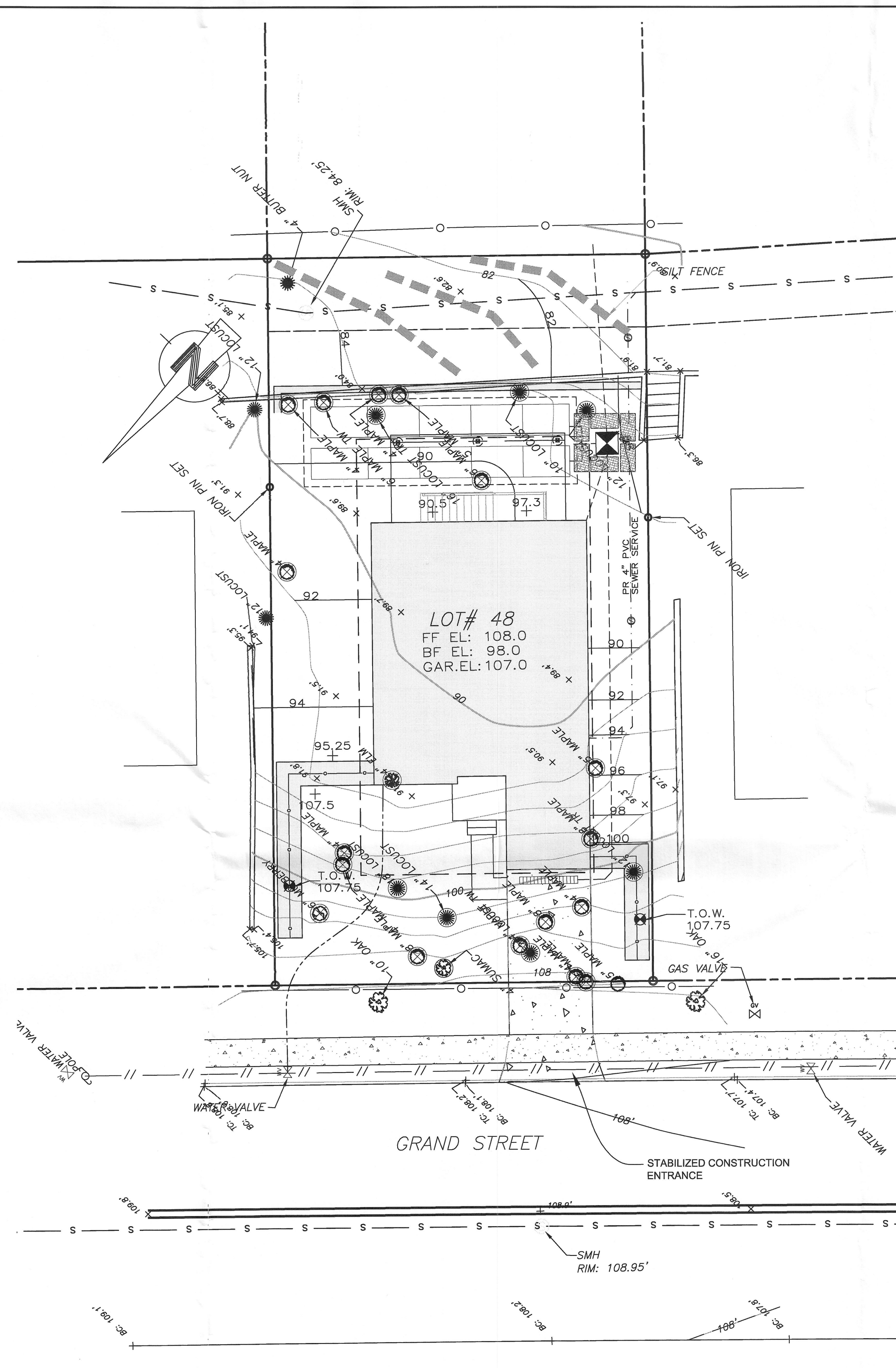
25

PROJECT NUMBER:

2



EROSION CONTROL PLAN
SCALE: 1"=10'



EROSION CONTROL PLAN
SCALE: 1"=10'



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DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE
NEW YORK STATE EDUCATION LAW.

SHEET NUMBER

35

2 VILLAGE COM. 12-4-15
1 MISC. REVISIONS 11-5-15
ORIGINAL DATE: 10/16/2015
PROJECT NUMBER:



CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

EROSION & SEDIMENT CONTROL PLAN

PROPOSED RESIDENCE FOR
74 & 78 GRAND STREET
CROTON-ON-HUDSON, NY
Prepared For
FRANZOSO CONTRACTING

LEGEND

TREE TO BE REMOVED

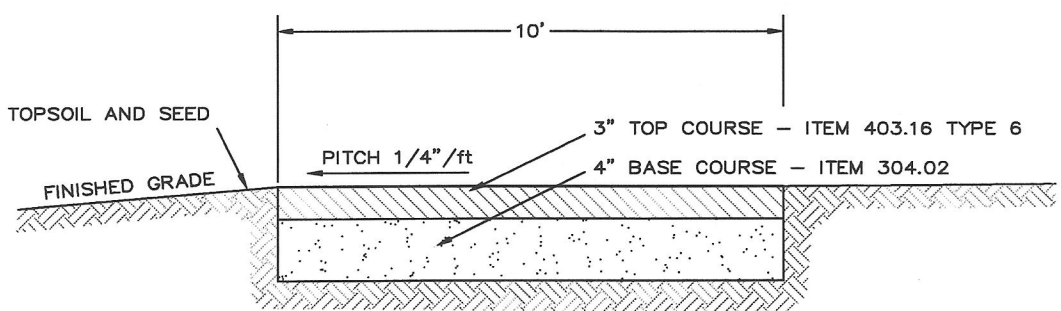
78 Grand Street (TAX ID 78.08-6-56)

Property Area in SF	5,695 SF
50% of Property Area in SF	2,848 SF
Limit of Disturbance Area in SF	5,001 SF

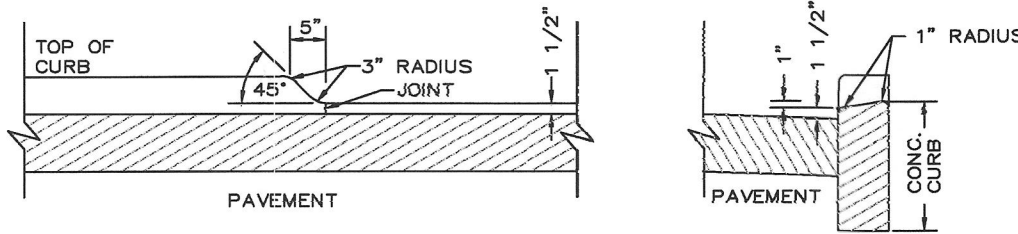
STEEP SLOPE PROPOSED DISTURBANCES

Total Lot Area = 5,965 SF		Proposed Limit of Disturbance = 5,001		Combined Disturbance	
Proposed Disturbance Area		Steep Slope Disturbance	Maximum Allowable Area	Factor	Weighted Area
Description	SF	SF	SF		SF
Non Steep Slope <15 %	587	NA	NA		NA
Moderate Steep Slope 15-25 %	1,338	1,338	13,068	1.0	1,338
Very Steep Slope 25-35 %	1,209	1,209	8,712	1.5	1,814
Extremely Steep Slope >35%	1,867	1,867	4,356	3.0	5,601
Totals	5,001	4,414			8,753

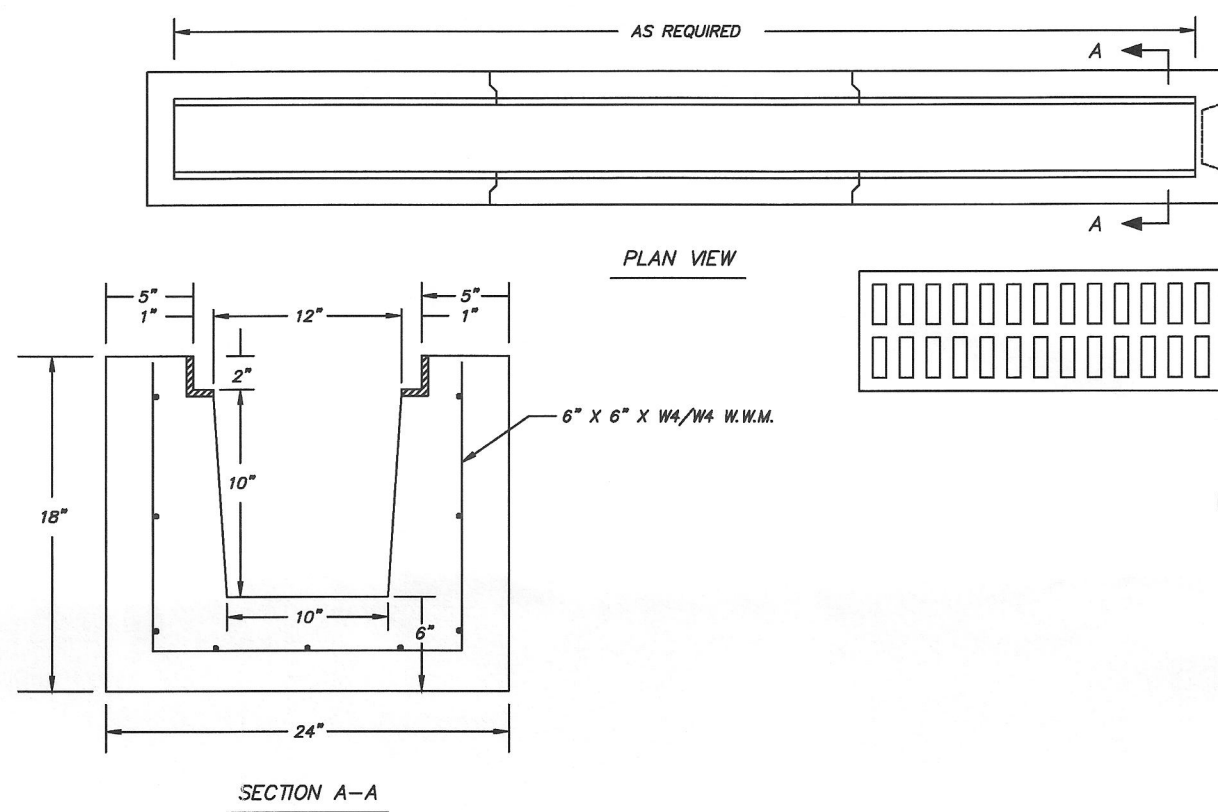
Steep Slope Disturbance = greater than 50% of Lot Area of 2,848 SF
Combined Steep Slope Disturbance = less than 3/10 acre or 13,068 SF



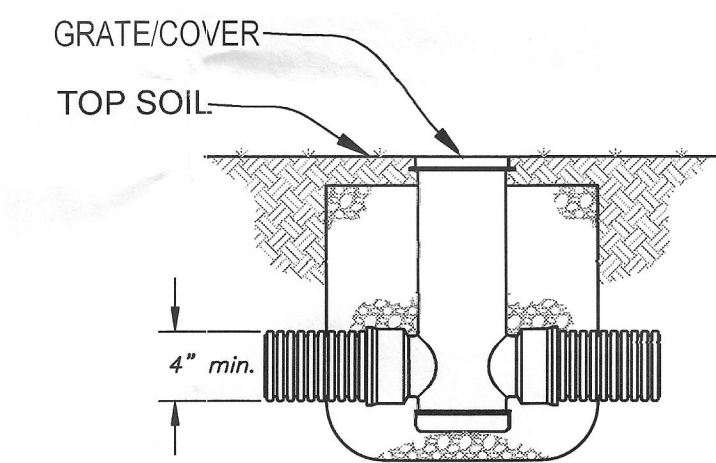
DRIVEWAY SECTION
N.T.S.



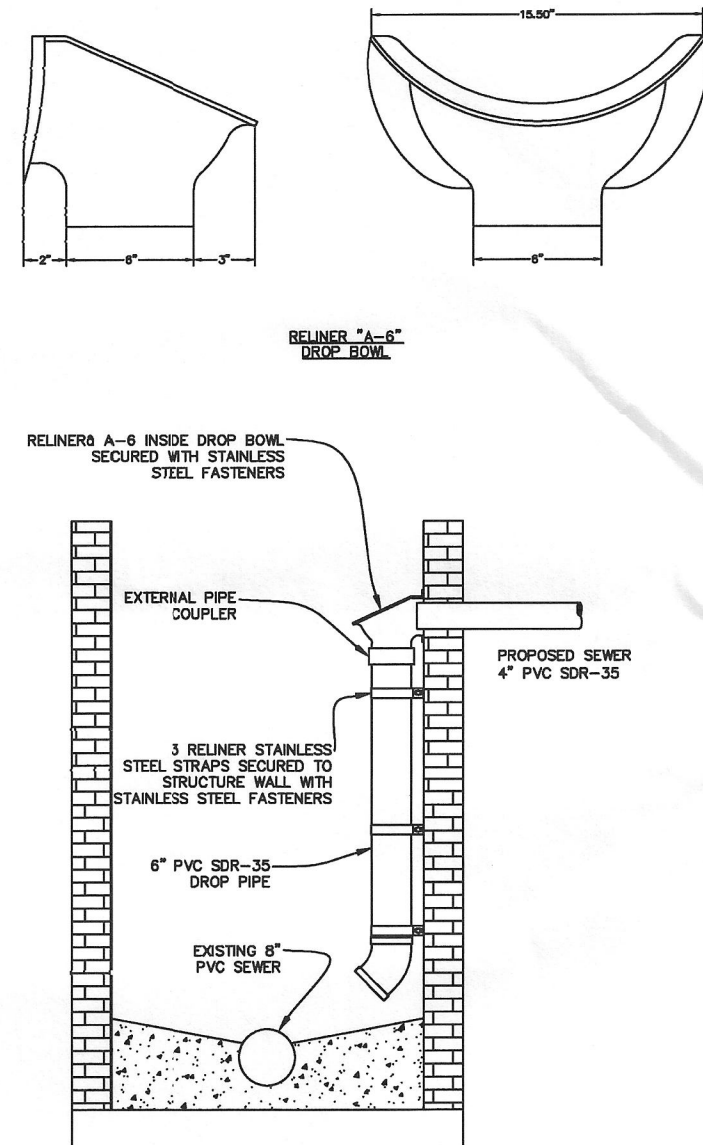
DROP CURB
N.T.S.



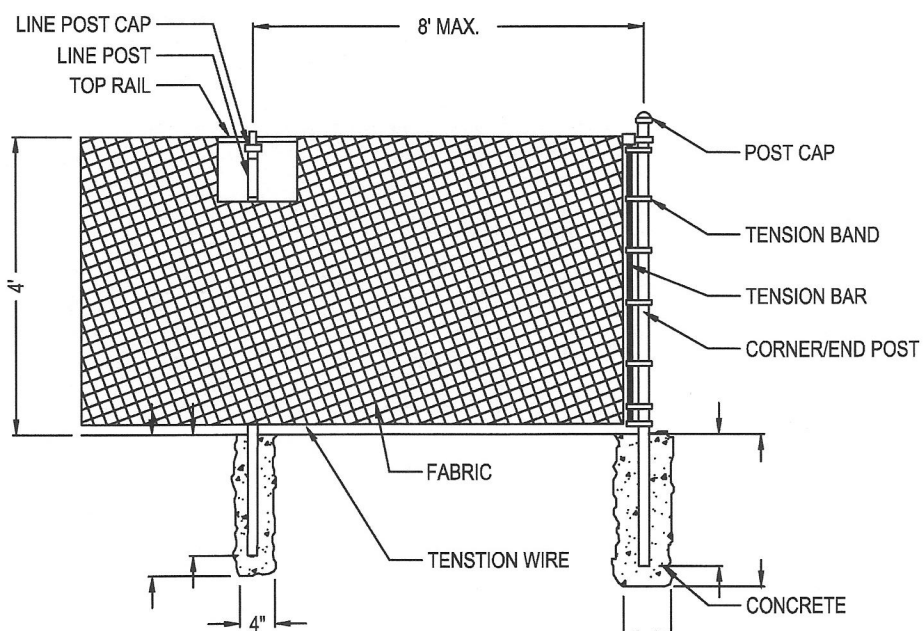
TRENCH DRAIN DETAIL
N.T.S.



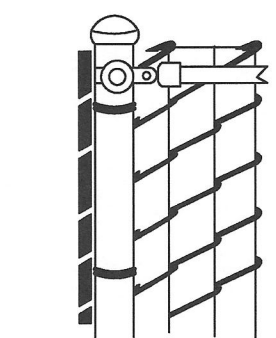
NYNOPLAST DRAIN BASIN DETAIL
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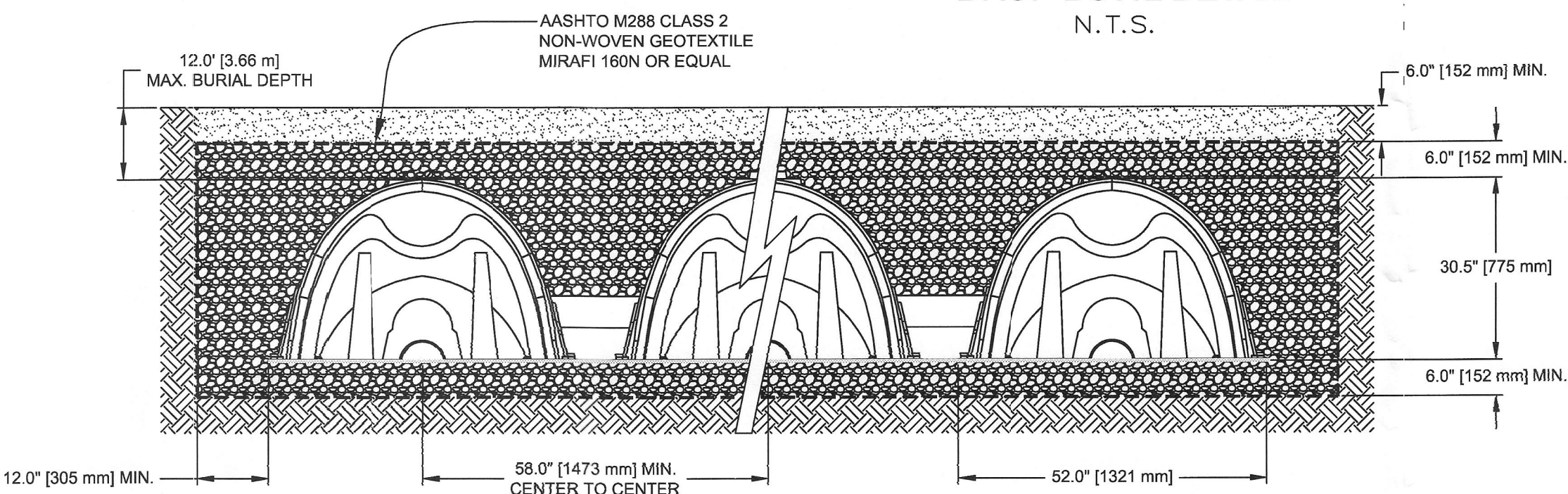
DROP BOWL DETAIL
N.T.S.



FENCE DETAIL
N.T.S.



TYPICAL CORNER POST DETAIL



INFILTRATOR DETAIL DETAIL
N.T.S.

GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED
INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC
LOADS WHEN INSTALLED ACCORDING TO CULTEC'S
RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED
WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE
LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN
ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND
FEDERAL REGULATIONS

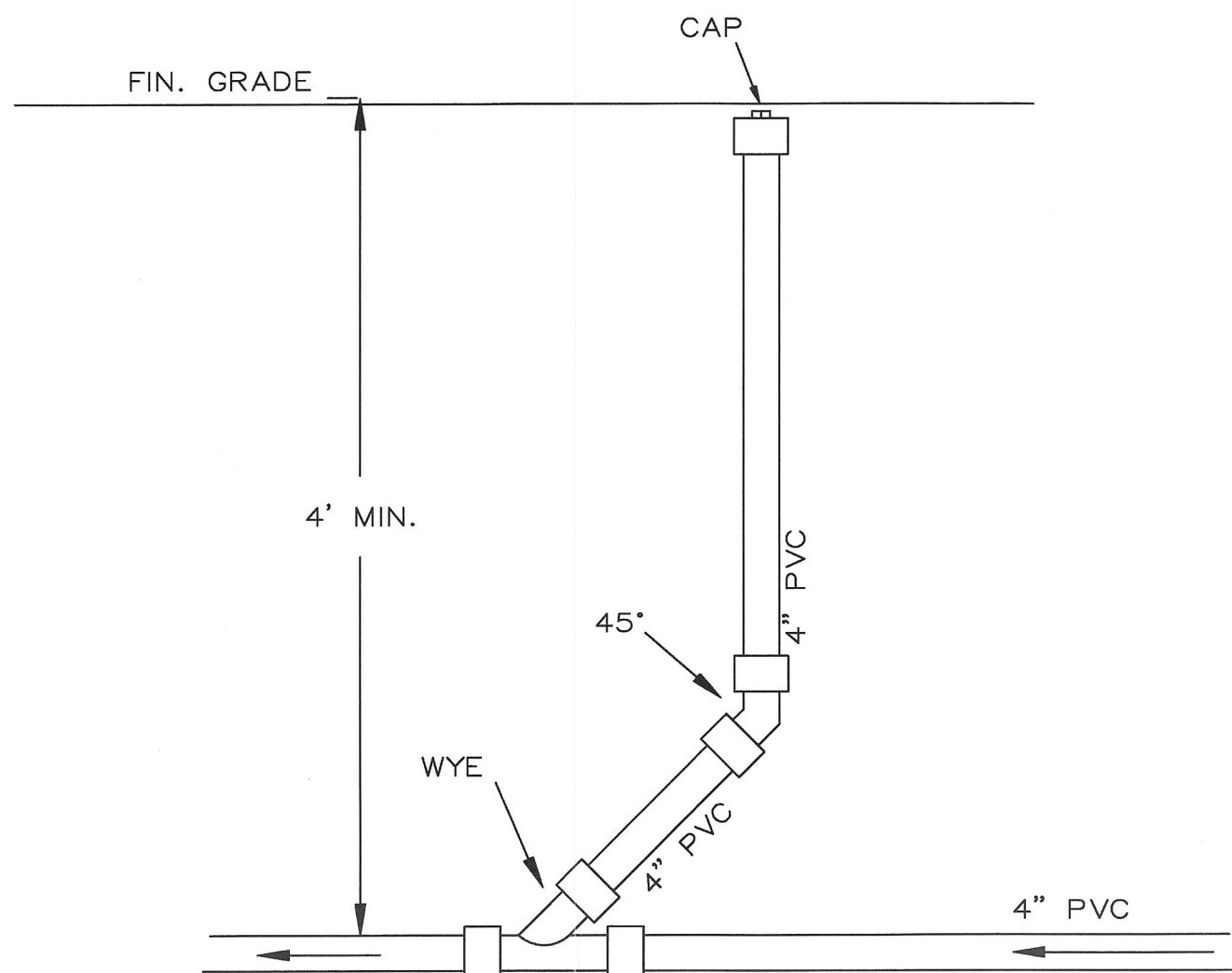
74 Grand Street (TAX ID 78.08-6-59)

Property Area in SF	5,834 SF
50% of Property Area in SF	2,917 SF
Limit of Disturbance Area in SF	5,082 SF

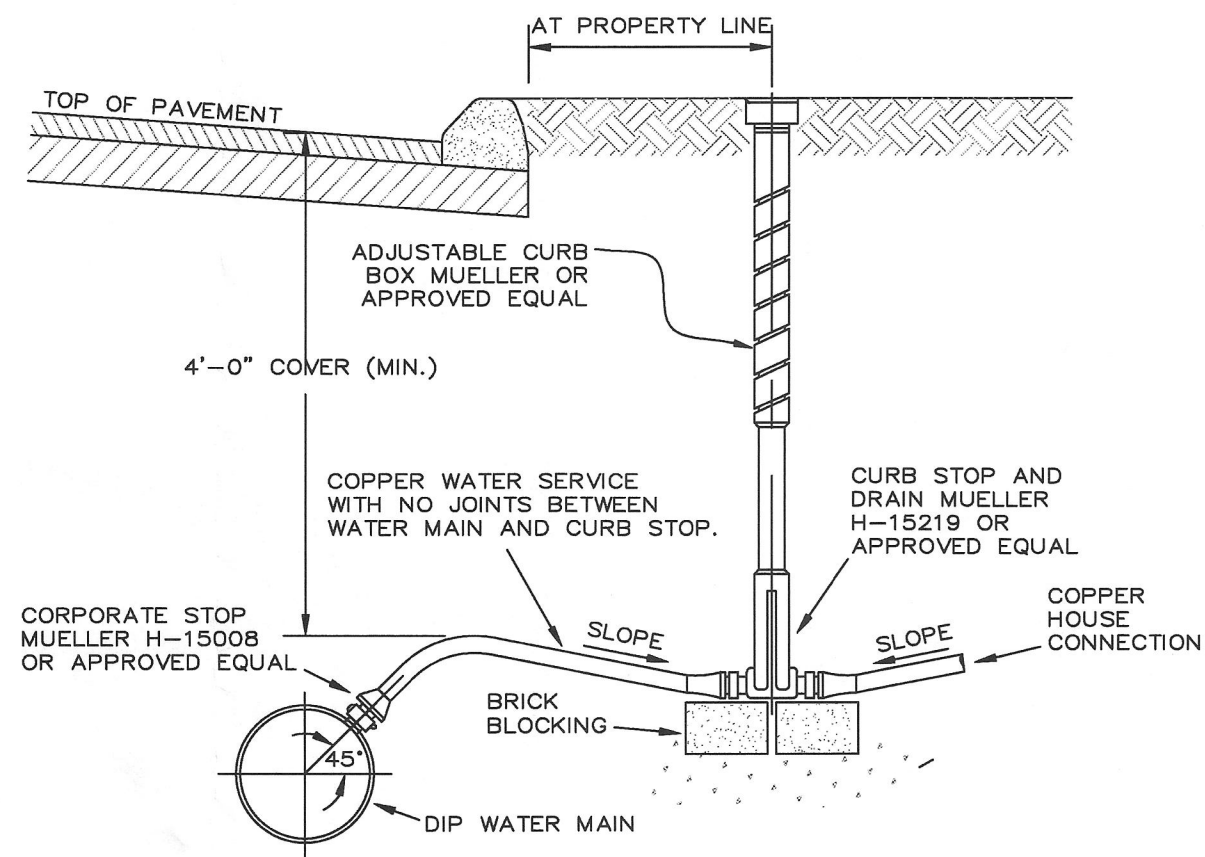
STEEP SLOPE PROPOSED DISTURBANCES

Total Lot Area = 5,834 SF		Proposed Limit of Disturbance = 5,082		Combined Disturbance	
Proposed Disturbance Area		Steep Slope Disturbance	Maximum Allowable Area	FACTOR	Weighted Area
Description	SF	SF	SF		SF
Non Steep Slope <15 %	910	NA	NA		NA
Moderate Steep Slope 15-25 %	1,520	1,520	13,068	1.0	1,520
Very Steep Slope 25-35 %	1,053	1,053	8,712	1.5	1,580
Extremely Steep Slope >35%	1,599	1,599	4,356	3.0	4,797
Totals	5,082	4,172			7,897

Steep Slope Disturbance = greater than 50% of Lot Area of 2,917 SF
Combined Steep Slope Disturbance = less than 3/10 acre or 13,068 SF

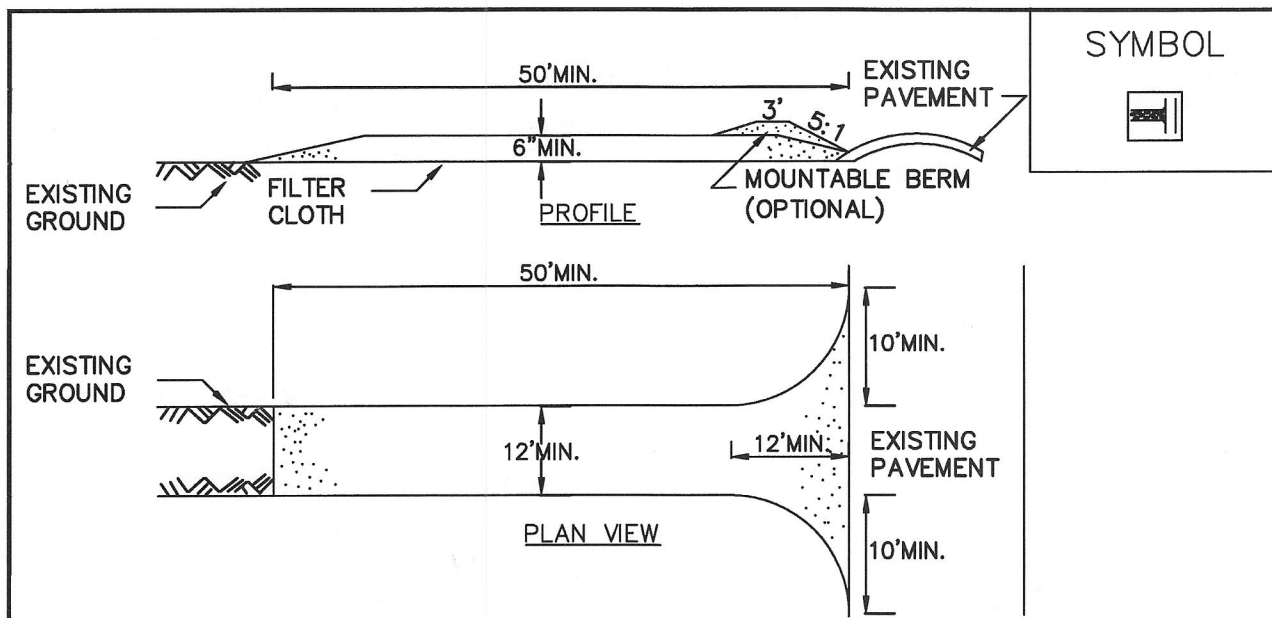


CLEAN OUT DETAIL
N.T.S.



WATER SERVICE NOTES:
1. THE WATER LINE TAP SIZE SHALL BE DETERMINED
AT THE TIME A WATER TAP PERMIT IS OBTAINED
FROM THE TOWN OF YORKTOWN WATER DEPARTMENT.
2. ALL WATER TAPS (INCLUDING CURB BOXES) AND UTILITY
SLEEVES MUST BE INSTALLED PRIOR TO PAVING.

WATER SERVICE
CONNECTION
N.T.S.

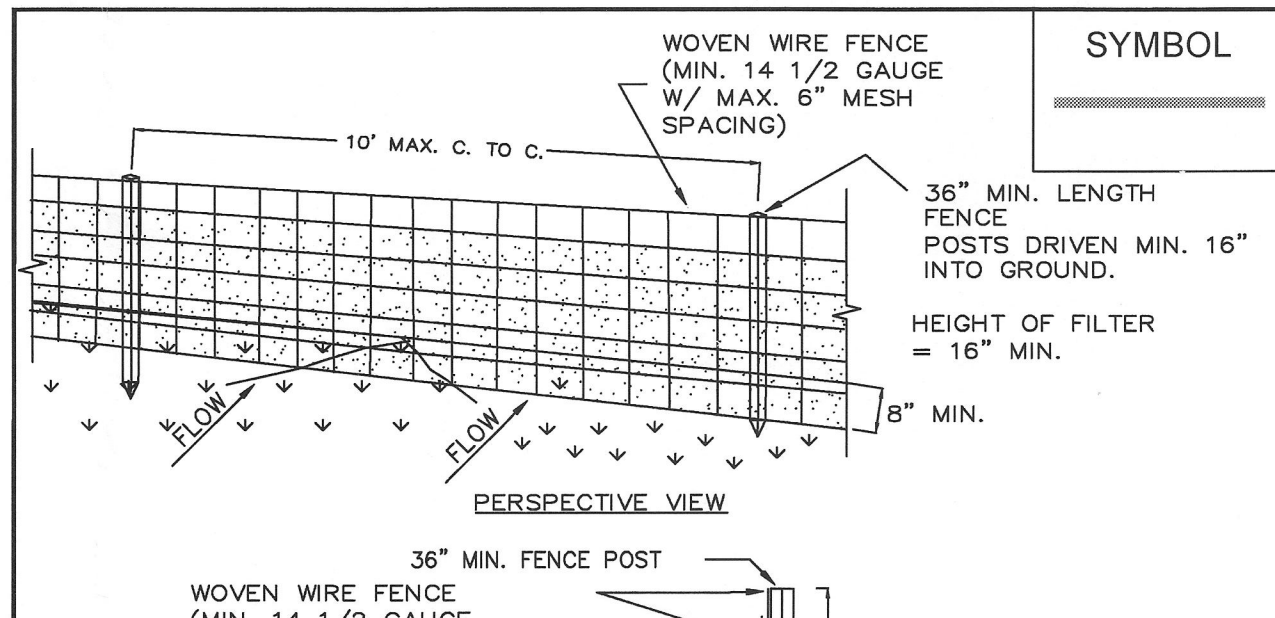


CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED
CONSTRUCTION
ENTRANCE



CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

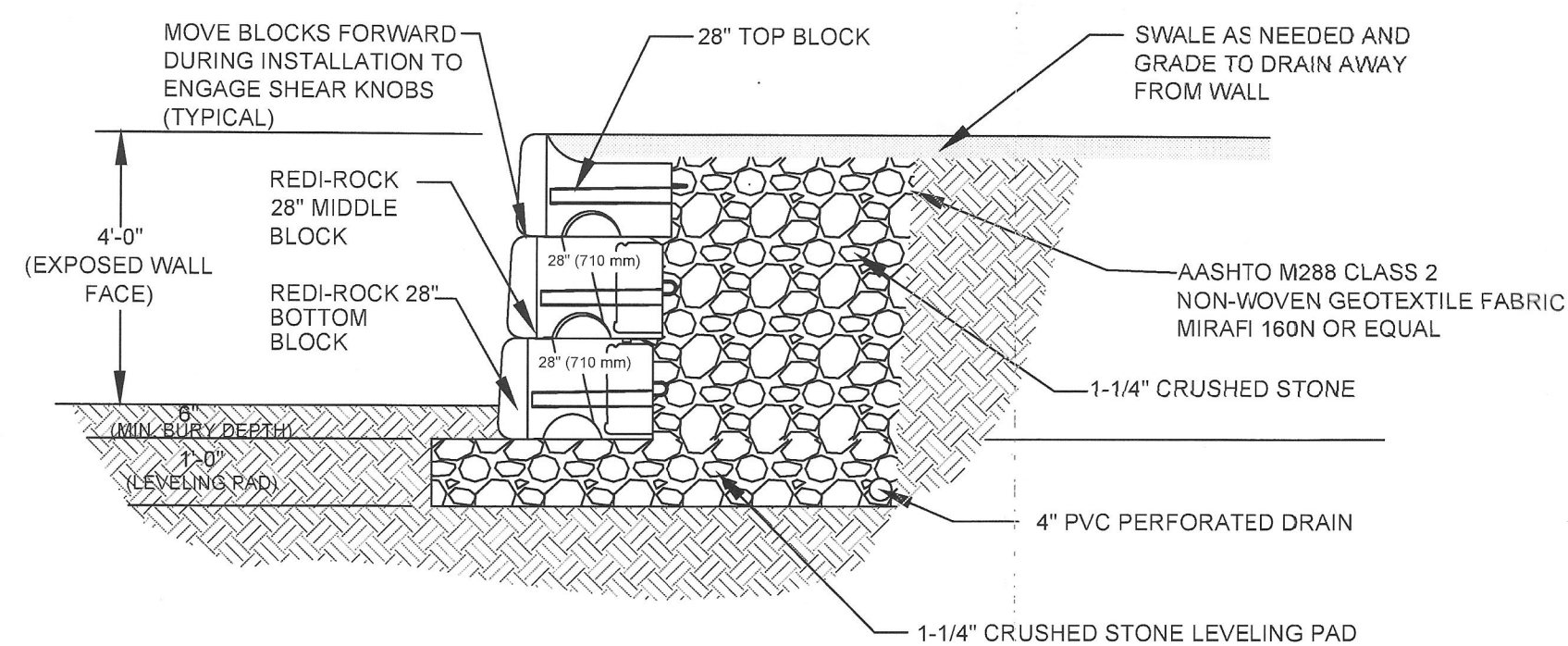
SILT FENCE



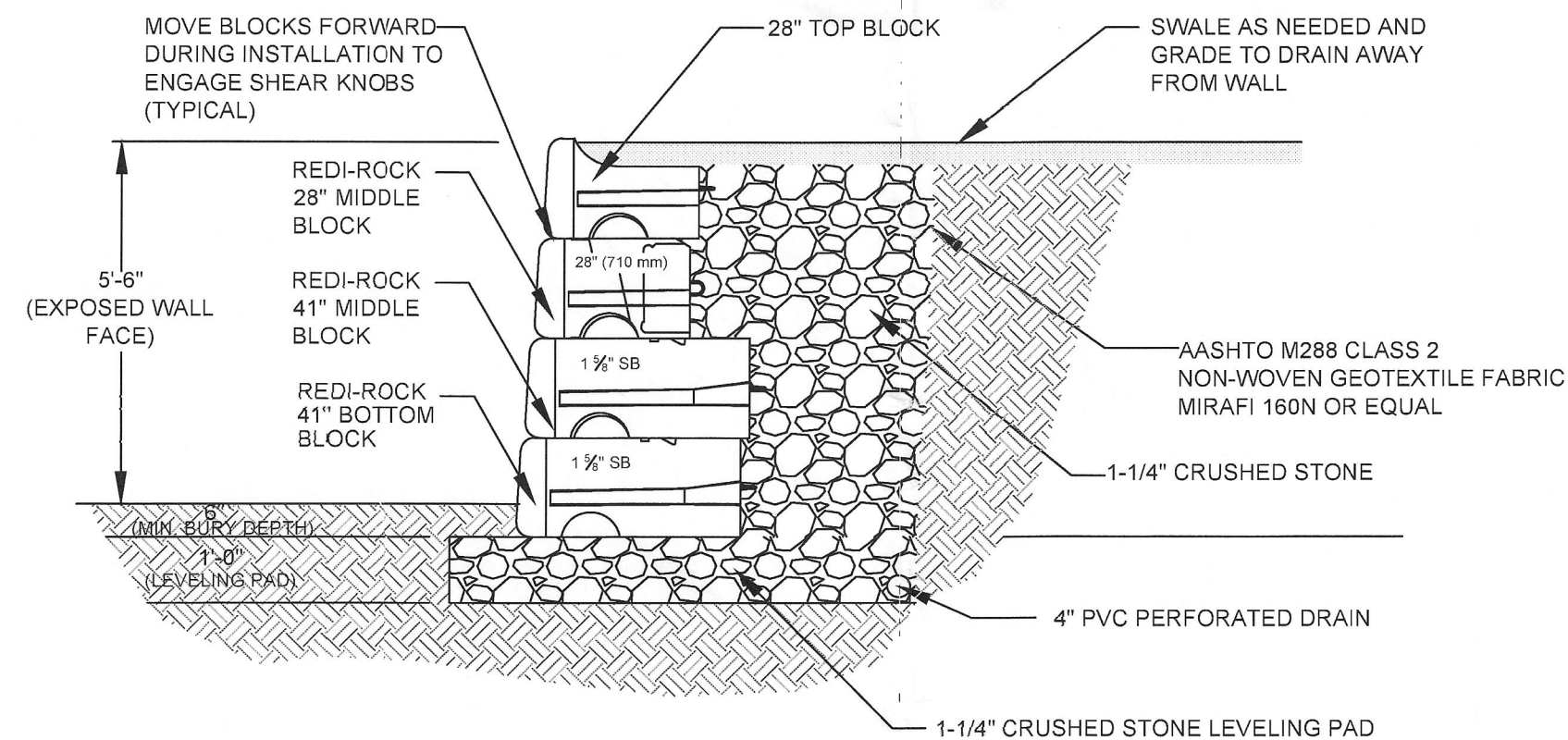
CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

DETAILS

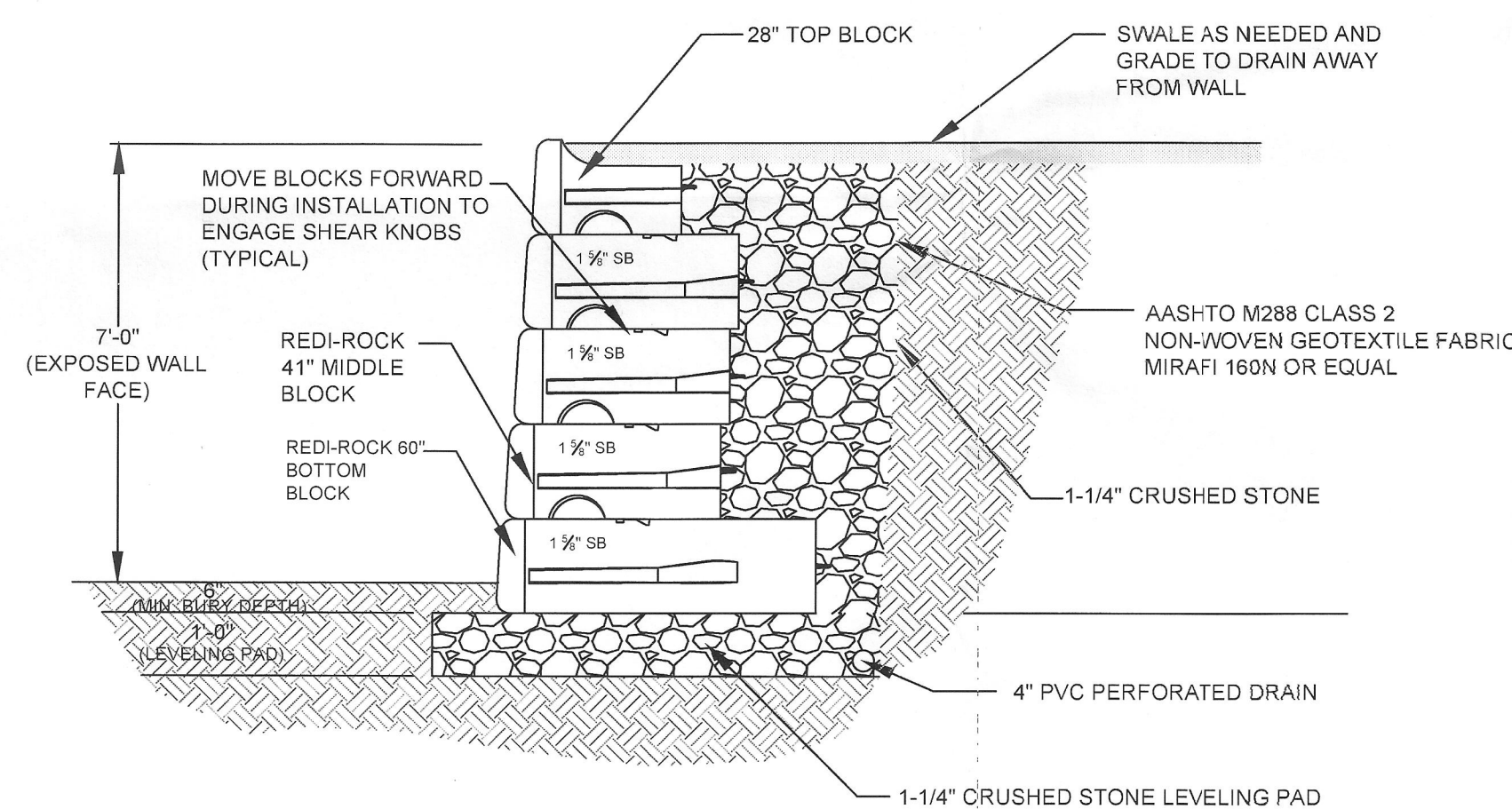
PROPOSED RESIDENCE FOR
74, 78 & 88 GRAND STREET
CROTON-ON-HUDSON, NY
Prepared For
FRANZOSO CONTRACTING



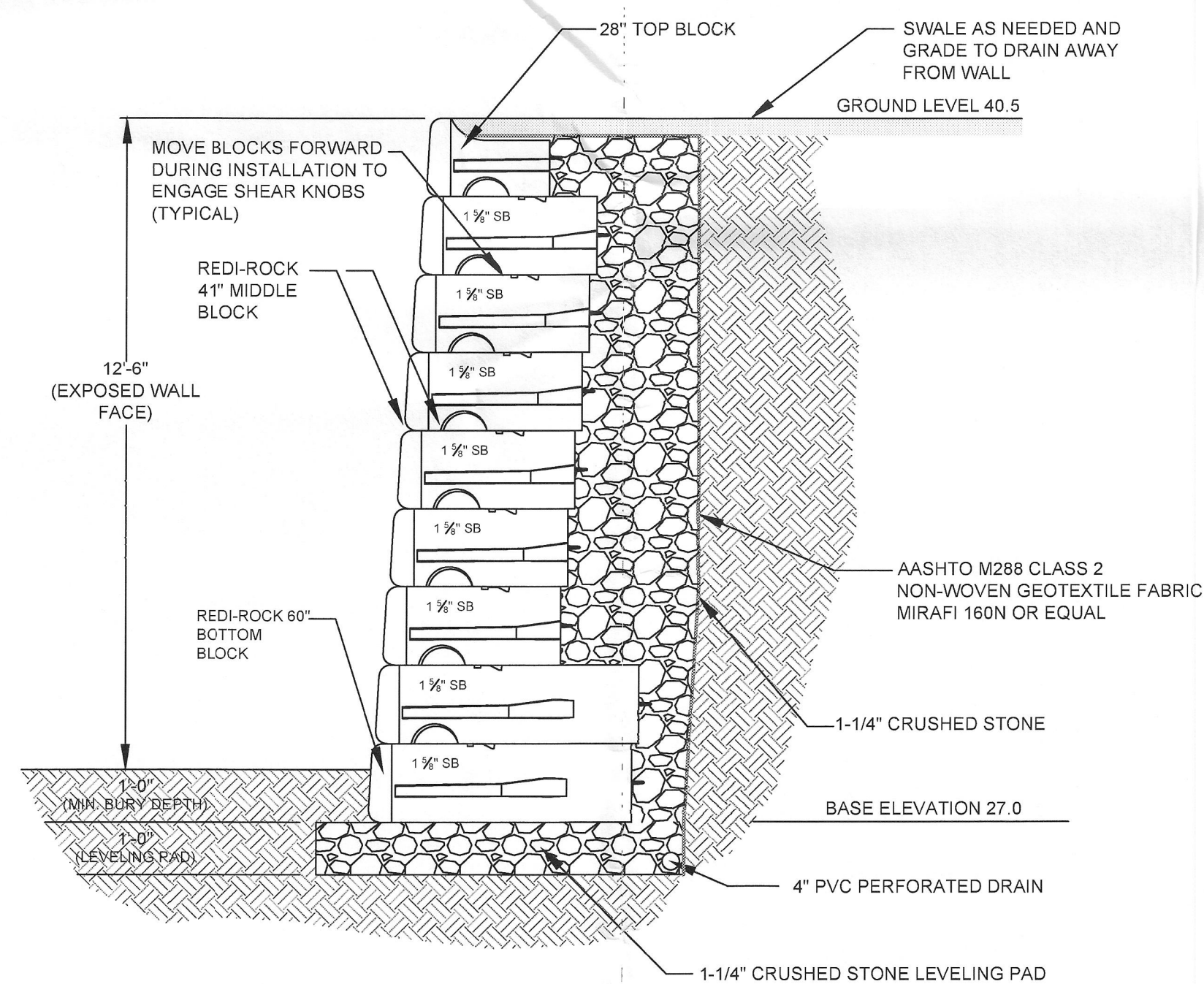
WALL SECTION A
N.T.S.



WALL SECTION B
N.T.S.



WALL SECTION C
N.T.S.



WALL SECTION D
N.T.S.

NOTES:

LEVELING PAD AND FREE DRAINING BACKFILL

1. LEVELING PAD SHALL BE CRUSHED STONE. SEE DETAIL SHEET DEFINING LEVELING PAD OPTIONS FOR DRAIN PLACEMENT IN THE BOTTOM OF THE FOUNDATION LEVELING PAD.
2. FREE DRAINING BACKFILL MATERIAL SHALL BE WASHED STONE AND SHALL BE PLACED TO A MINIMUM OF 1' WIDTH BEHIND THE BACK OF THE WALL AND SHALL EXTEND VERTICALLY FROM THE LEVELING PAD TO AN ELEVATION 4" BELOW THE TOP OF WALL.
3. BACKFILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. SITE EXCAVATED SOILS MAY BE USED IF APPROVED UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS. UNSUITABLE SOILS WITH A PL>6, ORGANIC SOILS AND FROST SUSCEPTIBLE SOILS SHALL NOT BE USED WITHIN A 1 TO 1 INFLUENCE AREA.
4. NON-WOVEN GEOTEXTILE CLOTH SHALL BE PLACED BETWEEN THE FREE DRAINING BACKFILL AND RETAINED SOIL IF REQUIRED.
5. WHERE ADDITIONAL FILL IS NEEDED, CONTRACTOR SHALL SUBMIT SAMPLE AND SPECIFICATIONS TO THE ENGINEER FOR APPROVAL.

DRAINAGE

1. INTERNAL AND EXTERNAL DRAINAGE SHALL BE EVALUATED BY THE PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE FINAL WALL DESIGN.

EXCAVATION

1. CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS.

FOUNDATION SOIL PREPARATION

1. NATIVE FOUNDATION SOIL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR OR 90% OF MODIFIED PROCTOR PRIOR TO PLACEMENT OF THE LEVELING PAD MATERIAL.
2. IN-SITU FOUNDATION SOIL SHALL BE EXAMINED BY THE ENGINEER TO ENSURE THAT THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS ASSUMED DESIGN STRENGTH. SOIL NOT MEETING THE REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE, COMPACTED MATERIAL.

LEVELING PAD PLACEMENT

1. LEVELING PAD SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION DRAWINGS.
2. LEVELING PAD SHALL BE PLACED ON UNDISTURBED NATIVE SOILS OR SUITABLE REPLACEMENTS FILLS.
3. LEVELING PAD SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR OR 90% OF MODIFIED PROCTOR TO ENSURE A LEVEL, HARD SURFACE ON WHICH TO PLACE THE FIRST COURSE BLOCKS. PAD SHALL BE CONSTRUCTED TO THE PROPER ELEVATION TO ENSURE THE FINAL ELEVATION SHOWN ON THE PLANS.
4. LEVELING PAD SHALL HAVE A 6 INCH MINIMUM DEPTH FOR WALLS UNDER 8 FEET IN HEIGHT AND A 12 INCH MINIMUM DEPTH FOR WALLS OVER 8 FEET. PAD DIMENSIONS SHALL EXTEND BEYOND THE BLOCKS IN ALL DIRECTIONS TO A DISTANCE AT LEAST EQUAL TO THE DEPTH OF THE PAD OR AS DESIGNED BY ENGINEER.
5. FOR STEPS AND PAVERS, A MINIMUM OF 1" - 1 1/2" OF FREE DRAINING SAND SHALL BE SCREEDED SMOOTH TO ACT AS A PLACEMENT BED FOR THE STEPS OR PAVERS.

UNIT INSTALLATION

1. THE FIRST COURSE OF WALL UNITS SHALL BE PLACED ON THE PREPARED LEVELING PAD WITH THE AESTHETIC SURFACE FACING OUT AND THE FRONT EDGES TIGHT TOGETHER. ALL UNITS SHALL BE CHECKED FOR LEVEL AND ALIGNMENT AS THEY ARE PLACED.
2. ENSURE THAT UNITS ARE IN FULL CONTACT WITH LEVELING PAD. PROPER CARE SHALL BE TAKEN TO DEVELOP STRAIGHT LINES AND SMOOTH CURVES ON BASE COURSE AS PER WALL LAYOUT.
3. THE BACKFILL IN FRONT AND BACK OF ENTIRE BASE ROW SHALL BE PLACED AND COMPACTED TO FIRMLY LOCK THEM IN PLACE. CHECK ALL UNITS AGAIN FOR LEVEL AND ALIGNMENT. ALL EXCESS MATERIAL SHALL BE SWEEPED FROM TOP OF UNITS.
4. INSTALL NEXT COURSE OF WALL UNITS ON TOP OF BASE ROW. POSITION BLOCKS TO BE OFFSET FROM SEAMS OF BLOCKS BELOW. BLOCKS SHALL BE PLACED FULLY FORWARD SO KNOB AND GROOVE ARE ENGAGED. CHECK EACH BLOCK FOR PROPER ALIGNMENT AND LEVEL. BACKFILL TO 12 INCH WIDTH BEHIND BLOCK WITH FREE DRAINING BACKFILL. SPREAD BACKFILL IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES. EMPLOY METHODS USING LIGHTWEIGHT COMPACTION EQUIPMENT THAT WILL NOT DISRUPT THE STABILITY OR BATTER OF THE WALL. HAND-OPERATED PLATE COMPACTION EQUIPMENT SHALL BE USED AROUND THE BLOCK AND WITHIN 3 FEET OF THE WALL TO ACHIEVE CONSOLIDATION. COMPACT BACKFILL TO 95% OF STANDARD PROCTOR (ASTM D 698, AASHTO T-99) DENSITY WITHIN 2% OF ITS OPTIMUM MOISTURE CONTENT.
5. INSTALL EACH SUBSEQUENT COURSE IN LIKE MANNER. REPEAT PROCEDURE TO THE EXTENT OF WALL HEIGHT.
6. ALLOWABLE CONSTRUCTION TOLERANCE AT THE WALL FACE IS 2 DEGREES VERTICALLY AND 1 INCH IN 10 FEET HORIZONTALLY.
7. ALL WALLS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL BUILDING CODES AND REQUIREMENTS.