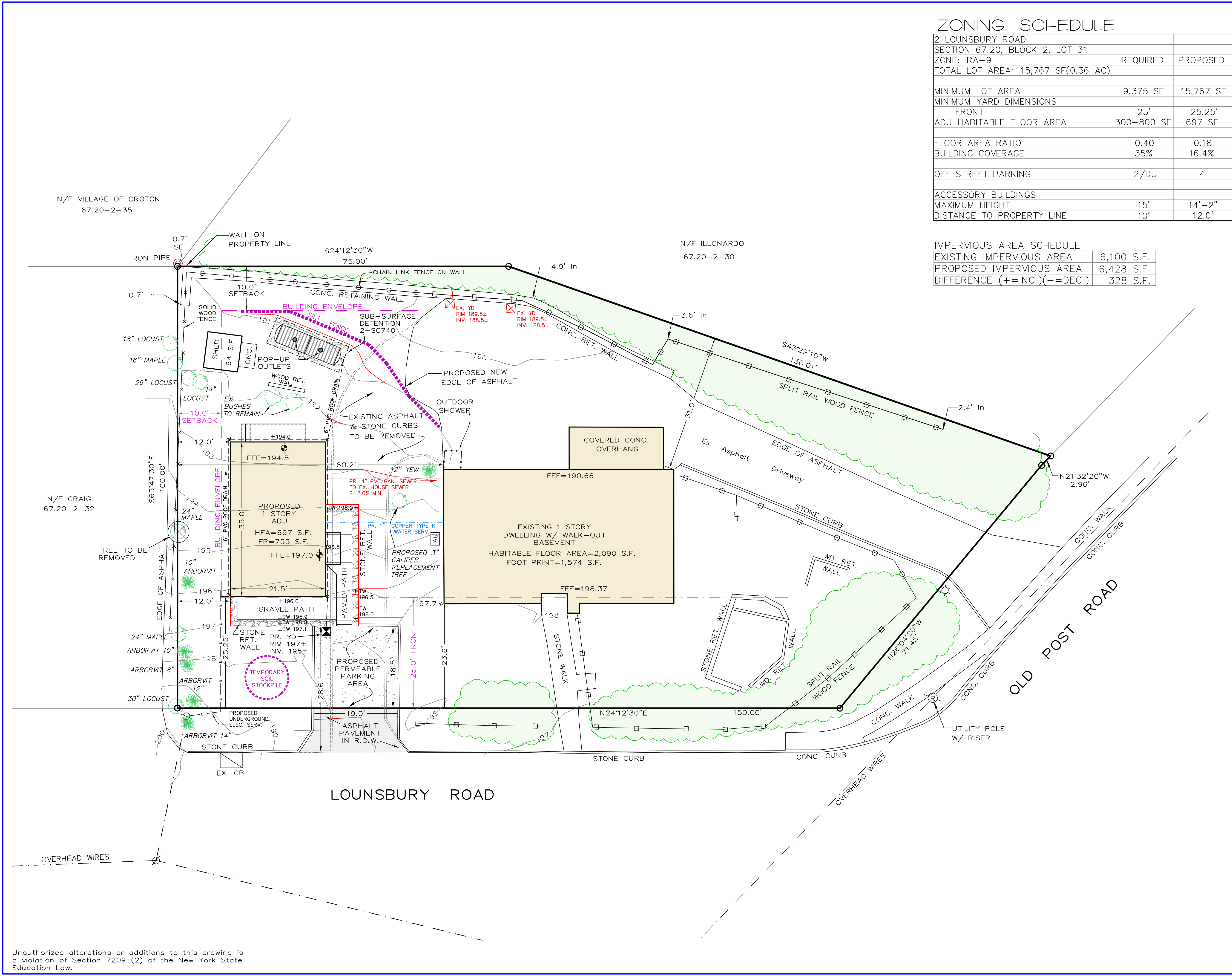


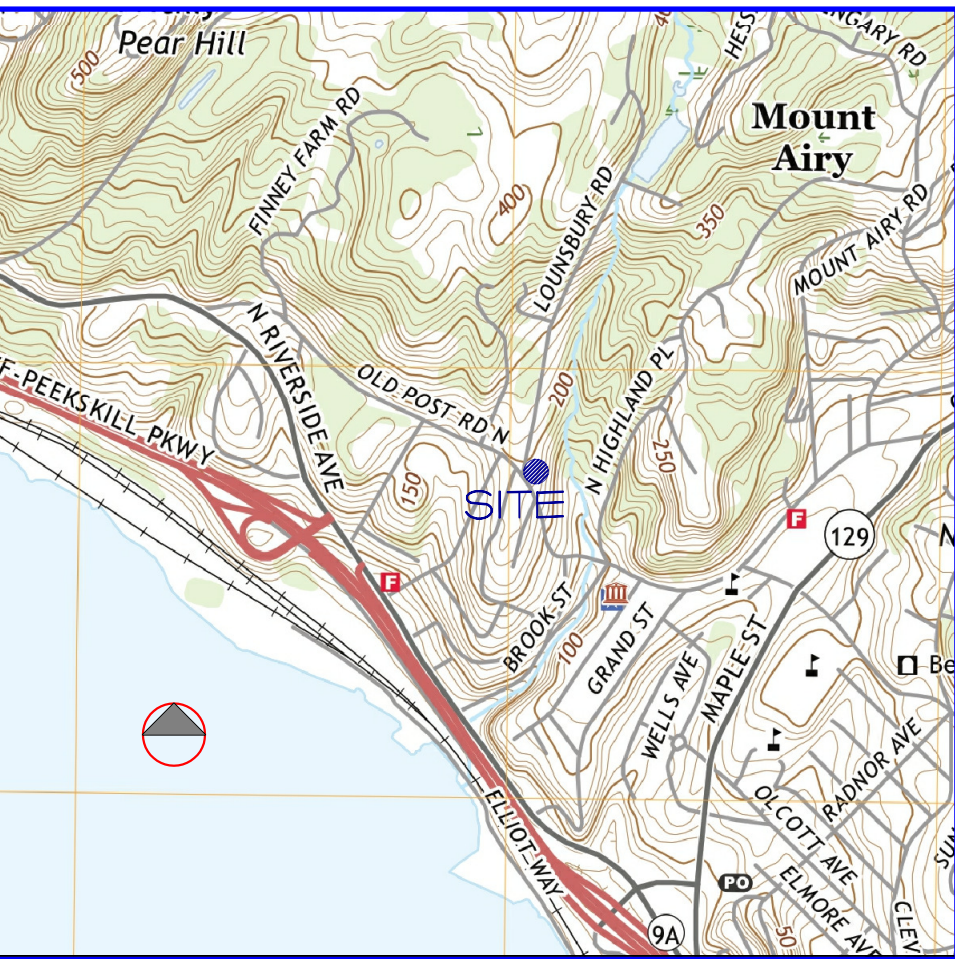


ZONING SCHEDULE

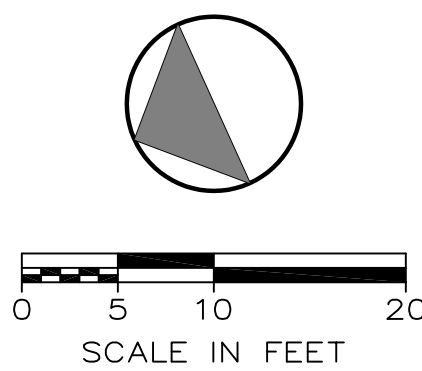
2 LOUNSBURY ROAD SECTION 67.20, BLOCK 2, LOT 31 ZONE: RA-9 TOTAL LOT AREA: 15,767 SF(0.36 AC)	REQUIRED	PROPOSED
MINIMUM LOT AREA	9,375 SF	15,767 SF
MINIMUM YARD DIMENSIONS		
FRONT	25'	25.25'
ADU HABITABLE FLOOR AREA	300-800 SF	697 SF
FLOOR AREA RATIO	0.40	0.18
BUILDING COVERAGE	35%	16.4%
OFF STREET PARKING	2/DU	4
ACCESSORY BUILDINGS		
MAXIMUM HEIGHT	15'	14'-2"
DISTANCE TO PROPERTY LINE	10'	12.0'

IMPERVIOUS AREA SCHEDULE

EXISTING IMPERVIOUS AREA	6,100 S.F.
PROPOSED IMPERVIOUS AREA	6,428 S.F.
DIFFERENCE (+=INC.)(-=DEC.)	+328 S.F.



LOCATION MAP
N.T.S.



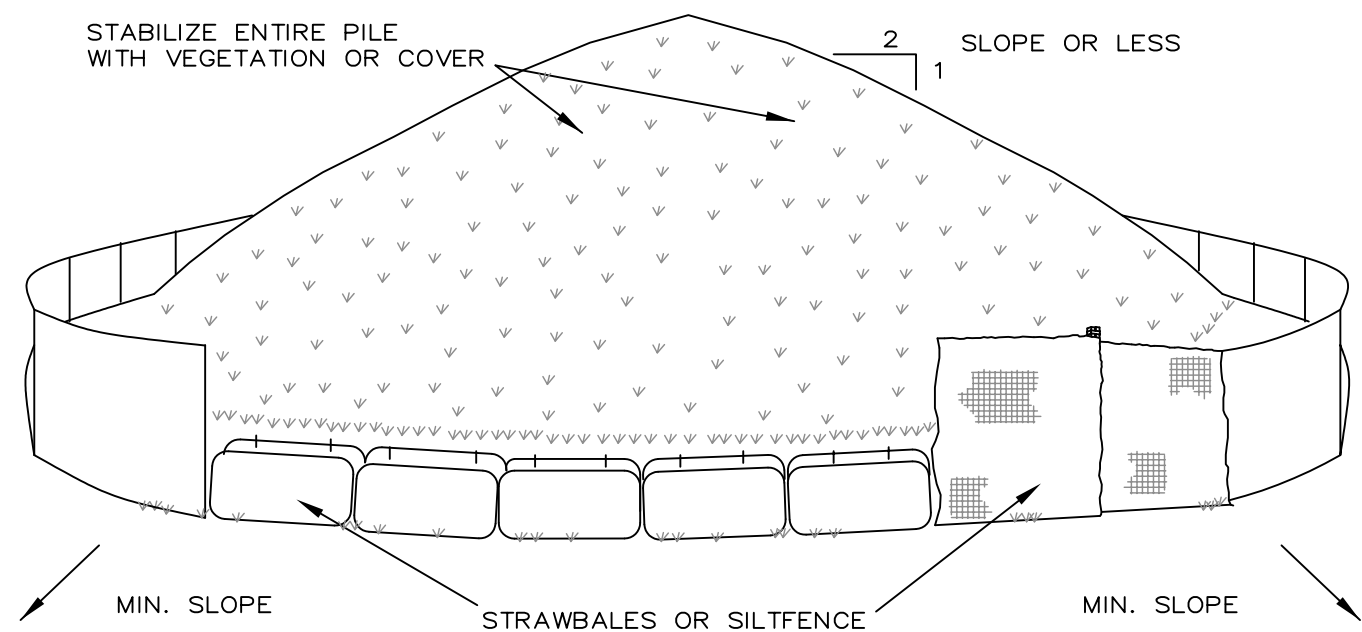
NOTE: UTILITIES TO FIELD LOCATED PRIOR TO ANY CONSTRUCTION.

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
WALTER GARSCHAGEN
AND
LYNN HAWLEY
VILLAGE OF CROTON-ON-HUDSON
WESTCHESTER COUNTY, NY
APRIL 8, 2025

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.



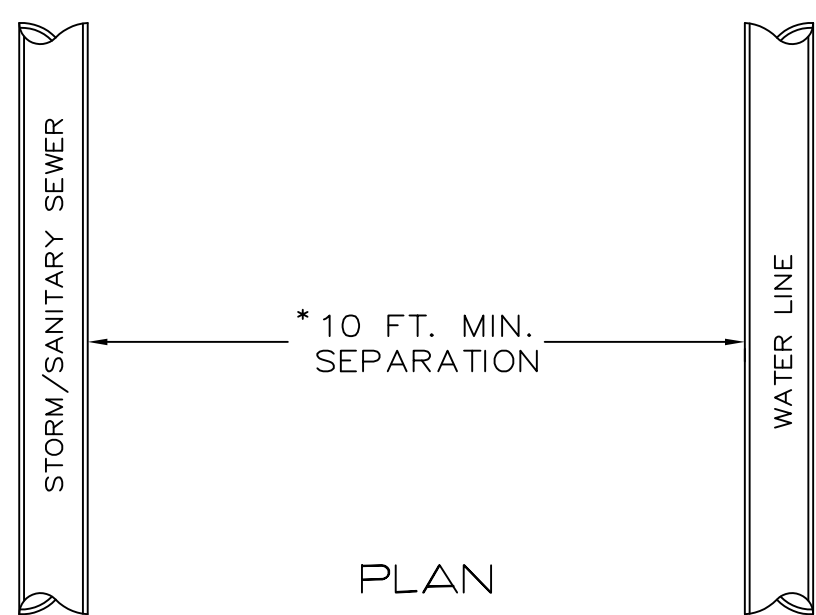
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS.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

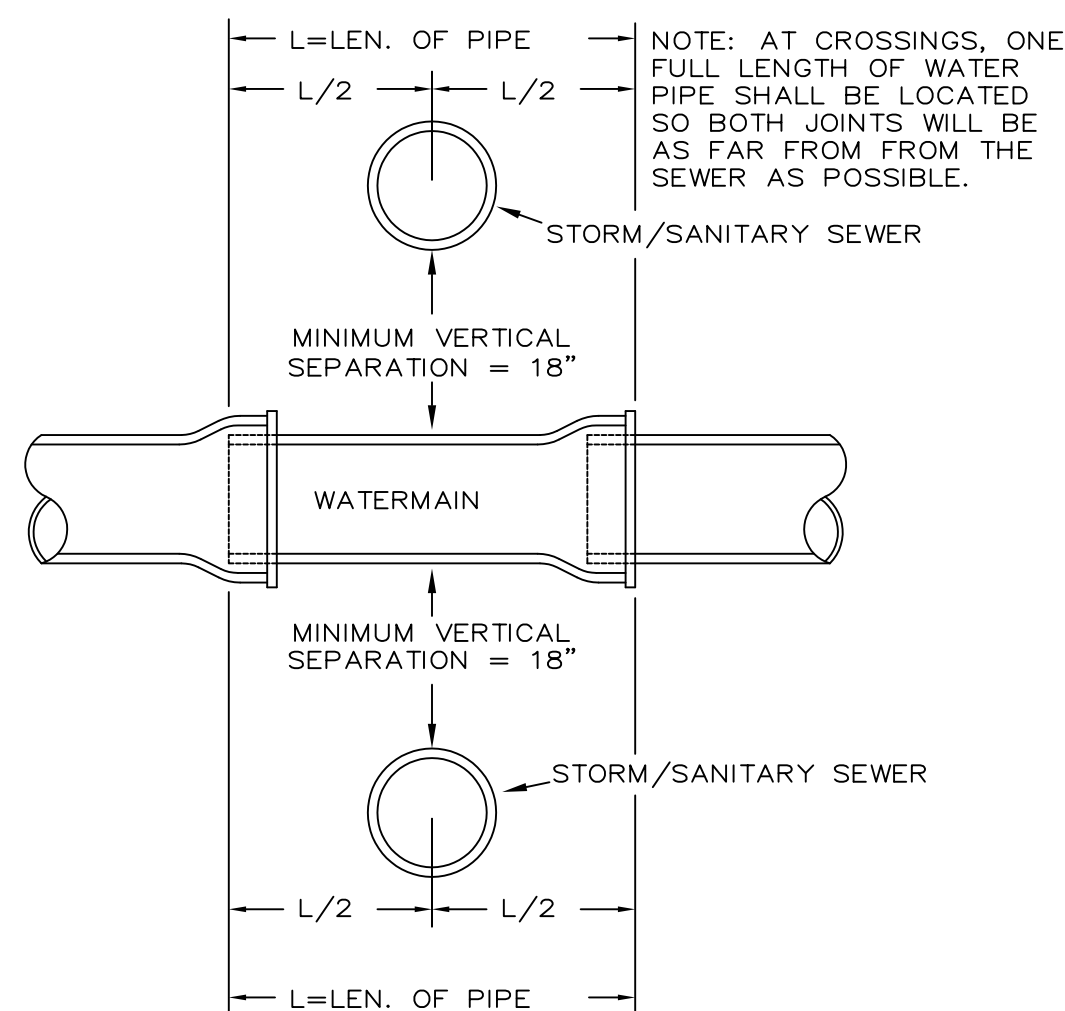
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

SOIL STOCKPILING N.T.S.

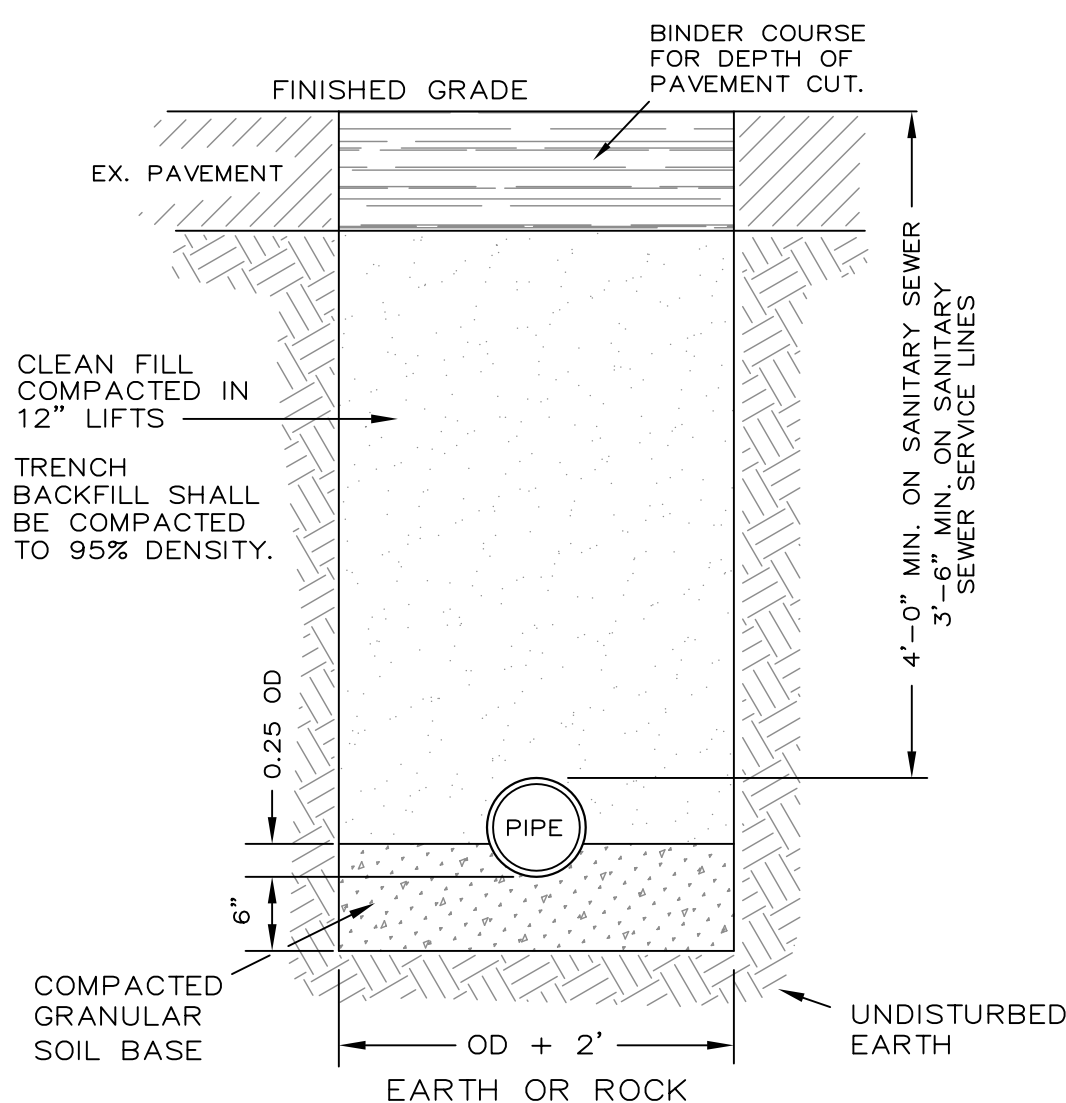


Sewers shall be laid at least 10 feet (3.0 m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported 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.

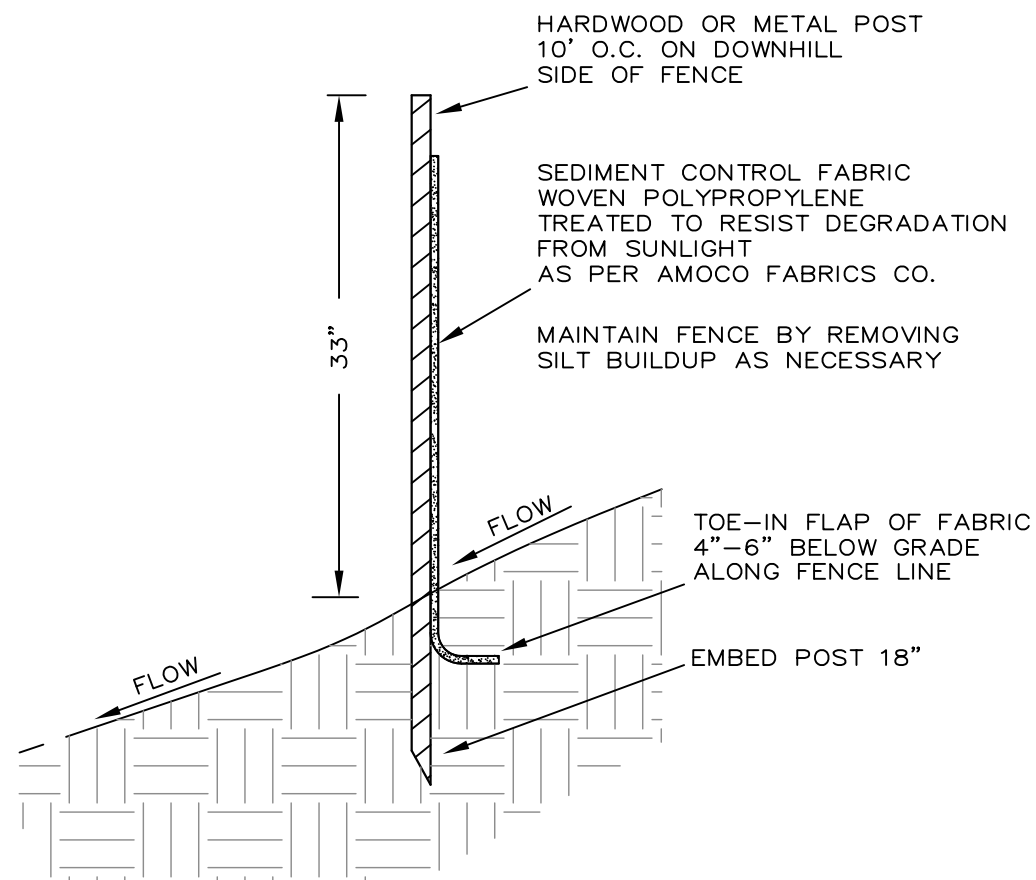
DRAIN/SEWER/WATER SEPARATION N.T.S.



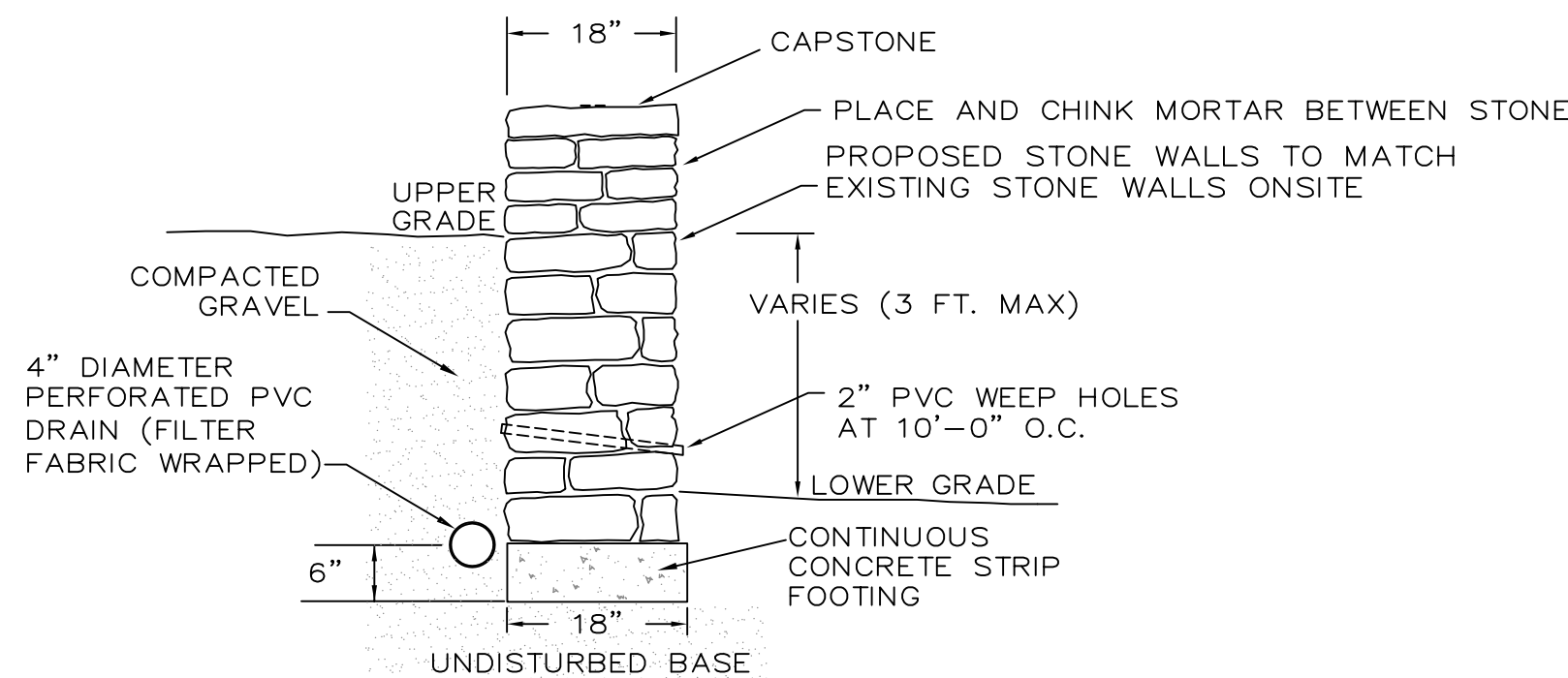
DRAIN/SEWER WATER MAIN CROSSING N.T.S.



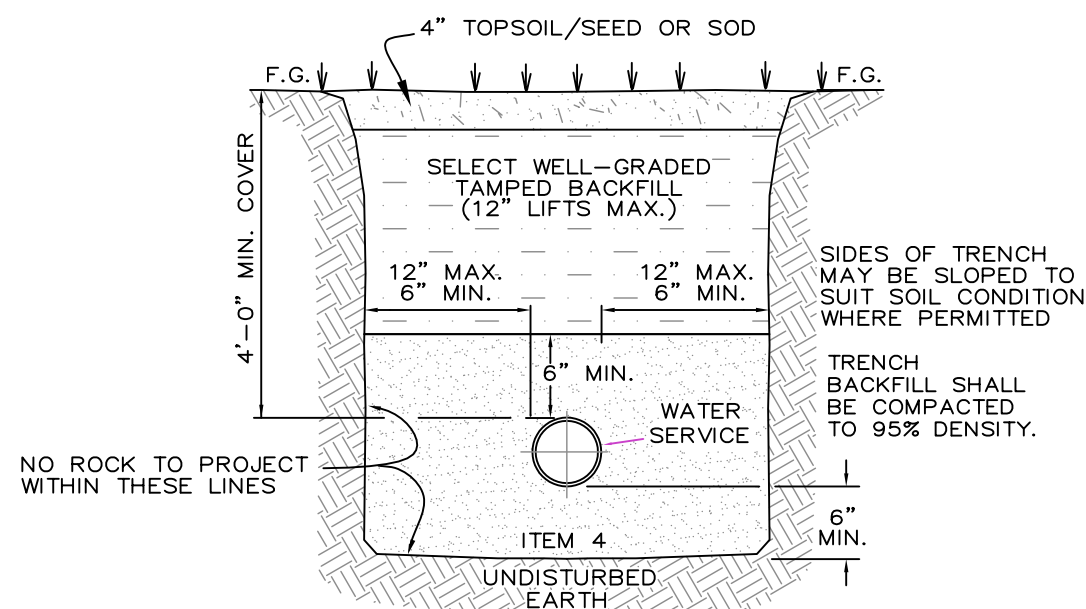
SEWER TRENCH AND PIPE BEDDING DETAIL N.T.S.



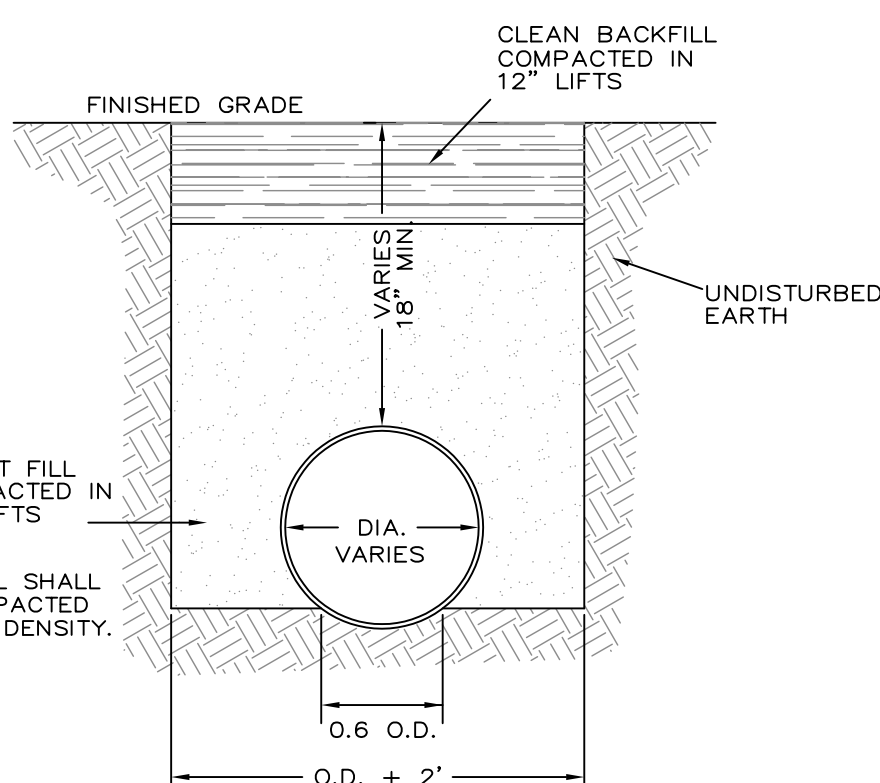
SILT FENCE N.T.S.



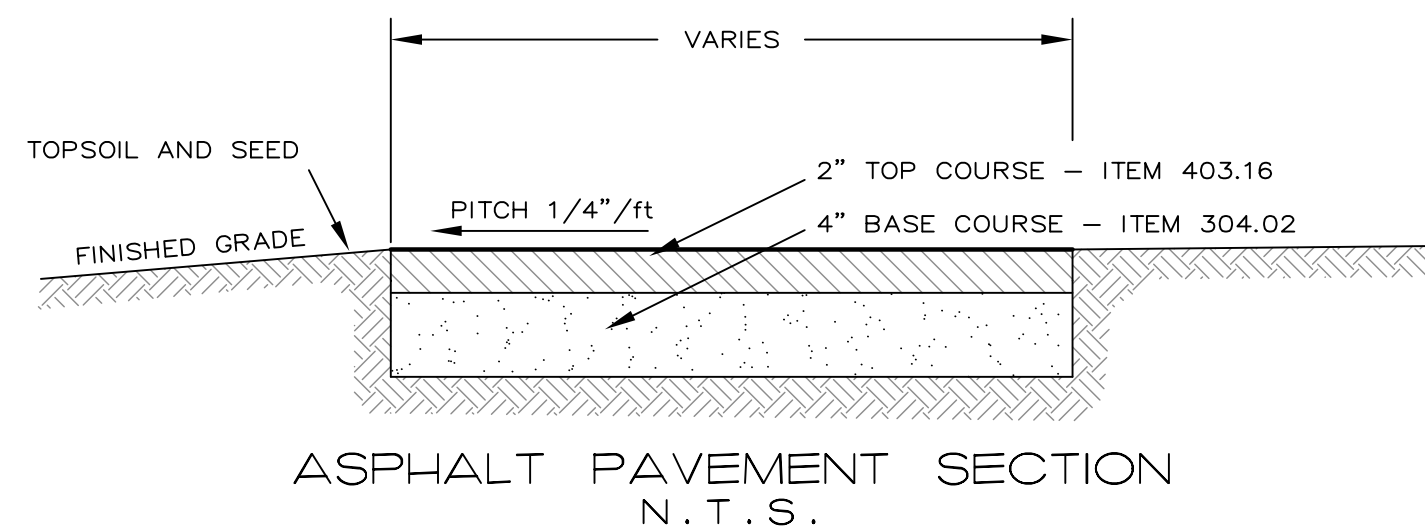
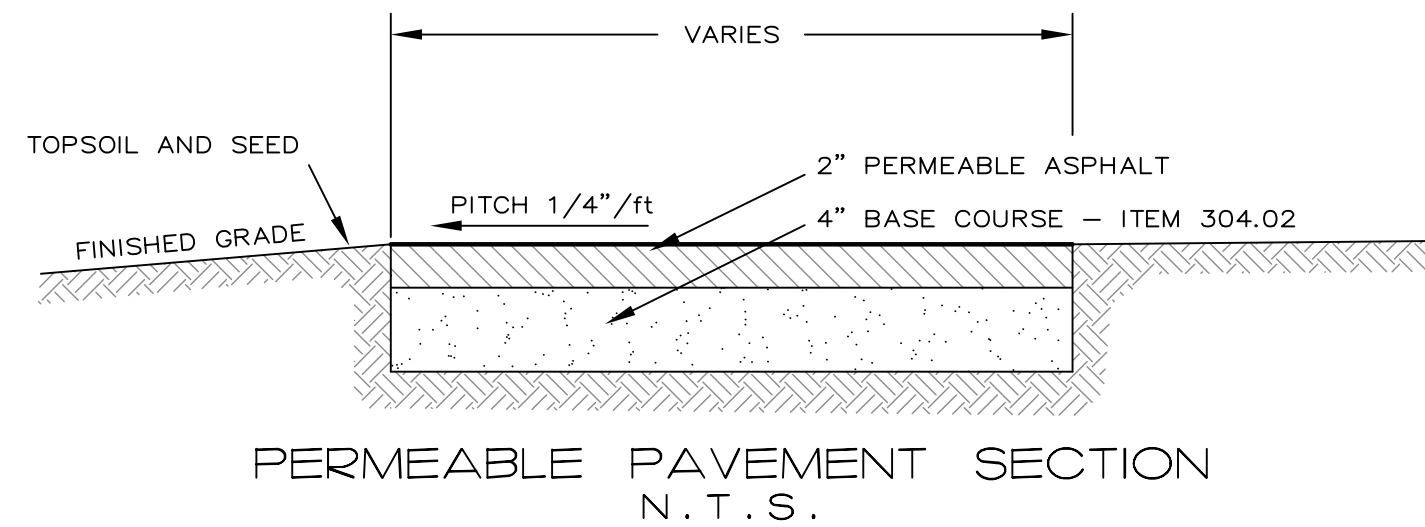
FIELDSTONE MORTAR RETAINING WALL N.T.S.



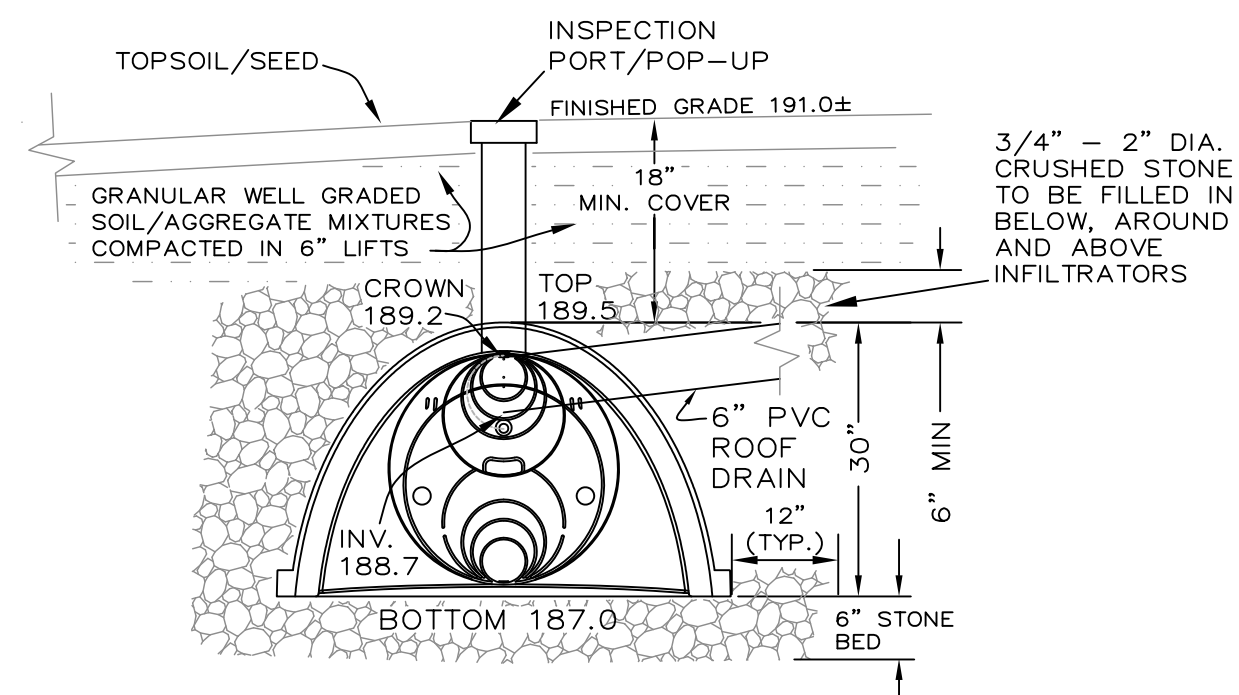
WATER SERVICE BEDDING N.T.S.



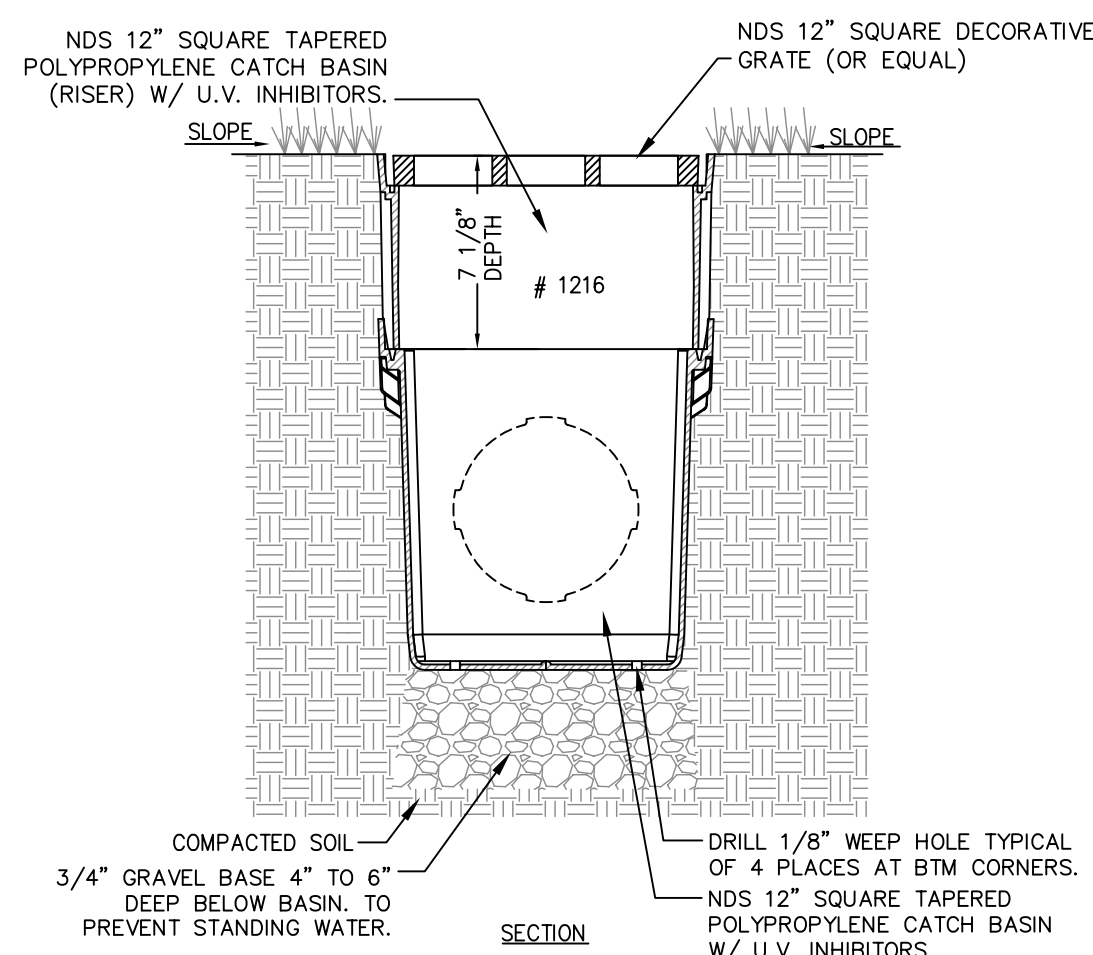
DRAIN PIPE BEDDING N.T.S.



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



SUBSURFACE DETENTION SYSTEM 2 - SC740 CHAMBERS N.T.S.



- NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
 2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
 3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
 4. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
 5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

YARD DRAIN (NDS OR 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.

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
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DETAILS/NOTES PROPOSED ACCESSORY DWELLING UNIT

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