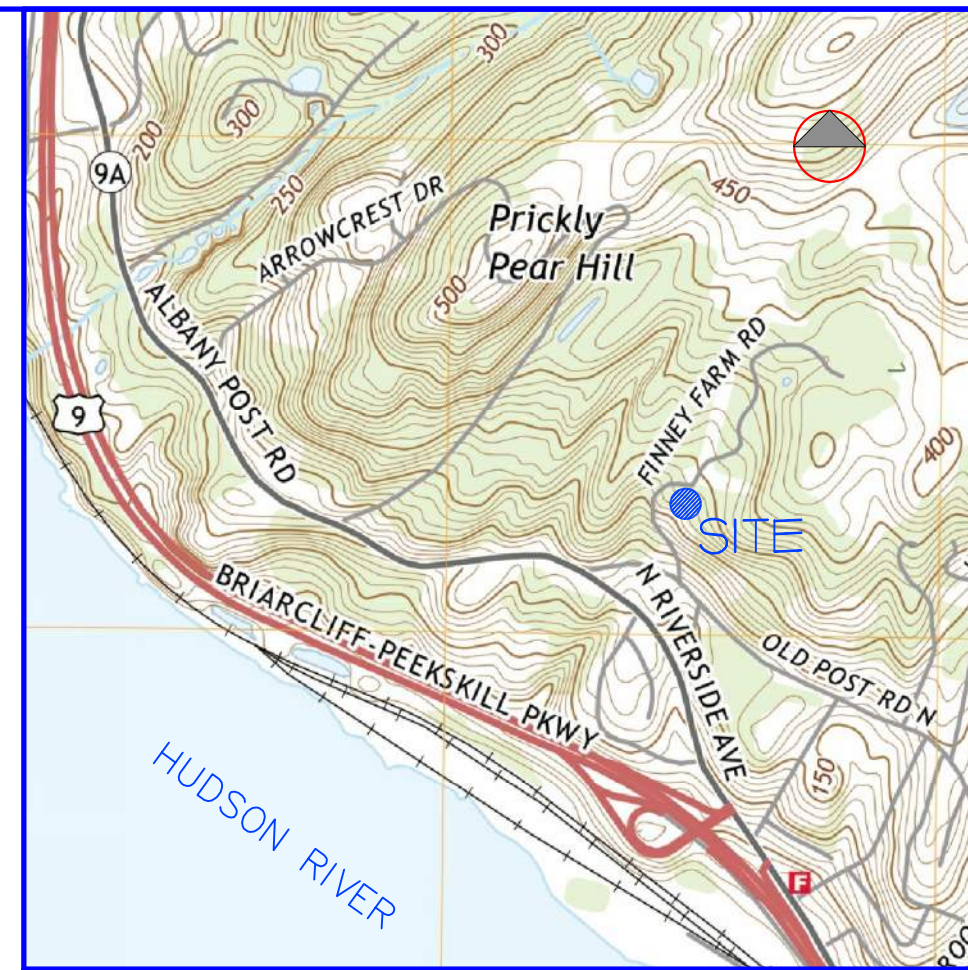
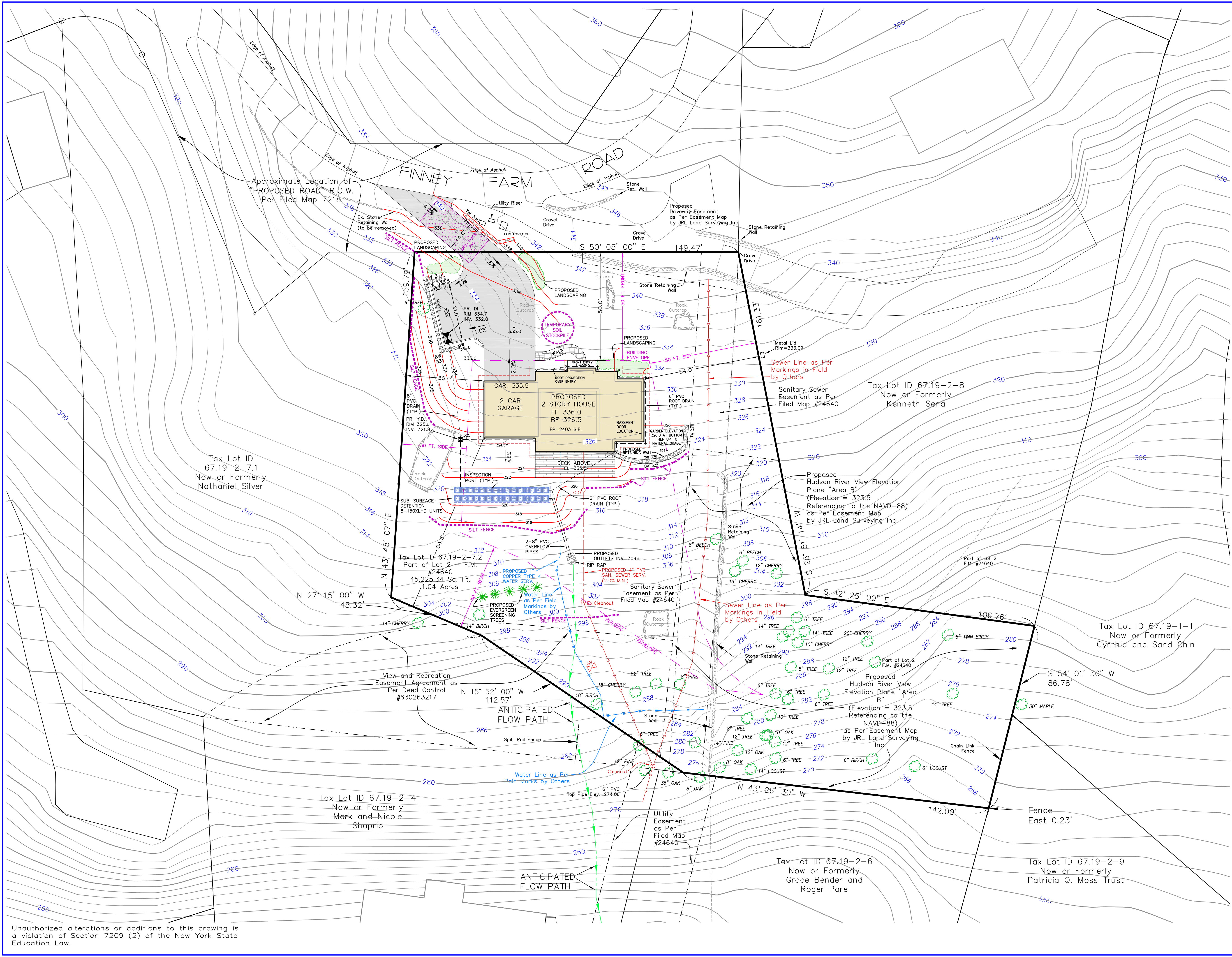
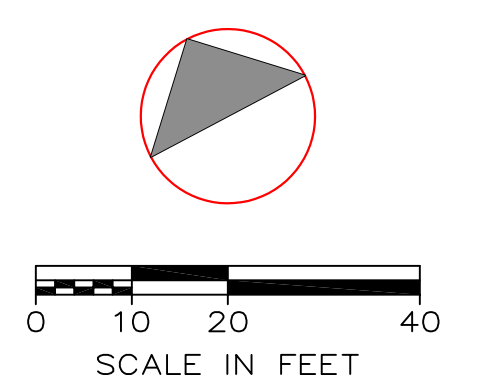




LOCATION MAP
N.T.S.



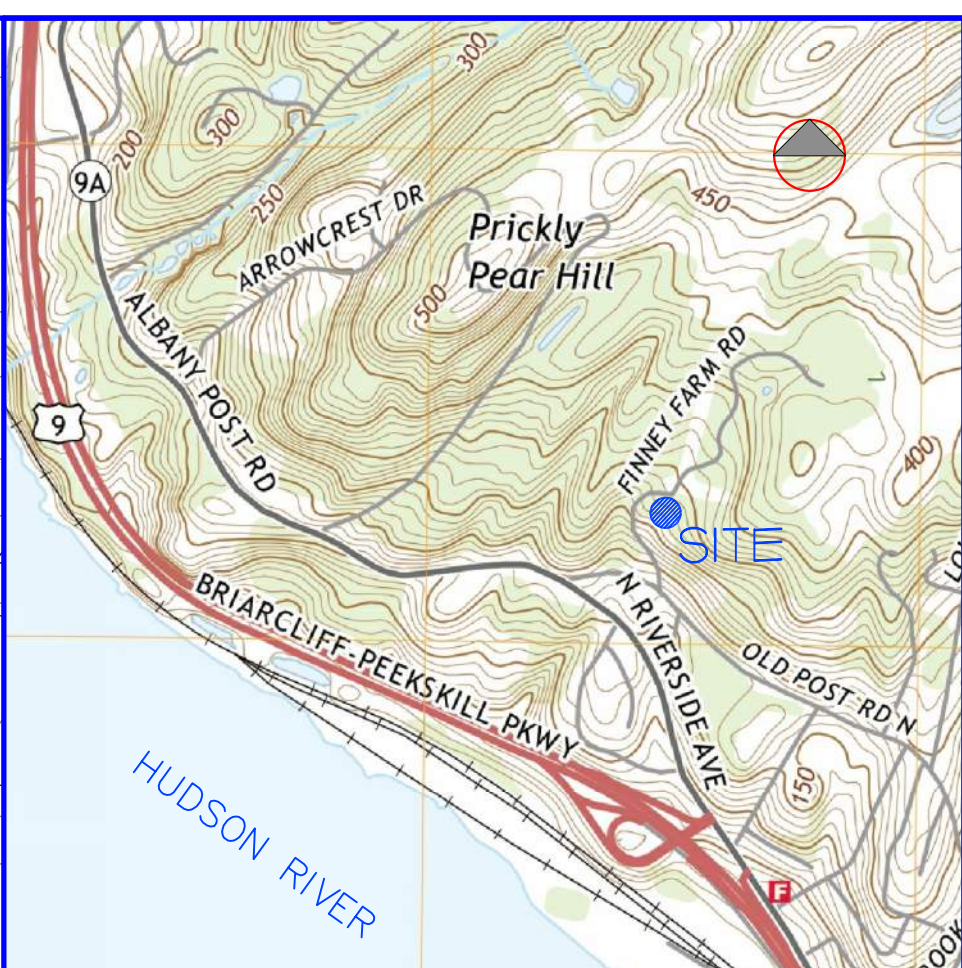
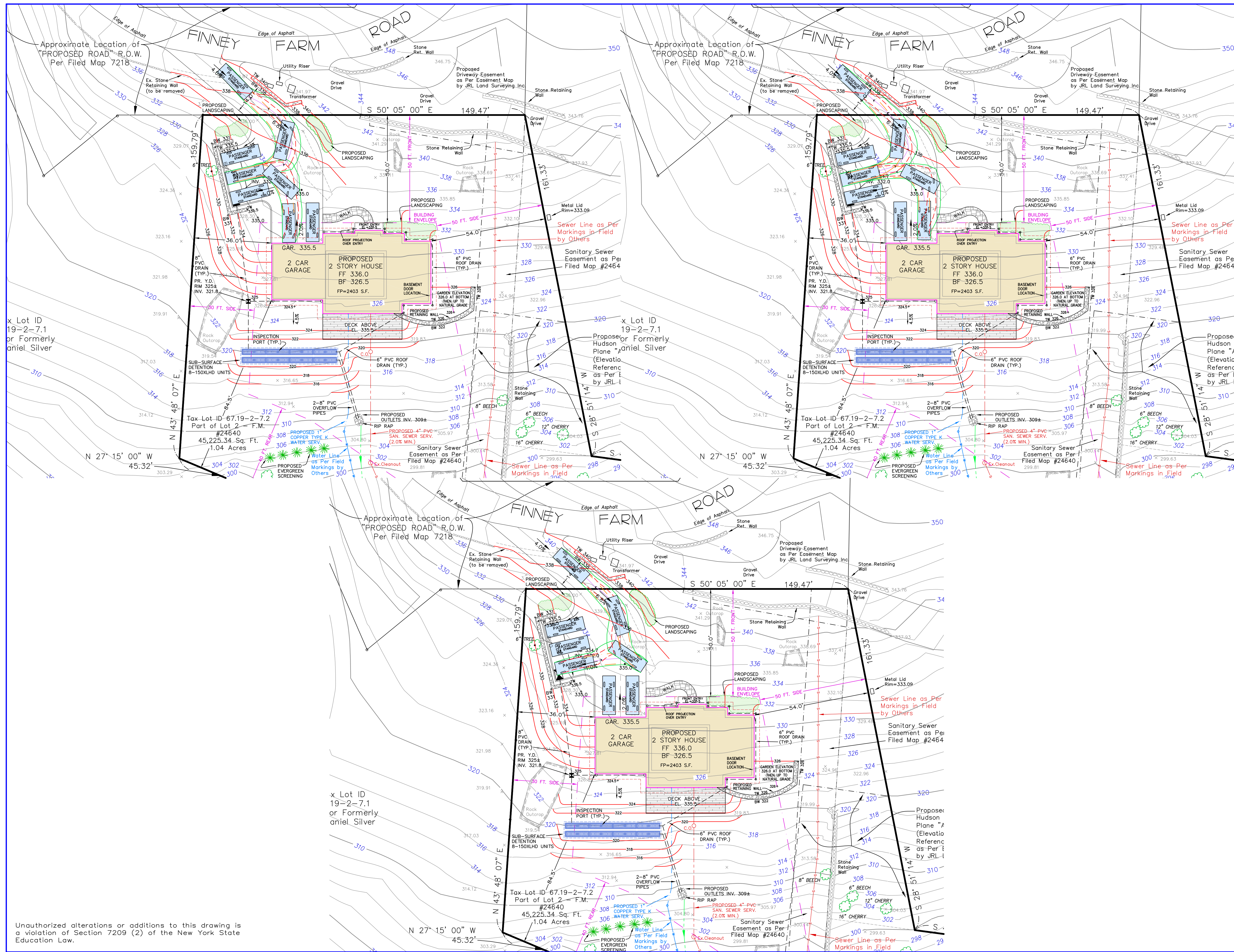
ZONING COMPLIANCE CHART		
SECTION 67.19, BLOCK 2, LOT 7.2		
DISTRICT: RA-40		
TOTAL LOT AREA: 42,225 SF - 1.04 AC		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SF	45,225 SF
MINIMUM LOT WIDTH	150'	162'
MINIMUM LOT DEPTH	200'	206'
MINIMUM YARD DIMENSIONS		
FRONT	50'	50.0'
SIDE (1 YARD/TOTAL YARDS)	30'/80'	36.0'/90.0'
REAR	40'	84.5'
PROPOSED FLOOR AREA		
FIRST FLOOR	-	1,775 S.F.
SECOND FLOOR	-	642 S.F.
BASEMENT	-	1,408 S.F.
TOTAL FLOOR AREA	-	3,825 S.F.
FLOOR AREA RATIO (H/SRGD)	0.15	0.08
MAX. BLDG COVERAGE	20%	5.3%
MAXIMUM HEIGHT (H/SRGD)		
STORIES	2 1/2	2
FEET	35'	24.8'
OFF STREET PARKING	2/DU	5/DU

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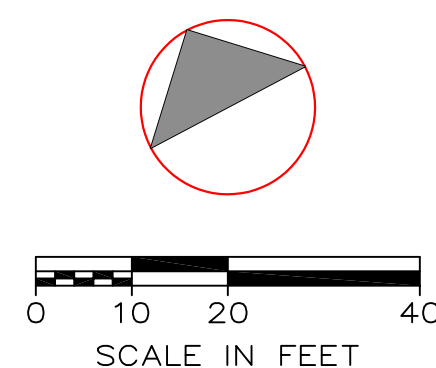


SITE PLAN
PROPOSED RESIDENCE
STIBLER PROPERTY
VILLAGE OF CROTON
WESTCHESTER COUNTY, NY
AUGUST 11, 2025
SHEET 1 OF 2 SHEETS

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



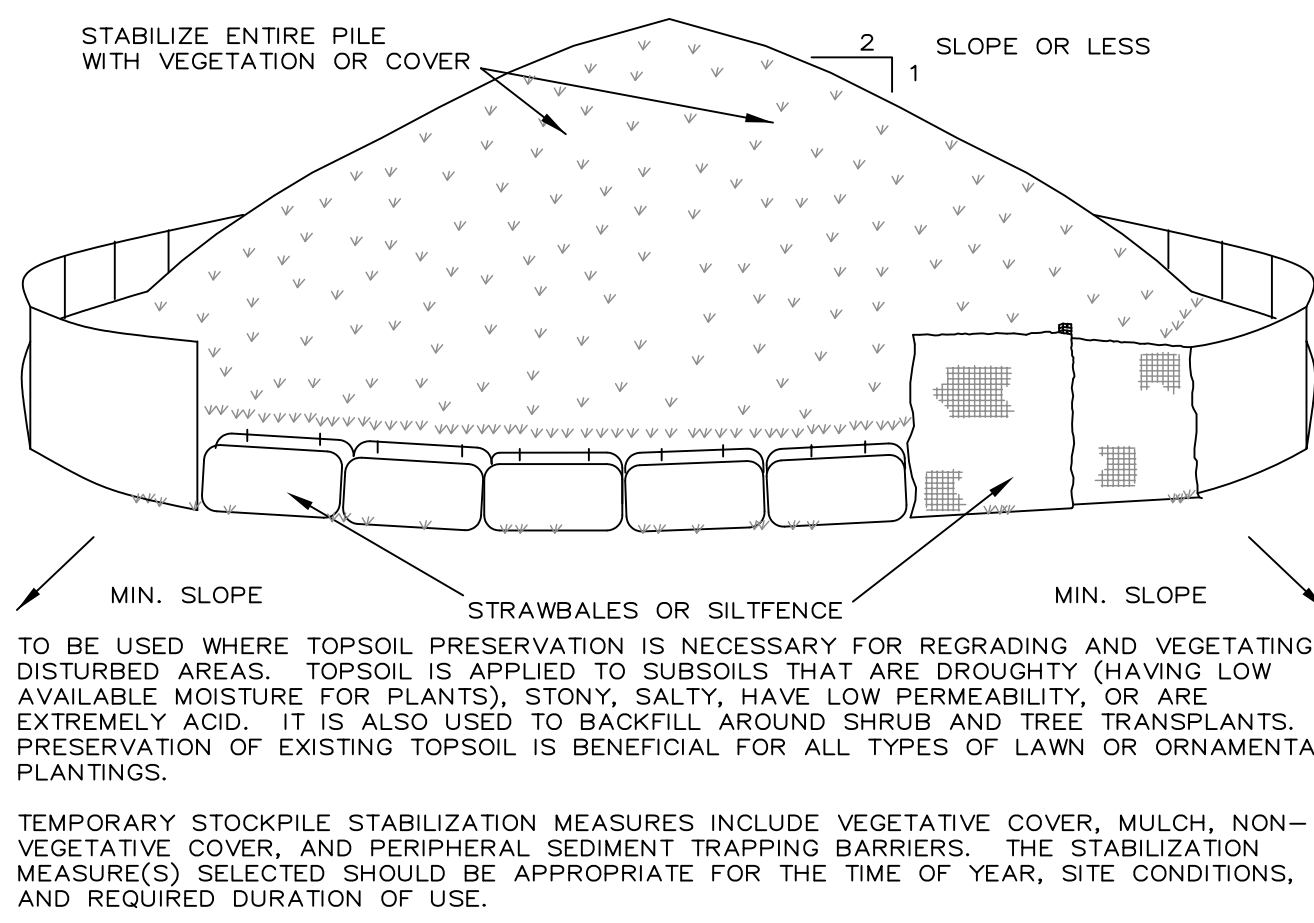
LOCATION MAP
N.T.S.



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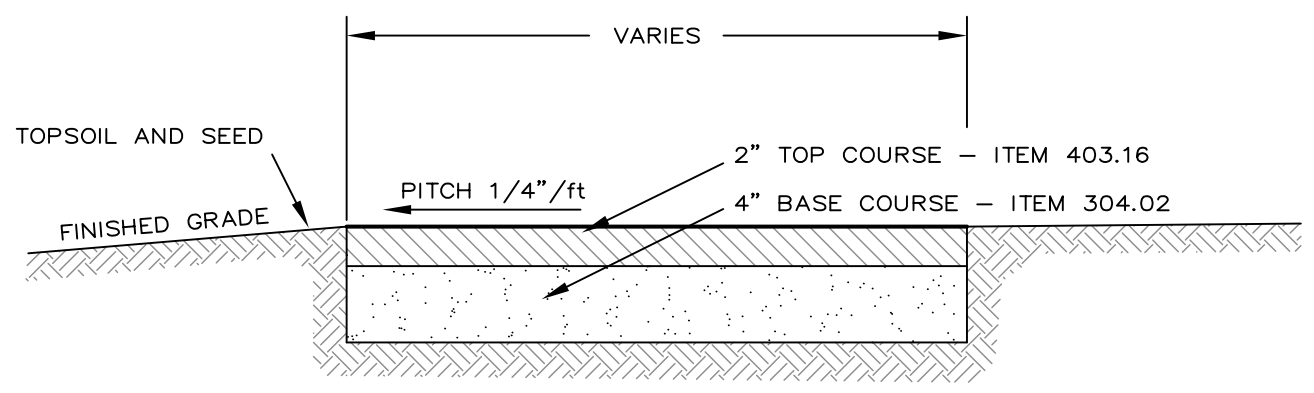
VEHICLE MANEUVERS
PROPOSED RESIDENCE
STIBLER PROPERTY
VILLAGE OF CROTON
WESTCHESTER COUNTY, NY
AUGUST 11, 2025
SHEET 1 OF 1 SHEETS



INSTALLATION NOTES

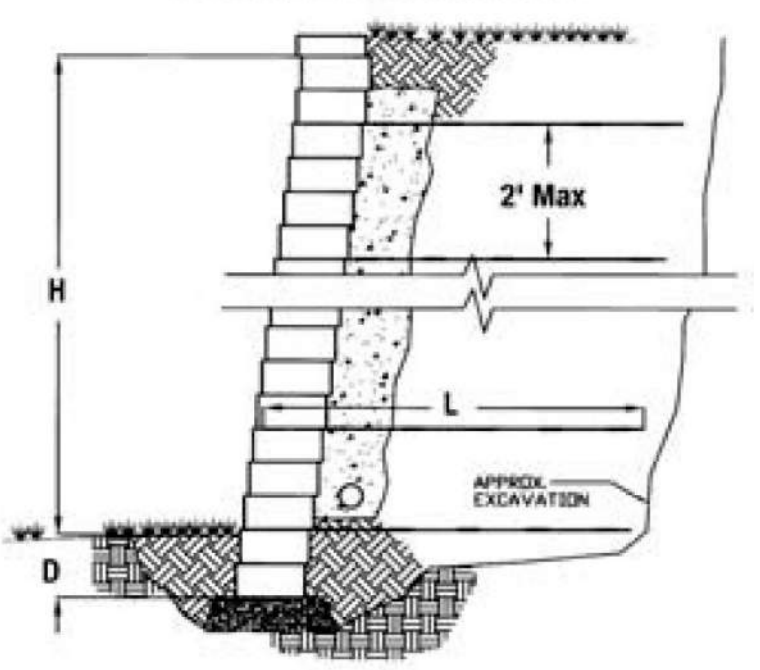
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

SOIL STOCKPILING N.T.S.

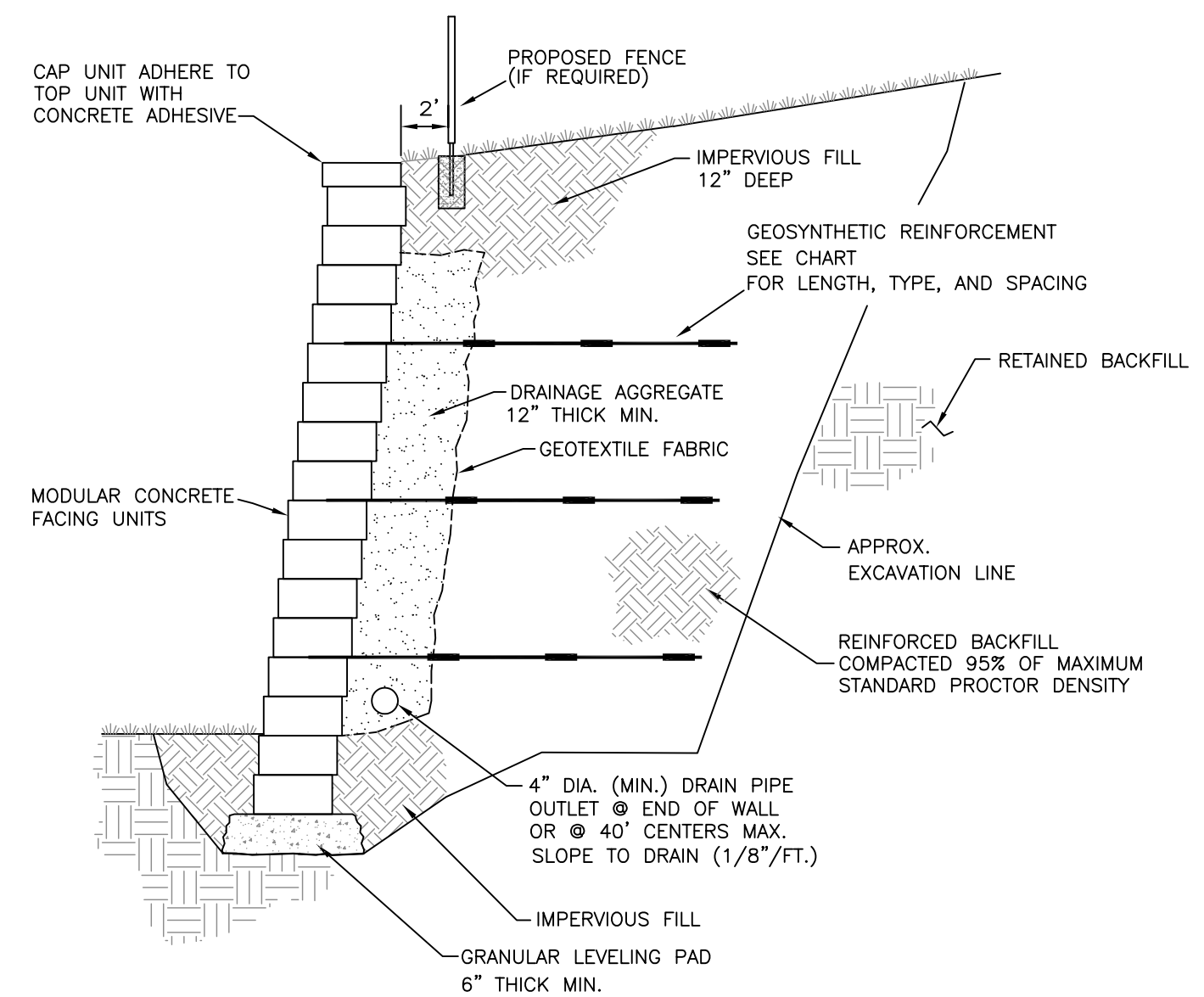


ASPHALT PAVEMENT SECTION N.T.S.

Level Backfill

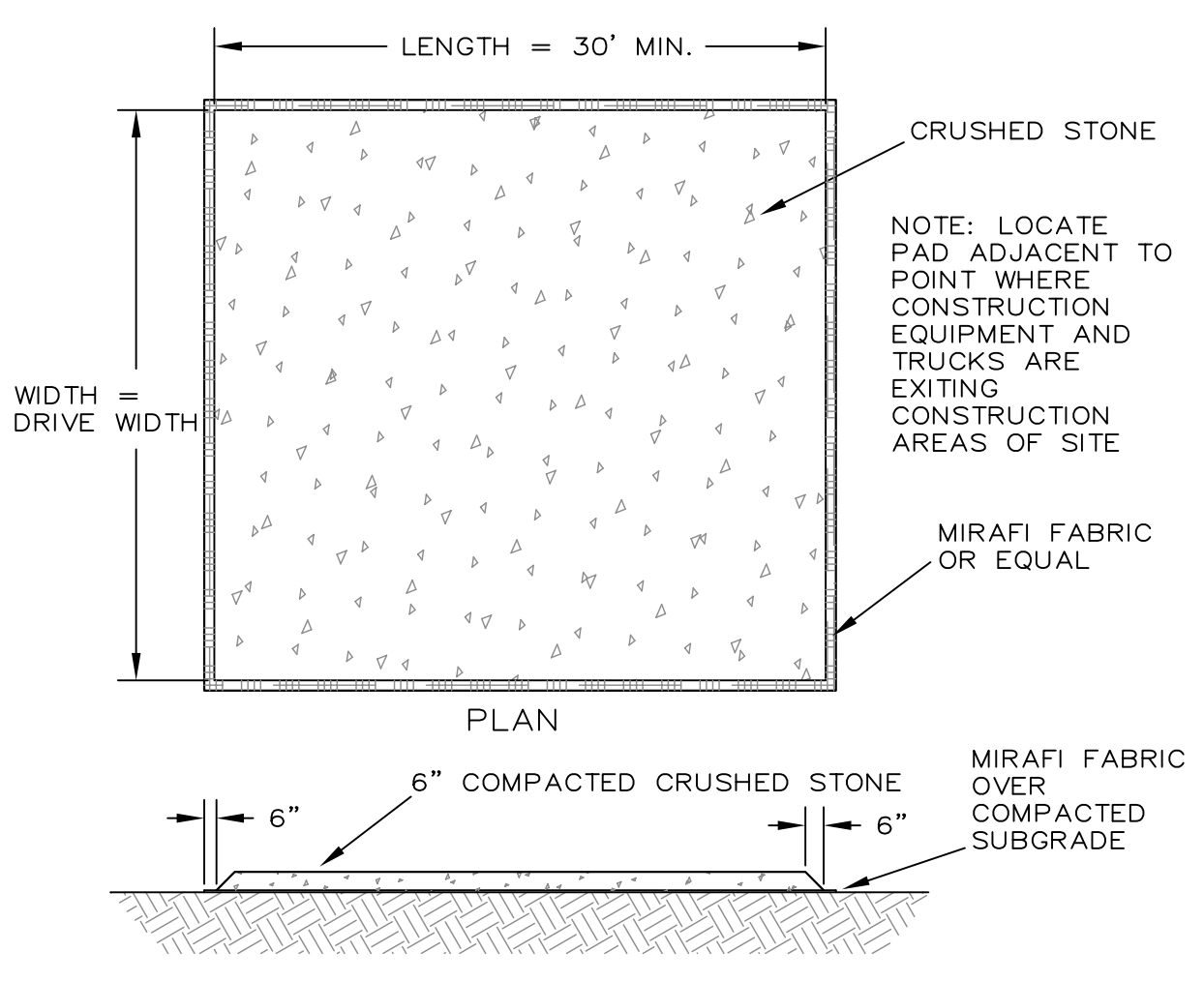


Clay ($\phi = 28^\circ$)						
H (feet)	D (feet)	L (feet)	layers	VERSA-Grid		
4	0.5	4.0	1	VG 3.0		
5	0.5	4.5	2	VG 3.0		
6	0.5	5.0	2	VG 3.0		
7	1.0	5.5	3	VG 3.0		
8	1.0	6.0	4	VG 3.0		
9	1.0	6.5	5	VG 3.0		
10	1.0	7.0	6	VG 3.0		
12	1.0	8.5	7	VG 3.0		

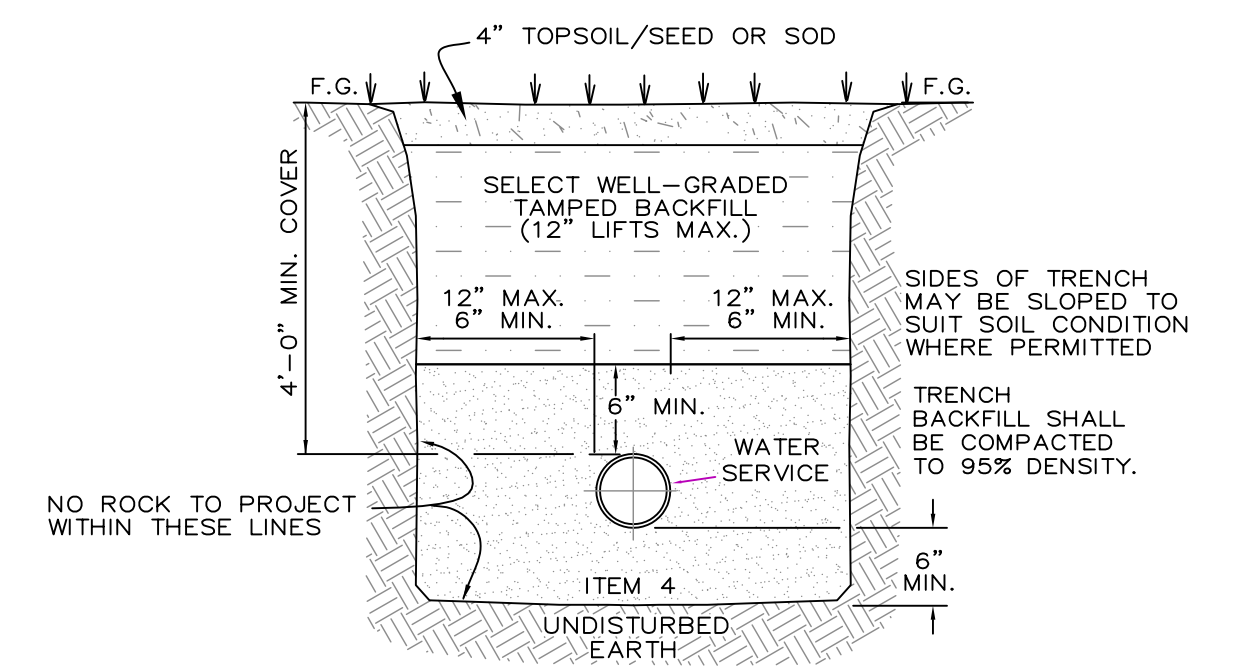


TYPICAL SECTION-REINFORCED RETAINING WALL MODULAR CONCRETE UNIT (VERSA-LOK OR APPROVED EQUAL) N.T.S.

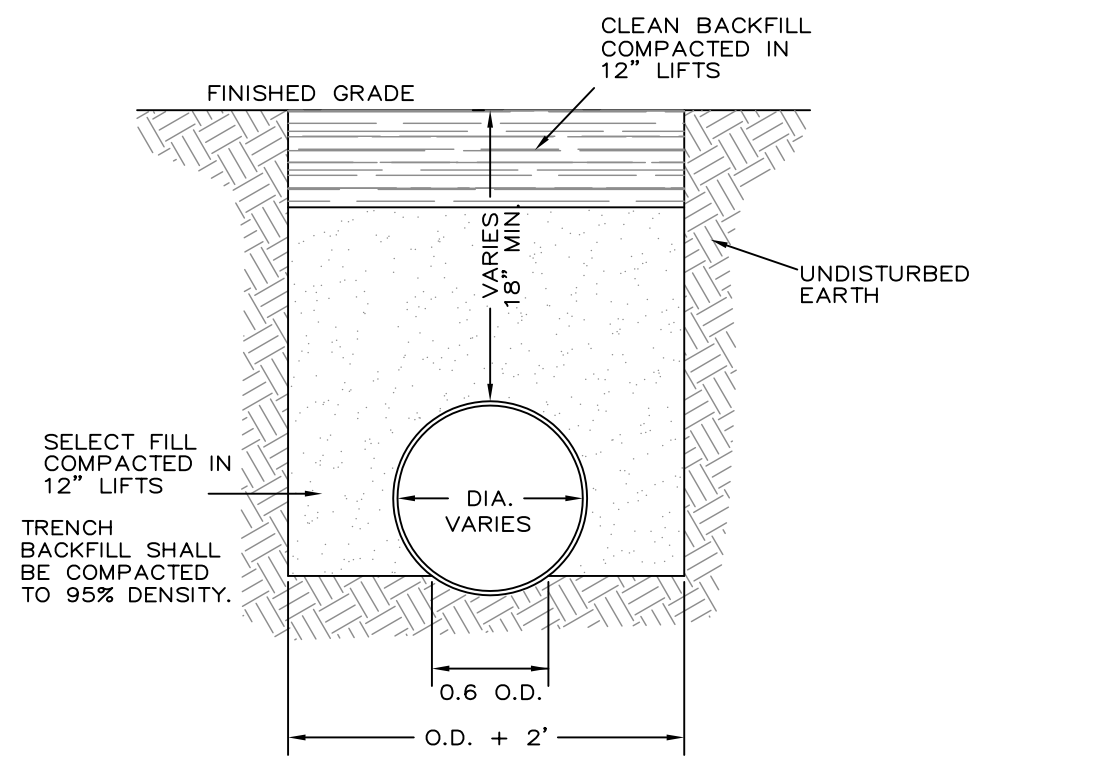
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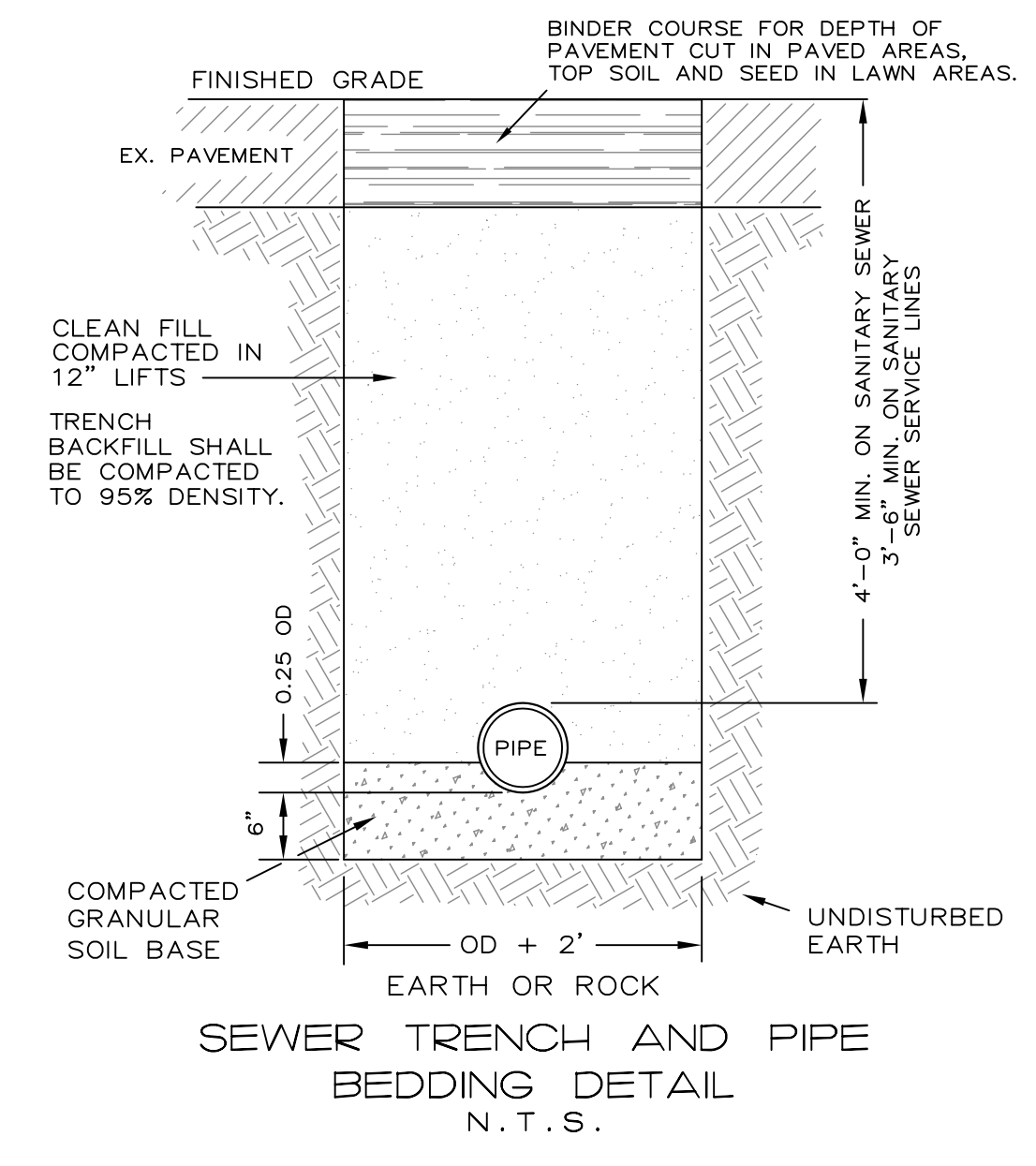
ANTI-TRACK PAD N.T.S.



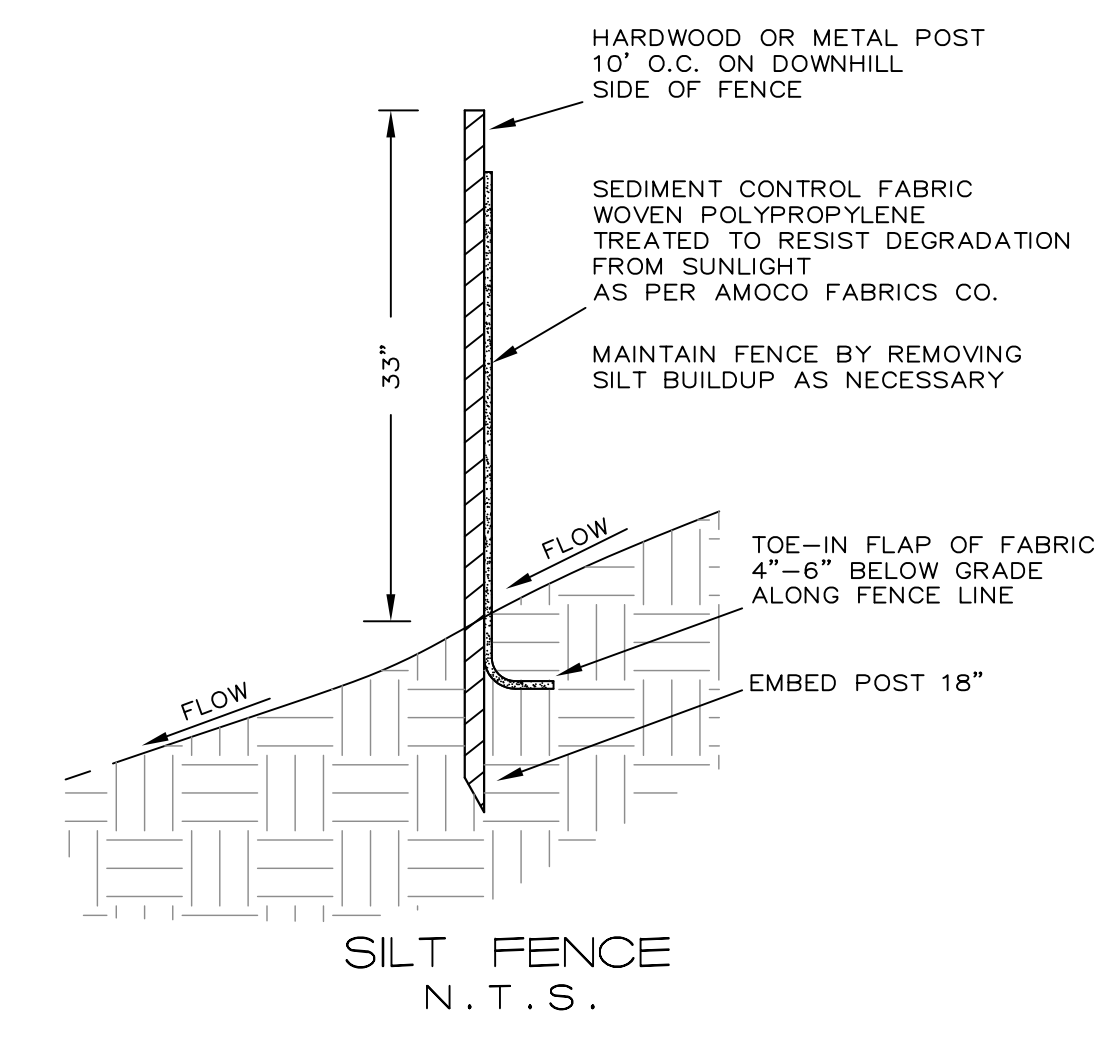
WATER SERVICE BEDDING N.T.S.



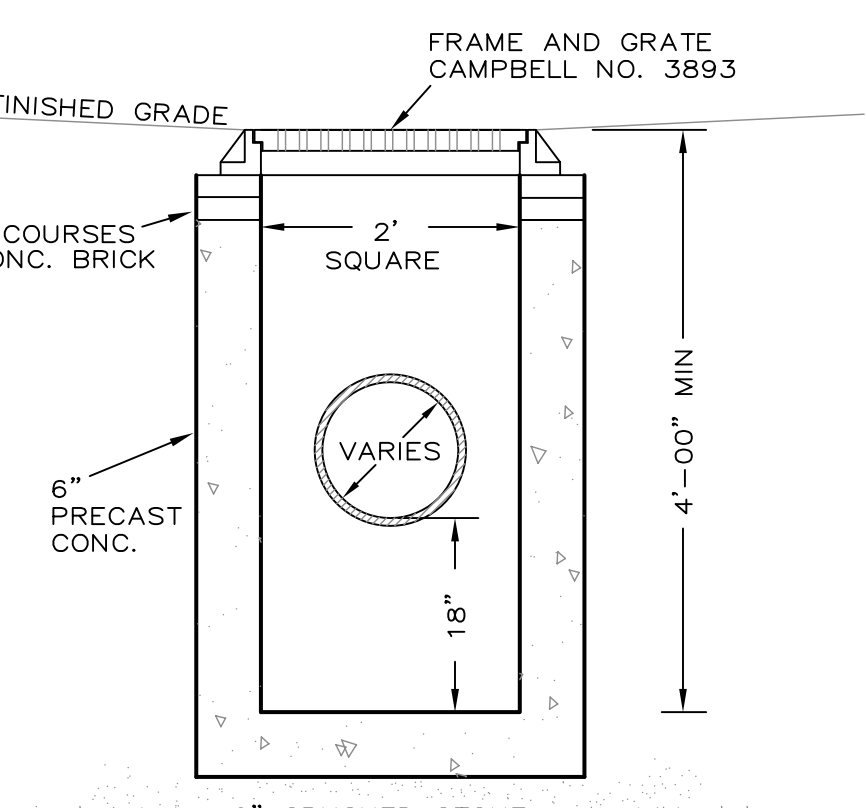
DRAIN PIPE BEDDING N.T.S.



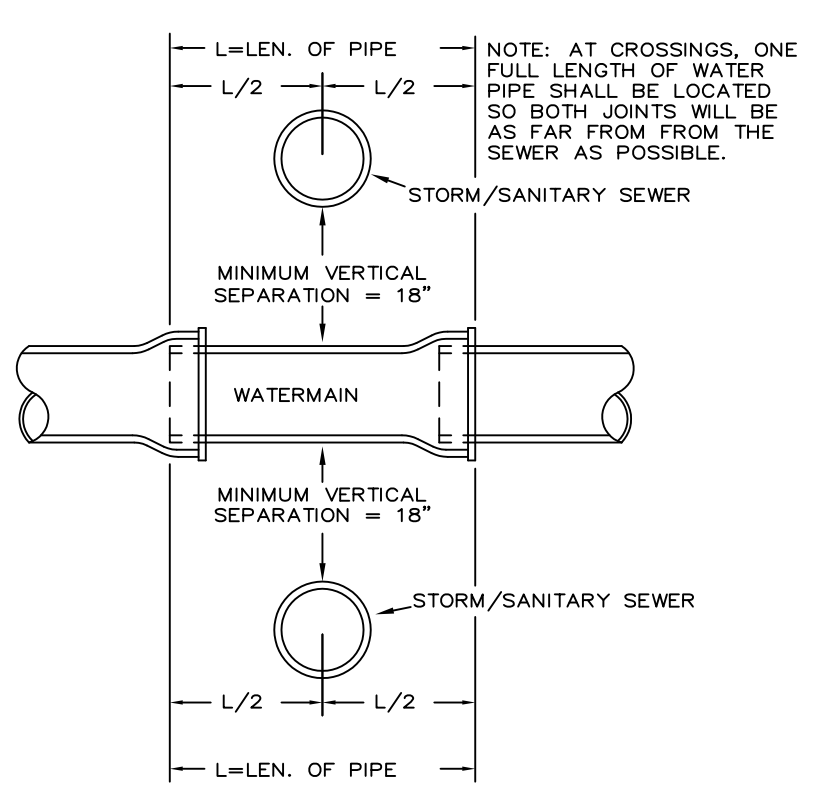
SEWER TRENCH AND PIPE BEDDING DETAIL N.T.S.



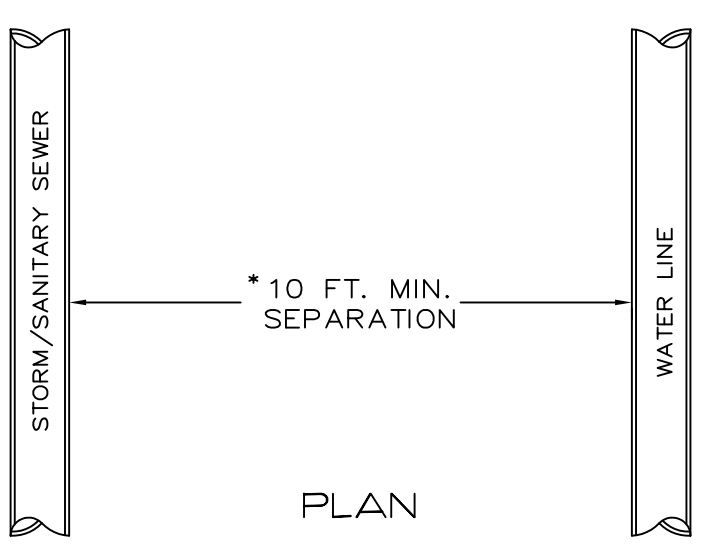
SILT FENCE N.T.S.



DRAIN INLET N.T.S.

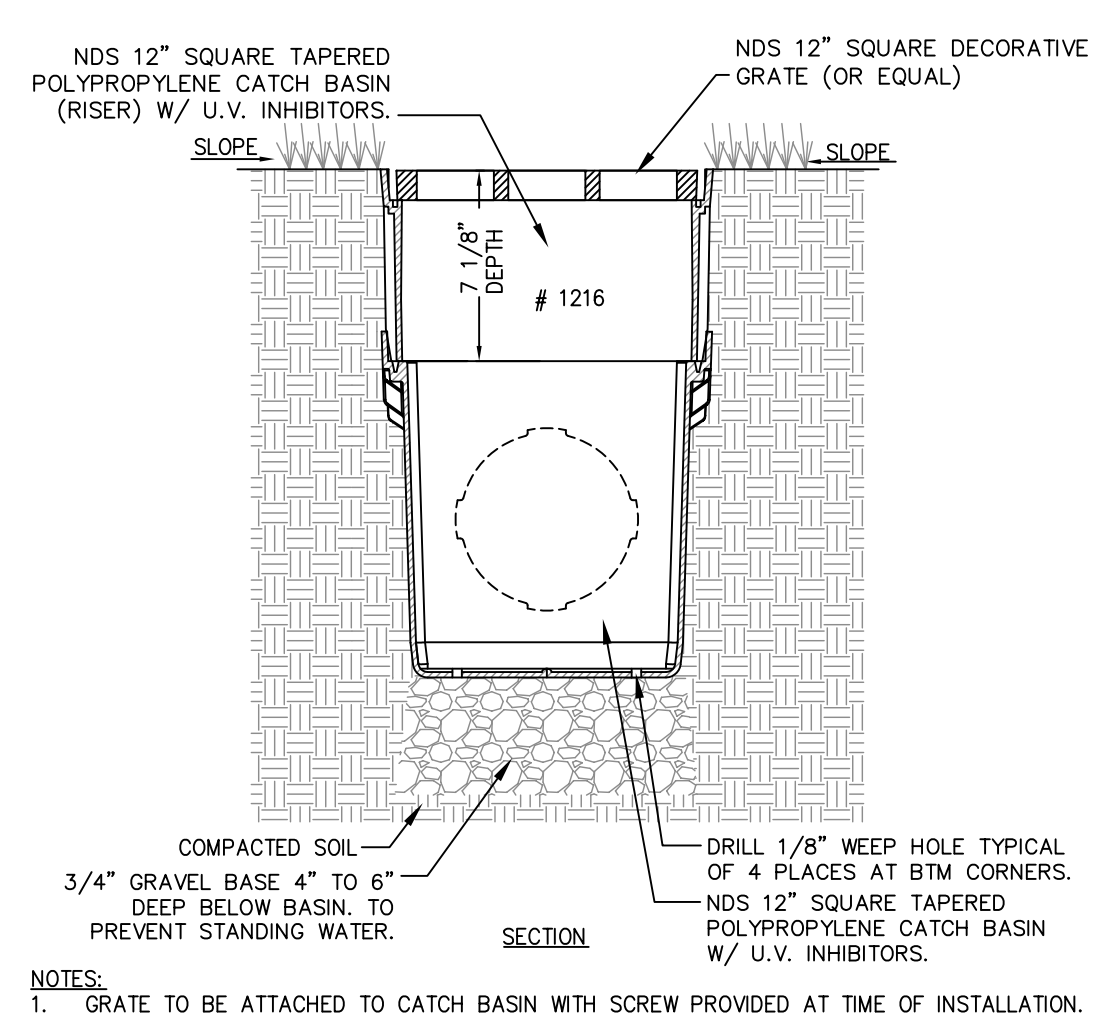


DRAIN/SEWER WATER MAIN CROSSING N.T.S.



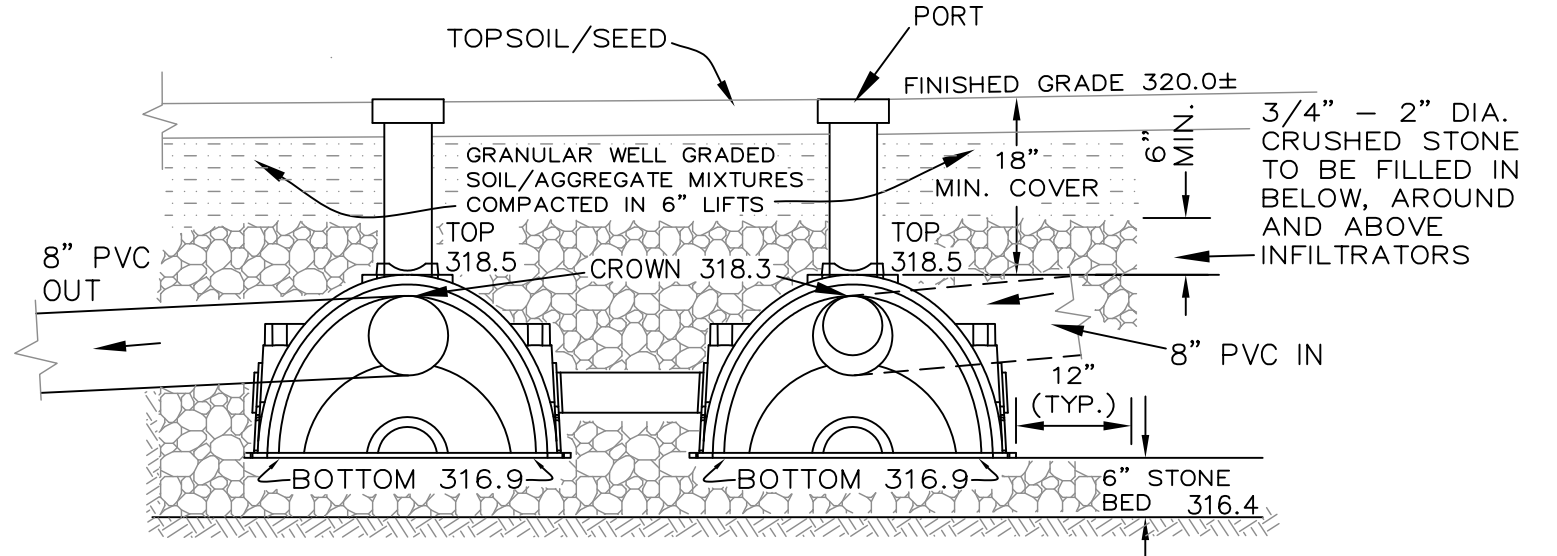
DRAIN/SEWER/WATER SEPARATION N.T.S.

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.

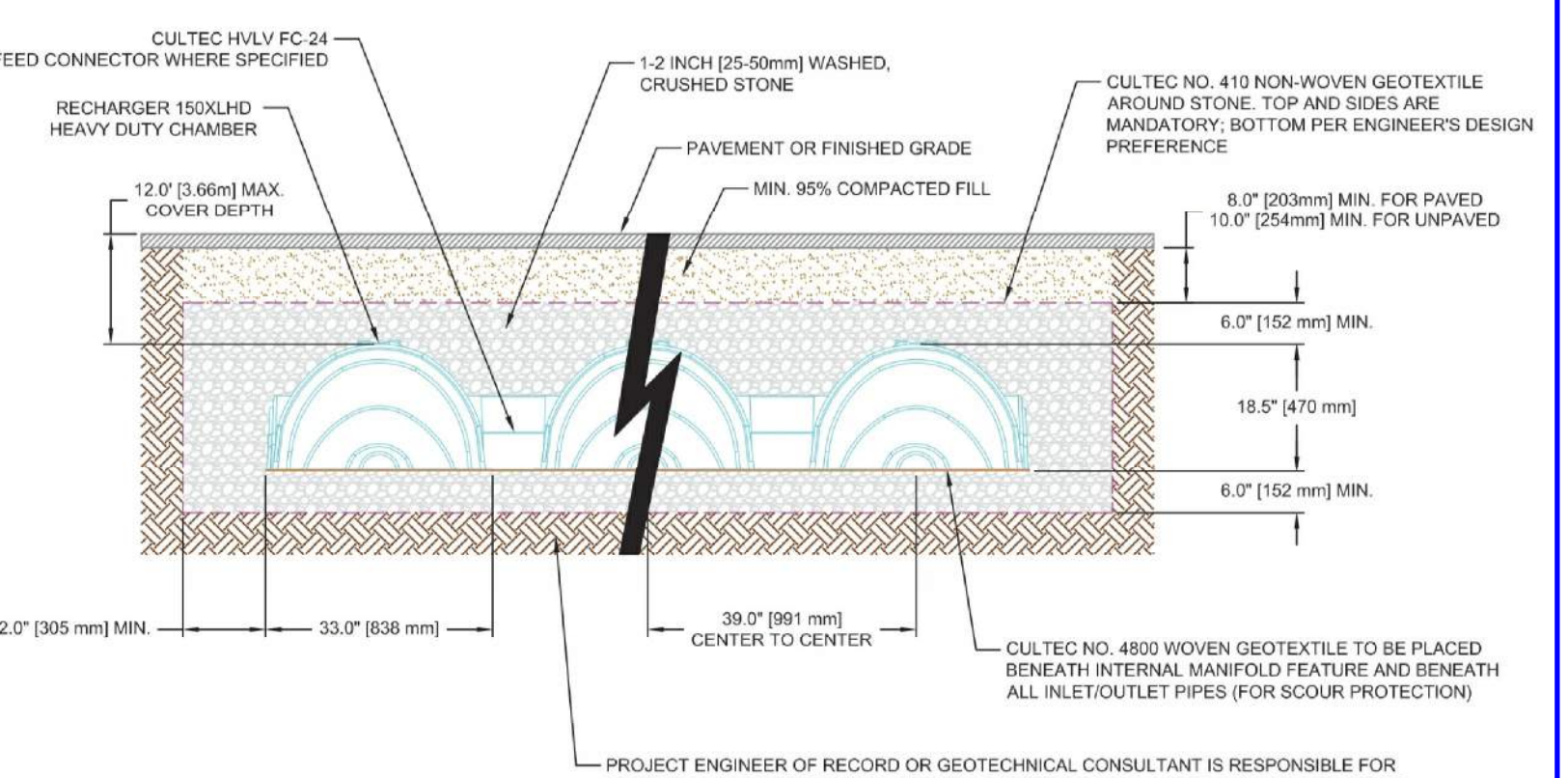


YARD DRAIN (NDS OR EQUAL) N.T.S.

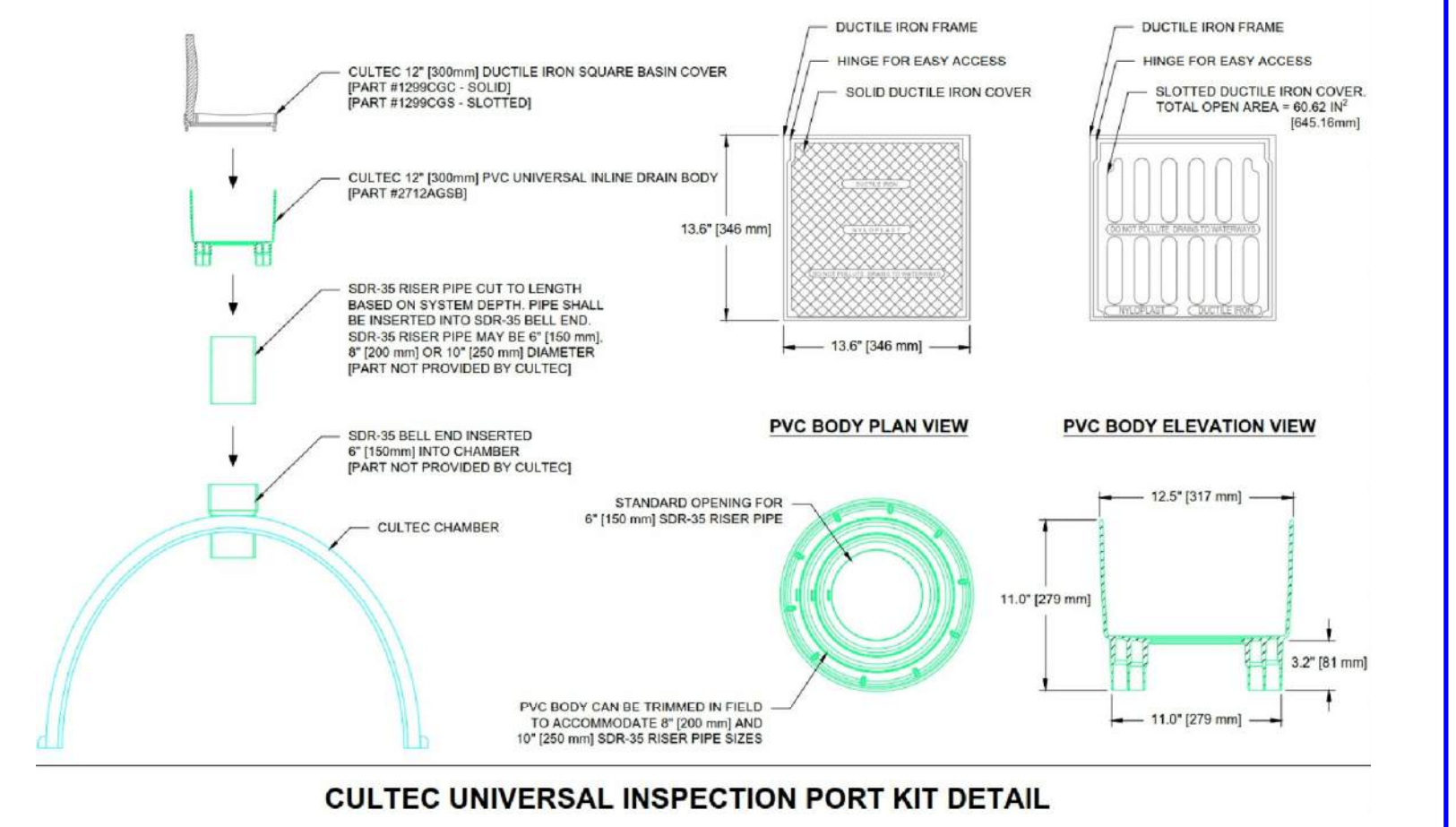
- MAINTENANCE NOTES:
1. INSPECT INFILTRATION CHAMBER PORT EVERY SIX MONTHS.
 2. REMOVE SILT INSIDE CHAMBER IF ACCUMULATION REACHES SIX INCHES.



SUBSURFACE DETENTION SYSTEM 8 - 150XLD CHAMBERS N.T.S.



CULTEC 150XLD - TYPICAL INSTALLATION N.T.S.



CULTEC UNIVERSAL INSPECTION PORT KIT DETAIL

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.

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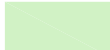
DETAILS/NOTES
PROPOSED RESIDENCE
STIBLER PROPERTY
VILLAGE OF CROTON
WESTCHESTER COUNTY, NY
JULY 22, 2025
SHEET 2 OF 2 SHEETS

STEEP SLOPE DISTURBANCE CALCULATIONS

SLOPE CATEGORY	ALLOWED SLOPE DISTURBANCE (S.F.)	PROPOSED DIST. SLOPE AREA (S.F.)
----------------	----------------------------------	----------------------------------

EXTREMELY S.S. 35% AND GREATER	4,356	544
VERY S.S. 25% - 35%	8,712	4,037
MODERATELY S.S. 15% - 25%	13,068	6,335

Slope Legend

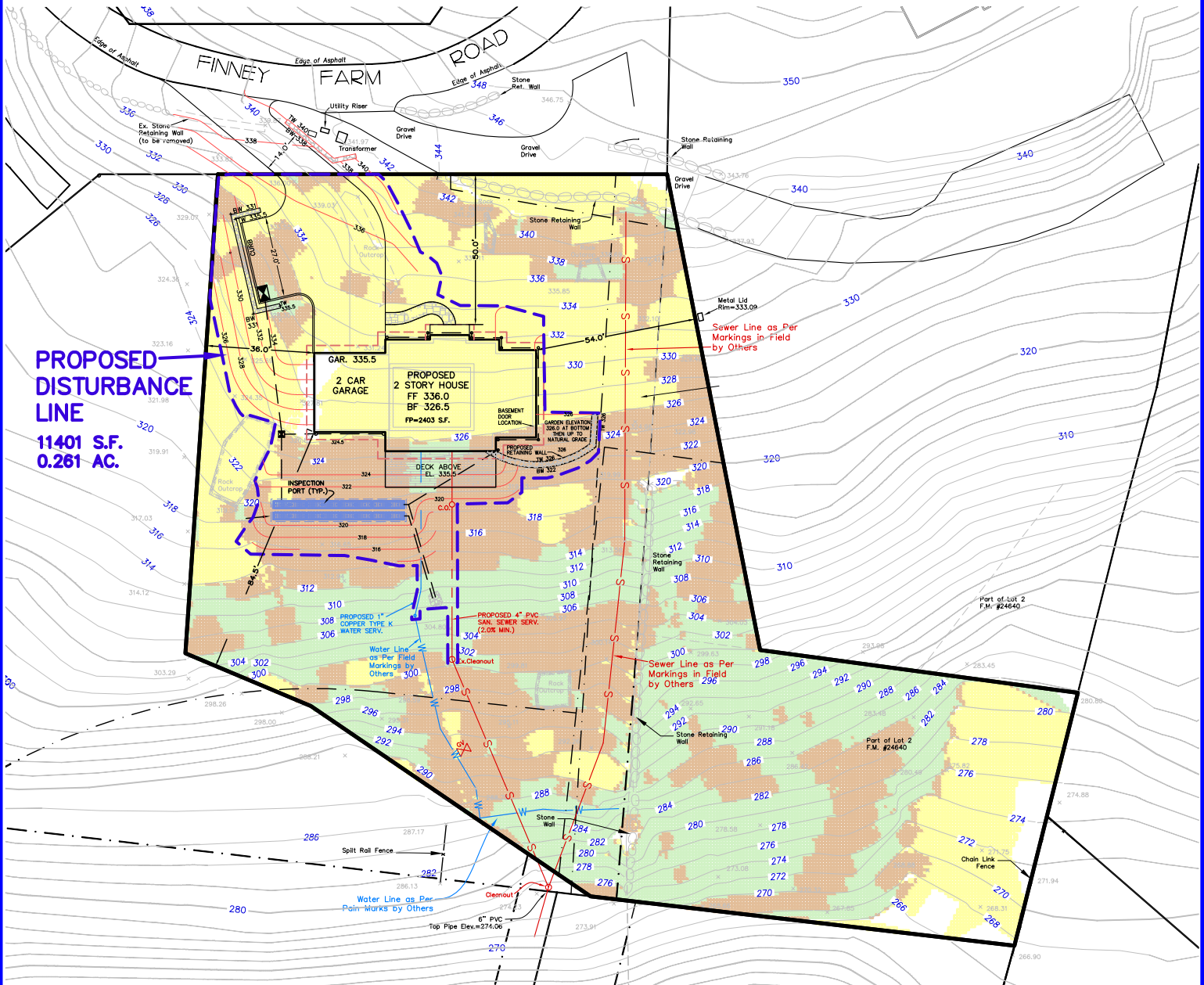
	Above — 35%
	35%
	25%
	15%

TOTAL WEIGHTED AREA:

TWA = MOD. S.S. AREA X 1.0 + V.S.S. AREA X 1.5 + E.S.S. AREA X 3.0

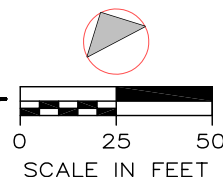
TWA = 6335(1.0) + 4037(1.5) + 544(3.0) = **14,022** > 13,068

If no category of steep slope meets or exceeds the minimum area requirement for a steep slope, but the total weighted area of two or more slope categories exceeds 13,068 square feet (3/10 acre), then the single slope category that has the largest area after the application of the relevant weighting factor shall determine approving authority jurisdiction and review procedures.



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Ralph M.
STATE OF NEW YORK
Professional Engineer
No. 054496
Professional Engineer



SLOPE MAP
STIBLER PROPERTY
VILLAGE OF CROTON
WESTCHESTER COUNTY, NY
AUGUST 11, 2025