

10' WIDE STORM SEWER EASEMENT AS PER MAP REF. NO. 2

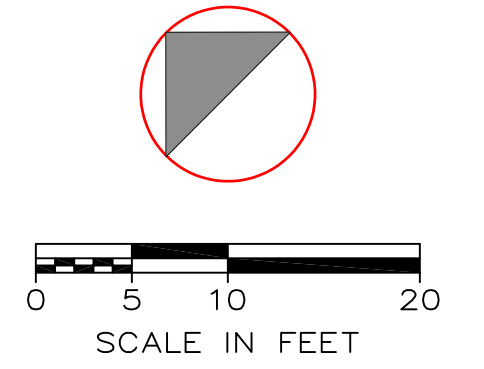
APPROXIMATE LOCATION OF WATERLINE (AS PER UTILITY MAPPING)

N/F LANDS OF CROTON HARMON SCHOOL DISTRICT T.M. NO. 79.5-5-3

N/F LANDS OF BARBARA KOVAROVIC, AS TRUSTEE OF THE BARBARA ZAJAC IRREVOCABLE TRUST CONTROL NO. 601883889 T.M. NO. 79.5-4-31



LOCATION MAP N.T.S.



ZONING SCHEDULE

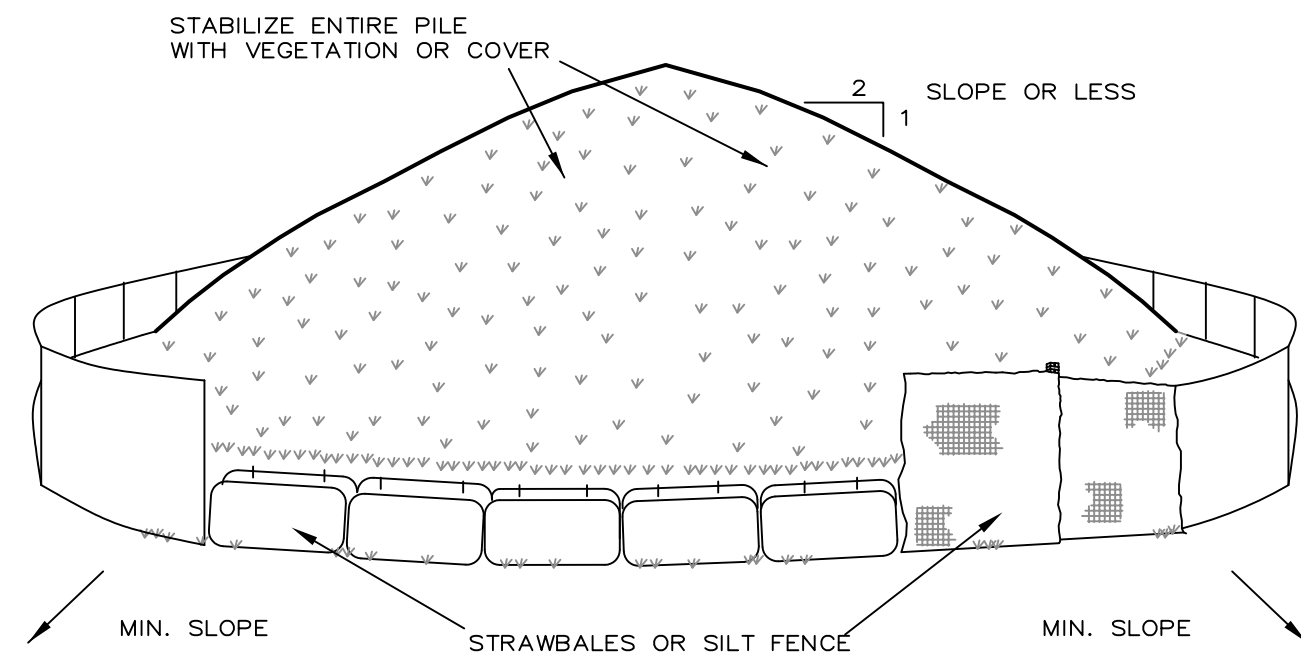
73 MELROSE AVE. SECTION 79.5, BLOCK 4, LOT 31.2		
ZONE: RA-5	REQUIRED	PROPOSED
TOTAL LOT AREA: 6,030 SF, 0.138 AC		
MINIMUM LOT AREA	5,000 SF	6,030 SF
MINIMUM LOT WIDTH	50'	54'
MINIMUM LOT DEPTH	100'	125'
MINIMUM YARD DIMENSIONS		
FRONT	15'	15.15'
SIDE (1 YARD/TOTAL YARDS)	8'/20'	8.15'/22.24'
REAR	25'	54.75'
MINIMUM HABITABLE FLOOR AREA		
	880 SF/DU	1515 SF/DU
FLOOR AREA RATIO		
	0.55	0.23
MAXIMUM HEIGHT		
STORIES	2 1/2	2 1/2
FEET	35'	27'
BUILDING COVERAGE		
	40%	25%
OFF STREET PARKING		
	2/DU	2/DU

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SITE PLAN
PROPOSED HOUSE
73 MELROSE AVE.
VILLAGE OF CROTON-ON-HUDSON
WESTCHESTER COUNTY, NY
OCTOBER 1, 2025

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



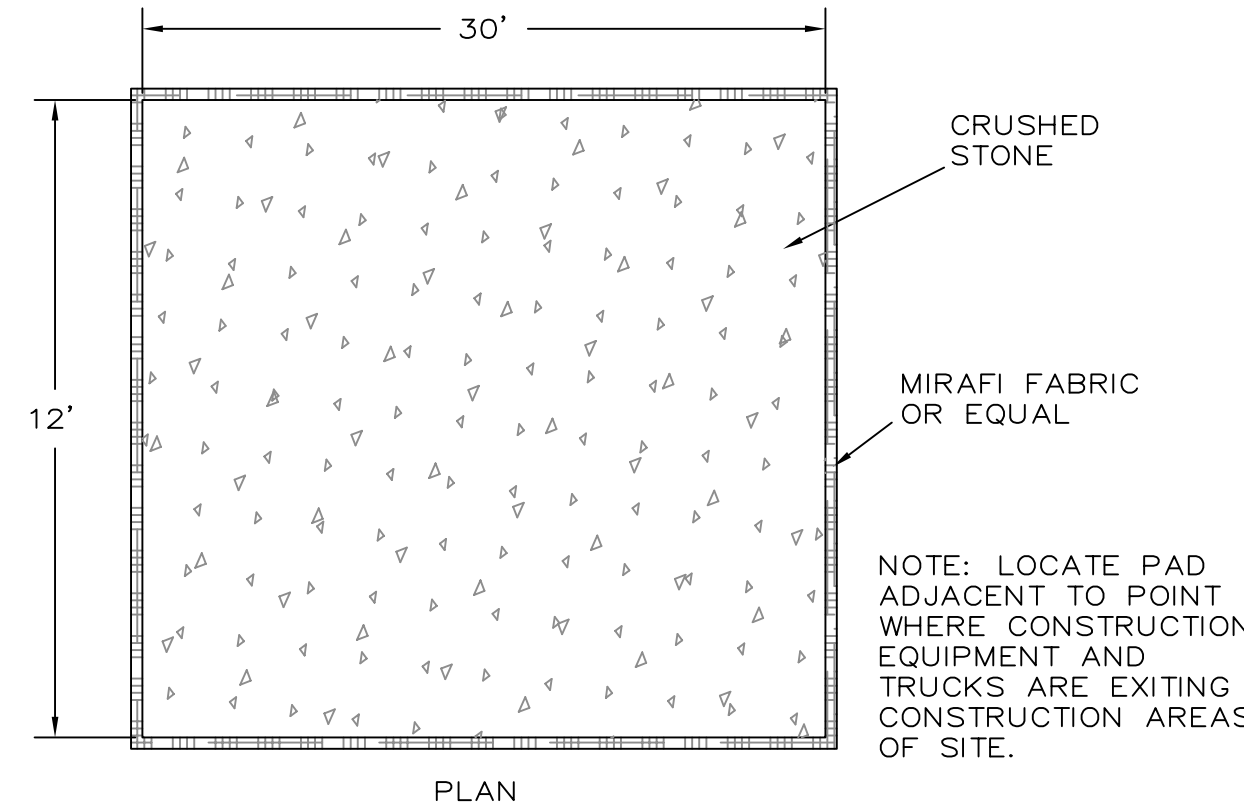
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS.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

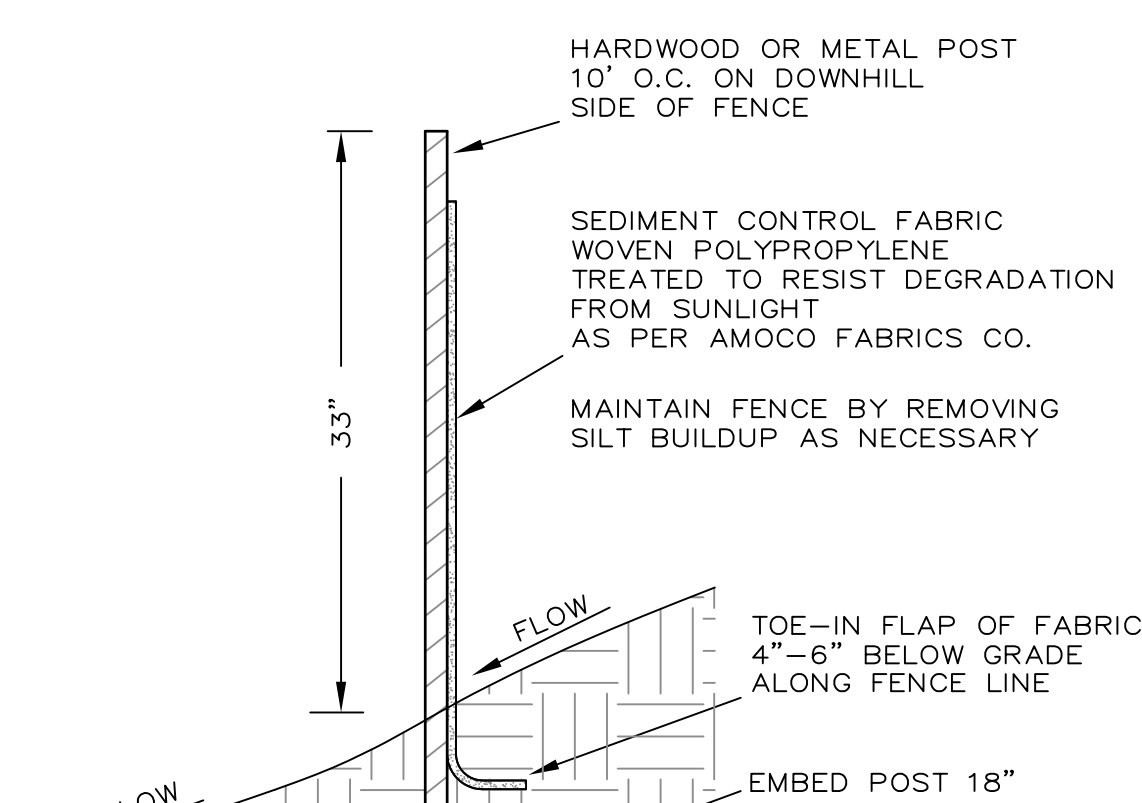
INSTALLATION NOTES

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.

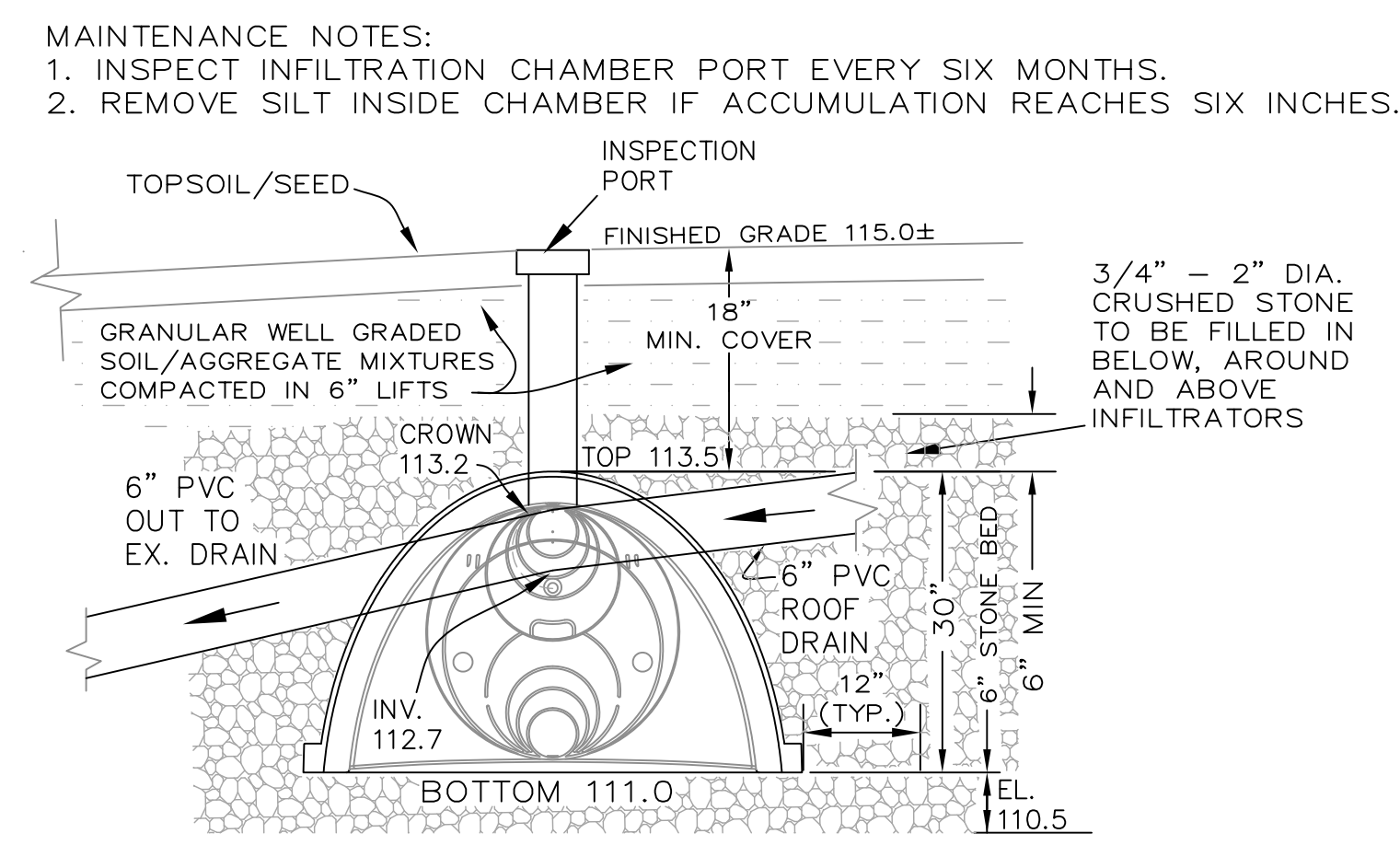
**SOIL STOCKPILING
N. T. S.**



**ANTI-TRACKING PAD
N. T. S.**



**SILT FENCE
N. T. S.**

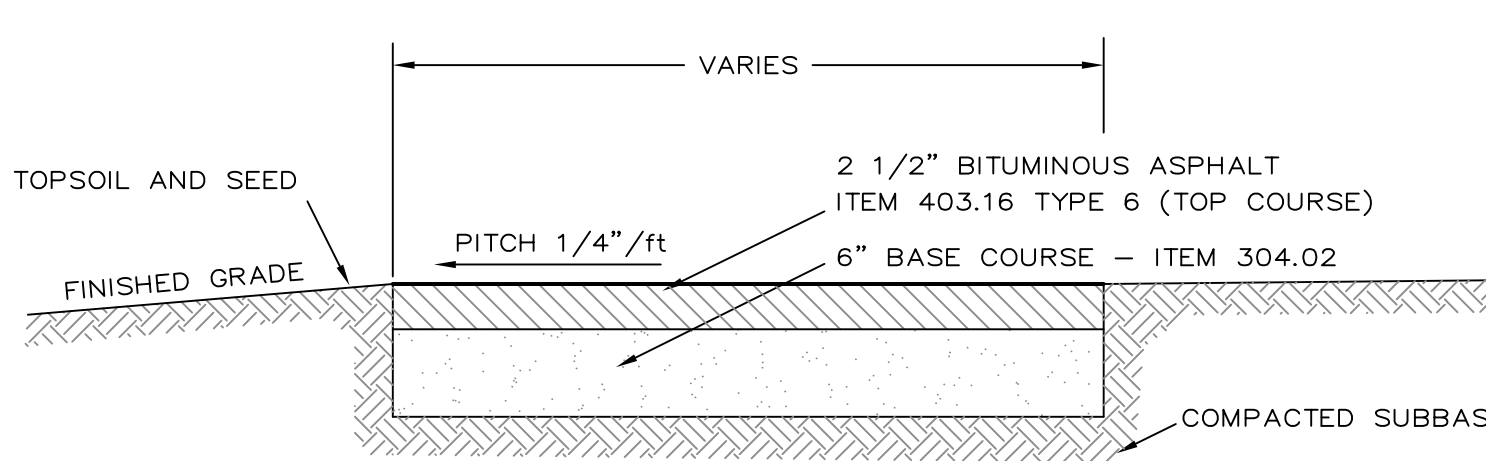


**SUBSURFACE DETENTION SYSTEM
3 - SC740 CHAMBERS
N.T.S.**

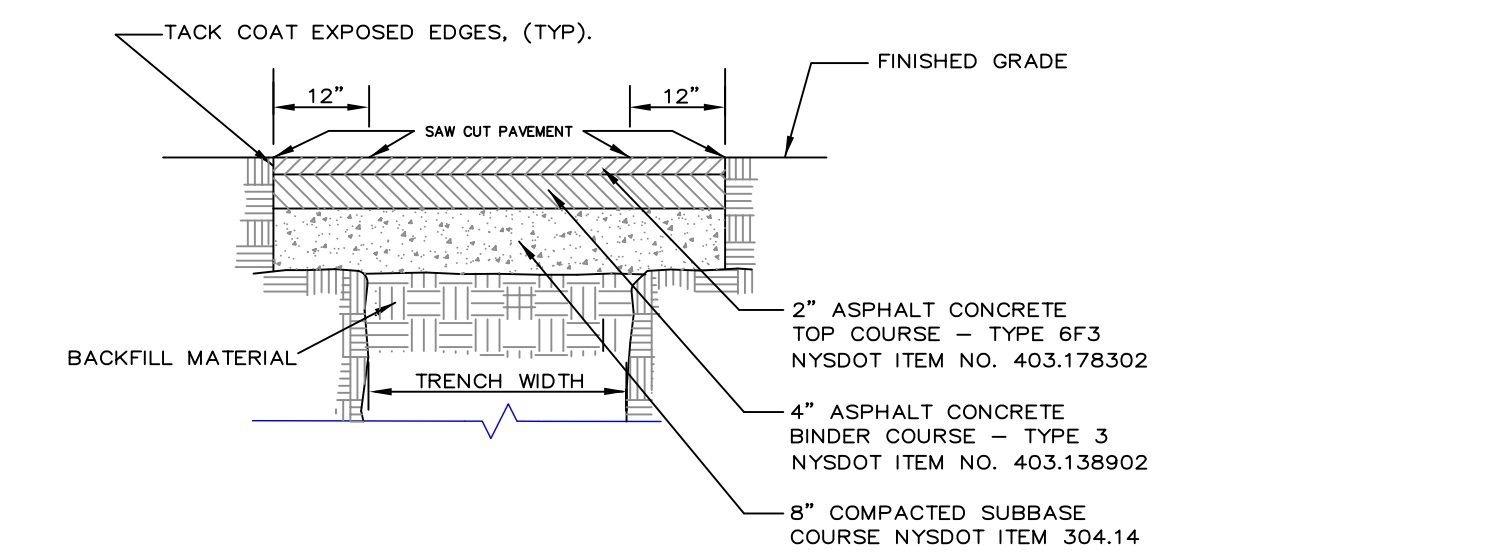
- MAINTENANCE NOTES:**
1. INSPECT INFILTRATION CHAMBER PORT EVERY SIX MONTHS.
 2. REMOVE SILT INSIDE CHAMBER IF ACCUMULATION REACHES SIX INCHES.

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53).
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER OR SURVEYOR.
 4. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 6. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A N.Y. STATE LICENSED SURVEYOR OR ENGINEER.
 7. ALL DRAINAGE PIPE TO BE HDPE UNLESS OTHERWISE NOTED.
 8. ALL GRADED SLOPES SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
 9. ALL STRUCTURES TO BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR H-20 LOADING.

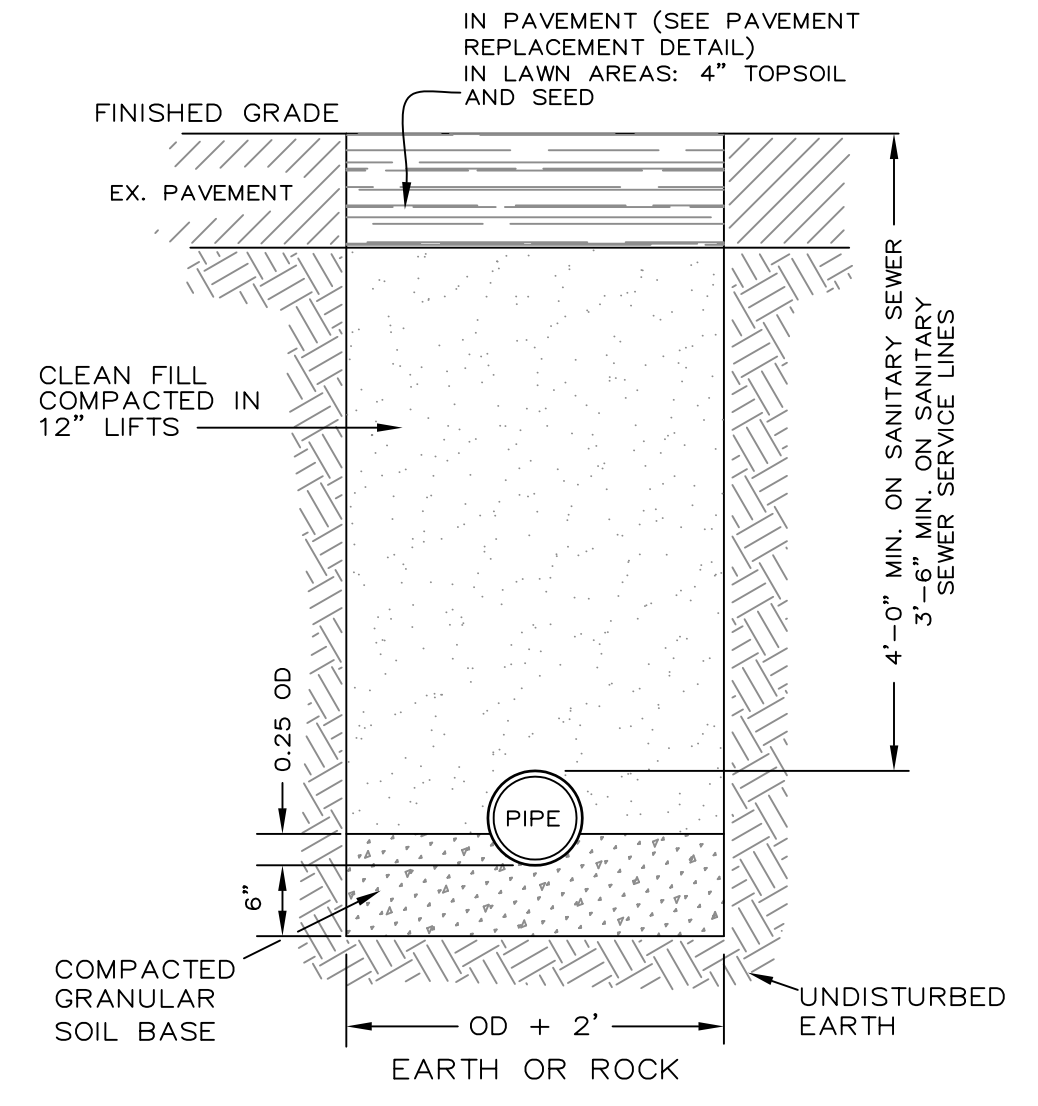
- EROSION AND SEDIMENT CONTROL NOTES**
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS 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 CALLED 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 AFTER RAINFALL, 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 STOCKPILES WITH SILT SCREEN AND SEED THEM WITH THE ANNUAL RYE GRASS.
 8. ALL CATCH BASINS ARE TO BE PROTECTED WITH SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
 9. HAYBALES/SILT FENCE 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' LENGTH BY THE ROADWAY WIDTH.
 14. BLASTING AREAS - ROCK, PIPING WILL BE USED WHEREVER POSSIBLE. BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE VILLAGE OF CROTON-ON-HUDSON.



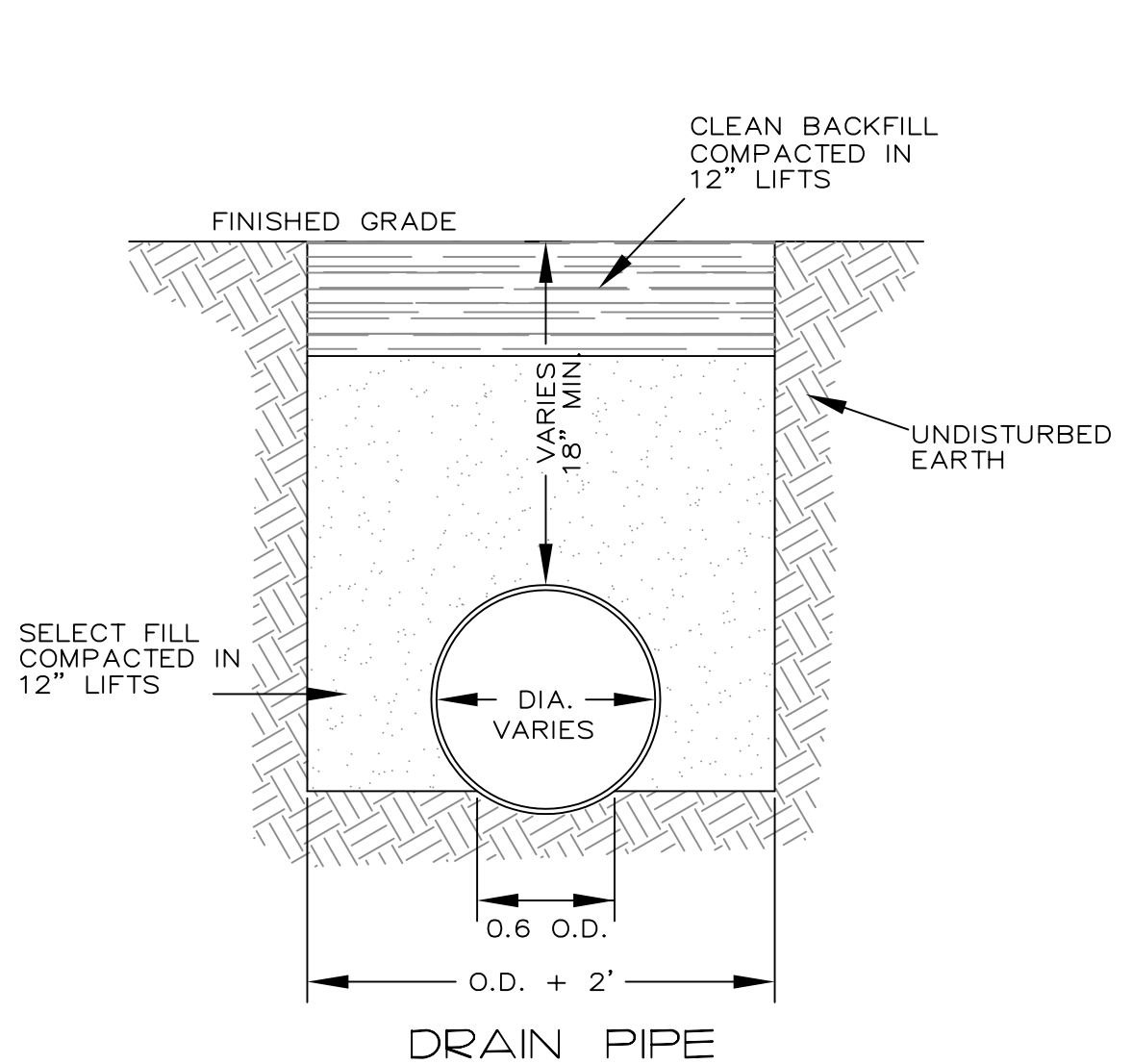
**DRIVEWAY SECTION
N. T. S.**



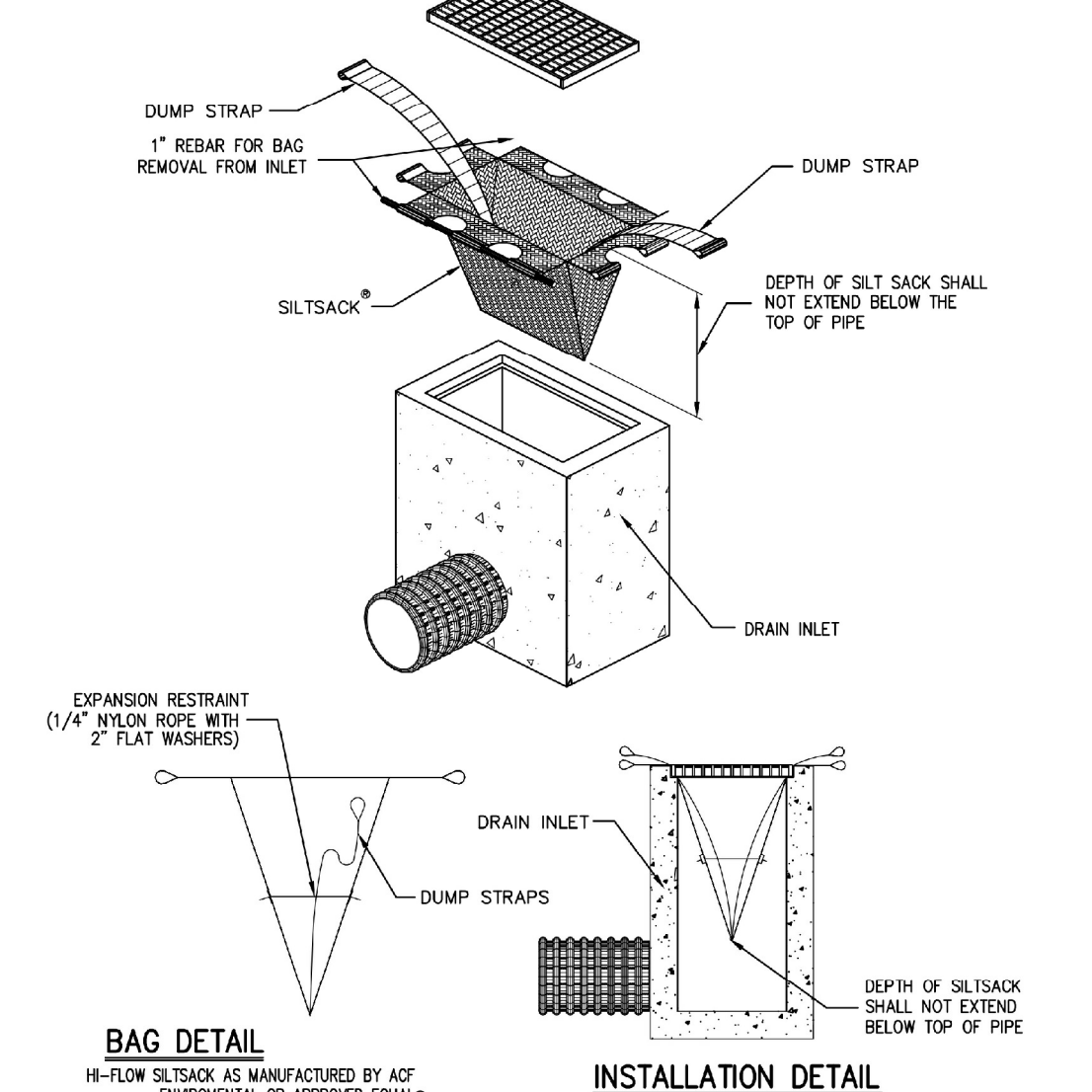
**PAVEMENT REPLACEMENT DETAIL
N.T.S.**



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



**DRAIN PIPE BEDDING
N. T. S.**



**BAG DETAIL
INSTALLATION DETAIL
SILT SACK (INLET PROTECTION)
N. T. S.**

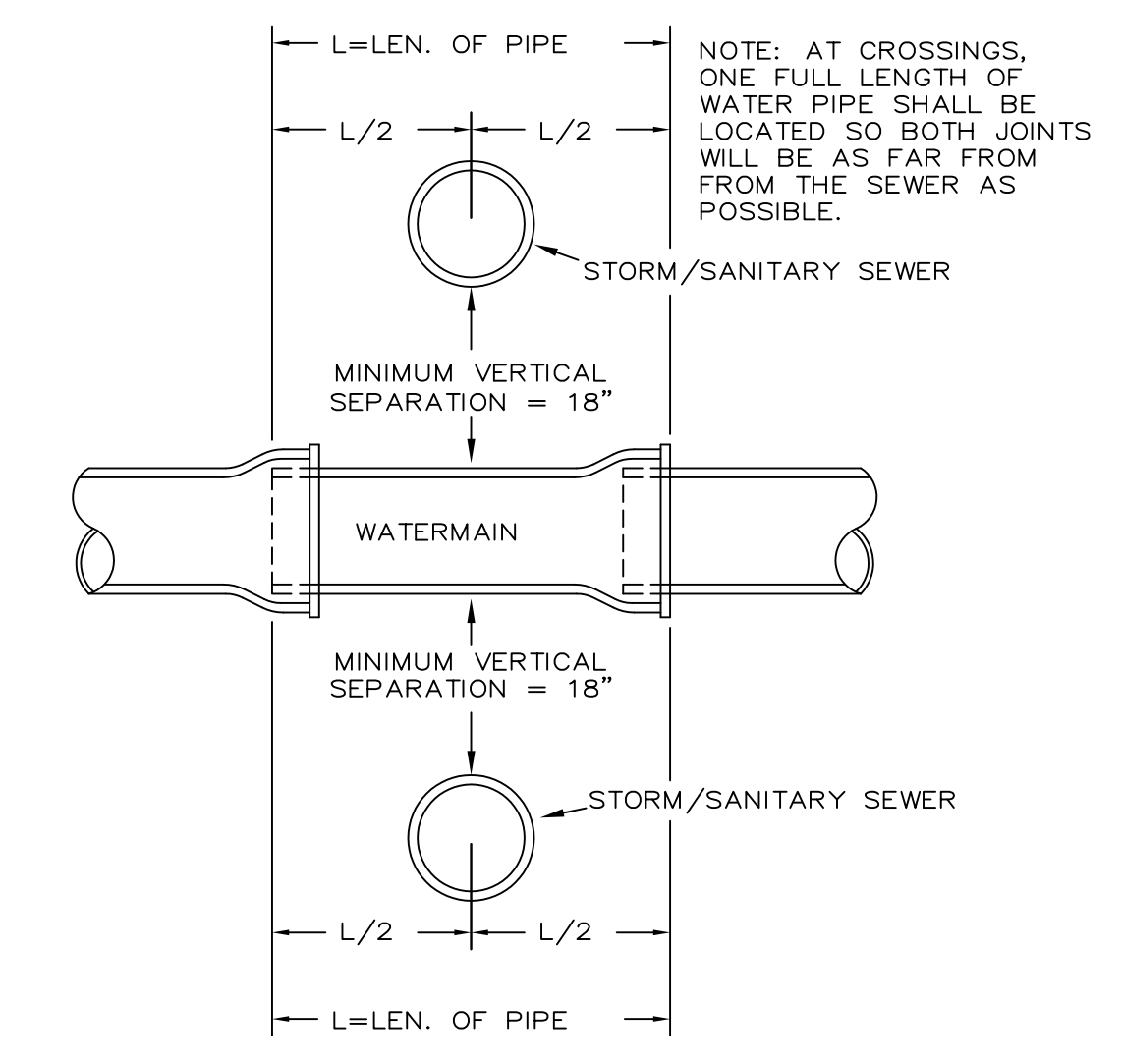
PROPERTIES	TEST METHOD	UNITS
DRAB TENSILE STRENGTH	ASTM D-4632	274 x 237 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	275 x 12%
PUNCTURE	ASTM D-4833	754 LBS
MULLEN BURST	ASTM D-3786	420 PS (MINIMUM)
TRAPEZOID TEAR	ASTM D-4533	65 LBS x 56 LBS
UV RESISTANCE @ 500 HOURS	ASTM D-4535	98 %
APPARENT OPENING SIZE (AOS)	ASTM D-4751	20 US SEIVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ FT
PERMITIVITY	ASTM D-4491	3.45 SEC -1

EROSION CONTROL MAINTENANCE SCHEDULE

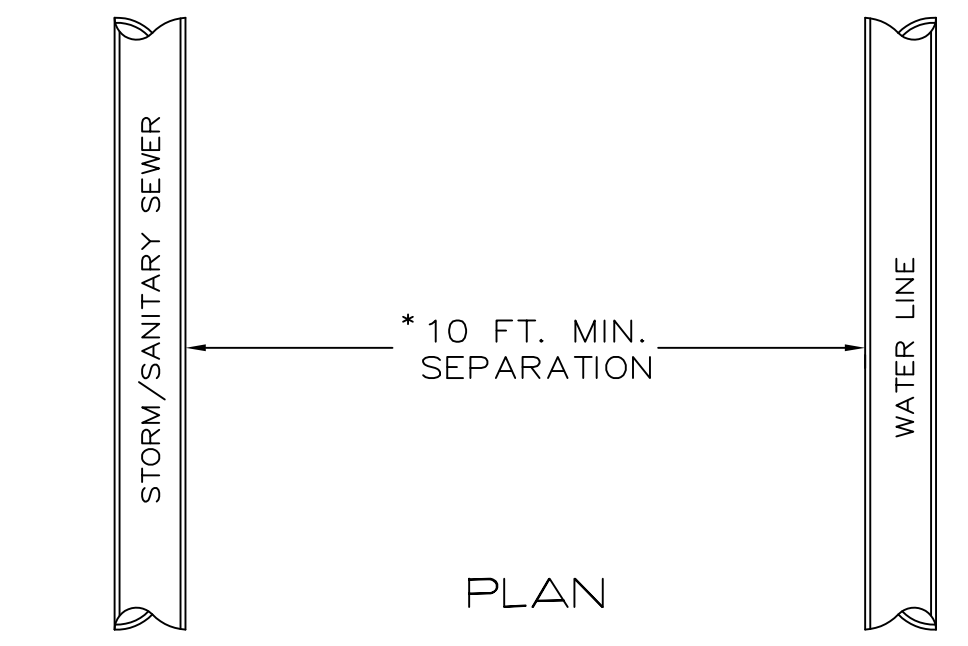
NOTE: CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES ON THE FOLLOWING SCHEDULE:

	WEEKLY	MONTHLY	AFTER RAINFALL	AS NECESSARY TO MAINTAIN FUNCTION	AS PROGRESS NEED DETERMINES
SILT FENCE	IN	IN	IN	REPL	REM
CATCH BASINS (SILT SACK)	IN	IN	IN	CLN	REM
TEMP. SOIL STOCKPILE	IN	IN	IN	REPL	REM

IN=INSPECT REM=REMOVE REPL=REPLACE CLN=CLEAN OUT

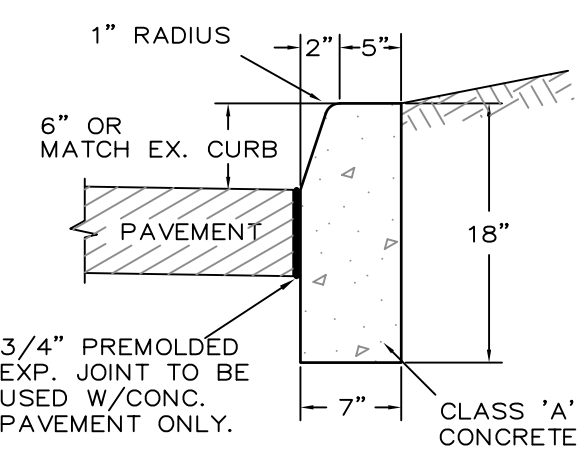


**STORM DRAIN WATER MAIN CROSSING
N. T. S.**

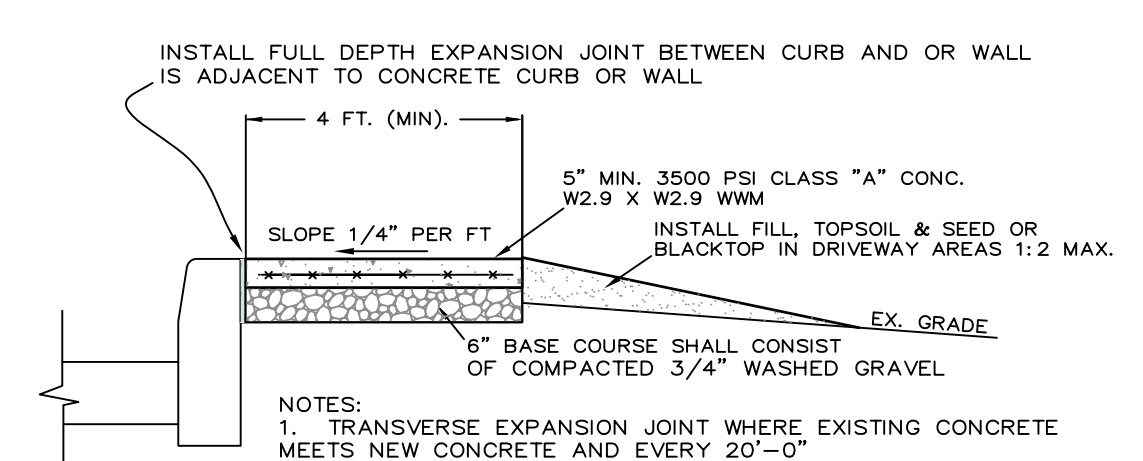


**STORM SEWER/WATER SEPARATION
N. T. S.**

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.

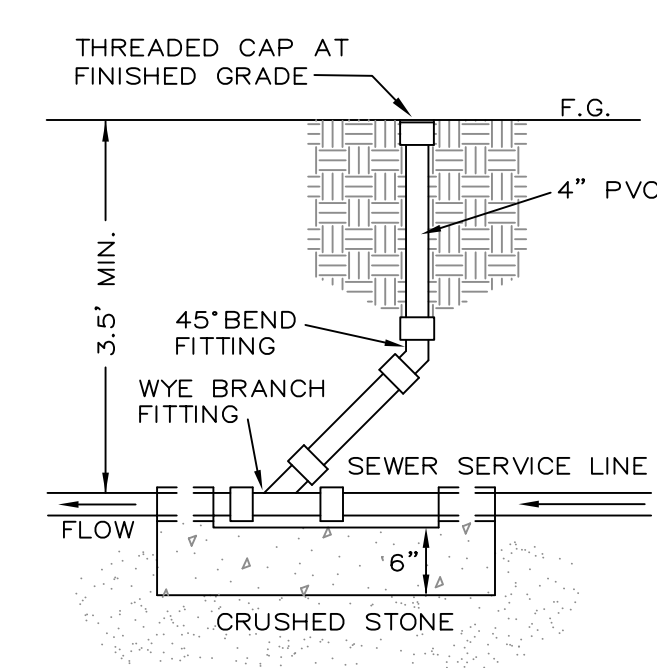


**CONCRETE CURB
N. T. S.**

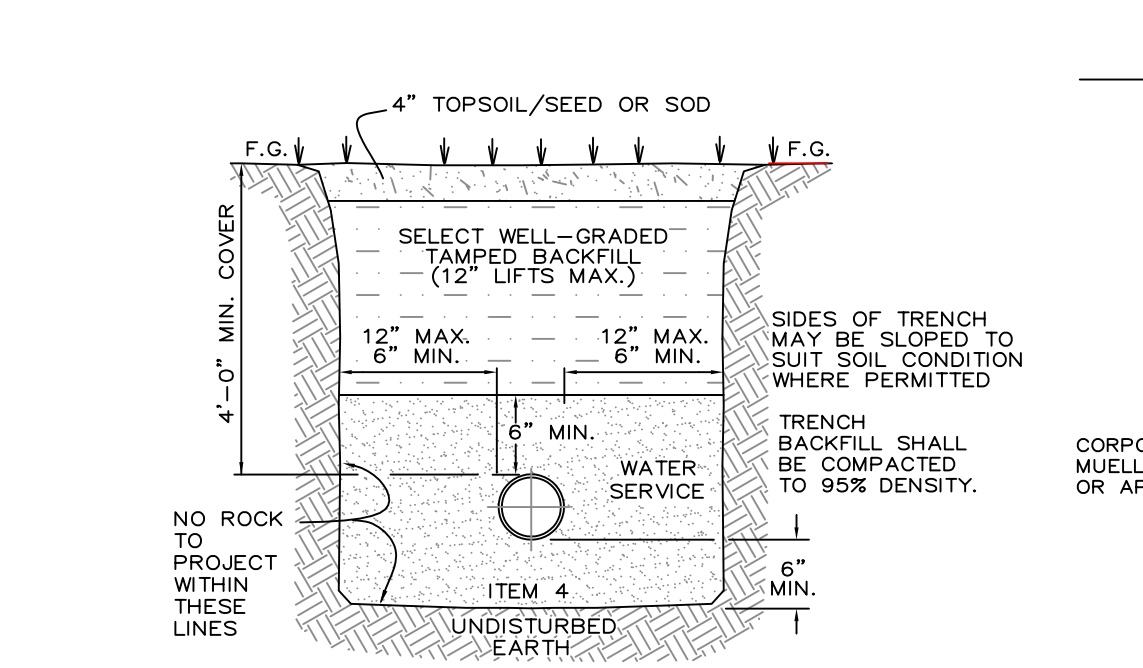


**CONCRETE SIDEWALK
N. T. S.**

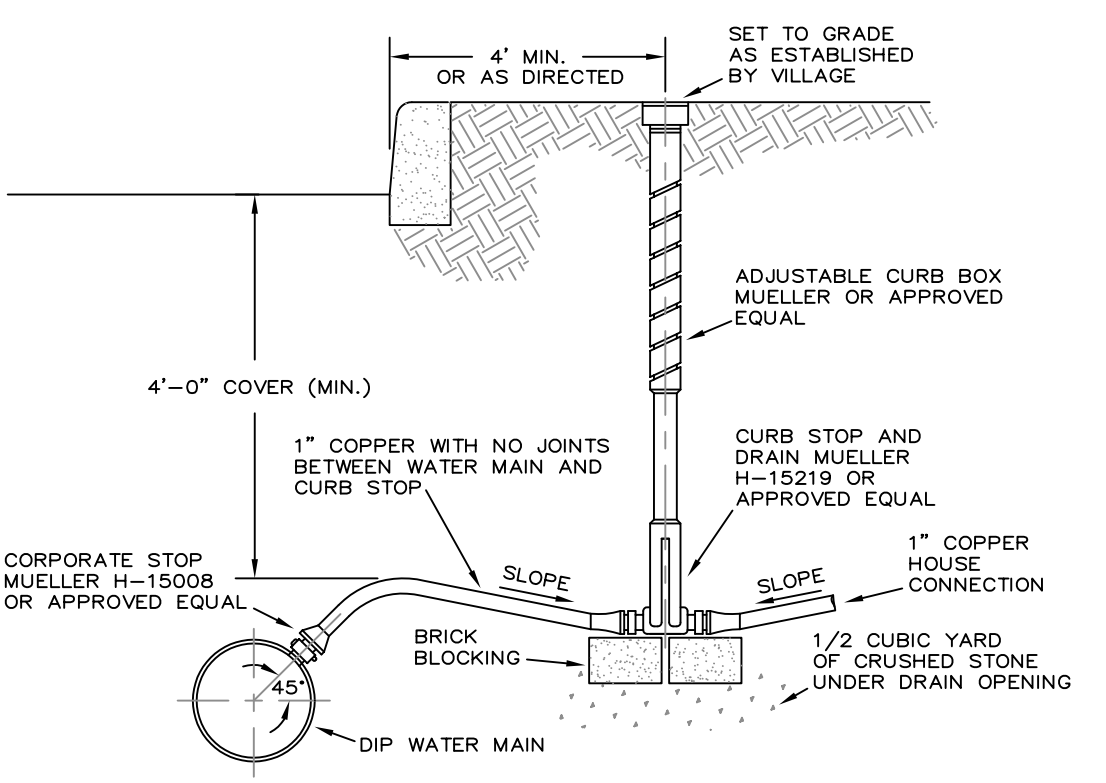
- NOTES:**
1. TRANSVERSE EXPANSION JOINT WHERE EXISTING CONCRETE MEETS NEW CONCRETE AND EVERY 20'-0" OR AS DIRECTED.
 2. CONTROL JOINTS 1/4" DEPTH EVERY 5 FT. MIN.



**CLEANOUT
N. T. S.**



**WATER SERVICE BEDDING
N. T. S.**



**WATER SERVICE CONNECTION DETAIL
N.T.S.**

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**DETAILS/NOTES
PROPOSED HOUSE
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VILLAGE OF CROTON-ON-HUDSON
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