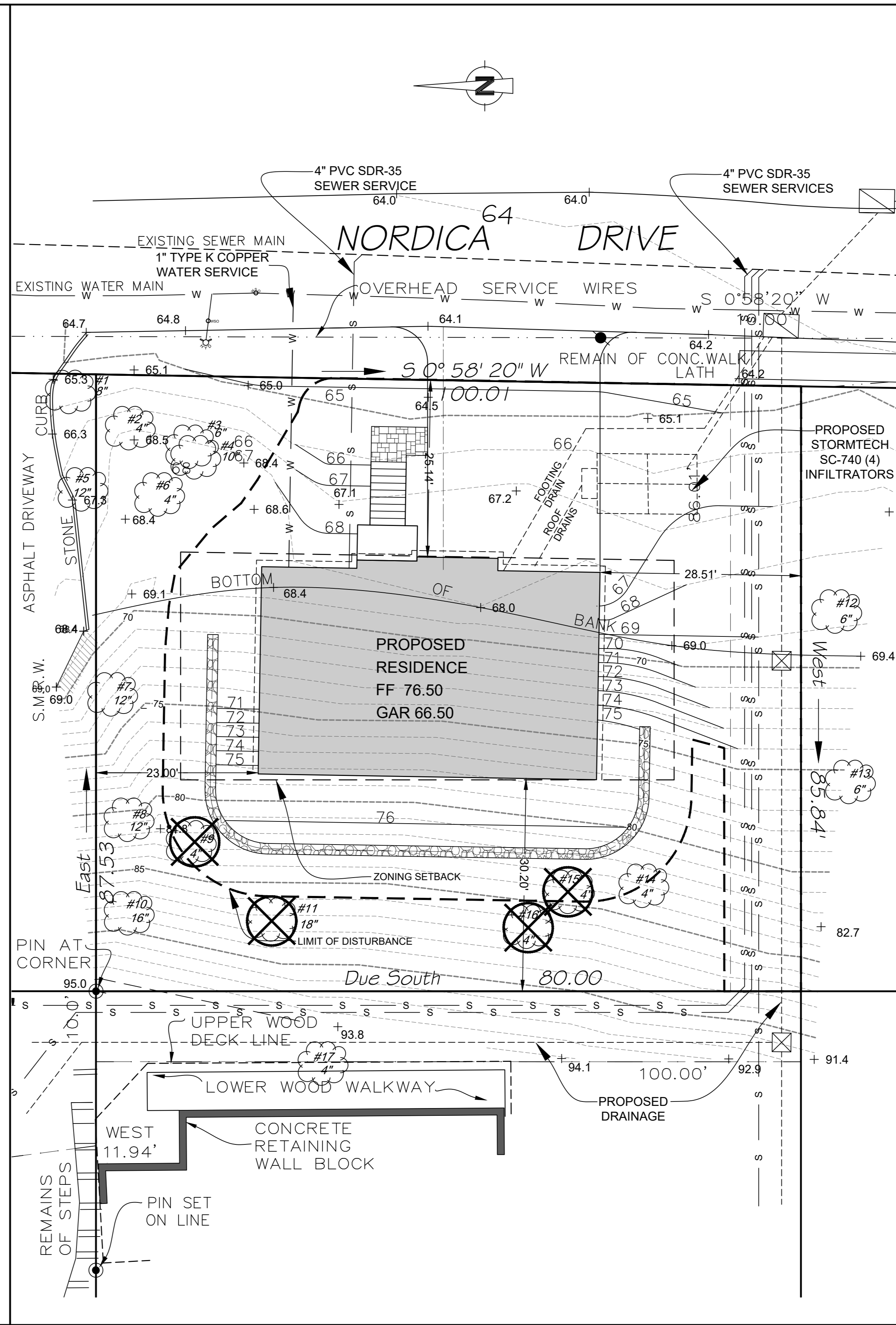


EXISTING CONDITIONS
SCALE: 1"=10'



PROPOSED PLAN
SCALE: 1"=10'



PROPERTY DATA

PROPERTY OWNER	MARK FRANZOSO
OWNERS ADDRESS	33 CROTON PT. AVENUE CROTON ON HUDSON, NY 10520
APPLICANT	MARK FRANZOSO
LOCATION	23 NORDICA DRIVE CROTON, NY 10520
TAX MAP DATA	SECTION 79.13 BLOCK 4 LOT 64
SITE AREA	0.20 ACRES
WATERSHED	HUDSON RIVER
WATER SUPPLY SYSTEM	VILLAGE OF CROTON

VILLAGE OF CROTON-ON-HUDSON ZONING REQUIREMENTS

BULK REGULATIONS	ZONING DISTRICT - RA-9 RESIDENTIAL	
	REQUIRED / ALLOWABLE	PROPOSED
LOT AREA (SQUARE FEET)	9,375	8,669'
LOT WIDTH (FEET)	75	100.00
LOT DEPTH (FEET)	125	85.84'
FRONT YARD SETBACK (FEET)	25	25.14
SIDE YARD SETBACKS / COMBINED	12 / 30	23.00 / 51.51
REAR YARD SETBACK (FEET)	30	30.20
HABITABLE FLOOR AREA (SQUARE FEET)	PER D.U. : 1,000 MAIN FLOOR: 880	2,109 1,442
FLOOR AREA RATIO	0.40	0.24
BUILDING HEIGHT		
STORIES	2 1/2	2
FEET	35	18±
MAX. BUILDING COVERAGE (% OF LOT AREA)	35%	24%
REQUIRED OFF STREET PARKING	2 PER D.U.	2

- ZONING NOTES**
- 1 LOT AREA VARIANCE GRANTED 10-4-2020
 - 2 LOT DEPTH REDUCTION PURSUANT TO VILLAGE CODE §230-40(G)(2)

- 10. MISC. REVISIONS 7-6-22
- 9 REV. LANDSCAPING 01-21-22
- 8 REV. LANDSCAPING 01-12-22
- 7 REVISE LOD 11-23-21
- 6 ADD TREE SURV 11-22-21
- 5 REV. HOUSE LOC. 11-15-21
- 4 REVISED LOD 9-22-21
- 3 MISC. REVISIONS 7-20-21
- 2 MISC. REVISIONS 3-26-21
- 1 MISC. REVISIONS 4-20-20
- ISSUE DATE: 4-17-20
- PROJECT NUMBER:

SHEET NUMBER
1 / **4**



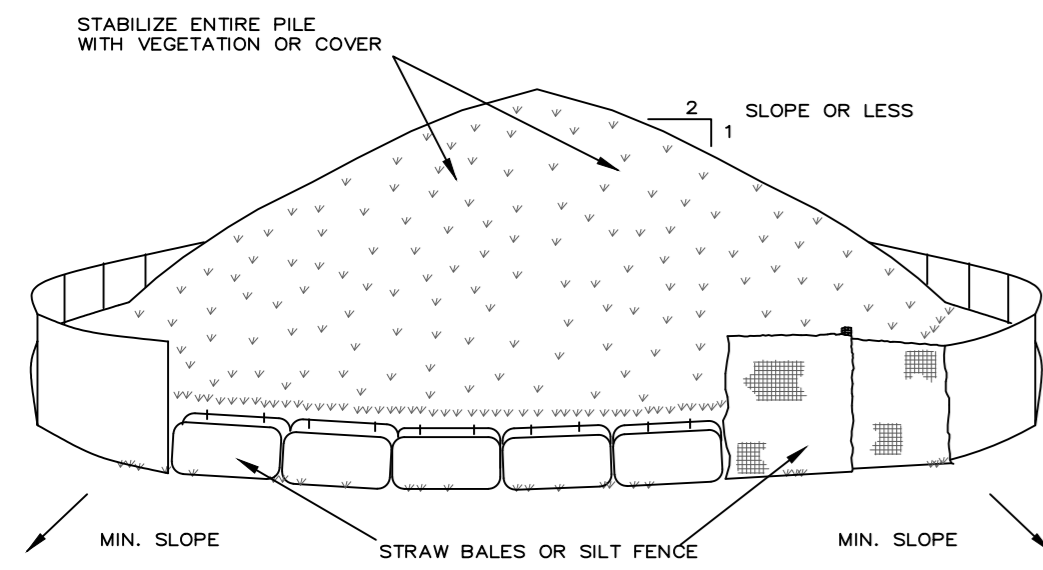
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360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

EXISTING CONDITIONS AND SITE PLAN

PROPOSED RESIDENCE
Prepared For
MARK FRANZOSO



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.



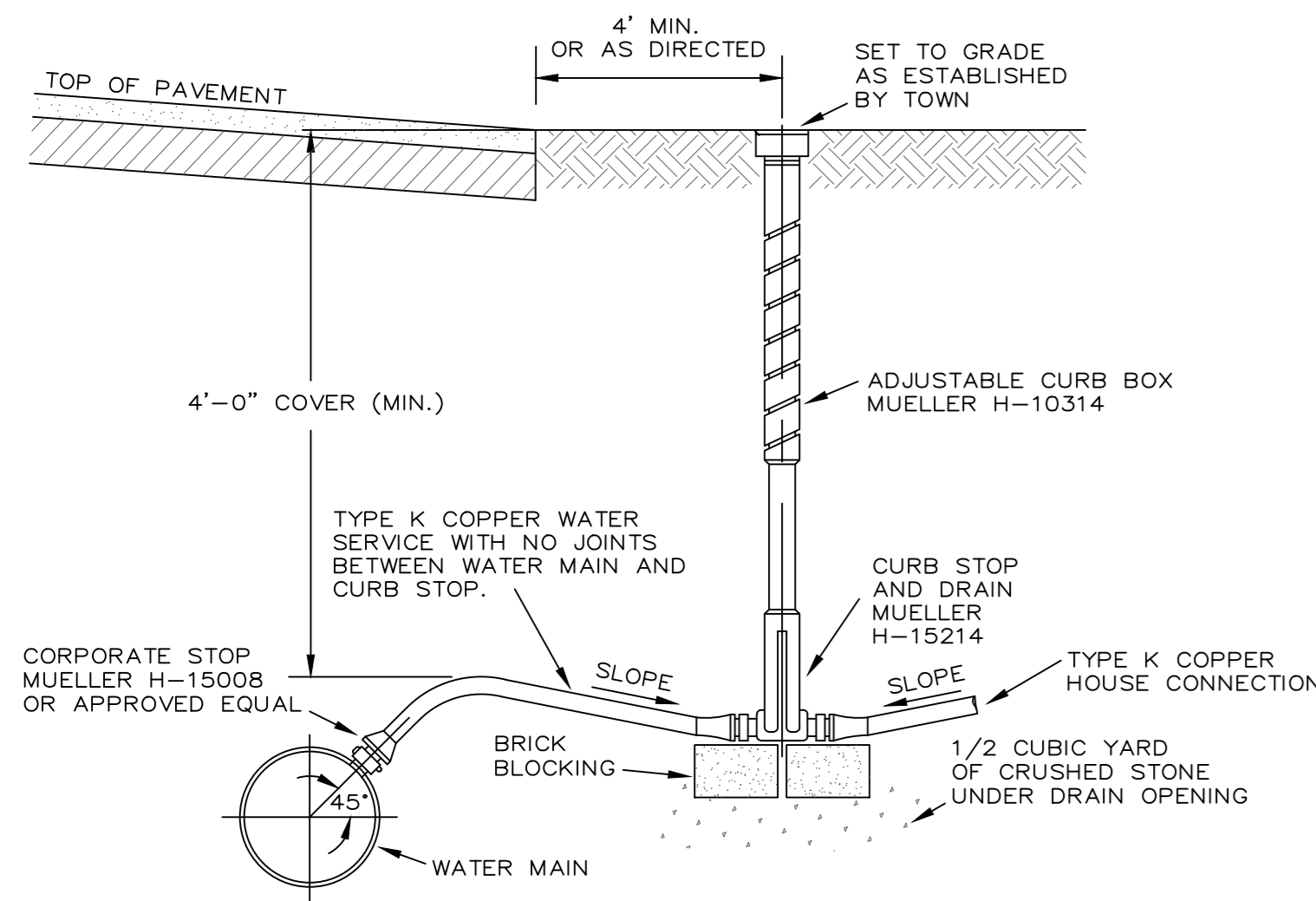
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS.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

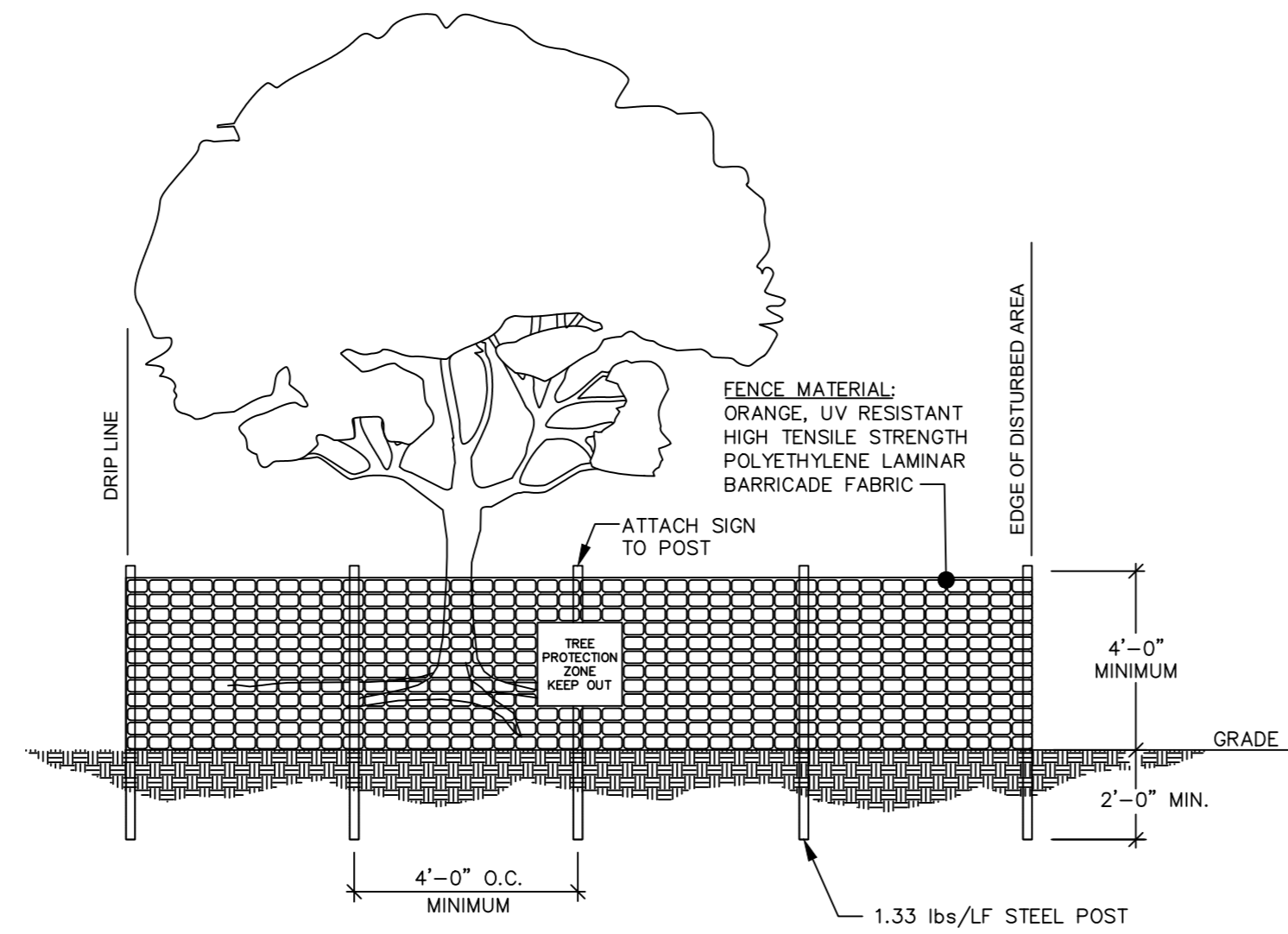
**SOIL STOCKPILING
N.T.S.**



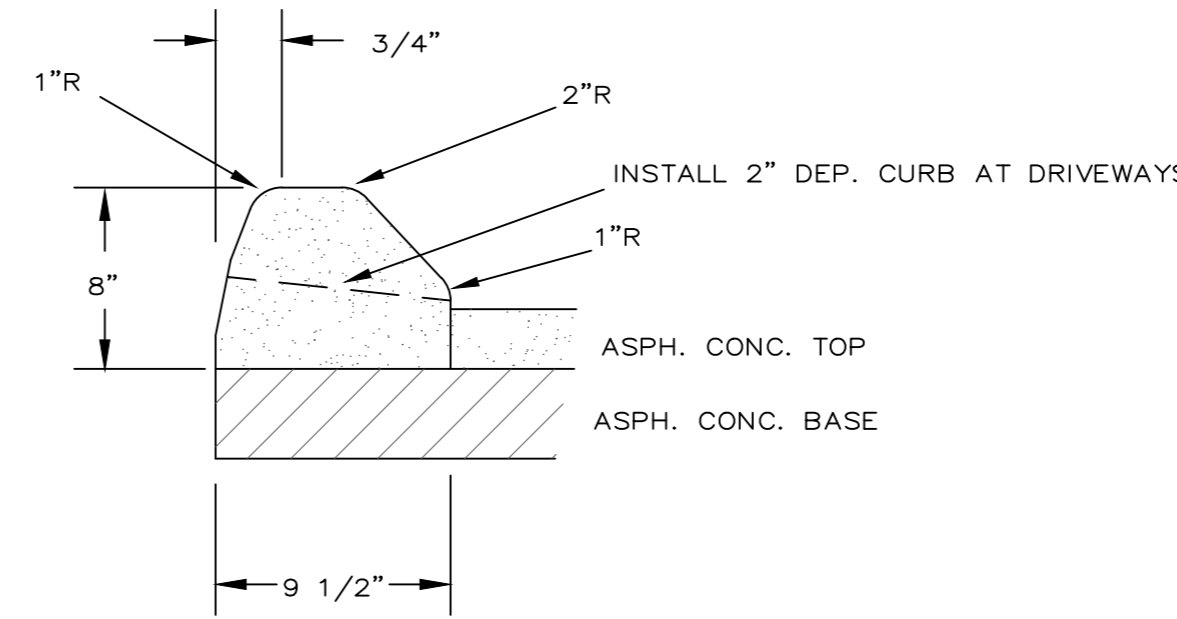
WATER SERVICE NOTES:

1. THE WATER LINE TAP SIZE SHALL BE DETERMINED AT THE TIME A WATER TAP PERMIT IS OBTAINED FROM THE VILLAGE.

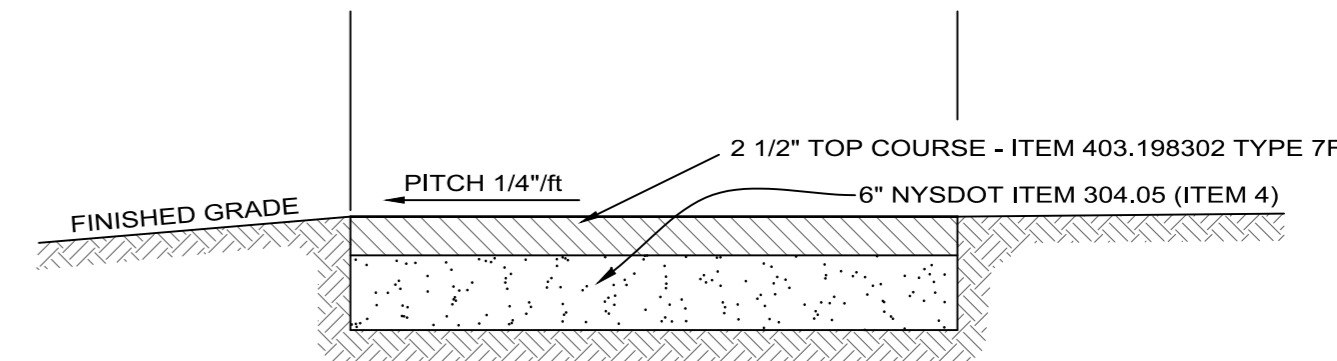
**WATER SERVICE CONNECTION
N.T.S.**



**TREE PROTECTION FENCE
N.T.S.**



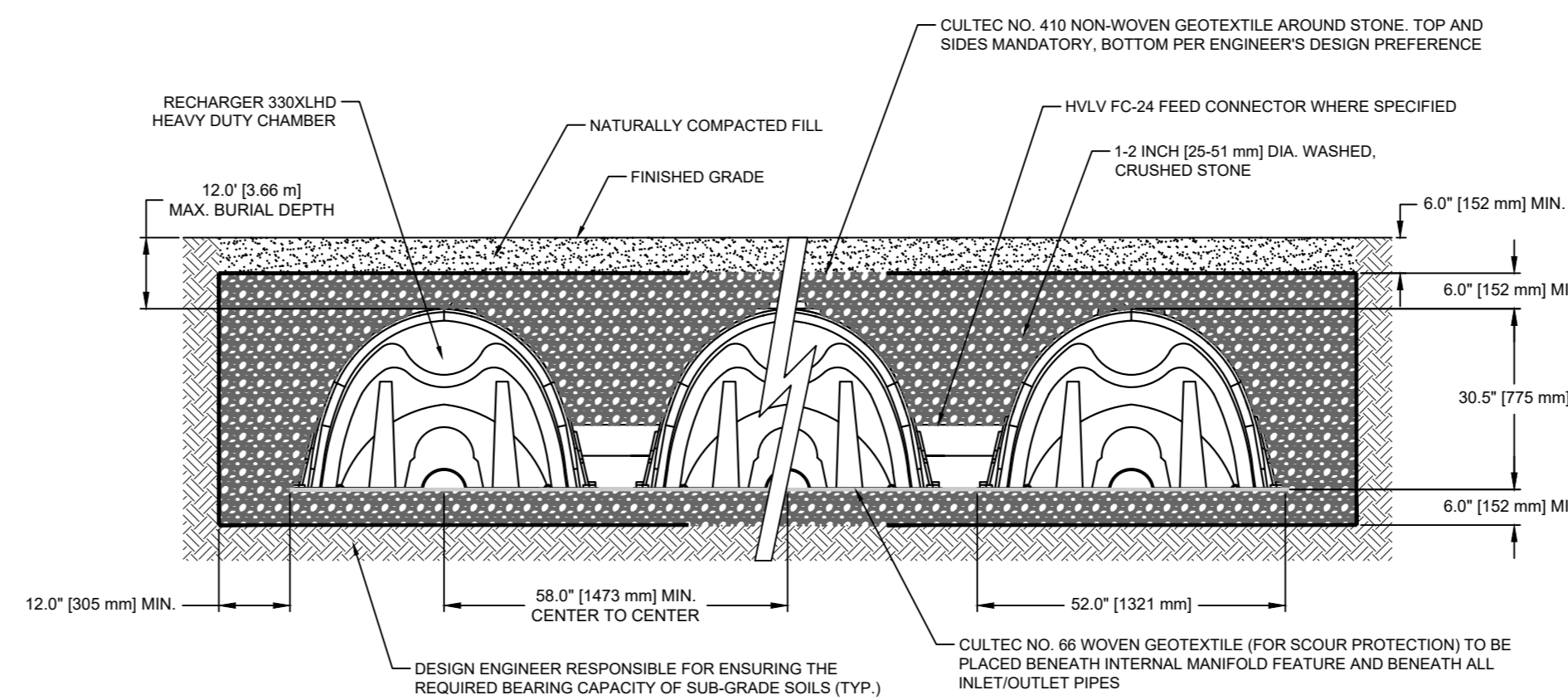
**ASPHALT CONCRETE CURB
N.T.S.**



**DRIVEWAY
N.T.S.**

EROSION CONTROL NOTES:

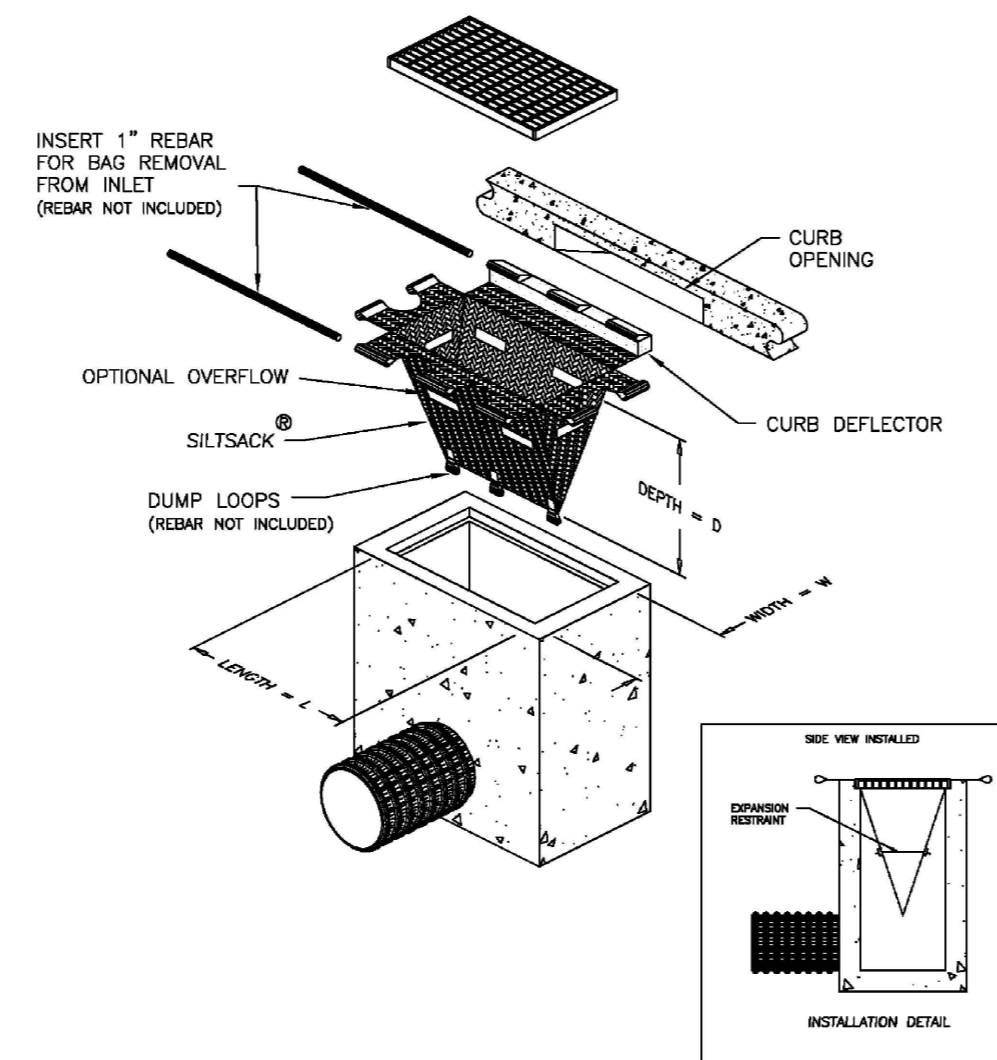
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE DOCUMENT ENTITLED "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL."
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. IMMEDIATELY TOPSOIL & SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WINTER RYE AND MULCH WITH 6" OF HAY ALL FINISHED SLOPES AND ALL ROUGH CUT SLOPES TO REMAIN OPEN FOR EXTENDED PERIODS.
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 TOBACCO 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 STAKED HAYBALES OR SILT SCREEN MATERIALS.
8. ALL CATCH BASINS ARE TO BE PROTECTED WITH APPROPRIATE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
9. HAYBALES SHALL BE USED AT THE TOPS AND TOE 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.
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. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE EROSION CONTROL PLAN.



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

**CULTEC INFILTRATOR
DETAIL
N.T.S.**



**CATCH BASIN INLET PROTECTION
N.T.S.**

GENERAL NOTES

1. THE CONTRACTOR SHALL CALL IN TO CODE 53 PRIOR TO ANY EXCAVATION.
2. TOPOGRAPHIC DATA PROVIDED BY THE WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS.
3. SURVEY DATA PROVIDED BY JRL SURVEYING, P.C. DATED JULY 17, 2019.
4. WATER, SEWER, AND DRAINAGE DATA OBTAINED FROM THE AS-BUILT SURVEY PREPARED FOR CROTON MEADOWS SECTION 1 & 2 DATED JULY 15, 1991.
5. CONTRACTOR SHALL REPLACE ALL DAMAGED CURB WITHIN THE WORK AREA.
- 6.
7. THE INFORMATION SHOWN ON THIS PLAN IS CONSISTENT WITH THE PROPOSED HOUSE PLANS.
8. A MINIMUM 10 FOOT SEPARATION SHALL BE PROVIDED BETWEEN THE WATER SERVICE AND ALL OTHER UTILITIES.
9. LEADER AND FOOTING DRAINS SHALL BE SEPARATE PIPES.
10. THE EXISTING SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH THE WCHD RULES AND REGULATIONS.
11. THE ENGINEER SHALL SUBMIT A CERTIFICATION LETTER TO THE TOWN AT THE COMPLETION OF CONSTRUCTION THAT THE DRAINAGE/RUNOFF WILL NOT CAUSE AN ADVERSE IMPACT ON THE ADJOINING PROPERTIES.
13. AN AS-BUILT SURVEY SHALL BE SUBMITTED AT THE COMPLETION OF CONSTRUCTION. IN ADDITION, ANY FIELD CHANGES SHALL BE REVIEWED AND ACCEPTED BY THE TOWN AND SHOWN ON THE AS-BUILT SURVEY.
14. THE AREAS WITHIN THE SIGHT DISTANCE LINES SHALL BE MAINTAINED CLEAR BY THE PROPERTY OWNER(S).
15. THE TOPOGRAPHIC INFORMATION SHOWN ON THE SITE PLAN SHALL BE FIELD VERIFIED BY DONNELLY LAND SURVEYING, P.C.
16. IF FILL OR RECYCLED MATERIAL IS REQUIRED FOR CONSTRUCTION, THE REQUIRED TESTING AND CERTIFICATION LETTERS ON THE FILL/RECYCLED MATERIAL SHALL BE SUBMITTED TO THE TOWN PRIOR TO PLACING THE MATERIAL. CONTACT THE TOWN OF CORTLANDT ENGINEERING DEPARTMENT FOR THE REQUIREMENTS FOR TESTING AND CERTIFICATIONS.



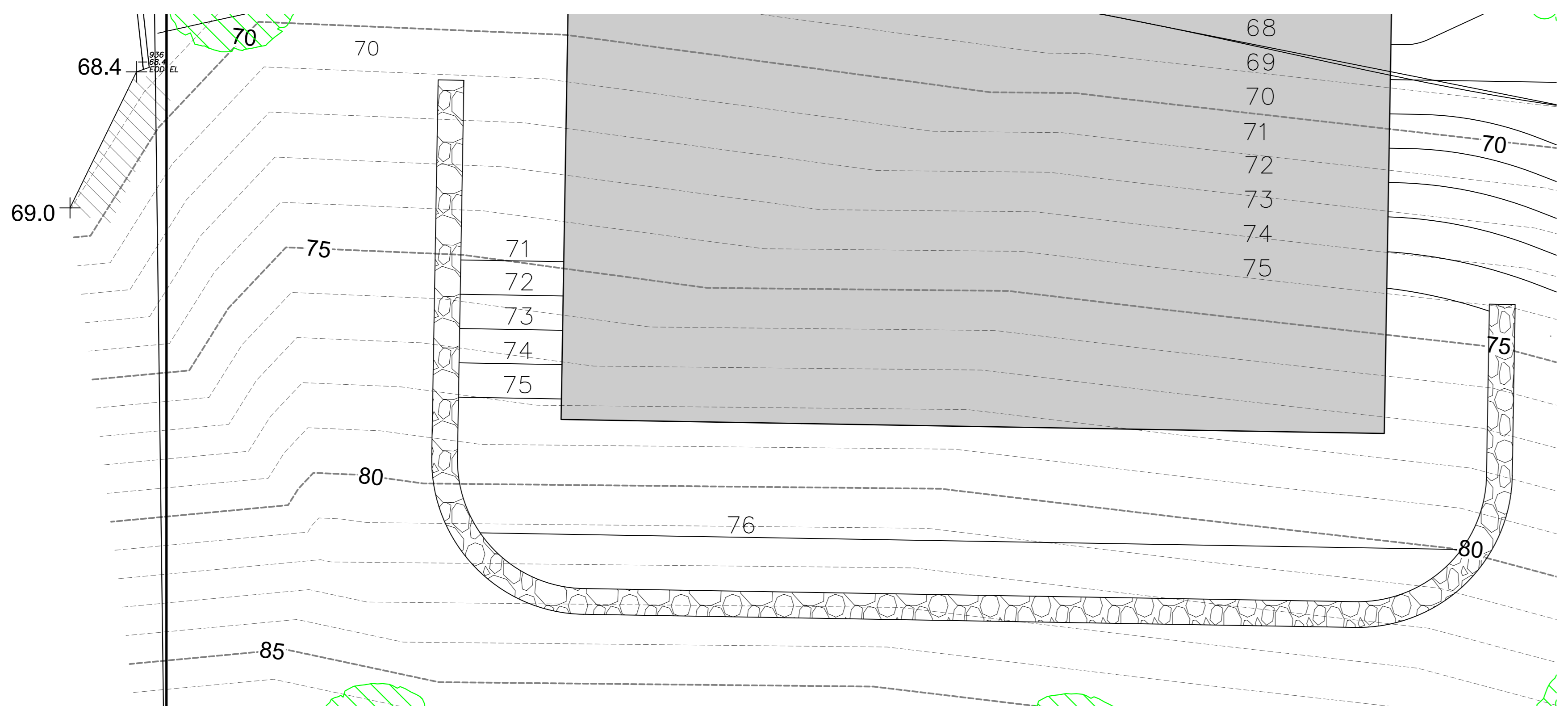
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360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

DETAILS

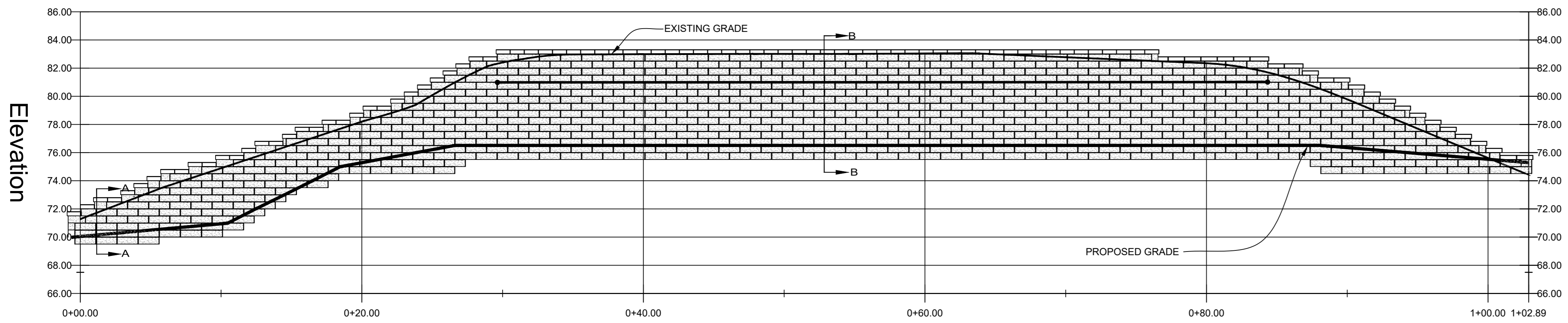
PROPOSED RESIDENCE
Prepared For
MARK FRANZOSO



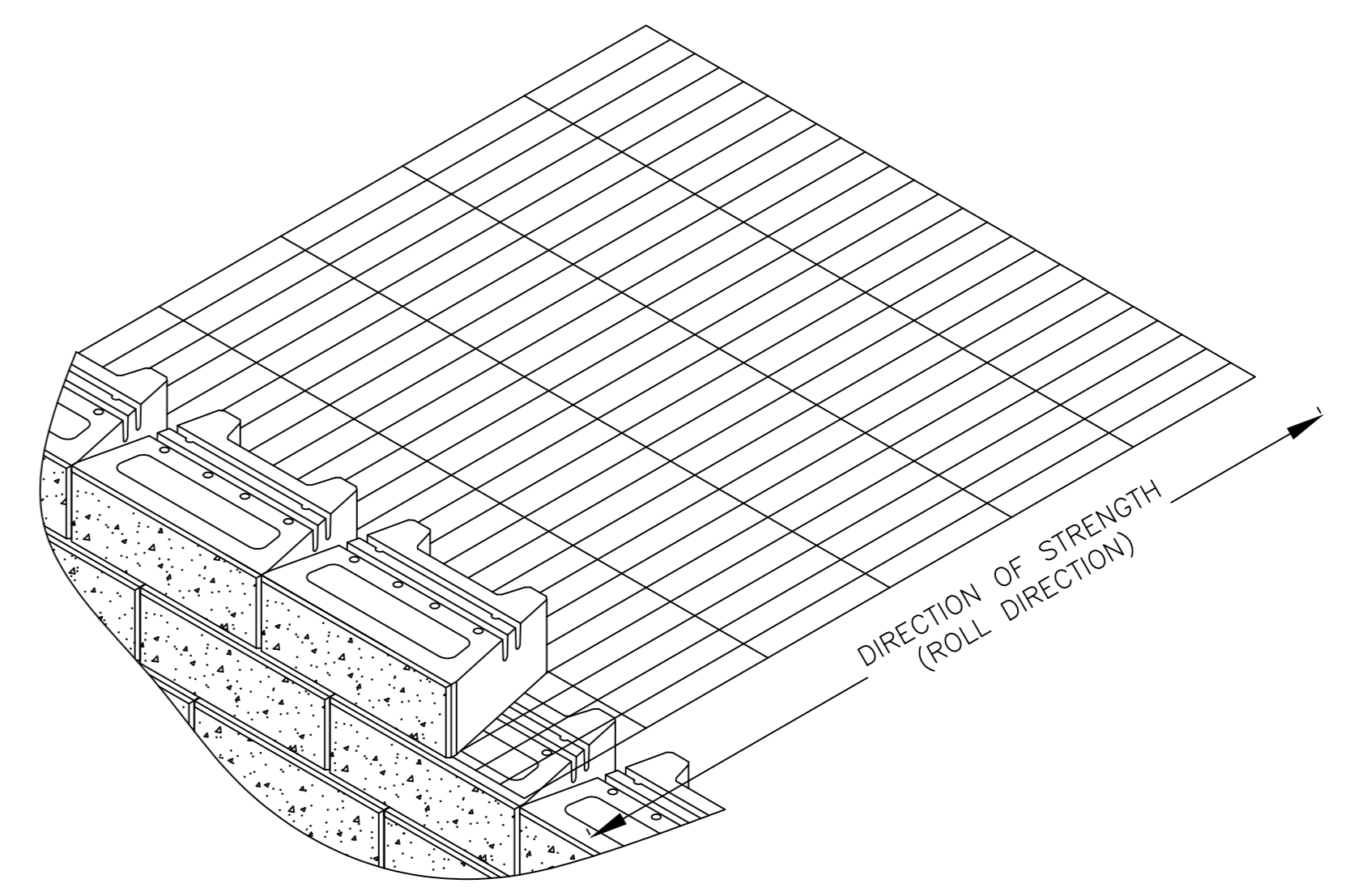
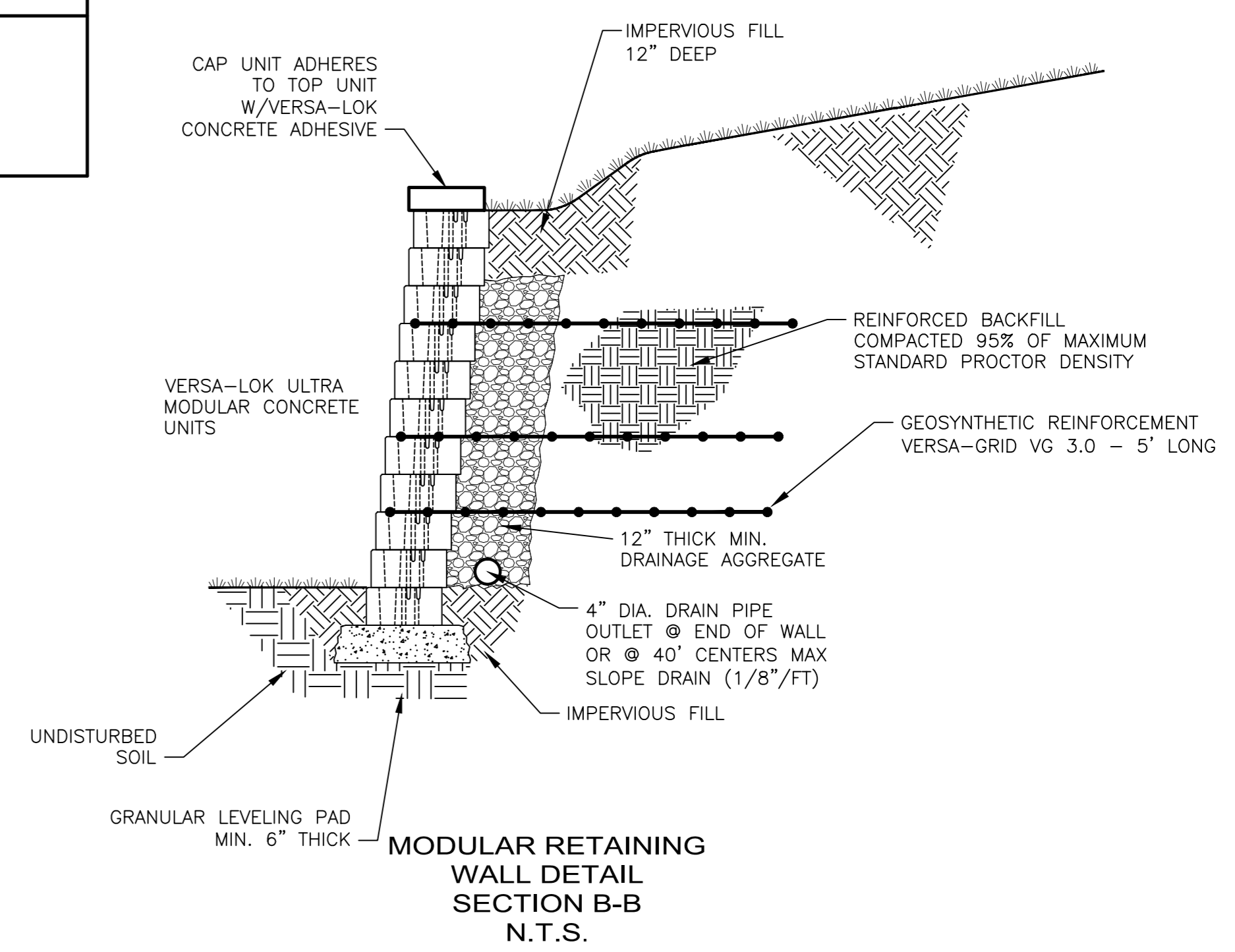
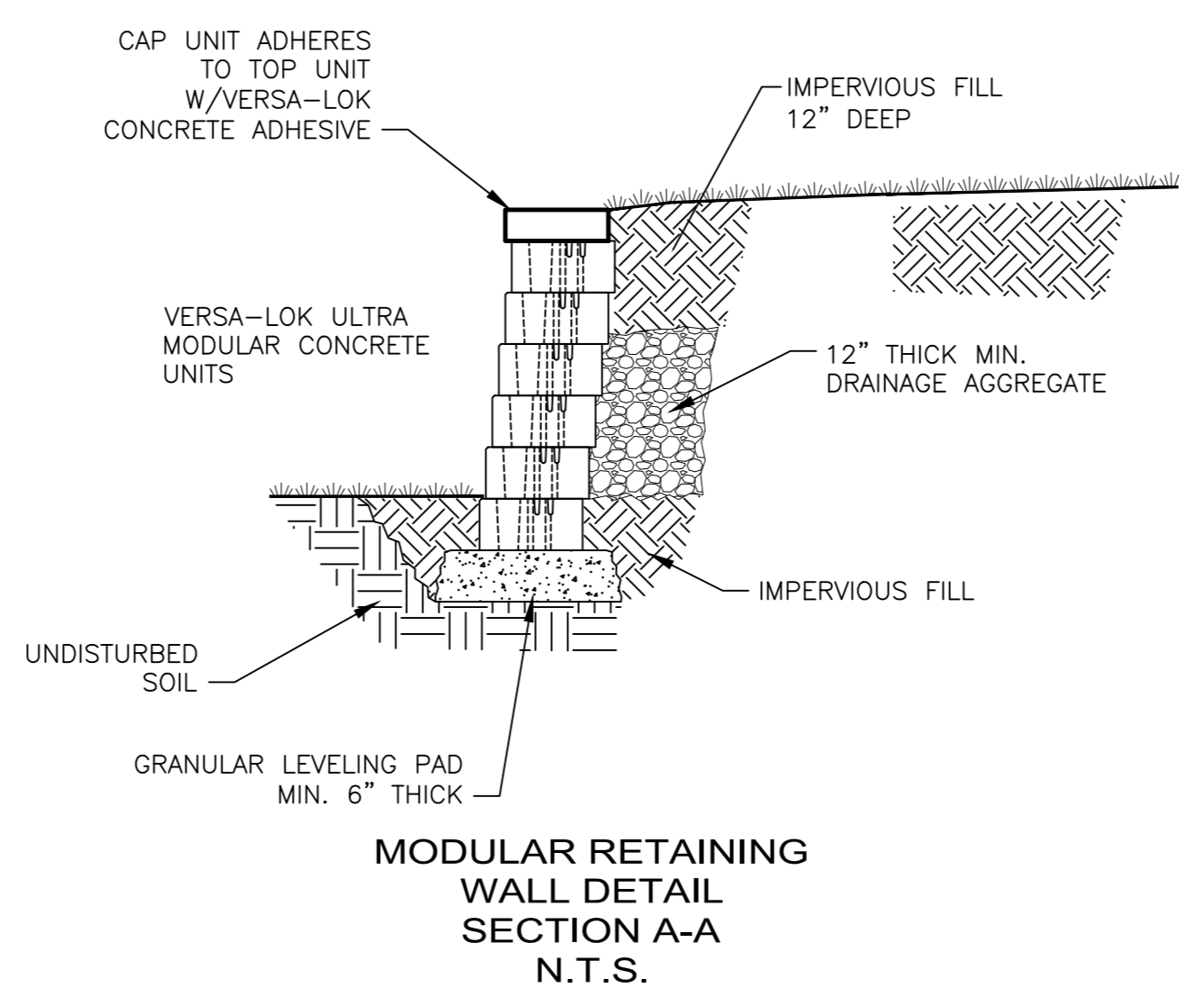
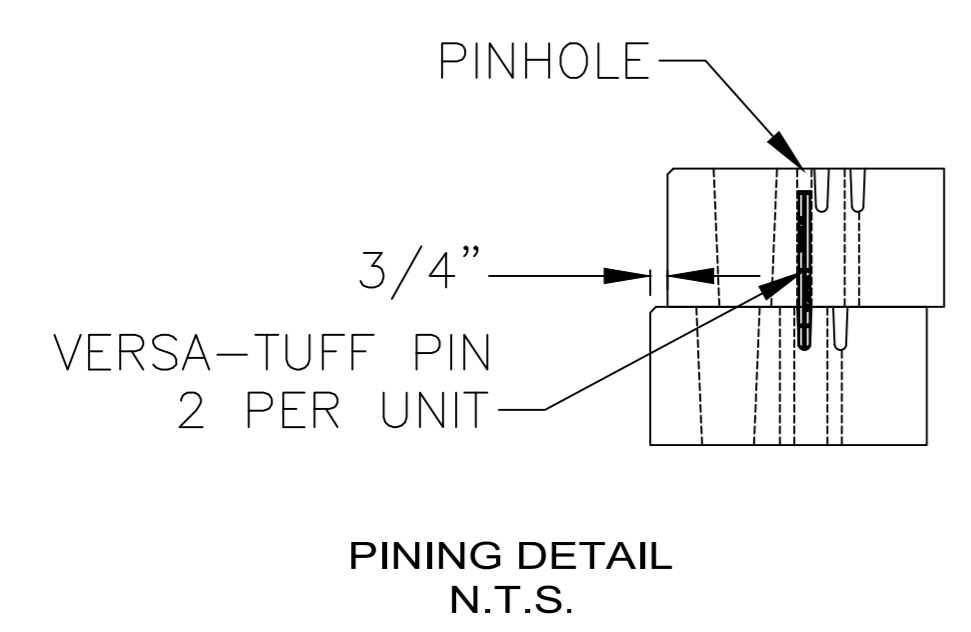
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WALL PLAN
SCALE: 1"=5'



WALL ELEVATION VIEW
SCALE: 1"=5'



SHEET NUMBER
44

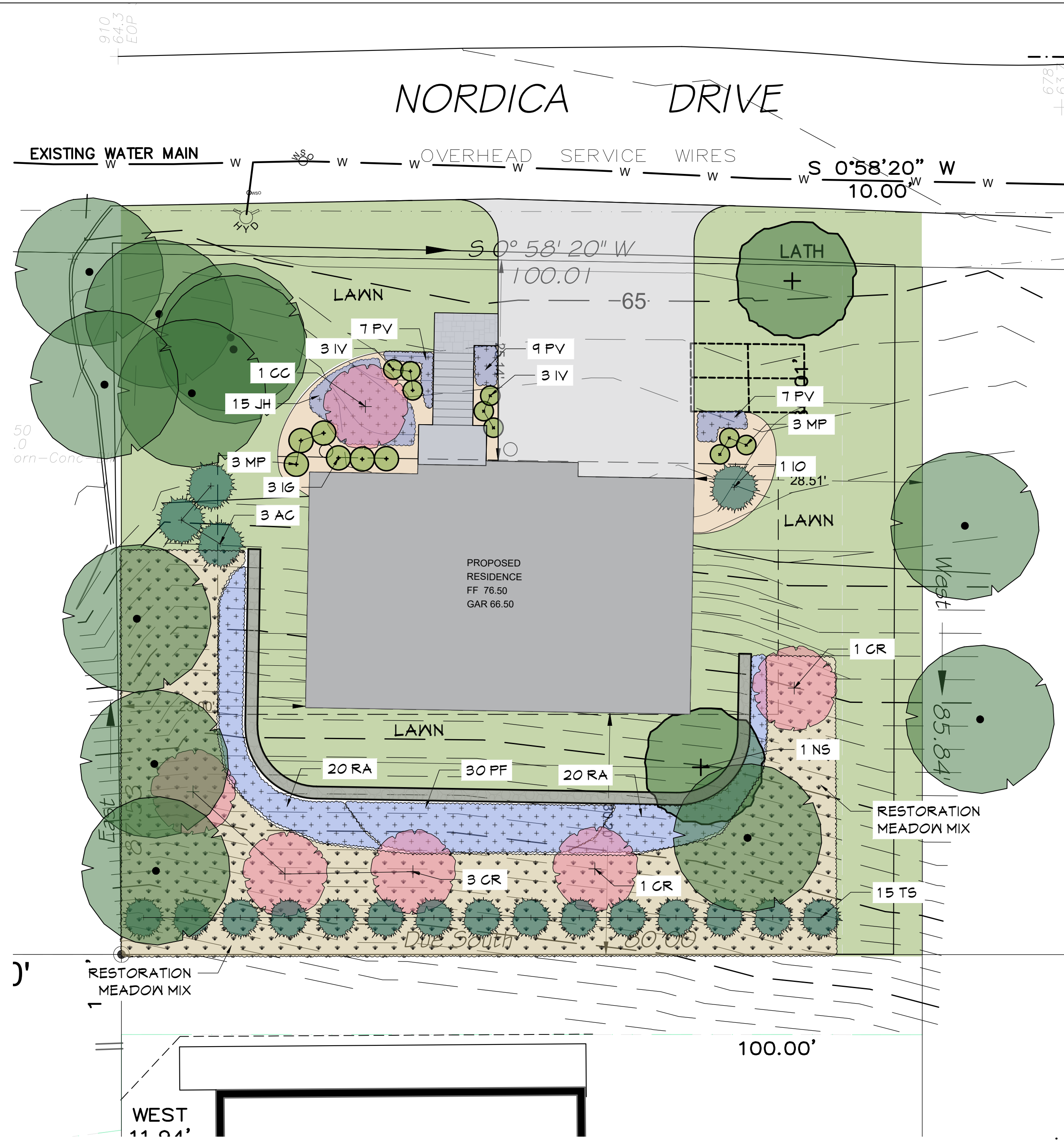
1 REV. HOUSE LOC. 11-15-21
2 ISSUE DATE: 7-20-21
PROJECT NUMBER:



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

WALL DESIGN AND DETAILS

PROPOSED RESIDENCE
Prepared For
MARK FRANZOSO



PLANT LIST	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Trees						
	1	QA	Quercus rubra	Red Oak	2 1/2" - 3" cal.	B&B
	1	NS	Nyssa sylvatica	Black Tupelo	2 1/2" - 3" cal.	B&B
	5	CR	Cornus x 'Rutcan'	Constellation Dogwood	7'-8" H	B&B
	1	CC	Cercis canadensis "Forest Pansy"	Red Bud	7'-8" H	B&B
	3	AC	Abies concolor	White Fir	7'-8" H	B&B
Shrubs						
	6	MP	Myrica pennsylvanica	Bayberry	3' - 3 1/2' H	B&B
	1	IO	Ilex opaca "Jersey Knight"	American Holly	3' - 3 1/2' H	B&B
	15	TS	Thuja standishii x plicata	Green Giant Arborviate	5'-6' HT	B&B
	3	IG	Ilex gabra "Shamrock"	Inkberry Holly	3' - 3 1/2' H	B&B
	6	IV	Itea virginica "Henry's Garnet"	Virginia Sweetspire	3' - 3 1/2' H	B&B
	40	RA	Rhus aromatica "Gro-Low"	Low Grow Sumac	5 gallon	Container
	30	PF	Potentilla fruticosa	Potentilla	5 gallon	Container
Native Grasses						
	23	PV	Panicum virgatum "Henry Metal"	Swithgrass	2 gallon	Container
Groundcover						
	15	JH	Juniperus horizontalis "Wiltonii"	Horizontal Juniper	3 gallon	Container

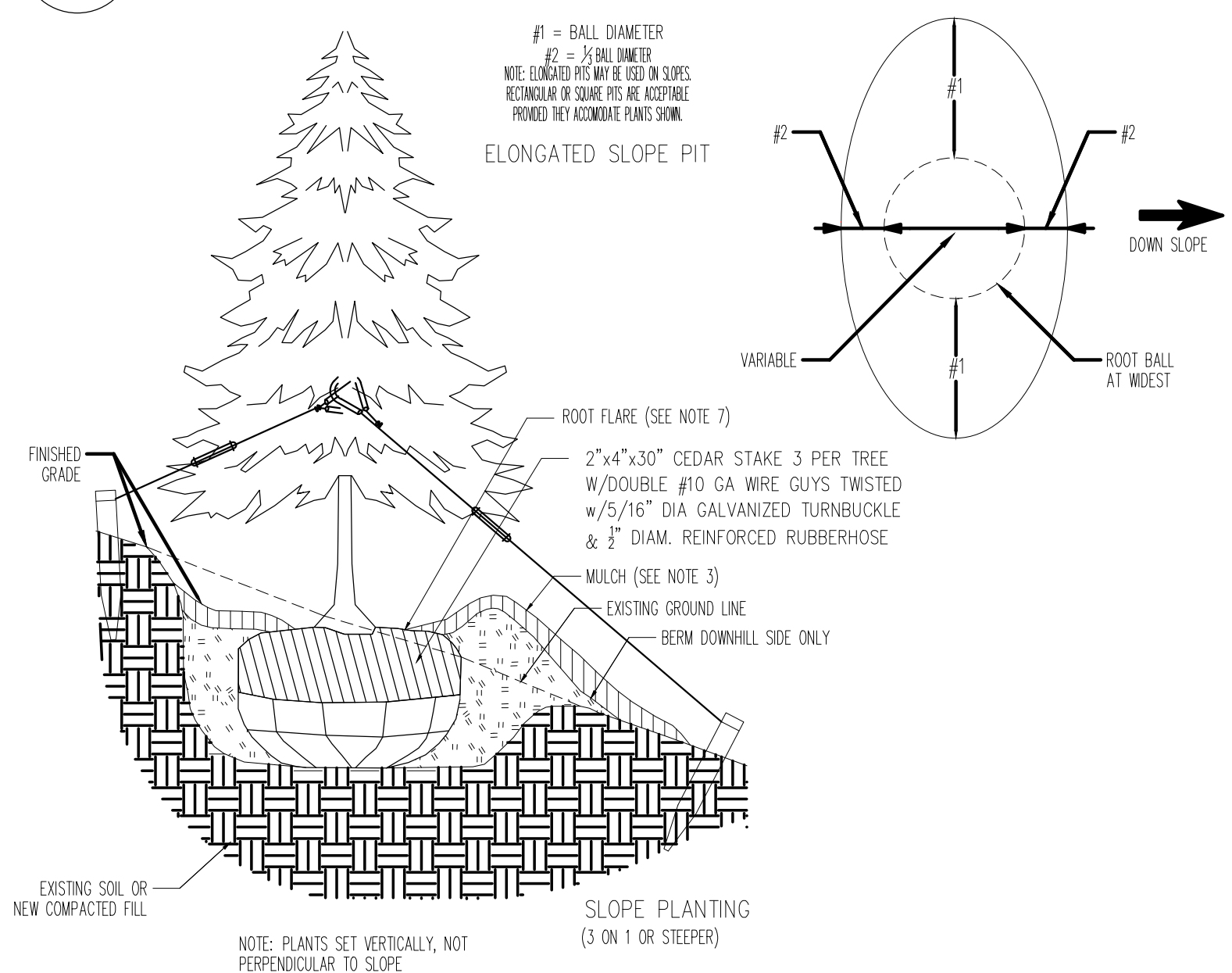
SEED MIX NOTES:

- RESTORATION MEADOW MIX TO BE NATIVE SEED MIX NEW ENGLAND EROSION CONTROL/RESTORATION MIX. FOR DRY SITES. NEW ENGLAND WETLAND PLANTS, INC. 820 WEST STREET AMHERST, MA 01002.

PLANTING NOTES:

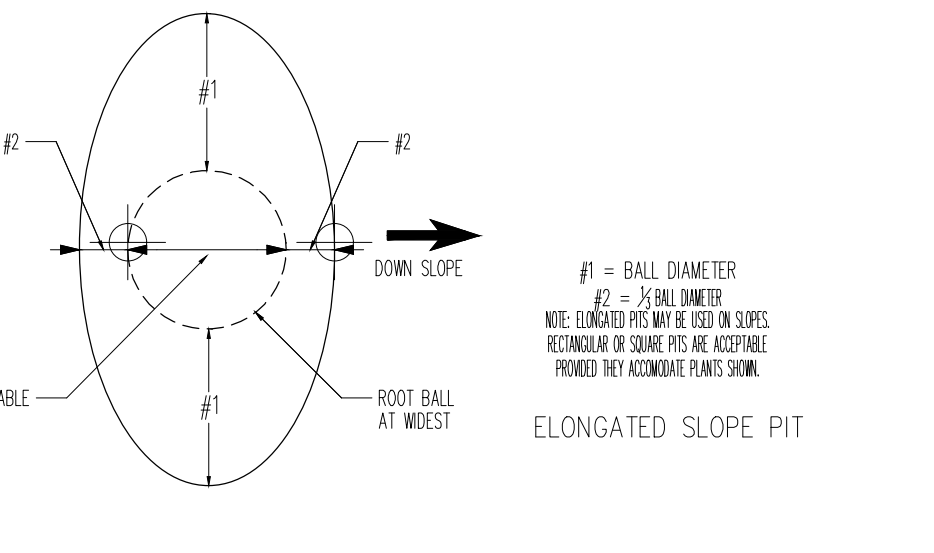
- IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. PROVIDE TREE PROTECTION FENCING FOR TREES TO REMAIN. SEE DETAIL BELOW FOR ACCEPTABLE PROTECTION MEASURES.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED AND SHALL, WHERE NECESSARY, RELOCATE PLANTS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
- THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE ANY PLANTING WORK IS BEGUN.
- CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
- CONTRACTOR TO COORDINATE PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS WHERE REQUIRED.
- CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.
- TOP SOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1 PART SAND
 - 1 PART HUMUS
 - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX

1 PLANTING PLAN
SCALE: 1" = 10'-0"



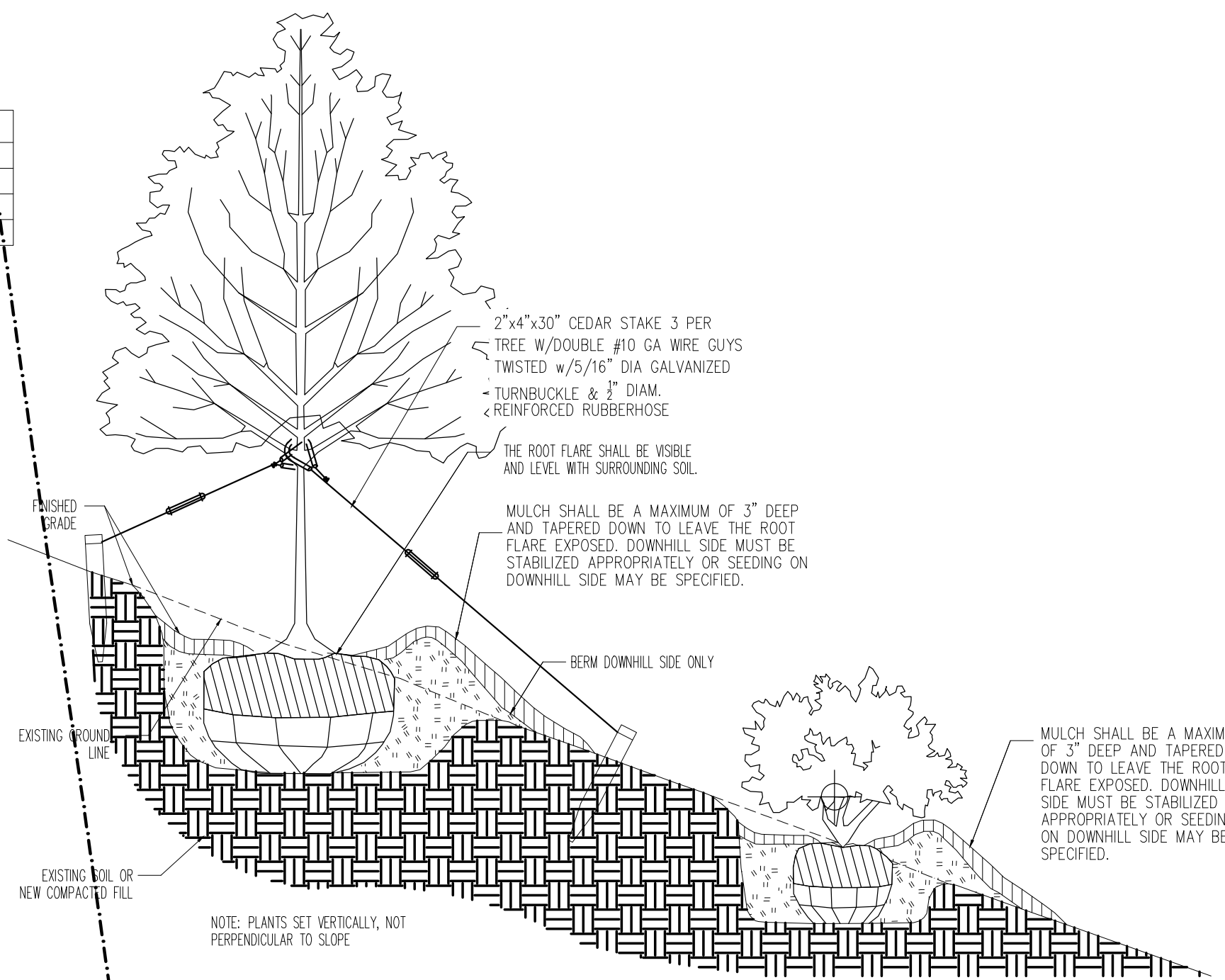
REQUIRED PLANT PIT DIAMETER		PLANT PIT DIAMETER
ROOT SPREAD / ROOT BALL DIAMETER		
UNDER 2'-0"	3X THE ROOT SPREAD OR ROOT BALL DIAMETER	
FROM 2'-0" TO 4'-0"	2.5X THE ROOT SPREAD OR ROOT BALL DIAMETER	
OVER 4'-0"	2X THE ROOT SPREAD OR ROOT BALL DIAMETER	

- NOTES:**
- PLANTING BALL - ON B&B MATERIAL, BURLAP AND WIRE BASKET OR OTHER CONTAINERS SHALL BE REMOVED FROM THE UPPER HALF OF THE ROOT BALL AND DISPOSED OF.
 - HEIGHT OF PLANTING SAUCER SHALL BE 3".
 - MULCH SHALL BE A MAXIMUM OF 3" DEEP AND TAPERED DOWN TO LEAVE THE ROOT FLARE EXPOSED. MULCH SHALL BE SHREDDED CEDAR. WHEN PLANTING ON SLOPES, DOWNHILL SIDE MUST BE STABILIZED APPROPRIATELY OR SEEDING ON DOWNHILL SIDE MAY BE SPECIFIED.
 - MATERIALS FOR PROTECTION OF PLANTS SHALL BE A COMMERCIALY AVAILABLE PRODUCT OR SYSTEM FOR SUPPORTING OF TREES.
 - ALL TAGS, LABELS, ETC. SHALL BE REMOVED FROM THE PLANTS.
 - THIS DETAIL SHOWS ONE ABOVE GROUND TREE SUPPORT METHOD. ANY OTHER METHOD MUST USE COMMERCIALY AVAILABLE PRODUCTS INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
 - THE ROOT FLARE SHALL BE VISIBLE AND LEVEL WITH SURROUNDING SOIL.

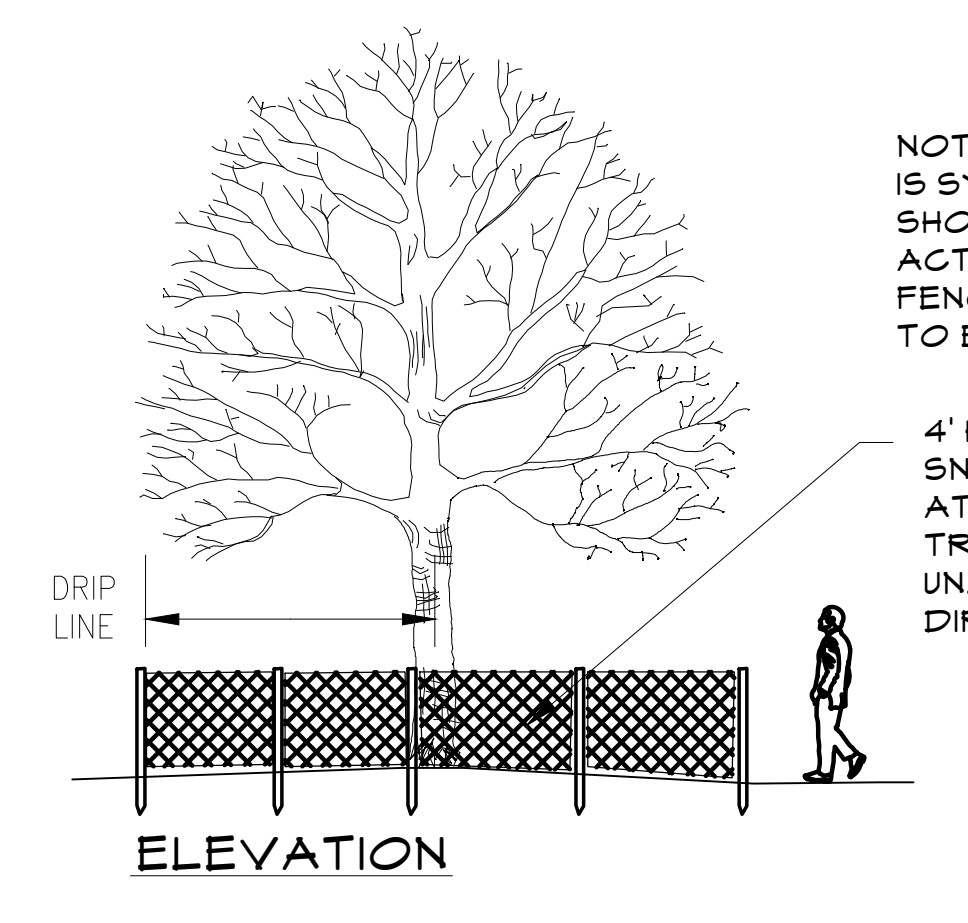


2 EVERGREEN TREE - SLOPE PLANTING (3 ON 1 OR STEEPER)
SCALE: N.T.S.

3 DECIDUOUS TREE AND SHRUB - SLOPE PLANTING (2 ON 1 OR STEEPER)
SCALE: N.T.S.



4 TREE PROTECTION
SCALE: 1" = 10'-0"



NOTE: SYMBOL ON SITE PLAN IS SYMBOLIC ONLY AND SHOULD NOT BE USED FOR ACTUAL FIELD LOCATION OF FENCE. ACTUAL LOCATION OF FENCE TO BE DETERMINED IN FIELD.

General Notes

1	Planning Board Submission	7/15/22
No.	Revision/Issue	Date

IQ
Imbiano · Quigley
Landscape Architects
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admin@iqlandarch.com
(914) 232-0200

Project Name
23 Nordica Drive
Croton, NY 10520

Drawing Title
Planting Plan

Scale
1" = 10'-0"

Sheet No.
L-1

Date
June 14, 2022

Drawn By
SAT

Checked By
JAI