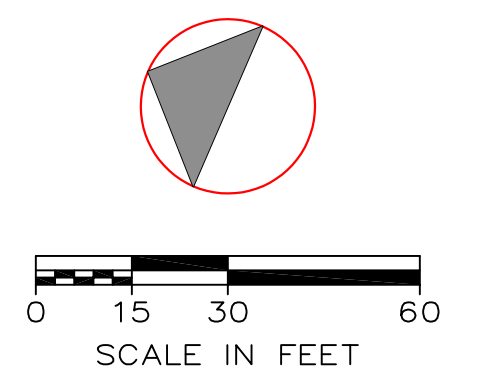


LOCATION MAP
N.T.S.



ZONING SCHEDULE

C-1/C-2 OVERLAY DISTRICT (211-10)
LOT 1 - RESIDENTIAL LOT AREA: 191,644 S.F. (4.39 AC.)

MINIMUM REQUIREMENTS:		
	REQUIRED	PROVIDED
LOT AREA (S.F.)	20,000	191,615
LOT WIDTH (FT.)	100	382
LOT FRONTAGE AT STREET LINE (FT.)	100	377
LOT DEPTH (FT.)	100	464
FRONT YARD (FT.)	30	30
SIDE YARD (ONE/BOTH) (FT.)	5/15	12/42
REAR YARD (FT.)	10	120
PARKING (2/DU)	102	102

MAXIMUM REQUIREMENTS:

	REQUIRED	PROVIDED
BUILDING HEIGHT (STORIES/FT.) *	3/40	3/40
LOT COVERAGE (%)	50	10
DWELLING UNIT COUNT (COUNT/S.F.) *	12/40,000	9/40,000
DWELLING UNITS *	60	51

*-AS PER 211-10 C-1/C-2 OVERLAY DIST. (SPECIAL PERMIT)

C-1/C-2 OVERLAY DISTRICT (211-10)
LOT 2 - RETAIL LOT AREA: 20,506 S.F. (0.47 AC.)

MINIMUM REQUIREMENTS:		
	REQUIRED	PROVIDED
LOT AREA (S.F.)	20,000	20,535
LOT WIDTH (FT.)	100	149
LOT FRONTAGE AT STREET LINE (FT.)	100	151
LOT DEPTH (FT.)	100	145
FRONT YARD (FT.)	30	77
SIDE YARD (ONE/BOTH) (FT.)	5/15	34/69
REAR YARD (FT.)	10	30
PARKING (1/250 S.F.)	10	10

MAXIMUM REQUIREMENTS:

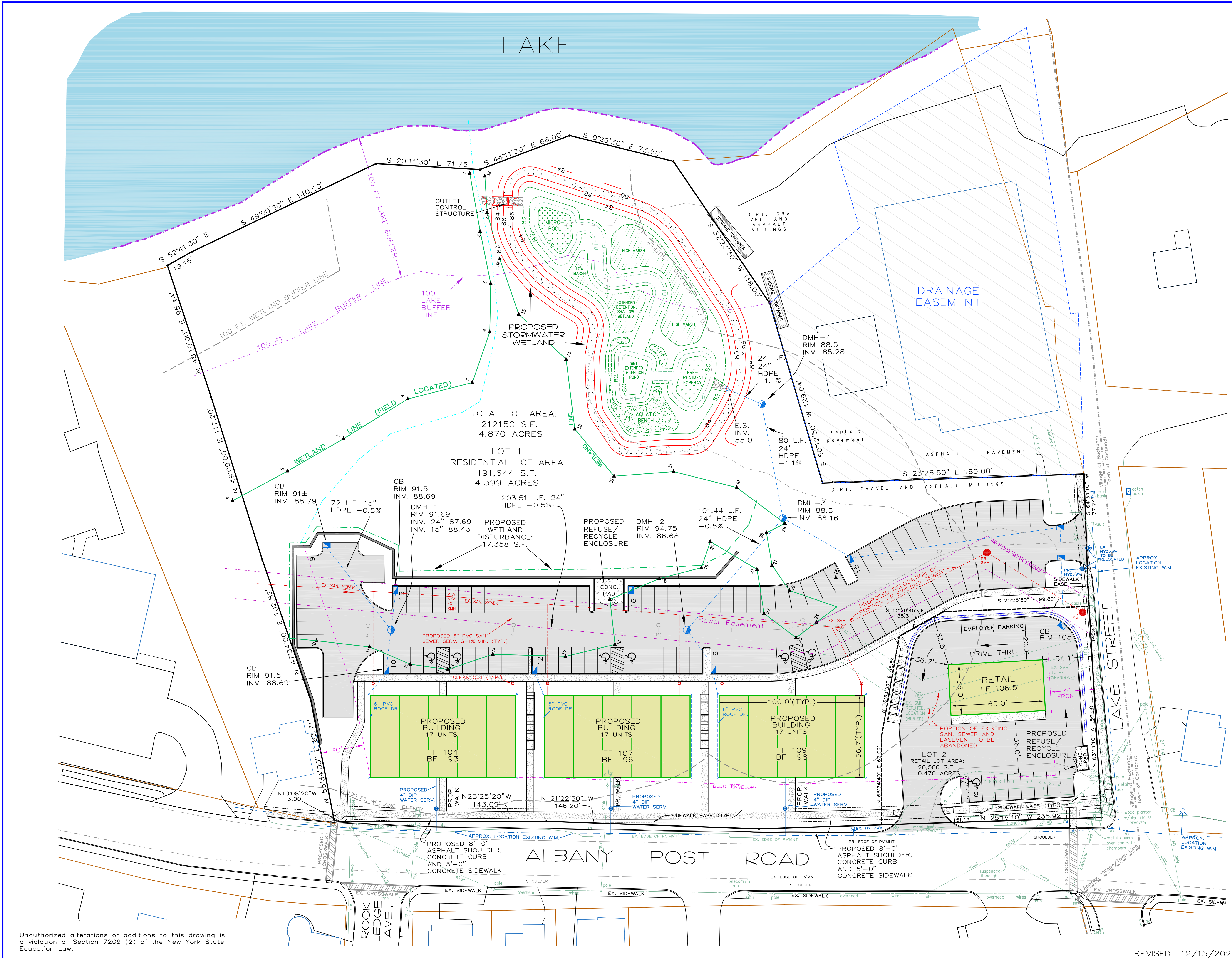
	REQUIRED	PROVIDED
BUILDING HEIGHT (STORIES/FT.) *	3/40	1/12
LOT COVERAGE (%)	50	11

Applicant:
CARBONE BROTHERS 3095 LLC
2043 Albany Post Road
Croton, NY 10520

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/
PRELIMINARY PLAT
VILLAGE SQUARE
RESIDENTIAL/COMMERCIAL
CARBONE BROTHERS 3095 LLC
VILLAGE OF BUCHANAN
WESTCHESTER COUNTY, NY
NOVEMBER 23, 2022
SHEET 1 OF 5 SHEETS

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



LEGEND

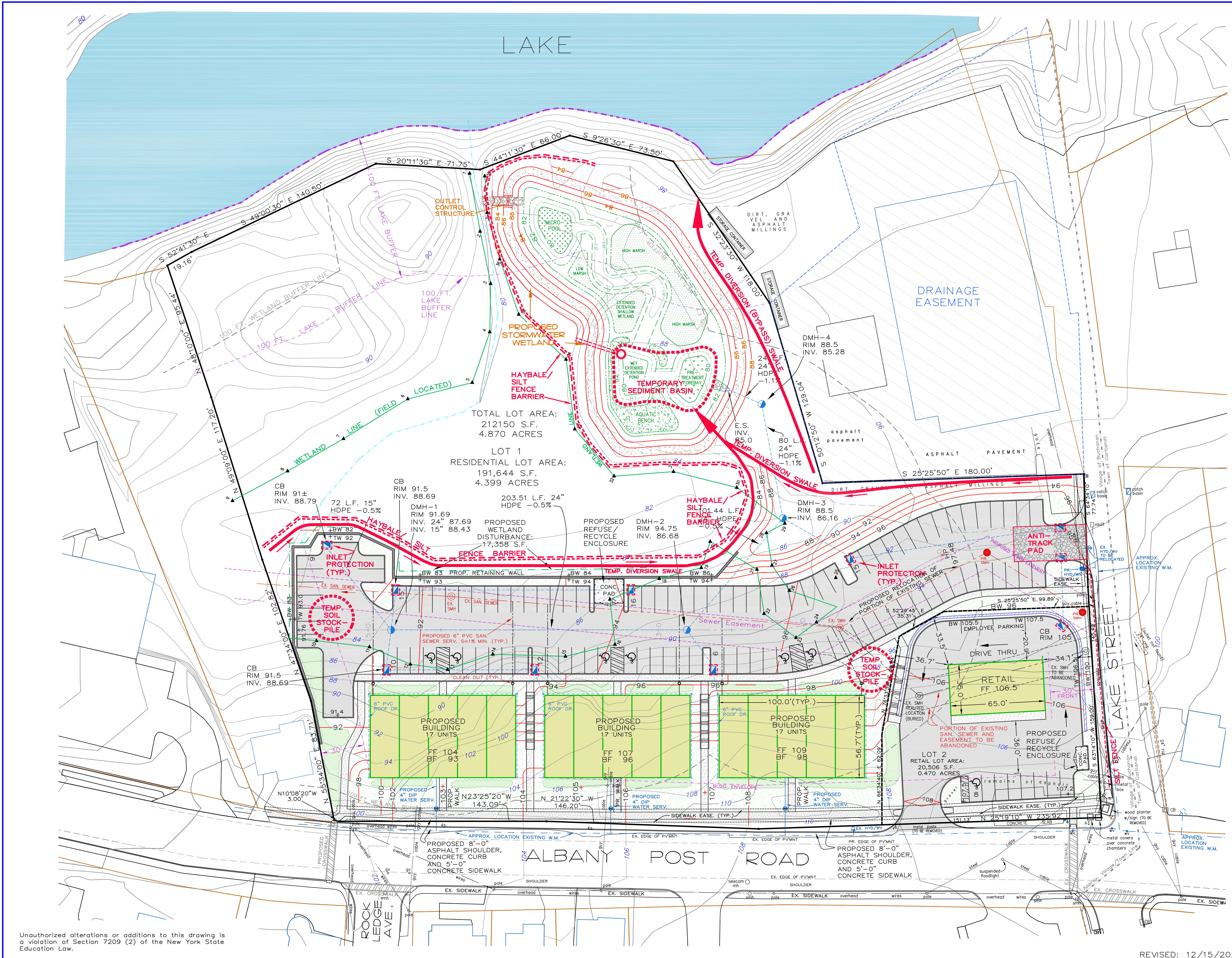
EXISTING	PROPOSED	
		CATCH BASIN
		DRAIN MANHOLE
		SAN. SEWER MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		HEADWALL
		END SECTION
		CONTOUR LINE

Applicant:
 CARBONE BROTHERS 3095 LLC
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 Croton, NY 10520

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 13 Dove Court, Croton-on-Hudson, New York 10520
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UTILITY PLAN
 VILLAGE SQUARE
 RESIDENTIAL/COMMERCIAL
 CARBONE BROTHERS 3095 LLC
 VILLAGE OF BUCHANAN
 WESTCHESTER COUNTY, NY
 NOVEMBER 23, 2022
 SHEET 2 OF 5 SHEETS

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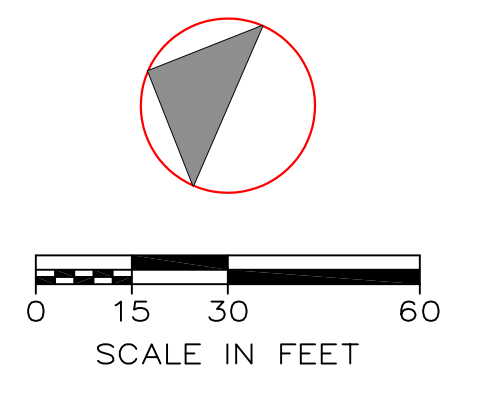


EROSION CONTROL MAINTENANCE SCHEDULE

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

	WEEKLY	MONTHLY	AFTER RAINFALL	AS NECESSARY TO MAINTAIN FUNCTION	AS PROGRESS ELIMINATES NEED
HAYBALE/SILT FENCE SEDIMENT BARRIER			IN	IN	REPL
INLET PROTECTION			IN	IN	CLN
HAYBALE CHECKS			IN	IN	CLN
SEDIMENT TRAPS			IN	IN	CLN

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



LEGEND

- | | | |
|--|--|--------------------|
| | | CATCH BASIN |
| | | DRAIN MANHOLE |
| | | SAN. SEWER MANHOLE |
| | | HYDRANT |
| | | DRAIN INLET |
| | | WATER VALVE |
| | | HEADWALL |
| | | END SECTION |
| | | CONTOUR LINE |

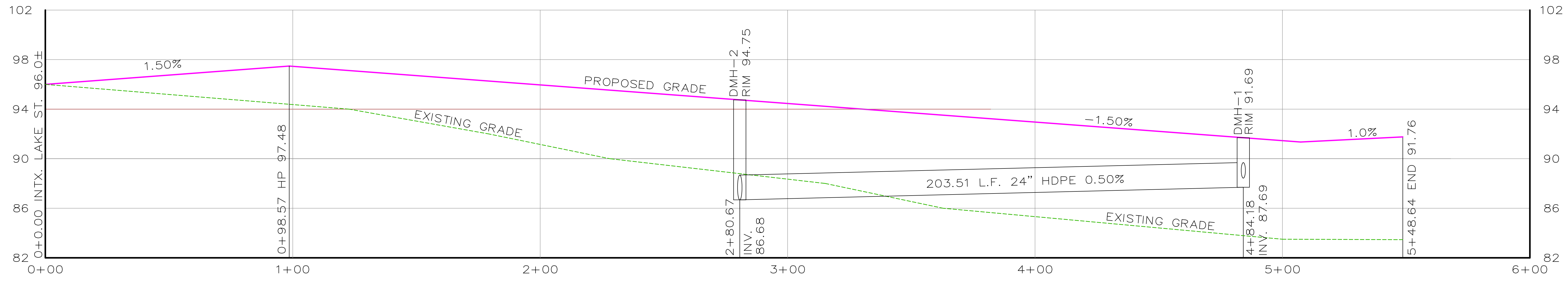
Applicant:
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 Croton, NY 10520

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 Consulting Engineers
 13 Dove Court, Croton-on-Hudson, New York 10520
 (914) 271-4762 (914) 271-2820 Fax

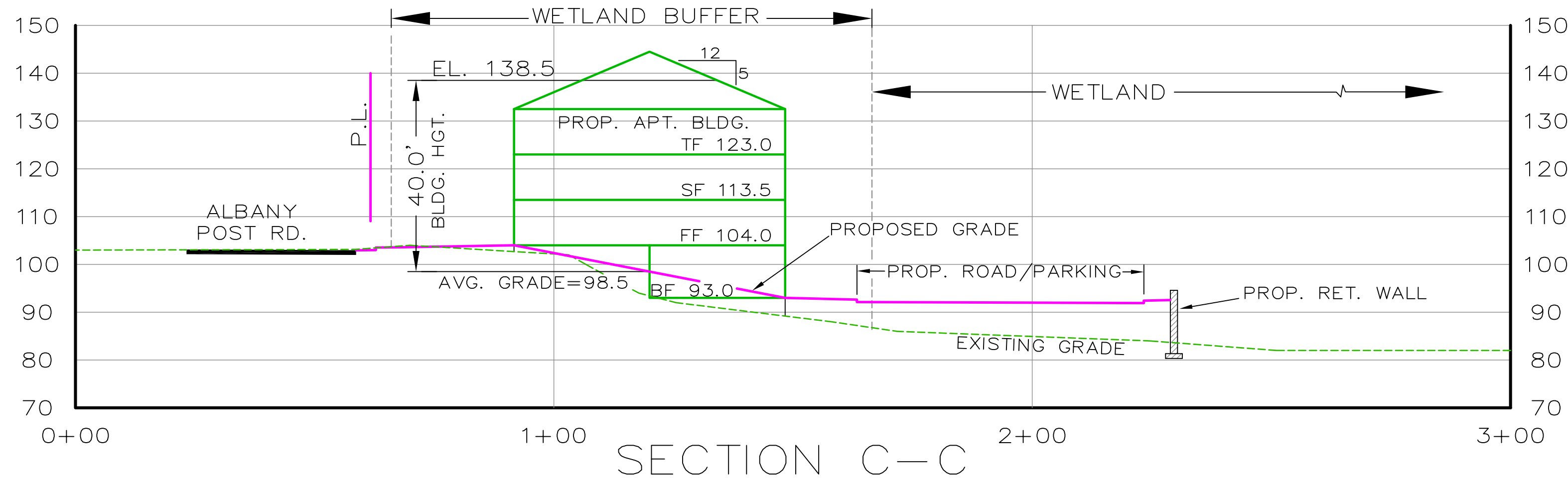
EROSION CONTROL PLAN
VILLAGE SQUARE
 RESIDENTIAL/COMMERCIAL
 CARBONE BROTHERS 3095 LLC
 VILLAGE OF BUCHANAN
 WESTCHESTER COUNTY, NY
 NOVEMBER 23, 2022
 SHEET 3 OF 5 SHEETS

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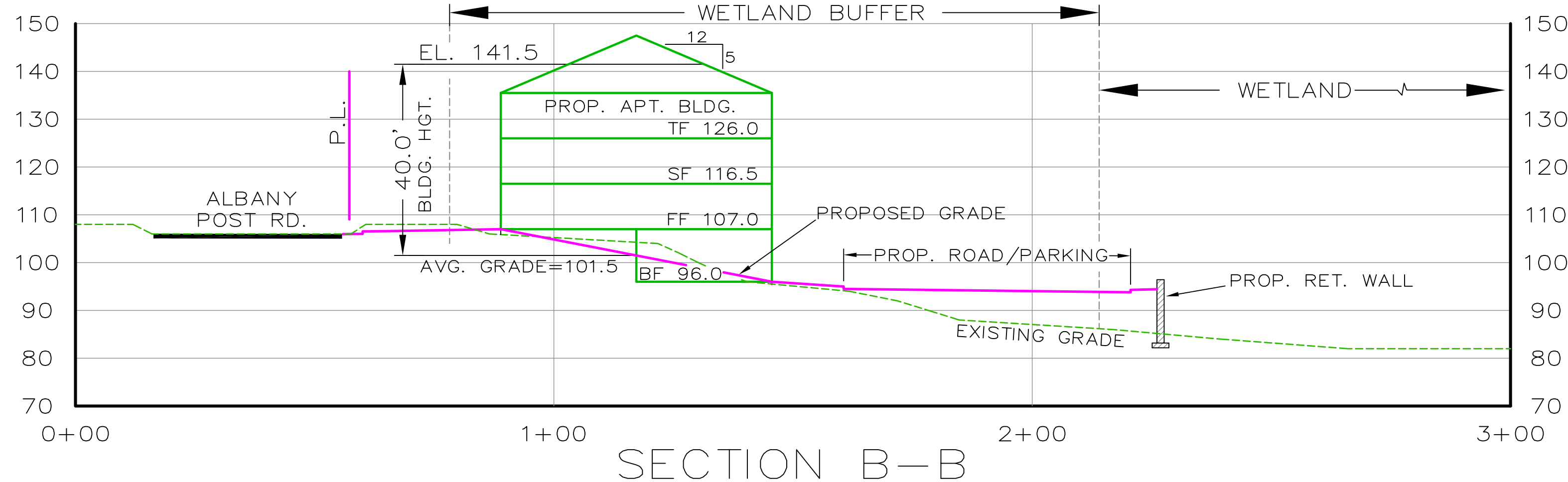
REVISED: 12/15/2022



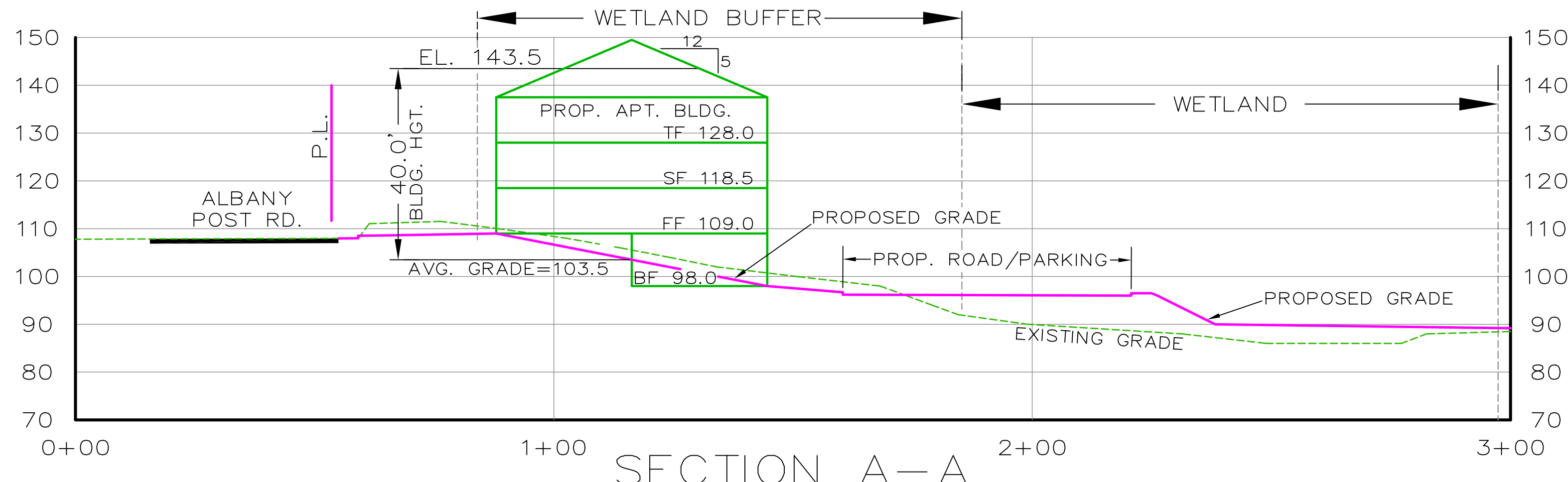
ROAD/RAIN PROFILE
 SCALE: HOR. 1"=20'
 VER. 1"=4'



SECTION C-C



SECTION B-B



SECTION A-A

SECTIONS
 SCALE: HOR. 1"=20'
 VER. 1"=20'

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 Consulting Engineers
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ROAD PROFILE/SECTIONS
 VILLAGE SQUARE
 RESIDENTIAL/COMMERCIAL
 CARBONE BROTHERS 3095 LLC
 VILLAGE OF BUCHANAN
 WESTCHESTER COUNTY, NY
 NOVEMBER 23, 2022
 SHEET 4 OF 5 SHEETS

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