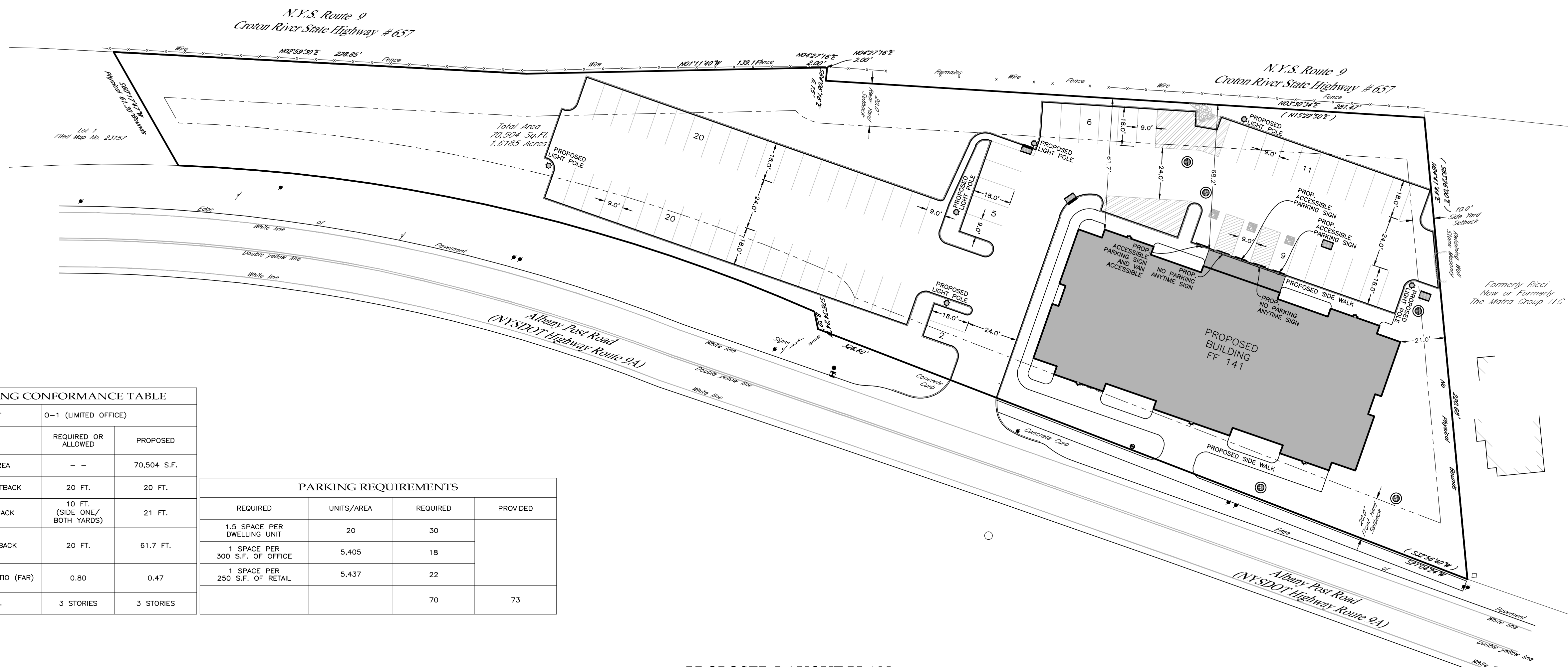


DEMO LEGEND	
	TREES TO BE PRESERVED
	TREES TO BE REMOVED
	EXISTING FEATURE TO BE REMOVED

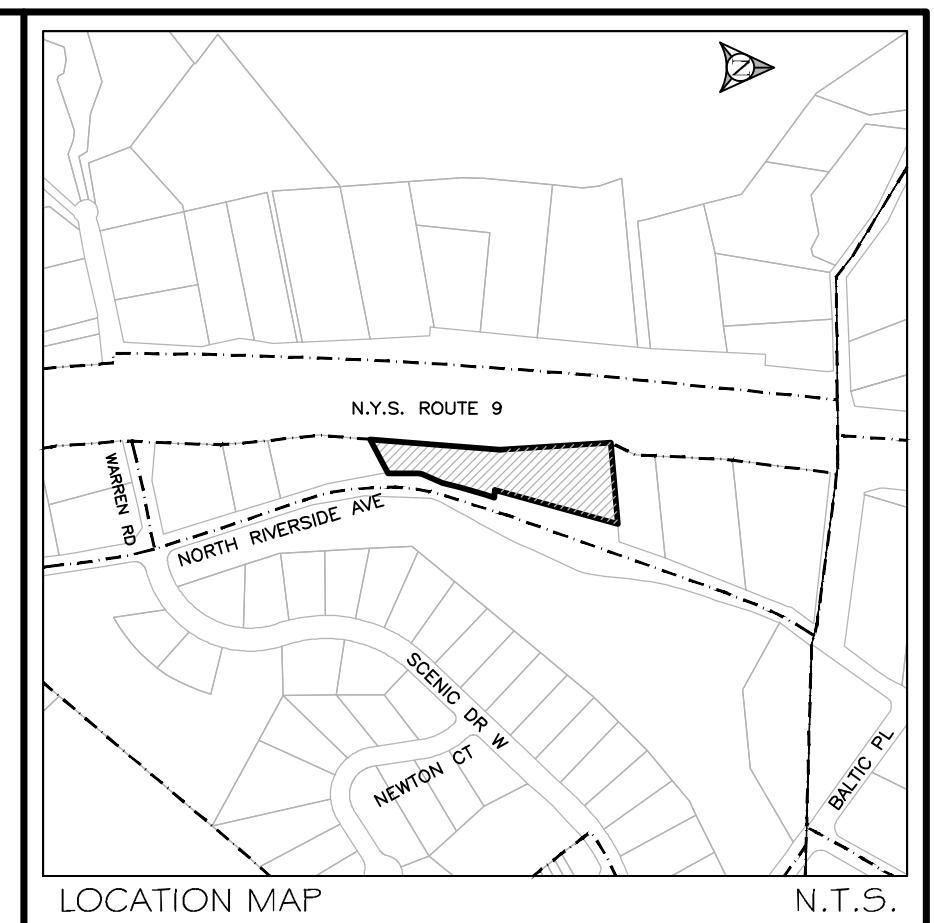
EXISTING CONDITIONS & DEMOLITION PLAN



ZONING CONFORMANCE TABLE		
ZONING DISTRICT	O-1 (LIMITED OFFICE)	
	REQUIRED OR ALLOWED	PROPOSED
MINIMUM LOT AREA	--	70,504 S.F.
FRONT YARD SETBACK	20 FT.	20 FT.
SIDE YARD SETBACK	10 FT. (SIDE ONE/ BOTH YARDS)	21 FT.
REAR YARD SETBACK	20 FT.	61.7 FT.
FLOOR AREA RATIO (FAR)	0.80	0.47
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES

PARKING REQUIREMENTS				
	REQUIRED	UNITS/AREA	REQUIRED	PROVIDED
1.5 SPACE PER DWELLING UNIT		20	30	
1 SPACE PER 300 S.F. OF OFFICE		5,405	18	
1 SPACE PER 250 S.F. OF RETAIL		5,437	22	
			70	73

PROPOSED LAYOUT PLAN

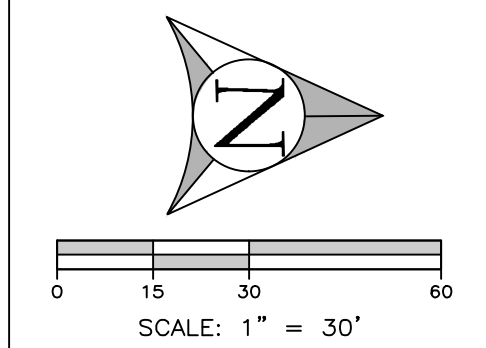


LOCATION MAP N.T.S.

- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
 4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
 5. ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
 8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
 9. ALL PROPOSED OR DISTURBED SLOPES, 1H:3V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
 10. IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
 11. NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SATISFACTORILY BEARING CAPACITY.

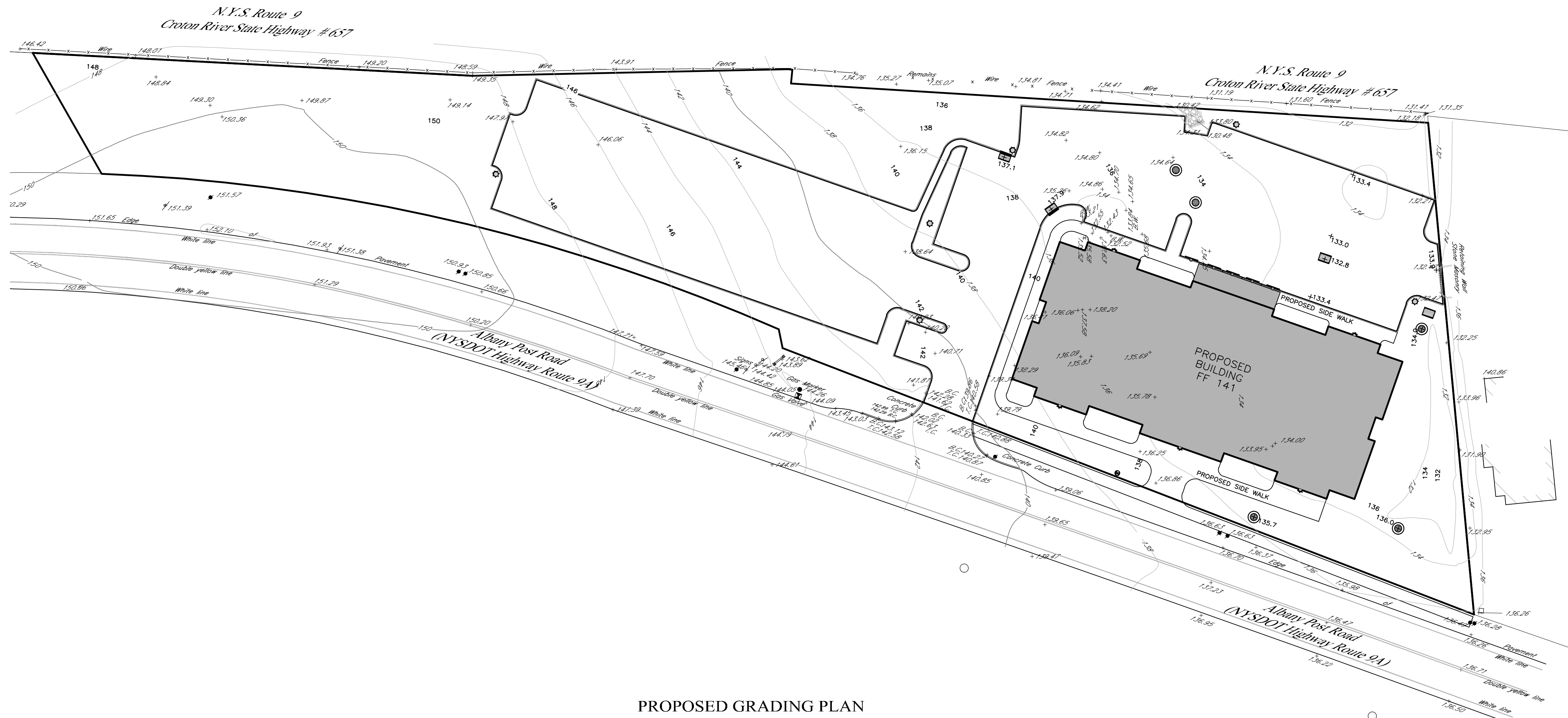


IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7208(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

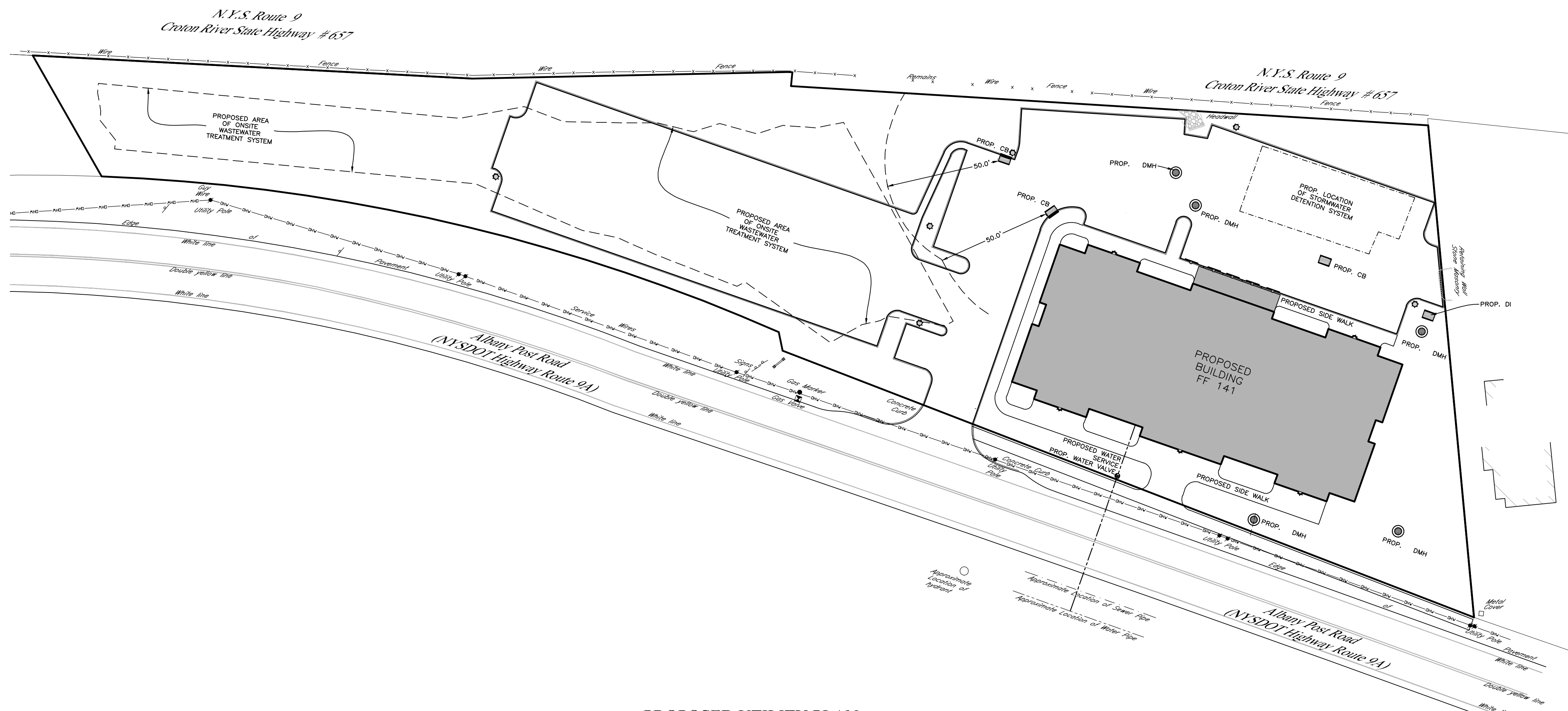


ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

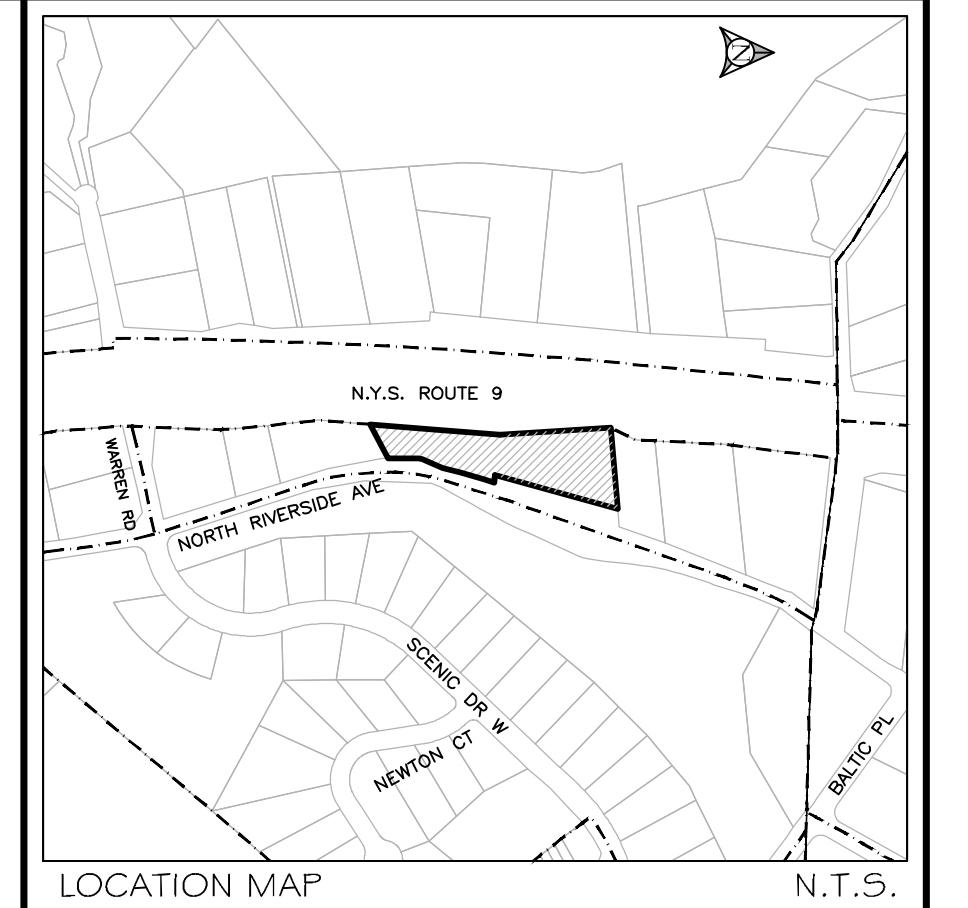
SITE DATA OWNER/APPLICANT: MATRA GROUP LLC SITE ADDRESS: 1380 ALBANY POST ROAD, CROTON ON HUDSON, NY TAX MAP #: 67-10-2-14 67-10-2-15 LOT AREA: 1.618 AC ZONING: O-1 (LIMITED OFFICE) (NEED NORTH END) DRAWN BY: REVISOR: NOVEMBER 1, 2021		SHEET: 01 02
EXISTING CONDITIONS, DEMO & SITE LAYOUT PLAN SEPTEMBER 10, 2021		
PROJECT: 1380 ALBANY POST ROAD PROPOSED DEVELOPMENT CROTON ON HUDSON, WESTCHESTER COUNTY, NEW YORK		



PROPOSED GRADING PLAN



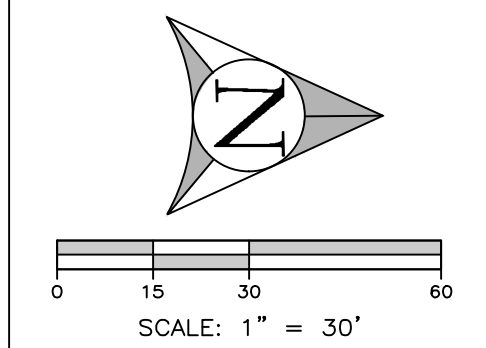
PROPOSED UTILITY PLAN



LOCATION MAP N.T.S.



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PROJECT: 1380 ALBANY POST ROAD PROPOSED DEVELOPMENT CROTON ON HUDSON, WESTCHESTER COUNTY, NEW YORK		