

THE CONDITIONS OF THE RESOLUTIONS OF THE PLANNING BOARD OF THE VILLAGE OF CROTON-ON-HUDSON FOR PRELIMINARY PLAT APPROVAL, DATED JUNE 5, 1990 AND FOR FINAL SUBDIVISION APPROVAL, DATED OCTOBER 2, 1990, RELATING TO THE DESIGN AND CONSTRUCTION OF THE ROADWAY AND UTILITY IMPROVEMENTS AND THE DESIGN AND CONSTRUCTION OF IMPROVEMENTS ON EACH SUBDIVISION LOT, INCLUDING MITIGATION MEASURES, AS SET FORTH IN SAID RESOLUTIONS SHALL BE BINDING ON ALL SUCCESSORS AND ASSIGNS OF ANY OF THE PROPERTY SHOWN ON THIS PLAT.

SECTION	BLOCK	LOT
36	223	57,58,67,68,69
56	223	20
56	225	38 THRU 38D
57	223	33

ZONE RA-40

ACCURACY OR COMPLETENESS OF SUBSURFACE INFORMATION IF ANY IS NOT CERTIFIED.

I, CHARLES RILEY THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED AUGUST 27, 1990 AND THIS MAP WAS COMPLETED SEPTEMBER 13, 1990. REVISED JAN. 3, 1991. REVISED APRIL 19, 1991. SEPTEMBER 3, 1991. REVISED JUNE 17, 1996.

CHARLES RILEY
LAND SURVEYOR
LAND PLANNER
69 MAIN STREET
TARRYTOWN, N.Y.
914-631-1332



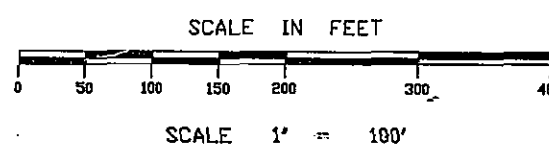
UTILITIES DESIGNED BY

ARTHUR J. VAN SUETENDAEL, III
N. Y. S. L.I.C. P. E. NO. 30988

MOUNT

AIRY

ROAD



APPROVED FOR FILING
OWNER OF RECORD

RICHARD ALBERT

EUGENE ALBERT

PLANNING BOARD APPROVAL EXTENDED TO OCTOBER 23, 1996 FOR PURPOSES OF FILING IN WESTCHESTER COUNTY DIVISION OF LAND RECORDS. SIGNED THIS 10th DAY OF JULY 1996.

CHAIRMAN

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF CROTON-ON-HUDSON ON THIS DAY OF JULY 1990, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION SIGNED THIS 10th DAY OF JULY 1991.

CHAIRMAN

SECRETARY

Filed in the Office of the County Clerk of Westchester County (Division of Land Records)

JUL 11 1996

County Clerk

SUBDIVISION MAP SECTION II RIVER LANDING

PREPARED FOR
RICHARD ALBERT

LOCATED IN THE
VILLAGE OF CROTON - ON - HUDSON
TOWN OF CORTLANDT
WESTCHESTER COUNTY, N.Y.

WESTCHESTER COUNTY INDEX SHEETS 186 & 169 BLOCK 9482

FILED JUL 11 1996
NUMBER 25755
RECEIVED 10

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
WHITE PLAINS, N.Y.

APPROVED SUBJECT TO PROVISION OF PUBLIC WATER SUPPLY FACILITIES AND PUBLIC SEWAGE DISPOSAL FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED TO BE INSTALLED IN ACCORDANCE WITH IMPROVEMENT PLANS ON FILE WITH THIS DEPARTMENT AND PLANS AND SPECIFICATIONS DULY APPROVED AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING. EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF MAP SHOWING THIS ENDORSEMENT.

ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THE DATE OF THIS APPROVAL SHALL INVALIDATE THIS APPROVAL.

RECOMMENDED BY

DATE 10-1-91
COMMISSIONER OF HEALTH

NOTES

DRAINAGE EASEMENT ACROSS LOTS 11 & 21 TO BE DETERMINED AFTER CONSTRUCTION OF STONE LINED DRAIN CHANNEL.

SANITARY SEWER FOR LOTS 5, 15, 16, 20, 25, 26, & 28 REQUIRE PUMPING. DEEDS CONVEYING TITLE TO SUBDIVISION LOTS ON WHICH PROTECTED WETLANDS ARE LOCATED MUST INCLUDE A NOTICE OF THE EXISTENCE OF SUCH WETLANDS.

EASEMENTS FOR PUBLIC WALKING TRAILS ARE FOR WALKING ONLY, NO PICKNICKING OR ANY OTHER ACTIVE RECREATION IS PERMITTED. AN ENVIRONMENTAL SITE PLAN SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR APPROVAL BY THE ENVIRONMENTAL CONSULTANT PRIOR TO BUILDING PERMIT ISSUANCE. INDICATING CONSTRUCTION FEATURES WHICH MAY REQUIRE DISTURBANCE OR MODIFICATION TO LOT TERRAIN, BLASTING OR ROCK REMOVAL AREAS, TERRAIN FEATURES WITHIN BUILDING ENVELOPE AND AREAS OF DISTURBANCE, AND ALL METHODS AND AREAS OF DISTURBANCE OUTSIDE BUILDING ENVELOPE AND THE VILLAGE ENGINEER SHALL ONLY APPROVE THE BUILDING PERMIT APPLICATION ON A DETERMINATION THAT THE PROPOSED CONSTRUCTION CONFORMS TO PLAT APPROVAL CONDITIONS ALL IN ACCORDANCE WITH RESOLUTION OF PRELIMINARY PLAT APPROVAL - PARAGRAPH 12, DATED JUNE 5, 1990.

AFTER GRANT OF A BUILDING PERMIT AND PRIOR TO CONSTRUCTION, THE PERMIT HOLDER SHALL STAKE BUILDING ENVELOPE TO INDICATE CONSTRUCTION AND DISTURBANCE AREAS DEPICTED ON APPROVED ENVIRONMENTAL SITE PLAN AND NOTIFY ENVIRONMENTAL CONSULTANT FOR INSPECTION. WHO MAY MAKE MINOR ADJUSTMENTS TO THE STAKING IN CONFORMITY WITH PLAT CONDITIONS AND WHOSE SATISFACTION IS REQUIRED BEFORE CONSTRUCTION MAY COMMENCE. ALL IN ACCORDANCE WITH RESOLUTION OF PRELIMINARY PLAT APPROVAL - PARAGRAPH 13, DATED JUNE 5, 1990.

THE VILLAGE ENGINEER OR THE ENVIRONMENTAL CONSULTANT MAY ISSUE A STOP WORK ORDER BASED UPON CRITERIA IN RESOLUTION OF PRELIMINARY PLAT APPROVAL - PARAGRAPH 14, DATED JUNE 5, 1990.

AREAS

LOTS 21 THRU 32	768,316 ± S.F.	18,097 ± AC.
LOTS 1 THRU 20	1,020,872 ± S.F.	23,436 ± AC.
TOTAL LOTS 1 THRU 32	1,809,188 ± S.F.	41,533 ± AC.
COMMON AREA	516,571 ± S.F.	11,859 ± AC.
TO BE DONATED FOR AFFORDABLE HOUSING	370,283 ± S.F.	8,500 ± AC.
TO BE DEDICATED TO VILLAGE FOR ROADWAY PURPOSES	316,138 ± S.F.	7,257 ± AC.
TO BE DEDICATED TO VILLAGE FOR ROADWAY PURPOSES	8,692 ± S.F.	0.204 ± AC.
ROADS SECTION II	11,715 ± S.F.	2,565 ± AC.
TOTAL ROADS	86,246 ± S.F.	1,980 ± AC.
TOTAL AREAS	197,961 ± S.F.	4,545 ± AC.
TOTAL AREA	3,219,013 ± S.F.	73,898 ± AC.