

GENERAL NOTES

1. PARCEL TAX MAP DESIGNATION: SECTION: 67.20, BLOCK: 4, LOT(S): 10.1 & 6
2. TOTAL AREA OF EXISTING LOT: 24,308 SQ. FT. (0.56 ACRES).
3. SURVEY & TOPOGRAPHIC INFORMATION SHOW HEREON IS BASED ON A SURVEY PREPARED BY BADEY & WATSON
4. PARCEL IS LOCATED IN THE VILLAGE OF CROTON-ON-HUDSON RB (TWO-FAMILY RESIDENCE) ZONING DISTRICT.
5. PARCEL IS LOCATED IN THE PEEKSKILL & HAVERSTRAW BAY BASIN.

SITE DEVELOPMENT PLAN

123 N. RIVERSIDE AVE

VILLAGE OF CROTON-ON-HUDSON

WESTCHESTER COUNTY, NEW YORK

Extra tree to be removed ,
26" Mulberry Tree



Existing Mulberry Tree

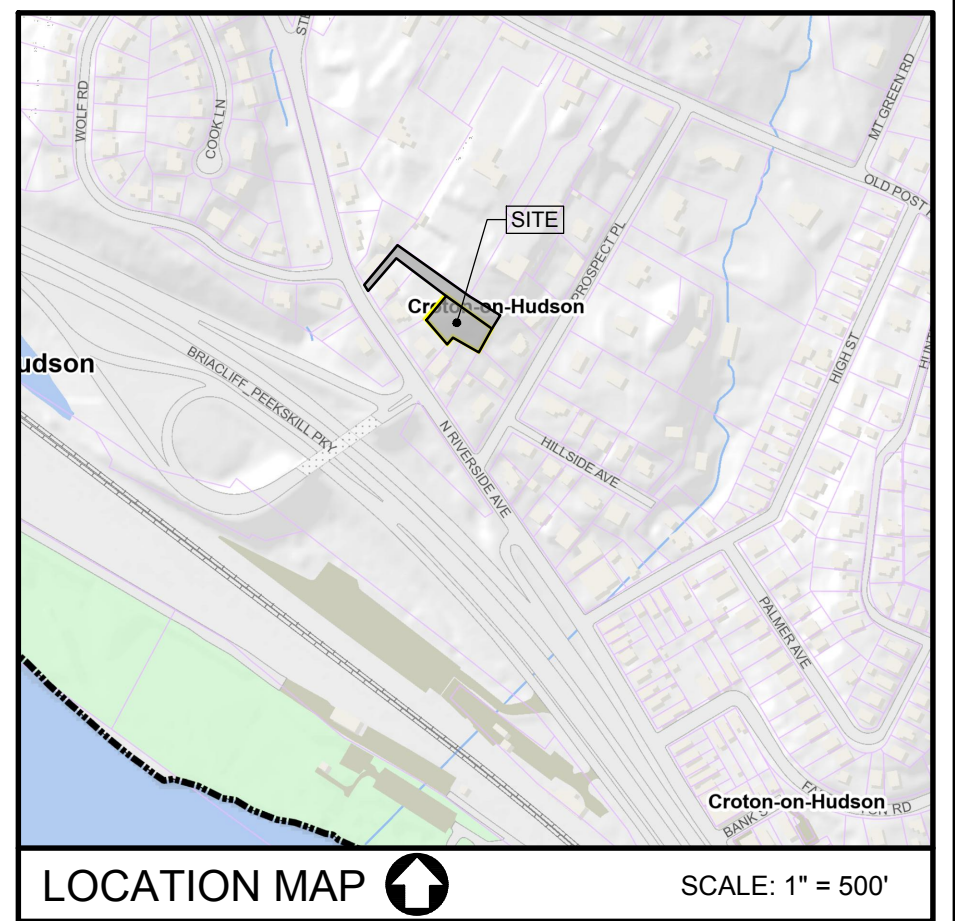


Existing Mulberry Tree

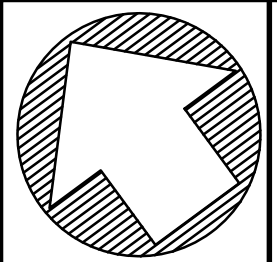
EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20'

LIST OF DRAWINGS				
SHEET #	SHEET X OF Y	TITLE	ISSUE DATE	LAST REVISED
EX-1.1	1 OF 6	EXISTING CONDITIONS	AUGUST 7, 2023	JANUARY 22, 2024
SP-2.1	2 OF 6	SITE PLAN - UTILITY & GRADING	AUGUST 7, 2023	JANUARY 22, 2024
SP-2.2	3 OF 6	SITE PLAN - EROSION & SEDIMENT CONTROL	AUGUST 7, 2023	JANUARY 22, 2024
SP-2.3	4 OF 6	LANDSCAPING PLAN	SEPTEMBER 11, 2023	JANUARY 22, 2024
CD-3.1	5 OF 6	CONSTRUCTION DETAILS	AUGUST 7, 2023	JANUARY 22, 2024
CD-3.2	6 OF 6	CONSTRUCTION DETAILS	AUGUST 7, 2023	JANUARY 22, 2024



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SCALE: 1" = 20 FT.

APPLICANT

HILLSIDE STREET LLC
78 MAIN STREET
DOBBS FERRY, NEW YORK 10522

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER 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.
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REVISIONS

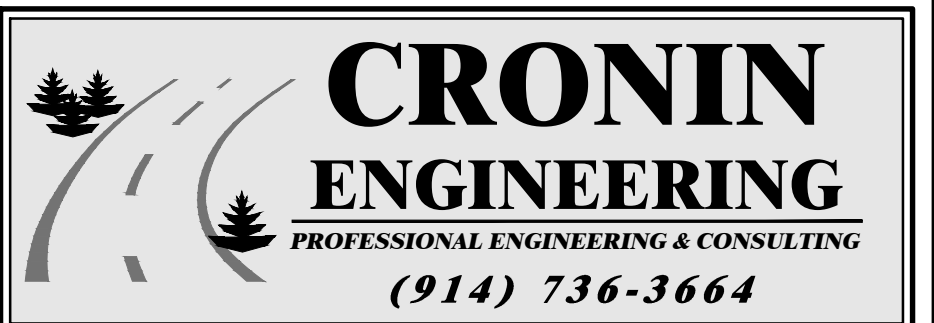
#	REASON	DATE
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1	REVISED PER VILLAGE ENGINEER	09-11-2023

MUNICIPAL TAX IDENTIFICATION:

SECTION: 67.20
BLOCK: 4
LOT: 10.1 & 6
SUBLOT: ----
DRAWN BY: KJW
CHECKED: JCA/PMB
PROJECT: CORTESE - 123 N. RIVERSIDE
DATE: AUGUST 7, 2023
JOB #: 230404



PATRICK M. BELL, P.E.
LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

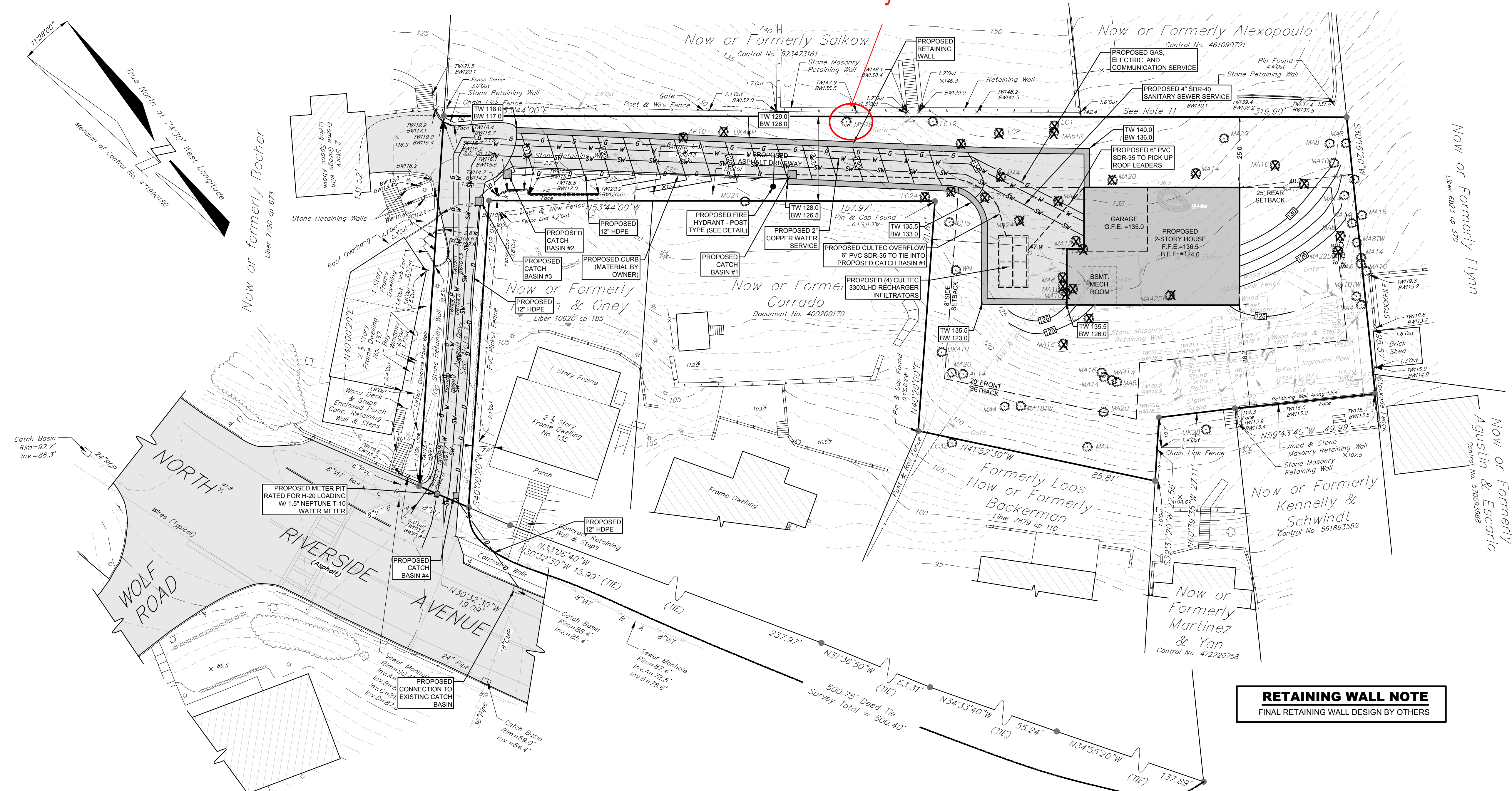
EXISTING CONDITIONS & DEMOLITION PLAN

SITE DEVELOPMENT PLAN FOR HILLSIDE STREET LLC

LOCATION:
123 NORTH RIVERSIDE AVENUE
CROTON-ON-HUDSON, NEW YORK

SHEET 1 OF 6 **EX-1.1**

Extra tree to be removed ,
26" Mulberry Tree



RETAINING WALL NOTE
FINAL RETAINING WALL DESIGN BY OTHERS

UTILITY & GRADING

SCALE: 1" = 20'

GENERAL NOTES

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- PARCEL IS LOCATED IN THE PEEKSKILL & HAVERSTRAW BAY BASIN.

SPECIAL NOTE

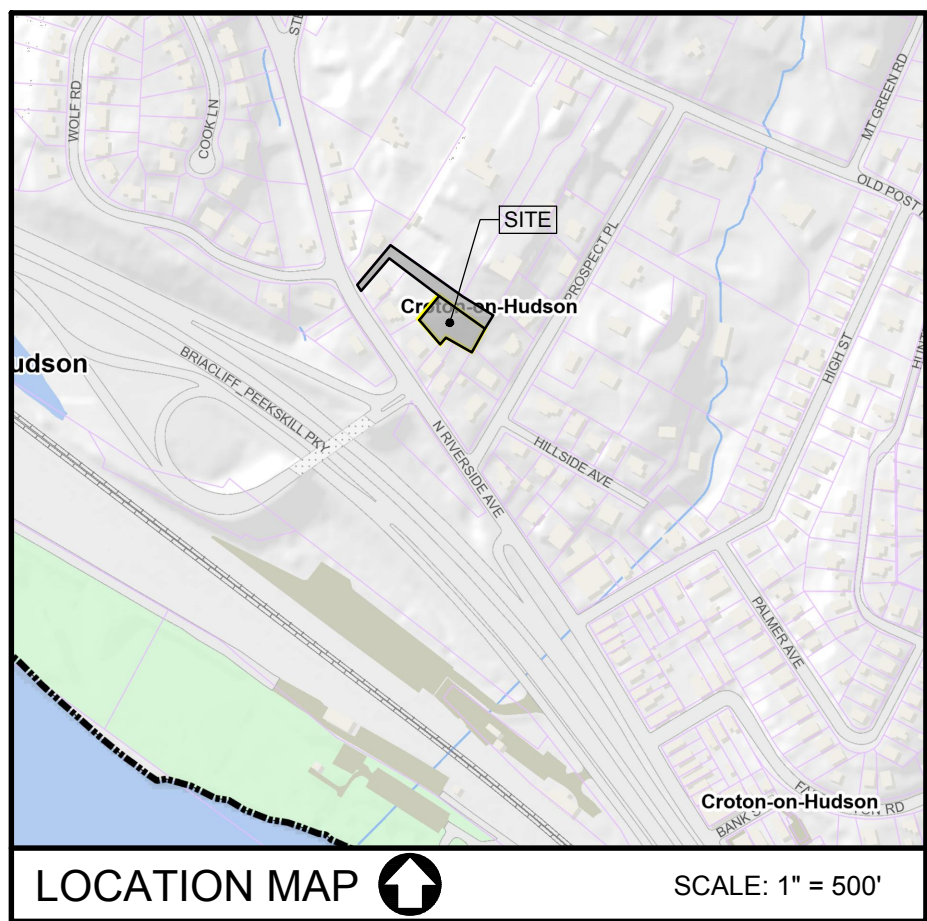
THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).

ZONING DATA CHART - R-B ZONING DISTRICT (ONE-FAMILY RESIDENCE)

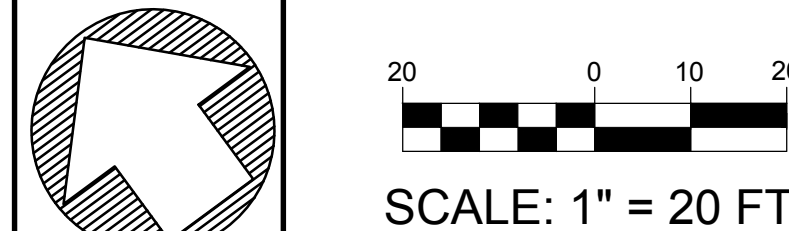
DESCRIPTION	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	FRONT YARD (FT)	SIDE YARD ONE/BOTH YARDS (FT)	REAR YARD (FT)	HABITABLE FLOOR AREA (SF)	FLOOR AREA RATIO	BUILDING HEIGHT (STORIES/ FEET)	BUILDING COVERAGE (%)	REQ'D OFF-STREET PARKING (PER D.U.)
REQUIRED	5,000	50	100	20	8/20	25	880	0.60	2.5/35	40	2
PROPOSED	24,308	155	99	36.20	40.3/88.2	25.00	4,152	0.17	2/25	10	2

ENGINEERS NOTES TO OWNER / CONTRACTOR

- A PRE-CONSTRUCTION SITE INSPECTION WITH CRONIN ENGINEERING, P.E., P.C. IS REQUIRED W/ THE OWNER AND CONTRACTOR PRESENT TO CONFIRM THE CONSTRUCTION PROCEDURE.
- THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING CRONIN ENGINEERING, P.E., P.C. FOR APPROVAL.
- PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT (800)-962-7962. FOR MORE INFORMATION, VISIT WWW.DIGSAFELYNEWYORK.COM.
- EROSION & SEDIMENT CONTROL MEASURES AS SHOWN IN THIS PLAN SET SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. IF UNFORESEEN FIELD CONDITIONS ARE ENCOUNTERED WHICH PROHIBIT THE INSTALLATION OF CERTAIN EROSION & SEDIMENT CONTROL MEASURES AS SHOWN, IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO CONTACT CRONIN ENGINEERING, P.E., P.C. IMMEDIATELY TO DISCUSS ALTERNATIVE METHODS. IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THE INTEGRITY OF ALL EROSION & SEDIMENT CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
- CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS WITH RESPECT TO STABILITY AND SUITABILITY FOR THE INTENDED PURPOSE. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY ALL SUBSURFACE CONDITIONS AND ENSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
- CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED FOR THE SUCCESSFUL CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED TO SUCCESSFULLY CONSTRUCT THE PROJECT.
- IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT FROM WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
- IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY CRONIN ENGINEERING, P.E., P.C. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
- IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADEQUATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
- CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.
- CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION AS TO THE SOIL BEARING CAPACITY OF THE SOILS ON SITE. THE OWNER AND/OR ARCHITECT ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE CONSTRUCTION OF THE FOUNDATION MEETS THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND THE BUILDING CODE OF THE VILLAGE OF BUCHANAN. FOUNDATION DESIGN IS NOT PROVIDED BY THIS OFFICE AND IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT/BUILDER.
- THE OWNER/BUILDER/ARCHITECT ARE RESPONSIBLE TO ENSURE THAT THE BUILDING FOUNDATION MEETS ALL VILLAGE CODES AND THE NEW YORK STATE RESIDENTIAL BUILDING CODE. IF UNSUITABLE MATERIAL IS ENCOUNTERED, THE OWNER SHALL MAKE PROVISIONS (I.E. DEEPER FOOTING, SPREAD FOOTING, GRADE BEAMS, PILES, ETC.) AS NECESSARY TO ENSURE A CODE COMPLIANT FOUNDATION TO THE SATISFACTION OF THE VILLAGE OF BUCHANAN BUILDING DEPARTMENT.



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REVISIONS

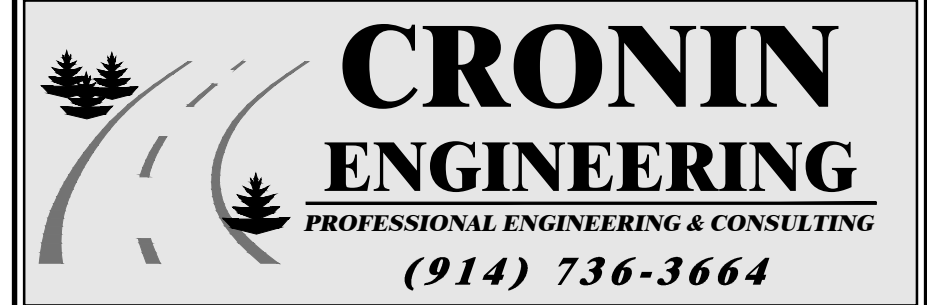
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CHECKED: JCA/PMB
PROJECT: CORTSE - 123 N. RIVERSIDE
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LICENSE #087679



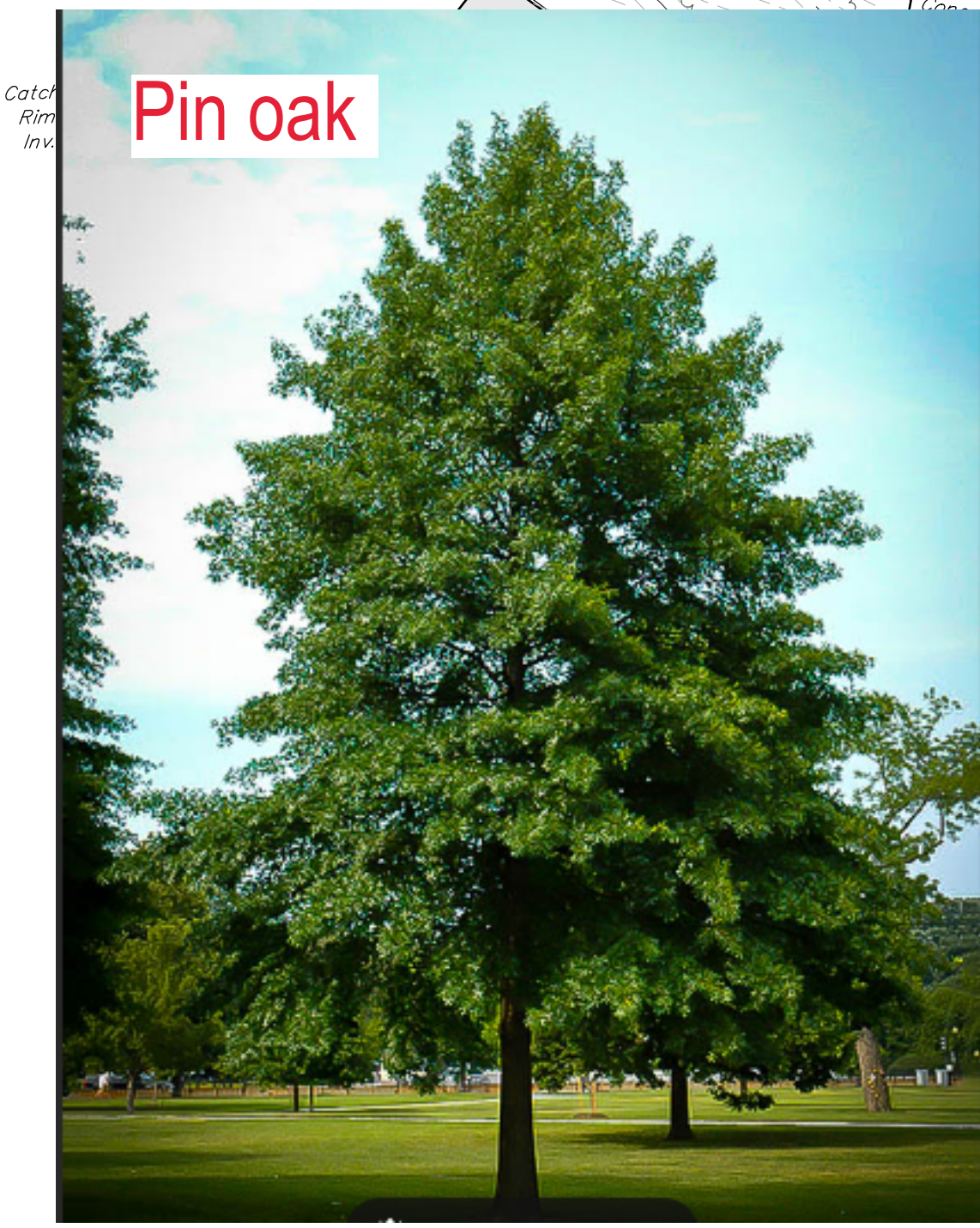
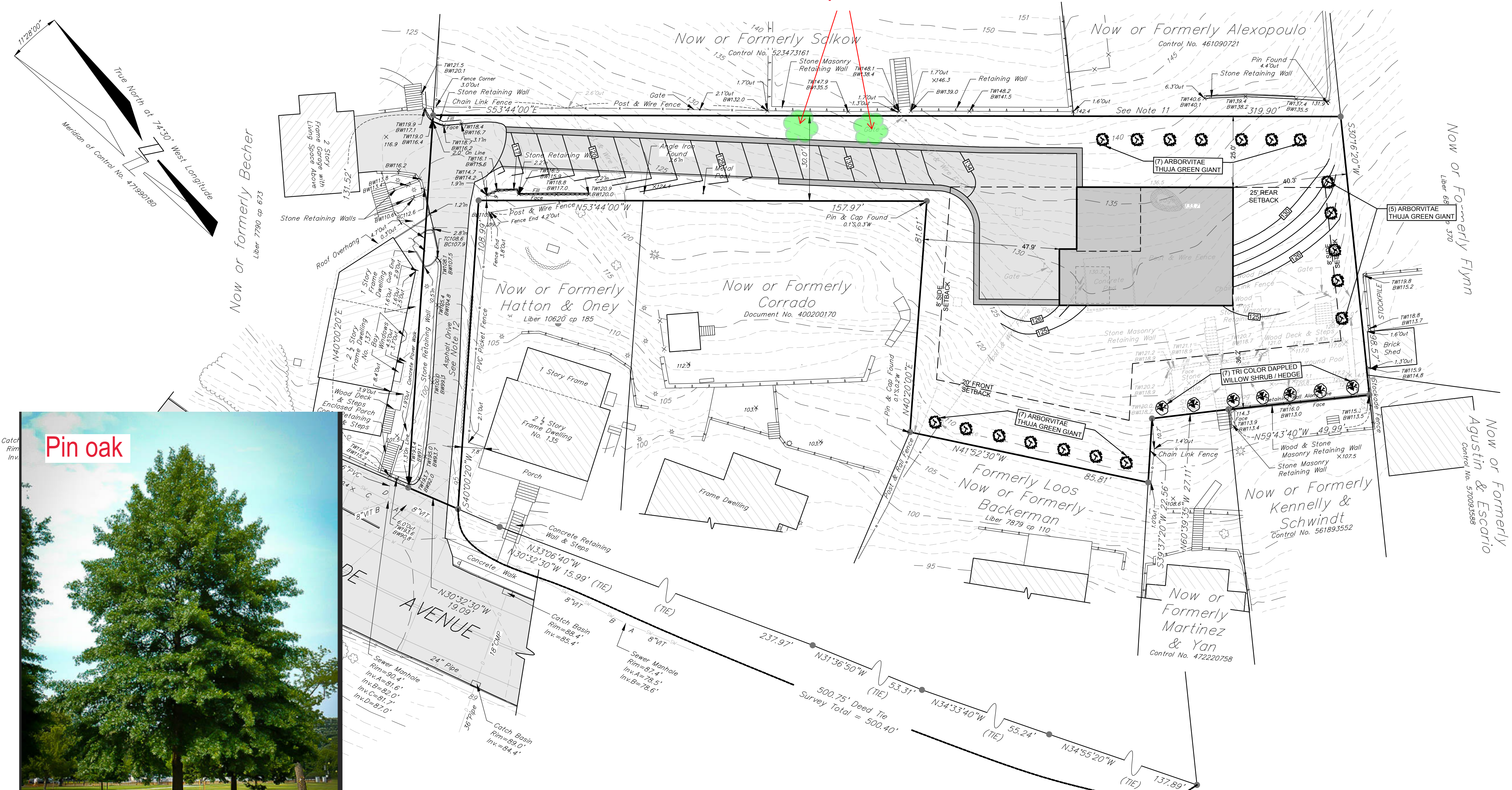
39 Arlo Lane
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UTILITY & GRADING PLAN

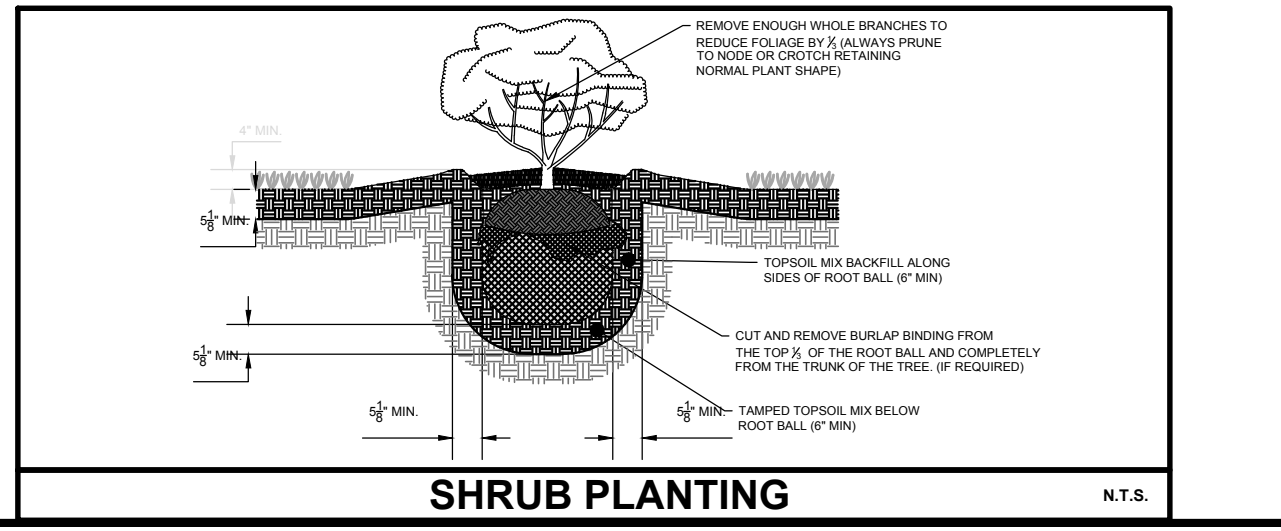
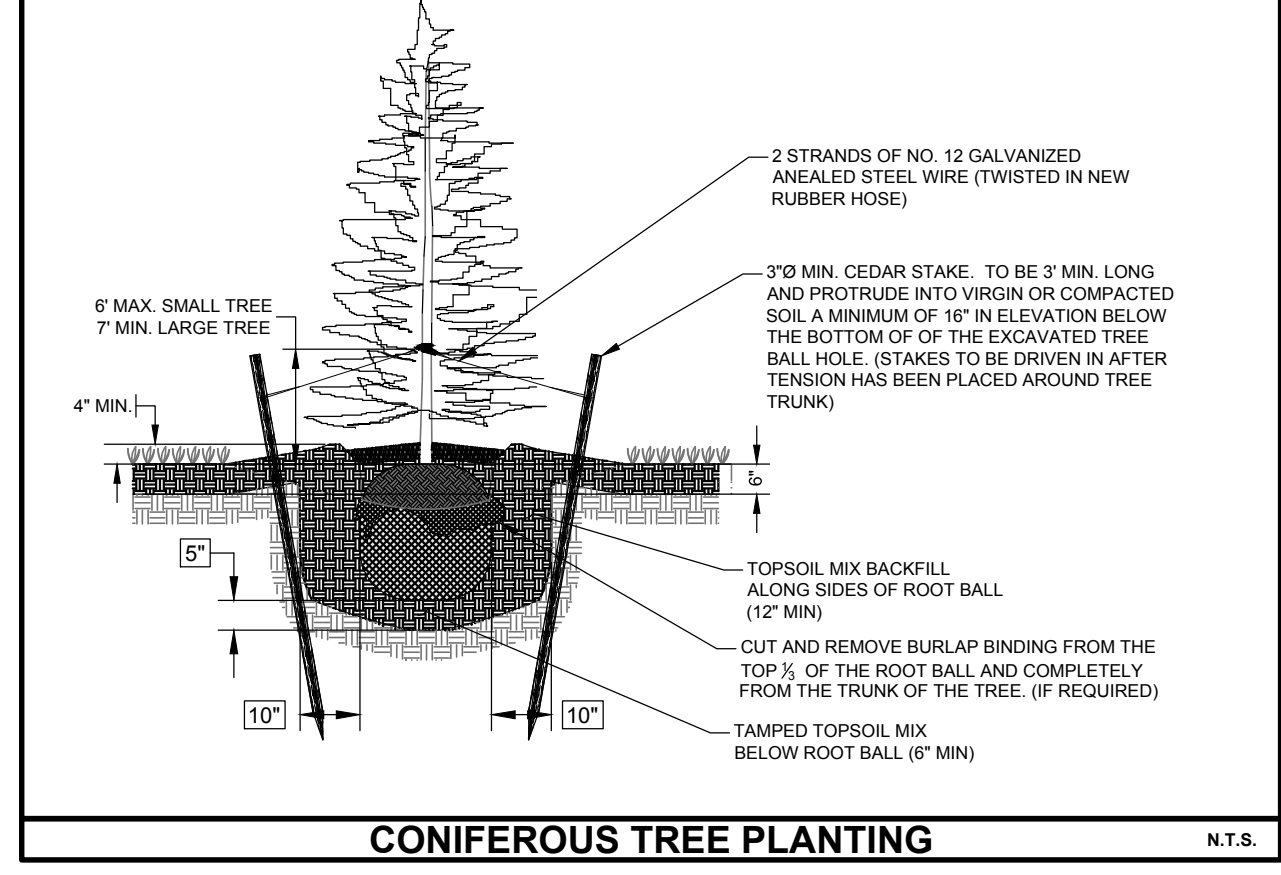
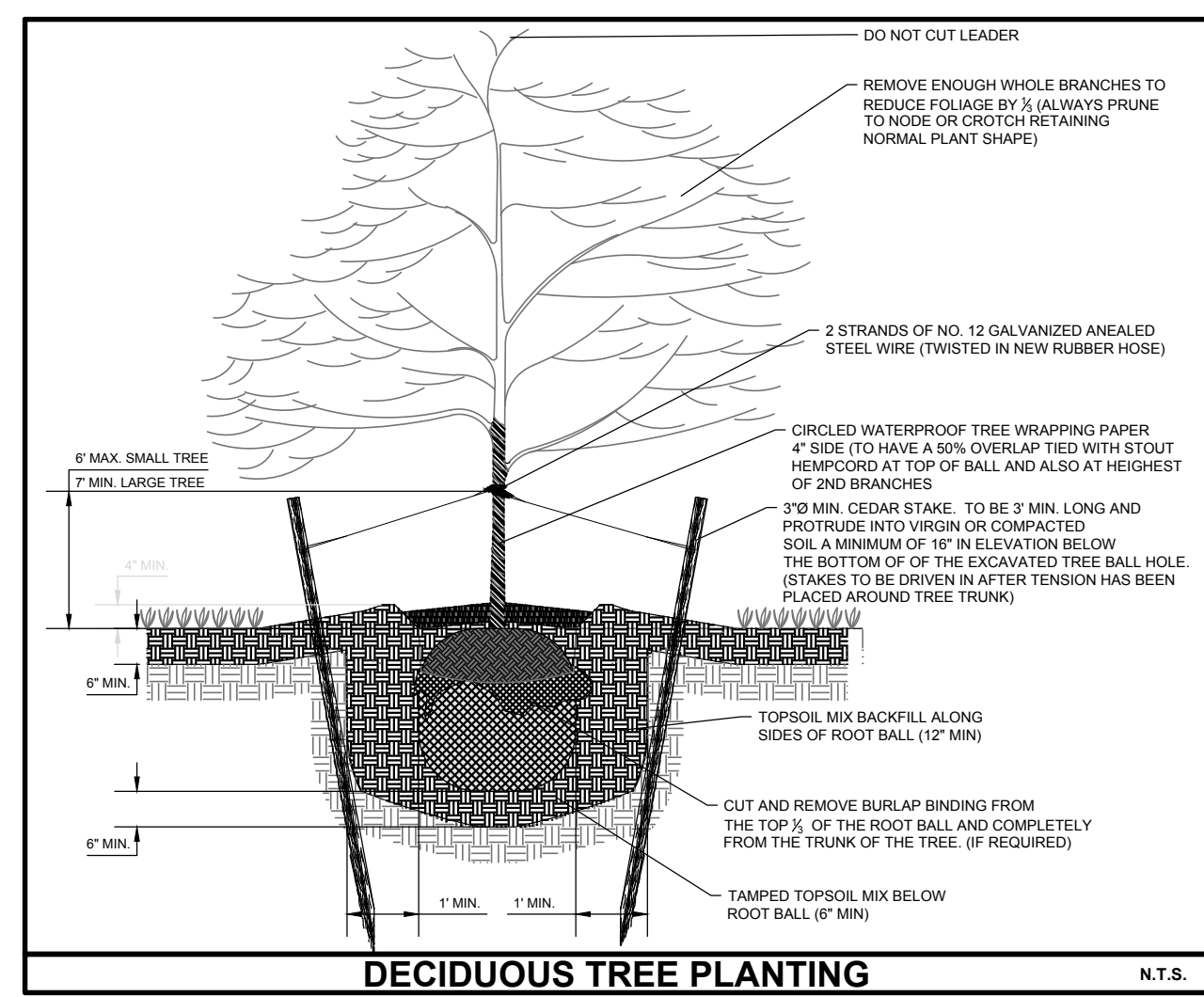
SITE DEVELOPMENT PLAN FOR HILLSIDE STREET LLC

LOCATION:
123 NORTH RIVERSIDE AVENUE
CROTON-ON-HUDSON, NEW YORK

Two 1.5" caliper Pin Oak trees to be planted



LANDSCAPING PLAN
SCALE: 1" = 20'



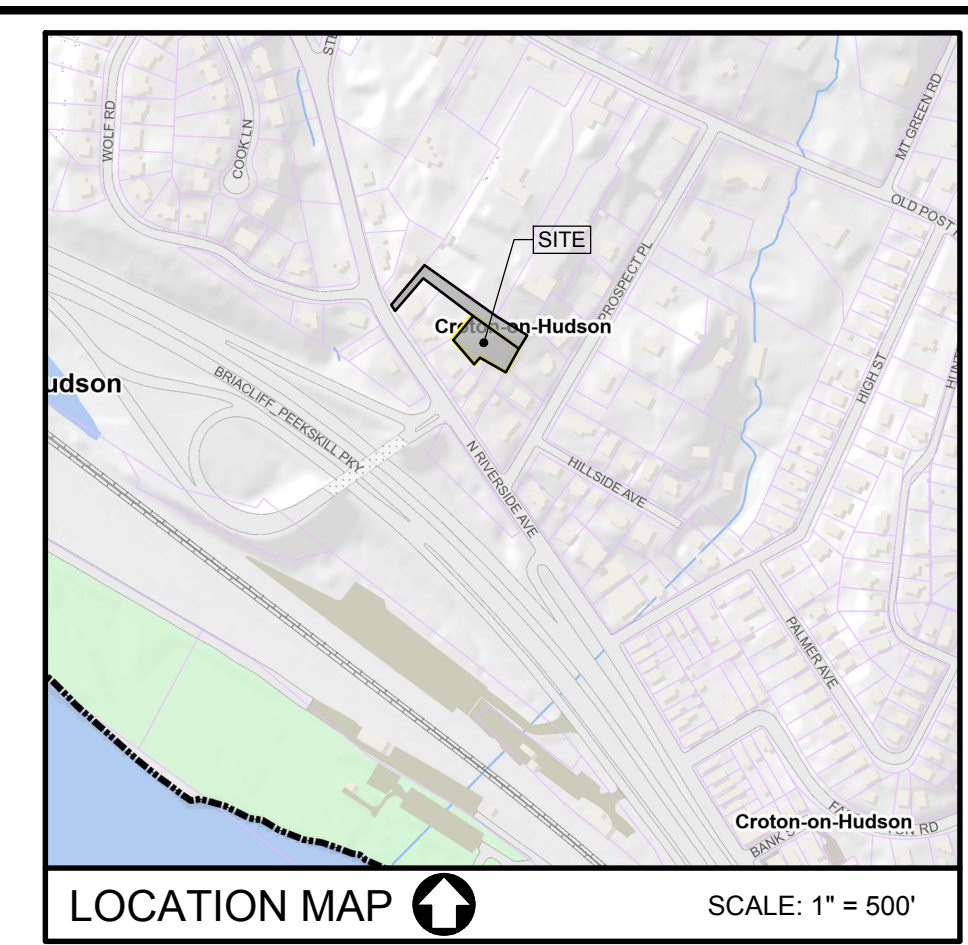
- LANDSCAPING NOTES**
- ALL LANDSCAPING (PLANTING OF TREES, SHRUBS, SOD, ETC.) SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF A PERSON WHO MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA: CERTIFIED NURSERY PROFESSIONAL, IS A CERTIFIED ARBORIST, CERTIFIED LANDSCAPE TECHNICIAN PROGRAM OR GRADUATE FROM A 2 YEAR COLLEGE IN THE FIELD OF HORTICULTURE, ENVIRONMENTAL SCIENCE, LANDSCAPE ARCHITECTURE OR FORESTRY.
 - ALL PLANTS MUST BE HEALTHY AND REPRESENTATIVE OF THE FORM OF THE SPECIES.
 - TREES TO BE PLANTED IMMEDIATELY AFTER DELIVERY FROM THE NURSERY.
 - CONTRACTOR TO ASSURE SUITABLE SOIL CONDITION, IF NECESSARY PROVIDE ORGANIC MATTER-COMPOST, NUTRIENT BARK, IN THE PROPORTION OF 3 PARTS OF SOIL TO 1 PART OF ORGANIC MATTER.
 - WATERING BASIN FOR TREES TO BE AT LEAST 30" IN DIAMETER OR THREE TIMES THE SIZE OF THE ROOTBALL.
 - BACKFILLING OF PLANT BASIN TO BE WITH THE ORIGINAL SOIL TO THE LEVEL OF 3 TO 4 INCHES ABOVE THE ORIGINAL LEVEL.
 - PROVIDE APPROPRIATE WATERING AND IF NECESSARY WRAP THE TRUNK TO LIMIT DAMAGE FROM INSECTS.
 - ALL STAKING AND PIT DETAILS SHALL BE IN ACCORDANCE WITH THE NYS STANDARD SHEETS SECTION 611-1R1.
 - CONTRACTOR TAKES ALL RESPONSIBILITY FOR MAINTAINING A SAFE CONSTRUCTION AND POST-CONSTRUCTION CONDITION.
 - ANY CHANGE IN THIS PLAN IS SUBJECT TO APPROVAL FROM THE VILLAGE OF CROTON-ON-HUDSON.



ARBORVITAE THUJA GREEN GIANT



TRI COLOR DAPPLED WILLOW SHRUB / HEDGE



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SCALE: 1" = 20 FT.

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CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

LANDSCAPING PLAN

SITE DEVELOPMENT PLAN FOR HILLSIDE STREET LLC

LOCATION:
123 NORTH RIVERSIDE AVENUE
CROTON-ON-HUDSON, NEW YORK

SHEET 4 OF 6 **SP-2.3**