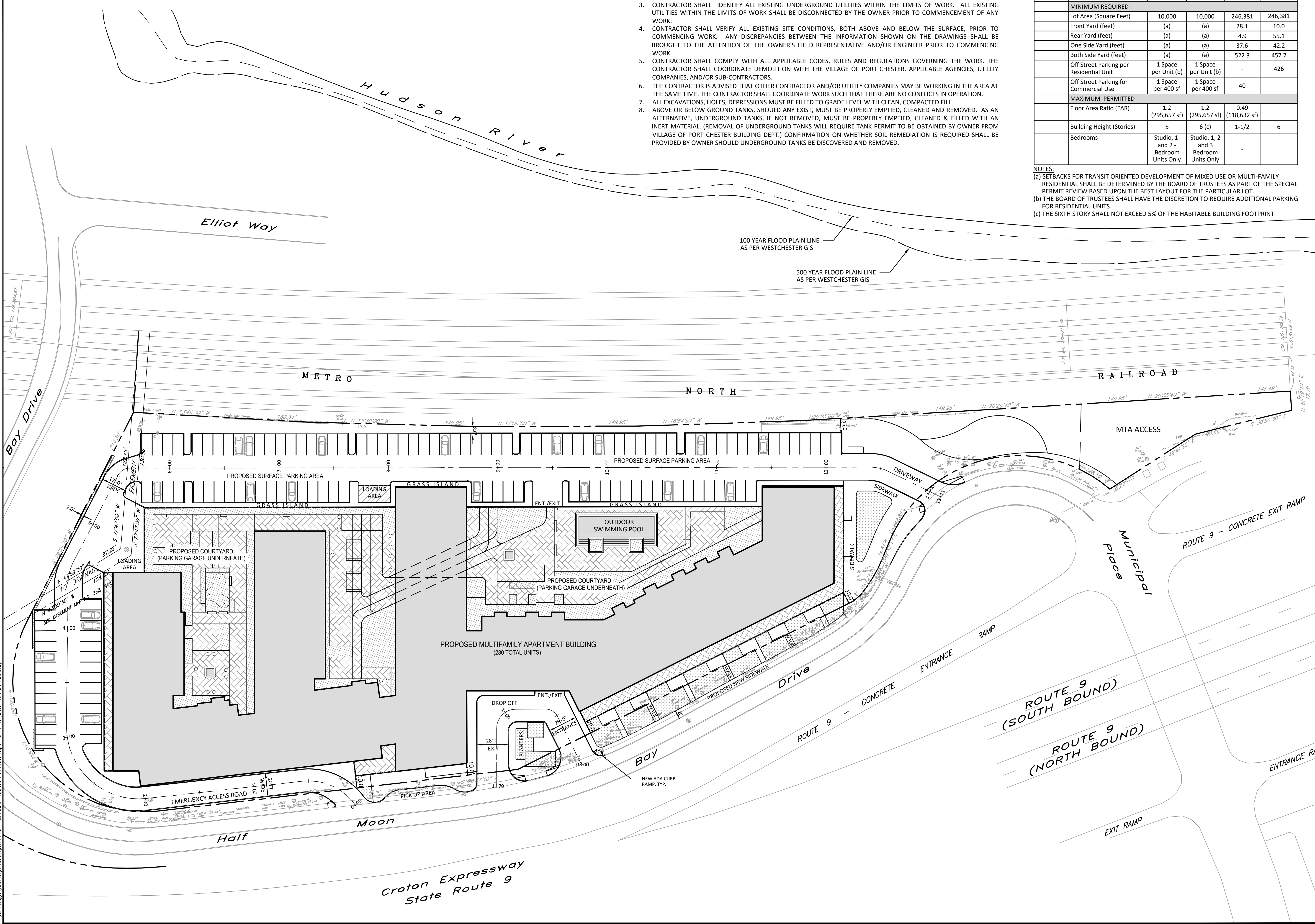


GENERAL NOTES

- EXISTING TOPOGRAPHIC AND UTILITY INFORMATION IS A COMPILATION OF SURVEY DATA TAKEN FROM SURVEY AS PREPARED BY WARD CARPENTER ENGINEERS INC.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF INDUSTRIAL CODE RULE 753 REGULATIONS. EXCAVATORS AND CONTRACTORS MUST CONTACT DIG SAFELY NEW YORK (STAKEOUT REQUESTS: 1-800-962-7962 OR 811) AT LEAST 48 HOURS IN ADVANCE OF ANY MECHANIZED DIGGING OR EXCAVATION WORK TO ENSURE UNDERGROUND UTILITY LINES ARE MARKED.
- CONTRACTOR SHALL IDENTIFY ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF WORK. ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK SHALL BE DISCONNECTED BY THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, BOTH ABOVE AND BELOW THE SURFACE, PRIOR TO COMMENCING WORK. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S FIELD REPRESENTATIVE AND/OR ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, RULES AND REGULATIONS GOVERNING THE WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE VILLAGE OF PORT CHESTER, APPLICABLE AGENCIES, UTILITY COMPANIES, AND/OR SUB-CONTRACTORS.
- THE CONTRACTOR IS ADVISED THAT OTHER CONTRACTOR AND/OR UTILITY COMPANIES MAY BE WORKING IN THE AREA AT THE SAME TIME. THE CONTRACTOR SHALL COORDINATE WORK SUCH THAT THERE ARE NO CONFLICTS IN OPERATION.
- ALL EXCAVATIONS, HOLES, DEPRESSIONS MUST BE FILLED TO GRADE LEVEL WITH CLEAN, COMPACTED FILL.
- ABOVE OR BELOW GROUND TANKS, SHOULD ANY EXIST, MUST BE PROPERLY EMPTIED, CLEANED AND REMOVED. AS AN ALTERNATIVE, UNDERGROUND TANKS, IF NOT REMOVED, MUST BE PROPERLY EMPTIED, CLEANED & FILLED WITH AN INERT MATERIAL. (REMOVAL OF UNDERGROUND TANKS WILL REQUIRE TANK PERMIT TO BE OBTAINED BY OWNER FROM VILLAGE OF PORT CHESTER BUILDING DEPT.) CONFIRMATION ON WHETHER SOIL REMEDIATION IS REQUIRED SHALL BE PROVIDED BY OWNER SHOULD UNDERGROUND TANKS BE DISCOVERED AND REMOVED.

ZONING COMPLIANCE CHART					
S/B/L	Section 78.12, Block 4, Lot 1				
	Zoning Designation	Light Industrial LI District			
	Transit Oriented Development of mixed use or Multifamily Residential				
Code Ref. \$230-37	Item	Current Requirement	Proposed Amendment	Existing	Proposed
MINIMUM REQUIRED					
	Lot Area (Square Feet)	10,000	10,000	246,381	246,381
	Front Yard (feet)	(a)	(a)	28.1	10.0
	Rear Yard (feet)	(a)	(a)	4.9	55.1
	One Side Yard (feet)	(a)	(a)	37.6	42.2
	Both Side Yard (feet)	(a)	(a)	522.3	457.7
	Off Street Parking per Residential Unit	1 Space per Unit (b)	1 Space per Unit (b)	-	426
	Off Street Parking for Commercial Use	1 Space per 400 sf	1 Space per 400 sf	40	-
MAXIMUM PERMITTED					
	Floor Area Ratio (FAR)	1.2 (295,657 sf)	1.2 (295,657 sf)	0.49 (118,632 sf)	
	Building Height (Stories)	5	6 (c)	1-1/2	6
	Bedrooms	Studio, 1- and 2 - Bedroom Units Only	Studio, 1, 2 and 3 Bedroom Units Only	-	

NOTES:
(a) SETBACKS FOR TRANSIT ORIENTED DEVELOPMENT OF MIXED USE OR MULTI-FAMILY RESIDENTIAL SHALL BE DETERMINED BY THE BOARD OF TRUSTEES AS PART OF THE SPECIAL PERMIT REVIEW BASED UPON THE BEST LAYOUT FOR THE PARTICULAR LOT.
(b) THE BOARD OF TRUSTEES SHALL HAVE THE DISCRETION TO REQUIRE ADDITIONAL PARKING FOR RESIDENTIAL UNITS.
(c) THE SIXTH STORY SHALL NOT EXCEED 5% OF THE HABITABLE BUILDING FOOTPRINT



SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED BUILDING LINE
- SETBACK/YARD LINE
- EXISTING CURB
- PROPOSED CONC. CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURB RAMP



Ward Carpenter Engineers - Land Surveying
76 Mamaroneck Avenue
White Plains, NY 10601
Tel: 914-949-6000
Web: wardcarpenter.com

Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601
Tel: 914-682-7800
Web: zarin-steinmetz.com

BKV Group Architectural Designer
1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007
Tel: 202-753-3452
Web: bkvgroup.com

1 HMB Property Owner, LLC
595 Madison Avenue, Suite 1903
New York, NY 10022
Tel: 212-490-7100

DTS • PROVIDENT
Intelligent Land Use
DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914-428.0010
F: 914-428.0017

Under New York State Education Law Article 145 (Engineering), Section 7209 (2), It Is A Violation Of This Law For Any Person, Unless Acting Under The Direction Of A Licensed Professional Engineer, To Alter This Document

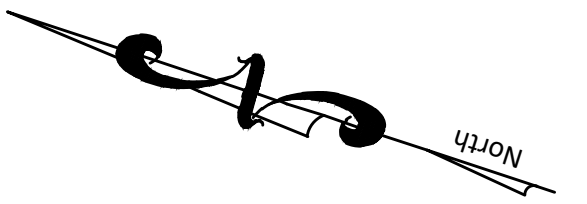
© DTS Provident Design Engineering, LLP
Certificate Of Authorization #0017846

MULTIFAMILY RESIDENTIAL DEVELOPMENT
1 HALF MOON BAY DRIVE
VILLAGE OF CROTON-ON-HUDSON
WESTCHESTER COUNTY, NEW YORK

TITLE: **SITE PLAN**

Scale: 1" = 40'
Date: 7/10/2024
Drawn By: KMM
Checked By: PJG
Project No.: 1027
Sheet No.: 3 of 10
Dwg. No.: **C-100**

GROUND FLOOR | ILLUSTRATIVE SITE PLAN

[illegible]

Surveyor
Ward Carpenter Engineers - Land Surveying
 76 Mamaroneck Avenue
 White Plains, NY 10601
 Tel: 914-949-6000
 Web: wardcarpenter.com

Attorney Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601
Tel: 914-682-7800
Web: zarin-steinmetz.com

Architect
BKV Group Architectural Designer
1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007
Tel: 202-753-3452
Web: bkvgroup.com

Owner 1 HMB Property Owner, LLC
595 Madison Avenue, Suite 1903
New York, NY 10022
Tel: 212-490-7100

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

Under New York State Education Law Article 145
(Engineering), Section 7209 (2), It Is A Violation Of This Law
For Any Person, Unless Acting Under The Direction Of A
Licensed Professional Engineer, To Alter This Document

© DTS Provident Design Engineering, LLP
Certificate Of Authorization #0017846

**MULTIFAMILY RESIDENTIAL
DEVELOPMENT
1 HALF MOON BAY DRIVE
VILLAGE OF CROTON-ON-HUDSON
WESTCHESTER COUNTY, NEW YORK**

TITLE: GROUND FLOOR
ILLUSTRATIVE SITE PLAN

Seal	Scale:	NTS
	Date:	7/10/2024
	Drawn By:	KMM
	Checked By:	PJG
	Project No.:	1027
	Sheet No.:	4 of 10
	Dwg. No.:	PR-1

*** IMAGE TAKEN 10/2023. CONCEPT RENDERINGS INTENDED TO REPRESENT THE PROPOSED DESIGN INTENT. SUBJECT TO CHANGE.

*** IMAGE TAKEN 10/2023. CONCEPT RENDERINGS INTENDED TO REPRESENT THE PROPOSED DESIGN INTENT. SUBJECT TO CHANGE.

[illegible]

AERIAL VIEW 2 | VIEW TOWARDS HUDSON RIVER



*** IMAGE TAKEN 10/2023. CONCEPT RENDERINGS INTENDED TO REPRESENT THE PROPOSED DESIGN INTENT. SUBJECT TO CHANGE.

[illegible]

Surveyor
Ward Carpenter Engineers - Land Surveying
 76 Mamaroneck Avenue
 White Plains, NY 10601
 Tel: 914-949-6000
 Web: wardcarpenter.com

Attorney Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601
Tel: 914-682-7800
Web: zarin-steinmetz.com

Architect
BKV Group Architectural Designer
1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007
Tel: 202-753-3452
Web: bkvgroup.com

Owner
1 HMB Property Owner, LLC
595 Madison Avenue, Suite 1903
New York, NY 10022
Tel: 212-490-7100

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

Under New York State Education Law Article 145
(Engineering), Section 7209 (2), It Is A Violation Of This Law
For Any Person, Unless Acting Under The Direction Of A
Licensed Professional Engineer, To Alter This Document

© DTS Provident Design Engineering, LLP
Certificate Of Authorization #0017846

MULTIFAMILY RESIDENTIAL
DEVELOPMENT
1 HALF MOON BAY DRIVE
VILLAGE OF CROTON-ON-HUDSON
WESTCHESTER COUNTY, NEW YORK

TITLE:

AERIAL VIEW 2
VIEW TOWARDS HUDSON RIVER

Seal	Scale:	NTS
	Date:	7/10/2024
	Drawn By:	KMM
	Checked By:	PJG
	Project No.:	1027
	Sheet No.:	6 of 10
Dwg. No.:		PR-3

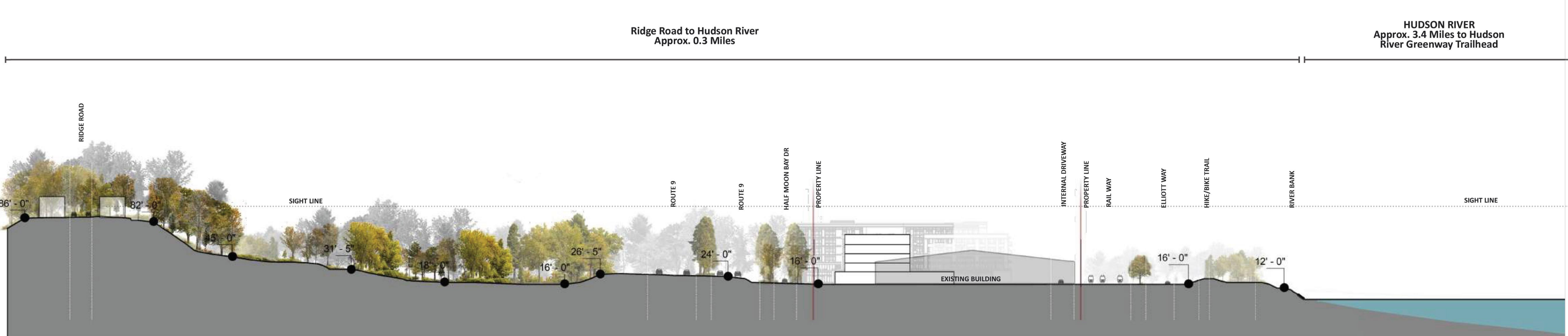
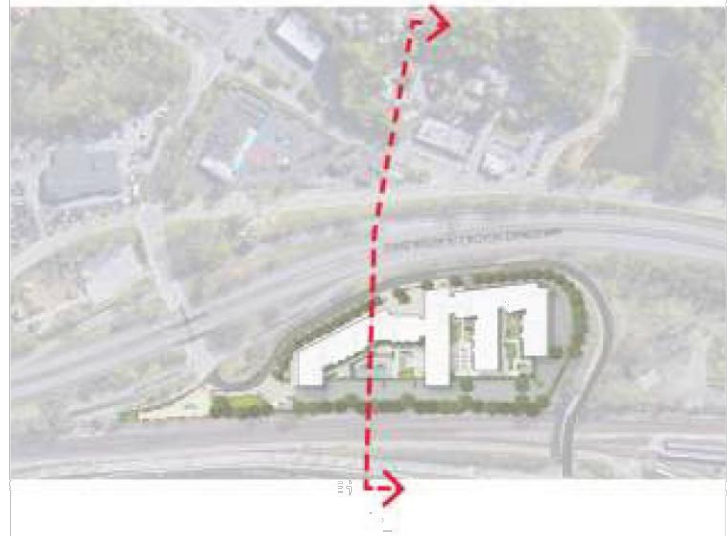
An aerial photograph showing a waterfront development. In the foreground, a paved road with yellow lane markings runs parallel to a body of water. To the left of the road are railroad tracks and a dense line of trees with autumn foliage. The water is calm with gentle ripples. In the background, a large hill covered in a thick forest of trees with vibrant autumn colors (yellows, oranges, and reds) rises above the town. Some buildings and parking lots are visible at the base of the hill. The sky is filled with soft, white clouds. In the bottom left corner, there is a small inset image showing a marina with several sailboats docked.

*** IMAGE TAKEN 10/2023. CONCEPT RENDERINGS INTENDED TO REPRESENT THE PROPOSED DESIGN INTENT. SUBJECT TO CHANGE.

[illegible]

OVERALL SITE SECTIONS

VIEW CORRIDOR STUDIES



2. Site Section - Proposed Building Height

[illegible]

Surveyor Ward Carpenter Engineers - Land Surveying
76 Mamaroneck Avenue
White Plains, NY 10601
Tel: 914-949-6000
Web: wardcarpenter.com

Attorney Zarin & Steinmetz, LLP
81 Main Street, Suite 415
White Plains, NY 10601
Tel: 914-682-7800
Web: zarin-steinmetz.com

BKV Group Architectural Designer
1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007
Tel: 202-753-3452
Web: bkgvgroup.com

Owner
1 HMB Property Owner, LLC
595 Madison Avenue, Suite 1903
New York, NY 10022
Tel: 212-490-7100

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017

Under New York State Education Law Article 145
(Engineering), Section 7209 (2), It Is A Violation Of This Law
For Any Person, Unless Acting Under The Direction Of A
Licensed Professional Engineer, To Alter This Document

© DTS Provident Design Engineering, LLP
Certificate Of Authorization #0017846

**MULTIFAMILY RESIDENTIAL
DEVELOPMENT**
1 HALF MOON BAY DRIVE
VILLAGE OF CROTON-ON-HUDSON
WESTCHESTER COUNTY, NEW YORK

TITLE:
OVERALL SITE SECTIONS
VIEW CORRIDOR STUDIES

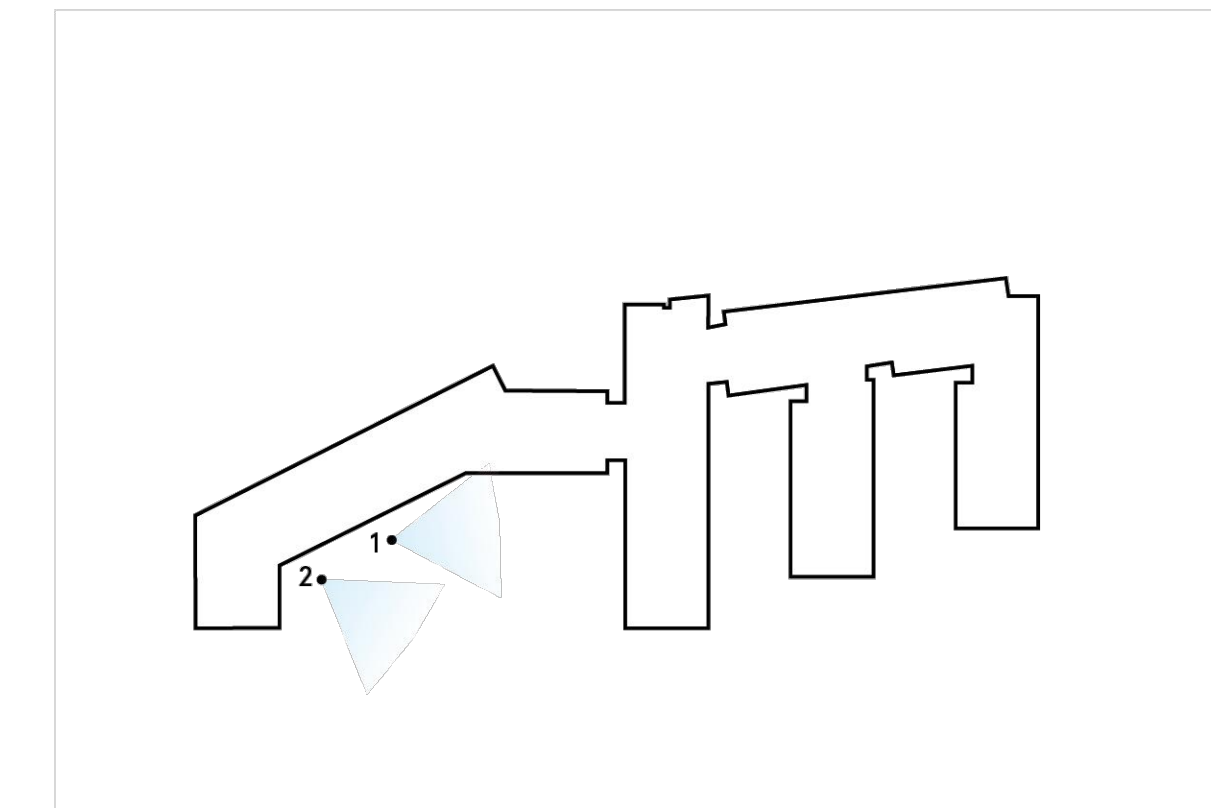
Seal	Scale:	NTS
	Date:	7/10/2024
	Drawn By:	KMM
	Checked By:	PJG
	Project No.:	1027
	Sheet No.:	8 of 10
	Dwg. No.:	PR-5



*** CONCEPT RENDERINGS INTENDED TO REPRESENT THE PROPOSED DESIGN INTENT.
SUBJECT TO CHANGE.

PERSPECTIVES

COURTYARD VIEWS

[illegible]