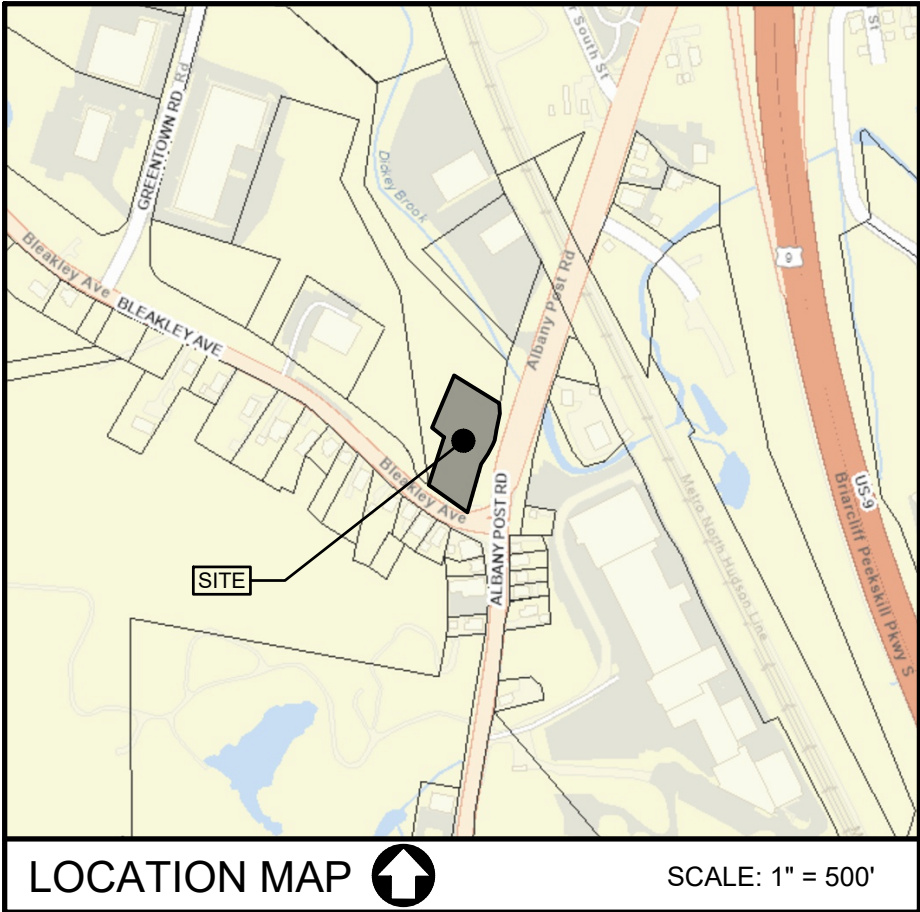




RENDERING FROM BLEAKLEY AVE
SOURCE: ARCHITECT JOE THOMPSON



RENDERING FROM ALBANY POST ROAD
SOURCE: ARCHITECT JOE THOMPSON



LOCATION MAP

SCALE: 1" = 500'

LIST OF DRAWINGS				
SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
CS	1 OF 10	COVER SHEET	JUNE 11, 2026	AUGUST 12, 2026
EX-1.0	2 OF 10	EXISTING CONDITIONS	JUNE 11, 2026	AUGUST 12, 2026
SP-2.0	3 OF 10	UTILITIES & GRADING PLAN	JUNE 11, 2026	AUGUST 12, 2026
SP-2.1	4 OF 10	CROSS SECTIONS	JUNE 11, 2026	AUGUST 12, 2026
SP-2.2	5 OF 10	SLOPE DISTURBANCE & ZONING PLAN	JUNE 11, 2026	AUGUST 12, 2026
EC-3.0	6 OF 10	EROSION AND SEDIMENT CONTROL PLAN	JUNE 11, 2026	AUGUST 12, 2026
LS-4.0	7 OF 10	LANDSCAPING PLAN	JULY 9, 2026	AUGUST 12, 2026
CD-5.0	8 OF 10	CONSTRUCTION DETAILS	JUNE 11, 2026	AUGUST 12, 2026
CD-5.1	9 OF 10	CONSTRUCTION DETAILS	AUGUST 12, 2026	---
CD-5.2	10 OF 10	CONSTRUCTION DETAILS	AUGUST 12, 2026	---

VILLAGE NOTES:

- GARBAGE TO BE PICKED UP BY PRIVATE CARTING COMPANY
- SNOW TO BE ACCUMULATED IN DESIGNATED AREA
- ALL UTILITIES TO BE BELOW GROUND. NO OVERHEAD WIRED TO BE CONSTRUCTED.



CONTRACT VENDEE

STEVE GIORDANO BUILDERS, INC.
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

ARCHITECT

JOSEPH G. THOMPSON ARCHITECT, PLLC
108 NORTH DIVISION STREET
PEEKSKILL, NY 10566

SURVEYOR

BADEY & WATSON
SURVEYING & ENGINEERING, DPC
3063 ROUTE 9
COLD SPRING, NY 10516

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REVISIONS

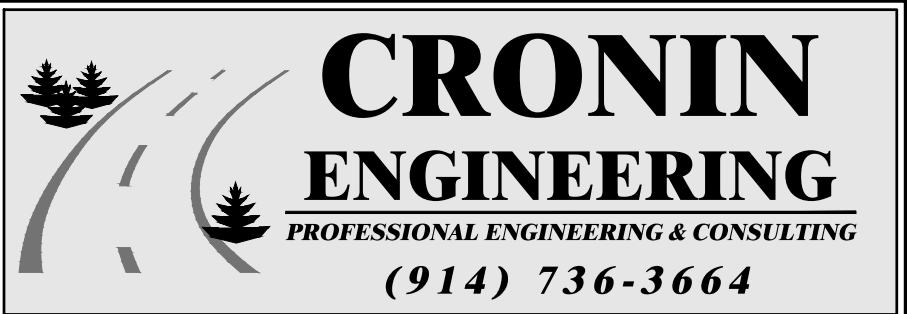
#	REASON	DATE
2	COMMENTS FROM BUCHANNAN PB + TOWN ENGINEER	8/12/2026
1	COMMENTS FROM BUCHANNAN PB	7/9/2026

MUNICIPAL TAX IDENTIFICATION:

SECTION: 43.11
BLOCK: 1
LOT: 6
SUBLOT: ----
DRAWN BY: KJW/LC
CHECKED: JCA/KCS/PMB
PROJECT: 3222 ALBANY POST RD
DATE: JUNE 11, 2026
JOB #: 251203



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



39 Arlo Lane
Cortlandt Manor, New York 10567

COVER SHEET

SITE DEVELOPMENT PLAN
FOR
3222 ALBANY POST ROAD

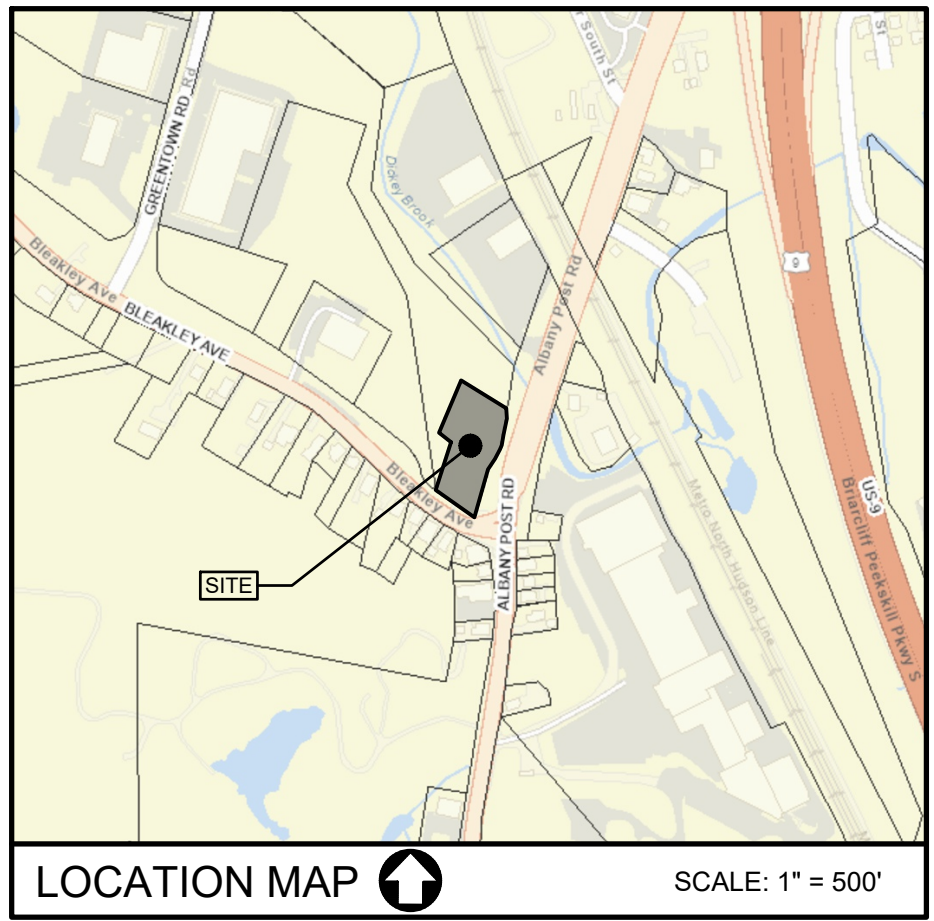
LOCATION:
3222 ALBANY POST ROAD
VILLAGE OF BUCHANAN, NEW YORK

SHEET 1 OF 10

CS



- SITE SPECIFIC NOTES:**
1. PARCEL TAX MAP DESIGNATION: SECTION: 43.11, BLOCK: 1, LOT: 5 & 6
 2. TOTAL AREA OF EXISTING LOT: 38,477 SQ. FT. (0.88 ACRES)
 3. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY BADEY & WATSON, ENTITLED "SURVEY OF PROPERTY PREPARED FOR EXCELSIOR HOUSING GROUP, LLC" DATED MARCH 15, 2024.
 4. PARCEL IS LOCATED IN THE FOLLOWING DISTRICTS:
 - VILLAGE OF BUCHANAN C-1 C-2 OVERLAY DISTRICT
 - BUCHANAN VILLAGE WATER DISTRICT
 - HENDRICK HUDSON SCHOOL DISTRICT
 - BUCHANAN FIRE DISTRICT
 - PEEKSKILL & HAVERSTRAW BAY BASIN (HUDSON RIVER WATERSHED)
- SITE PLAN NOTES:**
1. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
 2. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING A CERTIFICATION OF OCCUPANCY.
 3. PROPOSED SOIL SLOPES EXCEEDING 1:2 (V:H) SHALL BE RIP-RAPPED AND SHALL NOT EXCEED 1:1 (V:H).
 4. IMPORTED FILL MUST BE CERTIFIED AND APPROVED BY THE VILLAGE BUILDING INSPECTOR OR ENGINEER.
 5. THE RESTORATION WORK FOR THE ROADWAY AND SHOULDER CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND VILLAGE HIGHWAY DEPARTMENT.
 6. THERE IS NO DEMOLITION PROPOSED FOR THIS PROJECT.
 7. PROPOSED SOIL SLOPES EXCEEDING 1:2 (V:H) SHALL UTILIZE SLOPE STABILIZATION BLANKETS DURING CONSTRUCTION.
- DEMOLITION NOTES (AS NEEDED)**
1. NO WORK SHALL BE PERFORMED UNTIL A PERMIT IS ISSUED BY THE VILLAGE OF BUCHANAN.
 2. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
 3. MATERIAL MAY BE RECYCLED/CRUSHED ON SITE AND USED FOR A SUBBASE AS DIRECTED BY ENGINEER.
 4. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN PLACE AS DIRECTED BY ENGINEER PRIOR TO DEMOLITION WORK.
 5. AREAS WHERE ASPHALT/CONCRETE REMOVAL OCCUR SHALL BE STABILIZED WITH A LAYER OF 1" CRUSHED STONE.
 6. DUST CONTROL SHALL BE PROVIDED DURING DEMOLITION OF THE SITE.



CONTRACT VENDEE

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1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

ARCHITECT

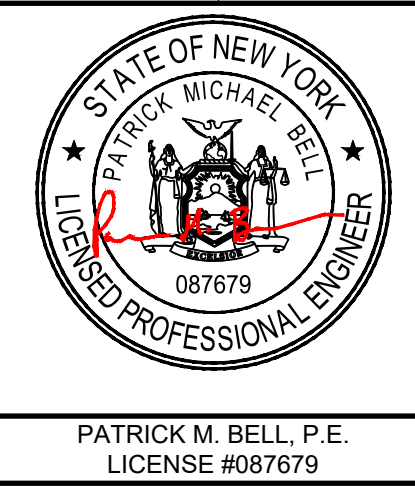
JOSEPH G. THOMPSON ARCHITECT, PLLC
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PEEKSKILL, NY 10566

SURVEYOR

BADEY & WATSON
SURVEYING & ENGINEERING, DPC
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REVISIONS		
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LOT:	6	
SUBLOT:	----	
DRAWN BY:	KJW/LC	
CHECKED:	JCA/KCS/PMB	
PROJECT:	3222 ALBANY POST RD	
DATE:	JUNE 11, 2026	
JOB #:	251203	



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

39 Arlo Lane
Cortlandt Manor, New York 10567

EXISTING CONDITIONS/REMOVALS

SITE DEVELOPMENT PLAN FOR 3222 ALBANY POST ROAD

LOCATION:
3222 ALBANY POST ROAD
VILLAGE OF BUCHANAN, NEW YORK

SHEET 2 OF 10 **EX-1.0**

TREE REMOVAL TABLE	
TOTAL TREES ON SITE:	68
TREES TO BE REMOVED:	63
TREES TO REMAIN:	5

EXISTING CONDITIONS SLOPES ANALYSIS	
SLOPE RANGE	AREA (SF)
0 - 15%	11,236
15% - 30%	6,862
> 30%	20,378

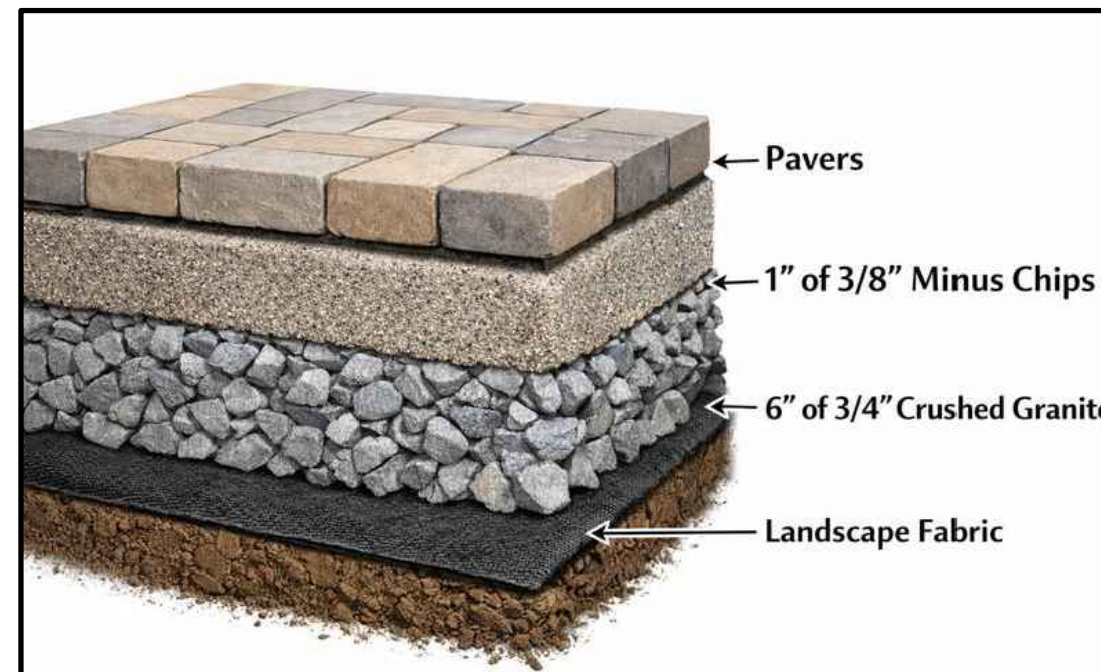


EXISTING CONDITIONS/REMOVALS PLAN
SCALE 1" = 20'

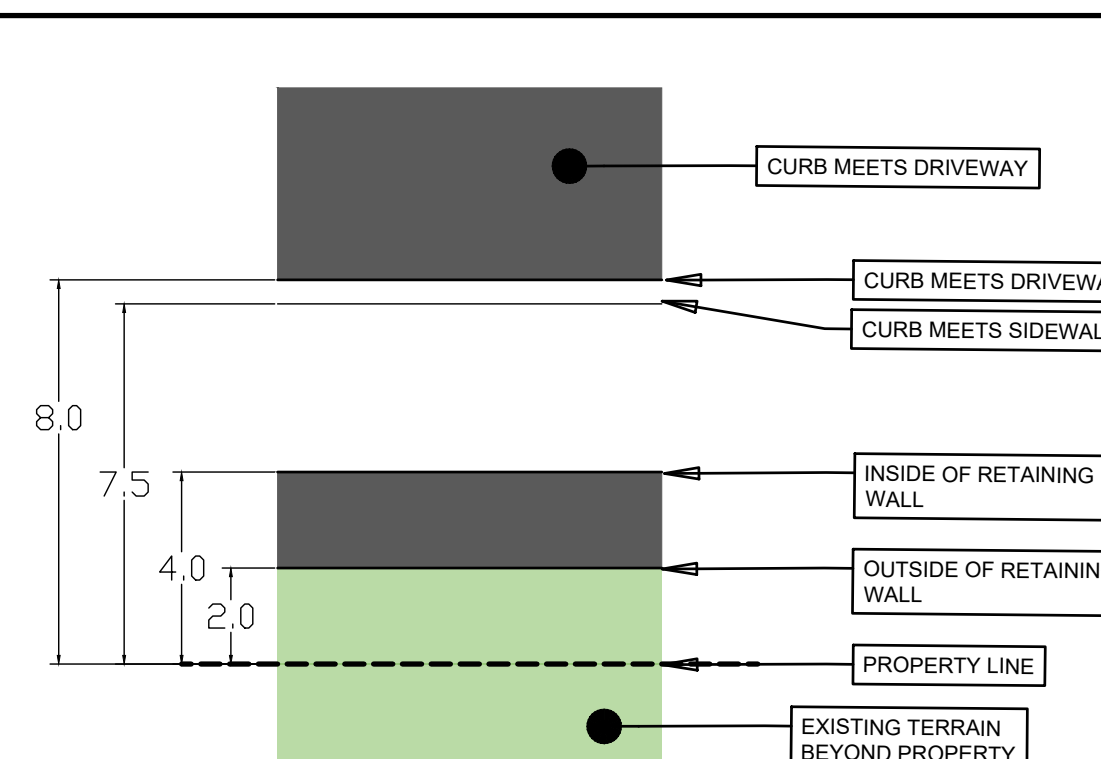
CONSTRUCTION SEQUENCE

THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF NEW RESIDENTIAL BUILDING STRUCTURES. THE FOLLOWING IS THE ANTICIPATED SEQUENCE OF CONSTRUCTION:

1. OBTAIN THE NECESSARY APPROVAL SIGNATURES ON THE SITE DEVELOPMENT PLANS FROM THE VILLAGE OF BUCHANAN.
2. CONDUCT A PRE-CONSTRUCTION MEETING AT THE SITE WITH REPRESENTATIVES FROM THE VILLAGE, THE SITE GENERAL CONTRACTOR AND THE OWNER.
3. FILE THE NECESSARY DOCUMENTS TO OBTAIN THE REQUIRED BUILDING PERMITS.
4. INSTALL THE NECESSARY PERIMETER SOIL EROSION AND SEDIMENT CONTROL PRACTICES.
5. REMOVE THE TREES TO BE REMOVED, IF ANY.
6. INSTALL THE REQUIRED TREE PROTECTION PRACTICES, IF ANY.
7. BEGIN THE DEMOLITION / REMOVALS AND REMOVE DEBRIS FROM THE SITE IN A LAWFUL MANNER IF ANY.
8. EXCAVATE THE SITE AS NECESSARY FOR THE FOUNDATIONS OF THE STRUCTURES AND PARKING LOT.
9. CONDUCT ROUGH GRADING OF THE SITE AS NECESSARY.
10. ENSURE PROTECTIONS OF THE OFFSITE AREAS.
11. INSPECT AND MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES.
12. BEGIN BUILDING AND ROUGH GRADING.
13. CONSTRUCT RETAINING WALLS AND BACK FILL.
14. CONTINUE WITH SITE GRADING.
15. INSTALL UTILITIES.
16. ACHIEVE FINAL SUB GRADES.
17. START BUILDING FOUNDATIONS AND BUILDING CONSTRUCTION.
18. PREP FOR CURBS, SIDEWALKS.
19. INSTALL SITE IMPROVEMENTS.
20. FINAL STABILIZATION TO BE ACHIEVED.
21. CONTINUE WITH STRUCTURE CONSTRUCTION.
22. PERFORM FINAL GRADING AS NECESSARY.
23. PROVIDE SEED/MULCH OVER ALL DISTURBED AND FINAL GRADED AREAS AS NEEDED.
24. TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES CAN BE REMOVED AFTER 80% OF THE DISTURBED AREAS ARE STABILIZED WITH EITHER A VEGETATIVE COVER, IMPERIOUS COVER OR GRAVEL.
25. APPLY FOR A CERTIFICATE OF OCCUPANCIES.



PATIO PAVER DETAIL



SIDEWALK DETAIL

SCALE 1" = 3'

PROPOSED DISTURBANCE	
PROPOSED DISTURBANCE	31,395 SF
PROP. WETLAND DISTURBANCE	0 SF
PROPOSED WETLAND BUFFER DISTURBANCE	1,236 SF



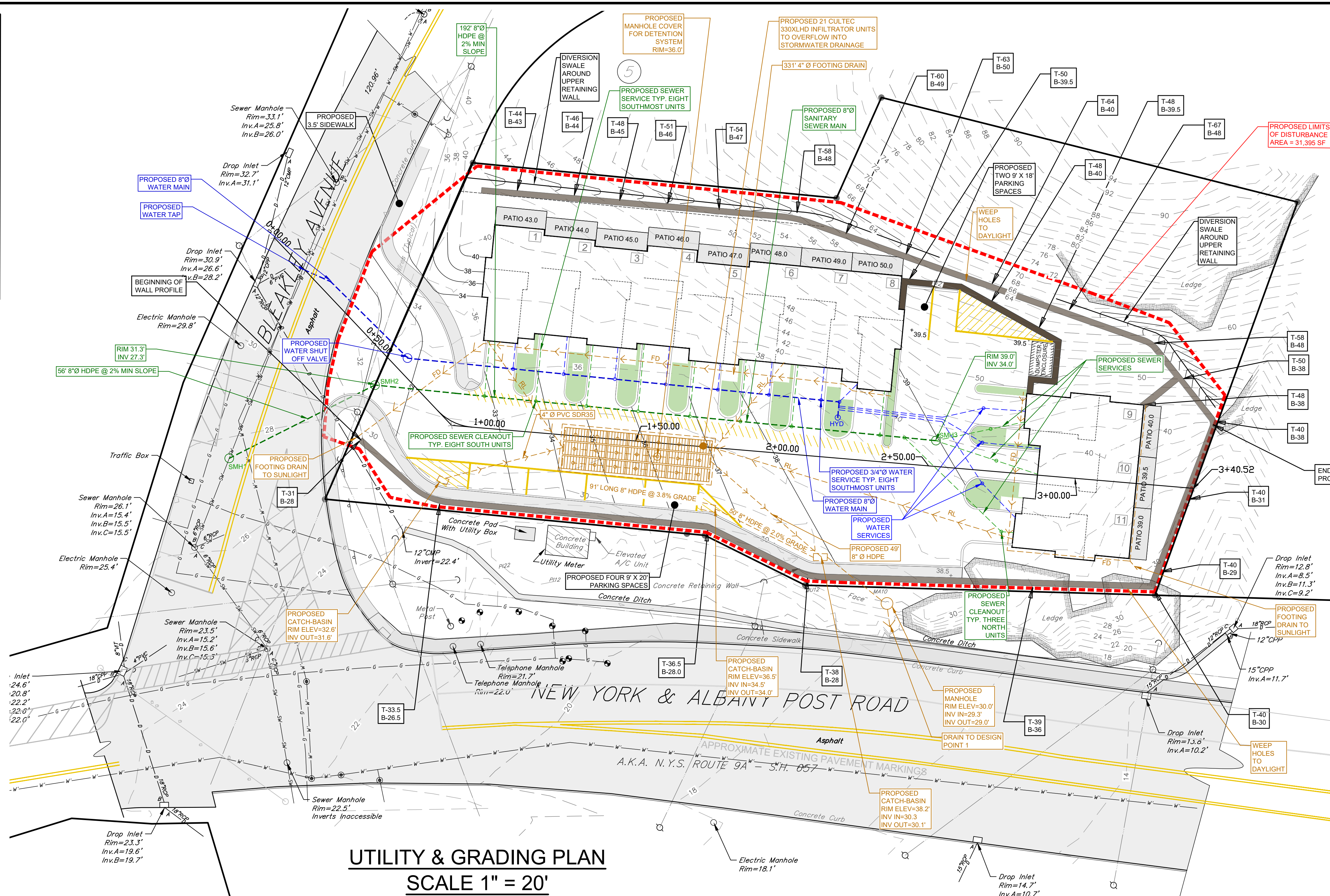
Know what's below.
Call before you dig.

STORMWATER NOTES:

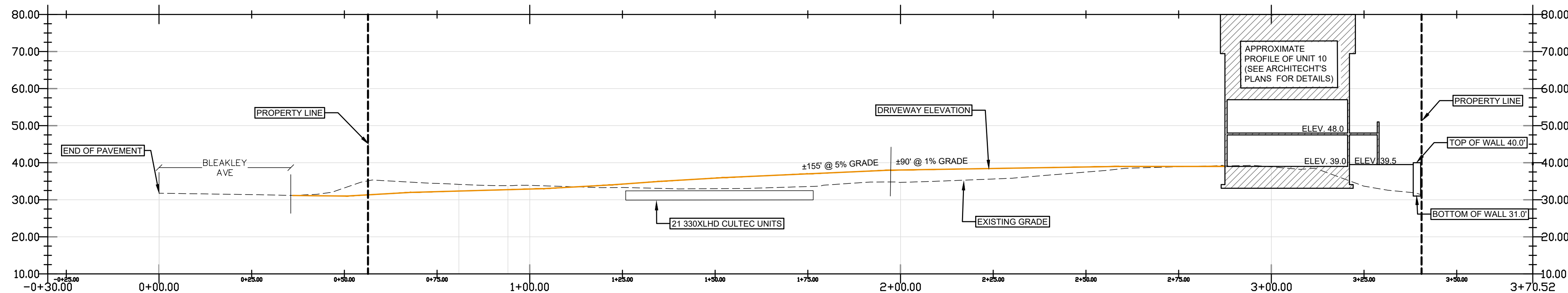
1. 1,500 CUBIC FEET OF DETENTION PROPOSED
2. POST DEVELOPMENT PEAKFLOW SHALL BE LESS THAN OR EQUAL TO PRE-CONSTRUCTION PEAKFLOW
3. DETENTION SYSTEM NOT TO BE HOOKED UP UNTIL CONSTRUCTION COMPLETED AND SITE STABILIZED
4. DETENTION AREA TO BE PROTECTED

PIPE CHART

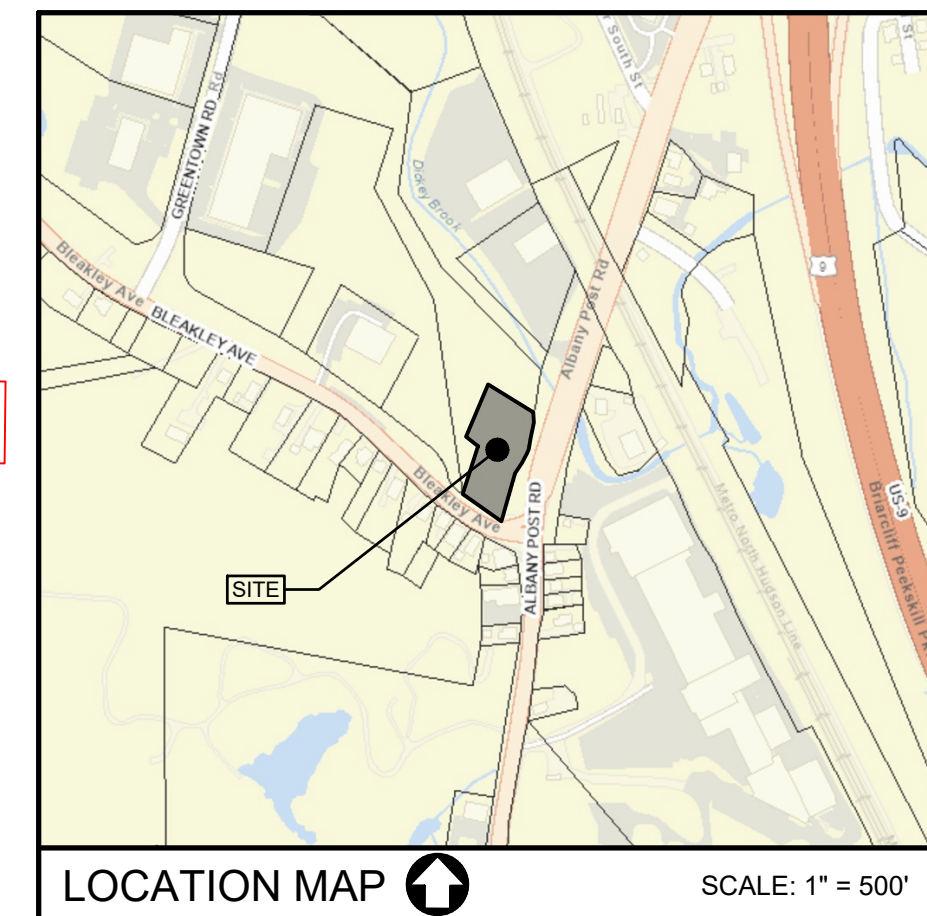
PIPE LOCATION	TYPE
ROOF LEADERS	4"Ø SOLID PVC SDR35 AT 1% MIN SLOPE
FOOTING DRAINS	4"Ø PERFORATED PVC
FOOTING DRAIN DISCHARGE	4"Ø SOLID PVC SDR35 AT 1% MIN SLOPE



UTILITY & GRADING PLAN
SCALE 1" = 20'

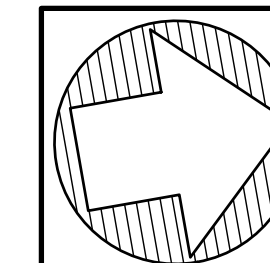


DRIVEWAY PROFILE PLAN
SCALE 1" = 20'



LOCATION MAP

SCALE: 1" = 500'



SCALE: 1" = 20 FT.

CONTRACT VENDEE

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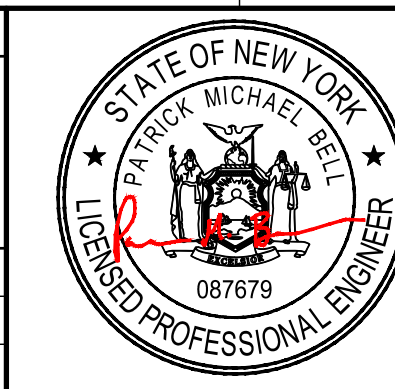
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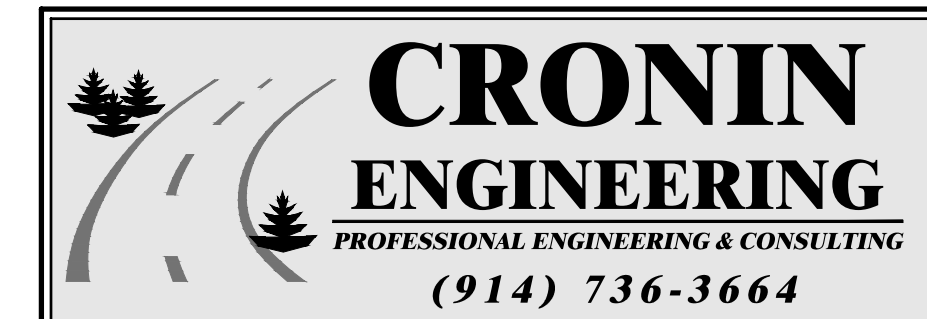
#	REASON	DATE
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1	COMMENTS FROM BUCHANAN PB	7/9/2026

MUNICIPAL TAX IDENTIFICATION:

SECTION: 43.11
BLOCK: 1
LOT: 6
SUBLOT: ----
DRAWN BY: KJW/LC
CHECKED: JCA/KCS/PMB
PROJECT: 3222 ALBANY POST RD
DATE: JUNE 11, 2026
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PATRICK M. BELL, P.E.
LICENSE #087679



39 Arlo Lane
Cortlandt Manor, New York 10567

UTILITY & GRADING PLAN

SITE DEVELOPMENT PLAN FOR 3222 ALBANY POST ROAD

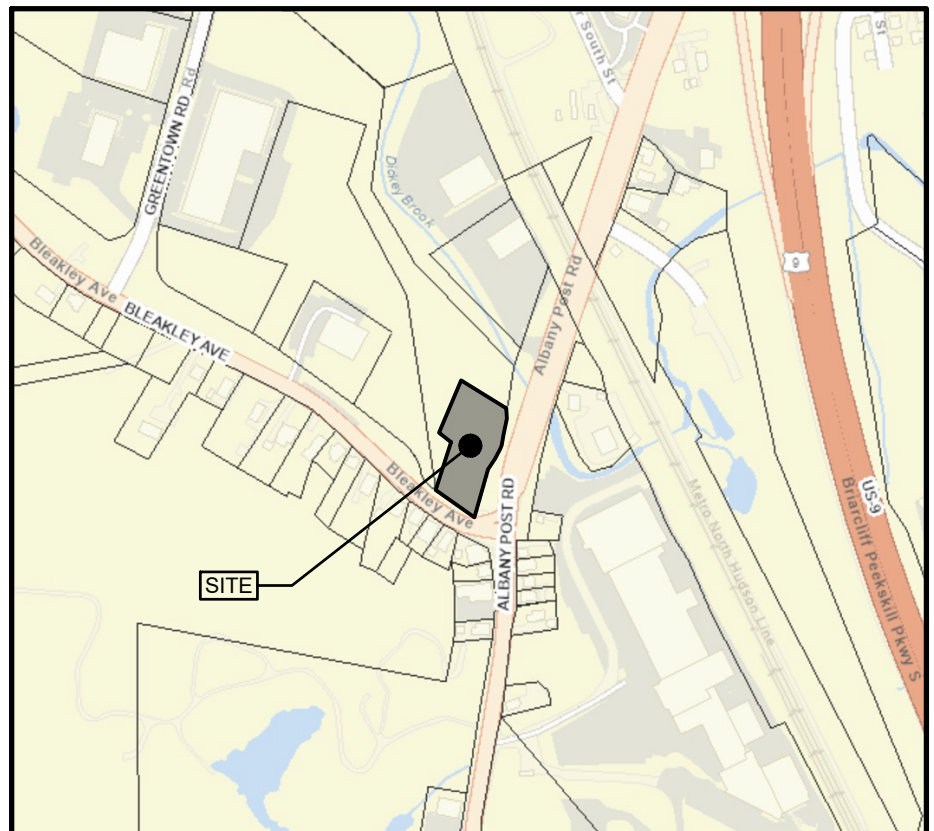
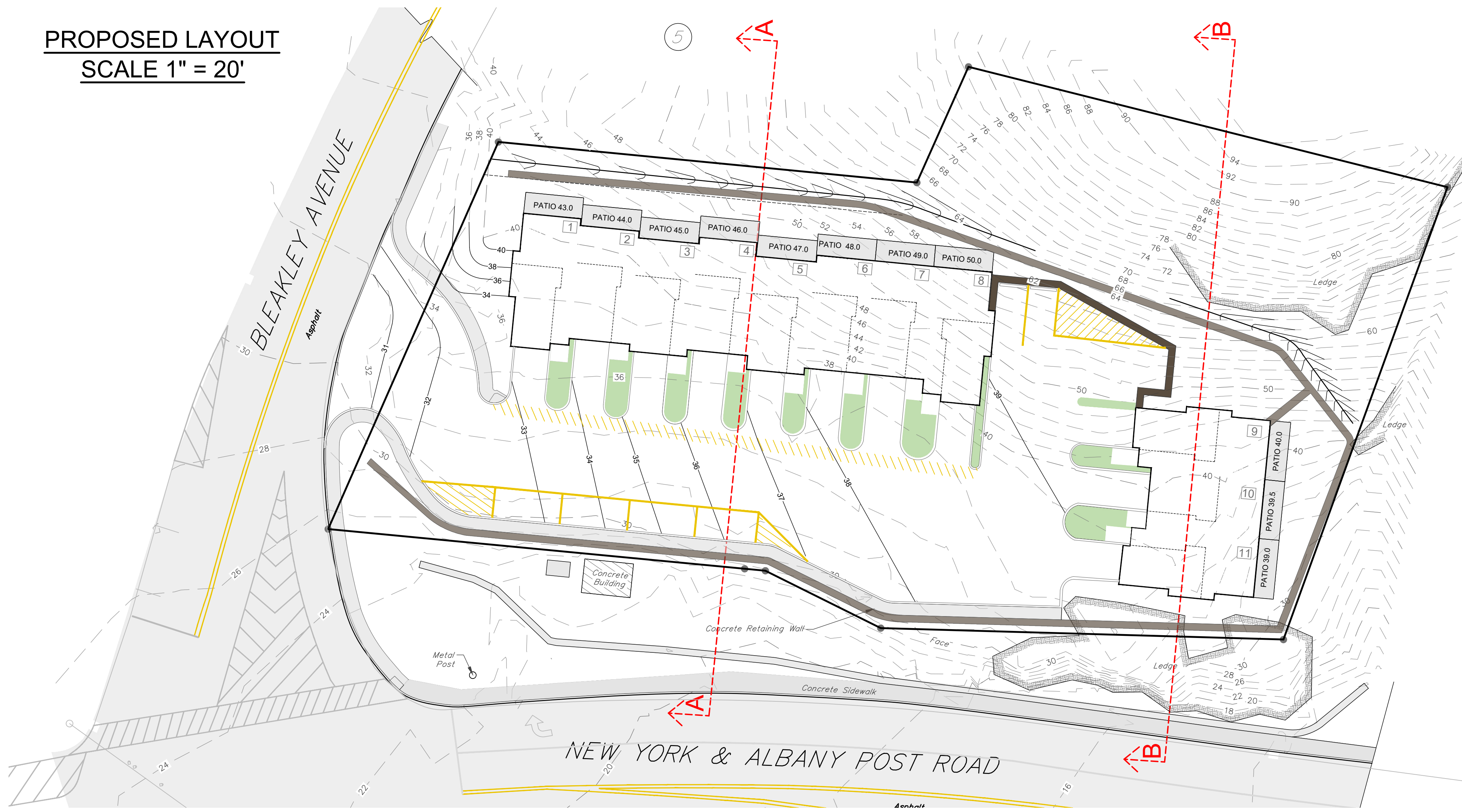
LOCATION:
3222 ALBANY POST ROAD
VILLAGE OF BUCHANAN, NEW YORK

SHEET 3 OF 10

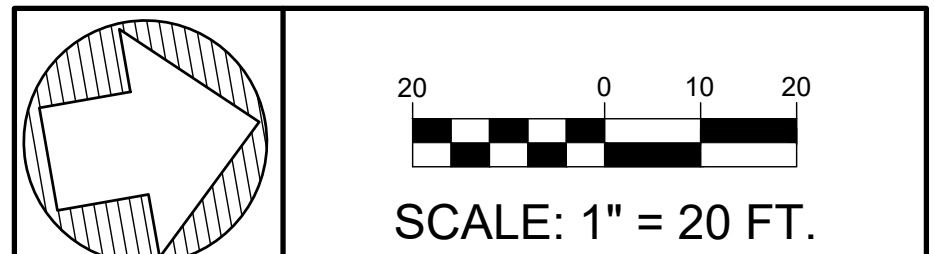
SP-2.0



PROPOSED LAYOUT
SCALE 1" = 20'



LOCATION MAP
SCALE: 1" = 500'



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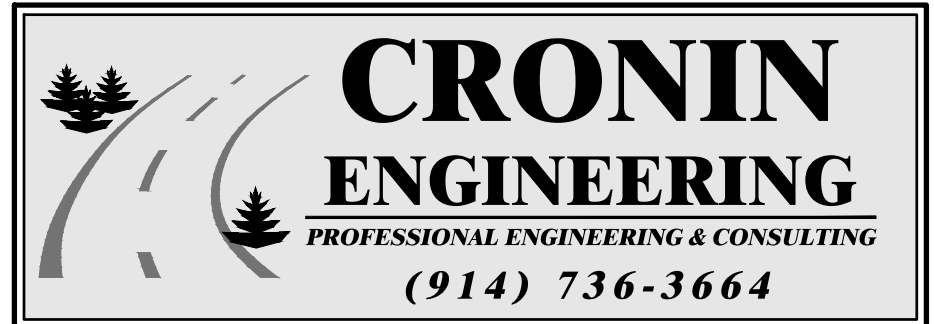
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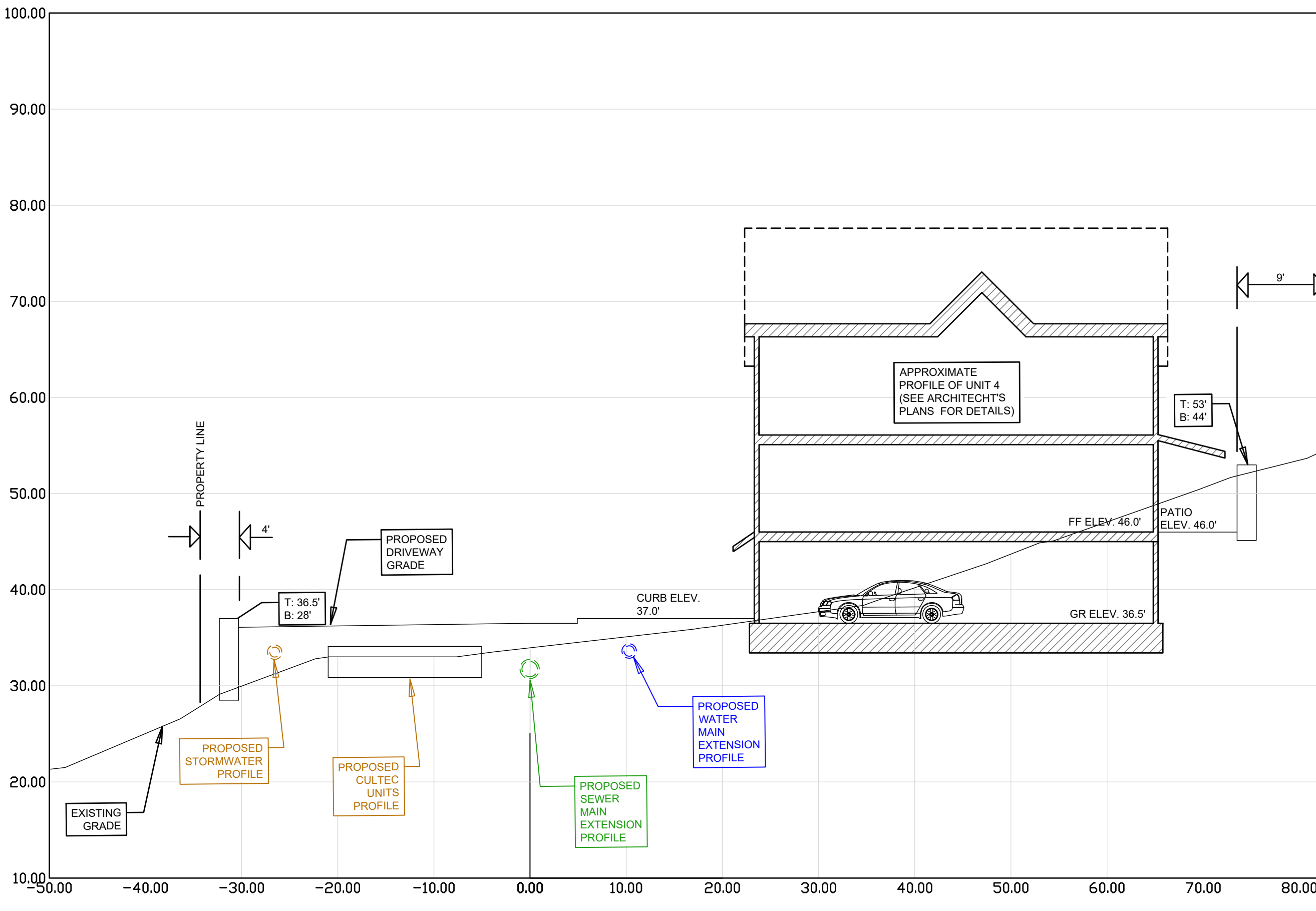


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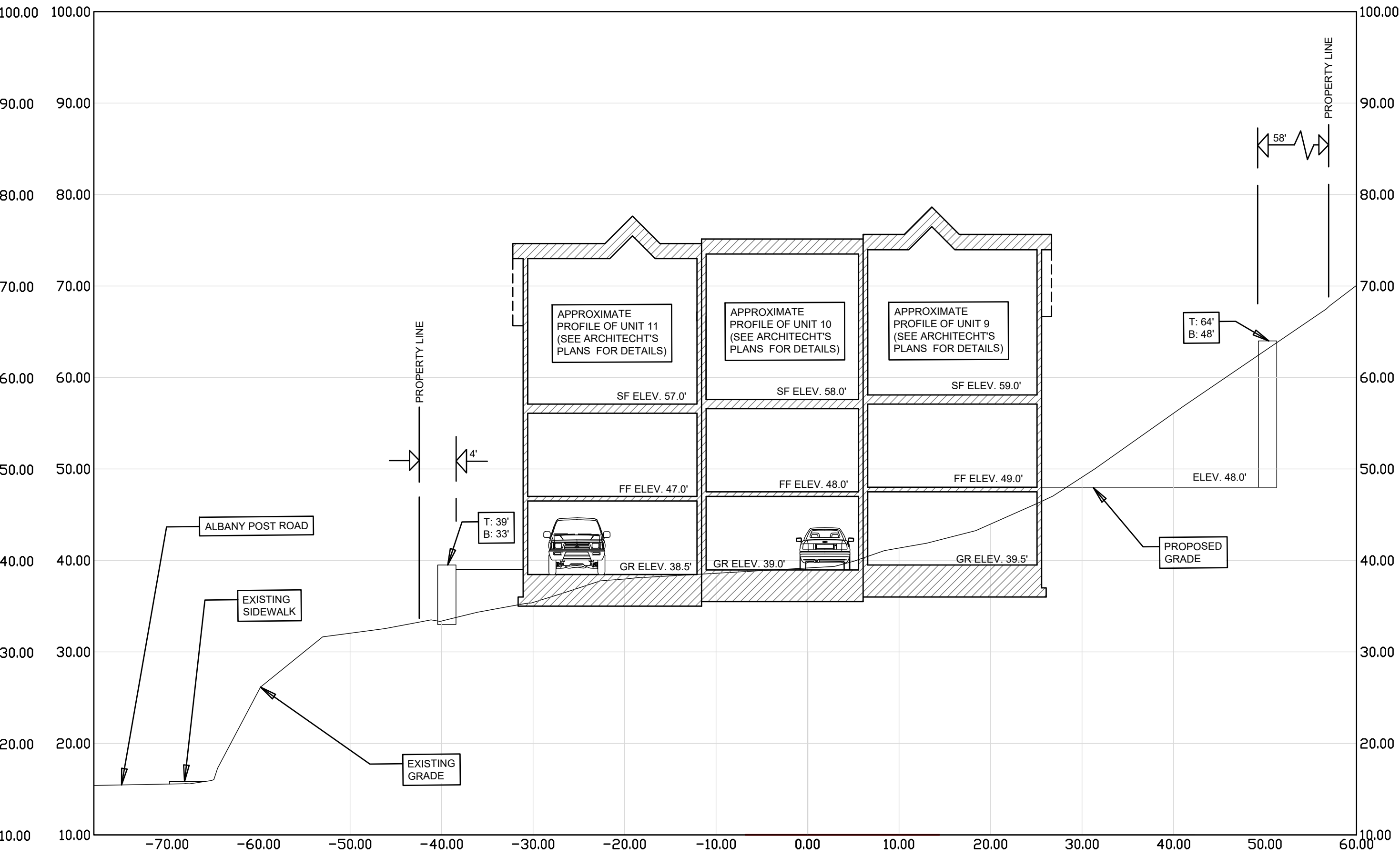
CROSS SECTIONS

SITE DEVELOPMENT PLAN
FOR
3222 ALBANY POST ROAD

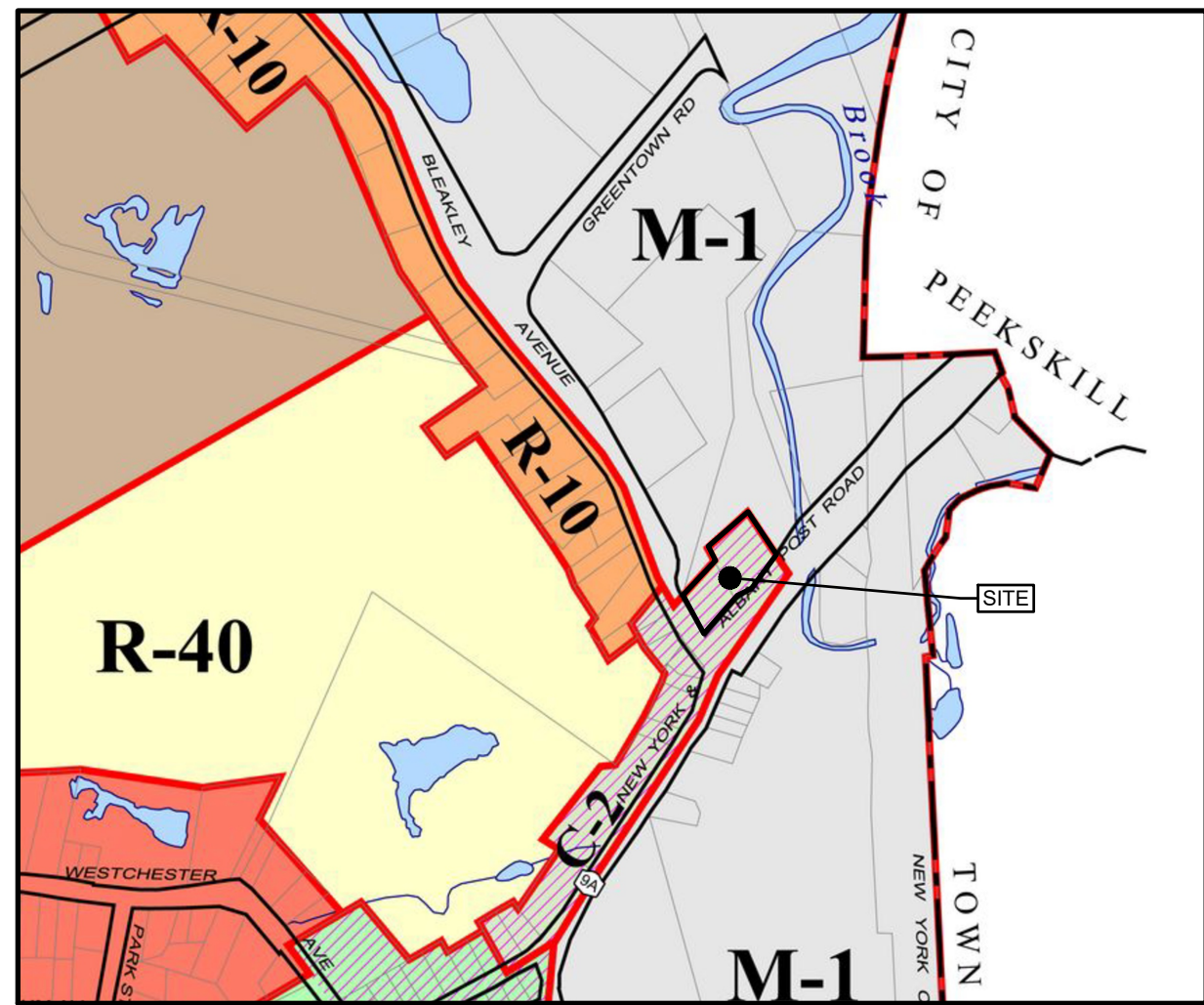
LOCATION:
3222 ALBANY POST ROAD
VILLAGE OF BUCHANAN, NEW YORK



SECTION A-A
SCALE 1" = 10'



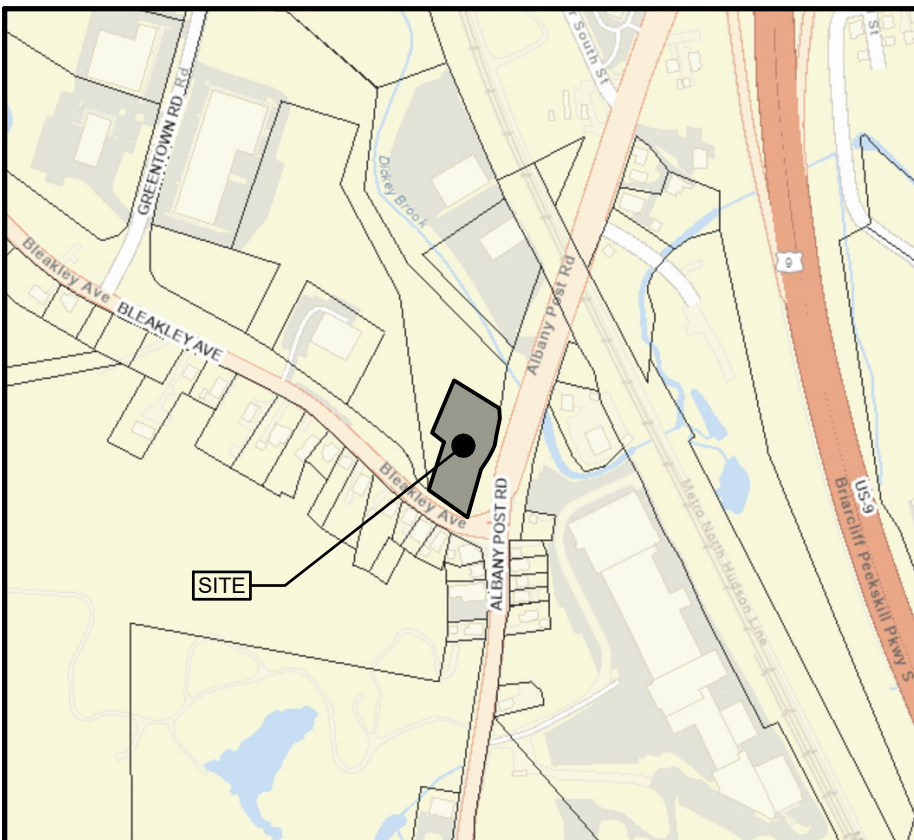
SECTION B-B
SCALE 1" = 10'



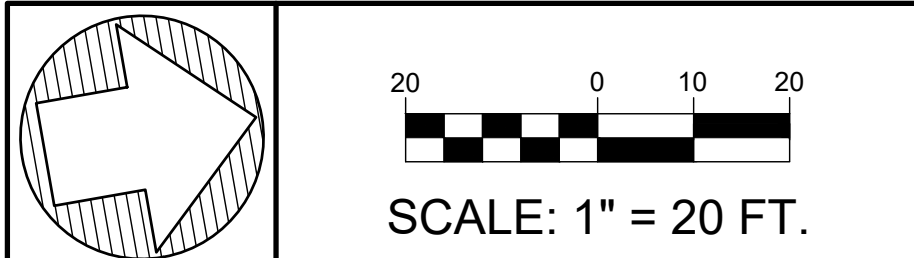
ZONING MAP
SCALE 1" = 500'
SOURCE: VILLAGE OF BUCHANAN ZONING MAP



SLOPE DISTURBANCE AND ZONING PLAN
SCALE 1" = 20'



LOCATION MAP
SCALE: 1" = 500'



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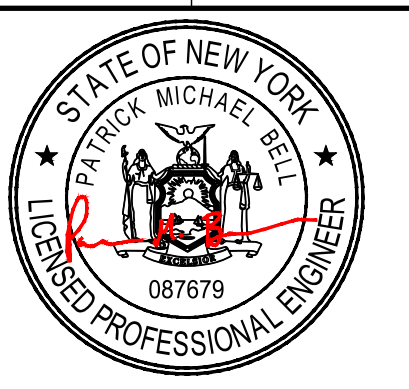
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PATRICK M. BELL, P.E. LICENSE #087679	



Village of Buchanan Schedule of Use Regulations, § 211-10		
Districts	Uses Permitted by Right	Uses by Special Permit of the Board of Trustees
C-1/C-2 Overlay District	One- and two-bedroom multifamily apartment dwellings on parcels of land not less than 20,000 square feet, in back of or over a commercial establishment, provided that each dwelling unit contains a minimum of 750 square feet, with a maximum of 8 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. No more than 50% of the total floor area may be utilized for residential purposes. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units.	One and two-bedroom multifamily apartment dwellings on parcels of land not less than 4 acres, provided that each dwelling unit contains a minimum of 750 square feet with a maximum of 12 dwelling units per 40,000 square feet (prorated), that building height does not exceed 40 feet and 3 stories, subject to compliance with § 211-24.1. Notwithstanding the above, at the sole discretion of the Planning Board, a number of the dwellings not exceeding 20% of the total may be three-bedroom units.
	8 UNITS	27 UNITS

ZONING DATA CHART - C-1 / C-2 OVERLAY DISTRICT									
DISTRICT	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT DEPTH (FT)	MINIMUM FRONT YARD (FT)	MINIMUM SIDE YARD (FT) (1 YARD / TOTAL)	MINIMUM REAR YARD (FT)	MAXIMUM HEIGHT	MAXIMUM LOT COVERAGE (%)
C-1 / C-2 OVERLAY	20,000	100	100	100	30	5 / 15	10	2 ½ STORIES 35 FT	75
PROPOSED	38,477	282	412	162	10' & 15"	12"	20	TBD	54

UNDERLYING ZONING DISTRICT IS C-2 (GENERAL COMMERCIAL DISTRICT)
VARIANCES REQUIRED:
1. FRONT YARD SETBACK = 10-FT AT ALBANY POST ROAD WHERE 30-FT IS REQUIRED (PER 211 ATTACHMENT 2)
2. FRONT YARD SETBACK = 15-FT AT BLEAKLEY AVENUE WHERE 30-FT IS REQUIRED (PER 211 ATTACHMENT 2)
3. FOR RETAINING WALL & FENCE = 14-FT (10-FT HIGH WALL & 4-FT HIGH FENCE ON TOP) IN FRONT YARD WHERE 6-FT MAX IS ALLOWED (PER 211-19 ACCESSORY STRUCTURES & USES)
4. FOR RETAINING WALL & FENCE = 15-FT (11-FT HIGH WALL & 4-FT HIGH FENCE ON TOP) IN SIDE YARD SETBACK WHERE 6-FT MAX IS ALLOWED (PER 211-19 ACCESSORY STRUCTURES & USES)
5. FOR RETAINING WALL = 13-FT IN REAR YARD SETBACK WHERE 6-FT MAX IS ALLOWED (PER 211-19 ACCESSORY STRUCTURES & USES)
6. FOUR (4) 3-BEDROOM UNITS WHERE ONLY 20% OF THE PROPOSED NUMBER OF UNITS OR TWO (2) 3-BEDROOM UNITS ARE ALLOWED (PER 211-10 SCHEDULE OF USE REGULATIONS)

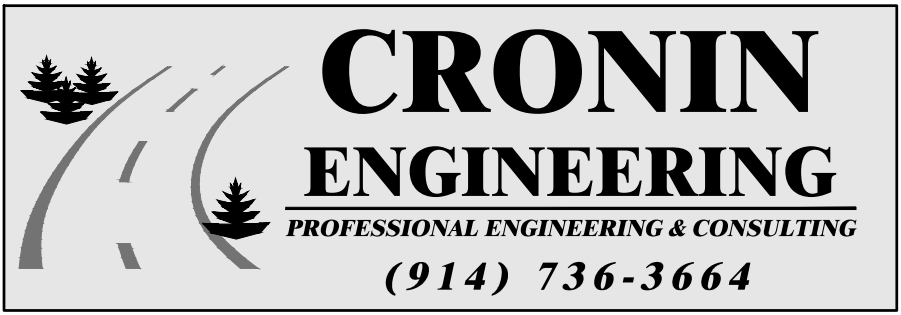
PROPOSED DISTURBANCE SLOPES ANALYSIS				
SLOPE RANGE	COLOR	TOTAL AREA ON SITE (SF)	AREA WITHIN DISTURBANCE (SF)	% OF SLOPE RANGE TO BE DISTURBED
0 - 15%		11,025	10,808	98%
15 - 30%		6,874	6,044	88%
> 30%		20,578	13,161	64%*

*SEE REQUIREMENTS OF SECTION 165-6-1 FOR BURDEN OF PROOF

NOTES

- THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
- CUT/FILL MATERIAL SHALL NOT BE IMPORTED TO OR EXPORTED FROM THE SITE.
- "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.

SITE VOLUME TABLE	
CUT	7300
FILL	800
NET	6500



39 Arlo Lane
Cortlandt Manor, New York 10567

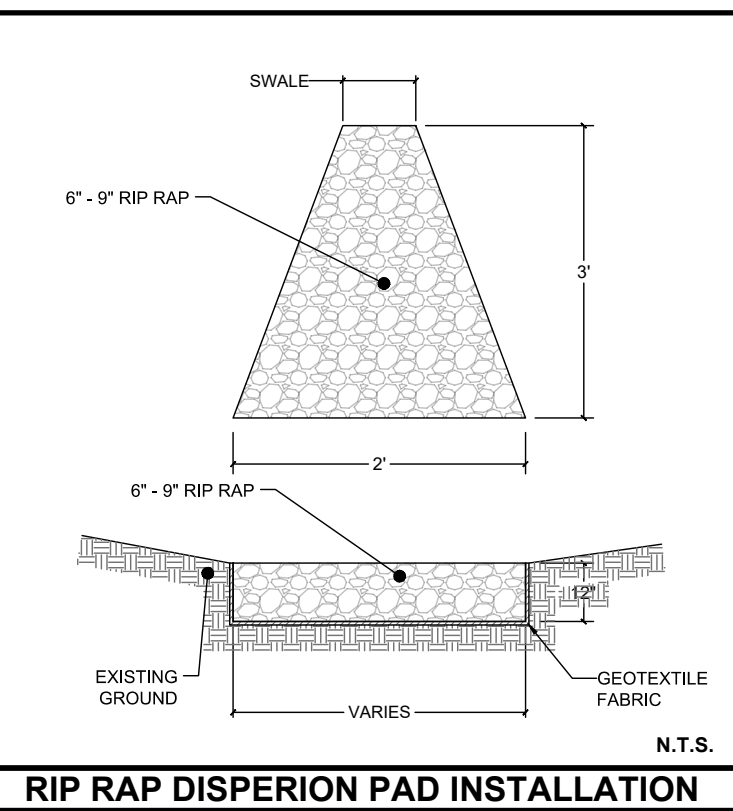
SLOPE DISTURBANCE
&
ZONING PLAN

SITE DEVELOPMENT PLAN
FOR
3222 ALBANY POST ROAD

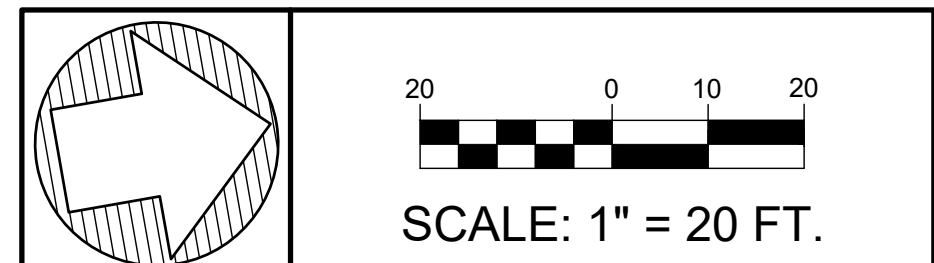
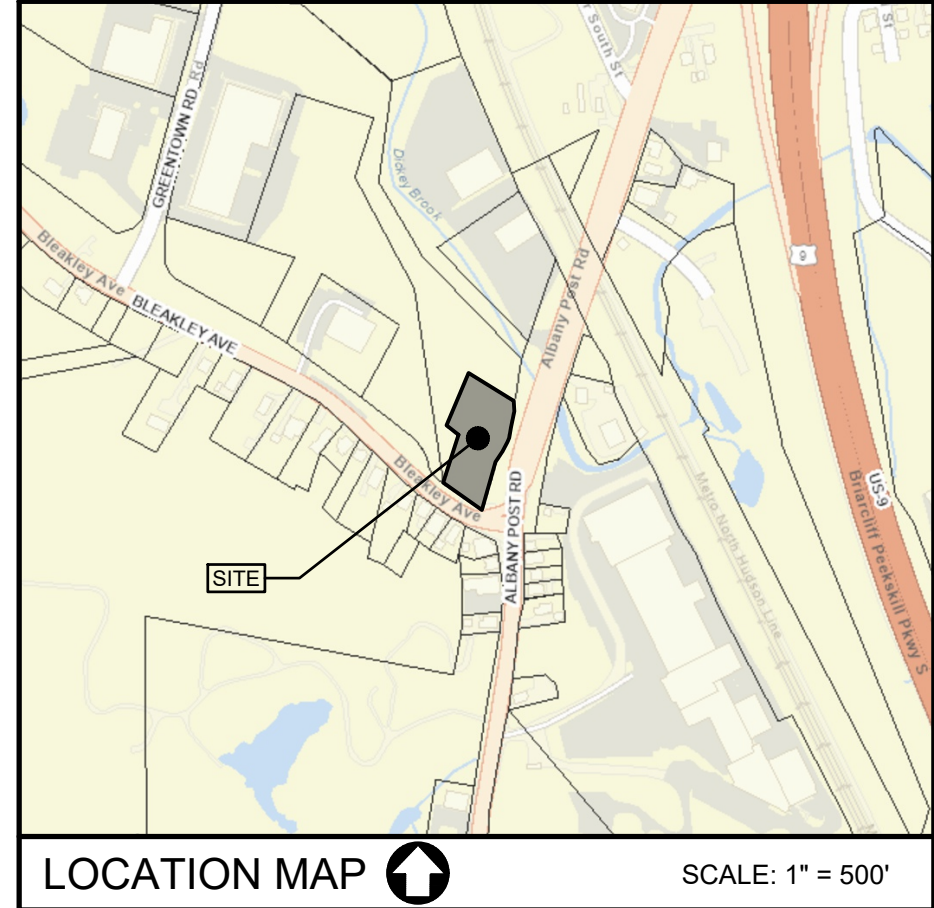
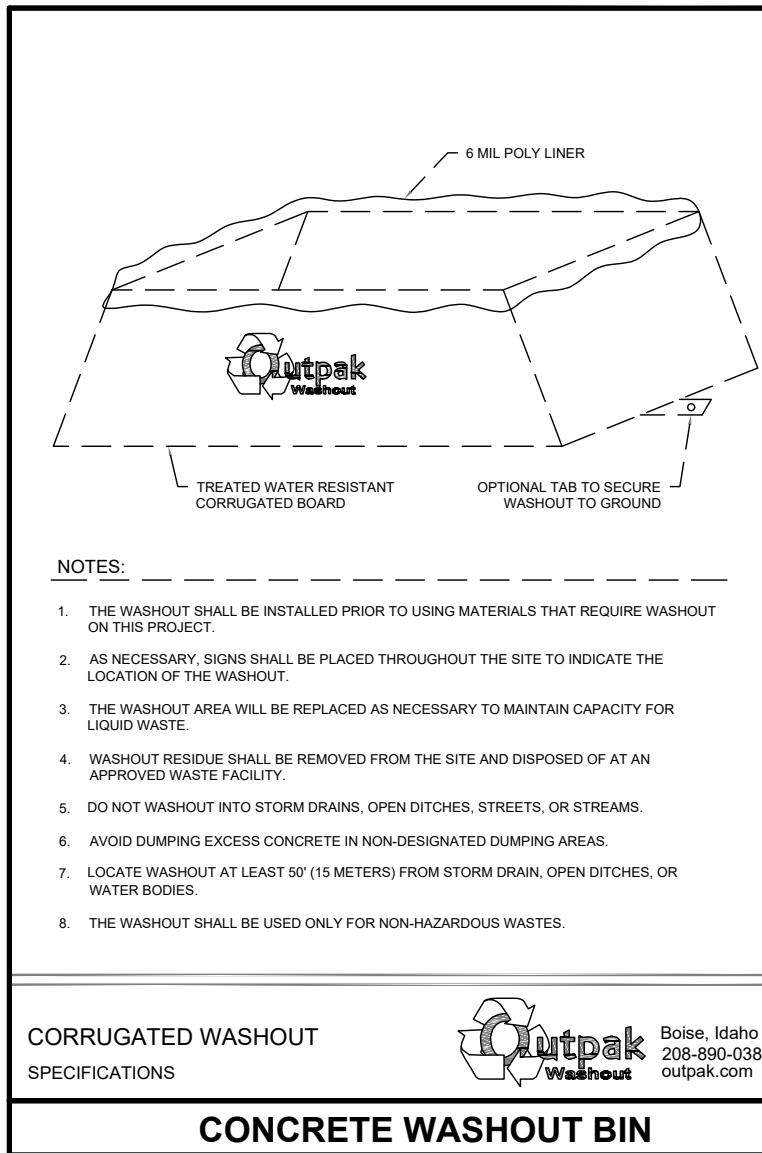
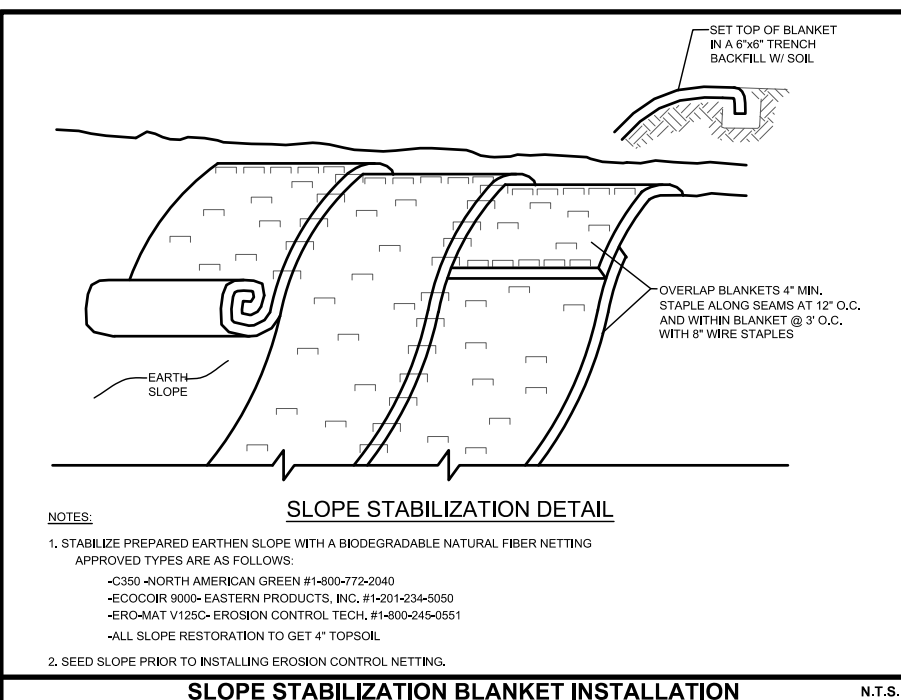
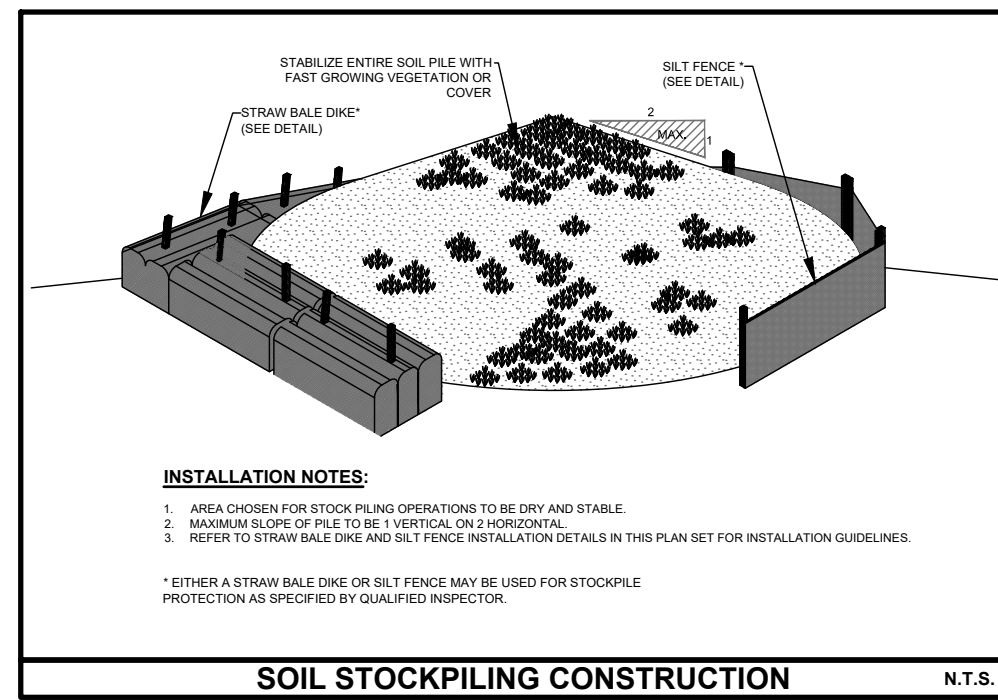
LOCATION:
3222 ALBANY POST ROAD
VILLAGE OF BUCHANAN, NEW YORK

EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO ENSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
- EROSION CONTROL BLANKETS TO BE UTILIZED ON ALL AREAS WITH SLOPES GREATER THAN 1:2



Know what's below.
Call before you dig.



CONTRACT VENDEE

STEVE GIORDANO BUILDERS, INC.
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

ARCHITECT

JOSEPH G. THOMPSON ARCHITECT, PLLC
108 NORTH DIVISION STREET
PEEKSKILL, NY 10566

SURVEYOR

BADEY & WATSON
SURVEYING & ENGINEERING, DPC
3063 ROUTE 9
COLD SPRING, NY 10516

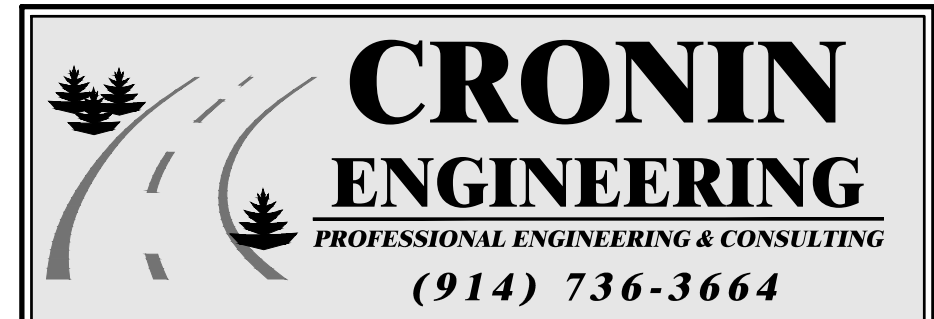
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REVISIONS

2	COMMENTS FROM BUCHANNAN PB + TOWN ENGINEER	8/12/2026
1	COMMENTS FROM BUCHANNAN PB	7/9/2026
#	REASON	DATE

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	43.11
BLOCK:	1
LOT:	6
SUBLOT:	----
DRAWN BY:	KJW/LC
CHECKED:	JCA/KCS/PMB
PROJECT:	3222 ALBANY POST RD
DATE:	JUNE 11, 2026
JOB #:	251203

	PATRICK M. BELL, P.E. LICENSE #087679
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39 Arlo Lane
Cortlandt Manor, New York 10567

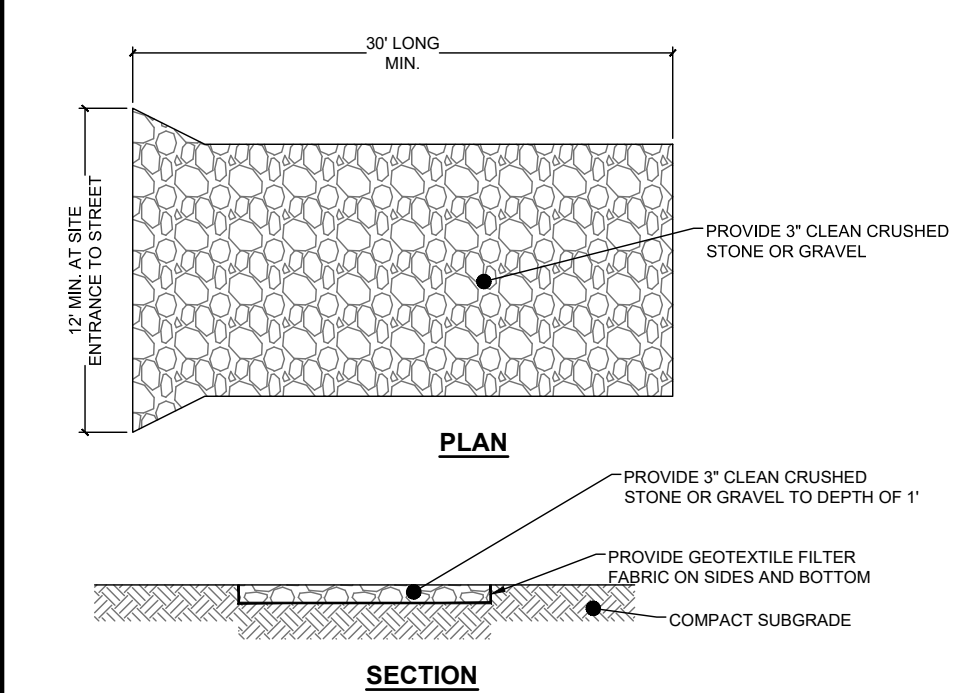
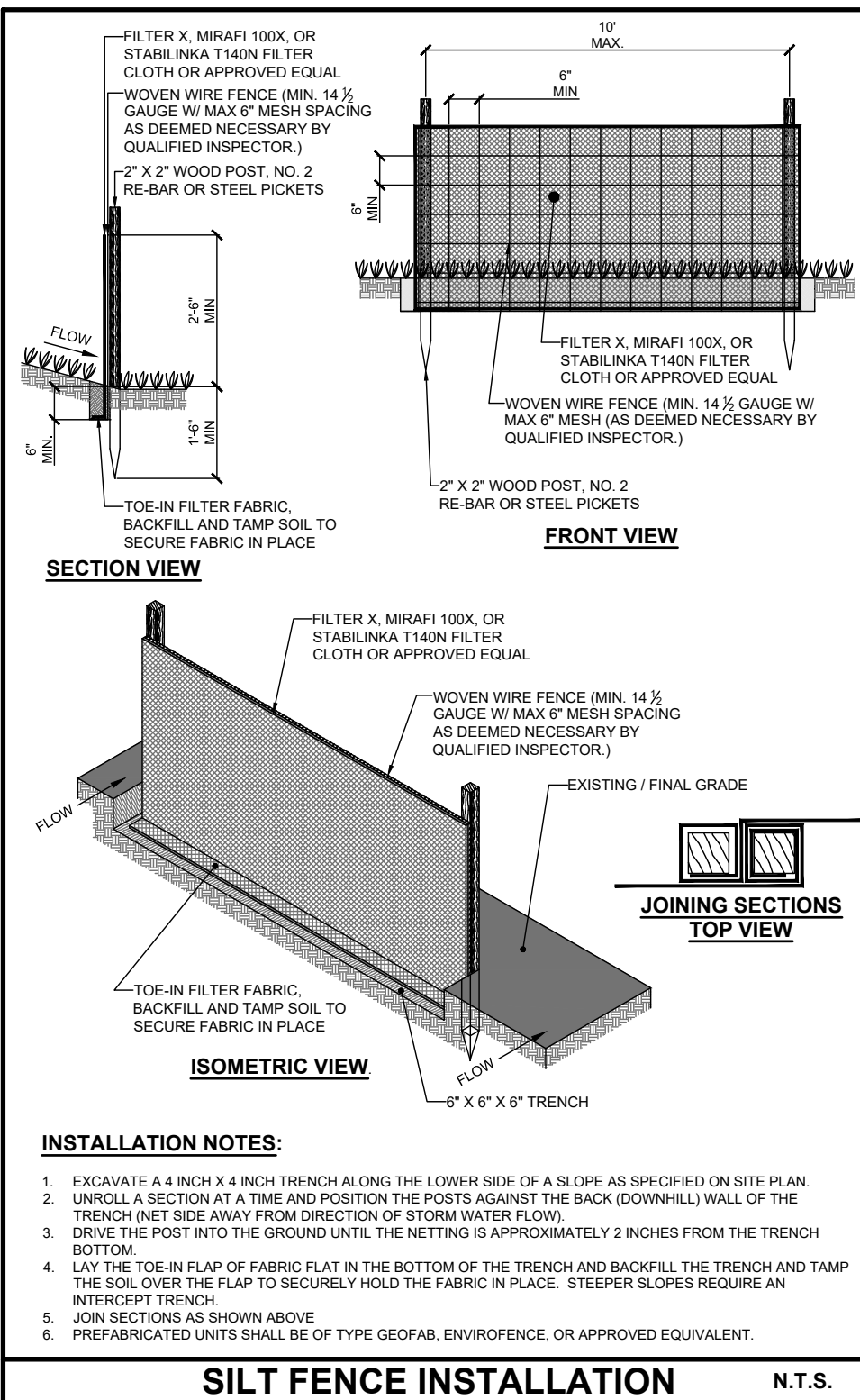
EROSION AND SEDIMENT CONTROL PLAN

SITE DEVELOPMENT PLAN
FOR
3222 ALBANY POST ROAD

LOCATION:
3222 ALBANY POST ROAD
VILLAGE OF BUCHANAN, NEW YORK

SHEET 6 OF 10

EC-3.0

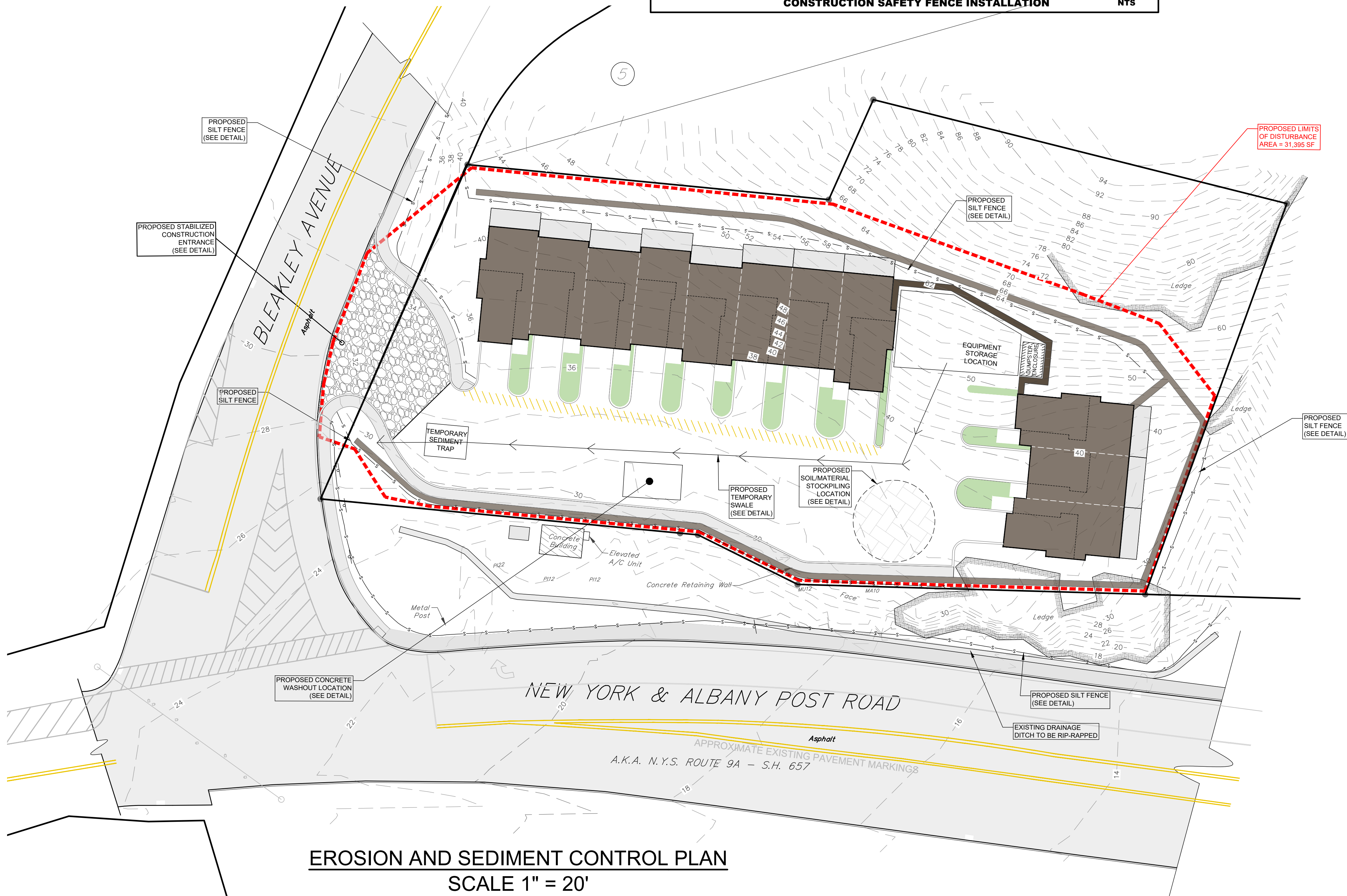


- STONE SIZE SHALL BE 3" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT ONLY.
- LENGTH SHALL BE AS SHOWN BUT NOT LESS THAN 30'.
- THE THICKNESS SHALL BE NO LESS THAN 12" AT THE CONSTRUCTION ENTRANCE.
- THE WIDTH SHALL BE 12' AT A MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF THE TRAVELED WAY.
- FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF ANY STONE. FILTER FABRIC WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL CONSTRUCTION.
- IF SURFACE WATER IS FLOWING TOWARD THE CONSTRUCTION ENTRANCE, IT SHALL BE PIPED UNDERNEATH THE STABILIZED ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 6:1 SIDE SLOPES SHALL BE PERMITTED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT FROM CONSTRUCTION INTO THE PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO CAPTURE SEDIMENT. ANY SEDIMENT TRACKED, DROPPED OR WASHED INTO PUBLIC RIGHT OF WAY SHALL BE REMOVED IMMEDIATELY.
- WHEELS OF CONSTRUCTION VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ONTO THE PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROPRIATE SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL GRADE IS ACHIEVED.

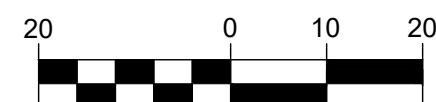
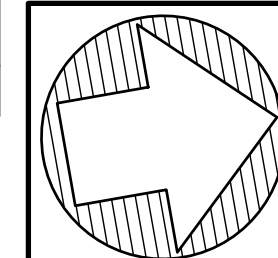
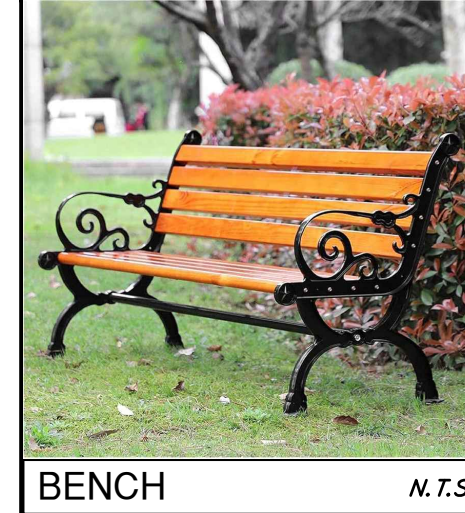
N.T.S.

EROSION AND SEDIMENT CONTROL PLAN

SCALE 1" = 20'



1. ALL PLANTINGS MUST TAKE PLACE IN THE ACCEPTED FALL OR SPRING PLANTING SEASONS.
2. AND ALL PLANTS MUST BE HEALTHY AND REPRESENTATIVE OF THE FORM OF THE SPECIES.
3. PLANTINGS SHOULD INCLUDE NATIVE SPECIES ONLY.
4. LANDSCAPE CONTRACTOR TO ENSURE SUITABLE SOIL CONDITIONS. IF NECESSARY, PROVIDE ORGANIC MATERIAL OR COMPOST, NUTRIENT BARK IN THE PROPORTION OF 2 PARTS SOIL 1 PART OF ORGANIC MATTER.
5. THE WATERING BASIN FOR TREES SHALL BE AT LEAST 10" IN DIAMETER OR TWICE THE SIZE OF THE ROOTBALL.
6. **NOTE:** PRIOR TO PLANTING, IT IS RECOMMENDED THAT A SOIL TEST FOR FERTILITY BE PERFORMED.
7. **TOPSOIL** SHALL BE STABILIZED AS FOLLOWS:
 - 7.1. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS.
 - 7.2. PERFORM ALL CULTURAL OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
 - 7.3. PLACE A MIN OF 4" OF TOP SOIL.
 - 7.4. APPLY LIME AT A RATE OF 2 TONS GROUND LIMESTONE PER ACRE (100 LBS/1000 SQ FT)
8. FOR AREAS OUTSIDE OF THE FENCE LINE NEAR THE ENTRANCE ONLY, EXCEPT WHEN HYDRO-SEEDING, SMOOTH THE SEED BED, SEED WITH THE FOLLOWING SEED MIXTURE (BY WEIGHT) OR APPROVED EQUAL:
 - 8.1. KENTUCKY BLUE GRASS 60%
 - 8.2. PERENNIAL RYE GRASS 25%
 - 8.3. FINE FESCUE 15%
9. APRIL TO JUNE IS OR AUGUST TO 15 SEPT 30. APPLY SEED AT A RATE OF 5 LBS PER 1000 SQ FT. COVER GRASS AND LEGUME SEEDS WITH MULCH AT A RATE OF 1.5 TO 2 TONS PER ACRE.
10. ANCHOR AS REQUIRED ON STEEP SLOPES OR INSTALL AN EROSION CONTROL NETTING.
11. ALL PLANT BEDS AND SAUCERS SHALL BE MULCHED TO A 2" DEPTH WITH DARK BROWN PINE BARK CHIPS.
12. ALL TREE STUMPS SHALL EITHER BE REMOVED FROM THE SITE IN A LAWFUL MANNER OR GRINDED ON SITE AND USED FOR LANDSCAPING PURPOSES ONLY.
13. WOOD CHIPS SHALL BE STOCKPILED ONLY FOR USE IN LANDSCAPING, TRAILS AND DECORATIVE PURPOSES. WOOD CHIPS FOR THESE PURPOSES SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER. WOOD CHIPS AND STUMP CHIPS SHALL NOT BE USED FOR ANY FILLING OR BACKFILLING OPERATION.
14. ALL TREES DESIGNATED FOR PRESERVATION SHALL BE CLEARLY MARKED WITH A BRIGHT COLORED RIBBON OR OTHER EASILY DISCREETIBLE METHOD. TREES TO BE PROTECTED SHALL BE PROVIDED WITH FENCING OR TRUNK ARMOR AS DETAILED ON THE PLAN.
15. ALL TREE PROTECTION METHODS SHALL CONFORM TO CHAPTER 5.180 OF THE WESTCHESTER COUNTY "BEST MANAGEMENT PRACTICES" MANUAL, SERIES FOR EROSION AND SEDIMENT CONTROL, 1991. THESE GUIDELINES SHALL BE IMPLEMENTED FOR ALL TREES DESIGNATED FOR PROTECTION.
16. ALL CUT LOGS SHALL BE REMOVED FROM THE SITE IN A LAWFUL MANNER AND USED FOR DECORATIVE PURPOSES ONLY. CUT LOGS SHALL NOT BE STOCKPILED FOR MORE THAN 30 DAYS NOR USED FOR FILLING OR BACKFILLING PURPOSES.
17. ALL LANDSCAPING, TREE AND SHRUB TYPES AND SIZES, SHALL BE IN ACCORDANCE WITH THE LANDSCAPING PLAN.



SCALE: 1" = 20 FT.

STEVE GIORDANO BUILDERS, INC.
1340 BAPTIST CHURCH ROAD
YORKTOWN HEIGHTS, NY 10598

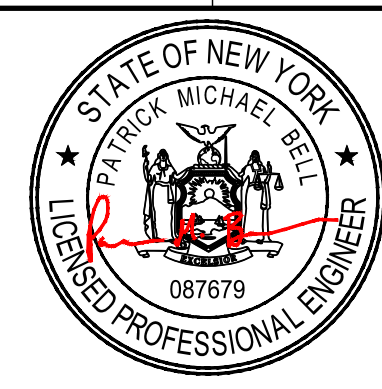
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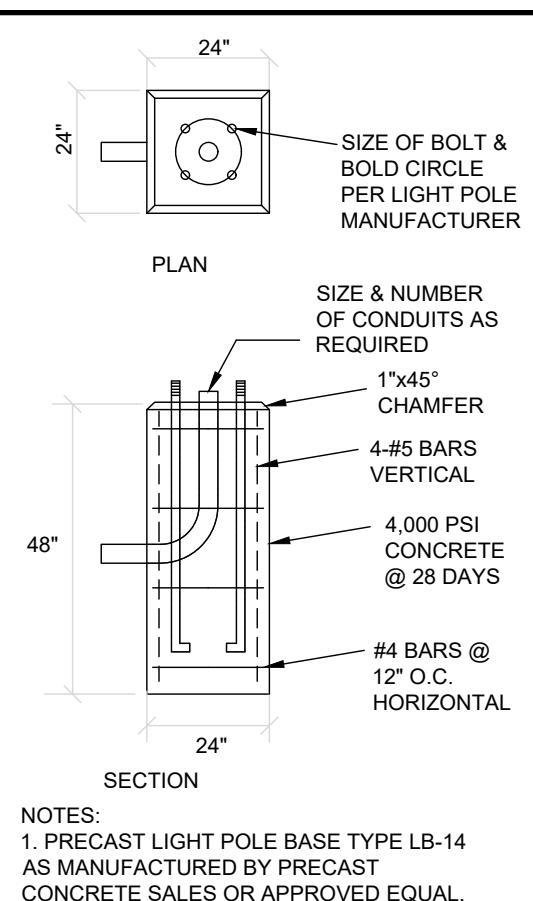
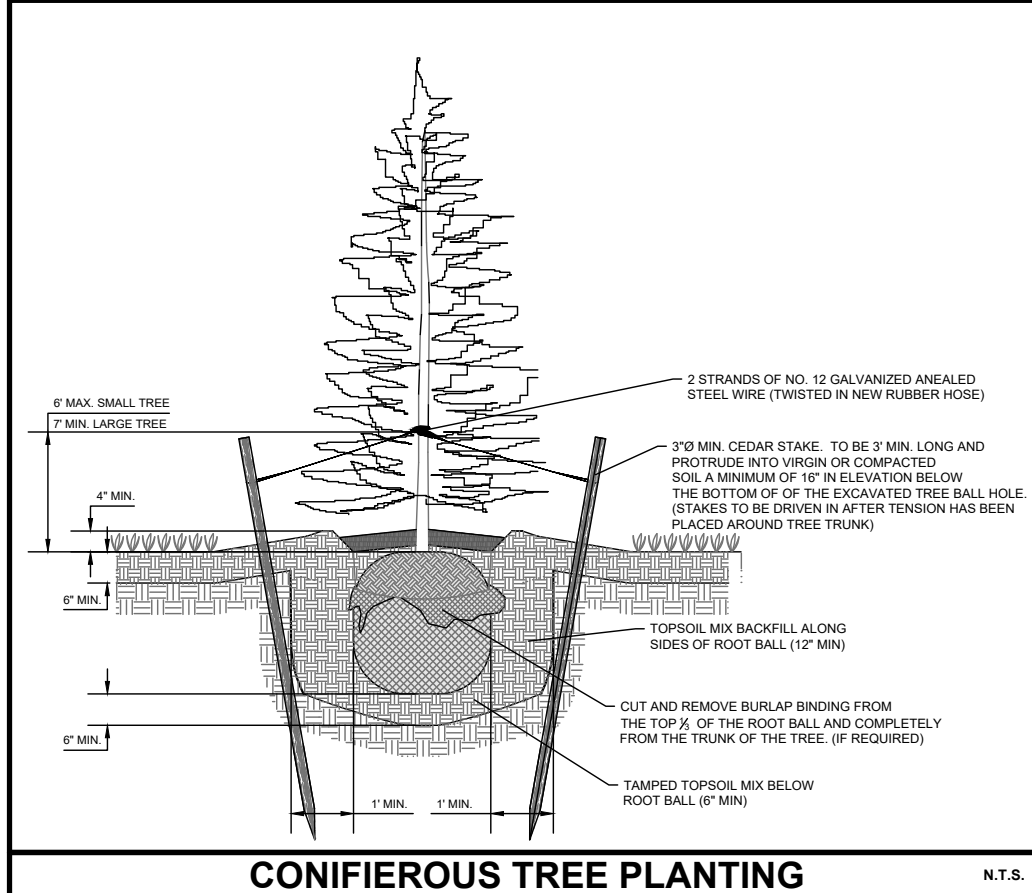
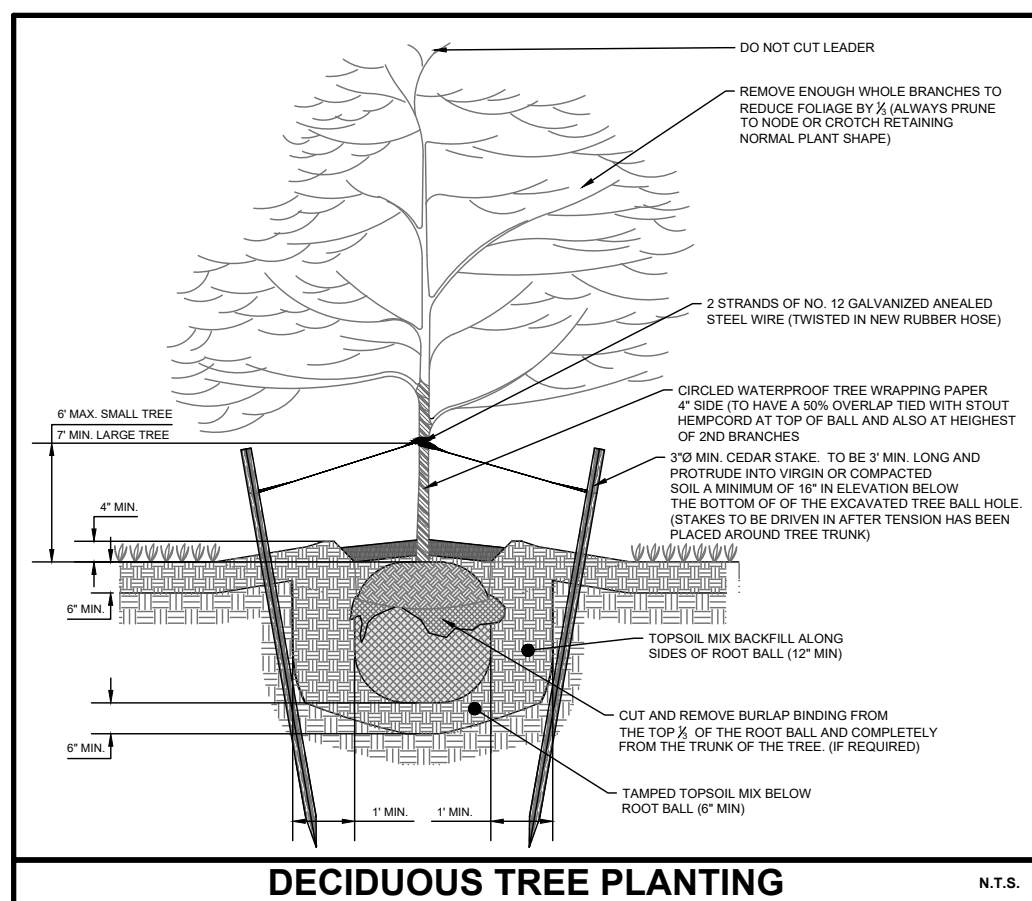
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1	COMMENTS FROM BUCHANNAN PB + TOWN ENGINEER	8/12/2026
#	REASON	DATE

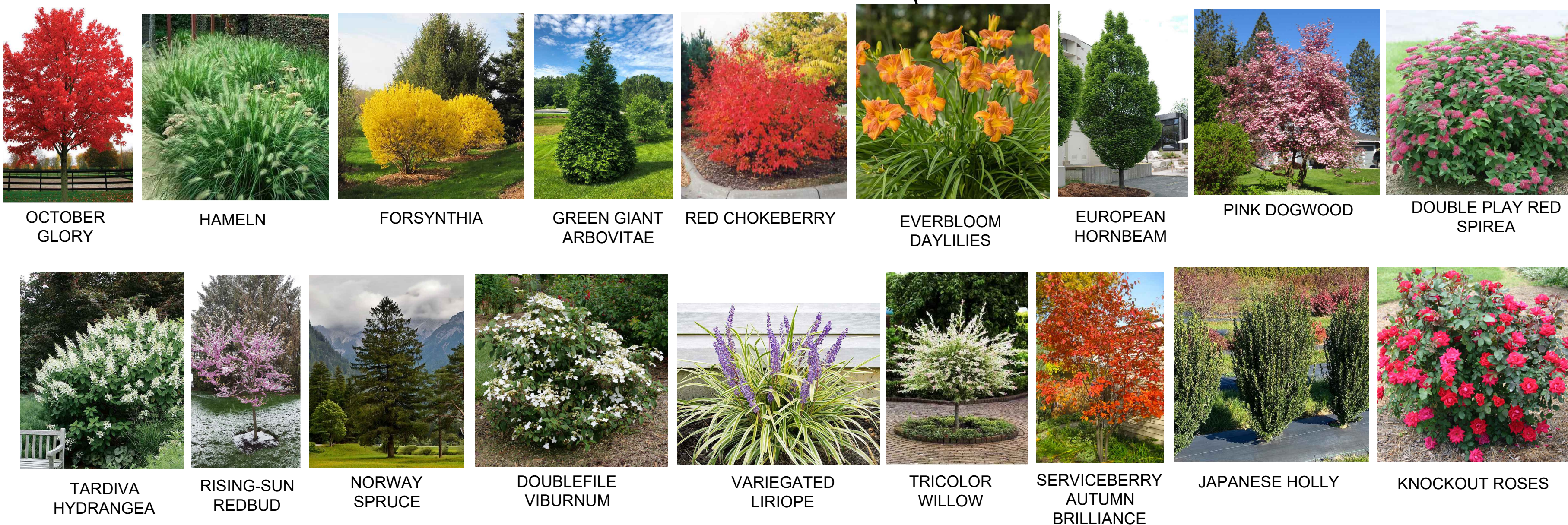
SECTION:	43.11
BLOCK:	1
LOT:	6
SUBLOT:	----
DRAWN BY: KJW/LC	
CHECKED: JCA/KCS/PMB	
PROJECT: 3222 ALBANY POST RD	
DATE:	JULY 9, 2026
JOB #:	251203



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



LIGHT POLE BASE N.T.S.



LANDSCAPE PLANTING CHART								
LEGEND	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE			COMMENTS
					GALIPER (IN.)	HEIGHT (FT.)	VOLUME (GAL.)	
	2	CB	CARPINUS BETULUS	EUROPEAN HORNBEAM	3-3.5"	-----	-----	SEE PLAN
	26	PA	PENNISETUM ALOPECUROIDES	HAMELN	-----	-----	8 GAL	SEE PLAN
	9	CC	CERCIS CANADENSIS	RIISING SUN REDBUD	2"	-----	-----	SEE PLAN
	3	NS	PICEA ABIES	NORWAY SPRUCE	-----	8-10'	-----	SEE PLAN
	20	AA	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	-----	-----	3 GAL	SEE PLAN
	21	SI	SALIX INTEGRA	TRI COLOR WILLOW	-----	-----	-----	SEE PLAN
	10	TS	THUJA STANDISHII X PLICATA	GREEN GIANT ARBOVITAE	-----	7-8'	-----	SEE PLAN
	30	SJ	SPIRAEA JAPONICA	DOUBLE PLAY RED SPIREA	-----	-----	3 GAL	SEE PLAN
	10	AR	ACER REBRUM	OCTOBER GLORY	3-3.5"	-----	-----	SEE PLAN
	5	PD	CORNUS FLORIDA VAR. RUBRA	PINK DOGWOOD	2.5-3"	-----	-----	SEE PLAN
	50	FS	FORSYNTHIA	FORSYNTHIA	-----	4'	-----	SEE PLAN
	35	SD	SELLA DORA	EVERBLOOM DAYLILIES	-----	-----	-----	SEE PLAN
	5	HP	HYDRANGEA PANICULATA	TARDIVA HYDRANGEA	-----	36-42"	-----	SEE PLAN
	25	RH	(ROSA HYBRID)	KNOCKOUT ROSES	-----	-----	3 GAL	SEE PLAN
	14	MV	MARIESII VIBURNUM	DOUBLEFILE VIBURNUM	-----	36-42"	-----	SEE PLAN
	77	LM	LIRIOPE MUSCARI	VARIEGATED LIRIOPE	-----	-----	1 GAL	SEE PLAN
	8	AG	AMELANCHIER X GRANDIFLORA	SERVICEBERRY AUTUMN BRILLIANCE	-----	5-6'	-----	SEE PLAN
	7	IC	ILEX CRENATA	JAPANESE HOLLY	-----	36"	-----	SEE PLAN
TOTAL = 357								



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 (914) 736-3664

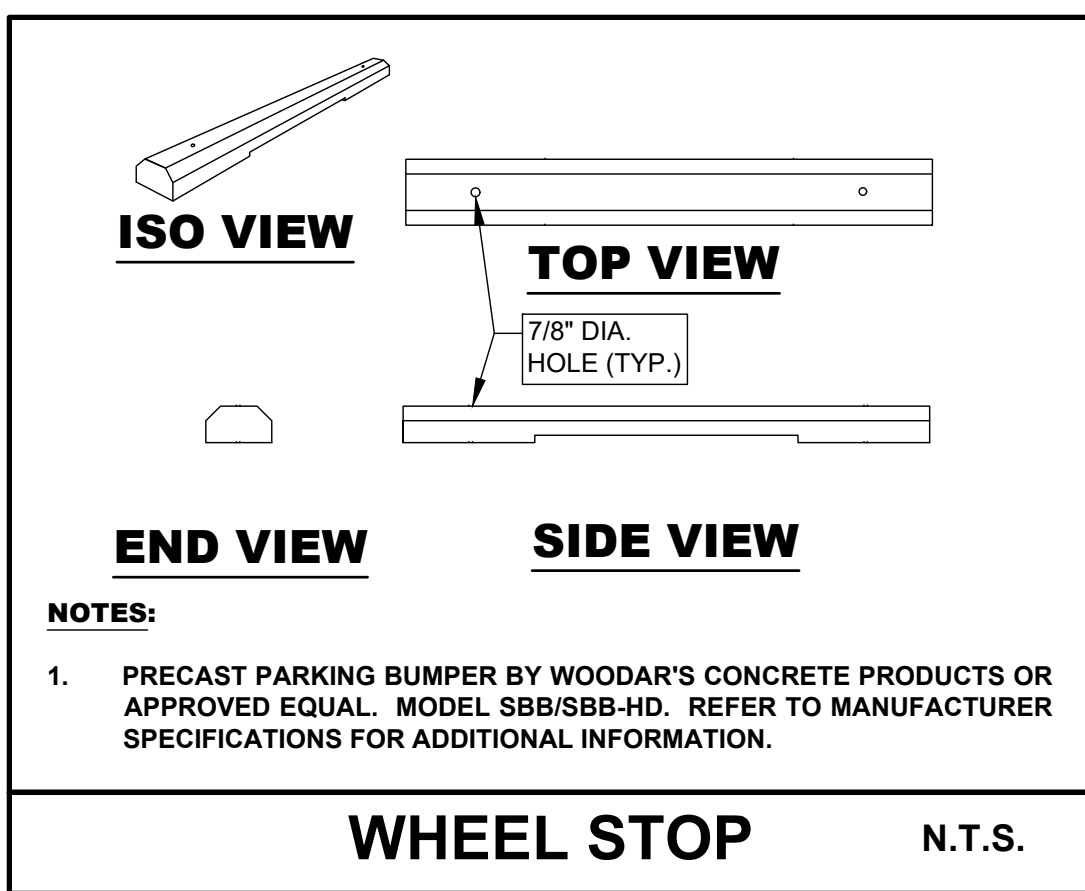
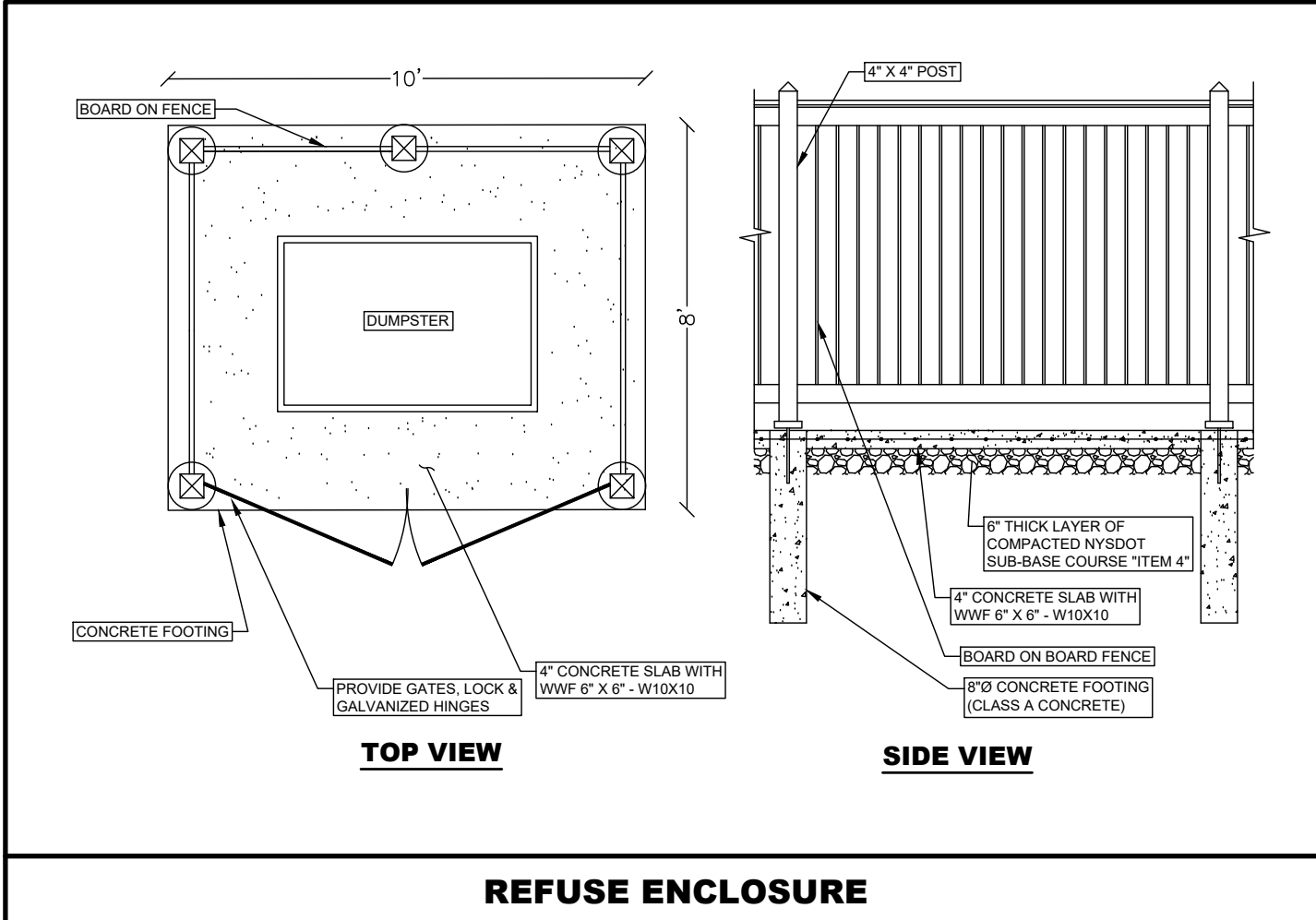
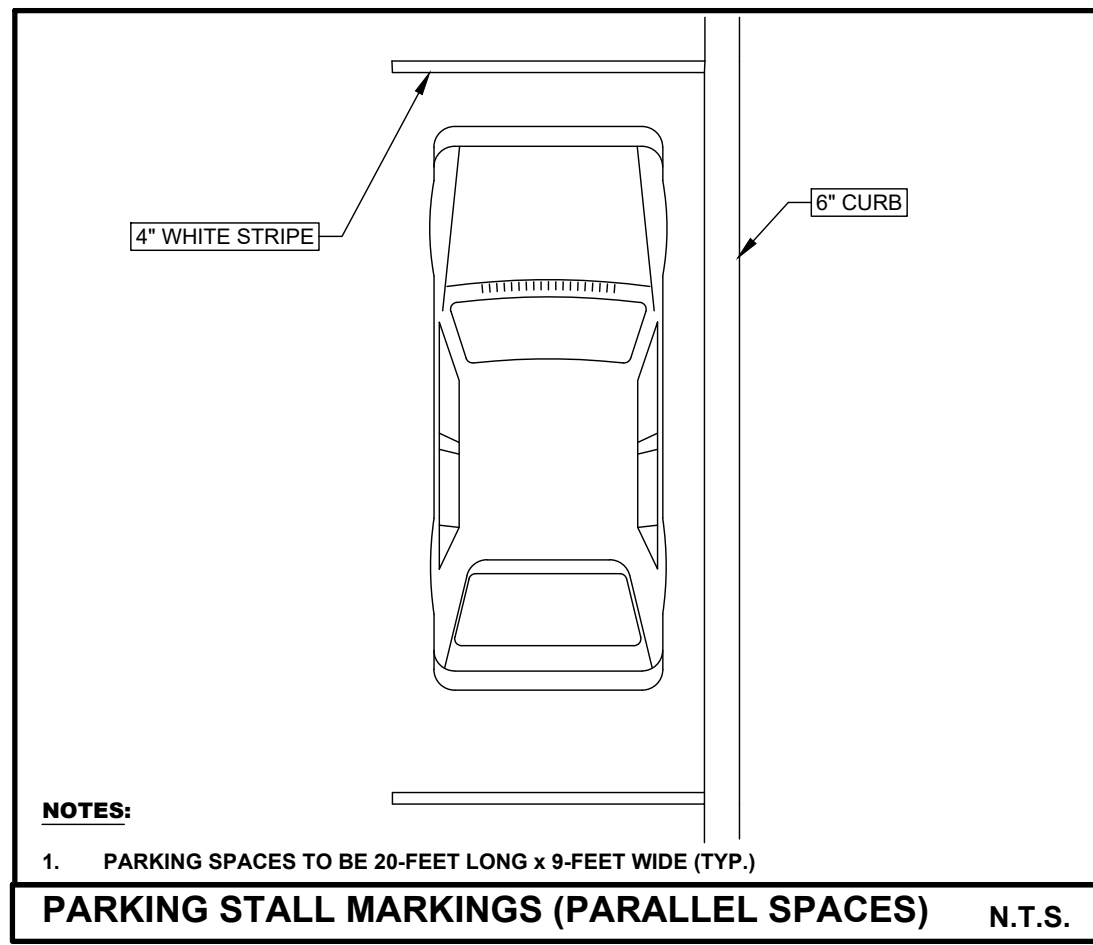
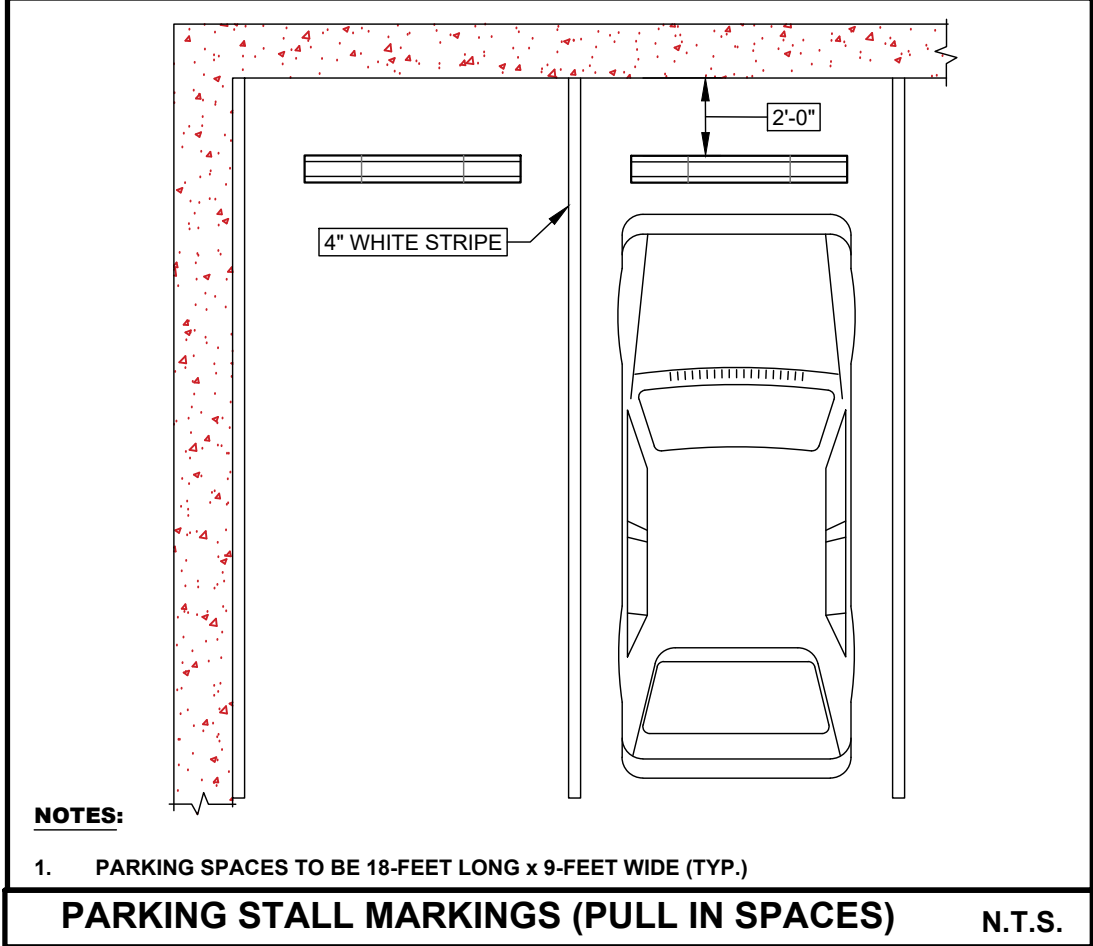
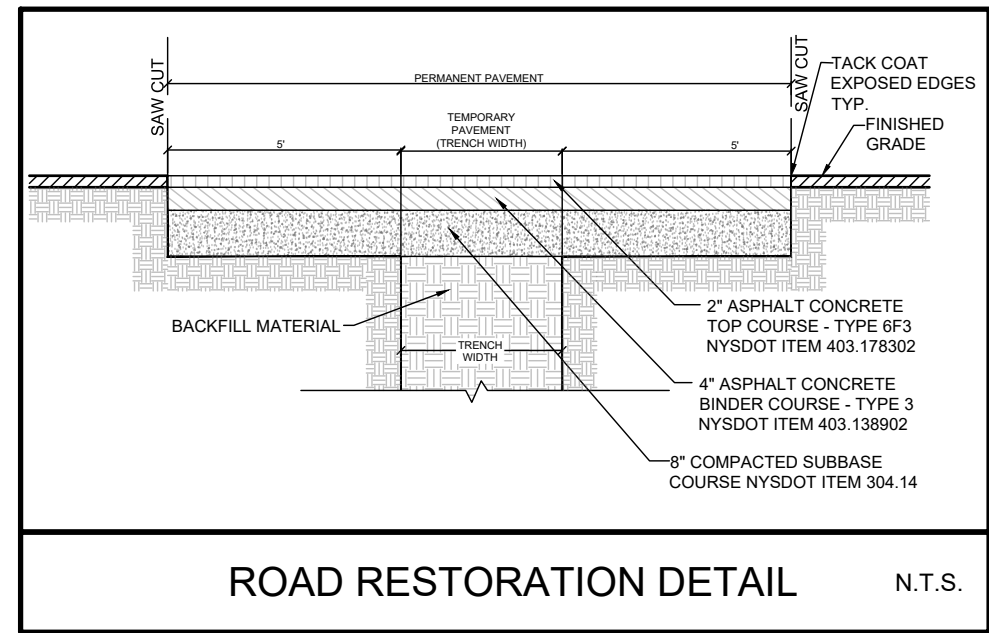
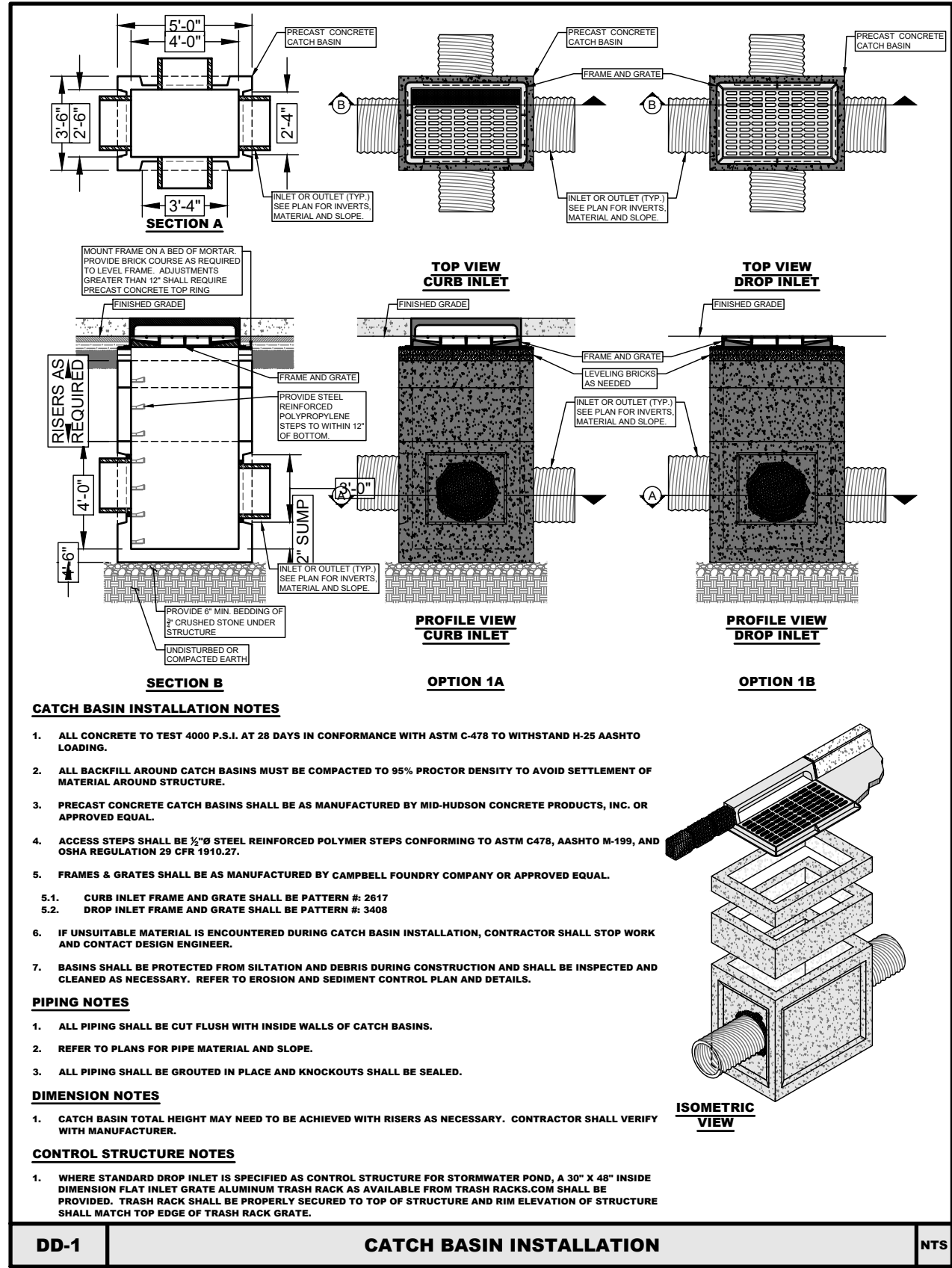
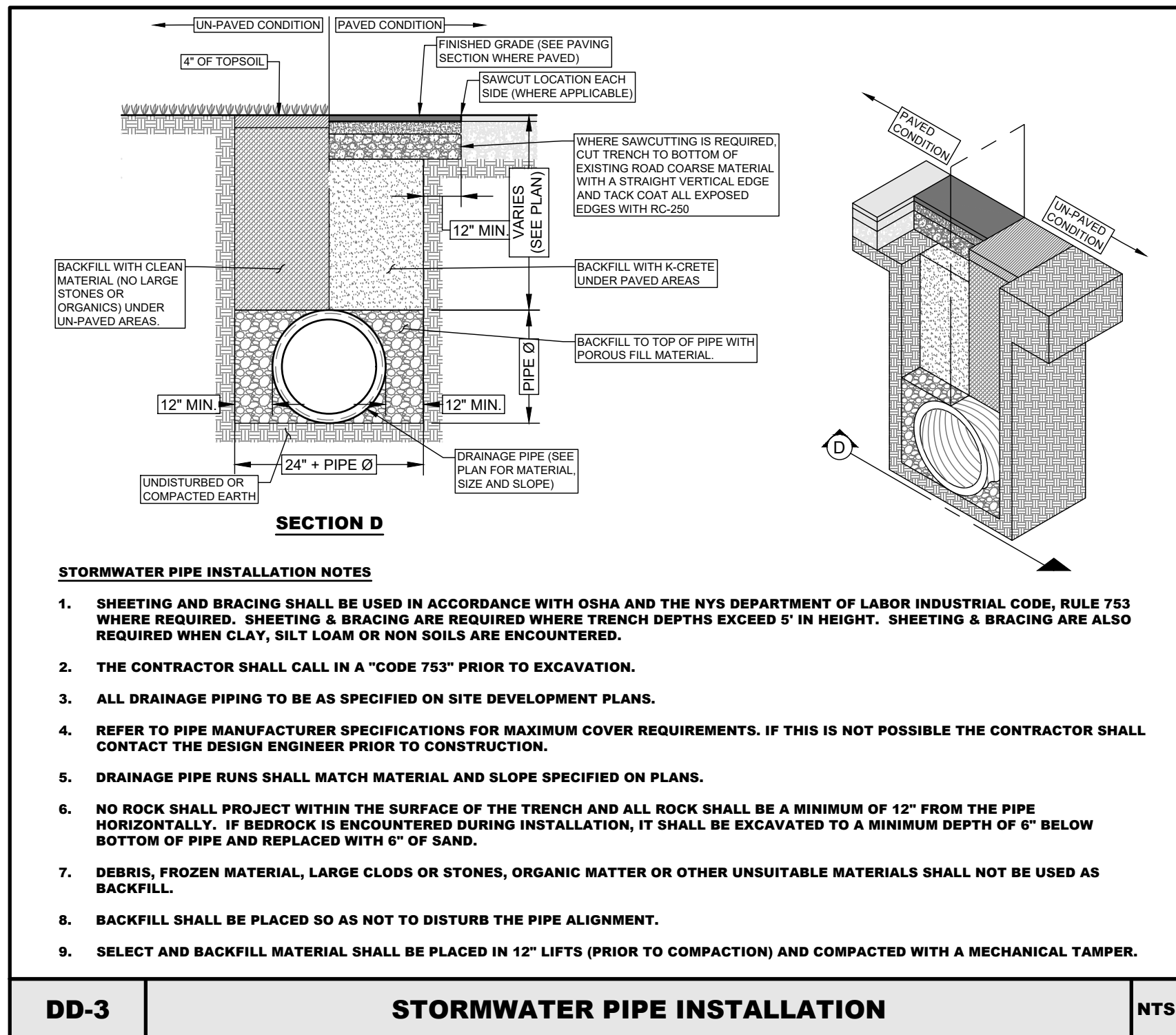
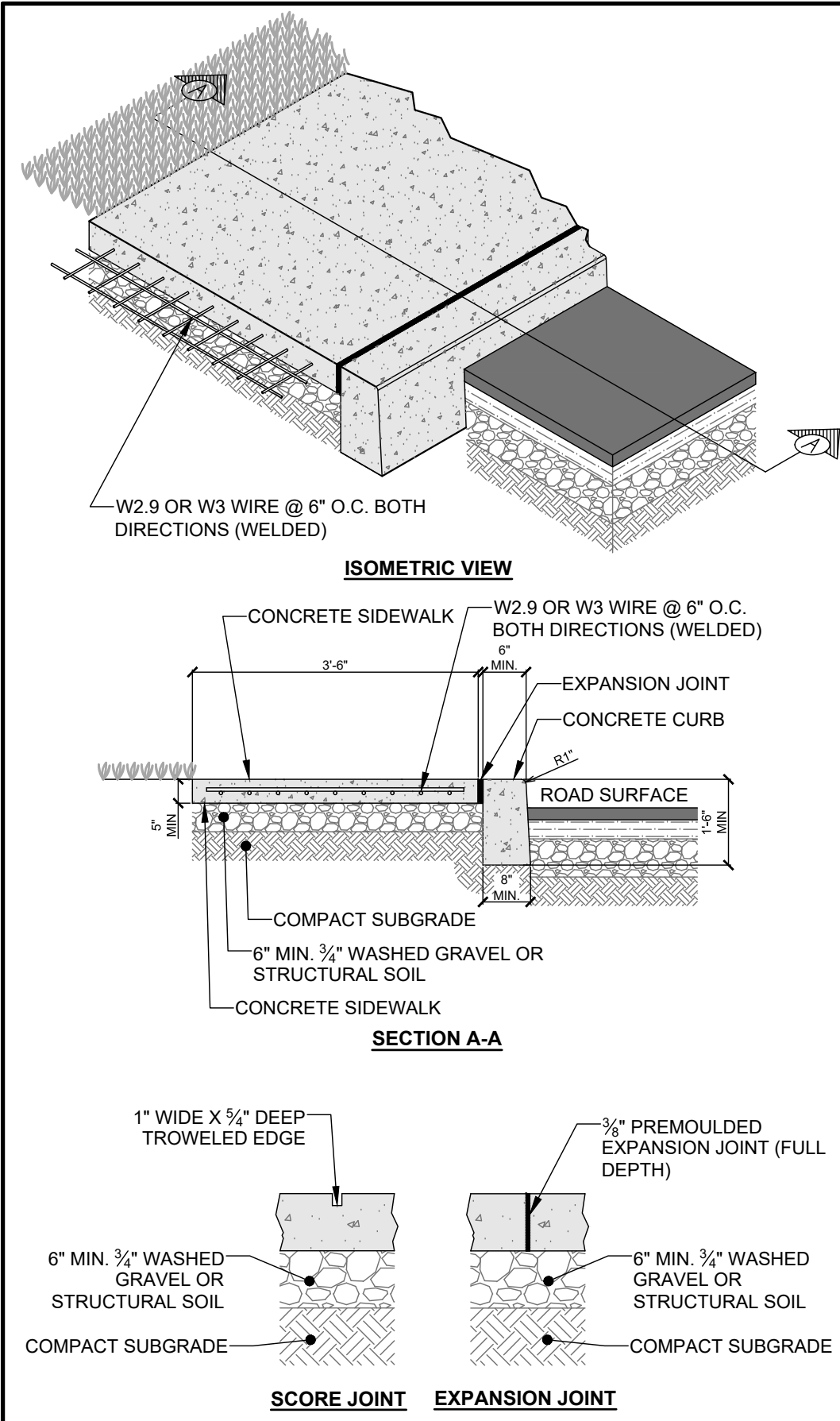
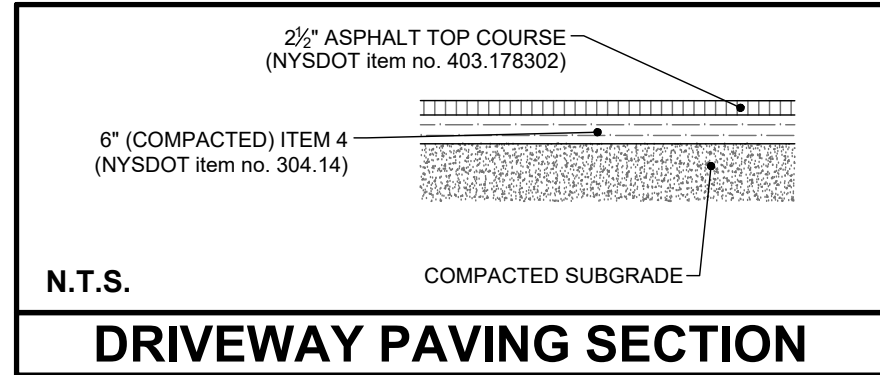
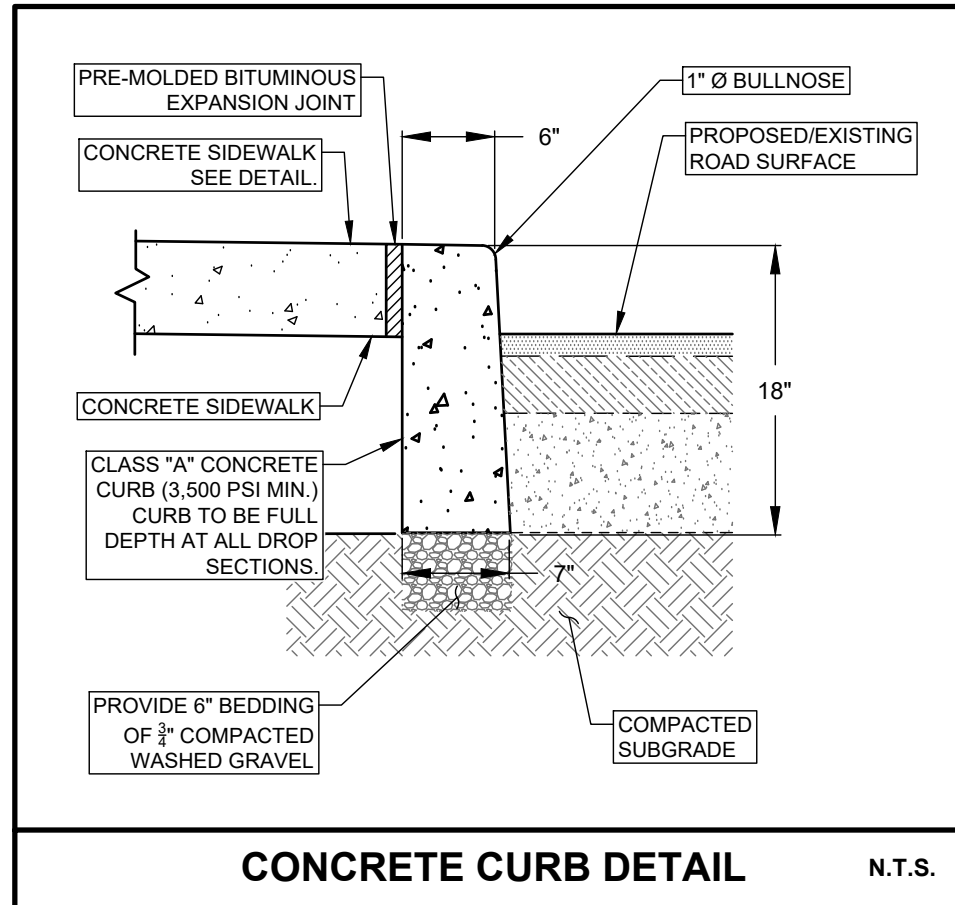
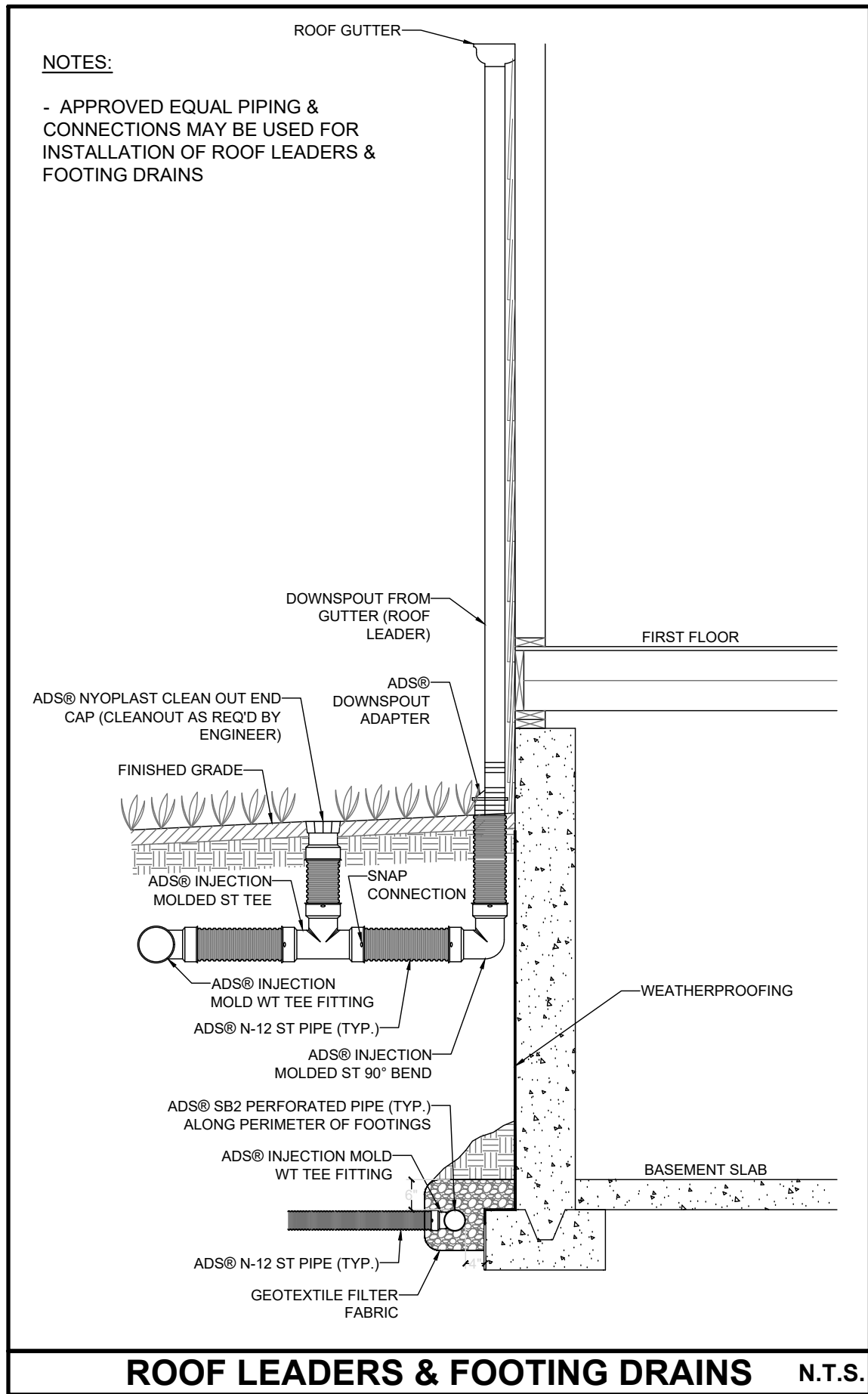
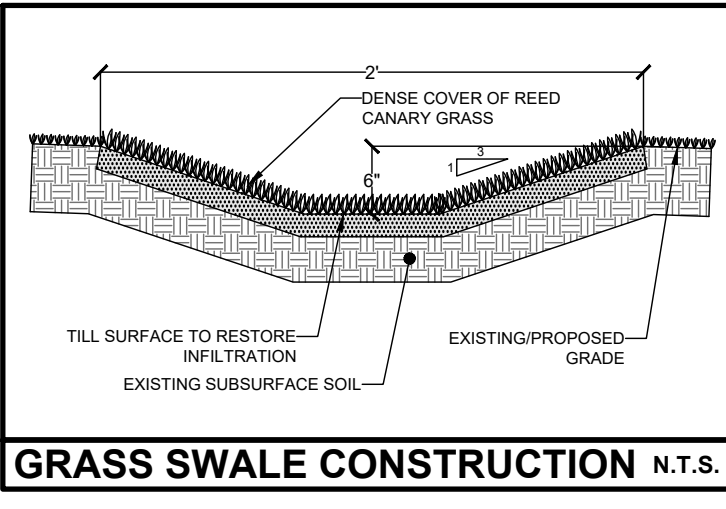
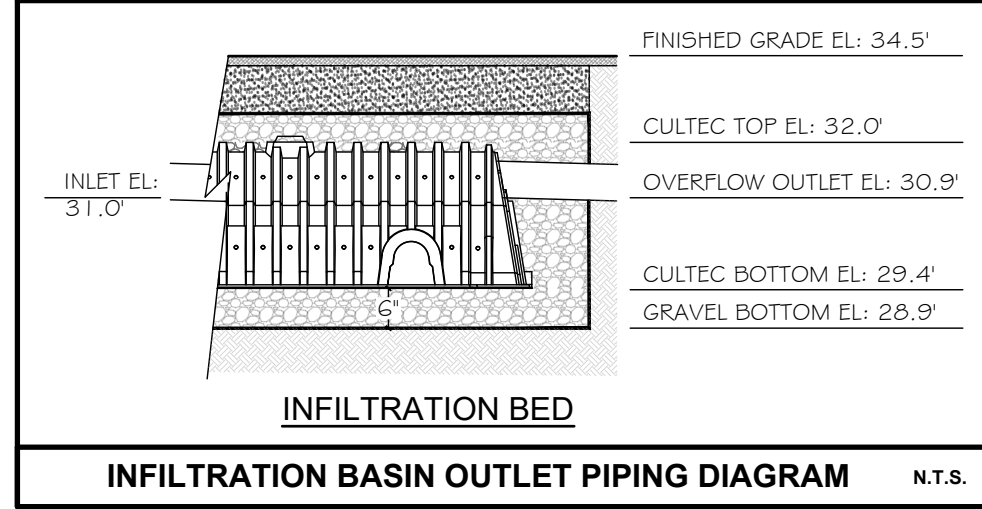
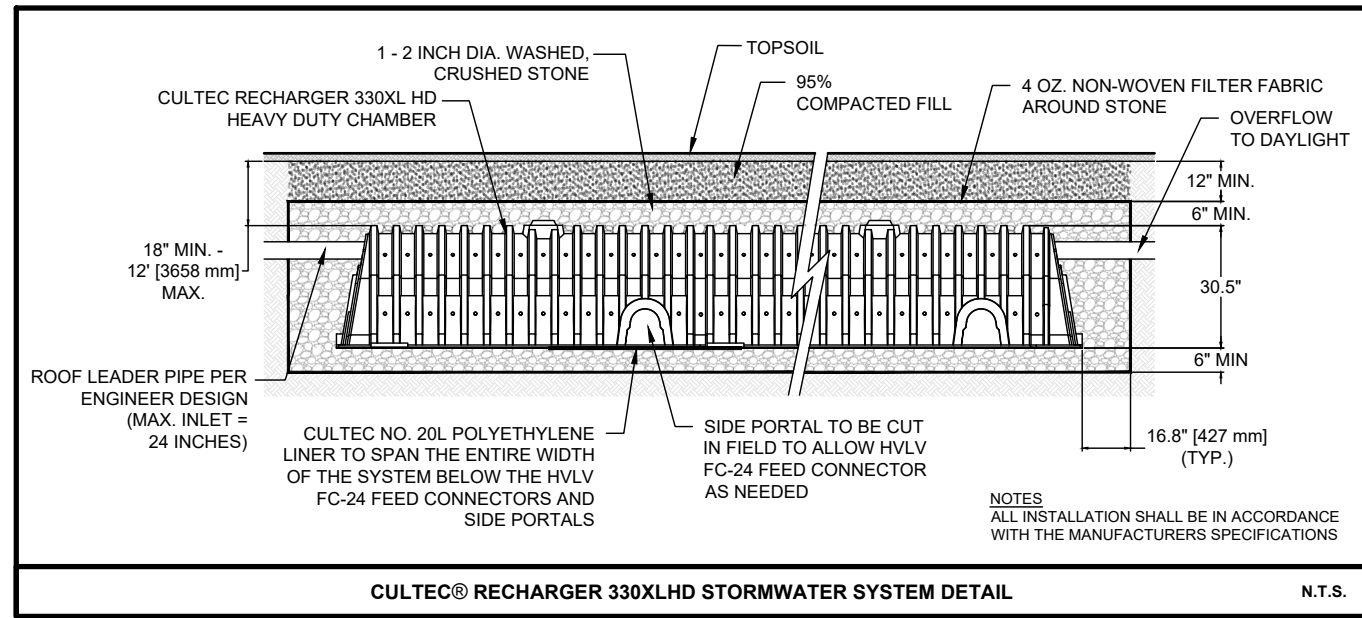
**39 Arlo Lane
Cortlandt Manor, New York 10567**

SITE DEVELOPMENT PLAN FOR 3222 ALBANY POST ROAD

LOCATION:
3222 ALBANY POST ROAD
VILLAGE OF BUCHANAN, NEW YORK

SHEET 7 OF 10

LS-4.0



MANHOLE INSTALLATION NOTES

1. ALL CONCRETE TO BE 4000 P.S.I. AT 28 DAYS IN CONFORMANCE WITH ASTM C-478 TO WITHSTAND H-25 AASHTO LOADING.
2. MANHOLE WALLS SHALL BE REINFORCED WITH STEEL BARS PER MANUFACTURER SPECIFICATIONS AND SHALL CONFORM TO ASTM A-185.
3. ALL BACKFILL AROUND MANHOLES MUST BE COMPACTED TO 95% PROCTOR DENSITY TO AVOID SETTLEMENT OF MATERIAL AROUND STRUCTURE.
4. PRECAST CONCRETE MANHOLE SECTIONS SHALL BE AS MANUFACTURED BY MID-HUDSON CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
5. ACCESS STEPS SHALL BE 1/8" STEEL REINFORCED POLYMER STEPS CONFORMING TO ASTM C478, AASHTO M-199, AND OSHA REGULATION 29 CFR 1910.27. STEPS SHALL BE CAST IN VERTICAL ALIGNMENT.
6. ALL JOINTS SHALL BE SEALED WITH A BUTYL RUBBER SEALANT CONFORMING TO ASTM C443 AND C990, AASHTO M-198 TYPE B, AND/OR FEDERAL SPECIFICATION SS-S-00210 (201-A).
7. FRAMES & COVERS SHALL BE AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY PATTERN #: 10118 OR APPROVED EQUAL. COVER SHALL CONTAIN THE WORD "DRAIN" CAST IN TWO INCH RAISED LETTERS.
8. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING CATCH BASIN INSTALLATION, CONTRACTOR SHALL STOP WORK AND CONTACT DESIGN ENGINEER.

PIPING NOTES

1. ALL PIPING SHALL BE CUT FLUSH WITH INSIDE WALLS OF CATCH BASINS.
2. REFER TO PLANS FOR PIPE MATERIAL AND SLOPE.
3. ALL PIPING SHALL BE GROUTED IN PLACE AND KNOCKOUTS SHALL BE SEALED.

DIMENSION NOTES

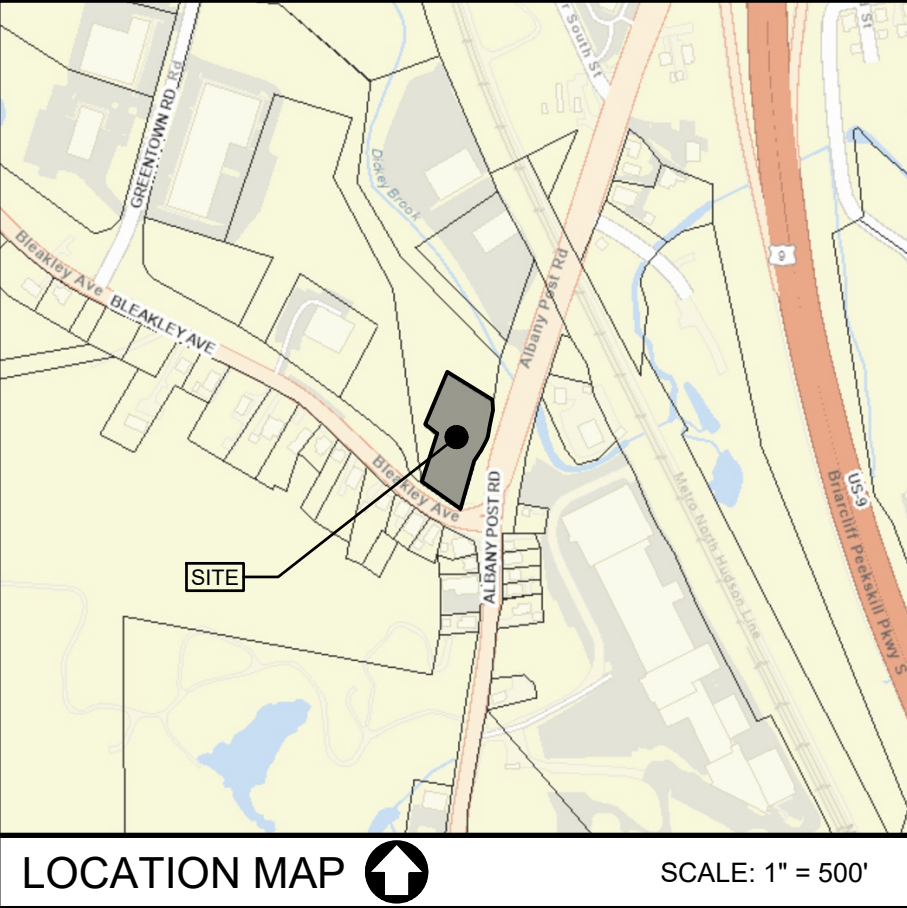
1. CATCH BASIN TOTAL HEIGHT MAY NEED TO BE ACHIEVED WITH RISERS AS NECESSARY. CONTRACTOR SHALL VERIFY WITH MANUFACTURER.

DD-2 STORMWATER MANHOLE INSTALLATION NTS

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF SECTION 501 NYS DOT STANDARD SPECIFICATIONS CODE FOR TRANSPORTING, AND PLACING OF PORTLAND CEMENT CONCRETE.
2. CONCRETE TO BE PLACED IN ONE COURSE TO THE FULL DEPTH.
3. PROVIDE CONCRETE CLASS "A" AS PER NYS DOT SECTION 501-2.
4. CURING OF CONCRETE SHALL CONFORM SECTION 502 NYS CODE.
5. SIDEWALK TO BE PLACED ON 6" THICK BASE OF COMPACTED 3/4" GRAVEL OR STRUCTURAL SOIL (AS SPECIFIED).
6. SIDEWALK SLAB SHALL HAVE A MINIMUM THICKNESS OF 5" AND 7" MIN. AT DRIVEWAY SECTIONS.
7. WIRE FABRIC TO BE W2.9 OR W3 WIRE AT 6" CENTERS TRANSVERSELY AND LONGITUDINALLY, AND SHALL BE EMBEDDED TO MID-DEPTH IN THE SLAB.
8. LONGITUDINAL JOINTS TO BE PLACED TO FULL DEPTH OF SLAB BETWEEN SIDEWALK AND CURB.
9. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED TO THE FULL DEPTH OF SLAB AND BE SPACED 20 FEET APART. THE EDGES OF TRANSVERSE JOINTS TO BE FINISHED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS.
10. ALL JOINTS SHALL BE PREMOLDED BITUMINOUS TYPE, 3/4" OR 1".
11. CONCRETE SURFACE TO BE SCORED AND TOoled AT INTERVALS OF 5 FEET.
12. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH SURFACE, THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE, AND SHOULD BE SLIP RESISTANT.
13. CONTRACTOR TO PREVENT AGAINST ANY LOW SPOTS WHERE WATER CAN COLLECT AND ANY POSSIBLE REDIRECTION OF STORMWATER.
14. CONTRACTOR TO USE RESILIENT JOINT FILLER ACCORDING TO SECTION 705-07 NYS CODE AND INSTALL AT ALL JOINTS BETWEEN SIDEWALK, RAMPS, AND CURBS.
15. CONCRETE SIDEWALK TO RECEIVE (2) TWO COATS OF ANTI-SPALLING COMPOUND.

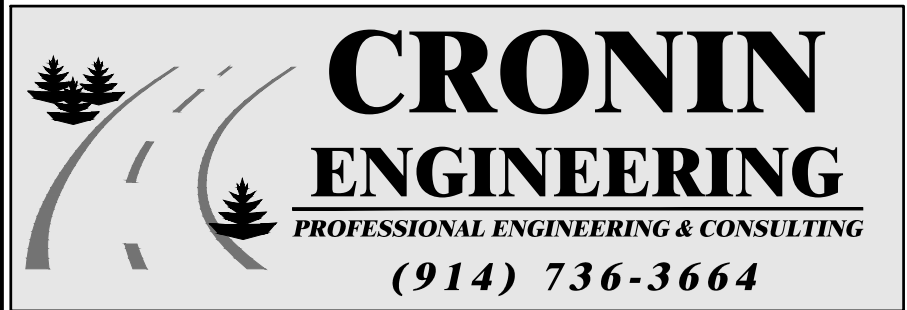
CONCRETE SIDEWALK INSTALLATION N.T.S.



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REVISIONS		
#	REASON	DATE
2	COMMENTS FROM BUCHANNAN PB + TOWN ENGINEER	8/12/2026
1	COMMENTS FROM BUCHANNAN PB	7/9/2026
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	43.11	
BLOCK:	1	
LOT:	6	
SUBLOT:	----	
DRAWN BY:	KJW/LC	
CHECKED:	JCA/KCS/PMB	
PROJECT:	3222 ALBANY POST ROAD	
DATE:	JUNE 11, 2026	
JOB #:	251203	
PATRICK M. BELL, P.E. LICENSE #087679		EXPIRATION DATE: 03-31-2027



39 Arlo Lane
Cortlandt Manor, New York 10567

CONSTRUCTION DETAILS

SITE PLAN
FOR
3222 ALBANY POST ROAD

LOCATION:
3222 ALBANY POST ROAD
VILLAGE OF BUCHANAN, NEW YORK

SHEET 8 OF 10 CD-5.0

