



1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. ALL CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NY'S LAW CHAPTER 987.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO, A.C., A.I.C.S., ZONING, RESIDENTIAL NEW YORK STATE BUILDING CODE, ALL CONDITIONS, LOCATIONS AND DIMENSIONS OF THE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND JUDGMENT TO MEET THE REQUIREMENTS OF THE PROJECT. THE CONTRACTOR SHALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF ANY EMPLOYEES, SUBCONTRACTORS, AGENTS, AND/OR SUBSIDIARIES AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE A BUILDING PERMIT UNDER THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL REPRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTIES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMEDIATION AND DEMOLITION. WORK - PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION AND TO PREVENT THE OVERTHEW OF ADJACENT PROPERTIES. THE CONTRACTOR, WHEN CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTICE SHALL BE DELIVERED TO THE ADJOINING OWNERS AT LEAST 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED BY THE OWNER TO BE THE WORK UNDER CONTRACT SHALL BE PROVIDED BY THE CONTRACTOR CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS THE CONTRACTOR CONSULTING, P.C., ITS SUBSIDIARIES, OFFICERS, EMPLOYEES, AND AFFILIATES, AS ADDITIONAL INSURED. THE CONTRACTOR SHALL BE RESPONSIBLE TO THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. (SO ADDITIONAL INSURED ENDORSEMENT FORM MUST BE OBTAINED FROM THE CONTRACTOR CONSULTING, P.C., AND THE CONTRACTOR SHALL BE SUBMITTED TO AND HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.)
14. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

ZONING ANALYSIS TABLE		
SECTION:9005 BLOCK: 2 LOT: 70	DISTRICT: R7.5	
REGULATION	REQ'D	PROPOSED
Min Lot size (sf)	7,500	7,500
Min. Lot Width (ft.)	60	61
Min. Lot Depth (ft.)	100	130
Min. Yard Setbacks		
- Front (ft.)	25	25.0
- One Side (ft.)	10	10.0
- Both Sides (ft.)	22	22.0
- Rear (ft.)	28	53.7
Bldg. Coverage (sf)	2,250	1,508
Max. Bldg. Coverage (%)	30.00%	20.10%

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 10 ft.

No.	THIS PLAN NOT TO BE USED FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE	PROJECT:  PROPOSED TWO LOT SUBDIVISION 60 CROTON DAM ROAD TOWN OF OSSINING WESTCHESTER COUNTY – NEW YORK	SITE LAYOUT		Date: 08/26/15 Sheet: Scale: 1" = 10' 1 Designed By: T.K. Checked By: M.S. Sheet No.  C-1
Revisions Description					