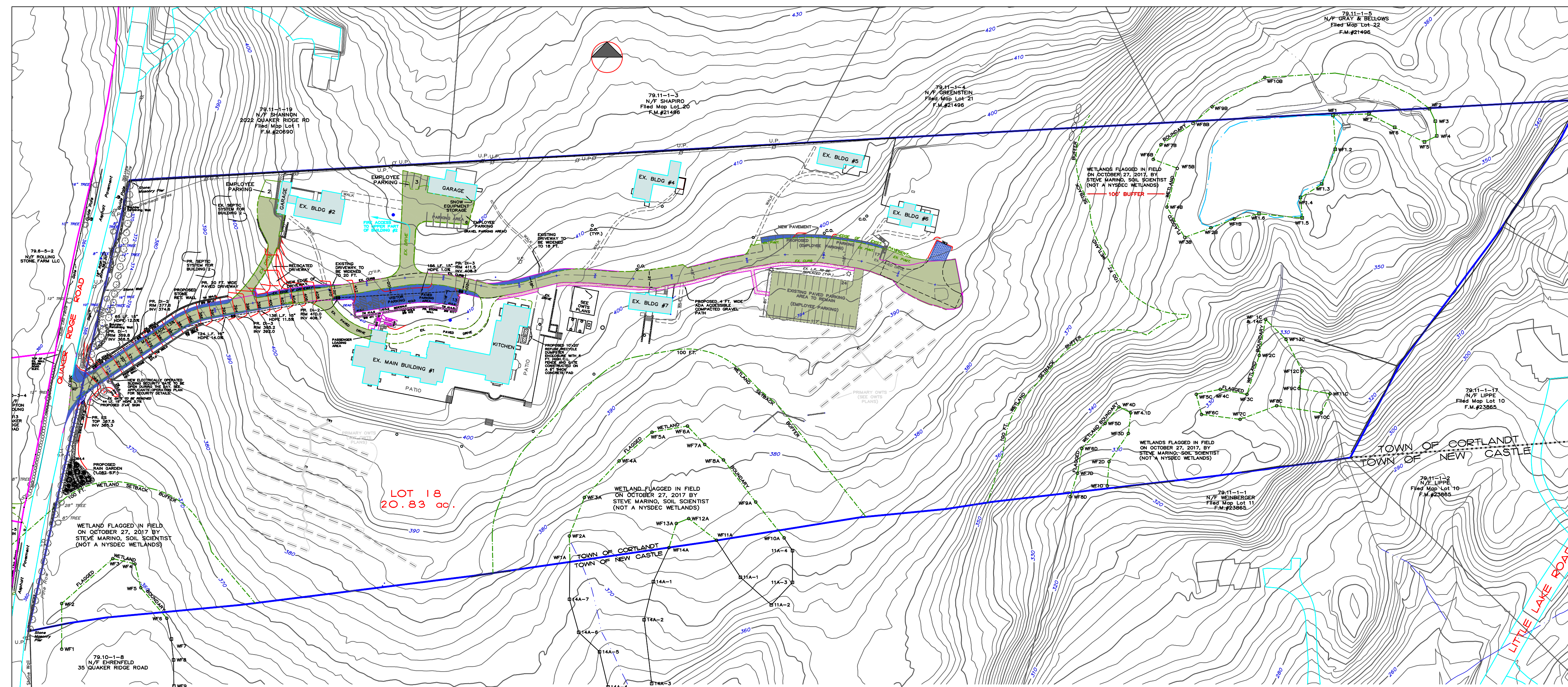


HUDSON RIDGE WELLNESS CENTER

TOWN OF CORTLANDT
WESTCHESTER CO., NY

LAST REVISED: MARCH 20, 2019



OVERALL MAP
SCALE: 1"=80'

WSP USA Leggette, Brashears & Graham, Inc.
Groundwater Specialists
Sheldon, CT

Singleton, Davis & Singleton
Attorneys
Mount Kisco, NY

Evans Associates
Bio-Diversity Consultant
Bethany, CT

Steve Marino / TM Associates
Wetland Consultant
Cold Spring, NY

OLA Consulting Engineers
Mechanical and Electrical Engineers
Hawthorne, NY

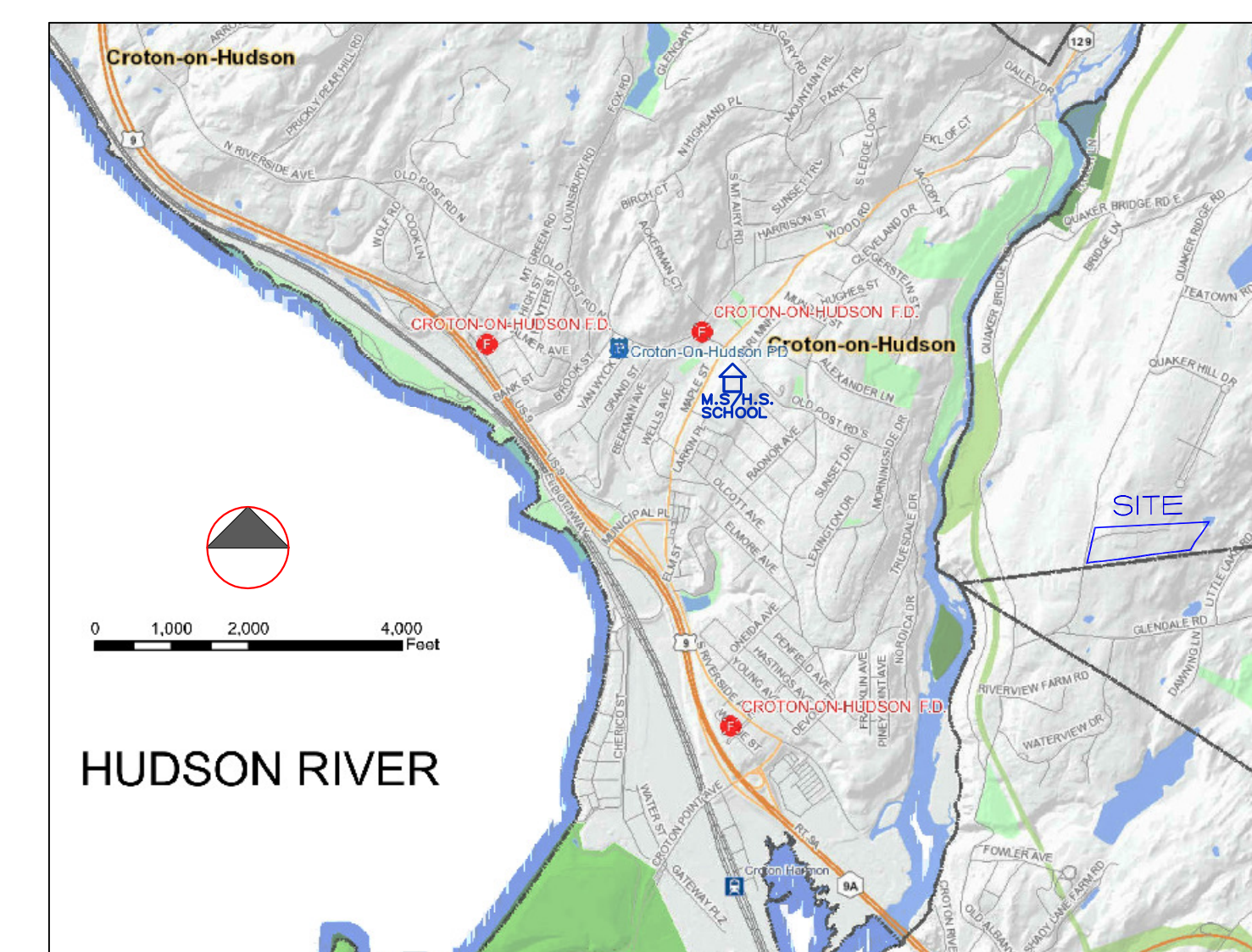
JMC Site Development Consultants, LLC
Environmental Planner
Armonk, NY

TC Merritts-Land Surveyors
394 Bedford Road
Pleasantville, NY

SITE ENGINEER:
RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762

SECTION 307-09 HOSPITAL OR NURSING HOME	REQUIRED	BUILDING USES						
		EXISTING LOT	EXISTING MAIN BLDG	EXISTING BLDG 2	EXISTING BLDG 3	EXISTING BLDG 4	EXISTING BLDG 5	EXISTING BLDG 6
LOT AREA: 50.837 ACRES, 807,517 S.F.								
MINIMUM SIZE OF LOT	10 ACRES	30 ACRES						
MINIMUM LOT AREA PER BED	2,000 SF	3,864 SF						
MINIMUM LOT FRONTAGE	100'	600'						
MINIMUM BUILDING COVERAGE (PROVIDE BUILDING FOOTPRINT SQUARE FOOTAGE)	20%	2% TOTAL						
MAXIMUM HEIGHT:								
MAIN BUILDINGS	75'	<75'						
OTHER ACCESSORY BUILDINGS	25'	<25'	<25'	<25'	<25'	<25'	<25'	
MINIMUM BUILDING SETBACK: MAIN BUILDING:								
FRONT	200'	340'						
SIDE	150'	150'						
REAR	125'	1250'						
BUILDING SETBACK: OTHER ACCESSORY BUILDING (SIDE OR REAR YARD ONLY):								
FRONT	75'	300'	400'	665'	884'	1000'	692'	
SIDE (PRE-EXISTING NON-COMPLYING FOR BLDG 5, 6)	75'	4' EX.	8' EX.	12' EX.	7' EX.	87' EX.	188'	
REAR	75'	1500'	1400'	1100'	901'	780'	1030'	
MINIMUM DISTANCE BETWEEN BUILDINGS	2X HEIGHT	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	
BUFFERS PURSUANT TO 307-09 & 307-22								
307-09 (COMMERCIAL/INDUSTRIAL) DIST. REQUIREMENTS (LANDSCAPING WITHIN PARKING)		N/A	N/A	N/A	N/A	N/A	N/A	
BREAK OF 25 FEET OR MORE		N/A	N/A	N/A	N/A	N/A	N/A	
PARKING REQUIREMENT: HOSPITAL + BED PLUS 1% PARKING MAX. SHIP SOL/WALKER REQUESTED	125'							
PROPOSED PARKING: 33								
PROPOSED NEW 12'								
TOTAL PARKING = 45								
FRONTAGE ON A STATE ROAD	REQUIRED							

ZONING SCHEDULE



LOCATION MAP
APPROX. SCALE: 1"=2000'

DRAWING SCHEDULE

SHEET	TITLE
1	SITE PLAN/GRADING PLAN/TREE PLAN-13% MAX. GRADE
2	SITE PLAN/UTILITY PLAN
3	DRIVEWAY IMPROVEMENT PLAN
4	SITE PLAN/LIGHTING PLAN
5	SITE PLAN/FIRE ACCESS PLAN
6	SITE PLAN/PROPOSED DISTURBANCE PLAN
7	SITE PLAN/EROSION CONTROL PLAN/DETAILS/NOTES