

# ARSA, LLC

## A RISING STAR CHILDREN'S CENTER 52 SCENIC DRIVE CROTON ON HUDSON, NEW YORK

olson+partners

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www.olsonpartners.archi

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### Revisions:

No.:	Date:	Description:
1	20 Aug 2018	Revisions per Planning and Engineering comments
2	3 Oct 2018	Revisions per Town Engineering comments



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52 SCENIC DRIVE  
CROTON ON HUDSON, NY

TITLE SHEET, SITE LOCATION AND SITE PLAN

Project No.: 18-012  
Date Issued: 2018  
Drawn by: JCW  
Checked by: MSO

**G-001.00**

Scale: AS NOTED

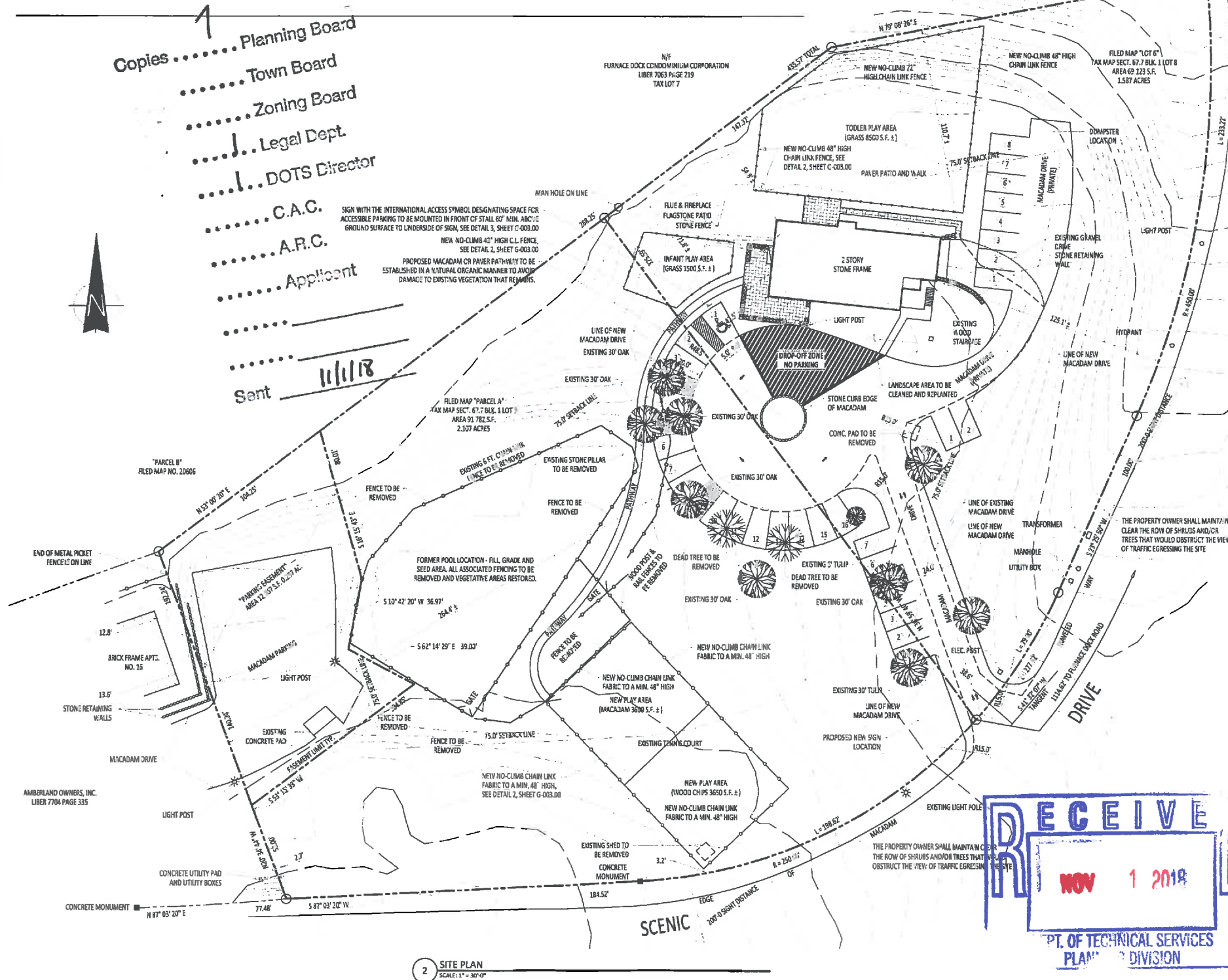
### 1 SITE LOCATION (COPYRIGHT 2018 GOOGLE, MAP DATA)

Town of Cortlandt, NY Analysis of R40 Zoning District Bulk Regulations				
	R40 Allowable	307.65.4 Conversion	Existing Conditions	Remarks
Buildable Lot Area	40,000 S.F.	108,900 S.F.	160,865 S.F.	
Total Gross Floor Area	5,000 S.F.	7,000 S.F. +/-	7,000 S.F. +/-	
Percent Coverages				
Principle Building	565% of Allowed	N/A	2.0%	
Accessory Buildings	F.A.R.	N/A	0.03%	Shed to be removed
Total Impervious Surface	N/A	N/A	14.8%	Proposed Increase of 7,307 S.F. or 4.5%
Yard Setbacks (Principle Building)				
Front Yard Setback	50 FT.	75 FT.	125 FT.	
Rear Yard Setback	30 FT.	75 FT.	*55 FT.	Requires Planning Board action
Length Of One Side Setback	20% of Width to Max. 30 FT.	75 FT.	113 FT.	
Length Of Second Side Setback	20% of Width to Max. 30 FT.	75 FT.	357 FT.	
Total Of Both (2) Sides Setback	Max. 60 FT.	150 FT.	470 FT.	
Parking Setbacks (Principle Building)				
Front Yard Setback	N/A	N/A	N/A	39 FT. Proposed
Length Of One Side Setback	N/A	N/A	N/A	111 FT. Proposed
Length Of Second Side Setback	N/A	N/A	N/A	264 FT. Proposed
Total Of Both (2) Sides Setback	N/A	N/A	N/A	375 FT. Proposed
Rear Setback	N/A	N/A	N/A	72 FT. Proposed
Landscape Buffer				
Front Setback	N/A	N/A	Existing	
Rear Setback	N/A	N/A	Existing	
Length Of One Side Setback	N/A	N/A	Existing	
Total Of Both (2) Sides Setback	N/A	N/A	Existing	
Number of Parking Spaces	N/A	2/Staff	N/A	24 spaces provided per owner
Loading Area	N/A	N/A	N/A	Indication of 12 staff
Building Height				
Feet	35 FT.	N/A	Existing	
Stories	2 1/2	N/A	Existing	
Total Height	35 FT.	N/A	Existing	

\*Standards Section 307-65.4C (1), (2) and (3), as noted in Conversion of Existing Structure to Licensed Nursery/Day Care Center, may be varied by the Planning Board.

DEMOGRAPHIC DATA:  
SCHOOL DISTRICT: HENDRICK-HUDSON SCHOOL DISTRICT  
FIRE DISTRICT: MONTROSE  
AMBULANCE DISTRICT: CORTLANDT COMMUNITY VOLUNTEER AMBULANCE  
POLICE DISTRICT: WESTCHESTER COUNTY NORTH COMMAND PRECINCT IN PARTNERSHIP WITH NYS POLICE  
WATER DISTRICT: CORTLANDT CONSOLIDATED WATER DISTRICT

- GENERAL NOTE:
- EXISTING ELEMENTS & BOUNDARY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A MAP PREPARED BY J. CHARLES BOULIARD P.L.S. DATED NOV. 26, 2013 & ENTITLED "LAND SURVEY MAP PREPARED FOR FIRST HEBREW CONGREGATION", SIGNED AND SEALED BY J. CHARLES BOULIARD P.L.S., LICENSE NO. 049454.
  - UPON APPROVAL OF THIS SITE PLAN AND SUBSEQUENT CLOSING OF THE CONTRACT OF SALE THE NEW OWNER SHALL COMBINE THE ADJACENT PARCELS, SUBJECT OF THIS ACTION INTO ONE TAX LOT.
  - PARKING EASEMENT IS DESCRIBED IN DEED OF CORRECTION LIBER 7895 PAGE 26F.
  - HOURS OPERATION OF THE DAYCARE FACILITY SHALL BE 6:30AM TO 5:30PM M-F.



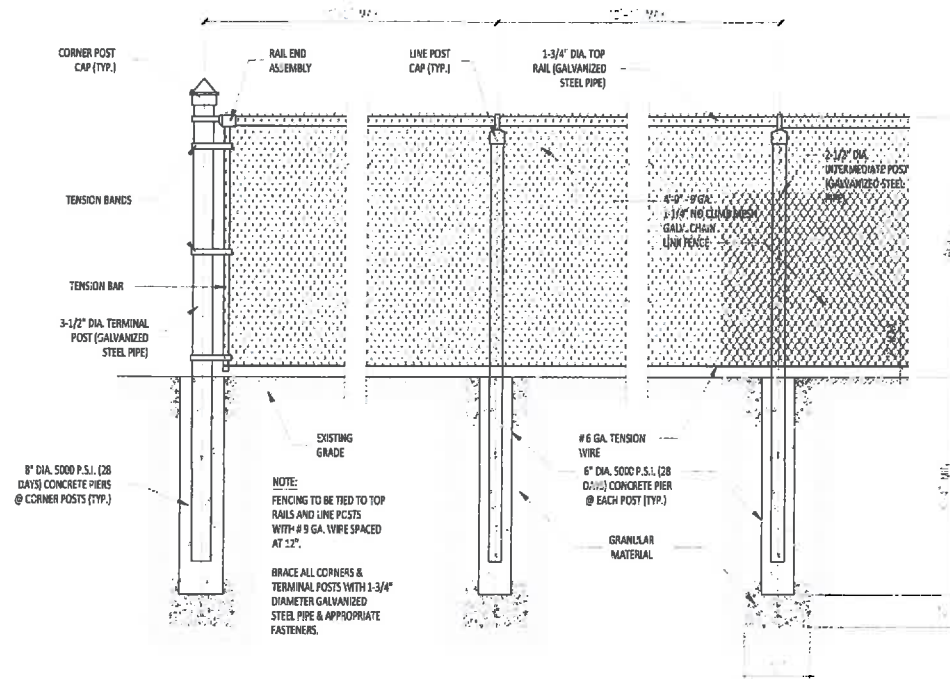
2 SITE PLAN  
SCALE: 1" = 30'-0"



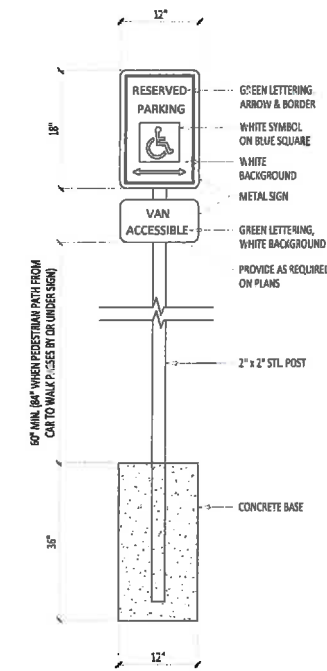
Copies .....

- ..... Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant

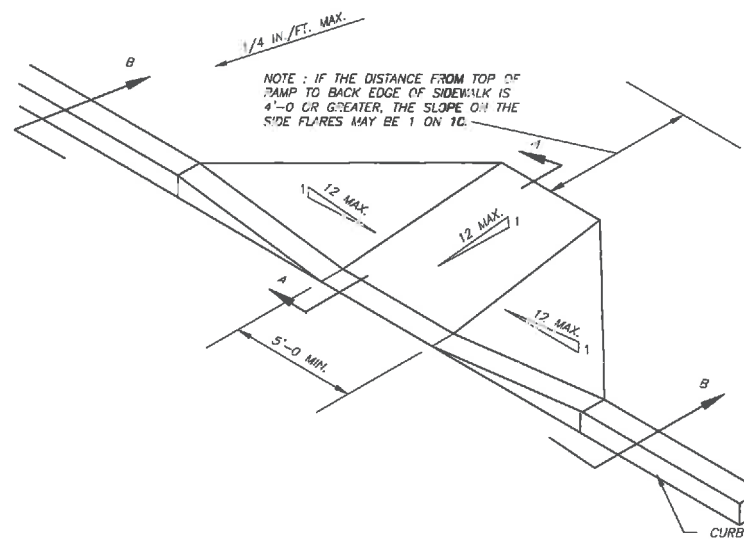
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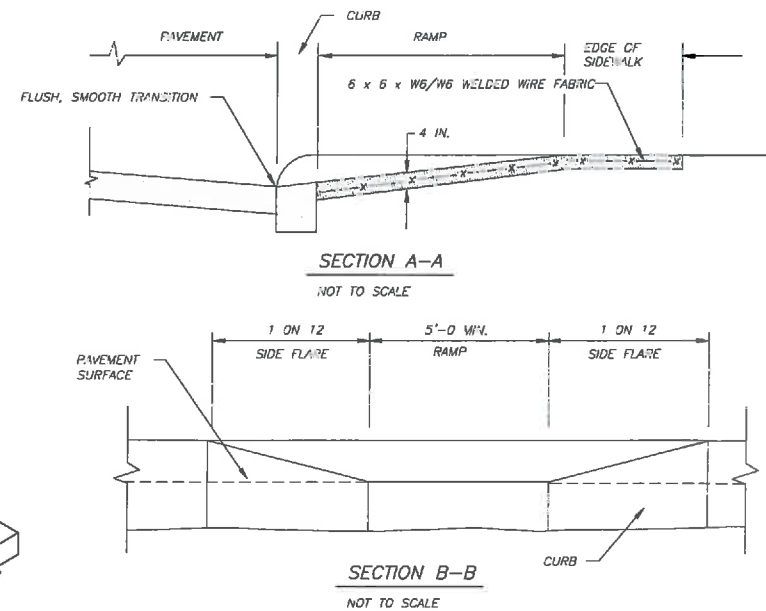
2 DETAIL @ CHAIN LINK FENCE  
SCALE: N.T.S.



3 DETAIL @ HANDICAP SIGN POST  
SCALE: N.T.S.



1 DETAIL @ DROP CURB AND RAMP  
SCALE: N.T.S.



4 DETAIL @ PAVEMENT SECTION  
SCALE: N.T.S.



- 2" AFTER COMPACTION WEARING COURSE (NYSDOT 6F)
- 1" THICK COAT AS NECESSARY OR ORDERED BY ENGINEER
- 3" AFTER COMPACTION BINDER COURSE (NYSDOT TYPE 3)
- 12" AFTER COMPACTION GRAVEL (GRADES) OR CRUSHED STONE
- STABILIZED AND GRADED SUB-GRADE

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