ARSA, LLC



SITE LOCATION (COPYRIGHT 2018 GOOGLE, MAP DATA)

Town of Cortlandt, NY Analysis of R40 Zoning District				
Bulk Regulations				
	R40 Allowabie	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.	7000 S.F.+/-	7000 S.F.+/-	
Percent Coverages	,		1	
Principle Building	≤65% of Allowed F.A.R.	N/A	2.0%	
Accessory Buildings	N/A	N/A	0.03%	Shed to be removed
Total Impervious Surface	N/A	N/A	14.8%	Proposed Increase of 7,307 5.F. 4.5%
Yard Setbacks (Principle Building)	F0.FT		470.07	
Front Yard Setback	A DE A CONCESSION NAMED IN COLUMN 1	75 FT.	125 FT.	
Rear Yard Setback	30 FT. 20% of	75 FT.	*55 FT.	Requires Planning Board action
Length Of One Side Setback	Width to	75 FT.	113 FT.	
Length Of Second Side Setback		75 FT.	357 FT.	
	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			*****	The same of the sa
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	
				24 spaces provided per owner
Number of Parking Spaces	N/A	2/Streff	N/A	indication of 12 staff
Loading Area	N/A	N/A	N/A	
Building Height			I	
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.

SCHOOL DISTRICT FIRE DISTRICT AMBULANCE DISTRICT

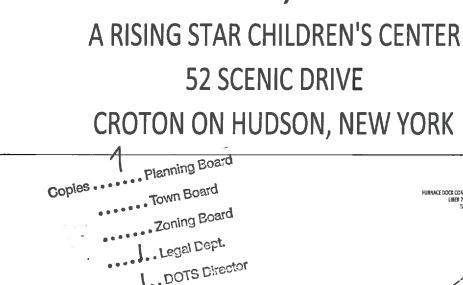
HENDRICK-HUDSON SCHOOL DISTRICT

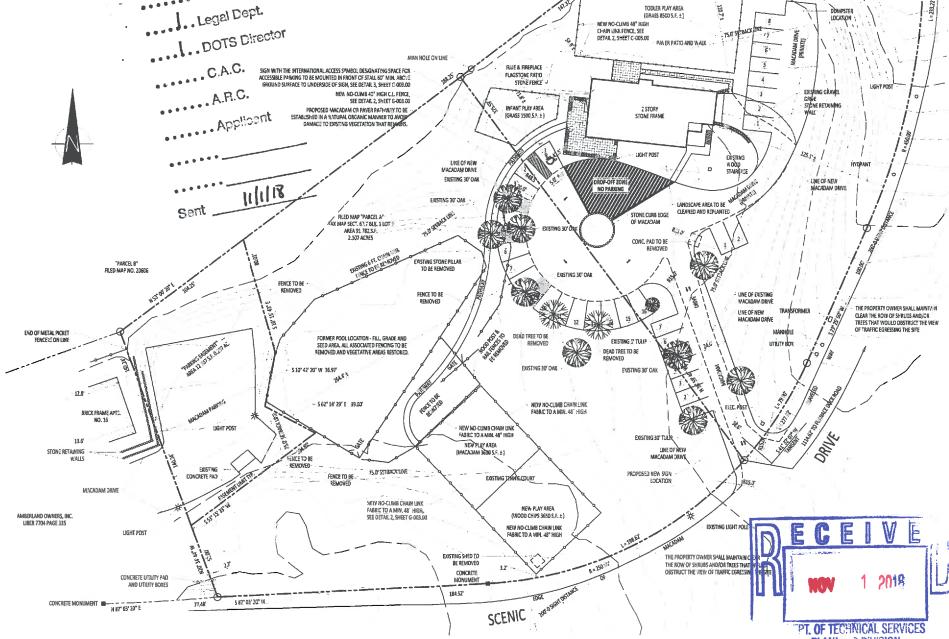
CORTLANDT COMMUNITY VOLUNTEER AMBULANCE WESTCHESTER COUNTY NORTH COMMAND PRECINCT IN PARTNERSHIP WITH MYS POLICE

CORTLANDT CONSOLIDATED WATER DISTRICT

- EXISTING ELEMENTS & JOUNDARY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A MAP PREPARED BY J. CHARLES BOOLLIKOS P. L.S DATED NOV. 26, 2015 & ENTITLED "LAND SURVEY MAP PREPARED FOR FIRST HEBREW CONGREGATION", SIGNED AND SEALED BY J. CHARLES
- BOOLDADD P.L.S., LICENSE M.V. 04345-N.
 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 TAXT LOT.

PARKING EASEMENT IS DESCRIBED IN DEED OF CORRECTION LIBER 7895 PAGE 265. HOURS OPERATION OF THE DAYCARE FACILITY SHALL BE 6:30AM TO 6:30PM M-F.





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THIS PROJECT INVOLVES RENOVATIONS/ALTERATIONS OF, OR ADDITIONS) TO A ENSTRING BUILDING. DIMENSIONS SHOWN HEARDIN MAY VAM'S FROM THE FIELD. IT ADVISABLE AND REQUIRED THAT THE CONTRACTOR NOTIFY THE ACCHITECT OF DECRIPANCES THAT VINIL AFFECT THE UNDUT AND/ON CONNECTION TO THE BUILDING.

Revisions:

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



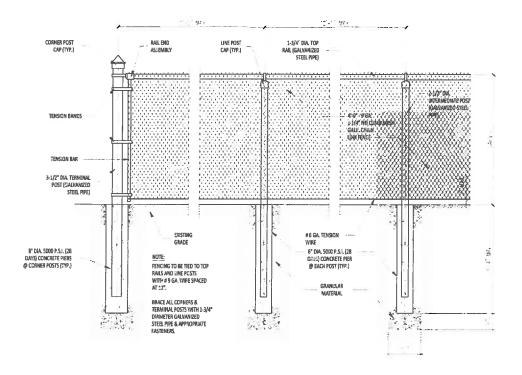
ARSA, LLC A RISING STAR CHILDREN'S CENTER

52 SCENIC DRIVE CROTON ON HUDSON, NY

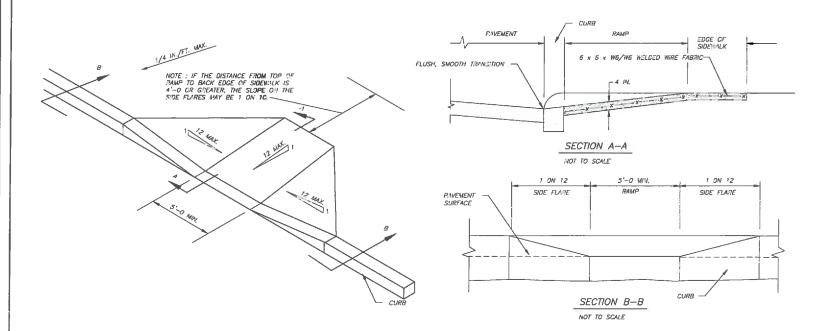
TITLE SHEET, SITE LOCATION AND SITE PLAN

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

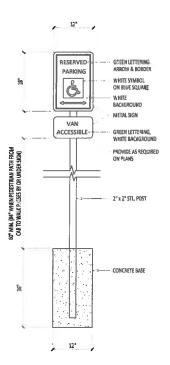
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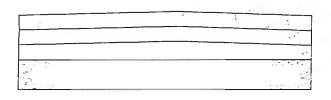
2 DETAIL @ CHAIN LINK FENCE
SCAUENTS.



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



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



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

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Revisions: No.: Date: Description: 1 20 Aug 2119 Revisions per Planning and Engineering comments 2 3 Oct. 2018 Revisions per Town Engineering comments



ARSA, LLC
A RISING STAR CHILDREN'S
CENTER
52 SCENIC DRIVE
CROTON ON HUDSON, NY

DETAILS

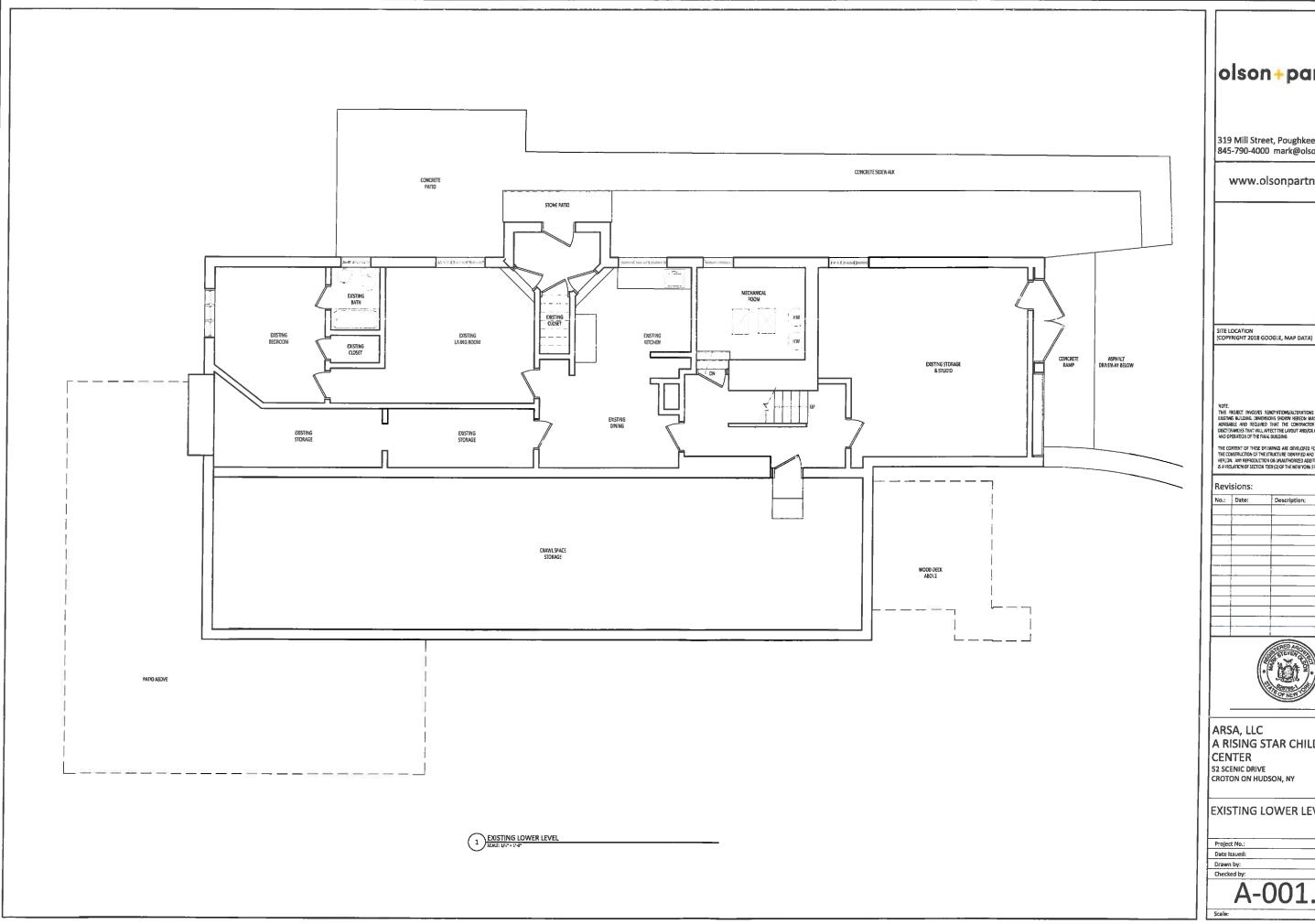
TACK COAT AS NECESSARY OR ORDERED BY ENGINEER

3" AFTER COMPACTION BINDER COURSE (NYSDOTTIPE 3)

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	Date Issued:	, 2018
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Ш	Checked by:	MSO

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AS NOTE



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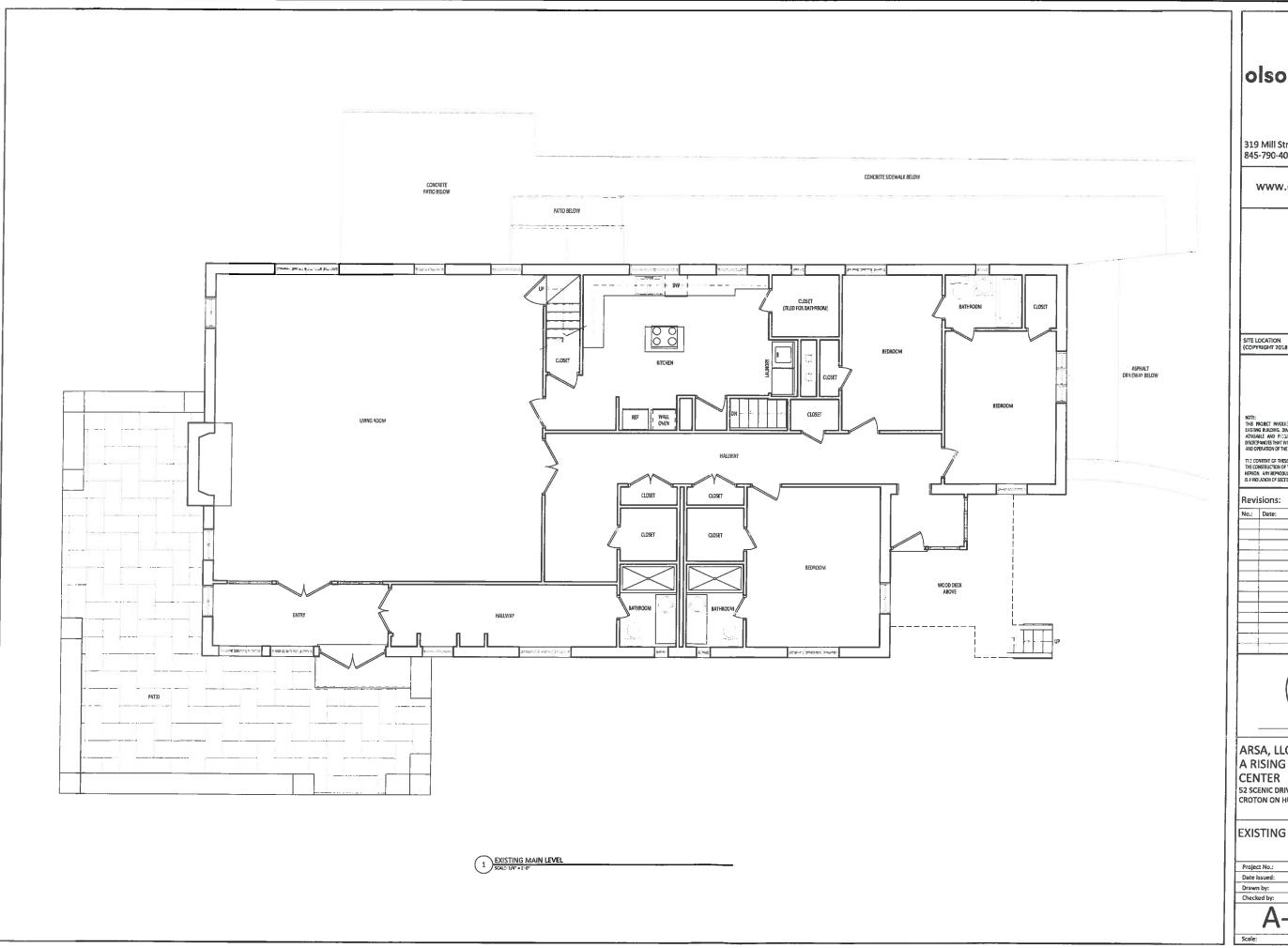


ARSA, LLC A RISING STAR CHILDREN'S CENTER 52 SCENIC DRIVE CROTON ON HUDSON, NY

EXISTING LOWER LEVEL

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

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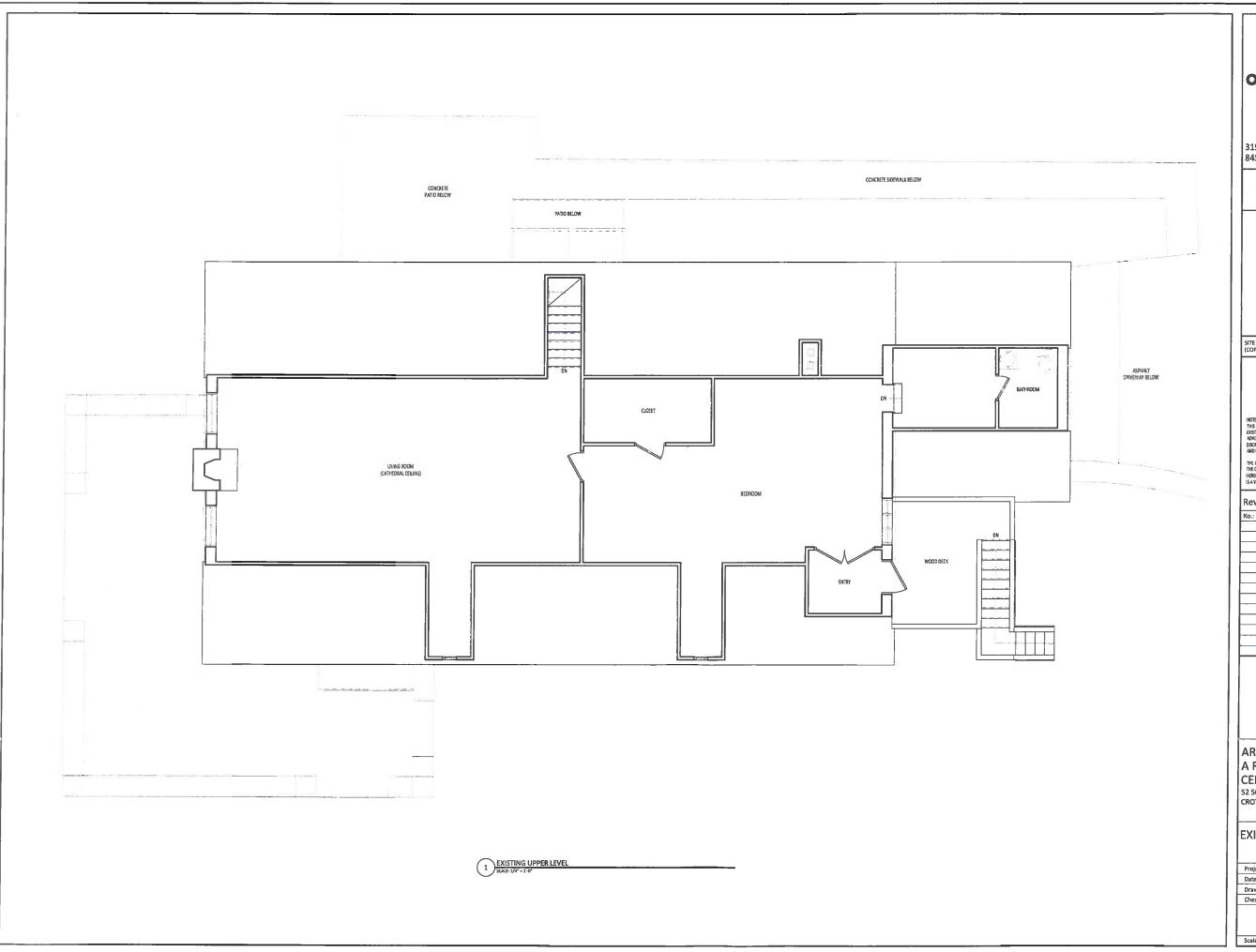
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ARSA, LLC A RISING STAR CHILDREN'S CENTER 52 SCENIC DRIVE CROTON ON HUDSON, NY

EXISTING MAIN LEVEL

JCW MSO Drawn by:



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52 SCENIC DRIVE CROTON ON HUDSON, NY

EXISTING UPPER LEVEL

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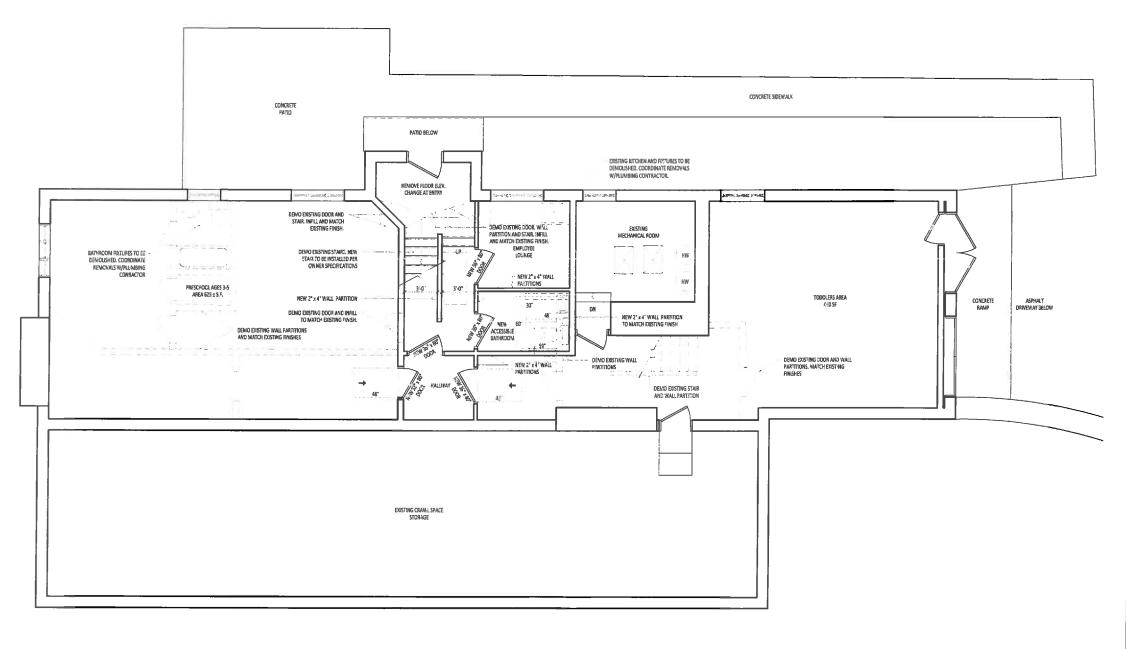
 Date Issued:
 , 2018

 Drawn by:
 JCW

 Checked by:
 MSO

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PROPOSED LOWER LEVEL

SCALE: 1/4" = 1¹-0⁴

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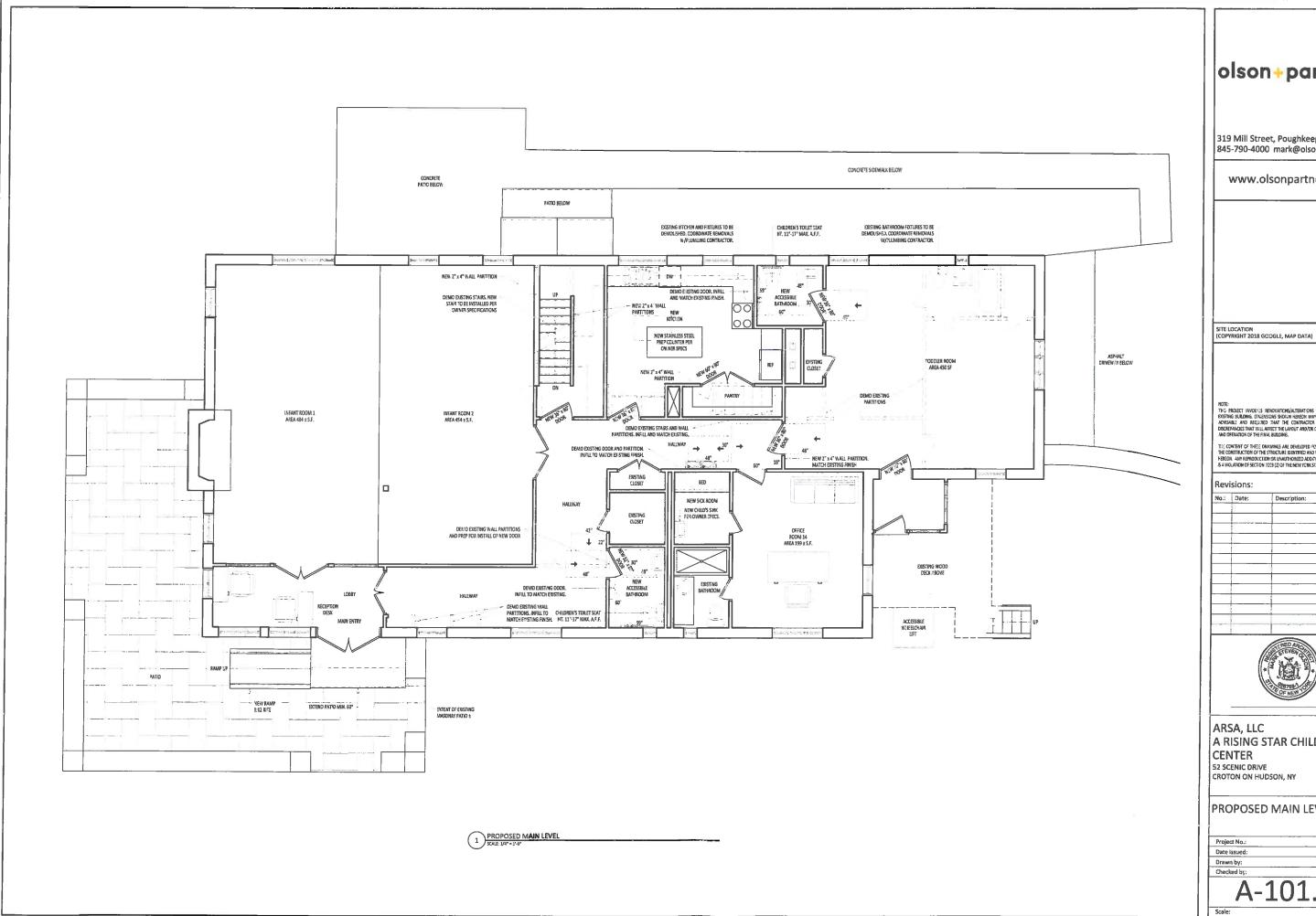


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PROPOSED LOWER LEVEL

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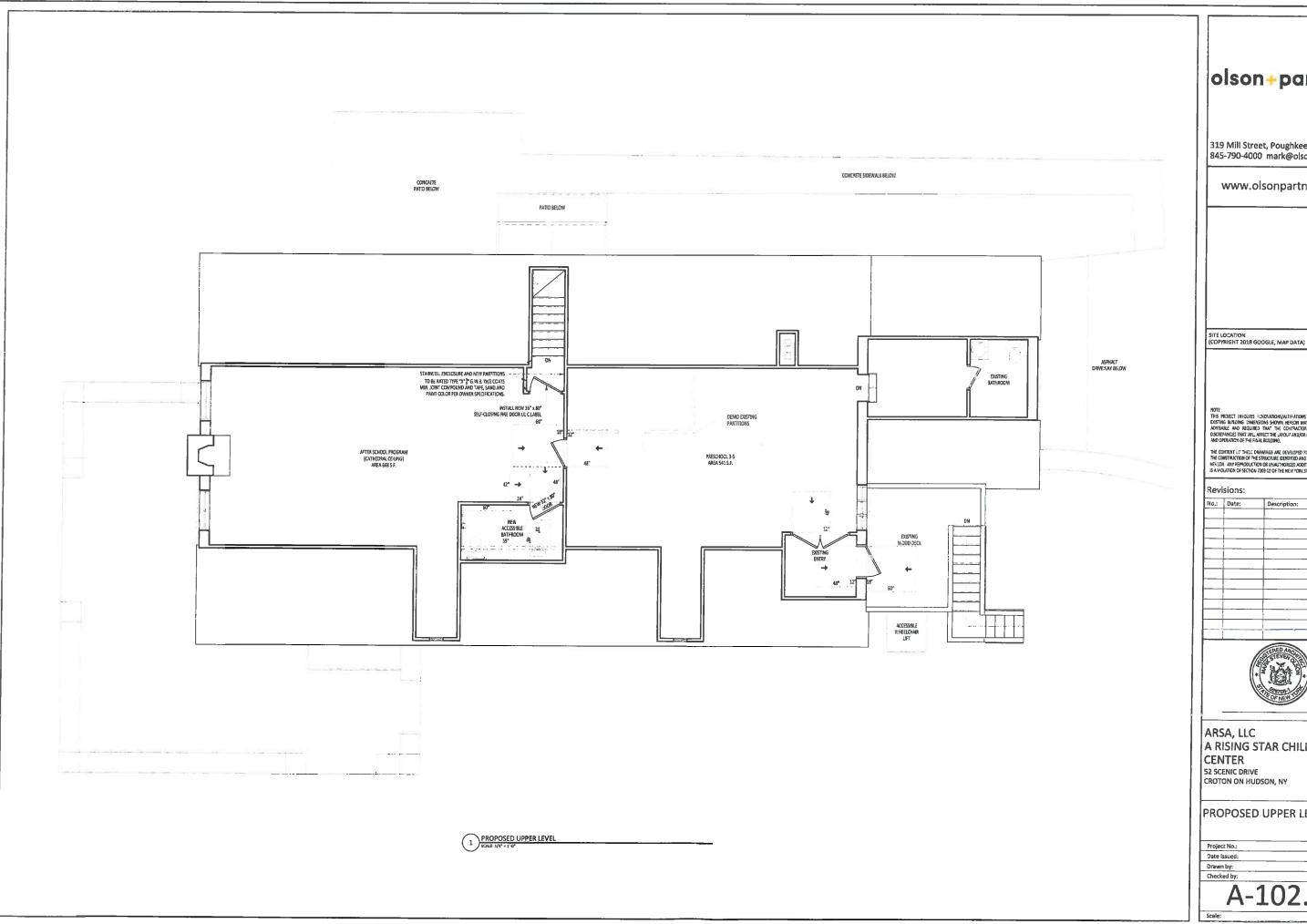


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PROPOSED MAIN LEVEL

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ARSA, LLC A RISING STAR CHILDREN'S

PROPOSED UPPER LEVEL

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Drawn by:	JCW
Checked by:	MSO

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