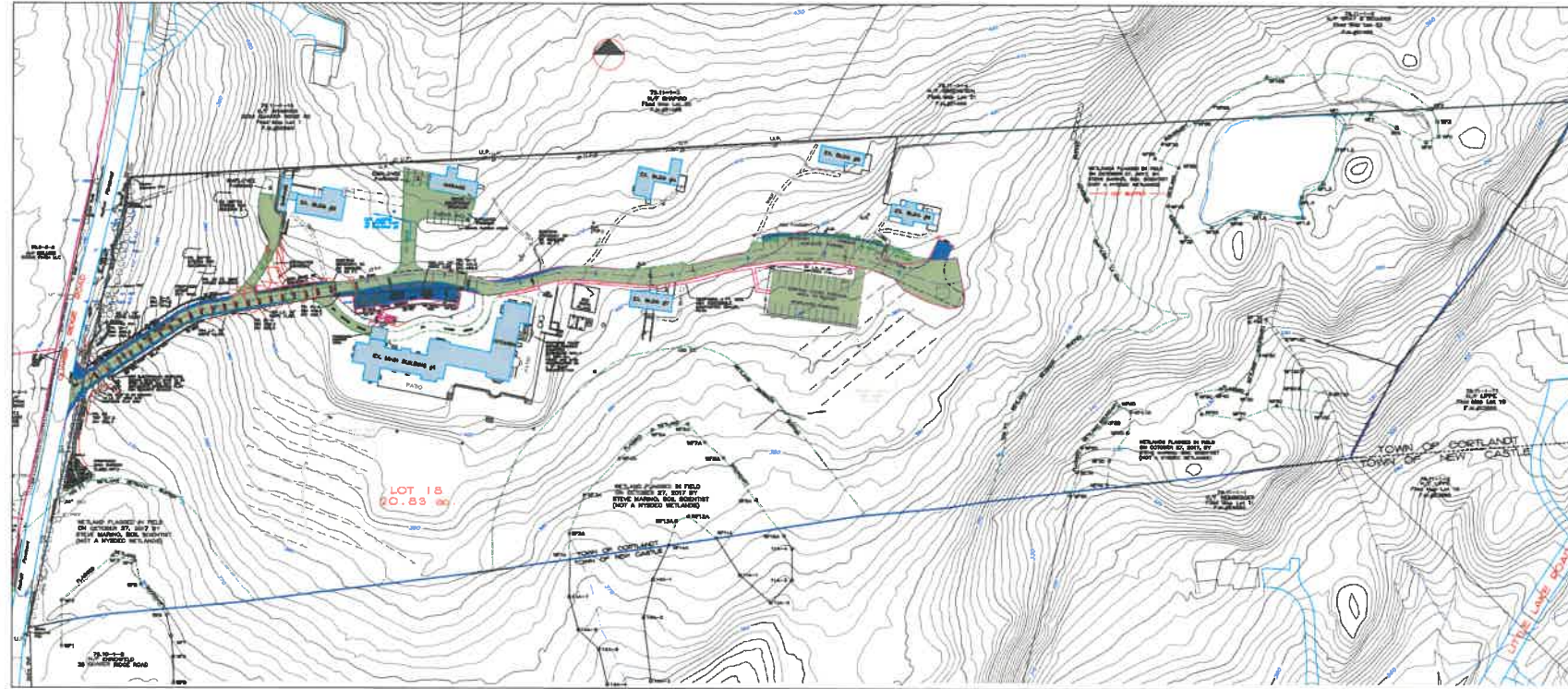


HUDSON RIDGE WELLNESS CENTER

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

DISTRICT	ZONING	HEIGHT		AREA		CORNER		DISTANCE		REMARKS
		MAX	MIN	MAX	MIN	MIN	MAX	MIN	MAX	
OFFICE, PROFESSIONAL, SERVICE	R-120	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
		MAX 35'	MIN 10'	MAX 15,000 SF	MIN 10,000 SF	MIN 10'	MAX 5'	MIN 5'	MAX 10'	
OFFICE, PROFESSIONAL, SERVICE	R-100	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
		MAX 35'	MIN 10'	MAX 15,000 SF	MIN 10,000 SF	MIN 10'	MAX 5'	MIN 5'	MAX 10'	
OFFICE, PROFESSIONAL, SERVICE	R-80	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
		MAX 35'	MIN 10'	MAX 15,000 SF	MIN 10,000 SF	MIN 10'	MAX 5'	MIN 5'	MAX 10'	
OFFICE, PROFESSIONAL, SERVICE	R-60	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
		MAX 35'	MIN 10'	MAX 15,000 SF	MIN 10,000 SF	MIN 10'	MAX 5'	MIN 5'	MAX 10'	
OFFICE, PROFESSIONAL, SERVICE	R-40	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
		MAX 35'	MIN 10'	MAX 15,000 SF	MIN 10,000 SF	MIN 10'	MAX 5'	MIN 5'	MAX 10'	
OFFICE, PROFESSIONAL, SERVICE	R-20	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
		MAX 35'	MIN 10'	MAX 15,000 SF	MIN 10,000 SF	MIN 10'	MAX 5'	MIN 5'	MAX 10'	
OFFICE, PROFESSIONAL, SERVICE	R-10	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
		MAX 35'	MIN 10'	MAX 15,000 SF	MIN 10,000 SF	MIN 10'	MAX 5'	MIN 5'	MAX 10'	
OFFICE, PROFESSIONAL, SERVICE	R-5	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
		MAX 35'	MIN 10'	MAX 15,000 SF	MIN 10,000 SF	MIN 10'	MAX 5'	MIN 5'	MAX 10'	
OFFICE, PROFESSIONAL, SERVICE	R-1	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
		MAX 35'	MIN 10'	MAX 15,000 SF	MIN 10,000 SF	MIN 10'	MAX 5'	MIN 5'	MAX 10'	

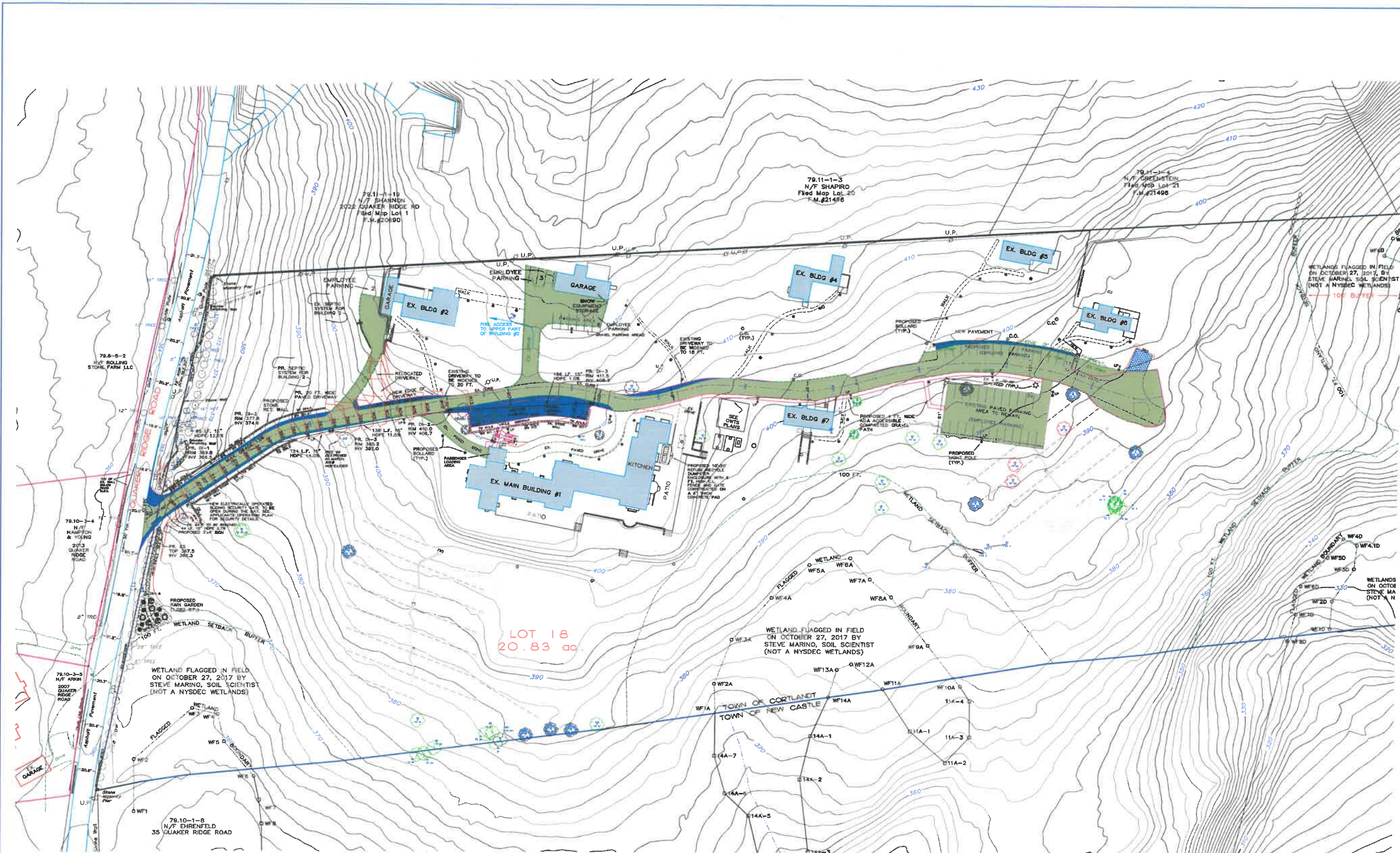
ZONING SCHEDULE



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



VICINITY MAP



0 20 40 80
SCALE IN FEET

LEGEND

- | | | |
|-----------------|-----------------|----------------|
| EXISTING | PROPOSED | |
| | | CATCH BASIN |
| | | DRAIN MANHOLE |
| | | DRAIN INLET |
| | | HEADWALL |
| | | SEWER MANHOLE |
| | | MONUMENT |
| | | O.W.T.A. |
| | | CONTOUR LINE |
| | | SPOT ELEVATION |
| | | DRILLED WELL |
| | | BOLLARD LIGHT |
| | | LIGHT POLE |

Parking Schedule

EMPLOYEE PARKING	52
VISITOR PARKING	13
TOTAL PARKING	65

TREE LEGEND

- EX. TREE - TO BE REMOVED
- EX. TREE - TO BE SAVED
- EX. TREE - TO BE PROTECTED

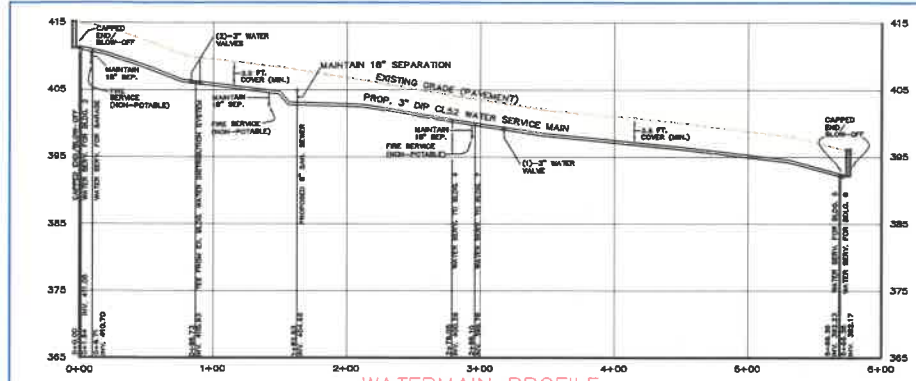
AS SPECIFIED IN CONSULTING ARBORIST'S REPORT DATED APRIL 30, 2018.
NOTE: ALL OTHER EXISTING TREES NOT INCLUDED IN THE ABOVE CLASSIFICATION SHALL BE LEFT IN THEIR PRESENT STATE.

RALPH G. MASTROMONACO, PE, PC.
Consulting Engineers
18 Dove Court, Cortland-on-Hudson, New York 10820
(914) 271-4762 (914) 271-2820 Fax

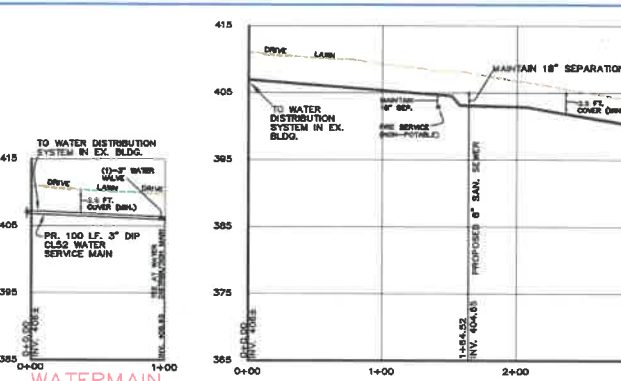
**SITE PLAN/
GRADING PLAN/TREE PLAN
1 1/2" MAX. GRADE**
PREPARED FOR
**HUDSON RIDGE
WELLNESS CENTER**
LOCATED AT
**2016 QUAKER RIDGE RD
TOWN OF CORTLAND
WESTCHESTER CO., NY
JANUARY 8, 2018**
SHEET 1 OF 7 SHEETS

TOPOGRAPHICAL INFORMATION UPDATED BY TC MERRITTS LAND SURVEYORS, OCTOBER 18, 2018.
Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

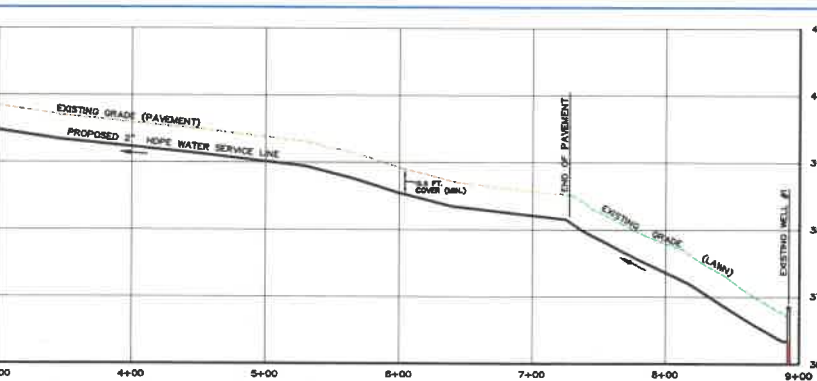
REVISED: MARCH 20, 2019
REVISED: NOVEMBER 5, 2018
REVISED: AUGUST 5, 2018
REVISED: JUNE 21, 2018
REVISED: MAY 16, 2018



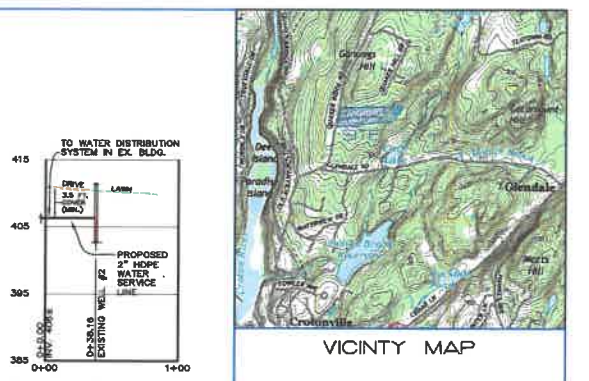
WATERMAIN PROFILE
FROM END TO END IN EX. ROAD
SCALE: HOR. 1" = 50'
VER. 1" = 10'



WATERMAIN PROFILE
EX. BLDG TO WATER SERVICE MAIN
SCALE: HOR. 1" = 50'
VER. 1" = 10'



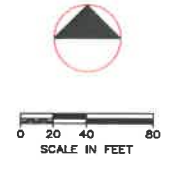
WELL SERVICE LINE PROFILE
FROM EX. BLDG. TO WELL #1
SCALE: HOR. 1" = 50'
VER. 1" = 10'



WELL SERVICE LINE PROFILE
FROM EX. BLDG. TO WELL #2
SCALE: HOR. 1" = 50'
VER. 1" = 10'

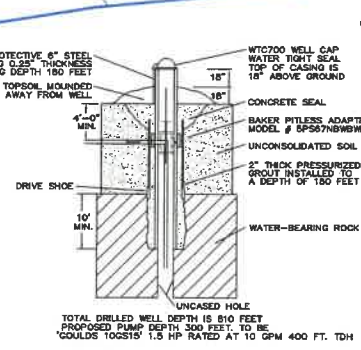
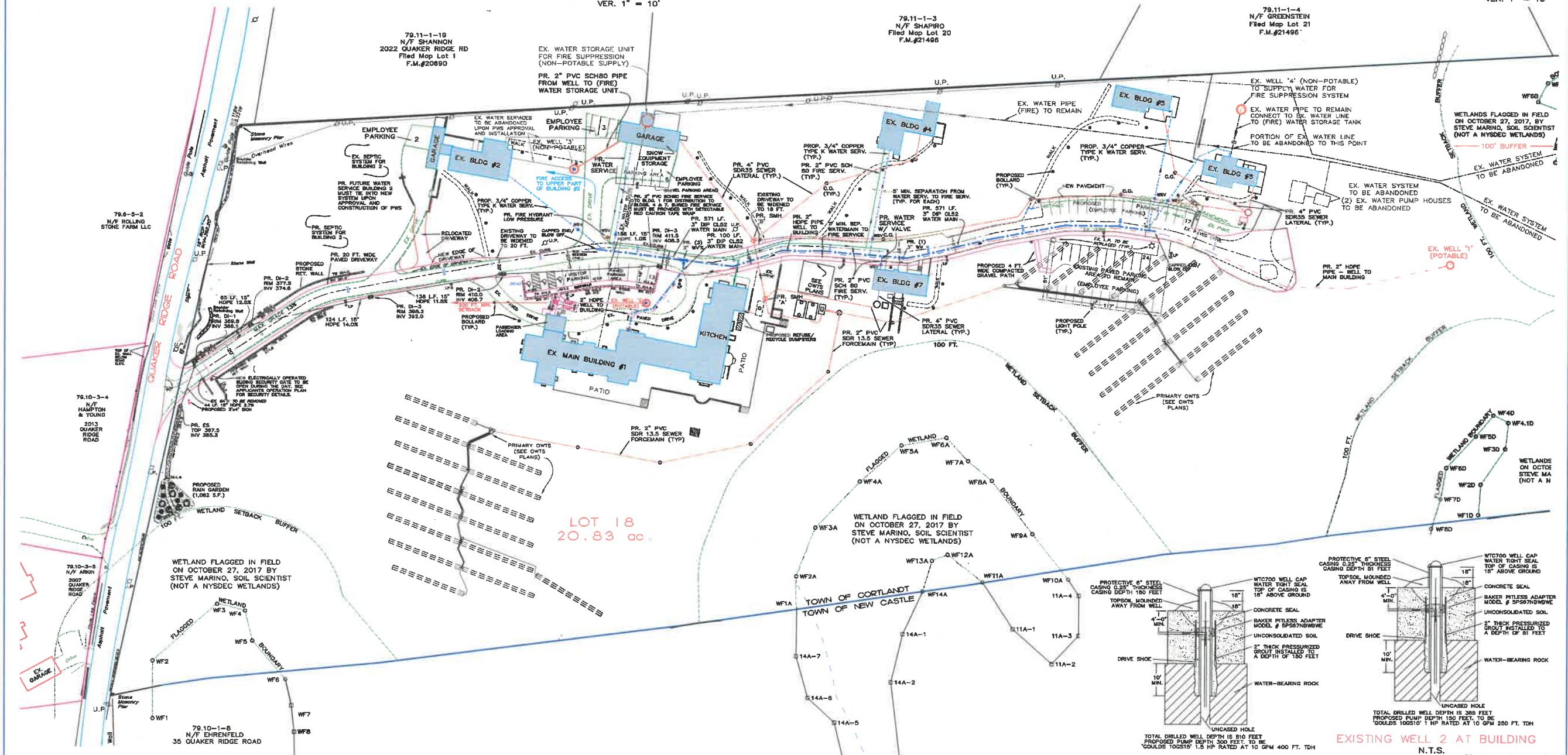


VICINITY MAP

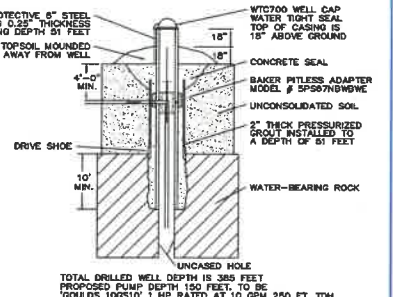


LEGEND

- | | | |
|----------|----------|----------------|
| EXISTING | PROPOSED | CATCH BASIN |
| ○ | ○ | DRAIN MANHOLE |
| ○ | ○ | HEADWALL |
| ○ | ○ | SEWER MANHOLE |
| ○ | ○ | MONUMENT |
| ○ | ○ | O.W.T.A. |
| ○ | ○ | CONTOUR LINE |
| ○ | ○ | SPOT ELEVATION |
| ○ | ○ | DRILLED WELL |
| ○ | ○ | BOLLARD LIGHT |
| ○ | ○ | LIGHT POLE |



EXISTING WELL 1 AT POND
N.T.S.



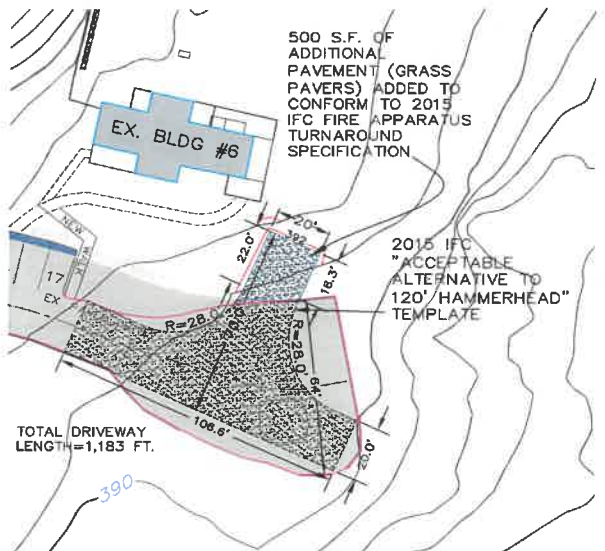
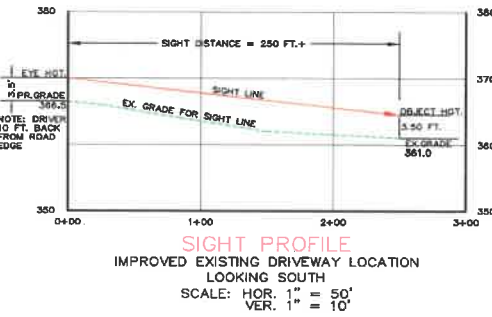
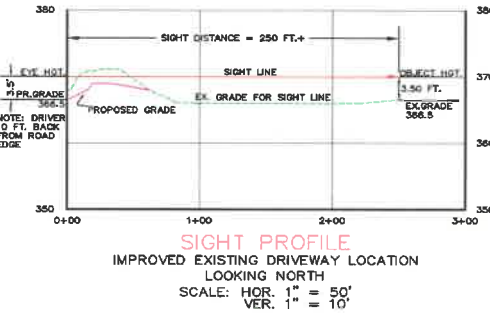
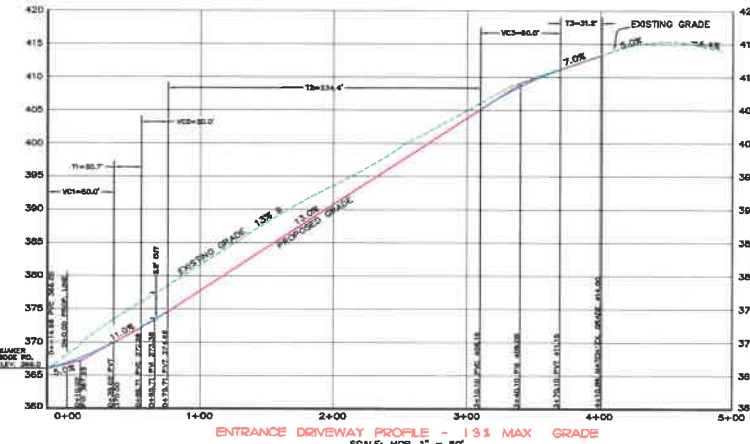
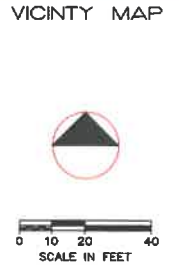
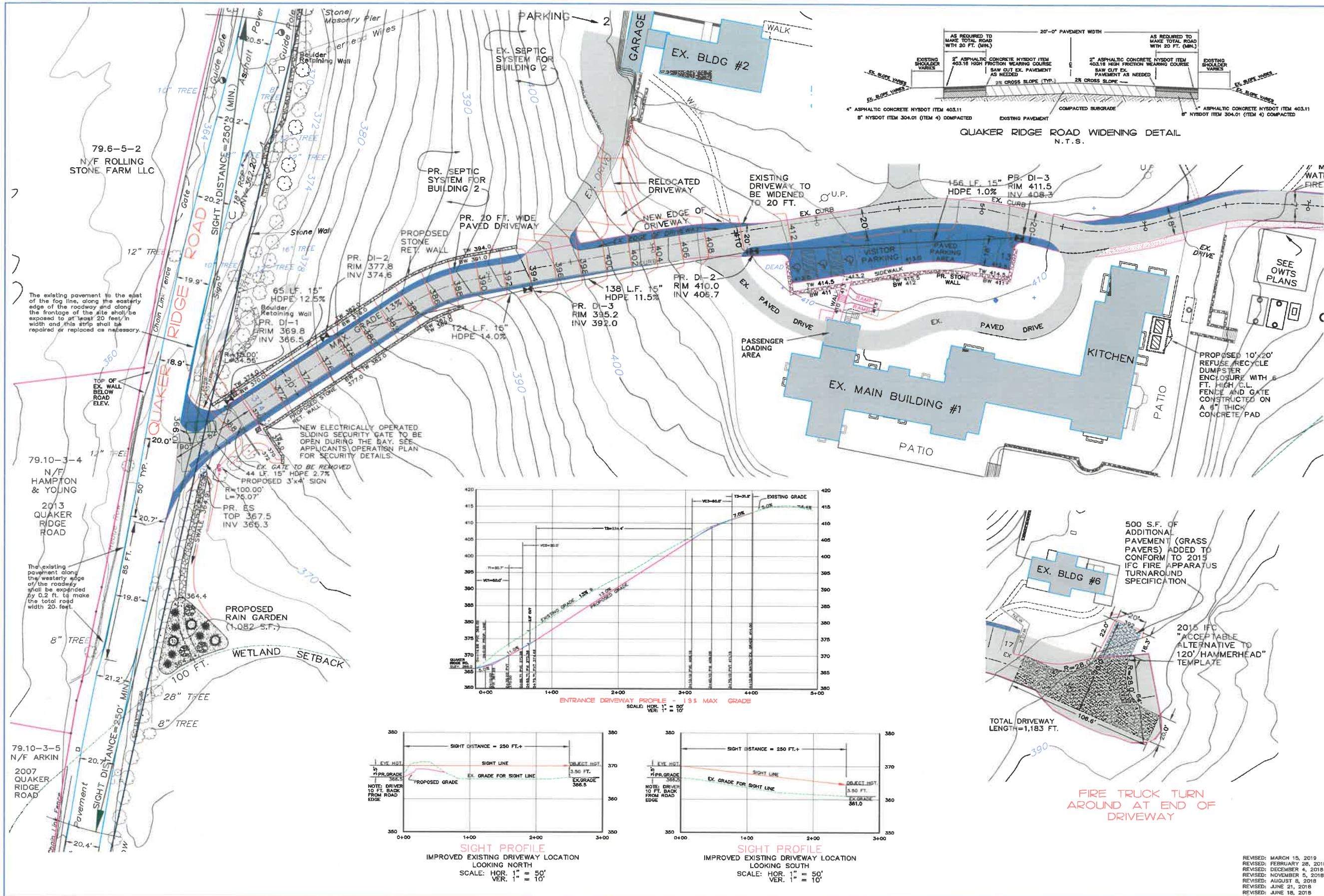
EXISTING WELL 2 AT BUILDING
N.T.S.

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10620
(914) 271-4762 (914) 271-2820 Fax

**SITE PLAN/
UTILITY PLAN**
PREPARED FOR
**HUDSON RIDGE
WELLNESS CENTER**
LOCATED AT
**2016 QUAKER RIDGE RD
TOWN OF CORTLANDT
WESTCHESTER CO., NY
JANUARY 8, 2018**
SHEET 2 OF 7 SHEETS

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

REVISED: FEBRUARY 4, 2018
REVISED: JANUARY 10, 2018
REVISED: NOVEMBER 30, 2018
REVISED: NOVEMBER 5, 2018
REVISED: JUNE 8, 2018
REVISED: MAY 15, 2018



FIRE TRUCK TURN AROUND AT END OF DRIVEWAY

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

DRIVEWAY IMPROVEMENT PLAN
PREPARED FOR
HUDSON RIDGE WELLNESS CENTER
LOCATED AT
2016 QUAKER RIDGE RD
TOWN OF CORTLANDT WESTCHESTER CO., NY
JANUARY 8, 2018
SHEET 3 OF 7 SHEETS

REVISED: MARCH 15, 2019
REVISED: FEBRUARY 28, 2018
REVISED: DECEMBER 4, 2018
REVISED: NOVEMBER 5, 2018
REVISED: AUGUST 8, 2018
REVISED: JUNE 21, 2018
REVISED: JUNE 18, 2018
REVISED: MAY 16, 2018

79.6-5-2
N/F ROLLING STONE FARM LLC

79.10-3-4
N/F HAMPTON & YOUNG
2013 QUAKER RIDGE ROAD

79.10-3-5
N/F ARKIN
2007 QUAKER RIDGE ROAD

The existing pavement to the east of the fog line, along the easterly edge of the roadway and along the frontage of the site shall be exposed to at least 20 feet in width and this strip shall be repaired or replaced as necessary.

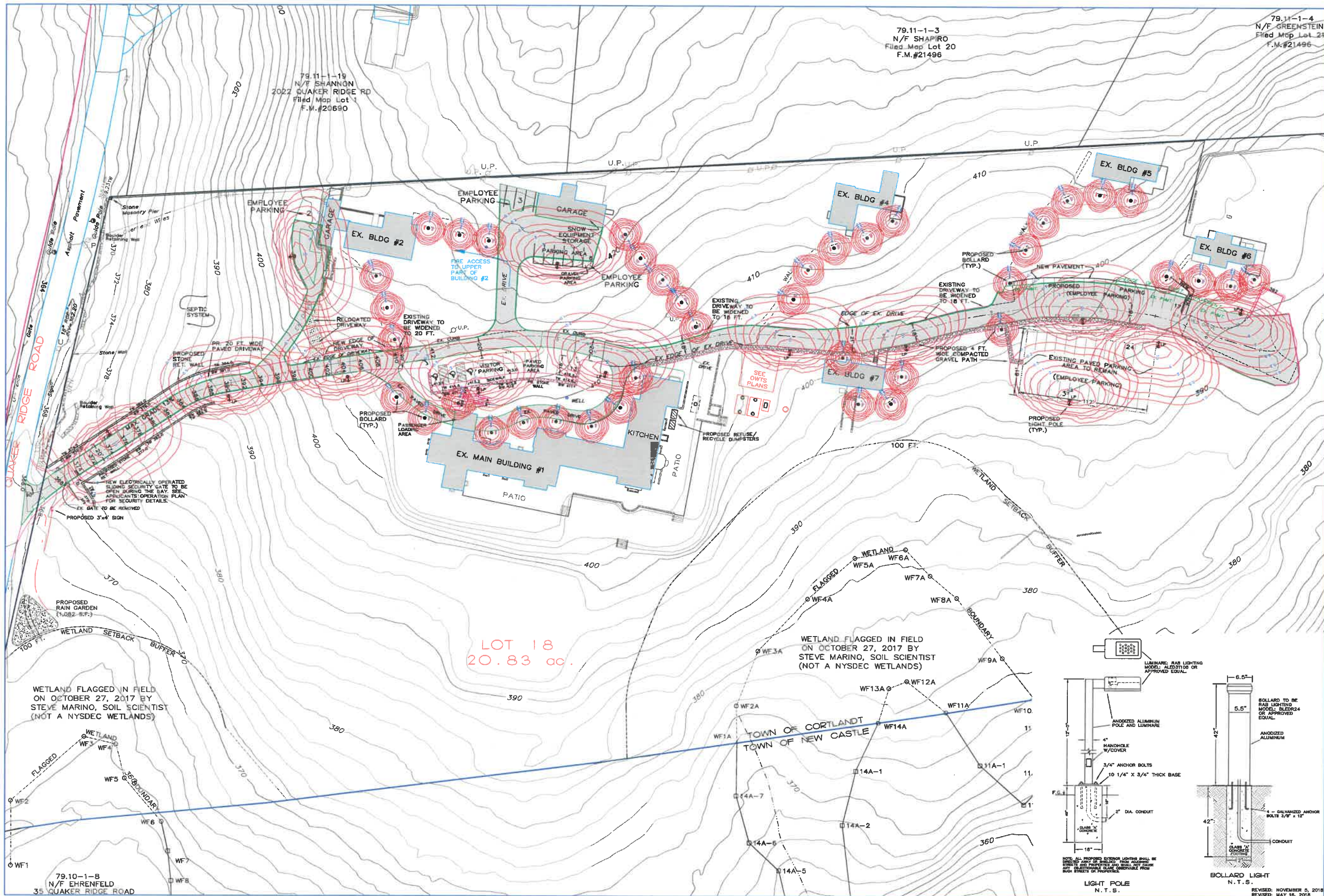
The existing pavement along the westerly edge of the roadway shall be expanded by 0.2 ft. to make the total road width 20 feet.

NEW ELECTRICALLY OPERATED SLIDING SECURITY GATE TO BE OPEN DURING THE DAY. SEE APPLICANT'S OPERATION PLAN FOR SECURITY DETAILS.

PROPOSED RAIN GARDEN (1,082 S.F.)

PROPOSED 10'x20' REFUSE/RECYCLE DUMPSTER ENCLOSURE WITH 6 FT. HIGH C.L. FENCE AND GATE CONSTRUCTED ON A 4" THICK CONCRETE PAD

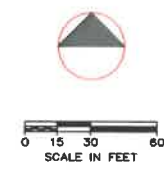
SEE OWTS PLANS



79.11-1-3
N/F SHAPIRO
Filed Map Lot 20
F.M.#21496

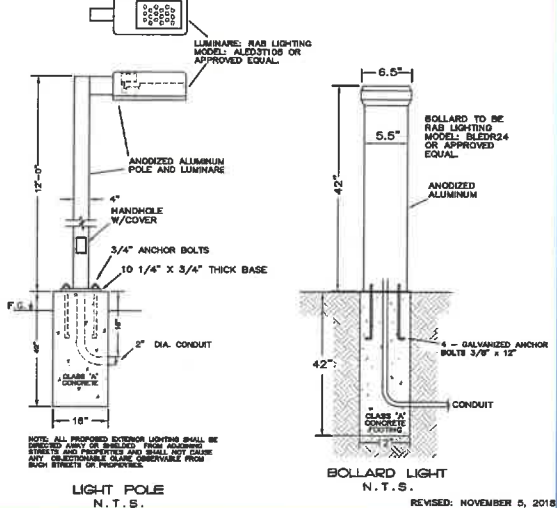
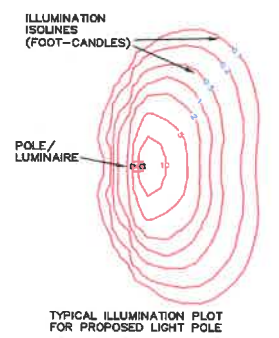
79.11-1-4
N/F GREENSTEIN
Filed Map Lot 21
F.M.#21496

79.11-1-19
N/F SHANNON
2022
QUAKER RIDGE RD
Filed Map Lot 1
F.M.#20690



LEGEND

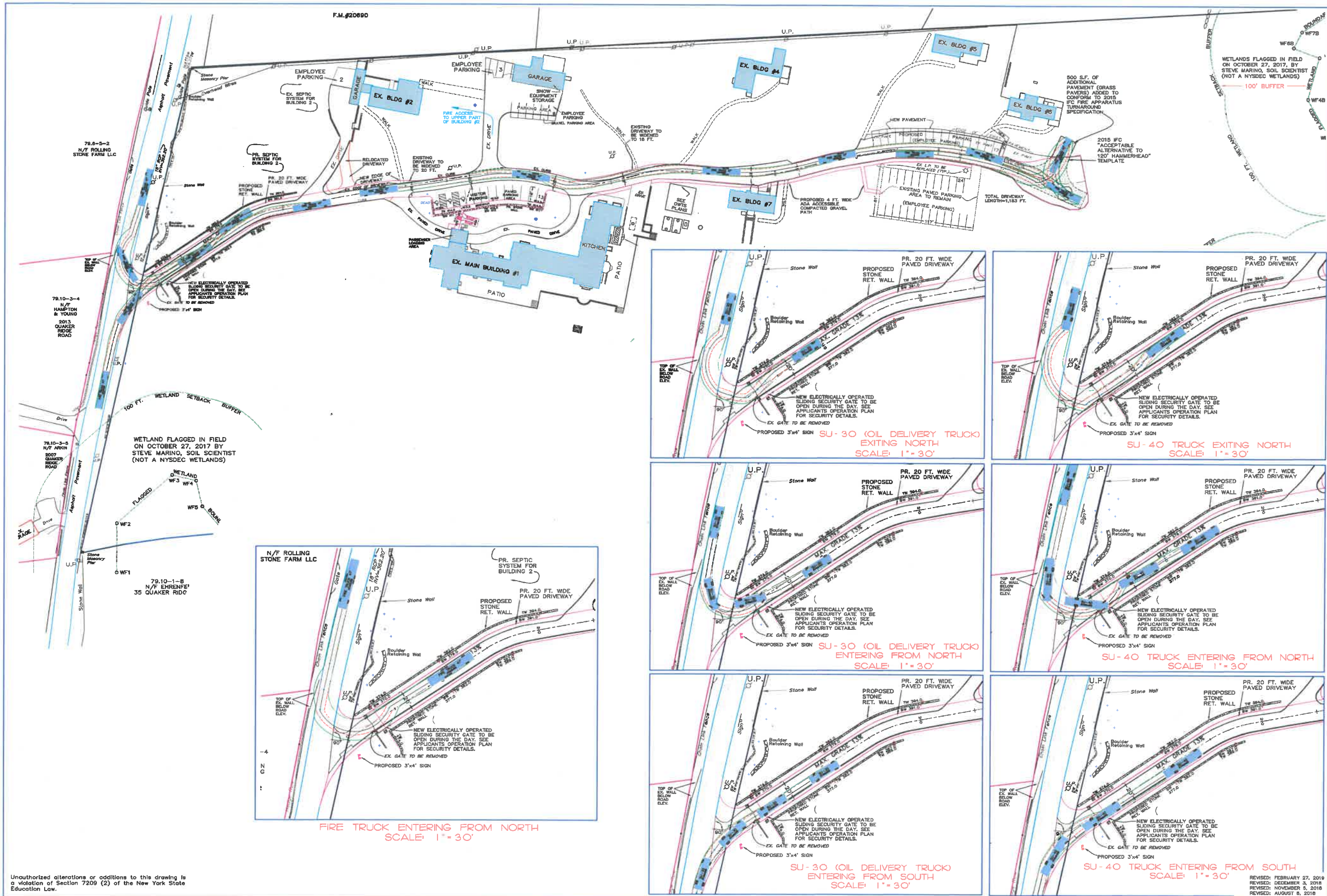
EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		DRAIN INLET
		HEADWALL
		SEWER MANHOLE
		MONUMENT
		C.W.T.A.
		CONTOUR LINE
		SPOT ELEVATION
		DRILLED WELL
		BOLLARD LIGHT
		LIGHT POLE



RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

**SITE PLAN/
LIGHTING PLAN**
PREPARED FOR
**HUDSON RIDGE
WELLNESS CENTER**
LOCATED AT
**2016 QUAKER RIDGE RD
TOWN OF CORTLANDT
WESTCHESTER CO., NY**
JANUARY 8, 2018
SHEET 4 OF 7 SHEETS

REVISED: NOVEMBER 5, 2018
REVISED: MAY 15, 2018

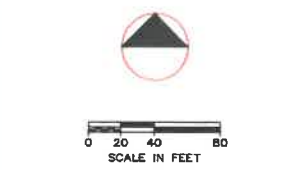
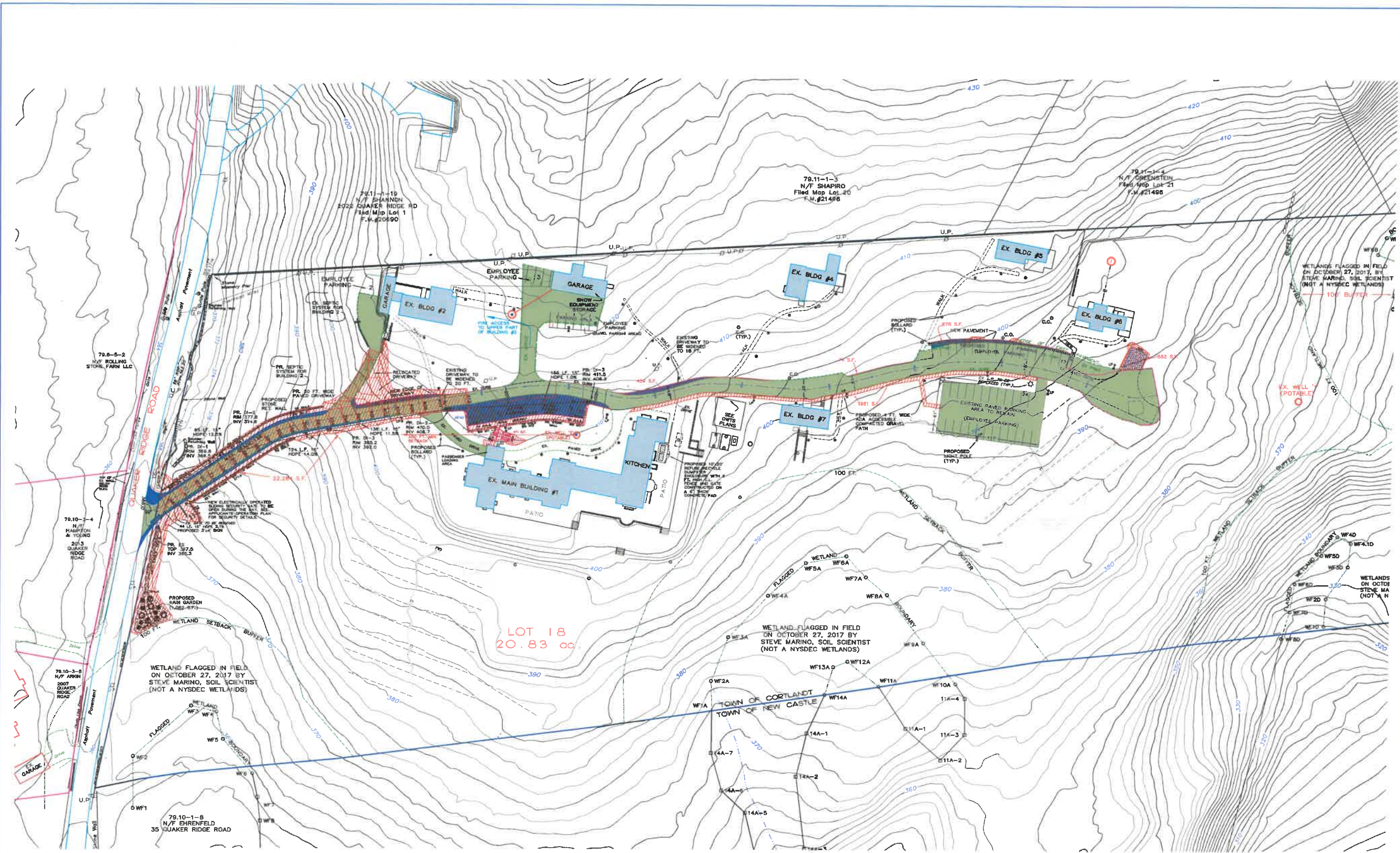


RALPH G. MASTROMONACO, P.E., P.C.
 Consulting Engineers
 13 Dove Court, Corton-on-Hudson, New York 10520
 (914) 271-4762 (914) 271-2620 Fax

**SITE PLAN/
 FIRE ACCESS PLAN**
 PREPARED FOR
**HUDSON RIDGE
 WELLNESS CENTER**
 LOCATED AT
**2016 QUAKER RIDGE RD
 TOWN OF CORTLAND
 WESTCHESTER CO., NY
 JANUARY 8, 2018**
 SHEET 5 OF 7 SHEETS

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

REVISED: FEBRUARY 27, 2018
 REVISED: DECEMBER 5, 2018
 REVISED: NOVEMBER 5, 2018
 REVISED: AUGUST 6, 2018
 REVISED: MAY 16, 2018



- LEGEND**
- | | | |
|--|--|-------------------|
| | | CATCH BASIN |
| | | DRAIN MANHOLE |
| | | DRAIN INLET |
| | | HEADWALL |
| | | SEWER MANHOLE |
| | | MONUMENT |
| | | O.W.T.A. |
| | | CONTOUR LINE |
| | | SPOT ELEVATION |
| | | DRILLED WELL |
| | | BOLLARD LIGHT |
| | | LIGHT POLE |
| | | DISTURBANCE AREAS |

Hudson Institute Disturbance Schedule

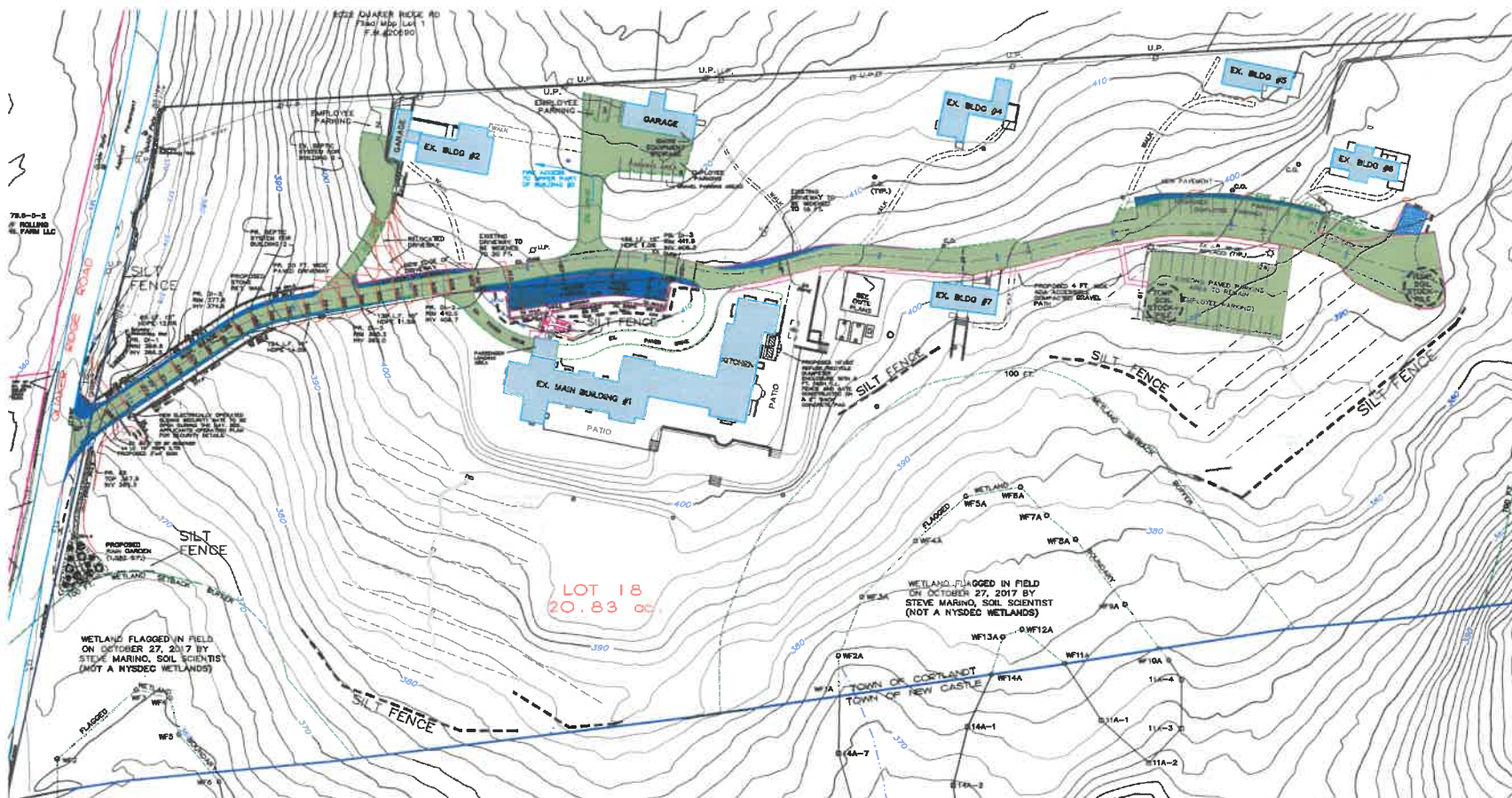
DESCRIPTION	S.F.	ACRES
ROADS/PARKING/WALKS/SWALE	28,609	0.610
TOTAL DISTURBANCE	28,609	0.610

RALPH G. MASTROMONACO, P.E., P.C.
 Consulting Engineers
 13 Dove Court, Croton-on-Hudson, New York 10520
 (914) 271-4762 (914) 271-2820 Fax

**SITE PLAN/
 PROPOSED
 DISTURBANCE PLAN**
 PREPARED FOR
**HUDSON RIDGE
 WELLNESS CENTER**
 LOCATED AT
**2016 QUAKER RIDGE RD
 TOWN OF CORTLANDT
 WESTCHESTER CO. NY
 JANUARY 8, 2018**
 SHEET 6 OF 7 SHEETS

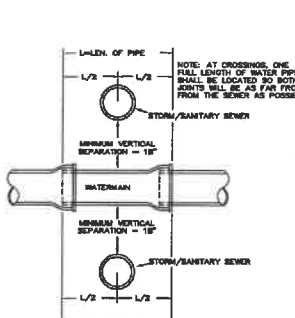
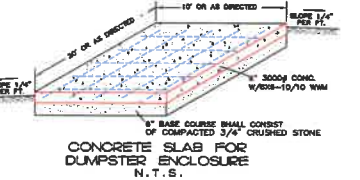
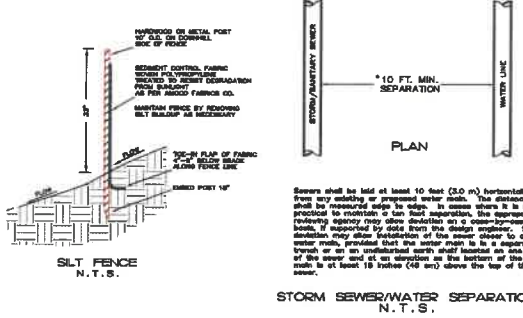
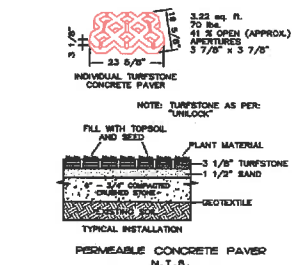
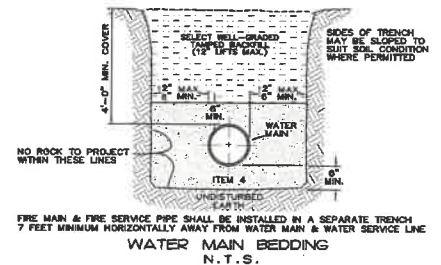
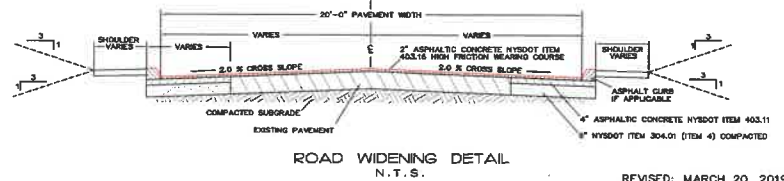
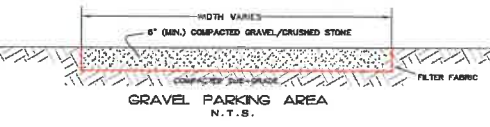
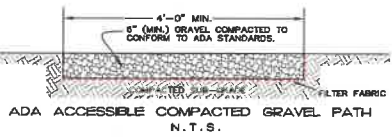
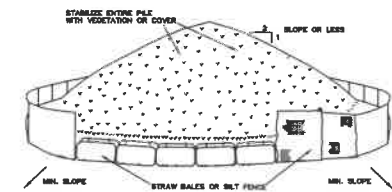
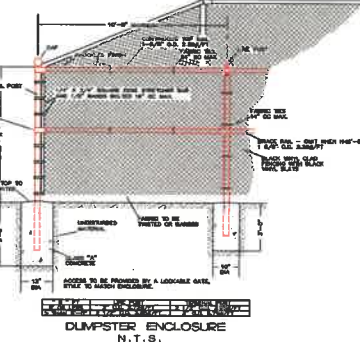
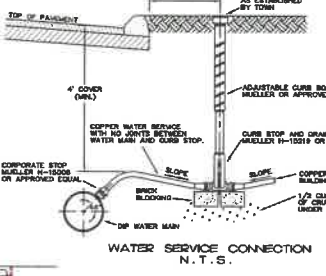
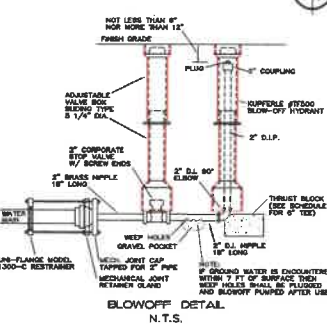
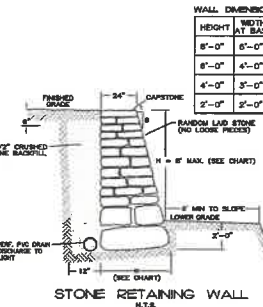
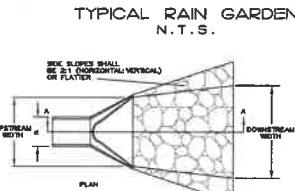
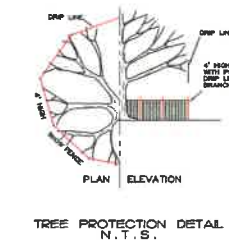
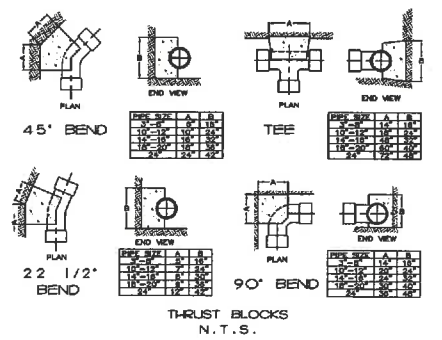
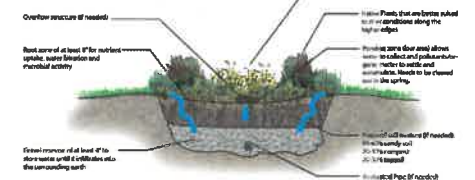
REVISED: NOVEMBER 5, 2018
 REVISED: AUGUST 8, 2018
 REVISED: JUNE 18, 2018
 REVISED: JUNE 8, 2018
 REVISED: MAY 30, 2018
 REVISED: MAY 16, 2018

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.



EROSION CONTROL PLAN
SCALE: 1" = 50'

RAIN GARDEN DESIGN:
NEW IMPERVIOUS AREA TO BE CAPTURED: 6,508 S.F.
CAPTURE VOLUME = (0.125') OF RAINFALL
STORAGE VOL. REQUIRED: 821 C.F.
AREA PROVIDED: 1,082 S.F.
AVERAGE DEPTH PROVIDED: 1.0 FT.
VOLUME PROVIDED: 1,082 C.F.



GENERAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES... (text continues)
2. THE INSTALLATION OF WATER AND SEWER SHALL BE UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER...
3. ALL EXISTING UTILITIES SHALL BE RECORDED AND COVERED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER OR SURVEYOR...
4. ALL PROPERTY OBTAINED IN THE BLANK OR ON PRIVATE LANDS SHALL BE RESTORED TO ORIGINAL CONDITION...
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION...
6. THE ROAD AND UTILITIES SHALL BE STAYED IN THE FIELD BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER OR SURVEYOR...
7. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN AND COB EDITION...
8. TELEPHONE AND CABLE LINES TO BE UNDERGROUND...
9. ALL DRAINAGE PIPE TO BE PERC UNLESS OTHERWISE NOTED...
10. ALL GRADED SLOPES SHALL NOT EXCEED A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BY THE TOWN ENGINEER...
11. ALL ENCLOSURES TO BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR 10-TON LOADS...

PIPE SCHEDULE

DESCRIPTION	PIPE MATERIAL
WELL LINE INTO MAIN BUILDING	2" HDPE
WATER MAIN DISTRIBUTION	3" DIP CL52
FIRE SERVICE DISTRIBUTION	2" PVC SCH80
FIRE WELL SERVICE	2" PVC SCH80
WATER SERVICE	3/4" TYPE K COPPER
SEWER MAIN	8" PVC SDR35
SEWER LATERAL	4" PVC SDR35
SEWER FORCEMAIN	2" PVC SDR 13.5

ALL BURIED FIRE SERVICE PIPING MUST BE PROVIDED WITH RED CAUTION TAPE WRAP
ALL EXPOSED FIRE SERVICE PIPING MUST BE CLEARLY COLOR CODED RED IN ALL BUILDINGS AND STAIRWELLS PROVIDED BY THE TOWN OF CORLAINT

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Cortland-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

SITE PLAN/ EROSION CONTROL PLAN DETAILS/NOTES
PREPARED FOR
HUDSON RIDGE WELLNESS CENTER
LOCATED AT
2016 QUAKER RIDGE RD TOWN OF CORTLANDT WESTCHESTER CO. NY
JANUARY 8, 2018
SHEET 7 OF 7 SHEETS

REVISED: MARCH 20, 2018
REVISED: FEBRUARY 20, 2018
REVISED: FEBRUARY 4, 2018
REVISED: NOVEMBER 5, 2018
REVISED: OCTOBER 1, 2018
REVISED: AUGUST 8, 2018
REVISED: MAY 16, 2018

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.