**PRELIMINARY SITE PLAN APPROVAL DOCUMENTS**

**FOR**

**HARTSDALE ASSISTED LIVING FACILITY**

**IN THE**

**TOWN OF GREENBURGH**

**WESTCHESTER COUNTY, NEW YORK**

### DRAWING LIST

<table>
<thead>
<tr>
<th>DRAWING NO.</th>
<th>SHEET NO.</th>
<th>DRAWING TITLE</th>
<th>DATED</th>
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<tbody>
<tr>
<td>CS001</td>
<td>1 of 14</td>
<td>COVER SHEET</td>
<td>6/28/2019</td>
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<tr>
<td>CD100</td>
<td>3 of 14</td>
<td>EXISTING CONDITIONS &amp; SITE REMOVALS PLAN</td>
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<td>CD101</td>
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<td>6/28/2019</td>
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<td>CS101</td>
<td>5 of 14</td>
<td>LAYOUT PLAN</td>
<td>6/28/2019</td>
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<tr>
<td>CD102</td>
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<td>UTILITIES PLAN</td>
<td>6/28/2019</td>
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<td>CS103</td>
<td>7 of 14</td>
<td>SOIL EROSION &amp; SEDIMENT CONTROL PLAN</td>
<td>6/28/2019</td>
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<td>FIRE TRUCK ACCESS PLAN</td>
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<td>PLANTING PLAN</td>
<td>6/28/2019</td>
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<td>PLANTING DETAILS</td>
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<td>ALTERRA LAND TITLE SURVEY</td>
<td>2/11/2019</td>
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</tbody>
</table>

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**SITE INFORMATION**

- **ADDRESS:** 282 West Hartsdale Ave, Town of Greenburgh, NY 10643
- **SECTION:** 8.200
- **TOWN:** 130
- **ACRES:** 1.87 AC

**APPLICANT**

- **COLUMBIA MIDLAND HARTSDALE LLC**
- **C/O CORPORATION SERVICE COMPANY**
- **100 FAIRWAY AVE E**
- **COURT SQUARE, SEATTLE, WA 98102**
- **TEL:** (206) 728-9063
- **CONTACT:** BILL HARSH

**SURVEYOR**

- **LANGAN ENGINEERING, ENVIRONMENTAL SERVICES, LANDSCAPE ARCHITECTURE AND DESIGN**
- **70 CENTER ST, 4TH FLOOR**
- **NORTH BROADWAY, SUITE 910**
- **WHITE PLAINS, NY 10607**
- **TEL:** (914) 234-7142
- **CONTACT:** STEVEN WIEHL, ES

**CIVIL ENGINEER**

- **LANGAN ENGINEERING, ENVIRONMENTAL SERVICES, LANDSCAPE ARCHITECTURE AND DESIGN**
- **70 CENTER ST, 4TH FLOOR**
- **NORTH BROADWAY, SUITE 910**
- **WHITE PLAINS, NY 10607**
- **TEL:** (914) 234-7142
- **CONTACT:** MICHAEL PIANA, PE LEED AP

**ARCHITECT**

- **ASCENT ARCHITECTURE & INTERIORS**
- **300 W CENTER STREET**
- **SUITE 200**
- **SIDNEY, NY 11960**
- **TEL:** (516) 647-5675
- **CONTACT:** AMY MCFARLAND, SMITH, ASSOCIATE AIA

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**COVER SHEET**

**DATE:** 6/28/2019

**SIGNATURE:**

**NAME:**

**TITLE:**

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**WARNING:**

IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.
### TABLE OF DIMENSIONAL REQUIREMENTS

**ZONING DISTRICT: R-20**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>PERMITTED/REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Area</td>
<td>Assisted Living Facility</td>
<td>176,260 sf</td>
<td>386,169 sf</td>
</tr>
<tr>
<td>Min. Lot Area</td>
<td>12%</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Min. Lot Area</td>
<td>3%</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Allowable Impervious Coverage</td>
<td>40%</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Allowable Impervious Coverage</td>
<td>12%</td>
<td>46,340.3 sf</td>
<td>46,273 sf</td>
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<tr>
<td>Building Length</td>
<td>300 ft Max</td>
<td>423 ft</td>
<td>423 ft</td>
</tr>
<tr>
<td>Lot Width (min. at building setback)</td>
<td>120 ft</td>
<td>509.6 ft</td>
<td>509.6 ft</td>
</tr>
<tr>
<td>Minimum Yards</td>
<td>100 ft Max</td>
<td>N/A</td>
<td>100 ft</td>
</tr>
<tr>
<td>Minimum Yards</td>
<td>10 ft</td>
<td>N/A</td>
<td>10 ft</td>
</tr>
<tr>
<td>Allowable Number of Beds</td>
<td>Max 25 per Acre</td>
<td>137 beds (115 units)</td>
<td>137 beds (115 units)</td>
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<tr>
<td>Actual Number of Beds</td>
<td>1/2 per unit</td>
<td>88</td>
<td>71</td>
</tr>
<tr>
<td>Building Height/Stories:</td>
<td>&lt;40 Feet / 3 Stories</td>
<td>N/A</td>
<td>N/A</td>
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</table>

**NOTES**

1. The project site is located within the R-20 Zoning District. The proposed use is an Assisted Living Facility which adheres to L.L. No. 1-2013.
3. The applicant is requesting a waiver.

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**Erosion & Sediment Control Notes:**

- All exposed areas shall be protected from erosion and sediment run-off with a temporary erosion control measure.
- All existing utilities shall be protected from erosion and sediment run-off.
- All new utilities shall be protected from erosion and sediment run-off.
- All vegetation shall be protected from erosion and sediment run-off.

**Pollution Prevention Control:**

- All exposed areas shall be protected from erosion and sediment run-off with a temporary erosion control measure.
- All existing utilities shall be protected from erosion and sediment run-off.
- All new utilities shall be protected from erosion and sediment run-off.
- All vegetation shall be protected from erosion and sediment run-off.

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**Ductile Iron Pipe Water Testing**

**Fire Service Line Notes:**

- All fire service lines shall be tested for water integrity.
- All fire service lines shall be tested for water pressure.
- All fire service lines shall be tested for water flow.

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**Soil Restoration Notes:**

- All soil shall be restored to its original condition.
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**General Contractor Site Notes:**

- All work shall be performed in accordance with the approved plans and specifications.
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**General Stormwater Notes:**

- All stormwater shall be diverted to the approved stormwater management system.
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**General Utility Notes:**

- All utilities shall be installed in accordance with the approved plans and specifications.
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**Notes:**

- All work shall be completed in accordance with the approved plans and specifications.
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