

SITE DEVELOPMENT PLANS

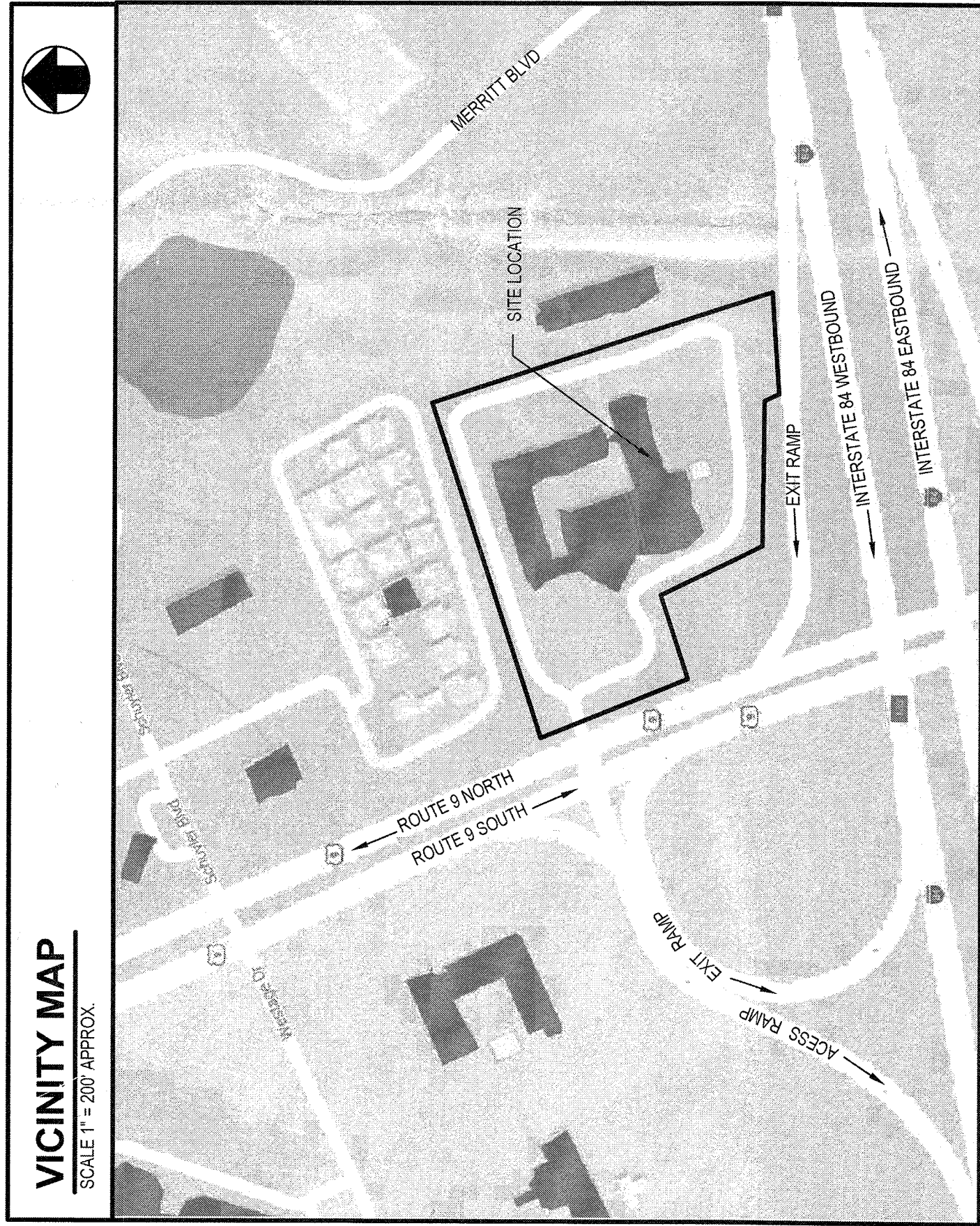
THE PROMENADE AT FISHKILL ASSISTED LIVING

542 ROUTE 9, FISHKILL, NY 12524

FOR
PROMENADE SENIOR LIVING LLC

SITUATED IN
VILLAGE OF FISHKILL
DUTCHESS COUNTY, NY

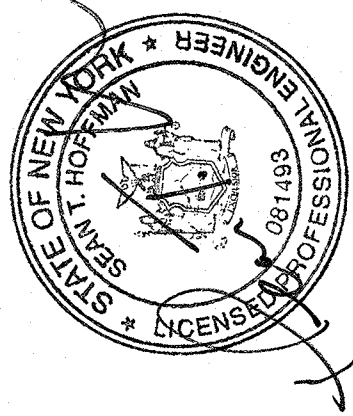
H2M PROJECT
No. LAUF 1605



ZONING INFORMATION			
SITE DATA:			
TAX MAP:	620541-54710-000		
ZONE:	P, PLANNED INDUSTRY		
SITE AREA:	5.77 ACRES/248,387 SQ. FT.		
PROPOSED BUILDING AREA:	71,684 SQ. FT.		
BULK REQUIREMENTS:			
MINIMUM LOT AREA	40,000 SQ. FT.	REQUIRED	254,887 SQ. FT.
MINIMUM LOT WIDTH	100 FT.		483 FT. (VARIES)
MINIMUM LOT DEPTH	150 FT.		628 FT. (VARIES)
MINIMUM FRONT YARD	100 FT.		177.5 FT.
MINIMUM REAR YARD	50 FT.		100 FT. (APPROX.)
MINIMUM SIDE YARD	50 FT.		56.5 FT.
MAXIMUM HEIGHT	45 FT.		448 FT. (EXISTING)
MAXIMUM BUILDING COVERAGE	50%		24.3%
MAXIMUM LOT COVERAGE	75%		75.89% (A PRE-EXISTING, NON-CONFORMING BUILDING IS BEING REDUCED UNDER THE CURRENT APPLICATION)
LOADING SPACES	PER PLANNING BOARD		2 (EXISTING)
17'-4.5" C PATIENT BED RATIO	NO MORE THAN 1 BED PER 2,000 SQ. FT. OF LOT AREA		1.88 BEDS PER 2,000 SQ. FT. LOT AREA OR 1 BED PER 1,266.44 SQ. FT. OF LOT AREA (VARIANCE REQUIRED)
17'-0" S. O.	5% MIN.		GREATER THAN 1.5%
PARKING CALCULATIONS:			
CONVALESCENT OR NURSING HOME			
QUANTITY:	200 BEDS		
NUMBER OF SPACES REQ. 1 PER 2 BEDS			67
1 PER EMPLOYEE	40 EMPLOYEES		40
PERMANENT PARKING EASEMENT TO ADJACENT PARCEL	14 SPACES		14
TOTAL REQUIRED			121
TOTAL PROPOSED	7		287
HANDICAP PARKING SPACES 2015 BC TABLE 1108.1			7
FLOOR AREA:			
EXISTING	67,814		
PROPOSED ADDITION	70		
PROPOSED TOTAL	67,884		
FIRST FLOOR	29,024		
SECOND FLOOR	115		
THIRD FLOOR	8,324		
TOTAL	18,063 SQ. FT.		285 SQ. FT.
			18,348 SQ. FT.

H2M		architects • engineers
538 Bread Hollow Road Fishkill, NY 12524 P: (845) 756-8000 F: (845) 756-4122		Melville, NY 11747 Aubrey, NY 12205 White Plains, NY 10601 New City, NY 10955 Hempstead, NY 11549 Troy, NY 12182
DRAWING LIST		
C1.0	COVER SHEET	
C2.0	SITE REMOVALS PLAN	
C3.0	PAVING, DRAINAGE AND DIMENSIONAL	
C4.0	EROSION & SEDIMENT CONTROL PLAN	
C5.0	PLANTING PLAN	
C6.0	TRAFFIC CIRCULATION PLAN	
C7.0	SITE DETAILS	
C8.0	MAINTENANCE & PROTECTION OF TRAFFIC	
5-10-18	REVISED PER VILLAGE ENGINEER COMMENTS	
1-22-19	REVISED PER VILLAGE ENGINEER COMMENTS	
12-22-17	8% BID SET	
09-25-17	AMENDED PLANS TO VOT FISHKILL	
09-25-17	AMENDED PLANS TO VOT FISHKILL	
09-25-17	SUBMISSION TO VOT FISHKILL	
MARK	DATE	DESCRIPTION

PREPARED BY



[illegible]

PROJECT #	LAUF 1605
DATE	10/02/2017
DESIGNED BY	STH
DRAWN BY	TM
CHECKED BY	
IN CHARGE	

10/2/17

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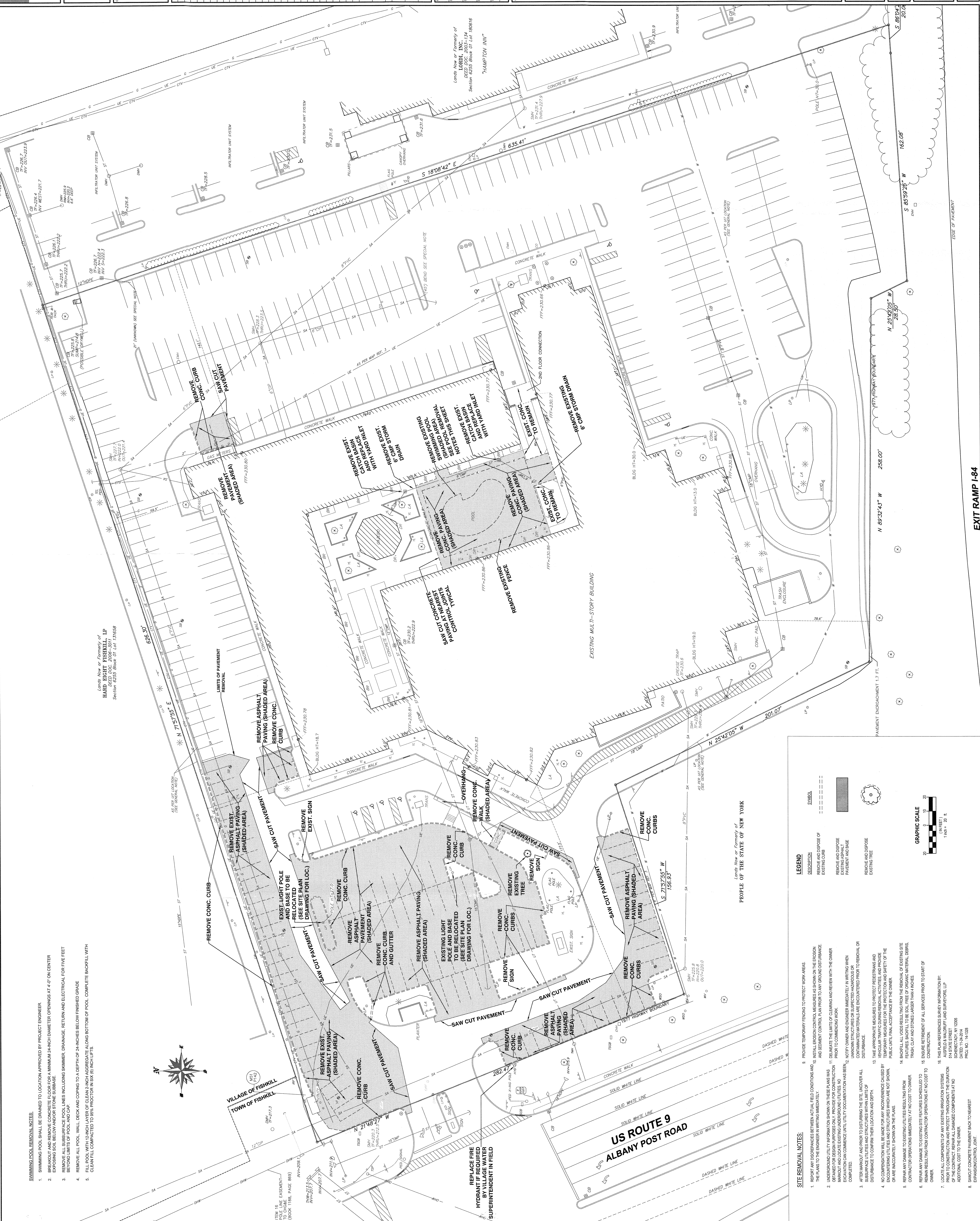
**PROMENADE
SENIOR LIVING LLC**

THE PROMENADE AT FISHKILL

542 ROUTE 9,
FISHKILL, NY 11524

REMOVALS PLAN

C1.0

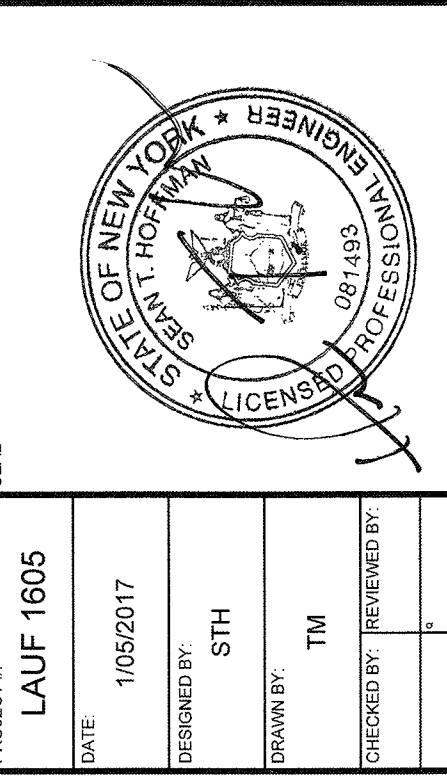


**538 Broad Hollow Road
4th Floor East
Melville, NY 11747
P:(631)756-3000
F:(631)694-4122**

CONSULTANTE

[illegible][illegible]

	3/10/2018	REVISED PER VILLAGE ENGINEER COMMENTS
	1/22/2018	REVISED PER VILLAGE ENGINEER COMMENTS
	12/22/2017	90% BID SET
	06/29/2017	AMENDED PLANS TO V.O. FISHKILL
	02/07/2017	RESUBMISSION TO V.O. FISHKILL
	01/05/2017	SUBMISSION TO V.O. FISHKILL



**PROMENADE
SENIOR LIVING LLC**

**THE PROMENADE AT
FISHKILL**

542 ROUTE 9,
FISHKILL, NY 11524

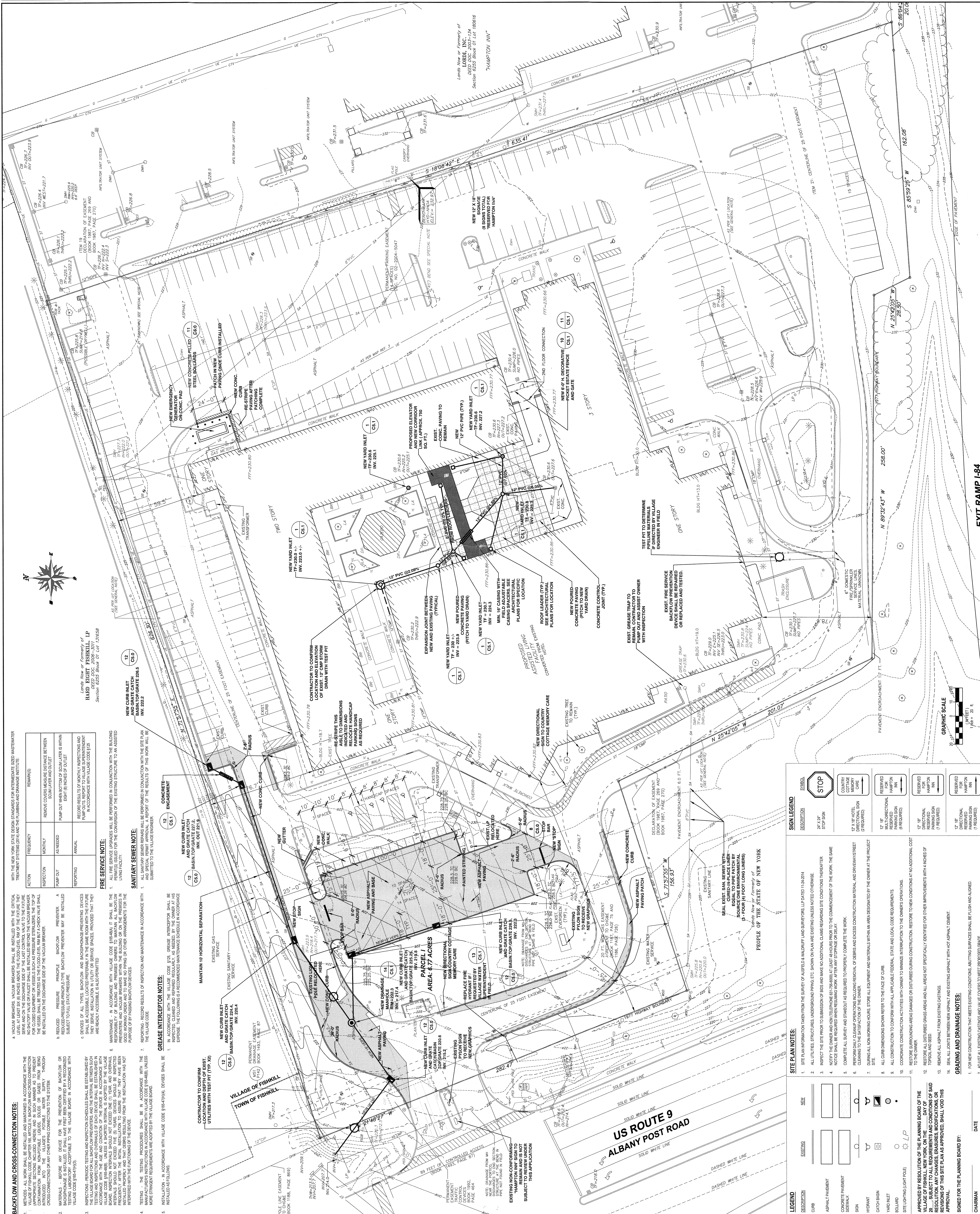
CONTRACT

SHEET TITLE

**DRAINAGE, GRADING
UTILITY AND DIMENSIONAL
SITE PLAN**

SHEET #

C2.0



LEGEND		DATE	
DESCRIPTION	EXISTING	NEW	
CURB			
ASPHALT PAVEMENT			
CONCRETE PAVEMENT			
SEWER			
SIGN			
HYDRANT			
CATCH BASIN			
YARD INLET			
SQUARE			
STREET LIGHTING (LIGHT POLE)			

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE
 CITY OF FISKILL, NEW YORK, ON THE _____ DAY OF _____,
 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID
 RESOLUTION, ANY CHANGES, ERRORS, MODIFICATIONS OR
 REVISIONS OF THIS SITE PLAN AS APPROVED, SHALL VOID THIS
 APPROVAL.

SIGNED FOR THE PLANNING BOARD BY:

 CHAIRMAN

DATE _____

SITE PLAN NOTES:

1. SITE PLAN INFORMATION TAKEN FROM THE SURVEY OF ASHLAND & WALDRUFF, LLP DATED 11-24-2014
2. ALL UTILITIES, STRUCTURES, UNDERGROUND PIPING, ETC. SHOWN ON PLAN ARE EXISTING UNLESS NOTED OTHERWISE
3. INSPECT THE SITE PRIOR TO SUBMISSION OF BIDS AND MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER
4. NOTIFY THE OWNER AND DESIGN INTERFERING 80-7596000X AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF THE WORK. THE SAME NOTICE SHALL BE GIVEN TO THE ADJACENT PROPERTY OWNERS AND TO THE CITY OF FISKILL.
5. COMPLETE ALL SURVEY AND STAKING AS REQUIRED TO PROPERLY LOCATE THE WORK.
6. PERFORM DAILY CLEANUP OPERATIONS INCLUDING REMOVAL OF DEBRIS AND EXCESS CONSTRUCTION MATERIAL, AND DRIVEWAYS/STREET CLEANING TO THE SATISFACTION OF THE OWNER.
7. DURING ALL WORKING HOURS, STORE ALL EQUIPMENT AND MATERIALS WITHIN AN AREA DESIGNATED BY THE OWNER AT THE PROJECT LOCATION.
8. ALL CURB DIMENSIONS SHOWN HEREIN TO THE FACE OF CURB.
9. ALL CONSTRUCTION TO CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS
10. COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER TO MINIMIZE INTERRUPTION TO THE OWNER'S OPERATIONS.
11. RESTORE SURROUNDING AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION, BEFORE TO NEW CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
12. RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH 4 INCHES OF TOPSOIL AND SEED.
13. REMOVE ALL ASPHALT FROM EXISTING CASTINGS
14. SEAL ALL JOINTS BETWEEN NEW ASPHALT AND EXISTING ASPHALT WITH HOT ASPHALT CEMENT.

GRADING AND DRAINAGE NOTES:

1. FOR NEW CONSTRUCTION THAT MEETS EXISTING CONDITIONS, ALL BUTTING SURFACES SHALL BE FLUSH AND ALIGNED.
2. PROVIDE 1% MIN. SLOPE IN ALL EXISTING CASTINGS AND IN ALL EASEMENTS TO MEET PROPOSED STREET GRADE.

SIGN LEGEND

DESCRIPTION	SYMBOL
24" X 36" STOP SIGN	
12" X 18" MULTI-DIRECTIONAL RESERVED FOR HAWKON PARKING SIGN (8 REQUIRED)	
12" X 18" DIRECTIONAL FOR HAWKON PARKING SIGN (1 REQUIRED)	
12" X 18" RESERVED FOR HAWKON PARKING SIGN (1 REQUIRED)	

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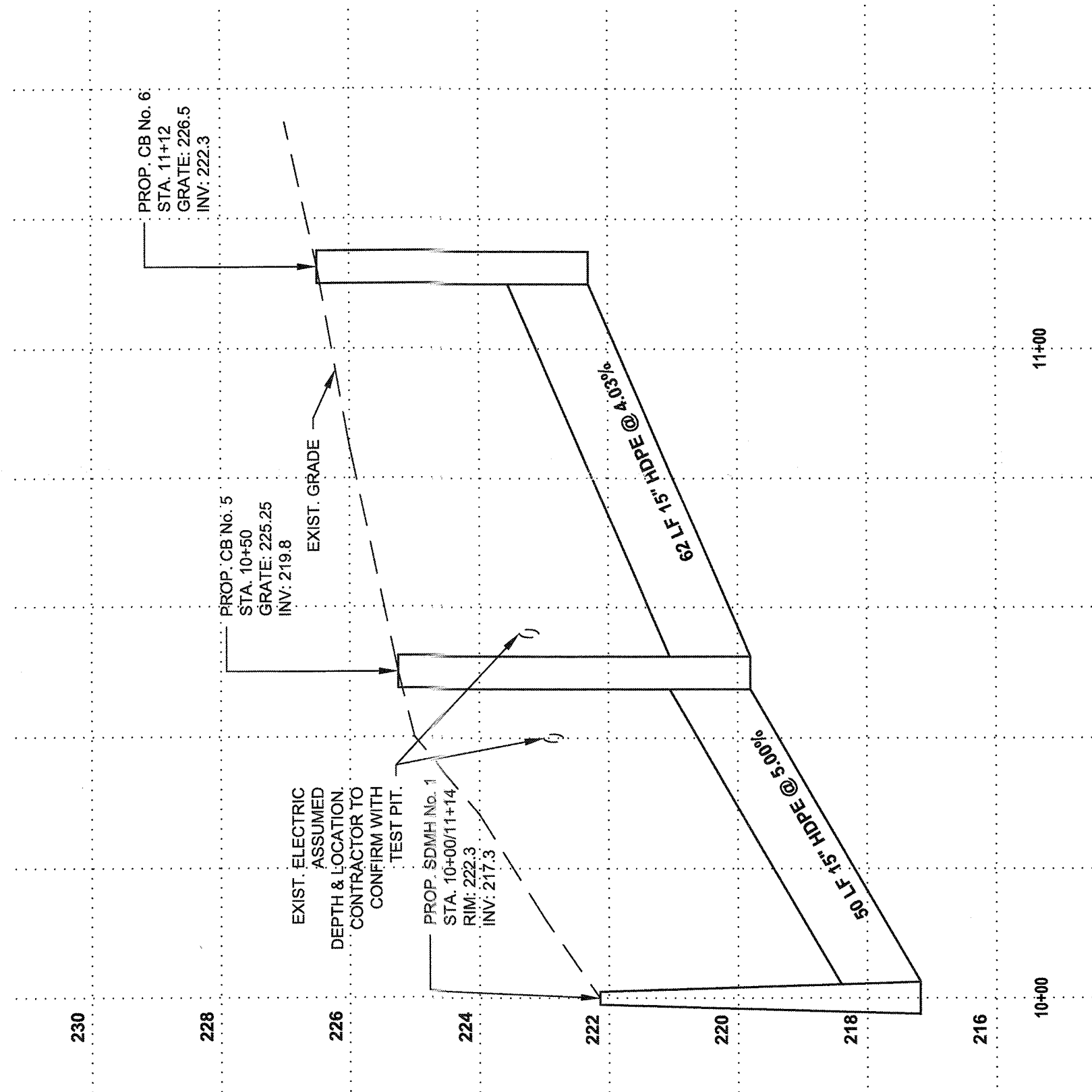
TELETYPE

MARK	DATE	DESCRIPTION
	3/10/2018	REVISED PER VILLAGE ENGINEER COMMENTS
	1/22/2018	REVISED PER VILLAGE ENGINEER COMMENTS
	1/22/2017	90% BID SET
	06/29/2017	AMENDED PLANS FOR FISHKILL SUBMISSION
	02/07/2017	SUBMISSION TO V.O. FISHKILL
	01/05/2017	SUBMISSION TO V.O. FISHKILL

PROJECT #	1050217	DATE	1/15/2017
ISSUED BY	STH	MAJOR BY	
TM		REVIEWED BY	
		DATE	

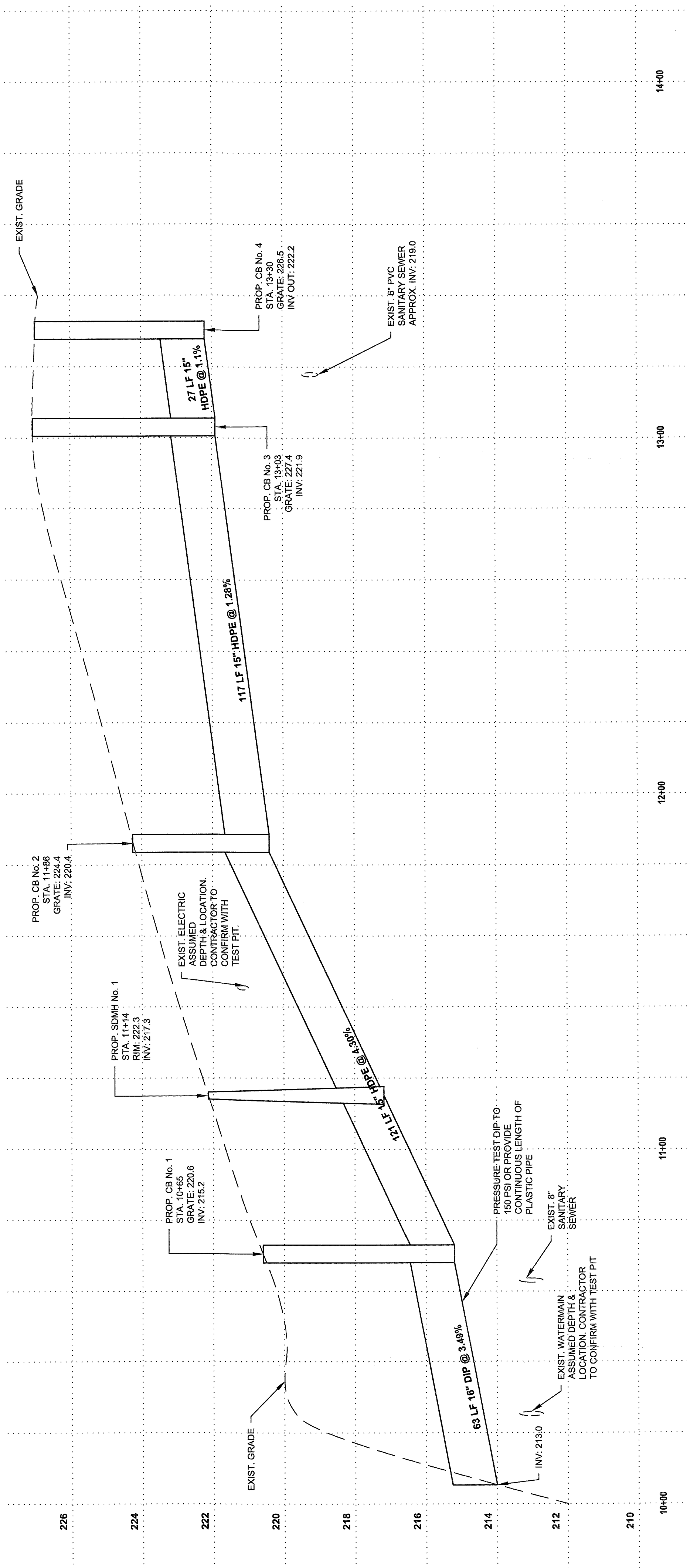
**PROMENADE
SENIOR LIVING LLC**

**THE PROMENADE AT
FISHKILL
542 ROUTE 9,
FISHKILL, NY 11524**

[illegible]

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 2'-0"

1 **SDMH No. 1 - CB No. 6**
SCALE AS SHOWN



HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 2'-0"

2 **Exist. Culvert - CB No. 4**
SCALE AS SHOWN

EROSION CONTROL NOTES:

1. DURING THE COURSE OF CONSTRUCTION, EROSION AND SEDIMENT CONTROL MEASURES ARE NECESSARY TO PREVENT THE TRANSPORT OF SEDIMENT TO UNDESIRABLE AREAS. POND, WATER COURSE, DRAINAGE SYSTEMS, RECHARGE BASINS, AND ROADS. THE MINIMUM EROSION CONTROL MEASURES REQUIRED ARE INDICATED ON THIS PLAN. IN ADDITION, THE FOLLOWING GENERAL COMMENTS SHALL BE OBSERVED:
 - a. EXISTING VEGETATION SCHEDULED TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED
 - b. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO PREVENT THE INCIDENTAL DISCHARGE OF SEDIMENT FROM THE SITE.
2. SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
3. INSTALL PRELIMINARY EROSION AND SEDIMENT CONTROL PRODUCTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
4. ADJUST EROSION AND SEDIMENT CONTROL MEASURES TO ACCOMMODATE CONSTRUCTION PHASING AS PART OF EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES.
5. PROTECT EXISTING DRAINAGE INLETS WITHIN THE PROJECT LIMITS AND NEW DRAINAGE INLETS INSTALLED AS PART OF THIS PROJECT FROM SEDIMENT WASHING.
6. EROSION AND SEDIMENT CONTROL MEASURES ON NEWLY EXPOSED SOILS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. AFTER REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDE BUT ARE NOT LIMITED TO: CLEANING AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
7. UTILITY ADOPTED MEANS TO CONTROL DUST DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO APPLYING WATER TO BARE SOIL SURFACES.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED. AFTER PERMANENT STABILIZATION, REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES AND ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SITE AND DRAINAGE STRUCTURES.

CONSTRUCTION METHOD:

1. PRE-CONSTRUCTION MEETING: BEFORE CONSTRUCTION ACTIVITIES AN EVALUATION OF THE SITE WILL BE PERFORMED WITH THE SITE CONTRACTOR AND SITE DESIGN ENGINEERING TO DISCUSS GENERAL CONSTRUCTION PROCEDURES AND SEQUENCING.
2. EROSION CONTROL MEASUREMENT LIMITS: PLACEMENT OF DEGRADE, CONSTRUCTION FENCING ALONG THE LIMIT OF DISTURBANCE THROUGHOUT THE SITE.
3. PROTECT EXISTING BUFFERZONES: PLACE EROSION CONTROL DEVICES (SILT FENCING, INLET PROTECTION, ETC.) PRIOR TO THE START OF ANY CONSTRUCTION.
4. CONSTRUCTION ENTRANCES: CONSTRUCTION ENTRANCES SHALL BE PROTECTED WITH EROSION MATS. EROSION MATS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. IF WEATHER IS NOT FAVORABLE TO MAINTAIN EROSION MATS, EROSION MATS SHALL BE REMOVED AND THE ENTRANCE BEING USED SHALL BE GRADED SO THAT RUNOFF IS DIRECTED TO THE ADJACENT SEDIMENT TRAP. THEREFORE, THIS ENTRANCE IS TO BE GRADED SO THAT RUNOFF IS DIRECTED TO THE ADJACENT SEDIMENT TRAP.
5. PAVEMENT REMOVAL: EXISTING PAVEMENT WILL BE SAWCUT AS SHOWN, REMOVED AND DEPOSITED OFF SITE.
6. GRADING: SOIL GRADING WILL COMMENCE.
7. GROUNDWATER INSTALLATION: INITIAL NEW UTILITIES AND FLOWMETER ALONG NORTHERLY PORTION OF THE PROJECT.
8. PAVEMENT CONSTRUCTION: CONSTRUCT PAVED AREAS AND CONCRETE PERIMETER AREAS.
9. EROSION CONTROL: PRACTICE REMOVAL: REMOVE ANY REMAINING EROSION CONTROL PRACTICES INCLUDING INLET PROTECTION AND SILT STABILIZATION. ALL OPEN AREAS WILL BE TEMPORARILY STABILIZED.
10. LANDSCAPING AND FINAL STABILIZATION: ALL OPEN AREAS WILL BE STABILIZED WITH TOPSOIL AND SEEDS AS PER THE SPECIFICATIONS. ALL EXPOSED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF COMPLETION OF THE PROJECT. AFTER FLUSHING/CLEANING OF ALL CATCH BASINS AND PIPE AND REMOVAL AND DISPOSAL OF ALL TRAPPED SEDIMENT ON SITE SHALL BE COMPLETED.
11. SITE FINALIZATION: CONSTRUCTION AT THE END OF CONSTRUCTION AN EVALUATION OF THE SITE WILL BE PERFORMED TO ENSURE THAT ALL STORMWATER FACILITIES WERE CONSTRUCTION AS PER THE DESIGN THAT THE SITE HAS BEEN STABILIZED.

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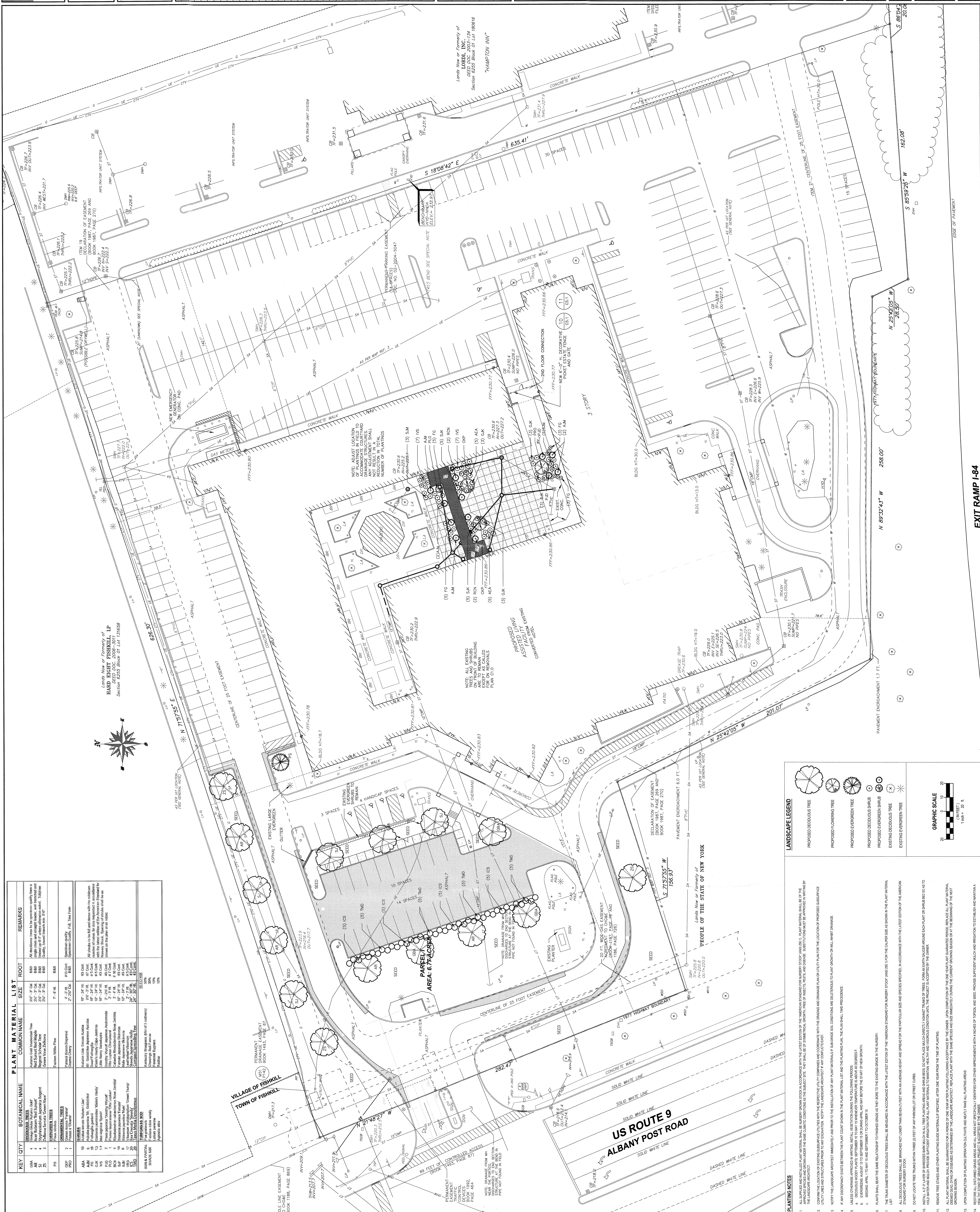
LAUF-1605					
DATE	10/5/2017	DESIGNED BY	STH	DRAWN BY	TM
CHECKED BY		REVIEWED BY			

**PROMENADE
SENIOR LIVING LLC**

**THE PROMENADE AT
FISHKILL**

**542 ROUTE 9,
FISHKILL, NY 11524**

CONTRACT	
STATUS	FINAL SITE PLAN APPROVAL
START TIME	PLANTING PLAN
END TIME	C4.0
PROJECT #	



958 J. T. PATERSON

[illegible][illegible][illegible]

		3/10/2018	REVISED PER VILLAGE ENGINEER COMMENTS
		1/22/2018	REVISED PER VILLAGE ENGINEER COMMENTS
		12/22/2017	90% BID SET
		06/29/2017	AMENDED PLANS TO V.O. FISHKILL
		02/07/2017	RESUBMISSION TO V.O. FISHKILL
		01/05/2017	SUBMISSION TO V.O. FISHKILL

SEAL



THE SEAL OF THE COMMONWEALTH OF MASSACHUSETTS

POLICY #	LAUF 1605
DATE	10/25/2017
ISSUED BY	STH
BOOK BY	TIM
RECEIVED BY	
	2

**PROMENADE
SENIOR LIVING LLC**

**THE PROMENADE AT
FISHKILL
542 ROUTE 9,
FISHKILL, NY 11524**

CONTRACT	C6.0
STATUS	SHEET #
FINAL SITE PLAN APPROVAL	Maintenance & Protection Of Traffic Plan
SHEET TITLE	

