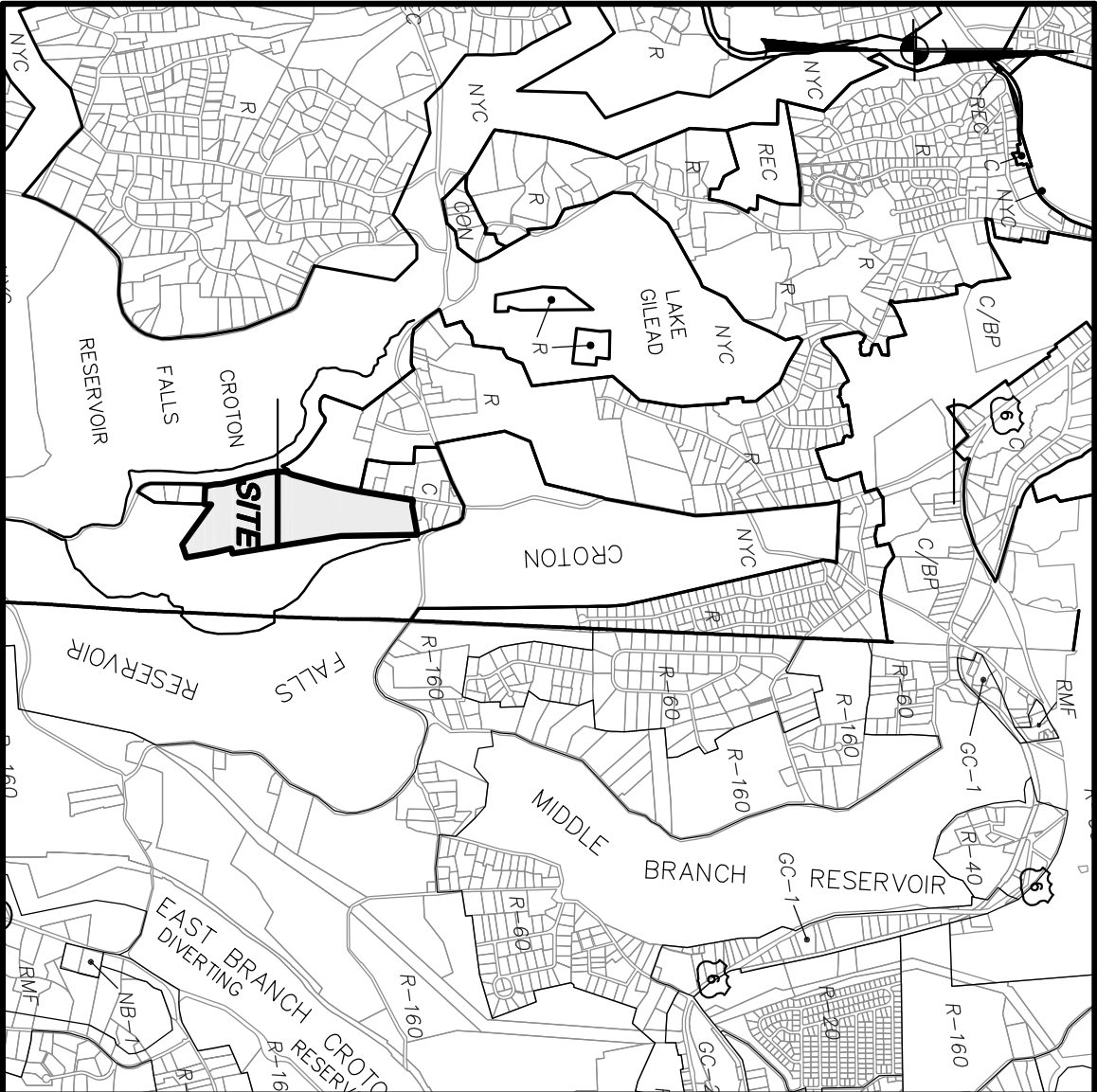


500' ADJOINERS

1. N/F NB PROPERTIES - SOUTHEAST, NYC
2. N/F PUTNAM HOSPITAL CENTER
3. N/F PUTNAM HOSPITAL CENTER
4. N/F CROTON FALLS
5. N/F RICE
6. N/F CITY OF NEW YORK



Record Owner/Applicant:

Putnam Community Foundation
P.O. Box 574
Putnam, NY 12663

Site Data:

Total Area: 35.28 AC ±
Total Units: 240
Zoning District: R (Residential)
Proposed Use: Senior Housing Development

General Notes:

1. The subject property is located within the Putnam Community Foundation and Putnam Hospital Center. The subject property is located within the Putnam Community Foundation and Putnam Hospital Center. The subject property is located within the Putnam Community Foundation and Putnam Hospital Center.
2. Existing conditions shown herein taken from survey, entitled "34-2018 Survey prepared for the Putnam Hospital Center, etc.", dated April 23, 2018.
3. The subject property requires a Special Exception Use Permit in accordance with the Putnam Community Foundation and Putnam Hospital Center. The subject property requires a Special Exception Use Permit in accordance with the Putnam Community Foundation and Putnam Hospital Center.
4. The subject property is located within the Putnam Community Foundation and Putnam Hospital Center. The subject property is located within the Putnam Community Foundation and Putnam Hospital Center.
5. The project density is 3.4 units per acre and is less than the permitted right (16) dwelling units per acre.
6. The project density is 3.4 units per acre and is less than the permitted right (16) dwelling units per acre.
7. All buildings are set back a minimum of forty (40) feet from the front property line.
8. No buildings exceed forty (40) feet in height or two (2) stories and meet the definition of a story.
9. All multi-story buildings shall contain an elevator.
10. All buildings shall contain a fire suppression system.
11. A minimum of three hundred (300) square feet of recreation space per unit is required.
12. The subject property is located within the Putnam Community Foundation and Putnam Hospital Center. The subject property is located within the Putnam Community Foundation and Putnam Hospital Center.
13. All units shall be occupied exclusively by persons of fifty-five (55) years of age or older and the spaces of any such person.
14. The apartment size shall be a minimum of four hundred (400) square feet and a maximum of six hundred (600) square feet for one bedroom apartments.
15. The site is located on Stonehenge Avenue, which is a County road that has a public bus route.
16. The site is located within 2000 feet of retail and services establishments.
17. Washing machines and clothes dryers shall be located in a unit.
18. All requirements of the New York State Fire and Building Code and all applicable rules, codes and laws regulations shall be met.

R - Zone Requirements:

	Required:	Prohibited:
Min. Lot Area:	120,000 SF	1,536,611 SF ±
Min. Lot Width:	200'	1,170' ±
Min. Lot Depth:	200'	1,161' ±
Min. Front Setbacks:		
Front:	40'	*
Side:	25'	*
Rear:	40'	*
Max. Building Height:	35'	*
Max. Building Coverage:	15 %	*

* See Senior Citizens Multi-Family Dwellings Zoning Requirements Below.

Senior Citizens Multi-Family Dwellings Zoning Requirements: *

	Required:	Prohibited:
Min. Lot Area:	217,800 SF (5.0 AC)	1,536,611 SF ± (35.28 AC)
Min. Road Frontage:	125'	1,944'
Max. Density (Units/Acre):	8	3.4
Max. Dwelling Units:	150	120
Max. Building Coverage:	35%	8%
Min. Property Line Setback:	40'	>40'
Max. Building Height:	40' / 2 stories	<40' / 2 stories
Max. Recreation Space:	300 SF / unit	319 SF / unit

* Per section 158-39 of the Town of Croton Zoning Code.

Parking Requirements: *

1.5 spaces per unit x 120 units	= 180 spaces
1 space per 200 sf x 4,480 sf (1 story community building)	= 23 spaces
Total spaces required	= 203 spaces
Total spaces provided	= 245 spaces

* Per section 158-39 of the Town of Croton Zoning Code.

Parking Distribution Table:

Multi-family housing units	70
Cottage units *	157*
Cul-de-sac	18
Total spaces provided	245

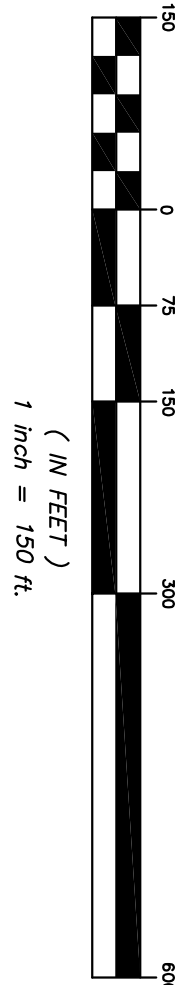
* 1 parking space in garage and 1 parking space in driveway of each unit.

Recreation Requirements:

1. Outdoor Area:	10,000 SF
2. Community Green:	20,000 SF
3. Active Recreation:	8,000 SF
4. Passive Recreation:	8,000 SF
5. Tennis Court, Bocce Court:	8,000 SF
TOTAL RECREATION:	36,000 SF
TOTAL RECREATION REQUIRED:	36,000 SF

(300 SF/unit x 120 units)

GRAPHIC SCALE



List of Drawings

DRAWING NO.	DRAWING NAME	SHEET
SP-1	Overall Site Plan	1
SP-2.1	Layout, Landscaping, & Lighting Plan	2
SP-2.2	Layout, Landscaping, & Lighting Plan	3
SP-3.1	Grading & Utilities Plan	4
SP-3.2	Grading & Utilities Plan	5
SP-4.1	Erosion Control & Phasing Plan	6
SP-4.2	Erosion Control & Phasing Plan	7
PR-1	Road Profiles	8
D-1	Site Details	9
D-2	Site Details	10
D-3	Stormwater Pond Details	11
D-4	Stormwater Pond Details	12
D-5	Stormwater Pond Details	13
D-6	Stormwater Pond Details	14

1	8-8-08	REVISED FOR FEES	KRM
NO.	DATE	REVISION	BY
INSITE			
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
3 Garrett Place Croton, NY 10512 (914) 252-9177 for www.insite-nyc.com			
PROJECT: THE PUTNAM COMMUNITY FOUNDATION SENIOR HOUSING DEVELOPMENT			
DRAWINGS: OVERALL SITE PLAN			
PROJECT NO.	03198.100	PROJECT J.L.C.	DRAWING NO.
DATE	5-9-07	BY/CHK E.M.M.	SP-1
SCALE	AS SHOWN	BY	14