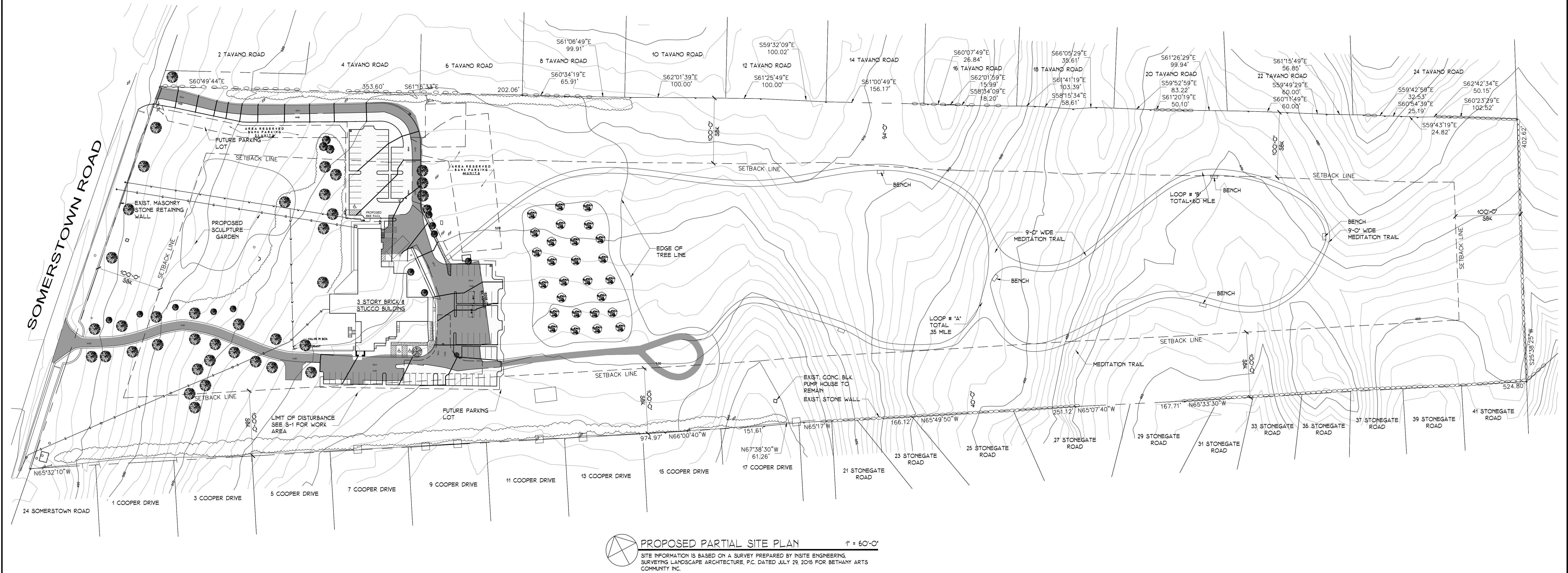




NEW ARTS CENTER
BETHANY ARTS COMMUNITY
40 SOMERSTOWN ROAD
OSSINING, NEW YORK 10562



SITE PLAN



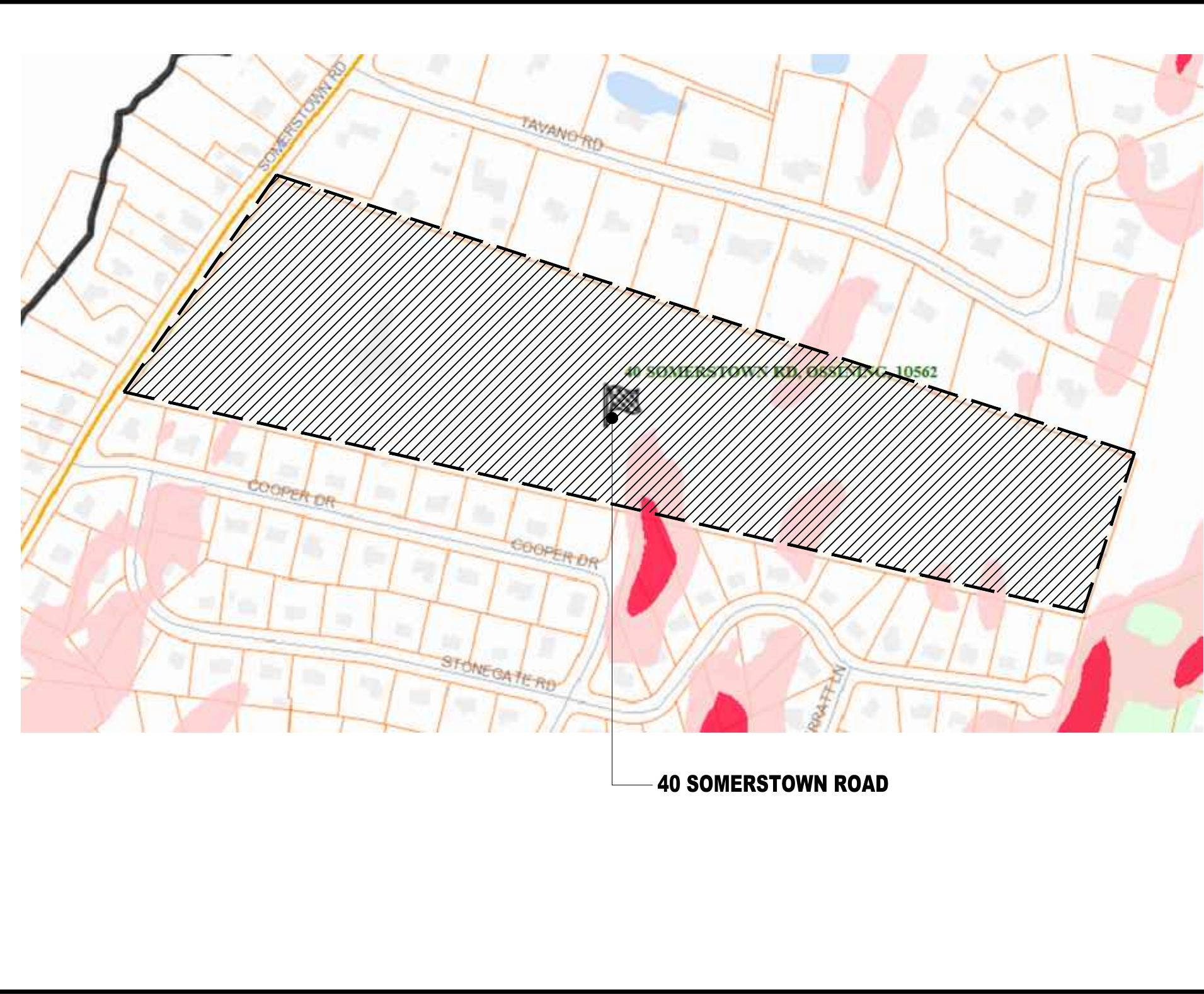
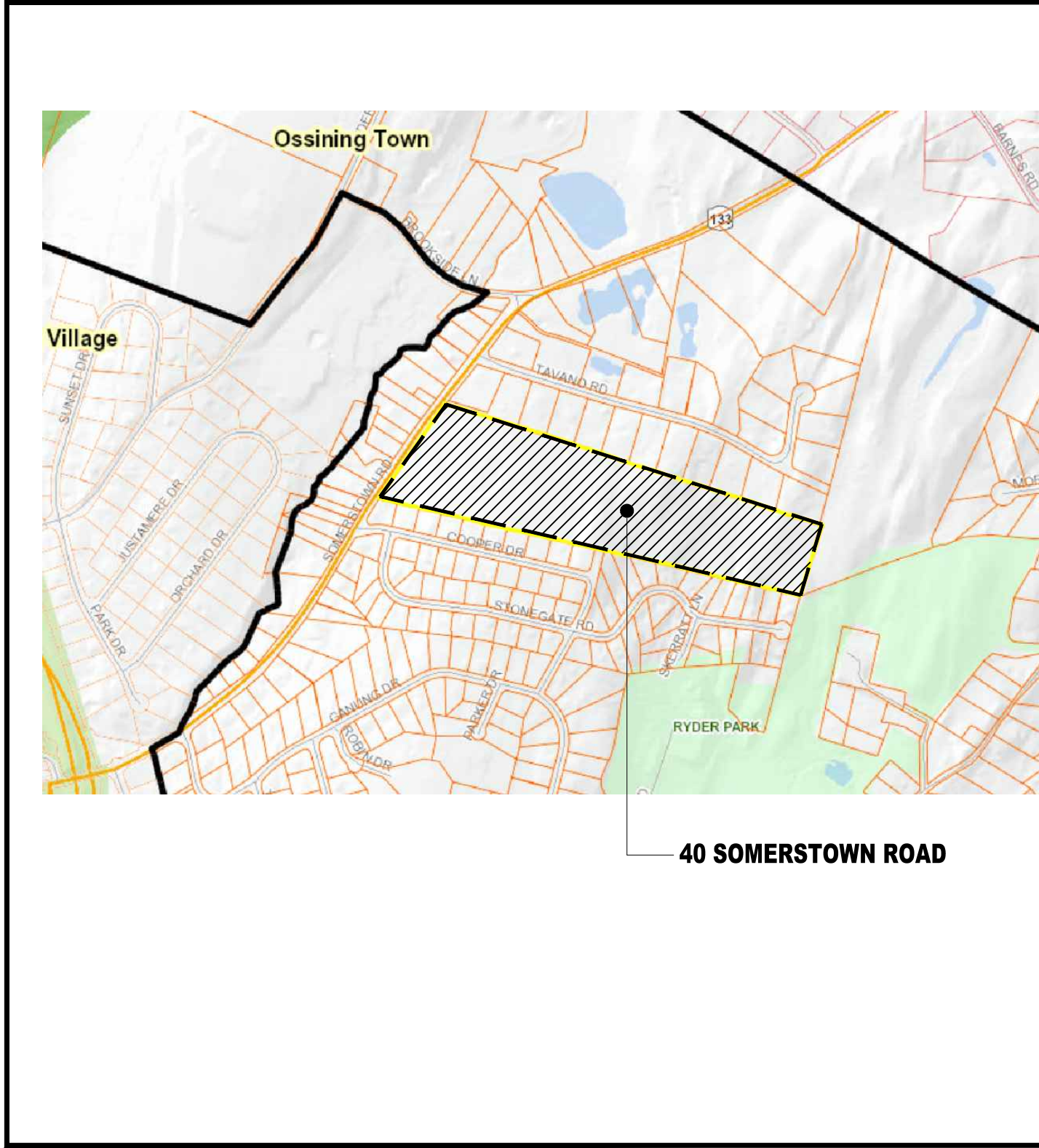
AERIAL MAP

TAX MAP

STEEP SLOPE MAP

ZONING DATA

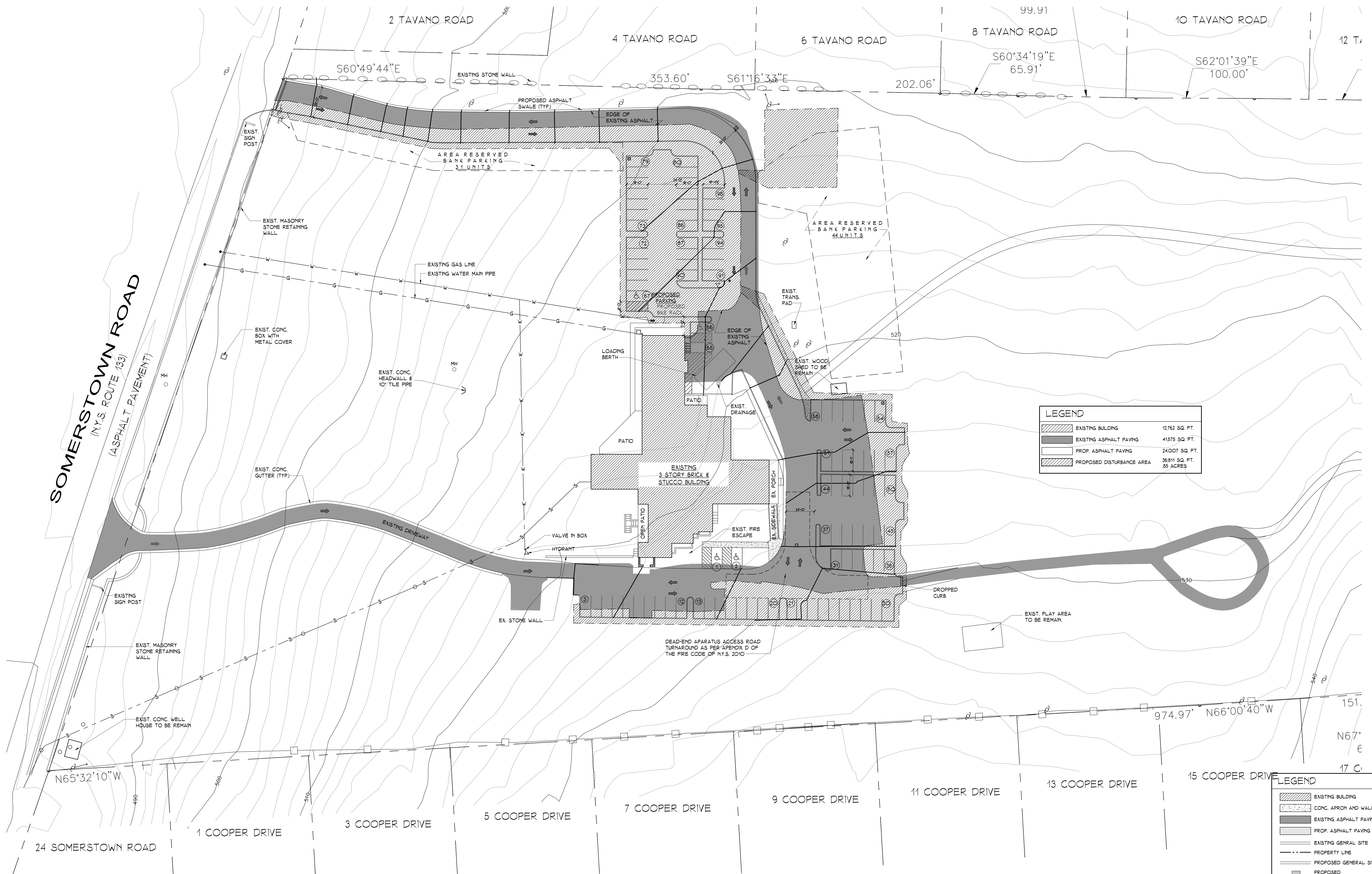
DRAWING LIST



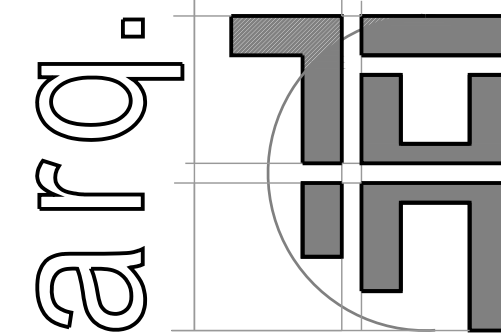
ZONING DATA				
TAX MAP DESIGNATION:		SECT. 90.10	BLOCK 3	LOT 27
ZONING DISTRICT:		ONE-FAMILY RESIDENCE DISTRICT		
		MINIMUM REQUIREMENTS	EXISTING	PROPOSED
LOT AREA	ACRES	2	24.7	NO CHANGE
WIDTH	FT.	N/A	180'	NO CHANGE
MIN. FRONT YARD	FT.	100'	36'	NO CHANGE
ONE SIDE YARD	FT.	100'	149'	NO CHANGE
BOTH SIDE YARDS	FT.	200'	358'	NO CHANGE
REAR YARD	FT.	100'	167'	NO CHANGE
IMPERVIOUS	SQ. FT.	---	57,351	97,373
		MAXIMUM PERMITTED		
BUILDING HEIGHT	STY./FT.	2.5/35'	3/43.25'	NO CHANGE
BUILDING COVERAGE	%	20	1.84	NO CHANGE
*** SEE DRAWING, SK-1 FOR PARKING CALCULATIONS				

DRAWING SHEETS, MAPS & ZONING DATA			
S-1	PROPOSED PARTIAL SITE PLAN		
S-2	PROPOSED SITE PLAN & DETAILS		
S-3	PROPOSED LANDSCAPING PLAN		
S-4	PARTIAL SITE PLAN-LIGHTING PLAN		
SK-1	PROPOSED FLOOR PLANS AND PARKING TABULATION		
SK-2	PROPOSED FIRST FLOOR PLAN		
C-1	STORMWATER MANAGEMENT PLAN		
C-2	STORMWATER MANAGEMENT PLAN-DETAILS		
SD-1	SIGHT DISTANCE PLAN		

ARQ. HT, LLC. DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS 100 EXECUTIVE BLVD., SUITE 305 OSSINING, NY 10562 (914) 944-3377 FAX (914) 944-6242	TITLE SHEET, MAPS & ZONING DATA	SCALE: AS SHOWN
BETHANY ARTS CENTER 40 SOMERSTOWN ROAD OSSINING, NEW YORK 10562	DATE: MARCH 3, 2016	REVISION: 16004 DRAWING: T=1



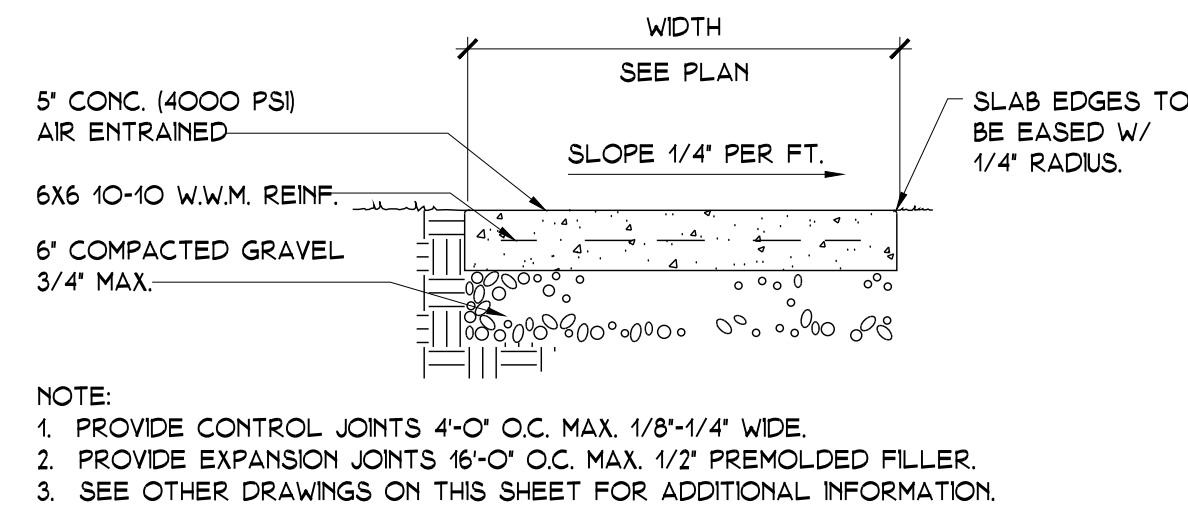
PROPOSED PARTIAL SITE PLAN 1" = 30'-0"



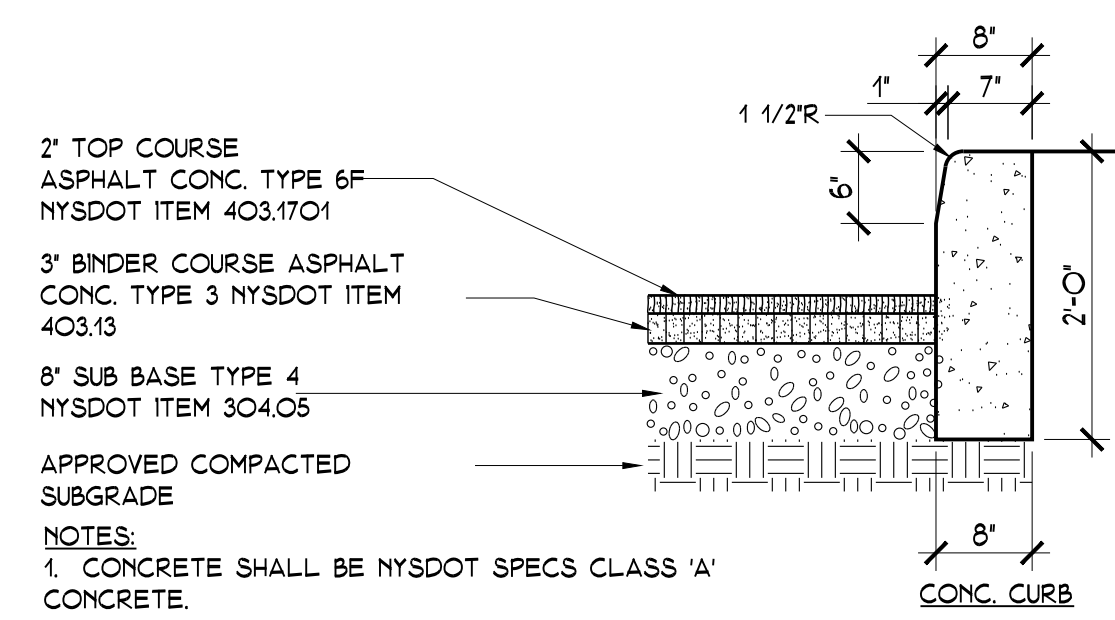
ARQ HT, LLC.
DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS
100 EXECUTIVE BLVD. SUITE 205
OSSING, NY 10562
PHONE: 914 944-2377 FAX: 914 944-2377
PCF/SC
JBH/JGT
DATE
MARCH 3, 2016

PROJECT TITLE
PROPOSED PARTIAL SITE PLAN
CLIENT
BETHANY ARTS COMMUNITY
40 SOMERSTOWN ROAD
OSSING, NEW YORK 10562

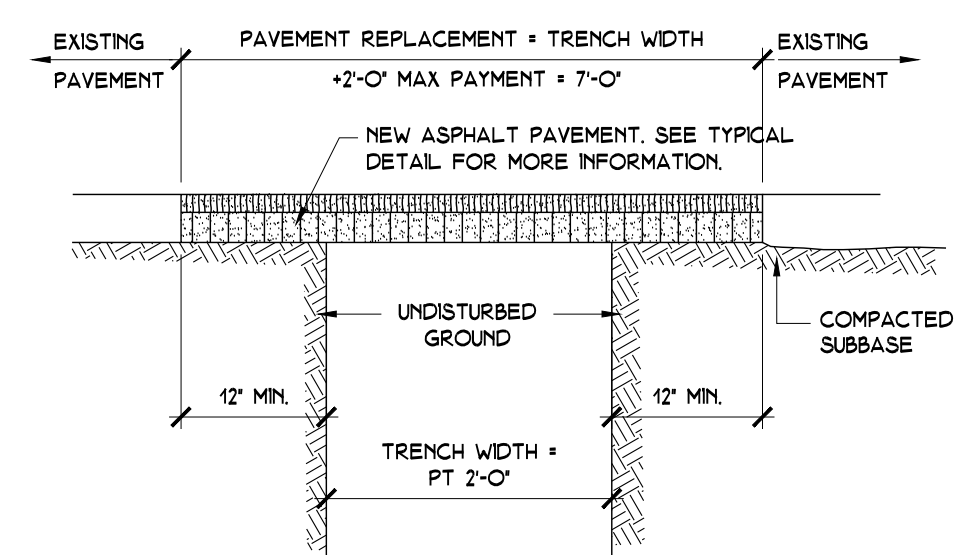
SCALE
AS SHOWN
REVISIONS
DATE
10-31-2016
JOB NO.
16004
DRAWING
S-1



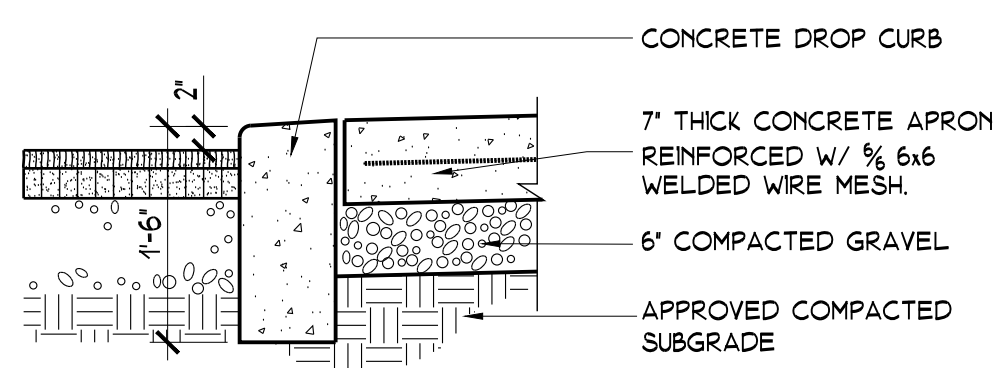
1 CONCRETE WALK DETAIL



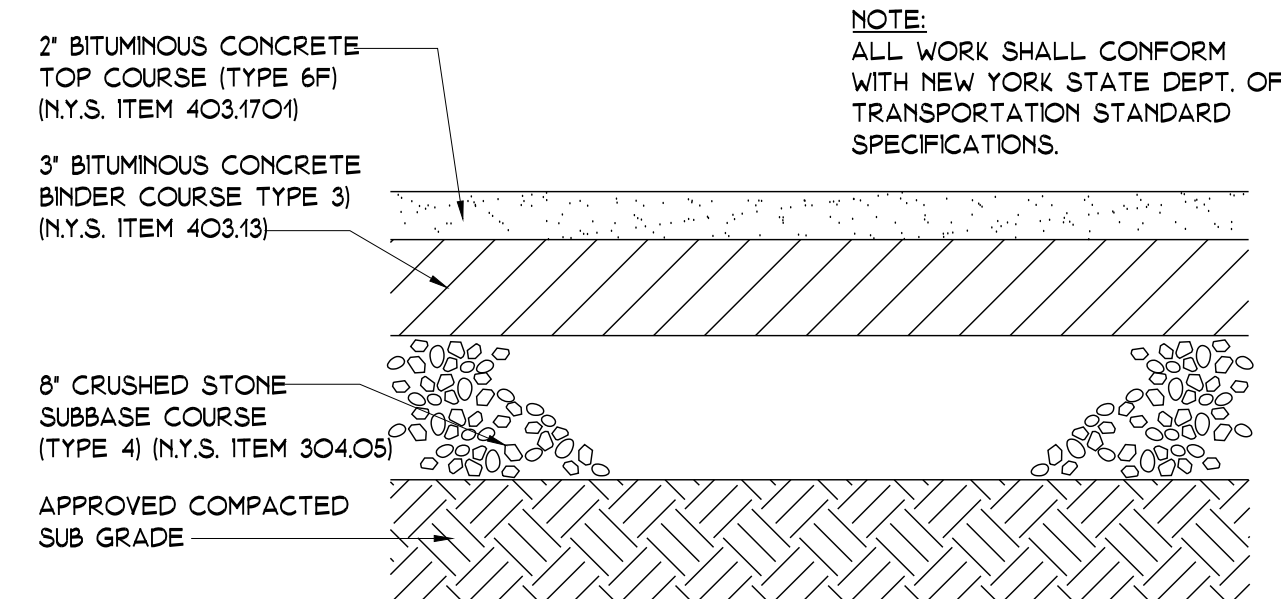
2 ASPHALT PAVEMENT &
CONC. CURB DETAIL



3 ASPHALT PAVEMENT
REPLACEMENT



4 DROPPED CURB DETAIL



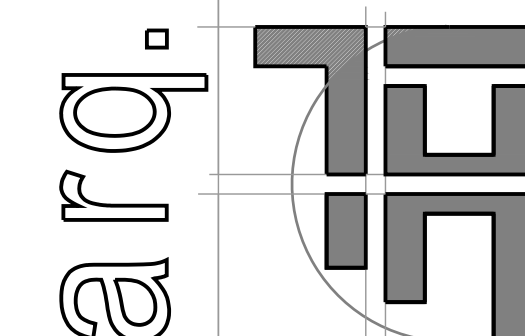
5 ASPHALT PAVEMENT

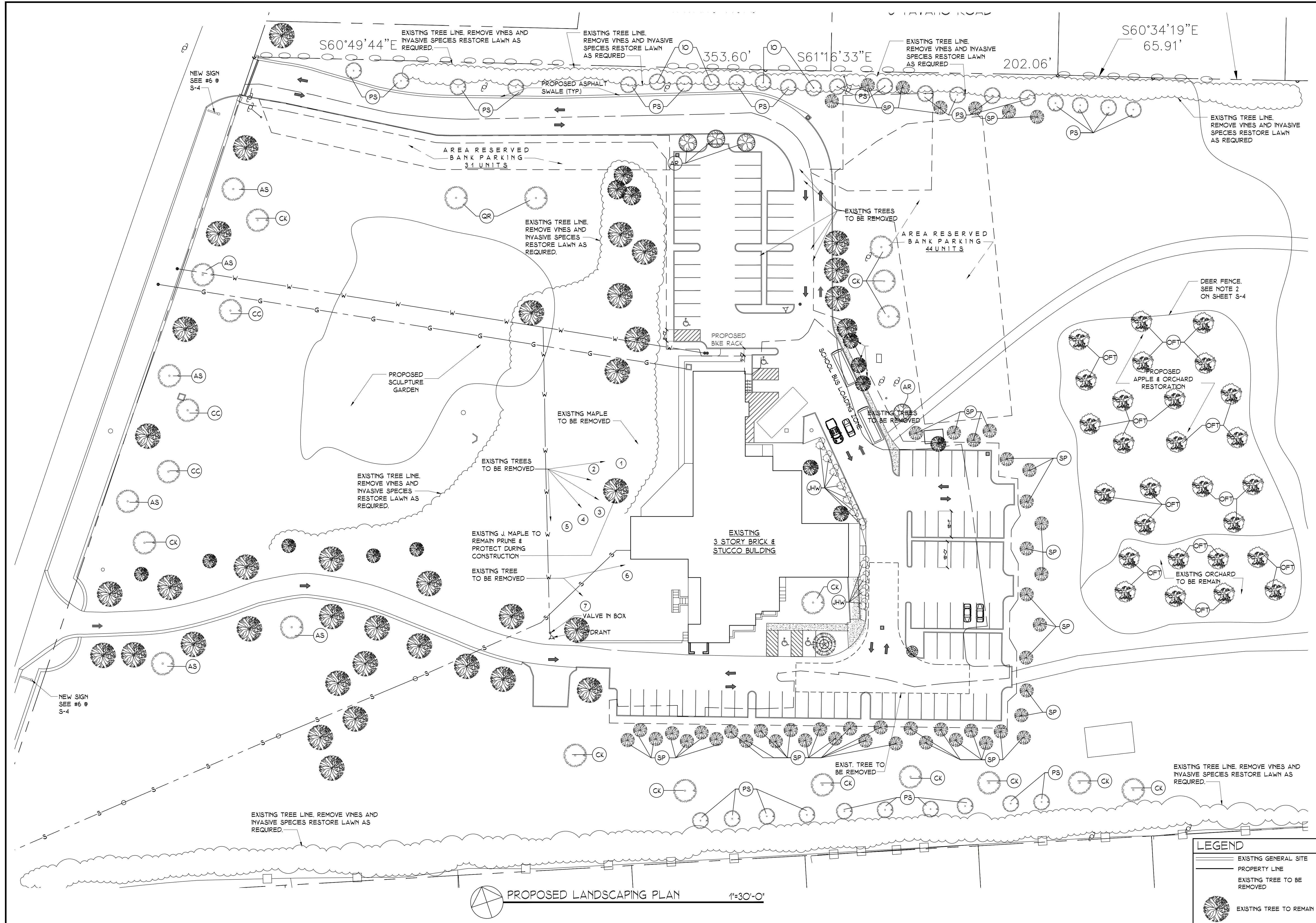


PARTIAL PROPOSED SITE PLAN
AT MEDITATION TRAIL



6 MEDITATION TRAIL SECTION

	ARQ HT, LLC. DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS ALL RIGHTS RESERVED 100 EXECUTIVE BLVD. SUITE 305 OSSING, NY 10562 TEL: 914 944-2377 FAX: 914 944-2377		PROPOSED SITE PLAN & DETAILS		SCALE AS SHOWN
	PROJECT NEW ARTS CENTER BETHANY ARTS COMMUNITY 40 SOMERSTOWN ROAD OSSING, NEW YORK 10562		DATE MARCH 3, 2016	DESIGNED BY PCF/SC JBH/JGT	REVISIONS 10-31-2016
					JOB NO. 16004
					DRAWING S-2



PS COMMON NAME: WHITE PINE SCIENTIFIC NAME: PINUS STROBUS	IO COMMON NAME: AMERICAN HOLLY SCIENTIFIC NAME: ILEX OPACA	CC COMMON NAME: EASTER REDBUD SCIENTIFIC NAME: CERCIS CANADENSIS
CK COMMON NAME: WHITE FLOWERING DOGWOOD SCIENTIFIC NAME: CORNUS X	QR COMMON NAME: RED OAK SCIENTIFIC NAME: QUERCUS RUBRA	AR COMMON NAME: RED MAPLE SCIENTIFIC NAME: ACER RUBRUM
OFT COMMON NAME: ORCHARD FRUIT TREE SCIENTIFIC NAME: ORCHARD FRUIT TREE	AS COMMON NAME: SUGAR MAPLE SCIENTIFIC NAME: ACER SACCHARUM	JHW COMMON NAME: BLUEBERRY JUNIPER SCIENTIFIC NAME: JUNIPER HORIZONTALIS
SP COMMON NAME: DWARF BLUE ARCTIC WILLOW SCIENTIFIC NAME: SALIX PORPUREA		

PLANTING LEGEND					
SYM.	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE
	SP	SALIX PORPUREA 'NANA'	DWARF BLUE ARCTIC WILLOW	62	
	AR	ACER RUBRUM	RED MAPLE	4	3" CAL.
	AS	ACER SACCHARUM	SUGAR MAPLE	8	3" CAL.
	JHW	JUNIPER HORIZONTALIS 'WILTAN'	BLUEBERRY JUNIPER	11	18" O.C. STAGGERED
	CC	CERCIS CANADENSIS	EASTER REDBUD	3	3" CAL.
	QR	QUERCUS RUBRA	RED OAK	2	3" CAL.
	IO	ILEX OPACA	AMERICAN HOLLY	1	2" CAL.
	PS	PINUS STROBUS	WHITE PINE	28	2" CAL.
	CK	CORNUS X	WHITE FLOWERING DOGWOOD	12	5'-0"
	OFT	ORCHARD FRUIT TREES	ORCHARD FRUIT TREES	19	3" CAL.

NOTES

1. ORCHARD TREES SHALL BE SEMI-DWARF WITH A MINIMUM CALIPER SIZE OF 3".

2. FENCE SHALL BE 7' MIN. HEIGHT, BLACK IN COLOR. IT MAY BE VINYL-COATED CHAIN LINK FENCE OR PLASTIC.

3. AS PART OF THIS PROPOSAL THE FOLLOWING NUMBER OF TREES WILL BE REMOVED:

1A. APPLE TREES TO BE CORTLAND, GRANNY AND ADAMS CRAB APPLE.

1B. TWO SPECIES REQUIRED FOR GOOD FERTILIZATION. ADAMS CRAB APPLE TREES ARE GOOD CROSS POLLINATORS.

1C. ALL TREE HEIGHT SHALL BE SIMILAR OR INSTALL SHORTER SPECIES TOWARDS SOUTHERN AREA.

1D. PROVIDE DEER FENCING AND TRUNK SLEEVE PROTECTION AT ORCHARD TO PREVENT FROM WILDLIFE.

2A. PROVIDE 8 GAL. MIN. TENSION WIRES LOCATED AT TOP, BOTTOM AND MIDPOINT.

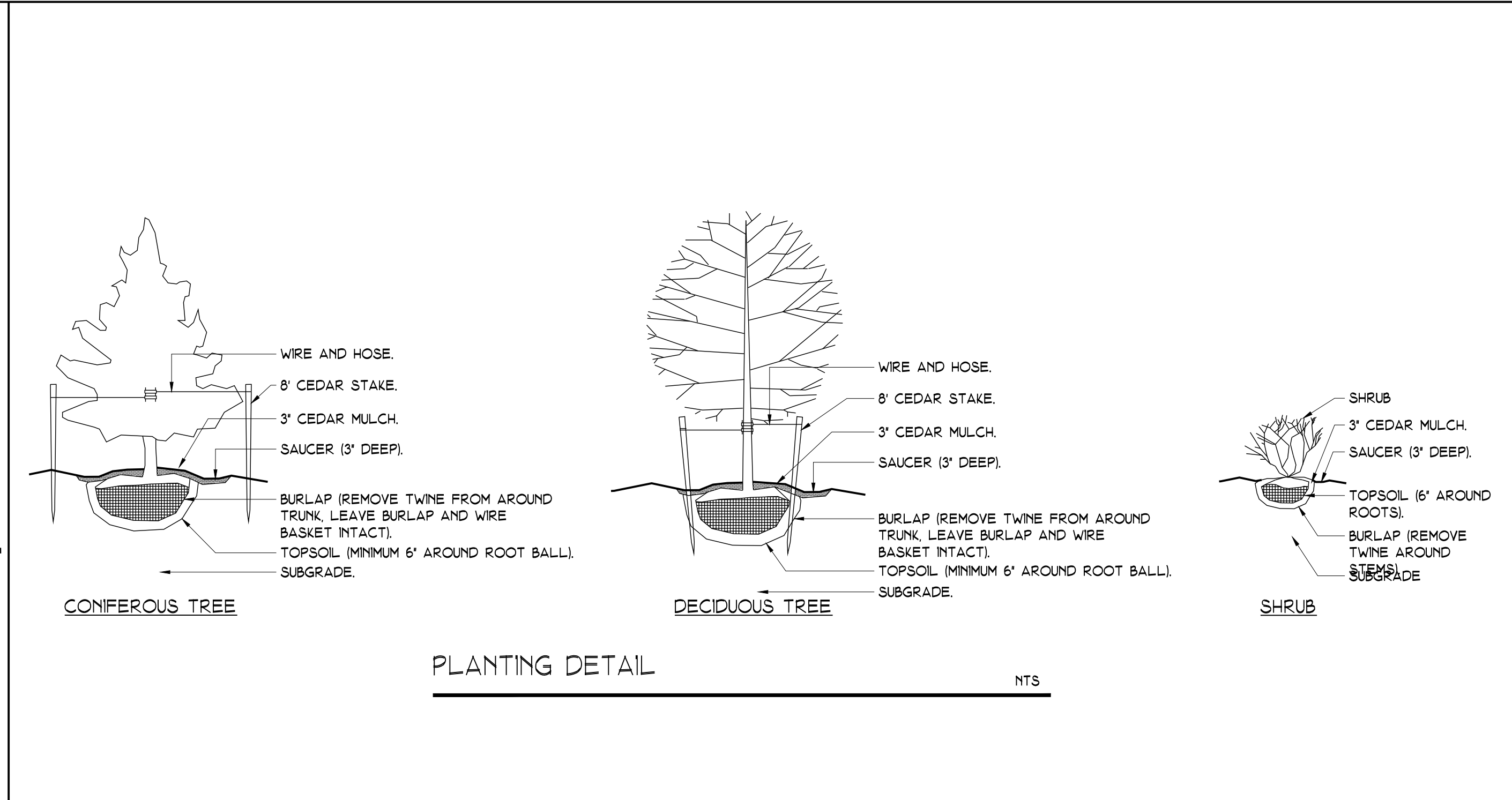
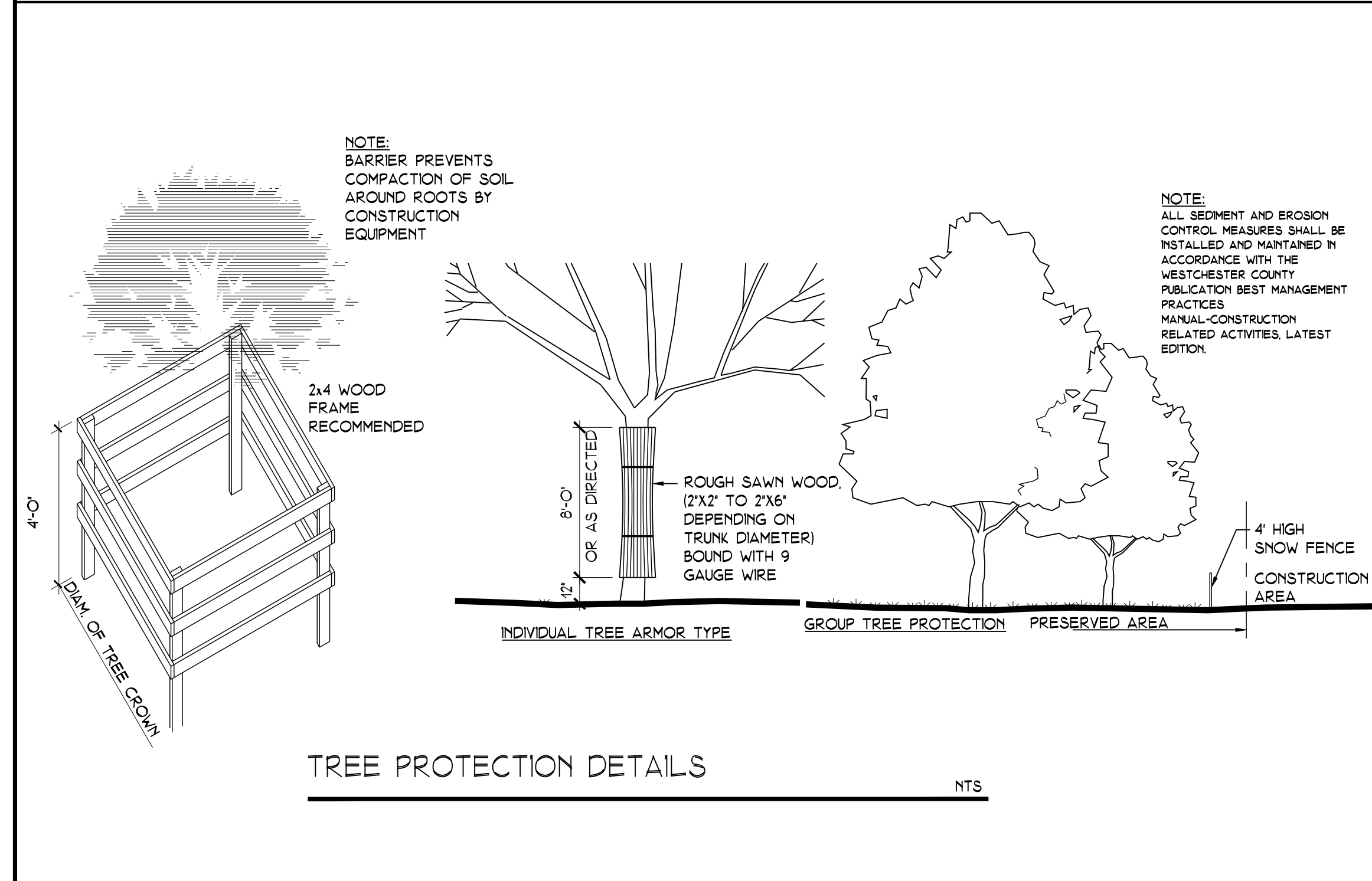
2B. SECURE 6" MIN. FLAP AT BOTTOM WITH 16" #3 REBARS PN SET 5'-0" O.C.

2C. INSTALL BLACK POSTS AT 10'-0" O.C. MIN.

12. TWELVE TREES, WHICH THE SUM OF THEIR CALIPERS EQUALS TO 232 INCHES.

AS PART OF THIS PROPOSAL AND IN REPLACEMENT OF THE ABOVE MENTIONED TREES, THE FOLLOWING NUMBER OF TREES WILL BE PROVIDED:

17. SEVENTY TWO TREES WHICH THE SUM OF THEIR CALIPERS EQUALS TO 176 INCHES.



5 PROPOSED TRAFFIC SIGNS

STOP

HANDICAPPED PARKING

NO PARKING TOW AWAY ZONE

COMPACT CAR PARKING

VISITOR PARKING ONLY

6 PROPOSED SIGN

BAC

ARQ. HT, LLC. DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS

100 EXECUTIVE BLVD. SUITE 205 CRESSKILL, NY 10562

DATE: MARCH 3, 2016

PROJECT: NEW ARTS CENTER BETHANY ARTS COMMUNITY 40 SOMERSTOWN ROAD CRESSKILL, NEW YORK 10562

SCALE: AS SHOWN

REVISION: 10-31-2016

DATE: 10-31-2016

DESIGNER: S-3