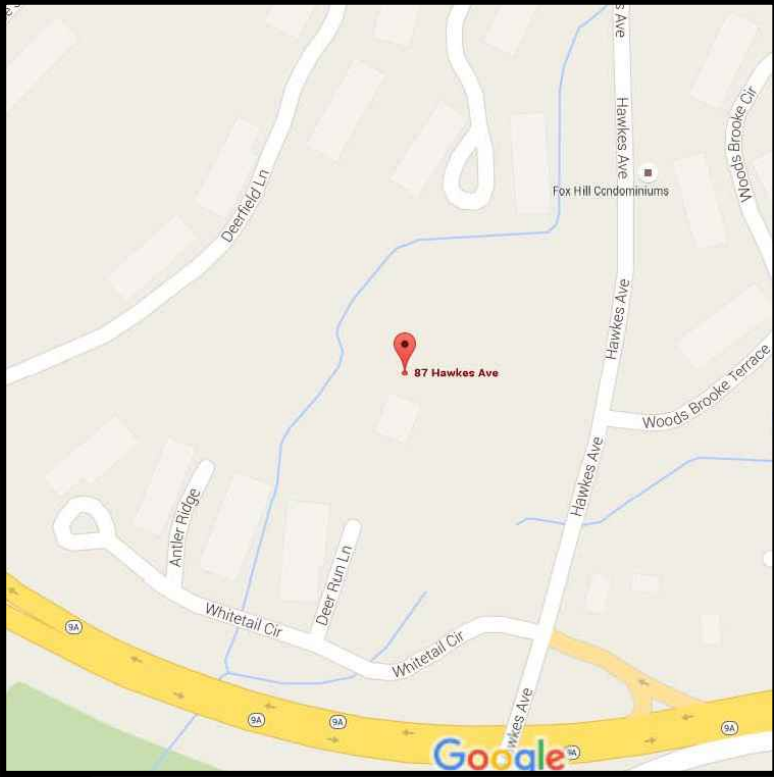
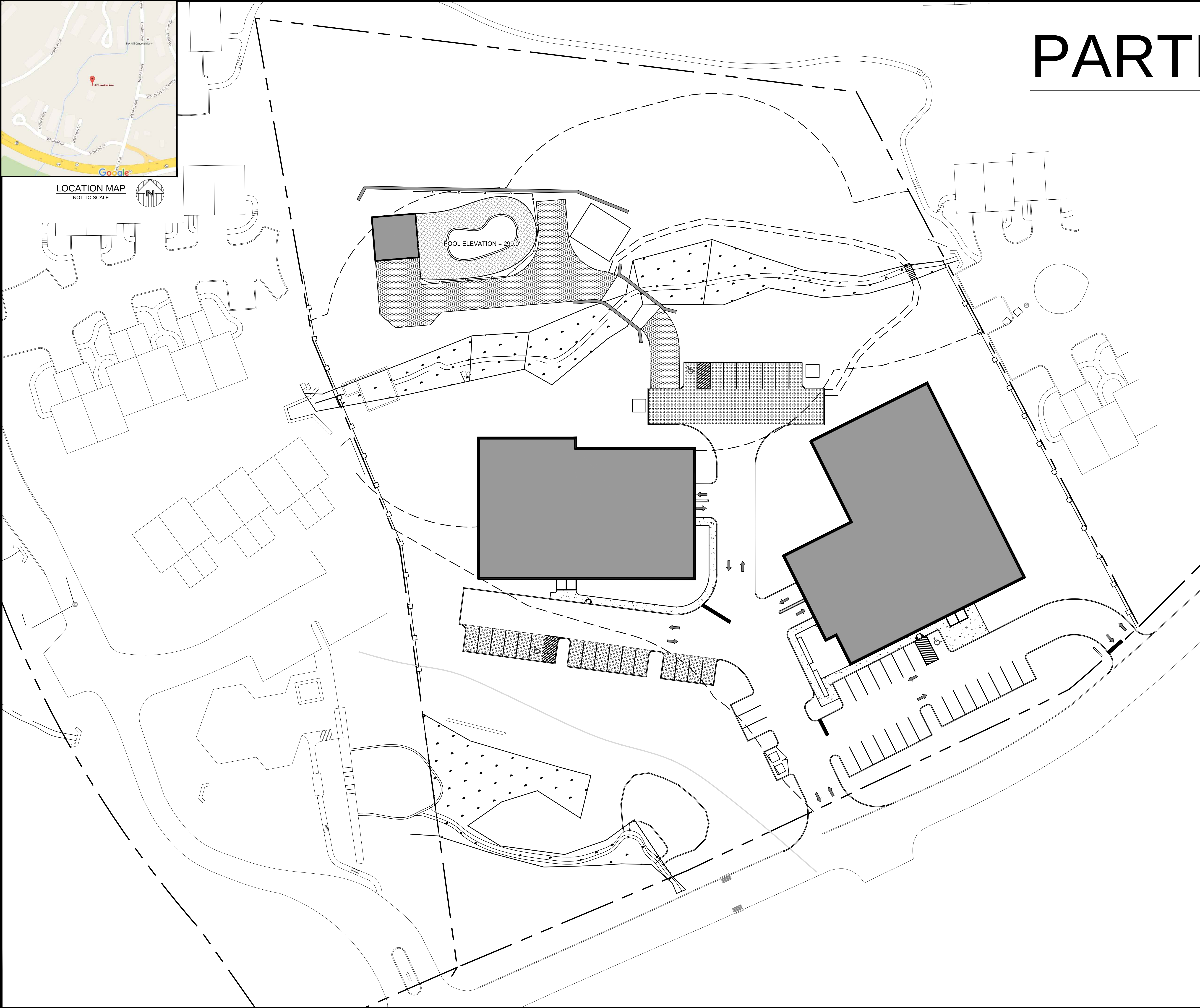
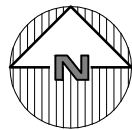


PARTH KNOLLS LLC.



LOCATION MAP
NOT TO SCALE



OWNER:

CONTRACT VENDE:
BELDOTTI MANAGMENT CORP.
500 EXECUTIVE BLVD #203
OSSINING, NY 10562

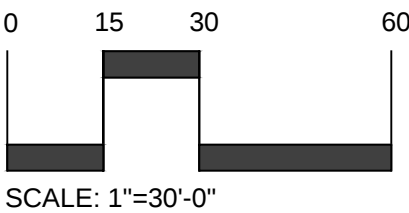
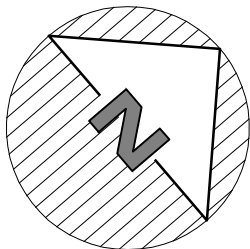
CIVIL ENGINEER:
SITE DESIGN CONSULTANTS
251-F UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
P: 914 962 4488
F: 914 962 7386
jriina@sitedesignconsultants.com

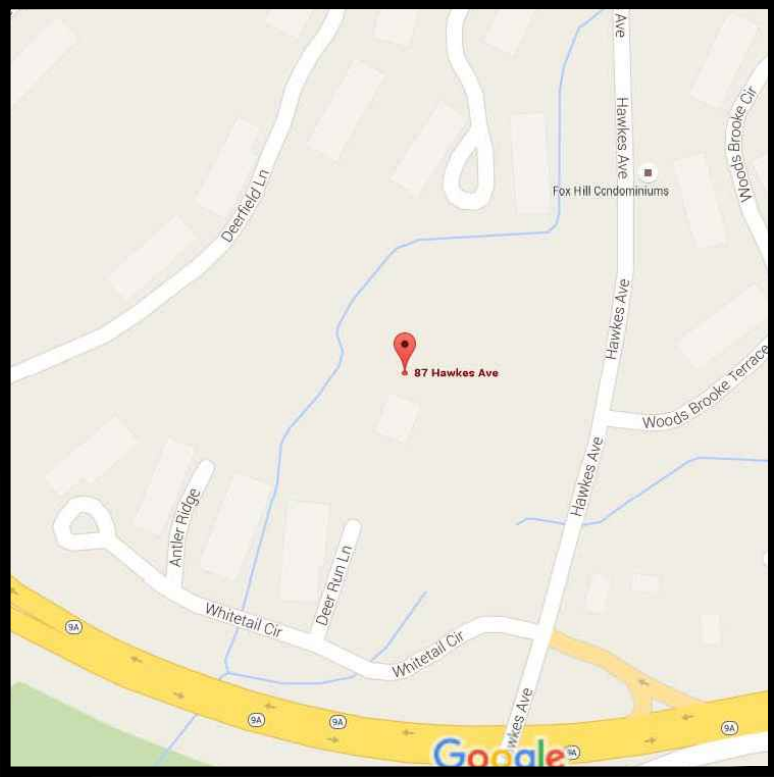
SURVEYOR:
LINK LAND SURVEYORS
21 CLARK PLACE, SUITE 1B
MAHOPAC, NY 10541
P: 845-628-5857
F: 845-621-0013
www.linklandsurveyors.com

ENVIRONMENTAL CONSULTANT:
TIM MILLER ASSOCIATES INC.
10 NORTH STREET
COLD SPRING, NY 10516
P: 845-265-4400

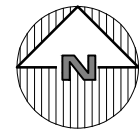
DRAWING INDEX:

SHEET NUMBER	DRAWING TITLE
T	TITLE SHEET
C-101	SITE PLAN
C-102	EXISTING CONDITIONS PLAN
C-103	EROSION AND SEDIMENT CONTROL PLAN
C-104	UTILITY PLAN
C-105	GRADING PLAN
C-106	SIGHT DISTANCE PLAN
C-107	TREE PLAN
C-108	FIRE ACCESS PLAN
C-109	ENVIRONMENTAL CONSTRAINTS MAP
C-301	PROFILES
M-101	CONCEPTUAL WETLAND BUFFER MITIGATION PLAN





LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: A.P.B. MANAGMENT CORP.
500 EXECUTIVE BLVD., #203
OSSINING, NY, 10562

PROJECT LOCATION: 87 HAWKES AVE.
OSSINING, NY, 10562

EXISTING TOWN ZONING: MF-1, MULTIFAMILY-INN
PROPOSED USE: MF-1, MULTIFAMILY-INN
TOWN TAX MAP DATA: SECTION 80.20, BLOCK 1, LOT 15
SITE AREA: 5.53 ACRES (240,734 SF)
SEWAGE FACILITIES: PUBLIC SEWERS
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT: MF-1, SINGLE FAMILY RESIDENTIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	40,000 SF.	240,734 SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	522 FT.	NONE
MINIMUM LOT DEPTH:	150 FT.	414 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	50 FT.	77 FT.	NONE
REAR YARD SETBACK:	40 FT.	267 FT.	NONE
ONE SIDE YARD SETBACK:	50 FT.	50 FT.	NONE
COMBINED SIDE YARD SETBACK:	100 FT.	100 FT.	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	10 FT.	53 FT.	NONE
REAR YARD SETBACK:	10 FT.	125 FT.	NONE
ONE SIDE YARD SETBACK:	10 FT.	429 FT.	NONE
COMBINED SIDE YARD SETBACK:	20 FT.	366 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
LOT COVERAGE:	66% OF NET SITE AREA (1)	18 % OF LOT AREA	NONE
ACCESSORY BUILDING COVERAGE:	30% OF OCCUPIED YARD	0% OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	25 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	NONE
ACCESSORY BUILDING - FEET:	15 FEET	25 FT MAX	NONE

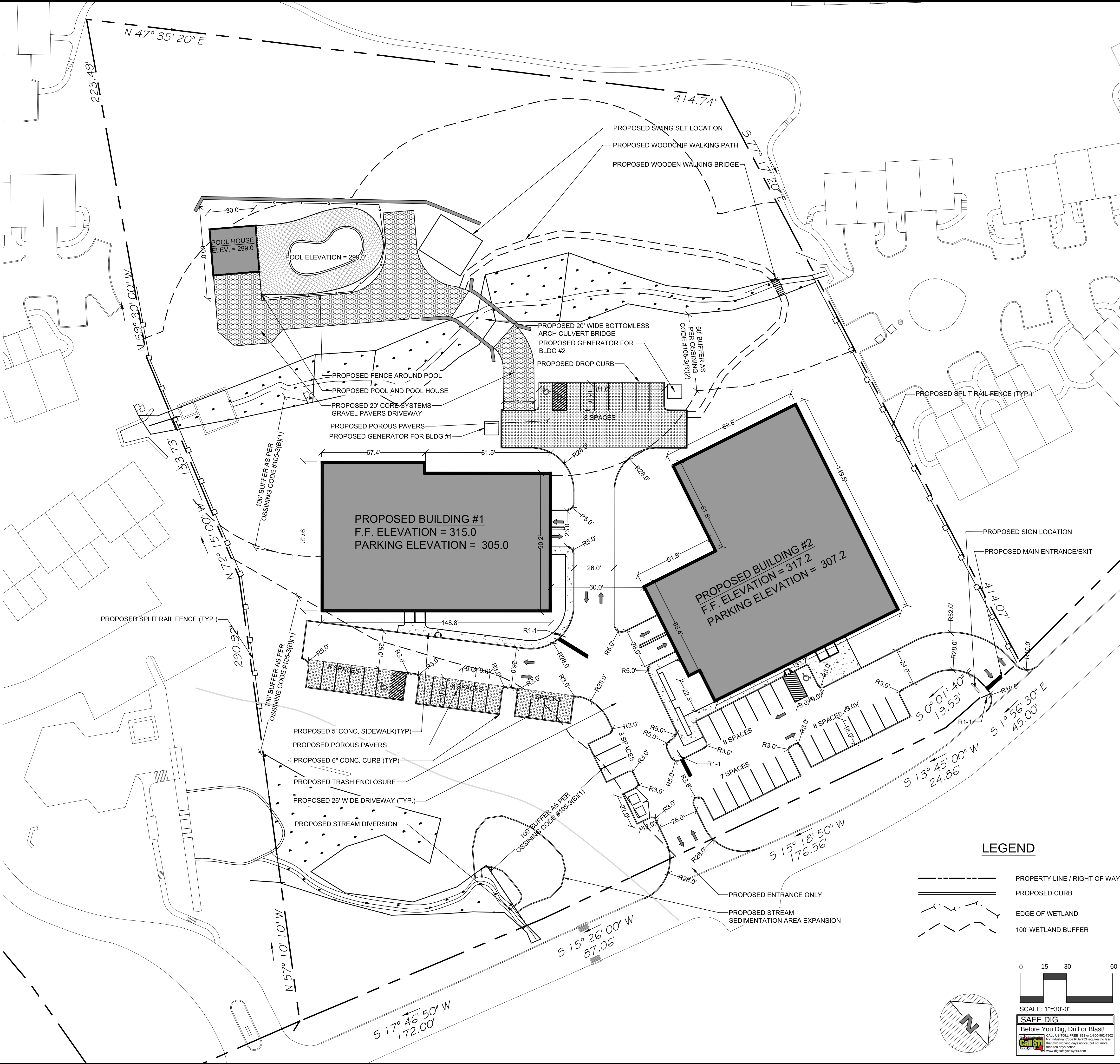
ZONING REGULATION NOTES:

- AT LEAST 1/3 OF THE NET SITE AREA SHALL BE DEVOTED TO PERMANENT OPEN SPACE AND/OR FOR SITES SUITABLE FOR RECREATION AS REQUIRED BY NOTE 2. UNDEVELOPED PERMANENT OPEN SPACE SHALL BE PROVIDED AND GUARANTEED AT THE RATE OF 1,500 SQUARE FEET PER BEDROOM.
- THERE SHALL BE PROVIDED ON THE SAME LOT A SUITABLY EQUIPPED AND LANDSCAPED CHILDREN'S PLAY AREA WITH A MINIMUM OF 400 SQUARE FEET FOR EACH DWELLING UNIT.

PARKING SCHEDULE

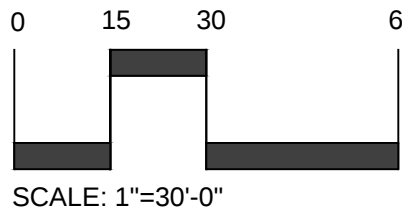
REQUIRED PARKING:	2 SPACES PER DWELLING UNIT = 106 SPACES
PROVIDED PARKING:	105 STANDARD 3 HANDICAP
TOTAL PROVIDED PARKING:	108 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

NOTE:
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LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED CURB
- EDGE OF WETLAND
- 100' WETLAND BUFFER



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www.sitedesignconsultants.com

Revisions:	No.	Date	Comments
	1	11/9/15	Town Comments

SCALE:	DRAWN BY:	DATE:
1" = 30'	TK	9/25/15

SITE PLAN

PARTH KNOLLS LLC.
87 HAWKES AVENUE
Town of Ossining
Westchester County, NY

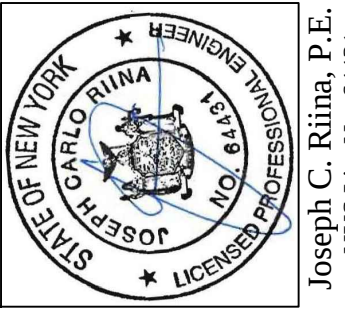
Sheet **C-101**





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Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:	
No.	Date
1	11/9/15

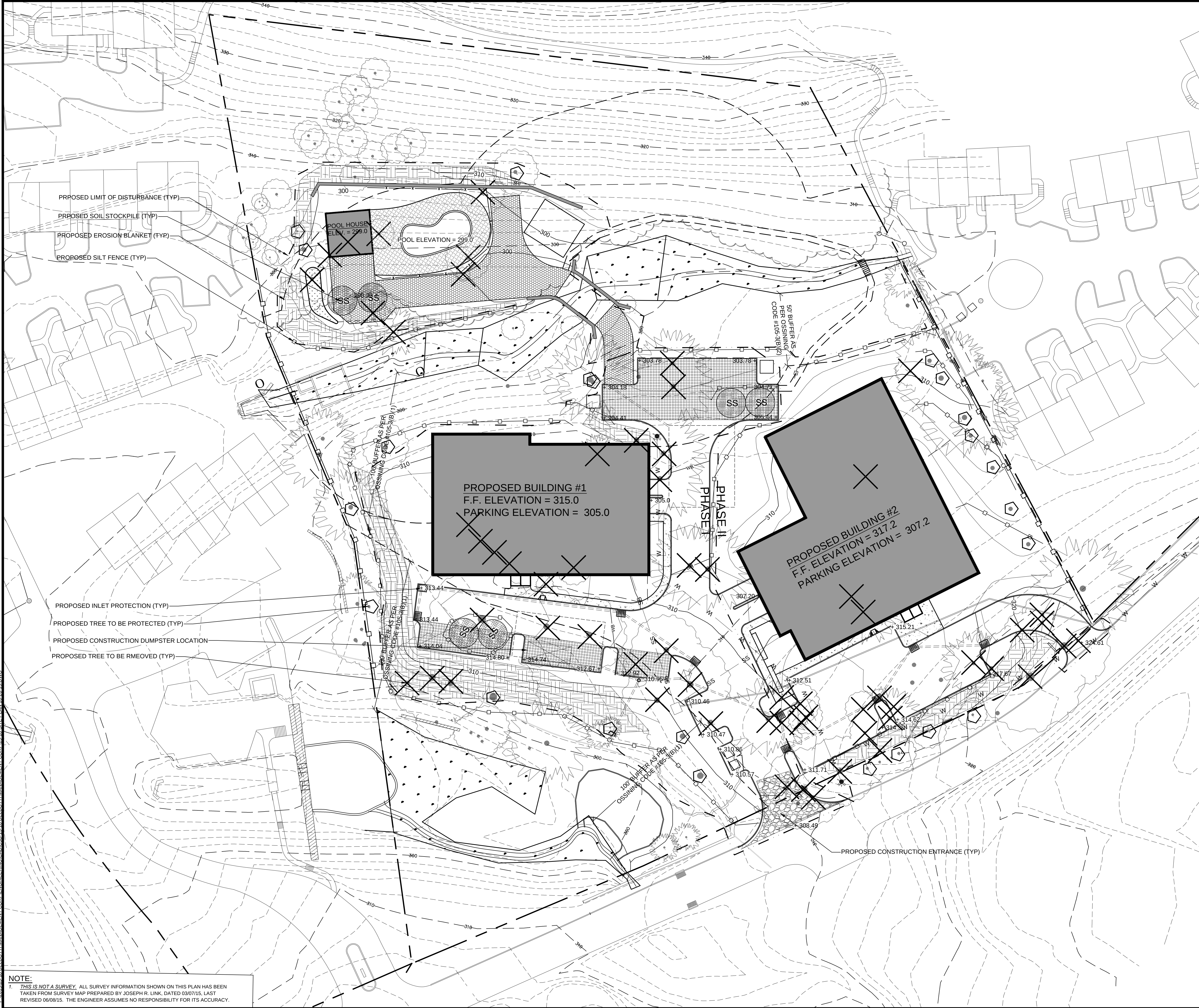
Comments:	
Town	Comments

SCALE: 1" = 30'	DRAWN BY: TK	DATE: 9/25/15
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EXISTING CONDITIONS

SITE PLAN PREPARED FOR
PARTH KNOLLS LLC.
87 HAWKES AVENUE
Town of Ossining
Westchester County, NY

Sheet
C-102



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LEGEND

	EXISTING GRADING
	EXISTING SPOT GRADE
	PROPOSED GRADING
	PROPERTY LINE / RIGHT OF WAY
	EDGE OF WETLAND
	100' WETLAND BUFFER
	PROPOSED FIRE HYDRANT
	PROPOSED DRAINAGE LINE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE
	PROPOSED CRYSTAL STREAM STRUCTURE
	PROPOSED HEADWALL WITH RIP RAP
	PROPOSED SEWER SERVICE CONNECTION
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE CONNECTION
	PROPOSED SANITARY MANHOLE AND LINE
	PROPOSED BUILDING AND DRIVE
	PROPOSED SOIL STOCKPILES
	PROPOSED SILT FENCE
	PROPOSED CRUSHED STONE INLET PROTECTION
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING TREE TO BE PROTECTED
	EXISTING TREE TO BE REMOVED

0 15 30 60

SCALE: 1"=30'-0"

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Engineer:

Revisions:	No.	Date	Comments
	1	11/9/15	Town Comments

SCALE: 1" = 30'	DRAWN BY: TK	DATE: 9/25/15
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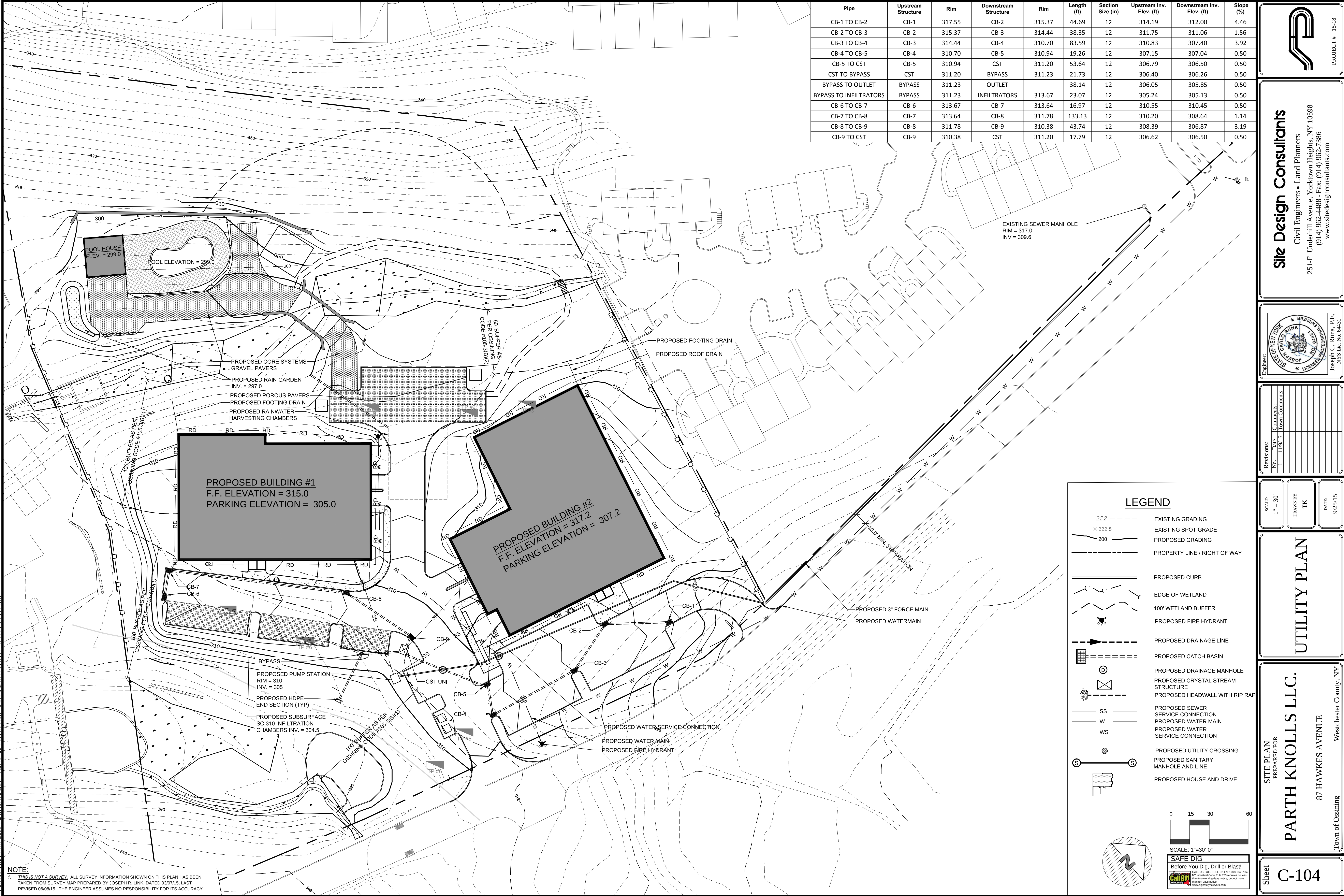
E&SC PLAN

SITE PLAN
PREPARED FOR
PARTH KNOLLS LLC.
87 HAWKES AVENUE
Town of Ossining
Westchester County, NY

Sheet
C-103

PROJECT # 15-18

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Revisions:	No.	Date	Comments
1	11/9/15		Town Comments

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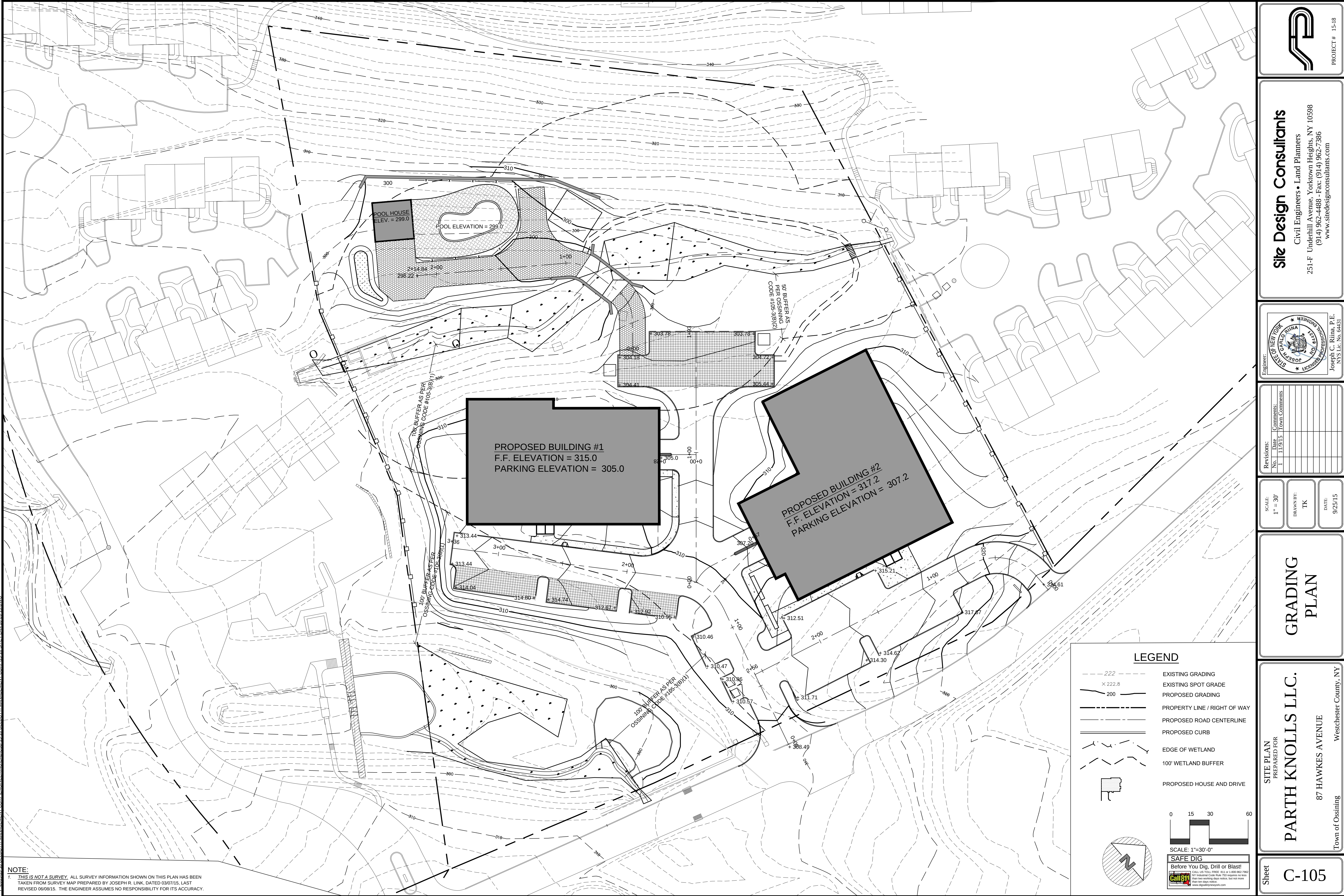
UTILITY PLAN

SITE PLAN PREPARED FOR
PARTH KNOLLS LLC.
87 HAWKES AVENUE
Town of Ossining
Westchester County, NY

Sheet **C-104**

0 15 30 60
SCALE: 1"=30'-0"

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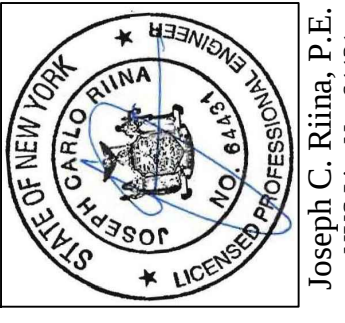


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Engineer:
Joseph C. Riina, P.E.
NYS Lic. No. 64431

Revisions:	
No.	Date
1	11/9/15

Comments:	
Town	Comments

SCALE:
1" = 30'

DRAWN BY:
TK

DATE:
9/25/15

GRADING PLAN

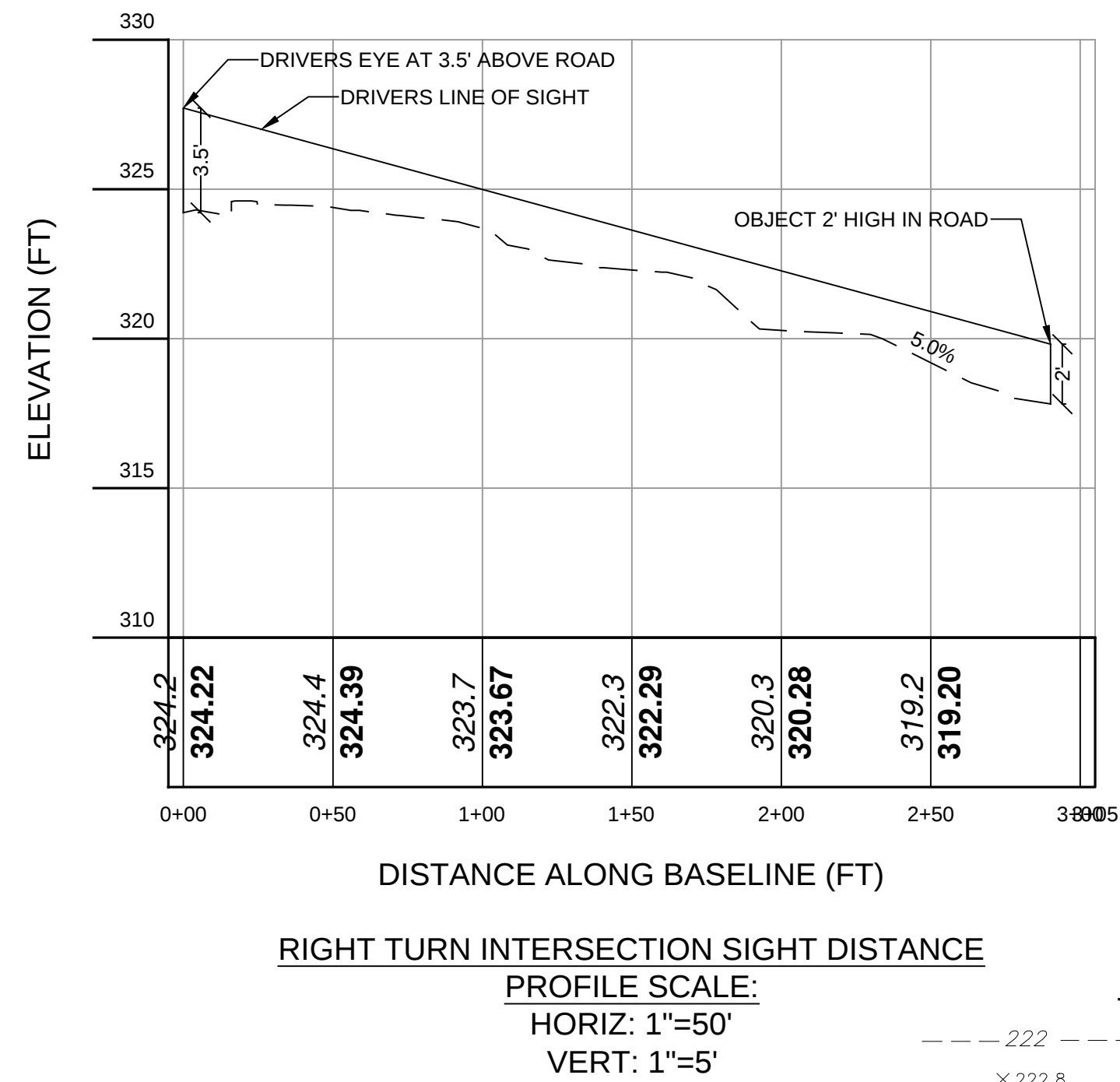
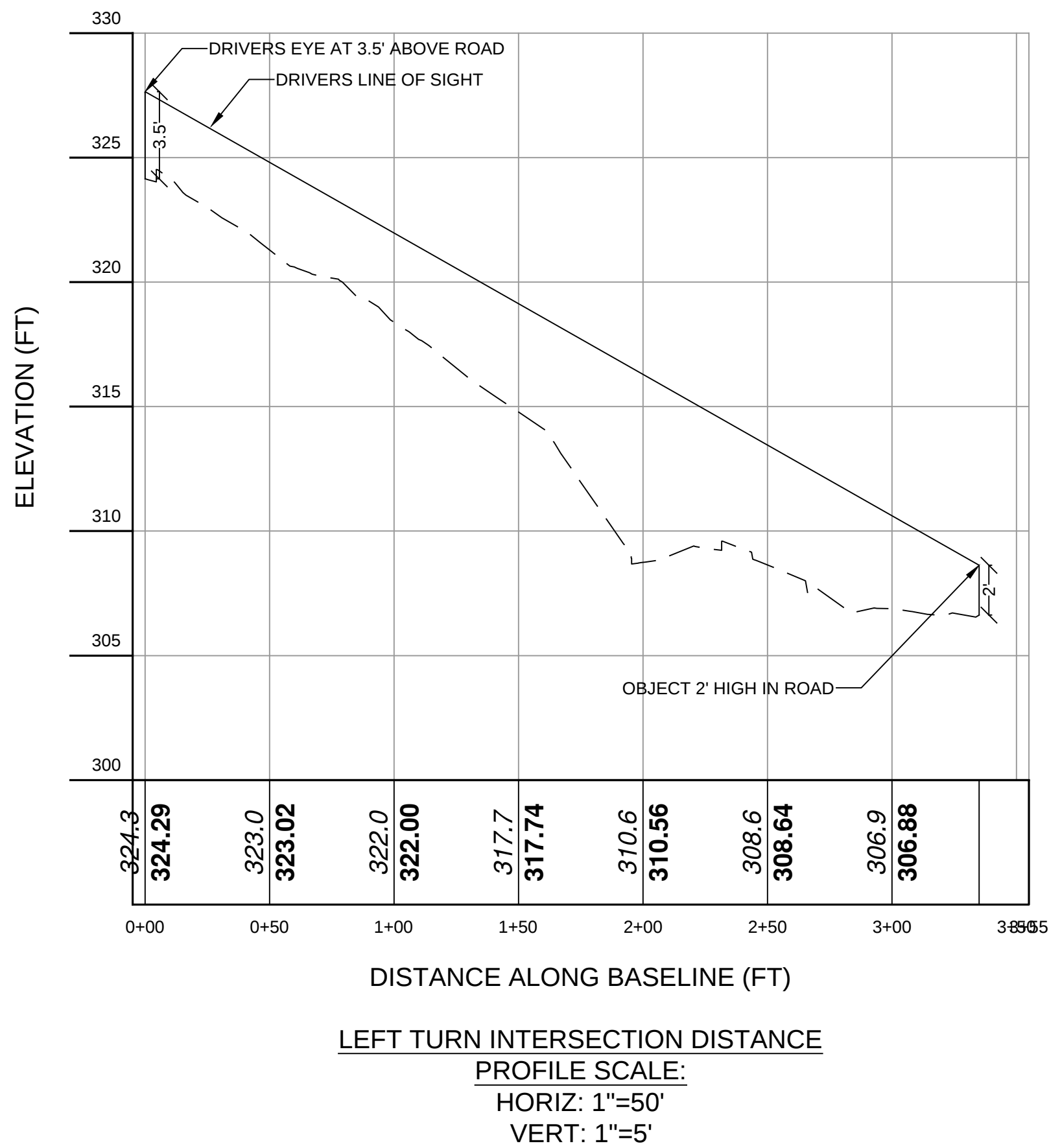
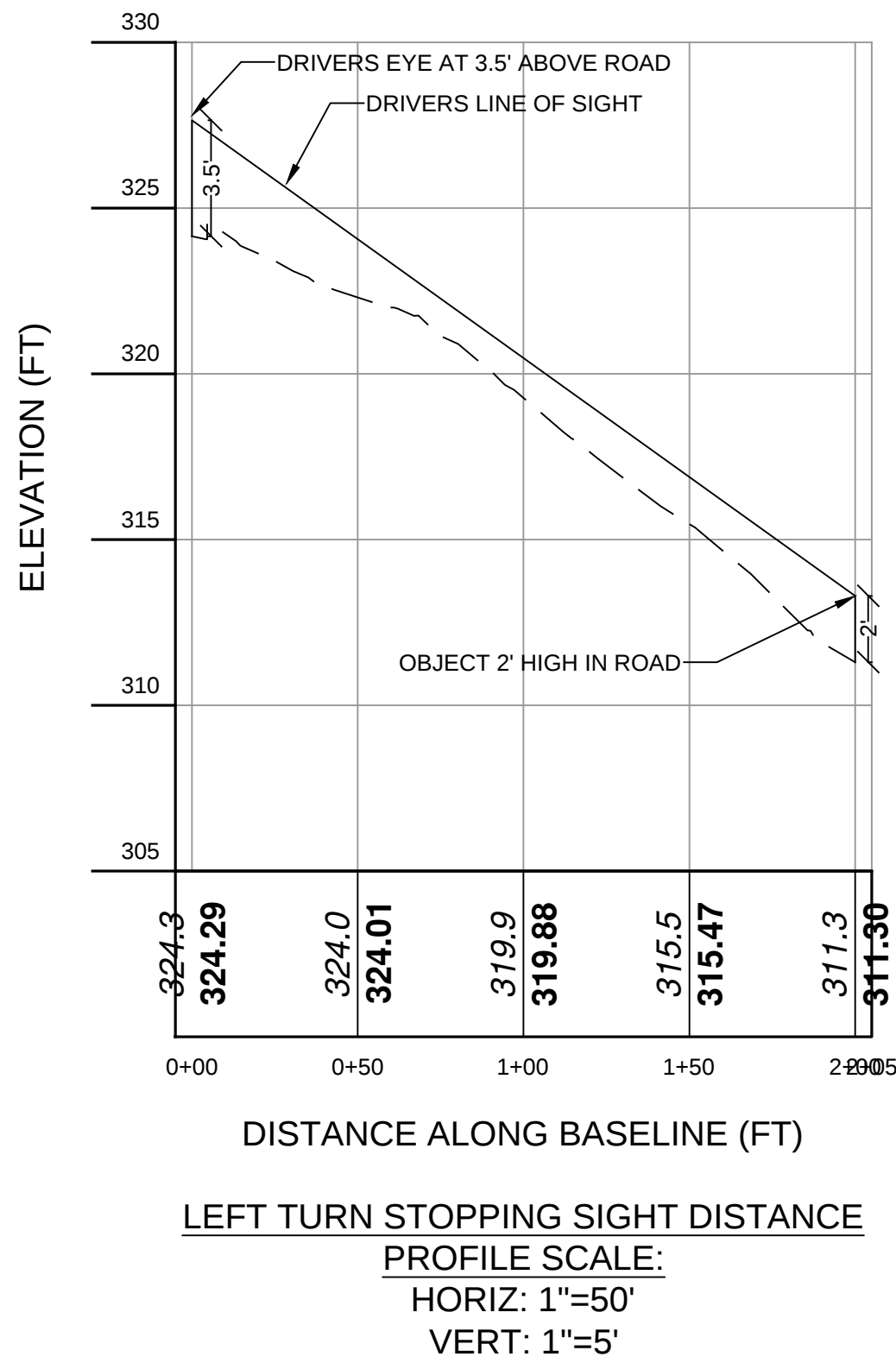
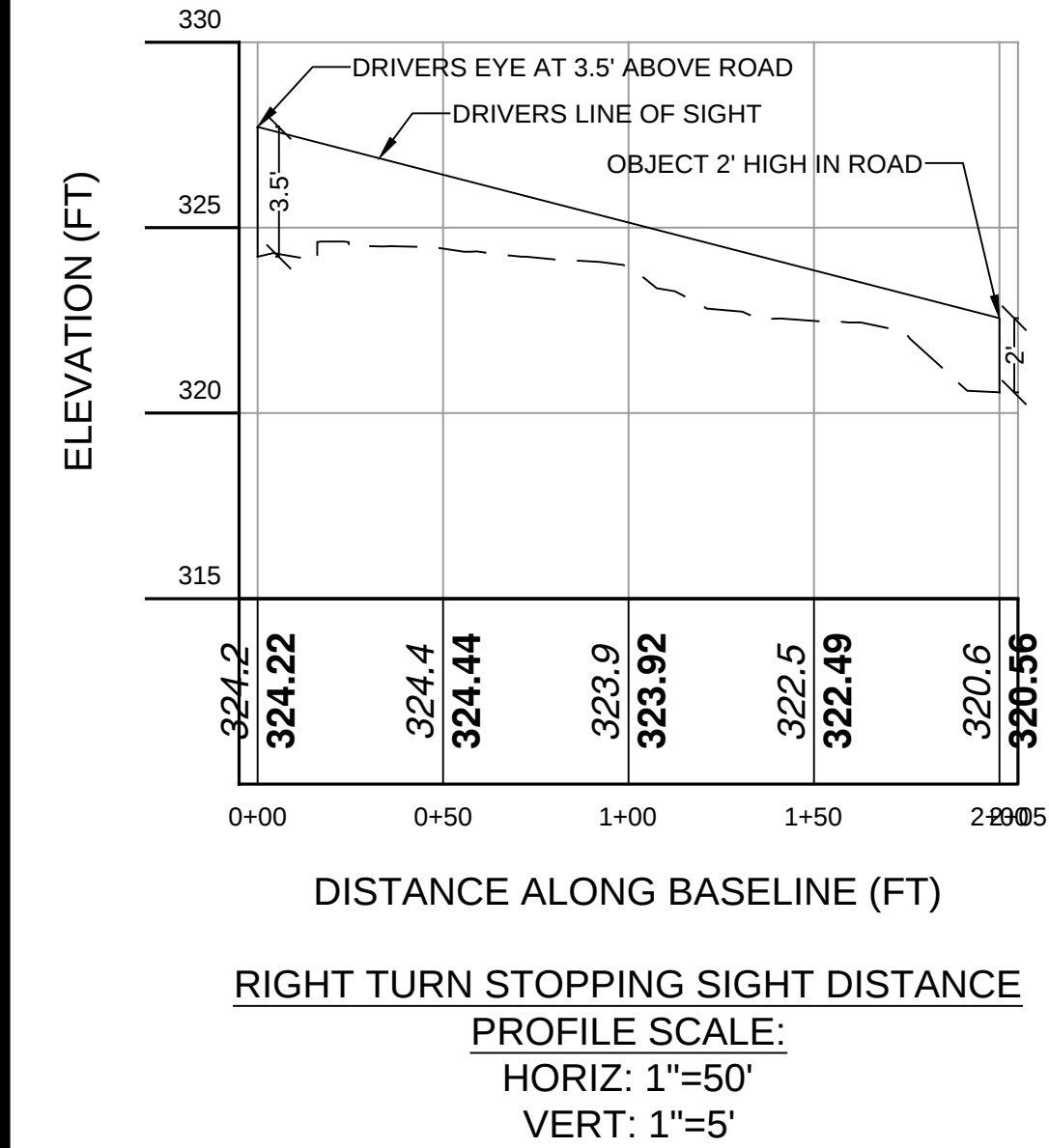
PARTH KNOLLS LLC.
87 HAWKES AVENUE
Town of Ossining
Westchester County, NY

SITE PLAN
PREPARED FOR

C-105

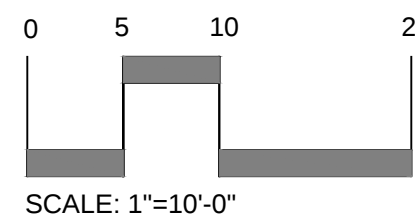
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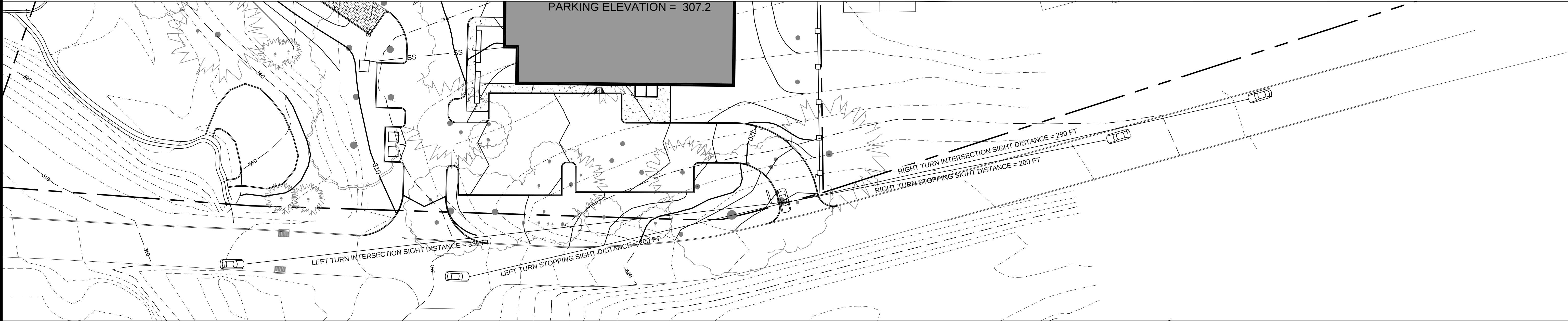


LEGEND

- 222 --- EXISTING GRADING
- × 222.8 EXISTING SPOT GRADE
- 200 PROPOSED GRADING
- --- PROPERTY LINE / RIGHT OF WAY
- --- PROPOSED ROAD CENTERLINE
- --- PROPOSED CURB
- --- EDGE OF WETLAND
- --- 100' WETLAND BUFFER
- --- PROPOSED HOUSE AND DRIVE



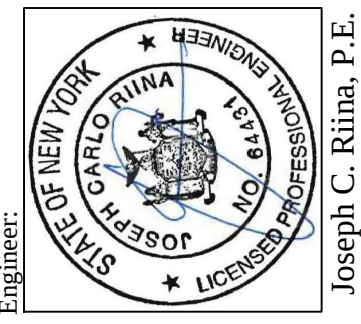
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	1	11/9/15	Town Comments

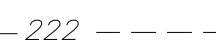
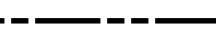
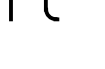
SCALE: 1" = 30'	DRAWN BY: TK	DATE: 9/25/15
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SIGHT DISTANCE PLAN

SITE PLAN
PREPARED FOR
PARTH KNOLLS LLC.
87 HAWKES AVENUE
Town of Ossining
Westchester County, NY

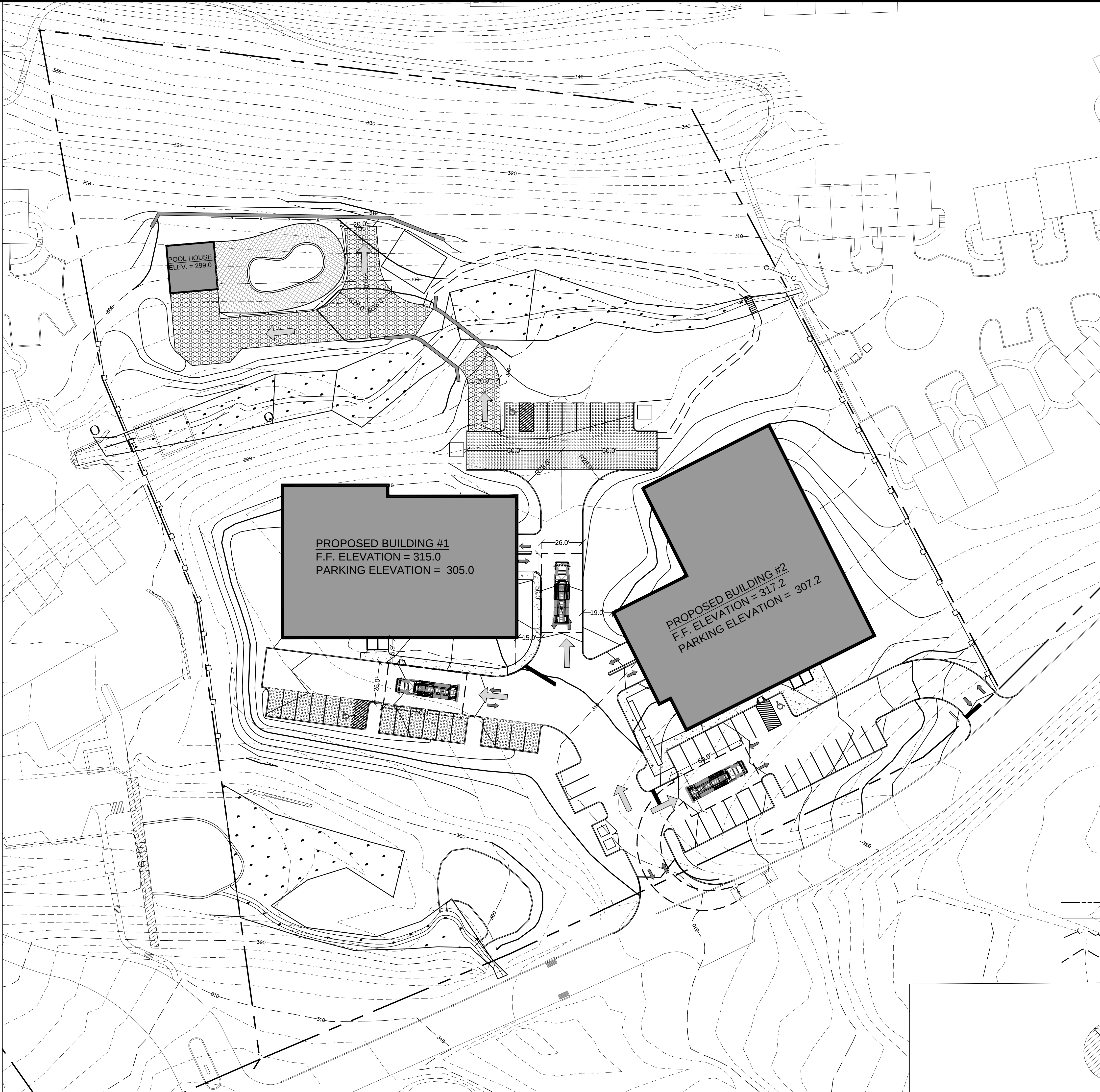
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C-106

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LEGEND	
	EXISTING GRADING
	EXISTING SPOT GRADE
	PROPOSED GRADING
	PROPERTY LINE / RIGHT OF WAY
	EDGE OF WETLAND
	100' WETLAND BUFFER
	PROPOSED BUILDING AND DRIVE
	EXISTING TREE TO BE PROTECTED
	EXISTING TREE TO BE REMOVED

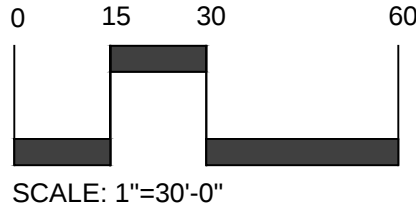
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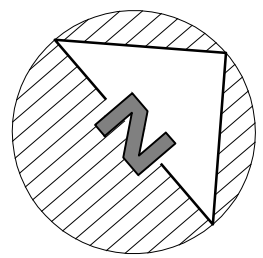


LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED CURB
- - - EDGE OF WETLAND
- - - 100' WETLAND BUFFER



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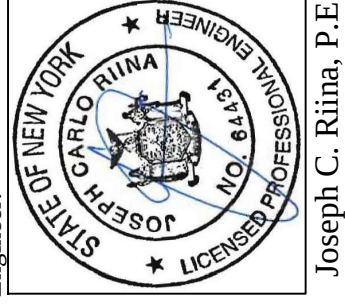
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NYS Lic. No. 64431

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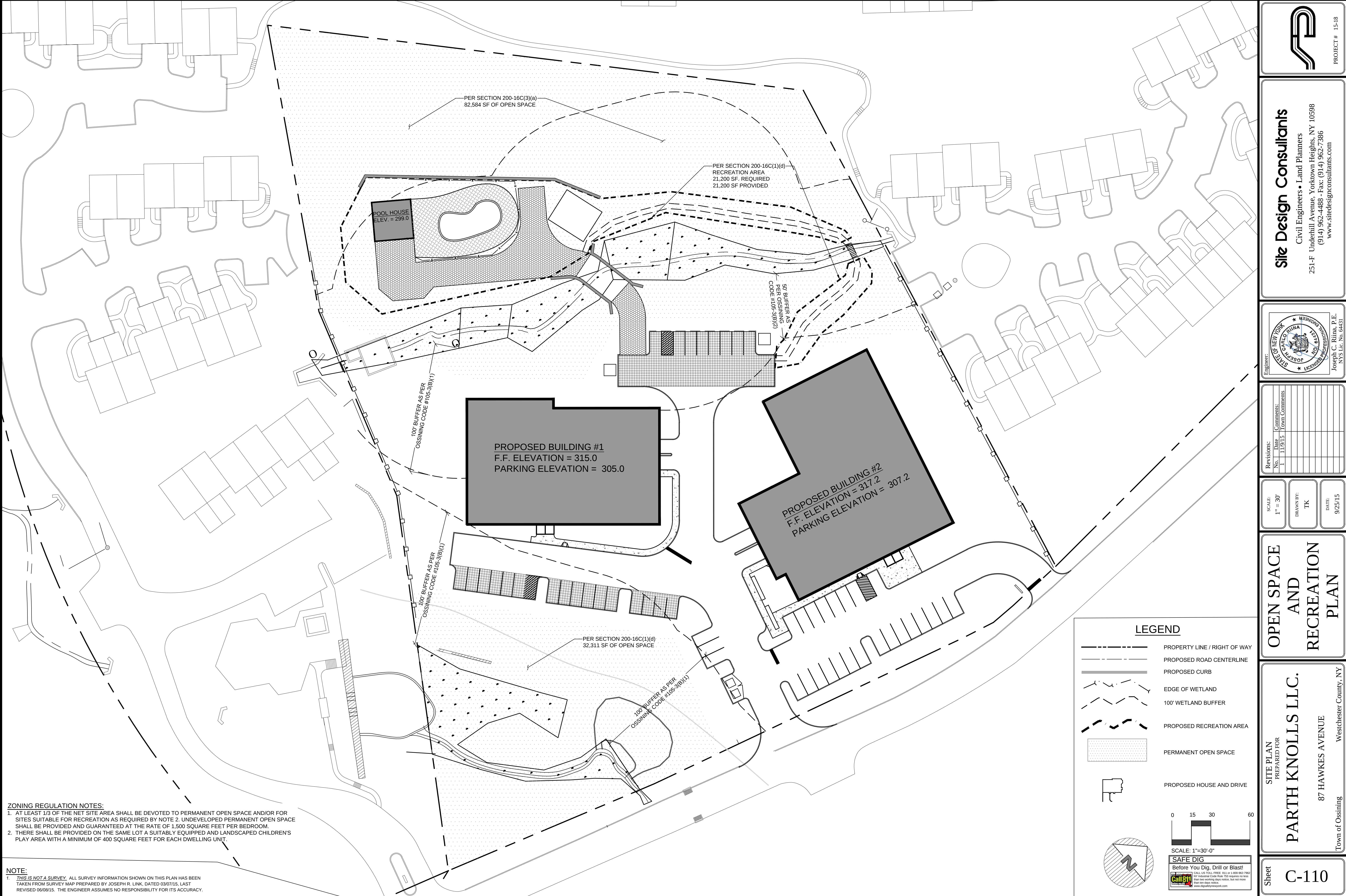
87 HAWKES AVENUE

Town of Ossining

Westchester County, NY

Sheet
C-108

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ZONING REGULATION NOTES:
1. AT LEAST 1/3 OF THE NET SITE AREA SHALL BE DEVOTED TO PERMANENT OPEN SPACE AND/OR FOR SITES SUITABLE FOR RECREATION AS REQUIRED BY NOTE 2. UNDEVELOPED PERMANENT OPEN SPACE SHALL BE PROVIDED AND GUARANTEED AT THE RATE OF 1,500 SQUARE FEET PER BEDROOM.
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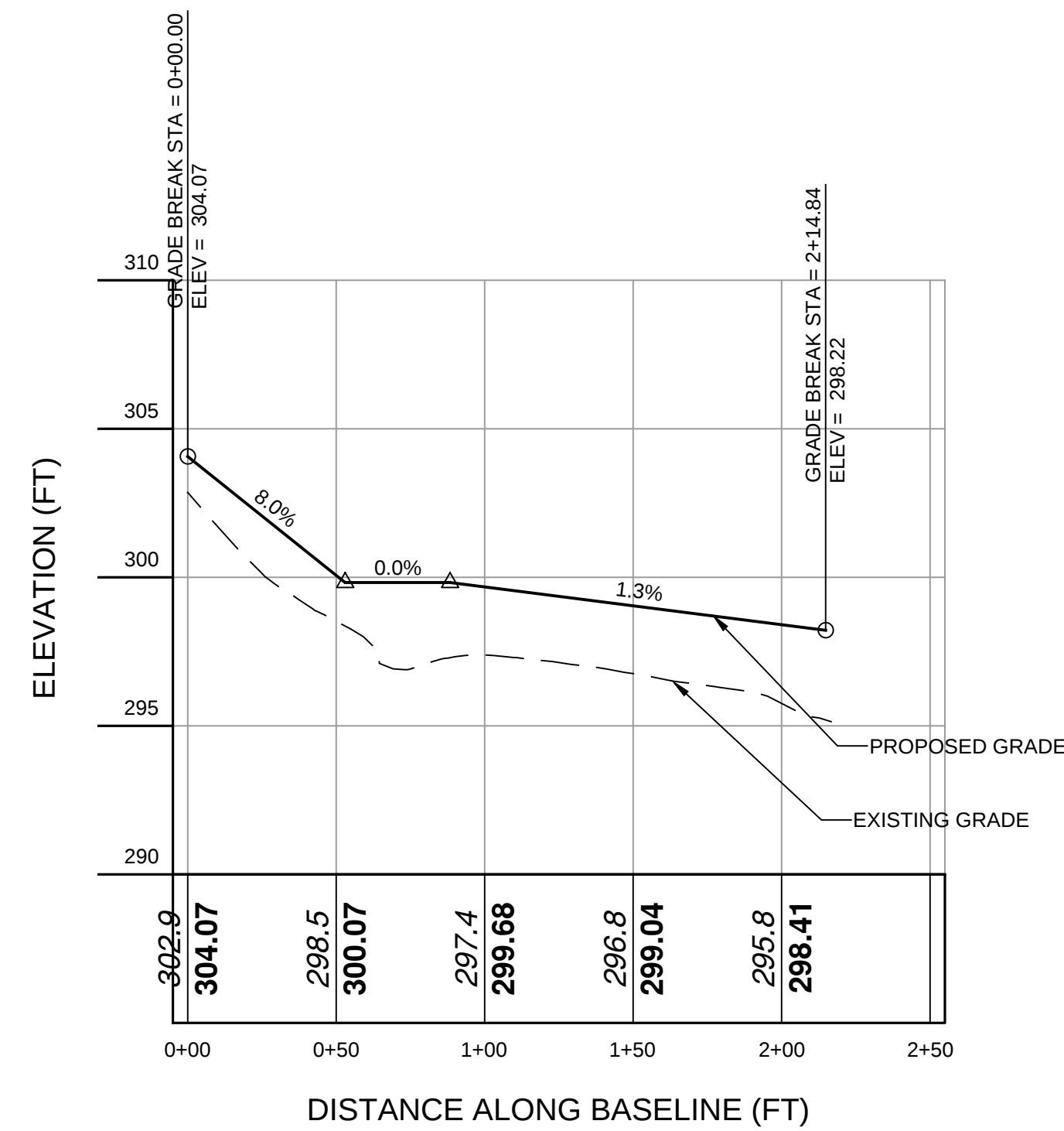
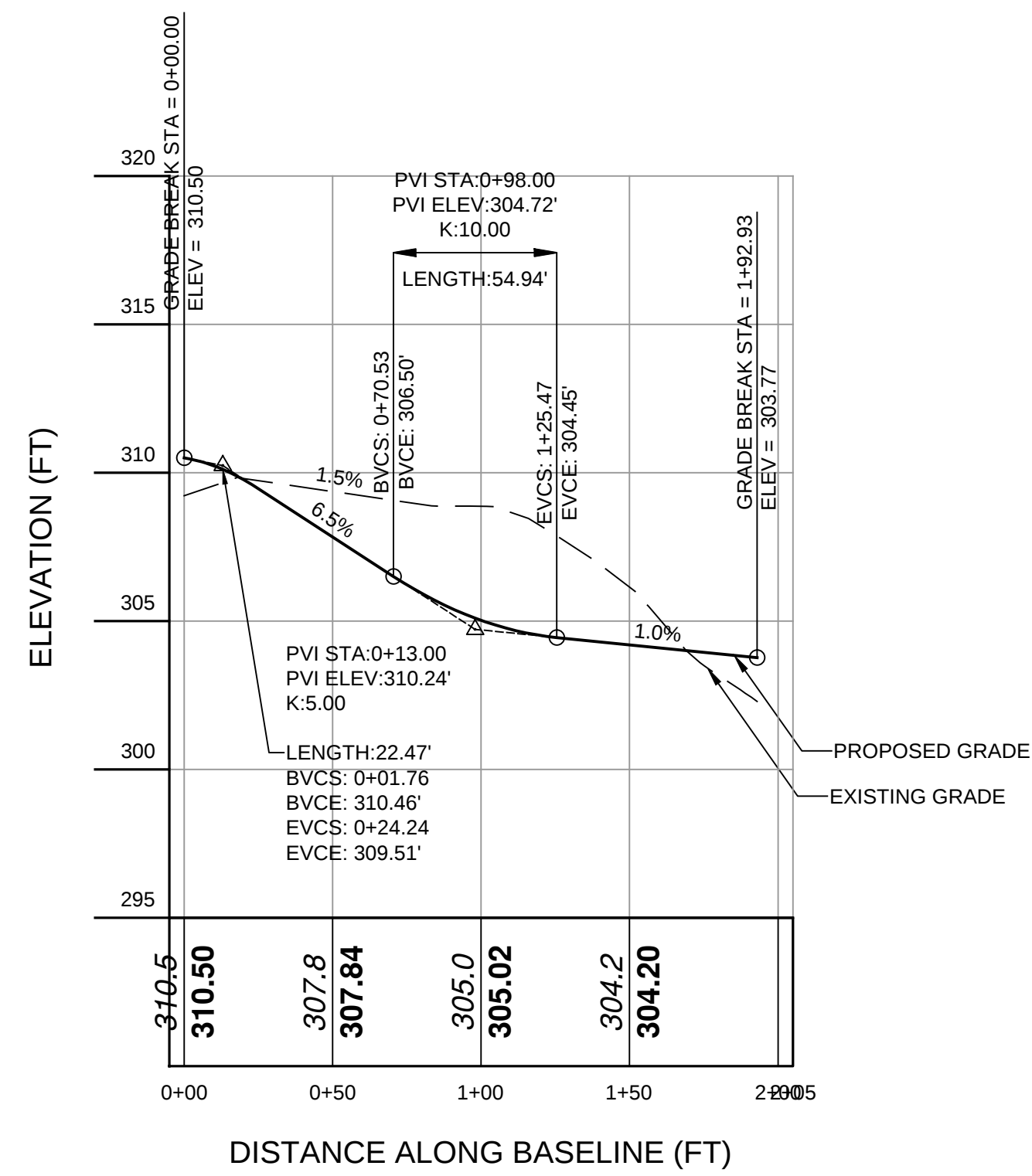
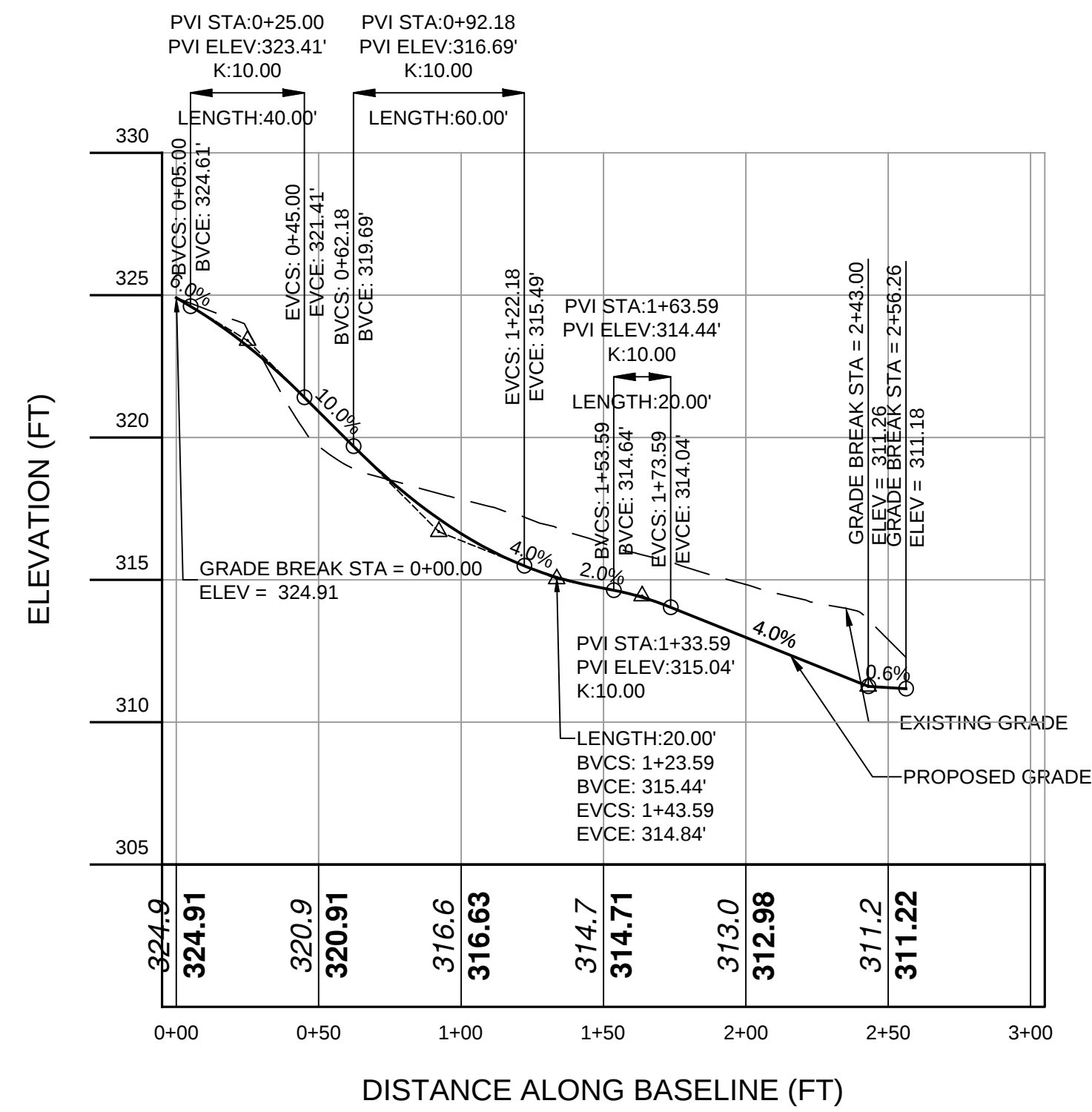
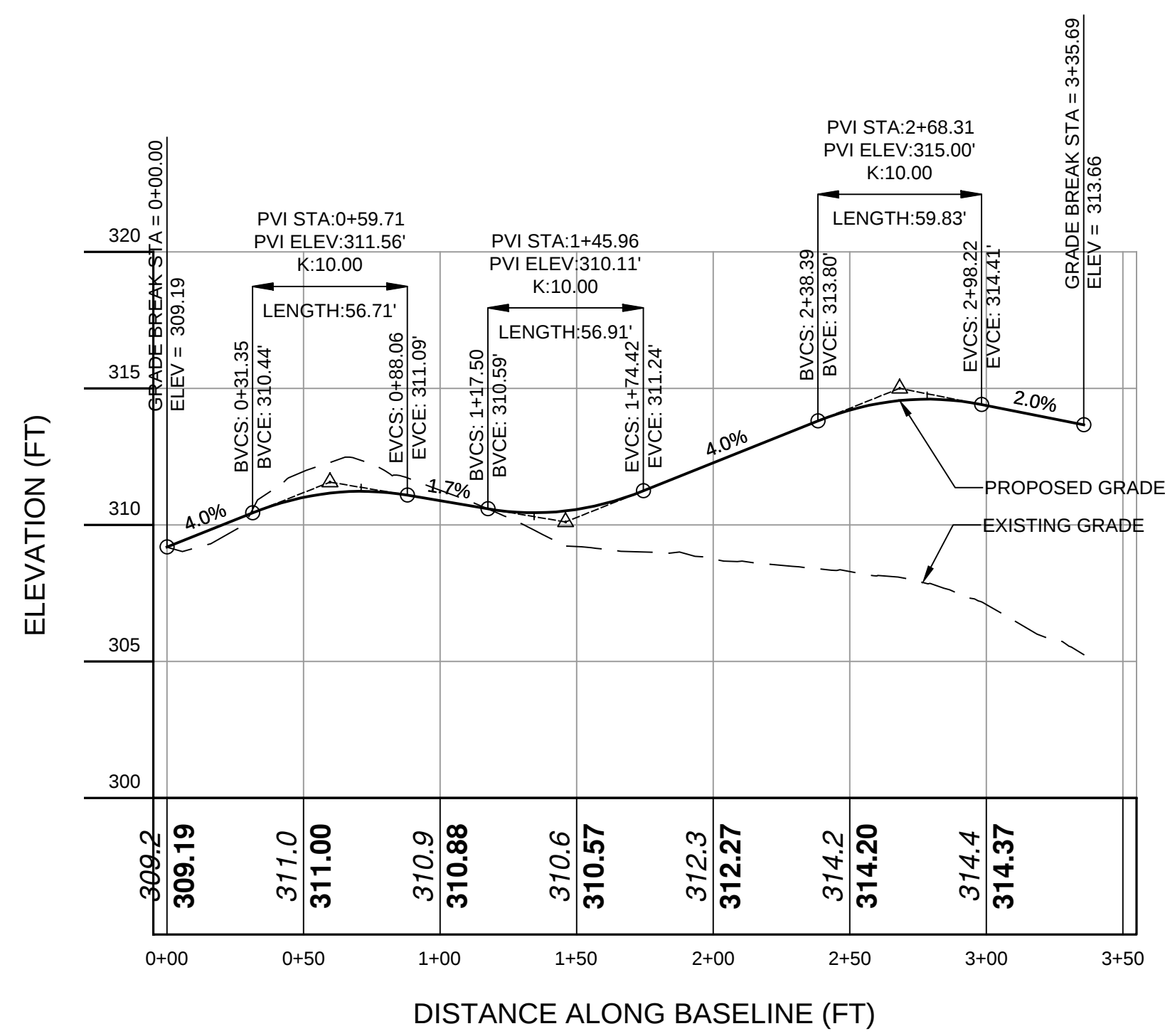
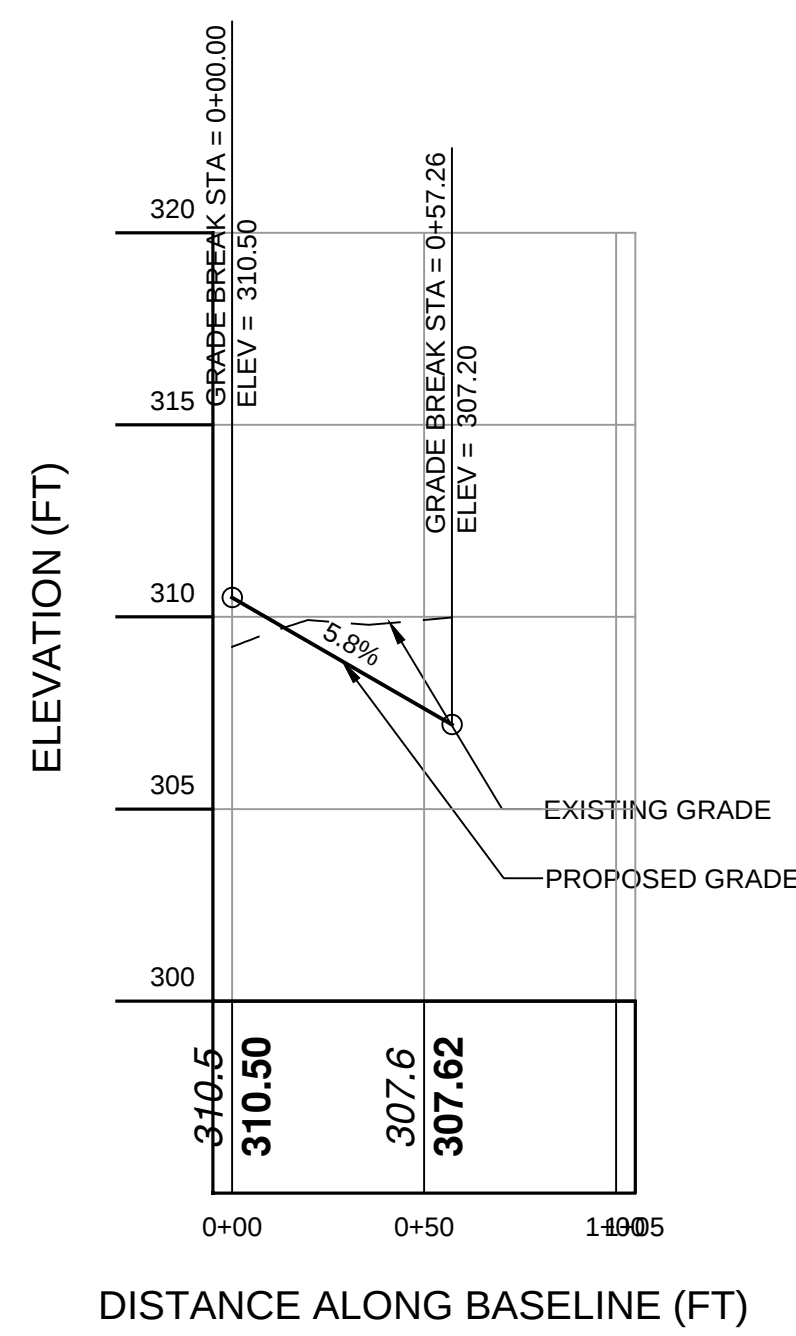
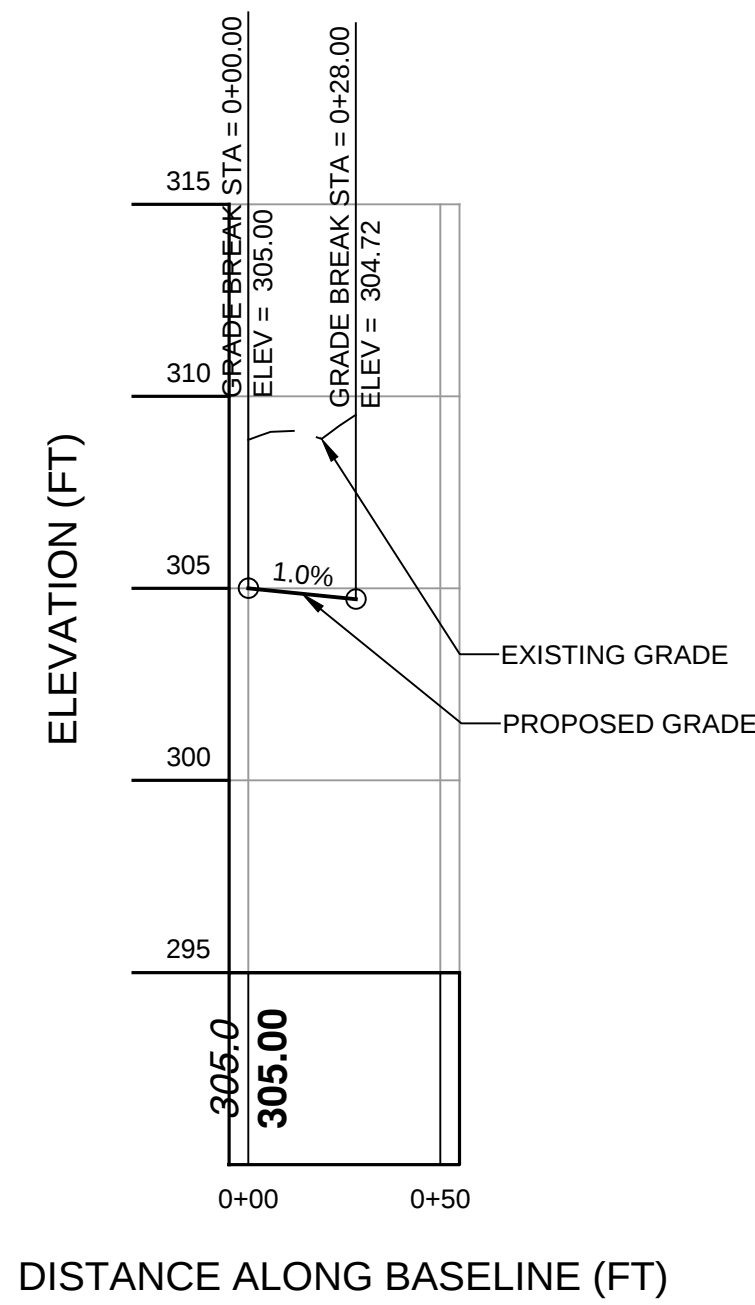
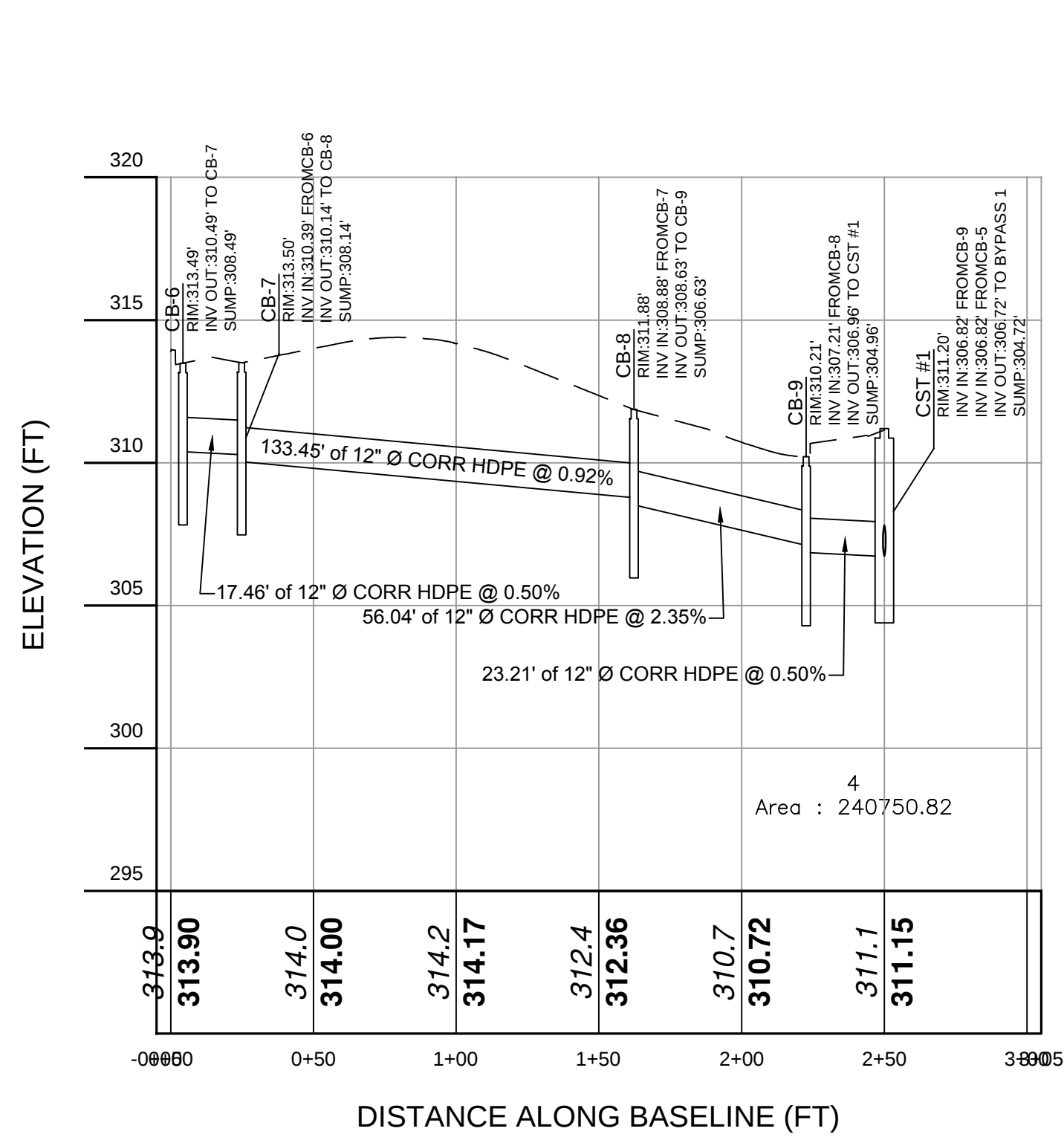
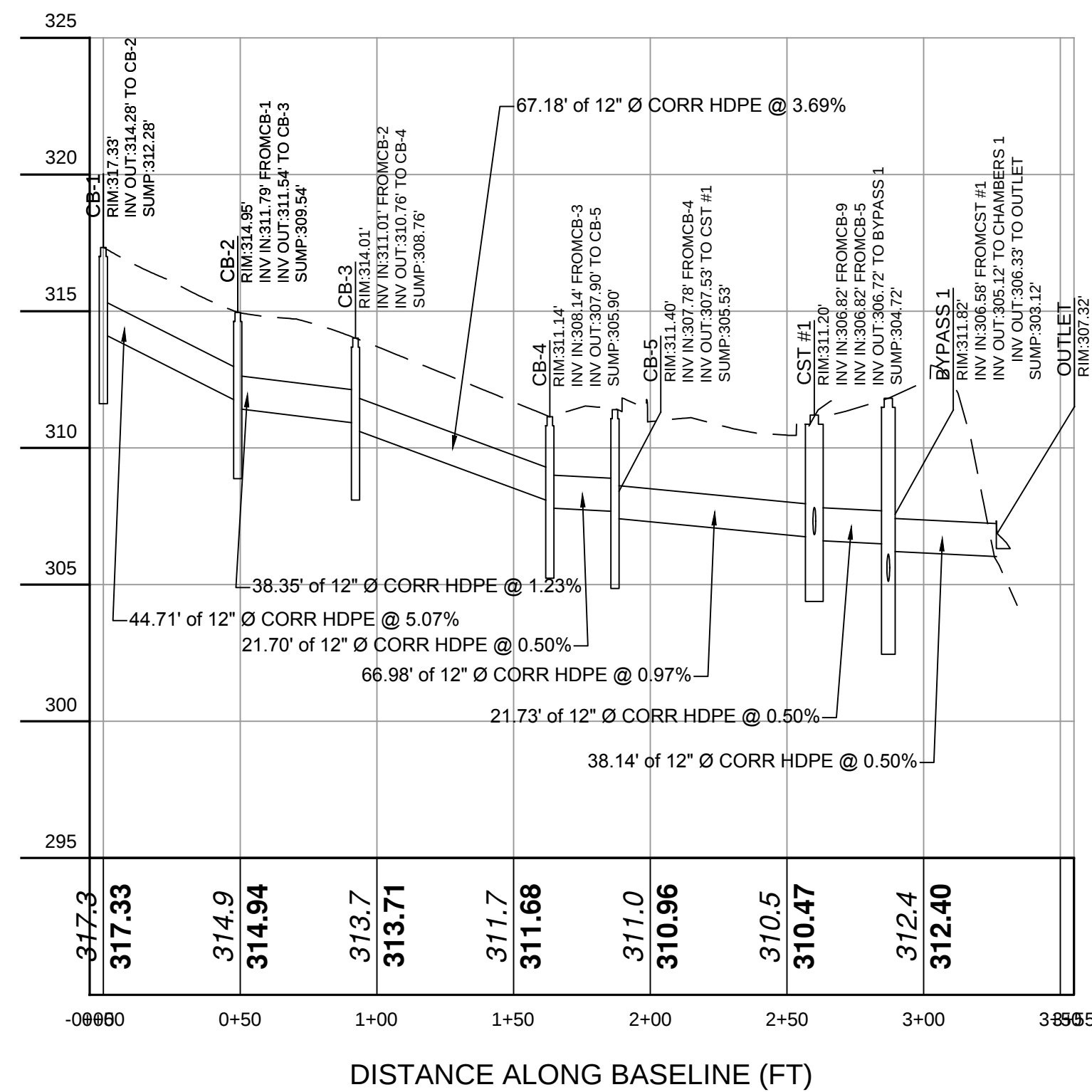
SCALE: 1" = 30'	DRAWN BY: TK	DATE: 9/25/15
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**OPEN SPACE
AND
RECREATION
PLAN**

SITE PLAN
PREPARED FOR
PARTH KNOLLS LLC.
87 HAWKES AVENUE
Town of Ossining
Westchester County, NY

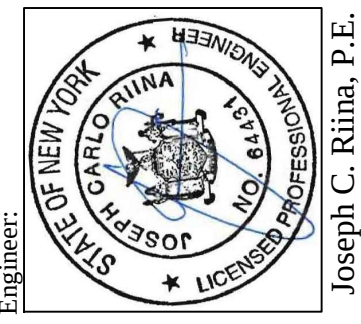
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SITE PLAN
PREPARED FOR

PARTH KNOLLS LLC.

87 HAWKES AVENUE

Town of Ossining

Westchester County, NY

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