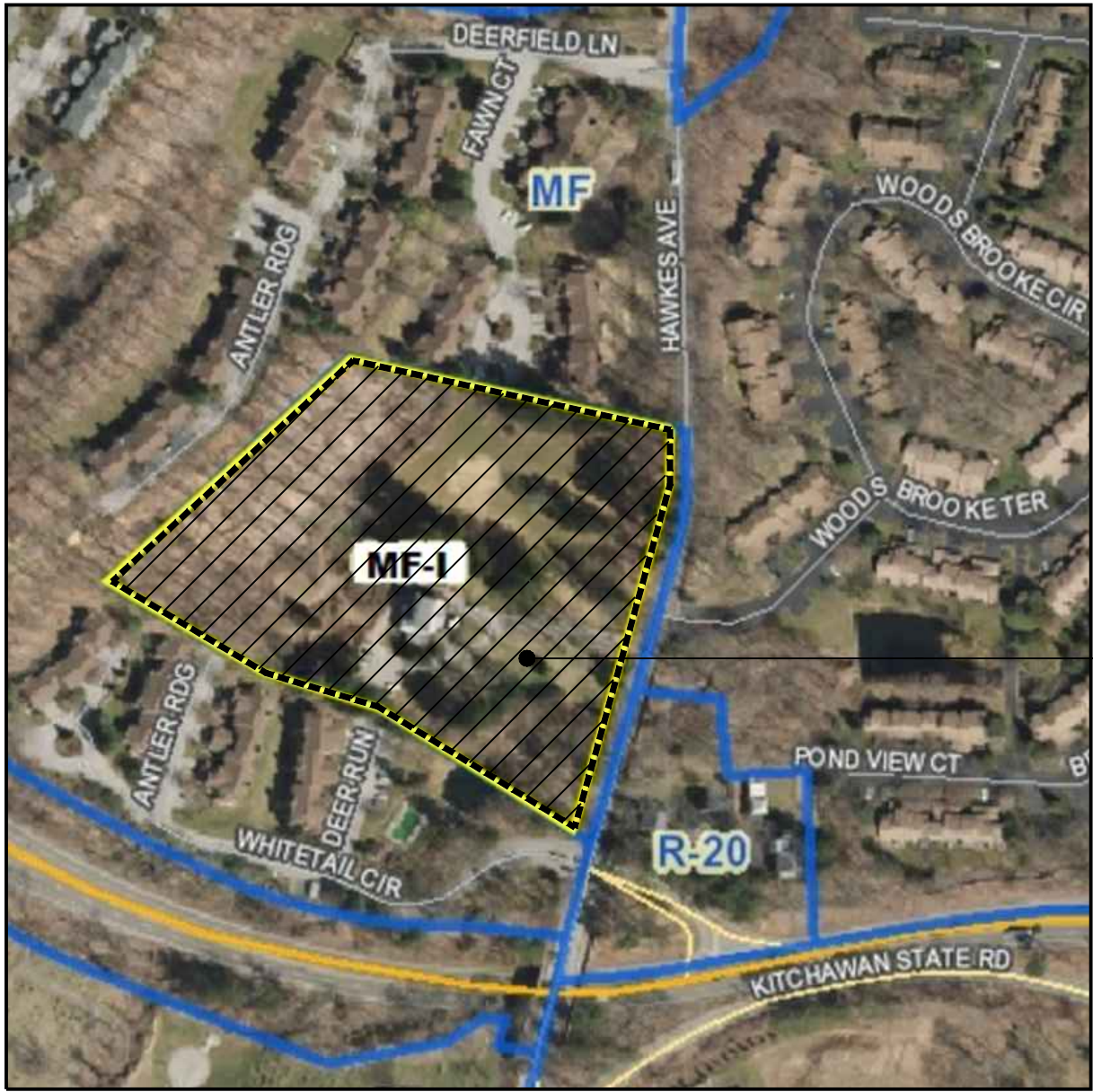


NEW RESIDENTIAL DEVELOPMENT

PARTH KNOLLS, LLC.

87 HAWKES AVENUE OSSINING, NEW YORK 10562

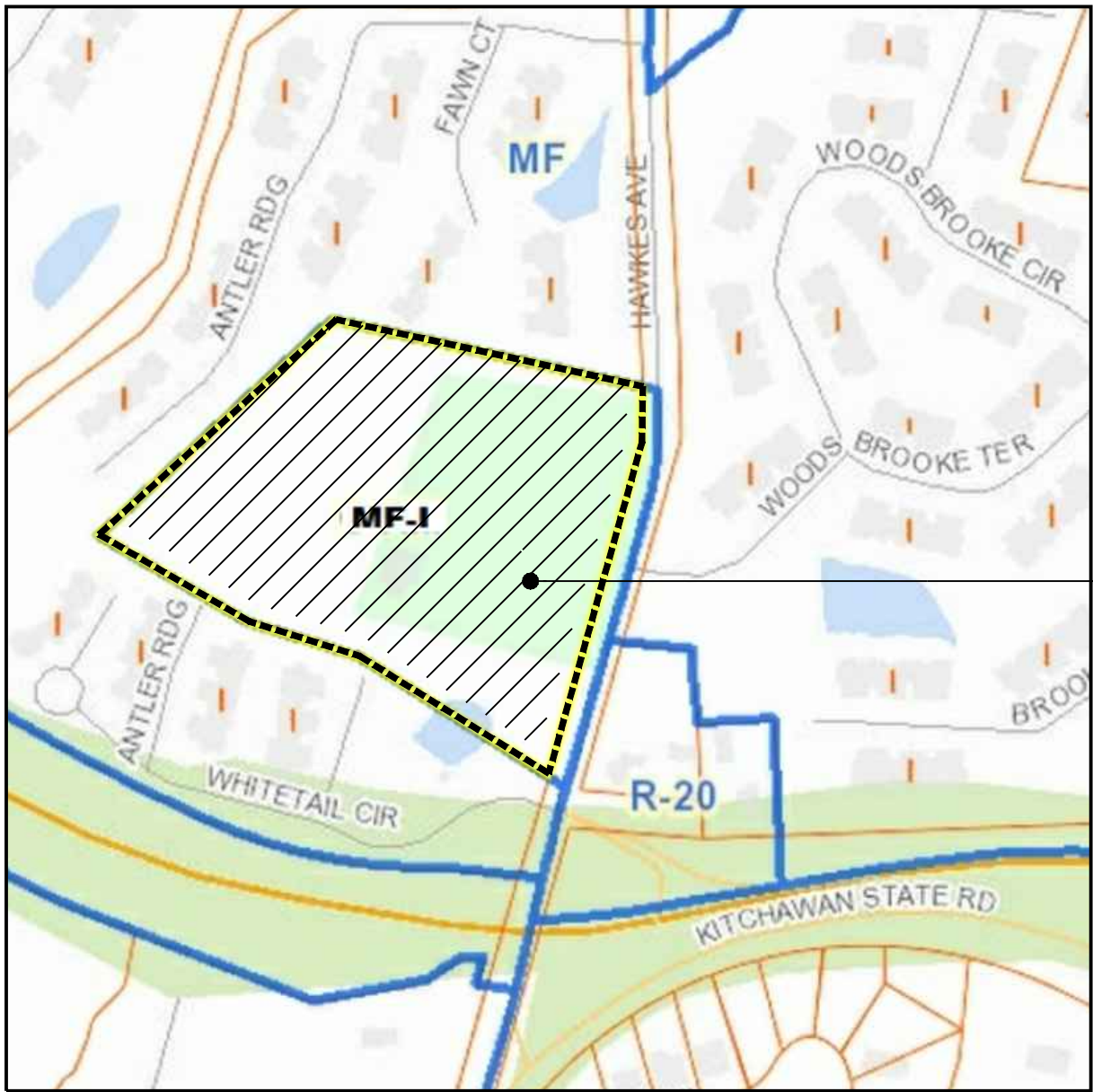
AERIAL VIEW



SITE

NTS

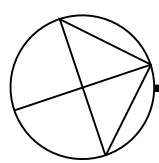
LOCATION MAP



SITE

NTS

EXISTING SITE PLAN

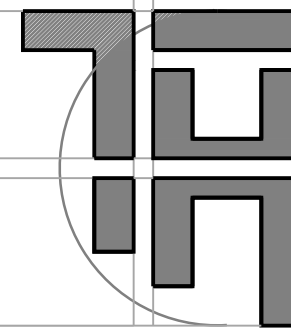


EXISTING SITE PLAN

1"=60'-0"



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SHEET TITLE
TITLE SHEET
JOB TITLE
NEW RESIDENTIAL DEVELOPMENT
PARTH KNOLLS, LLC.
87 HAWKES AVENUE
OSSINING, NEW YORK 10562

SCALE
AS SHOWN
REVISED
JULY 8, 2015
REV. #1
JULY 22, 2015
JOB NO.
15034
DRAWING
T1

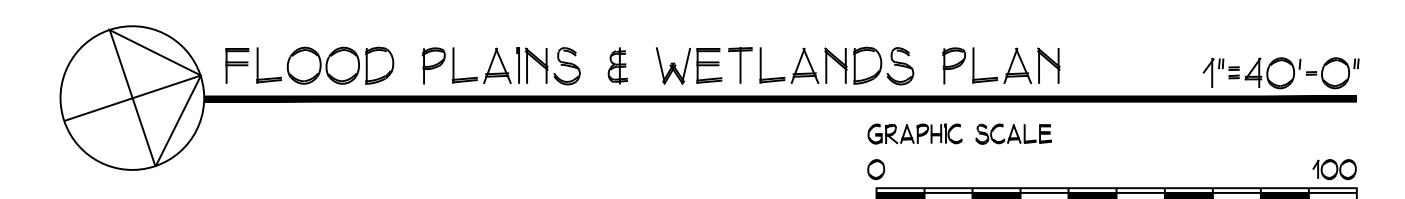
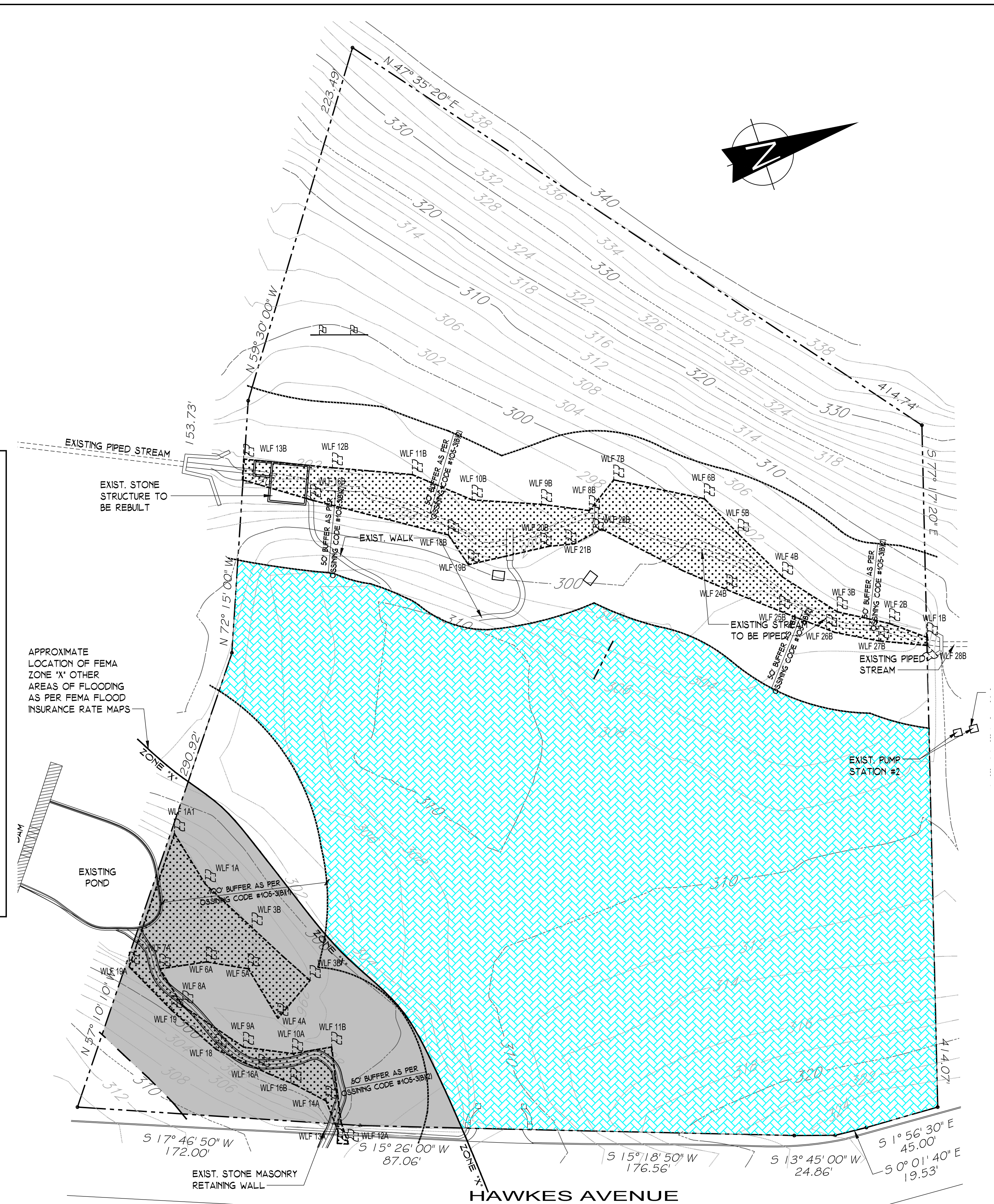
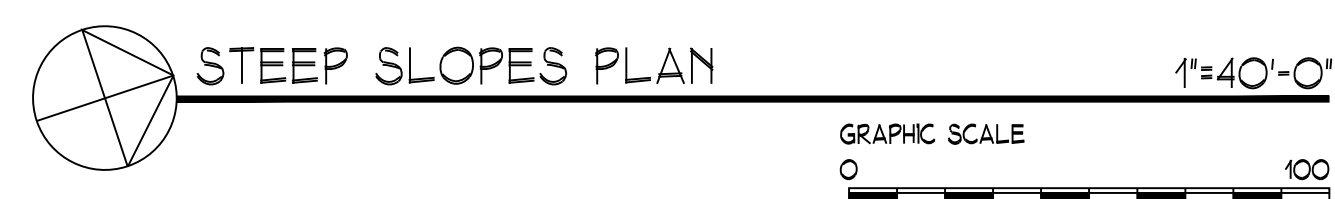
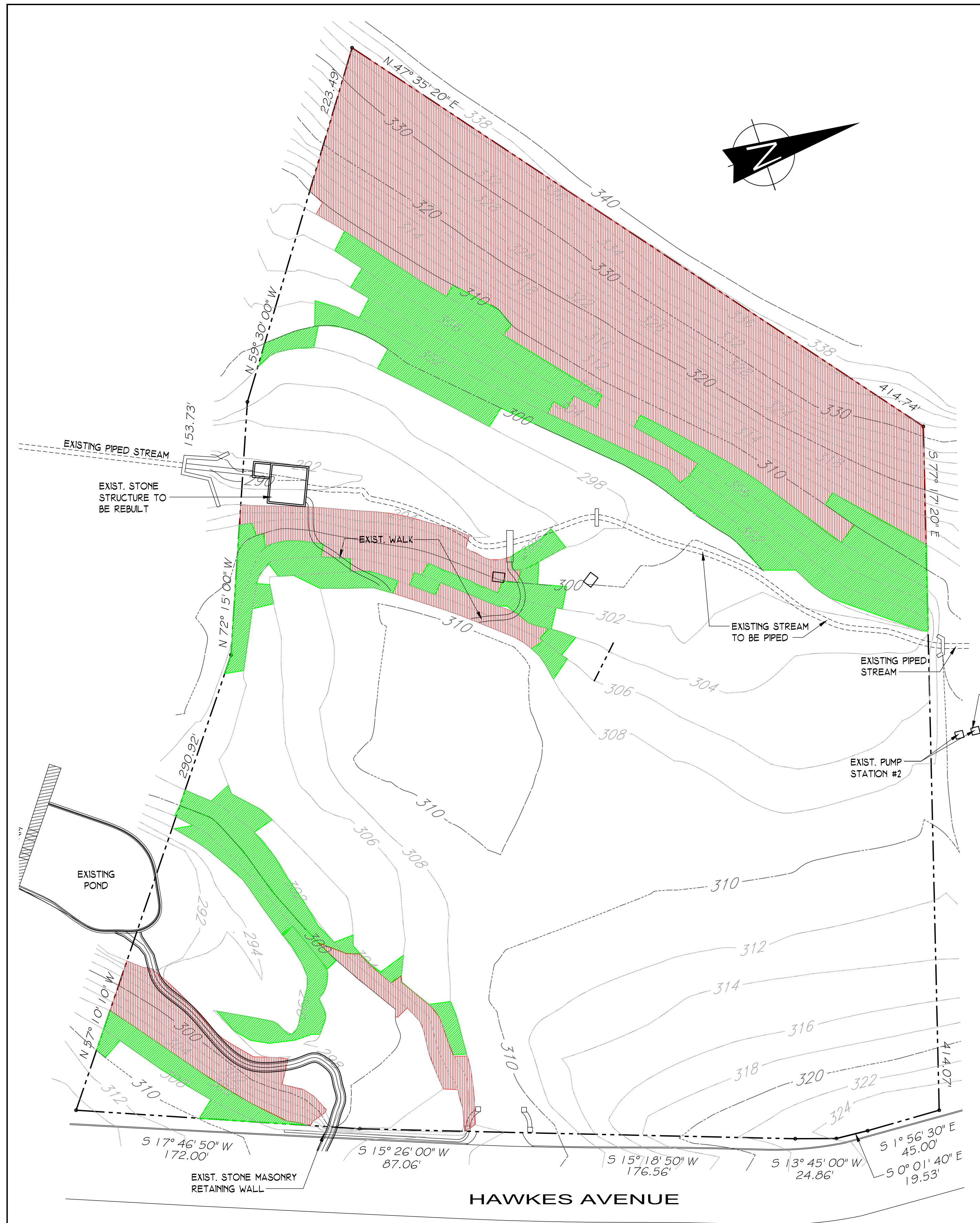
ZONING DATA

ZONING DATA					
TAX MAP DESIGNATION:		SECT. 80.20		BLOCK 1 LOT 15	
ZONING DISTRICT:		MF-1		MULTIFAMILY -NN DISTRICT	
		MINIMUM REQMENTS	EXISTING	PROPOSED	VARIANCE REQUESTED
LOT AREA	SQ. FT.	40,000	240,751	NO CHANGE	--
WIDTH	FT.	150	--	522.25'	--
MIN. FRONT YARD	FT.	50	--	50	--
ONE SIDE YARD	FT.	50	--	50	--
BOTH SIDE YARDS	FT.	100	--	100	--
REAR YARD	FT.	40	--	185	--
MINIMUM SPACES PARKING REQUIREMENTS	PARKING				
	OFF-STREET PARKING	106	--	107	--
	MAXIMUM PERMITTED				
BUILDING HEIGHT	STY./FT.	25/35	--	2,4/33	--
BUILDING COVERAGE	%	20	--	13	--

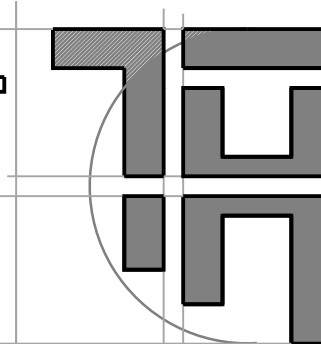
Article VI.					
Section 200.33 Affordable Housing (BMR)					
Section 200.34 Required 10% of the number of Dwelling units					
More than 5, but fewer than 10 acres 30%					
Maximum permitted Density Bonus					
Calculation: Dwelling 41 Aptm 41					
1/2 of the units received must be BMR					
Density Bonus	Density Bonus	(x)	30%		
	Number of Dwelling units	12.3			
	Rounded Number of Dwelling units	12	12		
Total number of units with density Bonus 53					
1/2 of the Bonus Units received must be BMR 6					
General Description of Project					
Number of Multifamily Units					
Type	Non-BMR	BMR Units	Total Units	Bedrooms	Unit Ratio
One (1) B/R	31	10	41	41	77%
Two (2) B/R	10	2	12	24	23%
Total Dwelling Units	41	12	53	65	100%
Section 200.29					
Parking & loading					
2 for each dwelling unit plus 0.5 for each bedroom Total					
more than 2 bedrooms Regular Apts BMR Apts Parking					
Dwelling Units 41 12					
Parking per Dwelling Unit (x) 2 (x) 2					
Total Parking spaces required 62 24 106					
Building Height					
Stories	2 1/2				
Feet	35'				
Design	Colonial				

LIST OF DRAWINGS

T1 TITLE SHEET
S1 STEEP SLOPES, WETLANDS & FLOOD PLANS
S2 PROPOSED SITE PLAN



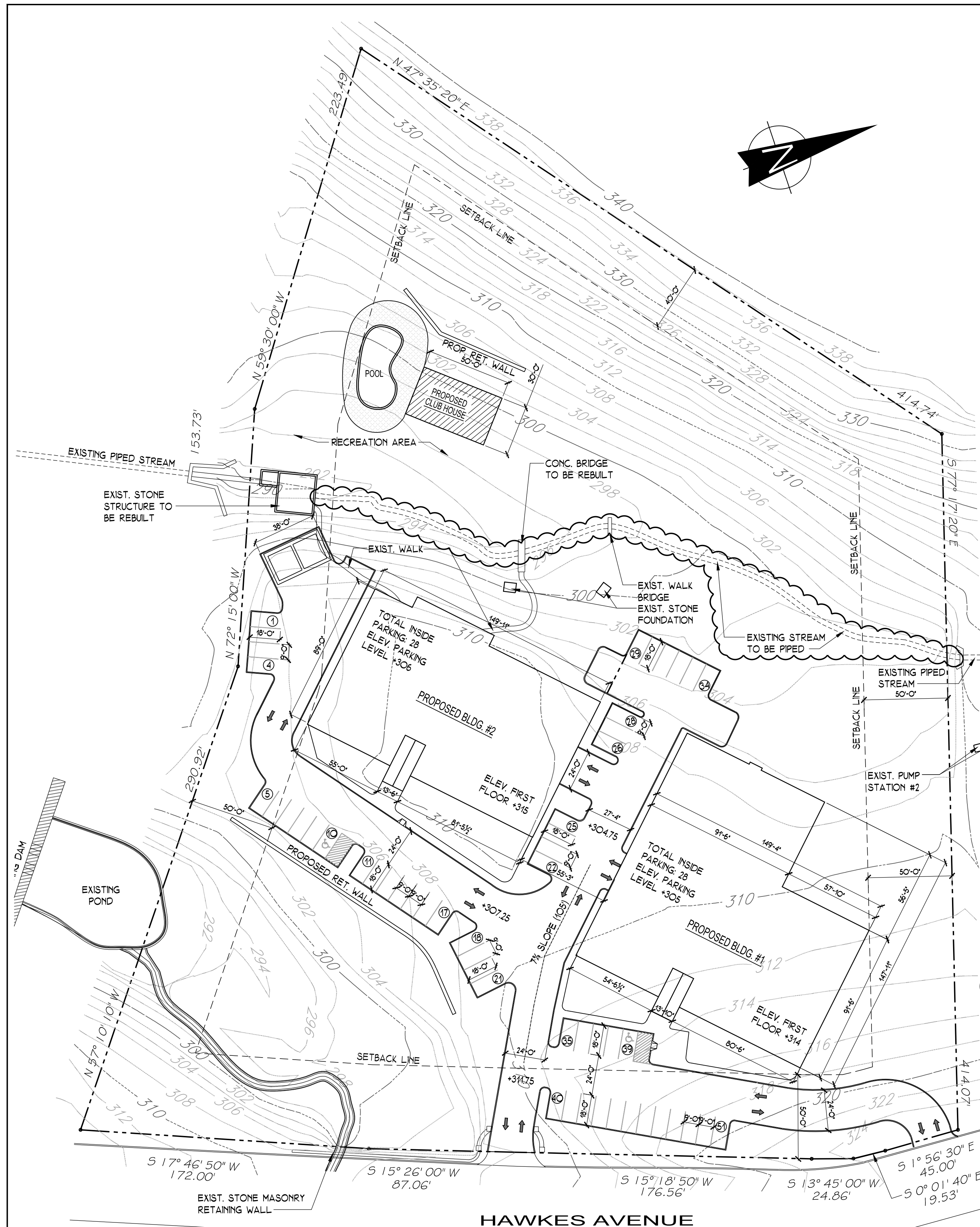
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STEEL TILES
STEEL SLOPES, WETLANDS & FLOOD PLANS
NEW RESIDENTIAL DEVELOPMENT
PARTH KNOLLS, LLC.
87 HAWKES AVENUE
OSSING, NEW YORK 10562

SCALE AS SHOWN
REVISED JULY 8, 2015
REV. #1 JULY 22, 2015
JOB NO. 15034
DRAWING S1



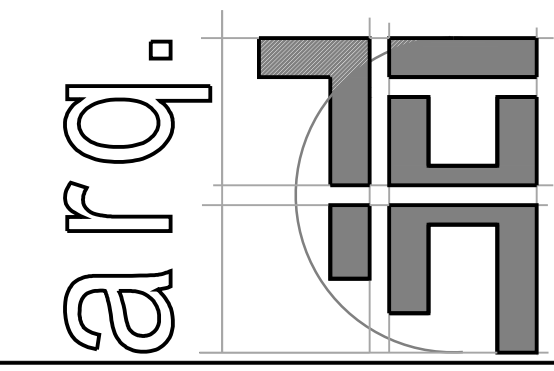
LEGEND

- EXISTING SITE
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SITE
- PROPOSED RET. WALL
- FLOOD AREA
- FLAGGED WETLANDS PER J.R.L. LAND SURVEYOR DATED: JUNE 8, 2015
- WETLAND BUFFER
- WETLAND AREA
- FLOOD PLAIN AREA

NOTE: PROPOSAL TO ELIMINATE LIFT PUMP EXISTING STATION #2 AND CREATE EASEMENT FOR SANITARY SEWER LINE TO CONNECT TO EXISTING LIFT PUMP STATION #1

PROJECT DATA	
PROJECT:	NEW RESIDENTIAL DEVELOPMENT
OWNER:	PARTH KNOLLS, LLC
LOCATION:	87 HAWKES AVENUE OSSING NEW YORK 10562
TAX MAP DESIGNATION:	SECT. 80.20 BLOCK 1 LOT 15
ZONING DISTRICT:	MF-1 MUTIFAMILY -NN DISTRICT
BUILDING #1	43,250 SQFT 6 2-BEDROOM APARTMENTS 24 1-BEDROOM APARTMENTS 28 PARKING SPACES AT LOWER LEVEL
BUILDING #2	33,500 SQFT 6 2-BEDROOM APARTMENTS 17 1-BEDROOM APARTMENTS 28 PARKING SPACES AT LOWER LEVEL
TOTAL	53 APARTMENTS (41 1-BEDROOMS +12 2-BEDROOMS) 76,750 SQFT 107 PARKING SPACES





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SHEET TITLE		SCALE	
PROPOSED SITE PLAN		AS SHOWN	
DRAWN	DATE	REVISED	JOB NO.
JGT	JUNE 15, 2015	JULY 8, 2015	15034
JOB TITLE		REV. #1	DRAWING
NEW RESIDENTIAL DEVELOPMENT PARTH KNOLLS, LLC. 87 HAWKES AVENUE OSSING, NEW YORK 10562		JULY 22, 2015	S2