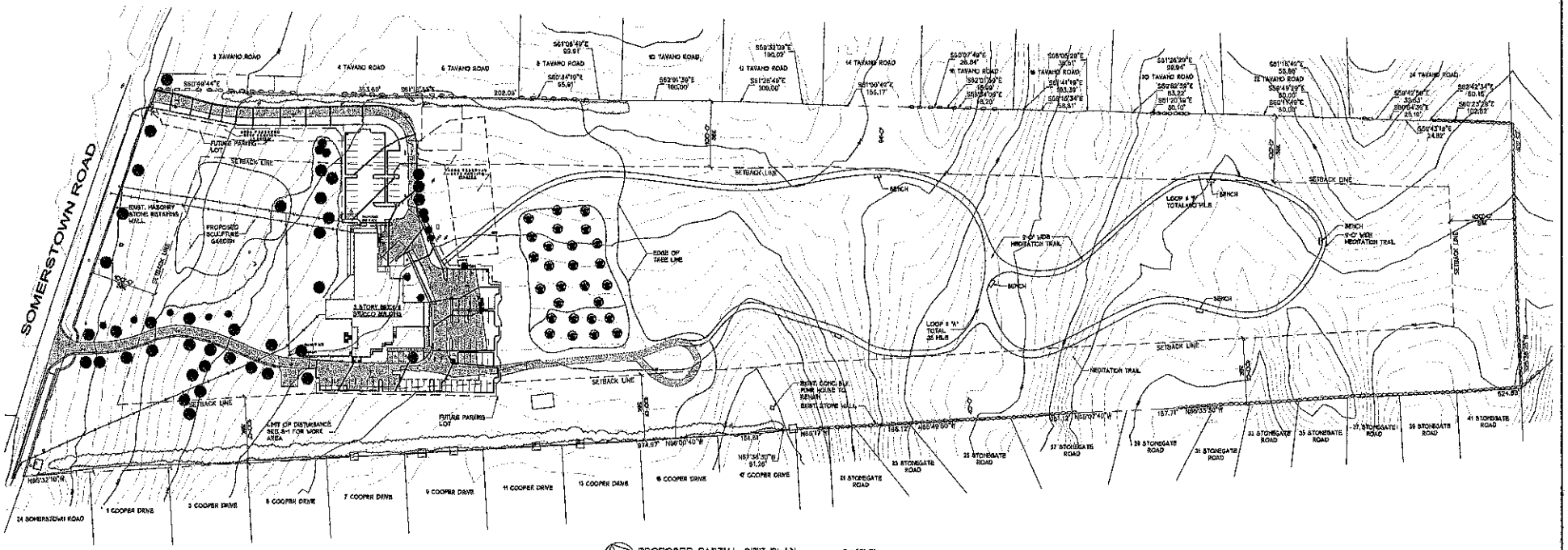
NEW ARTS CENTER
BETHANY ARTS COMMUNITY
40 SOMERSTOWN ROAD
OSSINING, NEW YORK 10562

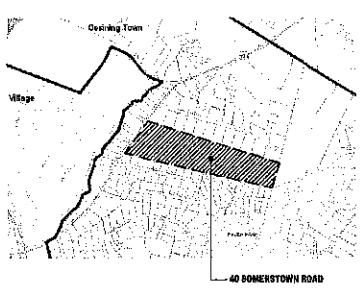
SITE PLAN



PROPOSED PARTIAL SITE PLAN 1" = 50'-0"

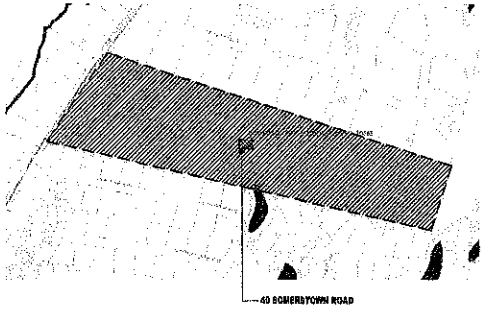
SITE INFORMATION IS BASED ON A SURVEY PREPARED BY INSITE ENGINEERING, SURVEYING LANDSCAPE ARCHITECTURE, P.C. DATED JULY 29, 2015 FOR BETHANY ARTS COMMUNITY INC.

AERIAL MAP



TAX MAP

STEEP SLOPE MAP



ZONING DATA

ZONING DATA

TAX MAP DESIGNATION SECT. 10.10 BLOCK 3 LOT 17

ZONING DISTRICT: R-40 ONE-FAMILY RESIDENCE DISTRICT

		MINIMUM REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
LOT AREA	ACRES	2	24.2	NO CHANGE	
WIDTH	FT.	N/A	180'	NO CHANGE	
MIN. FRONT YARD	FT.	100'	36.4'	NO CHANGE	
ONE SIDE YARD	FT.	100'	140'	NO CHANGE	
BOTH SIDE YARDS	FT.	300'	350'	NO CHANGE	
REAR YARD	FT.	100'	1678'	NO CHANGE	
IMPERVIOUS	SQ. FT.	-	57,354	57,373	
		MAXIMUM PERMITTED			
BUILDING HEIGHT	STY./FT.	2.5/35'	3/43.29'	NO CHANGE	
BUILDING COVERAGE	%	20	1.164	NO CHANGE	

*** SEE DRAWING, SE-1 FOR PARKING CALCULATIONS

DRAWING LIST

DRAWING LIST

- S-1 PROPOSED PARTIAL SITE PLAN
- S-2 PROPOSED SITE PLAN & DETAILS
- S-3 PROPOSED LANDSCAPING PLAN
- S-4 PARTIAL SITE PLAN-LIGHTING PLAN
- SX-1 PROPOSED FLOOR PLANS AND PARKING TABULATION
- SX-2 PROPOSED FIRST FLOOR PLAN
- C-1 STORMWATER MANAGMENT PLAN
- C-2 STORMWATER MANAGMENT PLAN-DETAILS
- SD-1 SIGHT DISTANCE PLAN

arq.

ARQ, HT, LLC.
DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS
1 ELL RIVER RESERVE
100 SUBURBAN BLVD, SUITE 200
CHARLES, NY 10501
TEL 845-857-7 FAX 845-857-8

DRAWN: PCF/SC JEH/JGT
DATE: MARCH 3, 2016

TITLE SHEET, MAPS & ZONING DATA

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

AS SHOWN
10-31-2016
6004
T-1