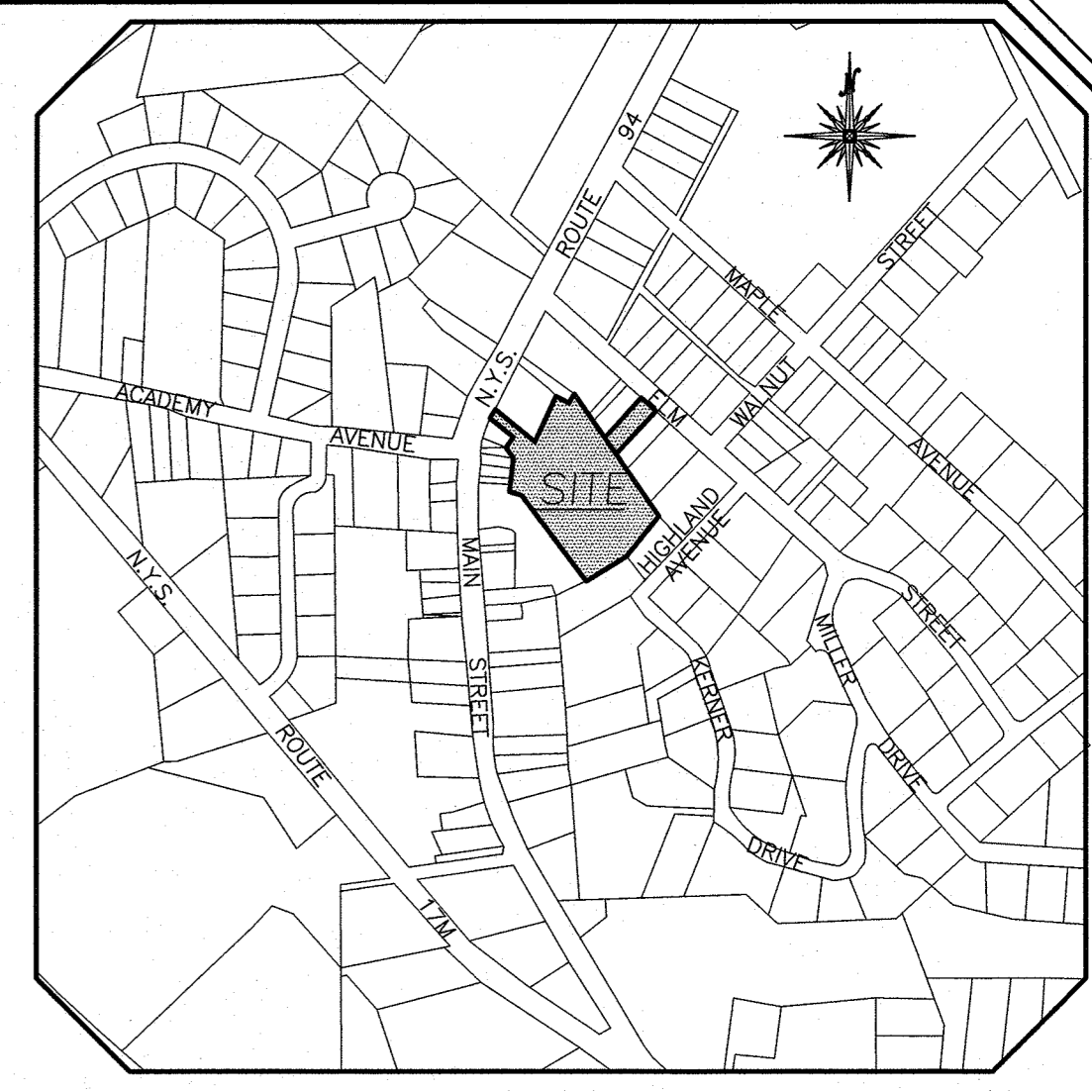
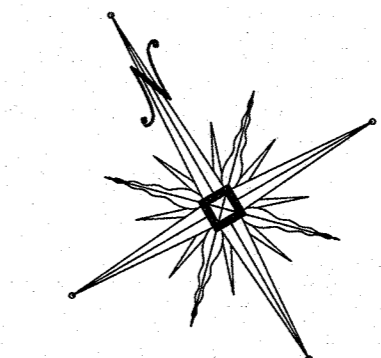
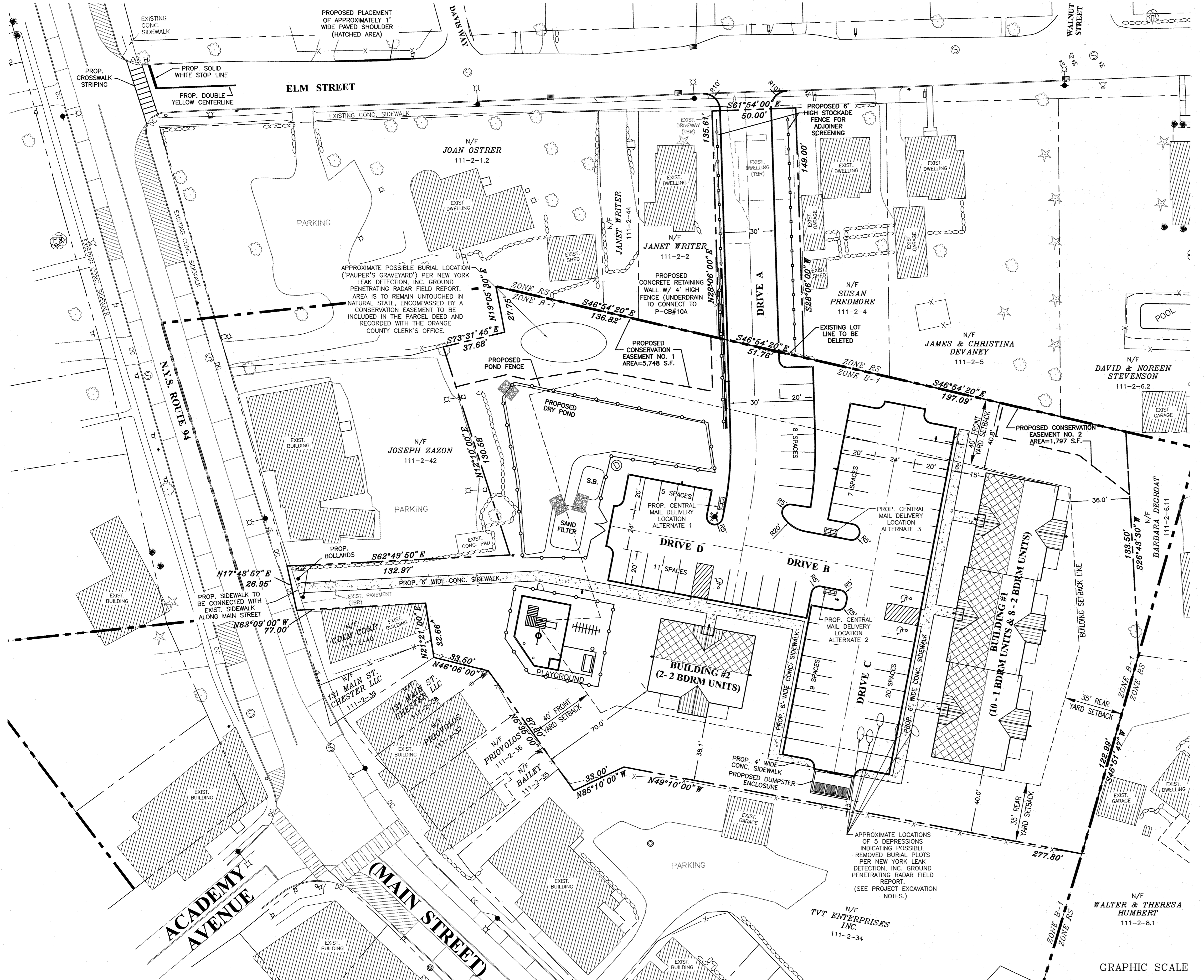


# ELMWOOD PARK APARTMENTS

VILLAGE OF CHESTER  
ORANGE COUNTY, NEW YORK



LOCATION MAP  
SCALE: 1"=1,000'

- LEGEND:**
- PROPERTY BOUNDARY
  - EXISTING UTILITY POLE
  - EXISTING LIGHT POLE
  - EXISTING LIGHT POLE TO BE RELOCATED
  - EXISTING SANITARY MANHOLE
  - EXISTING CATCH BASIN
  - EXISTING STORM MANHOLE
  - EXISTING ELECTRIC MANHOLE
  - EXISTING UTILITY BOX
  - EXISTING WATER VALVE
  - EXISTING GAS VALVE
  - EXISTING HYDRANT
  - EXISTING TRAFFIC LIGHT POLE
  - EXISTING SIGN
  - EXISTING OVER HEAD WIRE
  - PROPOSED LIGHT POLE
  - PROPOSED FENCE

**PLAN INDEX**

SHEET NO.	TITLE
1	SITE PLAN
2	SURVEY SHEET
3	UTILITY PLAN
4	GRADING PLAN
5	EROSION & SEDIMENT CONTROL PLAN
6	EROSION & SEDIMENT CONTROL DETAILS
7	LANDSCAPE PLAN
8	LIGHTING PLAN
9	PROFILES
10	SITE DETAILS
11	WATER & SEWER DETAILS
12	STORMWATER DETAILS

**DENSITY CALCULATIONS FOR APARTMENTS:**

DENSITY FOR 1 & 2 BEDROOM UNITS = 8 UNITS PER ACRE (UPA)  
TOTAL AREA = 2.6 acres  
2.6 ACRES x 8 UNITS/ACRE = 20.8 UNITS  
TOTAL NUMBER OF UNITS ALLOWED = 21  
TOTAL NUMBER OF UNITS PROPOSED = 20

**PARKING CALCULATIONS:**

UNIT TYPE	SPACES PER UNIT	TOTAL SPACES
10 (1) BEDROOM UNITS	2 SPACES PER UNIT	20 SPACES
10 (2) BEDROOM UNITS	2.5 SPACES PER UNIT	25 SPACES
ALL PROPOSED UNITS	0.75 SPACES PER UNIT	15 SPACES
MIN. NUMBER OF SPACES REQUIRED		60 SPACES
TOTAL NUMBER OF SPACES PROVIDED		60 SPACES

**BULK REQUIREMENTS**

ZONE B-1 (ALLOWS RM AS A PERMITTED USE)  
ZONE RM (RESIDENTIAL-MULTIPLE DWELLINGS)  
USE GROUP MULTIPLE DWELLINGS, APARTMENTS, AND TOWNHOUSES

	MIN. REQUIRED	PROVIDED
LOT AREA (S.F.)	80,000	111,788±
LOT WIDTH (FT.)	150	278±
FRONT YARD (FT.)	40	41.2±
REAR YARD (FT.)	35	38.1±
SIDE YARD (FT.)	25	NA*
BOTH SIDE YARDS (FT.)	50	NA*
HABITABLE DWELL. AREA 1 BDRM (S.F.)	600	600
HABITABLE DWELL. AREA 2 BDRM (S.F.)	800	800
LOT COVERAGE (%)	80	10.2
BLDG. HEIGHT (FT.)	35	35
DENSITY (UNITS/ACRE)	8	7.78
BLDG. HEIGHT (STORIES)	8	8

\*YARDS DESIGNATED AS BEING 2 FRONT YARDS AND 2 REAR YARDS. NO SIDE YARDS DESIGNATED.

DATE	REVISIONS	INITIALS
9-16-15	PER MHE COMMENTS	MWS
8-12-15	PER MHE COMMENTS	MWS
7-16-15	PER PB COMMENTS & BEDROOM COUNT	MWS
9-30-14	PER MHE COMMENTS	MP
6-28-14	SITE PLAN PREPARATION	CR
11-22-12	SKETCH SITE PLAN PREPARATION DATE	JJP

**RECORD OWNER/APPLICANT**  
JOHN SORRENTINO  
48 JENNA DRIVE  
MONROE, NEW YORK 10950

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
282 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10824  
(949) 284-0606

2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(949) 798-4646

**ELMWOOD PARK APARTMENTS**  
VILLAGE OF CHESTER  
ORANGE COUNTY, NEW YORK

**SITE PLAN**  
SECTION 111 BLOCK 2 LOTS 7.1 & 3  
DRAWING TITLE  
O.C.H.D. SHEET NO. N/A OF # 1 OF 12  
D.E.C. SHEET NO. N/A OF # 1 OF 12  
DRAWING NUMBER 13103.01WORK  
PROJECT NUMBER 13103.01  
SCALE 1"=30'

