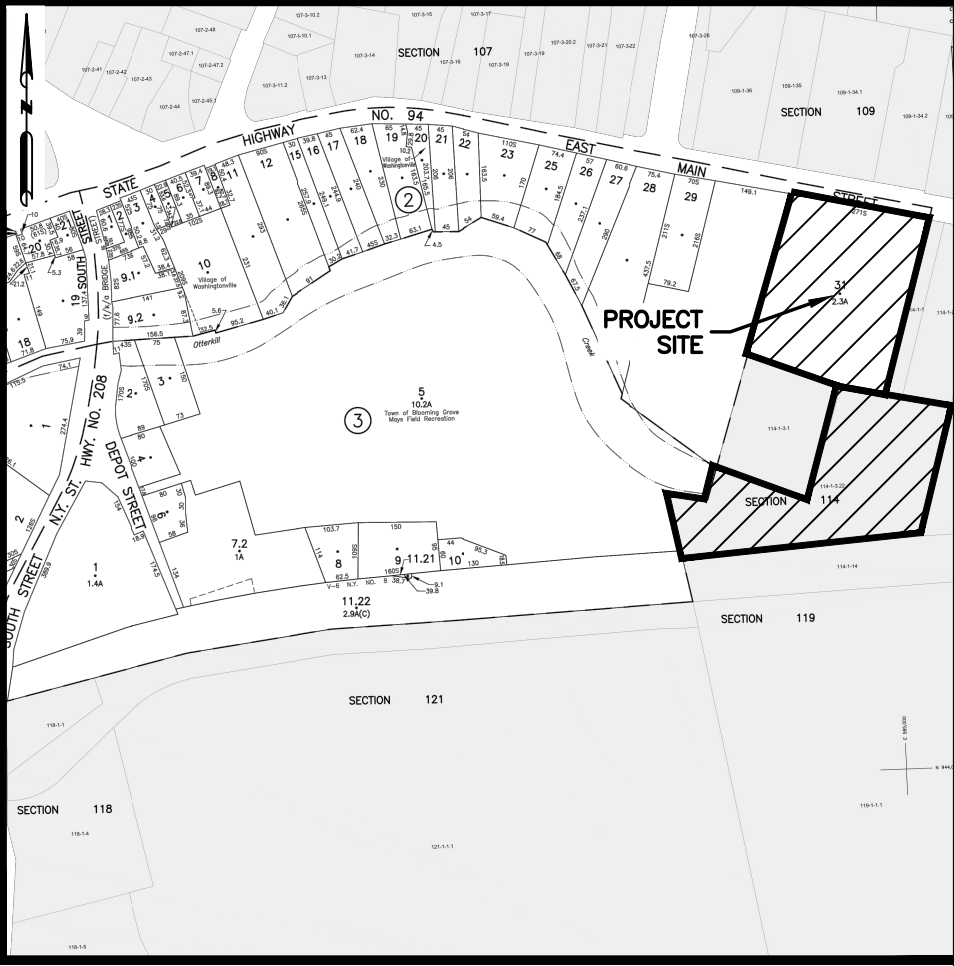
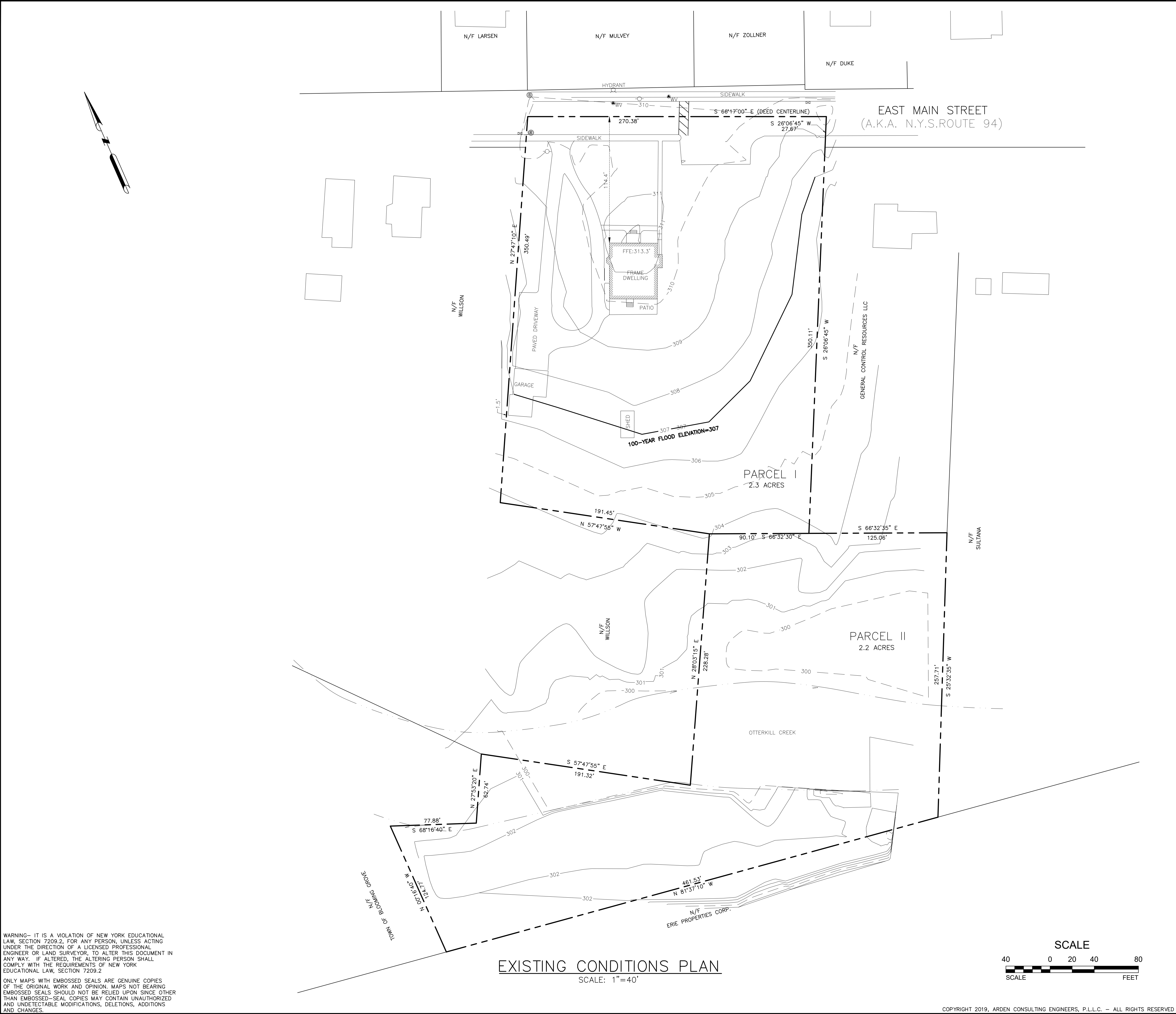




LOCATION MAP
SCALE: NTS
SOURCE: OCWAGIS TAX MAPS

GENERAL NOTES:

1. APPLICANT & RECORD OWNER:
12 DALLAS, LLC
266 KEAP ST
BROOKLYN NY 11211

SURVEY REFERENCES:

1. VILLAGE OF WASHINGTONVILLE TAX MAP SBL 113-2-31.
2. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
LIBER 13855 PAGE 1447
3. INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY
AS PREPARED BY EDWARD T. GANNON, N.Y.S. L.S.

LEGEND:

	EXISTING BUILDING
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING WHITE LINE
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	100-YEAR FLOOD
	EXISTING STREAM
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING LIGHT POLE
	EXISTING CATCH BASIN
	EXISTING WATER VALVE



REVISION	BY	DATE	DESCRIPTION

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
TEL: (845) 782-8114
WWW.ARDENCONSULTING.NET

(OPTION 2) SITE PLAN & LOT LINE REMOVAL FOR
12 DALLAS, LLC
61 EAST MAIN STREET
V. WASHINGTONVILLE - ORANGE COUNTY, N.Y.

EXISTING CONDITIONS PLAN

JOB#:
18-017
SCALE:
AS NOTED
DATE:
8-23-19
DRAWN:
MM
CHECKED:
MM
SHEET NO.
01 of 02

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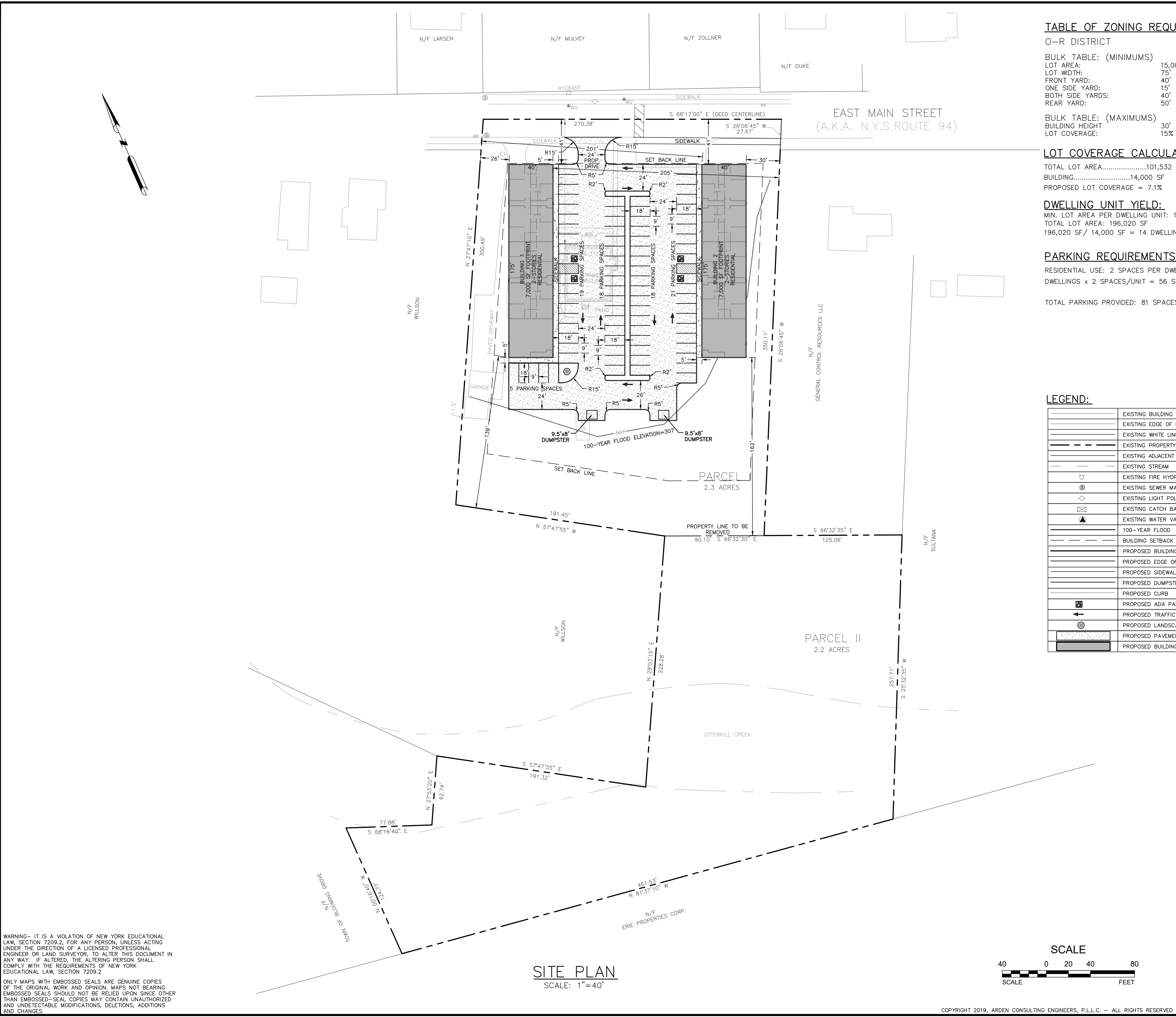


TABLE OF ZONING REQUIREMENTS:

O—R DISTRICT	BUILDING 1	BUILDING 2
BULK TABLE: (MINIMUMS)	AS SHOWN: (MINIMUMS)	AS SHOWN: (MINIMUMS)
LOT AREA: 15,000 SF	LOT AREA: 101,532 SF	LOT AREA: 101,532 SF
LOT WIDTH: 75'	LOT WIDTH: 270'	LOT WIDTH: 270'
FRONT YARD: 40'	FRONT YARD: 41'	FRONT YARD: 41'
ONE SIDE YARD: 15'	ONE SIDE YARD: 26'	ONE SIDE YARD: 30'
BOTH SIDE YARDS: 40'	BOTH SIDE YARDS: 231'	BOTH SIDE YARDS: 231'
REAR YARD: 50'	REAR YARD: 139'	REAR YARD: 162'
BULK TABLE: (MAXIMUMS)	AS SHOWN: (MAXIMUMS)	AS SHOWN: (MAXIMUMS)
BUILDING HEIGHT 30'	BUILDING HEIGHT 30'	BUILDING HEIGHT 30'
LOT COVERAGE: 15%	LOT COVERAGE: 7.1%	LOT COVERAGE: 7.1%

LOT COVERAGE CALCULATION:

TOTAL LOT AREA.....101,532 SF
BUILDING.....14,000 SF
PROPOSED LOT COVERAGE = 7.1%

DWELLING UNIT YIELD:

MIN. LOT AREA PER DWELLING UNIT: 14,000 SF
TOTAL LOT AREA: 196,020 SF
196,020 SF / 14,000 SF = 14 DWELLING UNITS

PARKING REQUIREMENTS:

RESIDENTIAL USE: 2 SPACES PER DWELLING UNIT 28
DWELLINGS x 2 SPACES/UNIT = 56 SPACES REQUIRED

TOTAL PARKING PROVIDED: 81 SPACES

LEGEND:

	EXISTING BUILDING
	EXISTING EDGE OF PAVEMENT
	EXISTING WHITE LINE
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING STREAM
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING LIGHT POLE
	EXISTING CATCH BASIN
	EXISTING WATER VALVE
	100-YEAR FLOOD
	BUILDING SETBACK
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED DUMPSTER
	PROPOSED CURB
	PROPOSED ADA PARKING
	PROPOSED TRAFFIC DIRECTION
	PROPOSED LANDSCAPING
	PROPOSED PAVEMENT
	PROPOSED BUILDING AREA



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