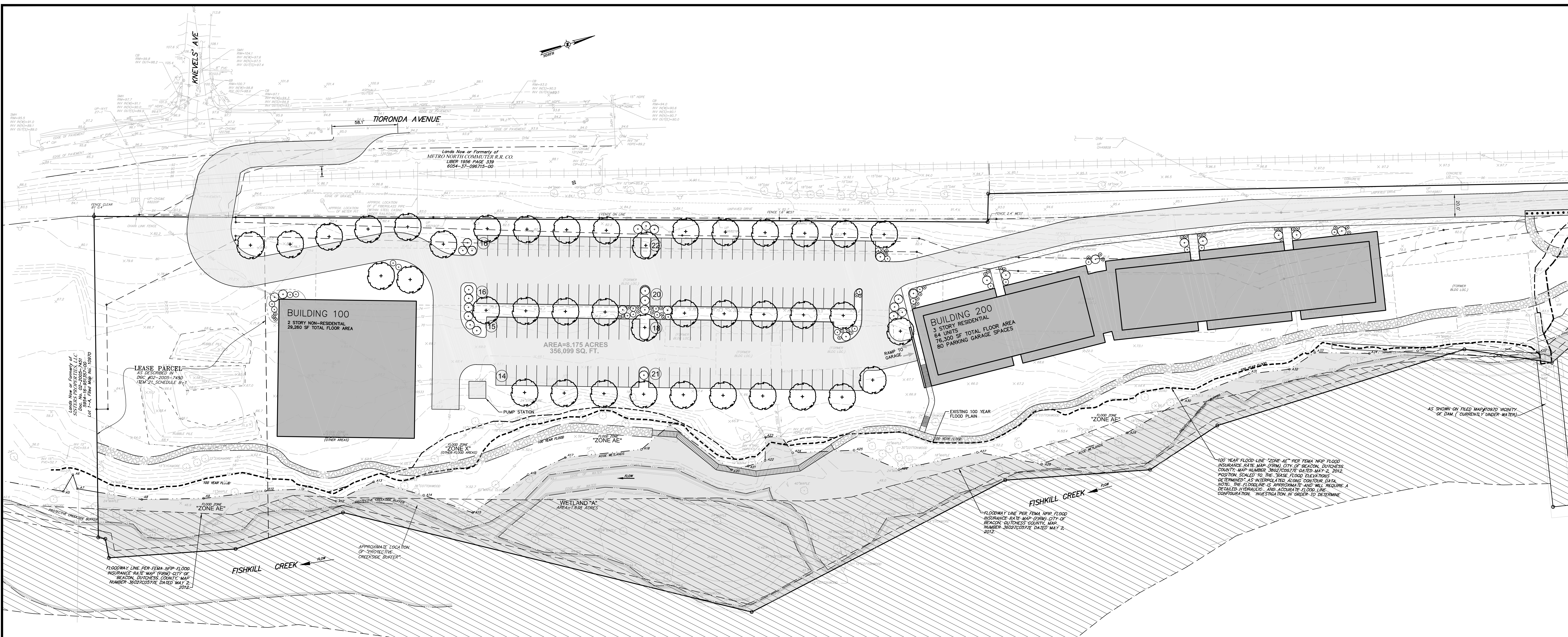




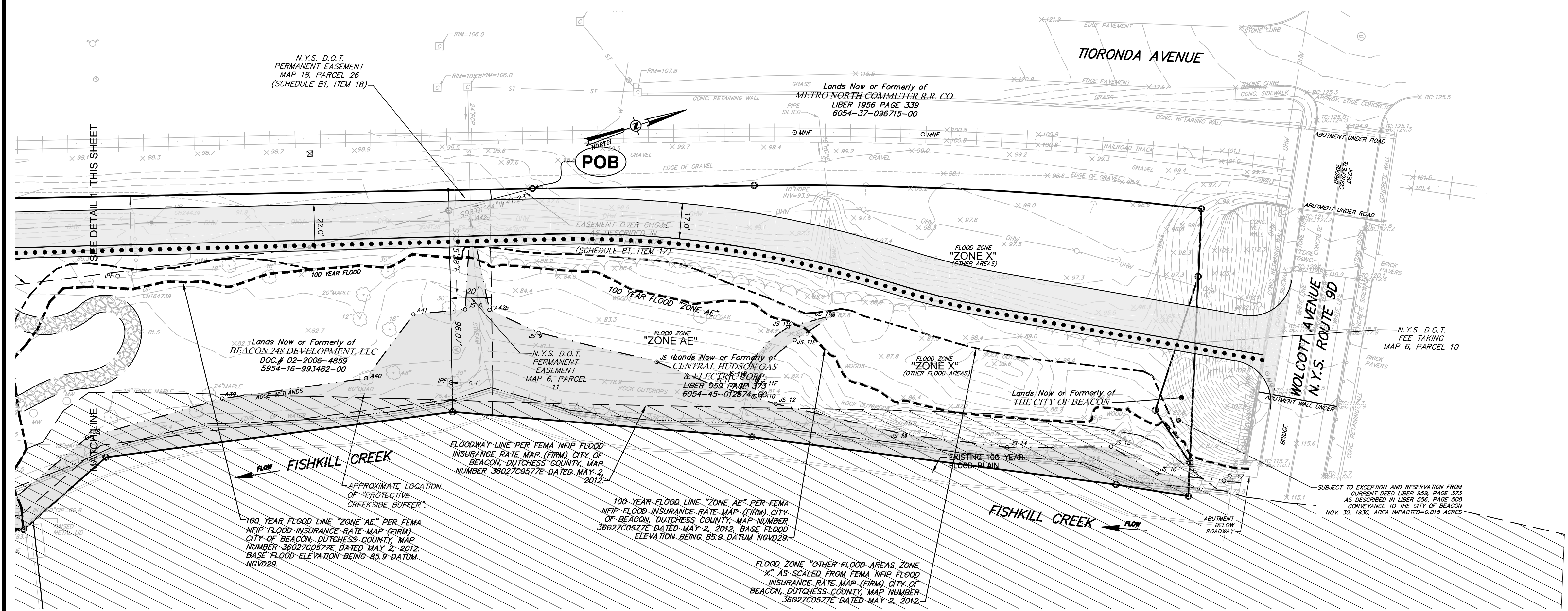
1
SP2
CONCEPT SITE PLAN
SCALE: 1"=30'

- LEGEND:**
- EXISTING 100-YEAR FLOOD PLAIN
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - PROPOSED BUILDING
 - PROPOSED PAVEMENT
 - PROPOSED PARKING COUNT
 - PROPOSED SIDE WALK
 - EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
 - APPROXIMATE GREENWAY TRAIL
 - PROPOSED CURB
 - PROPOSED WORK LIMITS

BULK TABLE		
FISHKILL CREEK DEVELOPMENT DISTRICT: FCD		
ZONING REQUIREMENTS:		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	4 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS*	64 UNITS	64 UNITS
MAXIMUM BUILDING COVERAGE	35%	10%
MINIMUM OPEN SPACE	30%	>30%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	725'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 75 FT MIN = 40 FT
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES (RESIDENTIAL) 2 STORIES (NON-RESIDENTIAL)
MINIMUM NUMBER OF PARKING SPACES	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM =89 SPACES	89 SPACES TOTAL
NON-RESIDENTIAL:	1 SPACE PER 200 SF GROSS FLOOR AREA EXCLUDING UTILITY AREAS (ASSUMED 10%) =133 SPACES	133 SPACES TOTAL
TOTAL:	222 SPACES	222 SPACES

*Allowable Residential Units		
1	Total lot area	9.18 acres
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland	3.29 acres
3	Remaining lands for dwelling unit calculation (line 1 - line 2)	5.89 acres
4	Maximum dwelling units (line 3 * 11)	64 units

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL		
PROPOSED USE	MULTIFAMILY HOUSING & NON-RESIDENTIAL	
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT	
TOTAL BUILDING FLOOR AREA (SF)	105,560 SF	(64 UNITS + NON RESIDENTIAL USE)
PARKING PROVIDED	222	



2
SP2
CONCEPT SITE PLAN
SCALE: 1"=30'