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PARKING SUMMARY:

Standard parking stall dimensions shall be 9' wide x 18' deep
Compact parking stall dimensions shall be 8' wide x 16' deep (max of 30% of the required parking)
Parallel parking stall dimensions shall be 8' wide x 22' long
All drive aisles shall have a two-directional traffic flow and a width of 22' minimum
Off-street loading berth shall be 15' wide x 45' long (14' clear height)

Parking Space Ratios In accordance with §405-34 J, Use/Ratio

	Proposed Unit/SF	Required
Studio Apartment / 1 space per unit	56	56
1 Bedroom Apartment / 1.5 spaces per unit	34	51
2 Bedroom Apartment / 2.0 spaces per unit	23	46
Residential Common Areas Not Included	-	-
Commercial (2,978 + 3,500) / 1 space per 300 SF	6,478	22
Warehouse / 1 space per 3000 SF	18,520 SF	7
Total Parking Required =		182 Spaces

Section 405-34 Joint Use Parking allows a reduction in parking up to 50% (182 X 0.5 = 91 min.)

Off-street parking proposed:

Standard parking stalls = 86
Compact parking stalls = 22
Parallel parking stalls = 2

On-street parking proposed:

Parallel parking stalls = 12

Total Proposed Parking = 122 Spaces

ADA car spaces shall be 9' wide x 18' deep and provided a minimum of 5' wide access aisle and van spaces shall be provided a minimum 8' wide access aisle, both to extend the full length of the parking space served, see ADA Notes below.

Waiver request: Section 405-34 A. as parking is located in a side or rear yard the Planning Board shall have the authority to waive the landscaping requirement of not having more than 12 spaces in a continuous row without being interrupted by landscaping

ADA PARKING NOTES:

- The number of accessible parking spaces shall be in accordance with Americans with Disabilities Act standards Section 208, for a parking facility providing between 101 and 150 parking spaces a minimum number of accessible parking spaces is 5.
- The number of accessible parking spaces shall comply with the Americans with Disabilities Act standards Section 208, for every six or fraction of six parking spaces required (5 as listed above) at least one shall be a van parking space.
- In accordance with the Americans with Disabilities Act standards Section 502 car and van parking space shall comply with following:
 - Car parking spaces shall be 8' wide minimum and van parking spaces shall be 11' wide minimum with an adjacent access aisle of 5' wide.
 - Van parking spaces shall be permitted to be 8' wide minimum where the access aisle is 8' wide minimum.
 - Access aisles shall extend the full length of the parking spaces they serve.
 - Access aisles shall be marked so as to discourage parking in them.
 - Access aisles are to be nearly level with slopes not exceeding 2%.

See 'Site Detail' sheet for additional planting, parking, striping, and sign details and specifications.

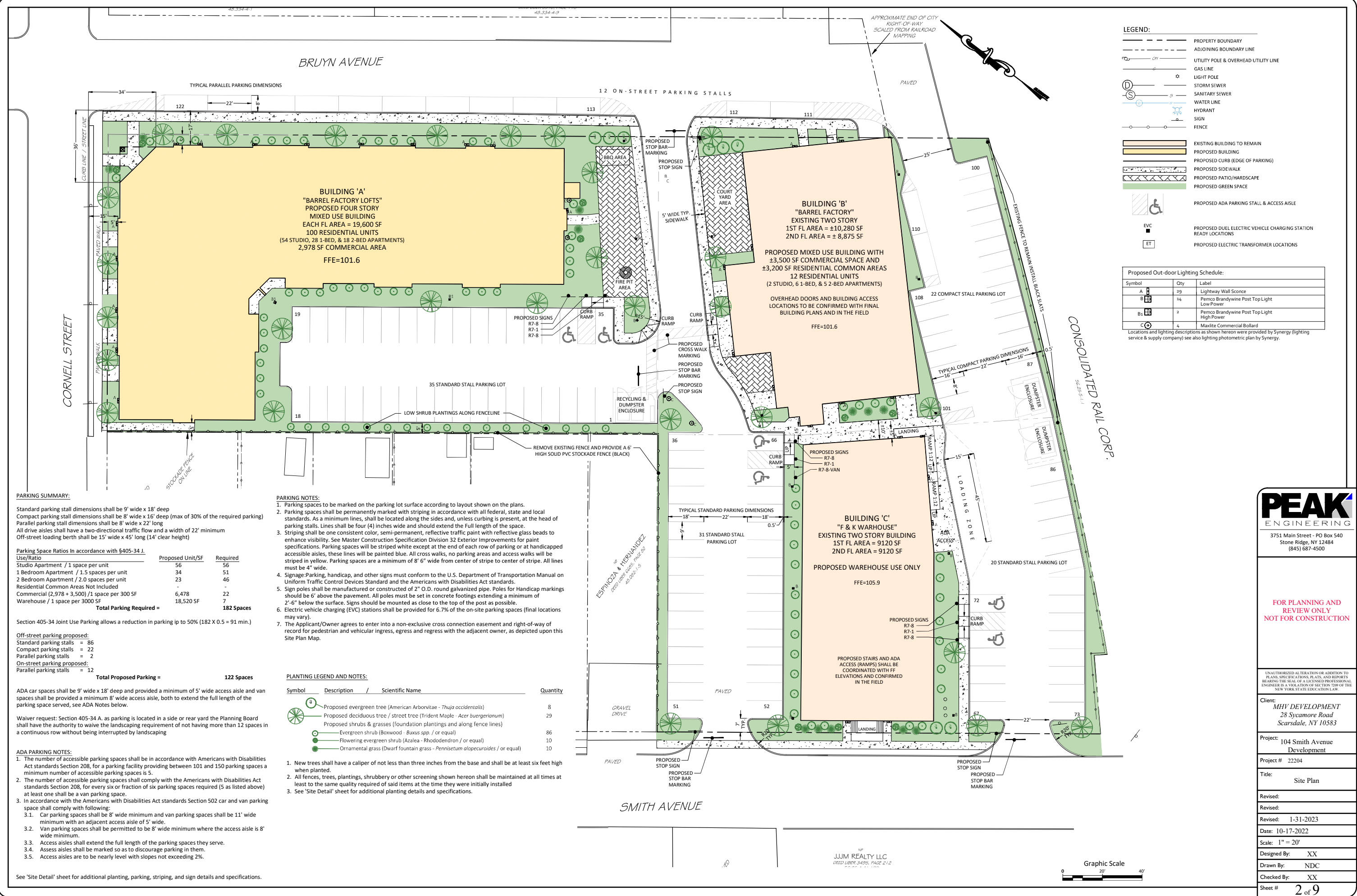
PARKING NOTES:

- Parking spaces to be marked on the parking lot surface according to layout shown on the plans.
- Parking spaces shall be permanently marked with striping in accordance with all federal, state and local standards. As a minimum lines, shall be located along the sides and, unless curbing is present, at the head of parking stalls. Lines shall be four (4) inches wide and should extend the full length of the space.
- Striping shall be one consistent color, semi-permanent, reflective traffic paint with reflective glass beads to enhance visibility. See Master Construction Specification Division 32 Exterior Improvements for paint specifications. Parking spaces will be striped white except at the end of each row of parking or at handicapped accessible aisles, these lines will be painted blue. All cross walks, no parking areas and access walks will be striped in yellow. Parking spaces are a minimum of 8' 6" wide from center of stripe to center of stripe. All lines must be 4" wide.
- Signage: Parking, handicap, and other signs must conform to the U.S. Department of Transportation Manual on Uniform Traffic Control Devices Standard and the Americans with Disabilities Act standards.
- Sign poles shall be manufactured or constructed of 2" O.D. round galvanized pipe. Poles for Handicap markings must be 6' above the pavement. All poles must be set in concrete footings extending a minimum of 2'-6" below the surface. Signs should be mounted as close to the top of the post as possible.
- Electric vehicle charging (EVC) stations shall be provided for 6.7% of the on-site parking spaces (final locations may vary).
- The Applicant/Owner agrees to enter into a non-exclusive cross connection easement and right-of-way of record for pedestrian and vehicular ingress, egress and regress with the adjacent owner, as depicted upon this Site Plan Map.

PLANTING LEGEND AND NOTES:

Symbol	Description	Scientific Name	Quantity
	Proposed evergreen tree (American Arborvitae - Thuja occidentalis)		8
	Proposed deciduous tree / street tree (Trident Maple - Acer buergerianum)		29
	Proposed shrubs & grasses (foundation plantings and along fence lines)		
	Evergreen shrub (Boxwood - Buxus spp. / or equal)		86
	Flowering evergreen shrub (Azalea - Rhododendron / or equal)		10
	Ornamental grass (Dwarf fountain grass - Pennisetum alopecuroides / or equal)		10

- New trees shall have a caliper of not less than three inches from the base and shall be at least six feet high when planted.
- All fences, trees, plantings, shrubbery or other screening shown hereon shall be maintained at all times at least to the same quality required of said items at the time they were initially installed
- See 'Site Detail' sheet for additional planting details and specifications.



PEAK
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NEW YORK STATE EDUCATION LAW.

Client: **MHV DEVELOPMENT**
28 Sycamore Road
Scarsdale, NY 10583

Project: **104 Smith Avenue
Development**

Project # **22204**

Title: **Site Plan**

Revised:

Revised:

Revised: **1-31-2023**

Date: **10-17-2022**

Scale: **1" = 20'**

Designed By: **XX**

Drawn By: **NDC**

Checked By: **XX**

Sheet # **2 of 9**