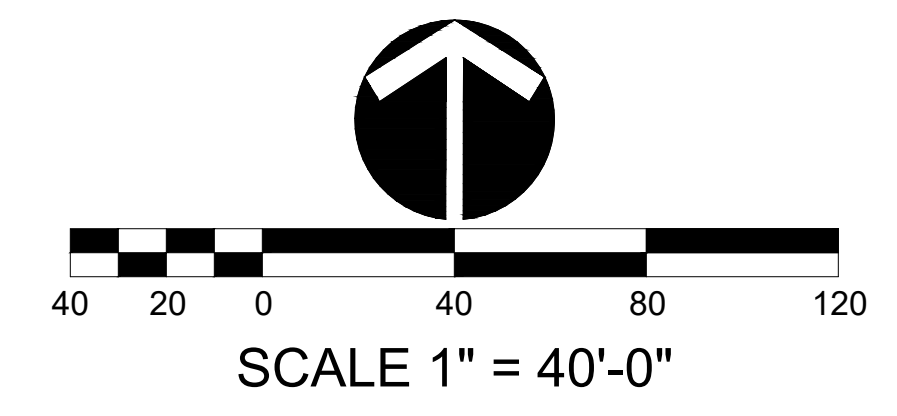


OVERLOOK TERRACE  
 CORTLANDT, NEW YORK  
 Illustrative Site Plan



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SITE CALCULATIONS			
	CC SUP PERMITTED	PROVIDED	
TOTAL UNITS (+/-)	174	135	
1 BEDROOM	NA	96	71%
2 BEDROOM	NA	39	29%
AVERAGE UNIT SIZE	NA	690	
GROSS ACREAGE	NA	8.71	
UNDISTURBED SITE	NA	1.66 AC	
PERMEABLE AREA	NA	5.93 AC	
GROSS DENSITY	20.0 DU/AC	15.5 DU/AC	
BUILDING COVERAGE (ACREAGE / %)	2.17 25%	1.00 11%	
HEIGHT (STORIES / FEET)	3 45	3 45	

The average unit size is 690SF as per the client. The residential buildings shown are 65' modules. A 15% core factor has been subtracted from the buildings excluding the corridors, as well as area for the lease office and clubhouse. This core factor allows for elevators, stairwells and undulations in the buildings.

CITY PARKING CALCULATIONS			
PARKING REQUIRED			
CATEGORY	MIX	SPACES	RATIO
1 BEDROOM	96	68	0.70
2 BEDROOM	39	28	0.70
<b>TOTAL REQUIRED PER CITY</b>		<b>96</b>	<b>0.71</b>

PARKING PROVIDED				
CATEGORY	ACCESSIBLE	STANDARD	TOTALS	RATIO
RESIDENT	5	135	140	
LEASE	2	4	6	
<b>TOTAL PROVIDED PER CITY</b>	<b>7</b>	<b>139</b>	<b>146</b>	<b>1.08</b>

CLIENT PARKING CALCULATIONS			
PARKING REQUESTED			
CATEGORY	MIX	SPACES	RATIO
1 BEDROOM	96	96	1.00
2 BEDROOM	39	39	1.00
<b>TOTAL REQUESTED PER CLIENT</b>		<b>135</b>	<b>1.00</b>

PARKING PROVIDED (EXCLUDES ACCESSIBLE AND LEASE)		
CATEGORY	SPACES	RATIO
RESIDENT	135	
<b>TOTAL PROVIDED PER CLIENT</b>	<b>135</b>	<b>1.00</b>



**LEE AND ASSOCIATES**  
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DATE	2/2/21
PROJ. NO.	2622
FILE NAME	2622 BASE 2
XREF	
XREF	

**119 OREGON RD**  
 CORTLANDT, NEW YORK  
 CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION

**CSP-4**