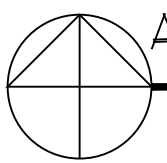
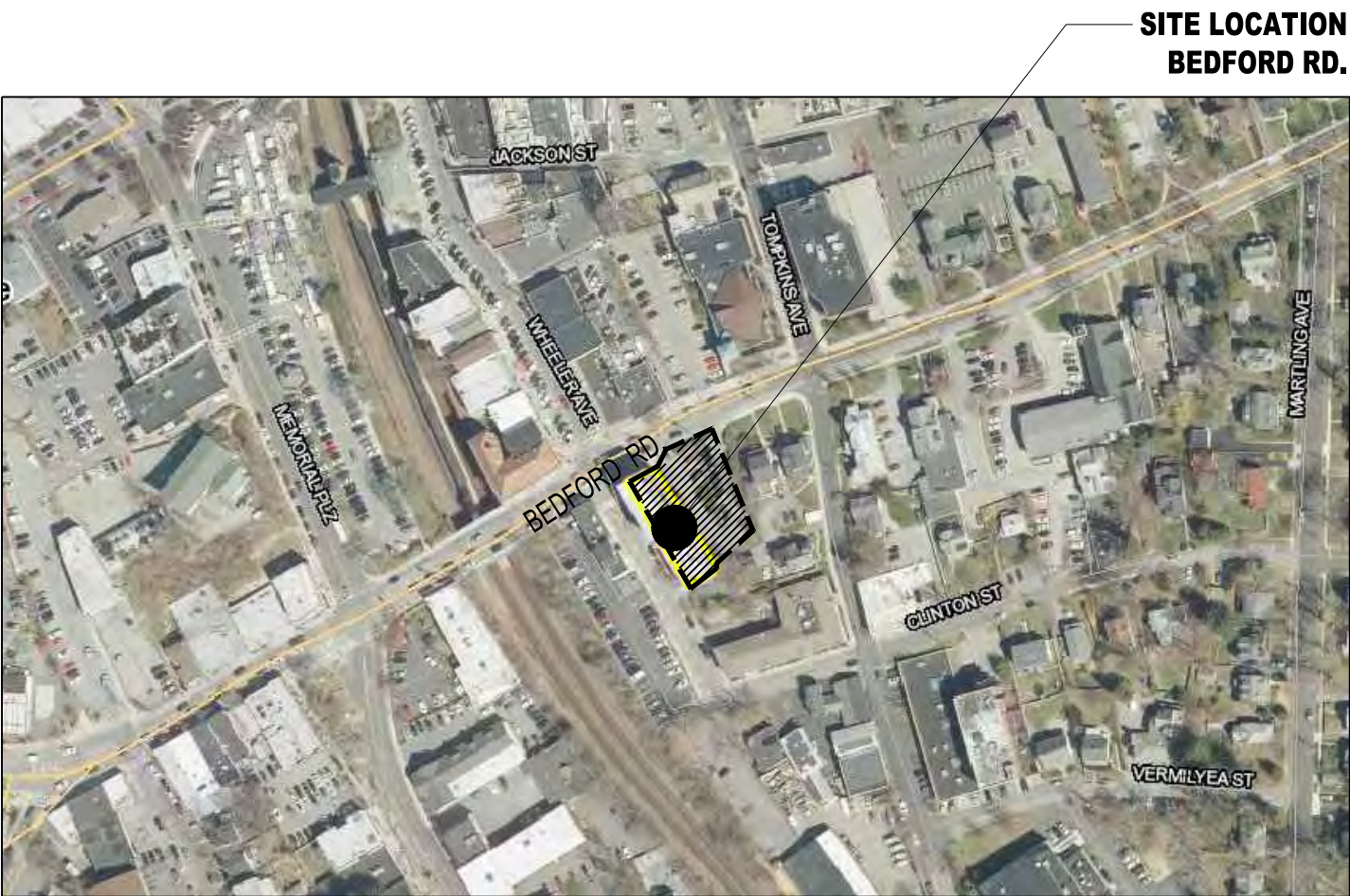


THE LANDMARK AT 444
PROPOSED MIXED USE DEVELOPMENT
444 BEDFORD RD. PLEASANTVILLE, NY. 10570

AERIAL MAP



AERIAL VIEW

N.T.S.

THE LANDMARK AT 444 TEAM

OWNER:	444 ASSOCIATES, L.L.C. 100 EXECUTIVE BLVD. SUITE 201 OSSINING, NY 10562
ARCHITECT/ENGINEER:	ARQ ARCHITECTURE P.C. JORGE B. HERNANDEZ R.A. A.I.A. CHRIS UTSCHING P.E. 100 EXECUTIVE BLVD. SUITE 204-205 OSSINING, NY 10562
TRAFFIC CONSULTANT:	STARKE W. HIPPE, PE LABELLA ASSOCIATES
LAND USE CONSULTANT:	LAW OFFICE OF JEFFREY W. GASBARRO 200 EXECUTIVE BLVD. OSSINING, NY 10562

DRAWING LIST

T-100	TITLESHEET
S-100	EXIST. SITE PLAN, AND IMAGES
S-101	PROPOSED SITE PLANS, DEVELOPMENT PLANS, ZONING DATA AND IMAGES
S-102	EXIST. & PROPOSED SCHEMATIC PLAN AND DRONE PHOTOS
S-103	RAMSAY LAND SURVEY
S-104	CROSS SECTIONS ALONG BEDFORD ROAD
S-105	PROPOSED INTERSECTION SIGHT DISTANCES PLANS
S-106	PROPOSED INTERSECTION SIGHT DISTANCE PLAN W/ AERIAL VIEW
S-107	PROPOSED INTERSECTION SIGHT DISTANCE, STOPPING SIGHT DISTANCE PLANS & PROFILES
S-108	PROPOSED VEHICLE MANEUVERABILITY PLANS AND EXIST. & PROPOSED CIVIL SPACE PLANS WITH IMAGES
S-109	KEY MAPS, TABLE AND PROPOSED DEVELOPMENT ELEVATIONS
S-110	EXIST. & PROPOSED PAVEMENT AREA AND LANDSCAPING PLANS
S-111	GREEN ROOF DETAILS & SPEC. SHEETS
S-112	PHASE PLANS AND CONSTRUCTION SEQUENCE
S-113	KEY PLAN & 3D VIEWS TO EQUIPMENT SCREENING
S-114	KEY PLAN & VIEWS TO EQUIPMENT SCREENING
A-100	EXIST. & PROPOSED FLOOR PLANS
A-101	EXIST. & PROPOSED FLOOR PLANS
A-102	TYP. DUPLEX LAYOUT & SCHEMATIC INTERIOR 3D'S
A-200	EXIST. & PROPOSED 3D VIEWS
A-201	EXIST. & PROPOSED RENDERED ELEVATIONS
A-202	EXIST. & PROPOSED ELEVATIONS
A-203	EXIST. & PROPOSED ELEVATIONS
A-204	PROPOSED FENESTRATION AND SCHEMATIC DETAILS
A-300	SCHEMATIC SECTIONS
A-400	NEIGHBORHOOD ANALYSIS OF TRANSITIONAL MATERIALS
A-401	NEIGHBORHOOD ANALYSIS
A-402	DRONE PICTURES
A-403	EXISTING & PROPOSED 3D VIEWS

PROPOSED FRONT ELEVATION



VIEW @ BEDFORD RD.

N.T.S.



VIEW @ WHEELER AVE.

N.T.S.



EXIST. BUILDING IN 1920

N.T.S.



EXIST. BUILDING IN 2022

N.T.S.



PROPOSED VIEW

N.T.S.



EXIST. BUILDING IN 2022

N.T.S.



PROPOSED NORTH WEST VIEW

N.T.S.



100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

TITLE SHEET

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

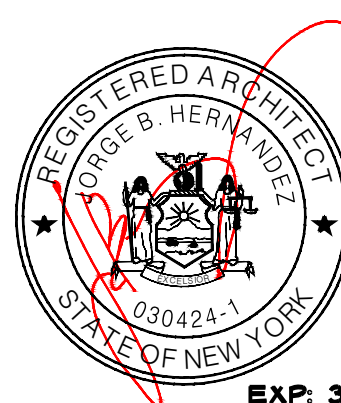
444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE



DATE:

3/12/2021

PROJECT NO.:

21-037

DRAWING BY:

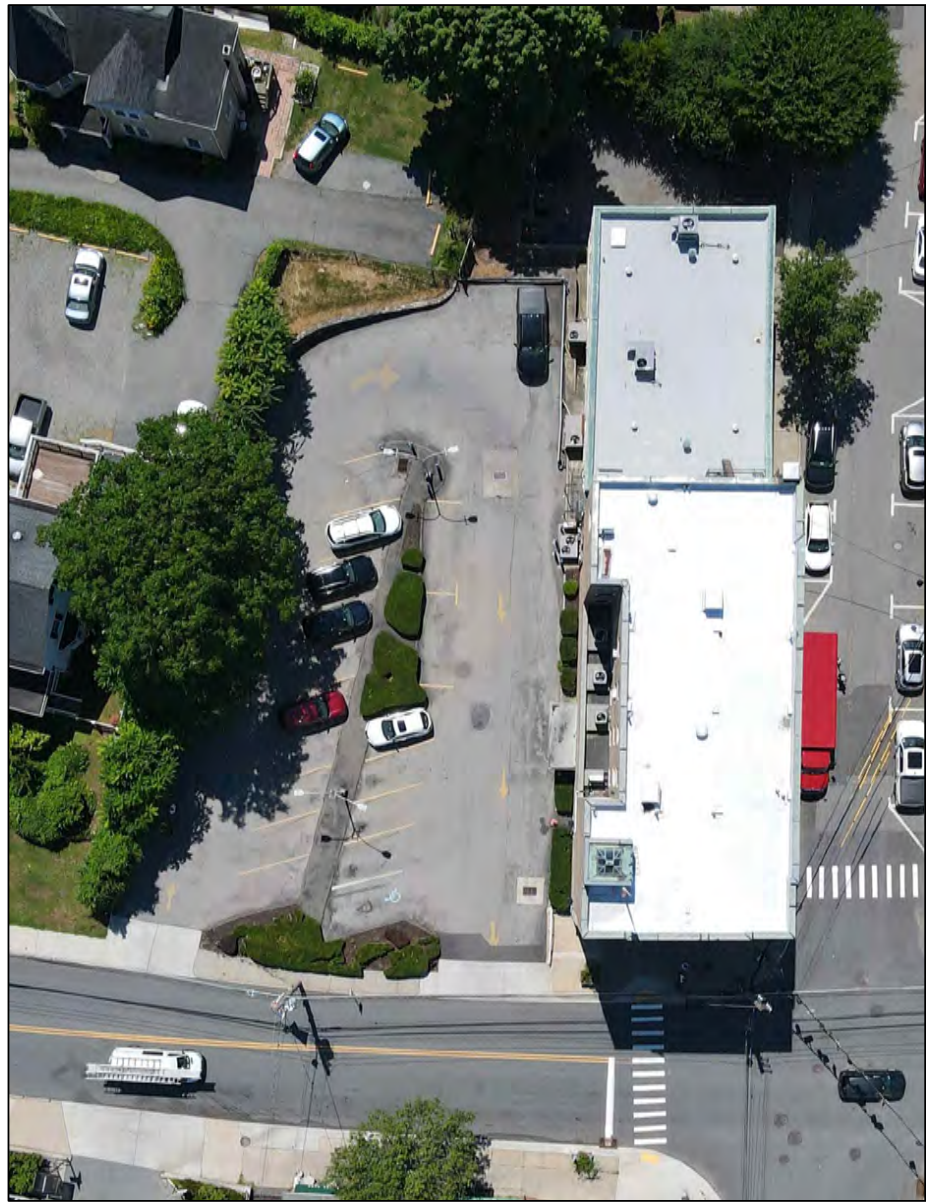
ARQ

CHECKED BY:

JBH

DWG. NO.:

T-100



EXIST. & BUILDING & PARKING LOT

N.T.S.



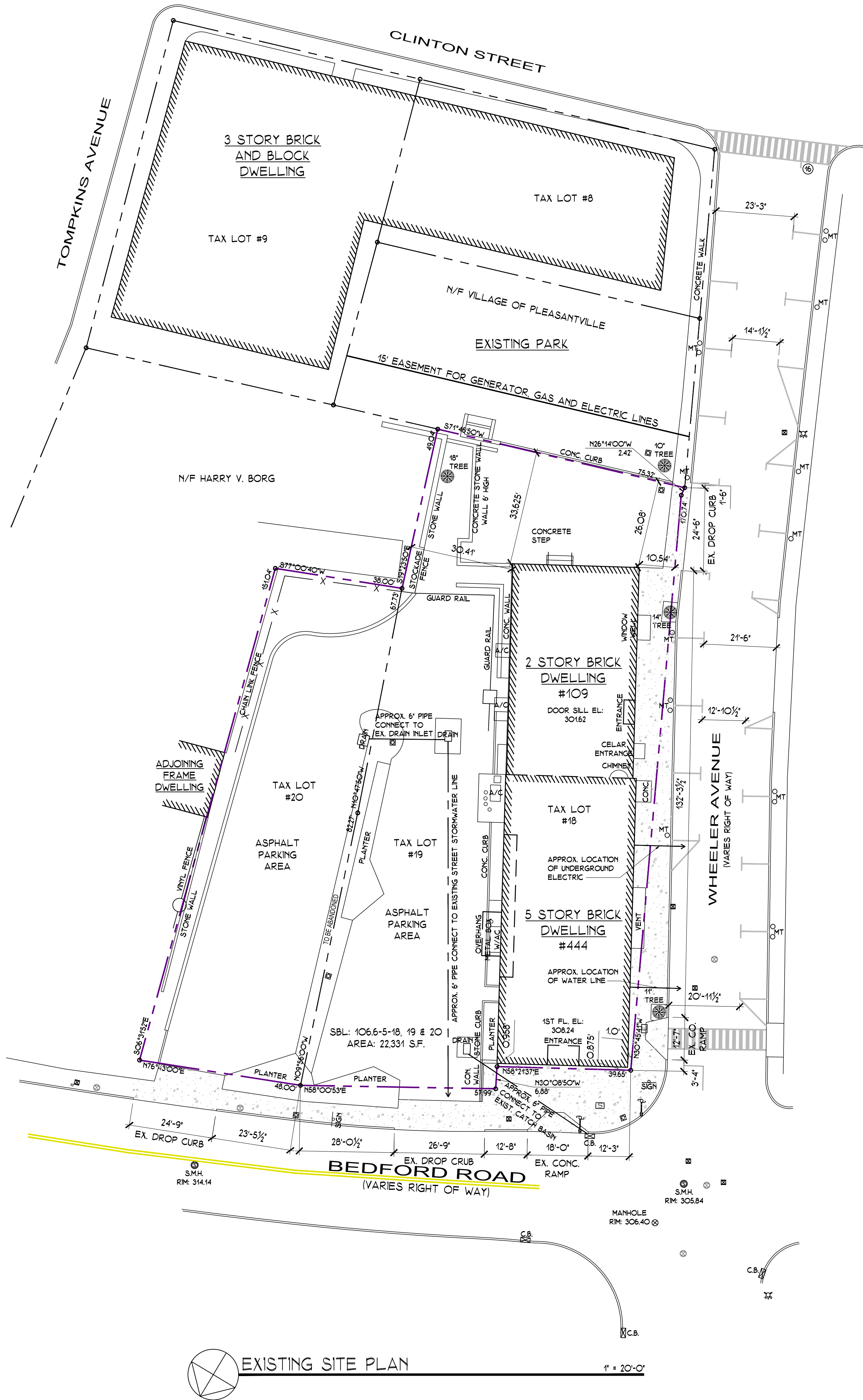
EXIST. BUILDING IN 2022

N.T.S.



EXIST. BUILDING IN 2022

N.T.S.



EXISTING SITE PLAN

1" = 20'-0"



100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
arqpc.com
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FAX: (866) 567-6240

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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:
EXIST. SITE PLAN, AND IMAGES

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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SEAL & SIGNATURE



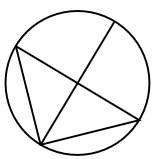
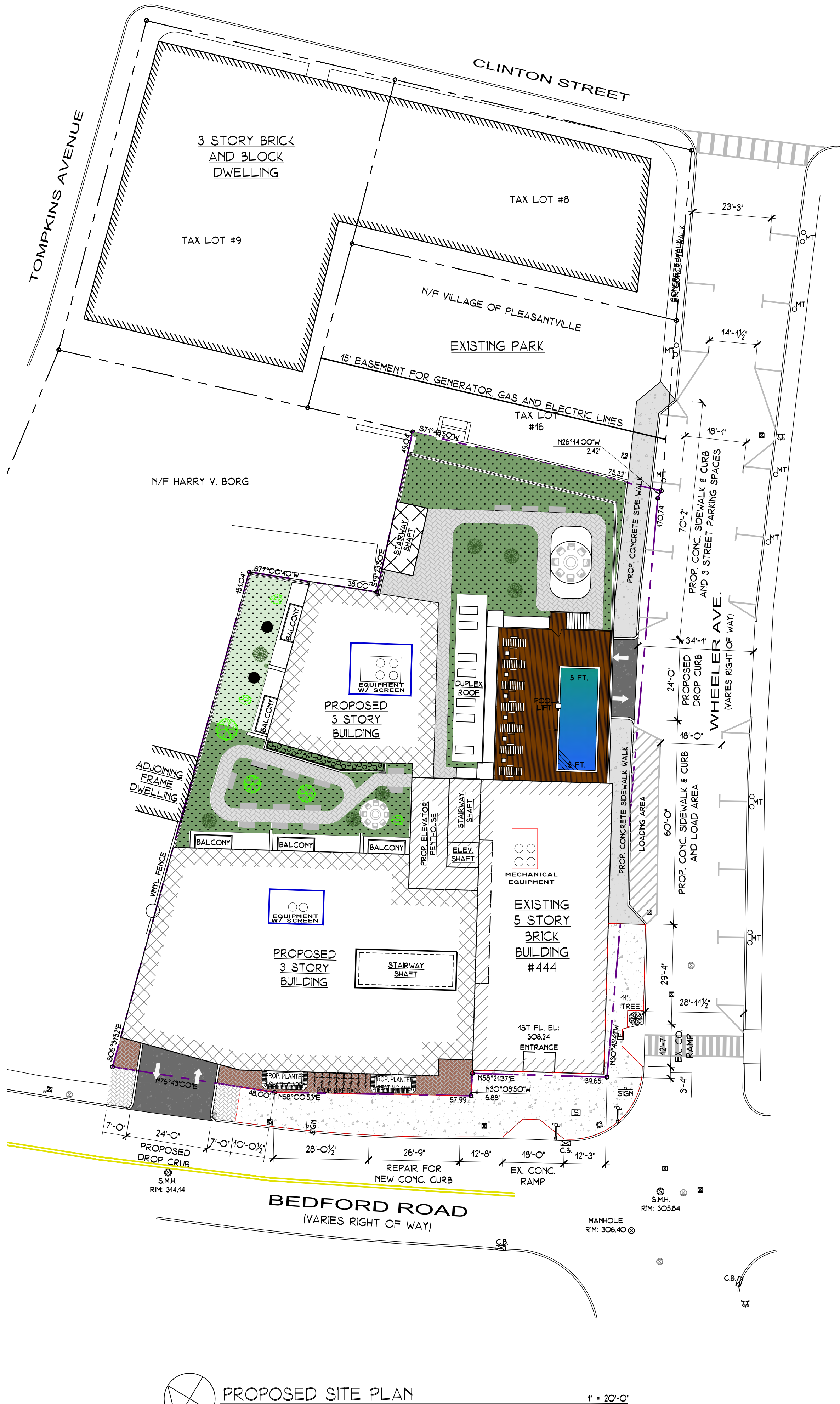
DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	
21-037	
DRAWN BY:	
ARQ	
CHECKED BY:	
JBH	

S-100



PROPOSED DEVELOPMENT PLAN

N.T.S.



PROPOSED SITE PLAN

1" = 20'-0"

ZONING DATA - VILLAGE OF PLEASANTVILLE

NAME OF OWNER: 444 ASSOCIATES CO. LLC.
NAME OF ARCHITECT: JORGE B. HERNANDEZ R.A. A.I.A. (ARQ. ARCHITECTURE PC)
TAX MAP DESIGNATION: SECT: 106.6 BLOCK: 5 LOT: 16,17,18,19 & 20
ZONING DISTRICT: A-1 CENTRAL BUSINESS DISTRICT

		REQMENTS	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	SQ. FT.	2,500 S.F.	22,331 S.F.	N.C.	NO
MIN. LOT WIDTH	FT.	N.R.	-	N.C.	-
MIN. LOT DEPTH	FT.	N.R.	-	N.C.	-
MIN. FRONT YARD SBK (BEDFORD ROAD)	FT.	N.R.	O	N.C.	-
MIN. FRONT YARD SBK (WHEELER AVENUE)	FT.	N.R.	O	N.C.	-
MIN. EACH SIDE YARD SBK	FT.	NONE OR 6' x	26.0'	6.0'	NO
MIN. BOTH SIDE YARD SBK	FT.	-	26.0'	6.0'	-
MIN. REAR YARD SBK	FT.	N.R.	-	O	-
MIN. EACH SIDE YARD SETBACK ADJACENT TO RESIDENCE DISTRICT	FT.	20.0'	NOT APPLICABLE	-	-
MIN. REAR YARD SETBACK ADJACENT TO RESIDENCE DISTRICT	FT.	20.0'	NOT APPLICABLE	-	-
MAX. FLOOR AREA RATIO (2.0)	SQ. FT.	44,662 S.F.	24,124 S.F.	48,510 S.F.	-
MAX. F.A.R. BONUS (15%)	SQ. FT.	51,361 S.F.	-	50,872 S.F.	-

SAFE DIG

Before You Dig, Drill or Blast!
CALL US TOLL FREE 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice. **UFPO**

- a. Proposed Domestic Water Service = **2 inch** Type 'K' Copper (Class 54 DIP if >2")
b. Proposed Fire Service = **4 inch** Class 54 Ductile Iron Pipe (DIP)
c. Proposed Sanitary Sewer Service = **6 inch** PVC SDR-35

		REQMENTS	EXISTING	PROPOSED	VARIANCE
MAX. BUILDING WALL LENGTH	FT.	N.R.	148.25'	166.16'	-
PARKING REQUIREMENTS					
EXISTING PARKING TABULATION		= 80.4 = 80 PARKING SPACES = 46 PARKING SPACES			NO
24,124 SQ. FT. (BUSINESS OFFICE) / 300 S.F.					
TOTAL REQUIRED					
TOTAL PROVIDED		= 20 PARKING SPACES = 24 PARKING SPACES = 7 PARKING SPACE			
PROPOSED PARKING TABULATION		= 51 PARKING SPACES = 51 PARKING SPACES			
20 (1 BEDROOM APARTMENT) X 1 PARKING SPACE					
16 (2 BEDROOMS APARTMENT) X 15 PARKING SPACE		= 51 PARKING SPACES = 51 PARKING SPACES			
RETAIL SPACE = 2,146 S.F. / 300 S.F.					
TOTAL REQUIRED					
TOTAL PROVIDED					
ADDITIONAL PARKING TABULATIONS (#185-38 VILLAGE OF PLEASANTVILLE ZONING ORDINANCE)					
STANDARD SIZE PARKING SPACES (#185-38(C)) Min. 8.5'X18' = 44 PARKING SPACES = 86.28%					
COMPACT SIZE PARKING SPACES (#185-38(F)) Min. 7.5'X15' = 7 PARKING SPACES = 13.72%					
TOTAL = 51 PARKING SPACES = 100%					
<u>7 COMPACT SIZE PARKING SPACES = 13.72% LESS THAN 30% (#185-38(F)(3)) = OK</u>					
MINIMUM ACCESSIBLE PARKING SPACES					
(TABLE #208.2 2010 ADA STANDARDS)					



100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10552
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

PROPOSED SITE PLANS,
DEVELOPMENT PLANS, ZONING
DATA AND IMAGES

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE



DATE:

3/12/2021

PROJECT NO.:

21-037

DRAWING BY:

ARQ

CHECKED BY:

JBH

DWG. NO.:

S-101



JORGE B. HERNANDEZ R.A. A.I.A.
 LICENSE NUMBER: 030424-1
 CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	8/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

EXIST. & PROPOSED
SCHEMATIC PLAN AND
DRONE PHOTOS

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE



KP: 3-31-2026

DATE: _____

3/12/2021

PROJECT NO.:
24-037

DRAWING BY:

DRAWING BY:
ARQ

CHECKED BY:

PG. NO.:

2-402

5-104



DRONE PHOTO

N.T.S.



PROPOSED LOADING AREA

N.T.S.



RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS – PLANNERS

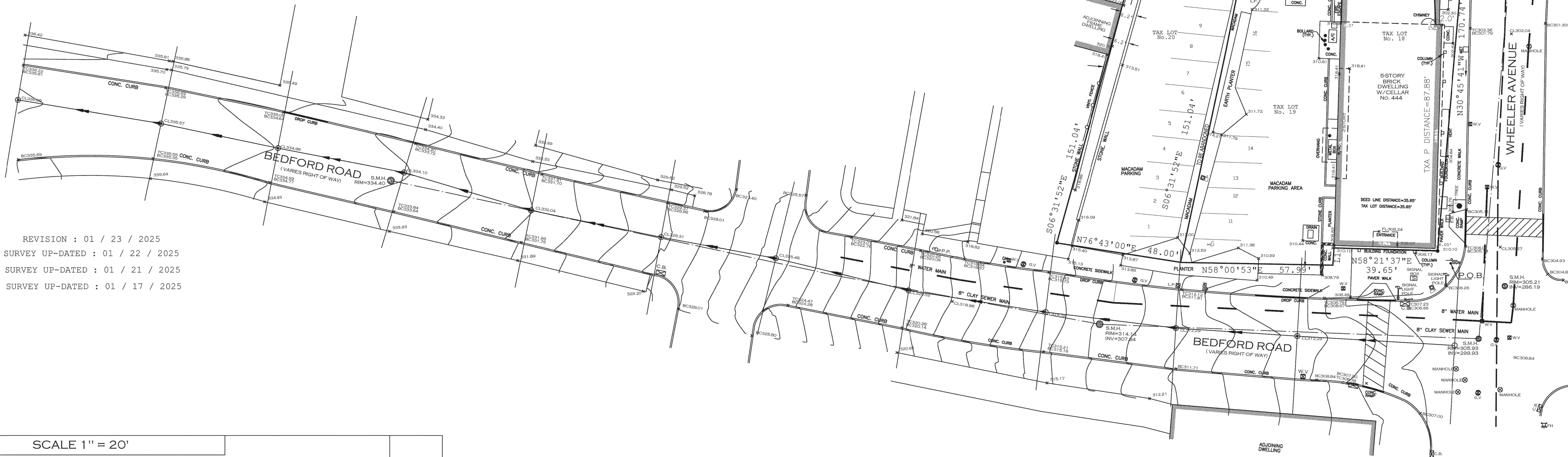
NOTE I:
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

NOTE II:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A FULL TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH DOCUMENTS.

NOTE III:
THERE ARE NO ACTIVE OR VISIBLE STREAM OR WATERCOURSE ON LOT No.18 & 19 IN BLOCK No. 5.
LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND / OR ELECTRONIC DETECTION METHODS AND ARE SUBJECT TO THE ACCURACY THEREOF. LOCATION OF SUBSURFACE FACILITIES SHOULD BE VERIFIED PRIOR TO EXCAVATION AND /OR CONSTRUCTION. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS.

NOTE IV:
ELEVATIONS SHOWN HEREON REFER TO THE CITY OF PLEASANTVILLE.

L1
N30°08'50"W 6.88'
L2
N26°14'00"W 2.42'



REVISION : 01 / 23 / 2025
SURVEY UP-DATED : 01 / 22 / 2025
SURVEY UP-DATED : 01 / 21 / 2025
SURVEY UP-DATED : 01 / 17 / 2025

SCALE 1" = 20'

DESIGNATED AS SECTION 3, BLOCK 22, LOTS 4, 5, 5A, 6 AND 6A ON THE TAX ASSESSMENT MAP OF THE TOWN OF MOUNT PLEASANT, WESTCHESTER COUNTY, NEW YORK, AND ALSO KNOWN AS 444 BEDFORD ROAD AND 109 WHEELER AVENUE, PLEASANTVILLE, NEW YORK.

SEC. No. 106.6
BLOCK No. 5

CERTIFIED TO :- 444 ASSOCIATES LLC
WESTCHESTER COUNTY
BUILDING DEPARTMENT.

DATE OF SURVEY : JANUARY 14, 2025
MAP DRAFTED : JANUARY 21, 2025



RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS – PLANNERS

3024 RADCLIFF AVENUE
BRONX, NEW YORK 10469
MOBILE # 917 544 8174
PHONE: 718 884 0238
EMAIL: NVRECLANDSURV@YAHOO.COM



CROSS-CUT TOPOGRAPHICAL SURVEY
OF
444 BEDFORD ROAD AND
109 WHEELER AVENUE,
IN THE VILLAGE
OF PLEASANTVILLE
TOWN OF
MOUNT PLEASANT
WESTCHESTER COUNTY
STATE OF NEW YORK.

NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENCE No. 050294-1

TITLE No. XXXXXXX



100 EXECUTIVE BLVD. SUITE 204
OSSING, NY 10562
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

RAMSAY LAND SURVEY

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

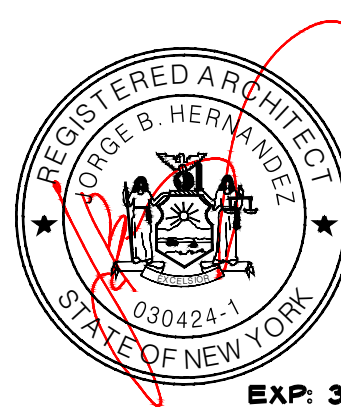
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SEAL & SIGNATURE



EXP. 3-31-2026

DATE:

3/12/2021

PROJECT NO.:

21-037

DRAWING BY:

ARQ

CHECKED BY:

JBH

DWG. NO.:

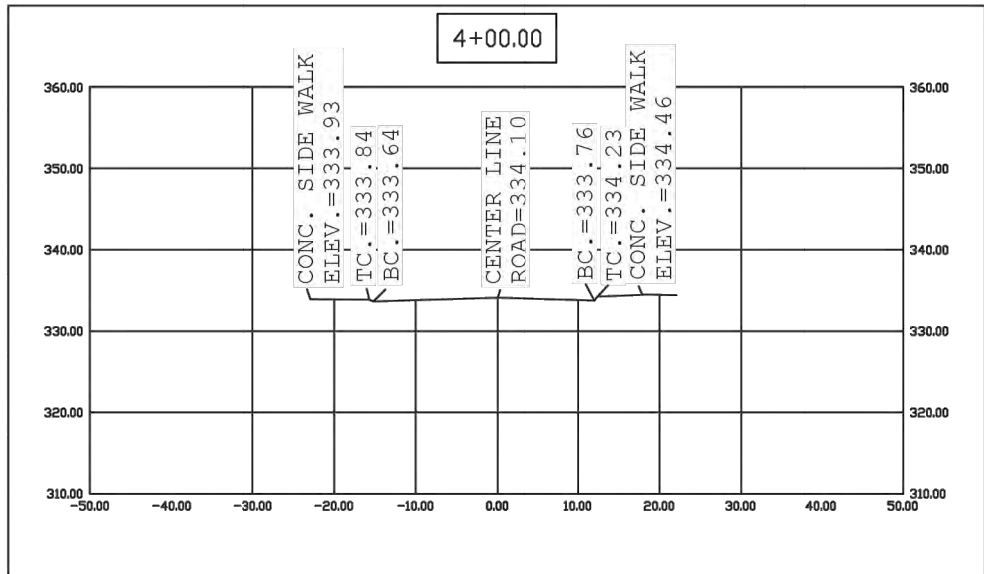
S-103



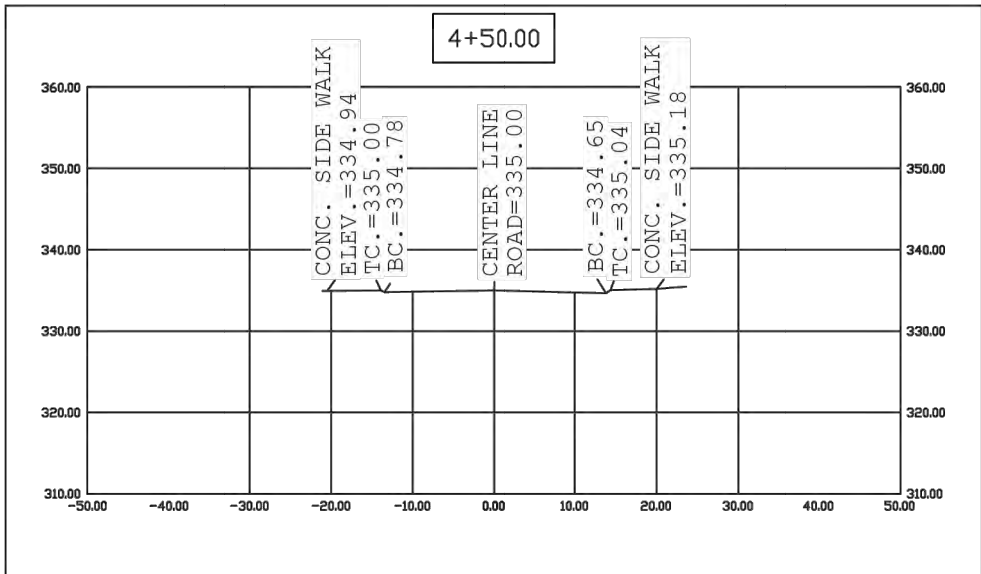
RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS – PLANNERS

CROSS- SECTIONS ALONG BEDFORD ROAD .

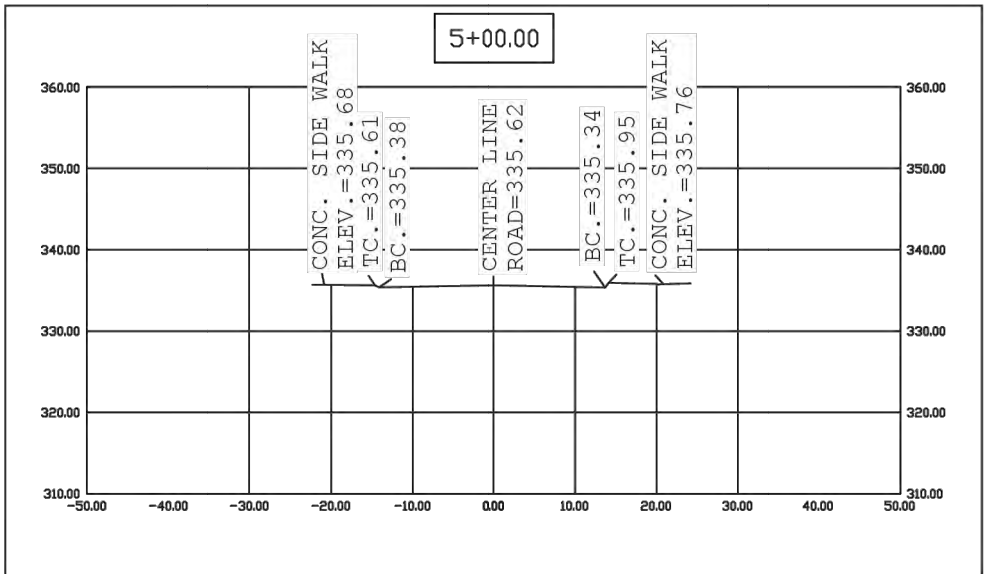
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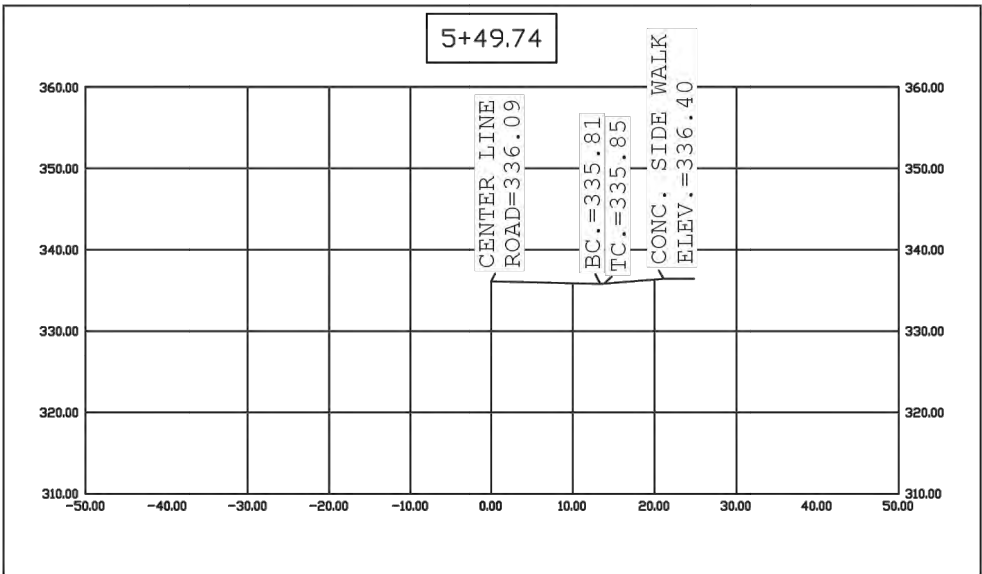
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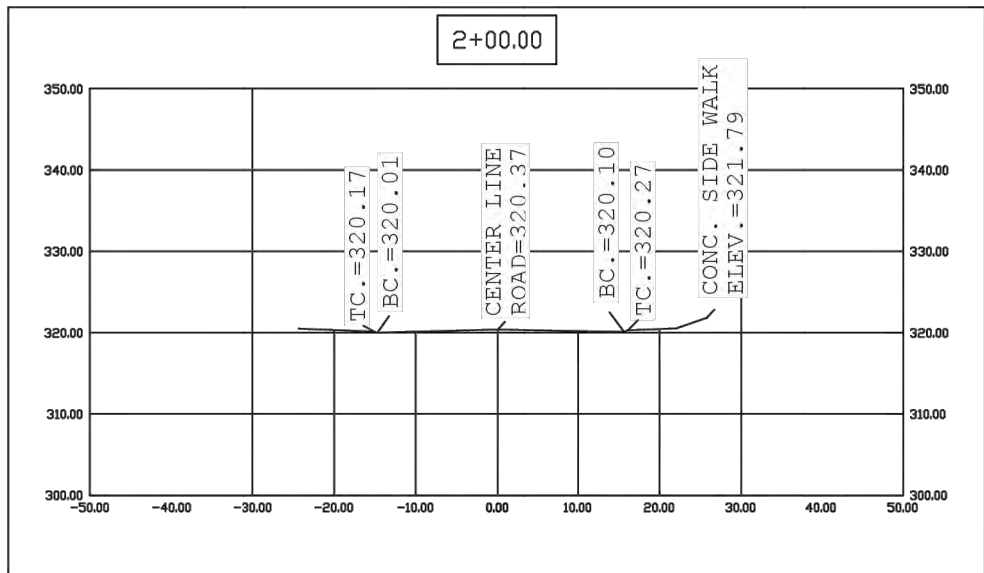
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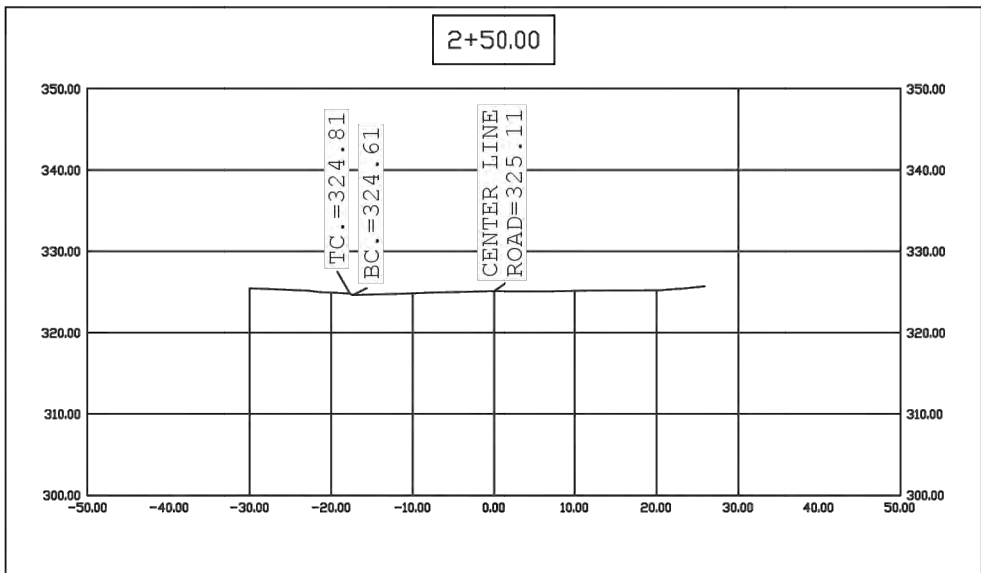
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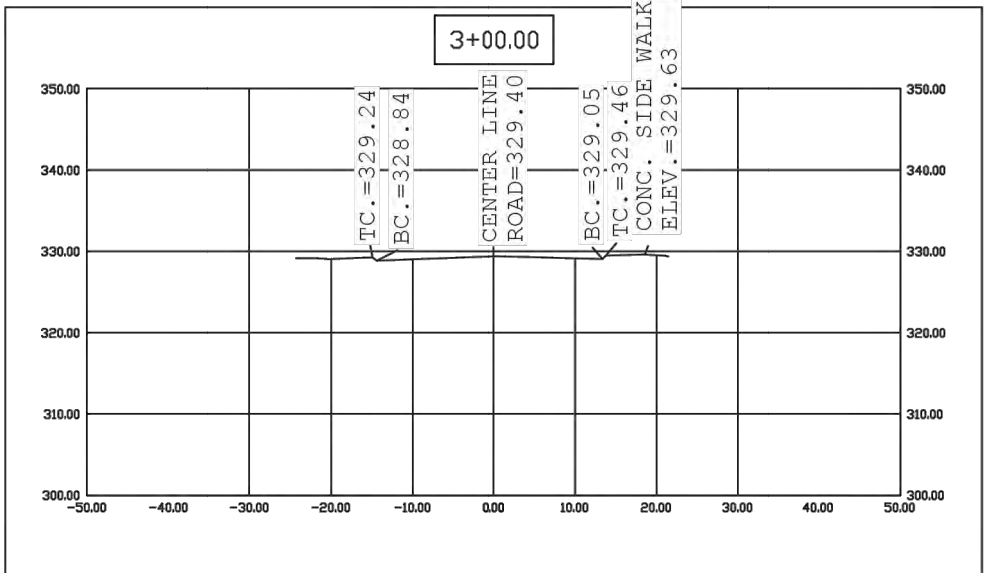
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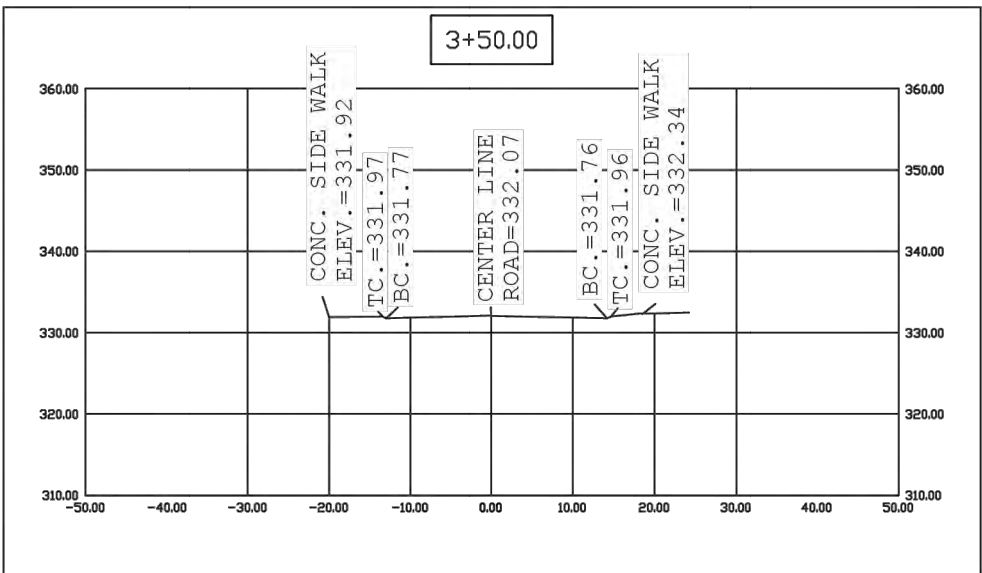
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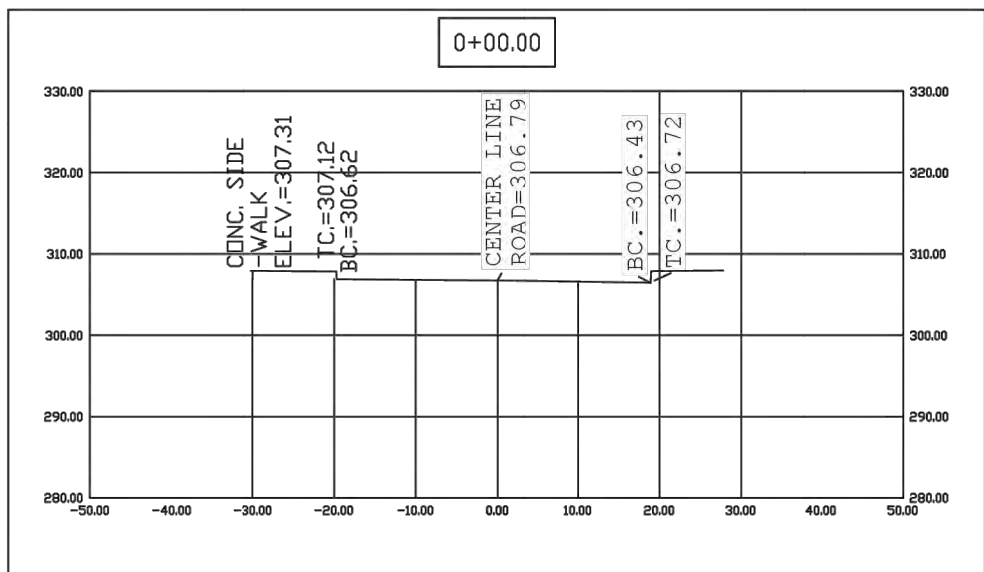
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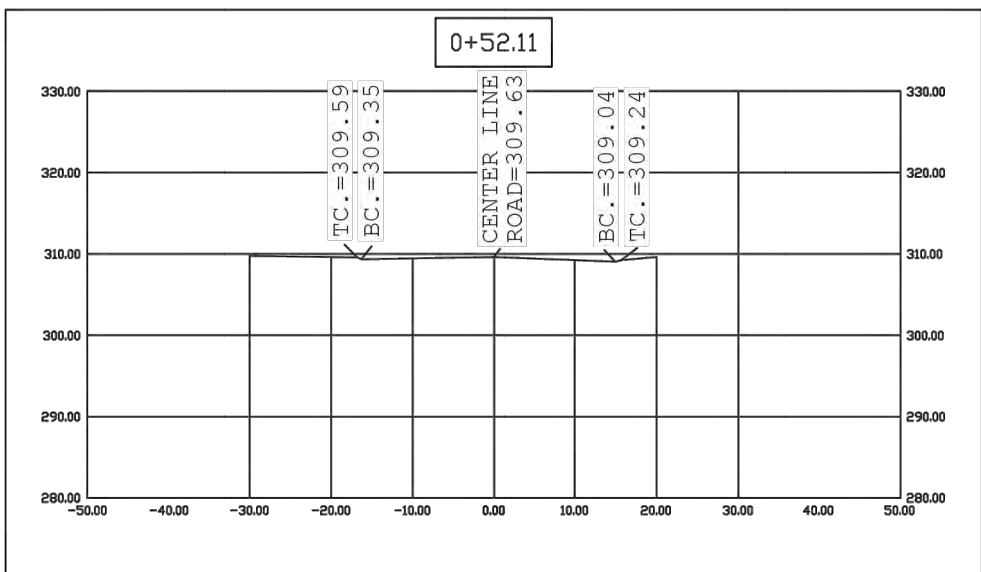
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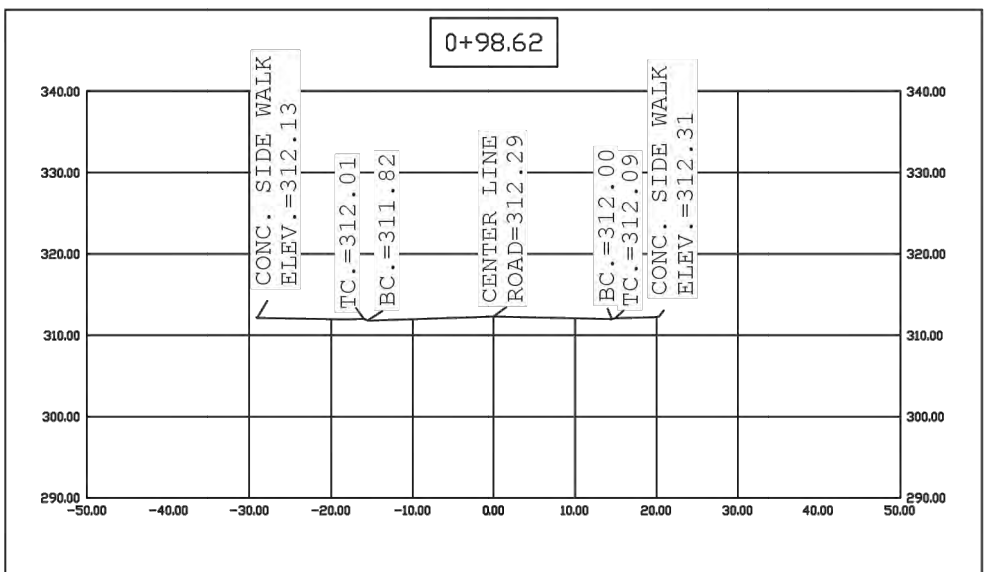
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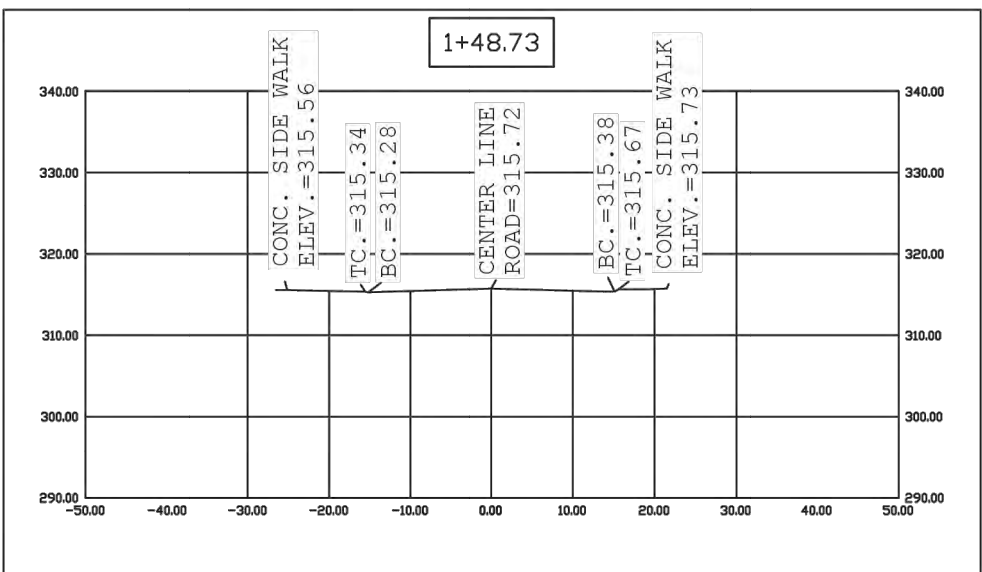
SECTION 1



SECTION 2



SECTION 3



SECTION 4

SCALE 1" = 20'

DESIGNATED AS SECTION 3, BLOCK 22, LOTS 4, 5, 5A, 6 AND 6A
ON THE TAX ASSESSMENT MAP OF THE TOWN OF MOUNT PLEASANT,
WESTCHESTER COUNTY, NEW YORK, AND ALSO KNOWN AS 444 BEDFORD ROAD
AND 109 WHEELER AVENUE, PLEASANTVILLE, NEW YORK.

SEC. No. 106.6
BLOCK No. 5

CERTIFIED TO :- 444 ASSOCIATES LLC
WESTCHESTER COUNTY
BUILDING DEPARTMENT.

DATE OF SURVEY : JANUARY 14, 2025
MAP DRAFTED : JANUARY 21, 2025



RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS – PLANNERS

3024 RADCLIFF AVENUE
BRONX, NEW YORK 10469
MOBILE # 917 544 8174
PHONE: 718 884 0238
EMAIL:

NRVFCTLANDSURV@YAHOO.COM



CROSSCUT TOPOGRAPHICAL SURVEY
OF
444 BEDFORD ROAD AND
109 WHEELER AVENUE,
IN THE VILLAGE
OF PLEASANTVILLE
TOWN OF
MOUNT PLEASANT
WESTCHESTER COUNTY
STATE OF NEW YORK.

NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENCE No. 050294-1



100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10552
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	9/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/26/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

CROSS SECTIONS ALONG
BEDFORD ROAD

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

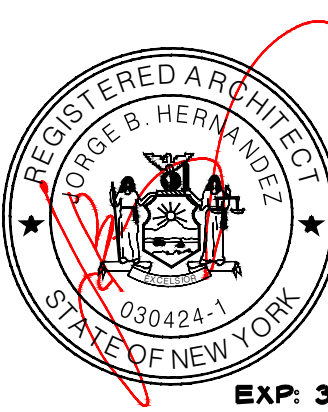
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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APPLY TO THEIR ITEM THEIR SEAL AND THE NOTATION
"ALTERED BY FOLLOWED BY THEIR SIGNATURE AND THE
DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION
OF THE ALTERATION."

SEAL & SIGNATURE



EXP. 3-31-2026

DATE:

3/12/2021

PROJECT NO:

21-037

DRAWING BY:

ARQ

CHECKED BY:

JBH

DWG. NO:

S-104



1 INTERSECTION SIGHT DISTANCE PLAN DATE: 4/4/2025
SCALE: 1"=30'
ORIGINAL SCALE 1"=40'



1 WHEELER AVE INTERSECTION SIGHT DISTANCE PLAN DATE: 4/4/2025
SCALE: 1"=30'
ORIGINAL SCALE 1"=30'



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FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	9/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/26/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:
PROPOSED INTERSECTION
SIGHT DISTANCES PLANS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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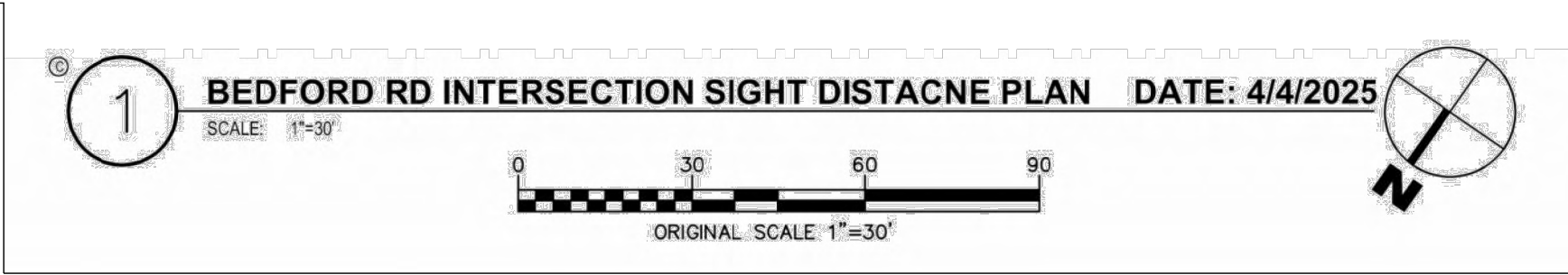
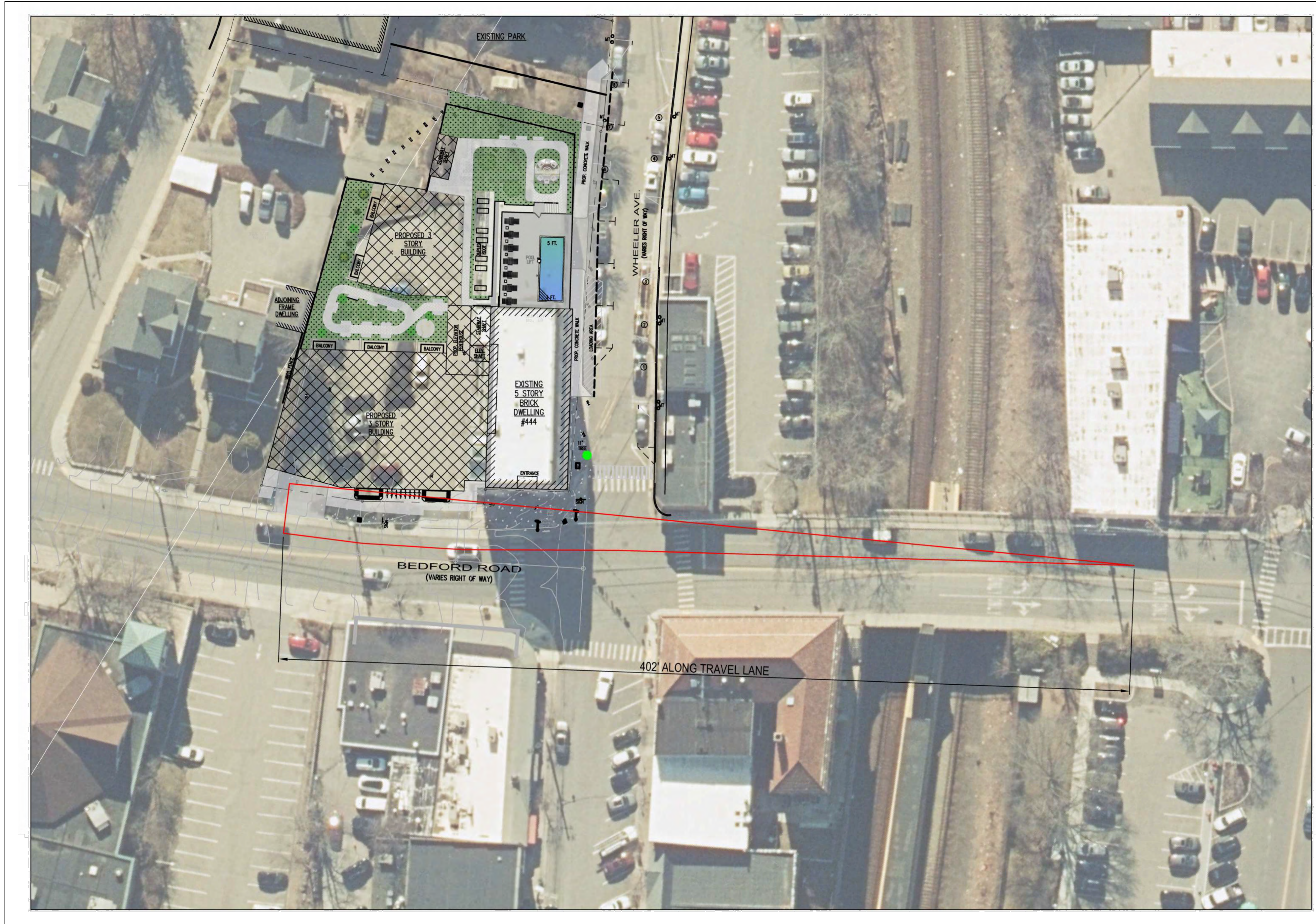
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SEAL & SIGNATURE



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PROJECT NO.:	
21-037	
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ARQ	
CHECKED BY:	
JBH	

S-105



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OSSINING, NY 10552
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	3/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	5/30/2024	ARQ
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REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

PROPOSED INTERSECTION
SIGHT DISTANCE PLAN W/
AERIAL VIEW

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

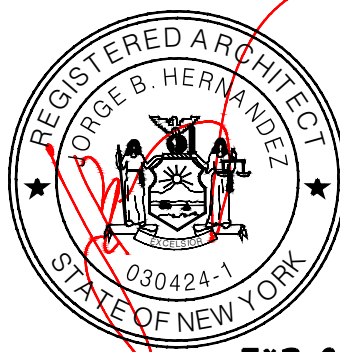
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DATE:
3/12/2021
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S-106