PRELIMINARY SITE PLAN / SUBDIVISION REVIEW PARKE LANE AT NEWBURGH STEWART A VENUE TOWN OF NEWBURGH, NEW YORK

APPLICANT:

PARKE LANE AT NEWBURGH, LLC **54 HORSE HILL ROAD SUITE 201 CEDAR KNOLLS, NJ 07927** TEL: (973) 451-0111

ATTORNEY:

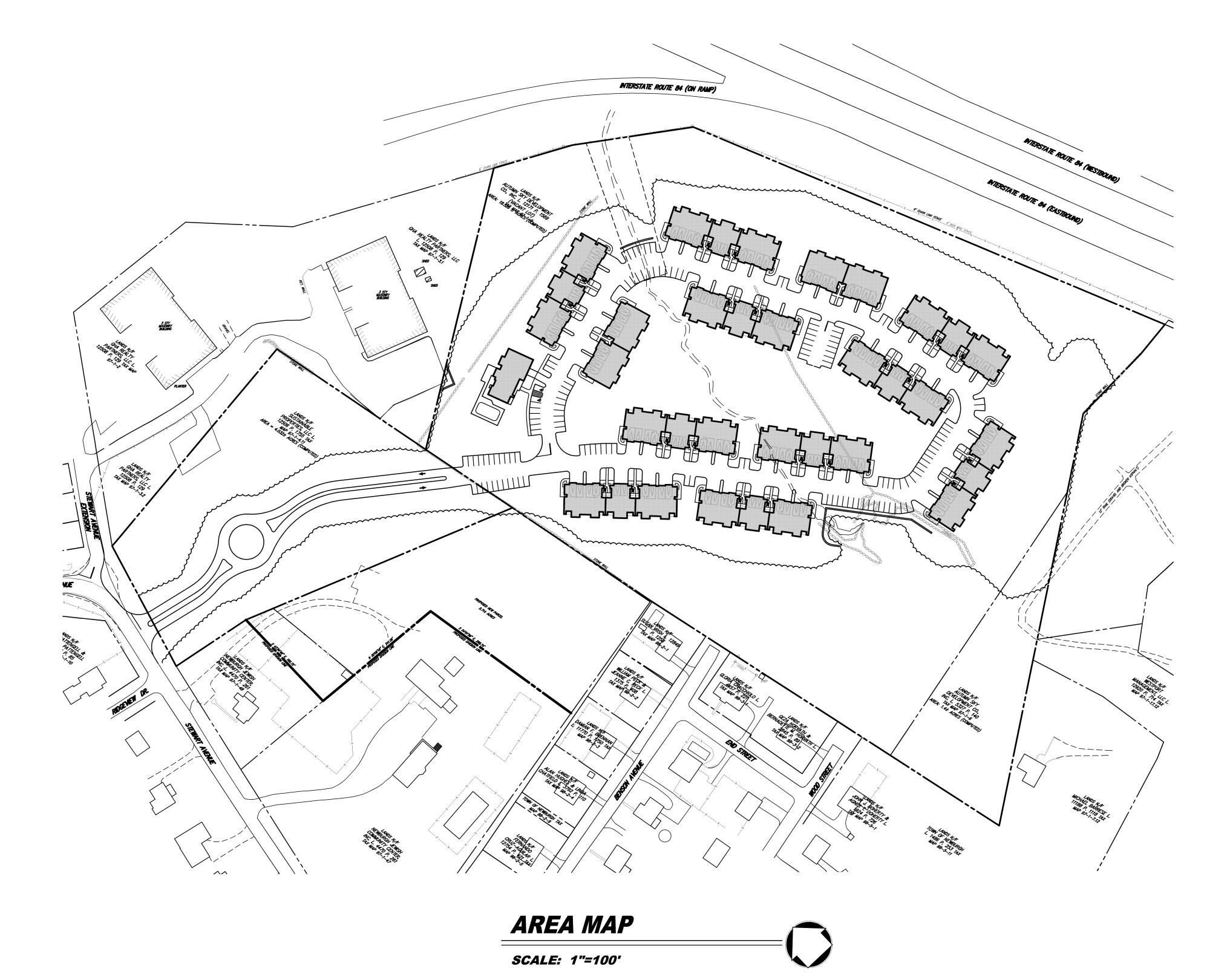
DRAKE, LOEB, HELLER, KENNEDY, GOGERTY, GABA, RODD PLLC **555 HUDSON VALLEY AVENUE, SUITE 100 NEW WINDSOR, NY 12553** TEL: *(845) 561-0550*

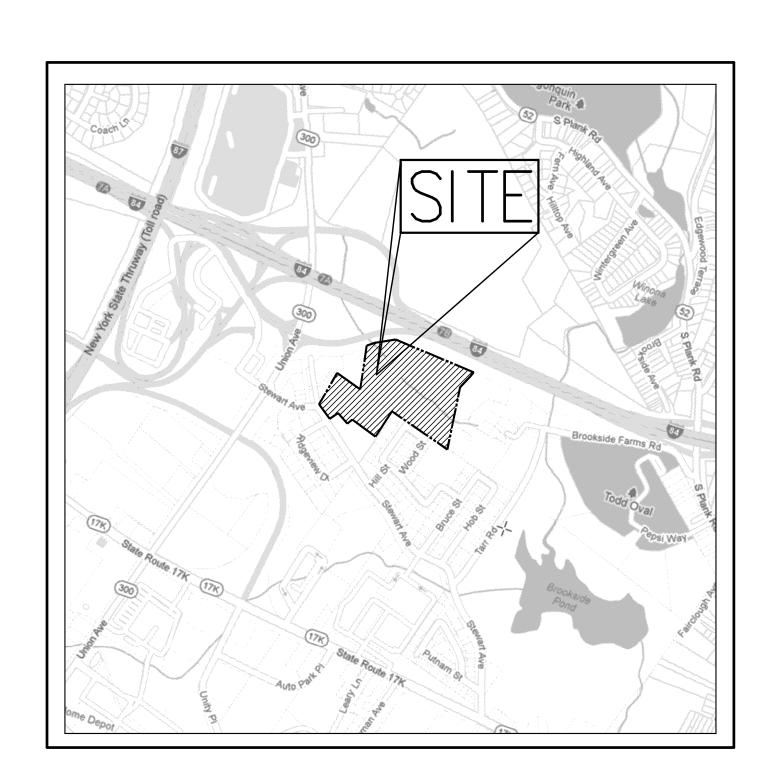
SITE PLANNER, CIVIL & TRAFFIC **ENGINEER & LANDSCAPE ARCHITECTS:**

JMC JOHN MEYER CONSULTING JOHN MEYER CONSULTING 120 BEDFORD ROAD ARMONK, NEW YORK 10504 (914) 273-5225

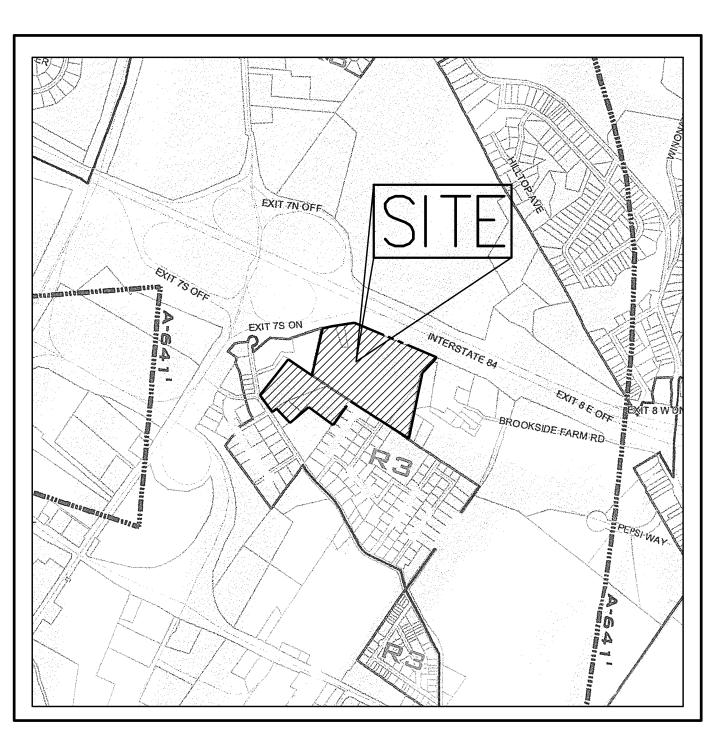
ARCHITECT:

THOMAS J. BRENNAN, ARCHITECTS 4011 PLAN PARKWAY - SUITE 100 **PLANO, TEXAS** TEL: *(972) 867-3948*

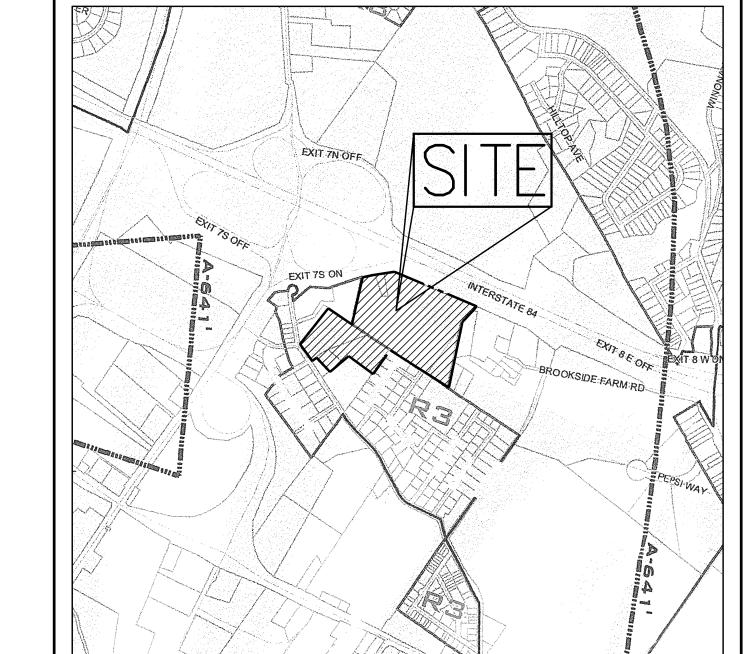




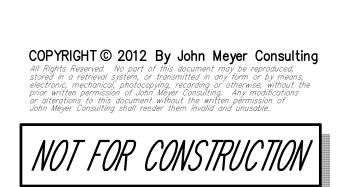




ZONING DISTRICT MAP



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



	$\overline{}$	SCALE:	AC C	NWOH:
	+	DATE:	07/12	SHOWN 2/2012
		PROJECT No:	10	146
		<i>DWG:</i> 10146-SITE	TAB:	OVER .

JOHN MEYER CONSULTING DRAWINGS:

COVER SHEET

EXISTING CONDITIONS PLAN

SLOPE & SOILS PLAN LAYOUT PLAN **GRADING PLAN UTILITIES PLAN** ROAD PROFILE

TABLE OF LAND USE					
ZONING DISTRICT R-3	PERMITTED/REQUIRED	PROPOSED			
LOT AREA (AC.)(S.F.)	10.00 AC./435,600 S.F.	26.67 AC./1,161,634 S.F.			
LOT WIDTH (FT.)	300	476			
LOT DEPTH (FT.)	300	1,494			
FRONT YARD (FT.)	50	665			
REAR YARD (FT.)	60	99			
1 SIDE YARD (FT.)	60	82 / 151 / 106			
NUMBER OF UNITS	160	160 ⁽¹⁾			
REAR TO ADJACENT BUILDING (FT.)	75	75+			
SIDE TO SIDE OF ADJACENT BUILDING (FT.)	33	33+			
HABITABLE FLOOR AREA PER DWELLING UNIT (S.F.)	1 BEDROOM 600 2 BEDROOM 800	1-BEDROOM = 925 MIN. 2-BEDROOM = 1,084 MIN			
LOT BUILDING COVERAGE (%)	35	9.96			
BUILDING HEIGHT (FT.)	35	33			
LOT SURFACE COVERAGE (%)	60	22.34			
700 S.F. OF COMMON OPEN SPACE PER DWELLING UNIT (S.F./AC.)	112,000 / 2.57	603,929 / 13.86			
STANDARD PARKING 2 SP/UNIT+10% VISITOR PKG	352	360 ⁽³⁾			
HANDICAP PARKING	0	2			
TOTAL PARKING	352	362 ⁽³⁾			

- (1) THE RESIDENTIAL PROJECT PROPOSES 160 RENTAL APARTMENTS IN 12 BUILDINGS. THE PROPOSED APARTMENT BUILDINGS ARE COMPRISED OF 2 DIFFERENT TYPES OF BUILDINGS. ONE BUILDING TYPE IS A 10 UNIT BUILDING (2 BUILDINGS) WITH 8 GARAGE PARKING SPACES AND THE OTHER IS A 14 UNIT BUILDING (10 BUILDINGS) WITH 10 GARAGE PARKING SPACES. THE 10 UNIT BUILDINGS HAS A SIX 2-BEDROOM AN FOUR 1-BEDROOM APARTMENT PER BUILDING. THE 14 UNIT BUILDING HAS EIGHT 2 BEDROOM AND SIX 1-BEDROOM APARTMENTS. THE TOTAL NUMBER OF 2-BEDROOM UNITS IS 92, WHILE THE NUMBER OF 1 BEDROOM UNIT IS 68.
- (2) CALCULATIONS ARE BASED ON THE R3 RESIDENTIAL ZONE, ALLOWING 6 UNITS PER ACRE. (3) PER R3 ZONING FOR MULTIFAMILY RESIDENCE, 2 SPACES PER DWELLING UNIT.
- 160 UNITS X 2 SPACES/DWELLING = 320 SPACES 10% OF PARKING (VISITOR PARKING) = +32 SPACES CLUBHOUSE PARKING = 362 SPACES
- TOTAL PARKING (PROVIDED) (4) PROPERTY TAX MAP DESIGNATIONS:
 - A. TAX MAP NUMBER 97-1-6, 1.4± A.C. B. TAX MAP NUMBER 97-1-5, 18.526± A.C. C. TAX MAP NUMBER 97-1-4.11, 4,032.4± AC.
- D. TAX MAP NUMBER 97-1-48 & 97-1-47, (PORTION OF LOTS, 2.71± AC.)
- (5) PROPERTY SITE IS LOCATED WITHIN THE NEWBURGH CONSOLIDATED WATER DISTRICT #1 (6) PROPERTY SITE IS LOCATED WITHIN THE TOWN OF NEWBURGH CROSSROADS CONSOLIDATED
- SEWER DISTRICT. (7) HEIGHT OF BUILDING IS 32'-11"
- (8) PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE. PROPERTY DOES NOT CONTAIN WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS (ACOE) OR THE NYSDEC. (9) 75' NOR LESS THAN TWICE THE HEIGHT OF THE HEIGHT OF THE TALLER BUILDING (66').