



TABLE OF LAND USE		
ZONING DISTRICT	PERMITTED/REQUIRED	PROPOSED
R-3		
LOT AREA (AC./S.F.)	10.00 AC./435,600 S.F.	28.67 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	10.5
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	352	360 (3)
2 SP/UNIT+10% VISITOR PKG	0	2
TOTAL PARKING	352	362 (3)

NOTES:

- (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 = +10 SPACES
 TOTAL PARKING (PROVIDED) = 362 SPACES
- (4) PROPERTY TAX MAP DESIGNATIONS:
 A. TAX MAP NUMBER 97-1-6, 1.4± A.C.
 B. TAX MAP NUMBER 97-1-5, 18.52± 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 (ACE) OR THE NYSDEC.
- (9) 75' NOR LESS THAN TWICE THE HEIGHT OF THE HEIGHT OF THE TALLER BUILDING (66').

DATE _____

REVISED _____

AGE _____

APP'D BY _____

DESIGNED BY _____

DATE _____

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AERIAL PLAN EXHIBIT

PARKE LANE AT NEWBURGH
STEWART AVENUE
TOWN OF NEWBURGH, NEW YORK

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NOT FOR CONSTRUCTION

DATE: 09/20/2012

SCALE: 1"=60'

PROJECT: 10146

DRAWING: AP-4E