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,	18.526± 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').

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	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 2 SP/UNIT+10% VISITOR PKG	352	360 (3)
HANDICAP PARKING	0	2
TOTAL PARKING	352	362 (3)

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
AR	2	October Glory Maple / Acer rubrum 'October Glory' TM	B & B	2" - 2 1/2" CAL
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
BUX GRE	4	Korean Boxwood / Buxus microphylla koreana 'Green Gem'	12" HT	B & B
ILE SHA	4	Inkberry / Ilex glabra 'Shamrock'	3' - 4' Height	B & B
JUN PAS	20	Parson's Juniper / Juniperus davurica 'Parsoni'	24" - 30" SPR.	B & B
SPI GO4	14	Goldflame Spirea / Spiraea x bumalda 'Goldflame'	18" - 24" Height	B & B
VP	14	Doublefile Viburnum / Viburnum plicatum 'Doublefile'	4' - 5' Height	B & B
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
AST FAN	5	Fanal Aster / Aster ericoides 'Fanal'	2 Gal.	Cont.
HEM ORO	28	Daylily / Hemerocallis x 'Oriental Ruby'	2 Gal.	Cont.
LIR VAR	41	Variegated Lily Turf / Liriope muscari 'Variegata'	1 Gal.	Cont.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
AR	2	October Glory Maple / Acer rubrum 'October Glory' TM	B & B	2" - 2 1/2" CAL
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
BUX GRE	11	Korean Boxwood / Buxus microphylla koreana 'Green Gem'	12" HT	B & B
ILE SHA	10	Inkberry / Ilex glabra 'Shamrock'	1' 0" - 1' 6" Height	B & B
JUN PAS	20	Parson's Juniper / Juniperus davurica 'Parsoni'	24" - 30" SPR.	B & B
SPI GO4	10	Goldflame Spirea / Spiraea x bumalda 'Goldflame'	12" - 1' 6" Height	B & B
VP	14	Doublefile Viburnum / Viburnum plicatum 'Doublefile'	4' - 5' Height	B & B
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
AST FAN	10	Fanal Aster / Aster ericoides 'Fanal'	2 Gal.	Cont.
HEM ORO	28	Daylily / Hemerocallis x 'Stella de Oro'	2 Gal.	Cont.
LIR VAR	38	Variegated Lily Turf / Liriope muscari 'Variegata'	1 Gal.	Cont.
SAL HIL	12	Woodland Sage / Salvia nemorosa 'Blue Hill'	2 Gal.	Cont.

RAIN GARDEN PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT CONDITION	COMMENTS
		PERENNIALS			
EM	EUPATORIUM MACULATUM	JOE PYE WEED	2 GAL	CONT.	X
FG	FOTHERGILLA GARDENI	DWARF FOTHERGILLA	15 GAL	CONT.	X
GM	GERANIUM MACULATUM	WILD GERANIUM	2 GAL	CONT.	X
HH	HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	5 GAL	CONT.	X
MD	MONARDA DIDYMA	BEE BALM	5 GAL	CONT.	X
SL	LOBELIA SIPHILITA	GREAT BLUE LOBELIA	2 GAL	CONT.	X
		GROUNDCOVERS/GRASSES			
CV	CHRYSOGONUM VIRGINIANA	GOLDENSTAR GREEN & GOLD	4" POT	CONT.	X
PV	PANICUM VIRGATUM	SWITCH GRASS	5 GAL	CONT.	X
SC	SCIRPUS CYPERINUS	WOOL GRASS	5 GAL	CONT.	X

BIOFILTER PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT CONDITION	COMMENTS
		TREES			
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3"-3 1/2" CAL	B & B	X
QP	QUERCUS PALUSTRIS	PIN OAK	3"-3 1/2" CAL	B & B	X
		SHRUBS			
MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	3'-4' HT	CONT.	X
RV	RHODODENDRON VISCOSUM	SWAMP AZALEA	2'-3' HT	CONT.	X
VD	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	4'-5' HT	CONT.	X
		MIX			
HM-1	NYSDEC STORMWATER BASIN MIX #1	LOWEST ZONE	1 GAL.	CONT.	X
HM-3	NYSDEC STORMWATER BASIN MIX #3	HIGHEST ZONE	1 GAL.	CONT.	X

OVERALL PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
AR	44	October Glory Maple / Acer rubrum 'October Glory' TM	2" - 2 1/2" Cal.	B & B
AME MUL	3	Shadblow Serviceberry / Amelanchier canadensis Multi Stem	7' - 8' HT.	B & B
BET HER	8	Heritage River Birch / Betula nigra 'Heritage' Multi Stem MULTI STEM	7' - 8' HT.	B & B
NB	15	Black Tupelo / Nyssa sylvatica 'Black Tupelo'	2" - 2 1/2" Cal.	B & B
QP	41	Pin Oak / Quercus palustris	2" - 2 1/2" Cal.	B & B
QR	6	Red Oak / Quercus rubra	2" - 2 1/2" Cal.	B & B
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
IA	9	American Holly / Ilex opaca	6' - 8' HT.	B & B
PA4	14	Norway Spruce / Picea abies	7' - 8' HT.	B & B
PC2	25	Colorado Spruce / Picea pungens	6' - 7' HT.	B & B
PIC BLU	5	Colorado Blue Spruce / Picea pungens glauca	6' - 7' HT.	B & B
PD	31	Douglas Fir / Pseudotsuga menziesii	7' - 8' HT.	B & B
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
CC2	14	Eastern Redbud / Cercis canadensis	7' - 8' HT.	B & B
CK	18	Kousa Dogwood / Cornus kousa	7' - 8' HT.	B & B
PRU KWA	13	Flowering Cherry / Prunus serrulata 'Kwanzan'	7' - 8' HT.	B & B
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
ILE SHA	16	Inkberry / Ilex glabra 'Shamrock'	3' - 4' Height	B & B
JP	9	Parson's Juniper / Juniperus davurica 'Parsoni'	24" - 30" Height	B & B
VD	25	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood'	4' - 5' Height	Container
VP	35	Doublefile Viburnum / Viburnum plicatum 'Doublefile'	4' - 5' Height	B & B
VA	19	American Cranberrybush / Viburnum trilobum	5' - 6' Height	B & B
PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CONT	ROOT COND.
HEM ORO	34	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	2 gal@ 4'l * oc	Container
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CAL./HT.	ROOT COND.
DRM	X	Deer Resistant Short Prairie Mix for Medium Soils		

Deer Resistant Short Prairie Mix for Medium Soils Item #10014
For well-drained loam, sandy loam and clay loam soils

Contains at least 22 wildflowers & 2 or more grasses

PLS pure & live seed

SPACE/flowers:

Lavender Hyssop	Wild Quinine
Nodding Pink Onion	Grayish Penstemon
Purple Coneflower/Clay	Black-eyed Susan/ Sweet
Canada Milk Vetch	Black Sampson/ Tall
New Jersey Tea	Ohio Goldenrod
Lanceleaf Coreopsis	Stiff Goldenrod
Showy Goldenrod	
Ox-eye Sunflower/	Ohio Iron weed
Purple Coneflower/	Sidebeak Lobelia
Rattlesnake Master/	Wild Bergamot
Roundhead Bush Clover/	Prairie Dogweed
Prairie Blazingstar/	

PLS SEED FOR THIS MIX WAS AVAILABLE THROUGH PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WI 53964 AND INCLUDE PURE LIVE SEED GRASSES AND NATIVE AND NATURALIZED PASTURE WILDFLOWERS. ALL OF WHICH SHALL BE PLANTED AT A RATE OF 10 POUNDS PER ACRE. ORDERS CAN BE PLACED BY CALLING (800) 476-9453.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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AERIAL PLAN EXHIBIT

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

DRAWN: AL	APPROVED: RR
SCALE: 1"=60'	
DATE: 12/06/2012	
PROJ. NO: 10146	
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