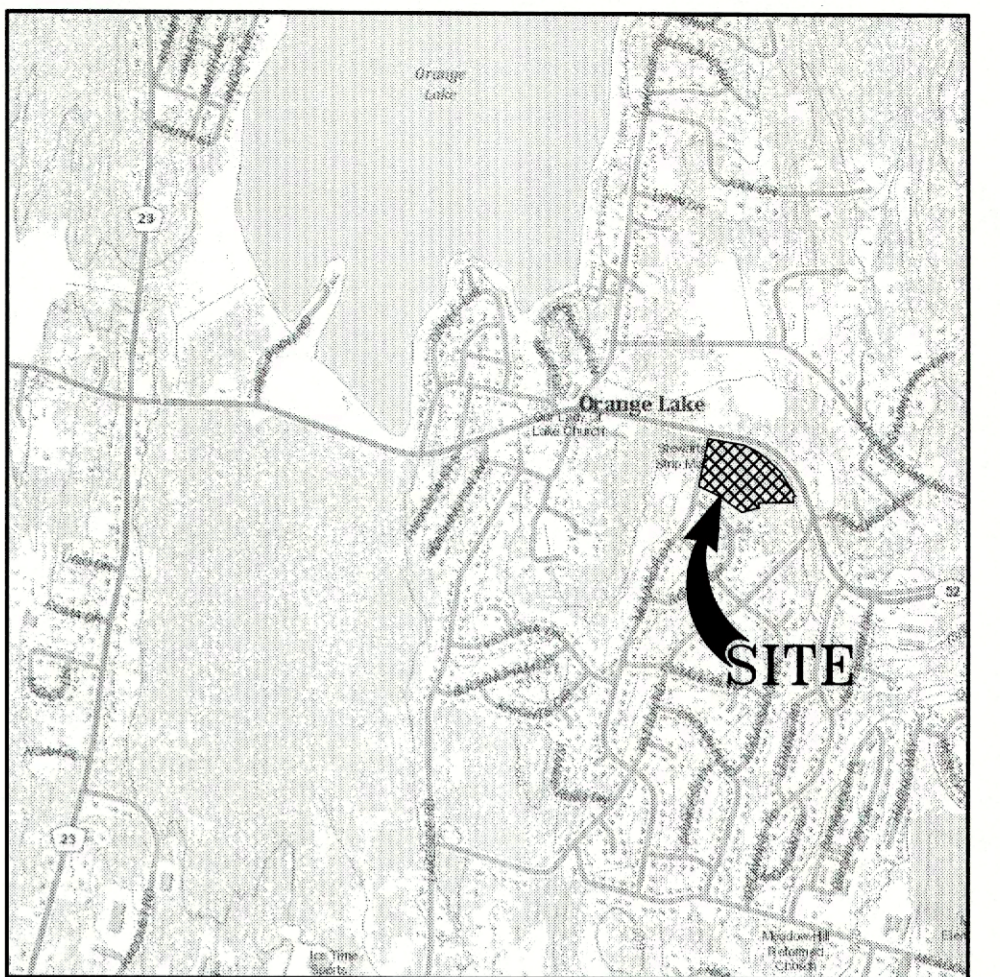




LEGEND

[Symbol]	BUILDING LINE
[Symbol]	BUILDING ROOF LINE
[Symbol]	CONCRETE PAD LINE
[Symbol]	CONCRETE HATCH
[Symbol]	MAJOR CONTOUR LINE
[Symbol]	MINOR CONTOUR LINE
[Symbol]	CURB LINE
[Symbol]	DRIVEWAY LINE
[Symbol]	EASEMENT LINE
[Symbol]	FENCE LINES
[Symbol]	PARKING STALL STRIPE
[Symbol]	LAND BANKED PARKING
[Symbol]	PROPERTY LINE
[Symbol]	ROAD CENTERLINE
[Symbol]	EDGE OF PAVEMENT LINE
[Symbol]	BUILDING SETBACK LINES
[Symbol]	EDGE OF SIDEWALK LINES
[Symbol]	STRIPING LINE
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING MAJOR CONTOUR LINE
[Symbol]	EXISTING MINOR CONTOUR LINE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING EDGE OF PAVEMENT LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING SILT FENCE LINES
[Symbol]	EXISTING FENCE LINES
[Symbol]	EXISTING GUIDERAIL LINES
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING ROAD CENTERLINE
[Symbol]	EXISTING SEWER MAIN LINES
[Symbol]	EXISTING SEWER SERVICE LINES
[Symbol]	EXISTING SEWER FORCE MAIN LINES
[Symbol]	EXISTING EDGE OF SIDEWALK LINES
[Symbol]	EXISTING STORM DRAIN LINES
[Symbol]	EXISTING LIMIT OF TREE LINES
[Symbol]	EXISTING WATER MAIN LINES
[Symbol]	EXISTING WATER SERVICE LINES
[Symbol]	LIMIT OF ACOE WETLAND
[Symbol]	LIMIT OF NYSDEC WETLAND
[Symbol]	LIMIT OF NYSDEC WETLAND BUFFER LINE
[Symbol]	MUNICIPAL BOUNDARY



LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 103, BLOCK 7, LOT 18 SECTION 47, BLOCK 1, LOT 46
- TOTAL AREA OF SUBJECT PARCEL: 10.88± ACRES
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1989.
- OWNER/APPLICANT: 52 MONARCH DEVELOPMENT, INC. 4171 ALBANY POST ROAD HYDE PARK, NEW YORK, 12538
- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- DUE TO THE PROXIMITY OF THE PROJECT SITE TO KNOWN NORTHERN LONG-EARED BAT & INDIANA BAT HIBERNACULUM, POTENTIAL ROOST TREES SHALL ONLY BE CUT AND REMOVED DURING KNOWN HIBERNATION MONTHS BETWEEN THE DATES OF NOVEMBER 1ST THROUGH MARCH 31ST, IN ORDER TO AVOID DIRECT ADVERSE IMPACTS TO BOTH SPECIES
- ALL RESIDENTIAL BUILDINGS WILL BE EQUIPPED WITH AN APPROVED FIRE SPRINKLER SYSTEM.

PARKING CALCULATIONS

LOT 1 PARKING CALCULATIONS:

TOTAL BUILDING SQUARE FOOTAGE: 3,150 SQFT

TOTAL PARKING REQUIRED FOR A POTENTIAL BANK IN THE B ZONE:
1 SPACE PER 200 SQFT OF FLOOR AREA
3,150 SQFT / 200 SQFT = 15.75 = 16 SPACES

TOTAL PARKING REQUIRED: 16 SPACES

PROVIDED:
TOTAL PARKING PROVIDED = 16 SPACES

SUMMARY:
16 PARKING SPACES REQUIRED
16 PARKING SPACES PROVIDED

LOT 2 PARKING CALCULATIONS:

TOTAL UNIT COUNT: 76 2-BEDROOM UNITS
24 1-BEDROOM UNITS

TOTAL PARKING REQUIRED FOR 1 & 2-BEDROOM UNITS IN B ZONE:
1-BEDROOM: 2.0 SPACES PER DWELLING UNIT
24 UNITS X 2.0 = 48 SPACES
2-BEDROOM: 2.0 SPACES PER DWELLING UNIT
76 UNITS X 2.0 = 152 SPACES

TOTAL PARKING REQUIRED: 200 SPACES

PROVIDED:
TOTAL PARKING PROVIDED = 201 SPACES

SUMMARY:
200 PARKING SPACES REQUIRED
157 PARKING SPACES PROVIDED
44 BUILDING GARAGE PARKING SPACES

DENSITY CALCULATIONS

TOWN OF NEWBURGH - ZONING DISTRICT B
SENIOR CITIZEN HOUSING [§185-48] (LOT 2)

PARCEL AREA:
103-7-18 47-1-46 235,477 SF = 5.41 AC
184,013 SF = 4.22 AC

UNITS PERMITTED:
24% 1-BEDROOM & 76% 2-BEDROOM
12 UNITS PER ACRE FOR 1-BEDROOM
10 UNITS PER ACRE FOR 2-BEDROOM
(12 UNITS * 9.63 AC * .24) + (10 UNITS * 9.63 AC * .76) = 100.9 UNITS
TOTAL UNITS = 100.9 UNITS

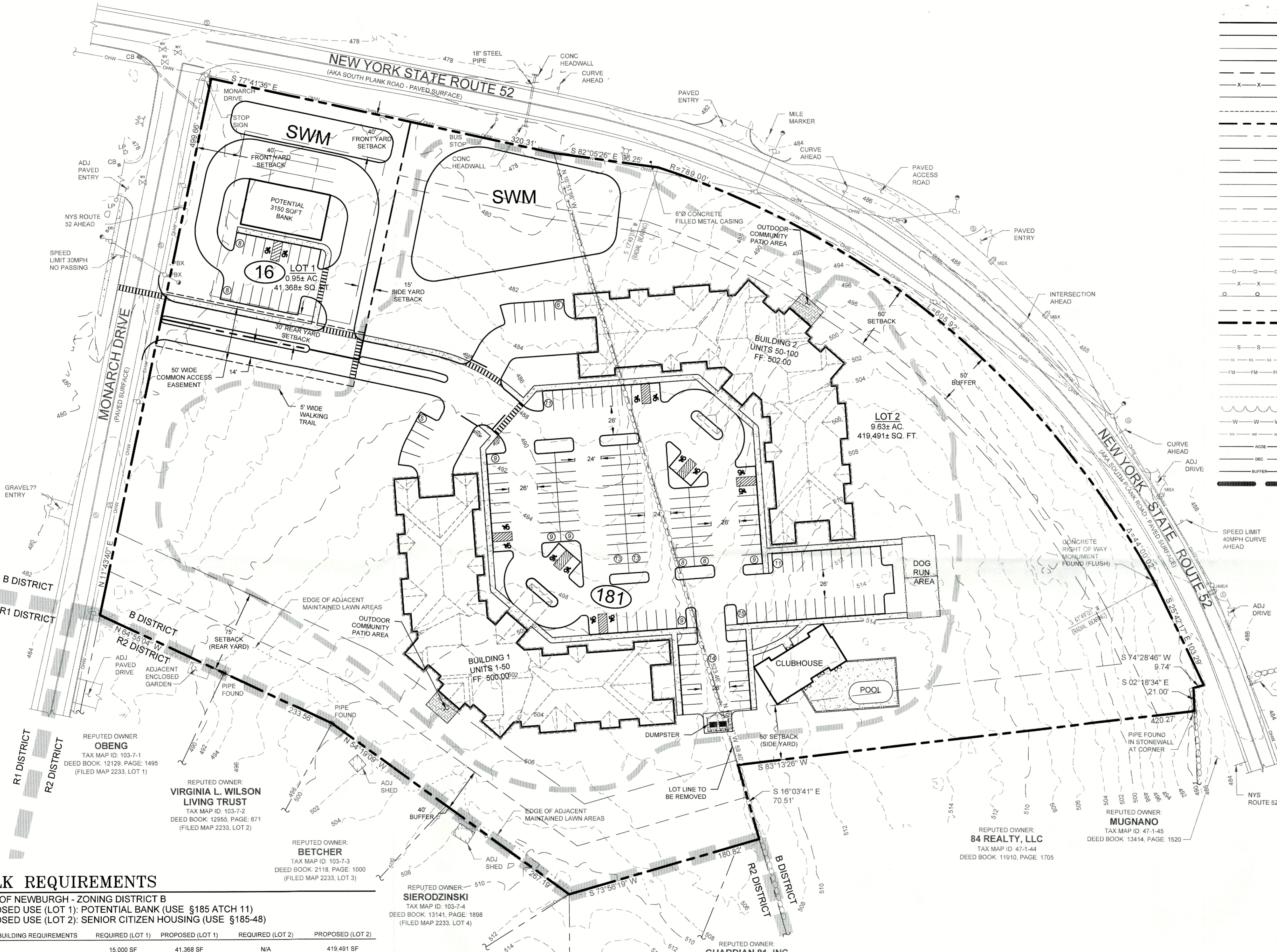
UNITS PROPOSED:
APARTMENTS: 2 BUILDINGS X (12) 1-BEDROOM UNITS EACH = 24 UNITS
2 BUILDINGS X (30) 2-BEDROOM UNITS EACH = 76 UNITS
TOTAL APARTMENT UNITS PROPOSED = 100 UNITS

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZONING DISTRICT B
PROPOSED USE (LOT 1): POTENTIAL BANK (USE §185 ATCH 11)
PROPOSED USE (LOT 2): SENIOR CITIZEN HOUSING (USE §185-48)

MINIMUM BUILDING REQUIREMENTS	REQUIRED (LOT 1)	PROPOSED (LOT 1)	REQUIRED (LOT 2)	PROPOSED (LOT 2)
LOT AREA	15,000 SF	41,368 SF	N/A	419,491 SF
LOT WIDTH	100 FEET	186 FEET	N/A	900 FEET
LOT DEPTH	125 FEET	223 FEET	N/A	638 FEET
FRONT YARD	40 FEET	53 FEET	0 FEET (MONARCH DR) 80 FEET (NYS RTE 52)	238 FEET 64 FEET
REAR YARD	30 FEET	100 FEET	0 FEET 75 FEET (ABUTTING RES. ZONE)	77 FEET 77 FEET
SIDE YARD (ONE / BOTH)	15 / 30 FEET	57 / N/A FEET	0 FEET 75 FEET (ABUTTING RES. ZONE)	50 FEET N/A
MAXIMUM ALLOWABLE				
BUILDING HEIGHT	35 FEET	< 35 FEET	35 FEET	46.5 FEET *
LOT BUILDING COVERAGE	60%	8%	N/A	13%
LOT SURFACE COVERAGE	85%	58%	N/A	34%
ONE-BEDROOM AREA	N/A	N/A	700 SF	840 SF **
TWO-BEDROOM AREA	N/A	N/A	900 SF	1060 SF ***

* BUILDING HEIGHT VARIANCE REQUIRED.
** ONE-BEDROOM AREA VARIANCE REQUIRED.
*** TWO-BEDROOM AREA VARIANCE REQUIRED.



NO.	DATE	DESCRIPTION
0	09/17/19	INITIAL SUBMISSION
1	04/12/21	REVISED PER COMMENT LETTERS

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	04/12/21
<input checked="" type="checkbox"/> CONCEPT APPROVAL	1 OF 1
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A OF N/A
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A
<input type="checkbox"/> OTHER	N/A OF N/A
<input type="checkbox"/> FOR BID	N/A OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A OF N/A

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 50 ft.

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SKETCH PLAN

MONARCH WOODS SENIOR COMMUNITY
MONARCH DRIVE
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1325.01
DATE: 09/17/19
REVISION: 1 - 04/12/21

DRAWN BY: MP
SCALE: 1" = 50'
TAX LOT: 103-7-18 & 47-1-46

SK-5