TABLE OF USE / BULK REGULATIONS

A	B	C	D	E	F	G	H	I	J	K	L	M	N
	USES BY SPECIAL PERMIT OF THE PLANNING BOARD	MINIMUM LOT AREA (SQUARE FEET UNLESS OTHERWISE DESIGNATED) (GROSS / NET)	MINIMUM LOT WIDTH (FEET)	REQUIRED FRONT YARD DEPTH (FEET)	REQUIRED SIDE YARD / TOTAL BOTH YARDS (FEET)	REQUIRED REAR YARD DEPTH (FEET)	REQUIRED STREET FRONTAGE (FEET)	MAXIMUM BUILDING HEIGHT (FEET)	FLOOR AREA RATIO	MINIMUM LIVABLE FLOOR AREA (SQUARE FEET)	DEVELOPMENT COVERAGE (PERCENTAGE)	OFF-STREET PARKING (# PER D.U. / TOTAL)	MAXIMUM RESIDENTIAL DENSITY (UNITS PER NET ACRE / TOTAL)
REQUIRED	SENIOR CITIZEN HOUSING [1,2] PER § 300-18 EFFICIENCY 1 BEDROOM 2 BEDROOM	5 ACRE	50	75	50 / –	50	–	50	–	 400 500 650	75	2 / 366	14
PROVIDED	 EFFICIENCY 1 BEDROOM 2 BEDROOM	14.21 AC / 13.12 AC [3]	50	80	50 / –	228	–	48	0.36	– 980 1120-1354	52	2.27 / 415	183

1. PLANNING BOARD SITE PLAN APPROVAL REQUIRED; REFER TO USE REGULATIONS.
2. SPECIAL PERMIT BY THE TOWN BOARD REQUIRED.
3. LOT AREA DEDUCTIONS:
   WETLANDS: 1.09 ACRES
   BUILDABLE ACRES= 13.12 ACRES
4. **THE AREA OF WETLANDS DISTURBANCE AS CURRENTLY PROPOSED IS ESTIMATED TO BE ±0.26 ACRES.**

TOWN OF NEW WINDSOR NOTES:

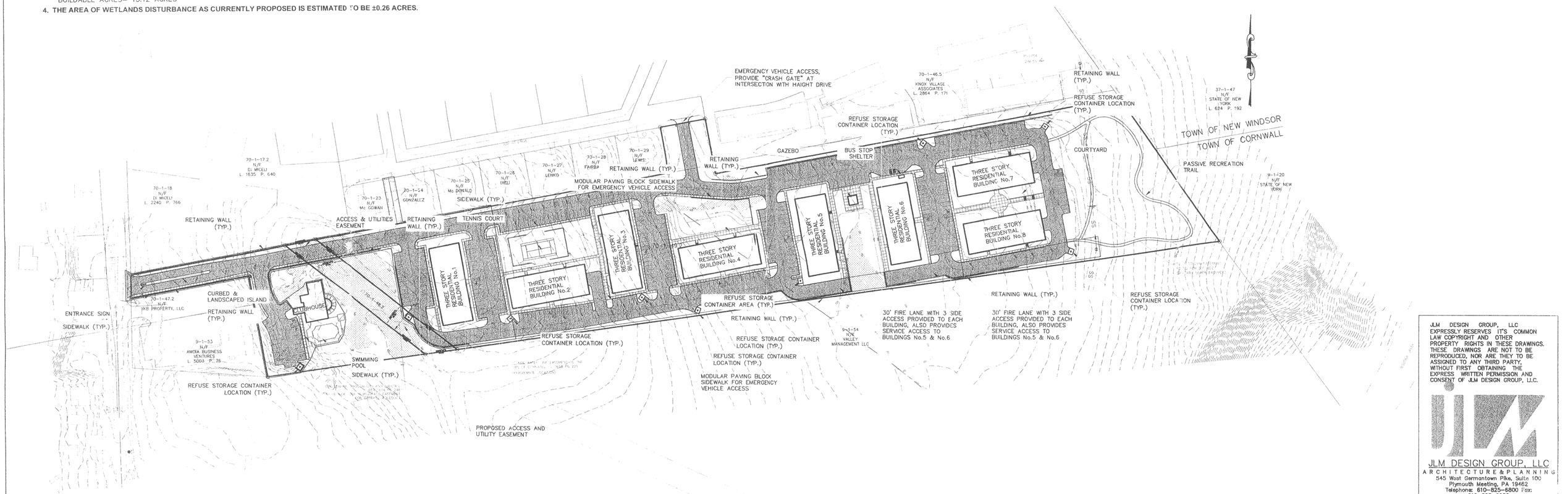
1. ROAD (OR ANY OTHER TYPE) MAINTENANCE AGREEMENT IS TO BE FILED IN THE CLERK'S OFFICE AND COUNTY CLERK'S OFFICE.

SITE PLAN REFERENCE:

1. THE PROPOSED SITE LAYOUT AS SHOWN ON PLANS HEREON WAS TAKEN FROM PLAN ENTITLED "KNOX VILLAGE ACTIVE ADULT COMMUNITY", PREPARED BY JLM DESIGN GROUP LLC, DATED AUGUST 31, 2007.

NOTES:

1. BUILDINGS' PARKING: TOTAL NUMBER OF 415 PARKING SPACES IS PROPOSED, CONSISTING OF 331 SURFACE PARKING SPACES AND 84 PARKING SPACES UNDERNEATH BUILDINGS No.2, No.7 & No.8.
2. CLUBHOUSE PARKING: TOTAL OF 22 SURFACE PARKING SPACES IS PROPOSED.
3. FOR LEGEND, SYMBOLS AND GENERAL NOTES SEE SHEET 1-1.
4. FOR BUILDING DIMENSIONS REFER TO ARCHITECTURAL DRAWINGS.
5. UPON PLANNING BOARD APPROVAL OF SITE LIGHTING PLAN; IF THERE ARE ANY ISSUES WITH REGARD TO BRIGHTNESS OF LIGHTING AT A LATER DATE, KNOX VILLAGE ASSOCIATES WILL ADDRESS THESE ISSUES.



SITE PLAN
SCALE 1"=100'

JLM DESIGN GROUP, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JLM DESIGN GROUP, LLC.

JLM DESIGN GROUP, LLC
ARCHITECTURE & PLANNING
545 West Germantown Pike, Suite 100
Plymouth Meeting, PA 19462
Telephone: 610-825-6800 Fax: 610-825-6088
E-Mail: JLMDesignGroup@verizon.net

PLANNING BOARD STAMP

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

100 0 100
GRAPHIC SCALE

C&H ENVIRONMENTAL, INC.
224 STIGER STREET, PO BOX 183, 908.852-4855
HACKETTSTOWN, NEW JERSEY

REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	03/08	REVISED PER TOWN AGENCY COMMENTS DATED 1/16/08
2	UKJ	05/08	REVISED PER TOWN AGENCY COMMENTS DATED 3/26/08
3	UKJ	06/08	REVISED PER TOWN AGENCY COMMENTS DATED 6/04/08
4	BM	09/08	REVISED PER WORKSHOP SESSION ON 9/03/08

DES.
DWG.
CHK.

STATE OF NEW YORK — UDAY JINAPPA — 082405 — PROFESSIONAL ENGINEER

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020
26 HAMILTON AVENUE, MONTICELLO, NY 12701, 845-794-5808

KNOX VILLAGE ASSOCIATES - FORMERLY KNOX VILLAGE INC.
NEW WINDSOR, ORANGE COUNTY, NEW YORK

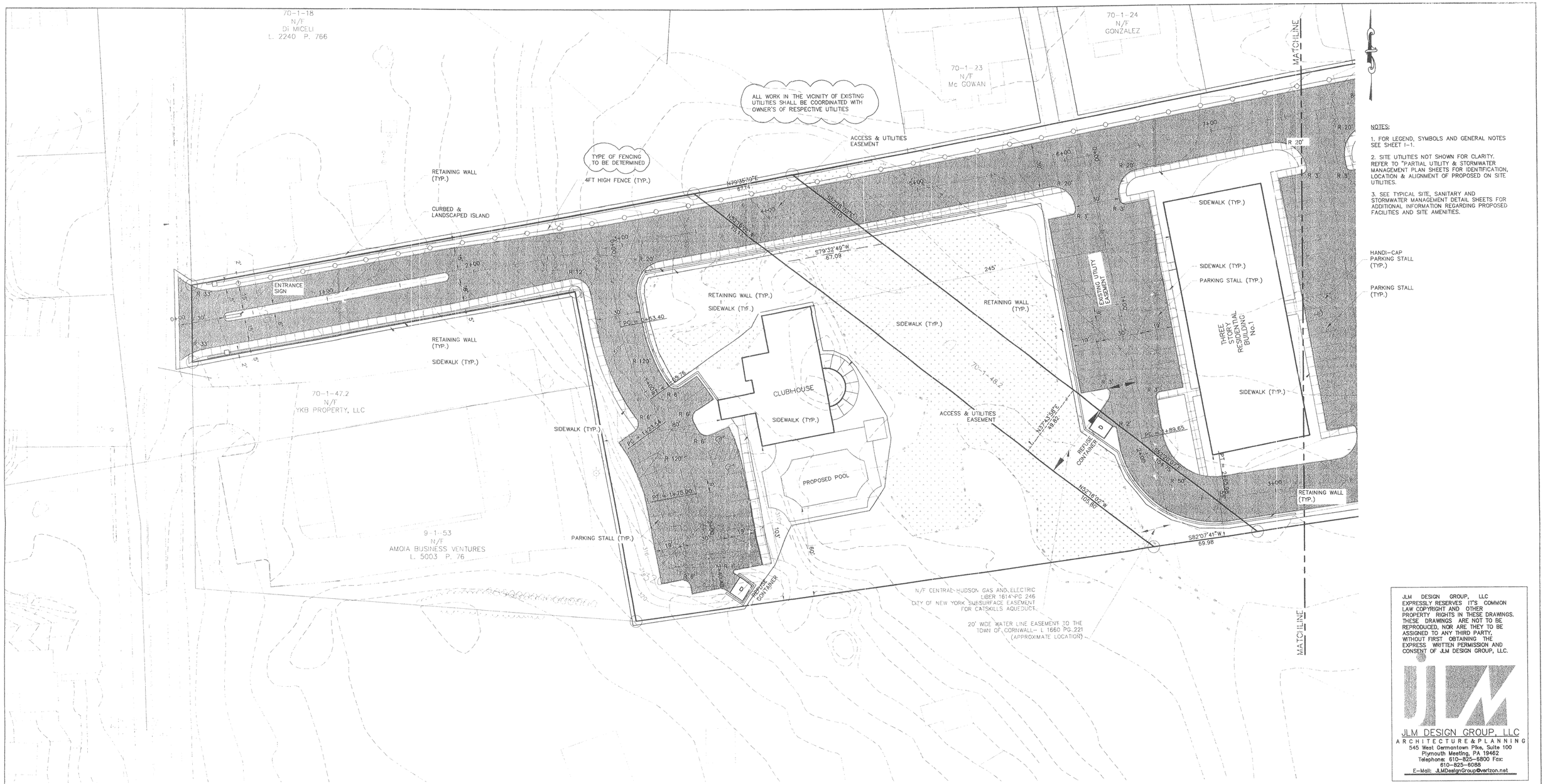
LEGACY WOODS

S.B.L. 70-1-49.2

PRELIMINARY PLAN
PROPOSED
SITE PLAN
SCALE: 1"=100'

JRFA
DATE NOVEMBER 2007
G SHEET 2 OF
DWG. NO. 41901G002

RECEIVED SEP - 8 2008 08-017



NOTES:

1. FOR LEGEND, SYMBOLS AND GENERAL NOTES SEE SHEET 1-1.
2. SITE UTILITIES NOT SHOWN FOR CLARITY. REFER TO "PARTIAL UTILITY & STORMWATER MANAGEMENT PLAN SHEETS FOR IDENTIFICATION, LOCATION & ALIGNMENT OF PROPOSED ON SITE UTILITIES.
3. SEE TYPICAL SITE, SANITARY AND STORMWATER MANAGEMENT DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING PROPOSED FACILITIES AND SITE AMENITIES.

HANDI-CAP PARKING STALL (TYP.)

PARKING STALL (TYP.)

PARTIAL PLAN

JLM DESIGN GROUP, LLC EXPRESSLY RESERVES IT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JLM DESIGN GROUP, LLC.

JLM DESIGN GROUP, LLC
ARCHITECTURE & PLANNING
545 West Germantown Pike, Suite 100
Plymouth Meeting, PA 19462
Telephone: 610-825-6800 Fax: 610-825-6088
E-Mail: JLMDesignGroup@verizon.net

PLANNING BOARD STAMP

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

30 0 30
GRAPHIC SCALE

C&H ENVIRONMENTAL, INC.
224 STIGER STREET, PO BOX 188, 908-852-4855
HACKETTSTOWN, NEW JERSEY

REVISIONS			
NO.	BY	DATE	REMARKS
1	UKJ	03/08	REVISED PER TOWN AGENCY COMMENTS DATED 1/16/08
2	UKJ	05/08	REVISED PER TOWN AGENCY COMMENTS DATED 3/26/08
3	UKJ	06/08	REVISED PER TOWN AGENCY COMMENTS DATED 6/04/08
4	BM	09/08	REVISED PER WORKSHOP SESSION ON 9/03/08

DES. .....
DWG. .....
CHK. .....

STATE OF NEW YORK · UDAY JHAVERI · 082405 · LICENSED PROFESSIONAL ENGINEER

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020
26 HAMILTON AVENUE, MONTICELLO, NY 12701, 845-794-5868

KNOX VILLAGE ASSOCIATES - FORMERLY KNOX VILLAGE INC.
NEW WINDSOR, ORANGE COUNTY, NEW YORK

LEGACY WOODS

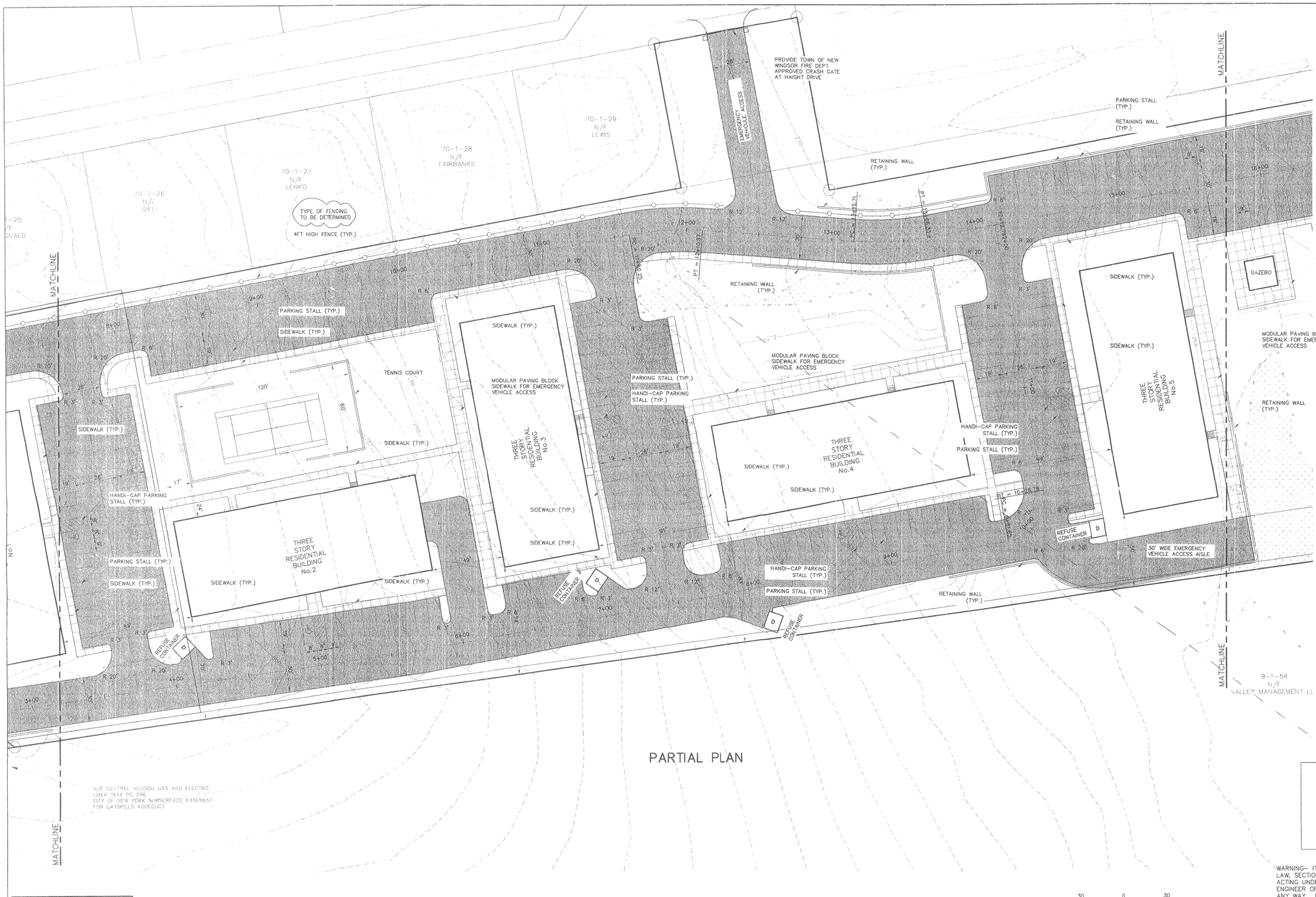
S.B.L. 70-1-49.2

PRELIMINARY PLAN

PARTIAL SITE PLAN
SHEET 1 OF 3

SCALE: 1"=30'

JRFA
DATE NOVEMBER 2007
G SHEET 2.1 OF .....
DWG. NO. 41901G002



PARTIAL PLAN

NOTES:

1. FOR LEGEND, SYMBOLS AND GENERAL NOTES SEE SHEET 1-1.
2. SITE UTILITIES NOT SHOWN FOR CLARITY. REFER TO "PARTIAL UTILITY & STORMWATER MANAGEMENT PLAN SHEETS FOR IDENTIFICATION, LOCATION & ALIGNMENT OF PROPOSED ON SITE UTILITIES.
3. SEE TYPICAL SITE, SANITARY AND STORMWATER MANAGEMENT DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING PROPOSED FACILITIES AND SITE AMENITIES.

JLM DESIGN GROUP, LLC EXPRESSLY RESERVES IT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JLM DESIGN GROUP, LLC.

JLM DESIGN GROUP, LLC
ARCHITECTURE & PLANNING
545 West Germantown Pike, Suite 100
Plymouth Meeting, PA 19462
Telephone: 610-825-6800 Fax: 610-825-6088
E-Mail: JLMDesignGroup@verizon.net

PLANNING BOARD STAMP

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

30 0 30
GRAPHIC SCALE

C&H ENVIRONMENTAL, INC.
224 STIGER STREET, PO BOX 188, 908-852-4855
HACKETTSTOWN, NEW JERSEY

REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	03/08	REVISED PER TOWN AGENCY COMMENTS DATED 1/16/08
2	UKJ	05/08	REVISED PER TOWN AGENCY COMMENTS DATED 1/16/08
3	UKJ	06/08	REVISED PER TOWN AGENCY COMMENTS DATED 6/04/08
4	BM	09/08	REVISED PER WORKSHOP SESSION ON 9/03/08

DES. ____
DWG. ____
CHK. ____

STATE OF NEW YORK — UDAY JHAVERI — 072405 — LICENSED PROFESSIONAL ENGINEER

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020
26 HAMILTON AVENUE, MONTICELLO, NY 12701, 845-794-5808

KNOX VILLAGE ASSOCIATES - FORMERLY KNOX VILLAGE INC.
NEW WINDSOR, ORANGE COUNTY, NEW YORK

LEGACY WOODS

S.B.L. 70-1-49.2

PRELIMINARY PLAN

PARTIAL SITE PLAN SHEET 2 OF 3

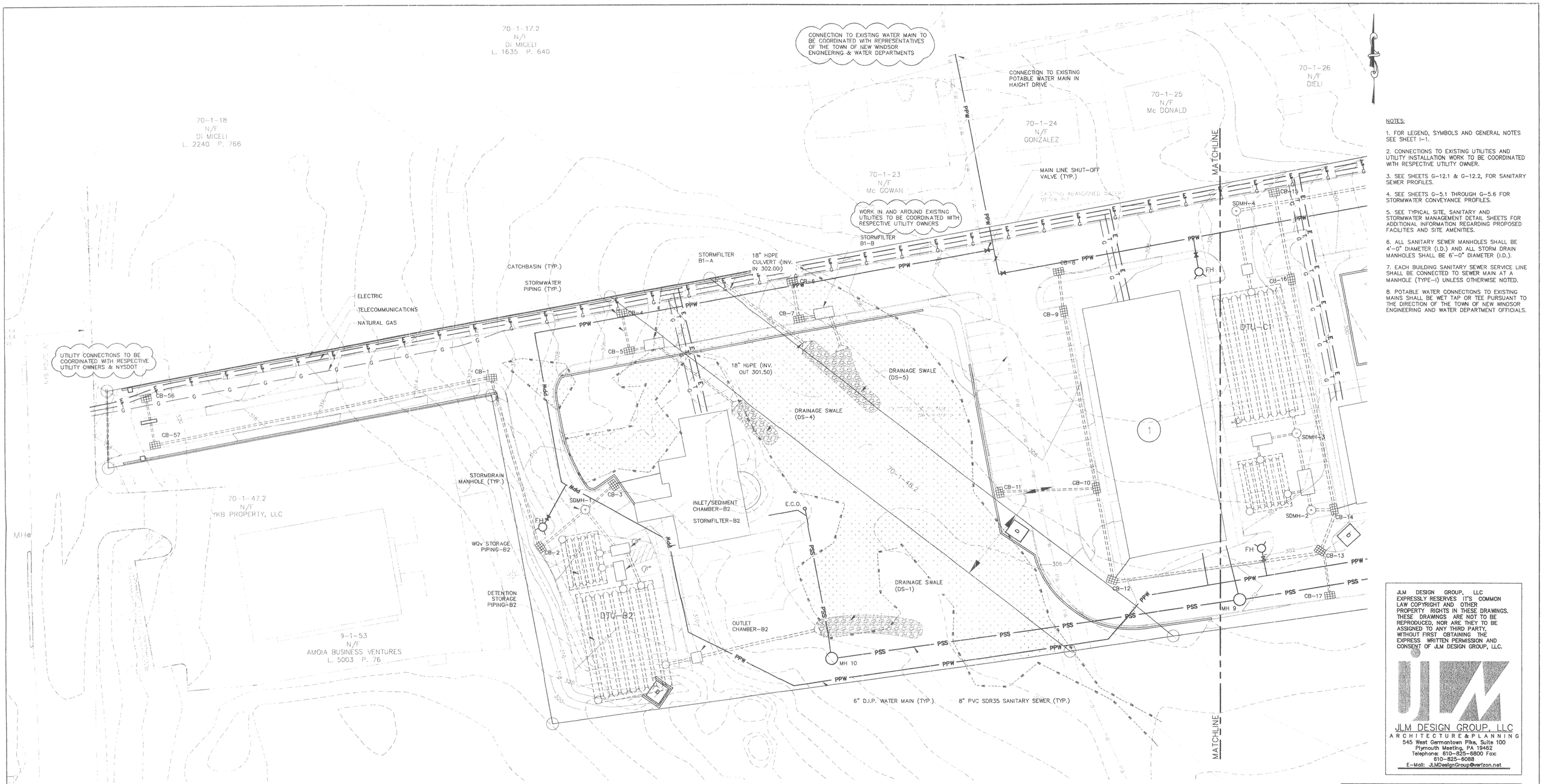
SCALE: 1"=30'

JRFA

DATE NOVEMBER 2007

G SHEET 2.2 OF ____

DWG. NO. 41901G002



PARTIAL PLAN

NOTES:

1. FOR LEGEND, SYMBOLS AND GENERAL NOTES SEE SHEET I-1.
2. CONNECTIONS TO EXISTING UTILITIES AND UTILITY INSTALLATION WORK TO BE COORDINATED WITH RESPECTIVE UTILITY OWNER.
3. SEE SHEETS G-12.1 & G-12.2, FOR SANITARY SEWER PROFILES.
4. SEE SHEETS G-5.1 THROUGH G-5.6 FOR STORMWATER CONVEYANCE PROFILES.
5. SEE TYPICAL SITE, SANITARY AND STORMWATER MANAGEMENT DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING PROPOSED FACILITIES AND SITE AMENITIES.
6. ALL SANITARY SEWER MANHOLES SHALL BE 4'-0" DIAMETER (I.D.) AND ALL STORM DRAIN MANHOLES SHALL BE 6'-0" DIAMETER (I.D.).
7. EACH BUILDING SANITARY SEWER SERVICE LINE SHALL BE CONNECTED TO SEWER MAIN AT A MANHOLE (TYPE-I) UNLESS OTHERWISE NOTED.
8. POTABLE WATER CONNECTIONS TO EXISTING MAINS SHALL BE WET TAP OR TEE PURSUANT TO THE DIRECTION OF THE TOWN OF NEW WINDSOR ENGINEERING AND WATER DEPARTMENT OFFICIALS.

JLM DESIGN GROUP, LLC EXPRESSLY RESERVES IT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JLM DESIGN GROUP, LLC.

JLM DESIGN GROUP, LLC
ARCHITECTURE & PLANNING
545 West Germantown Pike, Suite 100
Plymouth Meeting, PA 19462
Telephone: 610-825-6800 Fax: 610-825-6088
E-Mail: JLMDesignGroup@verizon.net

PLANNING BOARD STAMP

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

30 0 30
GRAPHIC SCALE

C&H ENVIRONMENTAL, INC.
224 STIGER STREET, PO BOX 188, 908-852-4855
HACKETTSTOWN, NEW JERSEY

REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	03/08	REVISED PER TOWN AGENCY COMMENTS DATED 1/16/08
2	UKJ	05/08	REVISED PER TOWN AGENCY COMMENTS DATED 3/26/08
3	UKJ	06/08	REVISED PER TOWN AGENCY COMMENTS DATED 6/04/08
4	BM	09/08	REVISED PER WORKSHOP SESSION ON 9/03/08

DES. _____
DWG. _____
CHK. _____

STATE OF NEW YORK · JOHN A. JINNETH · 069405 · LICENSED PROFESSIONAL ENGINEER

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020
26 HAMILTON AVENUE, MONTICELLO, NY 12701, 845-794-5808

KNOX VILLAGE ASSOCIATES - FORMERLY KNOX VILLAGE INC.
NEW WINDSOR, ORANGE COUNTY, NEW YORK

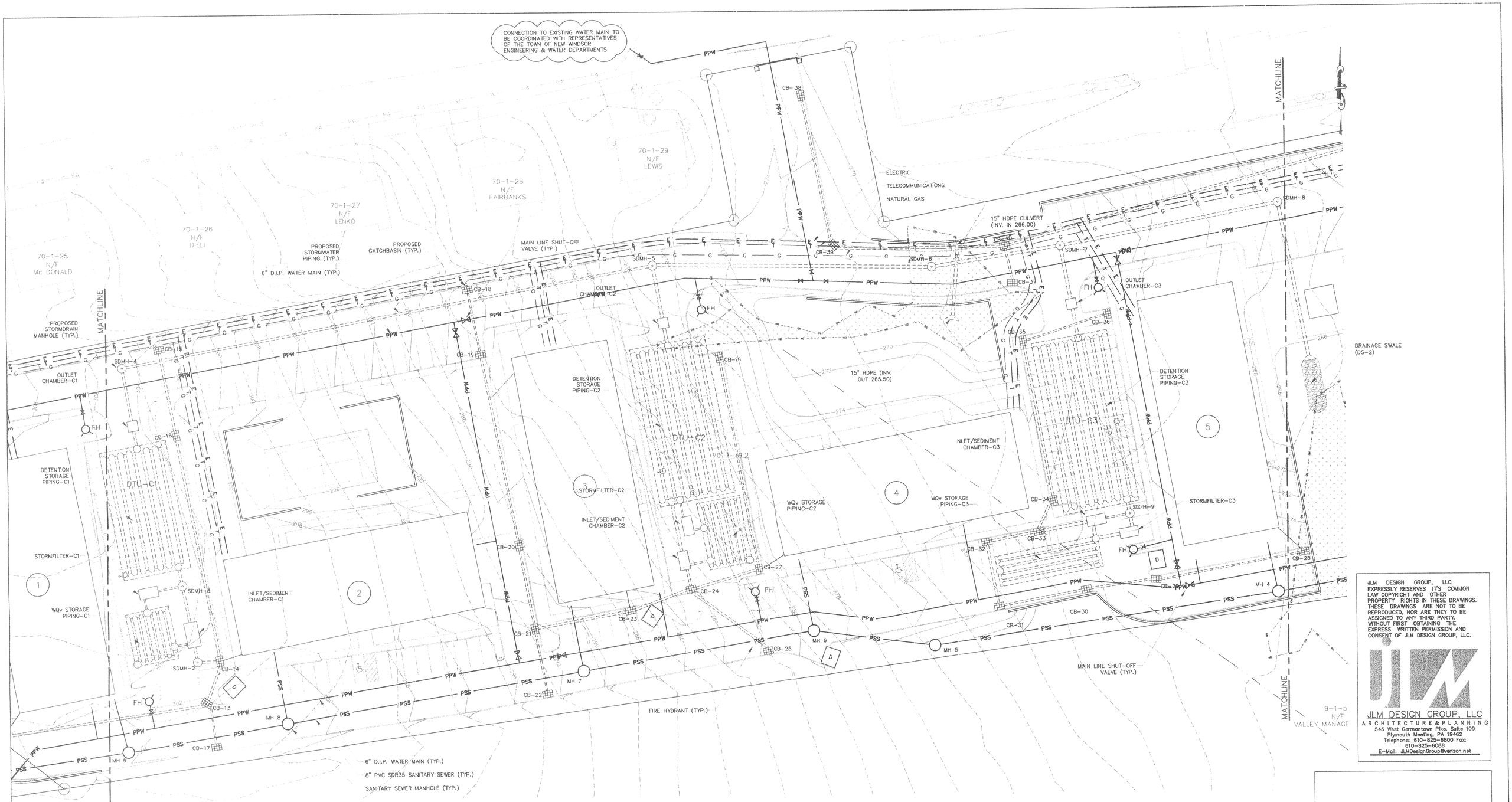
LEGACY WOODS

PRELIMINARY PLAN

PARTIAL UTILITY PLAN
SHEET 1 OF 3

SCALE: 1"=30'

JRFA
DATE NOVEMBER 2007
G SHEET 4.1 OF ____
DWG. NO. 41901G004



PARTIAL PLAN

JLM DESIGN GROUP, LLC
ARCHITECTURE & PLANNING
545 West Germantown Pike, Suite 100
Plymouth Meeting, PA 19462
Telephone: 610-825-6800 Fax: 610-825-6088
E-Mail: JLMDesignGroup@verizon.net

JLM DESIGN GROUP, LLC EXPRESSLY RESERVES IT'S COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JLM DESIGN GROUP, LLC.

PLANNING BOARD STAMP

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

30 0 30
GRAPHIC SCALE

C&H ENVIRONMENTAL, INC.
224 STIGER STREET, PO BOX 188, 908-852-4855
HACKETTSTOWN, NEW JERSEY

REVISIONS

NO.	BY	DATE	REMARKS
1	UKJ	03/08	REVISED PER TOWN AGENCY COMMENTS DATED 1/16/08
2	UKJ	05/08	REVISED PER TOWN AGENCY COMMENTS DATED 3/26/08
3	UKJ	06/08	REVISED PER TOWN AGENCY COMMENTS DATED 6/04/08
4	BM	09/08	REVISED PER WORKSHOP SESSION ON 9/03/08

DES. _____
DWG. _____
CHK. _____

STATE OF NEW YORK — UDAY V. ANGADI — 72405 — LICENSED PROFESSIONAL ENGINEER

J R F A
J. ROBERT FOLCHETTI ASSOCIATES, P.E., L.S. LLC
CIVIL / ENVIRONMENTAL ENGINEERS
www.jrfa.com
247 ROUTE 100, SOMERS, NY 10589, 914-232-2500
POST OFFICE BOX 309, MONTGOMERY, NY 12549, 845-778-4020
26 HAMILTON AVENUE, MONTICELLO, NY 12701, 845-794-5808

KNOX VILLAGE ASSOCIATES - FORMERLY KNOX VILLAGE INC.
NEW WINDSOR, ORANGE COUNTY, NEW YORK

LEGACY WOODS

PRELIMINARY PLAN

PARTIAL UTILITY PLAN SHEET 2 OF 3

SCALE: 1"=30'

JRFA
DATE NOVEMBER 2007
G SHEET 4.2 OF ____
DWG. NO. 41901G004