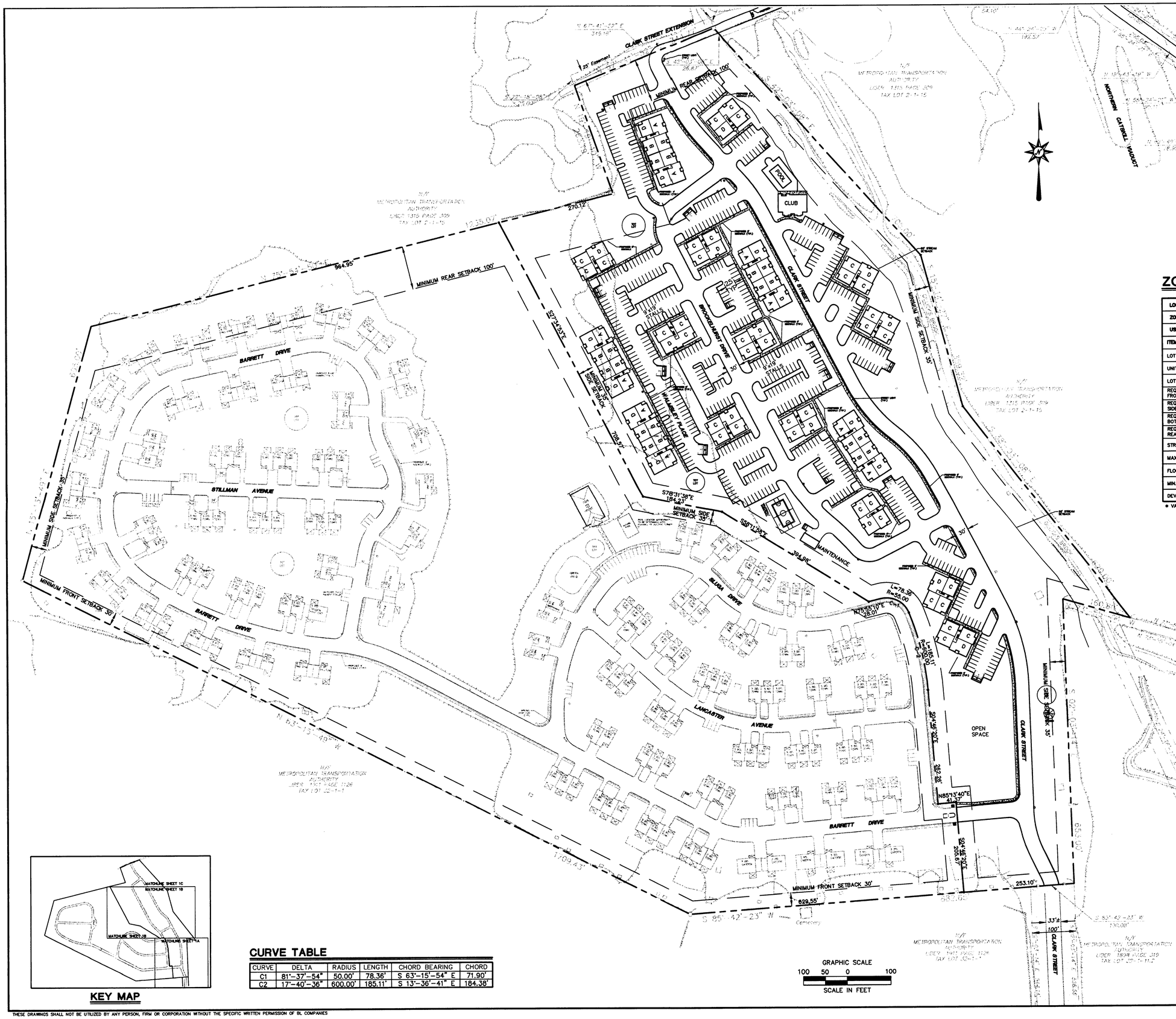


KEY MAP

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	81°-37'-54"	50.00'	78.36'	S 63°-15'-54" E	71.90'
C2	17°-40'-36"	600.00'	185.11'	S 13°-36'-41" E	184.38'

GMH Military Housing L.L.C.

THE MARTIN ARCHITECTURAL GROUP
ARCHITECTS AND LAND PLANNERS
540 North 22nd Street Philadelphia, Pa. 19130 P (215) 665-1050 F (215) 561-0924

ZONING INFORMATION

LOCATION: TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK			
ZONE: R-5 (MULTIPLE FAMILY RESIDENTIAL)			
USE: A-7			
ITEM #	REQUIRED	LOT 1 PROVIDED	LOT 1 VARIANCE
LOT AREA	5 ACRES	1,121,665 S.F. 25.750 AC.	N/A
UNIT DENSITY	7,000 S.F. PER UNIT	1,121,665 S.F. 4,248 SF / P.U.	*2,908 SF/P.U.
LOT WIDTH	20 FEET	294.47 FEET	N/A
REQUIRED FRONT YARD DEPTH	30 FEET	266.46 FEET	N/A
REQUIRED SIDE YARD DEPTH	0 FEET	N/A	N/A
REQUIRED BOTH SIDE YARDS	35 FEET	35 FEET	N/A
REQUIRED REAR YARD DEPTH	100 FEET	130.62 FEET	N/A
STREET FRONTAGE	15 FEET	0 FEET	*15 FEET
MAX. BUIDING HEIGHT	35 FEET	35 FEET	N/A
FLOOR AREA RATIO	N/A	N/A	N/A
MIN. LIVING AREA	1,000 S.F. MIN.	* 897 S.F.	*103 S.F.
DEVELOPMENT COVERAGE	50 PERCENT	30.74 PERCENT	N/A

* VARIANCE GRANTED SEPTEMBER 9, 2002

GENERAL NOTE

1. CLARK STREET EXTENSION TO BE 20 FOOT WIDE (MINIMUM) WITH STONE SHOULDER. WIDENING TO BE FIELD LOCATED TO OCCUR ON THE APPROPRIATE SIDE OF EXISTING CARTWAY.

2. ALL ROADS TO BE PRIVATE.

UNIT TABLE

UNIT	TYPE	UNIT S.F.	QTY.
UNIT A	1BD/1BA	937 S.F. *	30
UNIT B	2BR/2BA	1,060 S.F.	60
UNIT C	2BR/2BA	1,066 S.F.	108
UNIT D	3BR/2BA	1,288 S.F.	66
		TOTAL UNITS	264
OFF STREET PARKING		REQUIRED	PROVIDED
UNIT PARKING		528	541
CLUBHOUSE PARKING			14
TOTAL PARKING SPACES			555

* VARIANCE GRANTED SEPTEMBER 9, 2002

LEGEND

- IP TO BE SET
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED CURBING
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- STOP SIGN

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL NWPB APP. NO. 02-18

BL Companies
ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SCIENCES
ANALYTICAL SERVICES

830 Sir Thomas Court
Harrisburg, PA 17109
(717) 651-9850
(717) 651-9858 Fax

STEWART TERRACE
NEW YORK STATE ROUTE 207
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
PROJECT NUMBER : 02-18

REVISIONS

No.	Date	Desc.
1.	11/06/02	ADDRESS TOWN COMMENTS
2.	11/26/02	ADDRESS TOWN COMMENTS
3.	02/05/03	ADDRESS TOWN COMMENTS
4.	02/25/03	ADDRESS TOWN COMMENTS

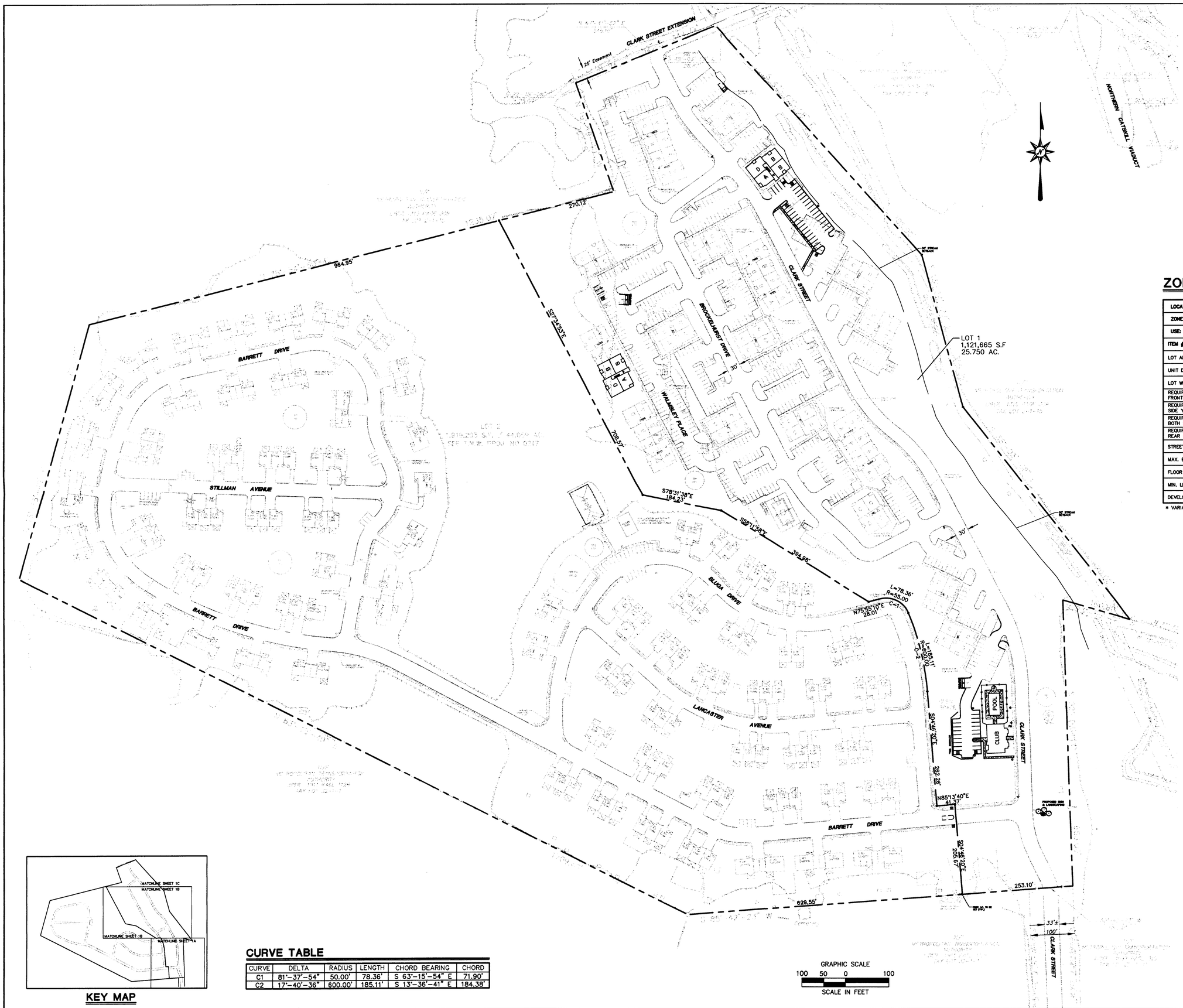
Designed	D.P.K.
Drawn	D.P.K.
Checked	M.A.L.
Approved	R.A.L.
Scale	1" =100'
Project No.	01P431
Date	10/02/02
CAD File	SPP43101

Title
SITE LAYOUT PLAN / LOT 1

Sheet No.
SP-1

Xref (s): XXXXXXX

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES



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GMH Military Housing L.L.C.

THE MARTIN ARCHITECTURAL GROUP
ARCHITECTS AND LAND PLANNERS
540 North 22nd Street Philadelphia, Pa. 19103 P (215) 665-1050 F (215) 561-0064

ZONING INFORMATION

LOCATION: TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

ZONE: R-5 (MULTIPLE FAMILY RESIDENTIAL)

USE: A-7

ITEM #	REQUIRED	LOT 1 PROVIDED	LOT 1 VARIANCE
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UNIT D	3BR/2BA	1,288 S.F.	66
		TOTAL UNITS	264

OFF STREET PARKING	REQUIRED	PROVIDED	NEW
UNIT PARKING	528	[illegible]	559
CLUBHOUSE PARKING		11	19
TOTAL PARKING SPACES		[illegible]	575

* VARIANCE GRANTED SEPTEMBER 9, 2002

LEGEND

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- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED CURBING
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TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL NWPB APP. NO. 02-18

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4.	02/25/03	ADDRESS TOWN COMMENTS
5.	05/19/03	CLUBHOUSE RELO - UNIT RELO.

Designed	D.P.K.
Drawn	D.P.K.
Checked	M.A.L.
Approved	R.A.L.
Scale	1" =100'
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SITE LAYOUT PLAN / LOT 1

Sheet No.
SP-2

Xref (s): XXXXXXX

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Lot 1