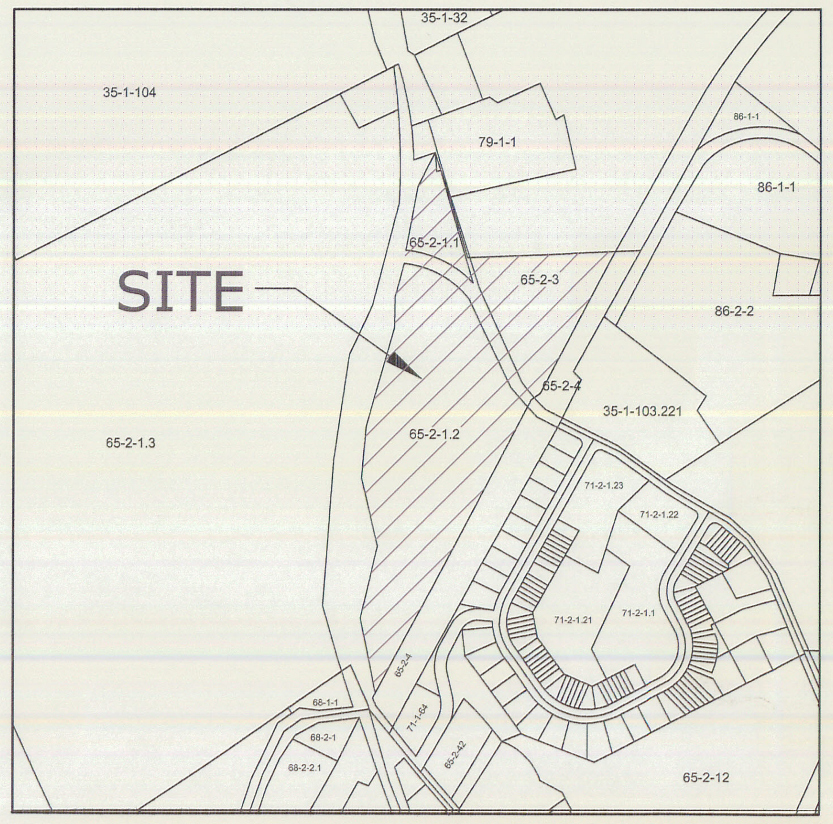
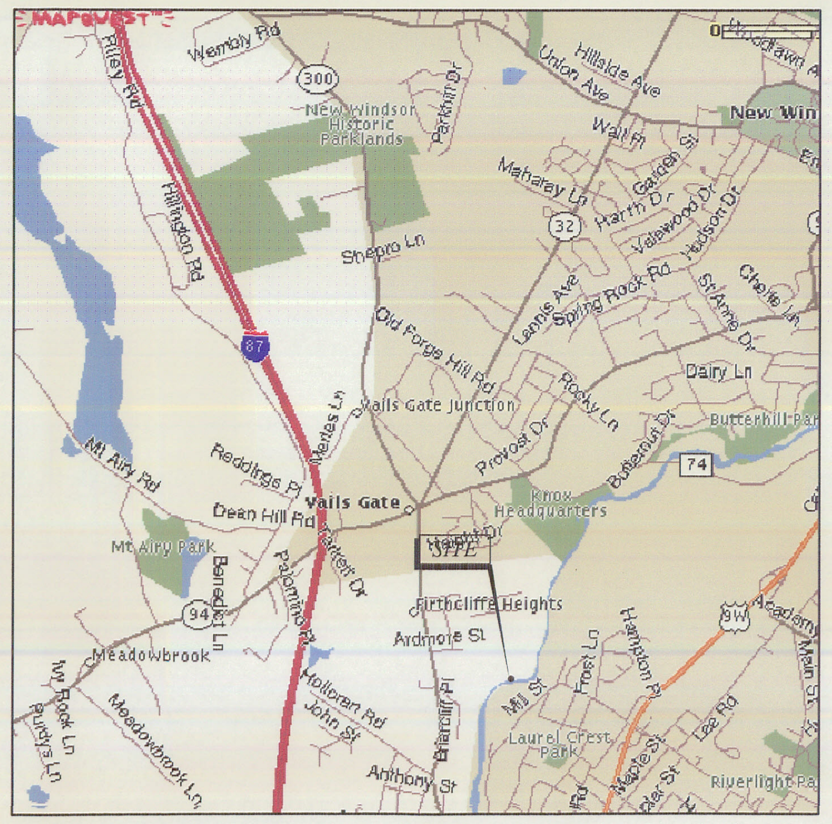
COVINGTON ESTATES

TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK



TAX MAP

OVERALL PLAN



LOCATION MAP

LIST OF DRAWINGS

SHEET #	DRAWING #	TITLE
1		COVERSHEET
2	C-1	SITE PLAN
3	C-2	GRADING & DRAINAGE PLAN
4	C-3	UTILITY PLAN
5	C-4	EROSION CONTROL PLAN
6	C-5	LIGHTING PLAN
7	C-6	PROFILES
8	C-7	DETAILS
9	C-8	DETAILS
10	C-9	DETAILS
11	C-10	DETAILS

BULK REQUIREMENTS

TOWN OF NEW WINDSOR - ZONING DISTRICT R-5

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	5 AC OR 7,000 SF/UNIT	21.66 AC - 7609 SF/UNIT
LOT WIDTH	20 FEET	>20 FEET
LOT FRONTAGE	15 FEET	>15 FEET
FRONT YARD	30 FEET	30 FEET
REAR YARD	100 FEET	100 FEET
SIDE YARD (ONE/BOTH)	0/35 FEET	35 FEET
LIVABLE FLOOR AREA	1000 SF/UNIT	>1000 SF
FLOOR AREA RATIO	N/A	N/A
MAXIMUM ALLOWABLE		
DEVELOPMENT COVERAGE	50%	<50%
MAXIMUM BUILDING HEIGHT	35 FT	41 FT 6 IN *

* SEE NOTE 7

GENERAL NOTES

1. APPLICANT: LAND MASTER HARP, LLC
   C/O DAVID WEINBERG
   940 SOUTH AVENUE
   WESTFIELD, NJ 07091
2. TAX LOTS: 65-2-1.1
   65-2-1.2
   65-2-3
3. OWNER: WENDELL, ELWYN & STELLA HARP
   C/O WENDELL HARP
   83 CHESTNUT STREET, PO BOX 400
   NEW PALTZ, NY 12561
4. THE TWO EXISTING TAX LOTS IDENTIFIED 65-2-1.1 & 65-2-3 WILL BE COMBINED INTO ONE TAX LOT PRIOR TO SITEPLAN APPROVAL. THE REMAINING TAX LOT 65-2-1.2 SHALL NOT BE SOLD WITHOUT THE COMBINED LOT.
5. BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED FROM AND ACTUAL FIELD SURVEY PERFORMED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS, PC ON JULY 16, 2001.
6. ORANGE COUNTY DEPARTMENT OF HEALTH APPROVAL GRANTED FOR WATERMAIN EXTENSION ON JUNE 12, 2003.
7. A VARIANCE WILL BE REQUIRED FOR THE MAXIMUM BUILDING HEIGHT FROM THE ZONING BOARD OF APPEALS PRIOR TO CONSTRUCTION FOR UNIT #'S 14, 20, 26, 32, 40, 58, 66, 72, 78, AND 84 ON IRON FORGE LANE AND UNIT #'S 23 AND 29 ON COVINGTON ROAD.

DENSITY CALCULATION

TOWN OF NEW WINDSOR - ZONING DISTRICT R-5

MINIMUM BUILDING REQUIREMENTS

LOT AREA:
65-2-1.1 61,122 SF = 1.40 AC
65-2-1.2 175,185 SF = 4.02 AC
65-2-3.0 707,221 SF = 16.24 AC
943,528 SF 21.66 AC

LOT AREA DEDUCTIONS:
HIGHWAY ROW NORTH 13,782 SF
HIGHWAY ROW SOUTH 26,117 SF
WETLANDS 28,585 SF
SEWER EASEMENT 8,716 SF
PEDESTRIAN EASEMENT 1,174 SF
78,374 SF

UNITS PERMITTED:
(943,528 SF - 78,374 SF) / 7,000 SF = 124 UNITS

UNITS PROPOSED:
30 BUILIDING X 4 UNITS EACH = 120 UNITS
2 BUILIDING X 2 UNITS EACH = 4 UNITS

TOTAL = 124 UNITS

PARKING CALCULATION

TOTAL UNIT COUNT: 124 UNITS

TOTAL PARKING REQUIRED:

2 SPACES PER UNIT = 124 UNITS x 2 SPACES = 248 SPACES REQUIRED

PROVIDED:

2 SPACES PER UNIT - (1 GARAGE, 1 DRIVEWAY) = 248 SPACES
GUEST SPACES - 50 SPACES

SUMMARY:

248 PARKING SPACES REQUIRED
298 PARKING SPACES PROVIDED

TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL BOX

5/18/05
Per Dave - OK for 911 Numbers

EP ENGINEERING PROPERTIES, PC
110 ORANGE AVE. WALDEN, NY 12586
Ph: (845) 778-4313 Fx: (845) 778-4669

COVINGTON ESTATES
NOVEMBER 21, 2002
REVISED OCTOBER 28, 2004
NEW WINDSOR PLANNING BOARD SHEET 1 OF 11

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LEGEND

	EDGE OF CURBED ROADWAY		EXISTING PROPERTY LINE		EXISTING STRUCTURE
	EDGE OF DRIVEWAY		EXISTING EASEMENT LINE		EXISTING ROCK OUTCROP
	ROAD CENTERLINE		EXISTING RIGHT OF WAY LINE		EXISTING NYSDOT MONUMENT FOUND
	FUTURE ROAD CENTERLINE		EXISTING CENTERLINE OF RIGHT OF WAY		EXISTING MAGNAIL
	FUTURE ROAD EDGE OF PAVEMENT		EXISTING CONTOUR LINE		EXISTING UTILITY POLE
	SIDEWALK		EXISTING INDEX CONTOUR LINE		EXISTING GUY ANCHOR
	BUILDING		EXISTING GUIDE RAIL		EXISTING FIELD INLET
	SETBACK LINE		EXISTING CURBLINE		EXISTING MANHOLE (UNKNOWN)
	MAJOR CONTOUR		EXISTING STONE WALL		EXISTING BENCHMARK
	MINOR CONTOUR		EXISTING EDGE OF WATER		EXISTING WATER VALVE
	STORM DRAIN		EXISTING RAIL ROAD TRACK		EXISTING HYDRANT
	SEWER GRAVITY MAIN		EXISTING SWALE		EXISTING SIGN
	SEWER FORCEMAIN	OHW	EXISTING OVERHEAD WIRES		EXISTING LIGHT POST
	WATER MAIN		EXISTING TREE LINE		
	SILT FENCE		WATER VALVE		
	RETAINING WALL		(2) - 1" CURB STOPS		
	LIMIT OF TREE CLEARING		HYDRANT		
	FENCE		HAY BALE CATCH BASIN PROTECTION		
	GRASSED SWALE		FES OUTLET RIP-RAP PROTECTION		
	SEWER MANHOLE				
	SANITARY SEWER SERVICE CLEANOUT				
	STORM CATCHBASIN				
	FLARED ENDSECTION				

SITE PLAN NOTES

1. THE COVINGTON ESTATES HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER DETENTION PONDS. THE PONDS WILL BE MAINTAINED AS REQUIRED TO PROVIDE FOR AN ENVIRONMENT FREE OF STAGNANT WATER AND INSECT LARVA.
2. THE BUILDING FOOTPRINTS FOR THE TOWNHOUSES SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ALTHOUGH THE FOOTPRINT MAY CHANGE, THE BUILDINGS WILL BE CONSTRUCTED TO MEET ALL APPLICABLE ZONING ORDINANCE SETBACK REQUIREMENTS.

TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL BOX

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

REV #	DATE	REVISION
1	01/06/03	REVISED PER OCDOH COMMENTS DATED 12/30/02
2	02/12/03	REVISED PER OCDOH COMMENTS DATED 02/04/03
3	04/01/03	GENERAL REVISIONS (OCDOH & NYSDOT COMMENTS)
4	04/11/03	ISSUED TO OCDOH FOR APPROVAL.
5	09/02/03	REVISED PER OCDOH COMMENTS DATED 05/09/03
6	07/02/04	ISSUED FOR TOWN OF NEW WINDSOR FINAL APPROVAL.
7	10/28/04	REVISED SCALE & TITLEBLOCK

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DRAWING STATUS

RELEASE DATE 10/28/04

- [ ] CONCEPT
- [ ] PROGRESS PRINT
- [ ] PLANNING BOARD SKETCH
- [ ] PLANNING BOARD PRELIMINARY
- [x] PLANNING BOARD FINAL
- [ ] ACOE
- [x] OCDOH
- [ ] NYSDEC
- [ ] NYSDOT
- [ ] OCDPW
- [ ] FOR BID
- [ ] FOR CONSTRUCTION

THIS DRAWING HAS BEEN ISSUED FOR APPROVAL OR ACTION AS NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

EP ENGINEERING PROPERTIES, PC
110 ORANGE AVE. WALDEN, NY. 12586
Ph: (845) 778-4313
Fx: (845) 778-4669

SITE PLAN

COVINGTON ESTATES
N.Y.S. ROUTE 300
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

DATE 11/21/02	JOB # 101.01	C-1	
SCALE 1"=40'	DRAWN BY JRS		
DATE REVISED 10/28/04	REVISED BY JRS	REVISION 7 - 10/28/04	

NEW WINDSOR PLANNING BOARD SHEET 2OF 11

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