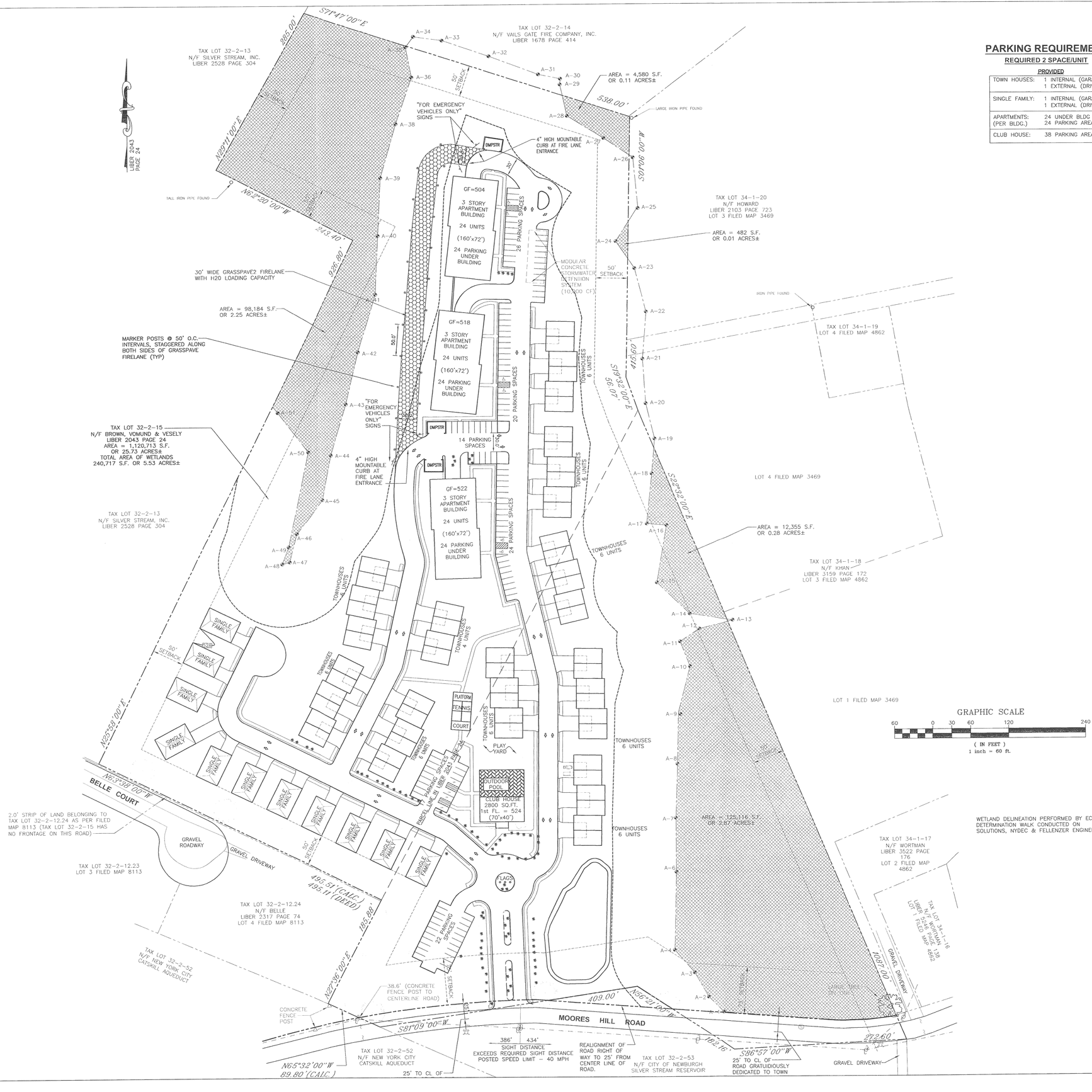


PARKING REQUIREMENTS

REQUIRED 2 SPACE/UNIT

	PROVIDED
TOWN HOUSES:	1 INTERNAL (GARAGE) 1 EXTERNAL (DRIVEWAY)
SINGLE FAMILY:	1 INTERNAL (GARAGE) 1 EXTERNAL (DRIVEWAY)
APARTMENTS: (PER BLDG.)	24 UNDER BLDG 24 PARKING AREA
CLUB HOUSE:	38 PARKING AREA

TOWN OF NEW WINDSOR BULK REQUIREMENTS

SENIOR HOUSING ZONE

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	5 ACRES	25.73 ACRES
LOT WIDTH	50 FT.	>50 FT.
FRONT YARD	75 FT.	>75 FT.
SIDE YARD	50 FT.	50 FT.
REAR YARD	50 FT.	>50 FT.
MAX. HEIGHT	50 FT. (3 STORIES)	3 STORIES
MAX. DEVELOPED	75%	

NOTES:
1) PLANNING BOARD SITE APPROVAL REQUIRED.
2) SPECIAL PERMIT BY TOWN BOARD.

DENSITY CALCULATION (300-18G(1)(B)

MAXIMUM DENSITY	=	9 UNITS/ACRES(NET
PROPOSED PROPERTY	=	25.73 ACRES
WETLAND AREA	=	5.53 ACRES
NET ACRES	=	20.20 ACRES
MAX UNITS ALLOWED	=	20.20x9=181.8 UNITS
PROPOSED UNITS	=	141 UNITS

UNITS TYPE & COUNT

TYPE	SIZE	COUNT	
SINGLE FAMILY	± 2200 SQ. FT.	= 11 HOMES	X (2) BEDROOM = (22) BEDROOMS
TOWN HOUSE (2 STORY)	± 1600 SQ. FT.	9 (6) UNIT BLDG. = 54 UNITS 1 (4) UNIT BLDG. = 4 UNITS	X (2) BEDROOM = (108) BEDROOMS X (2) BEDROOM = (8) BEDROOMS
APARTMENTS (FLATS)	± 1200 SQ. FT.	(3) 24 UNIT BLDG. = 72	X (2) BEDROOM = (144) BEDROOMS
		TOTAL COUNT = 146	(282) BEDROOMS

BUILDING COVERAGE

TYPE	COVERAGE SQFT	# OF BUILDINGS	TOTAL COVERAGE SQFT
SINGLE FAMILY	1,944 SF X	11=	21,384 SF
TOWN HOUSE (2 STORY)	1,056 SF X	58 UNITS= (10 BUILDINGS)	61,248 SF
APARTMENTS (FLATS)	11,520 SF X	3=	34,560 SF
CLUB HOUSE	2,800 SF X	1=	2,800 SF
TOTAL			119,992 SF
TOTAL AREA PERCENTAGE	(TOTAL LOT AREA 25.73 AC OR 1,120,713 SF) 119,992 SF/1,120,173 SF x 100=10.7%		

PAVEMENT COVERAGE

TYPE	COVERAGE SQFT
ROAD, PARKING, DRIVEWAYS	150,073 SF
SIDEWALKS	22,742 SF
TOTAL	171,270 SF
TOTAL AREA PERCENTAGE	(TOTAL LOT AREA 25.73 AC OR 1,120,713 SF) 171,270 SF/1,120,173 SF x 100=15.3%

OPEN SPACE

TYPE	COVERAGE SQFT
PAVEMENT	172,815 SF
BUILDINGS	119,992 SF
TOTAL	292,807 SF
TOTAL AREA PERCENTAGE	(TOTAL LOT AREA 25.73 AC OR 1,120,713 SF) 1,120,173 SF-292,807 SF=827,366 SF TOTAL OPEN SPACE 827,366 SF/1,120,173 SF X 100=73.9%

WETLAND DELINEATION PERFORMED BY ECOLOGICAL SOLUTIONS
DETERMINATION WALK CONDUCTED ON BY ECOLOGICAL SOLUTIONS, NYDEC & FELLENZER ENGINEERING

REV #	DATE	REMARKS:
1	9/12/07	ADDED BEDROOM COUNT TO TABLE, REVISED TOTAL AREA PERCENTAGE FORMULAS

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

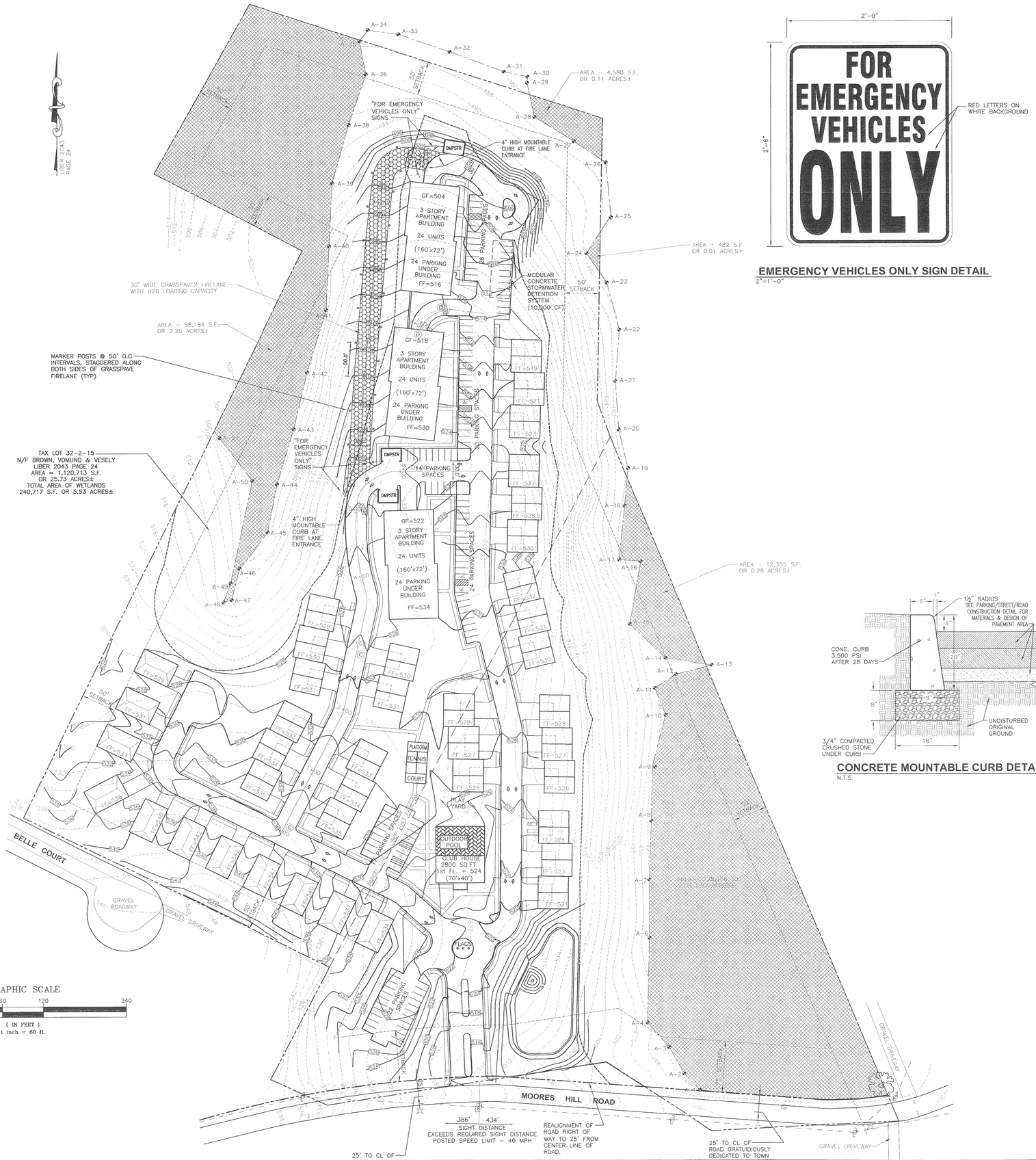
FELLENZER ENGINEERING LLP
www.fellp.com
85 Market St., Suite 200, Poughkeepsie, NY 12601 t 845-454-9704 fx 845-454-9705
22 Mulberry St., Suite 2A, Middletown, NY 10940 t 845-343-1481 fx 845-343-4986
32 Front St., Port Jervis, NY 12771 t 845-856-3600 fx 845-856-3734

SEAL:

PROJECT TITLE: **VESELY ESTATES AT STEPHENS WOODS**
SENIOR HOUSING
SECTION 32, BLOCK 2, LOT 15
MOORES HILL ROAD, TOWN OF NEW WINDSOR

DRAWING TITLE: **SITE PLAN "A"**

DESIGNED BY:	DRAWN BY:	APPROVED BY:	DRAWING #:
MDF	MT	MDF	S-200
DATE: 6/12/07	SCALE: AS SHOWN	FE PROJECT #: 05-430	PAGE 5 OF 15



GRAPHIC SCALE

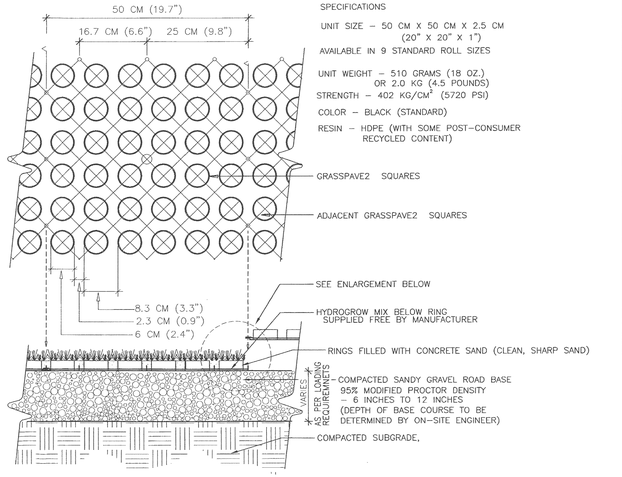
60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

EMERGENCY VEHICLES ONLY SIGN DETAIL

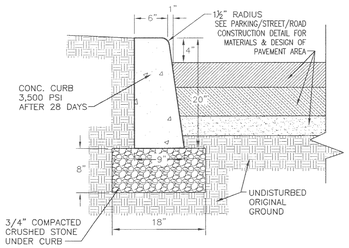
2"=1'-0"



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

TYPICAL GRASSPAVE DETAIL

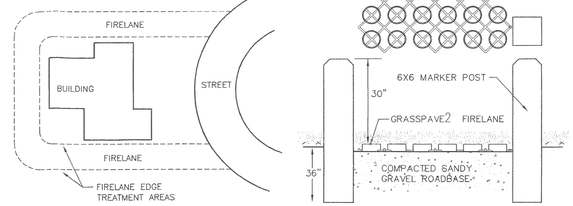
N.T.S.



CONCRETE MOUNTABLE CURB DETAIL

N.T.S.

INVISIBLE STRUCTURES, INC.
1600 JACKSON STREET, SUITE 310
GOLDEN, CO 80401
800-233-1510 OR 303-373-1234
FAX: 303-373-1223
WWW.INVISIBLESTRUCTURES.COM



NOTE:
THIS DETAIL IS SCHEMATIC IN NATURE. DESIGNER SHALL SPECIFY SPACING AND DESIGN OF EDGE TREATMENTS. SPACING WILL VARY WITH TURF TYPE, SLOPE, FIRE DEPARTMENT REQUIREMENTS, ETC..

GRASSPAVER FIRELANE DETAIL

N.T.S.

NOTE:
GRASSPAVE2 DESIGNED TO HANDLE 5,700 PSI PRESSURE FIRE TRUCK IS 85,000 LBS. SUPPORTED BY 4 24"x24" OUTRIGGERS RESULTS IN 36.8 PSI PER OUTRIGGER.

REV #	DATE	REMARKS:

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SEAL:

PROJECT TITLE:
VESELY ESTATES AT STEPHENS WOODS
SENIOR HOUSING
SECTION 32, BLOCK 2, LOT 15
MOORES HILL ROAD, TOWN OF NEW WINDSOR

DRAWING TITLE:
GRADING PLAN

DESIGNED BY:	DRAWN BY:	APPROVED BY:	DRAWING #:
MDF	MT	MDF	S-300
DATE: 6/12/07	SCALE: AS SHOWN	FE PROJECT #: 05-430	PAGE 6 or 15