MATCHLINE SHEET 9

MATCHLINE SHEET 10

MATCHLINE SHEET 13

WALKING TRAIL (TYP.)

60'X45' DETACHED SINGLE FAMILY UNIT (TYP.)

AMPHIBIAN CROSSING

74'X30' ATTACHED SINGLE FAMILY UNIT (TYP.)

DUMPSTER ENCLOSURE (SEE DETAIL)

NO CURB IN THIS AREA

WETLAND "D" AREA: 1.698± AC. NOT TO BE DISTURBED

4' WIDE CONCRETE SIDEWALK–TO AVOID SIGNIFICANT TREES

10'X20' PARKING SPACES

EXISTING WOODS

MOUNTABLE CURBING FROM STA. 1+00 TO STA. 5+50

ROAD S (PRIVATE ROAD)

TOWN HOUSE 1 TOWN HOUSE 2 TOWN HOUSE 3 TOWN HOUSE 4 TOWN HOUSE 5 TOWN HOUSE 6 TOWN HOUSE 7 TOWN HOUSE 8 TOWN HOUSE 9 TOWN HOUSE 10 TOWN HOUSE 11 TOWN HOUSE 12 TOWN HOUSE 13 TOWN HOUSE 14

UNIT 314 UNIT 313 UNIT 312

WALKING TRAIL (TYP.)

SPLIT RAIL FENCE (SEE DETAIL)

STORMWATER POND E

160'X83' MULTI-FAMILY UNIT (TYP.)

120' OF EXISTING STONE WALL TO REMAIN

203' EXISTING STONE WALL TO REMAIN

611.55'

378.63'

374' EXISTING STONE WALL TO REMAIN

N31°27'23"W

S60°24'13"W

25-FOOT CONSERVATION BUFFER

25' Stream Buffer

THE PARK

UTIL RUN W

CONDO 1 (18 UNITS)

CONDO 2 (18 UNITS)

CONDO 3 (18 UNITS)

CONDO 4 (18 UNITS)

CONDO 5 (18 UNITS)

CONDO 6 (18 UNITS)

CONDO 7 (18 UNITS)

CONDO 8 (18 UNITS)

CONDO 9 (18 UNITS)

INTERIOR GARAGES (TYP.)

DRIVE T DRIVE T-3 DRIVE V DRIVE U

GREEN SPACE

SNOW STORAGE

NO CURB

4' WIDE CONCRETE SIDEWALK (TYP.)

OXIDIZED BOXBEAM GUIDERAIL

OXIDIZED BOXBEAM GUIDERAIL (SEE DETAIL)

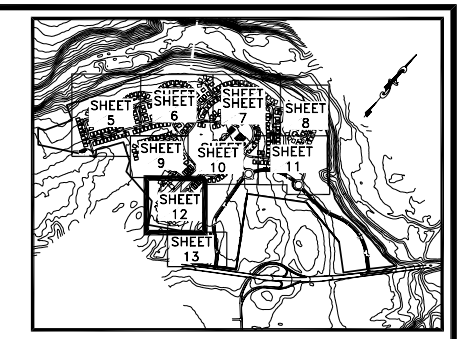
WETLAND "A" AREA: 3.913± AC.

540' OF EXISTING STONE WALL TO REMAIN

980' EXISTING STONE WALL TO REMAIN

688.79'

ROAD "A" (TO BE DEDICATED TO THE TOWN OF CORNWALL)



KEY MAP

NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED EASEMENT (SEE 200 SCALE OVERALL SITE PLAN FOR METES & BOUNDS DESCRIPTION)
- EXISTING WETLAND(SEE NOTE ON SHEETS 2 & 4)
- POTENTIAL RIGHT OF WAY
- PROPOSED EDGE OF ROAD WITH CURB
- PROPOSED CENTERLINE OF ROAD
- PROPOSED OXIDIZED BOXBEAM GUIDERAIL
- PROPOSED SPLIT RAIL FENCE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED MODULAR BLOCK RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED WATER VALVE
- PROPOSED SEWER CLEANOUT
- PROPOSED WALKING TRAIL
- PROPOSED SIGN (SEE PARKING, CROSSWALK & SIGNAGE PLAN)
- PROPOSED CROSSWALK (SEE PARKING, CROSSWALK & SIGNAGE PLAN)
- PROPOSED STREET LIGHTS (SEE LIGHTING PLANS)
- PROPOSED BOLLARD LIGHTS (SEE LIGHTING PLANS)
- PROPOSED SNOW STORAGE AREA (SEE NOTE)

NOTE: SNOW STORAGE AREA'S SHOWN ARE TO ILLUSTRATE AREA'S WHERE EXCESS SNOW CAN BE STOCKPILED BY TRUCK/LOADER IF NECESSARY.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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40 SCALE OVERALL PLAN 8 OF 9
PREPARED FOR LOT 10

CORNWALL COMMONS

TOWN OF CORNWALL
ORANGE COUNTY, NEW YORK

Date:	FEBRUARY 25, 2008
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CAD File:	PC-COMSUBDIVISION.DWG
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Sheet No:	12 OF 57
Drawn By:	JWC
Checked By:	
Scale:	1" = 40'
Tax Map No.:	PROPOSED LOT 10 OF SUBDIVIDED 9-1-25.22
Drawing No.:	A – 98 – 148 – 301