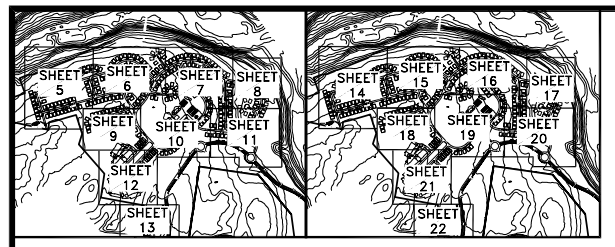
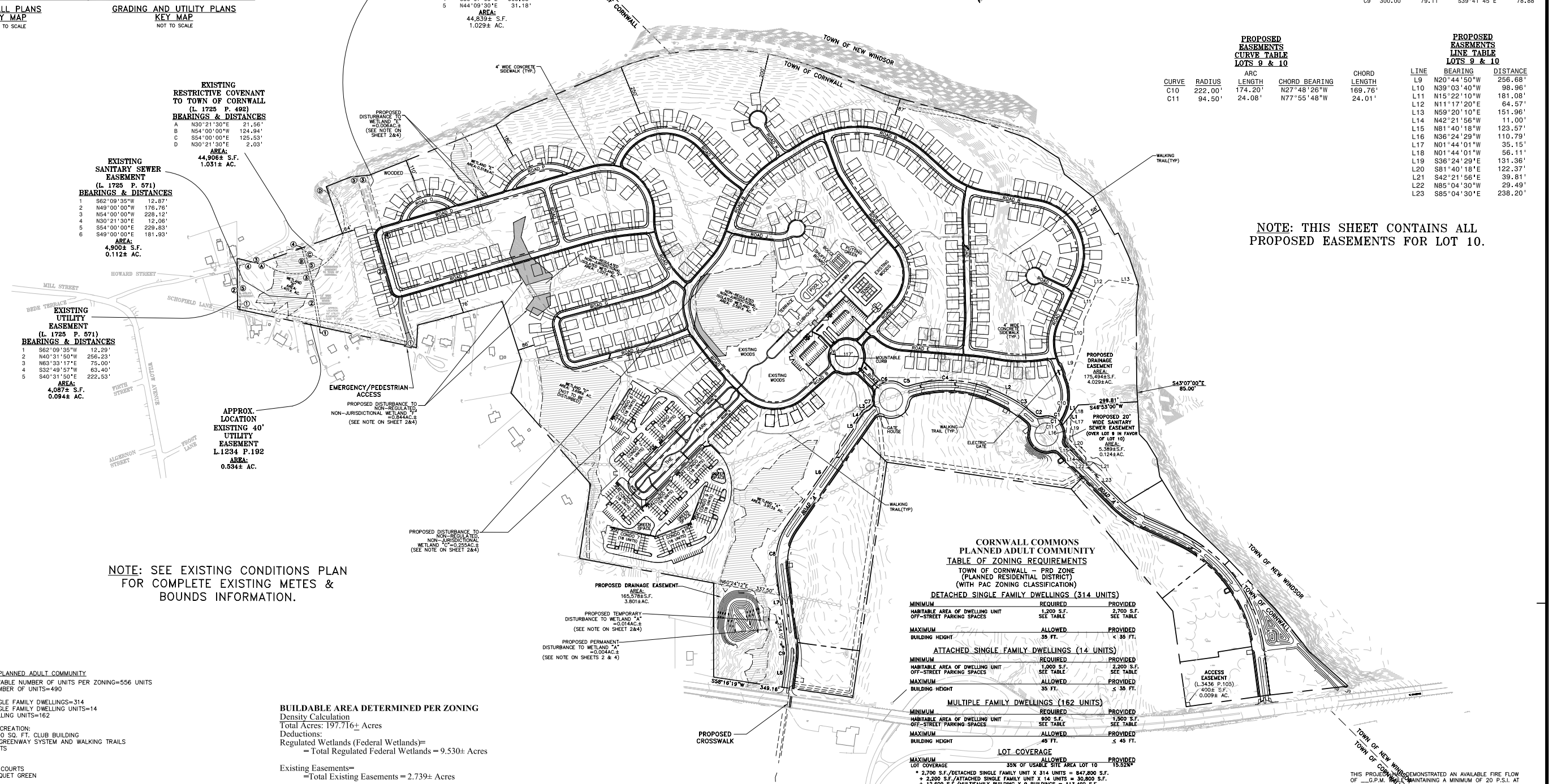


OVERALL PLANS
KEY MAP
NOT TO SCALE

GRADING AND UTILITY PLANS
KEY MAP
NOT TO SCALE



LINE TABLE BOUNDARY LOT 10

LINE	BEARING	DISTANCE
L1	S01°44'00"E	127.99'
L2	S76°41'50"W	38.10'
L3	S14°31'52"W	41.56'
L4	S05°13'30"E	81.02'
L5	S37°27'53"E	28.12'
L6	S05°13'31"E	583.03'
L7	S47°15'00"E	384.02'
L8	S32°08'30"E	135.24'

CURVE TABLE BOUNDARY LOT 10

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	94.50'	123.31'	S71°59'14"W	114.75'
C2	35.00'	35.02'	S63°15'59"W	33.57'
C3	605.00'	160.81'	S84°18'43"W	160.34'
C4	630.00'	483.62'	S54°42'20"W	471.83'
C5	35.00'	33.55'	S60°10'38"W	32.28'
C6	94.50'	211.92'	S23°23'43"W	170.23'
C7	35.00'	33.83'	S13°09'34"E	32.53'
C8	330.00'	242.05'	S26°14'15"E	236.66'
C9	300.00'	79.11'	S39°41'45"E	78.88'

PROPOSED EASEMENTS CURVE TABLE LOTS 9 & 10

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	222.00'	174.20'	N27°48'26"W	169.76'
C11	94.50'	24.08'	N77°55'48"W	24.01'

PROPOSED EASEMENTS LINE TABLE LOTS 9 & 10

LINE	BEARING	DISTANCE
L9	N20°44'50"W	256.68'
L10	N39°03'40"W	98.96'
L11	N15°22'10"W	181.08'
L12	N11°17'20"E	64.57'
L13	N59°20'10"E	151.96'
L14	N42°21'56"W	11.00'
L15	N81°40'18"W	123.57'
L16	N36°24'29"W	110.79'
L17	N01°44'01"W	35.15'
L18	N01°44'01"W	56.11'
L19	S36°24'29"E	131.36'
L20	S81°40'18"E	122.37'
L21	S42°21'56"E	39.81'
L22	N85°04'30"W	29.49'
L23	S85°04'30"E	238.20'

NOTE: THIS SHEET CONTAINS ALL PROPOSED EASEMENTS FOR LOT 10.

NOTE: SEE EXISTING CONDITIONS PLAN FOR COMPLETE EXISTING METES & BOUNDS INFORMATION.

CORNWALL COMMONS
PLANNED ADULT COMMUNITY
TABLE OF ZONING REQUIREMENTS
TOWN OF CORNWALL – PRD ZONE
(PLANNED RESIDENTIAL DISTRICT)
(WITH PAC ZONING CLASSIFICATION)

DETACHED SINGLE FAMILY DWELLINGS (314 UNITS)

MINIMUM	REQUIRED	PROVIDED
HABITABLE AREA OF DWELLING UNIT	1,200 S.F.	2,700 S.F.
OFF-STREET PARKING SPACES	SEE TABLE	SEE TABLE
MAXIMUM	**ALLOWED**	**PROVIDED**
BUILDING HEIGHT	35 FT.	< 35 FT.

ATTACHED SINGLE FAMILY DWELLINGS (14 UNITS)

MINIMUM	REQUIRED	PROVIDED
HABITABLE AREA OF DWELLING UNIT	1,000 S.F.	2,200 S.F.
OFF-STREET PARKING SPACES	SEE TABLE	SEE TABLE
MAXIMUM	**ALLOWED**	**PROVIDED**
BUILDING HEIGHT	35 FT.	≤ 35 FT.

MULTIPLE FAMILY DWELLINGS (162 UNITS)

MINIMUM	REQUIRED	PROVIDED
HABITABLE AREA OF DWELLING UNIT	800 S.F.	1,500 S.F.
OFF-STREET PARKING SPACES	SEE TABLE	SEE TABLE
MAXIMUM	**ALLOWED**	**PROVIDED**
BUILDING HEIGHT	45 FT.	≤ 45 FT.

LOT COVERAGE

MAXIMUM	ALLOWED	PROVIDED
LOT COVERAGE	35% OF USABLE SITE AREA LOT 10	15.52%*

* 2,700 S.F./DETACHED SINGLE FAMILY UNIT X 314 UNITS = 847,800 S.F.
+ 2,200 S.F./ATTACHED SINGLE FAMILY UNIT X 14 UNITS = 30,800 S.F.
+ 12,600 S.F./MULTIFAMILY BUILDING X 9 BUILDINGS = 113,400 S.F.
= 992,000 S.F. (22.773± AC.)
22.773± AC./146.734± AC. USABLE SITE AREA LOT 10**
=15.52% LOT TO LOT COVERAGE

TOTAL ACREAGE LOT 10: 158.994±
DEDUCTIONS:
TOTAL REGULATED WETLANDS=9.530± ACRES
TOTAL EXISTING EASEMENTS=2.739± ACRES
**BUILDABLE ACRES: 146.734± ACRES

PARKING TABLE

USE	REQUIRED	PROVIDED
DETACHED SINGLE FAMILY UNITS	314 UNITS X 2 SPACES/UNIT = 628 SPACES	1,256 SPACES*
ATTACHED SINGLE FAMILY UNITS	14 UNITS X 2 SPACES/UNIT = 28 SPACES	28 SPACES**
ATTACHED MULTIPLE FAMILY UNITS	162 UNITS X 2 SPACES/UNIT = 324 SPACES	324 SPACES**
		57 MULTIFAMILY VISITOR SPACES
		88 CLUBHOUSE SPACES
	TOTAL REQUIRED = 1,045 SPACES	TOTAL PROVIDED = 1,751 SPACES

*NOTE: PARKING PROVIDED IS 2 SPACES IN GARAGE, AND 2 SPACES IN DRIVEWAY.
**NOTE: PARKING PROVIDED IS 1 SPACE IN GARAGE, AND 1 SPACE IN DRIVEWAY.

PROPOSED PLANNED ADULT COMMUNITY
ACTUAL ALLOWABLE NUMBER OF UNITS PER ZONING=556 UNITS
PROPOSED NUMBER OF UNITS=490

DETACHED SINGLE FAMILY DWELLINGS=314
ATTACHED SINGLE FAMILY DWELLING UNITS=14
MULTIPLE DWELLING UNITS=162

COMMUNITY RECREATION:
–15,000–18,000 SQ. FT. CLUB BUILDING
–PEDESTRIAN GREENWAY SYSTEM AND WALKING TRAILS
– TENNIS COURTS
–POOL
–CHIP 'N' PUT
–BOCCE BALL COURTS
–FORMAL CROQUET GREEN

BUILDABLE AREA DETERMINED PER ZONING
Density Calculation
Total Acres: 197.716± Acres
Deductions:
Regulated Wetlands (Federal Wetlands)=
= Total Regulated Federal Wetlands = 9.530± Acres

Existing Easements=
=Total Existing Easements = 2.739± Acres

Buildable Acres= 185.447± Acres

Maximum Allowable Density=185.447± Acres x 3 Units/Acre = 556 Units

Total Number of Residential Units to be Constructed: 490
Detached Singe Family Dwellings (30 to 90% of units): 314 Units
Attached Single Family Dwelling Units (0 to 30% of units): 14 Units
Multiple Dwelling Units (0 to 30% of units): 162 Units

Maximum Non-Residential Development: 12% of Gross Site Area

Maximum Development for Office Uses: 30% of Gross Site Area

NOTES:
1. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
2. TOPOGRAPHIC CONTOURS SHOWN ARE THE RESULT OF PHOTOGRAMMETRIC MAPPING PREPARED BY ADR, INC. FROM AERIAL PHOTOGRAPHY TAKEN ON DECEMBER 9, 1998. THE VERTICAL DATUM FOR ELEVATIONS AND CONTOURS SHOWN IS APPROXIMATE U.S.G.S. BASED ON SPOT ELEVATIONS SHOWN ON THE CORNWALL, NY QUADRANGLE.
3. TOTAL LOT 10 PROPOSED WETLAND DISTURBANCE:
"WETLAND A" – 0.004AC.±
"WETLAND A" – 0.014 AC.± (TEMPORARY)
"WETLAND E" – 0.006AC.±
"NON REGULATED, NON JURISDICTIONAL ISOLATED WETLAND F" – 0.844AC.±
"NON REGULATED, NON JURISDICTIONAL ISOLATED WETLAND C" – 0.225AC.±
4. SEE REFERENCES ON SHEET 3.

CERTIFICATION
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 11, 1999.

CORNWALL COMMONS, LLC

BY:
RODNEY C. KNOWLTON, L.S.
NEW YORK STATE LICENSE NO. 50276

LEGEND
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING WETLANDS(SEE NOTE ON SHEETS 2&4)
POTENTIAL RIGHT OF WAY
PROPOSED EDGE OF ROAD WITH CURB
PROPOSED SIDEWALK
PROPOSED WALKING TRAIL
EXISTING TREE OF INTEREST
PROPOSED EASEMENT (SEE EXISTING CONDITIONS PLAN FOR METES & BOUNDS DESCRIPTION)

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

THIS PROJECT HAS DEMONSTRATED AN AVAILABLE FIRE FLOW OF ___G.P.M. WHILE MAINTAINING A MINIMUM OF 20 P.S.I. AT ALL POINTS IN THE DISTRIBUTION SYSTEM. THIS VALUE SHOULD BE COMPARED TO THE NEEDED FIRE FLOW (NFF) FOR THE PROPOSED CONSTRUCTION IN ACCORDANCE WITH THE INSURANCE SERVICES OFFICE (ISO) GUIDELINES, PER THE RECOMMENDED STANDARDS FOR WATER WORKS (NYS SANITARY CODE PART 5, APPENDIX 5–A).
THIS PROJECT HAS DEMONSTRATED THE ABILITY TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS IN THE CLUBHOUSE, ATTACHED SINGLE FAMILY DWELLING UNITS AND MULTIPLE DWELLING UNITS WHICH MEET N.F.P.A. REQUIREMENTS. THE NEEDED FIRE FLOW FOR THE PROPOSED CONSTRUCTION HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.

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200 SCALE OVERALL SITE PLAN
PREPARED FOR

CORNWALL COMMONS
TOWN OF CORNWALL
ORANGE COUNTY, NEW YORK

Date: MARCH 26, 2007
Revisions: JUNE 14, 2007; JULY 27, 2007; SEPTEMBER 20, 2007; JANUARY 28, 2008; FEBRUARY 25, 2008; MARCH 5, 2008; MARCH 24, 2008; JUNE 2, 2008
CAD File: PRD-COMSUBDIVISION.DWG
Layout: LOT 10 200 SCALE OVERALL
Sheet No.: 4 OF 57

Drawn By:	Checked By:	Scale:	Tax Map No.:	Drawing No.:
JWC		1" = 200'	PROPOSED LOT 10 OF SUBDIVIDED 9-1-25.22	A – 98 – 0148 – 01