LOT #	GROSS AREA (AC.)	CONSTRAINED AREA (AC.)	NET AREA (AC)	PERCENTAGE	WIDTH (FT.)	FRONTAGE (FT.)
MIN. REQ.	1.84	---	1.10	60.00%	175.00	70.00
1	1.86±	0.00±	1.86±	100.00%	•479.05/149.29	615.87
2	2.24±	0.16±	2.08±	92.86%	206.02	206.01
3	2.43±	0.01±	2.42±	99.59%	216.48	218.80
4	2.17±	0.05±	2.12±	97.70%	179.91	177.35
5	1.85±	0.00±	1.85±	100.00%	195.65	195.50
6	3.52±	0.00±	3.52±	100.00%	298.50	289.40
MESSER	3.02±	0.00±	3.02±	100.00%	402.64	345.90
7	6.30±	1.82±	4.48±	71.11%	•735.78/209.49	956.52
8	6.42±	1.68±	4.74±	73.83%	175.00	165.40
9	2.05±	0.00±	2.05±	100.00%	175.37	485.41
10	1.89±	0.00±	1.89±	100.00%	185.00	174.85
11	1.85±	0.00±	1.85±	100.00%	175.00	165.40
12	2.25±	0.00±	2.25±	100.00%	175.00	170.85
13	2.01±	0.00±	2.01±	100.00%	175.00	175.00
14	10.21±	1.69±	8.52±	83.45%	525.00	525.00
15	1.85±	0.00±	1.85±	100.00%	175.00	175.00
16	1.85±	0.00±	1.85±	100.00%	175.00	175.00
17	1.85±	0.00±	1.85±	100.00%	237.50	229.57
18	1.85±	0.42±	1.43±	77.30%	237.50	237.50
19	1.85	0.62±	1.23±	66.49%	175.00	175.00
20	4.19±	1.04±	3.15±	75.18%	395.88	395.63
21	3.94±	1.49±	2.45±	62.18%	395.88	375.98
22	2.30±	0.00±	2.30±	100.00%	175.00	166.20
23	1.88±	0.00±	1.88±	100.00%	180.00	180.45
24	1.85±	0.00±	1.85±	100.00%	226.41	220.00
25	1.84±	0.00±	1.84±	100.00%	247.39	247.39
26	1.85±	0.00±	1.85±	100.00%	261.96	265.07
27	2.94±	0.67±	2.27±	77.21%	176.15	100.66
28	2.82±	0.51±	2.31±	81.91%	175.00	100.00
29	2.84±	0.00±	2.84±	100.00%	353.20	323.05
30	1.99±	0.00±	1.99±	100.00%	•458.11/178.37	631.42
31	1.91±	0.00±	1.91±	100.00%	206.36	206.53
32	1.88±	0.00±	1.88±	100.00%	205.00	205.96
33	1.88±	0.00±	1.88±	100.00%	205.00	205.00
34	1.88±	0.00±	1.88±	100.00%	205.00	205.00
35	1.88±	0.00±	1.88±	100.00%	205.00	205.00
36	1.88±	0.00±	1.88±	100.00%	205.00	205.00
37	1.88±	0.00±	1.88±	100.00%	205.00	205.00
38	1.88±	0.00±	1.88±	100.00%	205.00	205.00
39	1.88±	0.00±	1.88±	100.00%	205.00	205.00
40	1.88±	0.00±	1.88±	100.00%	205.00	205.00
41	1.88±	0.00±	1.88±	100.00%	205.00	205.00
42	1.88±	0.00±	1.88±	100.00%	205.00	205.00
43	1.88±	0.00±	1.88±	100.00%	205.00	205.00
44	1.88±	0.00±	1.88±	100.00%	205.00	205.00
45	1.88±	0.00±	1.88±	100.00%	205.00	205.00
46	1.88±	0.00±	1.88±	100.00%	205.00	205.00
47	1.87±	0.00±	1.87±	100.00%	205.17	205.15
48	1.84±	0.00±	1.84±	100.00%	224.86	223.85
49	1.91±	0.00±	1.91±	100.00%	•418.11/127.21	521.43
50	2.07±	0.00±	2.07±	100.00%	175.18	174.16
51	2.51±	0.06±	2.45±	97.61%	190.52	190.52
52	4.38±	0.67±	3.71±	84.71%	175.00	100.00
53	2.47±	0.09±	2.38±	96.36%	299.68	254.14
54	3.06±	0.44±	2.62±	85.62%	176.01	176.01
55	3.43±	1.35±	2.08±	60.64%	•90.29/581.99	629.72
56	2.32±	0.54±	1.73±	74.57%	365.20	400.54
57	2.44±	0.04±	2.40±	98.36%	175.00	175.00

LOT #	GROSS AREA (AC.)	CONSTRAINED AREA (AC.)	NET AREA (AC)	PERCENTAGE	WIDTH (FT.)	FRONTAGE (FT.)
MIN. REQ.	1.84	---	1.10	60.00%	175.00	70.00
61	1.97±	0.00±	1.97±	100.00%	•173.02/465.25	595.66
62	1.85±	0.01±	1.84±	99.46	•291.89/277.29	554.09
63	1.85±	0.00±	1.85±	100.00%	237.62	225.00
64	2.72±	0.00±	2.72±	100.00%	187.72	175.00
65	6.16±	2.25±	3.91±	63.47%	732.84	779.95
66	3.31±	0.76±	2.55±	77.04%	204.08	203.07
67	2.79±	0.39±	2.40±	86.02%	202.18	203.01
68	2.53±	0.07	2.46±	97.23%	201.63	201.83
69	2.02±	0.00±	2.02±	100.00%	175.00	175.00
70	2.42	0.00±	2.42±	100.00%	228.39	228.39
71	1.86±	0.00±	1.86±	100.00%	195.00	195.00
72	1.84±	0.00±	1.84±	100.00%	215.00	215.00
73	2.34±	0.00±	2.34±	100.00%	315.00	315.00
74	1.84±	0.00±	1.84±	100.00%	•255.12/314.42	563.70
75	1.85±	0.00±	[illegible]	[illegible]	[illegible]	[illegible]
76	1.85±	0.00±	[illegible]	[illegible]	174.04	[illegible]
77	1.85±	0.00±	1.85±	100.00%	175.00	175.00
78	1.85	0.00±	1.85±	100.00%	175.00	175.00
79	1.85±	0.00±	1.85±	100.00%	175.00	175.00
80	1.85±	0.00±	1.85±	100.00%	175.00	175.00
81	1.89±	0.00±	1.89±	100.00%	192.92	194.91
82	1.88±	0.00±	1.88±	100.00%	251.84	250.55
83	1.89±	0.00±	1.89±	100.00%	•476.54/162.83	664.71
84	1.94±	0.00±	1.94±	100.00%	421.38	438.42
85	1.85±	0.00±	1.85±	100.00%	315.00	315.00
86	1.86±	0.00±	1.86±	100.00%	245.62	245.62
87	1.88±	0.00±	1.88±	100.00%	180.00	180.00
88	2.16±	0.00±	2.16±	100.00%	•263.22±/318.84	564.27
89	2.21±	0.00±	2.21±	100.00%	320.80	307.50
90	1.97±	0.00±	1.97±	100.00%	•449.37±/110.85	528.40
91	2.11±	0.03±	2.08±	98.56%	•278.16±/230.88	470.34
92	2.96±	0.36±	2.60±	87.84%	270.96	275.03
93	1.94±	0.00±	1.94±	100.00%	•504.61±/205.00	725.02
94	3.39±	0.70±	2.69±	79.35%	424.73	424.73
95	3.85±	0.93±	2.92±	75.84%	801.04	839.51
96	1.87±	0.00±	1.87±	100.00%	434.65	505.33
97	2.53±	0.00±	2.53±	100.00%	364.25	356.64
98	6.90±	1.86±	5.04±	73.04%	911.50	921.60
99	2.15±	0.62±	1.53±	71.16%	177.25	176.96
100	2.04±	0.03±	2.01±	98.53%	177.21	177.58
101	2.07±	0.00±	2.07±	100.00%	187.62	187.69
102	2.07±	0.00±	2.07±	100.00%	177.50	177.08
103	1.91±	0.00±	1.91±	100.00%	175.02	175.00
104	1.87±	0.03±	1.84±	98.40%	190.00	190.01
105	1.86±	0.72±	1.14±	61.29%	215.00	215.00
106	1.87±	0.63±	1.24±	66.31%	•242.69/291.21	505.26

NOTES:

1. CONSTRAINED LANDS CONSIST OF AREAS THAT ARE CLASSIFIED AS A.C.O.E., N.Y.S.D.E.C. WETLANDS AND/OR WATERCOURSES.
2. • DENOTES WIDTH FOR CORNER LOTS
3. CALCULATIONS WITHIN THE TABLE ARE BASED UPON THE MOST RECENT FIELD DELINEATION BY THE N.Y.S.D.E.C. THE DELINEATION HAS BEEN SUBMITTED TO N.Y.S.D.E.C. AND ARE AWAITING SIGNATURE FROM DOUG GAUGLER.

RECORD OWNERS:

55-1-43.2
ROBERT W. MINARD
P.O. BOX 65
ROUTE 44-55
CLINTONDALE, NY 12515

55-1-44.1, 44.2, 44.3, 44.5 & 44.6
NEW WINDSOR FARM, LLC.
C/O MIKE WALKER
14 CATHERINE COURT
CHESTER, NY 10918

55-1-60
HERITAGE OAK, LLC.
71 MONTROSE ROAD
COLTS NECK, NJ 07722

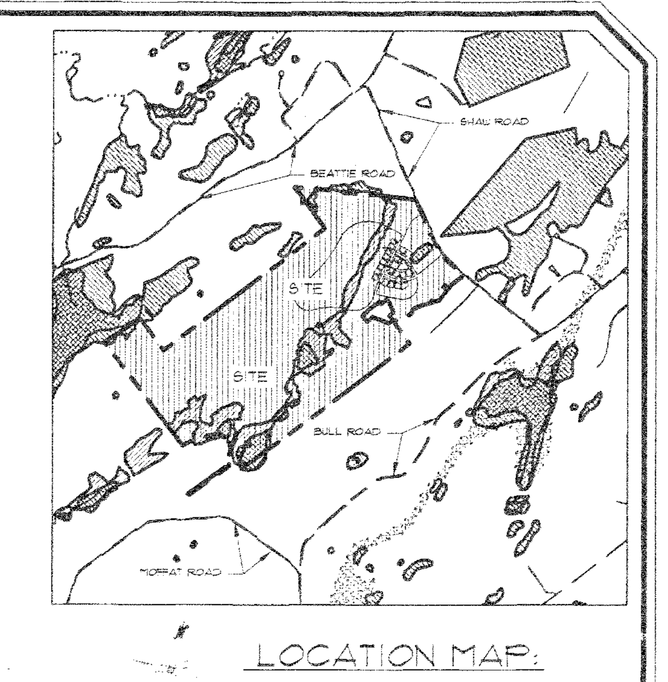
APPLICANT:

NEW WINDSOR FARM, LLC.
C/O MIKE WALKER
14 CATHERINE COURT
CHESTER, NY 10918

GENERAL NOTES:

1. BOUNDRY AND TOPOGRAPHY BASED ON ACTUAL FIELD SURVEY BY PEITERZAK & PFAU. TOPOGRAPHY BASED ON ASSUMED DATUM.
2. FEDERAL WETLANDS ARE BASED ON ACTUAL FIELD DELINEATION BY ROBERT TORGERSON.
3. PRIOR TO THE SALE, LEASE, PURCHASE, OR EXCHANGE OF PROPERTY ON THIS SITE WHICH IS WHOLLY OR PARTIALLY WITHIN OR IMMEDIATELY ADJACENT TO OR WITHIN 500 FEET OF A FARM OPERATION, THE PURCHASER OR LEASOR SHALL BE NOTIFIED OF SUCH FARM OPERATION WITH A COPY OF THE FOLLOWING NOTIFICATION.

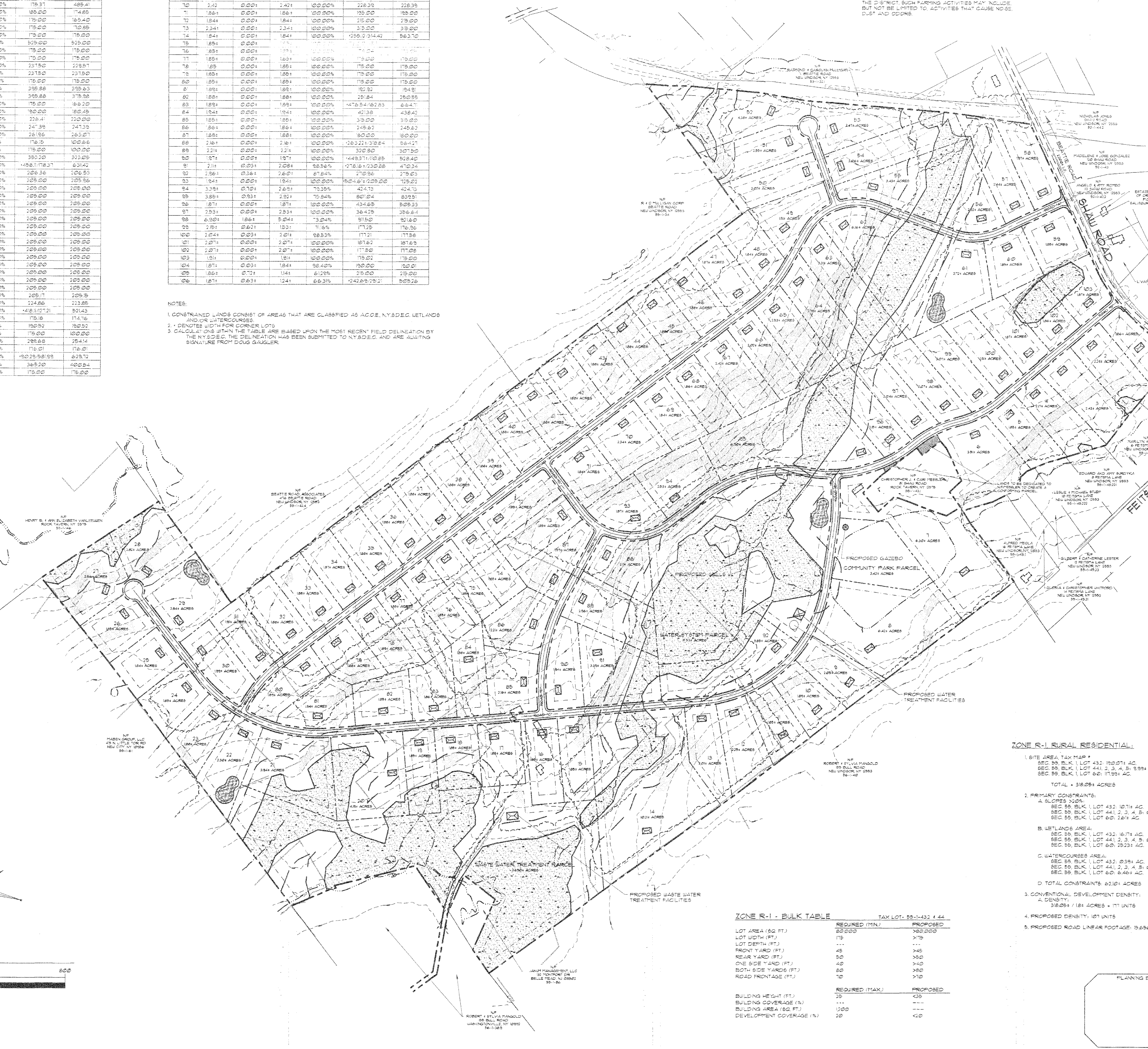
IT IS THE POLICY OF THIS STATE AND ITS COMMUNITY TO PRESERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THE THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURE DISTRICT OR WITHIN 500 FEET OF SUCH A DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.



LOCATION MAP:
SCALE: 1" = 2000'

LOCATION MAP LEGEND:

N.Y.S.D.E.C. WETLANDS
A.C.O.E. WETLANDS
100 YEAR FLOOD PLAIN
EXISTING MUNICIPAL DIVIDE
EXISTING PROPERTY LINE
EXISTING ROAD
EXISTING WATERCOURSE
EXISTING WETLAND LIMITS
EXISTING FLOODPLAIN LIMITS



YIELD PLAN LEGEND:

EXISTING CONTOUR LINE MAJOR
EXISTING FENCE
EXISTING PROPERTY LINE
EXISTING ROAD PAVED
EXISTING SLOPES 15-20%
EXISTING SLOPES >20%
EXISTING STONE WALL
EXISTING STRUCTURE
EXISTING TREE LINE
EXISTING WATER COURSE
EXISTING WETLANDS
EXISTING DEC 100' BUFFER
PROPOSED PROPERTY LINE
PROPOSED ROAD
PROPOSED ROAD CENTERLINE
PROPOSED R.O.W.
PROPOSED STORMWATER

GRAPHIC SCALE

200 0 100 200 400 800

1" = 200'

ZONE R-1 - BULK TABLE — TAX LOT- 55-1-43.2 & 44

	REQUIRED (MIN.)	PROPOSED
LOT AREA (SQ. FT.)	80,000	>80,000
LOT WIDTH (FT.)	175	>175
LOT DEPTH (FT.)	---	---
FRONT YARD (FT.)	45	>45
REAR YARD (FT.)	50	>50
ONE SIDE YARD (FT.)	40	>40
BOTH SIDE YARDS (FT.)	80	>80
ROAD FRONTAGE (FT.)	70	>70
	REQUIRED (MAX.)	PROPOSED
BUILDING HEIGHT (FT.)	35	<35
BUILDING COVERAGE (%)	---	---
BUILDING AREA (SQ. FT.)	1200	---
DEVELOPMENT COVERAGE (%)	20	<20

ZONE R-1 RURAL RESIDENTIAL:

1. SITE AREA, TAX MAP #
   SEC. 55, BLK. 1, LOT 43.2: 190.07± AC.
   SEC. 55, BLK. 1, LOT 44.1, 2, 3, .4, 5: 9.99± AC.
   SEC. 55, BLK. 1, LOT 60: 117.99± AC.

   TOTAL = 318.05± ACRES

2. PRIMARY CONSTRAINTS:
   A. SLOPES >20%:
      SEC. 55, BLK. 1, LOT 43.2: 10.71± AC.
      SEC. 55, BLK. 1, LOT 44.1, 2, 3, .4, 5: 0.31± AC.
      SEC. 55, BLK. 1, LOT 60: 2.61± AC.

   B. WETLANDS AREA:
      SEC. 55, BLK. 1, LOT 43.2: 16.17± AC.
      SEC. 55, BLK. 1, LOT 44.1, 2, 3, .4, 5: 0.22± AC.
      SEC. 55, BLK. 1, LOT 60: 25.23± AC.

   C. WATERCOURSES AREA:
      SEC. 55, BLK. 1, LOT 43.2: 0.39± AC.
      SEC. 55, BLK. 1, LOT 44.1, 2, 3, .4, 5: 0.00± AC.
      SEC. 55, BLK. 1, LOT 60: 6.46± AC.

   D. TOTAL CONSTRAINTS: 62.10± ACRES

3. CONVENTIONAL DEVELOPMENT DENSITY:
   A. DENSITY:
      318.05± / 1.8± ACRES = 177 UNITS

4. PROPOSED DENSITY: 107 UNITS

5. PROPOSED ROAD LINEAR FOOTAGE: 15,656.67

PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
12/18/08	BASED UPON 12/03/08 WORKSHOP	CMW
11/06/08	BASED UPON 10/29/08 REVIEW LETTER	CMW
10/14/08	BASED UPON 10/08/08 WORKSHOP	CMW
08/01/08	ORIGINAL PREPARATION DATE	KW

REVISIONS

MAP CHECK DATE: 00/00/00 INITIALED BY: -.-

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
MICHAEL F. CREEGAN P.L.S. LICENSE NO. 050323
JOSEPH J. PFAU P.E. LICENSE NO. 068945
JOHN F. PETROCCIONE, P.E. LICENSE NO. 078516
VINCENT A. PIETRZAK P.E., P.L.S. P.E. LICENSE NO. 076808 P.L.S. LICENSE NO. 050075 R.I.P.L.S. LICENSE NO. 35398

SIGNATURE DATE

APPLE RIDGE

TOWN OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

YIELD PLAN

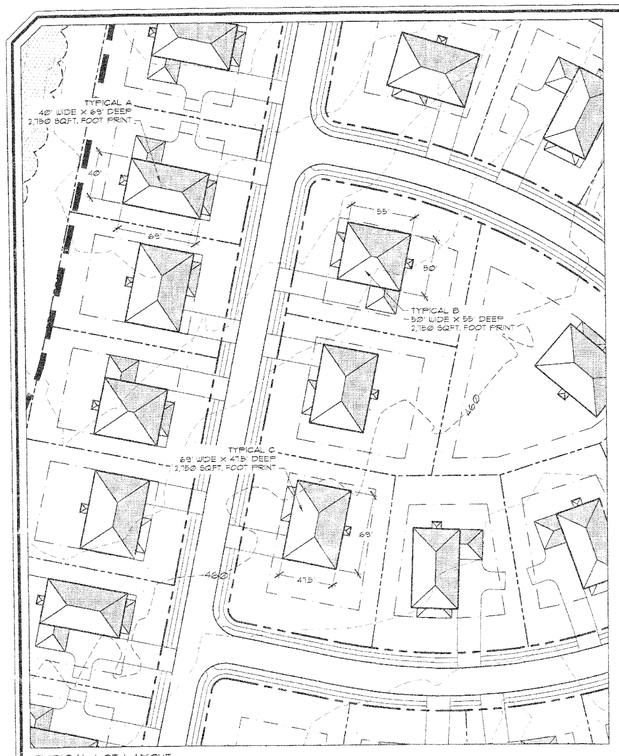
SEC. 55 BLOCK 1 LOTS 44.1, 44.2, 44.3, 44.4, 44.5, 43.22, & 60

DRAWING TITLE

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

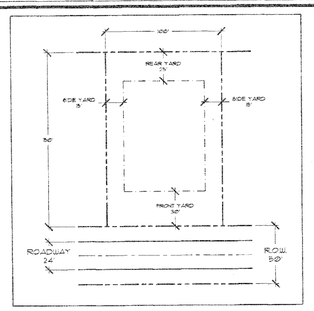
O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
N/A OF #	N/A OF #	1 OF 3
SCALE 1"=200'	CAD REFERENCE 25142-ENG	PROJECT NUMBER 25142.01

08-1611



TYPICAL LOT LAYOUT

SCALE: 1" = 50'



TYPICAL LOT DIMENSIONS

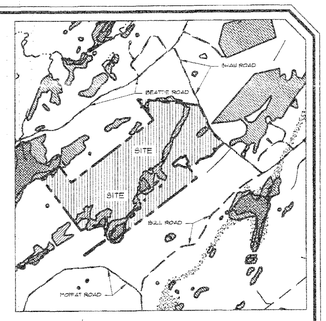
SCALE: 1" = 50'

TYPICAL LOT LAYOUT NOTES:

1. TYPICAL A: 2,760 SQFT. FOOTPRINT
   40' WIDE X 69' DEEP
   2 CAR GARAGE ATTACHED
2. TYPICAL B: 2,750 SQFT. FOOTPRINT
   50' WIDE X 55' DEEP
   2 CAR GARAGE ATTACHED
3. TYPICAL C: 2750 SQFT. FOOTPRINT
   69' WIDE X 47.5' DEEP
   2 CAR GARAGE INTERNAL

CLUSTER PLAN LEGEND:

- EXISTING CONTOUR LINE MAJOR
- EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING ROAD PAVED
- EXISTING SLOPES 15-20%
- EXISTING SLOPES >20%
- EXISTING STONE WALL
- EXISTING STRUCTURE
- EXISTING TREE LINE
- EXISTING WATER COURSE
- EXISTING WETLANDS
- EXISTING DEC 100' BUFFER
- PROPOSED PROPERTY LINE
- PROPOSED ROAD
- PROPOSED ROW
- PROPOSED STORMWATER
- PROPOSED TREELINE



LOCATION MAP:

SCALE: 1" = 2000'

LOCATION MAP LEGEND:

- N.Y.S.D.E.C. WETLANDS
- A.C.O.E. WETLANDS
- 100 YEAR FLOOD PLAIN
- EXISTING MUNICIPAL DIVIDE
- EXISTING PROPERTY LINE
- EXISTING ROAD
- EXISTING WATERCOURSE
- EXISTING LETLAND LIMITS
- EXISTING FLOODPLAIN LIMITS

RECORD OWNERS:

55-1-43.2
ROBERT J. MINARD
P.O. BOX 69
ROUTE 44-55
CLINTONDALE, NY 12515

55-1-44.1, 44.2, 44.3, 44.5 & 44.6
NEW WINDSOR FARM, LLC.
C/O MIKE WALKER
14 CATHERINE COURT
CHESTER, NY 10918

55-1-60
HERITAGE OAK, LLC.
71 MONTROSE ROAD
COLTS NECK, NJ 07722

APPLICANT:

NEW WINDSOR FARM, LLC.
C/O MIKE WALKER
14 CATHERINE COURT
CHESTER, NY 10918

GENERAL NOTES:

1. BOUNDRY AND TOPOGRAPHY BASED ON ACTUAL FIELD SURVEY BY PIETRZAK & PFAU. TOPOGRAPHY BASED ON ASSUMED DATUM
2. FEDERAL WETLANDS ARE BASED ON ACTUAL FIELD DELINEATION BY ROBERT TORGERSON.
3. PRIOR TO THE SALE, LEASE, PURCHASE, OR EXCHANGE OF PROPERTY ON THIS SITE WHICH IS WHOLLY OR PARTIALLY WITHIN OR IMMEDIATELY ADJACENT TO OR WITHIN 500 FEET OF A FARM OPERATION, THE PURCHASER OR LESSOR SHALL BE NOTIFIED OF SUCH FARM OPERATION WITH A COPY OF THE FOLLOWING NOTIFICATION.

   IT IS THE POLICY OF THIS STATE AND ITS COMMUNITY TO PRESERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURE DISTRICT OR WITHIN 500 FEET OF SUCH A DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

ZONE R-1 RURAL RESIDENTIAL:

1. SITE AREA TAX MAP #
   SEC. 55, BLK. 1, LOT 43.2: 182.01± AC.
   SEC. 55, BLK. 1, LOT 44.1, 2, 3, 4, 5: 9.98± AC.
   SEC. 55, BLK. 1, LOT 60: 111.98± AC.
   TOTAL = 318.03± ACRES
2. PRIMARY CONSTRAINTS:
   A. SLOPES >20%
      SEC. 55, BLK. 1, LOT 43.2: 67.11± AC.
      SEC. 55, BLK. 1, LOT 44.1, 2, 3, 4, 5: 0.31± AC.
      SEC. 55, BLK. 1, LOT 60: 2.61± AC.
   B. WETLANDS AREA:
      SEC. 55, BLK. 1, LOT 43.2: 16.17± AC.
      SEC. 55, BLK. 1, LOT 44.1, 2, 3, 4, 5: 0.23± AC.
      SEC. 55, BLK. 1, LOT 60: 29.23± AC.
   C. WATERCOURSES AREA:
      SEC. 55, BLK. 1, LOT 43.2: 0.38± AC.
      SEC. 55, BLK. 1, LOT 44.1, 2, 3, 4, 5: 0.00± AC.
      SEC. 55, BLK. 1, LOT 60: 6.48± AC.
   D. TOTAL CONSTRAINTS: 62.10± ACRES
3. PLANNED UNIT DEVELOPMENT DENSITY:
   A. ADJUSTED GROSS ACREAGE (NET):
      318.03± - 62.10± = 255.93± ACRES
   B. POTENTIAL DENSITY:
      255.93± / 1.81 ACRES = 142 UNITS
   C. DENSITY BASED UPON YIELD PLAN: 103 UNITS
4. PROPOSED OPEN SPACE:
   A. PUBLIC: 77.26± ACRES
   B. PRIVATE: 177.15± ACRES
   C. TOTAL: 254.38± ACRES OR 80% OF THE GROSS ACREAGE
5. PROPOSED ROAD LINEAR FOOTAGE: 10,322.76

PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
11/06/08	BASED UPON 10/29/08 REVIEW LETTER	CMN
10/14/08	BASED UPON 10/08/08 WORKSHOP	CMN
08/01/08	ORIGINAL PREPARATION DATE	KW

REVISIONS

MAP CHECK DATE: 00/00/00 | INITIALED BY: KLH

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
380 GREENWICH AVENUE, SUITE A, GOSHEN, NEW YORK 10924, (845) 294-3606
2 HAMILTON AVENUE, MONTICELLO, NEW YORK 12701, (845) 798-4646
MICHAEL P. CERRAH P.L.S. LICENSE NO. 050201
JOSEPH J. PFAU P.E. LICENSE NO. 065845
JOHN P. PETROCCHINE P.E. LICENSE NO. 077678
VINCENT A. PIETRZAK P.E. P.L.S. P.E. LICENSE NO. 076678, P.L.S. LICENSE NO. 050275, N.Y.P.L.S. LICENSE NO. 35196

SIGNATURE: _____ DATE: _____

APPLE RIDGE

TOWN OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

CLUSTER DEVELOPMENT

SEC. 55 BLOCK 1 LOTS 44.1, 44.2, 44.3, 44.4, 44.5, 43.22, & 60

DRAWING TITLE

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

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
N/A OF 4	N/A OF 4	1 OF 12
SCALE: 1"=200'	CAD REFERENCE: 55142-DNC	PROJECT NUMBER: 2254201

GRAPHIC SCALE

200 0 100 200 400 600

1" = 200'

ZONE R-1, RURAL RESIDENTIAL:

1. SITE AREA, TAX MAP #
   SEC. 55, BLK. 1, LOT 43.2: 190.07± AC.
   SEC. 55, BLK. 1, LOT 44.1, .2, .3, .4, .5: 9.99± AC.
   SEC. 55, BLK. 1, LOT 60: 117.99± AC.

   TOTAL = 318.05± ACRES

2. PRIMARY CONSTRAINTS:
   A. SLOPES >25%
      SEC. 55, BLK. 1, LOT 43.2: 10.71± AC.
      SEC. 55, BLK. 1, LOT 44.1, .2, .3, .4, .5: 0.31± AC.
      SEC. 55, BLK. 1, LOT 60: 2.61± AC.

   B. WETLANDS AREA:
      SEC. 55, BLK. 1, LOT 43.2: 16.17± AC.
      SEC. 55, BLK. 1, LOT 44.1, .2, .3, .4, .5: 0.22± AC.
      SEC. 55, BLK. 1, LOT 60: 23.23± AC.

   C. WATERCOURSES AREA:
      SEC. 55, BLK. 1, LOT 43.2: 0.38± AC.
      SEC. 55, BLK. 1, LOT 44.1, .2, .3, .4, .5: 0.001± AC.
      SEC. 55, BLK. 1, LOT 60: 6.46± AC.

   D. TOTAL CONSTRAINTS: 62.10± ACRES

3. PLANNED UNIT DEVELOPMENT DENSITY:
   A. ADJUSTED GROSS ACREAGE (NET):
      318.05± - 62.10± = 255.95± ACRES

   B. POTENTIAL DENSITY:
      255.95± / 1.81 ACRES = 142 UNITS

   C. DENSITY BASED UPON YIELD PLAN: 103 UNITS

4. PROPOSED OPEN SPACE:
   A. PUBLIC: 77.20± ACRES

   B. PRIVATE: 177.15± ACRES

   C. TOTAL: 254.35± ACRES OR 80% OF THE GROSS ACREAGE

5. PROPOSED ROAD LINEAR FOOTAGE: 10,238.88

GENERAL NOTES:

1. BOUNDRY AND TOPOGRAPHY BASED ON ACTUAL FIELD SURVEY BY PIETRZAK & PFAU. TOPOGRAPHY BASED ON ASSUMED DATUM

2. FEDERAL WETLANDS ARE BASED ON ACTUAL FIELD DELINEATION BY ROBERT TORGERSON.

3. PRIOR TO THE SALE, LEASE, PURCHASE, OR EXCHANGE OF PROPERTY ON THIS SITE WHICH IS WHOLLY OR PARTIALLY WITHIN OR IMMEDIATELY ADJACENT TO OR WITHIN 500 FEET OF A FARM OPERATION, THE PURCHASER OR LESSOR SHALL BE NOTIFIED OF SUCH FARM OPERATION WITH A COPY OF THE FOLLOWING NOTIFICATION.

   IT IS THE POLICY OF THIS STATE AND ITS COMMUNITY TO PRESERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THE THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURE DISTRICT OR WITHIN 500 FEET OF SUCH A DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

LOCATION MAP:

SCALE: 1" = 2000'

LOCATION MAP LEGEND:

- N.Y.S.D.E.C. WETLANDS
- A.C.O.E. WETLANDS
- 100 YEAR FLOOD PLAIN
- EXISTING MUNICIPAL DIVIDE
- EXISTING PROPERTY LINE
- EXISTING ROAD
- EXISTING WATERCOURSE
- EXISTING WETLAND LIMITS
- EXISTING FLOODPLAIN LIMITS

OWNERSHIP PLAN LEGEND:

- EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING ROAD PAVED
- EXISTING STRUCTURE
- EXISTING WATER COURSE
- PROPOSED PROPERTY LINE AND DEVELOPMENT AREA
- PROPOSED ROAD
- PROPOSED RIGHT OF WAY MUNICIPAL LANDS AND/OR EASEMENTS
- PROPOSED STORMWATER
- PROPOSED HOA OPENSPACE
- PROPOSED PRIVATE OPEN SPACE UNDER CONSERVATION EASEMENT

RECORD OWNERS:

55-1-43.2
ROBERT W. MINARD
P.O. BOX 69
ROUTE 44-55
CLINTONDALE, NY 12515

55-1-44.1, 44.2, 44.3, 44.5 & 44.6
NEW WINDSOR FARM, LLC.
C/O MIKE WALKER
14 CATHERINE COURT
CHESTER, NY 10918

55-1-60
HERITAGE OAK, LLC.
71 MONTROSE ROAD
COLTS NECK, NJ 07722

APPLICANT:

NEW WINDSOR FARM, LLC.
C/O MIKE WALKER
14 CATHERINE COURT
CHESTER, NY 10918

GRAPHIC SCALE

200 0 100 200 400 800

1" = 200'

PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
	REVISIONS	
12/18/08	BASED UPON 12/03/08 WORKSHOP	CMW
11/06/08	ORIGINAL PREPARATION DATE	CMW

MAP CHECK DATE: 00/00/00 | INITIALED BY: --.--

PIETRZAK & PFAU
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JOHN F. PETROCCIONE P.E. LICENSE NO. 070010
JOSEPH J. PFAU P.E. LICENSE NO. 065943
VINCENT A. PIETRZAK P.E., P.L.S. P.E. LICENSE NO. 076509 P.L.S. LICENSE NO. 050075 NJPLS LICENSE NO. 35396

SIGNATURE DATE

APPLE RIDGE

TOWN OF NEW WINDSOR
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

OWNERSHIP PLAN

SEC. 55 BLOCK 1 LOTS 44.1, 44.2, 44.3, 44.4, 44.5, 43.22, & 60

DRAWING TITLE

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O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
N/A OF 8	N/A OF 8	8 OF 8
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=200'	25142-ENG	25142.01