VICINITY MAP

The undersigned, owner of the property shown hereon, states that he is familiar with this map, its contents, legends and data and hereby consents to all said terms and conditions as stated hereon.

ISERE HALBERTHAL — DATE
SUMMIT-ON-HUDSON ASSOCIATION

OWNER OF RECORD:	SUMMIT-ON-HUDSON ASSOCIATION 404 EAST ROUTE 59 NANUET, NEW YORK 10954
APPLICANT:	ISERE HALBERTHAL 26 CONCORD DRIVE MONSEY, NEW YORK 10952
DEED REFERENCE:	
TAX MAP DESIGNATION:	81-1-2 and 81-1-3.42
TOTAL AREA:	15.264 Acres
LOT 1	7.075 Acres
LOT 2	8.189 Acres

SITE DATA

All Sections (Excluding new lot 7.07 acres) = 255 Units

Section	Acres
I	7.95
II	6.75
III	6.73
IV	6.09
V	6.59
VI	8.19
Total	42.30 x 43,560 Sq. Ft. per Acre = 1,842,588 Sq. Ft. 1,842,588 ÷ 255 Units = 7,255.80 Sq. Ft. Per Unit

Section V & VI (Excluding new lot 7.07 acres) = 91 Units

Section	Acres
V	6.59
VI	8.19
Total	14.78 x 43,560 Sq. Ft. per Acre = 643,816.80 Sq. Ft. 643,816.80 ÷ 91 Units = 7,074.91 Sq. Ft. Per Unit

ZONING TABLE

ZONE: R-5 Multiple Family Residential

	Min. Required	Min. Required Lot 1	Lot 2
Lot Area	5 Acres	7.075 Acres	8.189 Acres
Lot Width	20 Ft.	N/A	330 Ft. ±
Front Yard Depth	30 Ft.	N/A	40 Ft.±
Side Yard/ Both Yard	None/35 Ft. if provided	N/A	3 Ft.±
Rear Yard	100 Ft.	N/A	179 Ft. ±
Street Frontage	15 Ft.		

OLD ROUTE 9W (asphaltic concrete)

N 32°59'03" E 287.62'
350.50'
N 25°21'02" E
303.89'
S 57°00'57" E 73.19'
S 04°40'40" E 120.00'
S 56°27'40" E 77.00'
S 32°23'20" W 124.00'
Lot 2
Area = 8.189 Acres
The proposed units shown hereon are pursuant to Planning Board approval on August 30, 2001.
Proposed Road
Proposed buildings 216–255, 201–239
now or formerly ABH Corp. of New York
now or formerly Pisco
now or formerly Crist
now or formerly Rhodes
now or formerly Bonanno & Piazzola
N 49°36'03" W 197.90'
N 56°37'20" W 119.96'
N 36°00'33" E 211.99'
N 82°57'27" W 22.20'
N 88°00'33" E 526.98'
S 29°04'00" E
N 46°25'20" E 42.98'
Z 15.34'
Improved Road
Unimproved Road
N 36°00'33" E 25.00'
N 11°22'33" E
N 36°00'33" E 115.18'
LAFAYETTE DRIVE
now or formerly Newburgh Realty Holding Company, Inc.
N 15°03'02" E 52.74'
N 47°53'27" W 200.00'
S 53°59'27" E 200.00'
N 36°00'33" E 450.00'
S 83°21'33" W 325.00'
S 15°21'33" W 65.00'
S 32°37'25" W 312.90'
now or formerly Bonanno & Piazzola
now or formerly reputed owner The State of New York
N 53°59'27" W 200.00'
LINE
(SEE NOTE 1)
BOUNDARY
FLOOD
Lot 1
Area = 7.075 Acres
308,206 Sq. Ft.
389.03'
317.23'
S 29°37'25" W
S 04°22'35" E 115.00'
195.29'
S 32°37'25" W
390.00'
585.29'
S 07°58'39" E 46.10'
N 46°29'35" W 30.55'
S 32°37'25" W 71.86'
S 47°11'40" E
SECTION V

NOTES:

1. The Flood Boundary Line shown hereon is designated as Zone A-3 Areas of 100 Year Flood and Zone B Areas between limits of the 100 Year Flood and 500 Year Flood as shown on Flood Insurance Rate Map Community Panel Number 360628 0010 B dated December 15, 1978.
2. As per the Town of New Windsor Sewer Department, the 7.075 acre parcel shown hereon will be serviced with municipal water and sewer.
3. Reference is made to a certain map entitled "AMENDED SITE PLAN SECTION V & SECTION VI PLUM POINT ON HUDSON CONDOMINIUMS" dated June 11, 2001 and approved by the Town of New Windsor on August 30, 2001.

The location of any subsurface easements, rights of way, encroachments and/or improvements, if any exist, are not certified or shown hereon.

Any alterations or additions to this survey is a violation of Section 7209 of the New York State Education Law, except as per Section 7209 Sub-division 2.

All certifications hereon are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

Dennis E. Walden, Land Surveyor
380 Main St., Beacon, N.Y. (845) 831-8196

STATE OF NEW YORK — DENNIS E. WALDEN — No. 049555 — LICENSED LAND SURVEYOR

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I hereby certify that the survey shown hereon is based on an actual field survey completed on MAY 7, 2003
and that this map was completed on MAY 7, 2003

Certified only to:

By: Dennis E. Walden N.Y. State Lic. No. 49555

TWO LOT SUBDIVISION OF SECTION VI PLUM POINT ON HUDSON CONDOMINIUMS

SITUATE IN THE

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

SCALE: 1 INCH = 60 FEET
MAY 7, 2003
REVISED: MAY 16, 2003
REVISED: SEPTEMBER 2, 2003
REVISED: SEPTEMBER 3, 2003
REVISED: FEBRUARY 11, 2004
REVISED: MARCH 1, 2004

RECEIVED
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ENGINEER & PLANNING

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