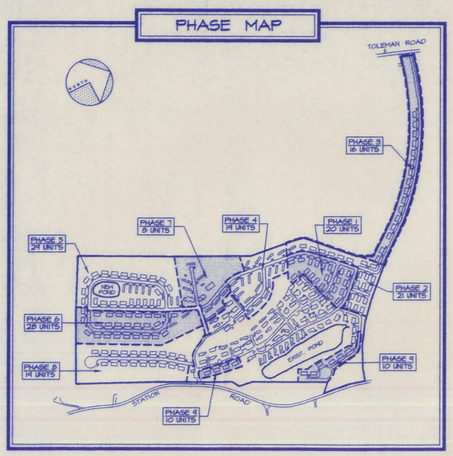
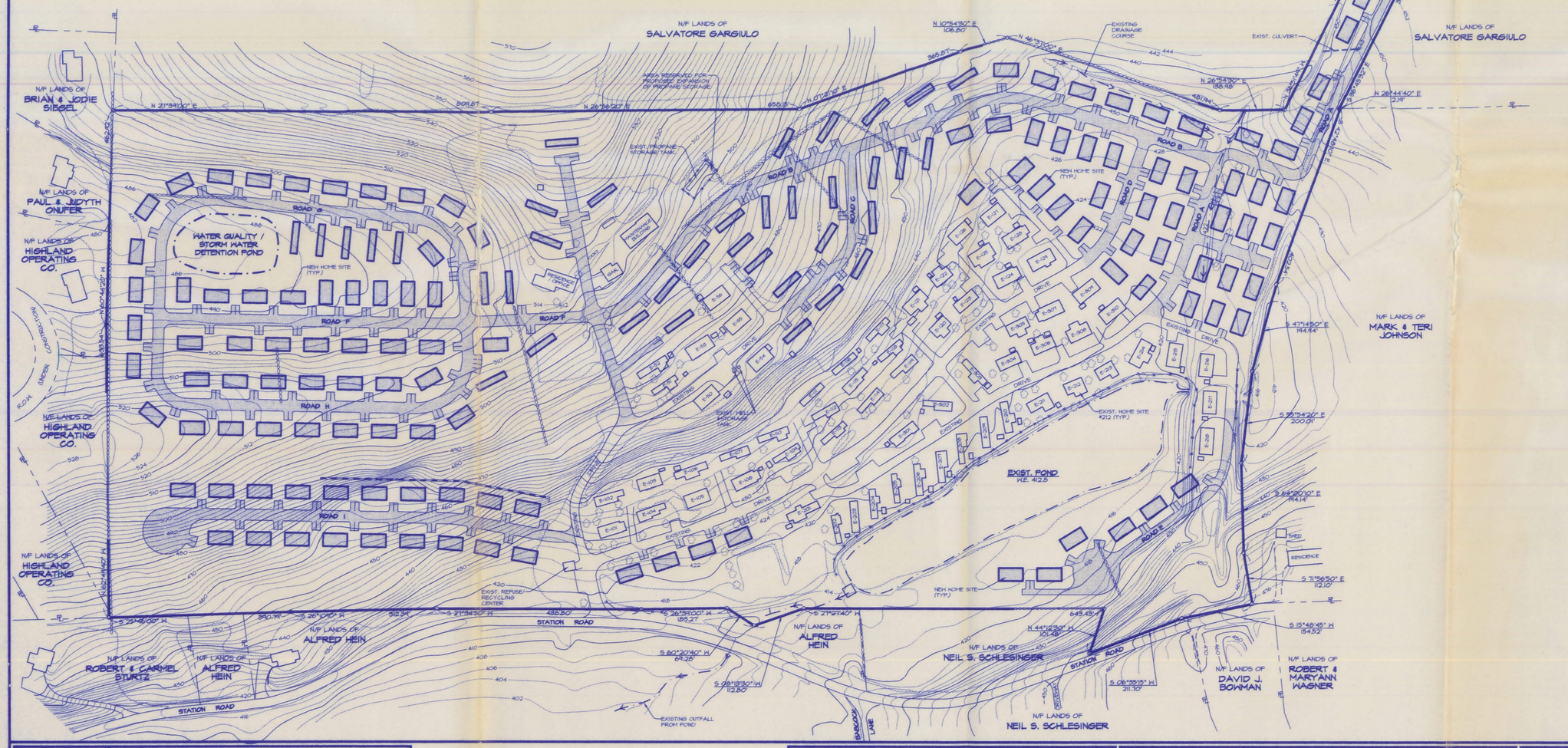
PHASE MAP

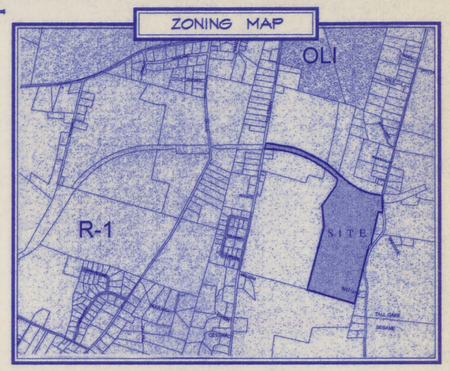


LEGEND

EXISTING		NEW	
512	2' CONTOUR		NEW MACADAM PAVEMENT & HOME SITE
510	10' CONTOUR		RETAINING WALL
	BOUNDARY		
	ADJ. PROPERTY LINE		
—x—x—	CHAIN LINK FENCE		
	STONEWALL		
	WOODED LINE		
E-308	HOME SITE No. 308		



ZONING MAP



NOTES

1. ZONING DISTRICT: R-1: RURAL RESIDENTIAL
2. RECORD OWNER & APPLICANT: JOAN C. & PETER F. KEAN, ONE BRITTANY TERRACE, ROCK TAVERN, N.Y. 12575
3. TOTAL PARCEL AREA: 68.02± ACRES
4. TAX MAP DESIGNATION: SECTION 52, BLOCK 1, LOT 18
5. NUMBER OF HOME SITES:
   - EXISTING RESIDENCE / OFFICE: 1 UNIT
   - EXISTING HOME SITES: 63 UNITS
   - NEW HOME SITES: 170 UNITS
   - 234 UNITS
6. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
7. TOPOGRAPHIC INFORMATION SHOWN HEREON RESULTED FROM CONTROLLED AERIAL MAPPING SUPPLEMENTED BY FIELD SURVEYS PERFORMED BY GREVAS & HILDRETH, L.S., P.C.
   DATE OF PHOTO: FALL 2000
   DATUM: NAVD 88
8. BOUNDARY INFORMATION SHOWN HEREON RESULTED FROM DEED PLOTTINGS OVERLAYED ON THE AERIAL MAPPING AND IS SUBJECT TO CHANGE PENDING A COMPLETE PERIMETER BOUNDARY SURVEY OF THE ENTIRE PARCEL.
9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A HOME SITE, THE OWNER SHALL DEMONSTRATE TO THE TOWN OF NEW WINDSOR THAT THE SUBJECT UNIT HAS RECEIVED THE WATER AND SANITARY SEWER APPROVAL FROM THE ORANGE COUNTY DEPARTMENT OF HEALTH.
10. THIS PLAN INDICATES HOME SITES FOR BOTH SINGLE WIDE AND DOUBLE WIDE MANUFACTURED HOUSING. TO ALLOW FLEXIBILITY TO MEET MARKET CONDITIONS, A DESIGNATED SINGLE WIDE UNIT MAY BE REPLACED WITH A DOUBLE WIDE UNIT AND VICE VERSA. IN ALL CASES WHERE THE HOME SITE DEVIATES FROM THE APPROVED PLANS, THE OWNER MUST DEMONSTRATE TO THE NEW WINDSOR BUILDING INSPECTOR COMPLIANCE WITH CHAPTER 27A OF THE CODE OF THE TOWN OF NEW WINDSOR. (1971 EDITION)
11. A CONDITIONAL USE PERMIT WAS GRANTED IN 1968 BY THE NEW WINDSOR ZONING BOARD OF APPEALS TO ALLOW THE INSTALLATION OF 275 MOBILE HOMES ON 5,000 S.F. LOTS SUBJECT TO SEWER AND WATER REQUIREMENTS. THIS AMENDED SITE PLAN INDICATES A TOTAL OF 235 HOME SITES AND ONE RESIDENCE / OFFICE. A REDUCTION FROM THAT GRANTED IN THE CONDITIONAL USE PERMIT. THE OWNER MAY SUBMIT FOR APPROVAL IN THE FUTURE OTHER AMENDED SITE PLANS TO INCREASE THE NUMBER OF HOME SITES UP TO THE ALLOWED 275 MOBILE HOMES ON 5,000 S.F. LOTS SUBJECT TO SEWER AND WATER REQUIREMENTS.
12. ROAD NAMES SHALL BE SUBMITTED TO THE TOWN OF NEW WINDSOR AND APPROVED BY THE FIRE INSPECTOR.
13. 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 LEASE SHALL BE NOTIFIED OF SUCH FARM OPERATION WITH A COPY OF THE FOLLOWING NOTIFICATION.

    "IT IS THE POLICY OF THIS STATE AND THIS COMMUNITY TO CONSERVE, 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 AGRICULTURAL 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."
14. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.), SECTION 1149 OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER, TEL. No. 1-800-962-7962. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.

ZONING SCHEDULE

ZONE: R-1: RURAL RESIDENTIAL
BULK REGULATIONS OF R-1 ZONE - USE: B-1B

BULK REGULATIONS: R-1 ZONE	REQUIRED
- MINIMUM MOBILE HOME LOT AREA	5,000 S.F.
- MINIMUM MOBILE HOME LOT WIDTH	50 FT.
- SEPARATION DISTANCE BETWEEN MOBILE HOMES, AND BETWEEN MOBILE HOMES AND OTHER STRUCTURES.	30 FT.
- SEPARATION DISTANCE BETWEEN MOBILE HOME AND ADJOINING PAVEMENT OF STREET OR COMMON PARKING AREA.	20 FT.
- SEPARATION DISTANCE BETWEEN MOBILE HOME AND ANY PARK PROPERTY BOUNDARY LINE.	30 FT.
- SEPARATION DISTANCE BETWEEN MOBILE HOME AND ANY PARK PROPERTY BOUNDARY LINE ABUTTING A PUBLIC STREET OR HIGHWAY MINIMUM.	40 FT.
- MINIMUM STREET WIDTH, EXCEPT MINOR STREETS.	24 FT.
- MINIMUM MINOR STREET WIDTHS, NO PARKING.	20 FT.
- MINIMUM OFF-STREET PARKING.	2 SPACES / MOBILE HOME

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 7 THROUGH 7 OF 7.

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 2001 SHAW ENGINEERING

ISSUE	REVISION	DATE

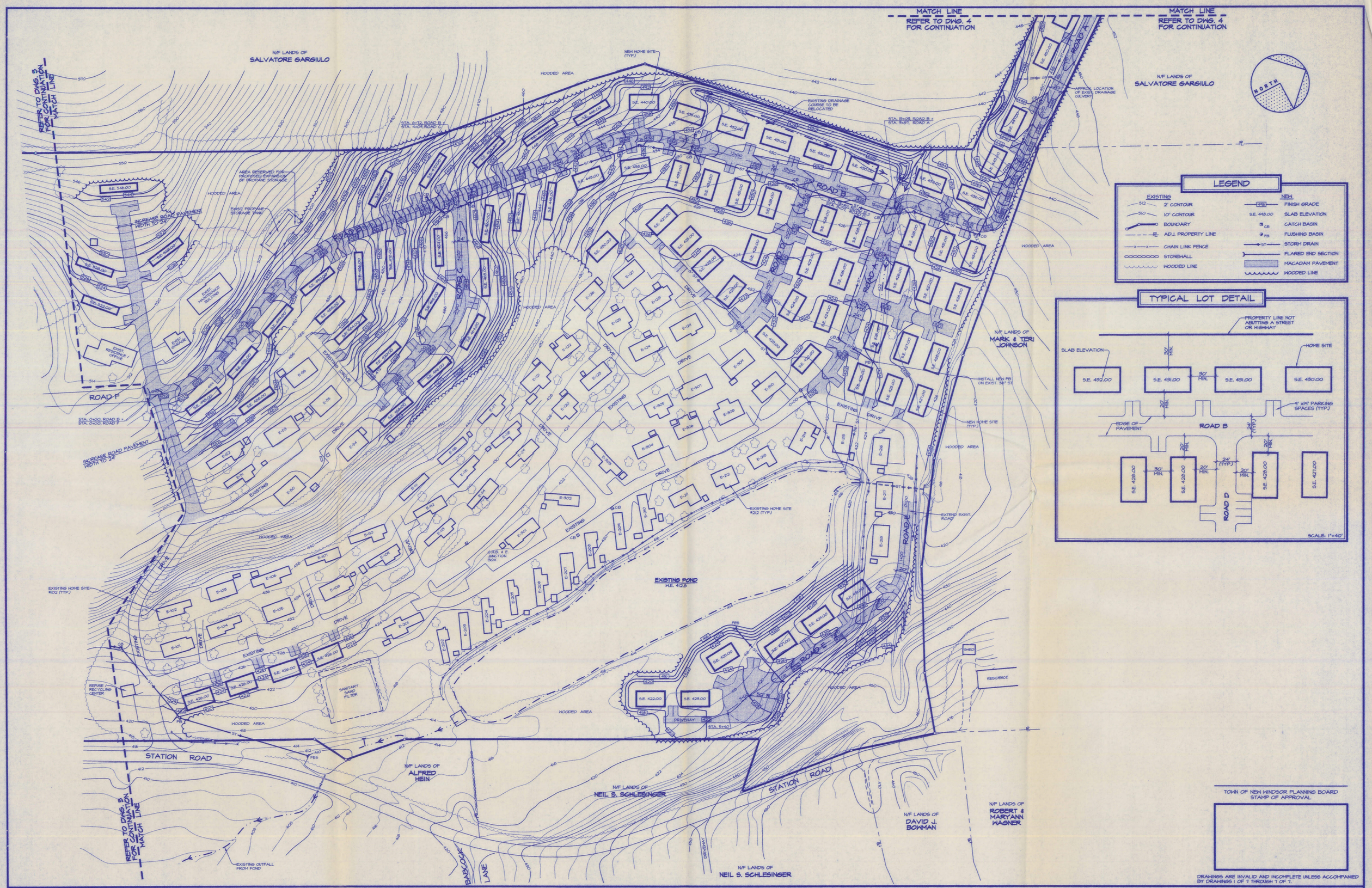
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=100'
Date: 8-16-2001

Drawing: AMENDED SITE PLAN

Project: BRITTANY TERRACE
STATION ROAD TOWN OF NEW WINDSOR, N.Y.

1 OF 7

Project No. 0101



Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 2001 SHAW ENGINEERING

ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=60'
Date: 8-16-2001

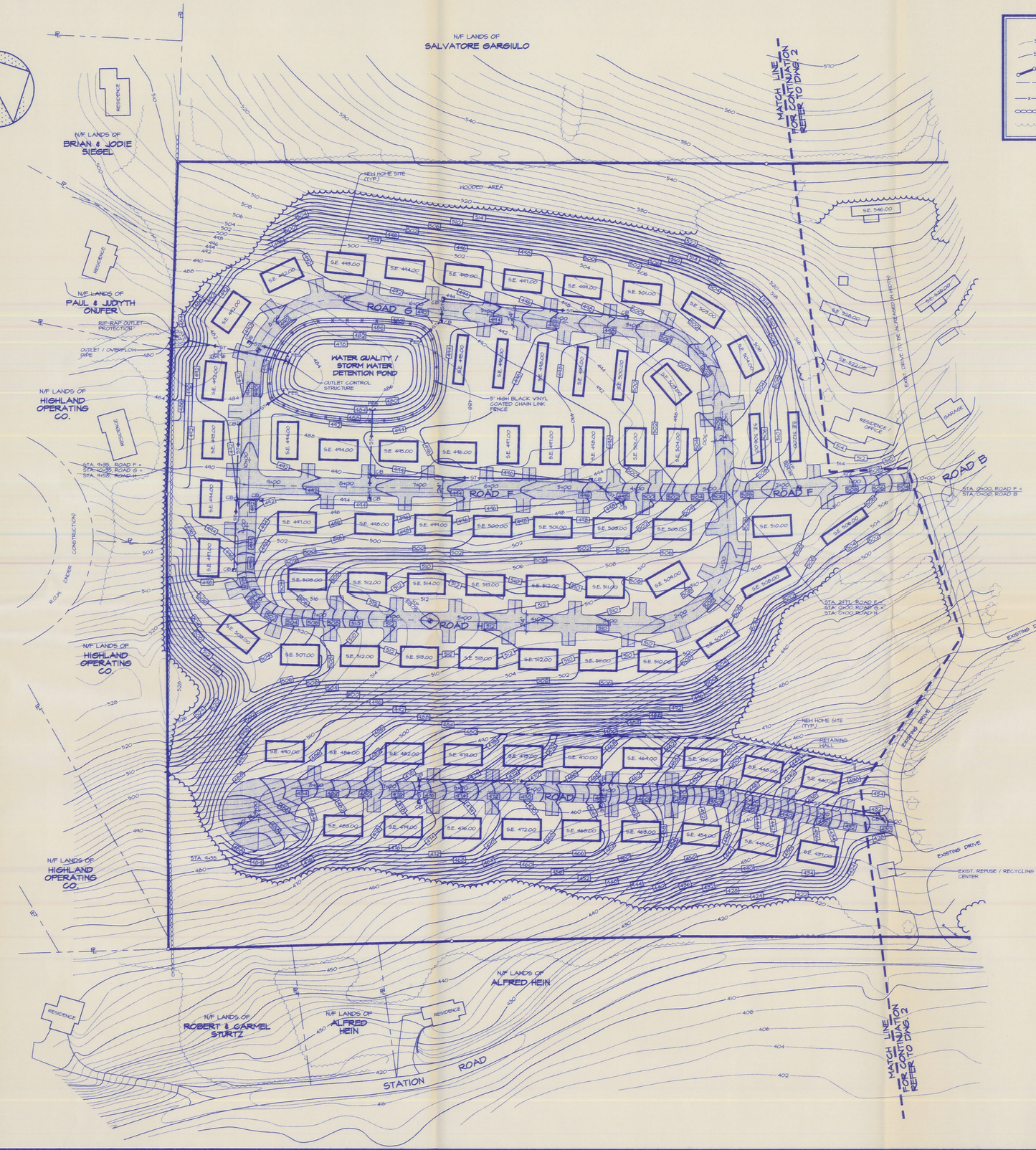
Drawing: GRADING PLAN (PARTIAL)

Project: BRITTANY TERRACE

STATION ROAD TOWN OF NEW WINDSOR, N.Y.

2 OF 7

Project No. 0101



LEGEND

EXISTING	NEW
2' CONTOUR	FINISH GRADE
10' CONTOUR	SLAB ELEVATION
BOUNDARY	CATCH BASIN
ADJ. PROPERTY LINE	FLUSHING BASIN
CHAIN LINK FENCE	STORM DRAIN
STONEWALL	FLARED END SECTION
WOODED LINE	MACADAM PAVEMENT
	WOODED LINE

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 7 THROUGH 7 OF 7.

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 2001 SHAW ENGINEERING

ISSUE	REVISION	DATE

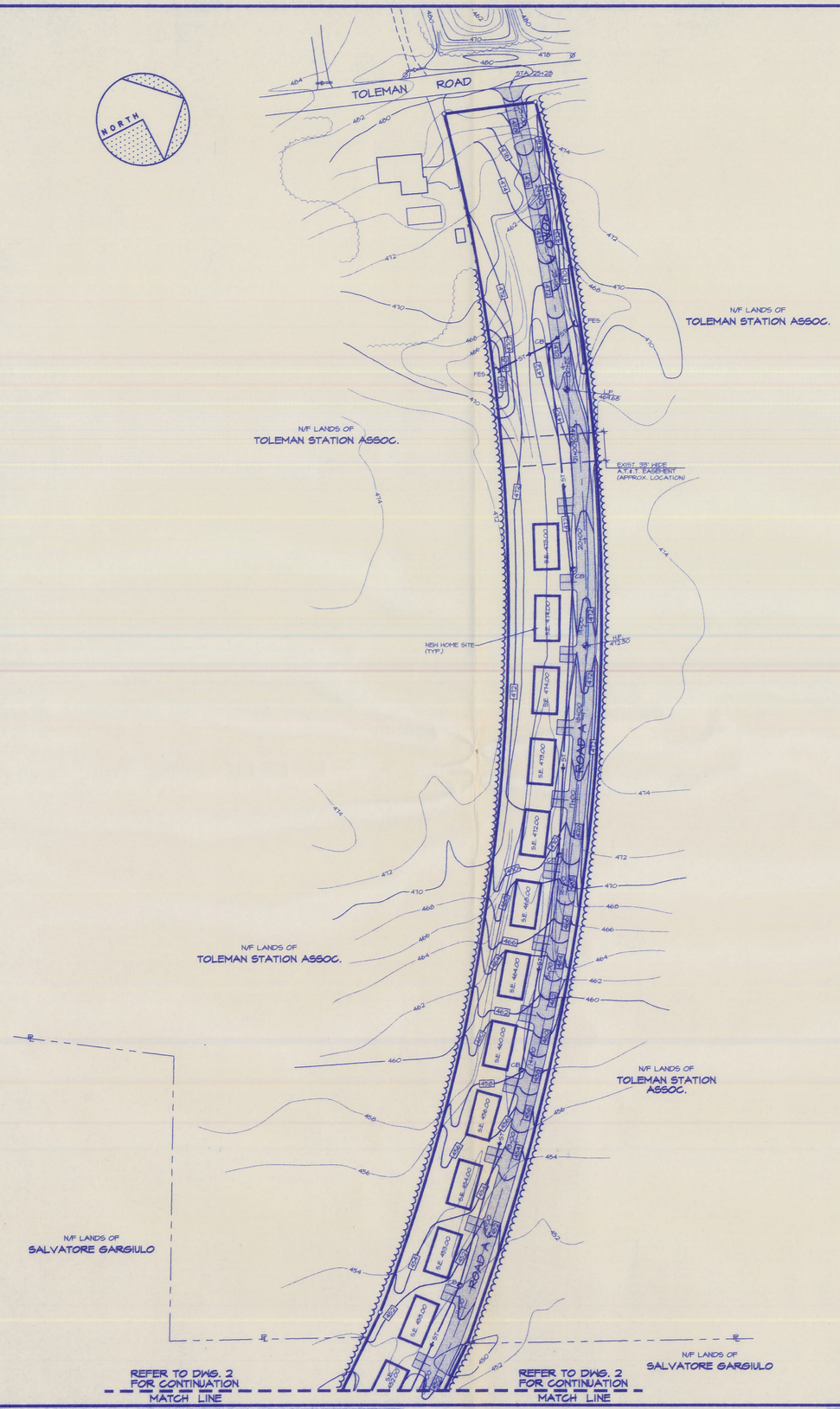
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=60'
Date: 8-16-2001

Drawing: GRADING PLAN (PARTIAL)

Project: BRITTANY TERRACE
STATION ROAD TOWN OF NEW WINDSOR, N.Y.

3 OF 7

Project No. 0101



LEGEND

EXISTING		NEW	
512	2' CONTOUR	448	FINISH GRADE
510	10' CONTOUR	S.E. 448.00	SLAB ELEVATION
	BOUNDARY	CB	CATCH BASIN
R/E	ADJ. PROPERTY LINE	FB	FLUSHING BASIN
X	CHAIN LINK FENCE	ST	STORM DRAIN
	STONEWALL		FLARED END SECTION
	WOODED LINE		MACADAM PAVEMENT
			WOODED LINE

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 7 THROUGH 7 OF 7.

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 2001 SHAW ENGINEERING

ISSUE	REVISION	DATE

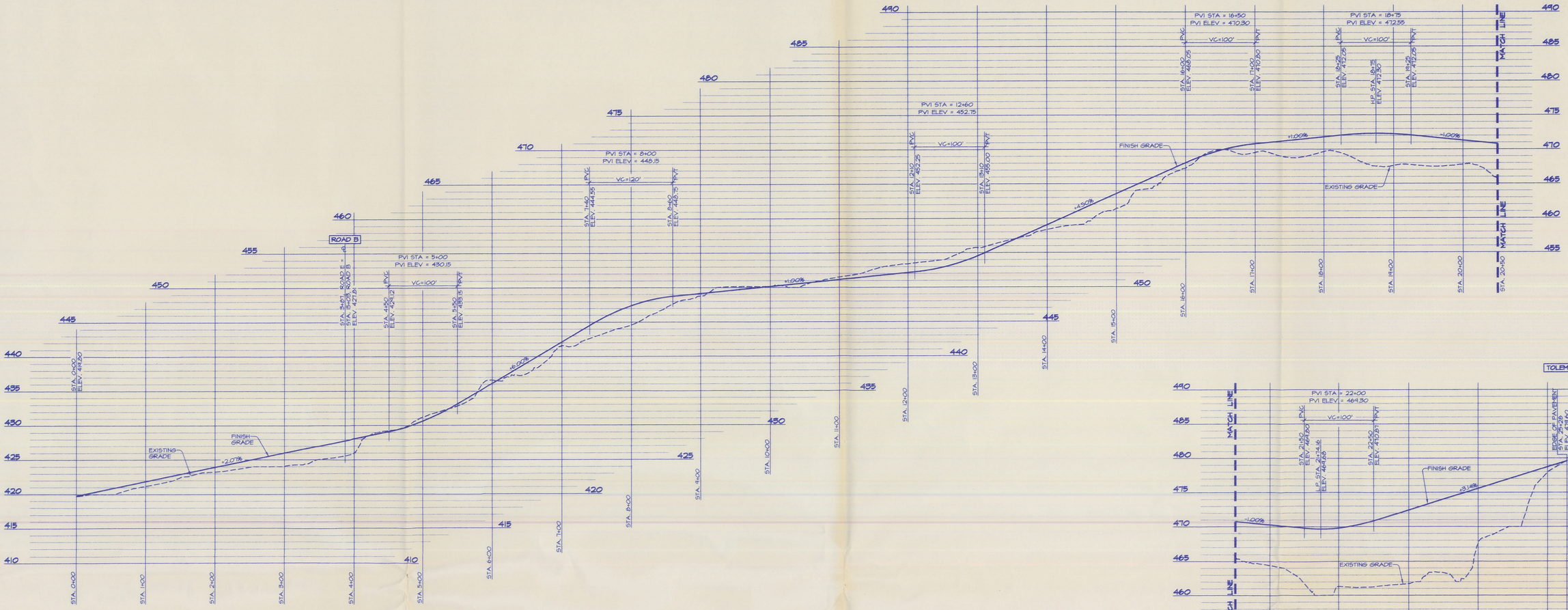
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=60'
Date: 8-16-2001

Drawing: GRADING PLAN (PARTIAL)

Project: BRITTANY TERRACE
STATION ROAD TOWN OF NEW WINDSOR, N.Y.

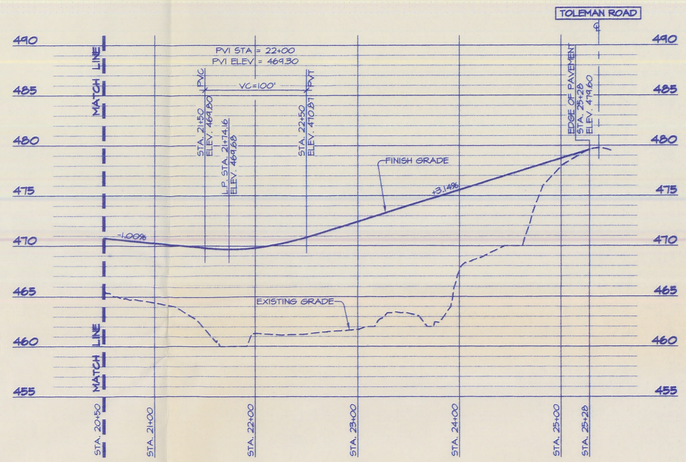
4 OF 7

Project No. 0101



ROAD A PROFILE - (STA. 0+00 TO STA. 25+25)

SCALE: VERT. 1"=6'
HORIZ. 1"=60'



ROAD A PROFILE - (STA. 0+00 TO STA. 25+28)

SCALE: VERT. 1"=6'
HORIZ. 1"=60'

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 7 THROUGH 7 OF 7.

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 2001 SHAW ENGINEERING

ISSUE	REVISION	DATE

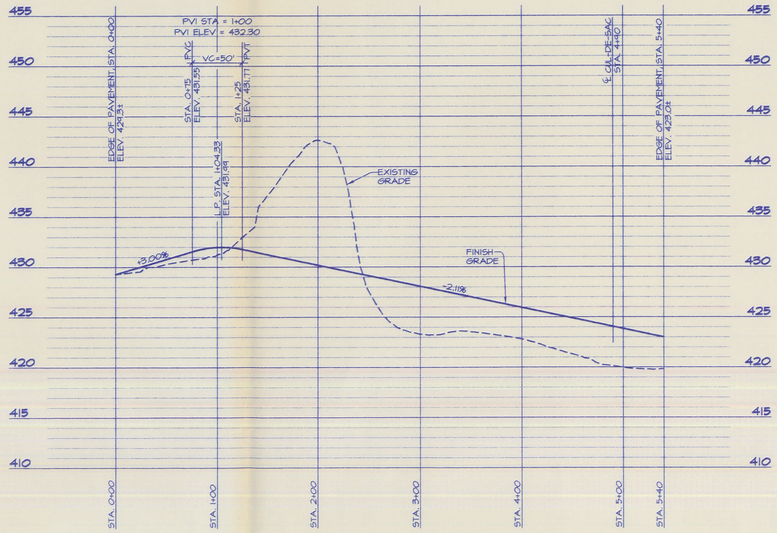
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 8-16-2001

Drawing: ROAD PROFILE - ROAD A

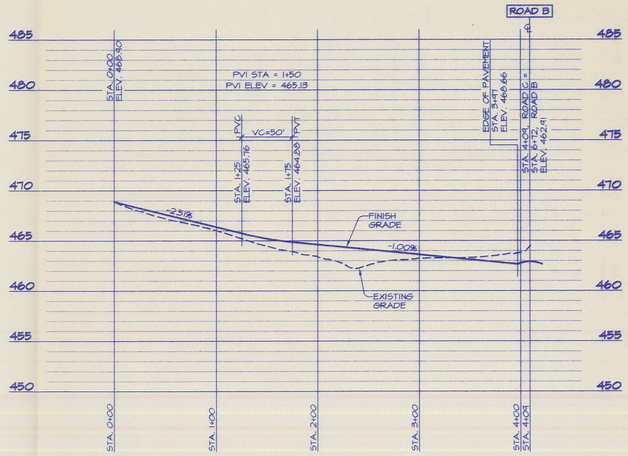
Project: BRITTANY TERRACE
STATION ROAD TOWN OF NEW WINDSOR, N.Y.

5 OF 7

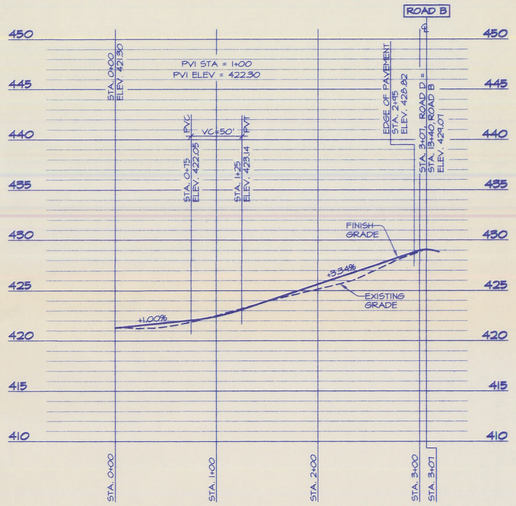
Project No. 0101



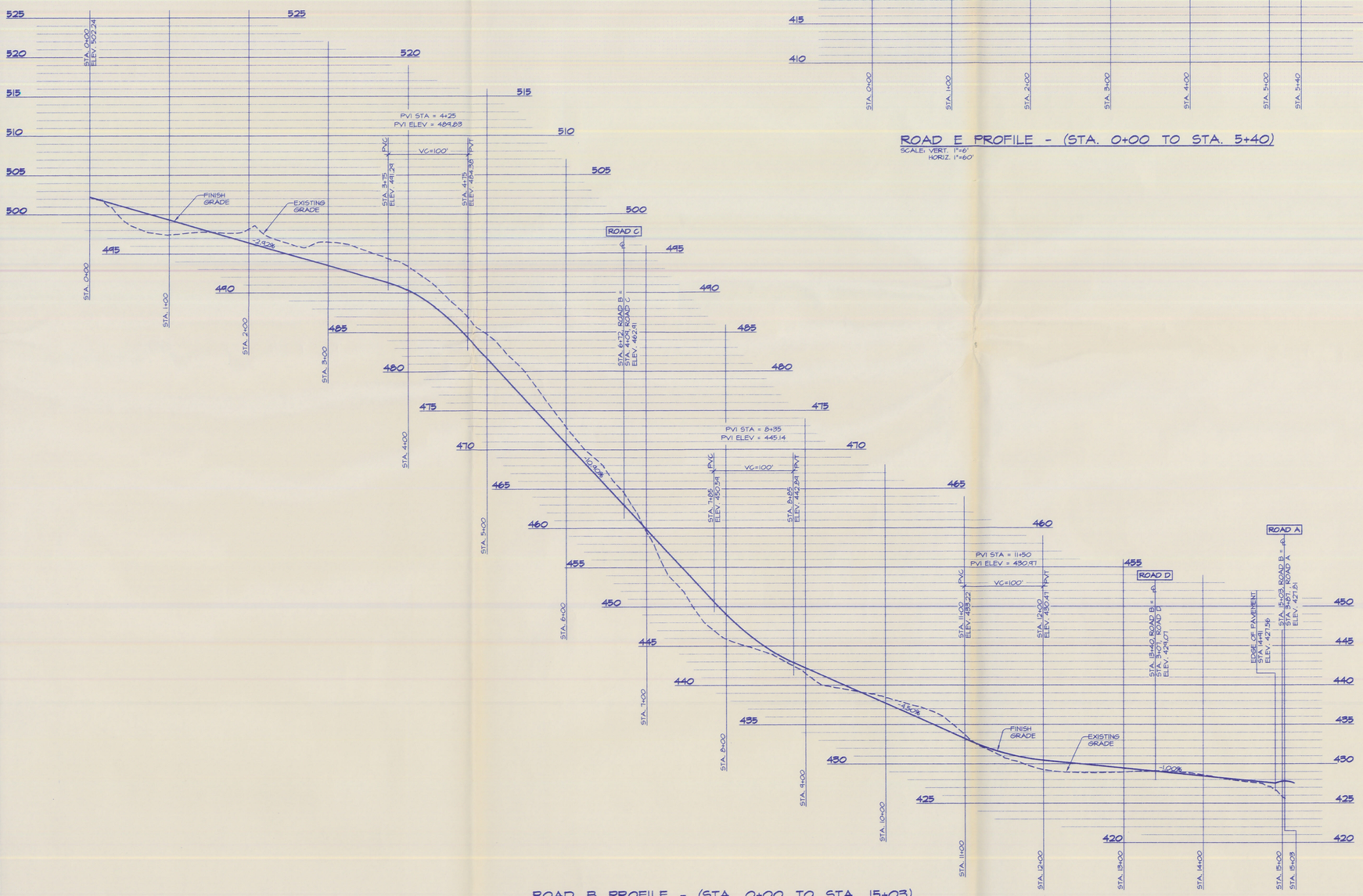
ROAD E PROFILE - (STA. 0+00 TO STA. 5+40)
SCALE: VERT. 1"=6'
HORIZ. 1"=60'



ROAD C PROFILE - (STA. 0+00 TO STA. 4+09)
SCALE: VERT. 1"=6'
HORIZ. 1"=60'



ROAD D PROFILE - (STA. 0+00 TO STA. 3+07)
SCALE: VERT. 1"=6'
HORIZ. 1"=60'



ROAD B PROFILE - (STA. 0+00 TO STA. 15+03)
SCALE: VERT. 1"=6'
HORIZ. 1"=60'

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 7 THROUGH 7 OF 7.

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 2001 SHAW ENGINEERING

ISSUE	REVISION	DATE

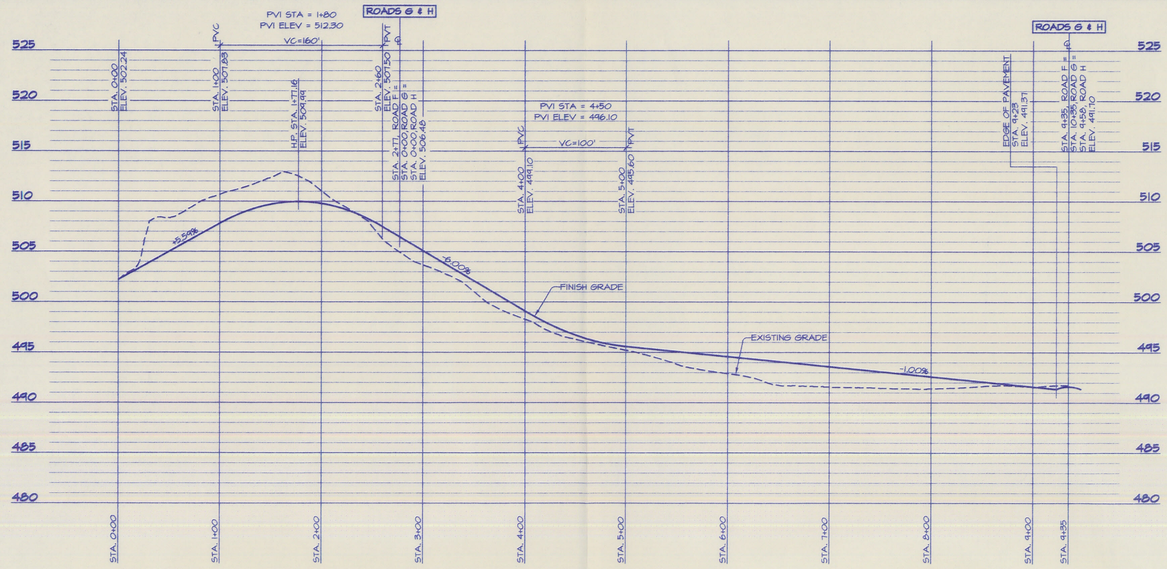
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 8-16-2001

Drawing: ROAD PROFILES - B, C, D & E

Project: BRITTANY TERRACE
STATION ROAD TOWN OF NEW WINDSOR, N.Y.

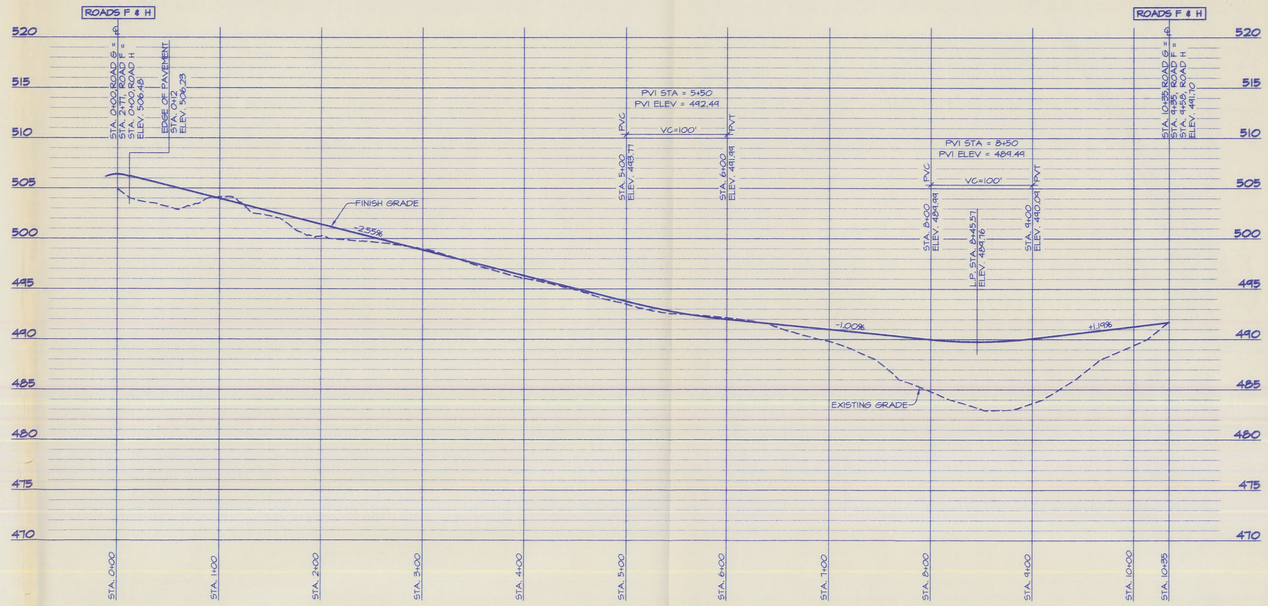
6 OF 7

Project No. 0101



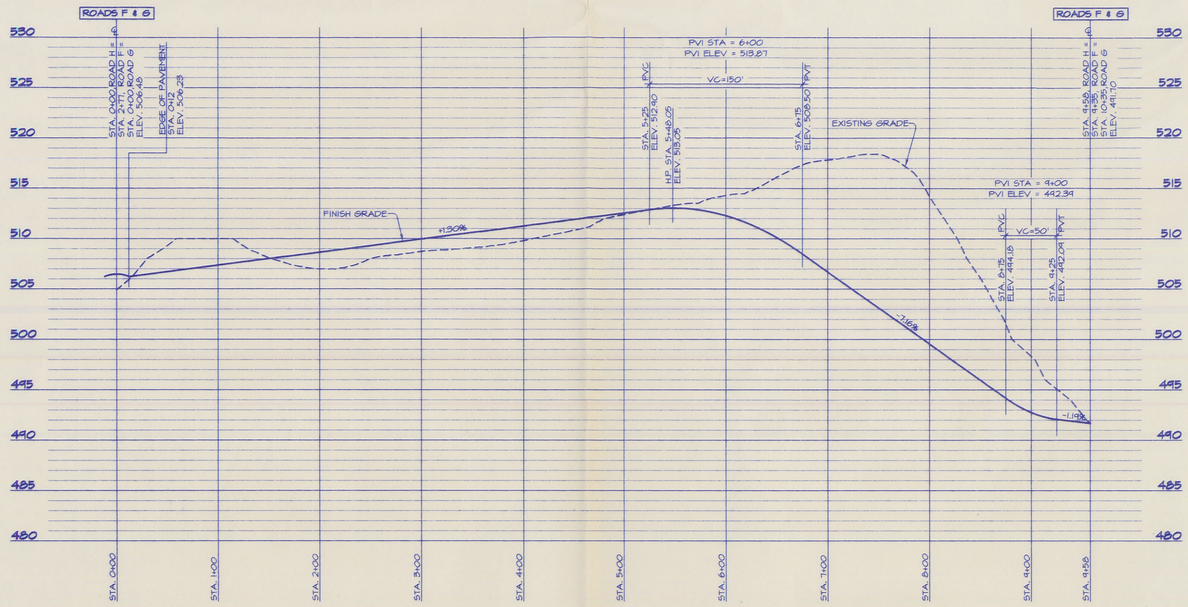
ROAD F PROFILE - (STA. 0+00 TO STA. 9+35)

SCALE: VERT. 1"=6'
HORIZ. 1"=60'



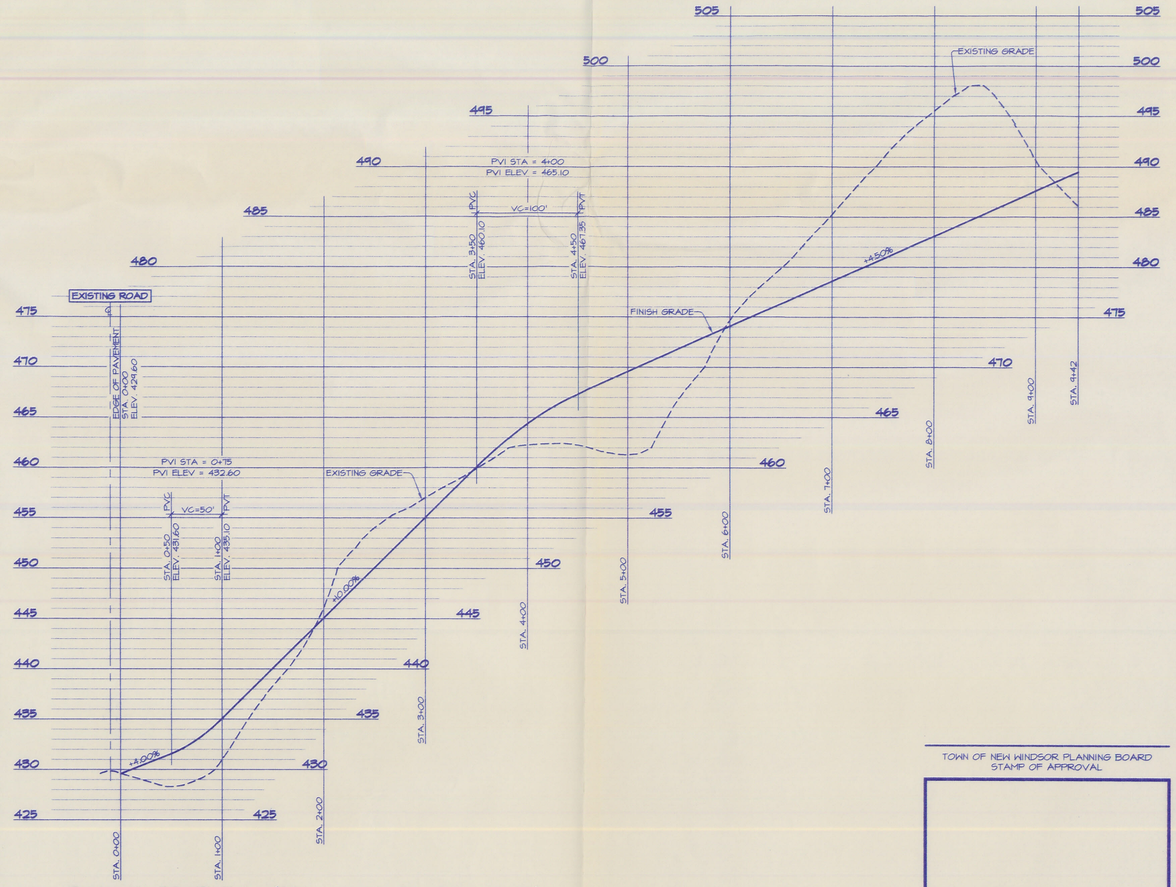
ROAD G PROFILE - (STA. 0+00 TO STA. 10+35)

SCALE: VERT. 1"=6'
HORIZ. 1"=60'



ROAD H PROFILE - (STA. 0+00 TO STA. 9+58)

SCALE: VERT. 1"=6'
HORIZ. 1"=60'



ROAD I PROFILE - (STA. 0+00 TO STA. 9+42)

SCALE: VERT. 1"=6'
HORIZ. 1"=60'

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 7 THROUGH 7 OF 7.

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 2001 SHAW ENGINEERING

ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 8-16-2001

Drawing: ROAD PROFILES - F, G, H & I

Project: BRITTANY TERRACE
STATION ROAD TOWN OF NEW WINDSOR, N.Y.

7 OF 7

Project No. 0101