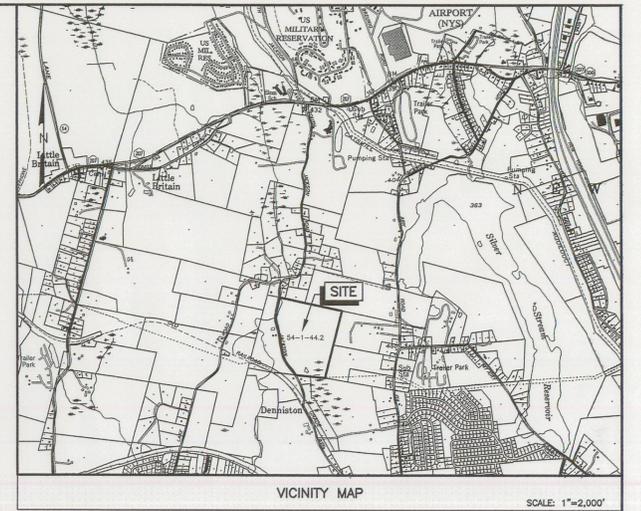


SEC. 54-1-39.2
N/F MARY ALVA
L. 5224 PG. 169

SEC. 54-1-43.21
N/F MARY ALVA
L. 5224 PG. 169
LOT 2 F.M. 18-00



- LEGEND**
- EXISTING WETLAND LIMIT
 - - - PROPOSED LOT LINE
 - PROPERTY LINE
 - - - EASEMENT
 - ▭ PROPOSED DWELLING
 - EXISTING TREE LINE
 - 510 EXISTING CONTOUR
 - 500 PROPOSED CONTOUR
 - - - X EXISTING FENCE LINE
 - EXISTING STREAM
 - NYS WETLAND CO-7 100 FT. ADJACENT AREA LIMIT



FRESHWATER WETLAND BOUNDARY NOTE:
ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY WITHIN THE FRESHWATER WETLAND OR ADJACENT 100 FEET REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO THE COMMENCEMENT OF WORK.

GENERAL NOTES:

1. RECORD OWNER & APPLICANT:
SHADOWFAX RUN DEVELOPMENT, LP
C/O DREW KARTIGANER, PRESIDENT
555 BLOOMING GROVE TURNPIKE
NEW WINDSOR, NY 12553
2. DEED REFERENCE: LIBER 12482 PG. 689
3. TAX MAP REFERENCE: SECTION 54, BLOCK 1, LOT 44.2 AS SHOWN ON THE 2007 TAX MAP.
4. TOPOGRAPHIC SURVEY PREPARED BY GEODETIC ASSOCIATES INTERNATIONAL ANDOVER, NJ FROM AERIAL PHOTOGRAPHY DATED DECEMBER 2002. VERTICAL DATUM IS NYVD83. CONTOUR INTERVAL TWO FEET.
5. BOUNDARY INFORMATION SHOWN IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY GREWS AND HILBERT, PC DATED NOVEMBER 2002.
6. LIMITS OF NYSDEC WETLANDS WERE FIELD DELINEATED BY NYSDEC PERSONNEL ON OCTOBER 17, 2002. FEDERAL ACCE WETLANDS FIELD DELINEATED BY ERS CONSULTANTS, INC. ON MAY 27, 2003. BOTH WETLAND LINES WERE LOCATED BY ERS CONSULTANTS USING GPS. THE WETLANDS WERE VALIDATED BY THE NYSDEC ON AUGUST 25, 2003 AND IS VALID FOR TEN YEARS.
7. TOTAL PARCEL AREA: 70.31 ACRES (INCLUDES AREA TO BE DEDICATED FOR ROAD WIDENING)
DRAINAGE DISTRICT AREA: 69.8407 ACRES
8. ACCESS TO ALL LOTS IS RESTRICTED TO THE INTERNAL ROADWAY. NO ACCESS DIRECTLY FROM JACKSON AVENUE IS PERMITTED.
9. A 200 FT. WIDE DEED RESTRICTED AREA IS PROVIDED ALONG JACKSON AVENUE AND AFFECTS LOTS 1-8 & 15. NO STRUCTURES OR VEGETATIVE CLEARING IS PERMITTED. AN EXISTING DEED RESTRICTED AREA 200 FT. x 500 FT. AFFECTS LOTS 2 & 3, DESCRIBED IN L. 5381 PG. 184 AND L. 5818 PG. 74 WHICH REQUIRES THAT AREA TO REMAIN IN ITS NATURAL STATE.
10. THIS PROPERTY DOES NOT FALL WITHIN A PUBLIC WATER SUPPLY WATERSHED.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on this plan accurately depicts the limits of freshwater Wetland No. CO-7 as delineated by Douglas Gaugler/NYSDEC on Nov. 15, 2002 and David J. Grigge/ERS Consultants on May 27, 2003.

DEC Staff: DOUGLAS GAUGLER, BIOLOGIST 1
Surveyor/Engineer: James C. Clearwater, PLS
NYS Lic. No. 49467
Date: 8/28/05
Seal:

Wetland boundary delineations as validated by NYSDEC remain valid for ten years unless existing exempt activities, area hydrology, or land use practices change (i.e. agricultural to residential). After 10 years the boundary must be revalidated by NYSDEC staff. Revalidation may include a new delineation and survey of the wetland boundary.
Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

TOWN OF NEW WINDSOR APPROVAL BOX
PROJECT No. 03-23

NO.	DATE	REVISION	BY	CK.
C	12/17/07	REVISED AS PER TOWN ENGINEER COMMENTS	JCC	MJS
B	09/19/07	REVISED DETENTION PARCEL	JCC	MJS
A	07/17/07	ISSUED FOR REVIEW	JCC	MJS

James C. Clearwater
JAMES C. CLEARWATER, PLS
NY LAND SURVEYOR No. 49467

DRAWN BY: P HUTTON
DEPT. CK. M. SANDOR
DEP. APPR.
COORD. CK.
P.M. APPR.
CLIENT APPR.

MJS ENGINEERING &
LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:

DRAINAGE DISTRICT

JOB NAME:

**SHADOWFAX RUN
DEVELOPMENT, LP**
TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK

DATE: 7/17/07
JOB NO. 030119
SCALE: 1"=100'
REV. NO. C
DWG. NO. DD-1
1 OF 1