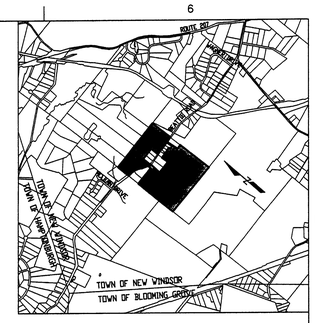

LOCATION MAP:
SCALE: 1"=2,000 FT

NOTES:

1. THIS IS A SUBDIVISION OF SECTION 55, BLOCK 1, LOT 42.4, AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
2. AREA OF TRACT = 93.12± ACRES.
3. RECORD OWNER & APPLICANT: BEATTIE R. ASSOCIATES LLC, 119 ROCKLAND CENTER #150, NANUET, NY 10954
4. ZONING DISTRICT: RURAL RESIDENTIAL
5. REFERENCE: FILED MAP NUMBER 639-05, FILED ON AUGUST 17, 2005 IN THE ORANGE COUNTY CLERKS OFFICE.
6. SOILS BOUNDARY TAKEN FROM SOIL CONSERVATION SURVEY OF ORANGE COUNTY.
7. BOUNDARY, TOPOGRAPHY, AND FEDERAL WETLAND SURVEY WERE PROVIDED BY WILLIAM D. YOUNGBLOOD LAND SURVEYING P.C.
8. APPROXIMATE DEC FEDERAL WETLAND BOUNDARY TAKEN FROM O.C.W.A. MAPPING TO BE VERIFIED.

LEGEND

- SLOPES ≥20%
- FEDERAL WETLAND
- EXISTING POND
- ADJACENT PROPERTY LINE
- EXISTING VEGETATION
- EXISTING TREELINE
- EXISTING FENCE
- STREAM
- 10' CONTOUR
- EXISTING GRAVEL DRIVE
- EXISTING TRAIL
- SOILS BOUNDARY
- APPROXIMATE NYSDEC WETLAND

ONSITE SOILS:

Ab – ALDEN SILT LOAM (SLOPES 0–3%)
BnC – BATH–NASSAU SHALY SILT LOAM (SLOPES 8–15%)
ErA – ERIE GRAVELLY SILT LOAM (SLOPES 0–3%)
ErB – ERIE GRAVELLY SILT LOAM (SLOPES 3–8%)
ESB – ERIE EXTREMELY STONY SOILS, GENTLY SLOPING
MdB – MARDIN GRAVELLY SILT LOAM (SLOPES 3–8%)
MdC – MARDIN GRAVELLY SILT LOAM (SLOPES 8–15%)
MdD – MARDIN GRAVELLY SILT LOAM (SLOPES 15–25%)
RSB – ROCK OUTCROP–NASSAU COMPLEX, UNDULATING

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SURVEYOR:
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384 ROUTE 59
MONSEY, N.Y. 10952
PH: (845) 357-8188
FAX: (845) 357-8144

ENGINEER:
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7 COATES DRIVE SUITE #2
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FAX: (845) 294-5893

HDR
Henningson, Durham & Richardson, Architecture and Engineering, P.C. In Association with HDR Engineering, Inc.

ISSUE	DATE	DESCRIPTION
2	6/2/06	INITIAL SUBMISSION TO PLANNING BOARD
1	5/26/06	ISSUED FOR CLIENT REVIEW

PROJECT MANAGER	Lee Adde
	Jeff Kane
	Steve Bilheimer, PE
	Stacey Gibson
	Shannon Smith
	Peter Aversano
PROJECT NUMBER	– 41738

SIGNATURE DATE

WARNING: It is a violation of the New York State Education Law for any person unless acting under the direction of a licensed professional engineer, to alter any item on these plans in any way. If alterations to these plans are made, the alterations shall be made in accordance with 145-subsection 7209 of the New York State Education Law.

Beattie R. Associates, LLC
Wallkill Assoc. Subdivision
Beattie Road
Orange, Town of New Windsor
New York

EXISTING CONDITIONS
FINAL SKETCH PLAN
SHEET 1 OF 2

0 50 100 200

FILENAME	01V-1.01
SCALE	1"= 100'
SHEET	V-1

-251

RECEIVED
TOWN OF NEW WINDSOR
NOV 1 2 2006
ENGINEER & PLANNING

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ZONING TABLE OF BULK REGULATION TOWN OF NEW WINDSOR
RURAL RESIDENTIAL (R-1)
SINGLE FAMILY DWELLINGS

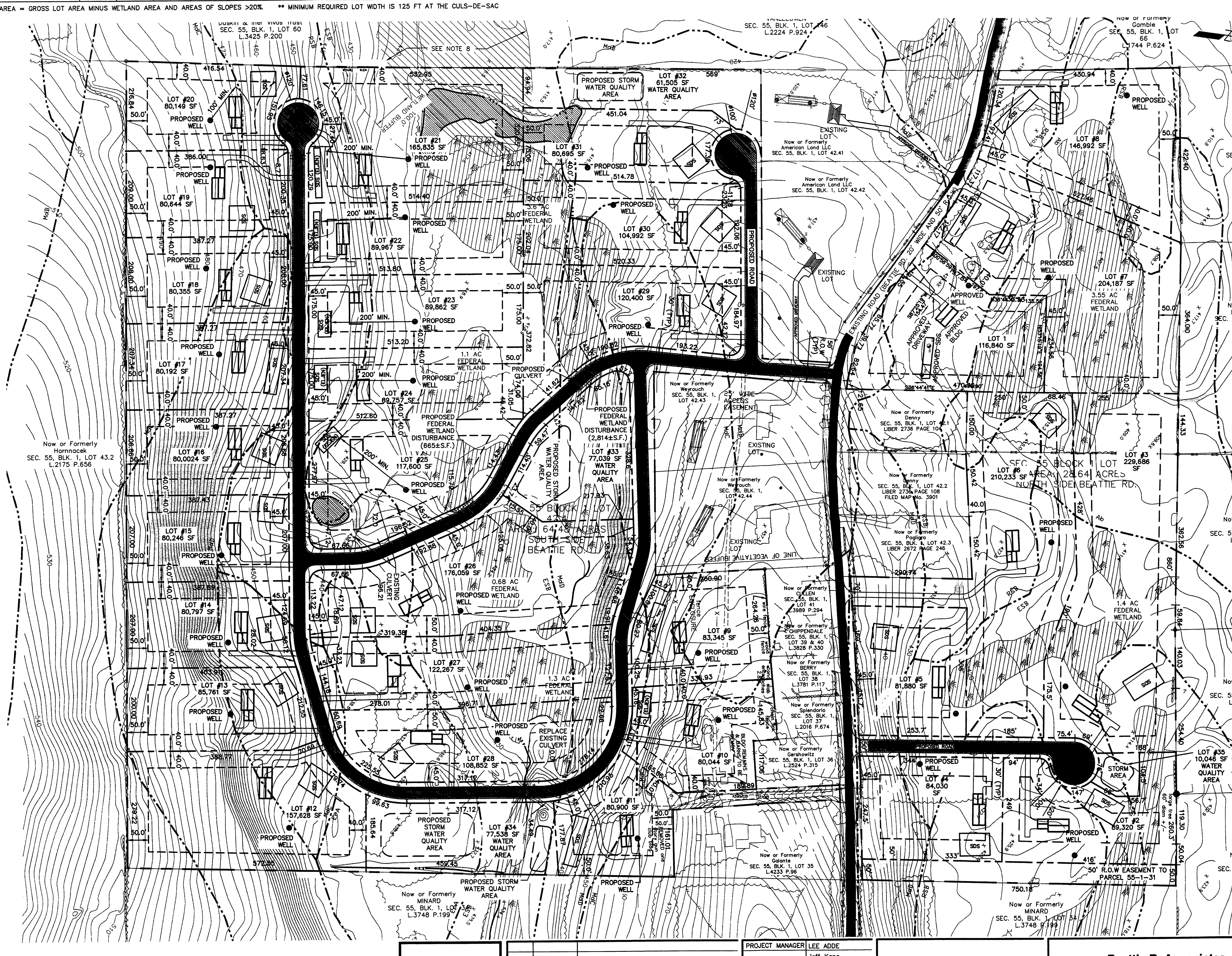
MINIMUM REQUIREMENTS		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8
GROSS LOT AREA (SF)	80,000	116,840±	89,320±	229,686±	84,030±	81,880±	210,233±	204,187±	146,992±
NET LOT AREA* (SF)	48,000	89,102±	60,160±	175,700±	69,030±	66,880±	183,200±	75,819±	120,104±
LOT WIDTH (FT)	175	404±	275±	144±**	>247±	>253±	185±	252±	236±
FRONT YARD (FT)	45	126±	80±	56±	87/266±	90/179±	422/315±	133±	130±
SIDE YARD (FT)	40/80	79/233±	257/84±	173/67±	40/266	51/180	135/85±	91/204±	54/195±
REAR YARD (FT)	50	210±	75±	724±	86±	±142±	333±	405±	280±
STREET FRONTAGE (FT)	70	404±	275±	144±	344±	253±	70±	239±	217±
LIVABLE FLOOR AREA (SF)	1,200	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
MAXIMUM REQUIREMENTS									
BUILDING HEIGHT (FT)	35	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35
FLOOR AREA RATIO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DEVELOPMENT COVERAGE (%)	20	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20

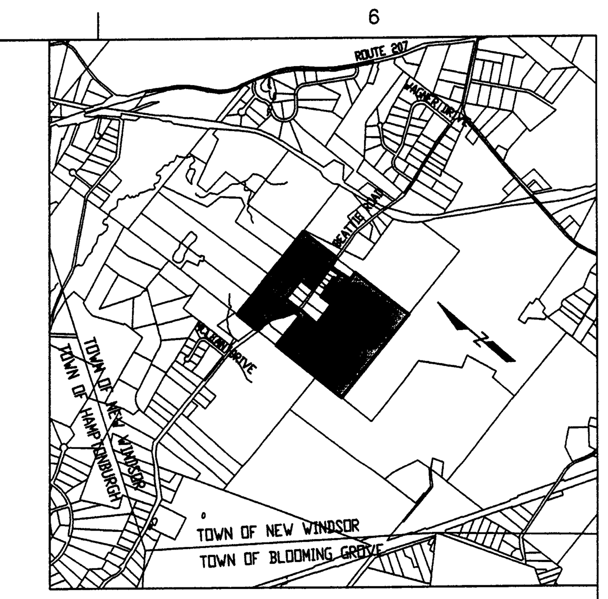
MINIMUM REQUIREMENTS	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16
GROSS LOT AREA (SF)	83,345±	80,044±	80,900±	157,628±	85,761±	80,797±	80,246±	80,024±
NET LOT AREA* (SF)	83,345±	74,611±	58,524±	133,748±	72,959±	57,770±	49,111±	53,768±
LOT WIDTH (FT)	284±	190±	249±	275±	199±	207±	207±	207±
FRONT YARD (FT)	84±	128±	98±	126±	113±	100±	116±	113±
SIDE YARD (FT)	75/190±	48/183±	96/252±	40/212±	53/125±	59/132±	65/132±	47/132±
REAR YARD (FT)	198±	138±	70±	315±	280±	257±	242±	244±
STREET FRONTAGE (FT)	281±	157±	211±	179.74±	212±	208±	207±	207±
LIVABLE FLOOR AREA (SF)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
MAXIMUM REQUIREMENTS								
BUILDING HEIGHT (FT)	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35
FLOOR AREA RATIO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DEVELOPMENT COVERAGE (%)	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20

MINIMUM REQUIREMENTS	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24
GROSS LOT AREA (SF)	80,192±	80,355±	80,644±	80,149±	165,835±	89,967±	89,862±	89,757±
NET LOT AREA* (SF)	74,954±	75,009±	65,360±	78,126±	69,080±	64,185±	87,190±	52,400±
LOT WIDTH (FT)	207±	208±	209±	204±	326±	175±	175±	175±
FRONT YARD (FT)	103±	135±	151±	77±	120±	68±	98±	114±
SIDE YARD (FT)	44/132±	54/133±	41/133±	54/131±	41/251±	50/100	42/100±	48/100±
REAR YARD (FT)	252±	221±	204±	244±	363±	416±	386±	368±
STREET FRONTAGE (FT)	207±	208±	209±	171±	294±	175±	175±	175±
LIVABLE FLOOR AREA (SF)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
MAXIMUM REQUIREMENTS								
BUILDING HEIGHT (FT)	< 35	< 35	< 35	< 35	< 35	< 35	< 35	< 35
FLOOR AREA RATIO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DEVELOPMENT COVERAGE (%)	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20

MINIMUM REQUIREMENTS	LOT 25	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31
GROSS LOT AREA (SF)	117,600±	176,059±	122,267±	108,852±	120,400±	104,992±	80,695±
NET LOT AREA* (SF)	74,972±	122,030±	73,892±	76,989±	58,231±	69,927±	61,736±
LOT WIDTH (FT)	308±	549±	178±	654±	209±	202±	175±
FRONT YARD (FT)	99±	99±	149±	92±	121±	127±	163±
SIDE YARD (FT)	46/222±	213/438±	54/44±	129/380±	56/124±	56/127±	43/100±
REAR YARD (FT)	307±	50±	508±	52±	387±	363±	265±
STREET FRONTAGE (FT)	701±	920±	350±	904±	782±	192±	200±
LIVABLE FLOOR AREA (SF)	1,500	1,500	1,500	1,500	1,500	1,500	1,500
MAXIMUM REQUIREMENTS							
BUILDING HEIGHT (FT)	< 35	< 35	< 35	< 35	< 35	< 35	< 35
FLOOR AREA RATIO	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DEVELOPMENT COVERAGE (%)	< 20	< 20	< 20	< 20	< 20	< 20	< 20

* NET LOT AREA = GROSS LOT AREA MINUS WETLAND AREA AND AREAS OF SLOPES >20%. ** MINIMUM REQUIRED LOT WIDTH IS 125 FT AT THE CULS-DE-SAC





LOCATION MAP:
SCALE: 1"=2,000 FT

NOTES:

1. THIS IS A SUBDIVISION OF SECTION 55, BLOCK 1, LOT 42.4, AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
2. AREA OF TRACT = 93.12± ACRES.
3. PROPOSED NUMBER OF LOTS: 31
4. RECORD OWNER & APPLICANT: BEATTIE R. ASSOCIATES LLC, 119 ROCKLAND CENTER #150, NANUET, NY 10954
5. ZONING DISTRICT: RURAL RESIDENTIAL
6. LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS AND SEPTICS.
7. SEPTIC SYSTEMS ARE TO BE DESIGNED BY A LICENSED PROFESSIONAL BEFORE A BUILDING PERMIT CAN BE ISSUED.
8. APPROXIMATE DEC WETLAND BOUNDARY TAKEN FROM O.C.W.A. MAPPING TO BE VERIFIED.
9. REFERENCE: FILED MAP NUMBER 639-05, FILED ON AUGUST 17, 2005 IN THE ORANGE COUNTY CLERKS OFFICE.
10. SOILS BOUNDARY TAKEN FROM SOIL CONSERVATION SURVEY OF ORANGE COUNTY.
11. SEWAGE PUMP MAY BE NECESSARY FOR LOTS 5, 7, 8, AND 21 – 31.
12. BOUNDARY, TOPOGRAPHY, AND FEDERAL WETLAND SURVEY WERE PROVIDED BY WILLIAM D. YOUNGBLOOD LAND SURVEYING P.C.
13. PROPOSED AREA OF FEDERAL WETLAND DISTURBANCE: 3,479± SF
14. THE ROAD MAINTENANCE AGREEMENT IS TO BE FILED IN THE TOWN CLERK'S OFFICE AND COUNTY CLERK'S OFFICE
15. RESIDENTIAL SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF HEALTH'S ADMINISTRATIVE RULES AND REGULATIONS DESIGN STANDARDS, 10 NYCRR APPENDIX 75-A, WASTE WATER TREATMENT STANDARDS – INDIVIDUAL HOUSEHOLD SYSTEMS AND ORANGE COUNTY DEPARTMENT OF HEALTH REQUIREMENTS.

LEGEND:

- SLOPES ≥20%
- FEDERAL WETLAND
- EXISTING POND
- ADJACENT PROPERTY LINE
- EXISTING VEGETATION
- EXISTING TREELINE
- EXISTING FENCE
- STREAM
- 10' CONTOUR
- EXISTING GRAVEL DRIVE
- EXISTING TRAIL
- SOILS BOUNDARY
- APPROXIMATE NYSDEC WETLAND
- PROPOSED FEDERAL WETLAND DISTURBANCE
- SDS — WASTEWATER ABSORPTION FIELD

ONSITE SOILS:

- Ab – ALDEN SILT LOAM (SLOPES 0-3%)
- BnC – BATH-NASSAU SHALY SILT LOAM (SLOPES 8-15%)
- ErA – ERIE GRAVELLY SILT LOAM (SLOPES 0-3%)
- ErB – ERIE GRAVELLY SILT LOAM (SLOPES 3-8%)
- ESB – ERIE EXTREMELY STONY SOILS, GENTLY SLOPING
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- MdD – MARDIN GRAVELLY SILT LOAM (SLOPES 15-25%)
- RSB – ROCK OUTCROP-NASSAU COMPLEX, UNDULATING

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ISSUE	DATE	DESCRIPTION
3	7-4-06	PER TOWN ENGINEER COMMENTS 6-21-06
2	6-2-06	INITIAL SUBMISSION TO PLANNING BOARD
1	5-26-06	ISSUED FOR CLIENT REVIEW

PROJECT MANAGER	LEE ADDE
	Jeff Kane
	Steve Bilheimer, PE
	Stacey Gibson
	Shannon Smith
	Peter Aversano
PROJECT NUMBER	- 41738

SIGNATURE DATE

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Beattie R. Associates, LLC
Wallkill Assoc. Subdivision
Beattie Road
Orange, Town of New Windsor
New York

CONCEPTUAL SITE PLAN
FINAL SKETCH PLAN

SHEET 2 OF 2

0 50 100 200

FILENAME	01C-SP01-01
SCALE	1"=100'
SHEET	01C-1.01

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