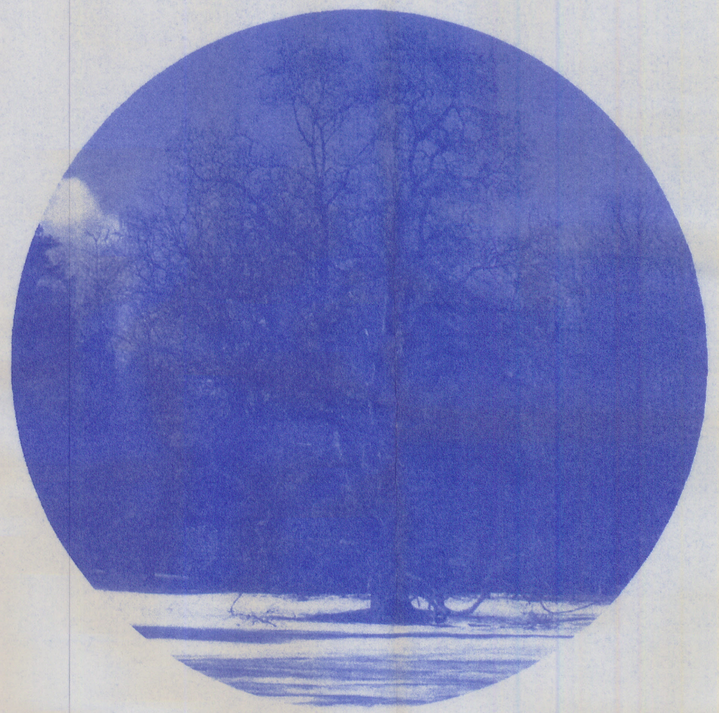
LANDS OF ARANSON

CLAUDIA COURT

TOWN OF NEW WINDSOR – ORANGE CO. – NEW YORK



SCHEDULE OF DRAWINGS

SHEET NO.	TITLE
1	TITLE PAGE
2	EXISTING CONDITIONS / BOUNDARY
3	LOT LINE CHANGE & SUBDIVISION
4	UTILITY PLAN
5	SEWER PLAN & DETAILS
6	WATER PLAN & DETAILS
7	ROAD PLAN / PROFILE

PLANNING BOARD APPROVAL

SUBDIVISION
LANDS OF
ARANSON
(CLAUDIA COURT)
SECT. 46 BLK. 2 LOTS 51.2 & 54.1
TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK

NO.	DATE	DESCRIPTION	BY
1	7/1/04	PER PLANNING BOARD REVIEW	DSC
2	8/13/04	PER PLANNING COMMENTS	DSC

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

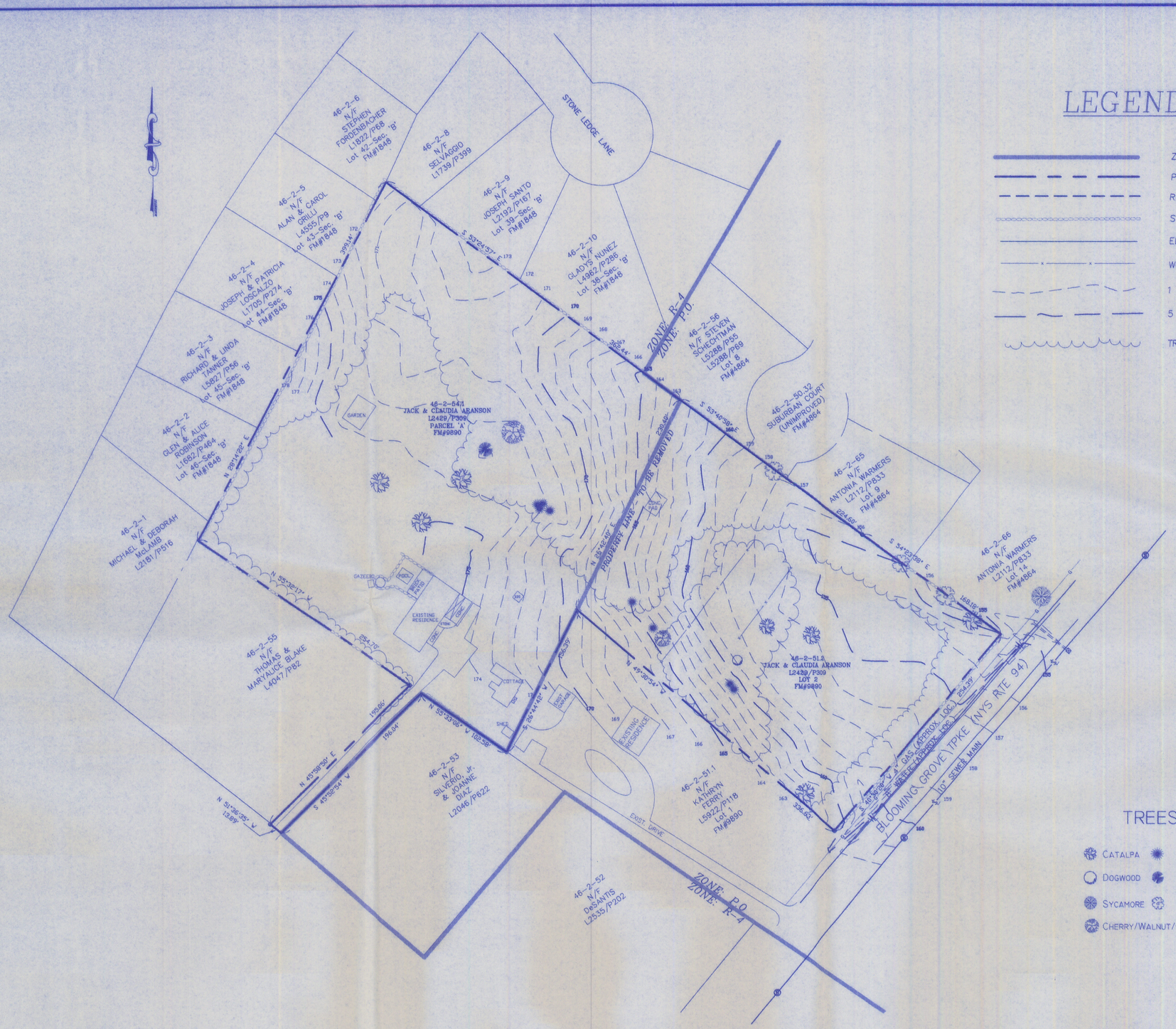
STATE OF NEW YORK
CRAIG M. MARTI
No. 68392
LICENSED PROFESSIONAL ENGINEER

VALDINA~MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.
PHONE: (845) 565-4447 FAX: (845) 565-4428

RECEIVED
TOWN OF NEW WINDSOR
AUG 1 8 2004
ENGINEER & PLANNING

TITLE PAGE
03-26

SCALE: NONE
DATE: 2/13/04
DR. BY: DSC
SHEET: 1 OF 7



LEGEND

- ZONE BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- STONEWALL
- EDGE OF PAVEMENT
- WOOD FENCE
- 1 FT. CONTOUR
- 5 FT. CONTOUR
- TREE LINE

TREES

- CATALPA
- CEDAR
- DOGWOOD
- WHITE PINE
- SYCAMORE
- SUGAR MAPLE
- CHERRY/WALNUT/OTHER

LOCATION MAP
1" ~ 2000'±

PLANNING BOARD APPROVAL

SUBDIVISION
LANDS OF
ARANSON
(CLAUDIA COURT)
SECT. 46 BLK. 2 LOTS 51.2 & 54.1
TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK

OWNERS CERTIFICATION:
I HEREBY STATE THAT I AM FAMILIAR WITH THIS MAP AND CONSENT TO ITS TERMS AND CONDITIONS AND THE FILING OF SAID MAP IN THE ORANGE COUNTY CLERK'S OFFICE.

JACK ARANSON DATE

CLAUDIA ARANSON DATE

SURVEYOR'S CERTIFICATION:
CERTIFIED TO,

JACK & CLAUDIA ARANSON FROM AN ACTUAL FIELD SURVEY COMPLETED ON 10/1/2003

NO.	DATE	DESCRIPTION	BY
1	7/1/04	PER PLANNING BOARD REVIEW	DSC
2	8/13/04	PER PLANNING COMMENTS	DSC

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

STATE OF NEW YORK · CRAIG M. MARTI · LICENSED PROFESSIONAL ENGINEER · NO. 68338

VALDINA~MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.
PHONE: (845) 565-4447 FAX: (845) 565-4428

EXISTING CONDITIONS / BOUNDARY

SCALE: 1" = 50'
DATE: 2/13/04
DR. BY: DSC
SHEET: 2 OF 7

LEGEND

- ZONE BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- STONEWALL
- EDGE OF PAVEMENT
- WOOD FENCE
- TREE LINE

CURVE TABLE FOR R.O.W

CURVE	LENGTH	RADIUS	CHORD	CHORD BRNG
C1	34.83'	25.00'	32.08'	S85°19'08"W
C2	51.37'	60.00'	49.82'	S70°55'41"W
C3	93.37'	60.00'	84.23'	N39°57'52"W
C4	127.36'	60.00'	104.76'	N65°25'34"E

LOCATION MAP
1" ~ 2000'±

NOTES:

1) CERTIFICATION IS NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS. SUBJECT TO GRANTS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD, IF ANY. NOT RESPONSIBLE FOR UTILITIES ON, OVER OR UNDER THE LANDS AND NOT VISIBLE AT TIME OF SURVEY.

2) OWNER: JACK ARANSON & CLAUDIA ARANSON
P.O. BOX 4306
NEW WINDSOR, NY 12553

TAX MAP DESIGNATION: SECT. 46, BLK. 2, LOT 54.1 - 3.33± Ac.
SECT. 46, BLK. 2, LOT 51.2 - 2.01± Ac..

3) LOT 1 SHALL RETAIN A 25' EASEMENT ACROSS LOT 2 FOR THE PURPOSE OF INGRESS, EGRESS AND THE CONSTRUCTION AND MAINTENANCE OF UTILITIES TO SERVE THE EXISTING RESIDENCE.

4) UNDERGROUND UTILITY INFORMATION AS SHOWN IS BASED ON THE BEST AVAILABLE RECORDS AND INFORMATION. THIS LOCATION SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND THE CONTRACTOR SHALL VERIFY THE LOCATION PRIOR TO CONSTRUCTION.

5) CONTACT UFPO AT 1-800-962-7962 AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.

6) IT IS THE INTENT OF THE DEVELOPER TO DEDICATE THE SEWER SYSTEM IMPROVEMENTS TO THE TOWN OF NEW WINDSOR UPON COMPLETION.

THE ENTIRE PRIVATE ROAD RIGHT-OF-WAY SHALL BE REFERENCED ON EACH DEED AS A SANITARY SEWER EASEMENT IN FAVOR OF THE TOWN OF NEW WINDSOR.

7) ALL CONSTRUCTION WITHIN THE ROW ON NYS RTE-94 SHALL BE IN ACCORDANCE WITH THE REQUIRED NYSDOT PERMIT(S).

TREES

- CATALPA
- CEDAR
- DOGWOOD
- WHITE PINE
- SYCAMORE
- SUGAR MAPLE
- CHERRY/WALNUT/OTHER

* WITH R.O.W. / WITHOUT R.O.W.
** PRE-EXISTING NON-CONFORMING CONDITION

ZONING TABLE
ZONE - R-4

	MIN. REQUIREMENTS	LOT 1 (REMAINING LANDS)	LOT 2	LOT 3
* LOT AREA (SF)	43,560	65,506 (1.5± Ac.)	49,817 / 44,129	51,629 / 47,597
LOT WIDTH (Ft.)	125	** 14'±	145'±	125'±
FRONT YARD (Ft.)	45	222'±	TO CODE	TO CODE
SIDE YARD / BOTH (Ft.)	20/40	122'±	TO CODE	TO CODE
REAR YARD (Ft.)	50	62'±	TO CODE	TO CODE
STREET FRONTAGE (FT)	70	** 14'±	93'±	127'±
MAX. BLDG. HEIGHT (FT)	35	TO CODE	TO CODE	TO CODE
FLOOR AREA RATIO	N/A	N/A	N/A	N/A
MIN. FLOOR AREA (SF)	1,200	TO CODE	TO CODE	TO CODE
DEVELOPMENT COVERAGE (%)	20	TO CODE	TO CODE	TO CODE

* WITH R.O.W. / WITHOUT R.O.W.

ZONING TABLE
ZONE - P.O.

	MIN. REQUIREMENTS	LOT 4	LOT 5
* LOT AREA (SF)	20,000	32,095 / 23,989	33,609 / 26,840
LOT WIDTH (Ft.)	100	113'±	136'±
FRONT YARD (Ft.)	35	TO CODE	TO CODE
SIDE YARD / BOTH (Ft.)	15/30	TO CODE	TO CODE
REAR YARD (Ft.)	40	TO CODE	TO CODE
STREET FRONTAGE (FT)	60	173'±	136'±
MAX. BLDG. HEIGHT (FT)	35	TO CODE	TO CODE
FLOOR AREA RATIO	N/A	N/A	N/A
MIN. FLOOR AREA (SF)	1,000	TO CODE	TO CODE
DEVELOPMENT COVERAGE (%)	30	TO CODE	TO CODE

OWNERS CERTIFICATION:
I HEREBY STATE THAT I AM FAMILIAR WITH THIS MAP AND CONSENT TO ITS TERMS AND CONDITIONS AND THE FILING OF SAID MAP IN THE ORANGE COUNTY CLERK'S OFFICE.

JACK ARANSON DATE

CLAUDIA ARANSON DATE

SURVEYOR'S CERTIFICATION:

CERTIFIED TO,

JACK & CLAUDIA ARANSON FROM AN ACTUAL FIELD SURVEY COMPLETED ON 10/1/2003

NO.	DATE	DESCRIPTION	BY
1	7/1/04	PER PLANNING BOARD REVIEW	DSC
2	8/13/04	PER PLANNING COMMENTS	DSC

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

PLANNING BOARD APPROVAL

SUBDIVISION
LANDS OF
ARANSON
(CLAUDIA COURT)
SECT. 46 BLK. 2 LOTS 51.2 & 54.1
TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK

VALDINA~MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.
PHONE: (845) 565-4447 FAX: (845) 565-4428

LOT LINE CHANGE & SUBDIVISION PLAN

SCALE: 1" = 50'
DATE: 2/13/04
DR. BY: DSC
SHEET: 3 OF 7

LEGEND

- PROPERTY LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- STONEWALL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY

TREES

- CATALPA
- CEDAR
- DOGWOOD
- WHITE PINE
- SYCAMORE
- SUGAR MAPLE
- CHERRY/WALNUT/OTHER

PLANNING BOARD APPROVAL

SUBDIVISION
LANDS OF
ARANSON
(CLAUDIA COURT)
SECT. 46 BLK. 2 LOTS 51.2 & 54.1
TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK

NO.	DATE	DESCRIPTION	BY
1	7/1/04	PER PLANNING BOARD REVIEW	DSC
2	8/13/04	PER PLANNING COMMENTS	DSC

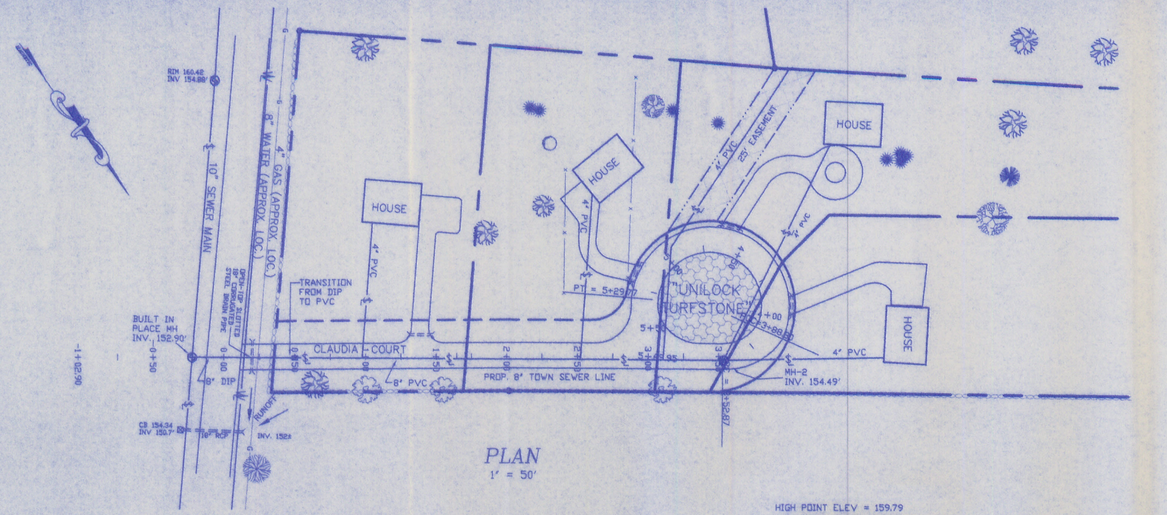
UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

STATE OF NEW YORK CRAIG M. MARTI No. 68393 LICENSED PROFESSIONAL ENGINEER

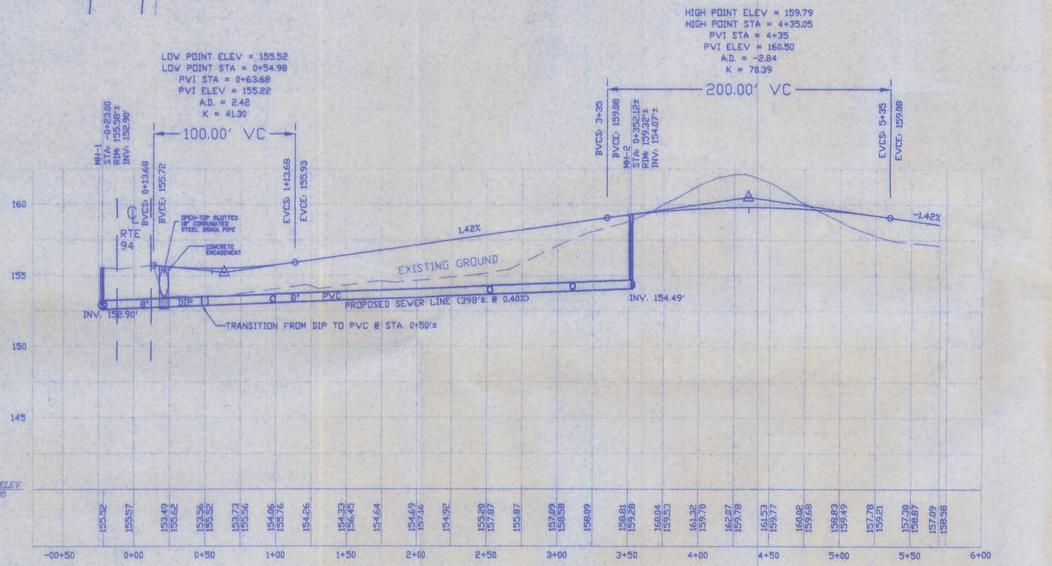
VALDINA~MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.
PHONE: (845) 565-4447 FAX: (845) 565-4428

UTILITY PLAN

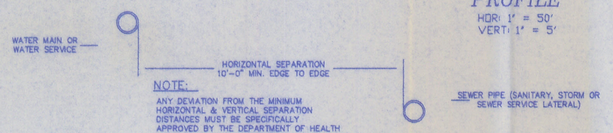
SCALE: 1" = 50'
DATE: 2/13/04
DR. BY: DSC
SHEET: 4 OF 7



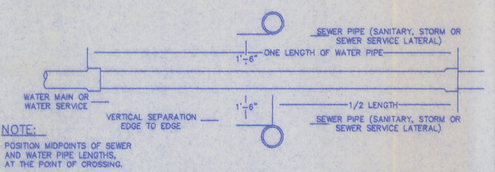
PLAN
1" = 50'



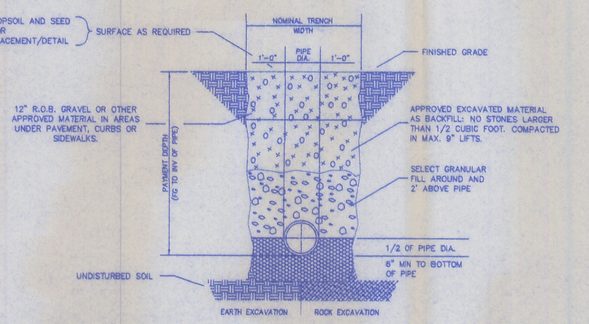
PROFILE
HOR: 1" = 50'
VERT: 1" = 5'



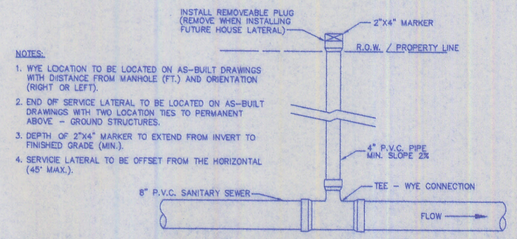
HORIZONTAL SEPARATION DETAIL
NO SCALE



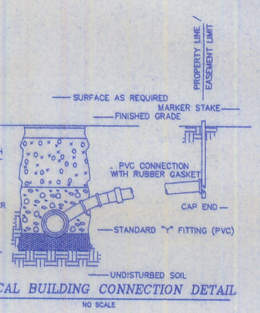
VERTICAL SEPARATION DETAIL
NO SCALE



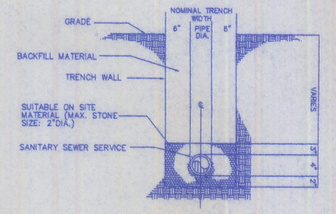
TYPICAL SEWER TRENCH DETAIL
NO SCALE



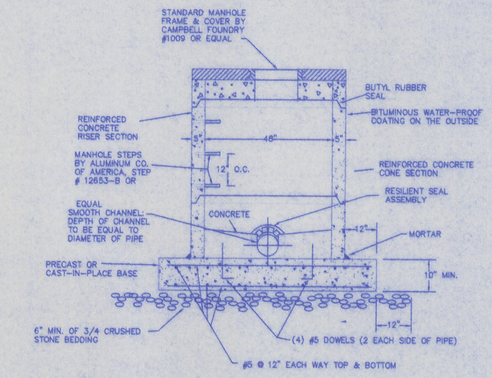
PLAN
SEWER LATERAL DETAIL
NO SCALE



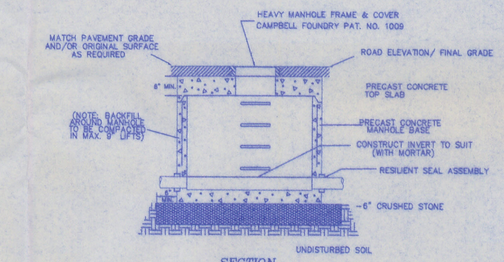
TYPICAL BUILDING CONNECTION DETAIL
NO SCALE



SANITARY SEWER SERVICE EXCAVATION
NO SCALE



BUILT-IN-PLACE MANHOLE
NO SCALE



SECTION

TYPICAL FLAT TOP MAHNOLE
NO SCALE

PLANNING BOARD APPROVAL

SUBDIVISION
LANDS OF
ARANSON
(CLAUDIA COURT)
SECT. 46 BLK. 2 LOTS 61.2 & 54.1
TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK

NO.	DATE	DESCRIPTION	BY
1	7/1/04	PER PLANNING BOARD REVIEW	DSC
2	8/13/04	PER PLANNING COMMENTS	DSC

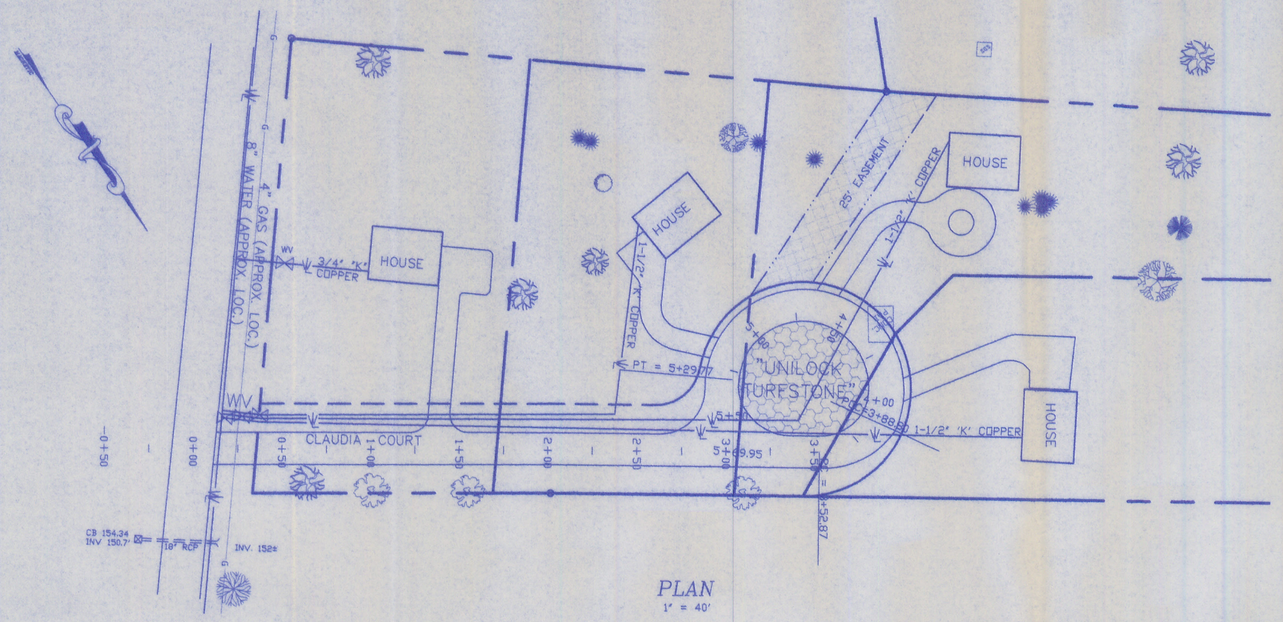
UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

STATE OF NEW YORK — DONALD M. MARTI — LICENSED PROFESSIONAL ENGINEER — NO. 63392

VALDINA~MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.
PHONE: (845) 565-4447 FAX: (845) 565-4428

SEWER PLAN & DETAILS

SCALE: AS SHOWN
DATE: 2/13/04
DR. BY: DSC
SHEET: 5 OF 7



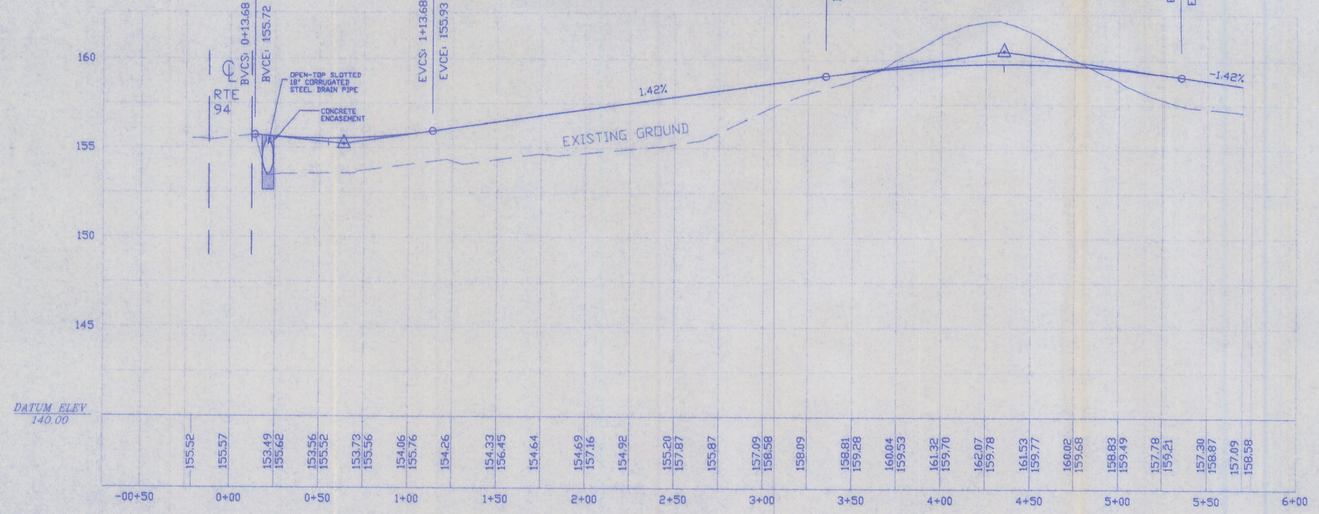
PLAN
1" = 40'

LOW POINT ELEV = 155.52
LOW POINT STA = 0+54.98
PVI STA = 0+63.68
PVI ELEV = 155.22
A.D. = 2.42
K = 41.30

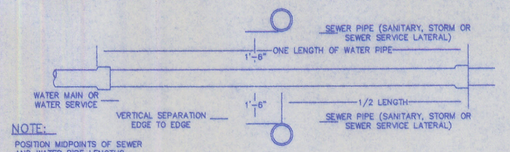
100.00' VC

HIGH POINT ELEV = 159.79
HIGH POINT STA = 4+35.05
PVI STA = 4+35
PVI ELEV = 160.50
A.D. = -2.84
K = 70.39

200.00' VC

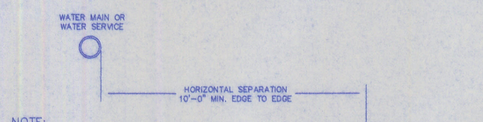


PROFILE
HOR: 1" = 40'
VERT: 1" = 4'



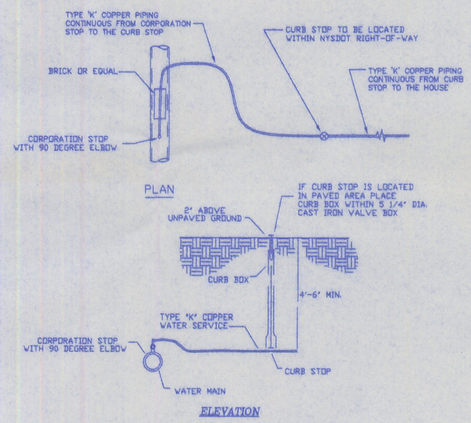
NOTE:
POSITION MIDPOINTS OF SEWER AND WATER PIPE LENGTHS, AT THE POINT OF CROSSING.

VERTICAL SEPARATION DETAIL
NO SCALE



NOTE:
ANY DEVIATION FROM THE MINIMUM HORIZONTAL & VERTICAL SEPARATION DISTANCES MUST BE SPECIFICALLY APPROVED BY THE DEPARTMENT OF HEALTH

HORIZONTAL SEPARATION DETAIL
NO SCALE



WATER SERVICE DETAIL
NO SCALE

PLANNING BOARD APPROVAL

SUBDIVISION
LANDS OF
ARANSON
(CLAUDIA COURT)
SECT. 46 BLK 2 LOTS 51.2 & 54.1
TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK

NO.	DATE	DESCRIPTION	BY
1	7/1/04	PER PLANNING BOARD REVIEW	DSC
2	8/13/04	PER PLANNING COMMENTS	DSC

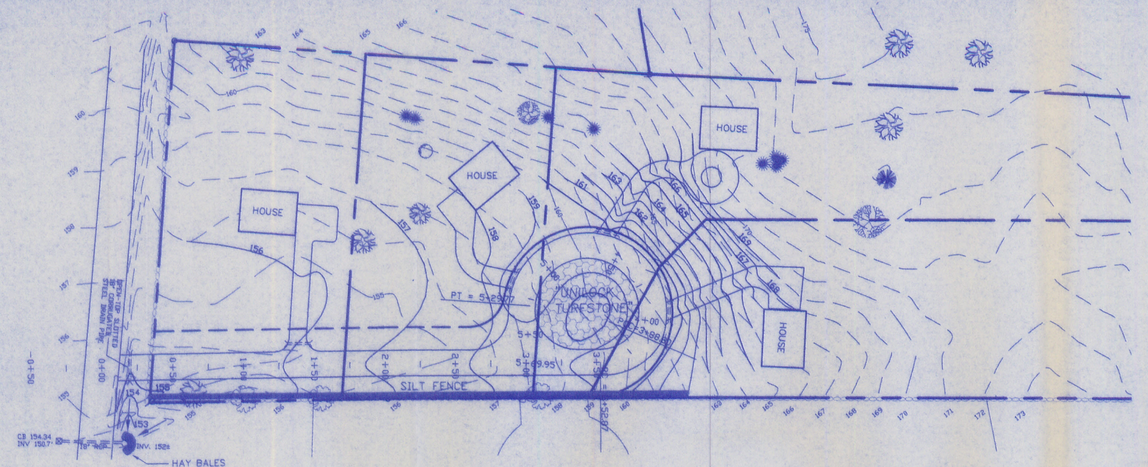
UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

STATE OF NEW YORK — DONALD M. MARTI — NO. 60309 — LICENSED PROFESSIONAL ENGINEER

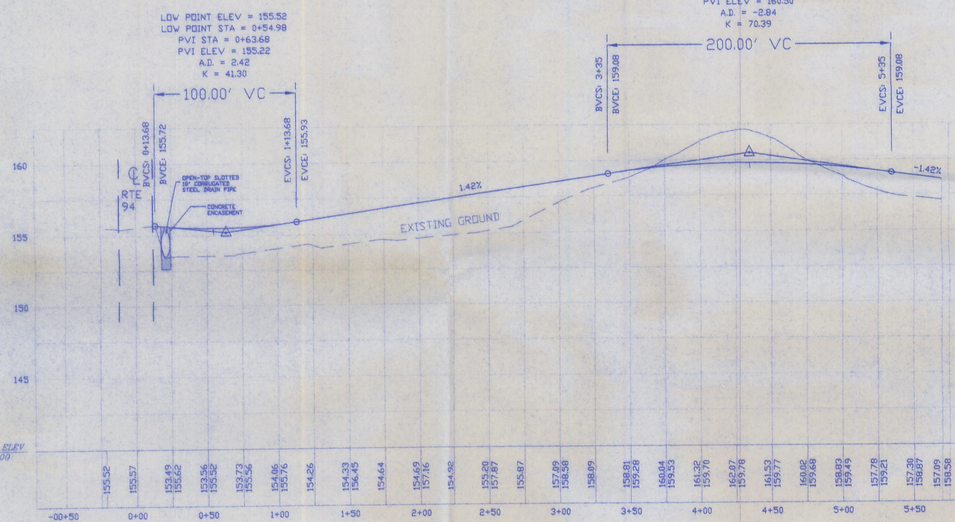
VALDINA~MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.
PHONE: (845) 565-4447 FAX: (845) 565-4428

WATER PLAN & DETAILS

SCALE: AS SHOWN
DATE: 2/13/04
DR. BY: DSC
SHEET: 6 OF 7



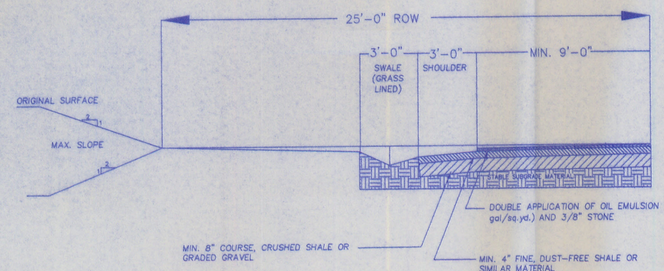
PLAN
1" = 50'



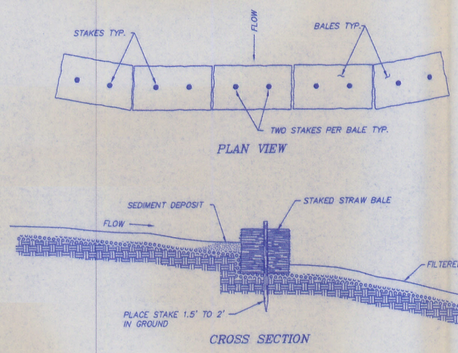
PROFILE
HORIZ.: 1" = 50'
VERT.: 1" = 5'

NOTE:

1) IT IS THE INTENT OF THE DEVELOPER TO CONSTRUCT THE ROAD SUB-BASE TO THE TOWN OF NEW WINDSOR "TOWN ROAD STANDARDS"



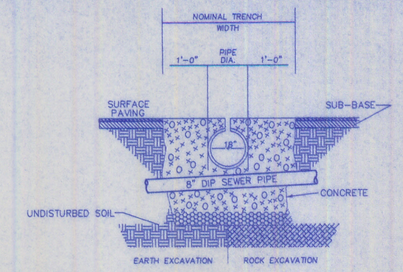
PRIVATE ROAD CROSS-SECTION
SCALE: NONE



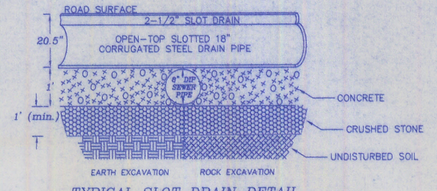
HAYBALE STABILIZATION DETAIL
SCALE : NONE

NOTE :

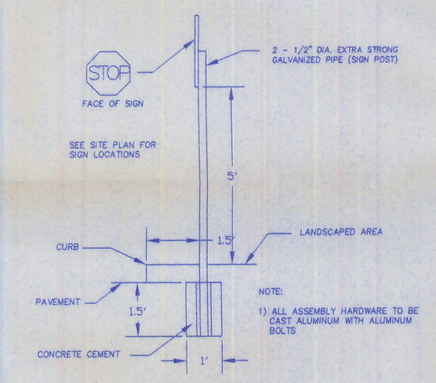
1. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO STAKES DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER.



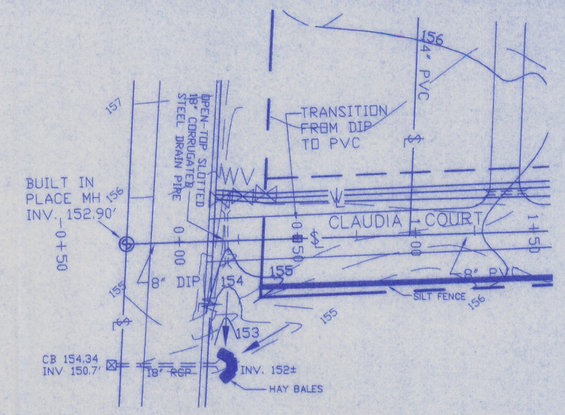
SEWER/SLOT DRAIN CROSSING DETAIL
NO SCALE



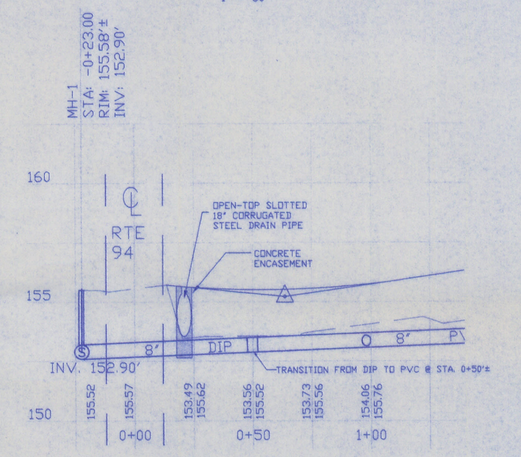
TYPICAL SLOT DRAIN DETAIL
NO SCALE



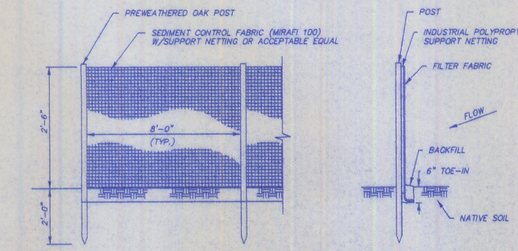
SIGN DETAIL
NO SCALE



PLAN
1" = 30'



PROFILE
HORIZ.: 1" = 30'
VERT.: 1" = 3'



SILT FENCE EROSION CONTROL BARRIER
NO SCALE

PLANNING BOARD APPROVAL

SUBDIVISION
LANDS OF
ARANSON
(CLAUDIA COURT)
SECT. 46 BLK. 2 LOTS 51.2 & 54.1
TOWN OF NEW WINDSOR ~ ORANGE CO. ~ NEW YORK

NO.	DATE	DESCRIPTION	BY
1	7/1/04	PER PLANNING BOARD REVIEW	DSC
2	8/13/04	PER PLANNING COMMENTS	DSC

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7208(2) OF THE NEW YORK STATE EDUCATION LAW.

STATE OF NEW YORK
GLORIA M. MARTI
No. 68393
LICENSED PROFESSIONAL ENGINEER

VALDINA~MARTI
ENGINEERING & SURVEYING, PC
4 PLEASANT VIEW AVE., NEWBURGH, N.Y.
PHONE: (845) 565-4447 FAX: (845) 565-4428

ROAD PLAN / PROFILE

SCALE: AS SHOWN
DATE: 2/13/04
DR. BY: DSC
SHEET: 7 OF 7