VICINITY MAP

SCALE: 1"=2,000'

BULK TABLE:
R-1 ZONE

| | |
|---|---|
| MINIMUM LOT AREA: | 80000 SQ.FT. |
| MINIMUM NET AREA: | 60% - 48000 SQ.FT. |
| MINIMUM LOT WIDTH: | 175 FT. (125' AT CUL-DE-SAC) |
| MINIMUM FRONT YARD: | 45 FT. |
| MINIMUM SIDE YARD: | 40 FT. |
| MINIMUM TOTAL SIDE YARD: | 80 FT. |
| MINIMUM REAR YARD: | 50 FT. |
| MINIMUM REQUIRED FRONTAGE: | 70 FT. |
| MAXIMUM BUILDING HEIGHT: | 35 FT. |
| MINIMUM LIVABLE AREA: | 1200 SQ. FT. |
| MAXIMUM DEVELOPMENT COVERAGE: | 20% |

ROAD LENGTH:

ROAD 'A' 935.30 FT.
ROAD 'B' 2093.84 FT.

1. RECORD OWNER: SUSAN R. WAUGH & JOHN C. WAUGH
RD#2 JACKSON AVE.
NEW WINDSOR, NY 12553

2. APPLICANT: SHADOWFAX RUN DEVELOPMENT, LP
C/O DREW KARTGANER, PRESIDENT
555 BLOOMING GROVE TURNPIKE
NEW WINDSOR, NY 12553

3. DEED REFERENCE: LIBER 3361 PG. 184 & LIBER 5818 PG. 74

4. TAX MAP REFERENCE: SECTION 54 BLOCK 1 LOT 44.2

5. TOPOGRAPHIC SURVEY PREPARED BY GEODETIC ASSOCIATES INTERNATIONAL, ANDOVER, NJ FROM AERIAL PHOTOGRAPHY DATED DECEMBER 2002. VERTICAL DATUM IS NVD83, CONTOUR INTERVAL TWO FEET.

6. BOUNDARY INFORMATION SHOWN IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY GREVAS AND HILDRETH, PC DATED NOVEMBER 2002.

7. LIMITS OF NYSDEC WETLANDS FIELD DELINEATED BY NYSDEC PERSONNEL ON OCTOBER 17, 2002. FEDERAL USACOE WETLANDS FIELD DELINEATED BY ERS CONSULTANTS, INC. ON MAY 27, 2003. BOTH WETLANDS LINES LOCATED BY ERS CONSULTANTS USING GPS.

8. PARCEL AREA: 70.31 ACRES

9. ACCESS TO LOTS 1, 3-8 AND 17 IS RESTRICTED TO THE INTERNAL ROADWAY. NO ACCESS DIRECTLY FROM JACKSON AVENUE IS PERMITTED.

10. A 200 FT. WIDE DEED RESTRICTED AREA IS PROVIDED ALONG JACKSON AVENUE AND EFFECTS LOTS 3-8 AND A PORTION OF LOT 1. NO STRUCTURES OR VEGETATIVE CLEARING IS PERMITTED. AN EXISTING DEED RESTRICTED AREA 200FT. x 500FT. EFFECTS LOTS 3-5, DESCRIBED IN L. 3361 PG. 184 AND L. 5818 PG. 74 WHICH REQUIRES THAT AREA TO REMAIN IN ITS NATURAL STATE.

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

THIS PLAN IS INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY ALL 11 SHEETS

| NO. | DATE | REVISION | BY | CK. |
|---|---|---|---|---|
| H | 11/16/05 | NEW SKETCH PLAN | BJC | MJS |
| G | 3/29/05 | REVISED PER PLANNING BOARD COMMENTS | EF | MJS |
| F | 01/04/05 | REVISED FOR PRELIMINARY REVIEW | JCC | MJS |
| E | 03/17/04 | REVISED PER PLANNING BOARD AND HIGHWAY DEPT. COMMENTS | JCC | MJS |
| D | 02/18/04 | ISSUED FOR PLANNING BOARD REVIEW | JCC | MJS |
| C | 01/9/04 | REVISED LAYOUT, ADDED SEPTICS & WELLS | JCC | MJS |
| B | 06/18/03 | ADDED WETLANDS ISSUED FOR SKETCH REVIEW | JCC | MJS |
| A | 05/07/03 | ISSUED FOR SKETCH REVIEW | JCC | MJS |

11/16/05
MICHAEL J. SANDOR PE
NY PROFESSIONAL ENGINEER NO. 60445

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

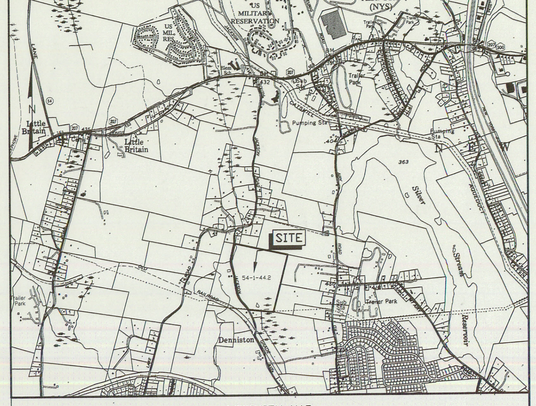
MJS ENGINEERING & LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE: SUBDIVISION PLAN

JOB NAME: SHADOWFAX RUN DEVELOPMENT, LP
TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK

DATE: 5/07/03 | REV. NO. H
JOB NO. 030119 | DWG. NO. C-1
SCALE: 1"=100' | 1 OF 11

P:\030119\PLAN\030119dw.dwg PlotSheet-C-1




VICINITY MAP

SCALE: 1"=2,000'

BULK TABLE:
R-1 ZONE

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| MINIMUM NET AREA: | 60% - 48000 SQ.FT. |
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| MINIMUM TOTAL SIDE YARD: | 80 FT. |
| MINIMUM REAR YARD: | 50 FT. |
| MINIMUM REQUIRED FRONTAGE: | 70 FT. |
| MAXIMUM BUILDING HEIGHT: | 35 FT. |

LOT STATISTICS:

| | GROSS AREA | NET AREA | LOT WIDTH |
|---|---|---|---|
| 1 | 134261 SQ. FT. | 134261 SQ.FT. | 368.19 FT. |
| 2 | 87681 | 87681 | 193.78 |
| 3 | 132543 | 132543 | 175.00 |
| 4 | 98822 | 98822 | 215.48 |
| 5 | 101234 | 101234 | 219.83 |
| 6 | 106424 | 65500 | 178.20 |
| 7 | 132673 | 80605 | 203.02 |
| 8 | 186463 | 130345 | 262.12 |
| 9 | 185930 | 147749 | 175.85 |
| 10 | 80119 | 80119 | 226.94 |
| 11 | 83835 | 83835 | 175.00 |
| 12 | 210434 | 133074 | 175.00 |
| 13 | 80044 | 80044 | 175.00 |
| 14 | 86841 | 806841 | 175.00 |
| 15 | 133501 | 119894 | 175.00 |
| 16 | 153751 | 78348 | 225.00 |
| 17 | 132370 | 70484 | 175.00 |
| 18 | 452558 | 191682 | 572.05 |
| 19 | 101256 | 101256 | 342.76 |
| 20 | 92849 | 92849 | 563.73 |
| 21 | 105007 | 105007 | 546.01 |

ROAD LENGTH:

ROAD 'A' 3060 FT.

1. RECORD OWNER: SUSAN R. WAUGH & JOHN C. WAUGH
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2. APPLICANT: SHADOWFOX RUN DEVELOPMENT, LP
C/O DREW KARTGANER, PRESIDENT
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5. TOPOGRAPHIC SURVEY PREPARED BY GEODETIC ASSOCIATES INTERNATIONAL, ANDOVER, NJ FROM AERIAL PHOTOGRAPHY DATED DECEMBER 2002. VERTICAL DATUM IS NVD83, CONTOUR INTERVAL TWO FEET.

6. PARCEL AREA: 69.5 ACRES

| NO. | DATE | REVISION | BY | CK. |
|---|---|---|---|---|
| C | 07/30/03 | ISSUED FOR PLANNING BOARD REVIEW | JCC | MJS |
| B | 06/18/03 | ADDED WETLANDS ISSUED FOR SKETCH REVIEW | JCC | MJS |
| A | 05/07/03 | ISSUED FOR SKETCH REVIEW | | |

MICHAEL J. SANDOR PE
NY PROFESSIONAL ENGINEER NO. 60445

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Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:
SUBDIVISION SKETCH PLAT

JOB NAME:
SHADOWFOX RUN DEVELOPMENT, LP
TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK

DATE: 5/07/03
JOB NO. 030119
SCALE: 1"=100'
REV. NO. C
DWG. NO. SK-1
1 OF 1