GENERAL NOTES:

1. BOUNDRY AND TOPOGRAPHY BASED ON ACTUAL FIELD SURVEY BY PEITERZAK & FRAU. TOPOGRAPHY BASED ON ASSUMED DATUM

2. FEDERAL WETLANDS ARE BASED ON ACTUAL FIELD DELINEATION BY ROBERT TORGERSON.

3. 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 LESSOR SHALL BE NOTIFIED OF SUCH FARM OPERATION WITH A COPY OF THE FOLLOWING NOTIFICATION.

   IT IS THE POLICY OF THIS STATE AND ITS COMMUNITY TO PRESERVE, 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 THE THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURE 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.

ZONE R-1, RURAL RESIDENTIAL:

1. SITE AREA: TAX MAP *
   SEC. 55, BLK. 1, LOT 43.2: 190.07± AC.
   SEC. 55, BLK. 1, LOT 44.1, 2, 3, 4, 5: 9.99± AC.
   SEC. 55, BLK. 1, LOT 60: 117.98± AC.

   TOTAL = 318.05± ACRES

2. PRIMARY CONSTRAINTS:
   A. SLOPES >20%:
      SEC. 55, BLK. 1, LOT 43.2: 10.71± AC.
      SEC. 55, BLK. 1, LOT 44.1, 2, 3, 4, 5: 0.31± AC.
      SEC. 55, BLK. 1, LOT 60: 2.61± AC.

   B. WETLANDS AREA:
      SEC. 55, BLK. 1, LOT 43.2: 16.17± AC.
      SEC. 55, BLK. 1, LOT 44.1, 2, 3, 4, 5: 0.22± AC.
      SEC. 55, BLK. 1, LOT 60: 25.23± AC.

   C. WATERCOURSES AREA:
      SEC. 55, BLK. 1, LOT 43.2: 0.39± AC.
      SEC. 55, BLK. 1, LOT 44.1, 2, 3, 4, 5: 0.00± AC.
      SEC. 55, BLK. 1, LOT 60: 6.46± AC.

   D. TOTAL CONSTRAINTS: 62.10± ACRES

3. PLANNED UNIT DEVELOPMENT DENSITY:
   A. ADJUSTED GROSS ACREAGE (NET):
      318.05± - 62.10± = 255.95± ACRES

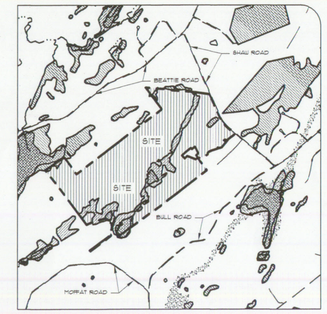
   B. POTENTIAL DENSITY:
      255.95± / 1.8± ACRES = 142 UNITS

   C. DENSITY BASED UPON YIELD PLAN: 108 UNITS

4. PROPOSED OPEN SPACE: 271.35± ACRES OR 85% OF THE GROSS ACREAGE

LOCATION MAP:

SCALE: 1" = 2000'



LOCATION MAP LEGEND:

- NYSDEC WETLANDS
- ACOE WETLANDS
- 100 YEAR FLOOD PLAIN
- EXISTING MUNICIPAL DIVIDE
- EXISTING PROPERTY LINE
- EXISTING ROAD
- EXISTING WATERCOURSE
- EXISTING WETLAND LIMITS
- EXISTING FLOODPLAIN LIMITS

RECORD OWNERS:

55-1-43.2
ROBERT W. MINARD
P.O. BOX 65
ROUTE 44-55
CLINTONDALE, NY 12515

55-1-44.1, 44.2, 44.3, 44.5 & 44.6
NEW WINDSOR FARM, LLC.
C/O MIKE WALKER
14 CATHERINE COURT
CHESTER, NY 10918

55-1-60
HERITAGE OAK, LLC.
71 MONTROSE ROAD
COLTS NECK, NJ 07722

APPLICANT:

NEW WINDSOR FARM, LLC.
C/O MIKE WALKER
14 CATHERINE COURT
CHESTER, NY 10918

CLUSTER DEVELOPMENT LEGEND:

- EXISTING CONTOUR LINE MAJOR
- EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING ROAD PAVED
- EXISTING SLOPES 15-20%
- EXISTING SLOPES >20%
- EXISTING STONE WALL
- EXISTING STRUCTURE
- EXISTING TREE LINE
- EXISTING WATER COURSE
- EXISTING WETLANDS
- EXISTING DEC 100' BUFFER
- SUGGESTED ACOE 40' BUFFER
- PROPOSED PROPERTY LINE
- PROPOSED ROAD
- PROPOSED ROAD CENTERLINE
- PROPOSED ROW
- PROPOSED STORMWATER
- PROPOSED TREELINE

PLANNING BOARD APPROVAL

GRAPHIC SCALE

Date	Description
	Revisions
08/01/2008	Date of Orig.

ESPOSITO & ASSOCIATES
262 Greenwich Avenue
Goshen NY, 10924

STEVEN T. ESPOSITO
Landscape Architect
Engineer
License
STATE OF NEW YORK
Sig. 8/1/08 Date

APPLE RIDGE
TOWN NEW WINDSOR

Project Title: Tax Map: SEC. , BLK. , LOT

CLUSTER DEVELOPMENT

Drawing Title:

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NY STATE