

LOCATION MAP

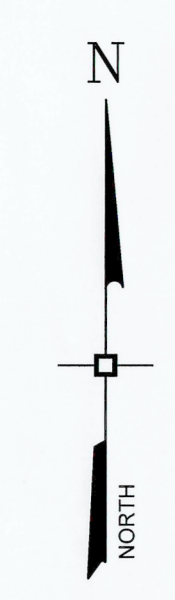
SCALE: 1" = 2,000'

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER:
TOWN OF NEWBURGH SBL: 97-1-32.1
97-1-32.2
97-1-32.3
97-1-40.1
CITY OF NEWBURGH SBL: 41-1-2
41-1-3
- TOTAL AREA OF SUBJECT PARCEL: 47.95 ± ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES, PC ON JULY 6TH, 2021.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES, PC FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS GIS GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNER: BRITAIN WOODS NEWBURGH, LLC
100 SUMMIT LAKE DRIVE, SUITE 235
VALHALLA, NEW YORK, 10595
- APPLICANT: FARRELL BUILDING COMPANY, INC.
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY, 11932
- THE WETLANDS WERE DELINEATED BY PETER TORGENSEN ON SEPTEMBER 9, 2021 & NOVEMBER 30TH, 2023 AND LOCATED UTILIZING GPS BY ENGINEERING & SURVEYING PROPERTIES, PC ON SEPTEMBER 17, 2021 & DECEMBER 7TH, 2023.

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- CONTOUR LINE
- INDEX CONTOUR LINE
- EDGE OF ROAD
- CURB LINE
- ○ ○ ○ ○ STONEWALL
- x - x - x - BARBED WIRE FENCE
- OVERHEAD WIRE
- REPUTED WATER COURSE
- ACOE WETLAND LIMIT
- NYSDEC WETLAND LIMIT
- NYSDEC ADJACENT AREA LIMIT
- △ WETLAND FLAG



WETLAND AREA CALCULATIONS

| | |
|---|---------------|
| NYSDEC & FEDERAL WETLAND "A" | ± 0.678 ACRES |
| NYSDEC & FEDERAL WETLAND "B" | ± 0.069 ACRES |
| NON-JURISDICTIONAL FEDERAL WETLAND AREA "C" | ± 0.588 ACRES |

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND AS DELINEATED BY PETER TORGENSEN ON 12/07/2023

DEC STAFF: *Neil Ho* SURVEYOR/ENGINEER, ENGINEERING & SURVEYING PROPERTIES, PC
DATE: 9/16/25 BY: ROSS WINGLOVITZ, P.E. - N.Y.S. LIC # 071701
EPA: 9/16/25 N.Y.S. LICENSED SURVEYOR/ENGINEER

WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAIN VALID FOR 5 YEARS UNLESS EXISTING ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (e.g. AGRICULTURAL TO RESIDENTIAL). AFTER 5 YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW DELINEATION AND SURVEY FOR 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 N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

| DRAWING STATUS | ISSUE DATE: |
|---|-------------|
| THIS SHEET IS PART OF THE PLAN SET ISSUED FOR | 08/08/2025 |
| <input type="checkbox"/> CONCEPT APPROVAL | N/A OF N/A |
| <input type="checkbox"/> PLANNING BOARD APPROVAL | N/A OF N/A |
| <input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL | N/A OF N/A |
| <input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL | N/A OF N/A |
| <input checked="" type="checkbox"/> NYSDEC APPROVAL | 1 OF 1 |
| <input type="checkbox"/> NYS DOT APPROVAL | N/A OF N/A |
| <input type="checkbox"/> OTHER | N/A OF N/A |
| <input type="checkbox"/> FOR BID | N/A OF N/A |
| <input type="checkbox"/> FOR CONSTRUCTION | N/A OF N/A |

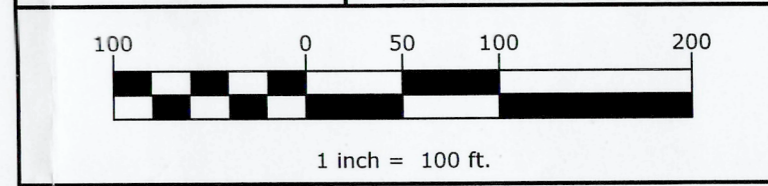
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.



ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701



ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

NYSDEC WETLANDS DELINEATION MAP

BRITAIN WOODS
NYS ROUTE 207
TOWN OF NEWBURGH & CITY OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1146.01 DRAWN BY: ZS
DATE: 08/08/2025 SCALE: 1" = 100'
REVISION: 0 TAX LOT: VARIOUS

WL-1