

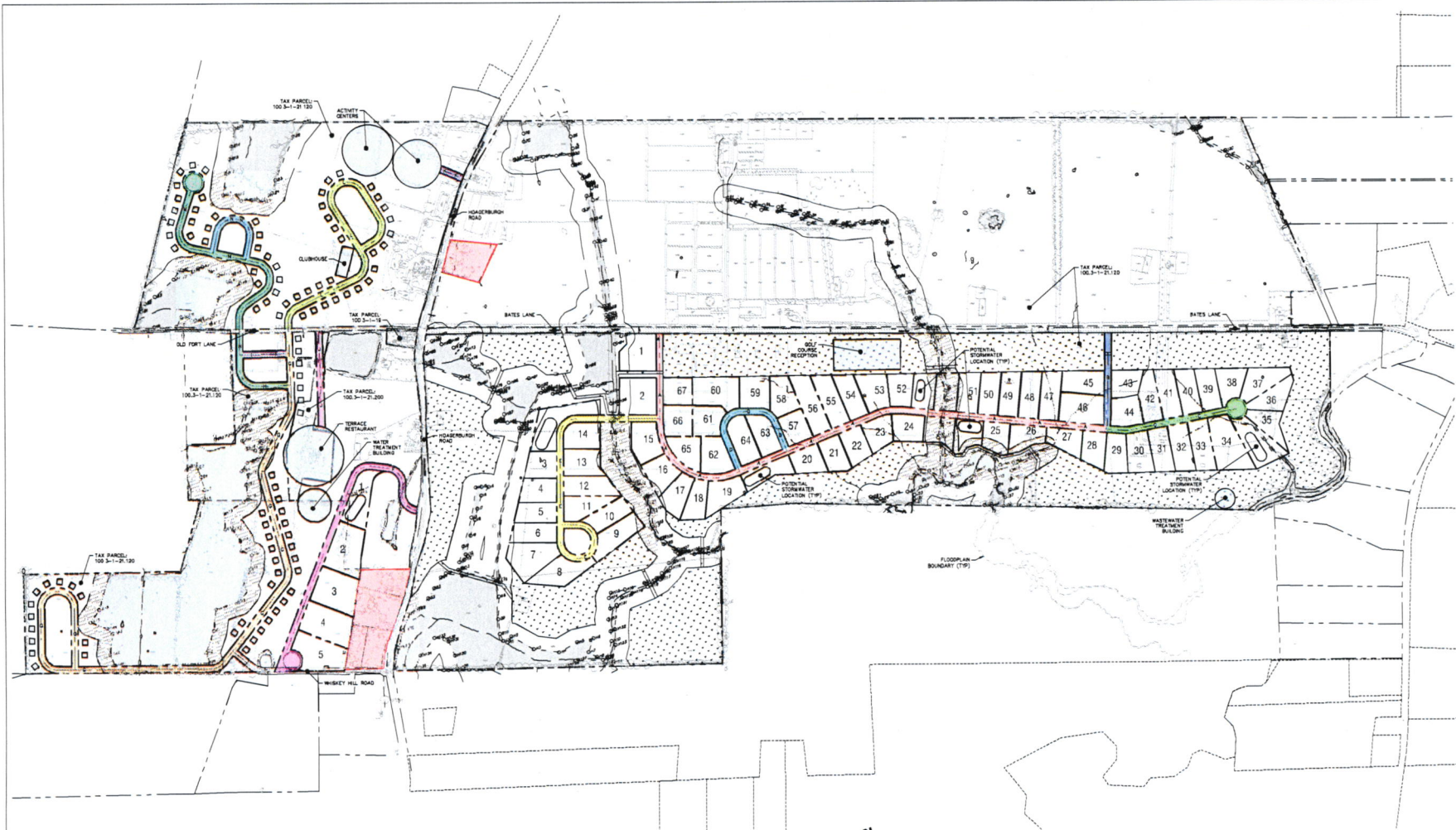
NOT FOR CONSTRUCTION

It is a violation of New York Legislation Law No. 68, 195  
§60-7.003 for any person, officer acting under the direction  
of a licensed architect or professional engineer or land  
surveyor to alter an approved plan or map of any building  
or structure, or any site plan, or any plan, or any  
plan, or any plan, or any plan, or any plan, or any plan,  
in the state of New York, or to alter or amend or to be  
altered or amended by their signature, or a scale, or a specific  
description of a building.

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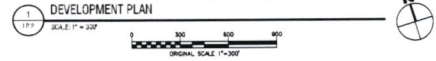
ELIXIR DESIGN  
BUILD LLC  
6565 SPRING BROOK AVENUE  
SUITE 400  
RHINEBECK, NY 12572

BLUE CHIP FARMS  
807 HOAGERBURGH ROAD  
WALLKILL, NY 12590



### DEVELOPMENT PROGRAM:

- NUMBER OF CLUSTERED - 1 ACRE SINGLE FAMILY LOTS = 67 LOTS
- NUMBER OF 2-ACRE SINGLE FAMILY LOTS = 5 LOTS
- NUMBER OF NEIGHBORHOOD DEVELOPMENT GROUP DWELLINGS = 100 DWELLINGS
- AREA OF GOLF COURSE = 3,991,274 SF / 91.63 ACRES
- TERRACE RESTAURANT = 10,000 SF
- CLUBHOUSE = 30,000 SF
- FAMILY AND CHILDREN'S ACTIVITY CENTER = 10,000 SF
- WELCOME / ARRIVAL CENTER = 10,000 SF
- GOLF COURSE RECEPTION = 10,000 SF
- WASTEWATER TREATMENT BUILDING = 4,000 SF
- WATER TREATMENT BUILDING = 2,000 SF



- LEGEND:**
- PROPERTY LINE
  - SETBACK LINE
  - ROAD CENTER LINE
  - WETLAND ADJACENT AREA
  - WETLAND
  - OUT PARCEL
  - GOLF COURSE AREA

- ROADWAY LEGEND:**
- A ROAD A
  - B ROAD B
  - C ROAD C
  - D ROAD D
  - E ROAD E
  - F ROAD F
  - G ROAD G
  - H ROAD H
  - I ROAD I
  - J ROAD J
  - K ROAD K
  - L ROAD L
  - M ROAD M
  - N ROAD N

### ROAD LENGTHS:

- ROAD A = 4,342 FT
- ROAD B = 2,340 FT
- ROAD C = 987 FT
- ROAD D = 1,061 FT
- ROAD E = 2,315 FT
- ROAD F = 2,204 FT
- ROAD G = 5,351 FT
- ROAD H = 732 FT
- ROAD I = 372 FT
- ROAD J = 722 FT
- ROAD K = 205 FT
- ROAD L = 2,248 FT
- ROAD M = 1,706 FT
- ROAD N = 705 FT

REV	DATE	DESCRIPTION
1		ISSUED FOR PERMIT

DATE: 09/17/2023  
DRAWN BY: RJK

### DEVELOPMENT PLAN

# LP2