

It is a violation of New York Education Law Article 145 sec.7200, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to offer an item in any way, if an item bearing the seal of an architect, engineer, or land surveyor is altered; the offering architect, engineer, or land surveyor shall affix to the item a true seal or a notation "altered" followed by their signature and a date of such alteration, and a specific description of the alteration.

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**ELIXIR DESIGN
BUILD LLC**
6565 SPRING BROOK AVENUE
SUITE 6-208
PHILADELPHIA, PA 19122

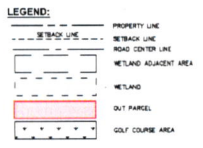
BLUE CHIP FARMS
807 HOAGERBURGH ROAD
WALLKILL, NY 12589

NO.	DATE	APPROVED BY
SIGNATURE		
PROJECT NO. / YEAR		
22153.00		
VEHICLE NO.		
CAR		
REMARKS BY		
REK		
DESIGN FOR		
CONCEPT		
DATE		
03/17/2023		
UNAPPROVED BY:		

DEVELOPMENT PLAN

COLLAPSE NUMBER:

LP2



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

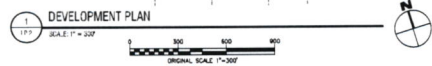
FAMILY AND CHILDREN'S ACTIVITY CENTER = 10,000 SF

WELCOME / ARRIVAL CENTER = 10,000 SF

GOLF COURSE RECEPTION = 10,000 SF

WASTEWATER TREATMENT BUILDING = 4,000 SF

WATER TREATMENT BUILDING = 2,000 SF



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

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145, Sec. 7209, for any person, unless acting under the direction of a Licensed Architect, professional engineer, or land surveyor, to alter an item in a way, if an item bearing the seal of an architect, engineer, or land surveyor is altered, the signing architect, engineer, or land surveyor shall affix to the item their seal or a notarial "alteration" followed by their signature and a date of such alteration, and a specific description of the alteration.

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**ELIXIR DESIGN
BUILD LLC**
6565 SPRING BROOK AVENUE
SUITE B-208
ROCKY HILL, CT 06106

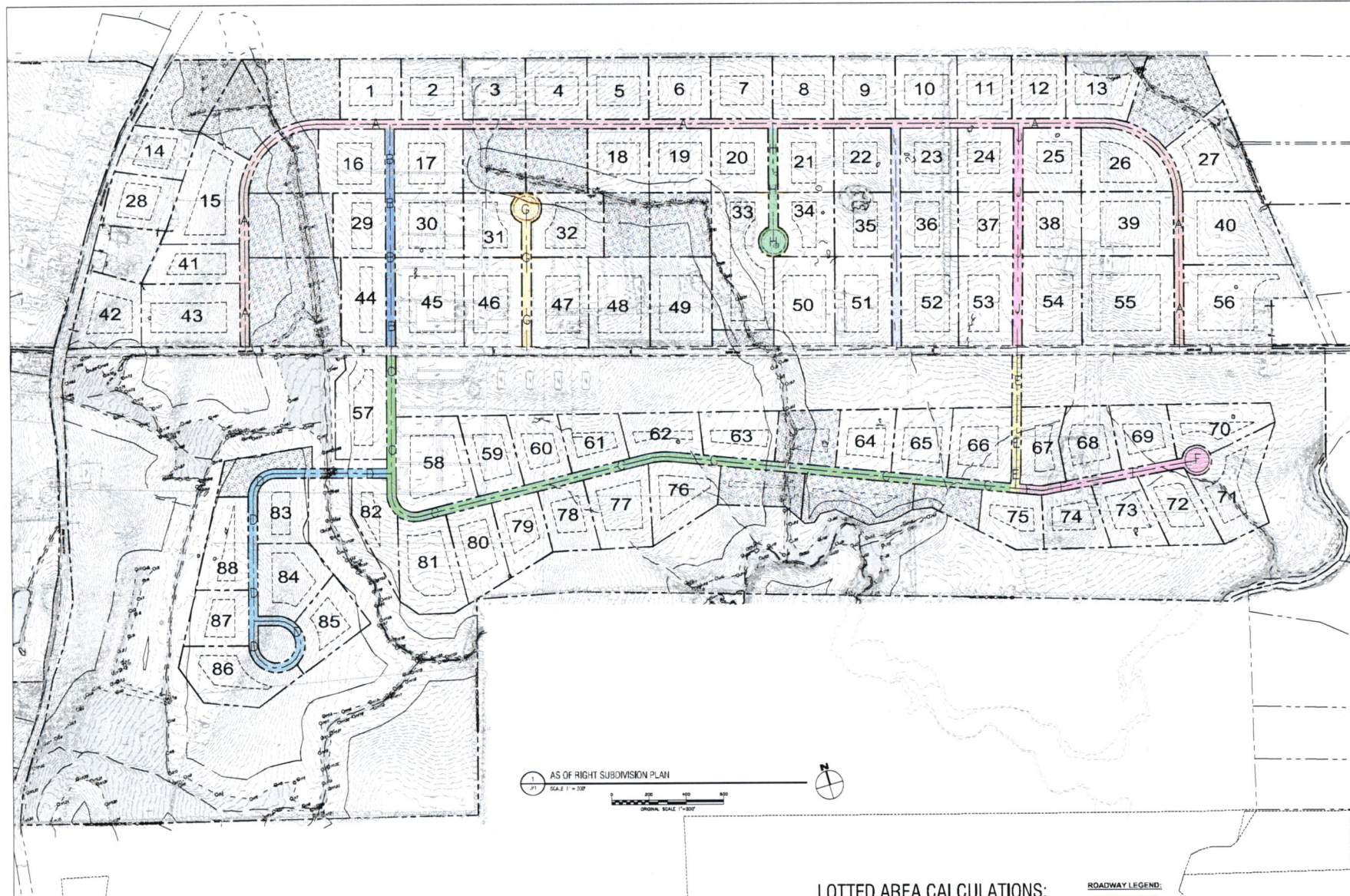
BLUE CHIP FARMS
807 HOAGERBURGH ROAD
WALKILL, NY 12589

KEY	DATE	PERCENT
CHANGES		
PROJECT NO. 1700		32153.00
VEHICLE NO.		CAR
REMARKED BY		REK
ISSUED FOR:		CONCEPT
DATE		03/17/2023

**AS OF RIGHT
SUBDIVISION PLAN**

20 JANUARY 2007

LP1



PROPERTY LINE
ROAD CENTER LINE
SETBACK LINE
STORMWATER LOT
WETLANDS
WETLAND ADJACENT AREA

TOTAL LOT COUNT = 88 LOTS
NORTH SECTION = 56 LOTS
SOUTH SECTION = 32 LOTS
STORMWATER MANAGEMENT
AREAS = 17 AREAS

PARCEL AREA = 21,052,008 SF / 483.29 ACRES
SLOPES OVER 15% = 596,225 SF / 13.69 ACRES
FRESHWATER WETLANDS / BUFFER = 4,251,447 SF / 97.60 ACRES
100-YEAR FLOODPLAINS = 73,298 SF / 1.68 ACRES

TOTAL LOTTED AREA = 13,792,053 SF / 316.62 ACRES
SLOPES OVER 15% = 230,308 SF / 5.29 ACRES
FRESHWATER WETLANDS / BUFFER = 1,372,731 SF / 31.51 ACRES
100-YEAR FLOODPLAINS = 2,439 SF / 0.06 ACRES
REMAINING AREA = 12,187,988 SF / 279.80 ACRES
THEORETICAL BY RIGHT AT 2 ACRES/LOT = 139 LOTS

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

ROAD A = 7,049 FT
ROAD B = 1,203 FT
ROAD C = 4,200 FT
ROAD D = 2,315 FT
ROAD E = 729 FT
ROAD F = 987 FT
ROAD G = 761 FT
ROAD H = 626 FT
ROAD I = 1,206 FT
ROAD J = 1,204 FT