

BUILDING LOT FOR SALE

Intersection Sarah Wells Trail And Egbertsen Road, Campbell Hall, NY 10916



SALE PRICE: \$149,000

PRICE PER ACRE: \$17,326

LOT SIZE: 8.6 Acres

APN #: 333489.016.0000-0001-086.000/0000

PROPERTY OVERVIEW

Vacant Land to build 1 House in highly desirable area

PROPERTY FEATURES

- Most Prestigious Address
- Corner Lot
- Fully Engineered
- Level and Private Bordered by Trees

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

JOSEPH DISTELBURGER
Associate Broker/Investor Partner
0: 845.344.7170
jdistelburger@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LAND FOR SALE

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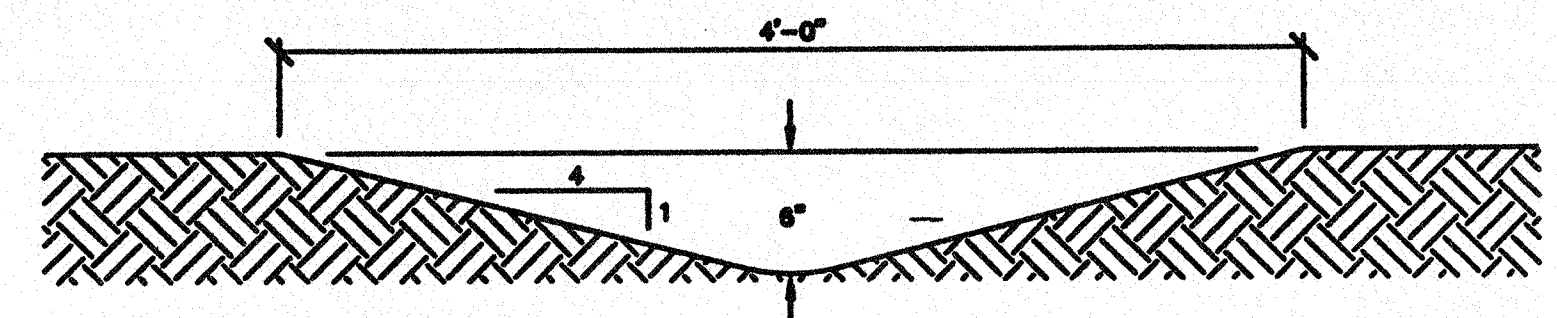
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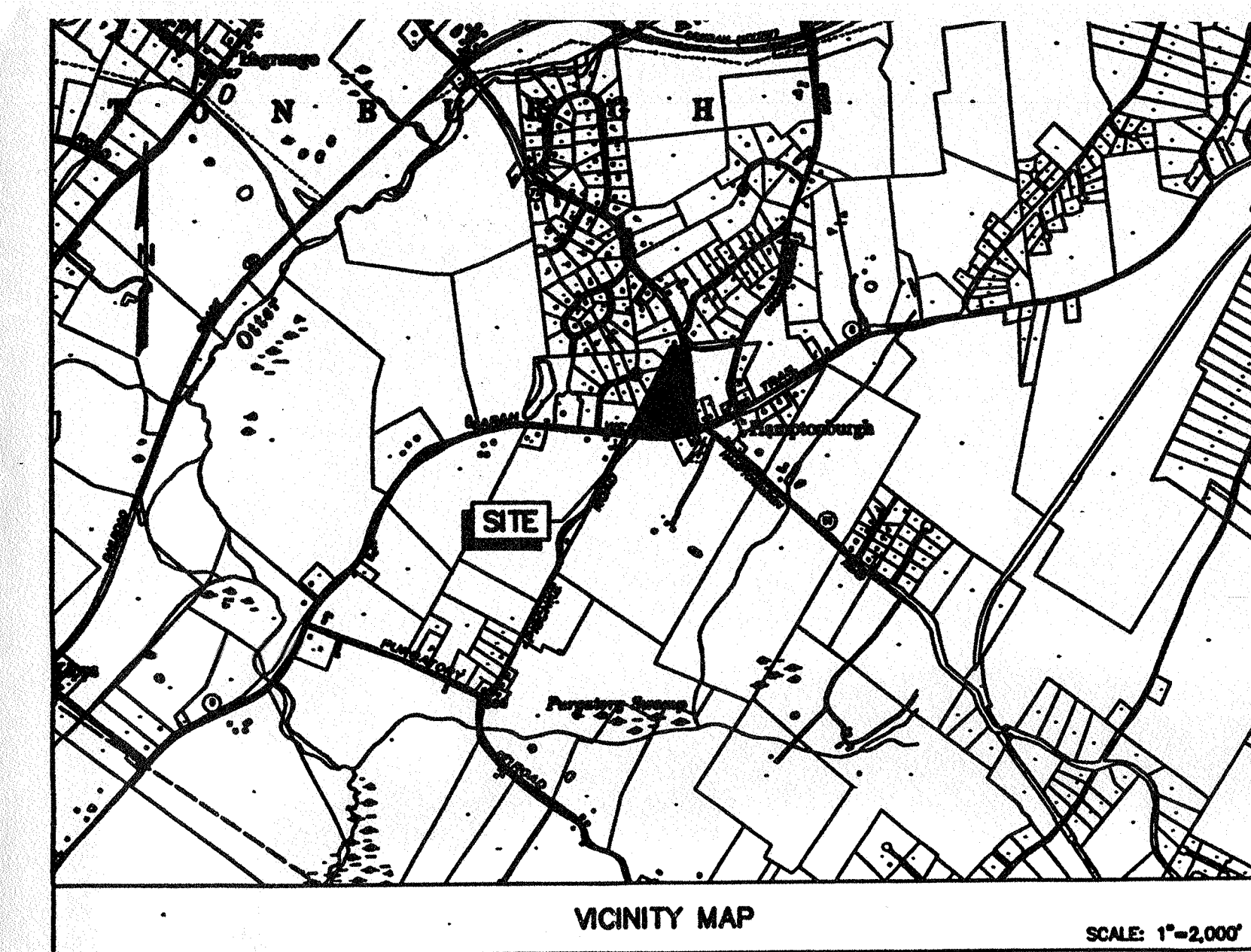
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GRASS LINED SWALE

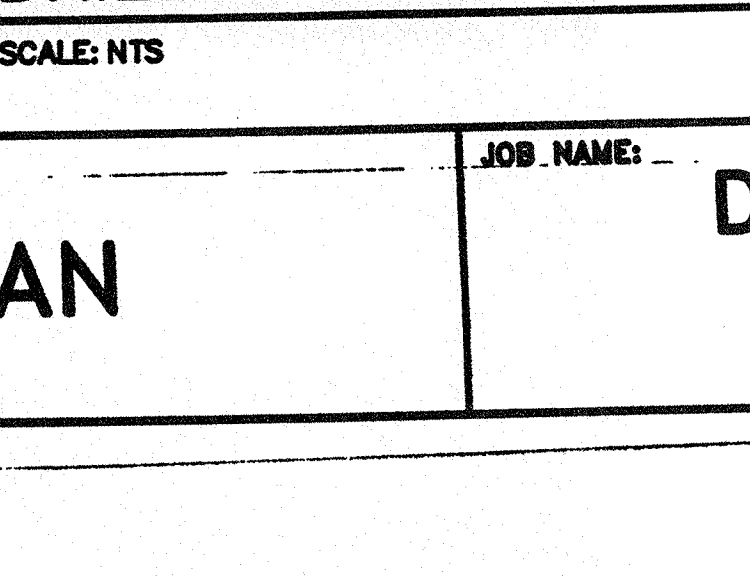
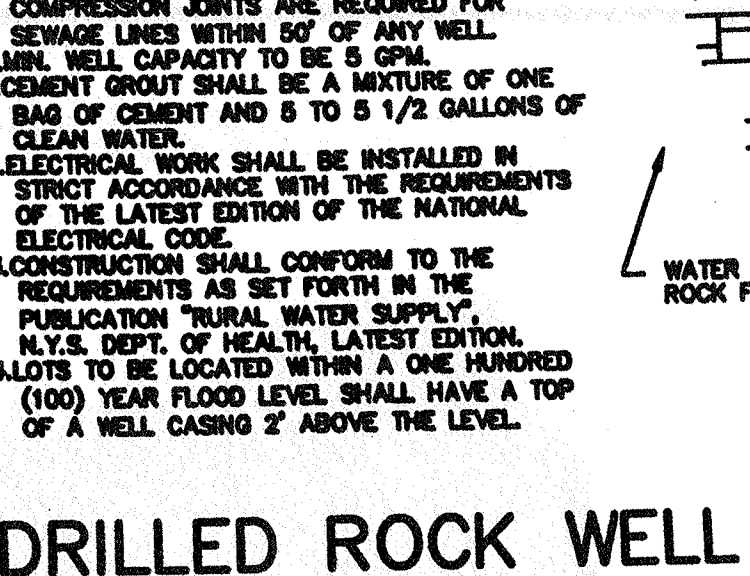
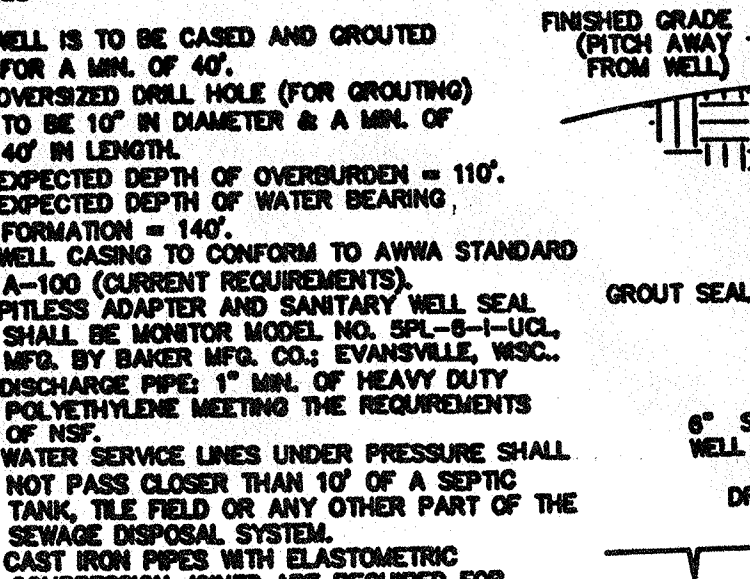
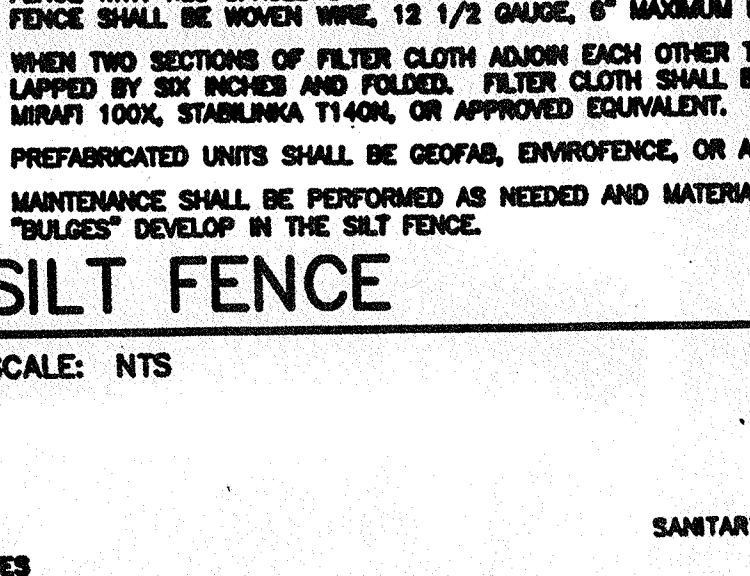
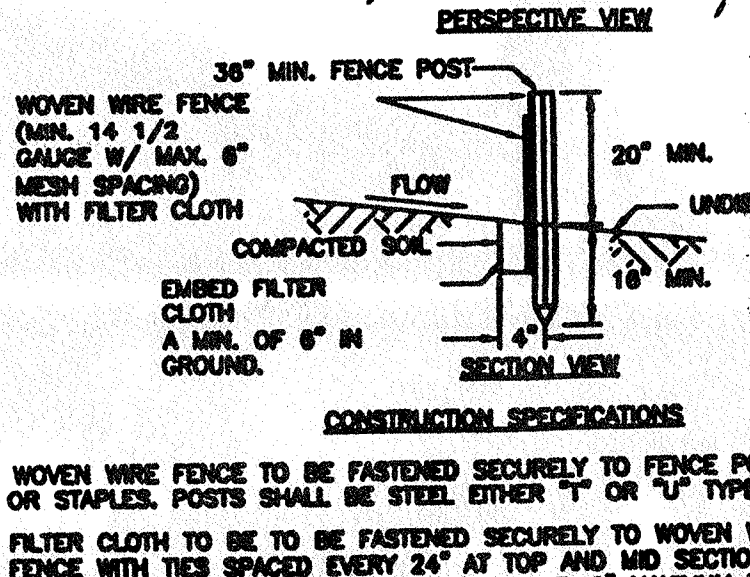
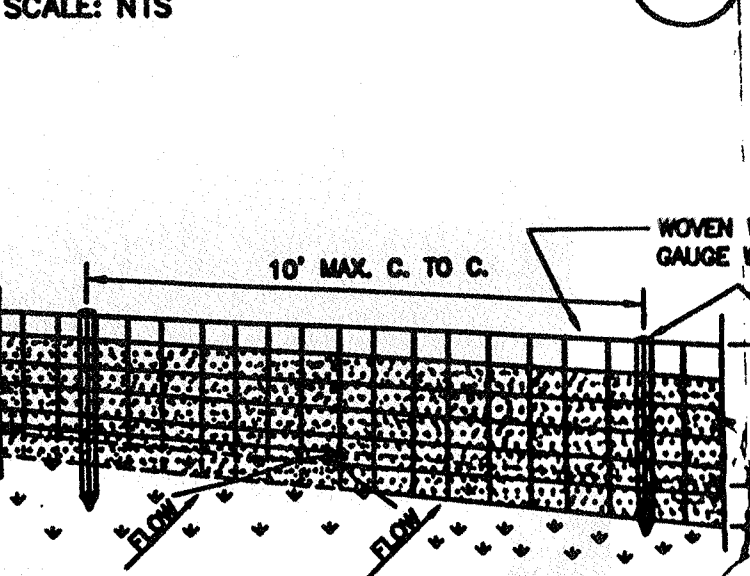
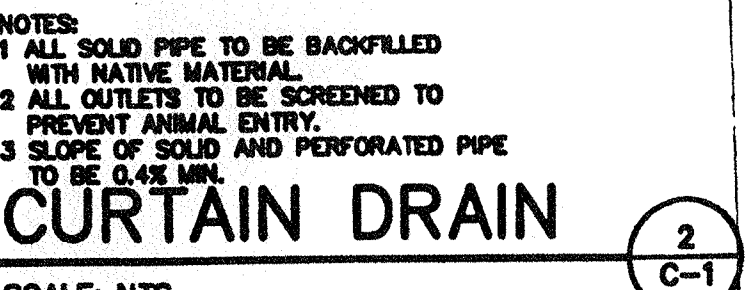
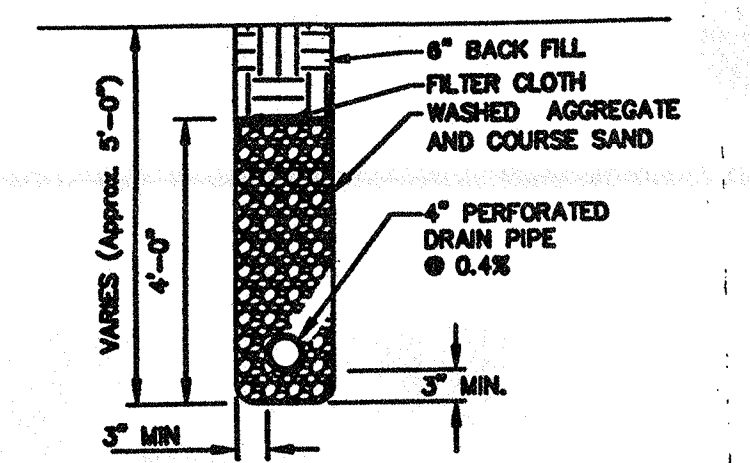
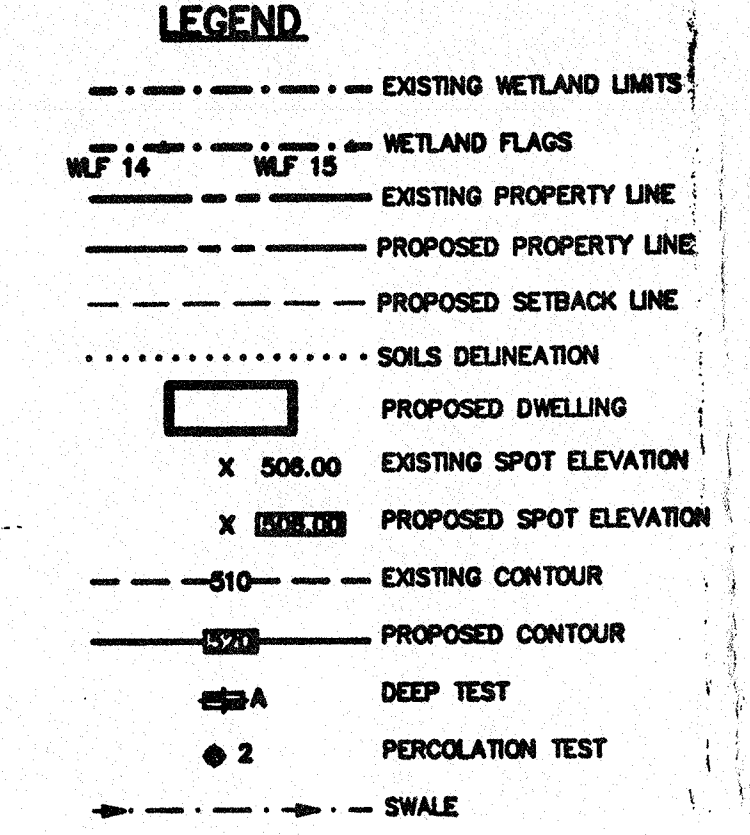
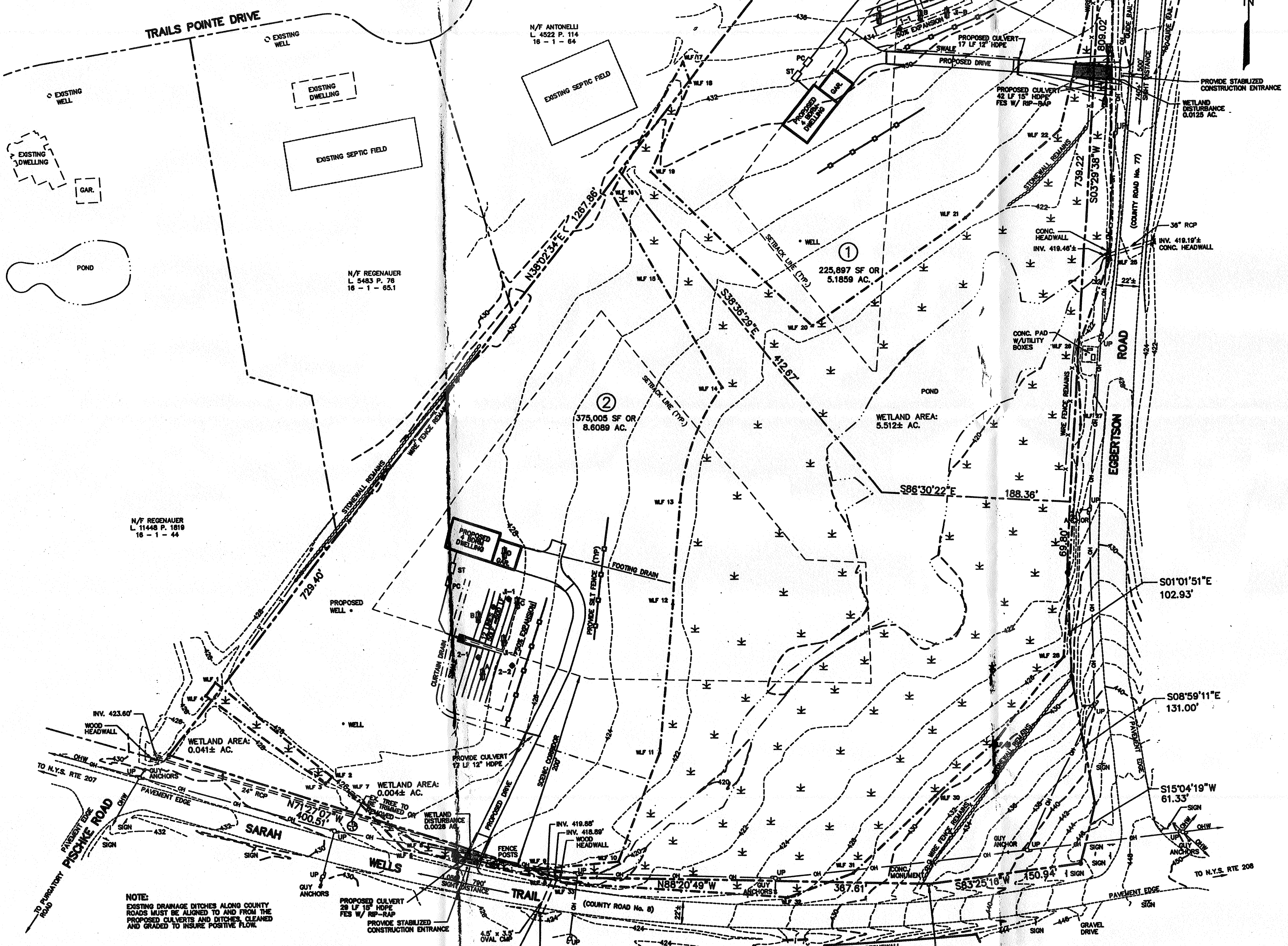
SCALE: NTS



C-1



VICINITY MAP SCALE: 1"=200'



- ABBREVIATIONS**
- AC ACRE
 - BF BASEMENT FLOOR
 - BLK. BLOCK
 - CB CATCH BASIN
 - CDL DETAIL
 - DEPT. DEPARTMENT
 - DET. DETAIL
 - DWG. DRAWING
 - EX. EXISTING
 - FF FINISHED FLOOR ELEVATION
 - FM FILED MAP
 - FT. FEET
 - GAL. GALLON
 - GF GARAGE FLOOR
 - GPD GALLONS PER DAY
 - GPM GALLONS PER MINUTE
 - HR. HOUR
 - IN. INCH ELEVATION
 - IP IRON PIPE
 - LIB. LIBRARY
 - LIC. LICENSE
 - LF LINEAR FEET
 - LSE LOWEST SCHEDULEABLE ELEVATION
 - MAX. MAXIMUM
 - MH MANHOLE
 - MIN. MINIMUM OR MINUTE
 - N/F NOW OR FORMERLY
 - NTS NOT TO SCALE
 - P.C. PAVED
 - PVC POLYVINYL CHLORIDE
 - PROP. PROPOSED
 - REF. REFERENCE
 - REV. REVISION
 - SF SQUARE FOOT
 - SQ. SQUARE
 - SAN. SANITARY SEWER
 - STD. STANDARD
 - TIP. TYPICAL
 - UT. UTILITY POLE
 - V. VALVE
 - W. WATER
 - W/O WITHOUT

CURTAIN DRAIN

SCALE: NTS

- NOTES**
1. ALL SOLID PIPE TO BE BACKFILLED WITH NATIVE MATERIAL.
 2. ALL OUTLETS TO BE SCREENED TO PREVENT ANIMAL ENTRY.
 3. SLOPE OF SOLID AND PERFORATED PIPE TO BE AS SHOWN.

SILT FENCE

SCALE: NTS

- NOTES**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR SIMILAR. POSTS SHALL BE STEEL EITHER "1" OR "1/2" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 1 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, LEAFY TUCK, STABILIZED TUCK, OR APPROVED EQUIVALENT.
 4. PREFABRICATED UNITS SHALL BE GEOTEX, ENVIROFENCE, OR APPROVED EQUIVALENT.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

DRILLED ROCK WELL

SCALE: NTS

GENERAL NOTES:

1. RECORD OWNER AND APPLICANT: DINGLE DEVELOPMENT, INC. 301 SARAH WELLS TRAIL CAMPBELL HALL, NY 10816
2. TAX MAP NUMBER: SECTION 16, BLOCK 1, LOT 3.21
3. DEED REFERENCED: LIND 11586, PAGE 848
4. AREA: 14.0966 ACRES
5. ZONING DISTRICT: R-2A

PROVIDED: LOT 1 8.2281 AC.	PROVIDED: LOT 3 8.8681 ac.
LOT AREA: 2 AC.	LOT 2 255' x 255'
LOT WIDTH: 250' MIN.	255'
FRONT YARD: 25' MIN.	255'
SIDE YARD: 7' MIN.	188.7'
BOTH SIDE YARDS: 14' MIN.	144'
REAR YARD: 10' MIN.	101.1'
STREET FRONTAGE: 250' MIN.	255'
BUILDING HEIGHT: 35' MAX.	35'
BUILDING COVERAGE: 65% MAX.	65%
6. REFERENCES:
 - "SURVEY PREPARED FOR DINGLE DEVELOPMENT, INC. TOWN OF HAMPTONBURGH, ORANGE COUNTY, NEW YORK" PREPARED BY LANG & TULLY ENGINEERING AND SURVEYING, P.C. GOSHEN, NY DATED: SEPT. 24, 2004
 - "WETLANDS FROM 'WETLANDS MAP FOR DINGLE DEVELOPMENT, INC. TOWN OF HAMPTONBURGH, ORANGE COUNTY, NEW YORK' PREPARED BY LANG & TULLY ENGINEERING AND SURVEYING, P.C. GOSHEN, NY DATED: SEPT. 24, 2004"
 - "LOT LINE CHANGE FOR LANDS OF RESENAUER, TOWN OF HAMPTONBURGH, ORANGE COUNTY, NEW YORK" DATED AUGUST 21, 2000. PREPARED BY AZZOLINA, PELRY & RAMONDI ENGINEERING GROUP, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, MONROE, NY. MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE NOVEMBER 8, 2000 AS MAP #2000-10.
7. CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.

NO.	DATE	REVISION	BY	CHK.
B	9/21/05	SUBMITTED FOR PLANNING BOARD REVIEW	PAH	M.S.
A	9/17/05	SUBMITTED FOR PLANNING BOARD REVIEW	PAH	M.S.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 3, 2004.

RODNEY C. KNOWLTON, L.S. 9/21/05
MICHAEL J. SANDOR PE
ANY PROFESSIONAL ENGINEER NO. 60445

MJS ENGINEERING
MJS Engineering PC
281 Greenwich Ave
Goshen, NY 10924
845-291-5850
Fax 845-291-6857

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

SUBDIVISION PLAN

SHEET TITLE: _____

JOB NAME: _____

DINGLE DEVELOPMENT, INC.
SUBDIVISION
TOWN OF HAMPTONBURGH, ORANGE COUNTY, NEW YORK

DATE: 1/28/05	REV. NO. b
JOB NO. 050103	DWG. NO. C-1
SCALE: 1"=50'	SHEET 1 OF 1

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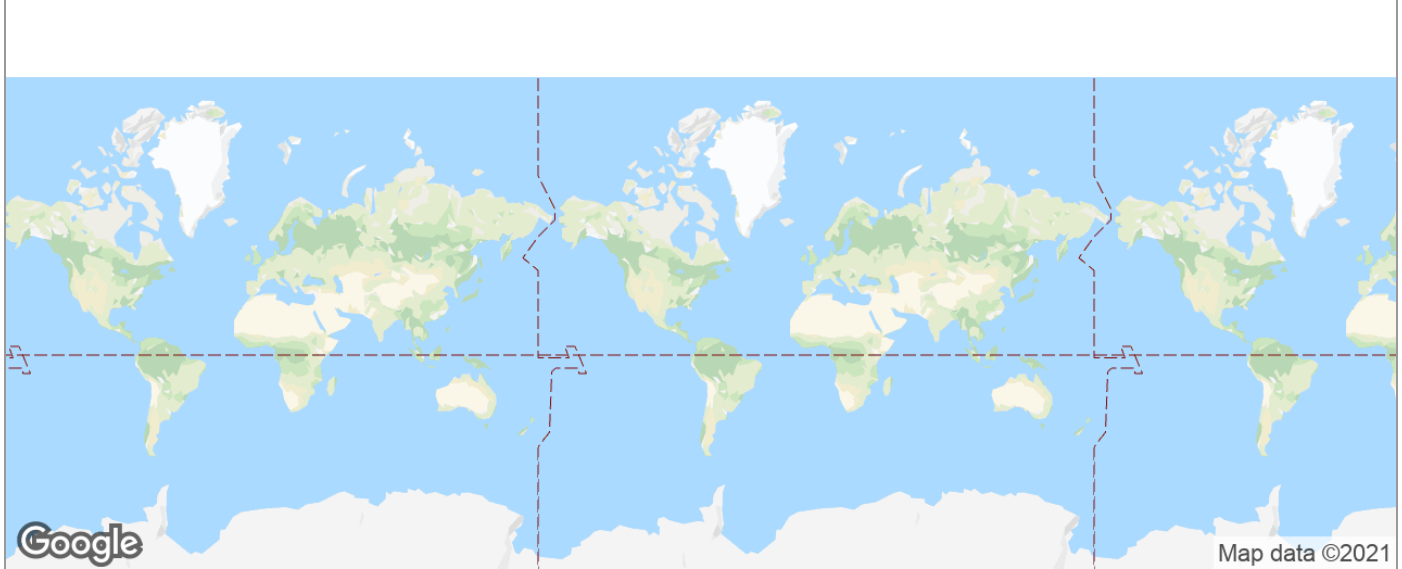
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POPULATION

TOTAL POPULATION
MEDIAN AGE
MEDIAN AGE (MALE)
MEDIAN AGE (FEMALE)

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS
OF PERSONS PER HH
AVERAGE HH INCOME
AVERAGE HOUSE VALUE

RACE

% WHITE
% BLACK
% ASIAN
% HAWAIIAN
% INDIAN
% OTHER

ETHNICITY

% HISPANIC

* Demographic data derived from 2010 US Census

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