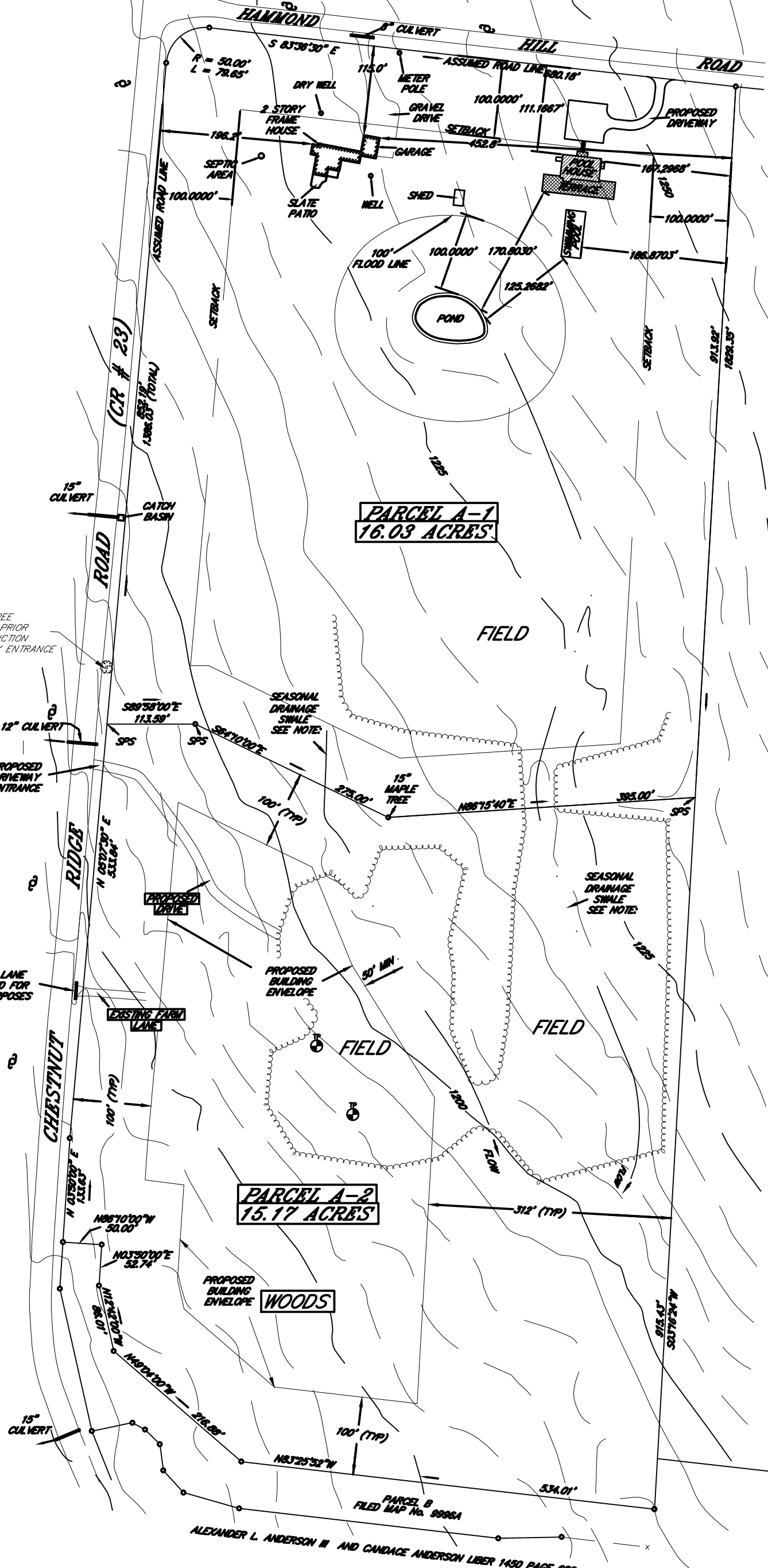




26" MAPLE TREE TO BE REMOVED PRIOR TO THE CONSTRUCTION OF THE NEW DRIVEWAY ENTRANCE

EXISTING FARM LANE NOT TO BE USED FOR RESIDENTIAL PURPOSES

BLY AND HOUSTON LLP
LAND SURVEYORS
PO BOX 639
8 ELM DRIVE
MILLBROOK, NEW YORK 12545
PHONE 845-677-5819



ALEXANDER L. ANDERSON III AND WILLIAM DEAN TEMPLE
DEED DOCUMENT 02-2004-0394

- LEGEND**
- NO PHYSICAL BOUNDS
UTILITY POLE
STEEL PIN SET
- FOR DRIVEWAYS IN EXCESS OF 500 LINEAR FEET:
1. FINISHED GRADE FOR ALL PARTS OF THE DRIVEWAY SHALL NOT EXCEED 12 PERCENT.
 2. THE CLEARED AND GRADED WIDTH OF THE DRIVEWAY SHALL NOT BE LESS THAN 20 FEET. THE MINIMUM DRIVEWAY WIDTH SHALL NOT BE LESS THAN 16 FEET WITH A TRAVEL WAY WIDTH OF NOT LESS THAN 12 FEET AND 4 FOOT SHOULDERS TO EACH SIDE.
 3. SHOULDERS SHALL BE TOP SOLED, SEEDED WITH AN APPROPRIATE GRASS OR GRASS BLEND, AND MULCHED.
 4. PASSING TURNOUTS SHALL BE PLACED AT NO MORE THAN FIVE HUNDRED FOOT INTERVALS ALONG THE LENGTH OF THE DRIVEWAY. THE PASSING TURNOUTS SHALL HAVE AN ADDITIONAL 4 FEET OF THE SHOULDER WIDTH.
 5. ALL ROOTS AND STUMPS SHALL BE GRUBBED, EXCAVATED AND REMOVED FROM THE TRAVEL WAY AND SHOULDERS.
 6. ALL UNSATURABLE AND UNSTABLE MATERIALS SHALL BE COMPLETELY EXCAVATED AND REMOVED AND ALL ROCKS OR BOULDERS LARGER THAN 6 INCHES ACROSS SHALL BE EXCAVATED TO AT LEAST 8 INCHES BELOW FINISHED GRADE.
 7. THE FOUNDATION COURSE OF THE DRIVEWAY SHALL BE A MINIMUM OF 6 INCHES OF CLEAN, RUN OF BANK GRAVEL.
 8. FINAL COURSE OF THE DRIVEWAY SHALL BE A MINIMUM OF 4 INCHES OF ITEM 4 OR PROCESSED GRAVEL.
 9. THE TRAVEL WAY, PASSING TURNOUTS, SHOULDERS AND FLOW LINE OF DRAINAGE DITCHES AND SWALES SHALL BE MAINTAINED IN SATISFACTORY CONDITION TO ASSURE SAFE AND CONTINUOUS, YEAR ROUND ACCESS FOR ALL VEHICLES.
 10. TREES AND SHRUBS SHALL BE TRIMMED AND MAINTAINED SO AS NOT TO HANG INTO OR OBSTRUCT THE TRAVEL WAY, PASSING TURNOUTS AND SHOULDERS. OVERHEAD BRANCHES SHALL BE TRIMMED TO A HEIGHT OF NOT LESS THAN 13 FEET.
 11. A DEVELOPMENT PLAN FOR THE DRIVEWAY TOGETHER WITH ROAD PROFILES AND OTHER INFORMATION AS MAY BE REQUIRED BY THE TOWN BUILDING INSPECTOR, SHALL ACCOMPANY PLANS FOR CONSTRUCTION ON THE PROPERTY AT THE TIME AN APPLICATION FOR A BUILDING PERMIT IS MADE. THE DEVELOPMENT PLAN AND PROFILES SHALL SHOW CONFORMITY OF THE PROPOSED DRIVEWAY CONSTRUCTION WITH THESE STANDARDS. THESE PLANS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND SHALL BEAR THE SEAL AND SIGNATURE OF SUCH ENGINEER.
 12. UPON COMPLETION, THE APPLICANT'S ENGINEER SHALL CERTIFY TO THE TOWN THAT THE DRIVEWAY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND WITH THESE SPECIFICATIONS. SUCH CERTIFICATION SHALL ACCOMPANY THE APPLICATION FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS. SUCH CERTIFICATION SHALL BE IN THE FORM OF AN AS-BUILT SURVEY OF THE DRIVEWAY AND OTHER IMPROVEMENTS.
 13. THE DRIVEWAY CONSTRUCTION REQUIREMENTS AS SHOWN ON THE FINAL DEVELOPMENT PLAN OR PLAT APPROVED BY THE PLANNING BOARD SHALL BE REFERENCED IN THE DEED FOR THE PROPERTY UPON TRANSFER.

- FOR DRIVEWAYS UP TO 500' IN LENGTH:
1. FINISHED GRADE FOR ALL PARTS OF THE DRIVEWAY SHALL NOT EXCEED 12 PERCENT.
 2. THE MINIMUM DRIVEWAY WIDTH SHALL NOT BE LESS THAN 16 FEET WITH A TRAVEL WAY WIDTH OF NOT LESS THAN 12 FEET.
 3. A DEVELOPMENT PLAN FOR THE DRIVEWAY TOGETHER WITH ROAD PROFILES AND OTHER INFORMATION AS MAY BE REQUIRED BY THE TOWN BUILDING INSPECTOR, SHALL ACCOMPANY PLANS FOR CONSTRUCTION ON THE PROPERTY AT THE TIME AN APPLICATION FOR A BUILDING PERMIT IS MADE. THE DEVELOPMENT PLAN AND PROFILES SHALL SHOW CONFORMITY OF THE PROPOSED DRIVEWAY CONSTRUCTION WITH THESE STANDARDS. THESE PLANS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND SHALL BEAR THE SEAL AND SIGNATURE OF SUCH ENGINEER.
 4. UPON COMPLETION, THE APPLICANT'S ENGINEER SHALL CERTIFY TO THE TOWN THAT THE DRIVEWAY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND WITH THESE SPECIFICATIONS. SUCH CERTIFICATION SHALL ACCOMPANY THE APPLICATION FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS. SUCH CERTIFICATION SHALL BE IN THE FORM OF AN AS-BUILT SURVEY OF THE DRIVEWAY AND OTHER IMPROVEMENTS TO THE PROPERTY.
 5. THE DRIVEWAY CONSTRUCTION REQUIREMENTS AS SHOWN ON THE FINAL DEVELOPMENT PLAN OR PLAT APPROVED BY THE PLANNING BOARD SHALL BE REFERENCED IN THE DEED FOR THE PROPERTY UPON TRANSFER.

SEASONAL DRAINAGE SWALE NOTE:

THE OWNERS OF PARCEL A-1 SHALL HAVE THE RIGHT TO CONTINUE TO DRAIN SEASONAL RUNOFF THROUGH THE EXISTING GRASS DRAINAGE SWALES, SHOWN HEREON, LOCATED ON PARCEL A-2 UNTIL AN ALTERNATE ARRANGEMENT CAN BE MADE BETWEEN THE OWNERS OF PARCEL A-1 AND PARCEL A-2.

TOWN OF WASHINGTON PLANNING BOARD
OWNER / APPLICANT SIGNATURES

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREIN INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO COMPLY WITH ALL CONDITIONS OF SUBDIVISION APPROVAL AND CONSENT TO THE FILING OF THIS MAP IN OFFICE OF THE DUTCHESS COUNTY CLERK.

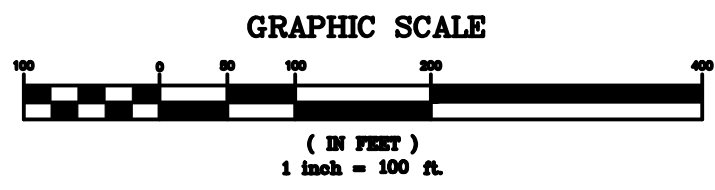
OWNER _____
DATE _____
APPLICANT _____
DATE _____

TOWN OF WASHINGTON PLANNING BOARD
PLAN APPROVAL

THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DENICED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF WASHINGTON PLANNING BOARD AT A MEETING HELD ON _____ AND THE CONDITIONS OF SITE PLAN APPROVAL HAVE BEEN SATISFIED OR ARRANGEMENTS HAVE BEEN MADE TO ENSURE THE COMPLETION OF ANY OUTSTANDING OR INCOMPLETE CONDITIONS.

CHAIRMAN _____
DATE _____

POOL & DRIVEWAY BY CRISP ARCHITECTS
TO ORIGINAL SURVEY BY BLY & HOUSTON LLP,
LAND SURVEYORS

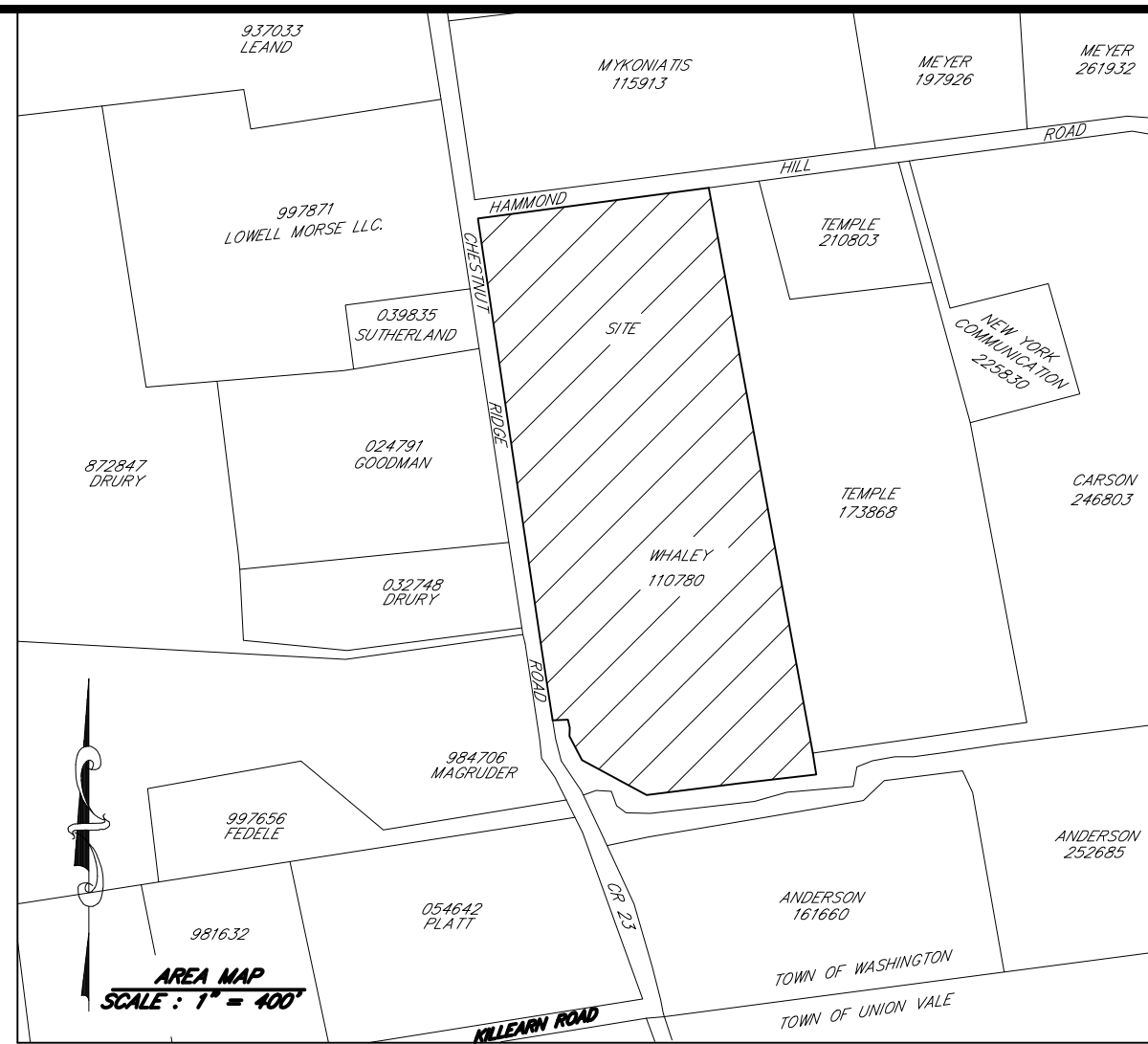


MAP
OF
WHALEY SUBDIVISION

TOWN OF WASHINGTON SCALES: 1" = 100'
DUTCHESS COUNTY, NEW YORK
NOVEMBER 20, 2016
JANUARY 31, 2017
REVISED APRIL 27, 2017

I HEREBY CERTIFY THAT THIS SURVEY MAP WAS COMPLETED ON NOVEMBER 20, 2016 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION.

BRYAN M. HOUSTON L.S. No. 30288



NOTES

REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
1. MAP ENTITLED "MAP OF TYDSELY SUBDIVISION SECTION II" FILED MAP No. 99964 RECORDED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 2, 2004
2. MAP ENTITLED "LOT LINE CHANGE BETWEEN TYDSELY AND TULLER/TEMPLE" FILED MAP No. 99968 RECORDED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON MARCH 21, 2005

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
ASSUMED ROAD LINE SHOWN HEREON BASED ON A 3 ROD ROAD.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
DWELLING SHOWN HEREON SERVED BY UNDERGROUND UTILITIES.
ZONING DESIGNATION : RR - 10
ZONING DISTRICT INFORMATION : POTENTIAL AQUIFER SOILS : NO
CERTIFIED AGRICULTURAL DISTRICT : NO
PRIME AGRICULTURAL SOILS : NO
AGRICULTURAL SOILS OF STATEWIDE IMPORTANCE : YES

OWNER OF RECORD: ROBERT B. WHALEY
MELANIE S. WHALEY
PO BOX 592
MILLBROOK, NEW YORK 12545

REFERENCE DEED: DOCUMENT No. 02-2004-9196
TAX ID No.: 135889-6963-00-110780-00
TOTAL ACREAGE BEFORE SUBDIVISION: 31.20 ACRES
TOPOGRAPHY SHOWN HEREON TAKEN FROM THE DUTCHESS COUNTY GEDACCESS WEB SITE. 5' CONTOUR INTERVAL.
THE PROPOSED PARCEL A-2 SHOWN HEREON TO BE DEED RESTRICTED TO BUILD INSIDE OF THE BUILDING ENVELOPE SHOWN HEREON.