

LOCATION MAP SCALE: 1" = 2000'

SITE DATA

TAX MAP NO: 135889-6787-00-908050
 LOT AREA: 45.3 ACRES
 ZONING DISTRICT: RS-10: RURAL RESIDENTIAL
 PROPOSED USE: SINGLE-FAMILY DWELLING
 SCHOOL DISTRICT: MILLBROOK CENTRAL S.D.
 FIRE: MILLBROOK FIRE DEPARTMENT IN THE TOWN OF WASHINGTON FIRE PROTECTION DISTRICT
 THE TOWN OF WASHINGTON FIRE PROTECTION DISTRICT
 SUBDIVISION PLAN: N/A

MAP NOTES

1. Property lines shown are those shown on the Tax Map of 2000 for the Town of Washington, New York. They are not to be construed as a warranty of accuracy by the Town of Washington, New York.
2. The owner, applicant, contractor and other interested parties are hereby notified that the property lines shown on this map are not to be construed as a warranty of accuracy by the Town of Washington, New York.
3. The owner, applicant, contractor and other interested parties are hereby notified that the property lines shown on this map are not to be construed as a warranty of accuracy by the Town of Washington, New York.
4. The owner, applicant, contractor and other interested parties are hereby notified that the property lines shown on this map are not to be construed as a warranty of accuracy by the Town of Washington, New York.
5. The owner, applicant, contractor and other interested parties are hereby notified that the property lines shown on this map are not to be construed as a warranty of accuracy by the Town of Washington, New York.
6. The owner, applicant, contractor and other interested parties are hereby notified that the property lines shown on this map are not to be construed as a warranty of accuracy by the Town of Washington, New York.
7. The owner, applicant, contractor and other interested parties are hereby notified that the property lines shown on this map are not to be construed as a warranty of accuracy by the Town of Washington, New York.
8. The owner, applicant, contractor and other interested parties are hereby notified that the property lines shown on this map are not to be construed as a warranty of accuracy by the Town of Washington, New York.
9. The owner, applicant, contractor and other interested parties are hereby notified that the property lines shown on this map are not to be construed as a warranty of accuracy by the Town of Washington, New York.
10. The owner, applicant, contractor and other interested parties are hereby notified that the property lines shown on this map are not to be construed as a warranty of accuracy by the Town of Washington, New York.

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
D/D	B/D	DUTCHES-CHERRY, Comp., clay, silty, rocky
G/S	C	GEORGIA silt loam, 3 to 8 ft, slopes
P/C	A/D	PALMUS, muck
S/C	C	STRONGBOND, silt loam, 8 to 15 ft
Su	D	SUN silt loam

REVISIONS

DATE	DESCRIPTION
01/22/20	ORIGINAL DRAWING
01/13/21	HOUSE FOOTPRINT, BASEMENT SERVICE, DECREASE BEDROOM COUNT, EIM, DOSE
05/23/21	REVISED TO SHOW DEVELOPER RESIDENTIAL SITE PLAN

WARNING STAMP

VIOLATION OF THIS REGULATIONS IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED SURVEYOR, SHALL BE CONSIDERED AS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK

PROJECT LOCATION

89A, 89E BANGALL ROAD, MILLBROOK
 TOWN OF WASHINGTON
 COUNTY OF DUTCHESS
 STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF SINGLE-FAMILY RESIDENCE TO BE SERVED BY NEW INDIVIDUAL PRIVATE SEPTIC & WELL. THIS RESIDENCE SHALL BE A 2.5 STOREY, 1300 SQ FT, 4 BEDROOM RESIDENCE SHALL BE A GUEST HOUSE.

PREPARED FOR

JESSE DERRIS & JORDANA KIER
 9 WEST 20TH STREET - UNIT #11
 NEW YORK, NY 10011

OVERALL AERIAL MAP WITH TAX PARCELS

STORMWATER POLLUTION PREVENTION PLAN (BASIC)

SCALE: AS NOTED

PRINTED
 March 23, 2021

BADLEY & WATSON
 Professional Engineers, P.E.
 185 West 45th Street, 11th Floor
 New York, NY 10018
 212-921-1111
 www.badley-watson.com

CONTRACT: 2020 BY GIBBY, A. WELSH, SANCING, & QUAINANCE, P.C.



TOWN OF WASHINGTON PLANNING BOARD RESOLUTION GENERAL NOTES

1. The developer, owner or preparer shall at all times comply with the New York State Uniform Construction Code (UCC) and all other applicable laws and regulations.
2. At the time of application for a building permit, and prior to any building work, the applicant shall submit a copy of the approved Stormwater Pollution Prevention Plan (SWPPP) to the Town of Washington Planning Board.
3. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
4. The SWPPP shall be updated as needed throughout the construction process.
5. The SWPPP shall be maintained on-site throughout the construction process.
6. The SWPPP shall be made available to the Town of Washington Planning Board at all times.
7. The SWPPP shall be submitted to the Town of Washington Planning Board for review and approval.
8. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
9. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
10. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.

TOWN OF WASHINGTON PLANNING BOARD RESOLUTION GENERAL NOTES

1. The developer, owner or preparer shall at all times comply with the New York State Uniform Construction Code (UCC) and all other applicable laws and regulations.
2. At the time of application for a building permit, and prior to any building work, the applicant shall submit a copy of the approved Stormwater Pollution Prevention Plan (SWPPP) to the Town of Washington Planning Board.
3. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
4. The SWPPP shall be updated as needed throughout the construction process.
5. The SWPPP shall be maintained on-site throughout the construction process.
6. The SWPPP shall be made available to the Town of Washington Planning Board at all times.
7. The SWPPP shall be submitted to the Town of Washington Planning Board for review and approval.
8. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
9. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
10. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.

TOWN OF WASHINGTON PLANNING BOARD RESOLUTION GENERAL NOTES

1. The developer, owner or preparer shall at all times comply with the New York State Uniform Construction Code (UCC) and all other applicable laws and regulations.
2. At the time of application for a building permit, and prior to any building work, the applicant shall submit a copy of the approved Stormwater Pollution Prevention Plan (SWPPP) to the Town of Washington Planning Board.
3. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
4. The SWPPP shall be updated as needed throughout the construction process.
5. The SWPPP shall be maintained on-site throughout the construction process.
6. The SWPPP shall be made available to the Town of Washington Planning Board at all times.
7. The SWPPP shall be submitted to the Town of Washington Planning Board for review and approval.
8. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
9. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
10. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.

TOWN OF WASHINGTON PLANNING BOARD RESOLUTION GENERAL NOTES

1. The developer, owner or preparer shall at all times comply with the New York State Uniform Construction Code (UCC) and all other applicable laws and regulations.
2. At the time of application for a building permit, and prior to any building work, the applicant shall submit a copy of the approved Stormwater Pollution Prevention Plan (SWPPP) to the Town of Washington Planning Board.
3. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
4. The SWPPP shall be updated as needed throughout the construction process.
5. The SWPPP shall be maintained on-site throughout the construction process.
6. The SWPPP shall be made available to the Town of Washington Planning Board at all times.
7. The SWPPP shall be submitted to the Town of Washington Planning Board for review and approval.
8. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
9. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.
10. The SWPPP shall be approved by the Town of Washington Planning Board prior to the start of any construction.

TOWN OF WASHINGTON PLANNING BOARD PLAN APPROVAL

This plan of development for the property is approved as shown on the attached drawings and subject to the conditions of the Stormwater Pollution Prevention Plan (SWPPP) and the conditions of the Planning Board. The applicant shall ensure that all conditions are met prior to the start of any construction.

Chairman: _____
 Date: _____

ZONING DATA

DISTRICT: RS-10: RURAL RESIDENTIAL

Minimum Lot Size	Required	Proposed
Minimum Lot Area	50 sq ft	45.3 ac
Minimum Setback	400 ft	1,500 ft
Front	100 ft	800 ft
Side	75 ft	600 ft
Back	75 ft	600 ft
Maximum Building Height	2.5 stories	1 story
Maximum Coverage	10%	1.5%
Minimum Road Frontage	400 ft	1,500 ft

AERIAL MAP
 SCALE: 1" = 200'