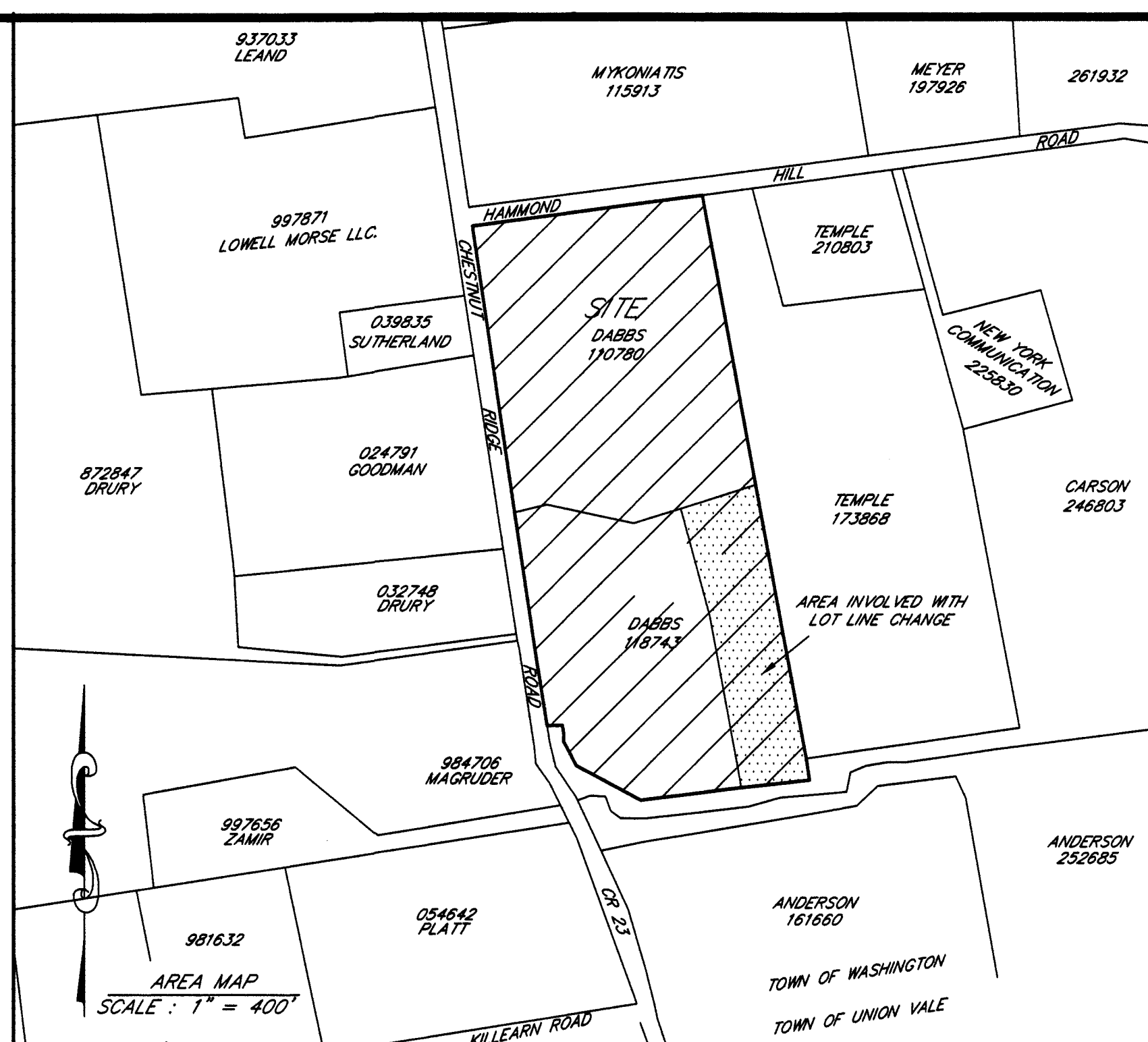


- FOR DRIVEWAYS IN EXCESS OF 500 LINEAR FEET:**
1. FINISHED GRADE FOR ALL PARTS OF THE DRIVEWAY SHALL NOT EXCEED 12 PERCENT.
 2. THE CLEARED AND GRADED WIDTH OF THE DRIVEWAY SHALL NOT BE LESS THAN 20 FEET. THE MINIMUM DRIVEWAY WIDTH SHALL NOT BE LESS THAN 16 FEET WITH A TRAVEL WAY WIDTH OF NOT LESS THAN 12 FEET AND 4 FOOT SHOULDERS TO EACH SIDE.
 3. SHOULDERS SHALL BE TOP SOILED, 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 UNSUITABLE AND UNSTABLE MATERIALS SHALL BE COMPLETELY EXCAVATED AND REMOVED AND ALL ROOTS OR BOLLERS LARGER THAN 8 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 8 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.
- 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 PLAN APPROVED BY THE PLANNING BOARD SHALL BE REFERENCED IN THE DEED FOR THE PROPERTY UPON TRANSFER.

- EROSION CONTROL NOTES**
- AT THE TIME OF APPLICATION FOR A BUILDING PERMIT, AND PRIOR TO ANY LAND CLEARING OR SITE PREPARATION WORK FOR CONSTRUCTION OF IMPROVEMENTS ON ANY OF THE LOTS AS APPROVED HEREIN, AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH SECTION 335 OF THE TOWN ZONING LAW SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY IMPROVEMENT UNTIL THE EROSION AND SEDIMENT CONTROL PLAN HAS BEEN APPROVED.
- THE DISCHARGER, OWNER OR OPERATOR SHALL AT ALL TIMES COMPLY WITH THE NEW YORK STATE'S GENERAL PERMIT (GP-02-01) REQUIREMENTS. A COPY OF ANY COMPLETED NOTICE OF INTENT SUBMITTED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO GP-02-01 SHALL BE SUBMITTED TO THE PLANNING BOARD.
- 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.



- "NOTES"**
1. MAP ENTITLED "MAP OF TILDSELY SUBDIVISION SECTION 11" FILED MAP NO. 8986A RECORDED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 2, 2004.
 2. MAP ENTITLED "LOT LINE CHANGE BETWEEN TILDSELY AND TULLER/TEMPLE" FILED MAP NO. 8986B RECORDED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON MARCH 21, 2005.
 3. MAP ENTITLED "MAP OF WHALEY SUBDIVISION" FILED MAP 8986C RECORDED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 9, 2017.
- "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

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 HEREON 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: _____

OWNER: _____ DATE: _____

TOWN OF WASHINGTON PLANNING BOARD
SUBDIVISION APPROVAL

THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DESCRIBED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF WASHINGTON PLANNING BOARD AT A MEETING HELD ON _____ AND AFTER A PUBLIC HEARING HELD ON _____ BY SIGNATURE OF THE CHAIRMAN AS SET FORTH FORTH BELOW, THE PLANNING BOARD CERTIFIES THAT THE REQUIREMENTS OF SECTION 276 OF THE TOWN LAW AND THE REQUIREMENTS OF CHAPTER 115 OF THE TOWN OF WASHINGTON CODE HAVE BEEN MET AND THE CONDITIONS OF SUBDIVISION APPROVAL HAVE BEEN SATISFIED OR ARRANGEMENTS HAVE BEEN MADE TO ENSURE THE COMPLETION OF ANY OUTSTANDING OR INCOMPLETE CONDITIONS.

CHAIRMAN: _____ DATE: _____

AREA SUMMARY

PARCEL A-1 TAX ID: 6963-00-110780-00
16.03 ACRES BEFORE LOT LINE CHANGE + 4.47 ACRES = 20.50 ACRES AFTER LOT LINE CHANGE
PARCEL A-2 TAX ID: 6963-00-118743-00
15.17 ACRES BEFORE LOT LINE CHANGE AS PER TAX MAP: - 4.47 ACRES = 10.70 ACRES AFTER LOT LINE CHANGE

HEALTH DEPARTMENT

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE 11, TITLE 11, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE 11 OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL, IS NEITHER SOUGHT NOR GRANTED.

COMMISSIONER OF HEALTH: _____ DATE: _____

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

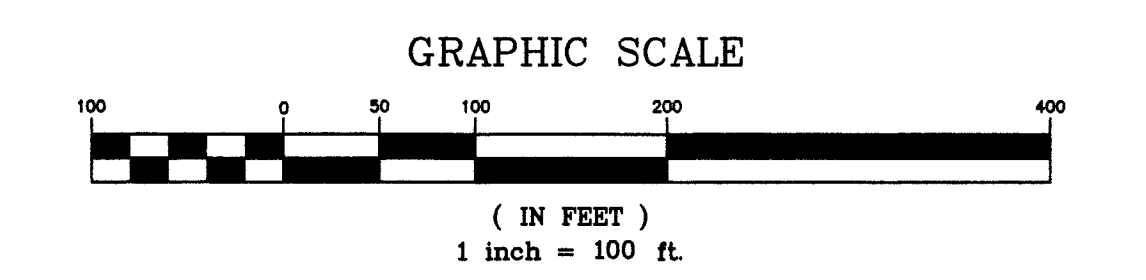
ZONING DISTRICT INFORMATION: POTENTIAL AQUIFER SOILS: NO
CERTIFIED AGRICULTURAL DISTRICT: NO
PRIME AGRICULTURAL SOILS: NO
AGRICULTURAL SOILS OF STATEWIDE IMPORTANCE: YES

OWNER OF RECORD: ETHAN M. AND JENNA M. DABBS
TO HAMMOND HILL ROAD
DOVER PLAINS, NEW YORK 12522

REFERENCE DEED: DOCUMENT NO. 02-2019-50523
DOCUMENT NO. 02-2019-50524

TAX ID No.: 135889-6963-00-110780-00
135889-6963-00-118743-00

TOPOGRAPHY SHOWN HEREON TAKEN FROM THE DUTCHESS COUNTY GEOACCESS WEB SITE, 5' CONTOUR INTERVAL.



LOT LINE CHANGE
PREPARED FOR
DABBS

TOWN OF WASHINGTON DUTCHESS COUNTY, NEW YORK
SCALE: 1" = 100' FEBRUARY 14, 2021



I HEREBY CERTIFY THAT THIS SURVEY MAP WAS COMPLETED ON FEBRUARY 14, 2021 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION.

Brian M. Houston L.S. No. 50285