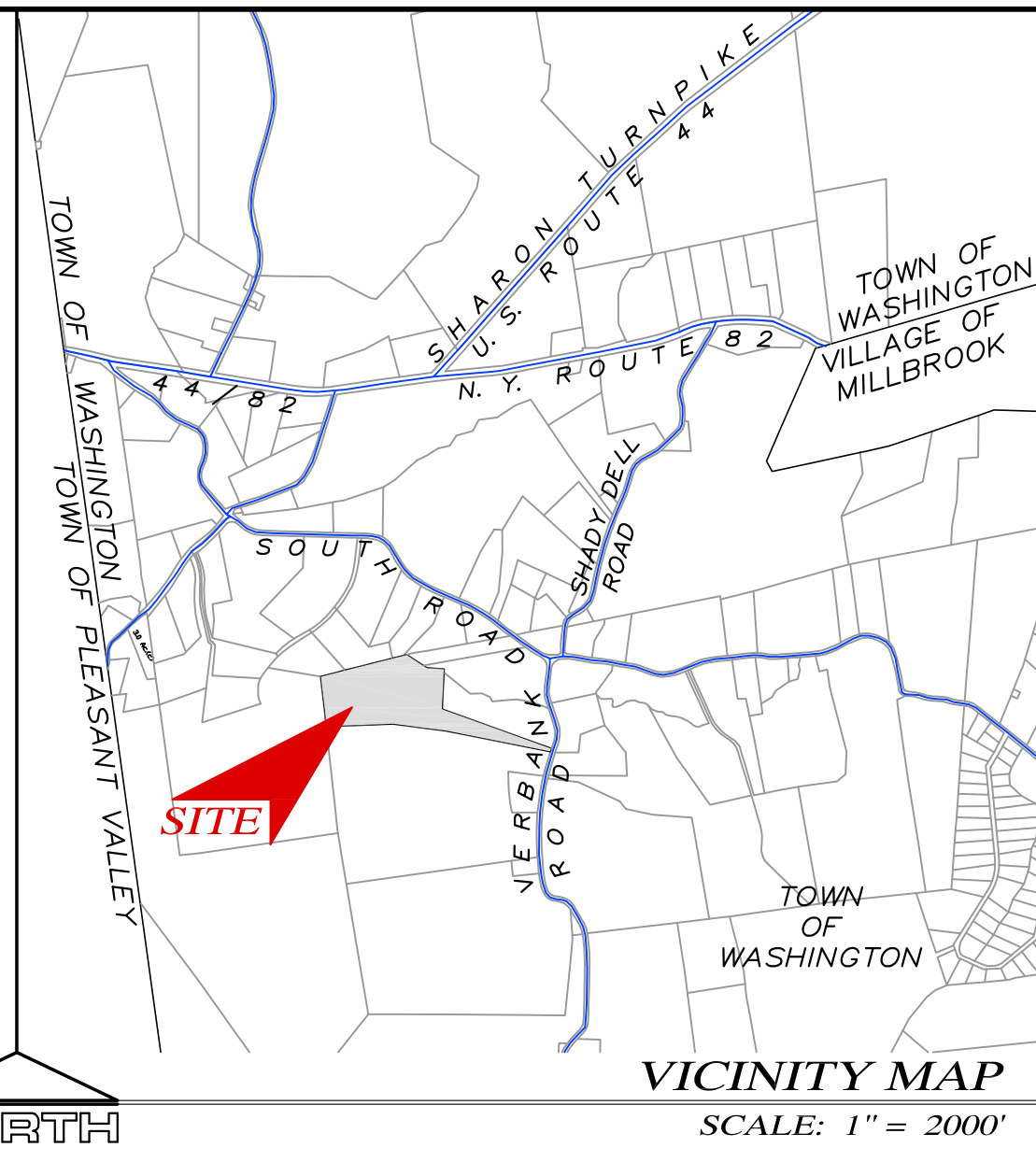
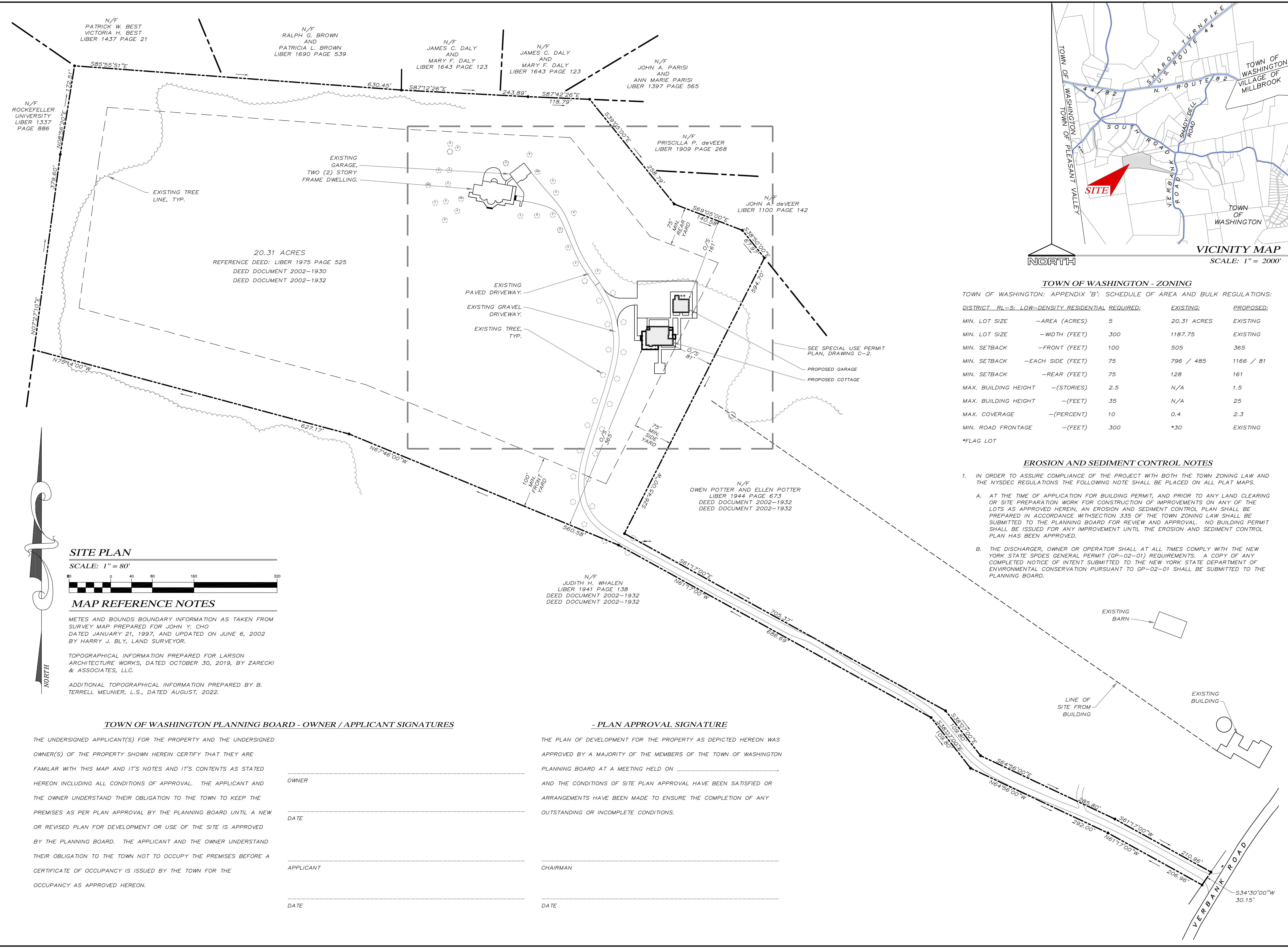


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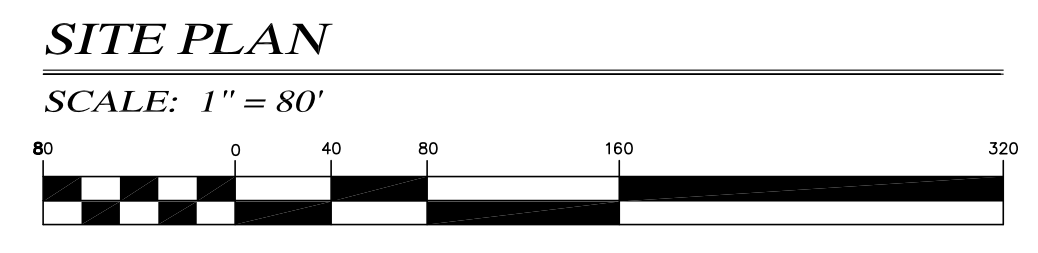


TOWN OF WASHINGTON - ZONING
TOWN OF WASHINGTON: APPENDIX 'B': SCHEDULE OF AREA AND BULK REGULATIONS:

DISTRICT	RL-S: LOW-DENSITY RESIDENTIAL REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	-AREA (ACRES)	5	20.31 ACRES
MIN. LOT SIZE	-WIDTH (FEET)	300	1187.75
MIN. SETBACK	-FRONT (FEET)	100	505
MIN. SETBACK	-EACH SIDE (FEET)	75	796 / 485
MIN. SETBACK	-REAR (FEET)	75	128
MAX. BUILDING HEIGHT	-(STORIES)	2.5	N/A
MAX. BUILDING HEIGHT	-(FEET)	35	N/A
MAX. COVERAGE	-(PERCENT)	10	0.4
MIN. ROAD FRONTAGE	-(FEET)	300	*30

*FLAG LOT

- EROSION AND SEDIMENT CONTROL NOTES**
- IN ORDER TO ASSURE COMPLIANCE OF THE PROJECT WITH BOTH THE TOWN ZONING LAW AND THE NYSDEC REGULATIONS THE FOLLOWING NOTE SHALL BE PLACED ON ALL PLAT MAPS.
 - AT THE TIME OF APPLICATION FOR 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 SPDES 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.



MAP REFERENCE NOTES

METES AND BOUNDS BOUNDARY INFORMATION AS TAKEN FROM SURVEY MAP PREPARED FOR JOHN Y. CHO DATED JANUARY 21, 1997, AND UPDATED ON JUNE 6, 2002 BY HARRY J. BLY, LAND SURVEYOR.

TOPOGRAPHICAL INFORMATION PREPARED FOR LARSON ARCHITECTURE WORKS, DATED OCTOBER 30, 2019, BY ZARECKI & ASSOCIATES, L.L.C.

ADDITIONAL TOPOGRAPHICAL INFORMATION PREPARED BY B. TERRELL MEUNIER, L.S., DATED AUGUST, 2022.

TOWN OF WASHINGTON PLANNING BOARD - OWNER / APPLICANT SIGNATURES

THE UNDERSIGNED APPLICANT(S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND IT'S NOTES AND IT'S CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THE PREMISES AS PER PLAN APPROVAL BY THE PLANNING BOARD UNTIL A NEW OR REVISED PLAN FOR DEVELOPMENT OR USE OF THE SITE IS APPROVED BY THE PLANNING BOARD. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE TOWN FOR THE OCCUPANCY AS APPROVED HEREON.

OWNER _____

DATE _____

APPLICANT _____

DATE _____

- PLAN APPROVAL SIGNATURE

THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DEPICTED 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 _____

ZARECKI & ASSOCIATES L.L.C.
ENGINEERING ARCHITECTURE SURVEYING

PROJECT TITLE: **SPECIAL USE PERMIT APPLICATION PREPARED FOR QUILA FARMS, L.L.C**
593 VERBANK ROAD
TOWN OF WASHINGTON
COUNTY OF DUTCHESS, STATE OF NEW YORK

PARCEL No. 134089-6664-00-207547-0000

ISSUE NO. DATE DESCRIPTION/COMMENTS
N: 2022-2022-013-001a Form: L.L.C. 6/15/2022

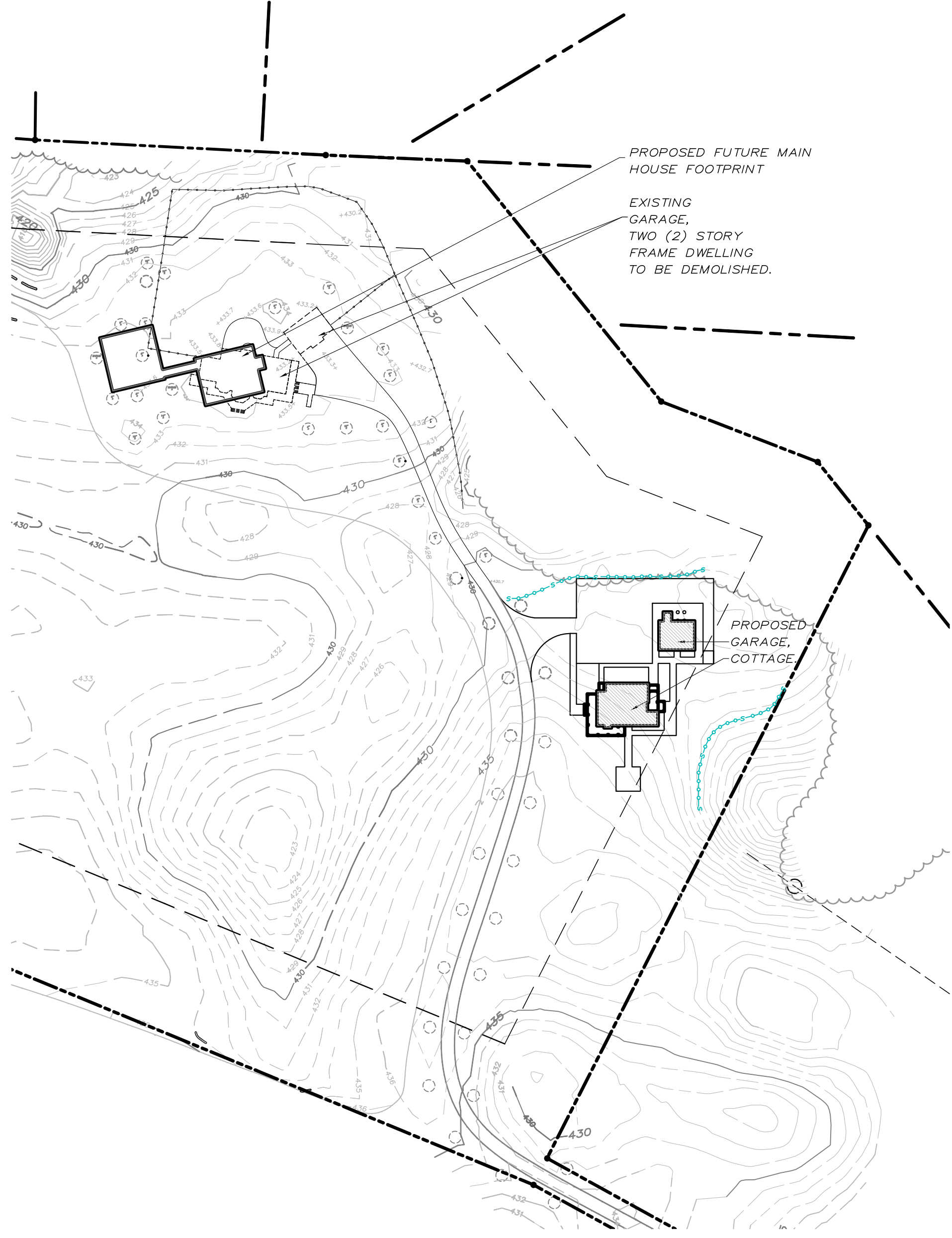
DRAWING TITLE: **SITE PLAN**

PROJECT NUMBER: 2022.013
DATE ISSUED: 09-20-2022
DWN. NO. C1

APPROVED BY: JZ
CHECKED BY: RZ
DRAWN BY: GP

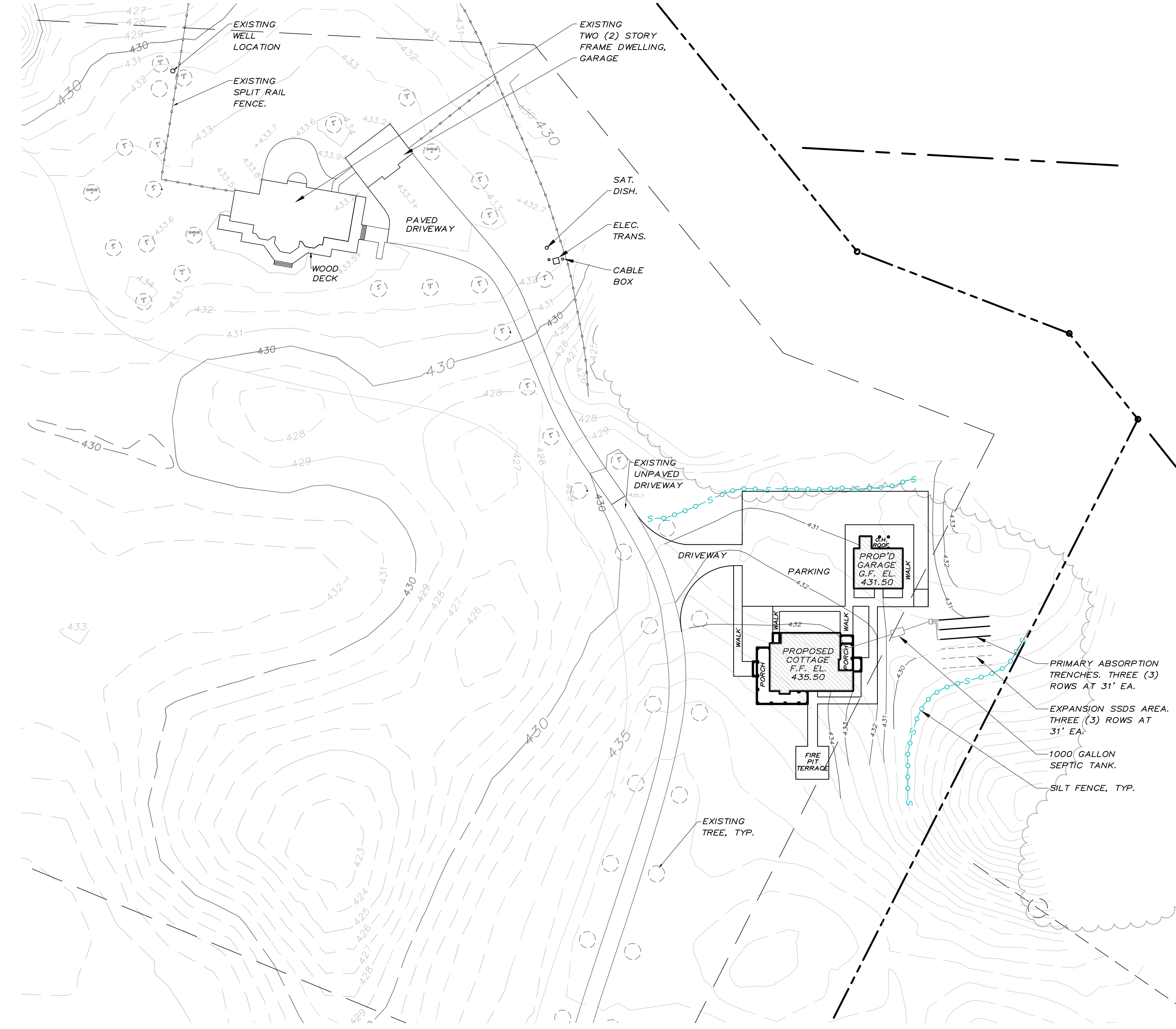
SHEET 01 OF 02

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FUTURE DEVELOPMENT PLAN

SCALE: 1" = 80'



SPECIAL USE PERMIT PLAN

SCALE: 1" = 40'



ISSUE NO.	DATE	DESCRIPTION/COMMENTS
1	09-20-2022	ISSUED FOR PERMIT APPLICATION

**SPECIAL USE PERMIT PLAN
FUTURE DEVELOPMENT PLAN**

ZARECKI & ASSOCIATES, L.L.C.
Consulting Engineers - Land Surveyors - Architects
11 West Walk St., Pawling, NY 12564
845.855.3771 845.855.3772 (fax)

JOSEPH ZARECKI, P.E.
N.Y. LICENSE No. 61468

**SPECIAL USE PERMIT APPLICATION
PREPARED FOR
QUILA FARMS, L.L.C.**
593 VERBANK ROAD
TOWN OF WASHINGTON
COUNTY OF DUTCHESS, STATE OF NEW YORK

PARCEL No. 134089-6664-00-207547-0000

SCALE: AS NOTED	APPROVED BY: JZ
DATE ISSUED: 09-20-2022	CHECKED BY: RZ
PROJECT NUMBER 2022.013	DRAWN BY: QP
DWG. NO. C2	
SHEET 02 OF 02	