

LOCATION MAP
SCALE: 1"=1,000'

CLEAR SUBDIVISION

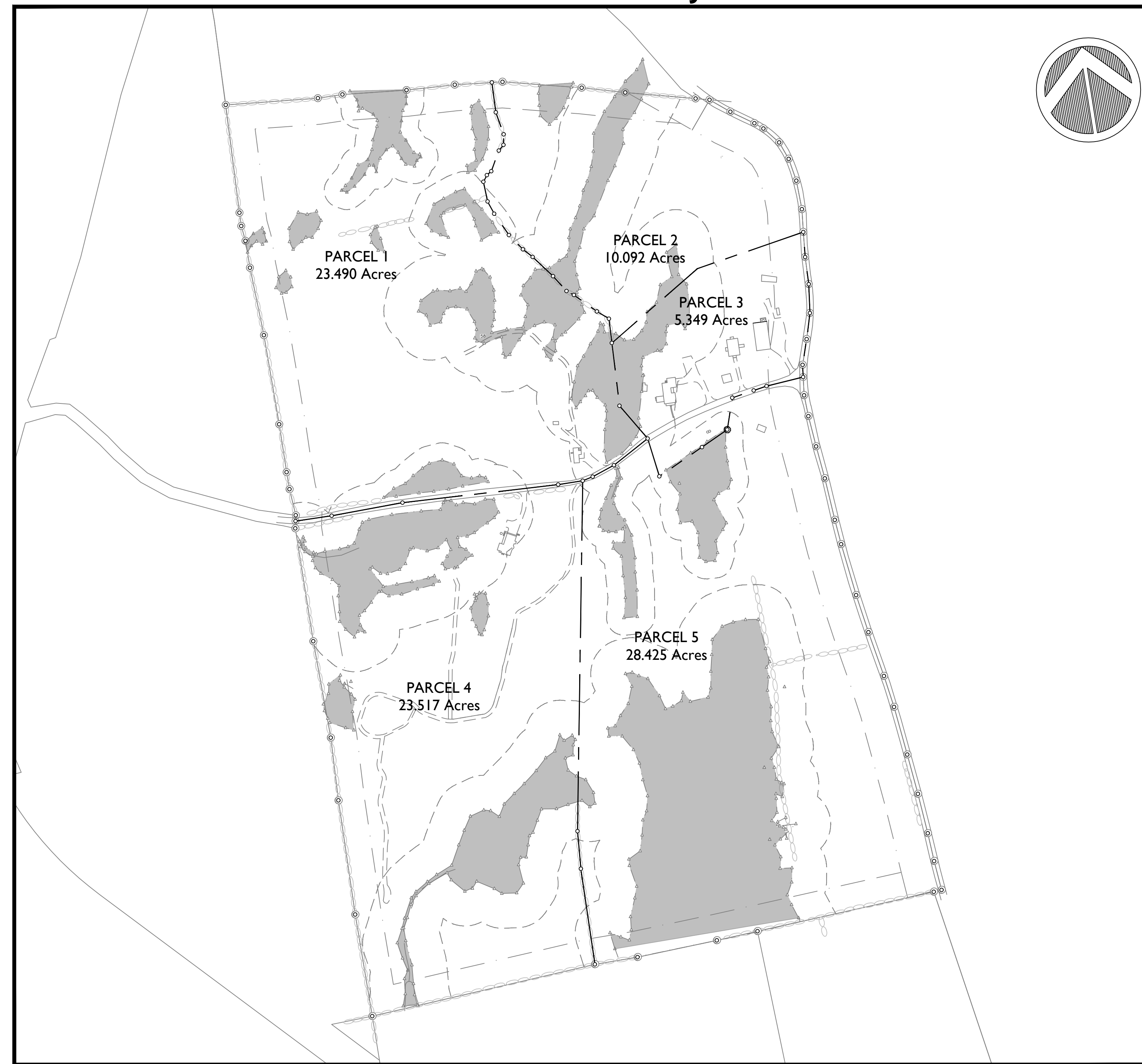
515 WOODSTOCK ROAD

TOWN OF WASHINGTON, DUTCHESS COUNTY, NEW YORK

ORIGINALLY SUBMITTED: JULY 23, 2024



VICINITY MAP
SCALE: 1"=200'



OVERALL SUBDIVISION PLAN
SCALE: 1"=200'

INDEX OF DRAWINGS

- CV-1 COVER SHEET
- EX-1 EXISTING CONDITIONS
- PL-1 PRELIMINARY PLAT PLAN
- CS-1 CONSTRAINTS MAP

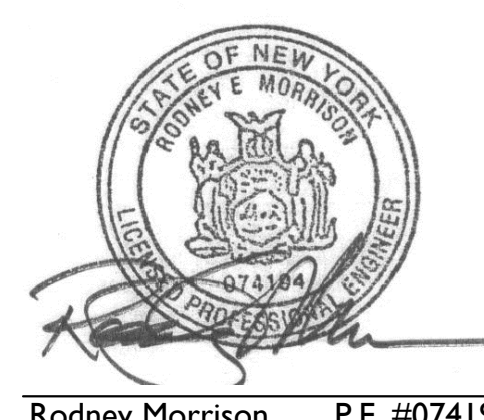
SITE PLANNER / CIVIL ENGINEER:



85 CIVIC CENTER PLAZA, SUITE 204
POUGHKEEPSIE NY 12601
TEL: 845.243.2880
OTHER OFFICES:
CT - NH - NJ

- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.



Rodney Morrison P.E. #074194

OWNER / APPLICANT:

TIMOTHY & JOHNA LEE CLEAR
36 ETHERIDGE ROAD
WHITE PLAINS, NY 10605

ARCHITECT:

LARSON ARCHITECTURE WORKS, PLLC
501 FIFTH AVENUE
NEW YORK, NY 10017
646-809-5009

SURVEYOR:

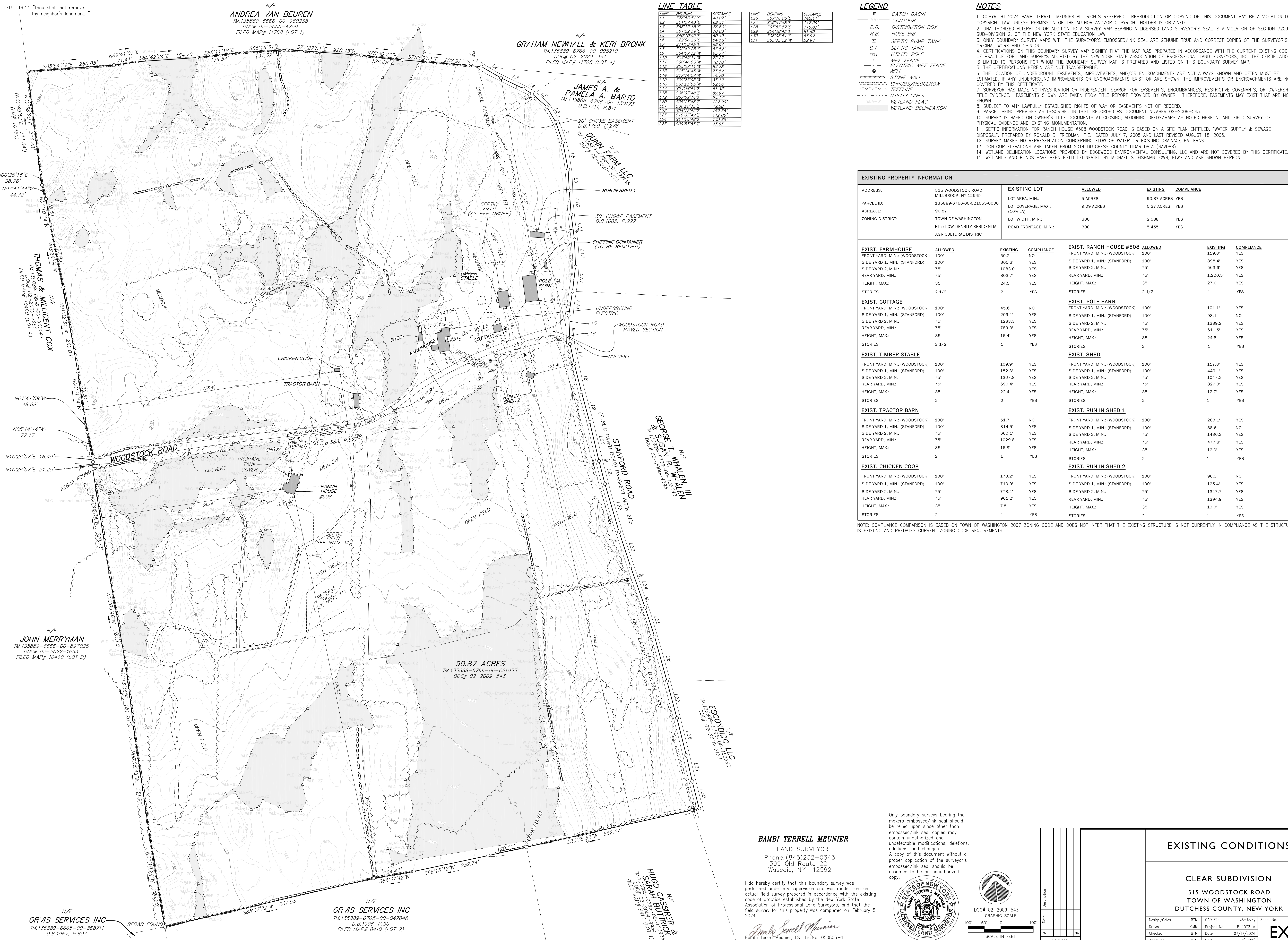
B. TERRELL MEUNIER, LS
399 OLD ROUTE 22
WASSAIC, NY 12592
845-232-0343

CLEAR SUBDIVISION
TOWN OF WASHINGTON

COVER SHEET

Drawing No.

CV-1
SHEET 1 OF 4



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S85°34'29"E	265.85'	L27	S06°52'28"W	69.31'
L2	S51°54'24"E	40.07'	L28	S06°52'28"W	112.09'
L3	S56°17'15"E	76.60'	L29	S04°18'42"E	61.89'
L4	S71°23'46"E	16.03'	L30	S06°18'51"E	86.92'
L5	S40°10'50"E	60.49'	L31	S85°35'52"W	22.94'
L6	S27°08'28"E	54.55'			
L7	S11°03'49"E	66.64'			
L8	S02°49'25"E	83.97'			
L9	S09°33'05"W	65.74'			
L10	S09°49'17"W	72.27'			
L11	S09°49'33"W	78.38'			
L12	S09°57'11"W	83.28'			
L13	S19°14'45"W	72.99'			
L14	S1°14'02"W	14.20'			
L15	S09°25'05"W	35.17'			
L16	S09°25'05"W	52.56'			
L17	S09°38'41"E	61.33'			
L18	S06°07'48"E	89.97'			
L19	S09°29'14"E	85.17'			
L20	S05°13'46"E	122.99'			
L21	S09°49'33"W	78.38'			
L22	S06°18'45"E	152.58'			
L23	S10°07'49"E	112.08'			
L24	S1°14'48"E	134.85'			
L25	S09°33'55"E	93.65'			

LEGEND

- CATCH BASIN
- CONTOUR
- D.B. DISTRIBUTION BOX
- HOSE BIB
- SEPTIC PUMP TANK
- SEPTIC TANK
- S.T. UTILITY POLE
- WIRE FENCE
- ELECTRIC WIRE FENCE
- WELL
- STONE WALL
- SHRUBS/HEDGEROW
- TREELINE
- UTILITY LINES
- WETLAND FLAG
- WETLAND DELINEATION

- ### NOTES
- COPYRIGHT 2024 BAMBI TERRELL MEUNIER ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
 - 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.
 - ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED/INK SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
 - CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED AND LISTED ON THIS BOUNDARY SURVEY MAP.
 - THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
 - THE LOCATION OF UNDERGROUND EASEMENTS, IMPROVEMENTS, AND/OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE. EASEMENTS SHOWN ARE TAKEN FROM TITLE REPORT PROVIDED BY OWNER. THEREFORE, EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
 - SUBJECT TO ANY LAWFULLY ESTABLISHED RIGHTS OF WAY OR EASEMENTS NOT OF RECORD.
 - PARCEL BEING PREMISES AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 02-2009-543.
 - SURVEY IS BASED ON OWNER'S TITLE DOCUMENTS AT CLOSING; ADJOINING DEEDS/MAPS AS NOTED HEREON; AND FIELD SURVEY OF PHYSICAL EVIDENCE AND EXISTING MONUMENTATION.
 - SEPTIC INFORMATION FOR RANCH HOUSE #508 WOODSTOCK ROAD IS BASED ON A SITE PLAN ENTITLED, "WATER SUPPLY & SEWAGE DISPOSAL", PREPARED BY RONALD B. FREDMAN, P.E., DATED JULY 7, 2009 AND LAST REVISED AUGUST 18, 2005.
 - SURVEY MAKES NO REPRESENTATION CONCERNING FLOW OF WATER OR EXISTING DRAINAGE PATTERNS.
 - CONTOUR ELEVATIONS ARE TAKEN FROM 2014 DUTCHESS COUNTY LIDAR DATA (NAV888)
 - WETLAND DELINEATION LOCATIONS PROVIDED BY EDGEWOOD ENVIRONMENTAL CONSULTING, LLC AND ARE NOT COVERED BY THIS CERTIFICATE.
 - WETLANDS AND PONDS HAVE BEEN FIELD DELINEATED BY MICHAEL S. FISHMAN, CWS, FTWS AND ARE SHOWN HEREON.

EXISTING PROPERTY INFORMATION		EXISTING LOT	ALLOWED	EXISTING	COMPLIANCE
ADDRESS:	515 WOODSTOCK ROAD MILLBROOK, NY 12545	LOT AREA, MIN.:	5 ACRES	90.87 ACRES	YES
PARCEL ID:	135889-6766-00-021055-0000	LOT COVERAGE, MAX.:	9.09 ACRES	0.37 ACRES	YES
ACREAGE:	90.87	LOT WIDTH, MIN.:	300'	2,588'	YES
ZONING DISTRICT:	TOWN OF WASHINGTON RL-5 LOW DENSITY RESIDENTIAL AGRICULTURAL DISTRICT	ROAD FRONTAGE, MIN.:	300'	5,455'	YES

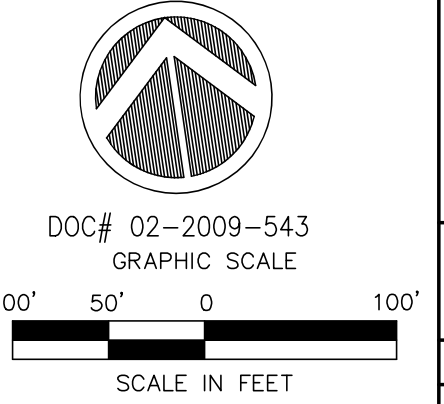
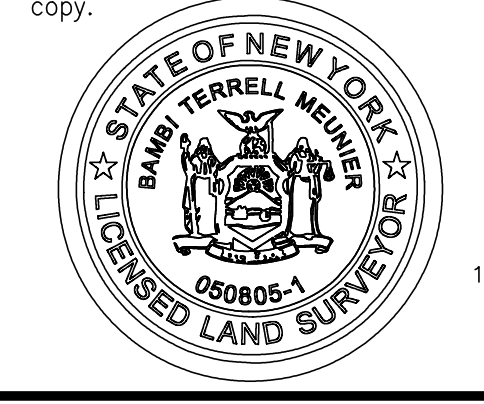
EXIST. FARMHOUSE	ALLOWED	EXISTING	COMPLIANCE	EXIST. RANCH HOUSE #508	ALLOWED	EXISTING	COMPLIANCE
FRONT YARD, MIN. (WOODSTOCK)	100'	59.2'	NO	FRONT YARD, MIN. (WOODSTOCK)	100'	100'	YES
SIDE YARD 1, MIN. (STANFORD)	100'	365.3'	YES	SIDE YARD 1, MIN. (STANFORD)	100'	898.4'	YES
SIDE YARD 2, MIN.:	75'	1083.0'	YES	SIDE YARD 2, MIN.:	75'	563.6'	YES
REAR YARD, MIN.:	75'	803.7'	YES	REAR YARD, MIN.:	75'	1,200.5'	YES
HEIGHT, MAX.:	35'	24.5'	YES	HEIGHT, MAX.:	35'	27.0'	YES
STORIES	2 1/2	2	YES	STORIES	2 1/2	1	YES
EXIST. COTTAGE				EXIST. POLE BARN			
FRONT YARD, MIN. (WOODSTOCK)	100'	45.0'	NO	FRONT YARD, MIN. (WOODSTOCK)	100'	101.1'	YES
SIDE YARD 1, MIN. (STANFORD)	100'	209.1'	YES	SIDE YARD 1, MIN. (STANFORD)	100'	98.1'	NO
SIDE YARD 2, MIN.:	75'	1283.3'	YES	SIDE YARD 2, MIN.:	75'	1389.2'	YES
REAR YARD, MIN.:	75'	789.3'	YES	REAR YARD, MIN.:	75'	611.5'	YES
HEIGHT, MAX.:	35'	16.4'	YES	HEIGHT, MAX.:	35'	24.8'	YES
STORIES	2 1/2	1	YES	STORIES	2	1	YES
EXIST. TIMBER STABLE				EXIST. SHED			
FRONT YARD, MIN. (WOODSTOCK)	100'	109.9'	YES	FRONT YARD, MIN. (WOODSTOCK)	100'	117.8'	YES
SIDE YARD 1, MIN. (STANFORD)	100'	182.3'	YES	SIDE YARD 1, MIN. (STANFORD)	100'	449.1'	YES
SIDE YARD 2, MIN.:	75'	1307.8'	YES	SIDE YARD 2, MIN.:	75'	1047.2'	YES
REAR YARD, MIN.:	75'	690.4'	YES	REAR YARD, MIN.:	75'	82.70'	YES
HEIGHT, MAX.:	35'	22.4'	YES	HEIGHT, MAX.:	35'	12.7'	YES
STORIES	2	2	YES	STORIES	2	1	YES
EXIST. TRACTOR BARN				EXIST. RUN IN SHED 1			
FRONT YARD, MIN. (WOODSTOCK)	100'	51.7'	NO	FRONT YARD, MIN. (WOODSTOCK)	100'	283.1'	YES
SIDE YARD 1, MIN. (STANFORD)	100'	814.5'	YES	SIDE YARD 1, MIN. (STANFORD)	100'	88.6'	NO
SIDE YARD 2, MIN.:	75'	660.1'	YES	SIDE YARD 2, MIN.:	75'	1436.2'	YES
REAR YARD, MIN.:	75'	1029.8'	YES	REAR YARD, MIN.:	75'	477.8'	YES
HEIGHT, MAX.:	35'	16.8'	YES	HEIGHT, MAX.:	35'	12.0'	YES
STORIES	2	1	YES	STORIES	2	1	YES
EXIST. CHICKEN COOP				EXIST. RUN IN SHED 2			
FRONT YARD, MIN. (WOODSTOCK)	100'	170.2'	YES	FRONT YARD, MIN. (WOODSTOCK)	100'	96.3'	NO
SIDE YARD 1, MIN. (STANFORD)	100'	710.0'	YES	SIDE YARD 1, MIN. (STANFORD)	100'	125.4'	YES
SIDE YARD 2, MIN.:	75'	778.4'	YES	SIDE YARD 2, MIN.:	75'	1347.7'	YES
REAR YARD, MIN.:	75'	961.2'	YES	REAR YARD, MIN.:	75'	1394.9'	YES
HEIGHT, MAX.:	35'	7.5'	YES	HEIGHT, MAX.:	35'	13.0'	YES
STORIES	2	1	YES	STORIES	2	1	YES

NOTE: COMPLIANCE COMPARISON IS BASED ON TOWN OF WASHINGTON 2007 ZONING CODE AND DOES NOT INFER THAT THE EXISTING STRUCTURE IS NOT CURRENTLY IN COMPLIANCE AS THE STRUCTURE IS EXISTING AND PREDATES CURRENT ZONING CODE REQUIREMENTS.

BAMBI TERRELL MEUNIER
 LAND SURVEYOR
 Phone: (845)232-0343
 399 Old Route 22
 Wassaic, NY 12592

I do hereby certify that this boundary survey was performed under my supervision and was made from an actual field survey prepared in accordance with the existing code of practice established by the New York State Association of Professional Land Surveyors, and that the field survey for this property was completed on February 5, 2024.

Bambi Terrell Meunier
 Bambi Terrell Meunier, LS Lic.No. 050805-1



Design/Calcs	BTM	CAD File	EX-1.dwg	Sheet No.
Drawn	OMM	Project No.	B-1073-A	
Checked	BTM	Date	07/17/2024	
Approved	BTM	Scale	1"=100'	

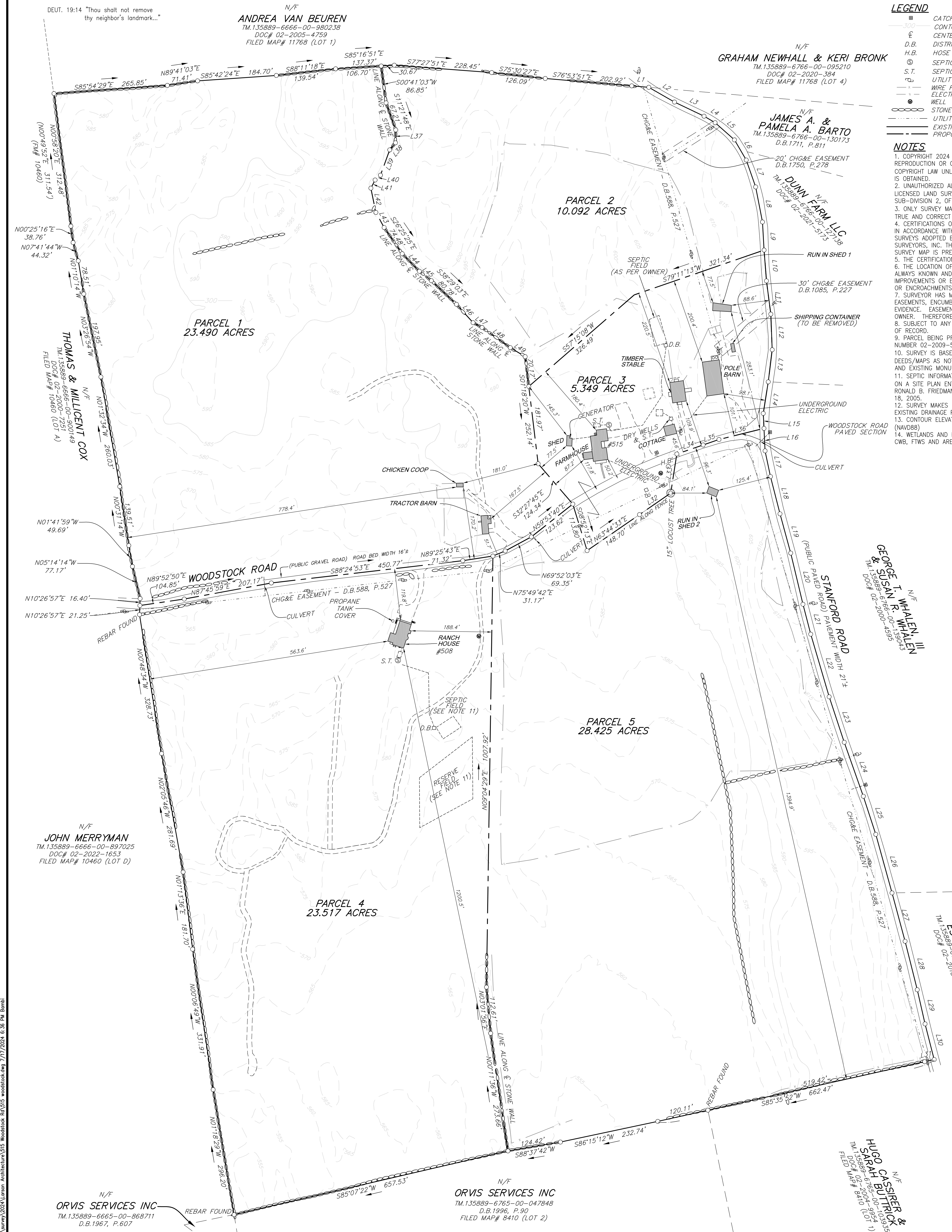
EXISTING CONDITIONS

CLEAR SUBDIVISION

515 WOODSTOCK ROAD
 TOWN OF WASHINGTON
 DUTCHESS COUNTY, NEW YORK

Design/Calcs: BTM, CAD File: EX-1.dwg, Sheet No.:
 Drawn: OMM, Project No.: B-1073-A
 Checked: BTM, Date: 07/17/2024
 Approved: BTM, Scale: 1"=100'

EX-1



- LEGEND**
- CATCH BASIN
 - CONTOUR
 - CENTERLINE
 - DISTRIBUTION BOX
 - HOSE BIB
 - ⊙ SEPTIC PUMP TANK
 - ⊙ SEPTIC TANK
 - UTILITY POLE
 - WIRE FENCE
 - ELECTRIC WIRE FENCE
 - WELL
 - STONE WALL
 - UTILITY LINES
 - EXISTING LOT LINE
 - PROPOSED LOT LINE

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 13. CONTOUR ELEVATIONS ARE TAKEN FROM 2014 DUTCHESS COUNTY LIDAR DATA (NAVDS8).
 14. WETLANDS AND PONDS HAVE BEEN FIELD DELINEATED BY MICHAEL S. FISHER, C.W.B., F.T.W.S. AND ARE SHOWN HEREON.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S76°53'51"E	40.07'
L2	S51°52'43"E	89.81'
L3	S56°12'15"E	76.60'
L4	S57°22'39"E	30.03'
L5	S40°10'50"E	60.49'
L6	S22°08'26"E	24.65'
L7	S11°03'48"E	66.64'
L8	S02°49'25"E	83.52'
L9	S04°57'52"W	63.79'
L10	S03°49'11"W	72.29'
L11	S00°46'03"W	78.38'
L12	S05°47'11"W	83.28'
L13	S11°44'45"W	78.59'
L14	S17°14'07"W	74.70'
L15	S08°29'05"W	36.12'
L16	S05°25'05"W	52.56'
L17	S02°38'41"E	61.33'
L18	S06°07'48"E	89.92'
L19	S07°02'14"E	95.12'
L20	S05°13'46"E	122.99'
L21	S06°20'53"E	72.28'
L22	S08°12'45"E	152.58'
L23	S10°07'49"E	112.06'
L24	S11°15'48"E	133.85'
L25	S09°35'56"E	93.65'
L26	S07°16'05"E	142.11'
L27	S06°54'48"E	117.09'
L28	S05°53'57"E	116.83'
L29	S04°38'42"E	81.89'
L30	S06°08'51"E	85.92'
L31	S85°35'52"W	22.94'
L32	N63°39'05"E	88.62'
L33	N17°06'19"E	92.53'
L34	N79°16'27"E	64.98'
L35	N79°15'48"E	39.23'
L36	N64°21'13"E	108.41'
L37	S09°09'20"W	39.09'
L38	S47°21'26"W	21.28'
L39	S28°21'27"W	62.99'
L40	S56°02'47"W	16.89'
L41	S34°43'40"W	21.81'
L42	S03°28'27"E	57.96'
L43	S20°26'48"E	40.17'
L44	S35°00'13"E	57.36'
L45	S43°49'27"E	35.85'
L46	S33°54'37"E	57.74'
L47	S55°30'23"E	23.89'
L48	S46°18'18"E	81.12'
L49	S50°05'05"E	40.71'

EXISTING PROPERTY INFORMATION

ADDRESS:	EXISTING LOT	ALLOWED	EXISTING	COMPLIANCE
515 WOODSTOCK ROAD MILLBROOK, NY 12545	LOT AREA, MIN.: LOT COVERAGE, MAX.: (10% LA)	5 ACRES 9.09 ACRES	90.87 ACRES 0.37 ACRES	YES YES
PARCEL ID: ACREAGE: ZONING DISTRICT:	LOT AREA, MIN.: LOT COVERAGE, MAX.: (10% LA) ROAD FRONTAGE, MIN.:	300' 300'	2,588' 5,455'	YES YES

PROPOSED PARCELS & ZONING DIMENSIONAL REGULATIONS

PARCEL 1	ALLOWED	PROPOSED	COMPLIANCE	EXIST. TRACTOR BARN	ALLOWED	PROPOSED	COMPLIANCE
PARCEL AREA, MIN.:	5 ACRES	23.5 ACRES	YES	FRONT YARD, MIN.:	100'	NO CHANGE	NO
PARCEL COVERAGE, MAX.:	2.35 ACRES	0.06 ACRES	YES	SIDE YARD, MIN.:	75'	NO CHANGE	YES
MIN. ROAD FRONTAGE, MIN.:	300'	989.4'	YES	REAR YARD, MIN.:	75'	NO CHANGE	YES
		1054.1'	YES	HEIGHT, MAX.:	35'	NO CHANGE	YES
				STORIES:	2	NO CHANGE	YES

EXIST. CHICKEN COOP

ALLOWED	PROPOSED	COMPLIANCE	
FRONT YARD, MIN.:	100'	NO CHANGE	YES
SIDE YARD, MIN.:	75'	181.0'	YES
REAR YARD, MIN.:	75'	NO CHANGE	YES
HEIGHT, MAX.:	35'	NO CHANGE	YES
STORIES:	2	NO CHANGE	YES

EXIST. FARMHOUSE

ALLOWED	PROPOSED	COMPLIANCE	
FRONT YARD, MIN.:	NO CHANGE	NO	
SIDE YARD 1, MIN.:	87.2'	YES	
SIDE YARD 2, MIN.:	75'	180.4'	YES
REAR YARD, MIN.:	75'	180.4'	YES
HEIGHT, MAX.:	35'	NO CHANGE	YES
STORIES:	2 1/2	NO CHANGE	YES

EXIST. COTTAGE (KITCHEN TO BE REMOVED)

ALLOWED	PROPOSED	COMPLIANCE	
FRONT YARD, MIN.:	NO CHANGE	NO	
SIDE YARD 1, MIN.:	NO CHANGE	NO	
SIDE YARD 2, MIN.:	100'	408.7'	YES
REAR YARD, MIN.:	75'	200.4'	YES
HEIGHT, MAX.:	35'	NO CHANGE	YES
STORIES:	2	NO CHANGE	YES

EXIST. RANCH HOUSE #508

ALLOWED	PROPOSED	COMPLIANCE	
FRONT YARD, MIN.:	100'	NO CHANGE	YES
SIDE YARD, MIN.:	75'	188.4'	YES
REAR YARD, MIN.:	75'	NO CHANGE	YES
HEIGHT, MAX.:	35'	NO CHANGE	YES
STORIES:	2 1/2	NO CHANGE	YES

EXIST. RUN IN SHED 2

ALLOWED	PROPOSED	COMPLIANCE	
FRONT YARD, MIN.:	NO CHANGE	NO	
SIDE YARD 1, MIN.:	NO CHANGE	NO	
SIDE YARD 2, MIN.:	75'	84.1'	YES
REAR YARD, MIN.:	75'	NO CHANGE	YES
HEIGHT, MAX.:	35'	NO CHANGE	YES
STORIES:	2	NO CHANGE	YES

**TOWN OF WASHINGTON PLANNING BOARD
OWNER/APPLICANT SIGNATURES**

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HERIN 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 OBLIGATIONS TO THE TOWN TO COMPLY WITH ALL CONDITIONS OF SUBDIVISION APPROVAL AND CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER: *[Signature]* DATE: 7/17/2024

APPLICANT: *[Signature]* DATE: 7/17/2024

DUTCHESS COUNTY HEALTH DEPARTMENT

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

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH: _____ DATE: _____

**TOWN OF WASHINGTON PLANNING BOARD
SUBDIVISION APPROVAL**

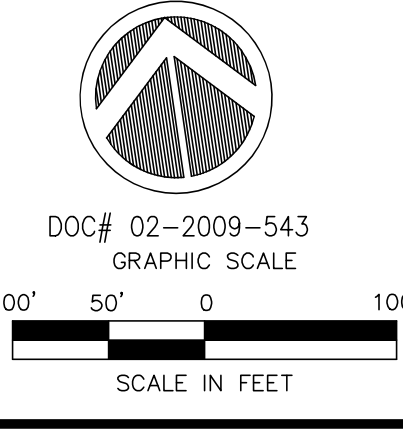
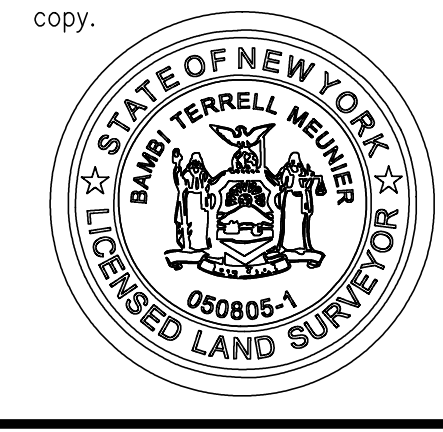
THE PLAN OF THE DEVELOPMENT FOR THE PROPERTY AS DEPICTED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF WASHINGTON PLANNING BOARD AT A MEETING HELD ON _____, AND AFTER A PUBLIC HEARING HELD ON _____, BY SIGNATURE OF THE CHAIRPERSON AS SET FORTH BELOW. THE PLANNING BOARD CERTIFIES THAT THE REQUIREMENTS OF SECTION 276 OF THE TOWN LAW AND THE REQUIREMENTS OF CHAPTER 177 SECTION 177 OF THE TOWN OF WASHINGTON CODE HAVE BEEN MET AND THE CONDITION OF SUBDIVISION APPROVAL HAS BEEN SATISFIED OR ARRANGEMENTS HAVE BEEN MADE TO ENSURE THE COMPLETION OF ANY OUTSTANDING OR INCOMPLETE CONDITIONS.

CHAIR: _____
DATE: _____

BAMBI TERRELL MEUNIER
LAND SURVEYOR
Phone: (845)232-0343
399 Old Route 22
Wassaic, NY 12592

I do hereby certify that this boundary survey was performed under my supervision and was made from an actual field survey prepared in accordance with the existing code of practice established by the New York State Association of Professional Land Surveyors, and that the field survey for this property was completed on February 5, 2024.

[Signature]
Bambi Terrell Meunier, LS Lic.No. 050805-1



PRELIMINARY PLAT PLAN

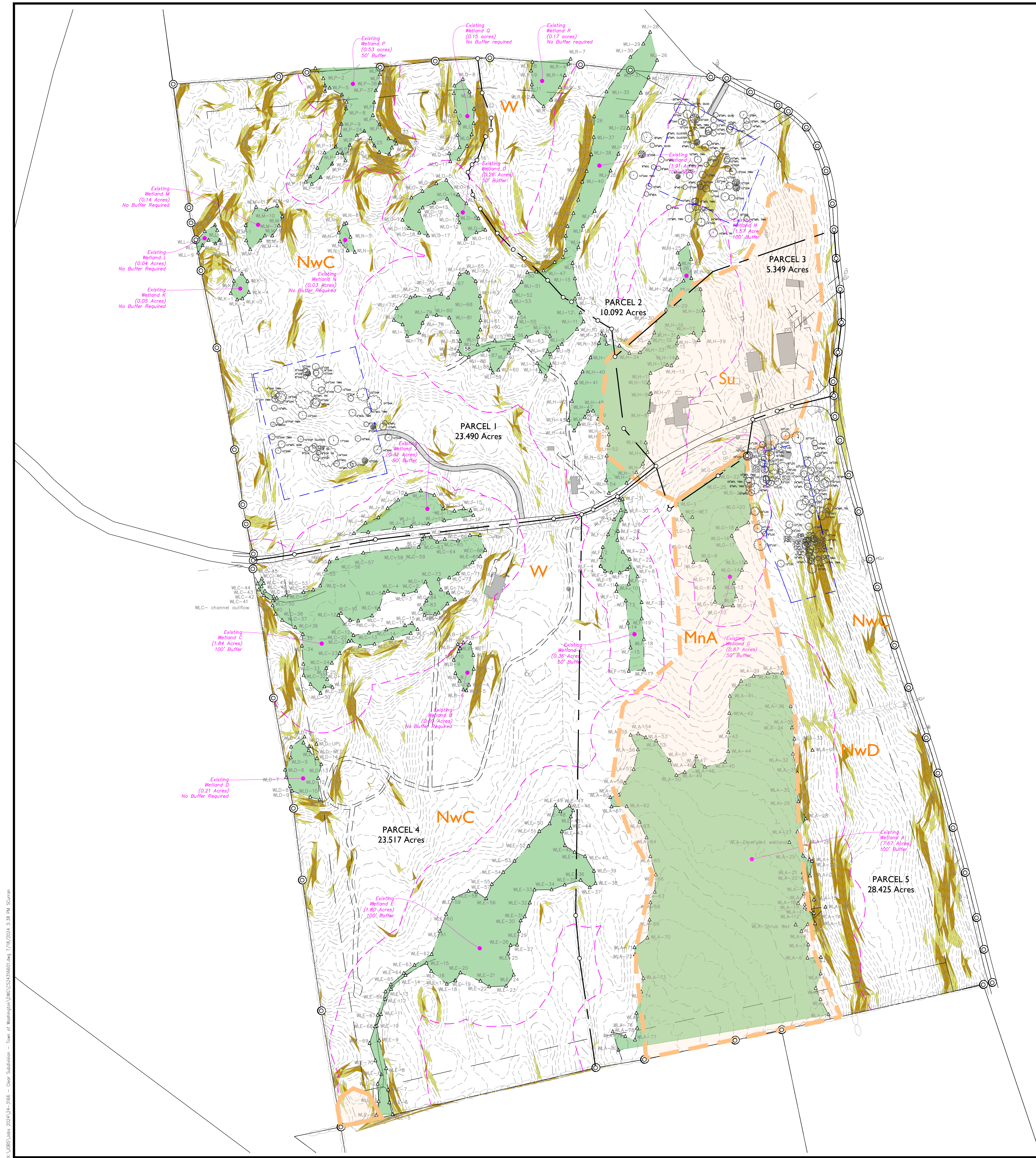
CLEAR SUBDIVISION

515 WOODSTOCK ROAD
TOWN OF WASHINGTON
DUTCHESS COUNTY, NEW YORK

Design/Calls	XXX	CAD File	515_woodstock.dwg	Sheet No.
Drawn	XXX	Project No.	B-1073	
Checked	XXX	Date	07/15/2024	
Approved	XXX	Scale	1"=100'	

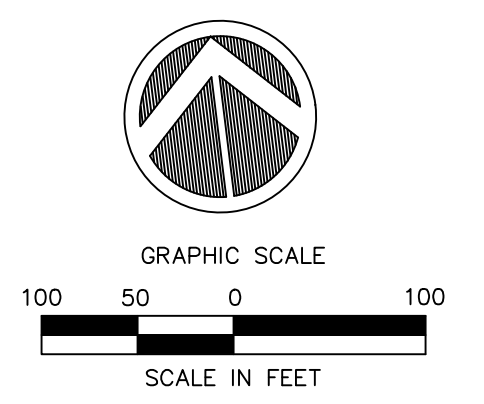
PL-1

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CONSTRAINTS LEGEND

	PROPERTY LINE
	WETLAND BUFFER (VARIES, LOCAL JURISDICTION)
	FARMLAND SOIL BOUNDARY
	WETLAND FLAG#
	EXISTING WETLANDS
	FARMLAND SOILS OVERLAY AREA
	20% STEEP SLOPES
	25% STEEP SLOPES



LRC GROUP

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

85 Civic Center Plaza, Suite 204
Hempstead, NY 11561
Tel: 516.241.2800

OTHER OFFICES:
CT, NH, NJ

www.lrcgroup.com

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

CONSTRAINTS MAP				
PROPOSED SUBDIVISION				
515 WOODSTOCK ROAD TOWN OF WASHINGTON DUTCHESS COUNTY, NEW YORK				
Design/Color	SMC	CAD File	CS24316601.dwg	Sheet No.
Drawn	SMC	Project No.	24-3166	CS-1
Checked	KFC	Date	2024-07-23	
Approved	REM	Scale	1"=100'	

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