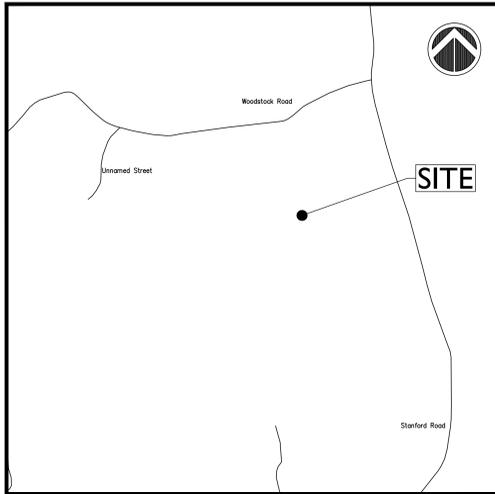


CLEAR SUBDIVISION

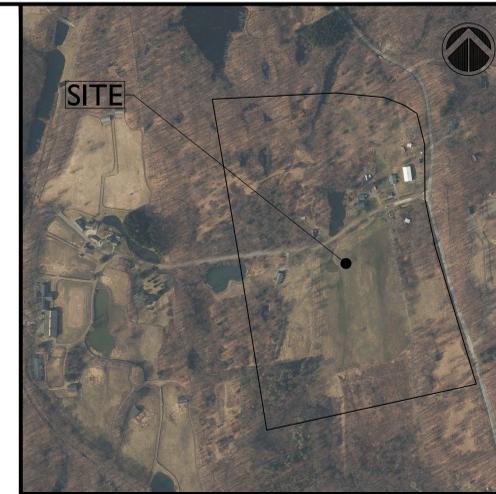
515 WOODSTOCK ROAD
TOWN OF WASHINGTON, DUTCHESS
COUNTY, NEW YORK

REVISED: MARCH 13, 2025



LOCATION MAP

SCALE: 1"=1,000'



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

www.lreconsult.com

- 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

REVISION NOTE #2: 2025-03-13
REVISION NOTE #1: 2024-10-22
ORIGINALLY SUBMITTED: 07-23-2024

CLEAR SUBDIVISION
TOWN OF WASHINGTON

COVER SHEET

Drawing No.

CV-1
SHEET 1 OF 1

A:\2025\Jobs\2024\24-3966 - Clear Subdivision - Town of Washington\DWG\CS-1\10605.dwg, 3/17/2025, 8:45 AM, R2024

DEUT. 19:14 "Thou shalt not remove thy neighbor's landmark..."

N/F
ANDREA VAN BEUREN
TM.135889-6666-00-980238
DOC# 02-2005-4759
FILED MAP# 11768 (LOT 1)

N/F
GRAHAM NEWHALL & KERI BRONK
TM.135889-6766-00-095210
DOC# 02-2020-384
FILED MAP# 11768 (LOT 4)

N/F
JAMES A. & PAMELA A. BARTO
TM.135889-6766-00-130123
D.B.1711, P.811

N/F
DUNN FARM LLC
TM.135889-6766-00-0071238
DOC# 02-2021-5173

N/F
THOMAS & MILLICENT COX
TM.135889-6666-00-251149
DOC# 02-2006-10860 (LOT A)

N/F
JOHN MERRYMAN
TM.135889-6666-00-897025
DOC# 02-2022-1653
FILED MAP# 10460 (LOT D)

N/F
ORVIS SERVICES INC
TM.135889-6665-00-868711
D.B.1967, P.607

N/F
ORVIS SERVICES INC
TM.135889-6765-00-047848
D.B.1996, P.90
FILED MAP# 8410 (LOT 2)

90.87 ACRES
TM.135889-6765-00-021055
DOC# 02-2009-543

N/F
GEORGE T. WAHLEN, III & SISKAN R. WAHLEN
TM.135889-6766-00-139485
DOC# 02-2000-4389

N/F
ESCONDIDO LLC
TM.135889-6766-00-153665
DOC# 02-2018-2191

N/F
HUGO CASPERER & SARAH BUTTRICK
TM.135889-6766-00-004944
FILED MAP# 8410 (LOT 1)

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S76°33'41"E	40.07'	L27	S06°52'28"E	112.09'
L2	S51°24'24"E	69.31'	L28	S06°52'28"E	76.60'
L3	S56°17'15"E	76.60'	L29	S04°18'42"E	81.89'
L4	S51°23'46"E	150.03'	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	83.92'			
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	72.59'			
L14	S17°14'02"W	74.70'			
L15	S09°29'05"W	35.12'			
L16	S09°29'05"W	52.56'			
L17	S03°38'41"E	61.33'			
L18	S06°07'48"E	89.97'			
L19	S07°20'14"E	95.17'			
L20	S05°13'42"E	122.99'			
L21	S09°49'33"W	78.38'			
L22	S06°18'45"E	152.58'			
L23	S17°07'49"E	112.06'			
L24	S17°14'48"E	134.85'			
L25	S09°33'55"E	93.65'			

LEGEND

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

NOTES

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- 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.
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- 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, 2005 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. FISMAN, 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	90.87 ACRES	YES
PARCEL ID:	135889-6766-00-021055-0000	LOT COVERAGE, MAX.:	9.09 ACRES	0.37 ACRES	0.37 ACRES	YES
ACREAGE:	90.87	LOT WIDTH, MIN.:	300'	2,588'	2,588'	YES
ZONING DISTRICT:	TOWN OF WASHINGTON RL-5 LOW DENSITY RESIDENTIAL AGRICULTURAL DISTRICT	ROAD FRONTAGE, MIN.:	300'	5,455'	5,455'	YES

EXIST. FARMHOUSE	ALLOWED	EXISTING	COMPLIANCE	EXIST. RANCH HOUSE #508	ALLOWED	EXISTING	COMPLIANCE
FRONT YARD, MIN. (WOODSTOCK)	100'	365.3'	NO	FRONT YARD, MIN. (WOODSTOCK)	100'	119.8'	YES
SIDE YARD 1, MIN. (STANFORD)	100'	1083.0'	YES	SIDE YARD 1, MIN. (STANFORD)	100'	898.4'	YES
SIDE YARD 2, MIN.:	75'	803.7'	YES	SIDE YARD 2, MIN.:	75'	563.6'	YES
REAR YARD, MIN.:	75'	24.5'	YES	REAR YARD, MIN.:	75'	1,200.5'	YES
HEIGHT, MAX.:	35'	2	YES	HEIGHT, MAX.:	35'	27.0'	YES
STORIES	2 1/2	2	YES	STORIES	2 1/2	1	YES

EXIST. COTTAGE	ALLOWED	EXISTING	COMPLIANCE	EXIST. POLE BARN	ALLOWED	EXISTING	COMPLIANCE
FRONT YARD, MIN. (WOODSTOCK)	100'	45.6'	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	ALLOWED	EXISTING	COMPLIANCE	EXIST. SHED	ALLOWED	EXISTING	COMPLIANCE
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	ALLOWED	EXISTING	COMPLIANCE	EXIST. RUN IN SHED 1	ALLOWED	EXISTING	COMPLIANCE
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

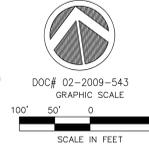
EXIST. CHICKEN COOP	ALLOWED	EXISTING	COMPLIANCE	EXIST. RUN IN SHED 2	ALLOWED	EXISTING	COMPLIANCE
FRONT YARD, MIN. (WOODSTOCK)	100'	170.2'	YES	FRONT YARD, MIN. (WOODSTOCK)	100'	96.3'	NO
SIDE YARD 1, MIN. (STANFORD)	100'	710.0'	YES	SIDE YARD 1, MIN. (STANFORD)	100'	125.4'	YES
SIDE YARD 2, MIN.:	75'	778.4'	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/Calc	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'	

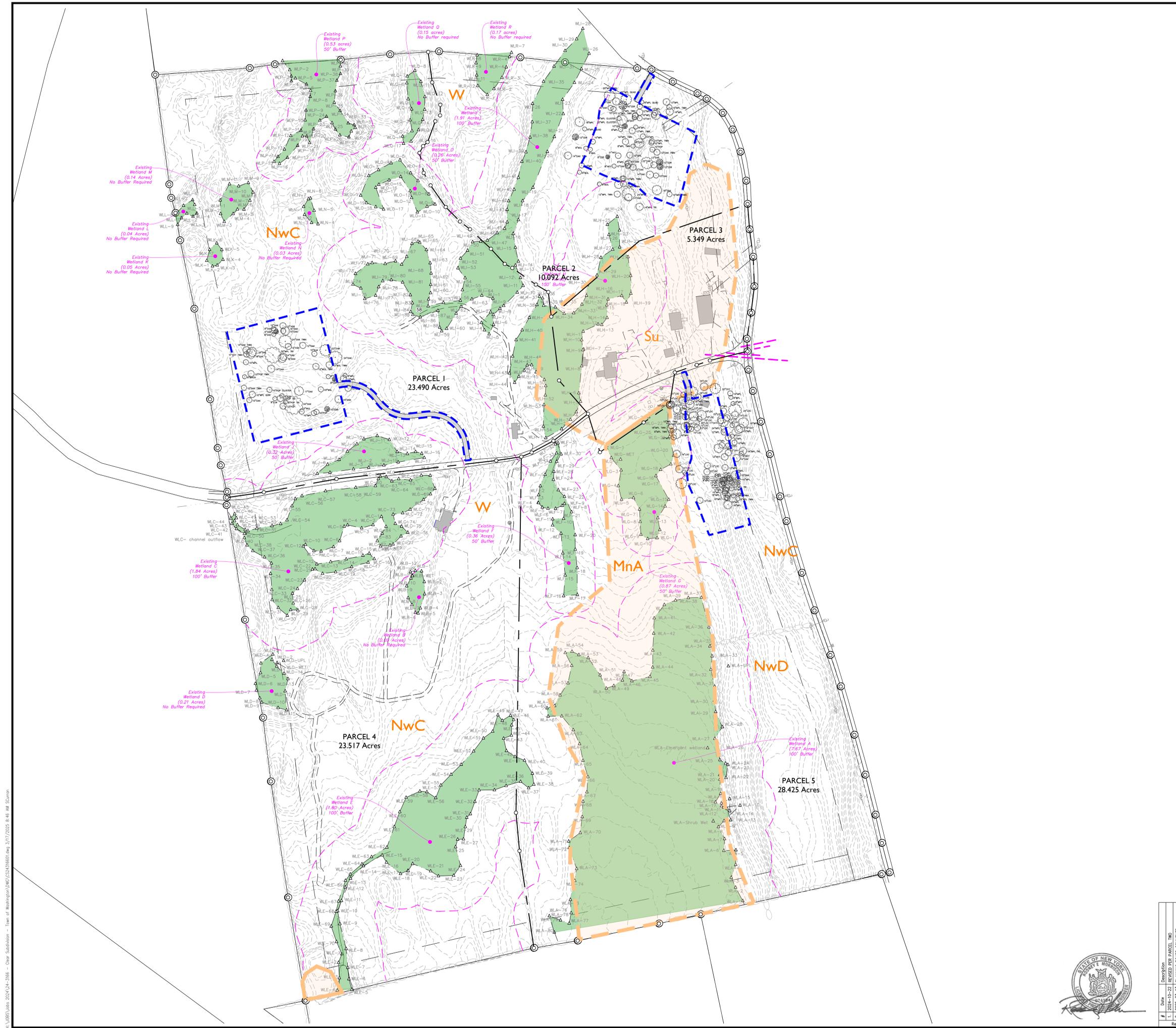
EXISTING CONDITIONS

CLEAR SUBDIVISION

515 WOODSTOCK ROAD
TOWN OF WASHINGTON
DUTCHESS COUNTY, NEW YORK

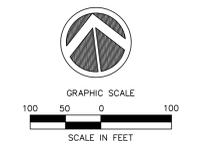
Doc# 02-2009-543
GRAPHIC SCALE

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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



X:\055\Jobs_2024\24-3166 - Chen Subdivision - Town of Washington\DWG\CS24316601.dwg 3/17/2025 8:46 AM Scurion

<p>Revisions</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>1</td> <td>2024-02-27</td> <td>REVISION FOR PARCEL 1 MAP</td> </tr> <tr> <td>2</td> <td>2025-02-11</td> <td>PLANNING BOARD COMMENTS</td> </tr> </table>	No.	Date	Description	1	2024-02-27	REVISION FOR PARCEL 1 MAP	2	2025-02-11	PLANNING BOARD COMMENTS	<p>DESCRIPTION</p> <p>2024-02-27 REVISION FOR PARCEL 1 MAP</p> <p>2025-02-11 PLANNING BOARD COMMENTS</p>
No.	Date	Description								
1	2024-02-27	REVISION FOR PARCEL 1 MAP								
2	2025-02-11	PLANNING BOARD COMMENTS								

LRC GROUP

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- Landscape Architecture

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

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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'	