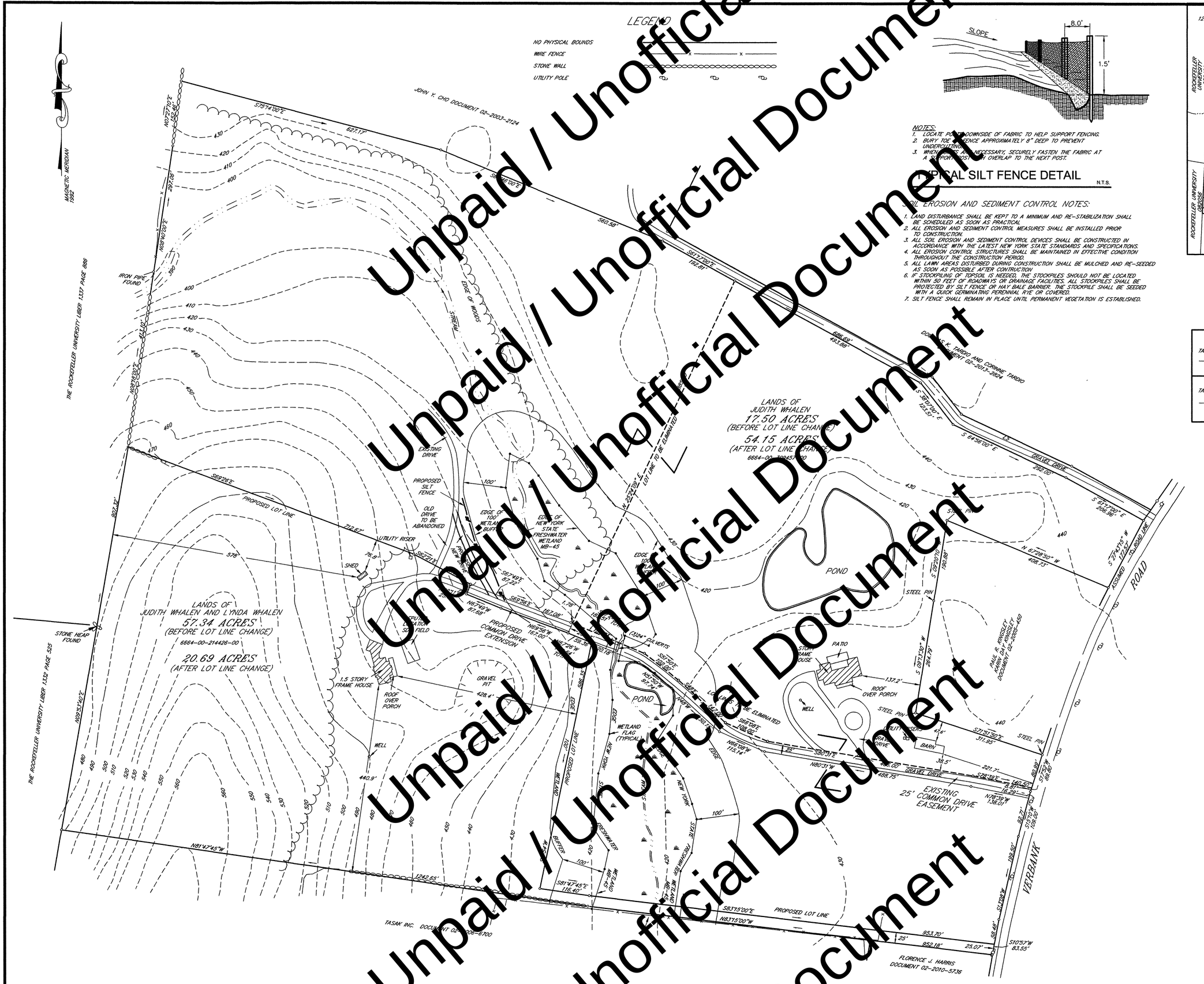
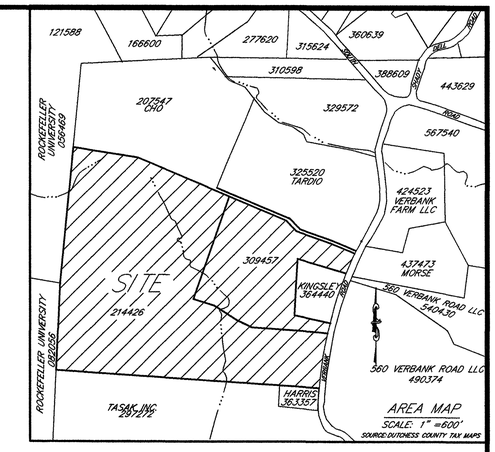
Unpaid / Unofficial Document





NOTES:
1. LOCATE POSTS DOWNSIDE OF FABRIC TO HELP SUPPORT FENCING.
2. BURY TOE OF FENCE APPROXIMATELY 8" DEEP TO PREVENT UNDERCUTTING.
3. WHEN ROLLS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVERLAP TO THE NEXT POST.

TYPICAL SILT FENCE DETAIL
N.T.S.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RE-STABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICAL.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
3. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST NEW YORK STATE STANDARDS AND SPECIFICATIONS.
4. ALL EROSION CONTROL STRUCTURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL LAWN AREAS DISTURBED DURING CONSTRUCTION SHALL BE MULCHED AND RE-SEEDED AS SOON AS POSSIBLE AFTER CONTRUCTION
6. IF STOCKPILING OF TOPSOIL IS NEEDED, THE STOCKPILES SHOULD NOT BE LOCATED WITHIN 50 FEET OF ROADWAYS OR DRAINAGE FACILITIES. ALL STOCKPILES SHALL BE PROTECTED BY SILT FENCE OR HAY BALE BARRIER. THE STOCKPILE SHALL BE SEEDED WITH A QUICK GERMINATING PERENNIAL RYE OR COVERED.
7. SILT FENCE SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS ESTABLISHED.

AREA SUMMARY

TAX ID No.: 6664-00-214426-00: 57.34 ACRES BEFORE LOT LINE CHANGE
-36.65 ACRES
=20.69 ACRES AFTER LOT LINE CHANGE

TAX ID No.: 6664-00-309457-00 : 17.50 ACRES BEFORE LOT LINE CHANGE
+36.65 ACRES
= 54.15 ACRES AFTER LOT LINE CHANGE

"NOTES"

REFERENCE IS HERBY MADE TO THE FOLLOWING MAPS:
1. MAP ENTITLED "SUBDIVISION AND LOT LINE CHANGE PREPARED FOR WHALEN, POTTER, AND CHO" FILED MAP No. 10402 RECORDED APRIL 7, 1997
2. MAP ENTITLED "LOT LINE CHANGE PREPARED FOR WHALEN & WHALEN-NOLAN" FILED MAP 10402A RECORDED SEPTEMBER 6, 2006.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SURVEY SUBJECT TO ANY RIGHT, TITLE, OR INTERSEST 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.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

CURRENT ZONING DESIGNATION: RL-5 (LOW DENSITY RESIDENTIAL)

ZONING DISTRICT INFORMATION:

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

OWNERS OF RECORD

JUDITH H. WHALEN
LYNDA J. WHALEN
581 VERBANK ROAD
MILLBROOK, NEW YORK 12545

JUDITH H. WHALEN
583 VERBANK ROAD
MILLBROOK, NEW YORK 12545

TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE U.S.G.S. MILLBROOK QUADRANGLE, 10 FOOT CONTOUR INTERVAL.

THE APPROXIMATE FRESHWATER WETLAND MB-45 SHOWN HEREON TAKEN FROM A MAP ENTITLED "NEW YORK STATE FRESHWATER WETLANDS MAP, DUTCHESS COUNTY, MAP 11 OF 22" REVISED MARCH 23, 1994.

TAX GRID No. 135889-6664-00-214426-00 (57.34 ACRE LOT)
REFERENCE DEED: DOCUMENT 02-2007-4794

135889-6664-00-309457-00 (17.50 ACRE LOT)
REFERENCE DEED: DOCUMENT 02-2006-9392

THE PROPERTIES SHOWN HEREON SUBJECT TO A PRIVATE ROAD EASEMENT AND MAINTENANCE AGREEMENT DATED AUGUST 31, 2006, RECORDED AT THE DUTCHESS COUNTY CLERKS OFFICE AS DOCUMENT 02-2006-9391. THIS AGREEMENT WILL BE MODIFIED AS PART OF THIS LOT LINE CHANGE APPLICATION AND NEW AGREEMENT TO FILED AT THE DUTCHESS COUNTY CLERKS OFFICE UPON APPROVAL BY THE TOWN OF WASHINGTON PLANNING BOARD ATTORNEY.

BEFORE ANY CONSTRUCTION BEGINS ON THE RELOCATED PORTION OF THE DRIVEWAY SHOWN HEREON, SILT FENCE SHALL BE PLACED OUTSIDE OF THE 100' WETLAND BUFFER.

THE NEW YORK STATE FRESHWATER WETLAND MB-45 SHOWN HEREON AS DELINEATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON AUGUST 13, 2014.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LOT LINE CHANGE
PREPARED FOR
WHALEN

TOWN OF WASHINGTON
SCALE: 1" = 100'
DUTCHESS COUNTY, NEW YORK
JULY 24, 2014
REVISED: AUGUST 22, 2014
REVISED: OCTOBER 2, 2014

I HEREBY CERTIFY THAT THIS SURVEY MAP WAS COMPLETED ON JULY 24, 2014 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION.

BRIAN M. HOUSTON L.S. No. 50288

STATE OF NEW YORK BRIAN M. HOUSTON No. 050288 LICENSED LAND SURVEYOR

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland MB-45 as delineated by JONATHAN RUSSELL on 8-13-2014

DEC Staff: Jonathan Russell 10/28/2014 Surveyor: BRIAN M HOUSTON L.S.

Date Valid: 10/28/2014 Expiration Date: 10/28/2019

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, areas proposed for normal use practices change (e.g., agricultural to residential) after five (5) years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity within the wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

TOWN PLANNING BOARD TOWN OF WASHINGTON

THE OWNERS OF THE WHALEN LOT LINE CHANGE HAVE COMPLIED WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS. THE PLANNING BOARD AFTER DUE NOTICE AND A PUBLIC HEARING HELD SEPTEMBER 2, 2014 AS PRESCRIBED BY ARTICLE 16, SECTION 276, OF THE TOWN LAW OF THE STATE OF NEW YORK, HAS APPROVED THE FINAL PLAT AS SUBMITTED.

CHAIRMAN, TOWN PLANNING BOARD — DATE 11/21/14

HEALTH DEPARTMENT

THIS PLAN DOES NOT CONSTITUTE A REALITY 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 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.

AUTHORIZED REPRESENTITIVE OF THE COMMISSIONER OF HEALTH — 11/6/14

BLY AND HOUSTON LLP
LAND SURVEYORS
PO BOX 629
3272 FRANKLIN AVENUE
MILLBROOK, NEW YORK 12545
PHONE 845-677-5619

DUTCHESS COUNTY CLERKS OFFICE RECEIVED
2014 NOV 21 PM 3:07

FM #10402B
FILED: 11/21/2014