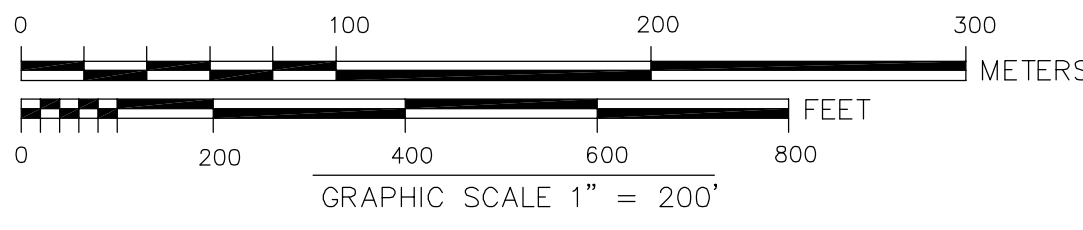
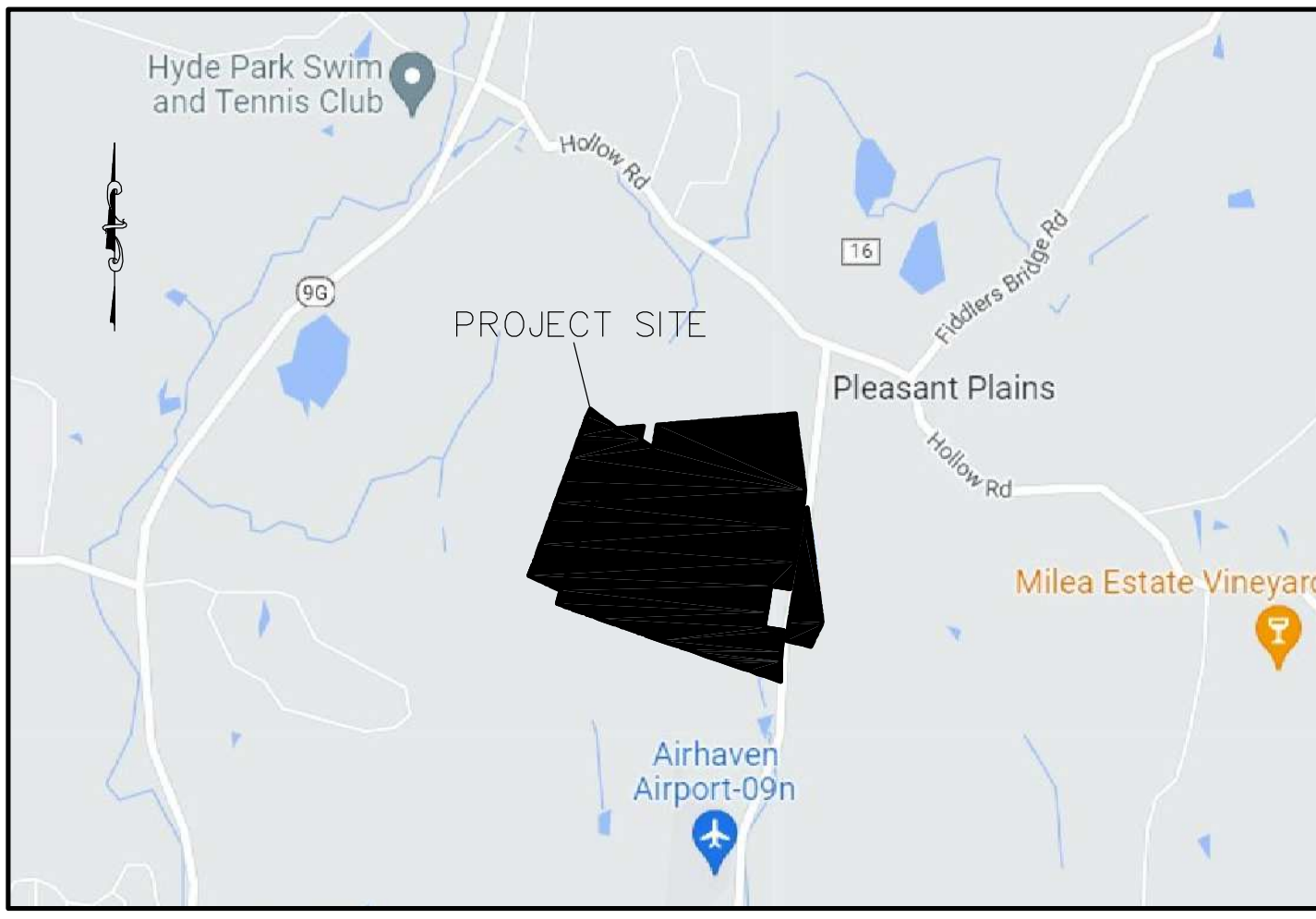
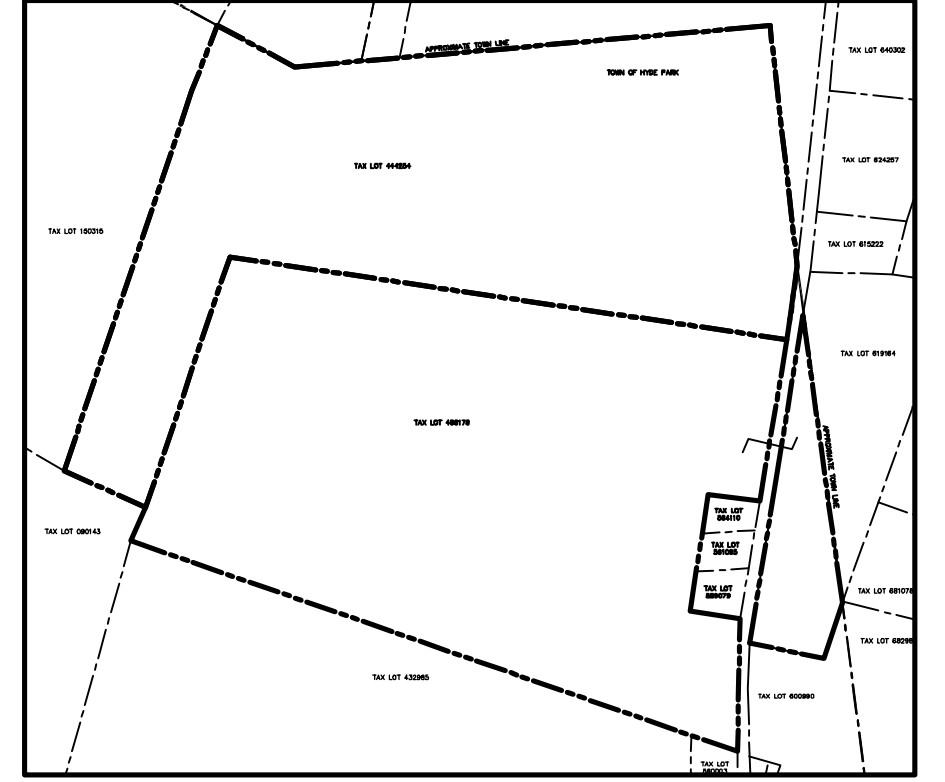


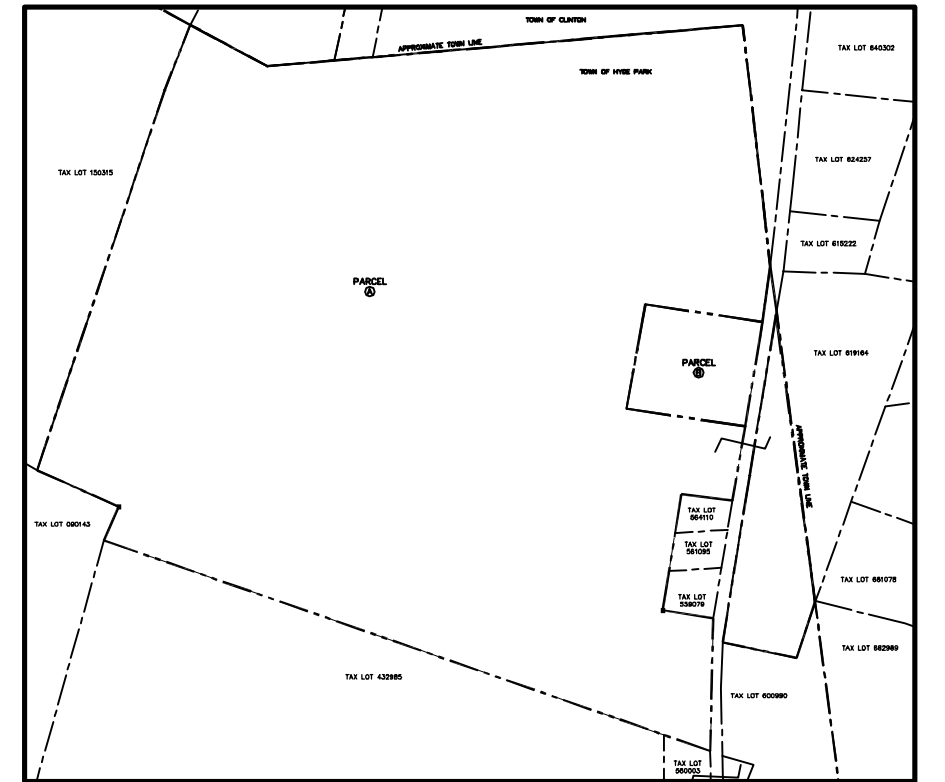
VICINITY MAP  
SCALE: 1"=2,000'



EXISTING AREA SKETCH  
SCALE: 1"=800'



PROPOSED AREA SKETCH  
SCALE: 1"=800'



MAP REFERENCES

- MAP ENTITLED "PROPERTY TO BE ACQUIRED BY DONALD BEASLEY", FILED WITH THE DUTCHESS COUNTY CLERK ON MAY 7, 1947 AS MAP NUMBER 2100.
- MAP ENTITLED "SUBDIVISION PLAT-VAN VUET HOLLOW", FILED WITH THE DUTCHESS COUNTY CLERK NOVEMBER 5, 1974 AS MAP NUMBER 4266.
- MAP ENTITLED "LOT LINE ADJUSTMENT-LANDS OF DRAGO & OLSON", FILED WITH THE DUTCHESS COUNTY CLERK DECEMBER 16, 2016 AS MAP NUMBER 4266E.
- MAP ENTITLED "SURVEY FOR GARRISON Q. KENNEY AND JUDITH A. KENNEY", FILED WITH THE DUTCHESS COUNTY CLERK SEPTEMBER 11, 1973 AS MAP NUMBER 4960.
- MAP ENTITLED "SUBDIVISION PLAT FOR ALEXANDER & HOGAN", FILED WITH THE DUTCHESS COUNTY CLERK MAY 20, 1977 AS MAP NUMBER 5105.
- MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR CONSTANCE A. OWENS", FILED WITH THE DUTCHESS COUNTY CLERK APRIL 12, 1979 AS MAP NUMBER 5614.
- MAP ENTITLED "SUBDIVISION FOR FRIED", FILED WITH THE DUTCHESS COUNTY CLERK JUNE 28, 1985 AS MAP NUMBER 7287.
- MAP ENTITLED "SUBDIVISION LAND OF SEELBACH FARMS, INC.", FILED WITH THE DUTCHESS COUNTY CLERK FEBRUARY 14, 2001 AS MAP NUMBER 11140.
- MAP ENTITLED "LOT LINE CHANGE FOR KEVIN COOK", FILED WITH THE DUTCHESS COUNTY CLERK FEBRUARY 14, 2001 AS MAP NUMBER 11140.
- MAP ENTITLED "WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES SUBDIVISION OF THE LANDS OF OWENS", FILED WITH THE DUTCHESS COUNTY CLERK OCTOBER 28, 2003 AS MAP NUMBER 11618.
- MAP ENTITLED "FINAL SUBDIVISION PLAT OF THE LANDS OF OWENS-PHASE I", FILED WITH THE DUTCHESS COUNTY CLERK MARCH 15, 2006 AS MAP NUMBER 11618A.
- MAP ENTITLED "LOT LINE CHANGE FOR FISCHETTI/FRIED", FILED WITH THE DUTCHESS COUNTY CLERK JANUARY 6, 2021 AS MAP NUMBER 12700.

LEGEND

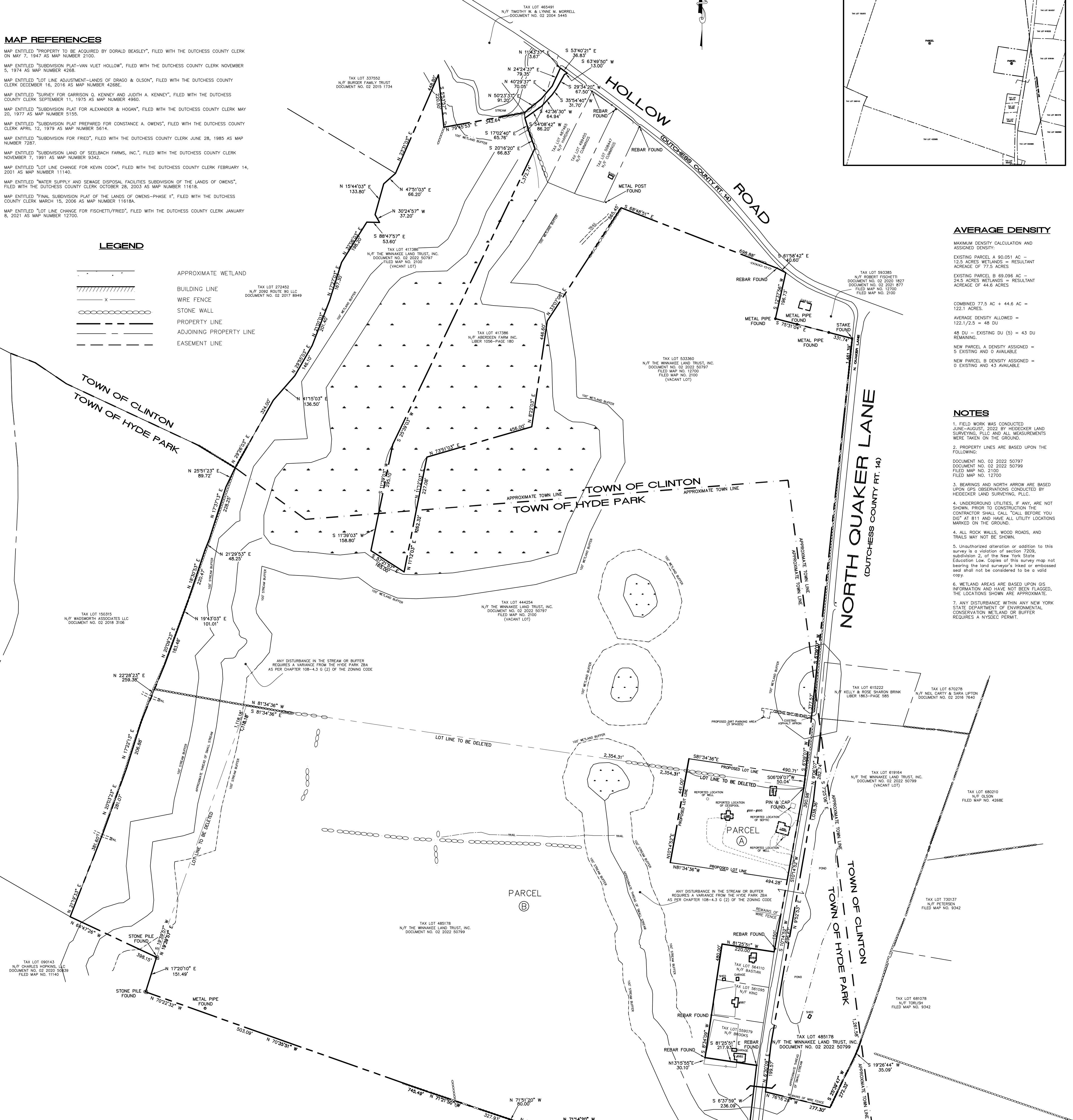
- APPROXIMATE WETLAND
- BUILDING LINE
- WIRE FENCE
- STONE WALL
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE

AVERAGE DENSITY

- MAXIMUM DENSITY CALCULATION AND ASSIGNED DENSITY:
- EXISTING PARCEL A 90.051 AC - 12.3 ACRES WETLANDS = RESULTANT ACREAGE OF 77.75 ACRES
- EXISTING PARCEL B 69.096 AC - 24.3 ACRES WETLANDS = RESULTANT ACREAGE OF 44.6 ACRES
- COMBINED 77.5 AC + 44.6 AC = 122.1 ACRES
- AVERAGE DENSITY ALLOWED = 122.1/2.5 = 48 DU
- 48 DU - EXISTING DU (5) = 43 DU REMAINING.
- NEW PARCEL A DENSITY ASSIGNED = 5 EXISTING AND 0 AVAILABLE
- NEW PARCEL B DENSITY ASSIGNED = 0 EXISTING AND 43 AVAILABLE

NOTES

- FIELD WORK WAS CONDUCTED JUNE-AUGUST, 2022 BY HEIDECKER LAND SURVEYING. PILE AND ALL MEASUREMENTS WERE TAKEN ON THE GROUND.
- PROPERTY LINES ARE BASED UPON THE FOLLOWING: DOCUMENT NO. 02 2022 50797 DOCUMENT NO. 02 2022 50799 FILED MAP NO. 2100 FILED MAP NO. 12700
- BEARINGS AND NORTH ARROW ARE BASED UPON GPS OBSERVATIONS CONDUCTED BY HEIDECKER LAND SURVEYING, PLLC.
- UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" AT 811 AND HAVE ALL UTILITY LOCATIONS MARKED ON THE GROUND.
- ALL ROCK WALLS, WOOD ROADS, AND TRAILS MAY NOT BE SHOWN.
- Unauthorized alteration or addition to this survey is a violation of section 7206 subdivision 2, of the New York State Education Law. Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid copy.
- WETLAND AREAS ARE BASED UPON GIS INFORMATION AND HAVE NOT BEEN FLAGGED. THE LOCATIONS SHOWN ARE APPROXIMATE.
- ANY DISTURBANCE WITHIN ANY NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION WETLAND OR BUFFER REQUIRES A NYSDEC PERMIT.



ZONING INFORMATION

ZONING DISTRICT-GB (GREENBELT)		PARCEL A		PARCEL B			
HEIGHT	BUILDING	MAXIMUM	REQUIRED	EXISTING	NEW	EXISTING	NEW
	ACCESSORY STRUCTURE	MAXIMUM	22'	N/A	N/A	N/A	N/A
SIZE	DWELLING UNIT	LEAST DIM.	16'	27'	N/A	N/A	N/A
	DWELLING UNIT	MINIMUM FLOOR AREA	800 SQ. FT.	1,000 SQ. FT.	N/A	N/A	N/A
COVERAGE	IMPERVIOUS	MAXIMUM	15%	0.001%	2%	N/A	N/A
	FRONT SIDE REAR	MINIMUM	50'	27'	61'	N/A	N/A
YARDS	FRONT SIDE REAR	MINIMUM	25'	11'	173'	N/A	N/A
	ONE SHED (SETBACKS)	FRONT SIDE REAR	MINIMUM	50'	5'	N/A	N/A
MAXIMUM AVERAGE DENSITY			0.4 DU/A (2.5 A/DU)	31	SEE DENSITY CALCULATION	17	SEE DENSITY CALCULATION
	AREA (ACRES)		N/A	90.051	5.000	69.096	154.147
ROAD FRONTAGE			25'	1,298'	441'	428'	378'

PLANNING BOARD TOWN OF CLINTON

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CLINTON, NEW YORK, ON THE DAY OF \_\_\_\_\_, 2023, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT MUST BE FILED WITH THE DUTCHESS COUNTY CLERK WITHIN 60 DAYS OF THE CHAIRPERSON'S OR ACTING CHAIRPERSON OF THE PLANNING BOARD'S SIGNATURE, UNLESS THE FINAL PLAT HAS, WITHIN SUCH 60-DAY PERIOD, BEEN FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK. THE APPROVAL SHALL BE NULL AND VOID EXPIRATION OF AN APPROVAL SHALL MEAN THAT ANY FURTHER ACTION WILL REQUIRE A NEW FILING FEE, AS WELL AS A REVIEW OF ALL PREVIOUS FINDINGS. THE APPLICANT SHALL SUBMIT TO THE PLANNING BOARD, WITHIN 30 DAYS OF FILING, 10 COPIES OF THE FINAL PLAT, WHICH BEARS THE FILE MAP NUMBER ASSIGNED TO IT BY THE OFFICE OF THE DUTCHESS COUNTY CLERK.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023



TOWN OF HYDE PARK PLANNING BOARD SIGNATURE BLOCK

SUBDIVISION APPROVED BY RESOLUTION # \_\_\_\_\_ OF THE PLANNING BOARD OF THE TOWN OF HYDE PARK, NEW YORK, ON THE DAY OF \_\_\_\_\_, 2023, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION TO THE PLAT AS APPROVED, SHALL VOID THIS APPROVAL. THE APPROVAL OF THE FINAL PLAT MUST BE FILED WITH THE DUTCHESS COUNTY CLERK WITHIN 60 DAYS OF THE CHAIRPERSON'S OR ACTING CHAIRPERSON OF THE PLANNING BOARD'S SIGNATURE, UNLESS THE FINAL PLAT HAS, WITHIN SUCH 60-DAY PERIOD, BEEN FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK. THE APPROVAL SHALL BE NULL AND VOID EXPIRATION OF AN APPROVAL SHALL MEAN THAT ANY FURTHER ACTION WILL REQUIRE A NEW FILING FEE, AS WELL AS A REVIEW OF ALL PREVIOUS FINDINGS. THE APPLICANT SHALL SUBMIT TO THE PLANNING BOARD, WITHIN 30 DAYS OF FILING, 10 COPIES OF THE FINAL PLAT, WHICH BEARS THE FILE MAP NUMBER ASSIGNED TO IT BY THE OFFICE OF THE DUTCHESS COUNTY CLERK.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

HYDE PARK PLANNING BOARD CHAIR

OWNER/APPLICANT SIGNATURES

THE UNDERSIGNED SIGNATURE(S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREIN 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 THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

HEALTH DEPARTMENT NOTE

THIS PLAN DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK AND ARTICLE 30 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 REPRESENTATIVE OF THE COMMISSIONER OF HEALTH: DATED: \_\_\_\_\_

REVISIONS

JOHN GERO HEIDECKER N.Y. STATE LAND SURVEYOR LIC. # 650719  
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SUITE 215  
KINGSTON, NEW YORK 12401  
(845)-901-7629  
jheidecker@heidecker.com

LOT LINE CHANGE MAP  
PREPARED FOR  
WINNAKEE LAND TRUST, INC.

DATE: JUNE 13, 2023  
DRAWN BY: B.M.  
CHK BY: J.H.  
SCALE: 1"= 200'

NORTH QUAKER LANE  
TOWN OF HYDE PARK  
DUTCHESS COUNTY, NEW YORK

SHEET NO. 1 OF 1  
PROJ. NO. 22HLS30  
CAD FILE: 22HLS30.LDW