

NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

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

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE SURVEYOR HAS MADE REASONABLE ATTEMPTS TO LOCATE AND IDENTIFY THEM.

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HORIZONTAL DATUM AND NORTH ORIENTATION ARE BASED ON THE NAD 83 PLANE COORDINATE SYSTEM (NAD83-NY EAST ZONE) UTILIZING CROSS OBSERVATIONS ON THE NYSDOT RTN NETWORK. NAVIGATION DATA IN THE FIELD SURVEY LOGS 2021, BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.

TOPOGRAPHY SHOWN HEREIN WAS COMPILED FROM AN AERIAL TOPOGRAPHY COMPLETED SEPTEMBER 2021, 5' CONTOUR INTERVAL SHOWN.

VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DERIVED FROM ON SITE CROSS OBSERVATIONS ON THE NYSDOT RTN NETWORK, DATED AUGUST 2021.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 703 - 48 HOURS PRIOR TO DIGGING CALL DISASSEMBLY NEW YORK 1-800-962-7862 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

THERE SHALL BE NO FURTHER SUBDIVISION OF ANY LOTS CREATED HEREIN. SAID RESTRICTION SHALL CONTINUE WITHIN ALL RECORDED DEEDS AND WILL SET FORTH SAID RESTRICTION.

ENVIRONMENTAL MITIGATION NOTES:

- AN ENVIRONMENTAL MONITOR SHALL REVIEW AREAS OF PROPOSED CONSTRUCTION JUST PRIOR TO AND DURING CONSTRUCTION.
- DRIVEWAYS AND BUILDING AREAS SHALL BE STAKED PRIOR TO CONSTRUCTION TO CONFIRM LIMITS OF DISTURBANCE.
- AS-BUILT SURVEYS OF DRIVEWAYS AND HOUSE LOTS POST-CONSTRUCTION SHALL BE PREPARED AND SUBMITTED TO THE CODE ENFORCEMENT OFFICER PRIOR TO ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND CERTIFICATE OF (BUILDING) OCCUPANCY TO CONFIRM SUBDIVISION, DRIVEWAY, AND ZONING COMPLIANCE.
- A LICENSED NY PROFESSIONAL ENGINEER SHALL VERIFY AND CERTIFY POST-CONSTRUCTION THAT ALL DRIVEWAY AND LOT DRAINAGE IMPROVEMENTS, AS WELL AS COMMON DRIVEWAY, STREAM CROSSING IMPROVEMENTS, HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESIGNED AND APPROVED.

Line Table

Line #	Direction	Length
L1	S84°56'57\"	41.52'
L2	S52°22'02\"	61.61'
L3	S13°14'23\"	73.81'
L4	S55°10'11\"	11.98'
L5	N33°21'21\"	89.44'
L6	N81°55'57\"	26.91'
L7	N53°04'03\"	94.68'
L8	N04°04'03\"	50.89'
L9	S70°00'27\"	112.83'
L10	S10°24'26\"	42.79'
L11	S32°26'48\"	42.55'
L12	S82°24'37\"	70.52'
L13	S14°47'49\"	87.07'
L14	S43°24'04\"	33.35'
L15	S57°22'50\"	68.75'
L16	S73°24'21\"	50.46'
L17	N89°07'22\"	128.53'
L18	S42°23'25\"	110.28'
L19	S15°22'49\"	57.40'
L20	S01°16'47\"	143.25'
L21	S41°40'20\"	41.85'
L22	S01°16'47\"	77.85'
L23	S41°40'20\"	41.85'
L24	S01°16'47\"	77.85'
L25	S41°40'20\"	41.85'
L26	S01°16'47\"	77.85'
L27	S41°40'20\"	41.85'
L28	S01°16'47\"	77.85'
L29	S41°40'20\"	41.85'
L30	S01°16'47\"	77.85'
L31	S41°40'20\"	41.85'
L32	S01°16'47\"	77.85'
L33	S41°40'20\"	41.85'
L34	S01°16'47\"	77.85'
L35	S41°40'20\"	41.85'
L36	S01°16'47\"	77.85'
L37	S41°40'20\"	41.85'
L38	S01°16'47\"	77.85'
L39	S41°40'20\"	41.85'
L40	S01°16'47\"	77.85'
L41	S41°40'20\"	41.85'
L42	S01°16'47\"	77.85'
L43	S41°40'20\"	41.85'
L44	S01°16'47\"	77.85'
L45	S41°40'20\"	41.85'
L46	S01°16'47\"	77.85'
L47	S41°40'20\"	41.85'
L48	S01°16'47\"	77.85'
L49	S41°40'20\"	41.85'
L50	S01°16'47\"	77.85'
L51	S41°40'20\"	41.85'
L52	S01°16'47\"	77.85'
L53	S41°40'20\"	41.85'
L54	S01°16'47\"	77.85'
L55	S41°40'20\"	41.85'
L56	S01°16'47\"	77.85'
L57	S41°40'20\"	41.85'
L58	S01°16'47\"	77.85'
L59	S41°40'20\"	41.85'
L60	S01°16'47\"	77.85'

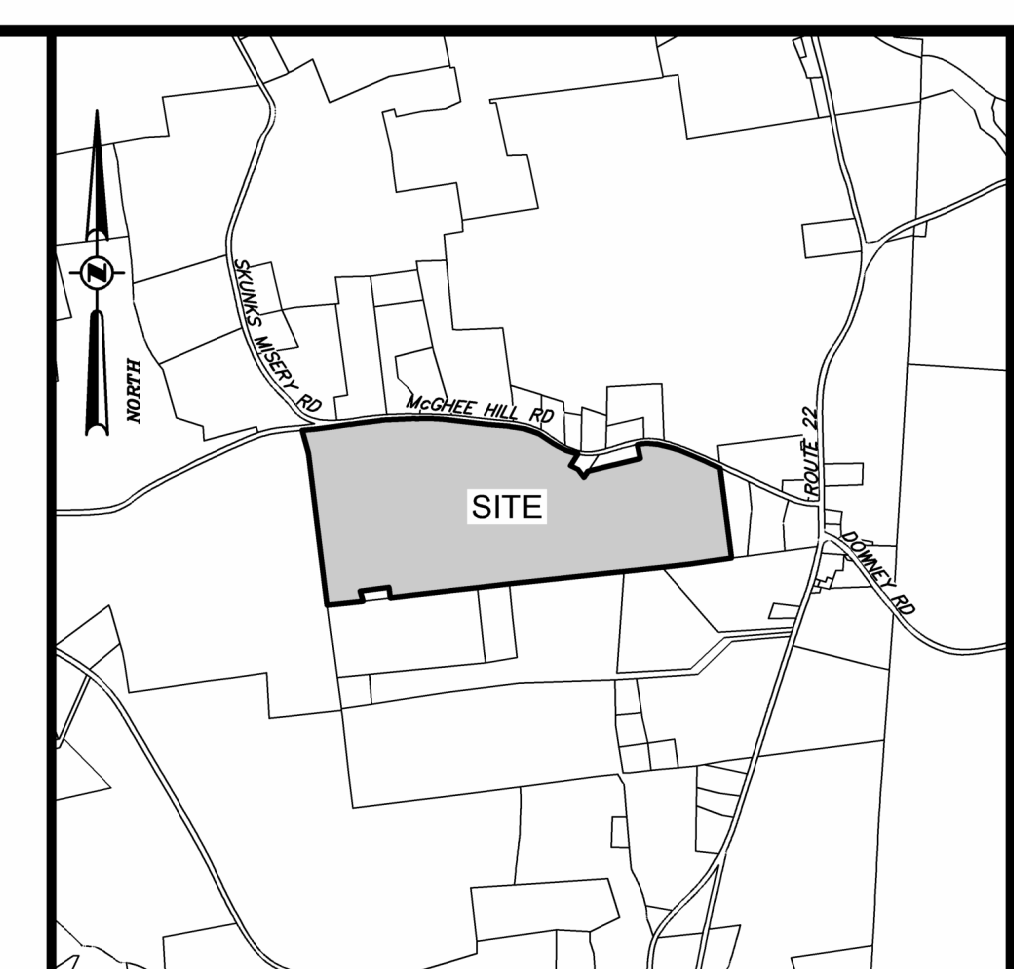
LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SPOT GRADE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY EASEMENT
- ADDC WETLANDS LINE
- NYSDC WETLANDS LINE
- EXISTING BUILDING
- EXISTING GRAVEL DRIVEWAY
- EXISTING GUARDRAIL
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING STREAM/DITCH
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND STORM LINE
- EXISTING TREELINE (FROM NYRTH ORTHO IMAGERY)

SYMBOLS:

- EXISTING SIGN
- EXISTING REFLECTOR MARKER
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- EXISTING IRON PIPE FOUND
- EXISTING IRON ROD FOUND
- EXISTING CATCH BASIN
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING CONDUIT TO/FROM UNDERGROUND
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- EASEMENT
- TREE CLEARING PROHIBITED AREA
- BUILDING ENVELOPE



FILED MAP REFERENCE:

REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "MINOR SUBDIVISION MAP OF PROPERTY OF LINDA KAPLAN AS TRUSTEE OF THE LINDA KAPLAN TRUST" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON OCTOBER 19, 2020 AS FILED MAP NO. 1036A.

DEED REFERENCE:

LINDA KAPLAN AS TRUSTEE OF THE LINDA KAPLAN TRUST TO MGRH, LLC, DATED APRIL 5, 2021 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON APRIL 13, 2021 IN DEED DOCUMENT # 02-2021-1821.

SUBJECT TO AN UNDETERMINED RIGHT OF WAY TO ACCESS "MACADAM ROAD" RUNNING FROM NORTH EAST CENTER TO PINE PLAINS TO BENEFIT TAX PARCEL 7170-00-340385 PER DEED LIBER 878 PAGE 192, NO METES AND BOUNDS DESCRIBED.

TAX PARCEL DESIGNATION:

TOWN OF NORTH EAST, DUTCHESS COUNTY, NEW YORK
7170-00-414515

WETLANDS NOTE:

THE WETLANDS DEPICTED WERE DELINEATED BY LABELLA ASSOCIATES BETWEEN SEPTEMBER 14 AND 16, 2021. A WETLAND DELINEATION REPORT WAS SUBSEQUENTLY PREPARED BY LABELLA ASSOCIATES, ENTITLED "WETLAND AND STREAM DELINEATION REPORT - MCGHEE HILL ROAD SUBDIVISION" AND DATED FEBRUARY 2022.

FLOOD ZONE NOTE: 1"=1000'

PARCEL IS SHOWN TO LIE WITHIN ZONE X "OTHER AREAS". AREAS DESIGNATED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF NORTHEAST, IDENTIFIED AS MAP NUMBER 3602700220E BEARING AN EFFECTIVE DATE OF MAY 2012, ALL TREES REMOVAL ASSOCIATED WITH THIS PROJECT SHALL TAKE PLACE FROM NOVEMBER 1 THROUGH MARCH 31.

TREE CLEARING NOTE:

TO AVOID IMPACTS TO THREATENED/ENDANGERED BATS AND THE NEED FOR AN INCIDENTAL TAKE PERMIT PURSUANT TO NYNRP PART 162, ALL TREES REMOVAL ASSOCIATED WITH THIS PROJECT SHALL TAKE PLACE FROM NOVEMBER 1 THROUGH MARCH 31.

OUTSIDE OF THE "TREE CLEARING PROHIBITED AREA", THROUGHOUT THE CONSTRUCTION AREA EFFORTS SHOULD BE TAKEN TO MAINTAIN STANDING LIVE TREES WITH SNAGS AND EXPLODING BARK (INCLUDING BLACK LOCUST, SHAD BARK HICKORY AND WHITE OAK).

TREE CLEARING PROHIBITED AREA:

CLEARING OF TREES SHALL BE PROHIBITED IN THE AREAS DESIGNATED AS TOPA-1, TOPA-2, TOPA-3, TOPA-4, TOPA-5 & TOPA-6.

BUILDING ENVELOPES:

BUILDING ENVELOPES SHOWN DEFINE THE LIMITS OF CONSTRUCTION OF STRUCTURES INCLUDING HOUSES, GARAGES, SHEDS, POOL, PAVILIONS, ETC. DEVIATIONS WILL ONLY BE ALLOWED IF SPECIFICALLY APPROVED BY THE TOWN OF NORTH EAST PLANNING BOARD.

ZONING TABLE - BULK REGULATIONS AGRICULTURAL (ASA) DISTRICT

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
MINIMUM AREA:	5 ACRES	24.86 AC	10.19 AC	20.08 AC	13.29 AC	15.31 AC	19.14 AC
MINIMUM WIDTH:	325'	581'	335'	381'	325'	258'	237'
MINIMUM FRONT YARD:	75'	75'	75'	75'	75'	75'	75'
REAR YARD:	50'	50'	50'	50'	50'	50'	50'
SIDE YARD:	50'	50'	50'	50'	50'	50'	50'
BUILDING HEIGHT:	35'	35'	35'	35'	35'	35'	35'

DRIVEWAY NOTE:

STREET ACCESS TO EACH (ALL) OF THE LOTS SHOWN HEREIN SHALL BE LIMITED TO THREE (3) SEPARATE COMMON DRIVEWAYS VIA MCGHEE HILL ROAD IN THE LOCATIONS AS SHOWN HEREIN AND APPROVED WITH THIS SUBDIVISION AS FOLLOWS (NO OTHER INDIVIDUAL DRIVEWAYS SHALL BE PERMITTED):

- COMMON DRIVEWAY 1 LOTS 1, 2 AND 3
- COMMON DRIVEWAY 2 LOTS 4, 5, 6 AND 7
- COMMON DRIVEWAY 3 LOTS 8, 9 AND 10

Curve Table

Curve #	Radius	Length	CHORD
C1	220.00'	50.49'	S17°56'08\" E 50.39'
C2	220.00'	4.52'	S30°50'58\" E 4.52'
C3	180.00'	15.22'	S22°40'58\" E 15.22'
C4	220.00'	31.97'	S20°50'58\" E 31.97'
C5	220.00'	31.97'	S20°50'58\" E 31.97'
C6	170.00'	10.41'	N20°19'32\" E 10.41'
C7	104.25'	147.89'	S74°43'12\" W 135.86'
C8	95.00'	166.58'	S68°32'28\" W 109.40'
C9	95.00'	7.99'	N91°14'14\" W 7.99'
C10	180.00'	36.11'	N50°56'58\" W 36.09'
C11	220.00'	18.60'	N20°50'58\" W 18.60'
C12	180.00'	3.69'	N20°50'58\" W 3.69'
C13	180.00'	41.31'	N10°50'58\" W 41.22'
C14	220.00'	41.31'	N10°50'58\" W 41.22'
C15	675.65'	67.30'	S85°47'43\" E 67.30'
C16	80.00'	14.60'	S01°08'23\" E 14.58'
C17	55.00'	80.09'	S45°00'58\" E 73.20'
C18	220.00'	229.58'	S40°33'30\" E 226.85'
C19	120.00'	83.48'	N24°41'23\" W 62.76'
C20	180.00'	245.09'	N43°33'30\" W 226.59'
C21	50.00'	86.77'	N34°08'02\" E 61.92'
C22	120.00'	21.80'	N01°06'25\" E 21.87'
C23	680.00'	203.60'	N58°30'18\" W 203.62'
C24	120.00'	55.80'	N20°50'58\" W 55.81'
C25	80.00'	79.39'	S01°08'23\" E 78.67'
C26	820.00'	317.64'	S58°29'12\" E 316.53'
C27	95.00'	85.71'	N92°22'33\" E 82.83'
C28	55.00'	49.62'	S82°22'33\" W 49.29'
C29	270.00'	107.04'	N32°22'33\" W 106.34'
C30	370.00'	143.25'	S49°28'33\" W 142.36'
C31	330.00'	108.75'	N44°49'29\" E 108.25'
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C32	170.00'	132.48'	N10°10'10\" W 129.15'
C33	170.00'	12.54'	N31°10'30\" E 12.54'

DUTCHESS COUNTY DEPARTMENT OF HEALTH NON REALTY SUBDIVISION STAMP

THIS PLAN DOES NOT CONSTITUTE A HEALTH SUBDIVISION AS DEFINED BY ARTICLE 26, TITLE 8, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE 3 OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY, APPROVAL FOR MOVEMENTS AND FOR SANITARY REQUIREMENTS IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH _____ DATE _____

TOWN PLANNING BOARD TOWN OF NORTH EAST, NEW YORK

MOHR PARTNERS OWNER OR AGENT OF MCGHEE HILL ROAD SUBDIVISION HAS COMPLIED WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS, THE PLANNING BOARD, AFTER DUE NOTICE AND A PUBLIC HEARING ON AS APPROVED BY ACT 18, SECTION 1000, LAWS OF THE STATE OF NEW YORK, AS PRESERVED IN THE FINAL PLAT AS SUBMITTED.

DATE _____

CHAIRMAN, TOWN PLANNING BOARD _____

OWNER CERTIFICATION

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, AND THE APPLICANT, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS, AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON, AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

OWNER ADDRESS (PRINT) _____ DATE _____

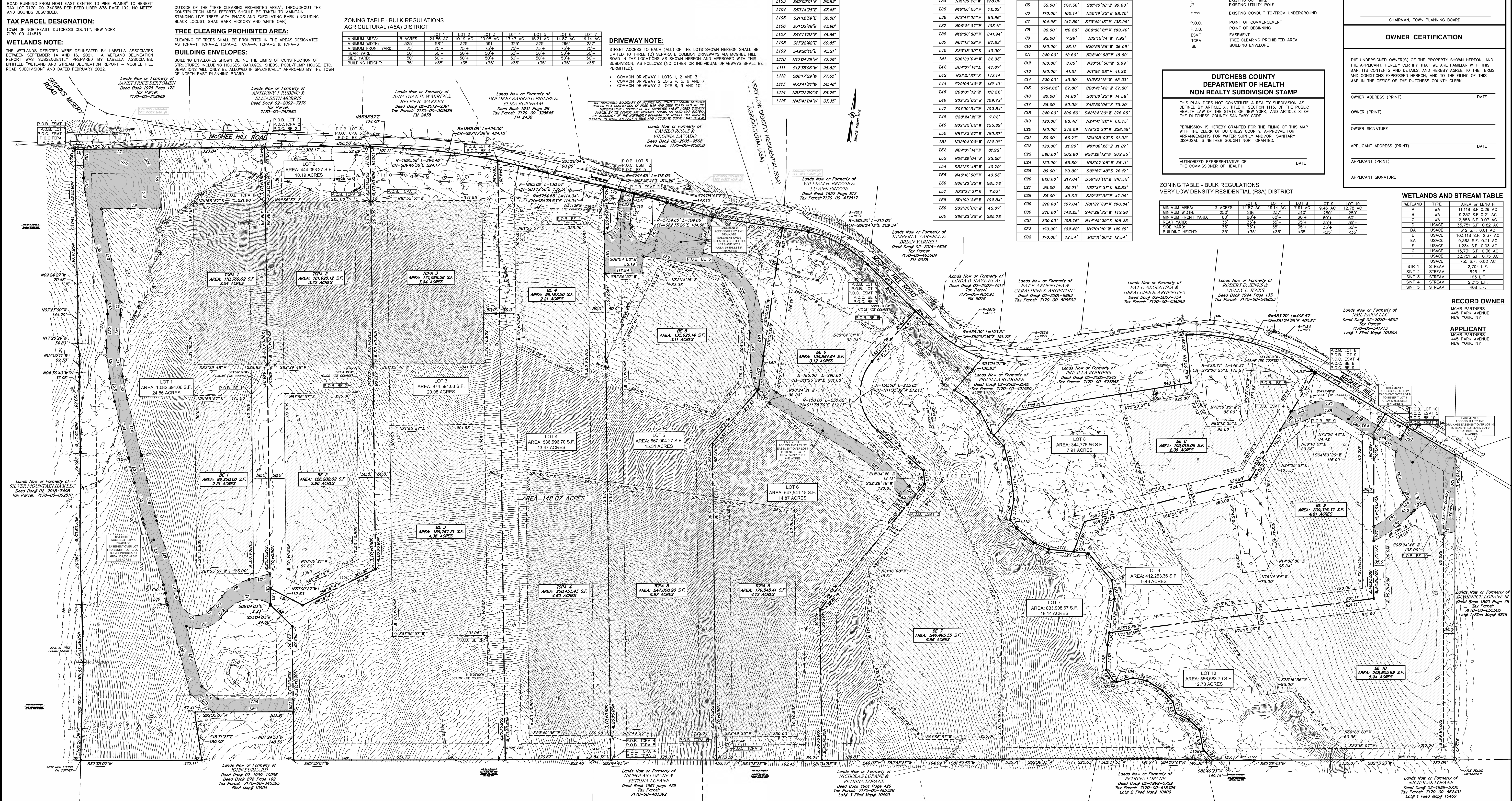
OWNER (PRINT) _____

OWNER SIGNATURE _____ DATE _____

APPLICANT ADDRESS (PRINT) _____ DATE _____

APPLICANT (PRINT) _____

APPLICANT SIGNATURE _____ DATE _____



Chazen Engineering, Land Surveying, Landscape Architecture & Geology Co., D.P.C.

Office Locations:

- Hudson Valley Office: 215 West Street, Poughkeepsie, New York 12601
- White Plains, NY
- New York City, NY

McGHEE HILL ROAD FINAL SUBDIVISION PREPARED FOR MGRH PARTNERS

TOWN OF NORTH EAST, DUTCHESS COUNTY, NEW YORK STATE

Designed: 04/07/22
Checked: 04/07/22
Scale: 1"=100'
Project No: 82118.00
Sheet: SP1

0 100 200
SCALE IN FEET
0 1 2
SCALE IN METERS

0 100 200
SCALE IN METERS

0 100 200
SCALE IN METERS