

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF SHAWANGUNK, ULSTER COUNTY, NEW YORK, ON THE _____ DAY OF _____, 20__.

SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURE, MODIFICATIONS OR REVISION OF THIS PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20__

CHAIRMAN

SECRETARY

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED PROPERTY LINE
- CONTOUR LINE
- INDEX CONTOUR LINE
- UTILITY EASEMENT
- ACCESS EASEMENT
- EDGE OF ROAD
- STONEWALL REMAINS
- OVERHEAD WIRE
- DRAINAGE COURSE
- DRAINAGE PIPE
- UTILITY POLE
- GUY ANCHOR
- REBAR MARKER
- CAPPED REBAR TO BE SET
- MAILBOX
- SIGN (TYPE NOTED)
- DECIDUOUS TREE (SIZE NOTED)

LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
RS-1	REALTY SUBDIVISION PLAN	1
C-100	SITE PLAN	2
C-201	DETAILS	3

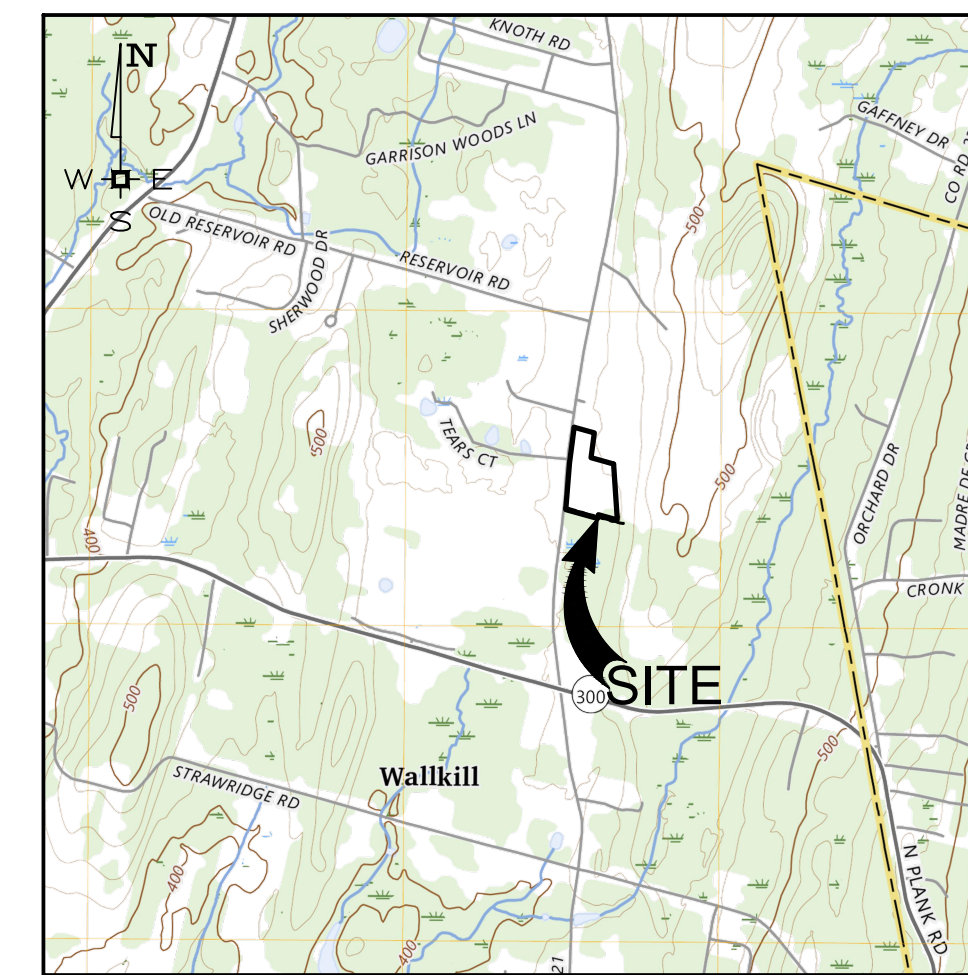
DENSITY CALCULATION

TOWN OF SHAWANGUNK - ZONING DISTRICT R-AG2

NET LOT AREA PER §177-11
TOTAL LOT AREA: 8,066 ± ACS = 351,376 SF

LOT AREA DEDUCTIONS (% OF DEDUCTION):
WETLANDS (100%): 0 SF * 100% = 0 SF
100 YEAR FLOOD PLAIN (100%): 0 SF * 100% = 0 SF
WATER BODIES (100%): 0 SF * 100% = 0 SF
TOTAL DEDUCTION: = 0 SF

NET LOT AREA: 351,376 SF - 0 SF = 351,376 SF = 8,066 ACRES

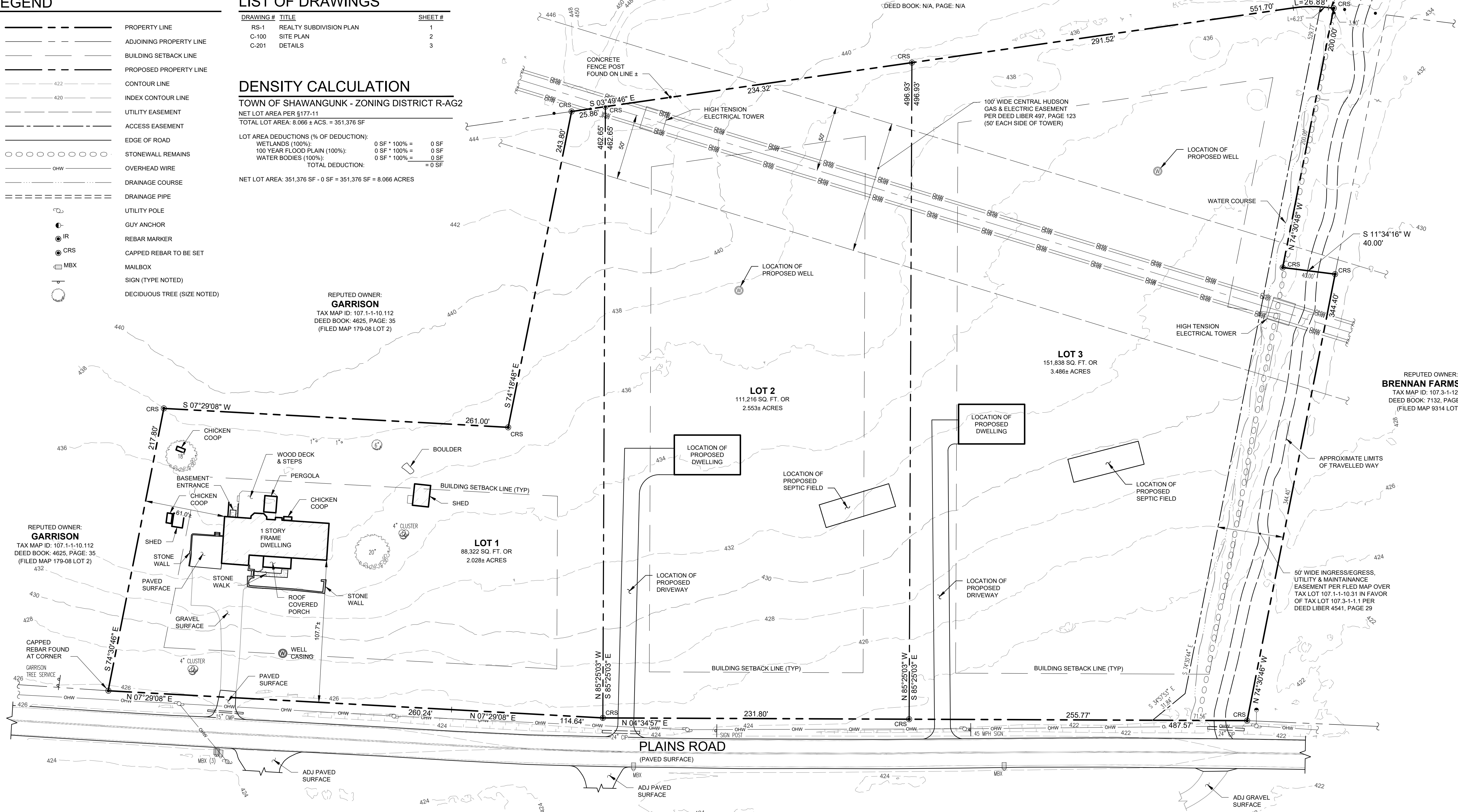


LOCATION MAP

USGS - WALDEN QUADRANGLE
SCALE: 1" = 2000'

GENERAL NOTES:

- TAX MAP IDENTIFICATION NUMBER: SECTION 107.1, BLOCK 1, LOT 10.31
- TOTAL AREA OF SUBJECT PARCEL: 8.066 ACRES
- DEED REFERENCE: DEED LIBER 4625, PAGE 40
- OWNER / APPLICANT: DEBRA BAYER, 606 PLAINS ROAD, WALKKILL, NY 12589
- PROPOSED NUMBER OF LOTS: 3
- MAP REFERENCES:
 - A. A MAP ENTITLED, "SUBDIVISION & LOT LINE REVISION FOR ROBERT GARRISON & DEBRA GARRISON-ROHL" BY JOHN H. DIPPEL, L.L.S. DATED APRIL 2006 AND FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON AUGUST 13, 2008 AS MAP NUMBER 08-178
 - B. A MAP ENTITLED, "SUBDIVISION PREPARED FOR ROBERT GARRISON" BY JOHN H. DIPPEL, L.L.S. DATED MAY 1990 AND FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON MAY 15, 1990 AS MAP NUMBER 85-2
 - C. A MAP ENTITLED, "SUBDIVISION PREPARED FOR JOHN T. MCCORD" BY JOHN H. DIPPEL, L.L.S. DATED FEBRUARY 1992 AND FILED IN THE OFFICE OF THE ULSTER COUNTY CLERK ON MAY 7, 1992
- THIS SURVEY IS BASED ON NEW YORK STATE PLANE NAD 83 (2011), ZONE 3101 DATUM (USFT) DERIVED FROM GPS OBSERVATIONS.
- THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A LIDAR COLLECTION "SOUTHEAST 4 COUNTY 2022" A YEAR 2022 1M DIGITAL ELEVATION MODEL (DEM) BY THE STATE OF NEW YORK TO MEET THE MINIMUM STANDARD SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS), COMBINED WITH ACTUAL OBSERVATIONS TAKEN IN THE FIELD. FOR USE AS 2FT CONTOURS, THE DEM WAS ACQUIRED FROM ORTHOS DISES.NY.GOV. THE CONTOURS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATEMENT OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
- SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS ON RECORD.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- 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 THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
- ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
- UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
- ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN OR VISIBLE AT TIME OF SURVEY AND MAY NOT BE SHOWN OR MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.



AGRICULTURAL NOTE

PROPERTY NEAR THIS PROPERTY MAY BE IN ACTIVE AGRICULTURAL OPERATION AND PRODUCTIONS AND RESIDENTS MUST BE AWARE THAT SUCH PROPERTY MAY BE PROTECTED BY NEW YORK STATE "RIGHT TO FARM LAWS" AS REGULATED BY THE DEPT. OF AGRICULTURE AND MARKETS. FROM TIME TO TIME DURING AND PRIOR TO THE NORMAL GROWING SEASON LAND AND CROPS MAY BE SPRAYED FROM THE GROUND OR BY AIR. MANURE MAY BE APPLIED, AND PERIODIC NOISE AND DUST MAY OCCUR FROM MACHINERY OPERATION AND CROP DRYING FACILITIES AT VARIOUS TIMES THROUGHOUT THE YEAR. OCCUPANTS OF THIS PROPERTY SHOULD BE AWARE OF THIS ACTION BY OTHER AREA PROPERTY OWNERS.

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW:

DEBRA BAYER,
TOWN OF SHAWANGUNK,

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON MARCH 8, 2026.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

BULK REQUIREMENTS

TOWN OF SHAWANGUNK - ZONING DISTRICT R-AG2
RESIDENTIAL AGRICULTURAL WITHIN A-Q-O

MINIMUM BUILDING REQUIREMENTS	REQUIRED	EXISTING LOT 1	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
LOT AREA	2 AC.	8,066 AC.	2,028 AC.	2,553 AC.	3,486 AC.
LOT WIDTH	200 FEET	862.5 FEET	368.2 FEET	231.8 FEET	262.5 FEET
LOT DEPTH	200 FEET	381.1 FEET	340.2 FEET	479.8 FEET	520.7 FEET
FRONT YARD	35 FEET	100.5 FEET	100.5 FEET	184.3 FEET	208.5 FEET
REAR YARD	50 FEET	79.2 FEET	79.2 FEET	253.5 FEET	261.0 FEET
SIDE YARD (ONE / BOTH)	> 35 / 70 FEET	61 / 771 FEET	61 / 268.8 FEET	53.2 / 174.7 FEET	36.4 / 242.1 FEET
MAXIMUM ALLOWABLE					
BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT
IMPERVIOUS COVERAGE	15 %	1.8 %	7.2 %	4.3 %	3.0 %

No.	DATE	DESCRIPTION
0	03/18/26	LR/INITIAL ISSUE
1	04/17/26	REVISED LOT CONFIGURATIONS

DRAWING STATUS	ISSUE DATE:	SHEET NUMBER
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	04/17/26	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1	OF 3
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEP APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER: SURVEY	N/A	OF N/A
<input type="checkbox"/> FOR BID / CONSTRUCTION	N/A	OF N/A

A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE LICENSED PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

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

BRIAN D. BABCOCK, L.S.
NEW YORK STATE LICENSE # 050830

1 inch = 40 ft.

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WWW.EP-PC.COM

REALTY SUBDIVISION PLAN

DEBRA BAYER
606 PLAINS ROAD
TOWN OF SHAWANGUNK
ULSTER COUNTY, NEW YORK

JOB #: 2228.01
DATE: 03/18/26
REVISION: 1 - 04/17/26

DRAWN BY: KMP / JMC
SCALE: 1" = 40'
TAX LOT: 107.1-10.31

RS-1

FILED MAP SHEET 1 OF 3

