

# WOODSTOCK PLANNING BOARD

## SURVEYOR'S NOTES

- 1) Add this wording:  
“This subdivision is for the purposes of legalizing the \_\_\_\_\_-acre parcel shown hereon and does not intend to, nor does it legalize any other parcel of land.”
- 2) Add this wording:  
“The \_\_\_\_\_-acre parcel shown hereon shall merge and become one with the \_\_\_\_\_-acre parcel adjoining on the \_\_\_\_\_ and \_\_\_\_\_ (directions: northwest, south, east, etc.) belonging to the same owner, \_\_\_\_\_ (name).”
- 3) Add this wording: “This lot is not approved as a separate building lot.”
- 4) Mark the old lot line to be removed with lightly dashed lines, and add the words “old lot line to be removed.”; Sample: - - - - -  
“Old lot line to be removed”
- 5) Label new lot lines as, “New Division Line”.
- 6) Add:

### Endorsement of owner

I hereby grant my approval to this plat and consent to the filing of it in the Office of the Ulster County Clerk.

7) Add:

Approved by the Planning Board of the Town of Woodstock  
PB Case #\_\_\_\_\_

Member date

- 8) Add: "Note -- This lot is approved for one dwelling unit only. There shall be no additional dwelling units of any kind permitted including accessory apartments or guest cottages."
- 9) Add: Location or area map to show the site in relation to area roads, draw to scale.
- 10) Identify all roads, private or public, and all adjacent owners, including those across the street or stream. Show all easements, rights of way, major geographical features, streams, as well as all structures, septic and well locations.
- 11) Show contour lines at \_\_\_\_-foot intervals, or S.O. district line.
- 12) Add the zoning division line and identify the zoning districts involved if a property is divided by a change of zone.
- 13) Cross-reference any existing road maintenance agreement (by Liber and page) on file with the County Clerk or state "A road maintenance agreement is being filed simultaneously with this subdivision map."
- 14) Add note to all subdivision maps:  
"Planning Board approval of this map does not waive any zoning violations which may exist with respect to this lot (or these lots)."
- 15) Add note to lot line revision maps:  
"Proposed lot lines to supersede previous configurations of lots. Previously approved lot lines to become null and void."
- 16) Add note to map if location of septic drain field cannot be found:  
"Septic drain field cannot be found on lot # \_\_\_\_"

Created 2/3/95  
Rev. 3/97, 3/98,  
10/98, **4/01**