MATCHLINE "A" (SEE SP-8)

MATCHLINE "A" (SEE SP-8)

RADCLIFFE DRIVE

LAKE WALTON PARK SECTION I
FILED MAP NO. 7578

LOT 17

LOT 18

LOT 19

LOT 20

OPEN SPACE

NOTE #4

OPEN SPACE

DUTCHESS COUNTY TRAILWAY

12' WIDE GRAVEL DRIVEWAY FROM ROAD C

30' WIDE WATER MAIN EASEMENT GRANTED BY CENTRAL HUDSON GAS & ELECTRIC CORPORATION

30' WIDE WATER MAIN EASEMENT

12' WIDE GRAVEL DRIVEWAY FROM ROAD C

EXISTING 200 FOOT WIDE CENTRAL HUDSON GAS & ELECTRIC CORPORATION EASEMENT

ROADWAY

WOODEN BOLLARD AND CHAIN ASSEMBLY (SEE DETAIL 47)

50 FOOT LANDSCAPE BUFFER FROM ADJACENT PROPERTIES

MEET EXISTING EDGE OF PAVEMENT WITH DROP CURB

CLOSE EXISTING ACCESS DRIVEWAY

RADCLIFFE DRIVE

ORCHARD LANE

ROAD "B"

ROAD "C"

ROAD "C"

OPEN SPACE

OPEN SPACE

NOTE #1

NOTE #1

PROPOSED WATER QUALITY (I-2) INFILTRATION BASIN I

PROPOSED WATER QUALITY (I-2) INFILTRATION BASIN J

PROPOSED WATER QUALITY (I-2) INFILTRATION BASIN H

EXISTING ROADWAY TO REMAIN AS TRAIL

WATER LEVEL 246.5'
04-14-87

1.82 AC. 79,414 S.F.	0.95 AC. 41,182 S.F.	0.67 AC. 29,160 S.F.
0.72 AC. 31,434 S.F.	0.62 AC. 26,767 S.F.	0.88 AC. 38,201 S.F.
0.62 AC. 26,795 S.F.	0.60 AC. 25,911 S.F.	0.93 AC. 40,593 S.F.
0.88 AC. 38,426 S.F.	0.51 AC. 22,464 S.F.	0.52 AC. 21,930 S.F.
0.62 AC. 27,000 S.F.	0.56 AC. 24,397 S.F.	0.63 AC. 27,323 S.F.
0.68 AC. 29,612 S.F.	0.77 AC. 33,328 S.F.	0.50 AC. 21,872 S.F.
0.50 AC. 22,103 S.F.	1.04 AC. 45,182 S.F.	0.80 AC. 34,915 S.F.
0.92 AC. 39,906 S.F.	0.89 AC. 38,866 S.F.	0.79 AC. 34,294 S.F.

MATCHLINE "B" (SEE SP-10)

(SEE SP-11)

KEY MAP & MATCHLINE REFERENCE
N.T.S.

SP-8 SP-9 SP-10 SP-11 SP-12 SP-13

LAYOUT PLAN LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING NYSDEC WETLAND BOUNDARY
- EXISTING 100 FOOT NYSDEC WETLAND CONTROL BOUNDARY
- EXISTING ARMY CORPS OF ENGINEERS WETLAND
- EXISTING EASEMENT
- EXISTING STREAM/WATER BODY BOUNDARY
- EXISTING BUILDING LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING DIRT ROAD
- PROPOSED LOT LINE
- PROPOSED ROADWAY CENTER LINE
- PROPOSED LOT SETBACK LINE
- PROPOSED CURB
- PROPOSED EMERGENCY ACCESS EASEMENT
- PROPOSED GRASS PAVERS
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED GRASSES/GROUND COVER
- PROPOSED EASEMENT
- NATURE TRAILS/PATHS
- PROPOSED SETBACK/LANDSCAPE BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING FEATURE TO BE REMOVED

NOTES:
1. EDGE OF UNITED STATES ARMY CORPS OF ENGINEERS FEDERAL WETLAND "A" AS DELINEATED BY ECOLOGICAL SOLUTIONS.
2. EDGE OF NYSDEC WETLAND HJ-15/FEDERAL WETLAND "B" AS DELINEATED BY ECOLOGICAL SOLUTIONS.
3. EDGE OF NYSDEC WETLAND HJ-15/FEDERAL WETLAND "C" AS DELINEATED BY ECOLOGICAL SOLUTIONS.
4. EDGE OF NYSDEC WETLAND HJ-11/FEDERAL WETLAND "D" AS DELINEATED BY ECOLOGICAL SOLUTIONS.
5. ALL EXISTING MOBILE HOMES ARE PROPOSED TO BE REMOVED.

NO.	REVISION	DATE	BY
1.	REVISED PROPERTY LINE TO LAKE	12/13/2006	CC

Previous Editions Obsolete

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LAYOUT PLAN

LAKE WALTON PARK
LAKE WALTON ROAD
TOWN OF EAST FISHKILL, NY

DRAWN:	JCE	APPROVED:	JM
SCALE:	1"=50'		
DATE:	10/13/2006		
PROJ. NO:	3006		
SITE.dwg	SP-2.tsb	LAY_1.scf	
DRAWING NO:	SP-9		

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