



TOTAL ACREAGE - 1,197 +/- ACRES  
 36 proposed lots / principal building sites

Subdivider: New York Land and Lakes Development LLC  
 297 River St Suite 3  
 Oneonta, NY 13820

Town Zoning: Resource Conservation  
 Minimum Acres / Principal building - 45 Acres  
 1,128 acres +/- = 25 potential lots  
 Minimum Lot Area - 5 Acres  
 Width - 200'  
 Set backs Front - 50' road boundary  
 Side - 25'  
 Rear - 25'

- 25 Principal building sites allowed under current zoning
  - 11 additional principal building sites approved by area variance
- Total Proposed Lots - 36

APA Zoning: Resource Management & Rural Use  
 Rural Use - Average lot size - 8.5 Acres  
 460 Acres +/- = 54 potential lots  
 Resource Management - Average lot size - 42.7 Acres  
 607 Acres +/- = 14 potential lots  
 Total Potential Lots - 68  
 Total Proposed Lots - 36

Tax Map \* -17.-1-23  
 31.-1-2  
 31.2-1-25  
 31.-2-1

SKETCH MAP PREPARED BY  
**ALAN M. LORD**  
 PROFESSIONAL LAND SURVEYOR  
 TEL. NO. - 607-434-2678  
 415 GATE HIGHWAY #1  
 SMITHVILLE FLATS, NY3841



N.Y.S. License No. 50244

**GENERAL NOTES**  
 1. This sketch map is prepared in accordance with the provisions of section 2000, sub-section 2, of the New York State Real Property Law.  
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1 in = 400 ft

REVISIONS

**LEGEND**

- 4x4 road
- 6x6 road or slope found
- Under 0.5% slope
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SKETCH MAP  
 OF  
**WOODWARD LAKE**  
 Collins Clifford Valley Road  
 TOWN OF NORTHAMPTON  
 COUNTY OF FULTON STATE OF NEW YORK

MAP DATE: APRIL 18, 2018  
 MAP NO. 1  
 DEED REFERENCE LIBER PAGE