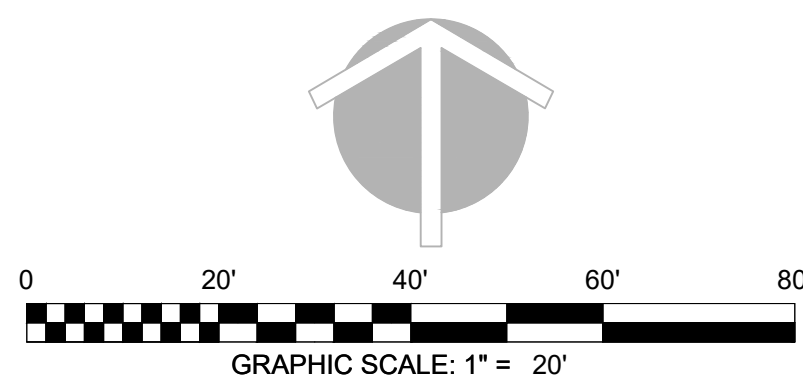
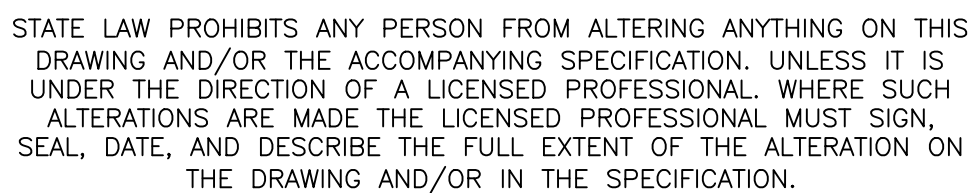
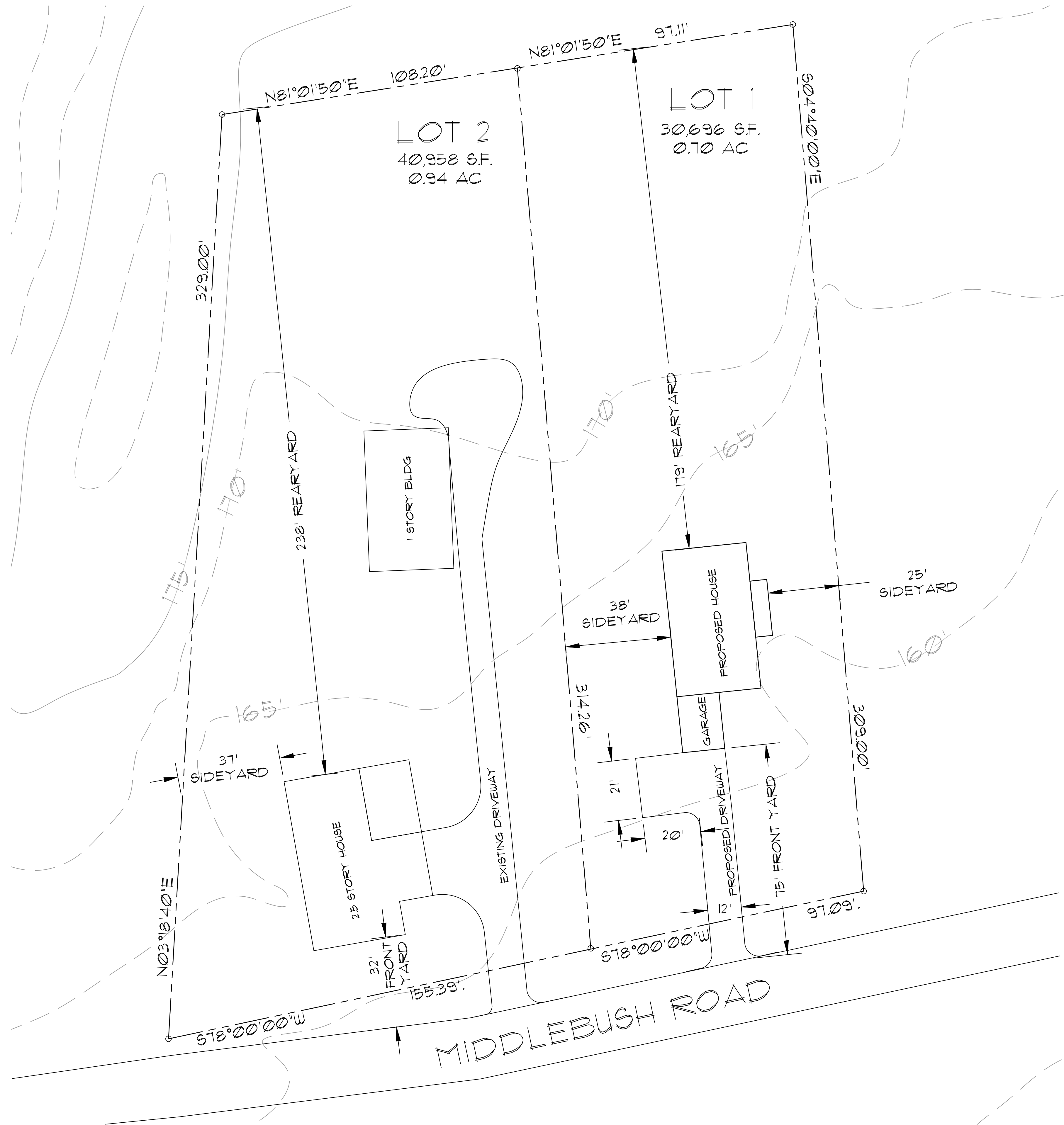




TAX GRID NUMBER:	135609-0157-01-450071
ZONE:	(R-2040) RESIDENTIAL DISTRICT
USE:	RESIDENTIAL
ACREAGE:	1.64 ACRES 71,654 SF.

FRONTAGE & SETBACK REQUIREMENTS:

<u>LOT #1</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA	40,000 SF.	30,696 SF.
MINIMUM LOT WIDTH	125 FEET	89 FT
MINIMUM LOT DEPTH	125 FEET	303 FT
MAXIMUM LOT FRONTAGE	50 FEET	50 FEET
SETBACK MINIMUMS		
FRONT YARD (FROM COUNTY STATE HIGHWAY)	75 FEET	75 FEET
SIDE YARD	25 FEET	25 FEET
REAR YARD	50 FEET	173 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	15(+/-) FEET
MAXIMUM LOT COVERAGE BY BUILDINGS	12%	7%
MAXIMUM FLOOR AREA RATIO	0.12	0.07

LOT #2	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SF.	40,358 SF.
MINIMUM LOT WIDTH	125 FEET	154 FT
MINIMUM LOT DEPTH	125 FEET	323 FT
MAXIMUM LOT FRONTAGE	50 FEET	50 FEET
SETBACK MINIMUMS		
FRONT YARD (FROM COUNTY STATE HIGHWAY)	75 FEET	32 FEET
SIDE YARD	25 FEET	37 FEET
REAR YARD	50 FEET	238 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	15(+/-) FEET
MAXIMUM LOT COVERAGE BY BUILDINGS	12%	9%
MAXIMUM FLOOR AREA RATIO	0.12	0.09

[illegible]

CHARLES P. MAY & ASSOCIATES, P.C.



DESIGN PROFESSIONALS

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39 MIDDLEBUSH ROAD

TOWN OF WAPPINGERS FALLS
DUTCHESS COUNTY, NEW YORK 12590
TAX MAP ID. NO. 135689-6151-01-45871

DATE 08/16/2022	DRAWN MR	CHECKED CPM
SCALE 1"=20'		
SHEET TITLE PROPOSED SUBDIVISION PLAT		

PROJECT NUMBER
2022-10

DRAWING NUMBER
SP-1

SHEET 3 OF 3