

39 MIDDLEBUSH ROAD
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WAPPINGER FALLS
DUTCHESS COUNTY, NEW YORK 12590

FIRE DISTRICT: WAPPINGER FALLS FIRE DEPARTMENT
2582 SOUTH AVE
WAPPINGER FALLS, NEW YORK 12590

SCHOOL DISTRICT: WAPPINGER FALLS CENTRAL SCHOOL DISTRICT
25 CORPORATE PARK DRIVE
HOPEWELL JUNCTION, NEW YORK 12533

OWNER: KIEL LAWRENCE
1083 ROUTE 9
FISHKILL, NEW YORK 12524
TEL: (845) 471-3388
EMAIL: KIEL@REDLH.COM



SITE DATA INFORMATION

TAX GRID NUMBER:	135689-6151-01-458811	
ZONE:	(R-20/40) RESIDENTIAL DISTRICT	
USE:	RESIDENTIAL	
ACREAGE:	1.64 ACRES (71,686 S.F.)	
<u>FRONTAGE & SETBACK REQUIREMENTS:</u>		
<u>LOT #1</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA	30,000 S.F.	30,709 S.F.
MINIMUM LOT WIDTH	115 FEET	98.4 FT
SETBACK MINIMUMS		
FRONT YARD	40 FEET	40 FEET
SIDE YARD	20 FEET	20 FEET
REAR YARD	45 FEET	45 FEET
MINIMUM LOT DEPTH	125 FEET	309 FT
MAXIMUM DEV COVERAGE	12%	7%
MINIMUM STREET FRONTAGE	50 FEET	99 FEET
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 35 FEET	35 FEET
MAXIMUM FLOOR AREA RATIO	0.12	0.07
<u>LOT #2</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA	30,000 S.F.	40,911 S.F.
MINIMUM LOT WIDTH	115 FEET	150.4 FT
SETBACK MINIMUMS		
FRONT YARD	40 FEET	22.1 FEET
SIDE YARD	20 FEET	35.2 FEET
REAR YARD	45 FEET	119.2 FEET
MINIMUM LOT DEPTH	125 FEET	314.21 FT
MAXIMUM DEV COVERAGE	12%	9%
MINIMUM STREET FRONTAGE	50 FEET	153 FEET
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 35 FEET	23 FEET
	0.12	0.09

PROJECT APPROVAL

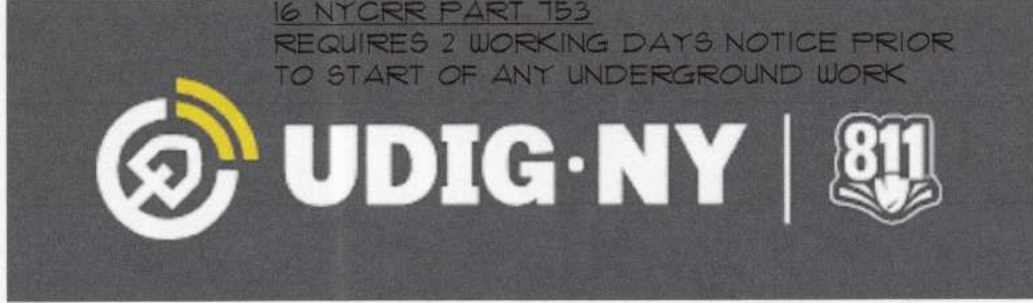
APPROVED BY RESOLUTION #_____ OF THE PLANNING BOARD OF VILLAGE OF WAPPINGER FALLS, NEW YORK ON THE DAY _____ OF _____ 2023, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

THIS APPROVAL SHALL BE VALID FOR A PERIOD OF ONE YEAR AND MUST BE COMPLETED WITHIN TWO YEARS OF THE ABOVE DATE. AN EXTENSION MAY BE GRANTED SUBJECT TO THE CONDITIONS OF THE CODE OF THE TOWN OF NEWBURGH.

VILLAGE OF WAPPINGER FALLS PLANNING BOARD
DATE: _____

SYMBOL KEY

--- (24) ---	EXISTING CONTOUR	○ DI	EXISTING STORM DRAIN MANHOLE
— 24 —	PROPOSED CONTOUR	● DI	PROPOSED STORM DRAIN MANHOLE
x (24.21)	EXISTING SPOT ELEVATION	○ MH	EXISTING SANITARY MANHOLE
x 24.71	PROPOSED SPOT ELEVATION	● MH	PROPOSED SANITARY MANHOLE
FFE	FINISHED FLOOR ELEVATION	● ⊕	PROPOSED HYDRANT AND VALVE
TW/BW	TOP OF WALL/BOTTOM OF WALL	CIP	CAST IRON PIPE
TC/BC	TOP OF CURB/BOTTOM OF CURB	RCP	REINFORCED CONCRETE PIPE
TS/BS	TOP OF STAIR/BOTTOM OF STAIR	CMP	CORRUGATED METAL PIPE
BF	BOTTOM OF FOOTING	VCP	VITRIFIED CLAY PIPE
HP/LP	HIGH POINT/LOW POINT	PVC	POLYVINYL CHLORIDE (PLASTIC) PIPE
HPS	HIGH POINT OF SWALE	STA. 0 + 00	STATION POINT
TF OR RE	TOP OF FRAME OR RIM ELEVATION	— E —	PROPERTY LINE
INV. EL.	INVERT ELEVATION	— CLL —	CONTRACT LIMIT LINE
□ CB	EXISTING CATCH BASIN	— C —	CENTER LINE
■ CB	PROPOSED CATCH BASIN	— C —>	CENTER LINE OF SWALE
		— W —	PROPOSED WATER MAIN
		— SAN —	PROPOSED SANITARY SEWER LINE
		— F/M —	PROPOSED SANITARY FORCE MAIN



SCHEDULE OF DRAWINGS

SHEET NO.	DRAWING NO.	TITLE
1	CS-1	COVERSHEET
2	DP-1	DEMOLITION PLAN
3	BP-1	SUBDIVISION PLAT
4	SG-1	SITE GRADING PLAN
5	EC-1	EROSION CONTROL PLAN
6	SL-1	SITE LAYOUT & MATERIALS PLAN
7	SU-1	SITE UTILITIES PLAN
8	TC-1	TRAFFIC CONTROL PLAN
9	SS-1	SANITARY SEWER PROFILES
10	SS-2	SANITARY SEWER DETAILS

The undersigned owners of the property hereon state that they are familiar with the enclosed plans, its contents, and its legends and hereby consent to all said terms and conditions as stated.

NOT FOR CONSTRUCTION

STATE LAW PROHIBITS ANY PERSON FROM ALTERING ANYTHING ON THIS DRAWING AND/OR THE ACCOMPANYING SPECIFICATION, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL. WHERE SUCH ALTERATIONS ARE MADE THE LICENSED PROFESSIONAL MUST SIGN, SEAL, DATE, AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATION.

NO.	DATE	BY	REVISIONS	DESCRIPTION

CHARLES P. MAY & ASSOCIATES, P.C.
DESIGN PROFESSIONALS
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WAPPINGER FALLS
DUTCHESS COUNTY, NEW YORK 12590
TAX MAP ID. NO. 135689-6151-01-458811

DATE	DRAWN	CHECKED
9-12-23	JDC	CPM
SCALE: 1" = 20'-0"		
SHEET TITLE		
COVER SHEET		

PROJECT NUMBER
2023-03
CS-1
DRAWING NUMBER
SHEET 1 of 10