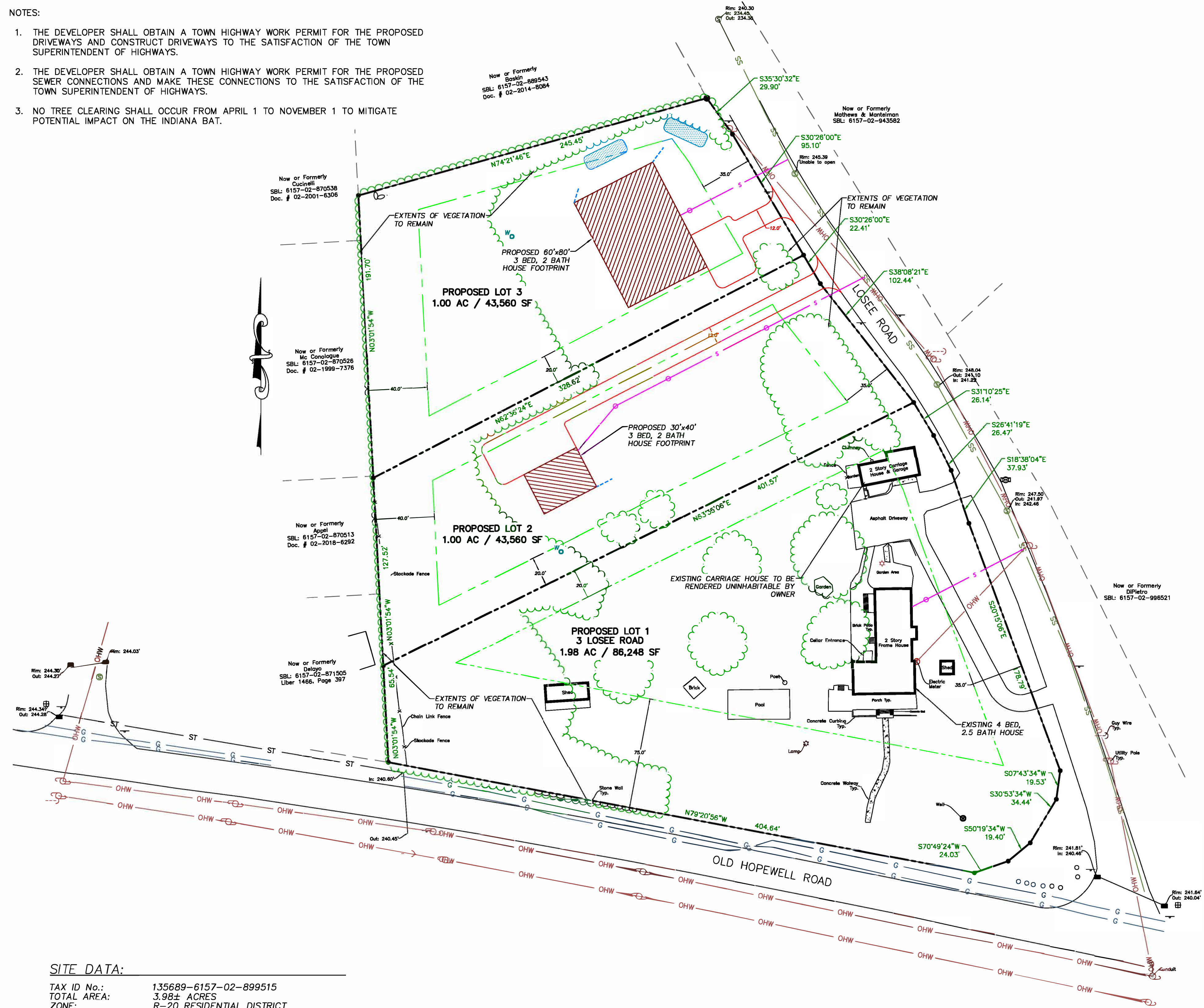


NOTES:

1. THE DEVELOPER SHALL OBTAIN A TOWN HIGHWAY WORK PERMIT FOR THE PROPOSED DRIVEWAYS AND CONSTRUCT DRIVEWAYS TO THE SATISFACTION OF THE TOWN SUPERINTENDENT OF HIGHWAYS.
2. THE DEVELOPER SHALL OBTAIN A TOWN HIGHWAY WORK PERMIT FOR THE PROPOSED SEWER CONNECTIONS AND MAKE THESE CONNECTIONS TO THE SATISFACTION OF THE TOWN SUPERINTENDENT OF HIGHWAYS.
3. NO TREE CLEARING SHALL OCCUR FROM APRIL 1 TO NOVEMBER 1 TO MITIGATE POTENTIAL IMPACT ON THE INDIANA BAT.

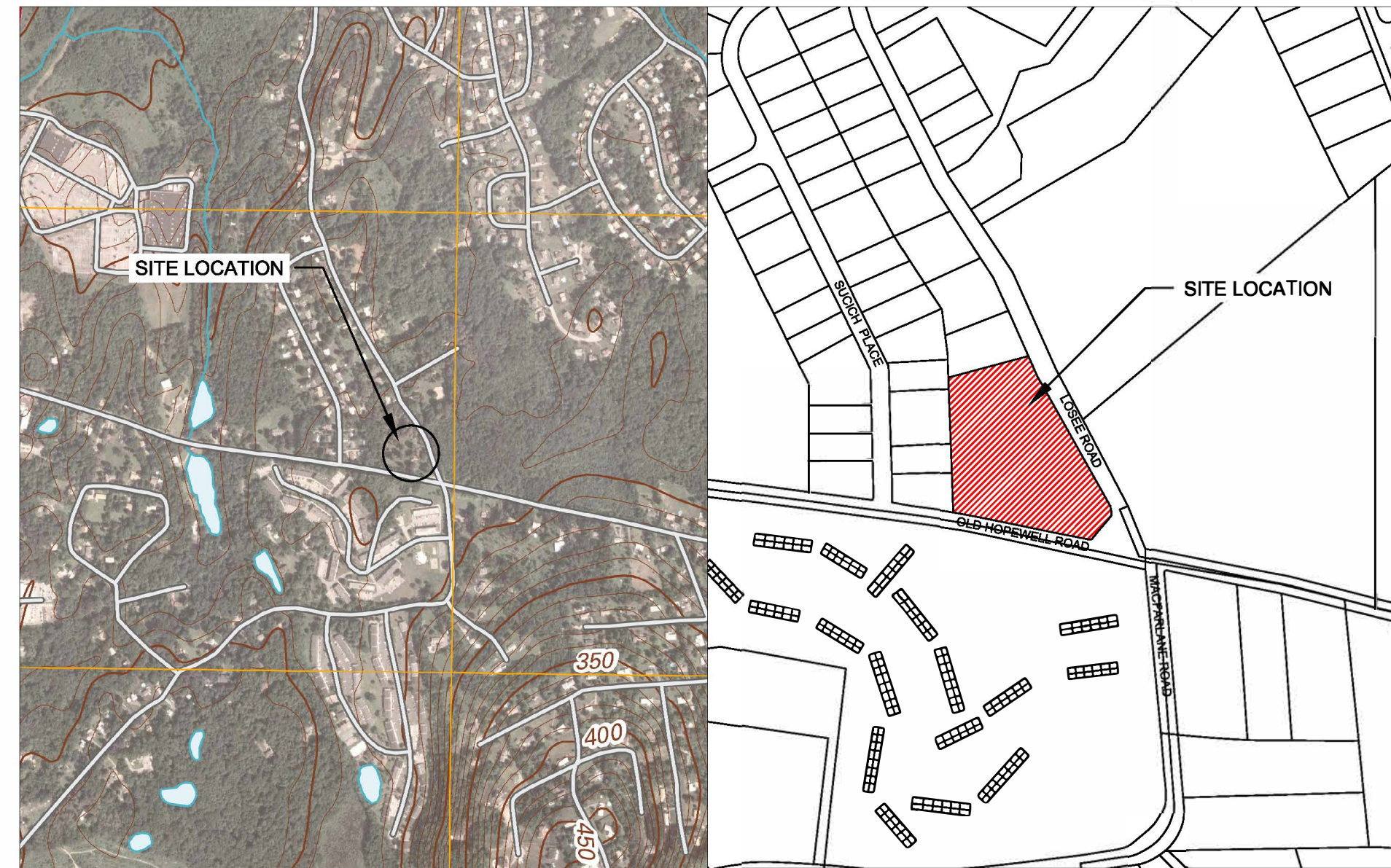
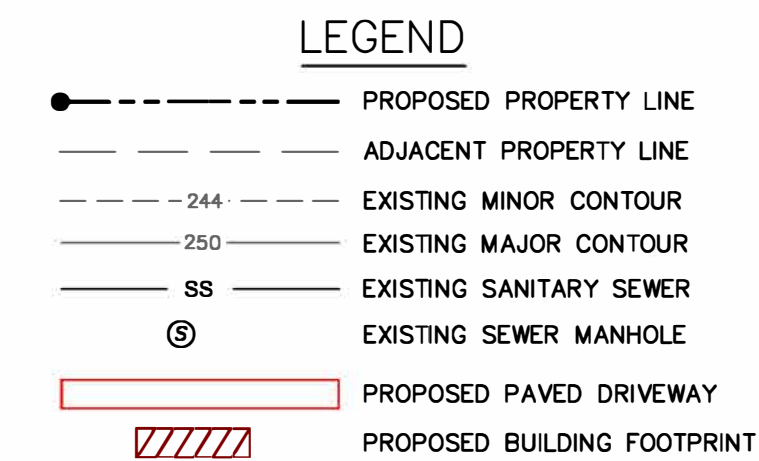


SITE DATA:

TAX ID No.:	135689-6157-02-899515
TOTAL AREA:	3.98± ACRES
ZONE:	R-20 RESIDENTIAL DISTRICT

SITE DIMENSIONS	REQUIRED	PROPOSED LOT 1	LOT 2	LOT 3
MIN LOT AREA:	20,000 SF	86,248 SF	43,560 SF	43,560 SF
MIN LOT WIDTH:	100 FT.	237 FT.	125 FT.	125 FT.
MIN LOT DEPTH:	125 FT.	225 FT.	329 FT.	246 FT.
MIN LOT FRONTAGE:	50 FT.	322 FT.	125 FT.	125 FT.
MIN FRONT YARD SETBACK				
COUNTY/STATE HIGHWAY:	75 FT.	54.1 FT.**	N/A	N/A
FRONT LOT LINE OF OTHER STREET:	35 FT.	14.4 FT.*	199.5 FT.	55.0 FT.
MIN SIDE YARD SETBACK:	20 FT.	20.8 FT.*	44 FT.	23 FT.
MIN REAR YARD SETBACK:	40 FT.	108.4 FT.**	103 FT.	146 FT.
MAX BUILDING HEIGHT (STORIES/FT):	2.5/35	2.5/35	2.5/35 MAX.	2.5/35 MAX.
MAX BUILDING COVERAGE:	15%	4.6%	2.8%	11.0%
MAX FLOOR AREA RATIO	0.15	0.06	0.15 MAX	0.15 MAX.

* EXISTING CARRIAGE HOUSE & GARAGE
 ** EXISTING SHED



AREA MAP: SCALE: 1" = 2000'
 AERIAL MAP IMAGERY TAKEN FROM USGS TOPOGRAPHIC MAP

LOCATION MAP: SCALE: 1" = 400'
 TAKEN FROM TOWN OF WAPPINGERS TAX MAP

TOWN OF WAPPINGER PLANNING BOARD

Approved by Resolution of the Planning Board of the Town of Wappinger, New York, on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this Plat, as approved, shall void this approval.

Signed this _____ day of _____, 20____ by _____
 Chairman

OWNER'S CONSENT NOTE

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT I AM FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON, AND CONSENT TO THE FILING OF THIS MAP WITH THE DUTCHESS COUNTY CLERK.

PAMELA AND RONALD SMITH DATE
 3 LOSEE ROAD
 WAPPINGER FALLS, NEW YORK 12590

DUTCHESS COUNTY DEPARTMENT OF HEALTH POUGHKEEPSIE, NEW YORK

SURVEYOR'S CERTIFICATION

I, THOMAS E. CERCHIARA, P.L.S., HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE SHOWN HEREON.

THOMAS E. CERCHIARA, P.L.S. # 50732 DATE

- PROPERTY OWNERS WITHIN 100 FT OF THE PROPOSED SUBDIVISION**
- Darlene E. Appel, 4 Sucich Place, Wappingers Falls, NY 12590
 - Phyllis M. Baskin, 13 Losee Road, Wappingers Falls, NY 12590
 - Emily Rose Mathews, 160 96th St W Apt 2L, Wappingers Falls, NY 12590
 - Sean M. Cucinelli, 10 Sucich Place, Wappingers Falls, NY 12590
 - Lori A. McConologue, 6 Sucich Place, Wappingers Falls, NY 12590
 - Robert C. DeLayo, 2 Sucich Place, Wappingers Falls, NY 12590
 - Anthony DiPietro, 8440 Airway Blvd, New Port Richey, FL 34654
 - John C. Minunni, Jr. Tr, 12 Sucich Place, Wappingers Falls, NY 12590

BOUNDARY AND EXISTING CONDITIONS INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "SURVEY FOR THE LANDS OF SMITH", PREPARED BY TEC LAND SURVEYING, L.S. AND DATED JUNE 24, 2020

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

LAWRENCE J. PAGGI, PE, PC
 CONSULTING ENGINEERING
 43 BROAD STREET
 FISHKILL, NEW YORK 12524
 TELEPHONE: (845) 897-2375

Civil, Sanitary & Site Engineering
 Site Planning
 Environmental Assessment

DATE	2/16/21
BY	
REVISIONS	
NO.	1
GENERAL REVISIONS	

LANDS OF SMITH
 3 LOSEE ROAD, TOWN OF WAPPINGER
 DUTCHESS COUNTY, NEW YORK

PRELIMINARY SUBDIVISION PLAT

DATE	DECEMBER 7, 2020
SCALE:	1" = 40'
JOB NUMBER:	20-05
SHEET NUMBER:	

C1