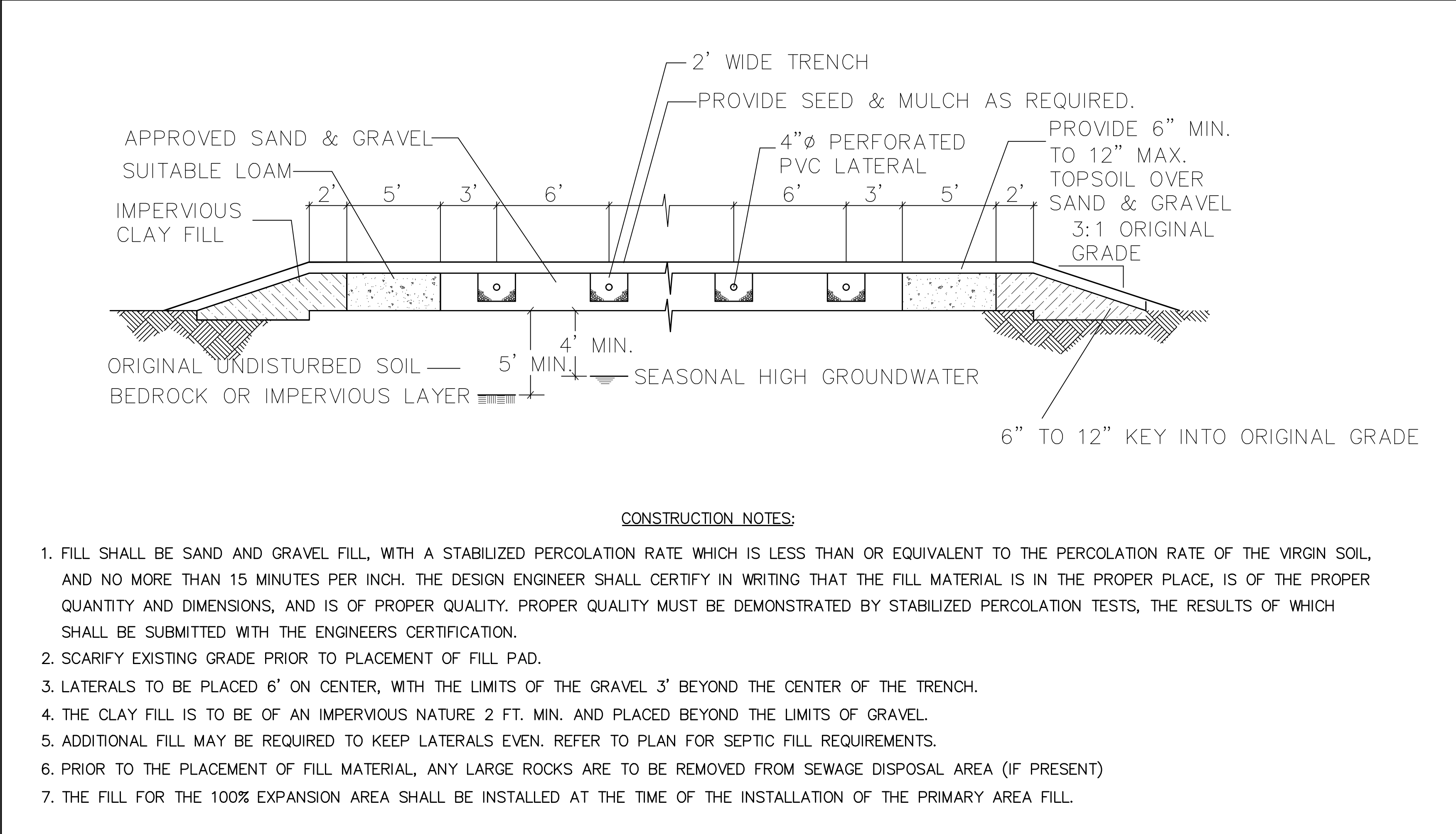
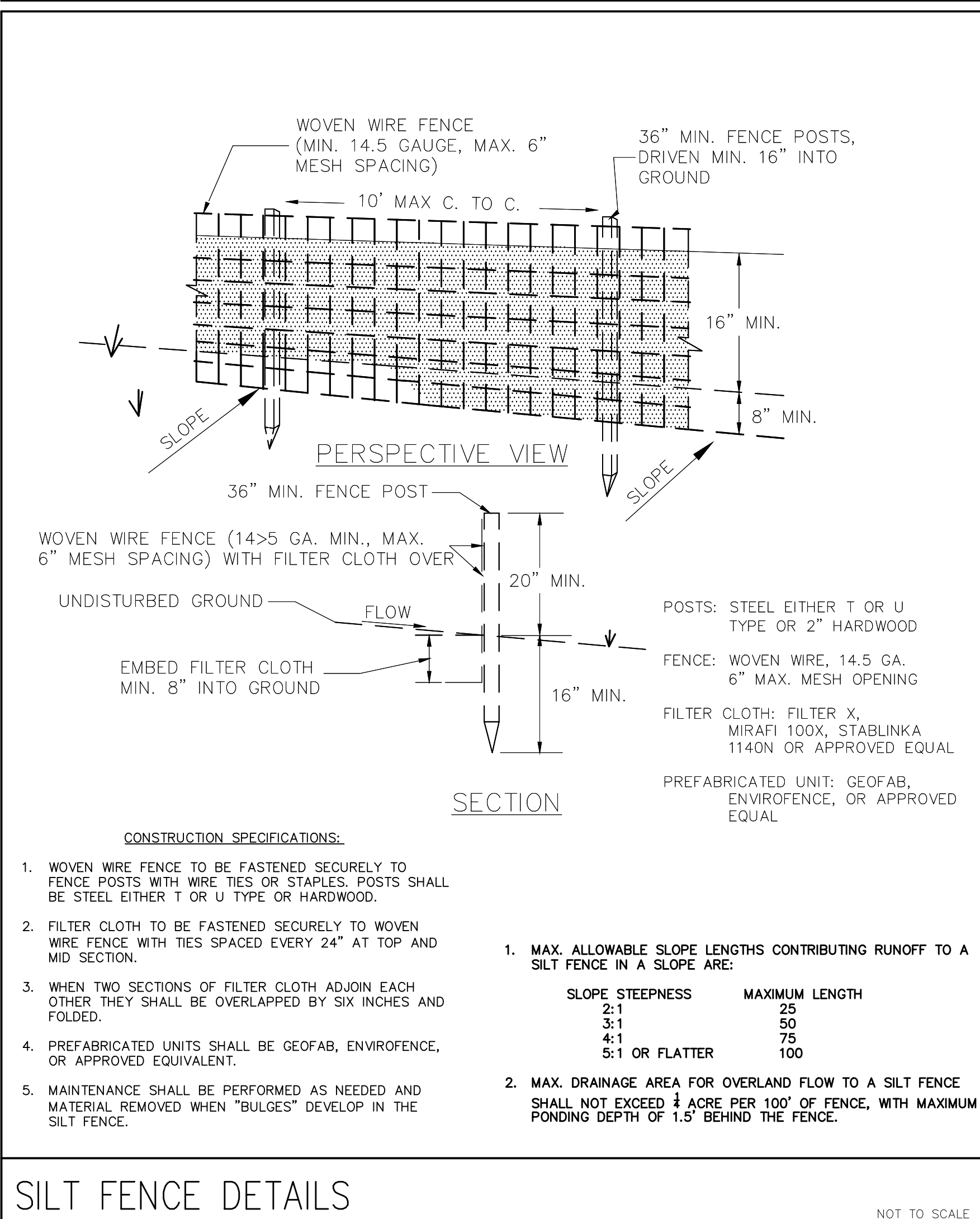


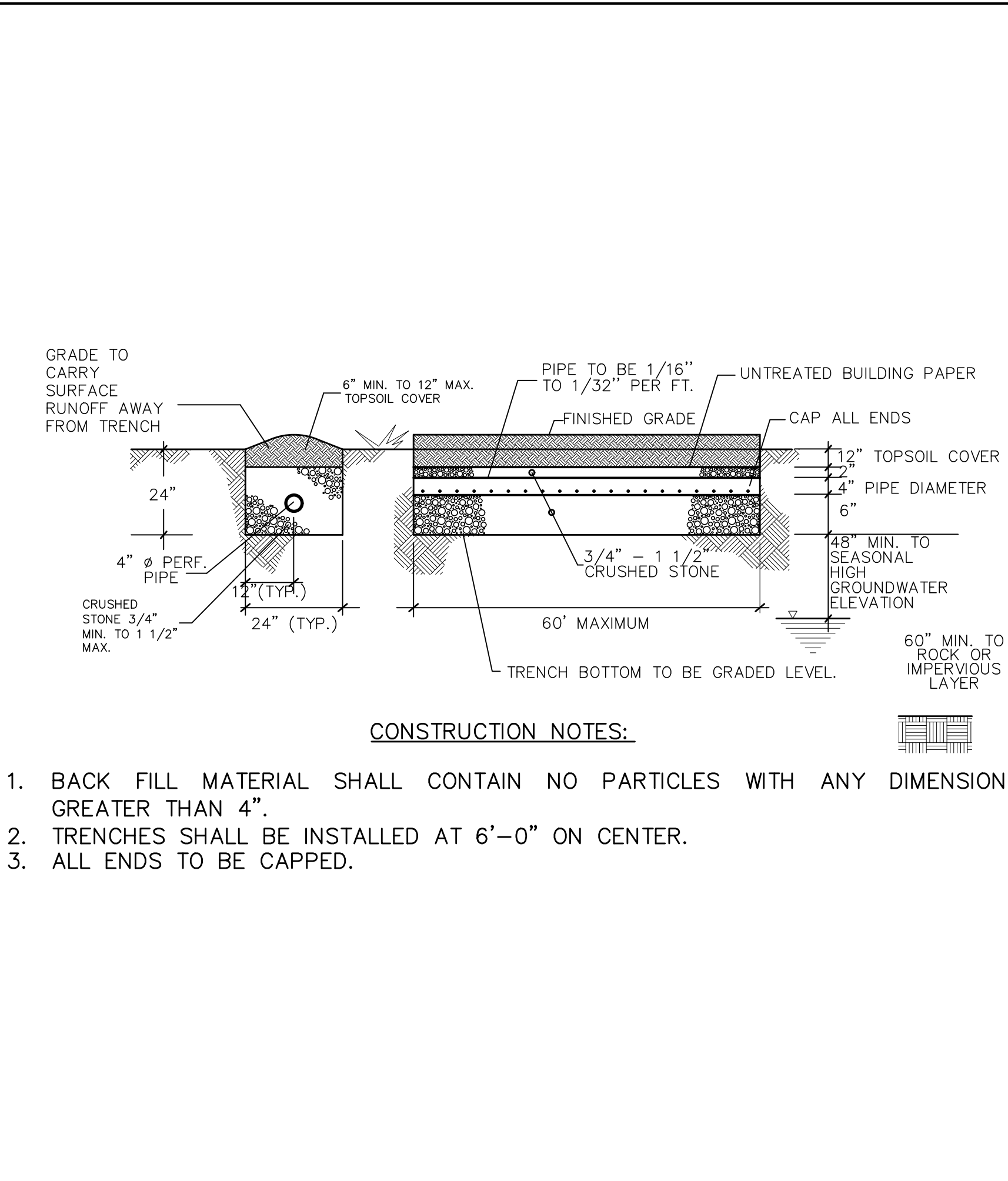
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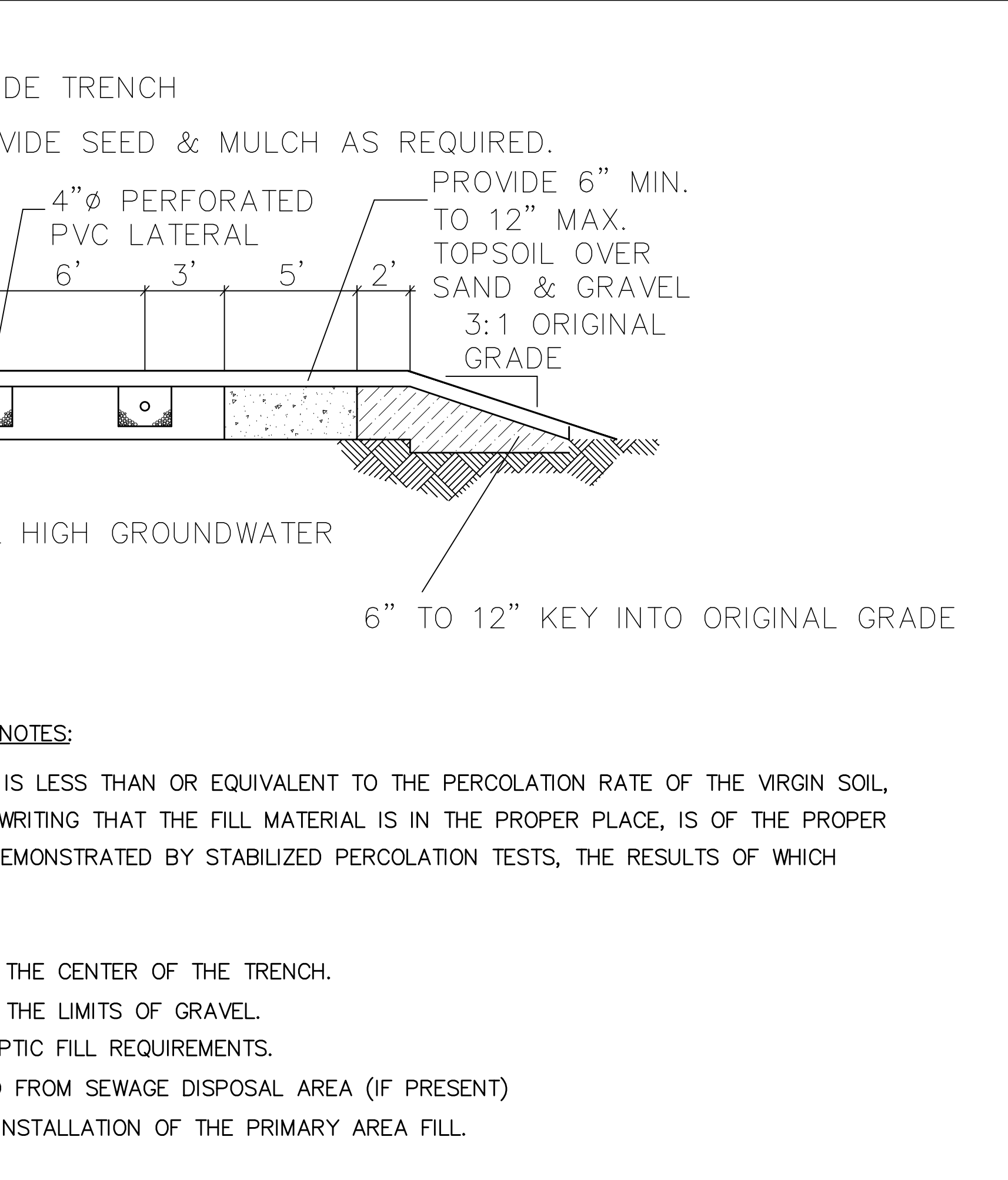
TYPICAL FILL CROSS SECTION



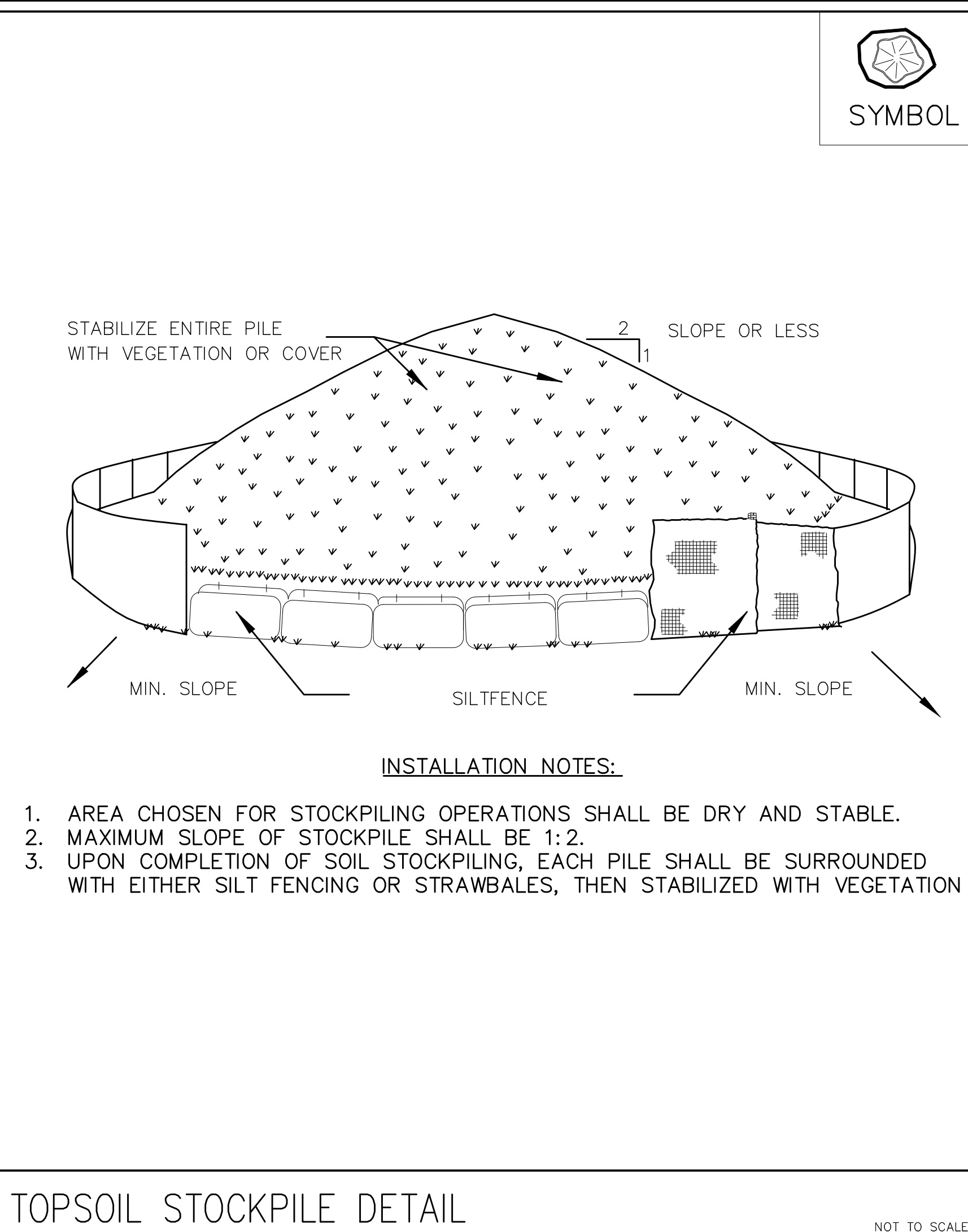
TOPSOIL STOCKPILE DETAIL



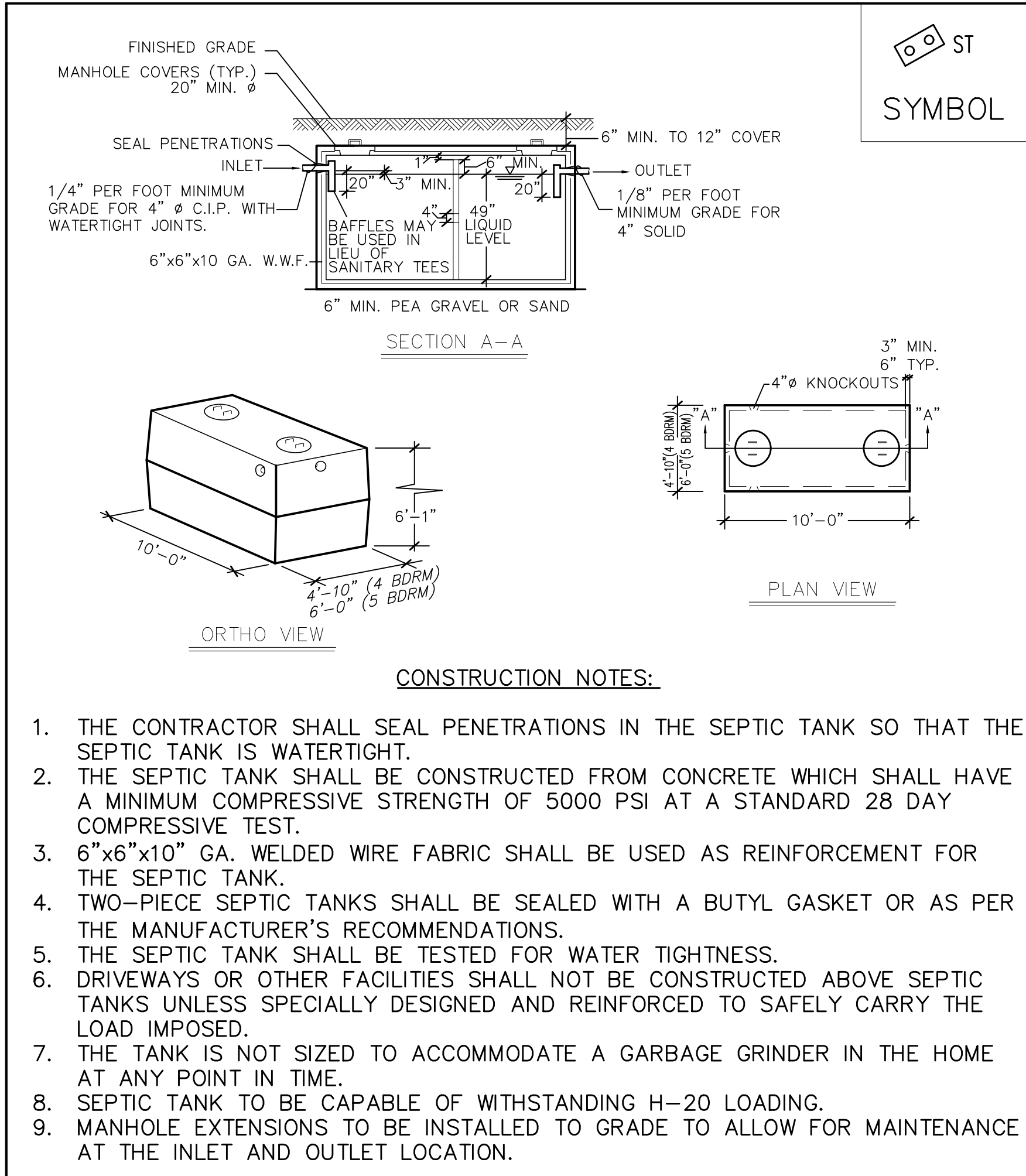
SEWAGE TRENCH DETAIL



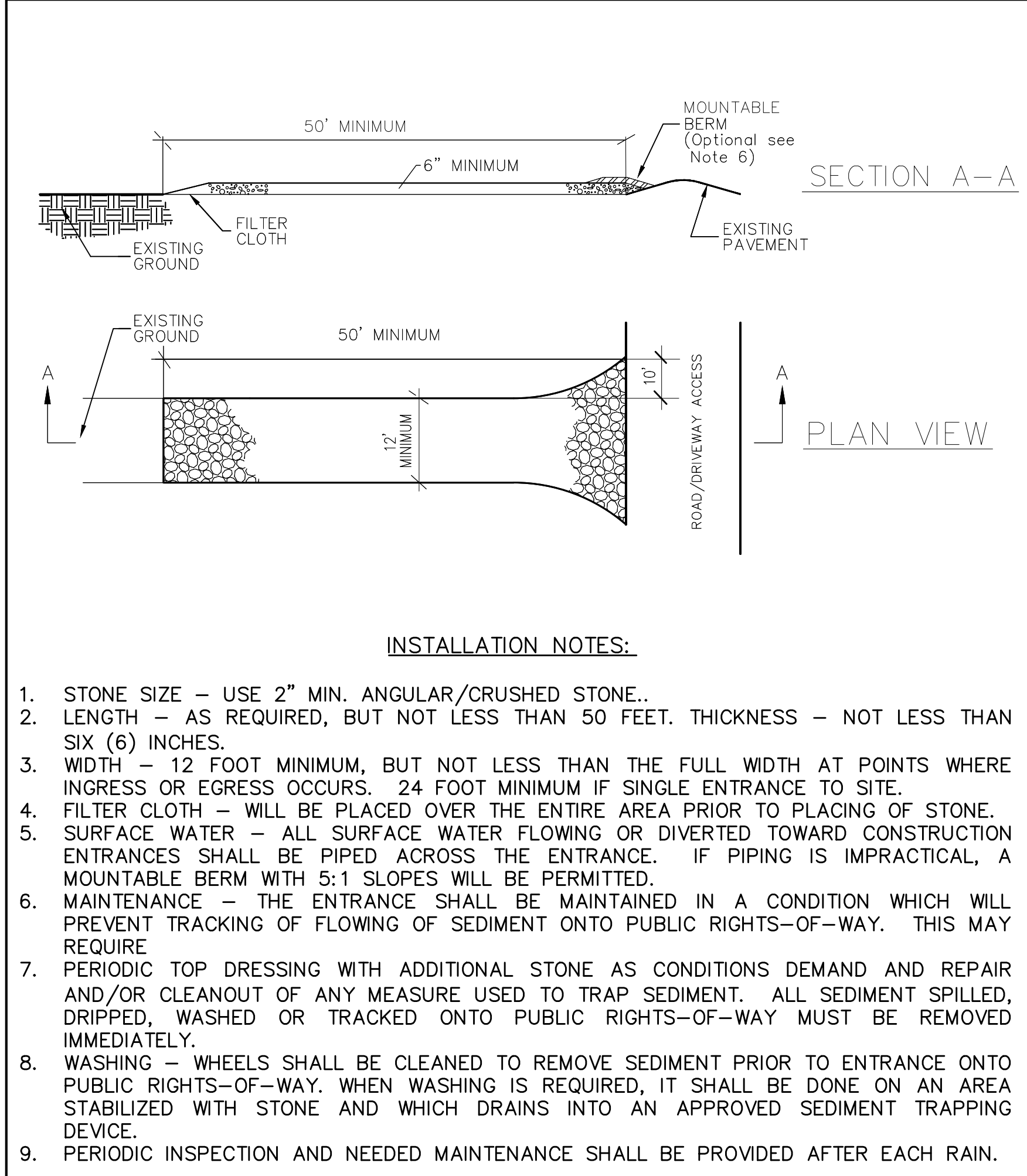
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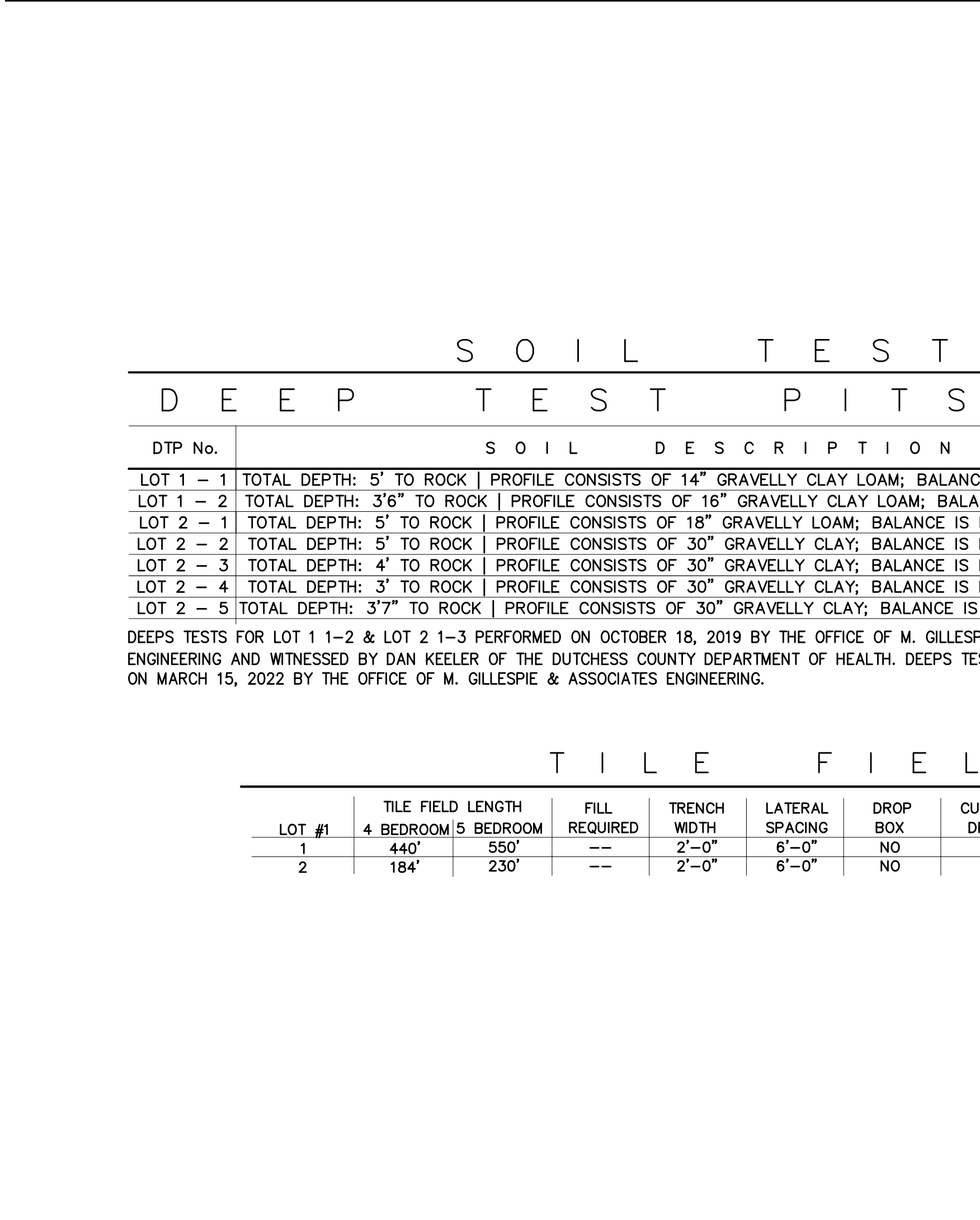
TOPSOIL STOCKPILE DETAIL



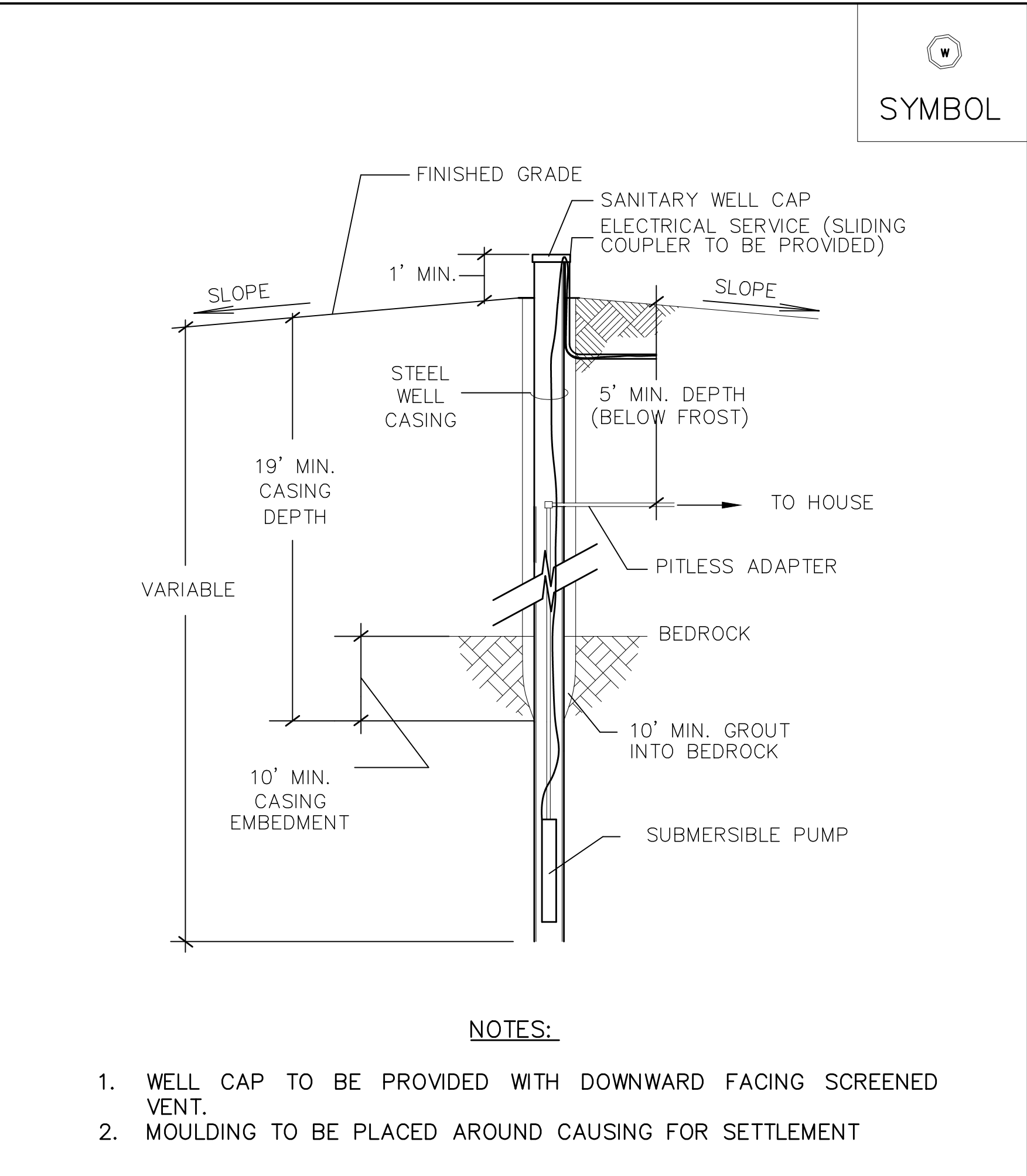
SEPTIC TANK DETAIL



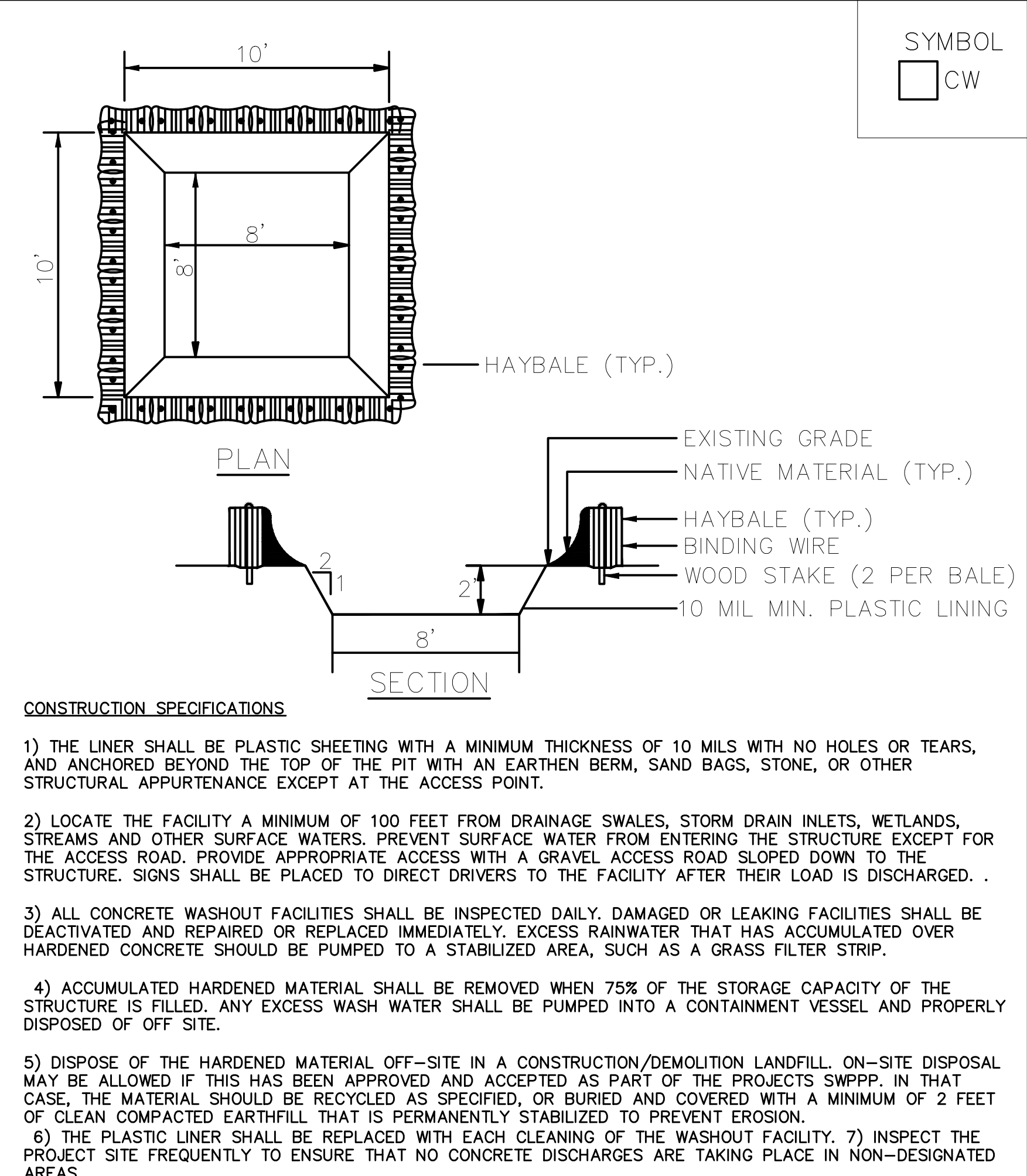
CONSTRUCTION ENTRANCE DETAILS



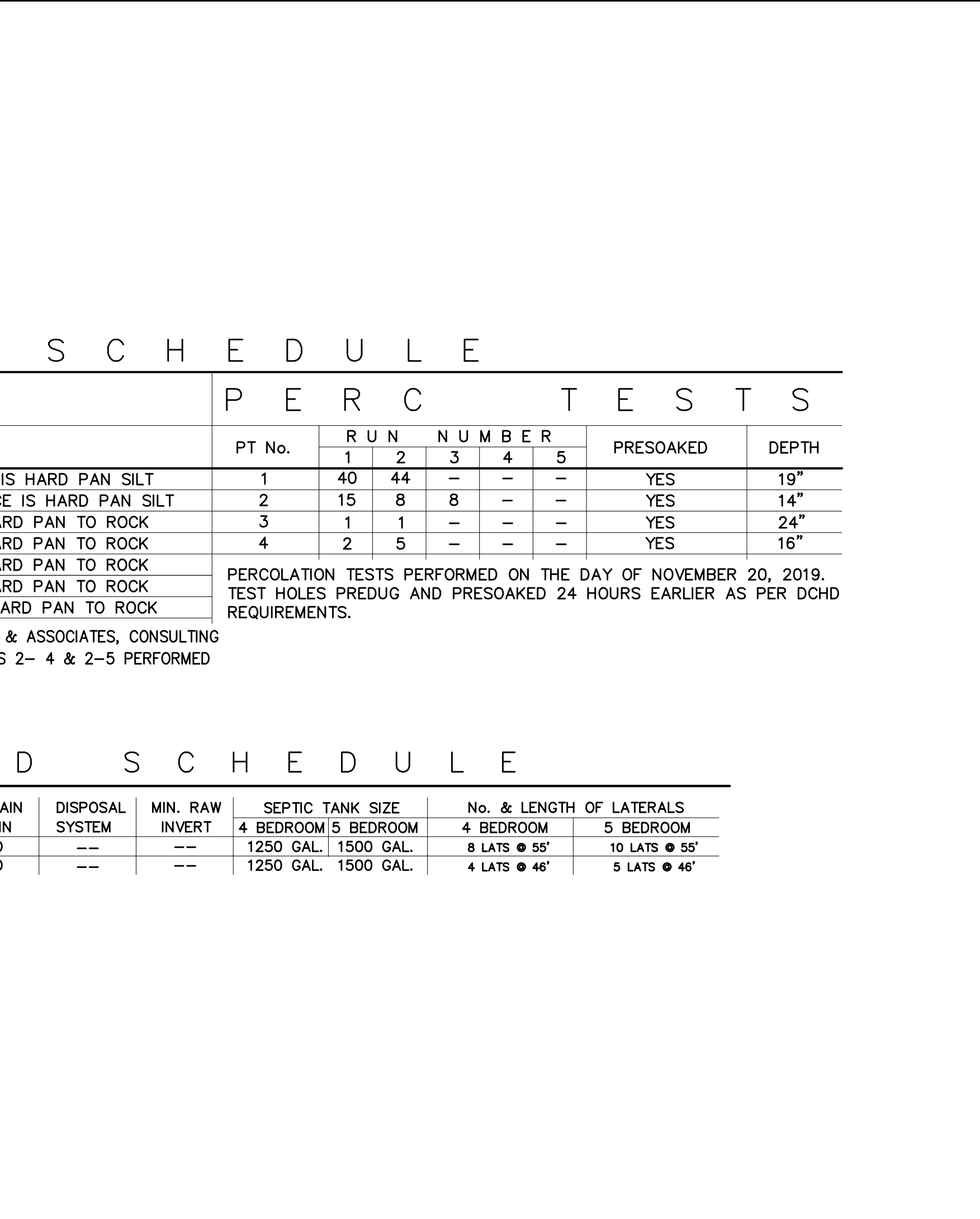
CONCRETE WASHOUT DETAILS



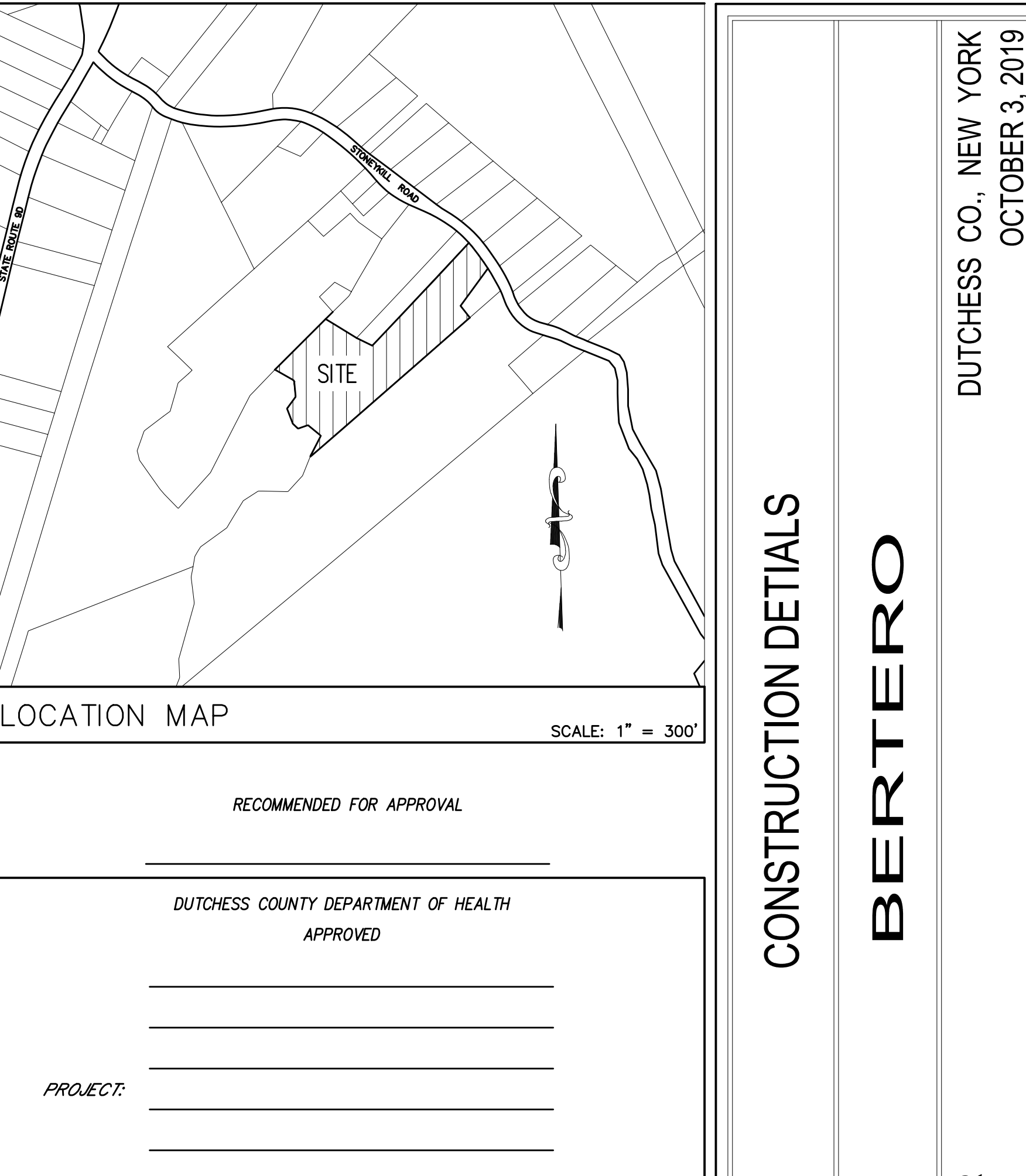
WELL DETAIL



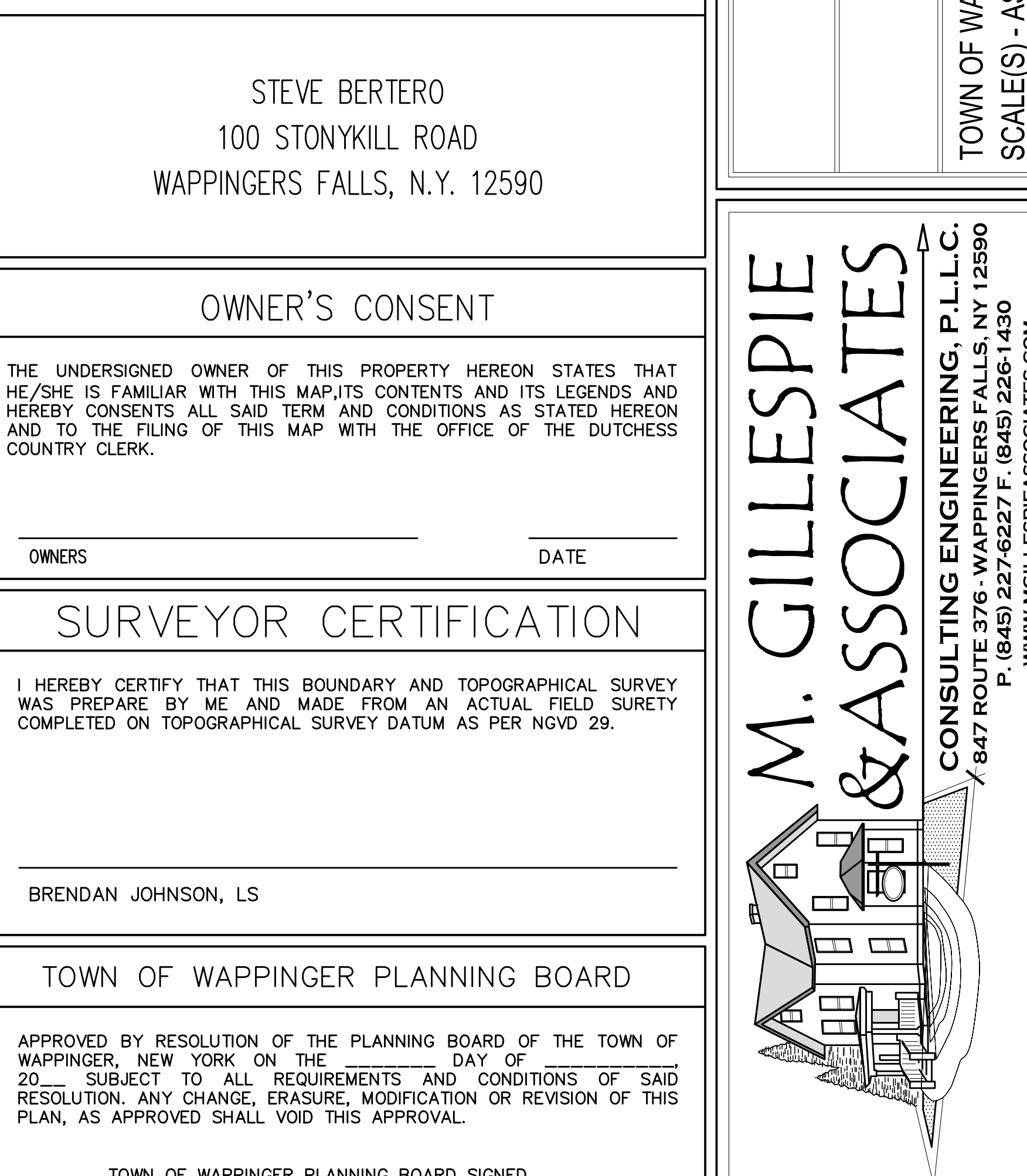
CONCRETE WASHOUT DETAILS



CONCRETE WASHOUT DETAILS



LOCATION MAP



OWNER'S CONSENT

BULK REGULATIONS		
LOT #1 (R-40,000)		
	REQUIRED	PROPOSED
MINIMUM LOT SIZE	40,000 S.F.	91,381 S.F.
MINIMUM LOT WIDTH	125'	156'
MINIMUM LOT DEPTH	125'	725'
MINIMUM LOT FRONTAGE	50'	88'
MINIMUM FRONT YARD SETBACK	50'	331'
MINIMUM REAR YARD SETBACK	50'	350'
MINIMUM SIDE YARD SETBACK	25'	36'
MAXIMUM BUILDING COVERAGE	12%	<12%
MAXIMUM BUILDING HEIGHT	35'/2.5 STORIES	<35'/2.5 STORIES
LOT #2 (R-80,000)		
	REQUIRED	PROPOSED
MINIMUM LOT SIZE	80,000 S.F.	179,127 S.F.
MINIMUM LOT WIDTH	200'	386'
MINIMUM LOT DEPTH	200'	454'
MINIMUM LOT FRONTAGE	50'	50'
MINIMUM FRONT YARD SETBACK	50'	53'
MINIMUM REAR YARD SETBACK	40'	209'
MINIMUM SIDE YARD SETBACK	50'	79'
MAXIMUM BUILDING COVERAGE	10%	<10%
MAXIMUM BUILDING HEIGHT	35'/2.5 STORIES	< 35'/2.5 STORIES
REFERENCE: SCHEDULE OF DIMENSIONAL REGULATIONS - RESIDENTIAL DISTRICTS TOWN OF WAPPINGER ZONING ORDINANCE		

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

BERTERO

DUTCHESS CO., NEW YORK

OCTOBER 3, 2019

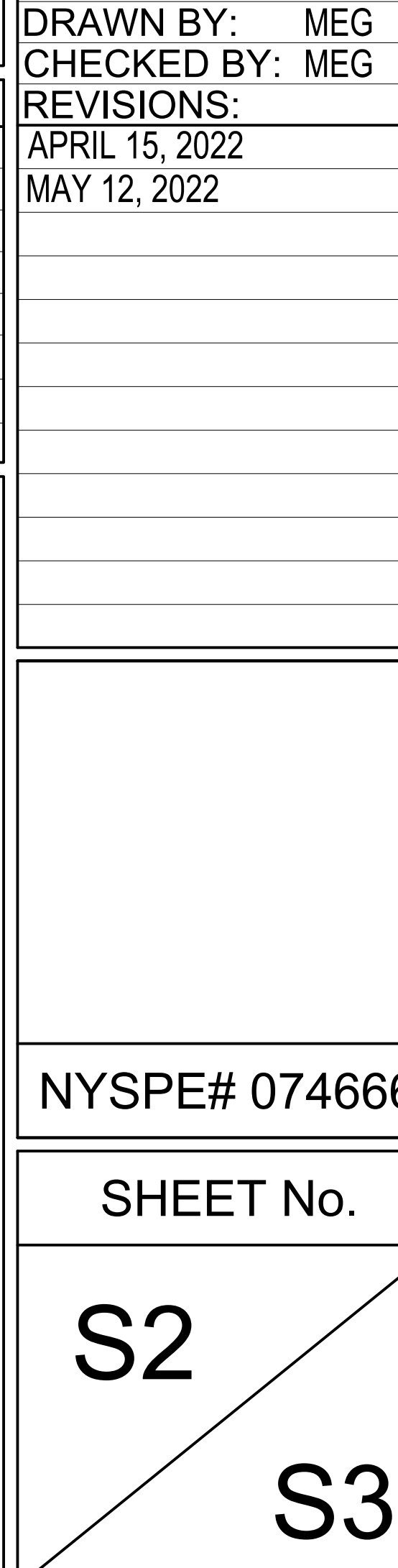
TOWN OF WAPPINGER

SCALE(S) - AS NOTED

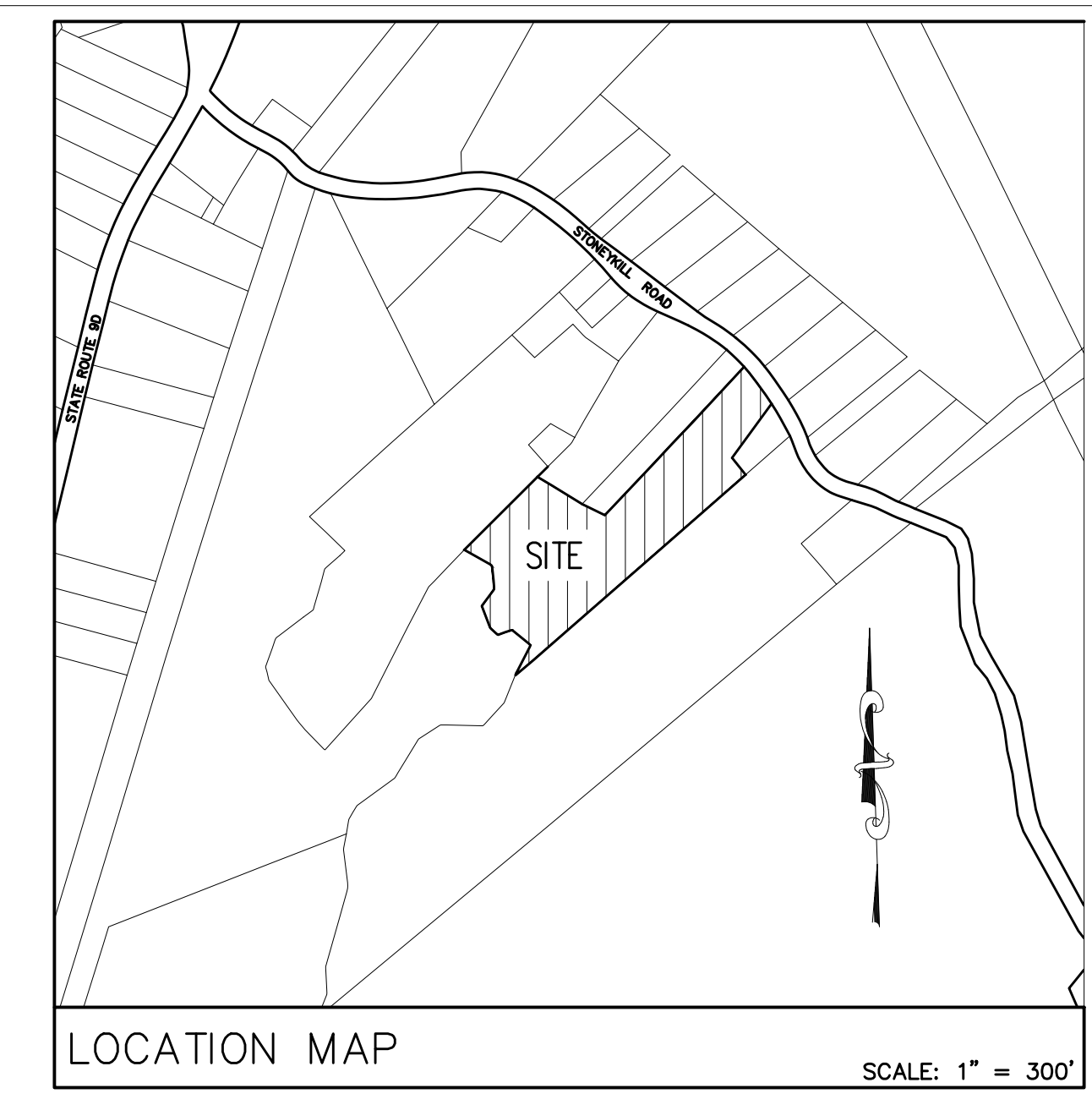
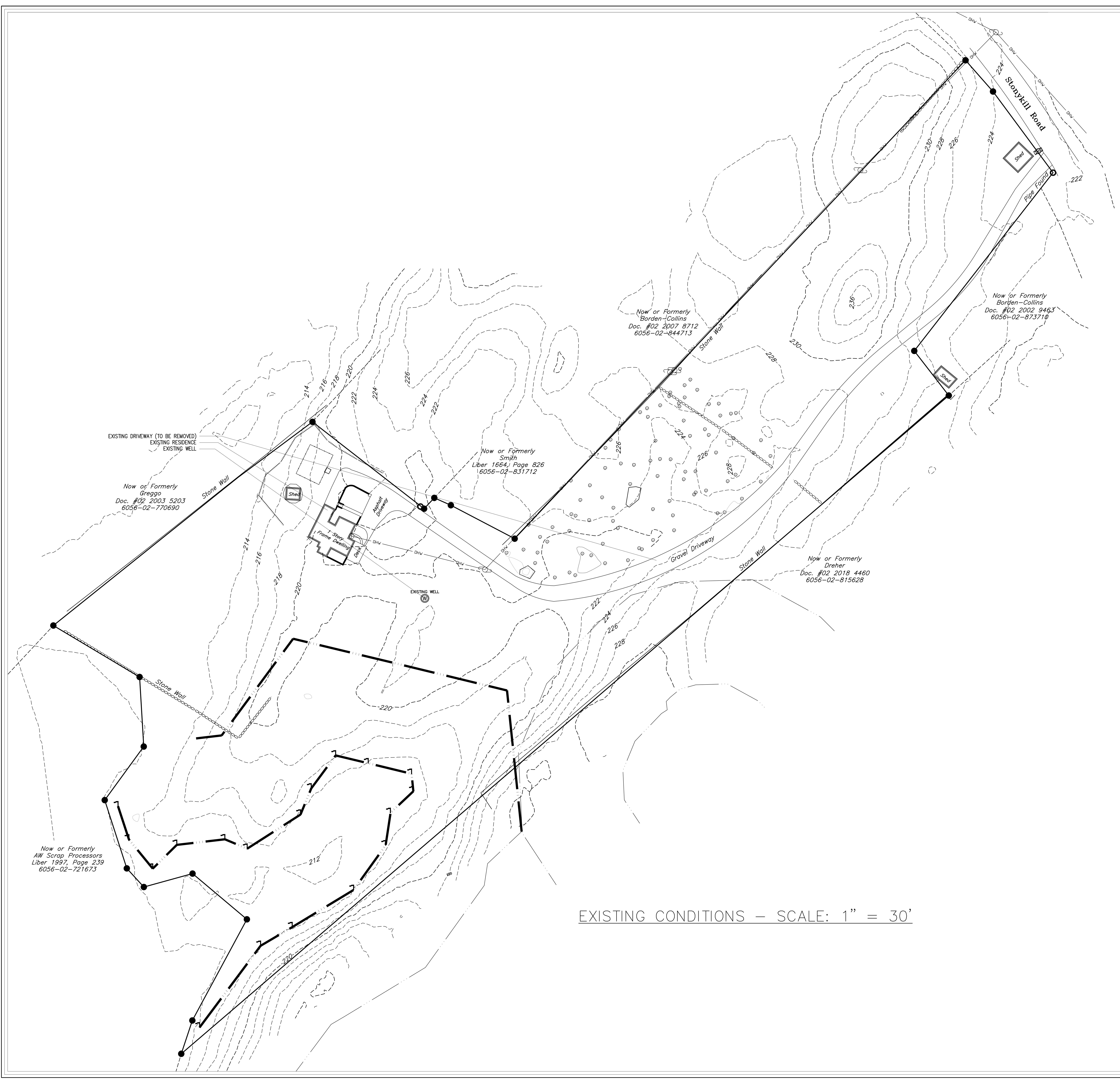
CONSTRUCTION DETAILS



CONSTRUCTION DETAILS



CONSTRUCTION DETAILS



PARCEL INFORMATION		
TAX GRID PARCEL NUMBER(S)	135689-6056-02-835650	
ZONING DISTRICT	R-40 & R-80	
TOTAL AREA	6.21 ACRES	
ADDRESS	100 STONYKILL RD, WAPPINGERS FALLS, NY 12590	
SCHOOL DISTRICT	BEACON CITY SCHOOL DISTRICT	
FIRE DISTRICT	CHELSEA FIRE	
SANITARY DISPOSAL	ON-SITE SEPTIC TANK AND INDIVIDUAL TILE FIELD	
WATER SUPPLY	WELL	

BULK REGULATIONS		
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	REQUIRED	PROPOSED
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MAXIMUM BUILDING HEIGHT	35'/2.5 STORIES	< 35'/2.5 STORIES

REFERENCE: SCHEDULE OF DIMENSIONAL REGULATIONS - RESIDENTIAL DISTRICTS TOWN OF WAPPINGER ZONING ORDINANCE

OWNER
STEVE BERTERO 100 STONYKILL ROAD WAPPINGERS FALLS, N.Y. 12590

OWNER'S CONSENT
THE UNDERSIGNED OWNER OF THIS PROPERTY HEREOF STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP,ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS ALL SAID TERM AND CONDITIONS AS STATED HEREOF AND TO THE FILING OF THIS MAP WITH THE OFFICE OF THE DUTCHESS COUNTRY CLERK.
OWNERS _____ DATE _____

EXISTING CONDITIONS - SCALE: 1" = 30'

EXISTING CONDITIONS

BERTERO

TOWN OF WAPPINGER
SCALE(S) - AS NOTED

M. GILLESPIE & ASSOCIATES

CONSULTING ENGINEERING, P.L.L.C.
1847 ROUTE 376 • WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.GILLESPIEASSOCIATES.COM

PROJECT NO: 2019-006
DRAWN BY: MEG
CHECKED BY: MEG
REVISIONS:
APRIL 15, 2022
MAY 12, 2022

NYSPE# 074666

SHEET No.
S3
S3