

N/P
KENNEDY
DOC #02 2022 50830
6359-01-015550
LOT 11
FILED MAP #4810

S 77°04'50" W
250.64'

IRON ROD AT
PROPERTY
CORNER

IRON PIPE AT
PROPERTY
CORNER

N/P
DERIGGI
DOC #02 2006 6460
6359-01-035561
FILED MAP #11921

R40 ZONING DISTRICT - BULK REGULATION

MINIMUM AREA - 40,000 SF
MINIMUM LOT WIDTH - 125 FEET
MINIMUM LOT DEPTH - 125 FEET
MINIMUM LOT FRONTAGE - 50 FEET
FRONT SETBACK - 75 FEET
SIDE SETBACK - 25 FEET
REAR SETBACK - 50 FEET
MAXIMUM HEIGHT - 35 FEET
MAXIMUM COVERAGE - 12%



JOHN H. DECKER LS #050572

LEGEND

---	---	PROPERTY BOUNDS
---	OH	OVERHEAD WIRES
---	○	UTILITY POLE
---	⊙	SEWER CLEANOUT
---	●	PROPERTY ANGLE
---	⊙	SEPTIC TANK

DECKER
SURVEYING

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BOUNDARY SURVEY

LANDS OF ALLISON KETCHAM

TOWN OF WAPPINGER
AUGUST 1, 2023

DUTCHESS COUNTY, NEW YORK
1" = 40'



SMITH CROSSING ROAD

5 77°04'50" W
7.00'

5 02°48'10" E
100.00'

N 77°04'50" E
200.00'

RAITANO & LINDER
DOC #02 2015 4786
6359-01-022607

5 07°27'20" E
199.23'

WITKIEWICZ
DOC #02 2017 6510
6359-01-002615
FILED MAP #6607
LOT 4

KETCHAM
DOC #02 2021 5749
6359-01-012591
LOT 5+
FILED MAP #6607

AREA = 2.441 ACRES

N 78°52'00" E
274.21'

N 34°49'20" W
435.17'

DUTCHESS COUNTY
DOC #02 2006 3054
6359-03-075290

