

AREA MAP 1"=1,000'

ADJACENT PARCEL OWNERS

Reinaldo Anjos
200 Smithtown Rd
Fishkill, NY 12524
For Property: 13568900625600011179830000

Robert J. Bettini
304 Cedar Hill Rd
Wappinger Falls, NY 12590
For Property: 13568900625600013869840000

Kelly Ann Calabrese
201 Cedar Hill Rd
Wappinger Falls, NY 12590
For Property: 13568900625700033741870000

Peter A. Campbell
14 Circle Dr
Wappingers Falls, NY 12590
For Property: 13568900625600012498640000

Cedar Hill LLC
44 Elm St
Fishkill, NY 12524
For Property: 13568900625700034302600000

Elizabeth Lee Chao, Trustee
3626 Caminito Cielo Del Mar
San Diego, CA 92130
For Property: 13568900625600011618660000

Victor L. Chao
17 Willow Dr
Hopewell Junction, NY 12533
For Property: 13568900625700031609330000

Daniel J. Coyle, Jr
270 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033620390000

Richard T. Cullen
374 Cedar Hill Rd
Fishkill, NY 12524
For Property: 13568900625600013308830000

Donald Denardo
21 Maple Path
Fishkill, NY 12524
For Property: 13568900625700030920380000

Benjamin M. Dubinski
264 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033670560000

Thomas Ginader
312 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625600013899680000

Ray Gonzalez
17 Eck Rd
Wappingers Falls, NY 12590
For Property: 13568900625700032062770000

Ralph J. Hafner
334 Cedar Hill Rd
Wappinger Falls, NY 12590
For Property: 13568900625600014029240000

Christine Hoche-Ferraro
19 Maple Path
Fishkill, NY 12524
For Property: 13568900625700030300500000

Petros T. Koliopoulos
320 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625600013729350000

Douglas M. LaPerche
312 Old Hopewell Rd
Wappingers Falls, NY 12590
For Property: 13568900625700032673420000

Jared H. Mance
364 Cedar Hill Rd
Fishkill, NY 12524
For Property: 13568900625600013648640000

Ralph A. Marinaccio, Jr
235 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700034001220000

Mid-Hudson Holdings LLC
PO Box 636
Fishkill, NY 12524
For Property: 13568900625700032470360000

John Milone
247 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700034010810000

Christopher M. Morley
276 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033690300000

Bruce F. Nestler, Trustee
PO Box 94
Fishkill, NY 12524
For Property: 13568900625600014058070000

Carl W. Nuessle
358 Cedar Hill Rd
Fishkill, NY 12524
For Property: 13568900625600013858920000

Donald W. Owen
202 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033241730000

TAX MAP PARCEL NO 135689-6257-03-247036

TOPOGRAPHIC DATUM: USGS
TOTAL EXISTING ACREAGE: 139
ZONE CLASSIFICATION: R-40 AND R-80

R80 AREA = 17.9 AC (779,724 SF)
R40 AREA = 121 AC (5,270,760 SF)
SLOPES GREATER THAN 25% IN R80 = 2.13 AC (92,782 SF)
SLOPES GREATER THAN 25% IN R40 = 7.37 AC (321,037 SF)
WETLAND IN R40 = 4.18 AC (182,178 SF)

245-5 NET LOT AREA
THE GROSS AREA OF A PROPERTY MINUS 100% OF THE AREA OF
WETLANDS, LANDS WITHIN THE ONE-HUNDRED-YEAR FLOODPLAIN, AND
AREAS OF STEEP SLOPES IN EXCESS OF 25% WHEN MEASURED OVER A
DISTANCE OF 50 FEET.

R80 = 779,724 SF - 92,782 SF STEEP SLOPES = 686,942 SF /
80,000 = 8 PARCELS
R40 = 5,270,760 SF - (321,037 SF STEEP SLOPES + 182,178 SF
WETLAND) = 4,767,545 SF / 40,000 = 119 PARCELS
POTENTIAL AS-OF-RIGHT LOT COUNT = 127 PARCELS

77 SINGLE-FAMILY HOME PARCELS SHOWN
MUNICIPAL SEWER
COMMUNITY WATER SUPPLY

PROPOSED ROAD NETWORK
CHRIS COURT 1,562'
JOHN ROAD 2,158'
JOEY'S WAY 2,860'
BERGEN BOULEVARD 1,424'
HUDSON STREET 1,779'
TOTAL ROAD LENGTH = 9,783' / 1.85 MILES
PER 217-22 F (2):FOR GREATER CONVENIENCE TO TRAFFIC AND MORE
EFFECTIVE POLICE AND FIRE PROTECTION, PERMANENT DEAD-END
STREETS SHALL, IN GENERAL, BE LIMITED IN LENGTH, EXCLUSIVE OF THE
TURNAROUND, TO 1,500 FEET.
TOTAL PROPOSED DISTURBANCE = 3,413,943 SF (78.4 ACRES)
PROPOSED STEEP SLOPE DISTURBANCE = 416,577 SF (9.56 ACRES)

Dahyabhai M. Patel
20 Eck Rd
Wappingers Falls, NY 12590
For Property: 13568900625700030711670000

Gigi E. Pereira
1215 Florida Ave
Fort Meyers, FL 33901
For Property: 13568900625600012078800000

Mark S. Ralton
294 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033790030000

Ronald J. Scherer, Jr
204 Smithtown Rd
Fishkill, NY 12524
For Property: 13568900625600011259580000

Kevin D. Secor
284 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033730170000

Ilene Sommer
220 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033291440000

Susan E. Sonnenberg
135 Cedar Hill Rd
Wappinger Falls, NY 12590
For Property: 13568900625700033283250000

Jeremy Splain
30 Sarah Ln
Hopewell Junction, NY 12533
For Property: 13568900625600010418730000

S Dutchess/Putnam Sportsman Assoc
PO Box 58
Fishkill, NY 12524
For Property: 13568900625600012829000000

Andrew P. Stamatis
316 Cedar Hill Rd
Wappinger, NY 12590
For Property: 13568900625600013989620000

Orlando A. Velasquez
360 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625600013758820000

Igballé Zharku
232 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033171090000

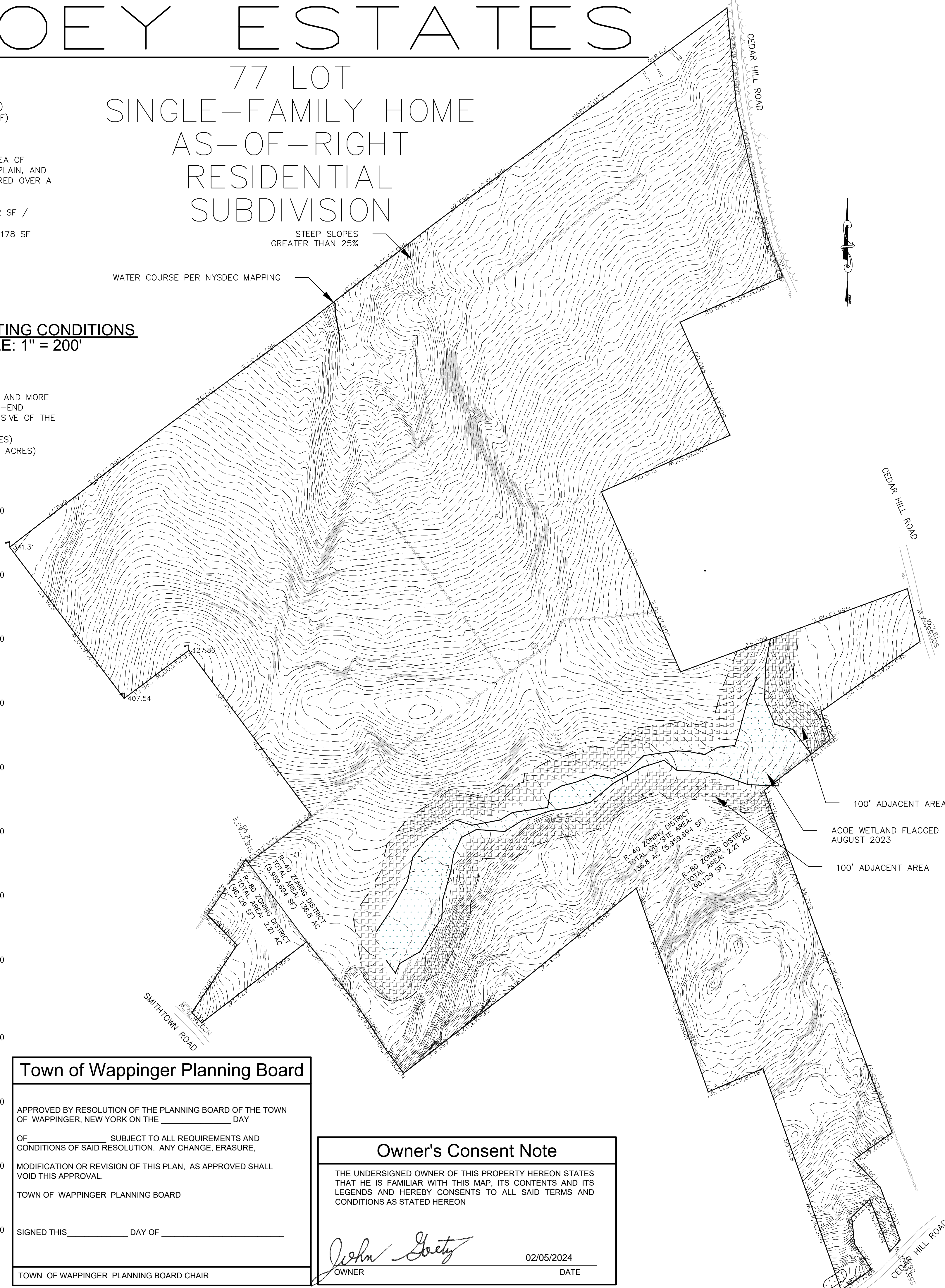
JOEY ESTATES

77 LOT SINGLE-FAMILY HOME AS-OF-RIGHT RESIDENTIAL SUBDIVISION

STEEP SLOPES
GREATER THAN 25%

WATER COURSE PER NYSDEC MAPPING

SV100 EXISTING CONDITIONS
SCALE: 1" = 200'



Town of Wappinger Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN
OF WAPPINGER, NEW YORK ON THE _____ DAY

OF _____ SUBJECT TO ALL REQUIREMENTS AND
CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE,

MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL
VOID THIS APPROVAL.

TOWN OF WAPPINGER PLANNING BOARD

SIGNED THIS _____ DAY OF _____

TOWN OF WAPPINGER PLANNING BOARD CHAIR

Owner's Consent Note

THE UNDERSIGNED OWNER OF THIS PROPERTY HERON STATES
THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS
LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND
CONDITIONS AS STATED HERON

John Stokosa 02/05/2024
OWNER DATE



LOCATION MAP 1"=2,000'

R-40 ZONING REGULATIONS

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	40,000 SQ. FT.	40,000 SQ. FT.
MINIMUM LOT WIDTH	125 FEET	125 FEET
MINIMUM LOT DEPTH	125 FEET	125 FEET
MINIMUM FRONT YARD	50 FEET	50 FEET
MINIMUM REAR YARD	50 FEET	50 FEET
MINIMUM SIDE YARD	25 FEET	25 FEET
MAXIMUM BLD. HEIGHT	35 FEET	35 FEET
MAXIMUM BLD. STORIES	2.5 STORIES	2.5 STORIES
MAXIMUM BLD. COVERAGE	12%	12%
MAXIMUM FLOOR AREA RATIO	0.12	0.12

R-80 ZONING REGULATIONS

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	80,000 SQ. FT.	80,000 SQ. FT.
MINIMUM LOT WIDTH	200 FEET	200 FEET
MINIMUM LOT DEPTH	200 FEET	200 FEET
MINIMUM FRONT YARD	50 FEET	50 FEET
MINIMUM REAR YARD	50 FEET	50 FEET
MINIMUM SIDE YARD	40 FEET	40 FEET
MAXIMUM BLD. HEIGHT	35 FEET	35 FEET
MAXIMUM BLD. STORIES	2.5 STORIES	2.5 STORIES
MAXIMUM BLD. COVERAGE	10%	10%
MAXIMUM FLOOR AREA RATIO	0.1	0.1

REFER TO DIMENSIONAL TABLE ON SHEET C170

Owner/Applicant
Mid-Hudson Development
982 NY-82
Hopewell Junction, NY 12533

IT IS A VIOLATION OF NEW YORK STATE EDUCATION
LAW FOR ANY PERSONS TO ALTER THESE PLANS.
SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER OR LAND SURVEYOR.

	Brian J. Stokosa, PE
02.05.2024	
01.15.2024	
11.05.2023	
Project No. 2020.568	License No. 083970


DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT	JOEY ESTATES		
Town of Wappinger	Dutchess County, New York		
DRAWING	EXISTING CONDITIONS		
SCALE	DRAWN BY	SV100	
AS NOTED	ALB		
DATE	CHECKED BY		
04.10.2023	BJS		



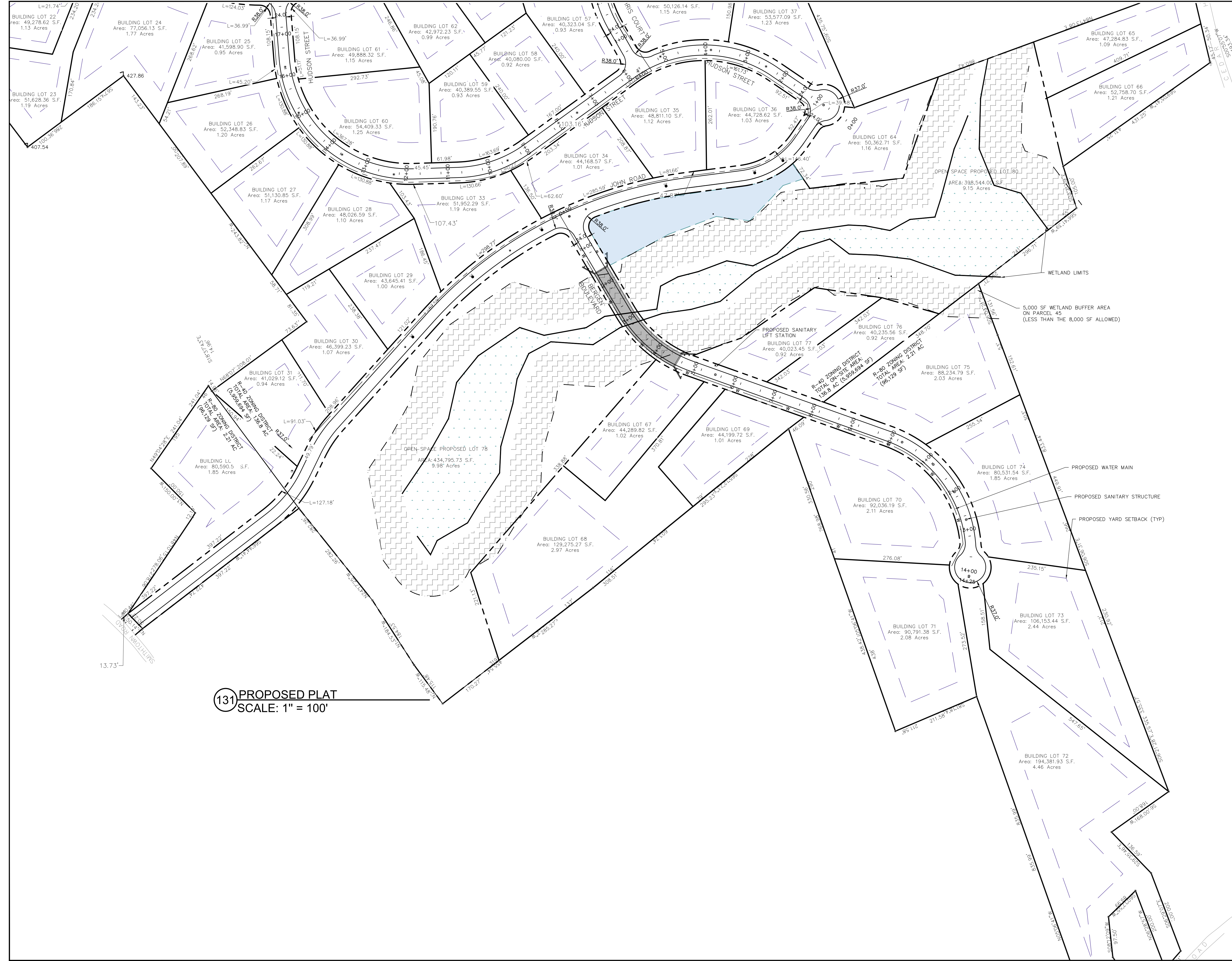
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE	
	
02.05.2024	
01.15.2024	
11.05.2023	
2020.568	License No. 083970

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT		
JOEY ESTATES		
Town of Wappinger		Dutchess County, New York
DRAWING		
SUBDIVISION PLAT		
SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	C130
DATE	CHECKED BY	
04.10.2023	BJS	



131 PROPOSED PLAT
SCALE: 1" = 100'

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE	
02.05.2024	
01.15.2024	
11.05.2023	
2020.568	License No. 083970

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT		
JOEY ESTATES		
Town of Wappinger Dutchess County, New York		
DRAWING		
SUBDIVISION PLAT		
SCALE	DRAWN BY	C131
AS NOTED	ALB	
DATE	CHECKED BY	
04.10.2023	BJS	



140 PROPOSED GRADING PLAN
SCALE: 1" = 100'


PROPOSED STORMWATER EASEMENT AREA

PROPOSED DRIVEWAY (TYP)

PROPOSED SINGLY-FAMILY HOME (TYP)

LIMIT OF DISTURBANCE
STEEP SLOPE DISTURBANCE

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	Brian J. Stokosa, PE
	
	02.05.2024
	01.15.2024
Revised	11.05.2023
Project No.	2020.568
	License No. 083970


DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT
JOEY ESTATES
Town of Wappinger Dutchess County, New York

DRAWING GRADING PLAN		
SCALE AS NOTED	DRAWN BY ALB	DRAWING NO. C140
DATE 04.10.2023	CHECKED BY BJS	



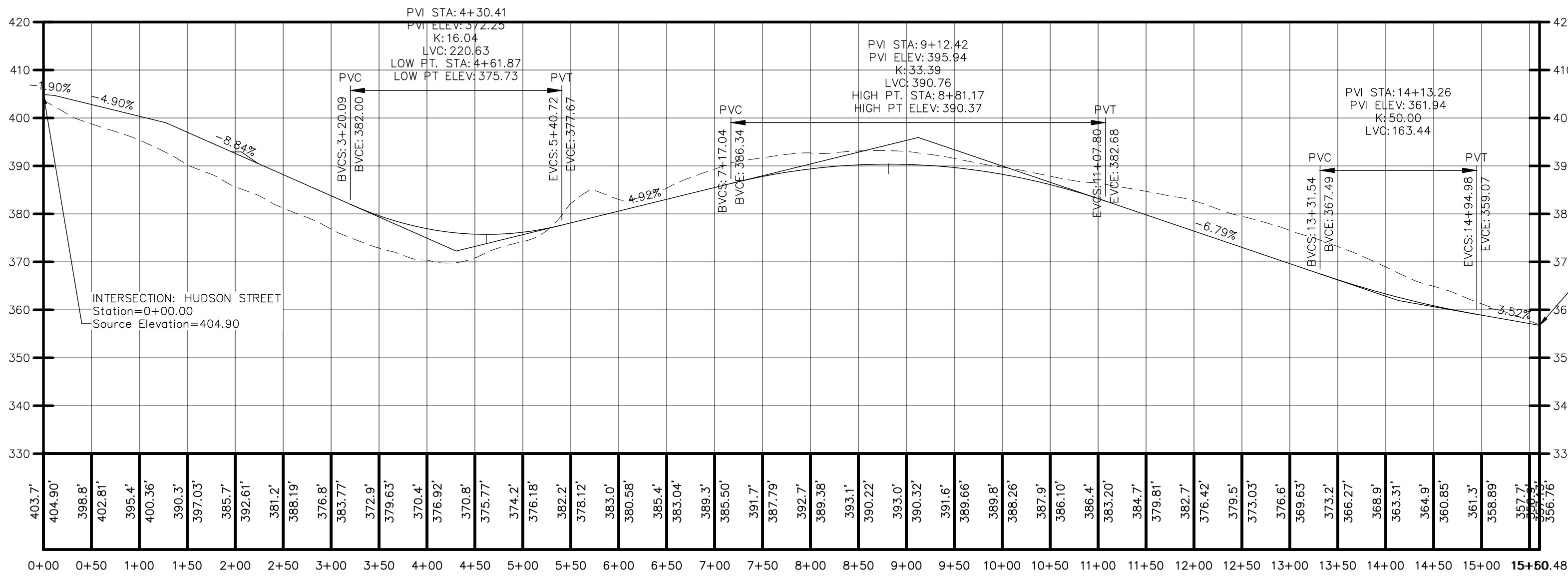
		Brian J. Stokosa, PE
		
	02.05.2024	
	01.15.2024	
Revisions	11.05.2023	
Project No:	2020.568	
		License No. 083970

3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

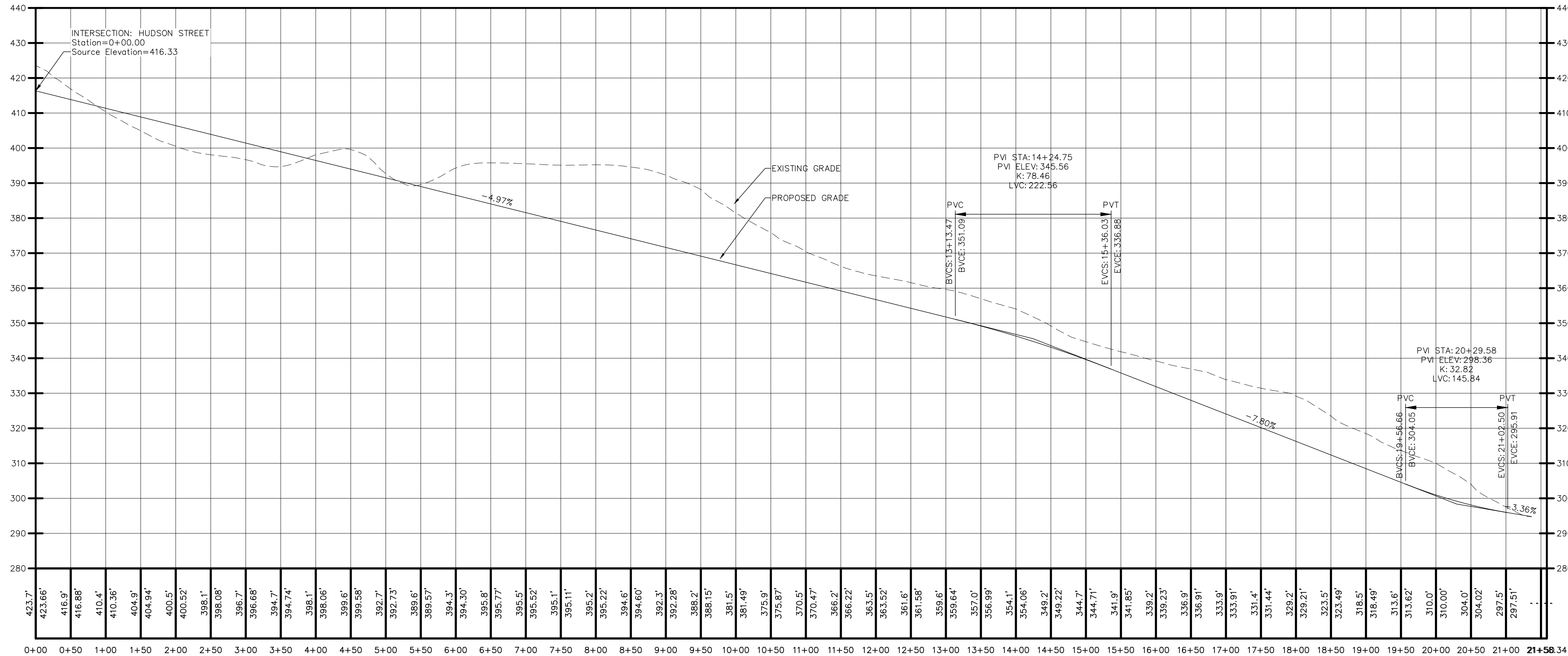
GRADING PLAN

SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	
DATE	CHECKED BY	C141
04.10.2023	BJS	

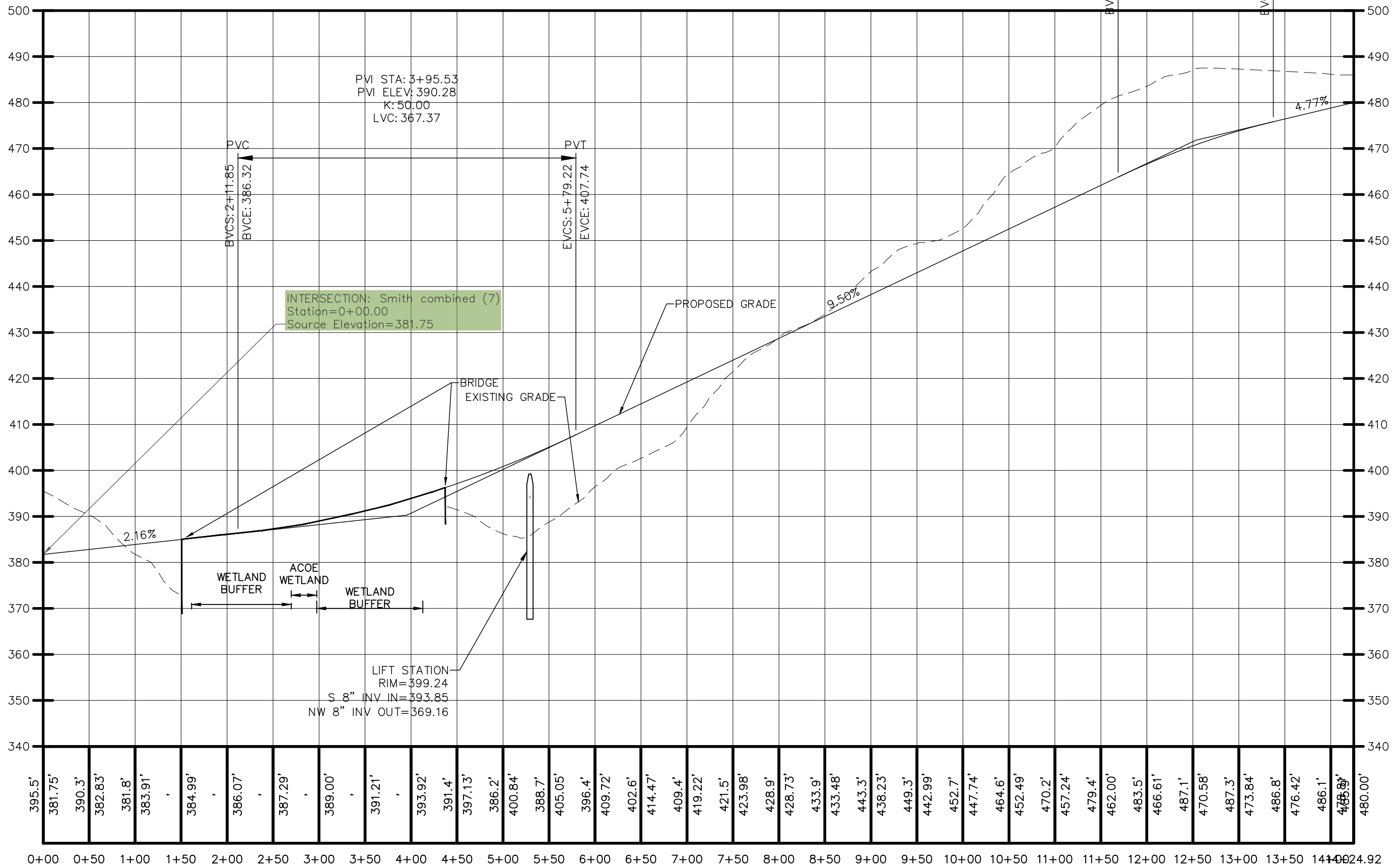
Profile View: CHRIS COURT PROFILE
Alignment Name: CHRIS COURT
Horizontal Scale: 1"=100'
Vertical Scale: 1"=20'



Profile View: SMITH ROAD ACCESS
Alignment Name: Smith combined
Horizontal Scale: 1"=100'
Vertical Scale: 1"=20'



Profile View: BERGEN BOULEVARD PROFILE
Alignment Name: BERGEN BOULEVARD
Horizontal Scale: 1"=100'
Vertical Scale: 1"=20'



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Brian J. Stokosa, PE	
02.05.2024	
01.15.2024	
11.05.2023	
Revisions	2020.568
Project No.	License No. 083970

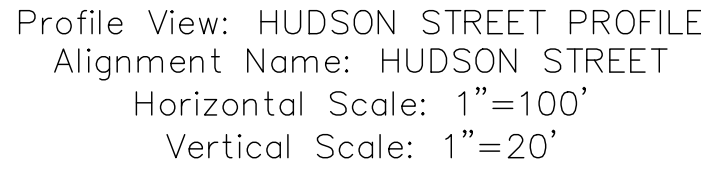
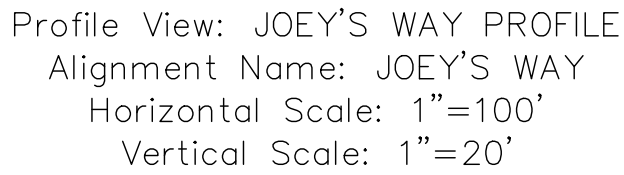
DAY STOKOSA
ENGINEERING P.C.


3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT
JOEY ESTATES
Town of Wappinger Dutchess County, New York

DRAWING
ROAD PROFILES

SCALE AS NOTED	DRAWN BY ALB	C160
DATE 04.10.2023	CHECKED BY BJS	



		Brian J. Stokosa, PE
		
	02.05.2024	
	01.15.2024	
Revisions	11.05.2023	
Project No.	2020.568	License No. 083970

PROJECT		
JOEY ESTATES		
Town of Wappinger		Dutchess County, New York
DRAWING		
ROAD PROFILES		
SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	C161
DATE	CHECKED BY	
04.10.2023	BJS	

Parcel Table			
Parcel #	Area	Segment Lengths (FT)	Segment Bearings
BUILDING LOT PROPOSED: 1	53,662.89 SF 1.23 AC	125.18 425.93 125.00 432.68	S56° 50' 25.05"W N36° 15' 41.77"W N53° 44' 58.99"E S36° 15' 41.77"E
BUILDING LOT PROPOSED: 2	52,819.24 SF 1.21 AC	125.18 419.18 125.00 425.93	S56° 50' 25.05"W N36° 15' 41.77"W N53° 44' 58.99"E S36° 15' 41.77"E
BUILDING LOT PROPOSED: 3	52,436.37 SF 1.20 AC	115.92 424.51 87.03 37.97 419.18 9.51	S50° 30' 53.24"W N36° 15' 41.77"W N53° 17' 58.99"E N53° 44' 58.99"E S36° 15' 41.77"E S56° 50' 25.05"W
BUILDING LOT PROPOSED: 4	54,840.61 SF 1.26 AC	77.21 454.86 125.00 424.51 51.71	S38° 32' 46.66"W N36° 15' 41.77"W N53° 17' 58.99"E S36° 15' 41.77"E S41° 22' 04.05"W
BUILDING LOT PROPOSED: 5	82,035.69 SF 1.88 AC	111.42 498.34 60.93 177.22 454.86	S38° 32' 46.66"W N51° 27' 13.34"W N52° 03' 57.99"E N53° 17' 58.99"E S36° 15' 41.77"E
BUILDING LOT PROPOSED: 6	64,171.07 SF 1.47 AC	125.00 528.40 128.56 498.34	S38° 32' 46.66"W N51° 27' 13.34"W N52° 03' 57.99"E S51° 27' 13.34"E
BUILDING LOT PROPOSED: 7	67,016.88 SF 1.54 AC	97.51 566.65 125.00 528.40 27.26	S33° 13' 32.44"W N51° 11' 03.30"W N52° 03' 57.99"E S51° 27' 13.34"E S38° 32' 46.66"W
BUILDING LOT PROPOSED: 8	76,398.18 SF 1.75 AC	76.12 146.73 485.36 87.62 566.65 51.81	S22° 15' 02.23"W N66° 31' 56.43"W N42° 04' 39.02"W N52° 03' 57.99"E S51° 11' 03.30"E S25° 04' 40.23"W
BUILDING LOT PROPOSED: 9	85,640.93 SF 1.97 AC	14.12 706.41 84.73 485.36 146.73 80.89 135.10	S38° 32' 46.66"W N36° 23' 33.01"W N52° 03' 57.99"E S42° 04' 39.02"E N66° 31' 56.43"E S22° 15' 02.23"W S30° 23' 54.45"W
BUILDING LOT PROPOSED: 10	90,267.09 SF 2.07 AC	129.45 738.68 74.34 50.68 706.41	S38° 32' 46.66"W N36° 23' 33.01"W N53° 36' 27.99"E N52° 03' 57.99"E S36° 23' 33.01"E
BUILDING LOT PROPOSED: 11	94,437.23 SF 2.17 AC	129.45 772.32 125.00 738.68	S38° 32' 46.66"W N36° 23' 33.01"W N53° 36' 27.99"E S36° 23' 33.01"E
BUILDING LOT PROPOSED: 12	98,497.76 SF 2.26 AC	73.78 403.36 137.80 156.00 102.88 125.00 772.32 54.42	S42° 59' 46.26"W N36° 23' 33.01"W N36° 23' 33.01"W N36° 23' 33.01"W N53° 36' 27.99"E S36° 23' 33.01"E S38° 32' 46.66"W
BUILDING LOT PROPOSED: 13	45,131.19 SF 1.04 AC	187.33 193.06 240.22 403.36	S58° 44' 38.48"W N19° 57' 28.90"W N03° 25' 00.48"W S36° 23' 33.01"E
BUILDING LOT PROPOSED: 14	51,492.48 SF 1.18 AC	183.95 224.24 175.39 4.85 4.85 162.79 137.80 240.22 193.06	S81° 08' 10.50"W N07° 28' 40.35"E N01° 47' 06.54"W S76° 28' 01.15"E N76° 28' 01.15"W N01° 47' 06.54"W S36° 23' 33.01"E S03° 25' 00.48"E S19° 57' 28.90"E
BUILDING LOT PROPOSED: 15	45,077.83 SF 1.03 AC	125.52 398.70 64.34 175.39 224.24 19.68	N77° 49' 32.20"W N14° 59' 33.20"E S76° 28' 01.15"E S01° 47' 06.54"E S07° 28' 40.35"W N86° 34' 57.24"W
BUILDING LOT PROPOSED: 16	48,761.78 SF 1.12 AC	110.31 381.26 125.04 398.70 15.51	N68° 23' 05.88"W N14° 59' 33.20"E S76° 28' 01.15"E S14° 59' 33.20"W N69° 19' 12.95"W
BUILDING LOT PROPOSED: 17	62,539.76 SF 1.44 AC	60.19 390.49 254.83 156.00 162.79 64.34 125.04 381.26	N68° 23' 05.88"W N14° 59' 33.20"E N33° 20' 38.70"E S36° 23' 33.01"E S01° 47' 06.54"E N76° 28' 01.15"W N76° 28' 01.15"W S14° 59' 33.20"W
BUILDING LOT PROPOSED: 18	76,652.19 SF 1.76 AC	22.72 342.11 198.64 45.82 376.28 102.88 254.83 390.49 21.43 21.74	N30° 57' 29.70"W N13° 31' 58.85"E N76° 28' 01.15"W N52° 15' 57.99"E N53° 36' 27.99"E S36° 23' 33.01"E S33° 20' 38.70"W S14° 59' 33.20"W N68° 23' 05.88"W N43° 28' 25.86"W
BUILDING LOT PROPOSED: 19	64,822.39 SF 1.49 AC	52.29 329.00 140.10 198.64 342.11	N71° 47' 26.36"W N32° 25' 03.93"W N52° 15' 57.99"E S76° 28' 01.15"E S13° 31' 58.85"W
BUILDING LOT PROPOSED: 20	65,715.71 SF 1.51 AC	51.88 425.89 351.65 329.00	N77° 16' 55.15"W N52° 15' 57.99"E S32° 25' 03.93"E

Parcel Table			
Parcel #	Area	Segment Lengths (FT)	Segment Bearings
BUILDING LOT PROPOSED: 21	81,498.36 SF 1.87 AC	52.11 205.18 223.20 195.79 112.20 425.89	S05° 32' 17.58"E S05° 01' 29.81"W N81° 23' 39.18"W N37° 07' 12.01"W N52° 15' 57.99"E S77° 16' 55.15"E
BUILDING LOT PROPOSED: 22	49,278.62 SF 1.13 AC	52.32 234.20 260.75 151.25 223.20 205.18	S62° 31' 27.72"E S21° 36' 54.12"W N81° 23' 39.18"W N37° 07' 12.01"W S81° 23' 39.18"E N56° 01' 29.61"E
BUILDING LOT PROPOSED: 23	51,628.36 SF 1.19 AC	260.75 234.20 24.86 21.74 5.20 234.20 170.84 100.36 328.28	S81° 23' 39.18"E N21° 36' 54.12"E N75° 21' 34.52"E N86° 42' 14.11"E S68° 23' 05.88"E S21° 36' 54.12"W S09° 43' 32.68"W S53° 21' 57.99"W N37° 07' 12.01"W
BUILDING LOT PROPOSED: 24	77,056.13 SF 1.77 AC	234.20 186.73 68.47 268.62 54.21 143.23 186.15 170.84	N21° 36' 54.12"E S68° 23' 05.88"E S72° 07' 16.03"E S21° 36' 54.12"W S21° 36' 54.12"W N36° 40' 24.01"W S53° 21' 57.99"W N09° 43' 32.68"E
BUILDING LOT PROPOSED: 25	41,598.90 SF 0.95 AC	45.20 268.19 268.62 124.03 36.99 108.15	S08° 35' 33.48"E S77° 25' 24.36"W N21° 36' 54.12"E S02° 37' 30.11"E S47° 00' 02.68"E S04° 36' 31.31"E
BUILDING LOT PROPOSED: 26	52,348.83 SF 1.20 AC	130.88 262.67 207.89 54.21 268.19	S24° 06' 48.70"E S53° 19' 36.99"W N36° 40' 24.01"W N21° 36' 54.12"E N77° 25' 24.36"E
BUILDING LOT PROPOSED: 27	51,130.85 SF 1.17 AC	130.88 308.99 243.82 262.67	S47° 11' 14.80"E S31° 16' 32.15"W N36° 40' 24.01"W N53° 19' 36.99"E
BUILDING LOT PROPOSED: 28	48,026.59 SF 1.10 AC	130.88 103.43 237.47 119.21 58.71 308.99	S70° 15' 40.91"E S31° 16' 32.15"W N36° 40' 24.01"W N53° 19' 36.99"E S59° 16' 19.29"W N36° 40' 24.01"W N31° 16' 32.15"E
BUILDING LOT PROPOSED: 29	43,645.41 SF 1.00 AC	121.02 238.38 237.47 186.45 67.59	S41° 56' 40.35"W N36° 07' 48.09"W N59° 16' 19.29"E S00° 06' 18.25"E S43° 48' 29.66"W
BUILDING LOT PROPOSED: 30	46,399.23 SF 1.07 AC	208.96 211.70 73.63 81.35 119.21 238.38	S41° 56' 40.35"W N32° 38' 02.71"W N53° 46' 29.99"E N36° 40' 24.01"W N59° 16' 19.29"E S36° 07' 48.09"E
BUILDING LOT PROPOSED: 31	41,029.12 SF 0.94 AC	150.94 208.01 211.70 7.24 91.03 48.79 122.24	N49° 01' 00.58"W N53° 46' 29.99"E S32° 38' 02.71"E S41° 56' 40.35"W S33° 55' 10.48"W S25° 53' 43.79"W N47° 58' 22.29"W
BUILDING LOT PROPOSED: 32	80,590.54 SF 1.85 AC	14.96 150.94 122.24 6.93 127.18 397.22 10.46 0.08 278.06 12.19 150.00 241.04	S32° 58' 45.01"E S49° 01' 00.58"E S47° 58' 22.29"E S25° 53' 43.79"W S39° 08' 41.39"W S52° 23' 38.99"W S51° 28' 20.35"W N43° 59' 37.01"W N33° 49' 12.99"E N30° 11' 02.99"E N44° 43' 34.01"W N34° 43' 25.99"E
BUILDING LOT PROPOSED: 33	51,952.29 SF 1.19 AC	298.77 186.45 103.43 56.66 107.43 130.66 136.50	S53° 57' 24.29"W N20° 06' 18.25"W N34° 42' 29.06"W S86° 47' 40.27"E N88° 12' 33.42"E N76° 42' 05.23"E S32° 38' 02.71"E
BUILDING LOT PROPOSED: 34	44,168.57 SF 1.01 AC	285.59 136.50 0.27 62.60 203.34 208.87	S70° 08' 38.16"W N32° 38' 02.71"W N64° 35' 53.60"E N59° 37' 27.33"E N54° 06' 15.34"E S35° 53' 44.66"E
BUILDING LOT PROPOSED: 35	48,811.10 SF 1.12 AC	81.66 208.87 103.16 174.51 262.01 47.87	S80° 19' 00.86"W N35° 53' 44.66"W N54° 06' 15.34"E N72° 16' 59.53"E S00° 44' 26.00"E S82° 34' 43.88"W
BUILDING LOT PROPOSED: 36	44,728.62 SF 1.03 AC	39.48 52.47 146.40 81.37 262.01 161.73 92.51	S10° 35' 50.40"E S34° 38' 48.04"W S58° 36' 45.98"W N80° 34' 43.88"W N00° 44' 26.00"W S72° 41' 22.56"E S55° 50' 28.84"E
BUILDING LOT PROPOSED: 37	53,577.09 SF 1.23 AC	87.03 135.46 150.98 125.00 60.12 435.75 23.47 94.86 21.03	N55° 50' 28.84"W N67° 46' 55.39"W N08° 32' 09.53"E N22° 54' 32.78"E S67° 05' 27.22"E S23° 45' 12.01"E N85° 19' 25.74"W N49° 40' 38.73"W N79° 56' 10.28"W
BUILDING LOT PROPOSED: 38	50,126.14 SF 1.15 AC	189.48 40.34 68.26 159.44 316.51 150.98	S83° 34' 30.44"W N75° 03' 14.23"W N29° 45' 33.29"W N13° 08' 59.21"W S80° 39' 25.95"E S08° 32' 09.53"W
BUILDING LOT PROPOSED: 39	52,522.11 SF 1.21 AC	316.51 92.49 69.07 39.49 322.37 125.00	N80° 39' 25.95"W N13° 05' 37.56"E N22° 54' 32.78"E N24° 22' 07.79"E S67° 05' 27.22"E S22° 54' 32.78"W
BUILDING LOT PROPOSED: 40	40,439.81 SF 0.93 AC	140.81 60.12 322.37 156.18 8.41 262.73	S23° 45' 12.01"E N67° 05' 27.22"W N67° 05' 27.22"W N31° 36' 06.68"E N37° 22' 30.57"E S52° 37' 29.43"E

Parcel Table			
Parcel #	Area	Segment Lengths (FT)	Segment Bearings
BUILDING LOT PROPOSED: 41	41,456.37 SF 0.95 AC	262.73 208.00 40.53 236.46 169.46 123.44	N52° 37' 29.43"W N37° 22' 30.57"E S58° 32' 29.43"E S66° 14' 47.99"W S23° 45' 12.01"E
BUILDING LOT PROPOSED: 42	41,352.64 SF 0.95 AC	149.00 318.61 170.15 236.46	N37° 22' 30.57"E S52° 37' 29.43"E S66° 14' 47.99"W N52° 37' 29.43"W
BUILDING LOT PROPOSED: 43	64,538.02 SF 1.48 AC	318.61 12.79 104.95 286.67 166.90 160.39	N52° 37' 29.43"W N37° 22' 30.57"E N28° 07' 25.70"E S74° 08' 02.60"E S23° 45' 12.01"E S66° 14' 47.99"W
BUILDING LOT PROPOSED: 44	40,304.52 SF 0.93 AC	286.67 7.99 142.04 152.94 273.10	N74° 08' 02.60"W N18° 10' 04.58"E N04° 56' 34.67"E N81° 07' 04.07"E S23° 45' 12.01"E
BUILDING LOT PROPOSED: 45	42,571.57 SF 0.98 AC	161.48 83.38 40.53 111.06 333.05 24.20 152.94	N21° 48' 33.79"W N36° 02' 28.58"W N09° 23' 58.24"E N56° 50' 25.05"E S33° 09' 34.95"E S66° 14' 46.99"W S81° 07' 04.07"E
BUILDING LOT PROPOSED: 46	42,925.20 SF 0.99 AC	125.00 353.76 125.70 333.05	N66° 50' 25.05"E S33° 09' 34.95"E S66° 14' 46.99"W N33° 09' 34.95"W
BUILDING LOT PROPOSED: 47	55,878.07 SF 1.28 AC	183.37 378.97 123.73 353.76	N56° 50' 25.05"E S23° 51' 01.30"E S66° 14' 46.99"W N33° 09' 34.95"W
BUILDING LOT PROPOSED: 48	53,702.96 SF 1.23 AC	100.86 21.30 39.27 91.98 137.22 120.71 125.36 378.97 23.56	N67° 20' 51.02"E N77° 51' 16.99"E S57° 08' 35.01"E S12° 08' 27.01"E S17° 15' 44.01"E S21° 56' 37.01"E S66° 14' 46.99"W N23° 51' 01.30"W N56° 50' 25.05"E
BUILDING LOT PROPOSED: 49	40,267.15 SF 0.92 AC	82.54 133.02 328.74 224.78 74.89 42.05	S36° 02' 28.58"E S22° 11' 03.52"E S83° 21' 47.79"W N38° 32' 46.66"E N43° 03' 46.17"E S84° 13' 51.45"E
BUILDING LOT PROPOSED: 50	40,881.51 SF 0.94 AC	31.58 319.37 328.74 219.36	S37° 22' 30.57"W N52° 37' 29.43"W N83° 21' 47.79"E S14° 31' 26.06"E
BUILDING LOT PROPOSED: 51	40,326.17 SF 0.93 AC	111.40 319.37 140.16 322.93	N38° 32' 46.66"E S52° 37' 29.43"E S37° 22' 30.57"W N47° 30' 37.58"W
BUILDING LOT PROPOSED: 52	40,842.47 SF 0.94 AC	303.96 5.46 135.13 4.71 322.93 114.84	N52° 37' 29.43"W N22° 15' 02.23"E N30° 23' 54.45"E N38° 32' 46.66"E S47° 30' 37.58"E S37° 22' 30.57"W
BUILDING LOT PROPOSED: 53	41,310.40 SF 0.95 AC	263.75 23.22 151.55 303.96 91.62 29.47	N63° 03' 27.61"W N23° 31' 04.01"E N22° 15' 02.23"E S52° 37' 29.43"E S37° 22' 30.57"W S36° 21' 06.58"E
BUILDING LOT PROPOSED: 54	42,441.61 SF 0.97 AC	136.09 137.10 18.56 126.09 263.75 162.00	N67° 05' 27.22"W N51° 27' 13.34"W N38° 32' 46.66"E N31° 39' 56.22"E N63° 03' 27.61"E S29° 42' 11.56"W
BUILDING LOT PROPOSED: 55	40,446.29 SF 0.93 AC	152.42 137.10 136.09 16.83 68.20 61.08 316.79	N38° 32' 46.66"E S51° 27' 13.34"E S67° 05' 27.22"E S23° 29' 36.66"W S22° 54' 32.78"W S17° 31' 30.43"W N60° 34' 43.79"W
BUILDING LOT PROPOSED: 56	42,128.32 SF 0.97 AC	57.54 183.23 101.54 316.79 79.68 172.66	N16° 53' 26.96"W N51° 27' 13.34"W N38° 32' 46.66"E S60° 34' 43.79"E S05° 07' 03.67"W S85° 23' 30.10"W
BUILDING LOT PROPOSED: 57	40,323.04 SF 0.93 AC	95.56 240.00 94.74 172.66 157.99 71.08 34.27	S54° 06' 15.34"W N35° 53' 44.66"E N16° 53' 26.96"W N85° 23' 30.10"E S15° 49' 57.01"E S29° 45' 33.29"E S08° 09' 54.14"W
BUILDING LOT PROPOSED: 58	40,080.00 SF 0.92 AC	167.00 240.00 45.77 121.23 240.00	S54° 06' 15.34"W N35° 53' 44.66"W N54° 06' 15.34"E N54° 06' 15.34"E S35° 53' 44.66"E
BUILDING LOT PROPOSED: 59	40,389.55 SF 0.93 AC	190.76 120.11 240.00 21.55 163.69 61.98	N01° 47' 26.58"W N54° 06' 15.34"E S35° 53' 44.66"E S54° 06' 15.34"W S71° 09' 24.38"W S88° 12' 33.42"W
BUILDING LOT PROPOSED: 60	54,409.33 SF 1.25 AC	45.08 190.76 45.45 367.28 292.73	S29° 17' 58.52"E S01° 47' 26.58"E S88° 12' 33.42"W N53° 31' 47.25"W N84° 19' 27.58"E

Parcel Table			
Parcel #	Area	Segment Lengths (FT)	Segment Bearings
BUILDING LOT PROPOSED: 61	49,888.32 SF 1.15 AC	246.86 292.73 51.17 108.15 36.99 178.45	S29° 17' 58.52"E N53° 27' 32.74"E S35° 53' 44.66"E N04° 36' 31.31"W N37° 47' 00.05"E N70° 26' 16.45"E
BUILDING LOT PROPOSED: 62	42,972.23 SF 0.99 AC	246.86 132.70 291.45 45.77 120.11 45.08	N29° 17' 58.52"W N53° 27' 32.74"E S35° 53' 44.66"E S54° 06' 15.34"W S