



PROPOSED BULK & AREA VALUES FOR DALEY FARMS

CLASSIFICATION	LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)	WIDTH AT BUILDING LINE	APPROX. (MR. WIDTH	APPROX. FRONTAGE ON TOWN ROAD (FT.)
ESTATE	1	158279.33	3.63	376.49	309	294
ESTATE	2	125081.02	2.87	378.75	319	343
SINGLE FAMILY DET.	3	103067.48	2.38	273.98	258	332
SINGLE FAMILY DET.	4	25179.45	0.58	142.60	108	243
SINGLE FAMILY DET.	5	35705.60	0.82	127.60	60	157
SINGLE FAMILY DET.	6	25483.64	0.59	115.03	75	68
SINGLE FAMILY DET.	7	22034.50	0.48	116.37	109	99
SINGLE FAMILY DET.	8	22517.50	0.52	120.11	122	122
SINGLE FAMILY DET.	9	26129.31	0.61	119.46	105	100
SINGLE FAMILY DET.	10	26947.73	0.62	110.02	110	110
SINGLE FAMILY DET.	11	29282.91	0.67	110.02	110	110
SINGLE FAMILY DET.	12	18964.00	0.44	110.00	110	110
SINGLE FAMILY DET.	13	19051.70	0.44	110.00	110	110
SINGLE FAMILY DET.	14	19139.39	0.44	110.00	110	110
SINGLE FAMILY DET.	15	18980.45	0.46	131.43	91	143
SINGLE FAMILY DET.	16	19807.44	0.43	156.31	94	216
SINGLE FAMILY DET.	17	15642.75	0.36	141.20	83	182
SINGLE FAMILY DET.	18	23246.64	0.52	127.86	92	149
SINGLE FAMILY DET.	19	20993.21	0.64	117.13	113	119
SINGLE FAMILY DET.	20	26659.38	0.62	131.92	53	153
SINGLE FAMILY DET.	21	28240.50	0.65	110.02	110	110
SINGLE FAMILY DET.	22	25716.74	0.59	110.00	110	110
SINGLE FAMILY DET.	23	23255.17	0.53	110.00	110	110
SINGLE FAMILY DET.	24	20930.48	0.48	146.37	108	155
SINGLE FAMILY DET.	25	18398.48	0.52	142.63	143	312
SINGLE FAMILY DET.	27	27741.83	0.68	194.53	144	245
SINGLE FAMILY DET.	28	40326.68	0.93	109.43	107	103
SINGLE FAMILY DET.	29	42896.74	0.98	110.44	109	104
SINGLE FAMILY DET.	30	37073.34	0.85	113.47	113	113
SINGLE FAMILY DET.	31	108584.61	2.49	123.05	118	124
SINGLE FAMILY DET.	32	37341.83	0.86	118.38	118	118
SINGLE FAMILY DET.	33	63595.95	1.50	144.87	132	118
SINGLE FAMILY DET.	34	47361.74	1.09	135.55	132	139
SINGLE FAMILY DET.	35	16055.49	1.38	137.89	152	134
SINGLE FAMILY DET.	36	42580.37	0.98	130.09	121	110
SINGLE FAMILY DET.	37	44375.87	1.03	117.75	116	114
SINGLE FAMILY DET.	38	45122.36	1.04	267.33	60	320
ESTATE	39	78629.72	1.81	353.87	235	394
ESTATE	40	108584.61	2.49	296.52	359	445
SINGLE FAMILY DET.	41	37849.23	0.84	123.63	123	139
SINGLE FAMILY DET.	42	18807.05	0.43	133.84	83	276
SINGLE FAMILY DET.	43	18693.80	0.43	118.22	95	124
SINGLE FAMILY DET.	44	18788.61	0.43	110.00	110	110
SINGLE FAMILY DET.	45	18752.31	0.43	110.00	110	110
SINGLE FAMILY DET.	46	31742.23	0.73	110.04	110	110
SINGLE FAMILY DET.	47	38042.30	0.87	116.40	112	110
SINGLE FAMILY DET.	48	40962.26	0.94	116.83	115	114
SINGLE FAMILY DET.	49	50618.42	1.16	110.77	100	95
SINGLE FAMILY DET.	50	78266.37	1.80	125.63	102	122
SINGLE FAMILY DET.	51	32955.38	0.76	116.45	106	100
SINGLE FAMILY DET.	52	18686.48	0.43	109.96	110	110
SINGLE FAMILY DET.	53	17358.41	0.40	110.03	110	110
SINGLE FAMILY DET.	54	38186.11	0.88	136.86	50	145
SINGLE FAMILY DET.	55	35293.17	0.81	212.34	50	50
SINGLE FAMILY DET.	56	21013.90	0.48	131.17	114	110
TOWNHOUSE	57	9086.38	0.21	73.15	51	93
TOWNHOUSE	58	73261.41	1.08	24.00	24	24
TOWNHOUSE	59	3324.14	0.08	24.00	24	24
TOWNHOUSE	60	3369.19	0.17	53.51	51	56
TOWNHOUSE	61	7116.22	0.16	51.68	52	52
TOWNHOUSE	62	3297.26	0.08	24.00	24	24
TOWNHOUSE	63	3392.64	0.08	24.00	24	24
TOWNHOUSE	64	8141.33	0.19	59.49	60	60
TOWNHOUSE	65	8161.78	0.19	59.49	55	58
TOWNHOUSE	66	3400.88	0.08	24.00	24	22
TOWNHOUSE	67	3529.58	0.08	24.00	22	22
TOWNHOUSE	68	7052.10	0.16	47.00	47	47
TOWNHOUSE	69	6558.20	0.15	46.24	24	21
TOWNHOUSE	70	3559.01	0.08	24.00	24	24
TOWNHOUSE	71	3541.98	0.08	24.00	24	24
TOWNHOUSE	72	6580.56	0.15	44.00	45	45
TOWNHOUSE	73	6608.07	0.15	44.73	45	45
TOWNHOUSE	74	3546.83	0.08	24.00	24	24
TOWNHOUSE	75	3547.80	0.08	24.00	24	24
TOWNHOUSE	76	6950.56	0.16	47.00	47	47
TOWNHOUSE	77	6551.17	0.14	45.00	47	47
TOWNHOUSE	78	3181.66	0.07	24.00	24	24
TOWNHOUSE	79	3196.25	0.07	24.00	24	24
TOWNHOUSE	80	6973.15	0.16	50.83	37	34
TOWNHOUSE	81	6889.32	0.16	50.15	36	34
TOWNHOUSE	82	3156.55	0.07	24.00	24	24
TOWNHOUSE	83	3158.55	0.07	24.00	24	24
TOWNHOUSE	84	6793.31	0.16	49.90	44	43
TOWNHOUSE	85	6852.27	0.16	50.10	40	38
TOWNHOUSE	86	3240.00	0.07	24.00	24	24
TOWNHOUSE	87	3240.00	0.07	24.00	24	24
TOWNHOUSE	88	6223.65	0.14	46.10	46	46
TOWNHOUSE	89	6210.00	0.14	46.00	46	46
TOWNHOUSE	90	3240.00	0.07	24.00	24	24
TOWNHOUSE	91	3240.00	0.07	24.00	24	24
TOWNHOUSE	92	6346.06	0.15	47.01	47	47
TOWNHOUSE	93	9237.93	0.21	84.73	114	44
TOWNHOUSE	94	3225.23	0.07	24.00	24	24
TOWNHOUSE	95	3217.88	0.07	24.00	24	24
TOWNHOUSE	96	5745.79	0.13	43.00	43	43
TOWNHOUSE	97	5720.67	0.13	43.00	43	43
TOWNHOUSE	98	3182.01	0.07	24.00	24	24
TOWNHOUSE	99	3174.18	0.07	24.00	24	24
TOWNHOUSE	100	5671.96	0.13	42.96	42	40
TOWNHOUSE	101	5774.59	0.13	44.00	44	44
TOWNHOUSE	102	3170.84	0.07	24.00	24	24
TOWNHOUSE	103	3251.13	0.07	24.00	24	24
TOWNHOUSE	104	6338.91	0.15	41.00	41	41
TOWNHOUSE	105	10138.84	0.23	76.27	52	93
TOWNHOUSE	106	3360.00	0.08	24.00	24	24
TOWNHOUSE	107	3360.00	0.08	24.00	24	24
TOWNHOUSE	108	6447.08	0.15	46.05	46	46
TOWNHOUSE	109	6447.08	0.15	46.05	46	46
TOWNHOUSE	110	3360.00	0.08	24.00	24	24
TOWNHOUSE	111	3360.00	0.08	24.00	24	24
TOWNHOUSE	112	7280.00	0.17	52.00	52	52
TOWNHOUSE	113	5532.24	0.13	42.00	42	42
TOWNHOUSE	114	3142.02	0.07	24.00	24	24
TOWNHOUSE	115	3623.54	0.08	24.00	24	26
TOWNHOUSE	116	11377.36	0.26	91.57	24	140
TOWNHOUSE	117	6272.54	0.14	42.00	42	43
TOWNHOUSE	118	3432.98	0.08	24.00	24	24
TOWNHOUSE	119	3348.41	0.08	24.00	24	24
TOWNHOUSE	120	5837.67	0.13	42.00	42	42
TOWNHOUSE	121	7075.13	0.16	50.10	50	50
TOWNHOUSE	122	3437.03	0.08	24.00	24	24
TOWNHOUSE	123	3463.87	0.08	24.00	24	24
TOWNHOUSE	124	6428.46	0.15	44.00	42	46
TOWNHOUSE	125	6573.65	0.15	44.00	44	44
TOWNHOUSE	126	3475.98	0.08	24.00	24	28
TOWNHOUSE	127	6157.35	0.15	47.00	44	38
TOWNHOUSE	128	5325.03	0.12	47.00	33	23
TOWNHOUSE	129	6191.07	0.15	49.28	26	20
TOWNHOUSE	130	3183.46	0.07	24.00	24	27
TOWNHOUSE	131	3393.74	0.08	24.00	24	24
TOWNHOUSE	132	7943.28	0.18	51.79	23	20
ESTATE	133	69201.46	1.59	257.78	231	481
ESTATE	134	93357.86	2.14	270.70	277	238
ESTATE	135	127449.48	2.93	315.57	71	21
ESTATE	136	380777.44	8.79	380.77	21	2542
ESTATE	137	1340921.59	31.00	327.34	194	431

STREET DESIGN STANDARDS			
TOWN OF LAGRANGE SUBDIVISION OF LAND CHAPTER 203			
DESIGN STANDARD	RURAL/SUBURBAN WITHOUT CURBS	RURAL/SUBURBAN WITH CURBS	RURAL/CONSERVATION WITHOUT CURBS
MINIMUM WIDTH OF RIGHT-OF-WAY	50	50	50
MINIMUM WIDTH OF PAVEMENT (FEET)	24	26	20
MINIMUM RADIUS OF HORIZONTAL CURVES (FEET)	200, EXCEPT STREET INTERSECTION	200, EXCEPT STREET INTERSECTION	200, EXCEPT STREET INTERSECTION
MAXIMUM GRADE	10%	10%	10%
MINIMUM GRADE	1.0%, 1.5% FOR CUL-DE-SACS	1.0%, 1.5% FOR CUL-DE-SACS	1.0%, 1.5% FOR CUL-DE-SACS
MINIMUM LENGTH OF VERTICAL CURVES AS MEASURED FROM CENTERLINE OF R-O-W (FEET)	100, BUT NOT LESS THAN 35 FOR EACH 1% ALGEBRAIC DIFFERENCE OF GRADE, 45 OR 55 IF REQUIRED BY THE PLANNING BOARD	100, BUT NOT LESS THAN 35 FOR EACH 1% ALGEBRAIC DIFFERENCE OF GRADE, 45 OR 55 IF REQUIRED BY THE PLANNING BOARD	100, BUT NOT LESS THAN 35 FOR EACH 1% ALGEBRAIC DIFFERENCE OF GRADE, 45 OR 55 IF REQUIRED BY THE PLANNING BOARD

BULK & AREA REGULATIONS FOR EXISTING & PROPOSED DISTRICTS*						
	REQUIRED		MINIMUM PERMITTED IN POD			
	C - 2	R - 40/80/80	(SINGLE FAMILY DETACHED)	(TOWNHOUSE)		
MINIMUM LOT AREA (SQUARE FEET) (1)	40,000 S.F. 60,000 S.F. 80,000 S.F.	40,000 S.F. 60,000 S.F. 80,000 S.F.	12,000 S.F. ***	3,100 S.F. (EXTERNAL UNITS) *** 3,000 S.F. (INTERNAL UNITS) ***		
MINIMUM WIDTH OF LOT ALONG BUILDING LINE (FEET)	150 FT.	150 FT.	100 FT.	20 FT.		
MINIMUM WIDTH OF LOT AT ANY POINT (FEET)	50 FT.	50 FT. 50 FT. (40,000) 75 FT. (60,000) 100 FT. (80,000)	50 FT.	20 FT.		
MINIMUM DIMENSION OF BLDG. SQUARE ON LOT FEET (3)	150 FT.	150 FT.	80 FT.	N/A		
MINIMUM LOT FRONTAGE ON TOWN ROAD OR STATE HIGHWAY	75 FT.	50 FT. (40,000) 75 FT. (60,000) 75 FT. (80,000)	50 FT.	20 FT.		
MINIMUM LOT FRONTAGE ON COUNTY ROAD OR STATE HIGHWAY	225 FT.	125 FT. (40,000) 125 FT. (60,000) 200 FT. (80,000)	N/A	N/A		
MAXIMUM NUMBER OF STORES OF BUILDING MAXIMUM HEIGHT OF BUILDING OR STRUCTURE (5)	3 35 FT.	3 35 FT.	3 35 FT.	3 35 FT.		
MINIMUM DIMENSIONS:	MINIMUM DIMENSIONS:	MINIMUM DIMENSIONS:	MINIMUM DIMENSIONS:	MINIMUM DIMENSIONS:		
FRONT YARD - STATE OR COUNTY ROAD (6)	45 FT.	80 FT.	N/A	N/A		
FRONT YARD - TOWN ROAD (6)	20 FT.	50 FT.	25 FT.	10 FT.		
REAR YARD	20 FT.	30 FT.	20 FT.	20 FT.		
SIDE YARD	20 FT.	30 FT.	10 FT.	10 FT. (EXTERNAL UNITS) N/A (INTERNAL UNITS)		
RESIDENTIAL DISTRICT BOUNDARY LINE	30 FT.	N/A	N/A	N/A		
MAXIMUM LOT COVERAGE BY BUILDINGS AS % OF LOT AREA	20 %	15% (40,000) 20% (60,000) 20% (80,000)	20 %	N/A		
MAXIMUM FLOOR AREA OF BUILDINGS AS % OF LOT AREA	40 %	30% (40,000) 20% (60,000) 20% (80,000)	30 %	N/A		
MAXIMUM TOTAL LOT COVERAGE AS % OF LOT AREA	50 %	30% (40,000) 50% (60,000) 20% (80,000)	35 %	N/A		
MINIMUM FLOOR AREA OF DWELLING	N/A	1,000 S.F.	1,000 S.F.	1,000 S.F. ***		
MINIMUM DISTANCE BETWEEN BUILDINGS	N/A	N/A	N/A	20 FT.		

1	REVISED PER TOWN COMMENTS		02/11/14	THH
REV. NO.	DESCRIPTION		DATE	BY
DALEY FARMS				
TOWN OF LAGRANGE		DUTCHESS COUNTY, NY		
OVERALL PRELIMINARY SUBDIVISION PLAT				
 MORRIS ASSOCIATES, INC. ENGINEERING CONSULTANTS, P.C. 1 E. 10th Street, Poughkeepsie, New York 12601 Phone: (845) 864-4441 Fax: (845) 864-4444 44 Green Street, Suite 2, Hudson, New York 12534 Phone: (518) 528-6200 Fax: (518) 528-6201				
DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.
10/18/13	1"=200'	MMW/RS	THH	2040-03
				DRAWING NO. 2 OF 19