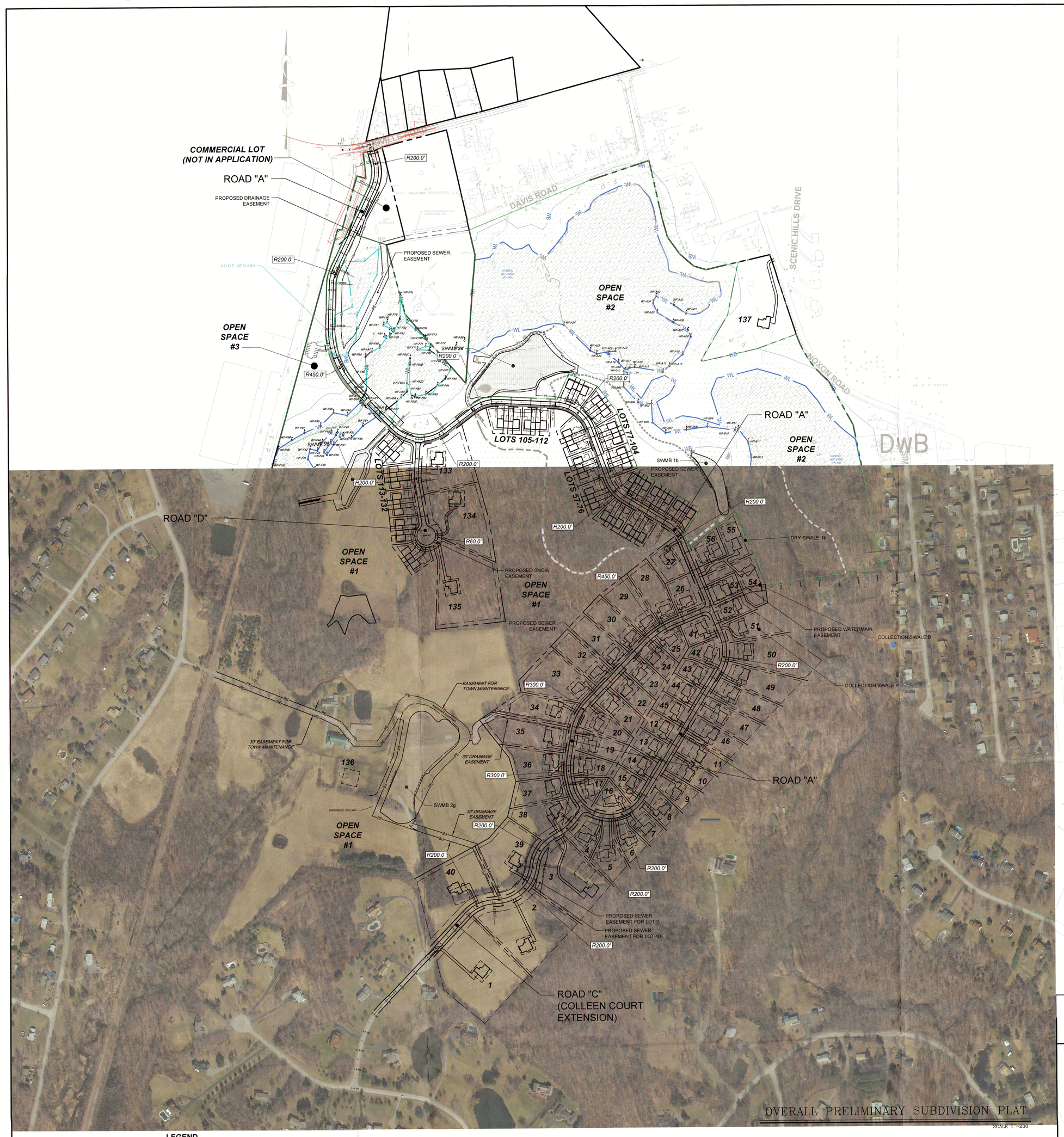

LEGEND

- EXISTING PROPERTY LINE
- WETLAND BOUNDARY
- WETLAND BUFFER
- 100 YEAR FLOOD PLAIN
- EXISTING TREE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TRAIL
- LAND USE AREA
- PROPOSED PROPERTY LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TRAIL
- PROPOSED OPEN SPACE
- 35 LOT NUMBER
- SWMB PROPOSED STORM WATER MANAGEMENT BASIN
- PROPOSED CROSSWALK
- PE PROPOSED PERMANENT EASEMENT
- TE PROPOSED TEMPORARY EASEMENT

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS.

NAME, (TITLE OR POSITION) DATE

ZONING DESIGNATION:
DALEY FARM PLANNED DEVELOPMENT DISTRICT

ACREAGE OF PARCEL:
PARCEL 081270: AREA = 55.76± ACRES
PARCEL 099230: AREA = 90.15± ACRES
PARCEL 229310: AREA = 87.45± ACRES

PROJECT TOTAL: 233.36± ACRES

LAND USE TABLE:

SINGLE-FAMILY DETACHED -	51 LOTS	SINGLE-FAMILY DETACHED	= 35.82 AC
TOWN HOMES -	76 LOTS	TOWN HOMES	= 8.97 AC
ESTATE LOTS (1.5 ac. - 8 ac.) -	9 LOTS	ESTATE LOTS	= 22.90 AC
FARM SITE CONSERVATION -	1 LOT	OPEN SPACE AREA 1 FARM SITE	= 82.00 AC
TOTAL RESIDENTIAL =	137 LOTS	OPEN SPACE AREA 2 POND SITE	= 60.93 AC
		COMMERCIAL SITE	= 1.21 AC
C-2 COMMERCIAL SITE (1.66 ac.) -	1 LOT	ROAD RIGHT-OF-WAY	= 9.73 AC
		OPEN SPACE AREA #3 RAIL TRAIL SITE	= 3.87 AC
		TOTAL AREA	= 232.23 AC

LINE TABLE

LINE	BEARING	LENGTH
L1	N80°43'33"E	54.60
L2	N66°51'25"E	46.10
L3	N13°55'55"W	490.00
L4	N75°08'25"E	98.70
L5	N14°49'15"W	367.83
L6	S41°03'15"E	476.67
L7	N04°07'07"E	661.43
L8	S12°52'53"E	132.65
L9	N67°45'17"E	665.63
L10	N71°44'07"E	323.48
L11	S12°40'53"E	305.48
L12	S15°55'33"E	100.00
L13	S36°12'53"E	104.61
L14	S48°20'53"E	96.18
L15	S73°42'53"E	67.10
L16	N77°05'12"E	334.86
L17	S18°22'23"E	431.17
L18	S28°50'33"E	258.91
L19	S11°22'23"E	500.12
L20	S10°40'53"E	176.11
L21	S11°04'33"E	77.23
L22	S82°49'27"W	602.75
L23	S07°02'33"E	98.88
L24	S66°21'47"W	65.50
L25	S54°34'33"E	166.21
L26	S52°35'13"E	204.39
L27	S55°52'43"E	83.99
L28	N43°25'25"E	488.83
L29	N42°36'15"E	325.58
L30	N41°32'25"E	76.70
L31	N45°18'05"E	199.70
L32	N44°11'15"E	420.87
L33	N40°34'55"E	345.57
L34	N43°15'15"E	509.94
L35	N42°35'05"E	212.54
L36	N48°29'44"W	54.96
L37	N51°22'48"W	136.23
L38	N48°23'19"W	105.80
L39	N13°42'49"W	106.92
L40	N14°27'19"W	339.39
L41	N12°12'54"W	145.05
L42	N84°44'04"W	390.04
L43	N84°24'14"W	167.55
L44	S45°22'46"W	87.98
L45	S44°07'56"W	265.08
L46	S45°29'21"W	197.19
L47	S42°14'06"W	66.85
L48	N50°29'44"W	100.04
L49	N51°18'04"W	304.88
L50	N46°30'09"W	35.39
L51	S35°12'43"E	16.78
L52	N15°33'12"E	3567.42
L53	N80°02'44"W	22.11
L54	S15°33'12"W	287.84
L55	N74°26'48"W	48.00
L56	S05°52'37"E	134.24

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	295.53	535.00

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 PDD	
	C - 2	R - 40/60/80	(SINGLE FAMILY DETACHED)	(TOWNHOUSE)
MINIMUM LOT AREA (SQUARE FEET) (1)	40,000 S.F.	40,000 S.F. 60,000 S.F. 80,000 S.F.	12,000 S.F. ***	3,150 S.F. (INTERNAL UNITS) *** 5,000 S.F. (EXTERNAL 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. (40,000) 75 FT. (60,000) 100 FT. (80,000)	50 FT.	20 FT.
MINIMUM DIMENSION OF BLDG. SQUARE ON LOT (FEET) (3)	100 FT.	150 FT.	80 FT.	N / A
MINIMUM LOT FRONTAGE ON TOWN ROAD RIGHT-OF-WAY	75 FT.	50 FT. (40,000) 50 FT. (60,000) 75 FT. (80,000)	50 FT.	20 FT.
MINIMUM LOT FRONTAGE ON COUNTY ROAD OR STATE HIGHWAY	225FT.	125 FT. (40,000) 125 FT. (60,000) 200 FT. (80,000)	N / A	N / A
MAXIMUM NUMBER OF STORIES OF BUILDING MAXIMUM HEIGHT OF BUILDING OR STRUCTURE (5)	3 35 FT.	3 35 FT.	3 35 FT.	3 35 FT.
MINIMUM DIMENSIONS: FRONT YARD - STATE OR COUNTY ROAD (6) FRONT YARD - TOWN ROAD (6) REAR YARD SIDE YARD	MINIMUM DIMENSIONS: 45 FT. 40 FT. 20 FT. 20 FT.	MINIMUM DIMENSIONS: 90 FT. 55/80 FT. 20 FT. 20 FT.	MINIMUM DIMENSIONS: N / A 25 FT. 20 FT. 10 FT.	MINIMUM DIMENSIONS: N / A 10 FT. 20 FT. 10 FT. (EXTERNAL UNITS) 0 FT. (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) 15% (60,000) 10% (80,000)	20 %	N / A
MAXIMUM FLOOR AREA OF BUILDINGS AS % OF LOT AREA	40 %	30% (40,000) 25% (60,000) 20% (80,000)	30 %	N / A
MAXIMUM TOTAL LOT COVERAGE AS % OF LOT AREA	50 %	30% (40,000) 25% (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	20 FT.

* THE PROPOSED DIMENSIONS LISTED PERTAIN TO THE MINIMUM /MAXIMUM PROPOSED FOR ANY INDIVIDUAL LOT DIMENSIONS

*** MINIMUM PERMITTED IN PDD

(1) WITH PUBLIC WATER AND SEWER = 40,000 S.F.; WITH PUBLIC WATER AND SEWER = 60,000 S.F.; WITH PRIVATE WELL AND SEPTIC SYSTEM = 80,000 S.F.

(3) THE MINIMUM DIMENSION OF SQUARE ON A LOT MAY BE REDUCED IN ACCORDANCE WITH SS 240-30. OPEN SPACE SUBDIVISIONS

(5) SEE SS 240 - 26(P) FOR EXCEPTIONS.

(6) THE REQUIRED FRONT YARD FOR A RESIDENTIAL PROPERTY FRONTING ON A TOWN ROAD IS MEASURED AS FOLLOWS: THE SMALLER NUMBER SHALL REPRESENT THE REQUIRED FRONT YARD AS MEASURED FROM THE FRONT LOT LINE. THE LARGER NUMBER SHALL REPRESENT THE REQUIRED FRONT YARD AS MEASURED FROM THE CENTER LINE OF THE TOWN ROAD. BOTH MEASUREMENTS MUST BE SATISFIED.

SOURCE: TOWN OF LAGRANGE ZONING DISTRICT REGULATIONS, SCHEDULE OF BULK REGULATIONS AND COVERAGE LIMITATIONS SS 240 - 28. SCHEDULE B, LAST REVISED L.L. No. 7 - 2008

PROPOSED BULK & AREA VALUES FOR DALEY FARMS

CLASSIFICATION	LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)	WIDTH AT BUILDING LINE (FT.)	APPROX. MIN. WIDTH (FT.)	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
ESTATE	3	103675.48	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	57
SINGLE FAMILY DET.	6	25483.64	0.59	115.03	75	68
SINGLE FAMILY DET.	7	21014.60	0.48	116.37	109	99
SINGLE FAMILY DET.	8	22537.50	0.52	120.11	122	122
SINGLE FAMILY DET.	9	26529.31	0.61	119.46	106	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	19885.44	0.46	131.43	91	143
SINGLE FAMILY DET.	16	18907.45	0.43	156.31	94	216
SINGLE FAMILY DET.	17	15642.71	0.36	141.20	83	182
SINGLE FAMILY DET.	18	22624.64	0.52	127.96	92	144
SINGLE FAMILY DET.	19	28093.25	0.64	117.13	111	119
SINGLE FAMILY DET.	20	26859.38	0.62	131.92	53	153
SINGLE FAMILY DET.	21	28240.50	0.65	110.02	110	110
SINGLE FAMILY DET.	22	25736.74	0.59	110.00	110	110
SINGLE FAMILY DET.	23	23255.17	0.53	110.00	110	110
SINGLE FAMILY DET.	24	20716.16	0.48	110.00	110	110
SINGLE FAMILY DET.	25	18320.47	0.42	146.37	108	155
SINGLE FAMILY DET.	26	25398.48	0.58	142.63	143	312
SINGLE FAMILY DET.	27	29455.01	0.68	194.53	144	203
SINGLE FAMILY DET.	28	40328.66	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	37818.16	0.87	123.05	118	124
SINGLE FAMILY DET.	32	37341.83	0.86	118.38	118	118
SINGLE FAMILY DET.	33	65295.59	1.50	144.87	132	118
SINGLE FAMILY DET.	34	47861.74	1.09	135.55	132	139
SINGLE FAMILY DET.	35	60105.49	1.38	137.89	152	134
SINGLE FAMILY DET.	36	42580.37	0.98	130.09	121	115
SINGLE FAMILY DET.	37	34373.85	0.79	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	396.52	359	445
SINGLE FAMILY DET.	41	18749.23	0.43	124.63	123	267
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	18876.31	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	78296.37	1.80	125.01	102	93
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	17530.17	0.40	110.03	110	110
SINGLE FAMILY DET.	54	38386.11	0.88	136.96	50	50
SINGLE FAMILY DET.	55	35398.41	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	3328.41	0.08	24.00	24	24
TOWNHOUSE	59	3324.14	0.08	24.00	24	24
TOWNHOUSE	60	7361.19	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	3292.64	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	47.30	25	22
TOWNHOUSE	69	6558.20	0.15	46.24	24	21
TOWNHOUSE	70	3559.01	0.08	24.00	24	24
TOWNHOUSE	71	3541.99	0.08	24.00	24	24
TOWNHOUSE	72	6580.56	0.15	44.57	45	44
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	6051.87	0.14	44.00	44	45
TOWNHOUSE	78	3181.66	0.07	24.00	24	24
TOWNHOUSE	79	3176.24	0.07	24.00	24	24
TOWNHOUSE	80	6993.15	0.16	50.83	37	34
TOWNHOUSE	81	6889.32	0.16	50.15	36	33
TOWNHOUSE	82	3156.35	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	45	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	6358.91	0.15	44.00	44	46
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	5532.34	0.13	420.00	42	42
TOWNHOUSE	114	3214.42	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	3479.58	0.08	24.00	24	28
TOWNHOUSE	127	3157.35	0.07	24.00	24	38
TOWNHOUSE	128	5325.03	0.12	47.00	33	23
TOWNHOUSE	129	6319.07	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	20
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	271.70	277	238
ESTATE	135	127449.48	2.93	315.57	71	51
ESTATE	136	3867677.44	88.79	>200	21	2542
ESTATE	137	134921.59	3.10	327.34	194	431

PRELIMINARY

REV. No.	DESCRIPTION	DATE	BY
1	REVISED PER TOWN COMMENTS	02/11/14	THH

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

DALEY FARMS

TOWN OF LAGRANGE DUTCHESS COUNTY, NY

OVERALL PRELIMINARY SUBDIVISION PLAT

MORRIS ASSOCIATES, ENGINEERING CONSULTANTS, PLLC
9 Elks Lane, Poughkeepsie, New York 12601
Phone No.: (845) 454-3411 Fax No.: (845) 473-1962
64 Green Street - Suite 1, Hudson, New York 12534
Phone No.: (518) 828-2300 Fax No.: (518) 828-3963

DATE	SCALE	DESIGNED BY: THH	DRAWN BY: THH	CHECKED BY: PDS	FILE No. 284035	DRAWING NO. OV-1 2 OF 19
10/18/13	1"=200'					