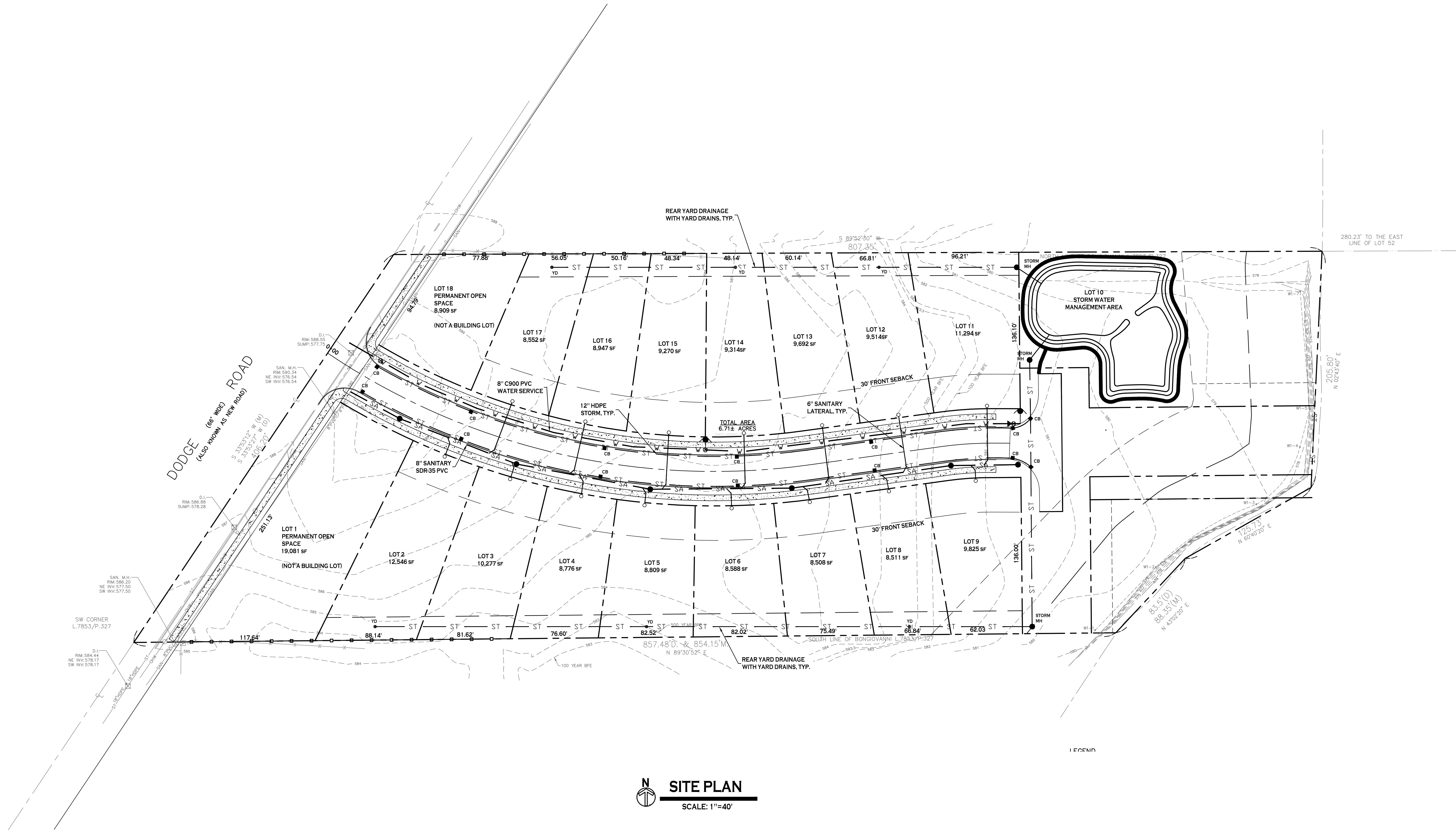


All Rights Reserved. Reuse of these documents without the expressed written permission of CARMINA WOOD DESIGN is prohibited. WARNING: It is a violation of article 45 of the Public Access Law, P.A. 12-100, to alter this drawing, to alter the location, to alter the date, the signature, the date, the location, altered by and a specific description of the alteration.

© CARMINA WOOD DESIGN



SITE PLAN
SCALE: 1"=40'

LEGEND

SITE DATA (ZONED R-3)	
AREA = 6.7 ACRES ±	
MIN. LOT WIDTH = 65 FT INTERIOR LOTS	
MIN. LOT WIDTH = 75 FT CORNER LOTS	
MIN. LOT AREA = 8,450 SF INTERIOR LOTS	
MIN. LOT AREA = 9,750 SF CORNER LOTS	
FRONT SETBACK = 30 FT (OFF EDGE OF PVMT)	
SIDE SETBACK = 5 FT	
REAR SETBACK = 30 FT	
MAXIMUM LOT COVERAGE = 35%	
MAXIMUM BUILDING HEIGHT = 35 FT	
MINIMUM FLOOR AREA = 1,000 SF (1 STORY)	
MINIMUM FLOOR AREA = 1,200 SF (2 STORIES)	

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:	No.	Description	Date
△	1	Rev. Per Town Comments	9/19/2024

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Concept Utility Plan

Date: 08.14.24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-101
Project No: 20.247