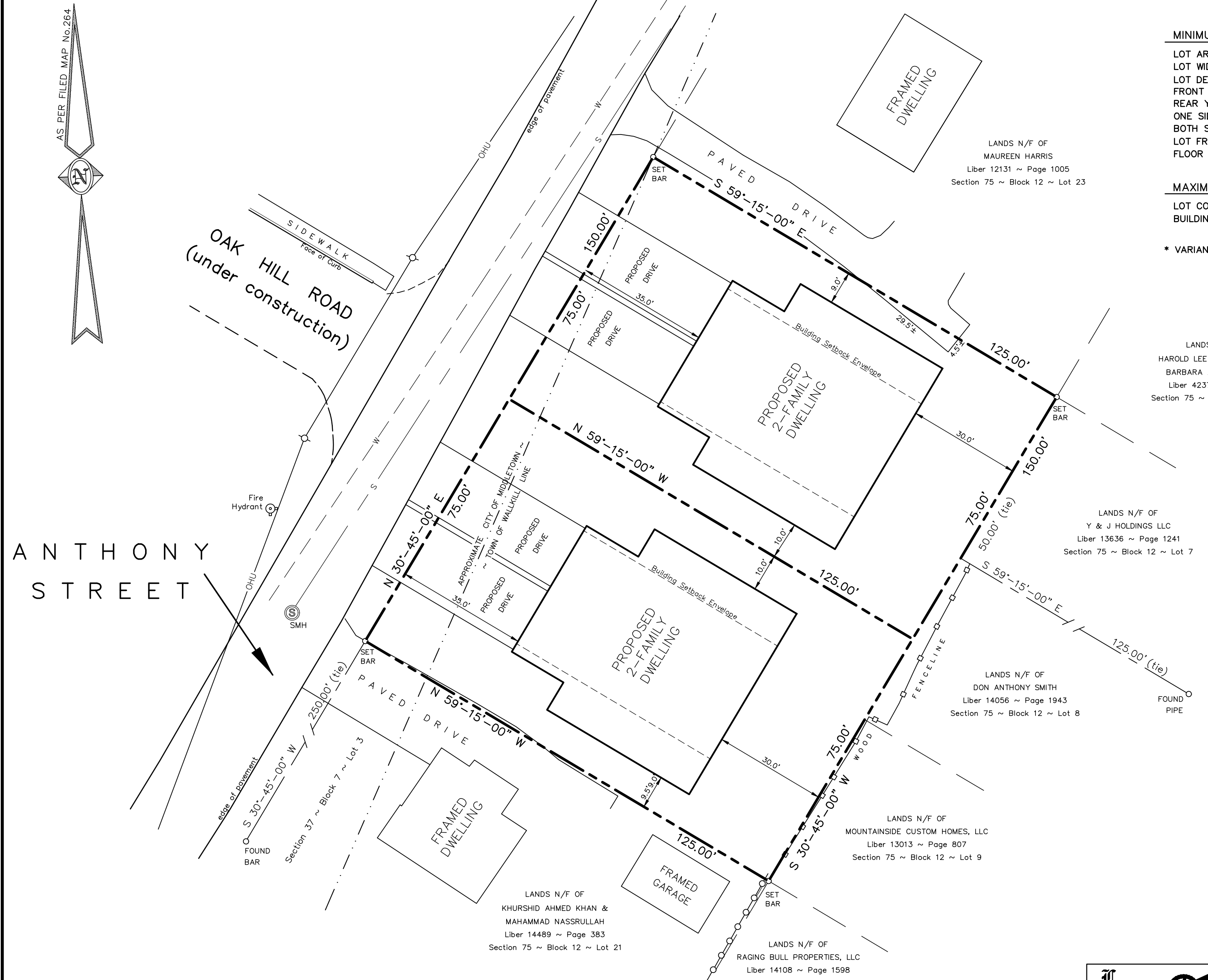


**BULK REGULATIONS**  
R-1 ~ MEDIUM DENSITY RESIDENTIAL DISTRICT

MINIMUM	REQUIRED	LOT 1-PROVIDED	LOT 2-PROVIDED
LOT AREA	18,750 Sq. Ft.	9,375 Sq. Ft. *	9,375 Sq. Ft. *
LOT WIDTH	100 FEET	75 FEET *	75 FEET *
LOT DEPTH	125 FEET	125 FEET	125 FEET
FRONT YARD	35 FEET	35 FEET	35 FEET
REAR YARD	30 FEET	30 FEET	30 FEET
ONE SIDE YARD	20 FEET	9.0 FEET *	9.0 FEET *
BOTH SIDE YARDS	40 FEET	19 FEET *	19 FEET *
LOT FRONTAGE	100 FEET	75 FEET *	75 FEET *
FLOOR AREA	600 Sq Ft	3,808 Sq. Ft.	3,808 Sq. Ft.
MAXIMUM	PERMITTED	LOT 1-PROVIDED	LOT 2-PROVIDED
LOT COVERAGE	35%	33.8%	33.8%
BUILDING HEIGHT	35 FEET	29.5 FEET	29.5 FEET

\* VARIANCES REQUESTED.



**AREA:**  
18,750 Sq. Ft.  
0.430 Acres±

**TAX MAP REFERENCE:**  
TOWN OF WALLKILL  
Section 75 ~ Block 12 ~ Lot 22  
CITY OF MIDDLETOWN  
Section 37 ~ Block 7 ~ Lots 1 & 2

**FILED MAP REFERENCE:**  
BEING LOTS Nos. 76, 77 & 78 OF A FILED  
MAP ENTITLED "LANDS OF N.P. DODGE & CO ~  
FAIRFAX ADDITION" AND FILED AS MAP No. 264 ON  
JUNE 27, 1924 IN THE ORANGE COUNTY CLERK'S OFFICE.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SEC. 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT TO THE PUBLIC. LICENSED LAND SURVEYORS, OR OTHERS, SHALL NOT ALTER SURVEY MAPS, PLANS OR PLATS PREPARED BY OTHERS.  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP, MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID.  
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE STATE OF NEW YORK ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD AN ABSTRACT OF TITLE MAY DISCLOSE.  
SUBSURFACE STRUCTURES AND/OR UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THIS SURVEY MAY NOT BE SHOWN.

JULY 25, 2019  
I HEREBY CERTIFY TO SZILARD DIBBLE and FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THIS IS A TRUE AND ACCURATE SURVEY PERFORMED IN THE FIELD.

SUSAN L. PLASS  
N.Y.S. L.S. No. 50317

**LEO J. CARROLL, P.E., L.S.**  
& ASSOCIATES  
P.O. Box 518, Middletown, NY 10940 (845) 343-7994

**DIBBLE**  
**SUBDIVISION**

FOR:  
SZILARD DIBBLE  
58 ANTHONY STREET  
TOWN OF WALLKILL  
ORANGE COUNTY, NEW YORK

REVISED:  
6-9-20  
7-14-20  
7-31-20  
9-2-20

SCALE:  
1" = 20'

DATE:  
7-25-19

DRAWN:  
S.L.P.

REFERENCE:  
2019PS-12

SHEET NO.  
1 of 1