

**SITE DATA:**

OWNER / DEVELOPER:  
AVR WAPPINGER LLC  
1 EXECUTIVE BOULEVARD  
YONKERS, NY, 10701  
MAC FARLANE ROAD  
WAPPINGER, NY, 12590

PROJECT LOCATION:  
MAC FARLANE ROAD  
WAPPINGER, NY, 12590

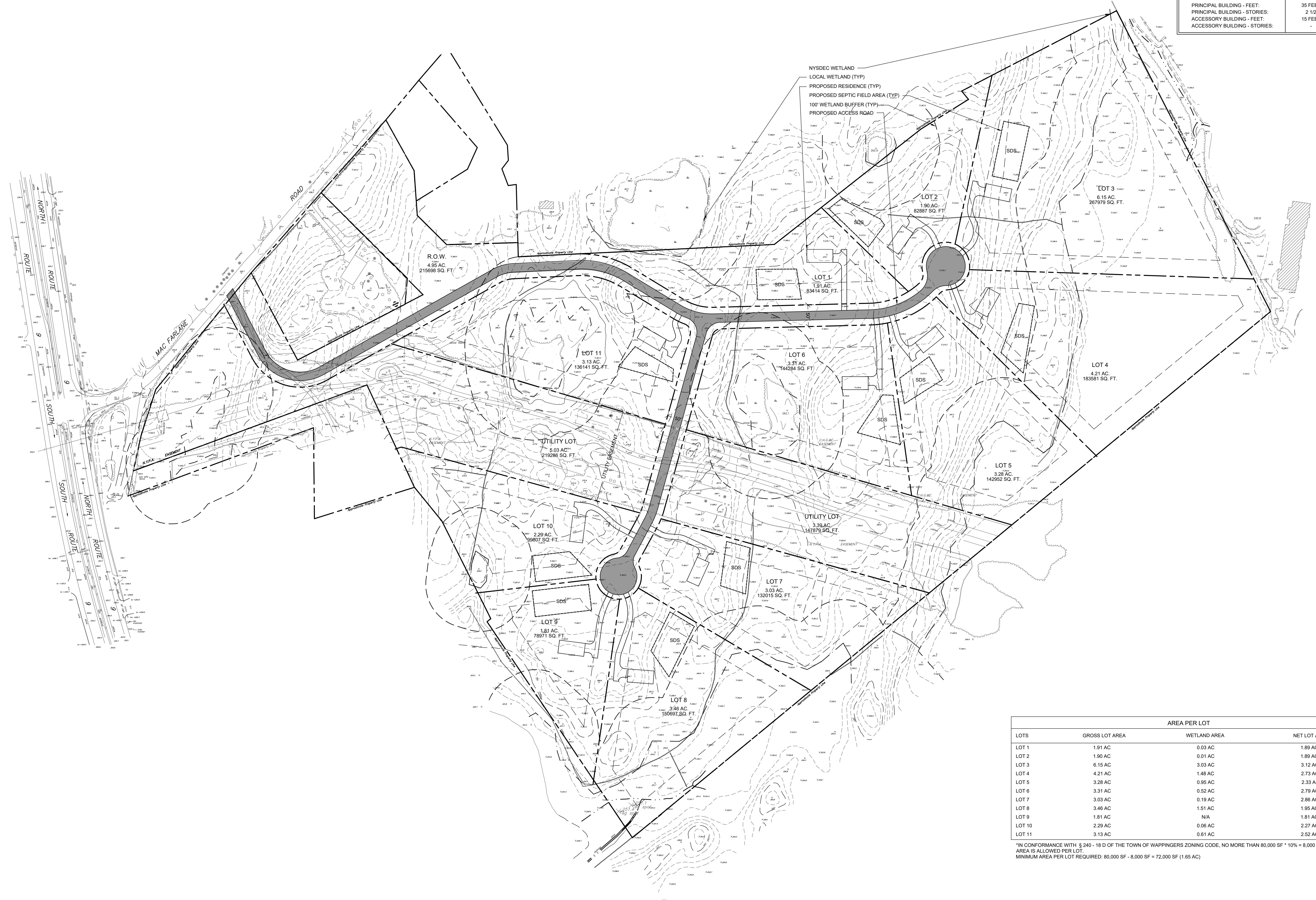
EXISTING TOWN ZONING:  
PROPOSED USE:  
TOWN TAX MAP DATA:  
SITE AREA:  
SEWAGE FACILITIES:  
WATER FACILITIES:

R-80, ONE-FAMILY RESIDENCE DISTRICT  
RESIDENTIAL  
SECTION 8157, BLOCK 04, LOTS 720225 & 743178  
47.8 ACRES  
PRIVATE SEWER  
PUBLIC WATER FACILITIES

LOCATION MAP  
NOT TO SCALE

**ZONING SCHEDULE:**

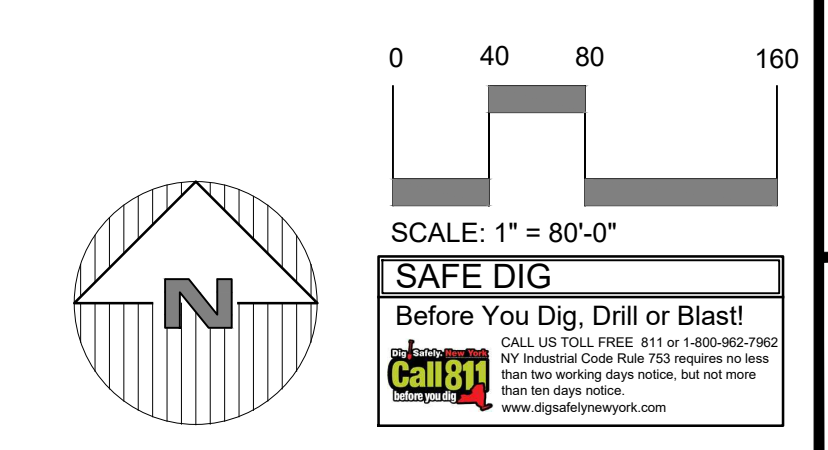
DIMENSIONAL REGULATIONS	R80, ONE FAMILY RESIDENCE DISTRICT		
	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT: MINIMUM LOT AREA: MINIMUM LOT WIDTH:	80,000 SF 200 FT.	> 80,000 SF >200 FT.	NONE NONE
MINIMUM YARD DIMENSIONS: PRINCIPAL BUILDING: FRONT YARD SETBACK: REAR YARD SETBACK: ONE SIDE YARD SETBACK: COMBINED SIDE YARD SETBACK:	50 FT. 50 FT. 40 FT. 80 FT.	> 50 FT. > 50 FT. > 40 FT. > 80 FT.	NONE NONE NONE NONE
ACCESSORY BUILDINGS: ONE SIDE YARD SETBACK: REAR YARD SETBACK:	10 FT. 10 FT.	> 10 FT. > 10 FT.	NONE NONE
MAXIMUM % OF LOT TO BE OCCUPIED: PRINCIPAL BUILDING COVERAGE: ACCESSORY BUILDING COVERAGE:	10% OF LOT AREA < 144 SF	< 10 % OF LOT AREA < 144 SF	NONE NONE
MAXIMUM HEIGHT: PRINCIPAL BUILDING - FEET: PRINCIPAL BUILDING - STORIES: ACCESSORY BUILDING - FEET: ACCESSORY BUILDING - STORIES:	35 FEET 2 1/2 15 FEET	35 FT MAX 2 1/2 MAX 15 FT MAX	NONE NONE NONE NONE



LOTS	AREA PER LOT		
	GROSS LOT AREA	WETLAND AREA	NET LOT AREA*
LOT 1	1.91 AC	0.03 AC	1.89 AC
LOT 2	1.90 AC	0.01 AC	1.89 AC
LOT 3	6.15 AC	3.03 AC	3.12 AC
LOT 4	4.21 AC	1.48 AC	2.73 AC
LOT 5	3.28 AC	0.95 AC	2.33 AC
LOT 6	3.31 AC	0.52 AC	2.79 AC
LOT 7	3.03 AC	0.19 AC	2.86 AC
LOT 8	3.46 AC	1.51 AC	1.95 AC
LOT 9	1.81 AC	N/A	1.81 AC
LOT 10	2.29 AC	0.06 AC	2.27 AC
LOT 11	3.13 AC	0.61 AC	2.52 AC

\*IN CONFORMANCE WITH § 240 - 18 D OF THE TOWN OF WAPPINGERS ZONING CODE, NO MORE THAN 80,000 SF = 10% = 8,000 SF OF WETLAND AREA IS ALLOWED PER LOT  
MINIMUM AREA PER LOT REQUIRED: 80,000 SF - 8,000 SF = 72,000 SF (1.65 AC)

**NOTES:**  
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BADEY & WATSON, DATED OCTOBER 26, 2020. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.  
2. WETLAND BOUNDARY FLAGS AS SET BY ANTHONY P. RUSSO, PRESIDENT OF ENVIRONMENTAL COMPLIANCE SERVICES, INC. ON SEPTEMBER 22, 2020, AND LOCATED BY BADEY & WATSON ON OCTOBER 26, 2020. WETLANDS MAP WAS CERTIFIED BY THE NEW YORK STATE DEPARTMENT OF CONSERVATION ON DECEMBER 2, 2020.



PROJECT # 89-38

**Site Design Consultants**  
Civil Engineers & Land Planners  
251-F Unshohli, Yonkers, New York, NY 10596  
(914) 962-4488, Fax: (914) 962-2786  
www.sitedesignconsultants.com

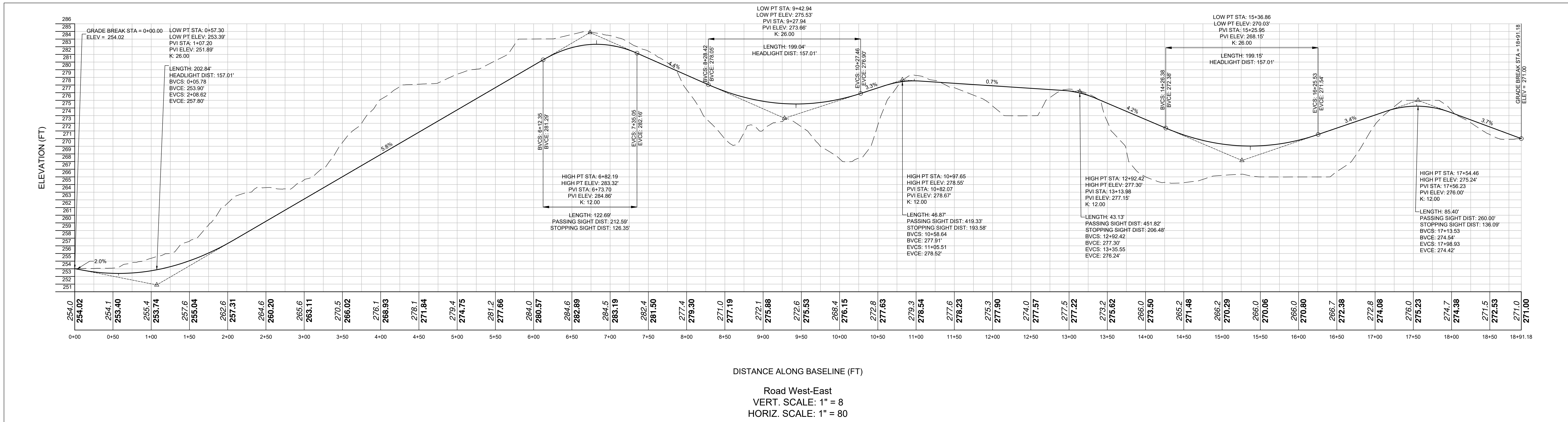
Scale: 1" = 80'  
Drawn by: CS  
Date: 7-20-20

**CONCEPT CONVENTIONAL  
SUBDIVISION PLAN LAYOUT**

PROPOSED PRELIMINARY SUBDIVISION PLAN  
PREPARED FOR  
**AVR WAPPINGER**  
MAC FARLANE ROAD  
Town of Wappinger  
Dutchess County, NY

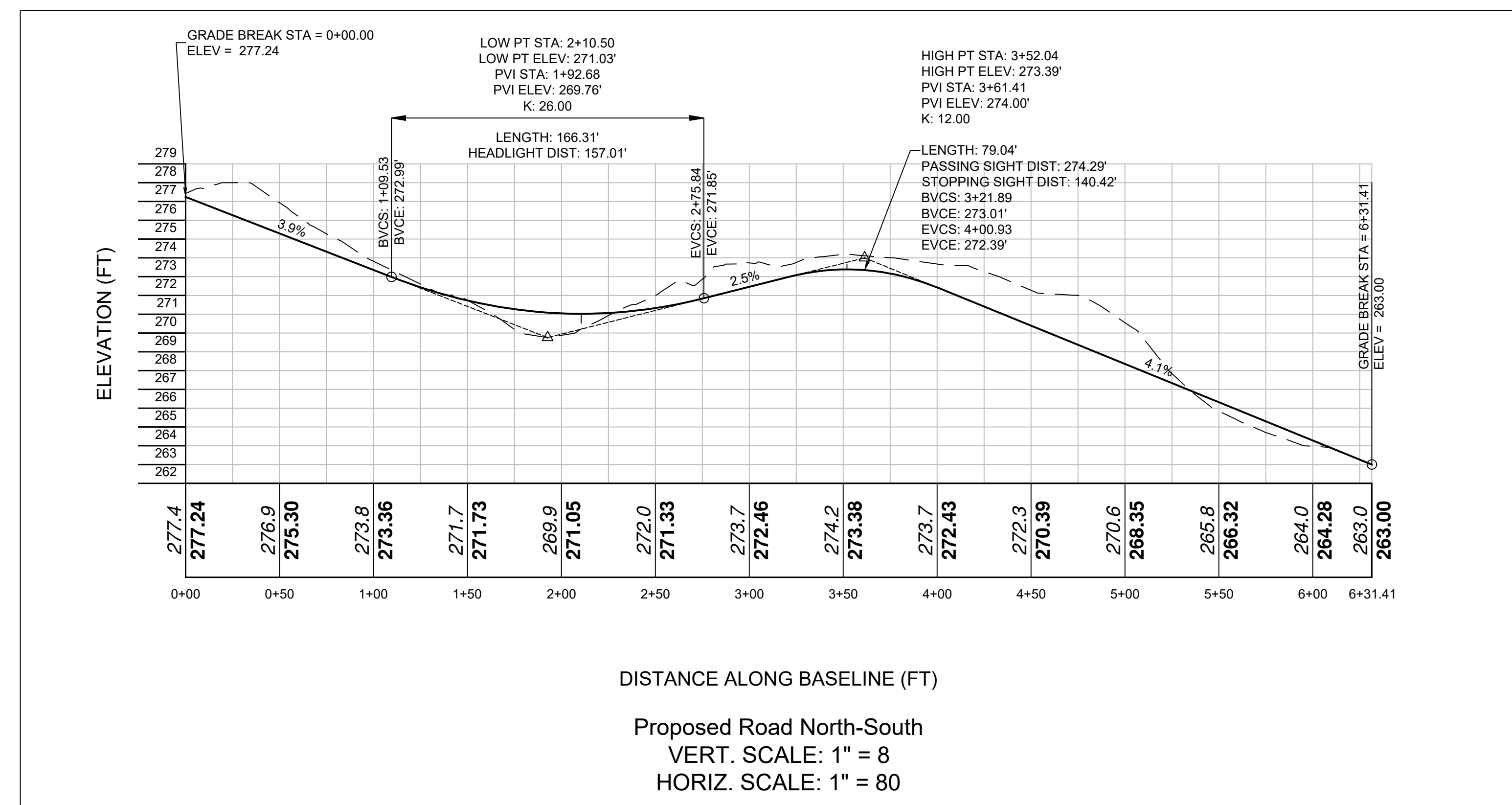
Sheet 1 of 3





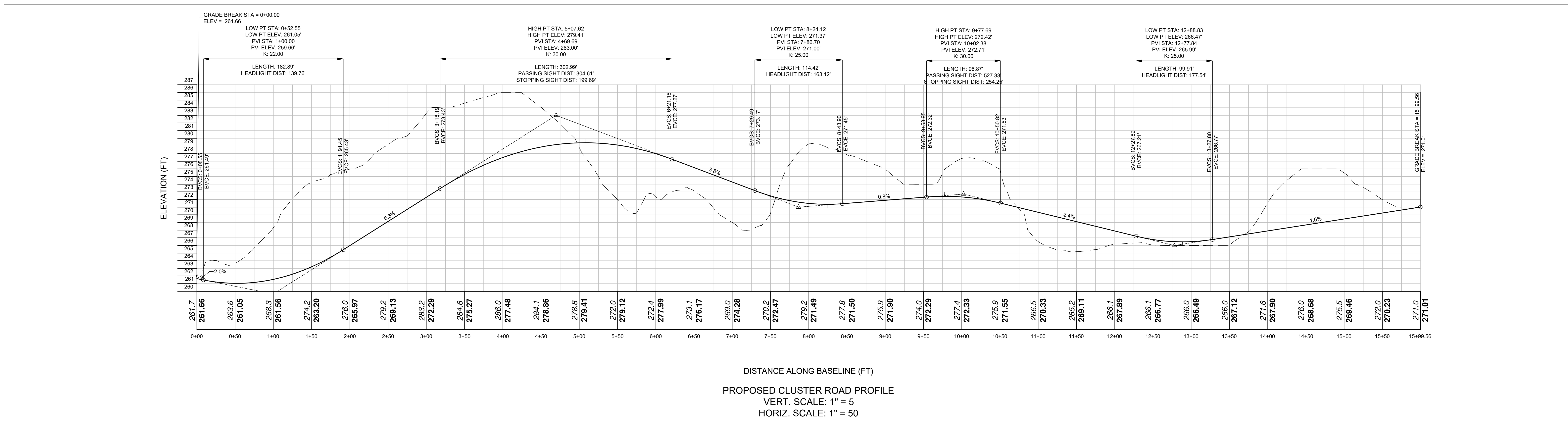
CONVENTIONAL SUBDIVISION WEST-EAST ROAD PROFILE

SCALE: 1" = 50'



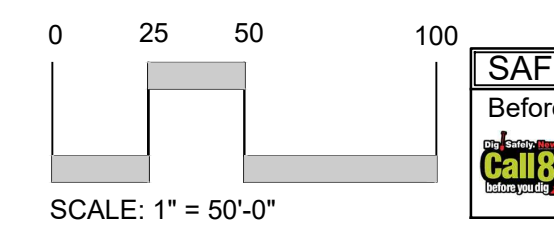
CONVENTIONAL SUBDIVISION NORTH-SOUTH ROAD PROFILE

SCALE: 1" = 50'



CLUSTER SUBDIVISION WEST-EAST ROAD PROFILE

SCALE: 1" = 50'



**Site Design Consultants**  
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 www.sitedesignconsultants.com



Revision No.	Date	Comments

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SCALE: 1" = 50'	DRAWN BY: CS	DATE: 7-30-20
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**PROFILES**

PROPOSED PRELIMINARY SUBDIVISION PLAN  
 PREPARED FOR  
**AVR WAPPINGER**  
 MAC FARLANE ROAD  
 Town of Wappinger  
 Dutchess County, NY

NO UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING ARE ALLOWED. ANY SUCH ALTERATIONS OR ADDITIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER OR ARCHITECT.