

# PRELIMINARY SUBDIVISION & SITE PLAN APPROVAL DRAWINGS

# LAKE WALTON PARK

## LAKE WALTON ROAD

## TOWN OF EAST FISHKILL, NEW YORK

### APPLICANT:

PRM REALTY GROUP LLC  
150 NORTH WACKER DRIVE-SUITE 1120  
CHICAGO, ILLINOIS 60606  
PHONE: (312) 827-2750  
FAX: (312) 704-7144

### CIVIL & TRAFFIC ENGINEERS/ LANDSCAPE ARCHITECTS

**JMC** 120 BEDFORD ROAD  
ARMONK, NEW YORK 10504  
JOHN MEYER CONSULTING PHONE: (914) 273-5225  
FAX: (914) 273-2102

### SITE SURVEYOR:

OSWALD & GILLESPIE, PC  
1559 SUITE B/ ROUTE 82  
HOPEWELL JUNCTION, NEW YORK 12533  
PHONE: (845) 227-6227  
FAX: (845) 226-1315

### ENVIRONMENTAL CONSULTANTS:

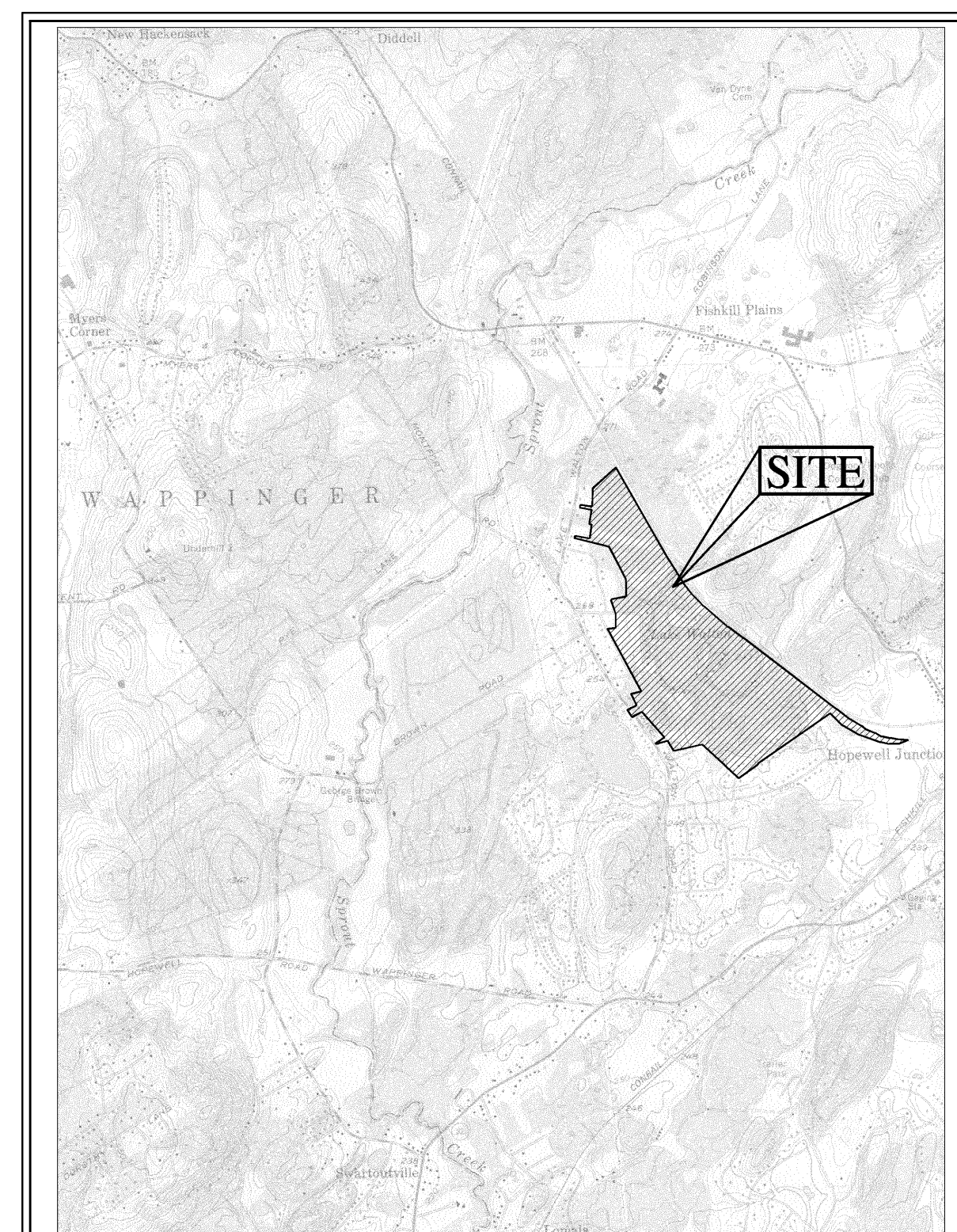
ECOLOGICAL SOLUTIONS  
1248 SOUTHFORD ROAD  
SOUTHBURY, CT 06488  
PHONE: (203) 264-8691  
FAX: (203) 264-8976

### EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC.

205 AMITY ROAD  
BETHANY, CT 06524  
PHONE: (203) 393-0690  
FAX: (203) 393-0196

### HYDROGEOLOGISTS:

LEGGETTE, BRASHEARS & GRAHAM, INC.  
126 MONROE TURNPIKE  
TRUMBULL, CT 06611-1300  
PHONE: (203) 452-3100  
FAX: (203) 452-3111



VICINITY MAP  
SCALE 1" = 1/4 MILES



TABLE OF LAND USE		
LAND USE	REQUIRED/ PERMITTED	PROVIDED
PERMITTED USE	R-1 RESIDENTIAL	RESIDENTIAL
NUMBER OF LOTS	94 <sup>(1)</sup>	94
AVERAGE LOT AREA (S.F.) <sup>(2)</sup>	10,000	46,661
MINIMUM SITE FRONTAGE (FT)	100	140
MINIMUM LOT WIDTH (FT)	75	112
MINIMUM LOT DEPTH (FT)	100	102
MAXIMUM FLOOR AREA RATIO (FAR)	0.30	0.30 (MAX)
MAXIMUM BUILDING COVERAGE (%)	15	15 (MAX)
SETBACKS (FT)		
FRONT YARD	20	20
SIDE YARD	15	15
REAR YARD	30	30
MINIMUM SCREENING AND BUFFERING (FT)	50	50
OPEN SPACE/RECREATION (%)	30 (GROSS AREA)	81
MAXIMUM BUILDING HEIGHT (FT/STORY)	35/2.5	35/2.5

NOTES:  
(1) 94 LOTS WAS DETERMINED BY THE TOWN OF EAST FISHKILL PLANNING BOARD.  
(2) FOR DETACHED UNITS IN CLUSTER SUBDIVISIONS WITH CENTRAL WATER AND CENTRAL SEWERS, SUCH AS THE CASE FOR THE PROPOSED PROJECT, THE AVERAGE MINIMUM LOT SIZE MUST BE AT LEAST 10,000 SQUARE FEET. IN NO EVENT IS ANY LOT TO BE SMALLER THAN 7,500 SQUARE FEET.

### LIST OF JOHN MEYER CONSULTING, PC DRAWINGS:

- SP-1 COVER SHEET
- NP NOTES PLAN
- SP-2 EXISTING CONDITIONS PLAN
- SP-3 EXISTING CONDITIONS PLAN
- SP-4 EXISTING CONDITIONS PLAN
- SP-5 EXISTING CONDITIONS PLAN
- SP-6 EXISTING CONDITIONS PLAN
- SP-7 EXISTING CONDITIONS PLAN
- SP-8 LAYOUT PLAN
- SP-9 LAYOUT PLAN
- SP-10 LAYOUT PLAN
- SP-11 LAYOUT PLAN
- SP-12 LAYOUT PLAN
- SP-13 LAYOUT PLAN
- SP-14 GRADING PLAN
- SP-15 GRADING PLAN
- SP-16 GRADING PLAN
- SP-17 GRADING PLAN
- SP-18 GRADING PLAN
- SP-19 GRADING PLAN
- SP-20 UTILITIES PLAN
- SP-21 UTILITIES PLAN
- SP-22 UTILITIES PLAN
- SP-23 UTILITIES PLAN
- SP-24 UTILITIES PLAN
- SP-25 UTILITIES PLAN
- D-1 DETAILS
- D-2 DETAILS
- D-3 DETAILS
- D-4 DETAILS
- RP-1 ROAD PROFILES
- RP-2 ROAD PROFILES

DATE	REVISION	REVISION PROPERTY LINE TO LAKE
12/17/2006		

COVER SHEET  
LAKE WALTON PARK  
LAKE WALTON ROAD  
TOWN OF EAST FISHKILL, NY

DATE	APPROVED	DATE	APPROVED
10/13/2006	JM		
3008			
SP-1			

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