NND PRE-APPLICATION

CARVEL PROPERTY DEVELOPMENT

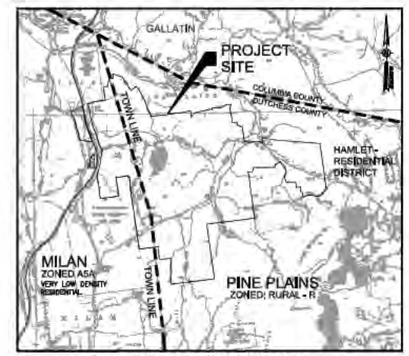
TOWNS OF PINE PLAINS & MILAN ◦ DUTCHESS COUNTY ◦ NEW YORK

APPLICANT

1133 Taconic LLC
One Bryant Park, 49th Floor
New York, NY 10036

LIST OF DRAWINGS:

SHEET NO.	DATE	APPENDIX	DESCRIPTION
T1	JAN 10		TITLE SHEET
NND1	JAN 10	APPENDIX A.1	SKETCH PLAN - BOUNDARY SURVEY MAP
NND2	JAN 10	APPENDIX A.2	SKETCH PLAN - EXISTING TOPOGRAPHIC CONDITIONS
NND3	JAN 10	APPENDIX A.3	SKETCH PLAN - ECOLOGICAL COMMUNITIES MAP
NND4	JAN 10	APPENDIX A.4	SKETCH PLAN - PROPOSED USES & STRUCTURES
NND5	JAN 10	APPENDIX B	ZONING MAP
NND6	JAN 10	APPENDIX C	PROPOSED WATER & WASTEWATER SERVICE AREAS
NND7	JAN 10	APPENDIX D	SKETCH PLAN-CONSTRAINED LANDS AFFECTING DENSITY CALCULATION



SITE LOCATION / ZONING MAP
1" = 1500'

PROJECT TEAM:

DEVELOPER
THE DURST ORGANIZATION INC.
ONE BRYANT PARK 49TH FLOOR
NEW YORK, NY 10036
&
LANDMARK LAND COMPANY, INC.
2817 CRAIN HIGHWAY
UPPER MARLBORO, MD 20774

ENVIRONMENTAL / PLANNING
MATTHEW D. RUDIKOFF ASSOCIATES, INC.
PLANNING * ENVIRONMENT * DEVELOPMENT
BEACON BUILDING
427 MAIN STREET SUITE 201
BEACON, NEW YORK 12508

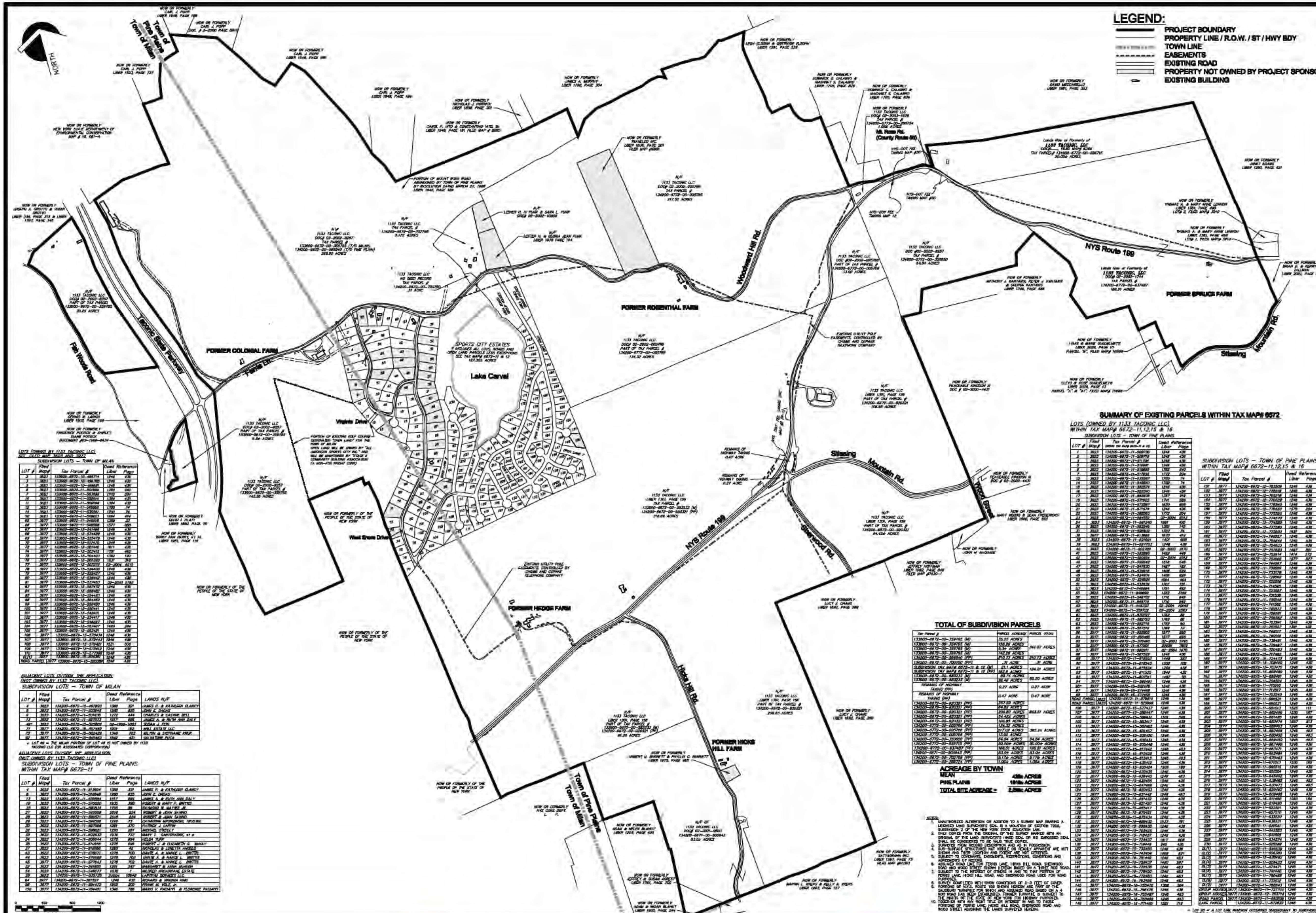
ENGINEER / SURVEY
THE CHAZEN COMPANIES
ENGINEERS*SURVEYORS*ENVIRONMENTAL SCIENTISTS*PLANNERS
547 RIVER STREET
TROY, NEW YORK 12180

ARCHITECTS
LRK LOONEY RICKS KISS ARCHITECTS, INC.
182 NASSAU STREET, SUITE 201
PRINCETON, NJ 08542

DESIGN / PLANNING
AECOM, INC. (Formerly known as EDAW, INC.)
31 WEST 27TH STREET 12TH FLOOR
NEW YORK, NY 10001

PLANNING / ENGINEERING
AKRF
HUDSON VALLEY OFFICE
34 SOUTH BROADWAY SUITE 401
WHITE PLAINS, NY 10601-4400

GREENING
ALLIANCE ENVIRONMENTAL, LLC
2 CLERICO LANE
HILLSBOROUGH, NJ 08844



LOTS (OWNED BY 1133 TACONIC LLC)
SEE FILED MAP 3623 AND 3977

SUBDIVISION LOTS – TOWN OF MILAN

LOT #	Filed Map#	Tax Parcel #	Deed Reference Liber	Deed Reference Page
2	3623	133600-6672-10-495714	1246	438
3	3623	133600-6672-10-496765	1246	438
5	3623	133600-6672-10-499481	1246	438
6	3623	133600-6672-11-501669	1765	640
7	3623	133600-6672-11-503590	1770	204
10	3623	133600-6672-11-502914	1384	431
11	3623	133600-6672-11-502598	1384	433
12	3623	133600-6672-11-519565	1700	74
14	3623	133600-6672-11-535061	1700	74
50	3623	133600-6672-11-519623	1664	464
65	3977	133600-6672-11-548518	1389	33
66	3977	133600-6672-11-548506	1577	850
67	3977	133600-6672-15-541490	1246	438
68	3977	133600-6672-15-534409	1246	438
69	3977	133600-6672-15-525479	1246	438
70	3977	133600-6672-15-517470	1246	438
72	3977	133600-6672-15-501440	1611	433
74	3977	133600-6672-15-503415	1751	465
75	3977	133600-6672-15-504403	1392	190
76	3977	133600-6672-15-505380	1531	316
77	3977	133600-6672-15-507375	02-2004	4012
78	3977	133600-6672-15-524436	1246	438
79	3977	133600-6672-15-522427	1242	436
80	3977	133600-6672-15-536442	1246	438
81	3977	133600-6672-15-537453	02-2013	5780
83	3977	133600-6672-15-557472	1246	436
84	3977	133600-6672-15-556462	1246	438
85	3977	133600-6672-15-554451	1246	438
86	3977	133600-6672-15-564460	1246	438
99	3977	133600-6672-15-569450	1246	438
100	3977	133600-6672-15-550441	1246	438
101	3977	133600-6672-15-542431	1246	438
102	3977	133600-6672-15-534417	1246	435
103	3977	133600-6672-15-546327	1246	438
104	3977	133600-6672-15-557407	1460	384
105	3977	133600-6672-15-563421	1246	438
106	3977	133600-6672-15-579434	1246	438
107	3977	133600-6672-15-579443	1246	438
108	3977	133600-6672-15-570421	1531	508
109	3977	133600-6672-15-579412	1246	438
110	3977	133600-6672-15-577398	1246	438
OL(1)	3977	133600-6672-15-534391	1246	438
ROAD PARCEL	3977	133600-6672-15-520388	1246	438

ADJACENT LOTS OUTSIDE THE APPLICATION
(NOT OWNED BY 1133 TACONIC LLC)

SUBDIVISION LOTS – TOWN OF MILAN

LOT #	Filed Map#	Tax Parcel #	Deed Reference Liber	Deed Reference Page	LANDS N/F
4	3623	134200-6672-10-497851	1388	331	JAMES P. & KATHLEEN CLANCY
8	3623	134200-6672-11-503845	1380	835	JOHN E. DAGAS
9	3623	134200-6672-11-501630	1272	444	CHARLES & CASTINE BELL
13	3623	134200-6672-11-527533	1517	686	JAMES A. & RUTH ANN DALY
49*	3623	134200-6672-15-525809	02-1999	1051	SUSAN J. FEIN
71	3977	134200-6672-15-507450	1801	182	MILL ESTATE LLC
73	3977	134200-6672-15-502425	1348	352	MILTON & STEPHANIE KRUK
82	3977	134200-6672-15-545463	1642	421	SALVATORE PUCA

* LOT 49 = THE MILAN PORTION OF LOT 49 IS NOT OWNED BY 1133 TACONIC LLC (OR ASSOCIATED CORPORATION)

ADJACENT LOTS OUTSIDE THE APPLICATION
(NOT OWNED BY 1133 TACONIC LLC)

SUBDIVISION LOTS – TOWN OF PINE PLAINS
WITHIN TAX MAP# 6672–11

LOT #	Filed Map#	Tax Parcel #	Deed Reference Liber	Deed Reference Page	LANDS N/F
4	3623	134200-6672-11-513694	1388	331	JAMES P. & KATHLEEN CLANCY
8	3623	134200-6672-11-508848	1380	835	JOHN E. DAGAS
13	3623	134200-6672-11-538584	1517	685	JAMES A. & RUTH ANN DALY
18	3623	134200-6672-11-570620	1935	398	ROBERT & MARY P. BRITTO
25	3623	134200-6672-11-580634	1750	86	RAYMOND W. MATTES JR.
27	3623	134200-6672-11-593558	2016	224	ROBERT & JOAN SAVINO
28	3623	134200-6672-11-588571	2016	224	ROBERT & JOAN SAVINO
29	3623	134200-6672-11-594586	1290	73	CATHERINE MRONDINSKI, TRUSTEE
30	3623	134200-6672-11-597598	1281	370	PATRICK J. LAFFIN
32	3623	134200-6672-11-598621	1250	881	MICHAEL O'REILLY
33	3623	134200-6672-11-602632	1930	737	MARY T. SANTORADINE, et al
34	3623	134200-6672-11-606644	1270	694	HELGA TURF
35	3623	134200-6672-11-610656	1278	696	ROBERT J. & ELIZABETH G. McKAY
37	3623	134200-6672-11-518680	1283	49	NICHOLAS & LORETTA ANGELO
43	3623	134200-6672-11-578671	1278	700	DANTE A. & NANCE L. BRITTO
44	3623	134200-6672-11-576658	1278	700	DANTE A. & NANCE L. BRITTO
45	3977	134200-6672-11-577643	1278	702	DANTE A. & NANCE L. BRITTO
52	3623	134200-6672-11-541650	1281	347	MARGARET & ANNA McHUGH
54	3623	134200-6672-11-546677	1430	1	MILDRED ARCADIPANE ESTATE
58	3623	134200-6672-11-525735	2-2004	10648	LARTPM SERVICES LLC
64	3977	134200-6672-11-561557	1246	438	RICHARD & VIRGINIA KING
96	3977	134200-6672-15-584472	1953	202	FRANK M. VOLZ Jr.
150	3977	134200-6672-11-784481	1346	786	MARIO V. PACIAPPI & FLORENCE PACIAPPI

0 400 800 1200
1"=400'

TOTAL OF SUBDIVISION PARCELS

Tax Parcel #	PARCEL ACREAGE	PARCEL TOTAL
133600-6672-00-359785 (M)	35.25 ACRES	341.07 ACRES
133600-6672-00-359785 (M)	158.26 ACRES	
133600-6672-00-359785 (M)	5.5± ACRES	
133600-6672-00-359785 (M)	142.26 ACRES	
134200-6672-00-585840 (PP)	210.73 ACRES	210.73 ACRES
134200-6672-00-700750 (PP)	.31 ACRE	.31 ACRE
SUBDIVISION TAX MAP# 6672-11 & 12 (M)	21.1 ACRES	184.01 ACRES
SUBDIVISION TAX MAP# 6672-11 & 12 (PP)	162.9 ACRES	
133600-6672-00-583233 (M)	56.74 ACRES	83.20 ACRES
133600-6672-00-583233 (M)	26.46 ACRES	
REMAINS OF HIGHWAY TAKING (PP)	0.27 ACRE	0.27 ACRE
REMAINS OF HIGHWAY TAKING (PP)	0.47 ACRE	0.47 ACRE
134200-6672-00-920321 (PP)	257.59 ACRES	863.51 ACRES
134200-6673-00-920321 (PP)	84.82 ACRES	
134200-6672-00-920321 (PP)	209.83 ACRES	
134200-6672-00-920321 (PP)	54.42± ACRES	
134200-6672-00-920321 (PP)	106.85 ACRES	
134200-6772-00-005786 (PP)	134.32 ACRES	365.24 ACRES
134200-6772-00-005786 (PP)	217.02 ACRES	
134200-6772-00-005786 (PP)	13.90 ACRES	
134200-6772-00-350850 (PP)	84.84 ACRES	84.84 ACRES
134200-6772-00-506715 (PP)	30.00± ACRES	30.00± ACRES
134200-6773-00-637487 (PP)	166.81 ACRES	166.81 ACRES
134200-6671-00-800943 (PP)	83.0± ACRES	83.0± ACRES
134200-6672-00-702798 (PP)	9.17± ACRES	9.17± ACRES
134200-6772-00-288724 (PP)	1.064 ACRES	1.064 ACRES

ACREAGE BY TOWN

MILAN	[illegible] ACRES
PINE PLAINS	[illegible] ACRES
TOTAL SITE ACREAGE =	[illegible] ACRES

NOTES:
1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
4. SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
5. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
6. ASSUMED ROAD LINE FOR FERRIS LANE, HICKS HILL ROAD, SHERWOOD ROAD AND WOOD STREET SHOWN HEREON BASED ON A THREE ROD ROAD.
7. SUBJECT TO THE INTEREST OF OTHERS IN AND TO THAT PORTION OF FERRIS LANE, HICKS HILL ROAD, AND SHERWOOD ROAD USED FOR ROAD PURPOSES.
8. SURVEY COMPLETED WITH SNOW CONDITIONS OF 2–3 FEET OF COVER.
9. PORTIONS OF N.Y.S. ROUTE 199 SHOWN HEREON ARE PART OF THE SALISBURY TURNPIKE FOR WHICH AND ASSUMED ROAD BASED ON A 4 ROD ROAD HAS BEEN ESTABLISHED. FORMER TURNPIKE IS SUBJECT TO THE RIGHTS OF THE STATE OF NEW YORK FOR HIGHWAY PURPOSES.
10. TOGETHER WITH ANY RIGHT TITLE OR INTEREST IN AND TO THOSE PORTIONS OF FERRIS LANE, HICKS HILL ROAD, SHERWOOD ROAD AND WOOD STREET ADJOINING THE LANDS SURVEYED HEREON.

SUMMARY OF EXISTING PARCELS WITHIN TAX MAP# 6672

LOTS (OWNED BY 1133 TACONIC LLC)
WITHIN TAX MAP# 6672–11,12,15 & 16

SUBDIVISION LOTS – TOWN OF PINE PLAINS

LOT #	Filed Map#	Tax Parcel #	Deed Reference Liber	Deed Reference Page
1	3623	134200-6672-11-508730	1246	438
2	3623	134200-6672-11-508770	1246	436
3	3623	134200-6672-11-511706	1246	438
5	3623	134200-6672-11-516681	1246	436
6	3623	134200-6672-11-518650	1765	640
7	3623	134200-6672-11-517654	1772	204
12	3623	134200-6672-11-535067	1700	74
14	3623	134200-6672-11-548560	1700	74
15	3623	134200-6672-11-552574	1246	438
16	3623	134200-6672-11-555590	1246	438
17	3623	134200-6672-11-558605	1357	918
19	3623	134200-6672-11-571603	1741	588
20	3623	134200-6672-11-572587	1650	668
21	3623	134200-6672-11-571574	1246	436
22	3623	134200-6672-11-588583	1772	204
23	3623	134200-6672-11-584582	02-2004	8512
24	3623	134200-6672-11-581540	1881	430
26	3623	134200-6672-11-583546	1385	145
31	3623	134200-6672-11-598603	1700	74
38	3977	134200-6672-11-613665	1670	419
38	3623	134200-6672-11-621691	1401	909
39	3623	134200-6672-11-627702	1246	438
40	3623	134200-6672-11-602709	02-2003	8170
41	3623	134200-6672-11-553665	1492	449
42	3623	134200-6672-11-550654	02-2004	8702
46	3623	134200-6672-11-538643	1518	548
47	3623	134200-6672-11-547630	1487	182
48	3623	134200-6672-11-539618	1408	529
49	3623	134200-6672-11-534601	1498	698
50	3623	134200-6672-11-526605	1694	464
51	3623	134200-6672-11-532632	1703	351
53	3623	134200-6672-11-546684	1751	452
55	3623	134200-6672-11-548660	1323	3166
56	3623	134200-6672-11-546702	1710	849
57	3623	134200-6672-11-545715	1710	849
59	3623	134200-6672-11-548737	02-2004	10646
60	3623	134200-6672-11-559732	02-2004	2583
61	3623	134200-6672-11-520727	1782	30
62	3623	134200-6672-11-582723	1789	60
63	3623	134200-6672-11-582716	1789	90
65	3977	134200-6672-11-557510	1388	33
66	3977	134200-6672-11-552903	1577	850
84	3977	134200-6672-15-566480	1577	858
85	3977	134200-6672-15-570480	02-2003	5785
86	3977	134200-6672-11-577351	20006	7872
87	3977	134200-6672-11-565211	02-2004	1670
88	3977	134200-6672-11-587522	1246	436
89	3977	134200-6672-11-575502	1448	327
90	3977	134200-6672-11-618543	1552	108
91	3977	134200-6672-11-615524	1240	432
92	3977	134200-6672-11-611525	1246	431
93	3977	134200-6672-11-607511	1487	58
94	3977	134200-6672-15-586481	1246	438
95*	3977	134200-6672-15-592476	1246	438
97	3977	134200-6672-15-574468	1246	438
98	3977	134200-6672-15-572458	1246	436
ROAD PARCEL	3623	134200-6672-11-579815	1246	438
ROAD PARCEL	3623	134200-6672-11-525698	1246	438
106	3977	134200-6672-15-577437	1246	438
107	3977	134200-6672-15-588447	1246	438
108	3977	134200-6672-15-586431	1531	508
109	3977	134200-6672-15-583417	1246	438
110	3977	134200-6672-15-587405	1246	438
111	3977	134200-6672-15-601407	1246	438
112	3977	134200-6672-15-602420	1246	438
113	3977	134200-6672-15-605434	1246	438
114	3977	134200-6672-15-605448	1246	438
115	3977	134200-6672-15-617442	1246	463
116	3977	134200-6672-15-615428	1246	438
117	3977	134200-6672-15-615413	1246	463
118	3977	134200-6672-15-635412	1246	436
119	3977	134200-6672-15-635424	1508	180
120	3977	134200-6672-15-635435	1246	436
121	3977	134200-6672-15-638443	1246	463
122	3977	134200-6672-15-639455	1246	438
123	3977	134200-6672-15-647466	1246	438
124	3977	134200-6672-15-650453	1246	438
125	3977	134200-6672-15-651442	1246	463
126	3977	134200-6672-15-651432	1246	438
127	3977	134200-6672-15-651420	1246	438
128	3977	134200-6672-15-665417	1246	438
129	3977	134200-6672-15-679421	1246	438
130	3977	134200-6672-15-675434	1246	438
131	3977	134200-6672-15-689432	1537	781
132	3977	134200-6672-15-699438	1246	438
133	3977	134200-6672-15-703425	1246	438
134	3977	134200-6672-15-718427	1246	438
135	3977	134200-6672-15-724437	1817	608
136	3977	134200-6672-15-718448	940	435
137	3977	134200-6672-15-735466	1246	438
138	3977	134200-6672-15-742494	1408	821
139	3977	134200-6672-16-751449	1246	463
140	3977	134200-6672-16-758437	1407	397
141	3977	134200-6672-16-772438	1246	463
142	3977	134200-6672-16-778450	1246	463
143	3977	134200-6672-16-772480	1246	463
144	3977	134200-6672-16-763468	1246	463
145	3977	134200-6672-16-755472	1308	584
146	3977	134200-6672-15-748476	1246	436
147	3977	134200-6672-16-755487	1246	463
148	3977	134200-6672-16-760488	1246	463
149	3977	134200-6672-16-771480	1581	219

SUBDIVISION LOTS – TOWN OF PINE PLAINS
WITHIN TAX MAP# 6672–11,12,15 & 16

LOT #	Filed Map#	Tax Parcel #	Deed Reference Liber	Deed Reference Page
151	3977	134200-6672-12-763506	1246	436
152	3977	134200-6672-12-765518	1246	438
153	3977	134200-6672-12-765016	1246	438
154	3977	134200-6672-12-770529	1246	436
155	3977	134200-6672-12-776540	1246	438
156	3977	134200-6672-12-776500	1575	204
157	3977	134200-6672-12-775580	1246	438
158	3977	134200-6672-12-774570	1246	438
159	3977	134200-6672-12-774580	1246	432
160	3977	134200-6672-12-773580	1246	438
161	3977	134200-6672-12-772003	1531	504
162	3977	134200-6672-11-746557	1246	438
163	3977	134200-6672-12-754644	1246	436
164	3977	134200-6672-12-754613	1246	438
165	3977	134200-6672-12-753623	1487	801
166	3977	134200-6672-12-752614	1414	572
167	3977	134200-6672-12-751605	1577	827
168	3977	134200-6672-11-744087	1246	438
169	3977	134200-6672-11-738586	1246	438
170	3977	134200-6672-11-733579	1246	438
171	3977	134200-6672-11-728569	1246	438
172	3977	134200-6672-11-722559	1246	438
173	3977	134200-6672-11-714545	1246	438
174	3977	134200-6672-11-733527	1246	438
175	3977	134200-6672-11-731538	1246	438
176	3977	134200-6672-11-735548	1246	438
177	3977	134200-6672-11-741562	1246	430
178	3977	134200-6672-11-740573	1246	438
179	3977	134200-6672-12-758591	1246	438
180	3977	134200-6672-12-758582	1246	436
181	3977	134200-6672-12-753941	1246	436
182	3977	134200-6672-12-751527	1381	438
183	3977	134200-6672-11-744517	1246	438
184	3977	134200-6672-11-746506	1246	432
185	3977	134200-6672-15-738481	1246	436
186	3977	134200-6672-15-729487	1246	438
187	3977	134200-6672-15-720483	1246	438
188	3977	134200-6672-15-717482	1246	438
189	3977	134200-6672-15-724473	1246	436
190	3977	134200-6672-15-708400	1246	432
191	3977	134200-6672-15-703470	1246	438
192	3977	134200-6672-15-699480	1246	438
193	3977	134200-6672-15-698481	1246	432
194	3977	134200-6672-11-708504	1246	438
195	3977	134200-6672-11-710510	1246	438
196	3977	134200-6672-11-717517	1246	438
197	3977	134200-6672-11-703540	1246	438
198	3977	134200-6672-11-686531	1246	438
199	3977	134200-6672-11-690521	1246	438
200	3977	134200-6672-11-681513	1525	111
201	3977	134200-6672-15-680486	1530	187
202	3977	134200-6672-15-681485	1246	438
203	3977	134200-6672-15-683474	1897	313
204	3977	134200-6672-15-688463	1246	436
205	3977	134200-6672-15-682455	1246	463
206	3977	134200-6672-15-680452	1246	463
207	3977	134200-6672-15-669450	1246	463
208	3977	134200-6672-15-667460	1246	438
209	3977	134200-6672-15-663471	1246	438
210	3977	134200-6672-15-662484	1246	438
211	3977	134200-6672-15-670493	1246	438
212	3977	134200-6672-11-671513	1530	180
213	3977	134200-6672-11-660515	1246	438
214	3977	134200-6672-11-650504	1246	438
215	3977	134200-6672-15-645492	1246	438
216	3977	134200-6672-15-638483	1246	463
217	3977	134200-6672-15-630473	1246	463
218	3977	134200-6672-15-620462	1246	438
219	3977	134200-6672-15-609468	1246	438
220	3977	134200-6672-15-611480	1583	150
221	3977	134200-6672-15-618490	1246	432
222	3977	134200-6672-11-622501	1246	438
223	3977	134200-6672-11-627510	1246	438
224	3977	134200-6672-11-630520	1246	438
225	3977	134200-6672-11-638531	1246	438
226	3977	134200-6672-11-641541	1246	438
227	3977	134200-6672-11-642553	1246	438
228	3977	134200-6672-11-641505	1246	438
229	3977	134200-6672-11-634574	1246	438
230	3977	134200-6672-11-625580	1246	438
OL(1)	3977	134200-6672-11-646538	1246	436
OL(2)	3977	134200-6672-11-606380	1246	438
OL(3)	3977	134200-6672-15-639492	1246	438
OL(4)	3977	134200-6672-11-609433	1246	438
OL(5)	3977	134200-6672-11-674471	1246	438
OL(6)	3977	134200-6672-11-741440	1246	436
OL(7)	3977	134200-6672-11-780468	1246	438
OL(8)	3977	134200-6672-11-731512	1246	436
OL(9)	3977	134200-6672-11-768843	1246	438
GROUP HOUSES	3977	134200-6672-11-727702	1246	438
GROUP HOUSES	3977	134200-6672-15-793714	1246	438
ROAD PARCEL	3977	134200-6672-11-683608	1246	438
LAKE PARCEL		134200-6672-11-672620	1246	436

* LOT 95 – A LOT LINE REVISION OCCURRED SUBSEQUENT TO SUBDIVISION APPROVAL WHICH RESULTED IN LOT 95 BEING REDUCED TO 0.19 ACRES.

CARVEL PROPERTY DEVELOPMENT

TOWNS OF PINE PLAINS & MILAN, DUTCHESS COUNTY, NEW YORK

LANDMARK LAND COMPANY, INC.

1/21/10
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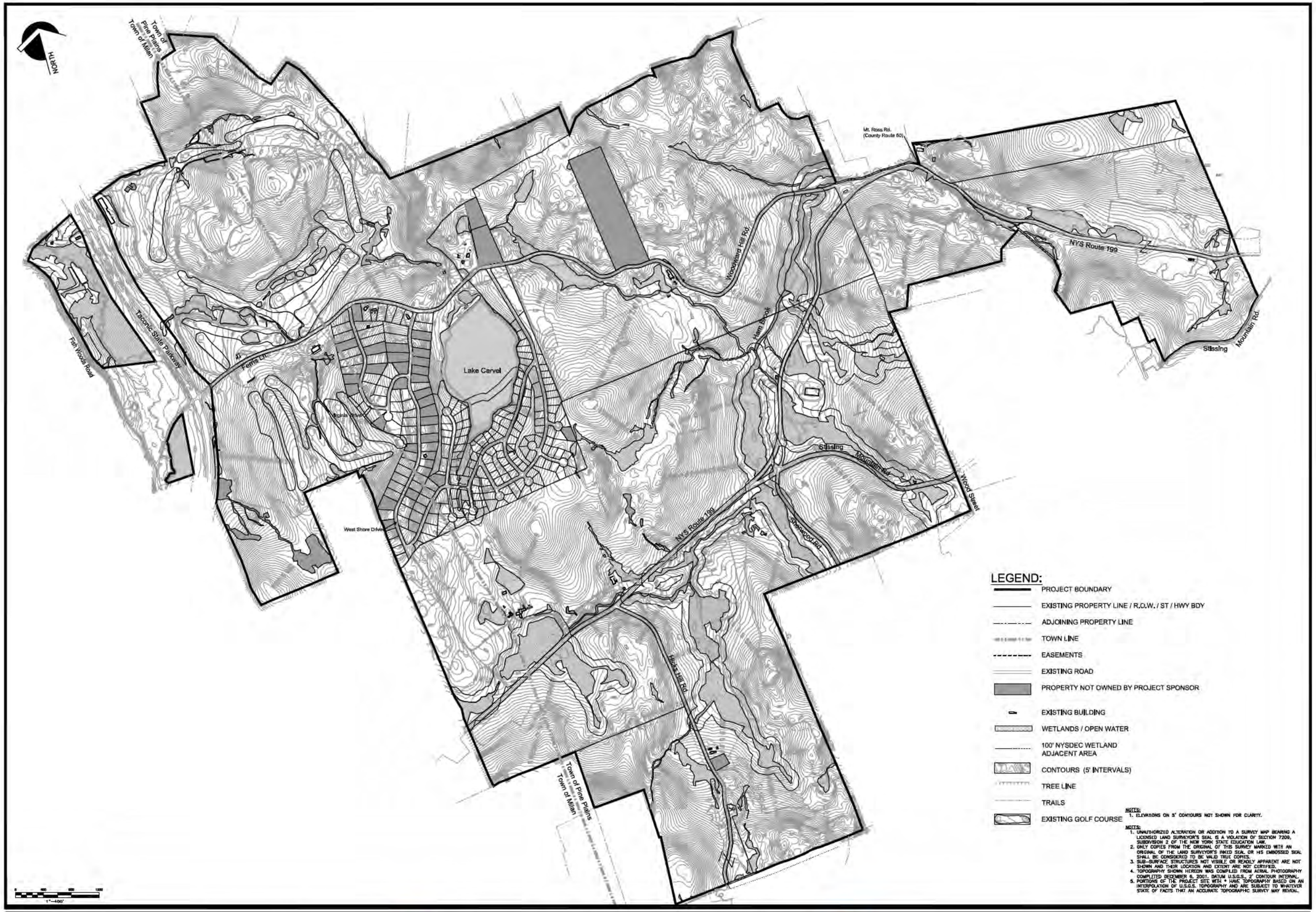
APPENDIX A.1
SKETCH PLAN-
BOUNDARY SURVEY MAP

SCALE: 1" = 400'

NND1



CARVEL PROPERTY DEVELOPMENT

TOWNS OF PINE PLAINS & MILAN, DUTCHESS COUNTY, NEW YORK

LANDMARK LAND COMPANY, INC.

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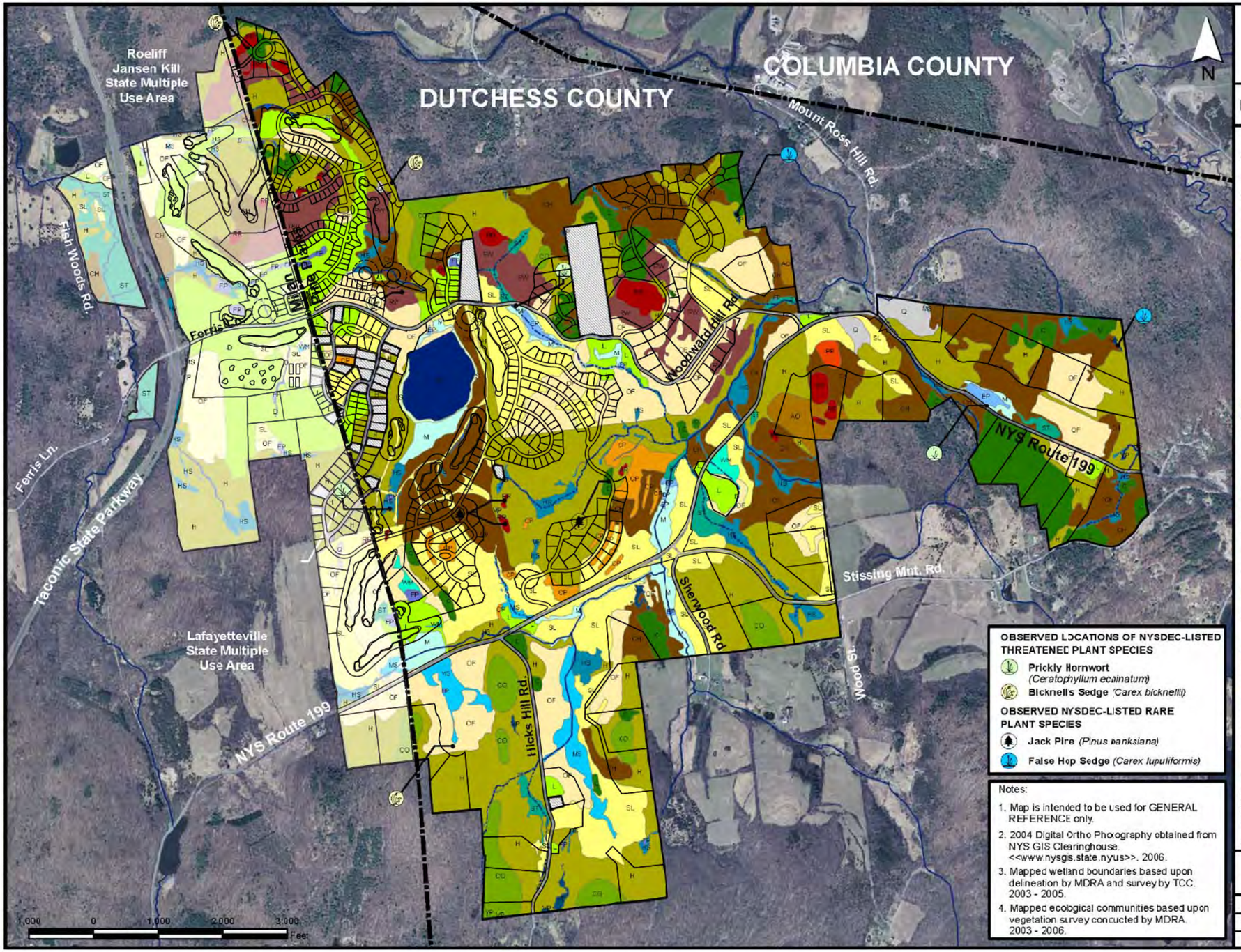
APPENDIX A.2
SKETCH PLAN-
EXISTING TOPOGRAPHIC CONDITIONS
NND2

SCALE: 1" = 400'



Carvel Property Development

Towns of Pine Plains and Milan
Dutchess County, New York State

ECOLOGICAL COMMUNITIES

LEGEND:

OPEN UPLANDS
- OF Successional Old Field
- SL Shrubland

WOODLANDS
- Red Cedar Rocky Summit
- WW Successional Red Cedar Woodland
- PP Pitch Pine-Oak-Heath Rocky Summit

FORESTED UPLANDS
- H Hardwoods
  - Successional Northern Hardwoods
  - Successional Southern Hardwoods
  - Appalachian Oak - Hickory Forest
- CO Chestnut Oak Forest
- CH Mixed Conifer Hardwoods
  - Hemlock - Northern Hardwood Forest
  - Mixed Associations
    - Successional Northern Hardwoods
    - Successional Southern Hardwoods
    - Successional Red Cedar Woodland
- AO Appalachian Oak - Pine Forest
- CS Conifer Stands

OPEN MINERAL SOILS WETLANDS
- M Marsh
  - Deep Emergent Marsh
  - Shallow Emergent Marsh
- WM Wet Meadow
- MS Wet Meadow-Shrub Swamp Complex
- SS Shrub Swamp
- LS Inland Non - Calcareous Lake Shore

FORESTED MINERAL SOILS WETLANDS
- RM Red Maple - Hardwood Swamp
- VP Vernal Pool

NATURAL STREAMS AND PONDS
- EP Eutrophic Pond
- NP Natural Pond
- Perennial Stream
  - Wetland Headwater Stream
  - Midreach Stream
- Intermittent Stream

CULTURAL
- F Active Agricultural Field
- CP Conifer Plantation
- L Mowed Lawn With Trees
- RS Residential
- Q Quarry
- Reservoir - Artificial Impoundment
- FP Farm Pond - Artificial Pond
- Ditch - Artificial Intermittent Stream

OTHER BOUNDARIES
- Project Boundary
- Municipal Boundary
- Property Not Owned By Project Sponsor

NOTE: Legend colors apply to Pine Plains only

OBSERVED LOCATIONS OF NYSDEC-LISTED THREATENED PLANT SPECIES
- Prickly Hornwort *(Ceratophyllum echinatum)*
- Bicknell's Sedge *(Carex bicknelli)*

OBSERVED NYSDEC-LISTED RARE PLANT SPECIES
- Jack Pine *(Pinus banksiana)*
- False Hop Sedge *(Carex lupuliformis)*

Notes:
1. Map is intended to be used for GENERAL REFERENCE only.
2. 2004 Digital Ortho Photography obtained from NYS GIS Clearinghouse. <<www.nysgis.state.nyus>>. 2006.
3. Mapped wetland boundaries based upon delineation by MDRA and survey by TCC. 2003 - 2005.
4. Mapped ecological communities based upon vegetation survey conducted by MDRA. 2003 - 2006.

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Matthew D. Rudikoff Associates, INC.

Date	December 23, 2009
Revised	
File #	CPD - R1

CARVEL PROPERTY DEVELOPMENT
TOWNS OF PINE PLAINS & MILAN, DUTCHESS COUNTY, NEW YORK

LANDMARK LAND COMPANY, INC.

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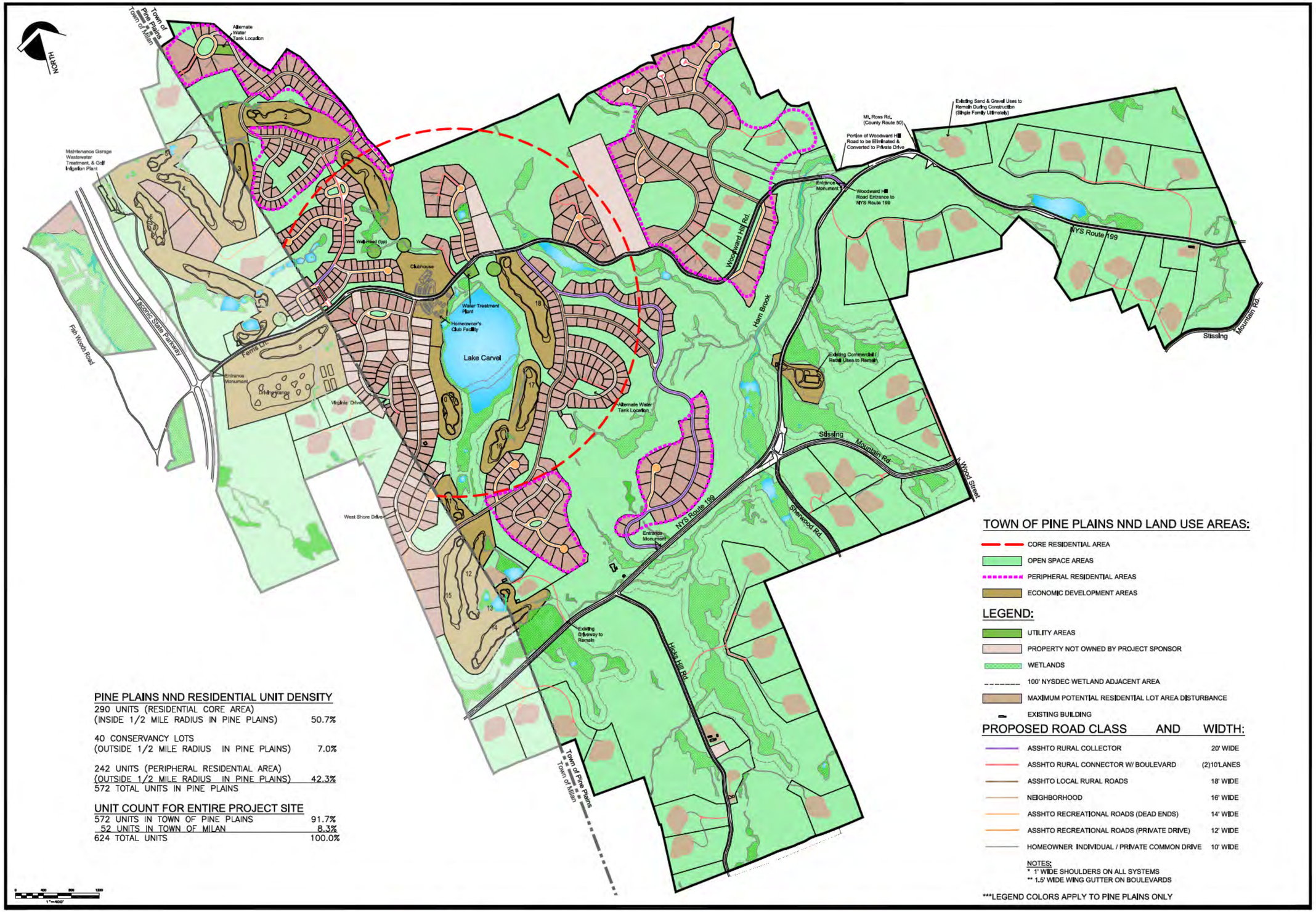
APPENDIX A.3
SKETCH PLAN-
ECOLOGICAL COMMUNITIES MAP

NND 3



PINE PLAINS NND RESIDENTIAL UNIT DENSITY

290 UNITS (RESIDENTIAL CORE AREA) (INSIDE 1/2 MILE RADIUS IN PINE PLAINS)	50.7%
40 CONSERVANCY LOTS (OUTSIDE 1/2 MILE RADIUS IN PINE PLAINS)	7.0%
242 UNITS (PERIPHERAL RESIDENTIAL AREA) (OUTSIDE 1/2 MILE RADIUS IN PINE PLAINS)	42.3%
572 TOTAL UNITS IN PINE PLAINS	

UNIT COUNT FOR ENTIRE PROJECT SITE

572 UNITS IN TOWN OF PINE PLAINS	91.7%
52 UNITS IN TOWN OF MILAN	8.3%
624 TOTAL UNITS	100.0%

TOWN OF PINE PLAINS NND LAND USE AREAS:

- CORE RESIDENTIAL AREA
- OPEN SPACE AREAS
- PERIPHERAL RESIDENTIAL AREAS
- ECONOMIC DEVELOPMENT AREAS

LEGEND:

- UTILITY AREAS
- PROPERTY NOT OWNED BY PROJECT SPONSOR
- WETLANDS
- 100' NYSDEC WETLAND ADJACENT AREA
- MAXIMUM POTENTIAL RESIDENTIAL LOT AREA DISTURBANCE
- EXISTING BUILDING

PROPOSED ROAD CLASS AND WIDTH:

ASSHTO RURAL COLLECTOR	20' WIDE
ASSHTO RURAL CONNECTOR W/ BOULEVARD	(2)10'LANES
ASSHTO LOCAL RURAL ROADS	18' WIDE
NEIGHBORHOOD	16' WIDE
ASSHTO RECREATIONAL ROADS (DEAD ENDS)	14' WIDE
ASSHTO RECREATIONAL ROADS (PRIVATE DRIVE)	12' WIDE
HOMEOWNER INDIVIDUAL / PRIVATE COMMON DRIVE	10' WIDE

NOTES:
* 1' WIDE SHOULDERS ON ALL SYSTEMS
** 1.5' WIDE WING GUTTER ON BOULEVARDS

***LEGEND COLORS APPLY TO PINE PLAINS ONLY

CARVEL PROPERTY DEVELOPMENT

TOWNS OF PINE PLAINS & MILAN, DUTCHESS COUNTY, NEW YORK

LANDMARK LAND COMPANY, INC.

1/21/10
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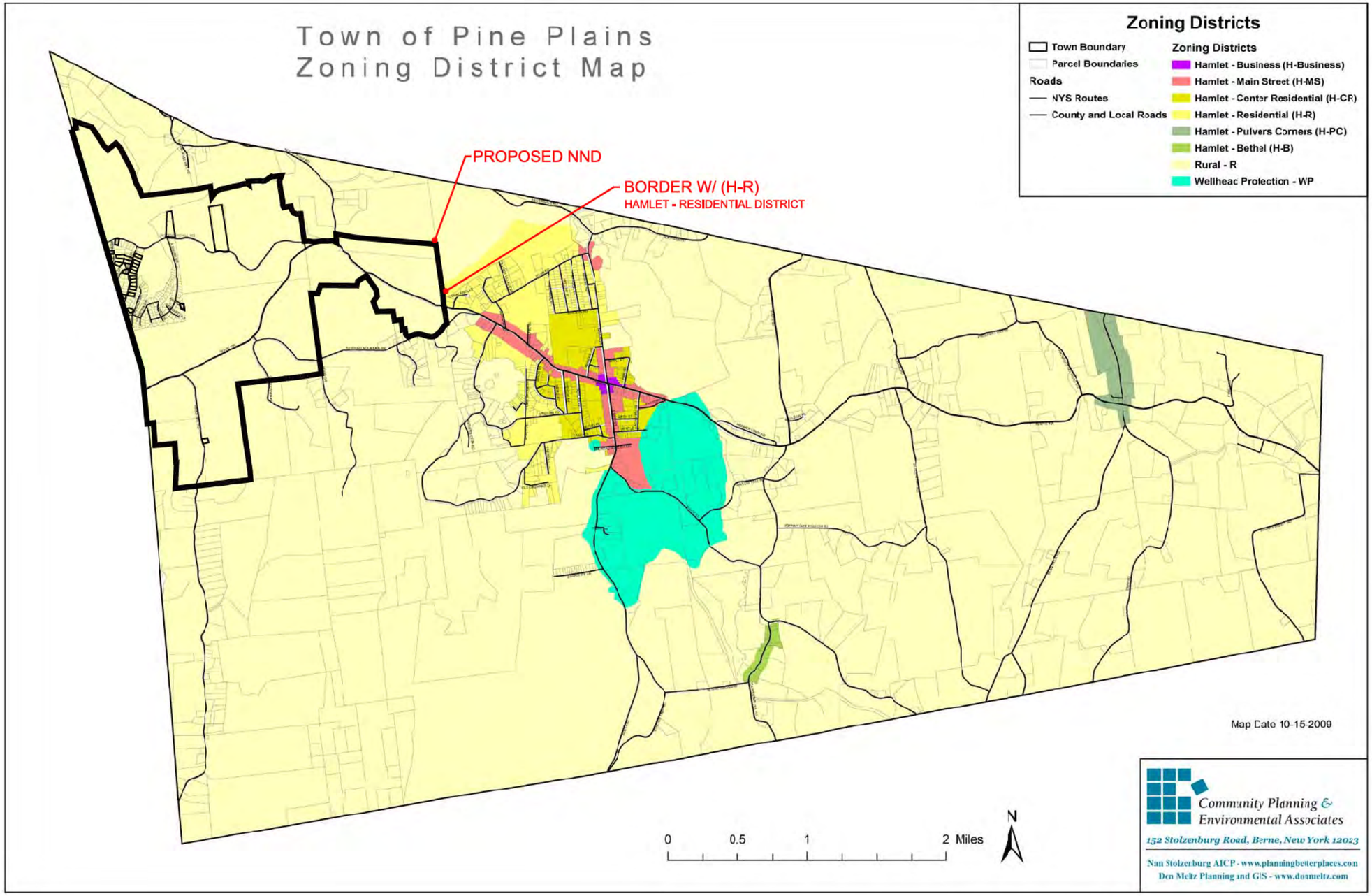
APPENDIX A.4
SKETCH PLAN -
PROPOSED USES & STRUCTURES

NND 4



MAP REFERENCE:
MAP INFORMATION OBTAINED FROM MAP #1 ZONING DISTRICTS, LOCAL LAW #2 OF 2009 - ZONING LAW.

CARVEL PROPERTY DEVELOPMENT
TOWNS OF PINE PLAINS & MILAN, DUTCHESS COUNTY, NEW YORK

LANDMARK LAND COMPANY, INC.

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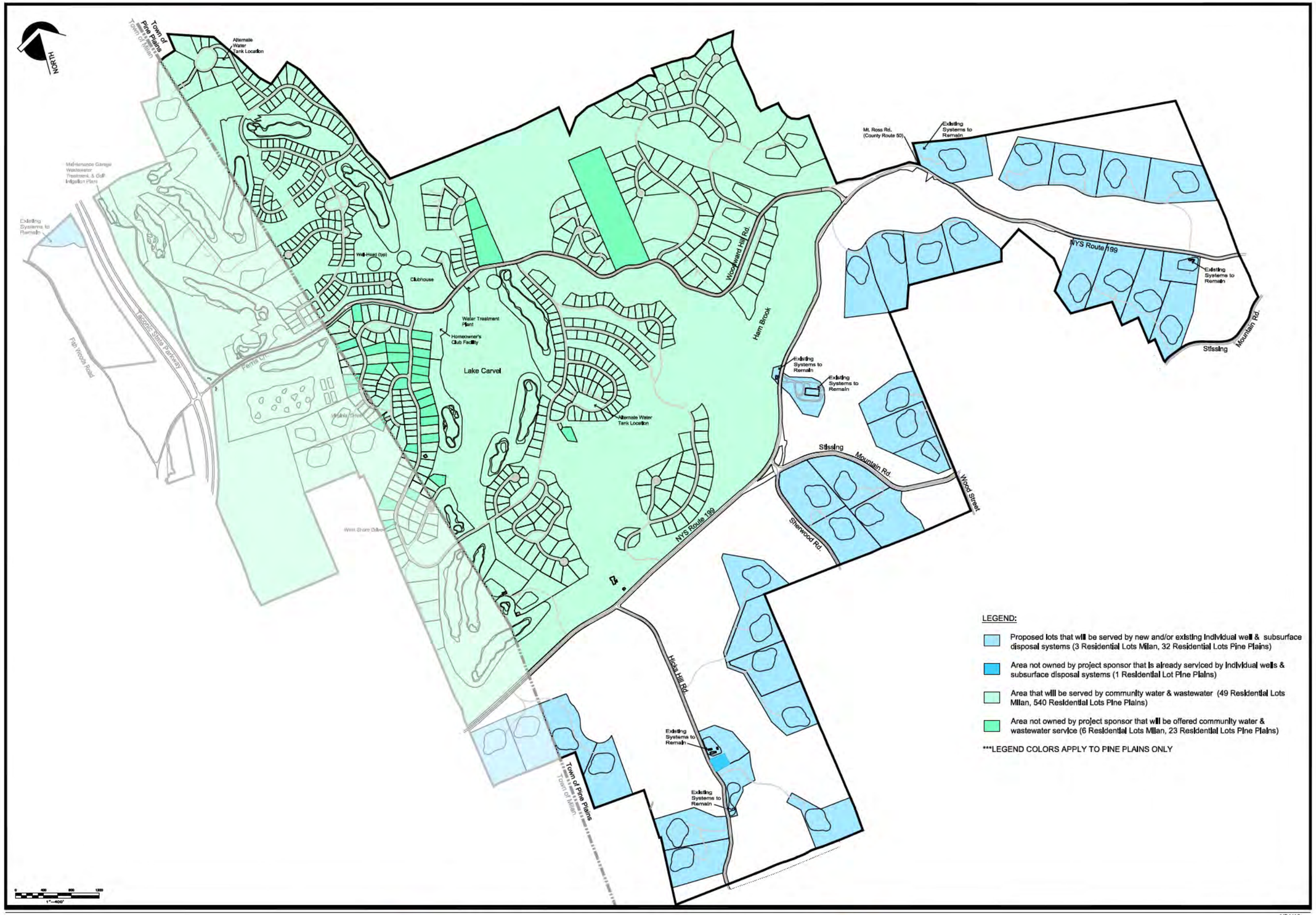
APPENDIX B
ZONING MAP

NND5



CARVEL PROPERTY DEVELOPMENT

TOWNS OF PINE PLAINS & MILAN, DUTCHESS COUNTY, NEW YORK

LANDMARK LAND COMPANY, INC.

APPENDIX C
PROPOSED WATER & WASTEWATER SERVICE AREAS

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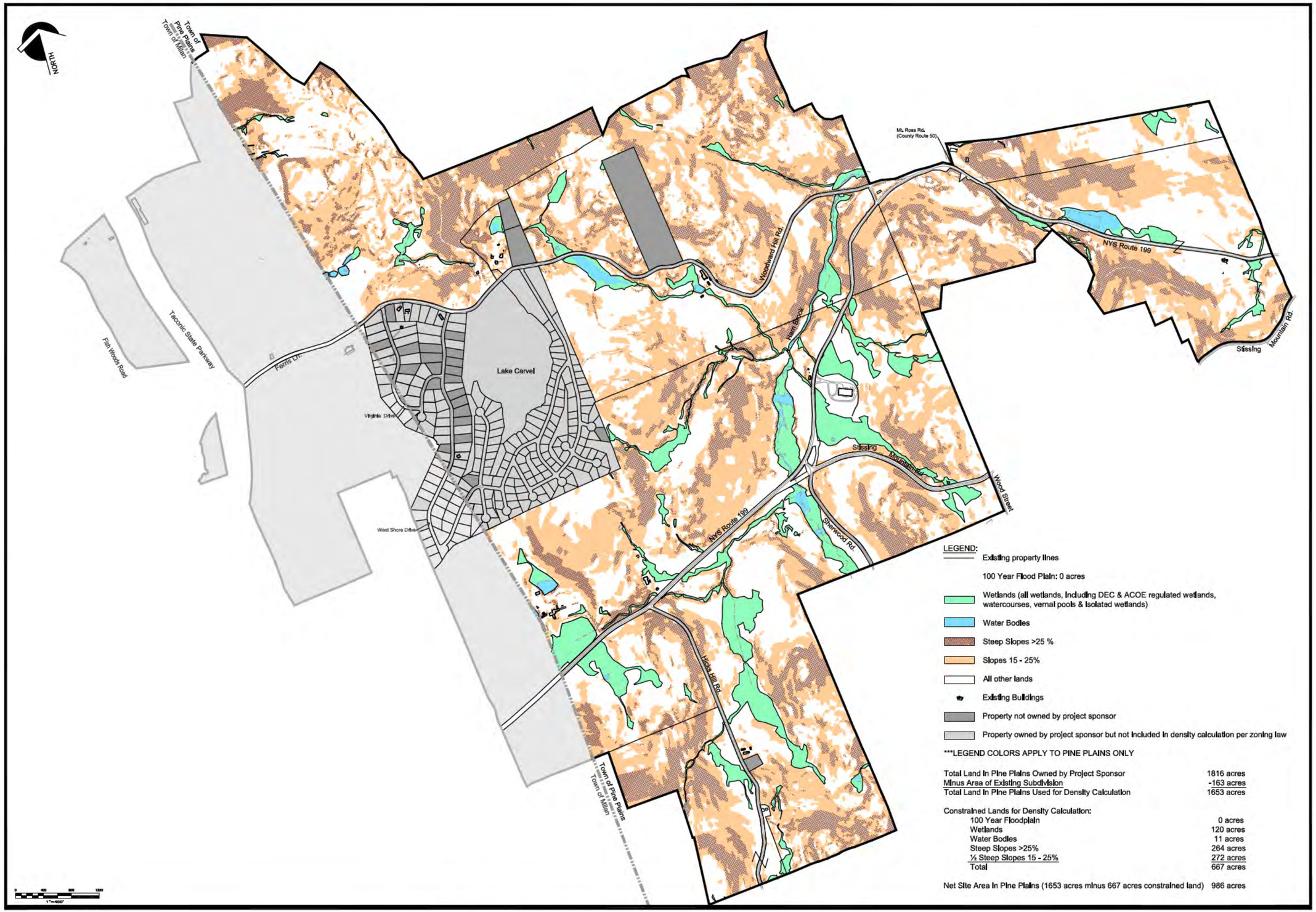
SCALE: 1" = 400'

NND 6



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CARVEL PROPERTY DEVELOPMENT

TOWNS OF PINE PLAINS & MILAN, DUTCHESS COUNTY, NEW YORK

APPENDIX D
CONSTRAINED LANDS
AFFECTING DENSITY CALCULATION

NND 7

LANDMARK LAND COMPANY, INC.

APPENDIX F: CONCEPTUAL RENDERING