

LOCATION MAP  
NOT TO SCALE



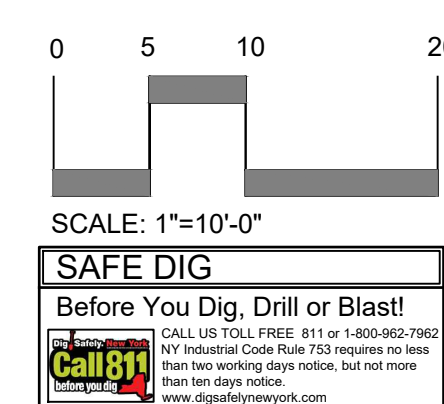
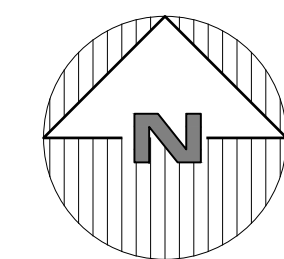
**SITE DATA:**  
OWNER / DEVELOPER: JOHN AND ELAINE KINCART  
1643 MAXWELL DRIVE  
YORKTOWN, NY 10598  
PROJECT LOCATION: 1643 MAXWELL DRIVE  
YORKTOWN, NY 10598  
EXISTING TOWN ZONING: R1-20, SINGLE FAMILY RESIDENTIAL  
PROPOSED USE: FLEXIBILITY STANDARDS  
TOWN TAX MAP DATA: SECTION 15.20, BLOCK 3, LOT 6  
SITE AREA: 24.3 ACRES (1,056,959 SF)  
SEWAGE FACILITIES: PUBLIC SEWER  
WATER FACILITIES: PUBLIC WATER FACILITIES

**ZONING SCHEDULE:**

|               |                             |
|---------------|-----------------------------|
| LOT AREA      | R1-20                       |
| LOT WIDTH     | 20,000 sf                   |
| LOT DEPTH     | 100 ft                      |
| FRONT YARD    | 40 ft                       |
| SIDE YARD     | 15 ft min.                  |
| COMBINED (SY) | 40 ft                       |
| REAR YARD     | 40 ft                       |
| ROAD FRONTAGE | 100 ft. (60 ft. cul-de-sac) |

Area = 1,056,959 sq. ft.  
= 24.3644 acres

WETLANDS DELINEATED BY ANTHONY  
RUSSO OF ENVIRONMENTAL SERVICES,  
INC. - APRIL 2007. FLAGS LOCATED BY  
DONNELLY LAND SURVEYOR, P.C. - MAY  
2007.



SCALE: 1"=10'-0"  
**SAFE DIG**  
Before You Dig, Drill or Blast  
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**NOTE:**  
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN  
TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST  
REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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Engineer: Joseph C. Rima, P.E.  
NYS Lic. No. 6451

REVISIONS:  
NO. DATE COMMENTS

SCALE: 1"=50'  
DRAWN BY: CS  
DATE: 3/30/22

**CONVENTIONAL  
SUBDIVISION PLAN**

PRELIMINARY SUBDIVISION PLAN  
PREPARED FOR  
**DORCHESTER GLEN**  
1643 MAXWELL DRIVE  
Westchester County, New York

Sheet 1 of 2  
Town of Yorktown

PROJECT # 06-16  
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