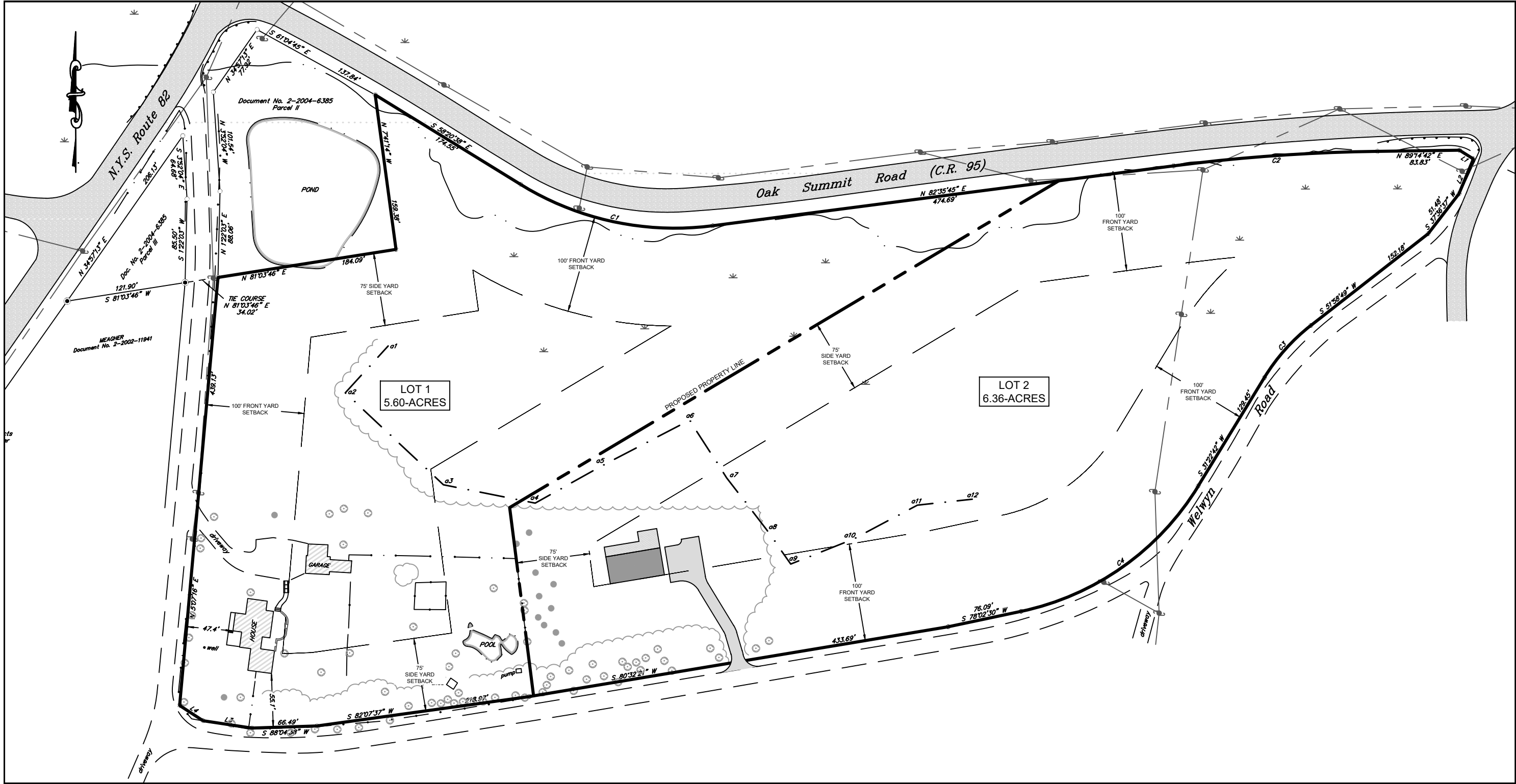
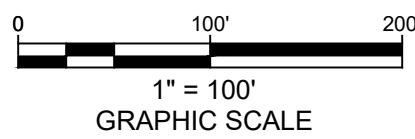




OVERALL SITE PLAN VIEW

SCALE: 1" = 100'



BULK REGULATIONS			
PROVISION	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA (AC)	5	5.60	6.36
MIN. WIDTH (FT)	300	439	701
MAX. COVERAGE (%)	10%	3.0	1.8
MAX. BUILDING HEIGHT (FT)	35	<35	<35
MIN. ROAD FRONTAGE (FT)	300	808 (WELWYN ROAD)	1,604 (OAK SUMMIT/WELWYN ROAD)
YARDS (MINIMUM)			
MIN. FRONT YARD SETBACK (FT)	100	47.4" (EXISTING HOUSE)	100
MIN. REAR YARD SETBACK (FT)*	75	N/A	N/A
MIN. SIDE YARD SETBACK (FT)	75	55.1 (EXISTING HOUSE)	91.1

*EXISTING NON-CONFORMING

**§ 165-73 - REAR YARD SETBACKS NOT APPLICABLE TO CORNER LOTS

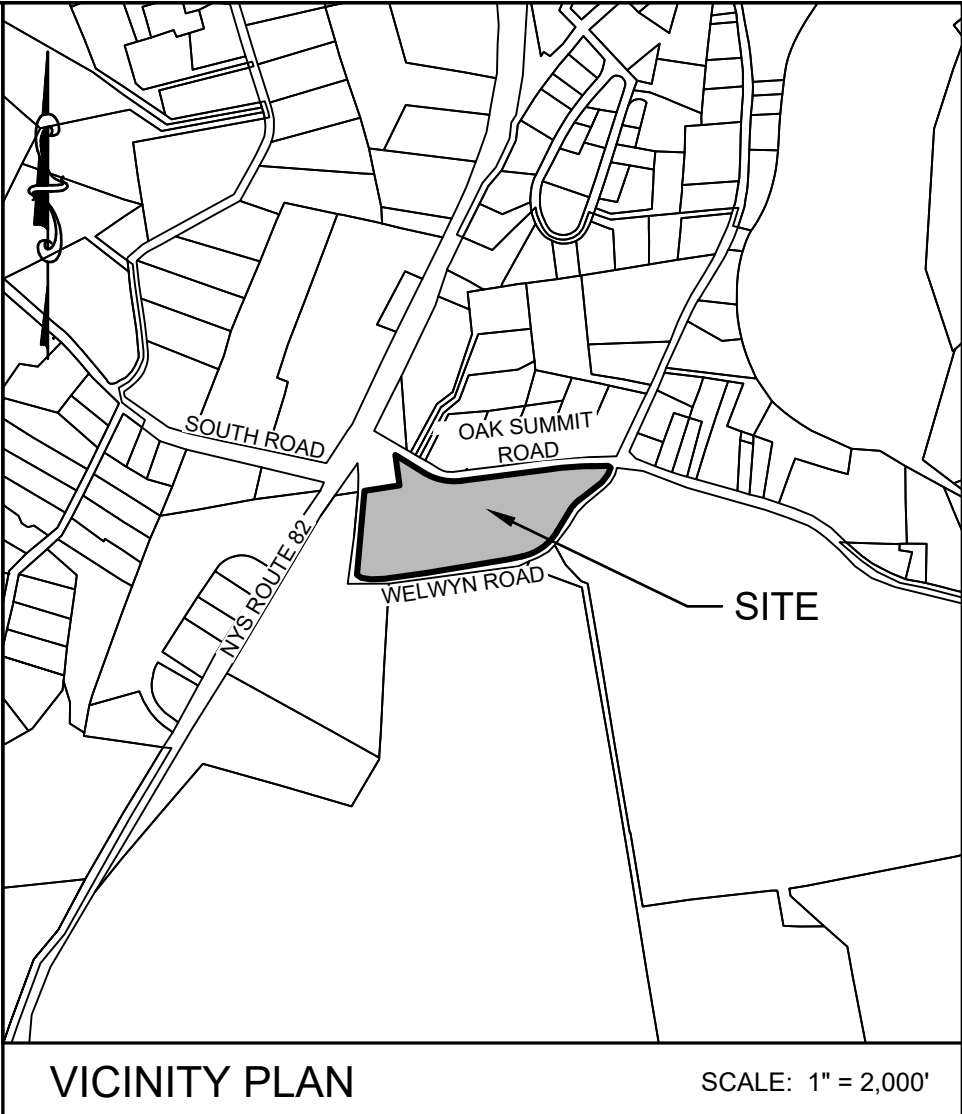
LEGEND

EXISTING CONTOUR	---
PROJECT SITE PROPERTY LINE	---
EXISTING TREE LINE	---
FLAGGED WETLAND BOUNDARY	---
TOWN 100' WETLAND BUFFER	---
EXISTING STREAM	---
BUILDING SETBACKS	---
PROPOSED SILT FENCE	SF
PROPOSED SWALE	>>>
PROPOSED CONTOUR	---
LIMIT OF DISTURBANCE	LD

TOTAL ANTICIPATED DISTURBANCE

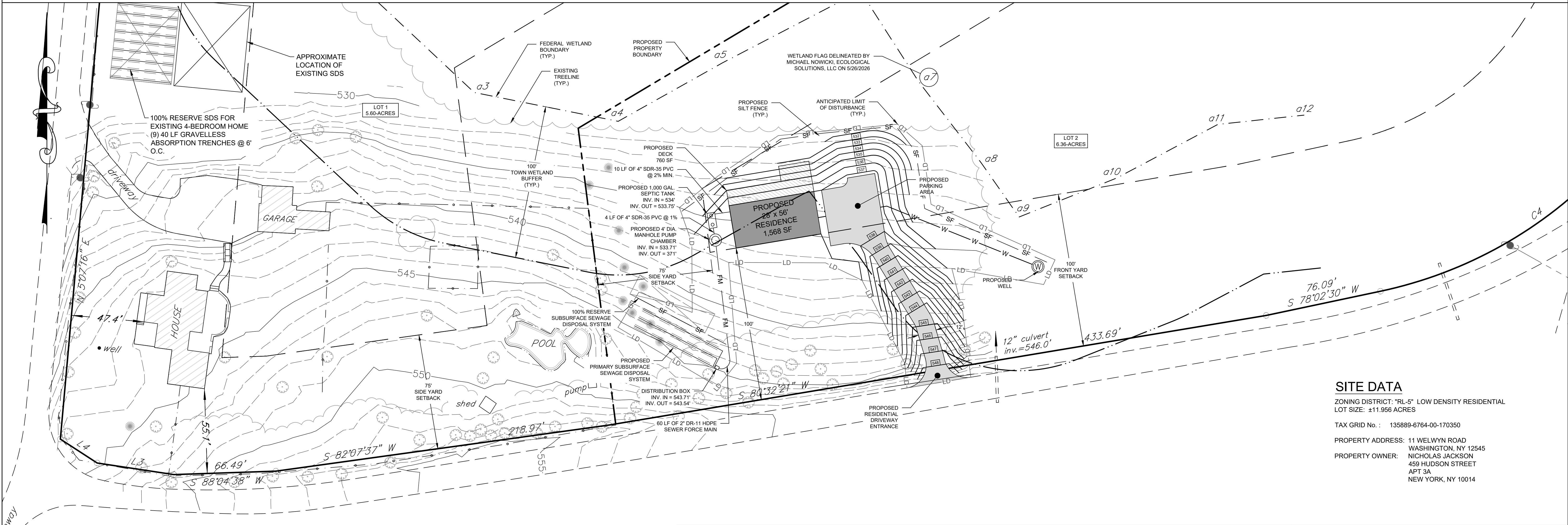
TOTAL ANTICIPATED SITE DISTURBANCE = ±0.5-ACRES

- DISTURBANCE W/N WETLAND BUFFER = ±0.3-ACRES
- DISTURBANCE W/N WETLAND = ±0.0-ACRES



VICINITY PLAN

SCALE: 1" = 2,000'



SITE DATA

ZONING DISTRICT: "RL-5" LOW DENSITY RESIDENTIAL
LOT SIZE: ±11.956 ACRES

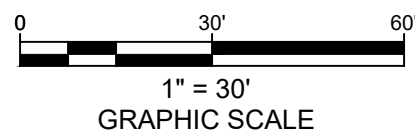
TAX GRID No. : 135889-6764-00-170350

PROPERTY ADDRESS: 11 WELWYN ROAD
WASHINGTON, NY 12545

PROPERTY OWNER:
NICHOLAS JACKSON
459 HUDSON STREET
APT 3A
NEW YORK, NY 10014

SITE PLAN

SCALE: 1" = 30'



DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:

RENNIA ENGINEERING DESIGN, PLLC

CIVIL • ENVIRONMENTAL • STRUCTURAL

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522

Tel: (845) 877-0555 Fax: (845) 877-0556

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PRELIMINARY

JACKSON PROPERTY

TOWN OF WASHINGTON

DUTCHESS COUNTY, NY

SITE DEVELOPMENT PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
9/22/2026	1" = 30'	RED	RAR	RAR	26-010	1 of 1

MAP NOTES:
1. PROPERTY SURVEY AND PARTIAL TOPOGRAPHY BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE JULY 18, 2026, PREPARED BY KIRK HORTON, N.Y.S.L.S. LICENSE #49954.

2. WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS WAS DELINEATED BY MICHAEL NOWICKI, OF ECOLOGICAL SOLUTIONS, LLC, ON XXXXX.