



CARVEL PROPERTY DEVELOPMENT
Pine Plains and Milan,
Dutchess County, New York

**APPENDIX 3.4 – PROPOSED ROADWAYS
AND DRIVEWAYS**

January 11, 2008

Prepared for:

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New York, NY 10036
&
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Towns of Pine Plains and Milan, Dutchess County, New York

PROPOSED ROADWAYS AND DRIVEWAYS

PREPARED FOR

**1133 TACONIC, LLC
1155 AVENUE OF THE AMERICAS
NEW YORK, NEW YORK 10036-2711**

and

**LANDMARK LAND COMPANY, INC.
2817 CRAIN HIGHWAY
UPPER MARLBORO, MARYLAND 20773**

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APPENDIX 3.4

PROPOSED ROADWAYS AND DRIVEWAYS

PROPOSED PUBLIC ROADS						
ROAD #	PINE PLAINS		MILAN		TOTAL	
	LINEAR FEET	DISTURBANCE (SF)	LINEAR FEET	DISTURBANCE (SF)	TOTAL LINEAR FEET	TOTAL DISTURBANCE (SF)
ROAD 1	7,335	573,000	1,535	-	8,870	573,000
ROAD 2	6,333	491,167	-	-	6,333	491,167
ROAD 3	1,155	67,882	-	-	1,155	67,882
ROAD 5	3,635	240,800	-	-	3,635	240,800
ROAD 7	11,972	-	705	874,777	12,677	874,777
ROAD 11	-	-	2,910	137,278	2,910	137,278
ROAD 12	2,890	256,805	-	-	2,890	256,805
ROAD 13	5,852	431,600	-	-	5,852	431,600
ROAD 16	6,637	424,926	-	-	6,637	424,926
ROAD 17	2,236	161,342	-	-	2,236	161,342
ROAD 20	1,996	110,436	-	-	1,996	110,436
ROAD 21	3,451	298,729	902	-	4,353	298,729
ROAD 22	666	44,506	-	-	666	44,506
TOTAL	54,158	71 ACRES	6,052	23 ACRES	60,210	94 ACRES

Source: Compiled by The Chazen Companies
Note:
Areas are approximate.

PROPOSED CLUSTER ROADWAYS						
ROAD #	PINE PLAINS		MILAN		TOTAL	
	LINEAR FEET	DISTURBANCE (SF)	LINEAR FEET	DISTURBANCE (SF)	TOTAL LINEAR FEET	TOTAL DISTURBANCE (SF)
CLUSTER 01	791	406,606	429	179,860	1,220	586,466
CLUSTER 02	-	-	502	-	502	-
CLUSTER 03	795	-	-	-	795	-
CLUSTER 04	452	116,417	-	-	452	116,417
CLUSTER 05	259	48,697	-	-	259	48,697
CLUSTER 06	638	139,569	-	-	638	188,266
ROAD 4	358	-	-	-	358	-
ROAD 8	1,551	353,084	-	159,139	1,551	512,233
ROAD 9	3,387	-	-	-	3,387	-
ROAD 10	2,701	1,670,270	-	-	2,701	1,670,270
TOTAL	10,932	63 ACRES	931	8 ACRES	11,863	71 ACRES

Source: Compiled by The Chazen Companies
Note:
Areas are approximate.
Cluster roads 1, 2, and 3 disturbance calculations are grouped together, cluster roads 5 and 6 disturbance calculations are grouped together, roads 4 and 8 disturbance calculations are grouped together, roads 9 and 10 disturbance calculations are grouped together. These calculations were grouped together because the disturbance from the individual roads overlaps.

PROPOSED COMMON DRIVEWAYS							
		PINE PLAINS		MILAN		TOTAL	
DRIVEWAYS	LOTS	LINEAR FEET	DISTURBANCE (SF)	LINEAR FEET	DISTURBANCE (SF)	TOTAL LINEAR FEET	TOTAL DISTURBANCE (SF)
DRIVEWAY 01-1	4	-	-	1,742	99,256	1,742	99,256
DRIVEWAY 01-2	2(*)	-	-	1,003	43,705	1,003	43,705
DRIVEWAY 01-3	4	632	29,514	-	-	632	29,514
DRIVEWAY 01-4	4	911	56,363	-	-	911	56,363
DRIVEWAY 01-5	1	639	44,510	-	-	639	44,510
DRIVEWAY 01-5	3	-	-	561	47,454	561	47,454
DRIVEWAY 02-1	4	868	40,183	-	-	868	40,183
DRIVEWAY 02-4	4	360	33,723	-	-	360	33,723
DRIVEWAY 03-1	4	590	34,050	-	-	590	34,050
DRIVEWAY 03-2	4	587	25,321	-	-	587	25,321
DRIVEWAY 03-3	4	486	23,097	-	-	486	23,097
DRIVEWAY 05-1	4	1,092	49,722	-	-	1,092	49,722
DRIVEWAY 12-3	3	366	46,942	-	-	366	46,942
DRIVEWAY 12-2	4	1,072	102,645	-	-	1,072	102,645
DRIVEWAY 13-1	4	933	75,320	-	-	933	75,320
DRIVEWAY 13-2	3	538	27,580	-	-	538	27,580
DRIVEWAY 13-3	4	846	49,489	-	-	846	49,489
DRIVEWAY 13-5	4	531	50,283	-	-	531	50,283
DRIVEWAY 13-6	4	632	30,719	-	-	632	30,719
DRIVEWAY 13-7	4	389	26,942	-	-	389	26,942
DRIVEWAY 13-8	4	697	42,865	-	-	697	42,865
DRIVEWAY 13-9	3	661	38,000	-	-	661	38,000
DRIVEWAY 16-1	4	486	34,426	-	-	486	34,426
DRIVEWAY 16-2	4	312	26,315	-	-	312	26,315
DRIVEWAY 16-3	4	335	15,723	-	-	335	15,723
DRIVEWAY 20-1	4	521	24,798	-	-	521	24,798
DRIVEWAY 20-2	4	981	86,303	-	-	981	86,303
DRIVEWAY 21-1	4	279	64,127	-	-	279	64,127
DRIVEWAY 21-2	4	916	10,095	-	-	916	10,095
DRIVEWAY 22-1	4	473	29,085	-	-	473	29,085
DRIVEWAY 30-1	2	406	16,266	-	-	406	16,266
DRIVEWAY 30-2	4	1,019	85,937	-	-	1,019	85,937
DRIVEWAY FR-2	4	-	-	1,947	128,033	1,947	128,033
DRIVEWAY FR-3	4	384	25,224	-	-	384	25,224
DRIVEWAY FR-4	3	504	31,875	-	-	504	31,875
DRIVEWAY SMR-1	4	601	26,412	-	-	601	26,412
DRIVEWAY SMR-2	4	1,016	50,850	-	-	1,016	50,850
DRIVEWAY SMR-3	4	559	3,839	-	-	559	3,839
DRIVEWAY HHR-1	4	384	45,101	-	-	384	45,101
TOTAL	144	22,006	32.2 ACRES	5,253	7.5 ACRES	27,259	39.5 ACRES

Source: Compiled by The Chazen Companies
Note:
Areas are approximate.
(*) Common driveway serving the proposed Sports Park and existing Golf Maintenance facility.