## Site Development Plans

### Proposed Buildings

- **Building 1**: Proposed 2-story residential
- **Building 2**: Proposed 2-story residential
- **Building 3**: Proposed 3-story residential

### Project Statistics

#### 4. Proposed Building

- **Building Footprint**: [Details provided]

#### Zoning Regulations

1. **General**
   - 1.1. Property Name: MAIFLY Development
   - 1.2. Property Address: [Address details]
   - 1.3. Tax Account: [Account numbers]

2. **Zoning Regulations**
   - 2.1. Zoning District: [Varna Hamlet Mixed Use District]
   - 2.2. Code Requirements
   - 2.3. Varyances

3. **Existing Conditions**
   - **Flood Zone Designation**:
     - Flood Zone C: Areas of minimal flooding
     - According to FEMA Firm Map

4. **Proposed Conditions**
   - **Area**
     - Total land area: ±2.3 acres
     - Parcel boundaries based on survey map prepared by Sheive Land Surveying dated 3/27/2013 and approved by the Town of Dryden Planning Board on 4/9/13
     - N/F Tax ID# 53.-1-3.7 (±2.0 acres per deed reference on survey)
     - N/F Tax ID# 53.-1-3.2 (±0.30 acres per deed reference on survey)

5. **Density**
   - **Proposed Density**
     - Number of apartment units: 14
     - Maximum density (townhouses): 10
     - Minimum internal greenspace within parking: [Details]
     - Minimum rear yard setback: 25'
     - Minimum front yard setback (primary): 40'
     - Minimum lot size: ±6,200 SF
     - Allowable lot density: [Details]
     - Redevelopment density bonus: 2 dwelling units per 1 acre or tax parcel, whichever is greater if re-development of a tax parcel achieves a basic LEED certification, a smaller parking space is allowed subject to planning board approval.
     - Side yard setback is 7.5' if buildings are not attached.
     - Redevelopment bonus: 2 dwelling units per tax parcel may be awarded.

6. **Materials**
   - **Materials**
     - [List of materials and specifications]

### Additional Information

- **Engineer**: [Engineer's name]
- **Surveyor**: [Surveyor's name]
- **Drawing Title**: Sketch Site Plan
- **Copyright**: 2020 Marathon Engineering
- **Job No**: 1096-20
- **Date**: 3/11/20

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**Note**: The above information is a natural representation of the document content as provided. The diagram and specific details are omitted for brevity and clarity.