

SITE LEGEND:

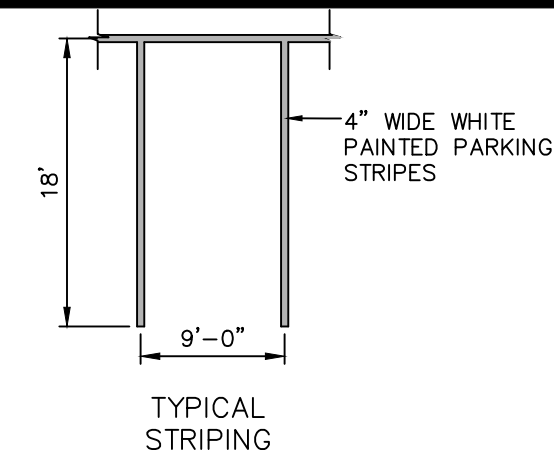
- PROPOSED PROPERTY LINE
- - - PROPOSED SETBACK LINE
- ⊙ EXISTING WELL
- ⊙ 16 PROPOSED PARKING COUNT
- - - PROPOSED WORK LIMITS
- ~ EXISTING TREE LINE
- PROPOSED BOLLARD
- ★ EXISTING WALL MOUNTED LIGHT
- ~~~~~ PROPOSED PAVEMENT TO BE REMOVED

BULK TABLE

ZONING REQUIREMENT (NEIGHBORHOOD DISTRICT)	REQUIRED FOR "N" DISTRICT	EXISTING	PROPOSED PROJECT (PROPOSED PARKING STRIPING)
Minimum Yards For Building:			
Front	50 FT	91.8'	91.8'
Sides	20 FT	72.4'	72.4'
Rear	30 FT	37.0'	37.0'
Minimum Yards for Shed:			
Front	50 FT	N/A	N/A
Sides	20 FT	N/A	N/A
Rear	30 FT	N/A	N/A
Maximum Impervious Coverage	50%	19%	19%
Maximum Building Height	35 FT	3-Story	3-Story
Maximum Accessory Structure Height	22 FT	2-Story	2-Story
Dwelling Unit Size- Minimum Floor Area	400 SQ FT	974 SQ FT	974 SQ FT
Dwelling Unit Size- Least Dimension	16 FT	23.9'	23.9'
Maximum Average Density	2 DU/A	1.7 DU/A	1.7 DU/A
Minimum setback for parking area from any external property line	5 FT	N/A	6.7'

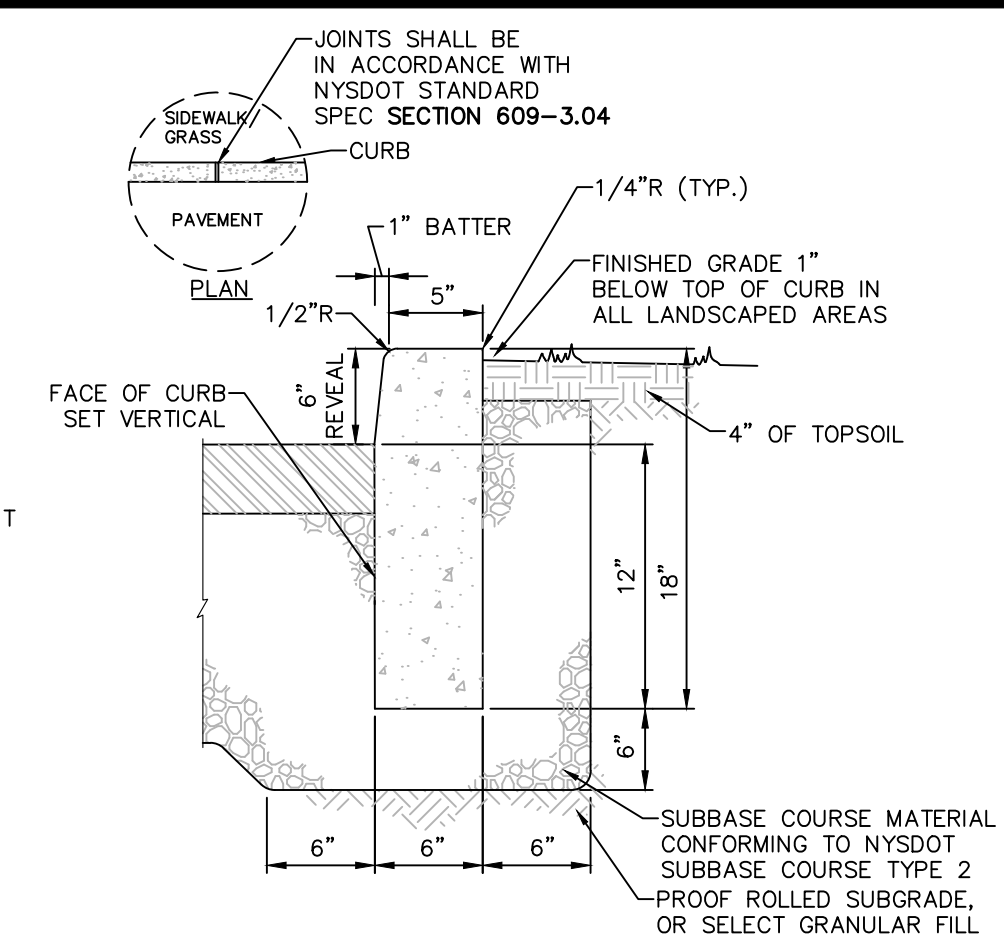
PARKING CALCULATIONS:

- 3 EXISTING DWELLING UNITS
- 2 PARKING SPACES REQUIRED PER DWELLING UNIT (SECTION 108-4.5B.)
- 8 EXISTING BEDROOMS
- 2 RESIDENTS PER BEDROOM
- 16 REQUIRED PARKING SPACES
- 16 SPACES PROPOSED



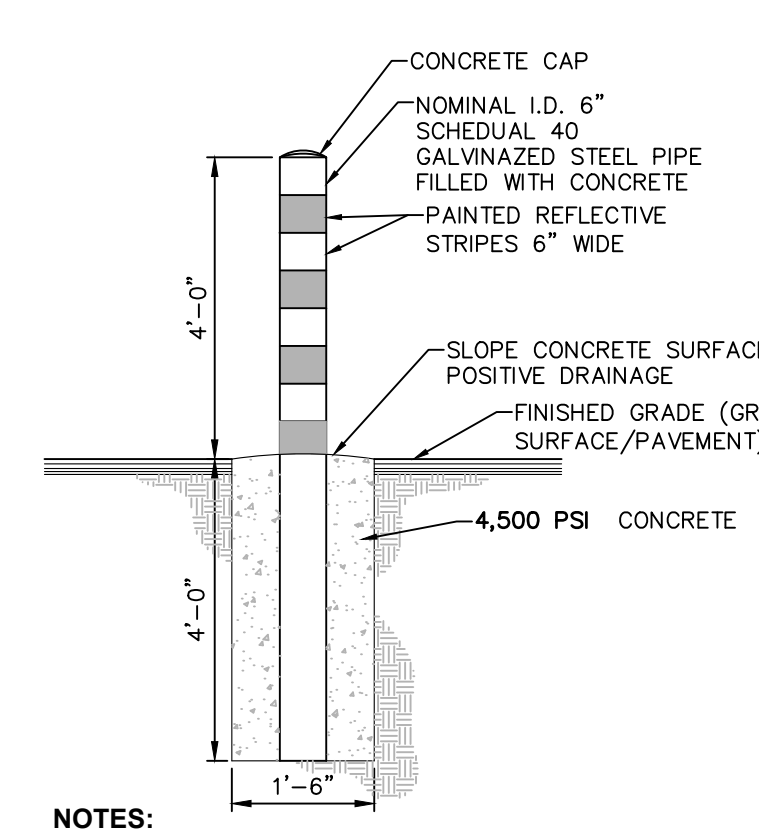
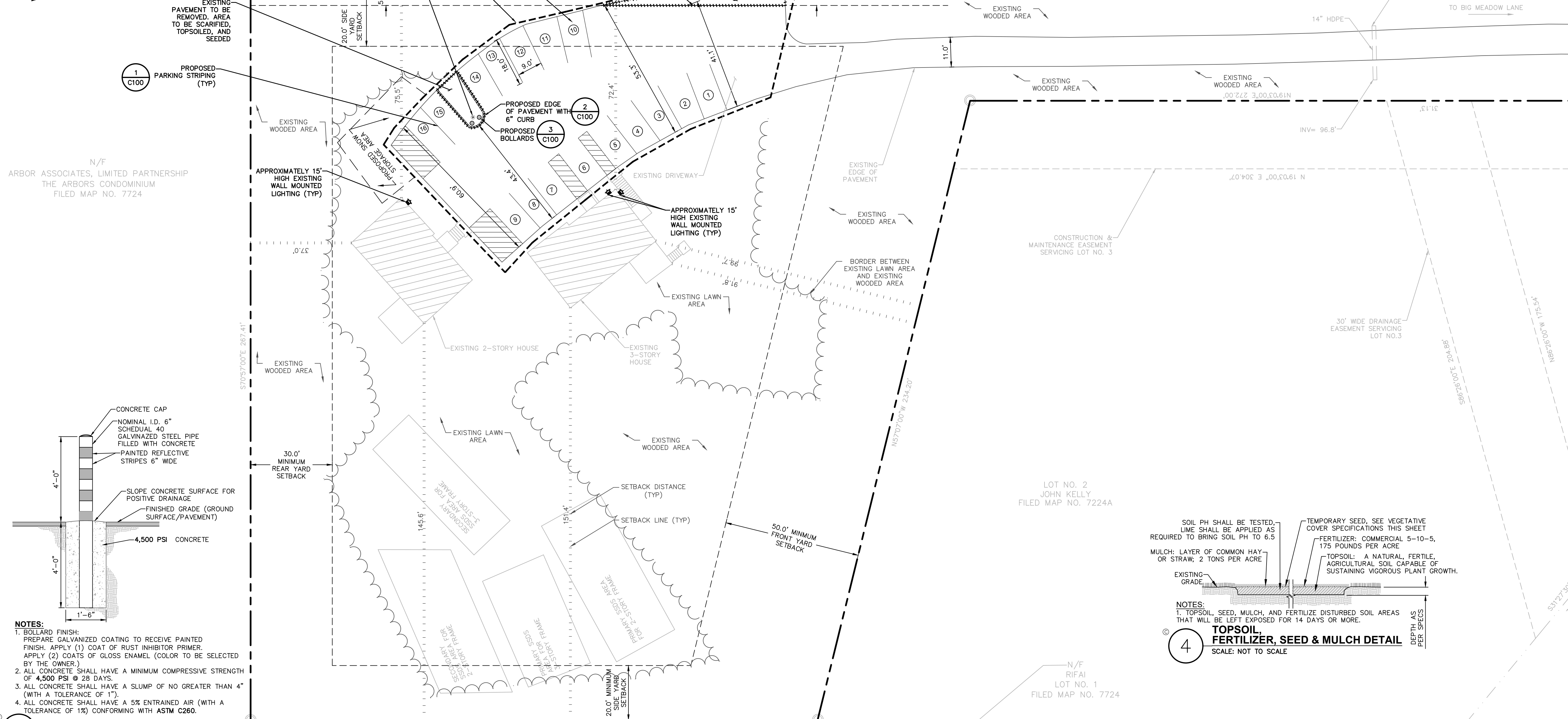
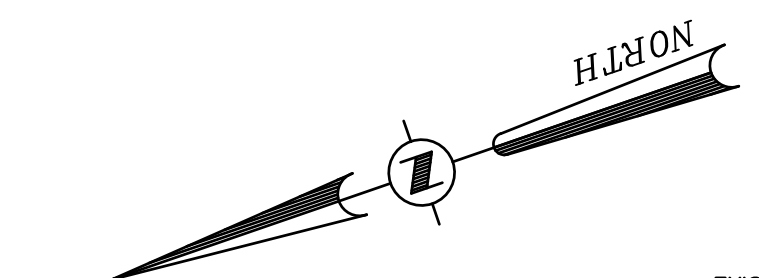
NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.

1 PAVEMENT MARKING DETAIL PARKING STRIPING
SCALE: NOT TO SCALE



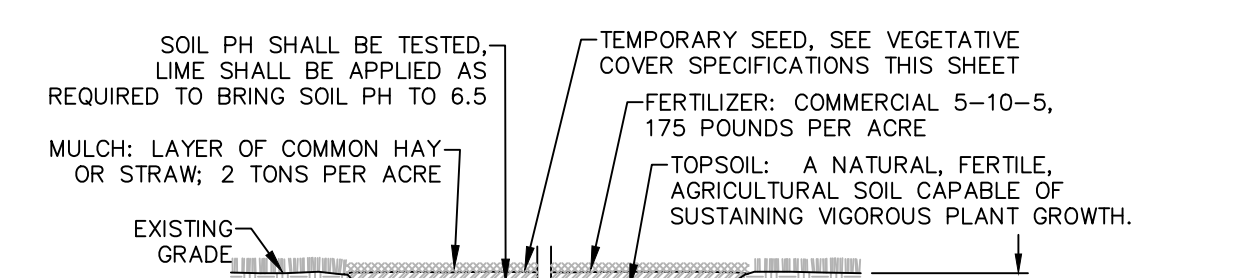
NOTES:
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT SPEC SECTION 609.

2 CAST IN PLACE CONCRETE CURB
SCALE: NOT TO SCALE



NOTES:
1. BOLLARD FINISH: PREPARE GALVANIZED COATING TO RECEIVE PAINTED FINISH. APPLY (1) COAT OF RUST INHIBITOR PRIMER. APPLY (2) COATS OF GLOSS ENAMEL (COLOR TO BE SELECTED BY THE OWNER).
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI @ 28 DAYS.
3. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" (WITH A TOLERANCE OF 1").
4. ALL CONCRETE SHALL HAVE A 5% ENTRAINED AIR (WITH A TOLERANCE OF 1%) CONFORMING WITH ASTM C260.

3 PAINTED STRIPED BOLLARD DETAIL
SCALE: NOT TO SCALE



NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
SOIL PH SHALL BE TESTED. LIME SHALL BE APPLIED AS REQUIRED TO BRING SOIL PH TO 6.5
MULCH: LAYER OF COMMON HAY OR STRAW; 2 TONS PER ACRE
TEMPORARY SEED, SEE VEGETATIVE COVER SPECIFICATIONS THIS SHEET
FERTILIZER: COMMERCIAL 5-10-5, 175 POUNDS PER ACRE
TOPSOIL: A NATURAL FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.

4 TOPSOIL, FERTILIZER, SEED & MULCH DETAIL
SCALE: NOT TO SCALE

OWNER'S CERTIFICATION
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS TO ALL SAID TERMS, AND CONDITIONS STATED HEREON.
OWNER _____ DATE _____

MAP REFERENCE
MAP OF SURVEY FOR LOT NO. 3 JOHN KELLY TOWN OF HYDEPARK, DUTCHESS COUNTY NEW YORK FEBRUARY 11, 2016 ROBERT V. OSWALD
RECORD OWNER / APPLICANT:
BIG MEADOW PROPERTY CORP.
226 WINDSOR RD
FISHKILL, NY 12524

TAX MAP INFORMATION:
TOWN OF HYDE PARK, DUTCHESS COUNTY, NEW YORK
6163-03-078430

AREA:
TOTAL PARCEL AREA : 1.76 ACRES
TOTAL DISTURBANCE: 0.13 ACRES

SITE CIVIL ENGINEER:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

SITE SURVEYOR:
ROBERT V. OSWALD
LAND SURVEYOR
175 WALSH ROAD, LAGRANGEVILLE, N.Y. 12540
PHONE: (845) 226-6436

DEPARTMENT OF HEALTH APPROVAL NOTE:
THIS PARCEL RECEIVED DEPARTMENT OF HEALTH APPROVAL ON DECEMBER 23, 2015 AND ON NOVEMBER 18, 2016.

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- ☑ North Country Office: 375 Bay Road, Queensbury, New York 12804 Phone: (518) 812-0513
- ☑ Capital District Office: 547 River Street, Troy, New York 12180 Phone: (518) 273-0055
- ☑ Central NY Office: 721 East Genesee Street, Syracuse, New York 13210 Phone: (315) 251-1013
- ☑ Tennessee Office: 3200 West End Avenue, Suite 500, Nashville, Tennessee 37203 Phone: (615) 783-1628

rev.	date	description
1	03/02/17	REVISED PER TOWN COMMENTS

15 BIG MEADOW LANE
STRIPING PLAN
TOWN OF HYDE PARK, DUTCHESS COUNTY NEW YORK

designed	checked
KTB	ALH
01/30/17	1"=20'
project no.	81537.00
sheet no.	C100