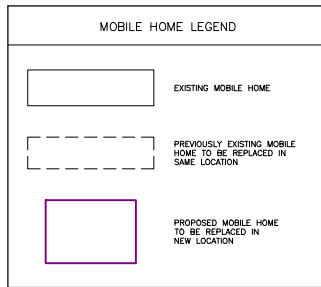
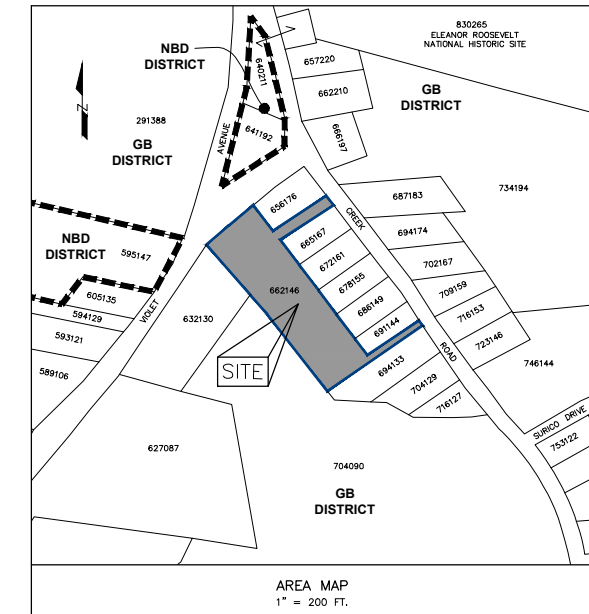
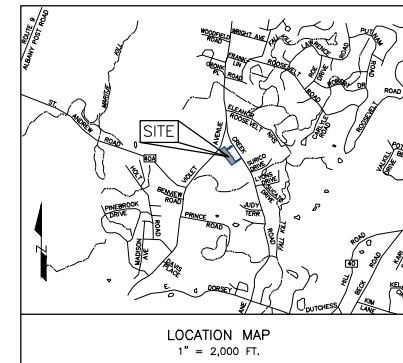


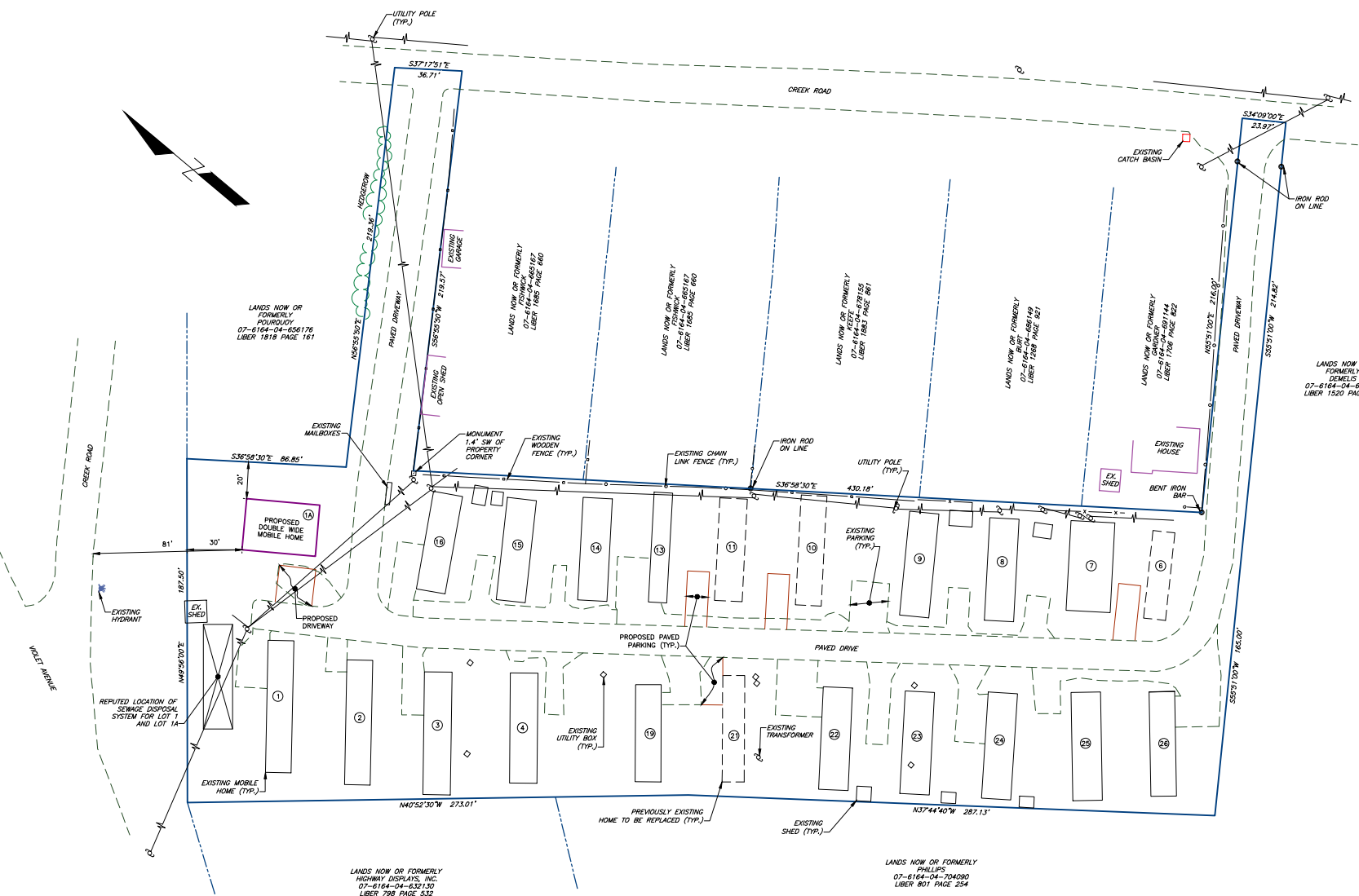
PAVEMENT SECTION DETAIL
NOT TO SCALE



MOBILE HOME No.	SIZE
1	14'x72'
2	14'x68'
3	15'x67'
4	15'x60'
6	TO BE REPLACED
7	24'x49'
8	16'x56'
9	16'x57'
10	TO BE REPLACED
11	TO BE REPLACED
13	10'x60'
14	16'x56'
15	16'x56'
16	16'x54'
19	14'x53'
21	TO BE REPLACED
22	16'x56'
23	16'x56'
24	16'x58'
25	16'x59'
26	14'x57'



- GENERAL NOTES**
- ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATIONS OF THIS PLAN BY A NYS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
 - EXISTING SURVEY IS FROM A PLAN ENTITLED "SURVEY, LANDS OF EUGENE & ELLEN LOIS", PREPARED BY DANIEL P. YANOSH N.Y.S. L.S. DATED 09-29-05.
 - MOBILE HOME LOCATIONS AS PER GOOGLE EARTH AERIAL PHOTOGRAPHY 08/2016.
 - SITE CONSISTS OF H&A HOOSIC GRAVELLY LOAM SOILS.
 - LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.



		SCHEDULE OF BULK REGULATIONS		
HEIGHT	BUILDING ACCESSORY STRUCTURE	REQUIRED (GREENBELT)	EXISTING (21 HOMES)	PROPOSED (22 HOMES)
		MAXIMUM 35 FT.	35 FT. MAX.	35 FT. MAX.
SIZE	DWELLING UNIT	LEAST DIM. 16 FT.	*10 FT. MIN.	*10 FT. MIN.
	DWELLING UNIT FLOOR AREA	400 SQ. FT.	500 SQ. FT.	500 SQ. FT.
COVERAGE (SETBACKS)	IMPERVIOUS	15%	*44.2%	*45.3%
	FRONT	MINIMUM 25 FT.	*50 FT. MIN.	50 FT. MIN.
ONE SHED (SETBACKS)	FRONT	MINIMUM 5 FT.	5 FT. MIN.	5 FT. MIN.
	REAR	MINIMUM 5 FT.	5 FT. MIN.	5 FT. MIN.
MANUFACTURED HOME (SETBACKS)	PROPERTY LINE	MINIMUM 50 FT.	50 FT. MIN.	**20 & 30 FT.
	STREET LINE	MINIMUM 150 FT.	150 FT. MIN.	**81 FT.
MAXIMUM AVERAGE DENSITY		0.4 DU/A (2.5 A/DU)	8.2 DU/A (1.21 A/DU)	8.6 DU/A (0.115 A/DU)

*VARIANCES PREVIOUSLY GRANTED
**VARIANCE REQUIRED

APPLICANT/OWNER:
CREEK PARK, INC.
680 OLD ROUTE 9 NORTH
WAPPINGERS FALLS, NY 12590

PROPERTY INFORMATION:
TAX MAP NO.: 133200-6164-04-662146
575 CREEK ROAD
LIBER 1977, PAGE 597

ZONING DESIGNATION:
GB - GREENBELT DISTRICT

DISTRICTS:
FIRE DISTRICT: ROOSEVELT
WATER DISTRICT: HARBOUR HILLS ZONE D
SCHOOL DISTRICT: HYDE PARK CENTRAL

PROPERTY ACREAGE:
TOTAL AREA = 2.55 ACRES

TOWN OF HYDE PARK
PLANNING BOARD APPROVAL
OWNER/APPLICANT SIGNATURES

THE UNDERSIGNED APPLICANT OF THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY HEREBY, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE TOWN PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN BUILDING DEPARTMENT.

OWNER _____ DATE _____
APPLICANT _____ DATE _____

TOWN OF HYDE PARK
PLANNING BOARD SITE PLAN APPROVAL
TOWN OF HYDE PARK, NEW YORK

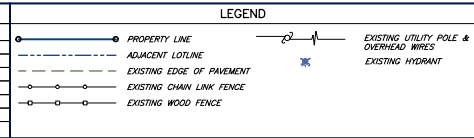
SITE PLAN APPROVED BY RESOLUTION # _____ OF THE PLANNING BOARD OF THE TOWN OF HYDE PARK, DUTCHESS COUNTY, NEW YORK, THIS _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERRORS, MODIFICATION OR REVISION OF THIS SITE PLAN AS APPROVED SHALL VOID THIS APPROVAL.

THIS APPROVAL SHALL BE VALID FOR A PERIOD OF ONE YEAR AND MUST BE COMPLETED WITHIN TWO YEARS OF THE SIGNATURE DATE BELOW. AN EXTENSION MAY BE GRANTED PURSUANT TO SECTION 105-36A OF THE CODE OF THE TOWN OF HYDE PARK.

SIGNED THIS _____ DAY OF _____, 20____

CHAR, HYDE PARK PLANNING BOARD

REVISIONS	
DATE:	DESCRIPTION:



WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL: (845) 887-8205
FAX: (845) 887-0042

AMENDED SITE PLAN FOR
CREEK PARK MOBILE HOME PARK
TOWN OF HYDE PARK
DUTCHESS COUNTY, NEW YORK

JOB #: 0555A
DATE: 10-04-17
SCALE: 1"=30'
SP-1
SHEET 1 OF 1