

**PROJECT LOCATION MAP**

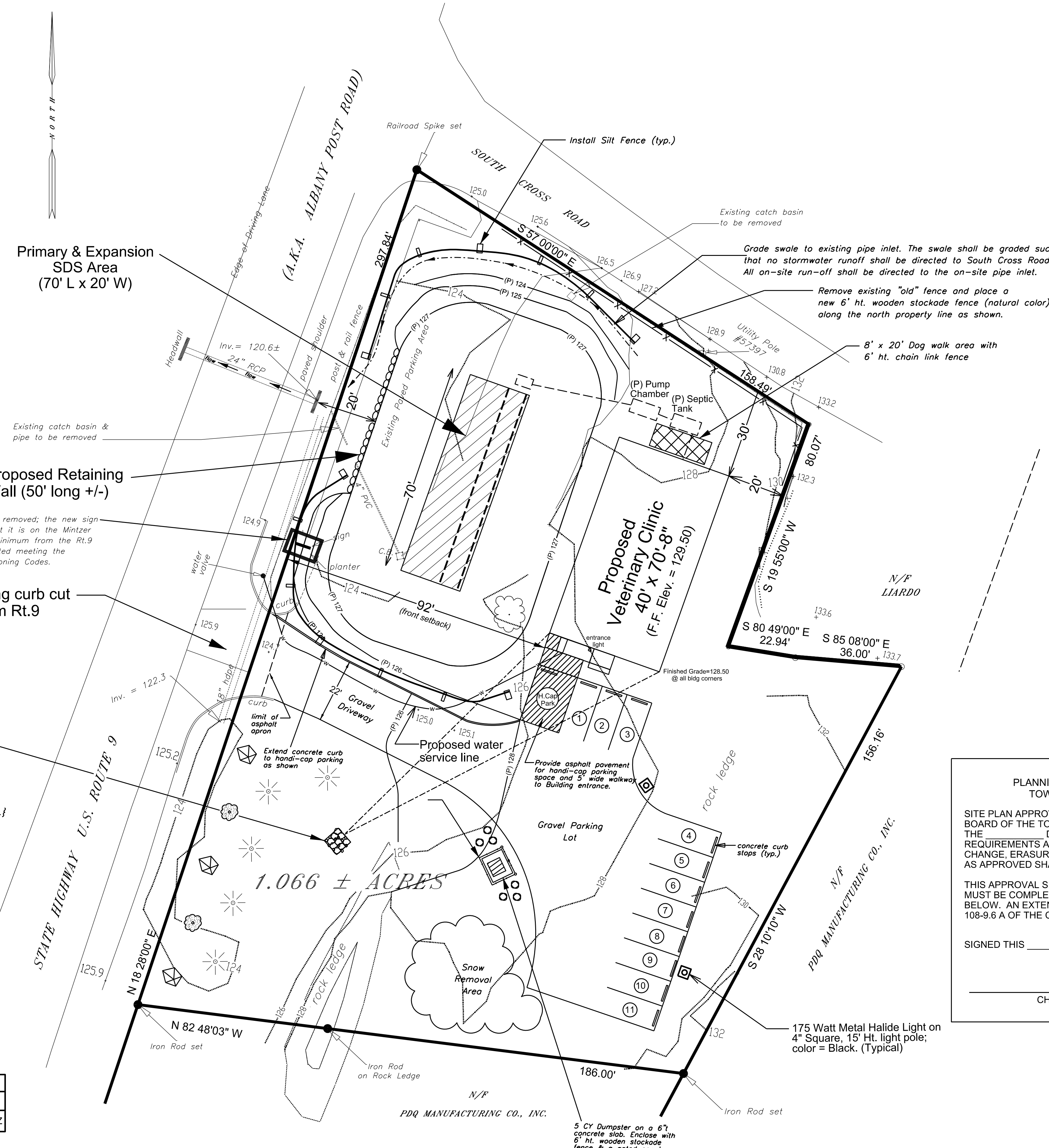
SCALE: 1" = 2000'

Zoning District: Neighborhood Business District  
 Proposed Use: Veterinary Clinic  
 Special Districts:  
 - Hyde Park Central School District  
 - Staatsburg Engine Company #2  
 - Hyde Park Water System - Water District

**BULK ZONE REGULATIONS (NBD)**

Maximum Impervious Coverage: 70% (9.54% Proposed)  
 Maximum Building Height: 40 Feet (30 Feet Proposed)  
 Minimum Front Yard: 20 Feet (92 Feet to Building Proposed)  
 Minimum Side Yard: 10 Feet (22 Feet Proposed)  
 Minimum Rear Yard: 20 Feet (20 Feet Proposed)  
 Scale (gsf): 7,500 gsf (6,192 gsf Proposed)

Note: The Veterinary Clinic business will not operate as a kennel or a boarding facility.



**LEGEND**

EXISTING CONTOURS	---
PROPOSED CONTOURS	---
SILT FENCE	---
WATER LINE	---
DRAINAGE SWALE	---
WOOD STOCKADE FENCE	---

**Table of Parking Spaces**

Type	Quantity
Veterinary Employees (9' x 18' typ.)	5
Customers/Patients (3 per doctor)	6
Handi-Cap	1

**Luminaire Schedule**

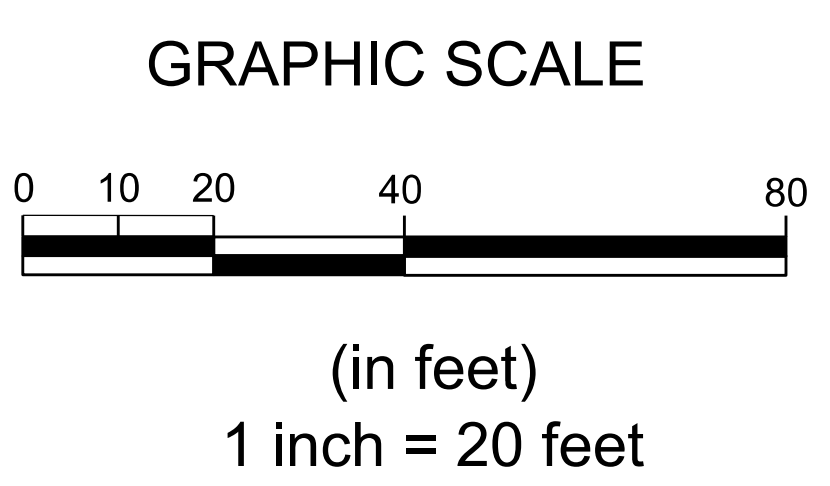
Symbol	Qty.	Label	Lumens/Lamp	LLF	Total Watts	Description
☐	2	2	22,000	0.75	1152	E-HS4P25QZ

Pole & Lighting Details: Mounting Height = 15'-6"; 4" x 4" Square Steel Shaft (55,000 psi); Wall thickness = 7 Gauge; Bolt Diam. = 3/4"; Anchor Bolts - Grade 55 Steel; Color = Black or Dark Bronze. Note: The lighting fixtures, metal shielding shall all match and be the same color and finishing as the poles - powder coated black or dark bronze.

**Landscape/Planting Schedule**

Symbol	Qty.	Botanical Name	Size
⊙	6	Red/Yellow Twig Dogwood	2 Gallon
⊕	3	Hop Hornbeam	2 - 3 inch caliper
⊗	2	ServiceBerry/Shadblow	2 - 3 inch caliper
⊛	5	Norway Spruce	5-6 ft. height

- Landscape Maintenance Notes:**
- Any dead or diseased trees or shrubs shall be replaced in kind during the nearest Spring or Fall planting season.
  - During the trees and shrubs first year they shall be watered at least every other week in which there is less than 1/2" of rain.
  - Mulch Planting Beds shall be kept free of weeds. The mulch beds shall be replenished with new mulch as necessary to maintain the 3" mulch depth.
  - The Owner shall remain responsible for the maintenance of the landscaping for the life of the site. This includes but is not limited to replacing dead plant material, re-mulching the plant areas, and keeping the landscaping weed free.
  - The entire septic system/fill area located in front (west) of the building shall be covered with topsoil and seeded and mulched for the establishment of grass. No plantings is allowed in this area.
  - The concrete curb stops shall be re-anchored if they are moved out of place and they shall be replaced if they are damaged for the life of the site.



All property line and topography information by:  
**MICHAEL DALBO, LAND SURVEYOR**  
 19 SHADOW LANE  
 POUGHKEEPSIE, NY 12601  
 (845) 229-9383  
 May 12, 2016 and Aug. 11, 2016

**OWNER'S NAME & ADDRESS**  
 H & A Veterinary Associates  
 Realty, LLC.  
 (Mr. Howard Mintzer)  
 24 Mountain View Road  
 Staatsburg, N.Y. 12580

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, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION; ANY CHANGE, ERASURE, OR 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 108-9.6 A OF THE CODE OF THE TOWN OF HYDE PARK.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 CHAIR HYDE PARK PLANNING BOARD

TOWN OF HYDE PARK  
 PLANNING BOARD APPROVAL  
 OWNER/APPLICANT SIGNATURES

THE UNDERSIGNED APPLICANT OF THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY HEREON, 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 THE 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 \_\_\_\_\_

**SITE PLAN FOR  
 H & A VETERINARY ASSOCIATES  
 FOR NEW OFFICE BUILDING**

TAX MAP # 07-6066-02-878695  
 4938 ALBANY POST ROAD  
 TOWN OF HYDE PARK  
 DUTCHESS COUNTY, NEW YORK

SHEET	SCALE	DATE	BY:
1 OF 3	1" = 20'-0"	09/29/16	PAUL TIRUMS, P.E.

16 FRIENDSHIP LANE  
 POUGHKEEPSIE, N.Y. 12601

Revised: 12/28/16 & 01/29/17