

Enclave at Hyde Park: Tabular Summary

Name	Acreage	Ownership	Maintenance	Governing Legal Instrument	Description / Use
Solar Lot	25.01	54 Hyde, LLC	54 Hyde, LLC	TBD	Lot set aside for proposed ground mounted solar development with associated security fence and gate. A separate site plan application will be submitted at a future date for solar development.
Residential Lots (Nos. 1-25)	10.79 (total all)	54 Hyde, LLC with eventual transition to Condo/HOA	54 Hyde, LLC with eventual transition to Condo/HOA	Condo Association	25 two-family residential units for a total of 50 dwelling units. Units are 2-bedroom, single floor units with an option for a second-floor with a third bedroom.
Meadows at Hyde Park Sewer Works Corp.	3.960	Existing Sewer Works Corp.	Existing Sewer Works Corp.	Doc# 02-2007-6959	Will remain in its current state. With the exception of the land on which the building is situated and the driveway leading to the building, this parcel is included in the overall 30% open space requirement as shown on the Site Layout Plan.
Meadows at Hyde Park Water Works Corp.	46.816	Existing Water Works Corp.	Existing Water Works Corp.	Doc# 02-2008-2726	Will remain in its current state. With the land on which the building sits and the driveway to the building, this parcel is included in the overall 30% open space requirement as shown on the Site Layout Plan.
HOA (A)	9.746	54 Hyde, LLC with eventual transition to Condo/HOA	54 Hyde, LLC with eventual transition to Condo/HOA	HOA Offering Plan	Intended to be left in a natural state for scenic purposes and will be devoted to passive recreation.
HOA (B)	16.877	54 Hyde, LLC with eventual transition to Condo/HOA	54 Hyde, LLC with eventual transition to Condo/HOA	HOA Offering Plan	Intended to be left in a natural state for scenic purposes and will be devoted to passive recreation.
HOA (C) Membership Club	0.826	54 Hyde, LLC with eventual transition to Condo/HOA	54 Hyde, LLC with eventual transition to Condo/HOA	HOA Offering Plan	Will provide 13 parking spaces, a 20'x40' pool with fence enclosure, indoor recreation spaces and office space for the HOA. Membership club will also account for required Assembly Area space. [1,100 sq. ft. required +60 sq. ft. for each DU over 20 (30 DU's x 60 = 1,800 additional sq. ft.) = 2,900 square feet (0.066 acres) of Assembly Area required] (1)
Emergency Access	2.466	54 Hyde, LLC with eventual transition to Condo/HOA	54 Hyde, LLC with eventual transition to Condo/HOA	Emergency Access Easement Agreement	To be located within surrounding Solar and HOA (A) parcels. Gated access off of Cream St. and just north of proposed additional parking area within the access. Rights provided to all emergency vehicles and to future solar provider for maintenance of ground mounted solar array and the Town of Hyde Park. It will not become a separate lot of record.
Drainage Easements	4.832 (total all)	54 Hyde, LLC with eventual transition to Condo/HOA	54 Hyde, LLC with eventual transition to Condo/HOA	Separate easement agreements affecting easements 3 - 10	Easements numbered in accordance with originally approved mapping for Meadows Subdivision. Since there's no change proposed to the easements the same numbers were utilized for consistency. Town would have access to for maintenance. Nos. 3 & 6 are located within the HOA (A) parcel, Nos. 4, 5, 7, 8 and 10 are located within HOA(B) parcel and No. 9 is located within the water and sewer parcels.
Snow Easements	0.101	54 Hyde, LLC with eventual transition to Condo/HOA	54 Hyde, LLC with eventual transition to Condo/HOA	Separate easement agreements affecting easements 5, 6 & 7	It is believed that three easements will adequately serve the needs of the development. No. 1 will be located within HOA (B), No. 2 will be located within residential lots 20 and 21 and No. 3 will be located within the sewer parcel.
Sewer Easement	0.606	54 Hyde, LLC with eventual transition to Condo/HOA	54 Hyde, LLC with eventual transition to Condo/HOA	Doc# 02-2008-2727	Non-exclusive easement in, on, under, over and through the Easement Area for purposes of constructing, laying, installing, using, operating, maintaining, inspecting, repairing, replacing, relocating and removing the Sewer Main. Grantee shall have right to enter upon the Easement Area for purposes of exercising the foregoing rights and, in connection therewith, shall have the right to bring onto and store upon the Easement Area such materials, equipment, vehicles and other items as may be, in Grantee's reasonable judgement, be necessary to accomplish the same.
Water Easement	0.302	54 Hyde, LLC with eventual transition to Condo/HOA	54 Hyde, LLC with eventual transition to Condo/HOA	Doc# 02-2008-2728	Non-exclusive easement in, on, under, over and through the Easement Area for purposes of constructing, laying, installing, using, operating, maintaining, inspecting, repairing, replacing, relocating and removing the Water Main. Grantee shall have right to enter upon the Easement Area for purposes of exercising the foregoing rights and, in connection therewith, shall have the right to bring onto and store upon the Easement Area such materials, equipment, vehicles and other items as may be, in Grantee's reasonable judgement, be necessary to accomplish the same.
Open Space	49.602	54 Hyde, LLC with eventual transition to condo/HOA	54 Hyde, LLC with eventual transition to condo/HOA	HOA Offering Plan	The open space areas are part of the larger parcel and are labeled as "open space" to show that the project meets the code requirement. These areas are intended to be left in a natural state for scenic purposes and will be devoted to passive recreation. All areas labeled as open space are included in the calculation for the 30% required open space. (2)
Roadways	3.224	54 Hyde, LLC with eventual transition to Town of Hyde Park based on offer of cession	54 Hyde, LLC with eventual transition to Town of Hyde Park based on offer of cession	TBD	It is anticipated that the three roads, Long Branch Road, Valley Ridge Court and Treeline Court will be offered to and accepted by the Town of Hyde Park.
Stormwater Ponds	0.371	54 Hyde, LLC with eventual transition to condo/HOA	54 Hyde, LLC with eventual transition to condo/HOA	HOA Offering Plan	Five stormwater ponds within the project area which are numbered 3,4,5,6 and 7. The ponds are numbers in accordance with the originally approved mapping for the Meadows Subdivision. Since there is no change to these ponds, the existing numbers remain for consistency.

- (1) Section 108-4.5(j) of the code states any proposed construction of 16 or more dwelling units at a density of four dwelling units per acre or greater shall provide no less than one defined assembly area at least 1,100 square feet in area. The minimum area for an assembly area shall be increased by 60 square feet for each dwelling unit over 20, but no single gathering place shall be greater than 3,000 square feet in area.
- (2) Section 96-9(D)(5) All average density subdivisions in the Greenbelt and Waterfront Districts, excluding lot line alterations where there is no net increase in the number of lots, are required to preserve a minimum of 30% of the parcel as open space; but they are encouraged to preserve 50% of the parcel as open space.