



SIGN LEGEND

NO.	LEGEND	QTY.
A		4
B		2
C		1
D		5
E		2

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

SIGNS
SIGN LEGEND NO.

SUMMARY CHART

ZONING INFORMATION			
ZONING DISTRICT	GREENBELT (GB)	REQUIRED (GB)	PROPOSED (NON RESIDENTIAL)
PARCEL SIZE	116.74 ACRES	35'	35'
TAX MAP IDENTIFICATION	SEE COMPLETE LIST OF TAX ID NUMBERS ON SHEET CV-1	N/A	37'-6"
PROPOSED USE	AVERAGE DENSITY RESIDENTIAL SUBDIVISION	400 SF	2,032 SF (1)
ZONING SUMMARY			
ITEM	REQUIRED (GB)	PROPOSED (NON RESIDENTIAL)	PROPOSED (2 FAMILY LOT STANDARD)
MAXIMUM BUILDING HEIGHT	35'	N/A	37'-6"
LEAST DIM-DWELLING UNIT	16'	N/A	37'-6"
MINIMUM FLOOR AREA - DWELLING UNIT	400 SF	N/A	2,032 SF (1)
MAXIMUM IMPERVIOUS COVERAGE	15%	6.26% (3)	37.78% (4)
MIN FRONT YARD SETBACK	50'	56.7' (3)	16' (2)
MIN SIDE YARD SETBACK	25'	40'(5)	0' (2)
MIN REAR YARD SETBACK	50'	28' (5)	39' (2)
MAXIMUM AVERAGE DENSITY	2.5 A/DU	1.41 A/DU (6)	1.41 A/DU (6)
MINIMUM AVERAGE ROAD FRONTAGE	70'	168.17' (7)	N/A (7)
MINIMUM INDIVIDUAL LOT FRONTAGE	50'	50'	61'
MINIMUM PRESERVED OPEN SPACE	30%	42.48% (3)	N/A

(1) EACH DWELLING UNIT IS 2,032 SQUARE FEET. A TWO-FAMILY UNIT HAS A TOTAL OF 4,064 SQUARE FEET.

(2) THE PROPOSED SETBACKS WERE DEVELOPED BASED ON TOWN CODE §96-9(D)(3) WHICH STATES THAT APPROPRIATE MINIMUM SETBACKS IN AN AVERAGE DENSITY SUBDIVISION WILL DEPEND UPON THE LOT SIZES, THE TYPE OF ROAD FRONTAGE, AND THE CHARACTER OF THE SUBDIVISION AND THAT SAID SETBACK REQUIREMENTS SHALL BE CALCULATED FOR THE ENTIRE PROJECT AREA.

(3) FOR IMPERVIOUS COVERAGE, THE RANGE OF VALUES FROM THE SMALLEST LOT PERCENTAGE (LOT 16 @ 17.7%) TO THE LARGEST LOT PERCENTAGE (LOT 4 @ 37.7%).

(4) VALUES SHOWN ARE BASED ON SETBACKS OF MEMBERSHIP CLUB PARCEL.

(5) DENSITY VARIANCE WAS GRANTED FROM THE ZONING BOARD OF APPEALS ON MARCH 22ND, 2017, PERMITTING AN AVERAGE DENSITY OF 1.41 A/DU.

(6) TOWN CODE §96-9(D)(2)(B) REFERS TO THE MINIMUM AVERAGE ROAD FRONTAGE PER LOT IN A SUBDIVISION SHALL BE 70 FEET. THE AVERAGE ROAD FRONTAGE HAS BEEN CALCULATED ON ALL LOTS WITHIN THE AVERAGE DENSITY SUBDIVISION. THIS INCLUDES THE WATER AND SEWER PARCELS AND HOA PARCELS. THEREFORE, THE PROPOSED STANDARD HAS NOT BEEN INCLUDED FOR A TWO-FAMILY LOT.

(7) SEE LANDSCAPING PLAN L-1 FOR PLANT QUANTITIES, MEMBERSHIP CLUB PLANTING, LANDSCAPING DETAILS AND NOTES.

(8) LONG BRANCH VALLEY RIDGE COURT AND TREELINE COURT ARE TOWN ROADS.

(9) FIRE DISTRICT FOR ALL LOTS WITHIN 500' OF THE PROJECT AREA BOUNDARY IS ROOSEVELT FIRE DISTRICT.

(10) SCHOOL DISTRICT FOR ALL LOTS WITHIN 500' OF THE PROJECT AREA BOUNDARY IS HYDE PARK CENTRAL SCHOOL DISTRICT.

PARKING SUMMARY CHART

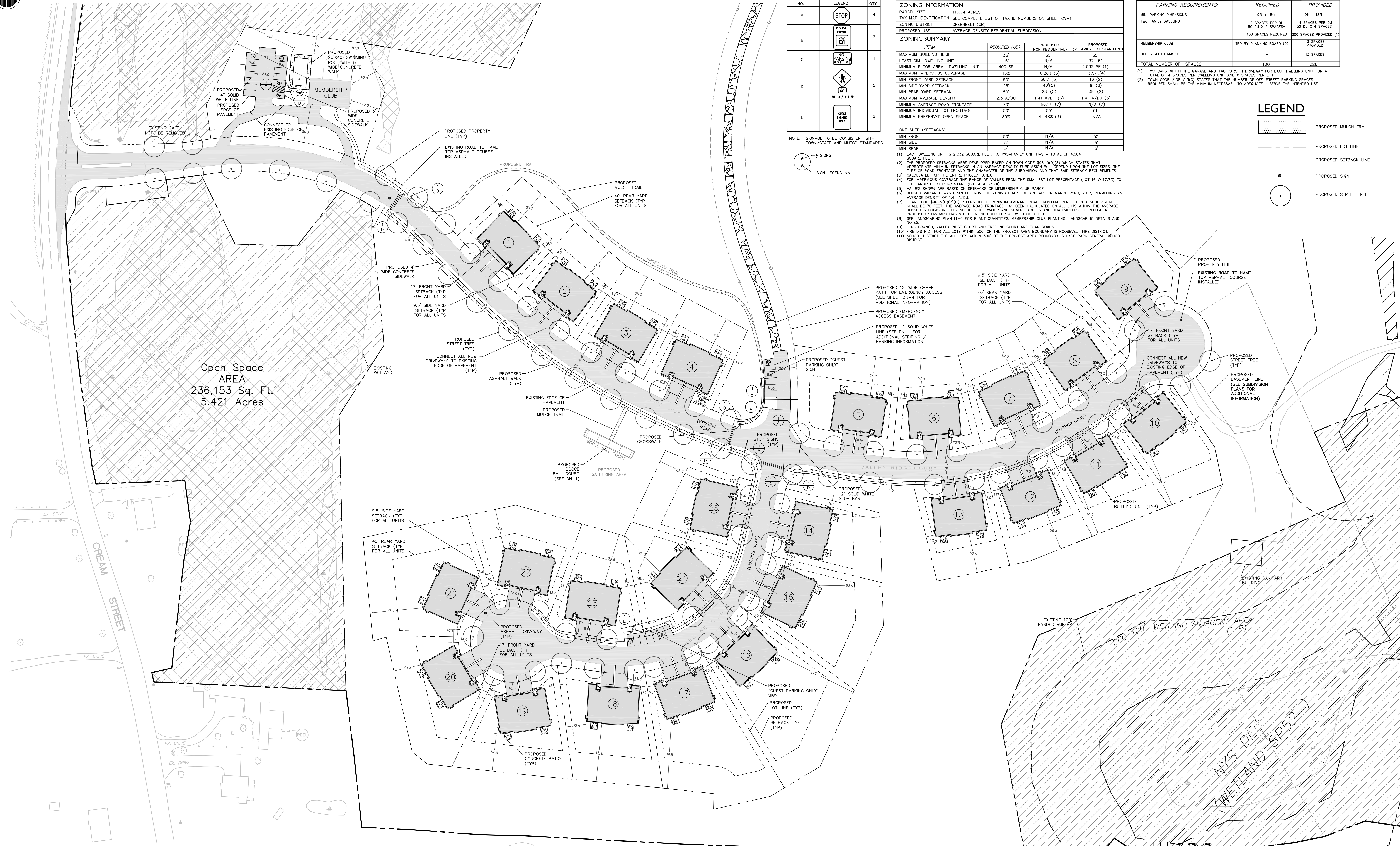
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
MIN. PARKING DIMENSIONS	9ft x 18ft	9ft x 18ft
TWO FAMILY DWELLING	3 SPACES PER DU 50 DU X 2 SPACES= 100 SPACES REQUIRED	4 SPACES PER DU 50 DU X 4 SPACES= 200 SPACES PROVIDED (1)
MEMBERSHIP CLUB	TBD BY PLANNING BOARD (2)	13 SPACES PROVIDED
OFF-STREET PARKING	-	13 SPACES
TOTAL NUMBER OF SPACES	100	236

(1) TWO CARS WITHIN THE GARAGE AND TWO CARS IN DRIVEWAY FOR EACH DWELLING UNIT FOR A TOTAL OF 4 SPACES PER DWELLING UNIT AND 8 SPACES PER LOT.

(2) TOWN CODE §96-9(D)(3) STATES THAT THE NUMBER OF OFF-STREET PARKING SPACES REQUIRED SHALL BE THE MINIMUM NECESSARY TO ADEQUATELY SERVE THE INTENDED USE.

LEGEND

- PROPOSED MULCH TRAIL
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED SIGN
- PROPOSED STREET TREE



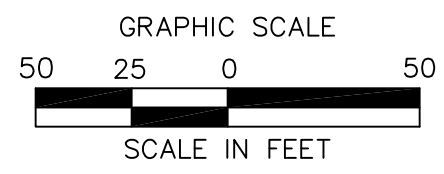
Open Space Area
236,153 Sq. Ft.
5.421 Acres

CREAM STREET

VALLEY RIDGE COURT

DEC 100' WETLAND ADJACENT AREA (TYP)

NYS DEC (WETLAND SP-52)



LRC GROUP

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LRC Environmental Services, Inc.
LRC Engineering and Surveying, LLC

SITE LAYOUT PLAN

THE ENCLAVE AT HYDE PARK

CREAM STREET
TOWN OF HYDE PARK
DUTCHESS COUNTY, NEW YORK

Designed: SHD CAD File: 16/11/1601
Drawn: LRC Project No.: 161965
Checked: KFC Date: 2016.12.07
Approved: REM Scale: 1"=50'

Sheet No. **SL-1**
SHEET 9 OF 20