



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

LEGEND

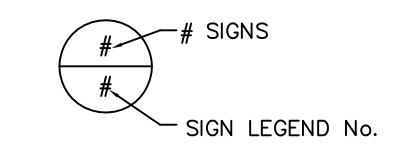
- PROPOSED MULCH TRAIL
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED SIGN
- PROPOSED STREET TREE

NOTE:
SEE LANDSCAPING PLAN LL-1 FOR PLANT QUANTITIES, MEMBERSHIP CLUB PLANTING, LANDSCAPING DETAILS AND NOTES

SIGN LEGEND

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

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



SUMMARY CHART

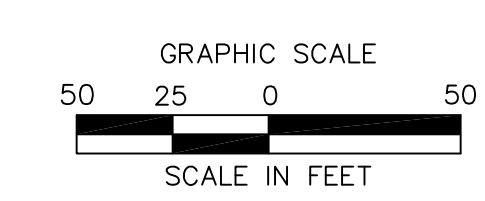
ZONING INFORMATION		
PARCEL SIZE	116.74 ACRES	
TAX MAP IDENTIFICATION	SEE COMPLETE LIST OF TAX ID NUMBERS ON SHEET CV-1	
ZONING DISTRICT	GREENBELT (GB)	
PROPOSED USE	AVERAGE DENSITY RESIDENTIAL SUBDIVISION	
ZONING SUMMARY		
ITEM	EXISTING (GB)	PROPOSED
MAXIMUM BUILDING HEIGHT	35'	< 35'
LEAST DIM.—DWELLING UNIT	16'	> 16'
MINIMUM FLOOR AREA—DWELLING UNIT	400 SF	1,608 SF
MAXIMUM IMPERVIOUS COVERAGE	15%	6.26%
MIN FRONT YARD SETBACK	50'	17' *
MIN SIDE YARD SETBACK	25'	9.5' *
MIN REAR YARD SETBACK	50'	40' *
MAXIMUM AVERAGE DENSITY	2.5 A/DU	2.5 A/DU

*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 MAY BE LESSENED BY THE PLANNING BOARD AS PART OF THE SUBDIVISION PLAN APPROVAL IN INTEREST OF MORE TIGHTLY GROUPING THE LOTS AND PRESERVING ADDITIONAL OPEN SPACE.

PARKING SUMMARY CHART

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
TWO FAMILY DWELLING	2 SPACES PER DWELLING UNIT	4/DU X 50=200 OFF STREET PARKING SPACES PROVIDED
MEMBERSHIP CLUB	TBD BY PLANNING BOARD	13 SPACES PROVIDED
OFF-STREET PARKING	-	13 SPACES PROVIDED
MIN. PARKING DIMENSIONS	9ft x 16ft	9ft x 16ft
		TOTAL 226 SPACES PROVIDED

*TOWN CODE §108-5.3 GREENBELT AND WATERFRONT DISTRICT STANDARDS STATES THE NUMBER OF OFF-STREET PARKING SPACES REQUIRED SHALL BE THE MINIMUM NECESSARY TO ADEQUATELY SERVE THE INTENDED USE.



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Tand Resource Consultants, Inc.
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LRC Engineering and Surveying, LLC

SITE LAYOUT PLAN

THE ENCLAVE AT HYDE PARK

CREAM STREET
TOWN OF HYDE PARK
DUTCHESS COUNTY, NEW YORK

REVISED PER TOWN COMMENTS	DATE	BY
1	11/14/17	LL

Designed	SMO	CAD File	12/16/2011	Sheet No.
Drawn	LRC	Project No.	161965	SL-1
Checked	KFC	Date	2016.12.07	
Approved	REM	Scale	1"=50'	