

1 Typical Townhouse Layout
NOT TO SCALE

Town of Hyde Park
Zoning Chapter 108

Project: Jeffrey Groves Estates Residential Townhouse Subdivision
Zoned: Neighborhood District
Use: Average Density Subdivision
Lot Size: 18.71 acres (25.71 acres parent parcel)

§ 108-5.10 NEIGHBORHOOD DISTRICT REGULATIONS
 A. PRINCIPAL PERMITTED USES INCLUDE:
 -TOWNHOUSES
 -MUNICIPAL FACILITIES
 D. YARD REQUIREMENTS:
 AVERAGE DENSITY*: 2.00 DU/AC MAXIMUM 1.95 DU/AC PROPOSED

| TOWNHOUSES REQUIRED | PROPOSED |
|--|----------|
| MAXIMUM BUILDING HEIGHT: | 35 FEET |
| MAXIMUM BUILDING HEIGHT OF ACCESSORY STRUCTURE: | 22 FEET |
| MINIMUM BUILDING WIDTH: | 16 FEET |
| MINIMUM DWELLING UNIT FLOOR AREA: | 400 S.F. |
| MINIMUM FRONT YARD SETBACK**: | 50 FEET |
| MINIMUM SIDE YARD SETBACK**: | 20 FEET |
| MINIMUM REAR YARD SETBACK**: | 30 FEET |
| MAXIMUM IMPERVIOUS LOT COVERAGE INCLUDING ACCESSORY BUILDINGS: | 50% |
| | 16.7%*** |

* AVERAGE DENSITY WAS CALCULATED BASED ON THE PARENT PARCEL ACREAGE AND THE TOTAL FINAL NUMBER OF DWELLING UNITS TO BE CONSTRUCTED (50 TOTAL, 38 PREVIOUSLY APPROVED AND 12 PROPOSED HEREIN)

** FRONT, SIDE, AND REAR SETBACKS. APPROPRIATE MINIMUM SETBACKS IN AN AVERAGE DENSITY SUBDIVISION WILL DEPEND UPON THE LOT SIZES, THE TYPE OF ROAD FRONTAGE (STATE, COUNTY, TOWN, OR PRIVATE) AND THE CHARACTER OF THE SUBDIVISION. ACCORDINGLY, SETBACK REQUIREMENTS SET FORTH IN § 108-1.5 OF CHAPTER 108 MAY BE LESSEMED BY THE PLANNING BOARD AS PART OF SUBDIVISION PLAT APPROVAL IN THE INTEREST OF MORE TIGHTLY GROUPING THE LOTS AND PRESERVING ADDITIONAL OPEN SPACE. SUCH ALTERED SETBACK REQUIREMENTS SHALL BE SHOWN IN A CHART ON THE PLAT.** SEE SUBDIVISION REGULATION §96-9.D.3.

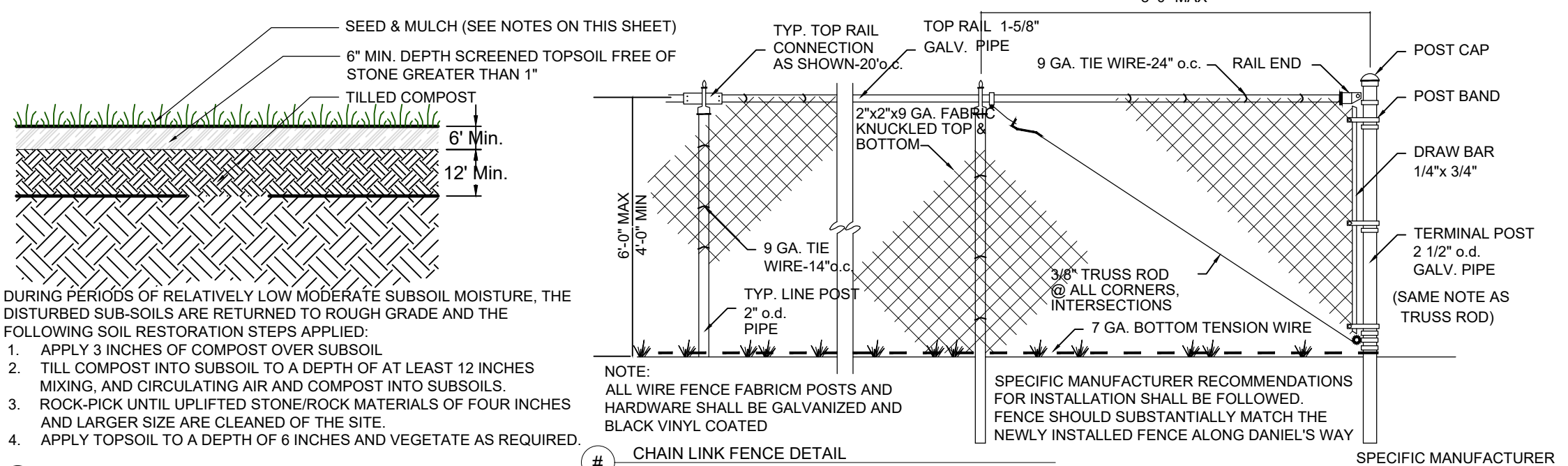
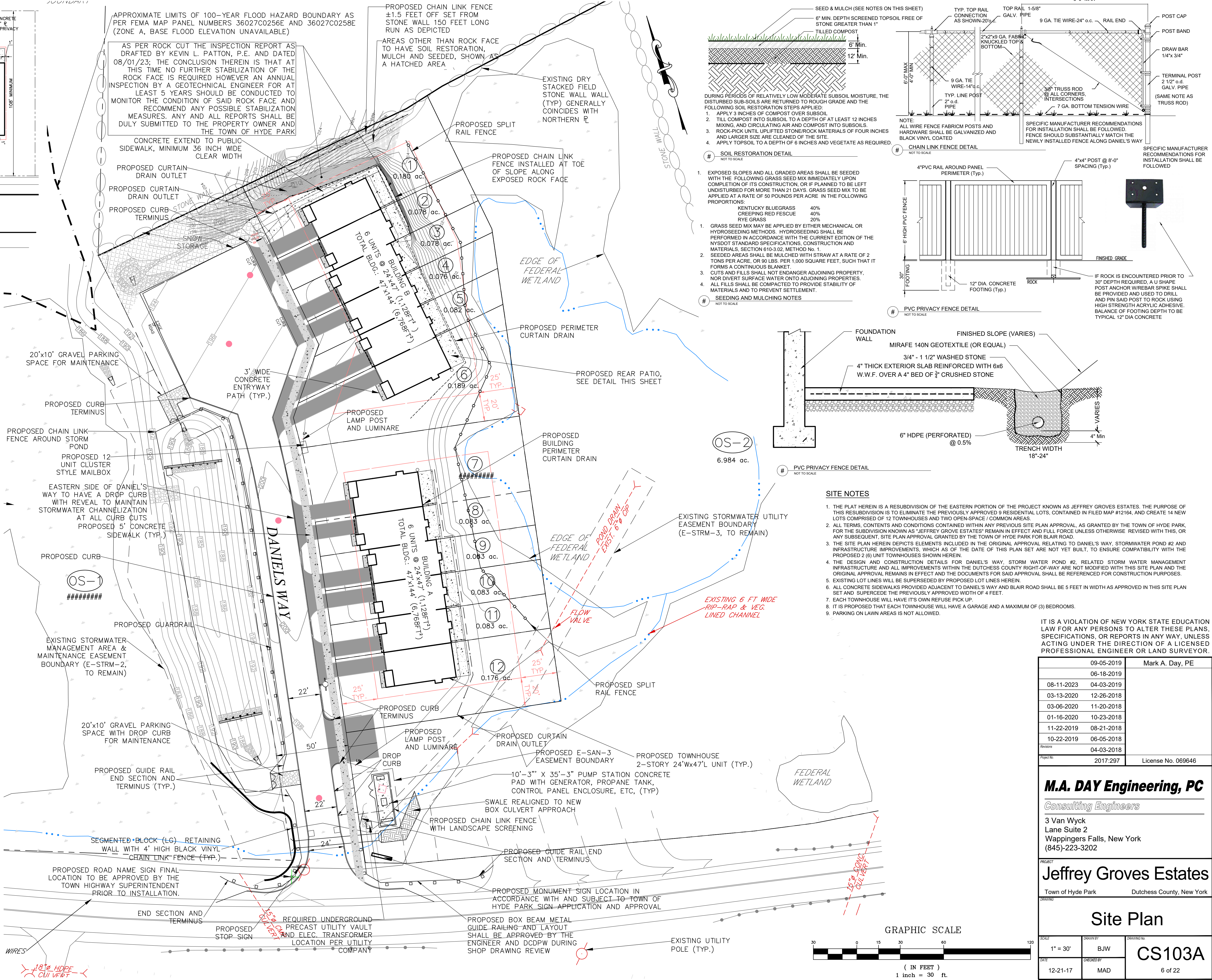
*** SEE PROPOSED IMPERVIOUS LOT COVERAGE TABLE.

| BLDG TYPE | LOT NO. | SIZE (ACRES) | IMP. LOT COVERAGE (SQFT) | IMP. LOT COVERAGE % |
|-------------|---------|--------------|--------------------------|---------------------|
| TH | 1 | 0.180 | 1,640 | 20.9% |
| TH | 2 | 0.078 | 1,538 | 45.3% |
| TH | 3 | 0.078 | 1,538 | 45.3% |
| TH | 4 | 0.076 | 1,538 | 46.5% |
| TH | 5 | 0.082 | 1,771 | 49.6% |
| TH | 6 | 0.189 | 2,189 | 26.6% |
| TH | 7 | 0.180 | 2,056 | 26.2% |
| TH | 8 | 0.083 | 1,538 | 42.5% |
| TH | 9 | 0.083 | 1,596 | 44.1% |
| TH | 10 | 0.083 | 1,596 | 44.1% |
| TH | 11 | 0.083 | 1,596 | 44.1% |
| TH | 12 | 0.176 | 1,898 | 24.8% |
| SUBTOTAL: | | 1.371 | 20,494 | 34.3% |
| OPEN SPACE | OS-1 | 10.360 | 2,997 | 0.7% |
| OPEN SPACE | OS-2 | 6.984 | 400 | 0.1% |
| SUBTOTAL: | | 17.343 | 3,397 | 0.4% |
| WWTP*** | 48 | 0.894 | 6,178 | 15.9% |
| GRAND TOTAL | | 19.608 | 30,069 | 3.5% |

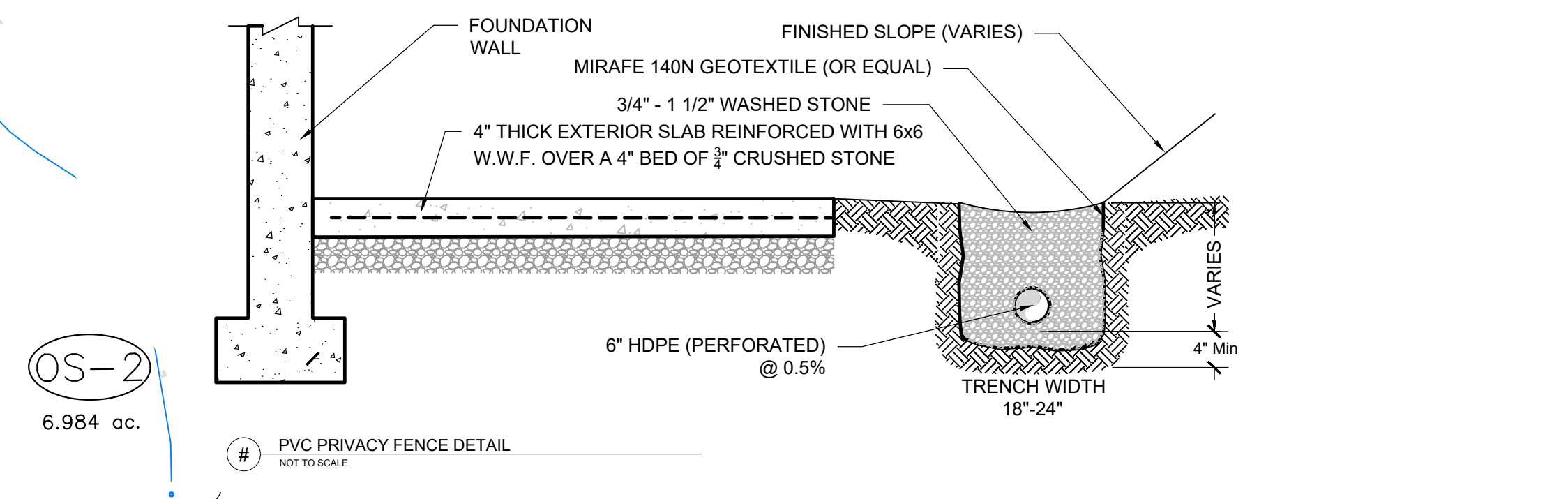
*** SUBDIVISION REGULATION § 96.9.D.4 - IMPERMEABLE COVERAGE: THE LIMITATION ON IMPERMEABLE SURFACE COVERAGE SHOWN ON THE BULK REGULATIONS SCHEDULE IN §108-5.27 OF CHAPTER 108 APPLIES TO THE ENTIRE AREA TO BE SUBDIVIDED, INCLUDING OPEN SPACE AREAS. INDIVIDUAL LOTS MAY BE ALLOWED HIGHER COVERAGE ALLOTMENTS, AS LONG AS THE TOTAL COVERAGE IS WITHIN THE LIMITS PRESCRIBED.

*** THE WASTEWATER TREATMENT PLANT SITE IS NOT INCLUDED IN THE SUBDIVISION PORTION OF THE SITE PLAN PROPOSED HEREIN AND THE PARCEL BOUNDARIES ARE TO REMAIN AS IS.

| EASEMENT | GRANTOR | GRANTEE | DESCRIPTION |
|----------|------------------|---------------------------------------|-----------------------------------|
| E-OS-1 | NORTH CROSS, LLC | JEFFREY GROVES HOME OWNERS ASSOC, INC | OPEN SPACE EASEMENT |
| E-OS-2 | NORTH CROSS, LLC | JEFFREY GROVES HOME OWNERS ASSOC, INC | OPEN SPACE EASEMENT |
| E-SAN-1 | NORTH CROSS, LLC | JEFFREY GROVES SEWER-WORKS CORP. | UTILITY ACCESS AND MAINTENANCE |
| E-SAN-2 | NORTH CROSS, LLC | JEFFREY GROVES SEWER-WORKS CORP. | UTILITY ACCESS AND MAINTENANCE |
| E-SAN-3 | NORTH CROSS, LLC | JEFFREY GROVES SEWER-WORKS CORP. | UTILITY ACCESS AND MAINTENANCE |
| E-STRM-1 | NORTH CROSS, LLC | TOWN OF HYDE PARK | STORMWATER ACCESS AND MAINTENANCE |
| E-STRM-2 | NORTH CROSS, LLC | TOWN OF HYDE PARK | STORMWATER ACCESS AND MAINTENANCE |
| E-STRM-3 | NORTH CROSS, LLC | JEFFREY GROVES HOME OWNERS ASSOC, INC | STORMWATER ACCESS AND MAINTENANCE |
| E-POND | NORTH CROSS, LLC | JEFFREY GROVES HOME OWNERS ASSOC, INC | POND ACCESS AND MAINTENANCE |



- SEEDING AND MULCHING NOTES**
- EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, GRASS SEED MIX TO BE APPLIED AT A RATE OF 90 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:
 KENTUCKY BLUEGRASS 40%
 CREEPING RED FESCUE 40%
 RYE GRASS 20%
 - GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.
 - SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
 - CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.



- SITE NOTES**
- THE PLAT HEREIN IS A RESUBDIVISION OF THE EASTERN PORTION OF THE PROJECT KNOWN AS JEFFREY GROVES ESTATES. THE PURPOSE OF THIS RESUBDIVISION IS TO ELIMINATE THE PREVIOUSLY APPROVED 9 RESIDENTIAL LOTS, CONTAINED IN FILED MAP #12164, AND CREATE 14 NEW LOTS COMPRISING OF 12 TOWNHOUSES AND TWO OPEN SPACE / COMMON AREAS.
 - ALL TERMS, CONDITIONS AND CONDITIONS CONTAINED WITHIN ANY PREVIOUS SITE PLAN APPROVAL, AS GRANTED BY THE TOWN OF HYDE PARK, FOR THE SUBDIVISION KNOWN AS "JEFFREY GROVES ESTATES" REMAIN IN EFFECT AND FULL FORCE UNLESS OTHERWISE REVISED WITH THIS, OR ANY SUBSEQUENT, SITE PLAN APPROVAL GRANTED BY THE TOWN OF HYDE PARK FOR BLAIR ROAD.
 - THE SITE PLAN HEREIN DEPICTS ELEMENTS INCLUDED IN THE ORIGINAL APPROVAL RELATING TO DANIELS WAY, STORMWATER POND #2 AND INFRASTRUCTURE IMPROVEMENTS, WHICH AS OF THE DATE OF THIS PLAN SET ARE NOT YET BUILT, TO ENSURE COMPATIBILITY WITH THE PROPOSED 2 (6) UNIT TOWNHOUSES SHOWN HEREIN.
 - THE DESIGN AND CONSTRUCTION DETAILS FOR DANIELS WAY, STORM WATER POND #2, RELATED STORM WATER MANAGEMENT INFRASTRUCTURE AND ALL IMPROVEMENTS WITHIN THE DUTCHESS COUNTY RIGHT-OF-WAY ARE NOT MODIFIED WITH THIS SITE PLAN AND THE ORIGINAL APPROVAL REMAINS IN EFFECT AND THE DOCUMENTS FOR SAID APPROVAL SHALL BE REFERENCED FOR CONSTRUCTION PURPOSES.
 - EXISTING LOT LINES WILL BE SUPERSEDED BY PROPOSED LOT LINES HEREIN.
 - ALL CONCRETE SIDEWALKS PROVIDED ADJACENT TO DANIELS WAY AND BLAIR ROAD SHALL BE 5 FEET IN WIDTH AS APPROVED IN THIS SITE PLAN SET AND SUPERSEDE THE PREVIOUSLY APPROVED WIDTH OF 4 FEET.
 - EACH TOWNHOUSE WILL HAVE ITS OWN REFUSE PICK UP.
 - IT IS PROPOSED THAT EACH TOWNHOUSE WILL HAVE A GARAGE AND A MAXIMUM OF (3) BEDROOMS.
 - PARKING ON LAWN AREAS IS NOT ALLOWED.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

| DATE | BY |
|------------|--------------------|
| 09-05-2019 | Mark A. Day, PE |
| 06-18-2019 | |
| 08-11-2023 | 04-03-2019 |
| 03-13-2020 | 12-26-2018 |
| 03-06-2020 | 11-20-2018 |
| 01-16-2020 | 10-23-2018 |
| 11-22-2019 | 08-21-2018 |
| 10-22-2019 | 06-05-2018 |
| 04-03-2018 | |
| 2017.297 | License No. 069646 |

M.A. DAY Engineering, PC
 Consulting Engineers
 3 Van Wyck Lane Suite 2
 Wappingers Falls, New York
 (845)-223-3202

Jeffrey Groves Estates
 Town of Hyde Park Dutchess County, New York

Site Plan

SCALE: 1" = 30'
 DATE: 12-21-17
 DRAWN BY: BJW
 CHECKED BY: MAD
 SHEET: CS103A
 OF: 6 OF 22

PROJECT: Jeffrey Groves Estates
 TOWN: Town of Hyde Park
 COUNTY: Dutchess County, New York
 SHEET: CS103A
 OF: 6 OF 22