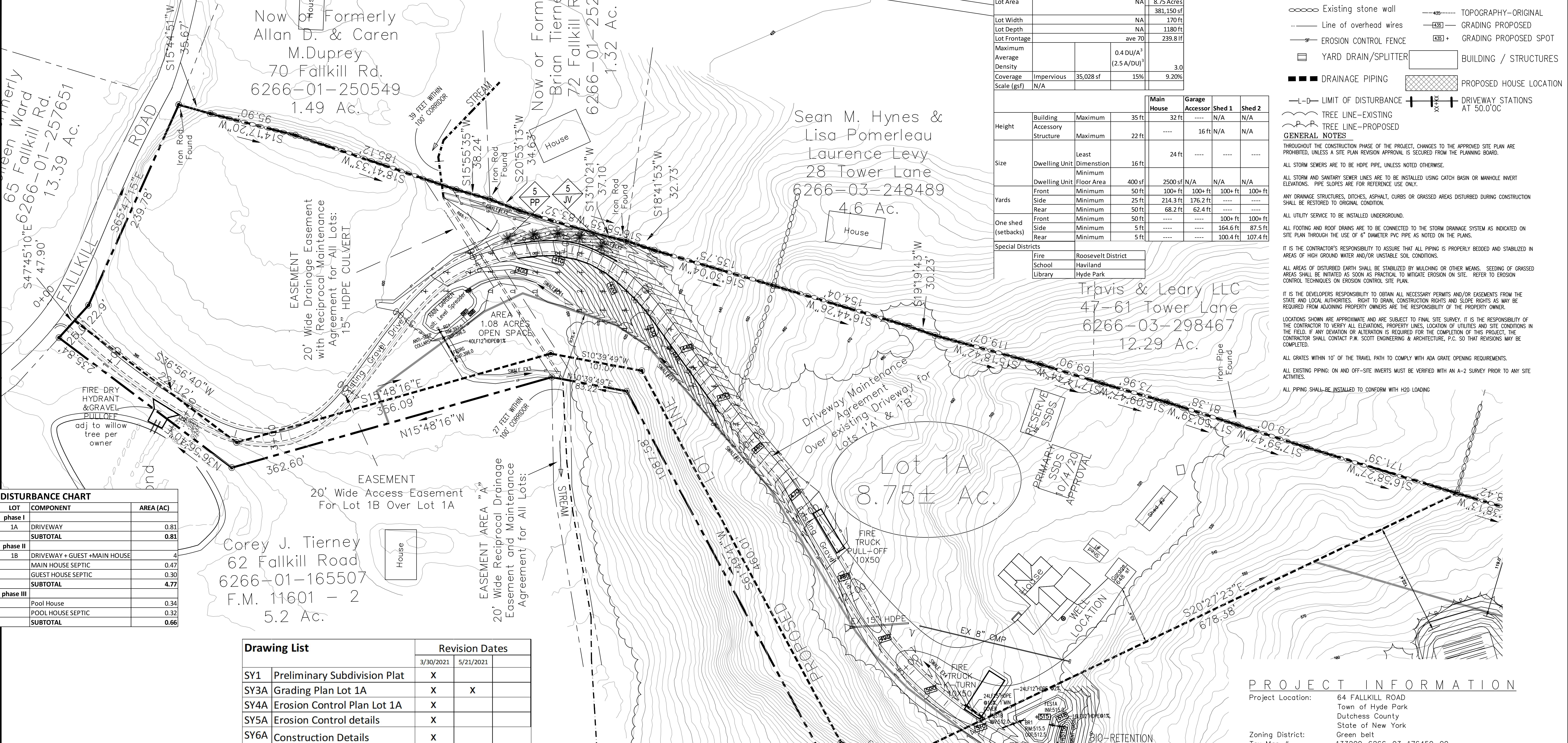


SYM	QUANT.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE/CONT.	SPACING	COMMENT
TREE								
JV	5	JUNIPERUS VIRGINIANA L.	EASTERN RED CEDAR	36-72"	20'	8'-10"	18'	B&B, FULL, WELL ROUNDED
PP	5	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	40-60'	20'	8'-10"	18'	B&B, FULL, WELL ROUNDED

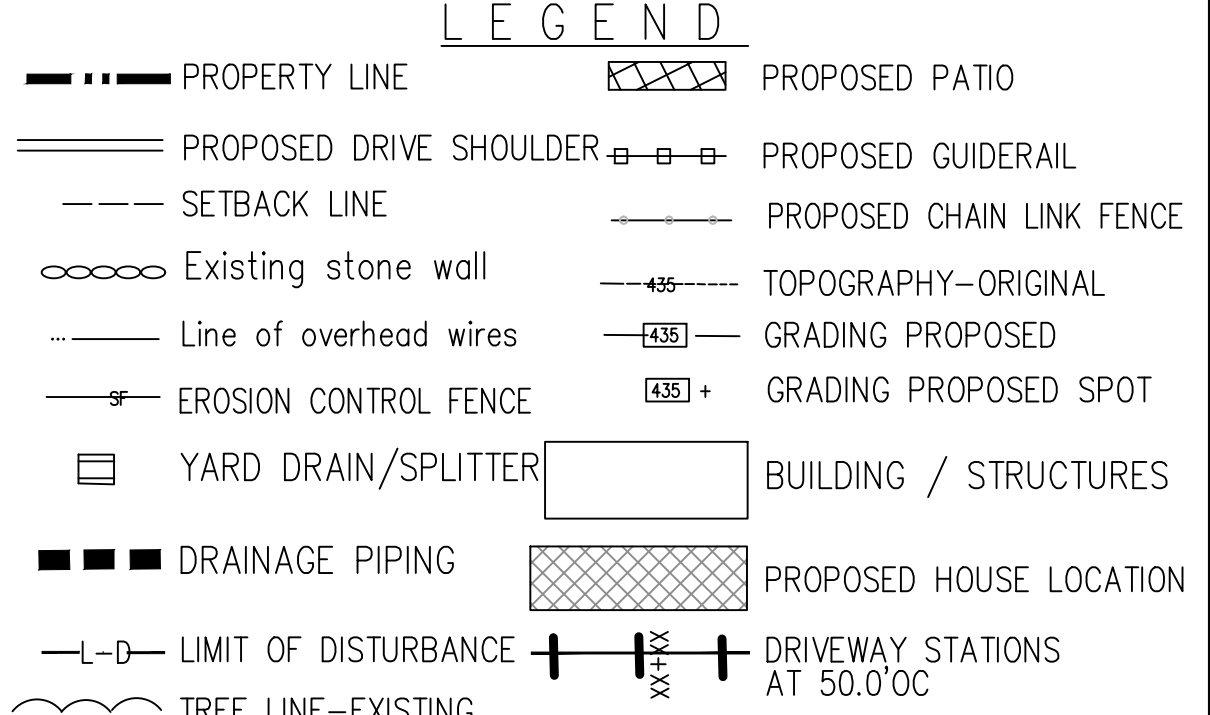


Highbury Estates
Greenbelt Zoning District
One Family Dwellings ***

LOT 1A	Regulation	Provided
Lot Area	NA	8.75 Acres
Lot Width	NA	381,150 sf
Lot Depth	NA	170 ft
Lot Frontage	ave 70	1180 ft
Maximum Average Density	0.4 DU/A ³ (2.5 A/DU) ³	3.0
Coverage	Impervious 35,028 sf	15%
Scale (gsf)	N/A	9.20%

Height	Building Accessory Structure	Maximum	Main House				Garage	Shed 1	Shed 2
			35 ft	32 ft	N/A	N/A	N/A	N/A	
Size	Dwelling Unit	Minimum	16 ft	24 ft	---	---	---	---	
	Dwelling Unit	Floor Area	400 sf	2500 sf	N/A	N/A	N/A	N/A	
Yards	Front	Minimum	50 ft	100+ ft	100+ ft	100+ ft	100+ ft	100+ ft	
	Side	Minimum	25 ft	214.3 ft	176.2 ft	---	---	---	
	Rear	Minimum	50 ft	68.2 ft	62.4 ft	---	---	---	
One shed (setbacks)	Front	Minimum	50 ft	---	---	100+ ft	100+ ft	---	
	Side	Minimum	5 ft	---	---	164.6 ft	87.5 ft	---	
	Rear	Minimum	5 ft	---	---	100.4 ft	107.4 ft	---	

Special Districts:
Fire: Roosevelt District
School: Haviland
Library: Hyde Park

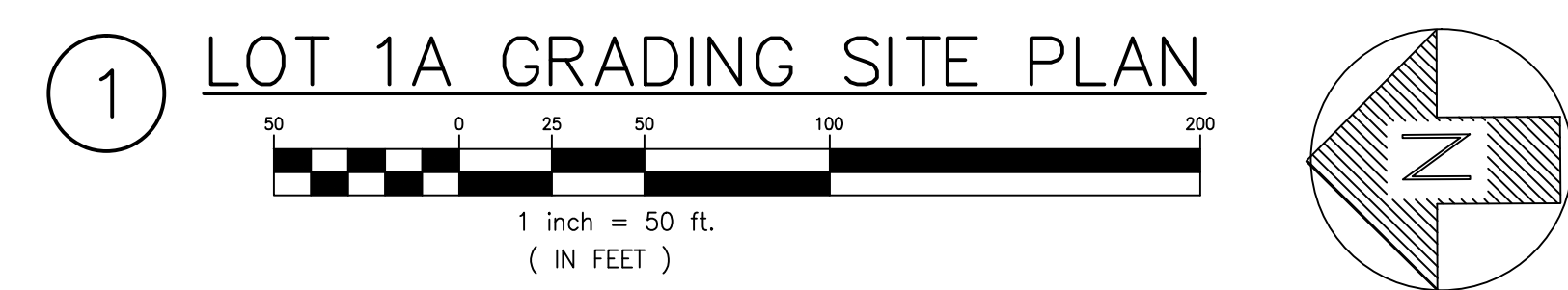
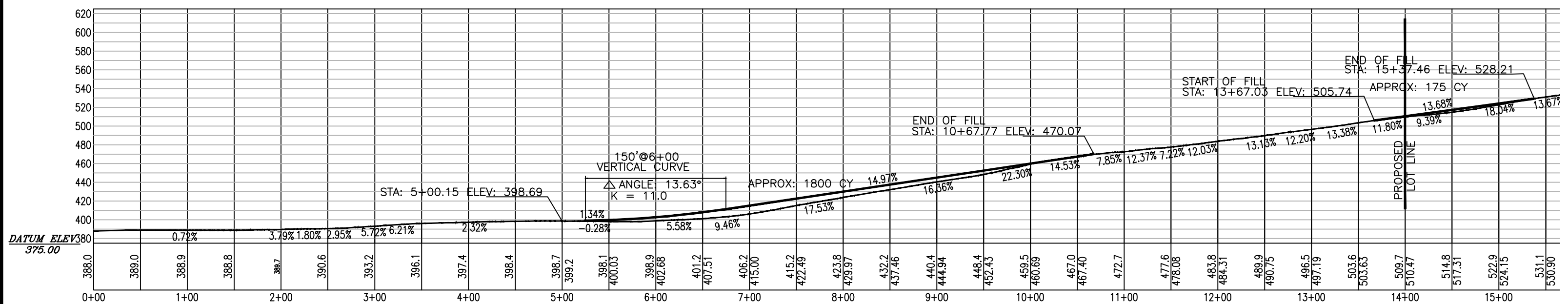


DISTURBANCE CHART

LOT	COMPONENT	AREA (AC)
phase I	1A DRIVEWAY	0.81
	SUBTOTAL	0.81
phase II	1B DRIVEWAY + GUEST + MAIN HOUSE	4
	MAIN HOUSE SEPTIC	0.47
	GUEST HOUSE SEPTIC	0.30
SUBTOTAL	4.77	
phase III	Pool House	0.34
	POOL HOUSE SEPTIC	0.32
	SUBTOTAL	0.66

Drawing List

SY	Description	Revision Dates	
		3/30/2021	5/21/2021
SY1	Preliminary Subdivision Plat	X	
SY3A	Grading Plan Lot 1A	X	X
SY4A	Erosion Control Plan Lot 1A	X	
SY5A	Erosion Control details	X	
SY6A	Construction Details	X	



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PROJECT INFORMATION

Project Location: 64 FALKKILL ROAD
Town of Hyde Park
Dutchess County
State of New York

Zoning District: Green belt
Tax Map #: 133200-6266-03-176450-00
Applicant: Paul Beligni
Owner: 64 Falkkill Road
Hyde Park, New York 12358

Engineer: P.W. Scott
Engineering & Architecture, P.C.
3871 Route 6
Brewster, NY 10509

Surveyor: Spencer Hall, L.S.
6244 Route 82
Stanfordville, NY 12581

DRIVEWAY PROFILE
SCALE: 1" = 100'-0"

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NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

PROPOSED PRIVATE ROAD: NAME: HIGHBURY LANE

No.	Date	Description	Dwg. Title	Project Title	Proj. No.	Date	Scale	Seal	Dwg. No.
B	6/24/21	ADDED DRY HYDRANT ON TERNEY PROPERTY							
P. W. SCOTT		ENGINEERING & ARCHITECTURE, P.C.		3871 ROUTE 6		BREWSTER, NY 10509 845-278-2110			