SYMBOL LEGEND

APARTMENT BUILDING - THREE STORY APARTMENT BUILDING w/ ELEVATOR. ONE & TWO BEDROOM APARTMENTS. 11 PER FLOOR. TOTAL- 33 DWELLING UNITS PER BUILDING.

APARTMENT BUILDING - DUPLEX APARTMENTw/ STAIR ACCESS OVER SIMPLEX APARTMENT. TOTAL- 32 DWELLING UNITS PER BUILDING.

TOWNHOUSE - TWO STORY DWELLING UNITS w/ PARTY WALL SEPARATIONS AND GARAGE w/ SHARED DRIVEWAYS. TOTAL- 4 DWELLING UNITS PER BUILDING.

TOWNHOUSE - MODERATE INCOME, TWO STORY DWELLING UNITS w/ PARTY WALL SEPARATIONS AND GARAGE w/ SEPARATE DRIVEWAYS. TOTAL- 2 DWELLING UNITS PER BUILDING.

TOWNHOUSE - HIGH-END TWO STORY DWELLING UNITS w/ PARTY WALL SEPARATIONS AND GARAGE w/ SEPARATE DRIVEWAYS. TOTAL- 4 DWELLING UNITS PER BUILDING.

SINGLE FAMILY DWELLINGS - TWO STORY SINGLE FAMILY DWELLING UNIT ON MINIMUM HALF ACRE LOTS.

ADAPTIVE REUSE - EXISTING BUILDING - ONE & TWO STORY EXISTING STRUCTURES OF THE TUSCAN VILLAGE TO BE USED FOR COMMERCIAL/OFFICE.

NEW CONSTRUCTION TUSCAN VILLAGE: 103 SUITE HOTEL w/ RESTAURANT CONFERENCE CENTER

NEW 53,144 SF COMMERCIAL USE - TWO STORY COMERICAL/OFFICE USE.

LIGHT INDUSTRIAL - ONE STORY STRUCTURES

WASTE WATER TREATMENT PLANT

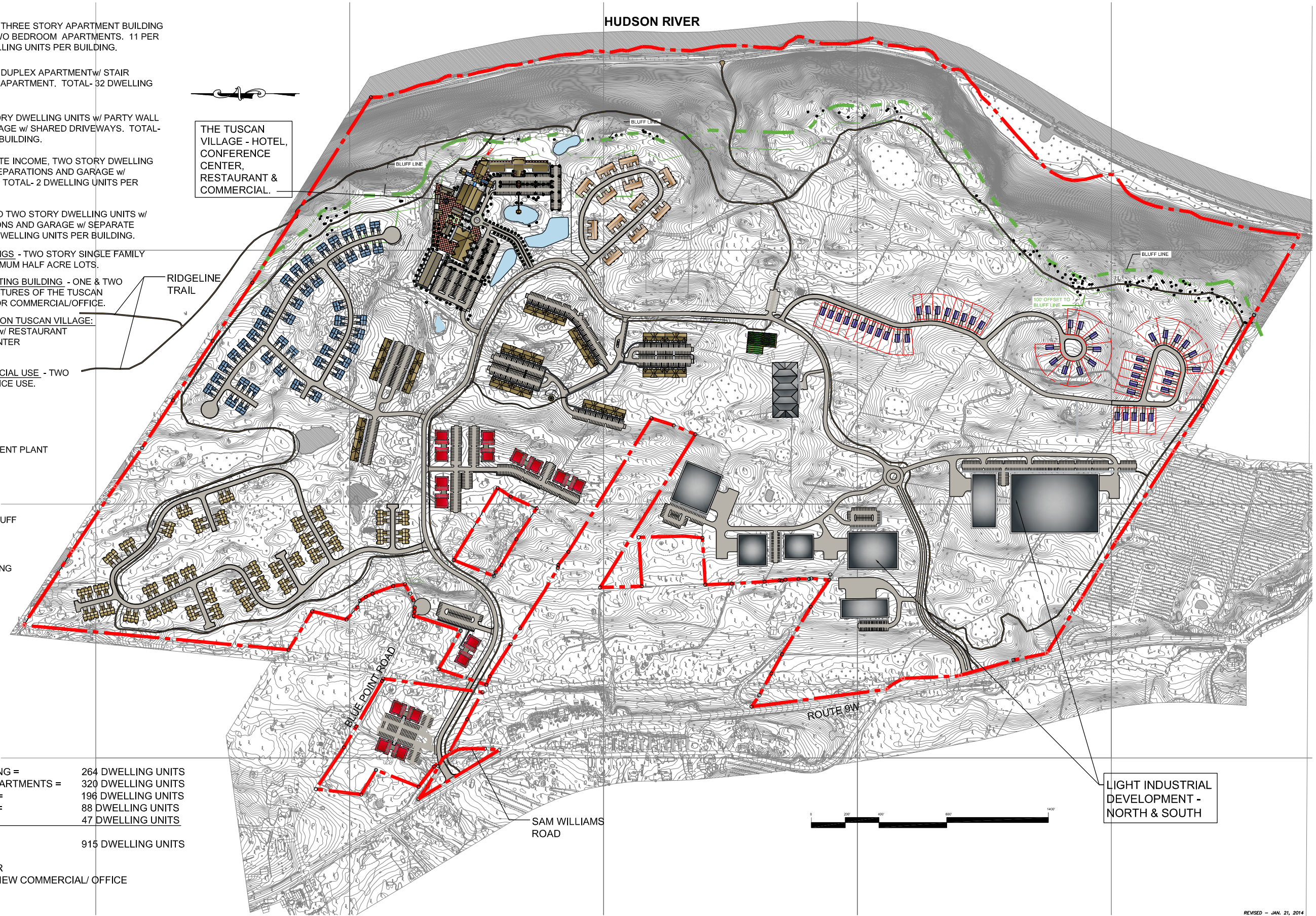
W.W.T.P.

PROPERTY/ DISTRICT BOUNDARY LINE

100'-0" WATERFRONT BLUFF OVERLAY DISTRICT

BLUFF LINE

WALKING/JOGGING/BIKING TRAILS.



SITE DEVELOPMENT DENSITY:

MULTI-FAMILY THREE STORY APT. BUILDING =	264 DWELLING UNITS
MULTI-FAMILY DUPLEX OVER SIMPLEX APARTMENTS =	320 DWELLING UNITS
CONDOMINIUMS (4 UNITS PER BUIDLING) =	196 DWELLING UNITS
CONDOMINIUMS (2 UNITS PER BUILDING) =	88 DWELLING UNITS
SINGLE FAMILY DWELLINGS =	47 DWELLING UNITS
TOTAL DENSITY =	915 DWELLING UNITS

103 SUITE HOTEL & CONFERENCE CENTER
51,727 SF ADAPTIVE RE-USE & 53,144 SF NEW COMMERCIAL/ OFFICE
435,262 SF LIGHT INDUSTRIAL

REVISED – JAN. 21, 2014

TINKELMAN ARCHITECTURE PLLC
T·A
25 VAN WAGNER
POUGHKEEPSIE, NEW YORK

CLIENT:
Hudson Valley Wine Village, Inc.
191-200 Blue Point Road
Town of Lloyd, Ulster County New York

PROJECT NAME:
Draft Generic Environmental Impact Statement
Blue Point Overlay District

OVERALL MASTER SITE DEVELOPMENT PLAN

DRAWN BY: ML/MR
JOB No. Y0811
DATE: 20 AUG. 2013

FIGURE 2.1.1

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P:\TA Jobs\Y0811 – HV Winery\Drawings\Views\02 – Design Development\Scope Document Site Layout\Y0811–D – Site Development Plan – 02Jan2013.dwg