	Duana	al Băireirea	Describerate	in DEIC	Duo linoine a m	Mantan David	la sa sa a sa f. Dila sa				F" 1 5		
ID # Description	Quantity	Proposed Minimum  Quantity Description		Total		Parking required per zoning if each facility was stand alone (per PB request 1-31-08, as a reference)		Drogram	Provided Parking	Parking per Zoning (if stand alone use)	Proposed Calculated Allocation	Master Development Plan  Allocation and Calculation Notes	Provided Zoning Calculation
Residential							Per unit						
flats (All 2 bedroom)	152	Linito	1.50	220	242	220	1.5	126	281	204	281	Deculto in a cumulus of angese over parking collect for by traditional stand clans zaning:	77
2 Townhouse (All 3 bedroom)	153 146	Units Units	2.00	230 292	243 314	230	1.5	136 142	281	213	284	Results in a surplus of spaces over parking called for by traditional, stand-alone zoning:  Results in a surplus of spaces over parking called for by traditional, stand-alone zoning:	71
Single Family/Villa Units:	60	Units	2.00	120	240	120	2	60	221	120	221	Results in a surplus of spaces over parking called for by traditional, stand-alone zoning:  Net Surplus Residential:	
Residential Total	359			642	797	569		338	786	537	786	Of the combined surplus of Residential spaces over parking called for by traditional, stand-alone zoning, a portion of the parking spaces for flats and townhomes in Block B are convenient to the Village Green and could be made available for shared parking	46%
Hospitality													
4 Hotel	300	Units	1.00	300	300	453	1 per bedroom (Employee req associated with this see #13)	300	467	437	467	Hotel Extra Spaces above Bedroom Count Zoning Requirement	30
5 Hotel Restaurant and Lounge	150	Seats	1 per 3 seats			50	1 per 3 seats	150	10	50	10	Following a generally accepted practice in matters of parking and as endorsed by ULI in Shared Parking, a reduction is taken to account for resort consultant's estimate that 80% of the potential 150 peak period users are "captive parkers" already on campu	-40
6 Banquet	300	Seats	1 for every 3 seats	100	100	100	1 per 3 seats	300	50	100	50	Following a generally accepted practice in matters of parking and as endorsed by ULI in Shared Parking, a reduction is taken to account for resort consultant's estimate that 50% of the potential 300 peak period users are "captive parkers" already on campu	-50
7 Conference	145	Seats	1 per 3 seats			48	1 per 3 seats	145	10	48	10	Following a generally accepted practice in matters of parking and as endorsed by ULI in Shared Parking, a reduction is taken to account for resort consultant's estimate that 80% if the potential 145 peak period users are "captive parkers" already on campu	-39
8 Retail on green (includes Café)	18,700	Square Feet	1.3 per 1,000 sf	24	24	75	4 per 1000 sf	18,700	31	75	31	Incidental land uses for which $2/3$ of the of the anticipated users will be within walking distance. (75 x $2/3 = 25$ ) These spaces are short term convenience spaces.	-44
Golf Course and Club	25,000	Square Feet		100	108	100	4 per 1000 sf	29,000	100	116	100	The final MDP Golf Club has the same uses but has increased in size by 4,000 sf due primarily to making the spaces more elegant. The previous estimate of 100 spaces is sufficient within the total Parking Plan. Predictable variations by time of day, day of	-16
Clubhouse Restaurant and Lounge	120	Seats	1 per 3 seats			40	1 per 3 seats	120	0	40	0	Incidental land uses for which 100% of Clubhouse Restaurant users accounted for in other parking calculations	-40
11 Clubhouse Pro Shop	1,355	Square Feet				5	4 per 1000 sf	4,000	0	16	0	Incidental land uses for which 100% of Pro Shop users accounted for in other parking calculations	-16
2 Spa	81,490	Square Feet	1.6 spaces per 1,000 sf	130	157	326	4 per 1000 sf	46,000	37	184	37	Following a generally accepted practice in matters of parking and as endorsed by ULI in Shared Parking, a reduction is taken to account for resort consultant's estimate that 80% if the potential 184 peak period users are "captive Parkers" already on campu	-147
Hospitality Shared Use Total				654	689	1,198			704	1,066	704	The above peek user on campus %'s were provided by the hotel operator. Variations in demand will be served by means of a managed valet service, properly staffed to handle peak demand periods. The portion of the surplus residential noted above that may be	-362 <b>34%</b>
Other													
Employee Lot (east of hotel)					120	157			120	157	120	Not all 228 employees are working at the same time. Carpooling, shuttle, mass transit and shared parking account for an additional reduction. The 157 per zoning is based on estimated hotel employees for the lodging facility zoning parking requirement.	-37
14 Winery Restaurant	80	Seats	1 for every 3 seats	27	30	27	1 per 3 seats		30	27	30	Stand Alone	3
<ul><li>I5 VWVTP</li><li>I6 Maintenance Building</li></ul>	5,000	Square Feet			24	10	2 per 1000 sf		24	10	24	Stand Alone for O&M Stand Alone for employees	14
Other Total			*	27	174	194			178	194	178	Other Shared Reduction %	8%
Grand Total				1,323	1,660	1,960			1,668	1,797	1,668	Overall Shared Reduction %	7%

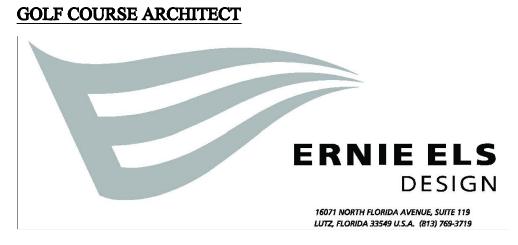
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No. ISSUE

1 MASTER DEVELOPMENT PLAN KEY PLAN

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**PARKING TABLE** 

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