

Silo Ridge Resort Community Master Development Plan Parking Table

ID #	Description	Proposed Minimum Requirements in DEIS				Preliminary Master Development Plan			Final Master Development Plan					
		Quantity	Description	Parking per Unit	Total	Provided Parking	Parking required per zoning if each facility was stand alone (per PB request 1-31-08, as a reference)		Program	Provided Parking	Parking per Zoning (if stand alone use)	Proposed Calculated Allocation	Allocation and Calculation Notes	Provided - Zoning Calculation
	Residential							Per unit						
1	Flats (All 2 bedroom)	153	Units	1.50	230	243	230	1.5	136	281	204	281	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: Results in a surplus of spaces over parking called for by traditional, stand-alone zoning: Net Surplus Residential:	77
2	Townhouse (All 3 bedroom)	146	Units	2.00	292	314	219	1.5	142	284	213	284		71
3	Single Family/Villa Units:	60	Units	2.00	120	240	120	2	60	221	120	221		101
														249
	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
9	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
10	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
12	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
													Shared Reduction Total	-362
	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	34%
	Other													
13	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
15	VVWTP									4		4	Stand Alone for O&M	4
16	Maintenance Building	5,000	Square Feet			24	10	2 per 1000 sf		24	10	24	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%

ARCHITECT OF RECORD - RESORT

Jf

Jensen Fey
PHONE 425.216.0318 FAX 425.216.0329
7730 Leary Way, Redmond, WA 98052

ARCHITECT OF RECORD - RESIDENTIAL

MINNO & WASKO

ARCHITECTS AND PLANNERS

90 LAMBERTVILLE, NJ 08536
LAMBERTVILLE, NJ 08536
TEL: (609) 391-6000
FAX: (609) 391-7500

SURVEY, PLANNING AND ENGINEERING

CHAZEN ENGINEERING, LAND SURVEYING

LANDSCAPE ARCHITECTURE CO., P.C.

Delaware County Office
2200 N. State
P.O. Box 1000
Dover, DE 19901
Phone: (302) 354-3883

Capital District Office
100 N. State
P.O. Box 1000
Harrisburg, PA 17105
Phone: (717) 272-0000

Orange County Office
100 N. State
P.O. Box 1000
Orlando, FL 32816
Phone: (407) 847-1133

North County Office
100 N. State
P.O. Box 1000
Fort Lauderdale, FL 33301
Phone: (305) 912-0111

GOLF COURSE ARCHITECT

ERNIE ELS DESIGN

1001 NORTH FLORIDA AVENUE, SUITE 115
LUFKIN, TEXAS 75904 U.S.A. 937.768.3718

NATURAL RESOURCE MANAGEMENT PLAN

AUDUBON INTERNATIONAL

P.O. BOX 1204
CHARTER, NC 27013

WATER AND WASTEWATER TREATMENT FACILITIES

DELAWARE OPERATIONS, INC

9-13 DORSET ST., SUITE 300
ORLANDO, FL 32803
TEL: (407) 452-8875

NOTES:

No.	ISSUE	DATE
1	MASTER DEVELOPMENT PLAN	04-03-08

KEY PLAN

SILO RIDGE RESORT COMMUNITY
AMENIA, NY

ROBERT A.M. STERN ARCHITECTS, LLP

460 WEST 34th STREET, NEW YORK, NY 10001
TEL (212) 967-5100 • FAX (212) 967-5588

HIGHER GROUND COUNTRY CLUB MANAGEMENT CO., LLC
SILO RIDGE COUNTRY CLUB
P.O. BOX 86
AMENIA, NY 12501

PARKING TABLE

Project No. 10454.02	Date 04/03/08
CAD File No.	Scale NTS
Drawing No. P-1 OF	