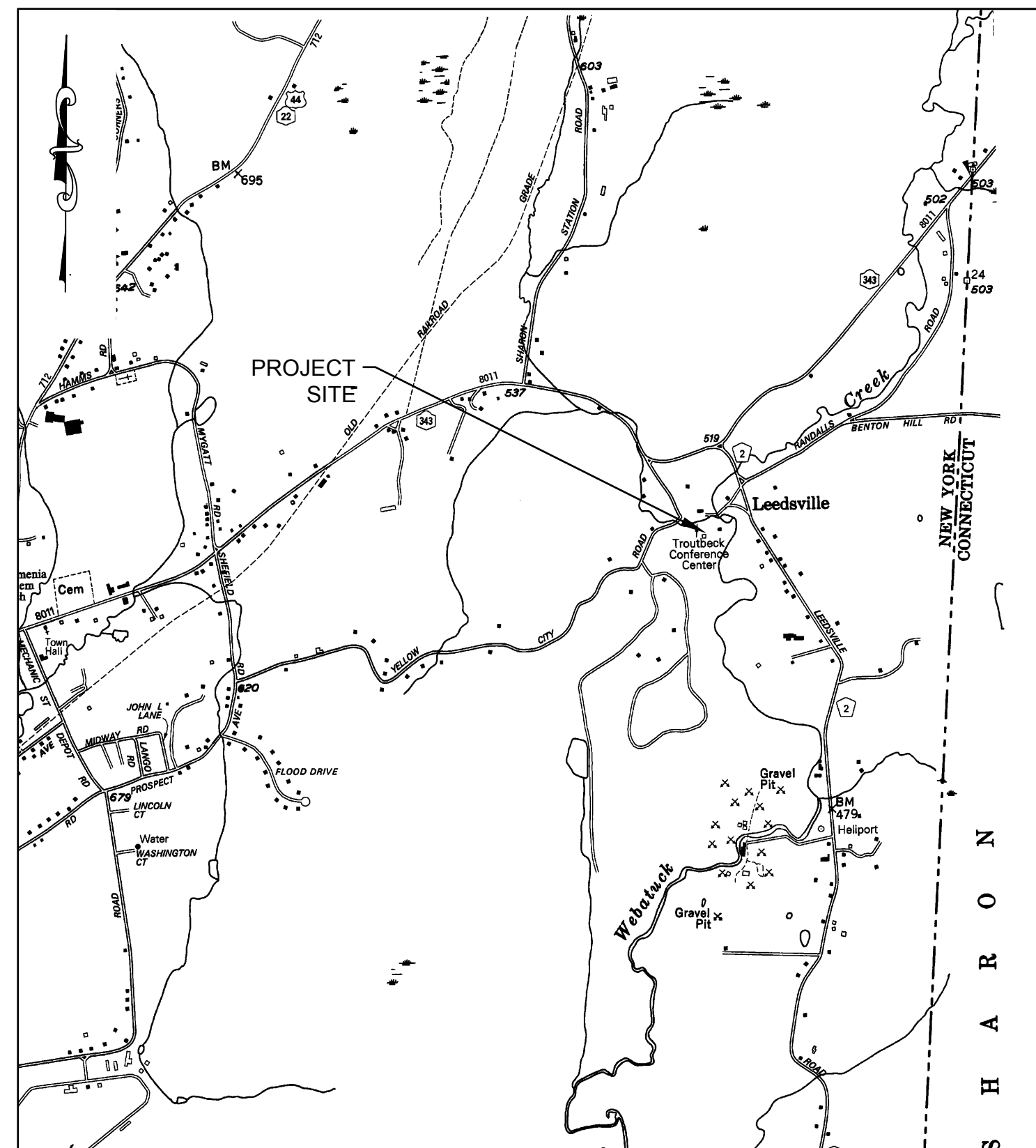
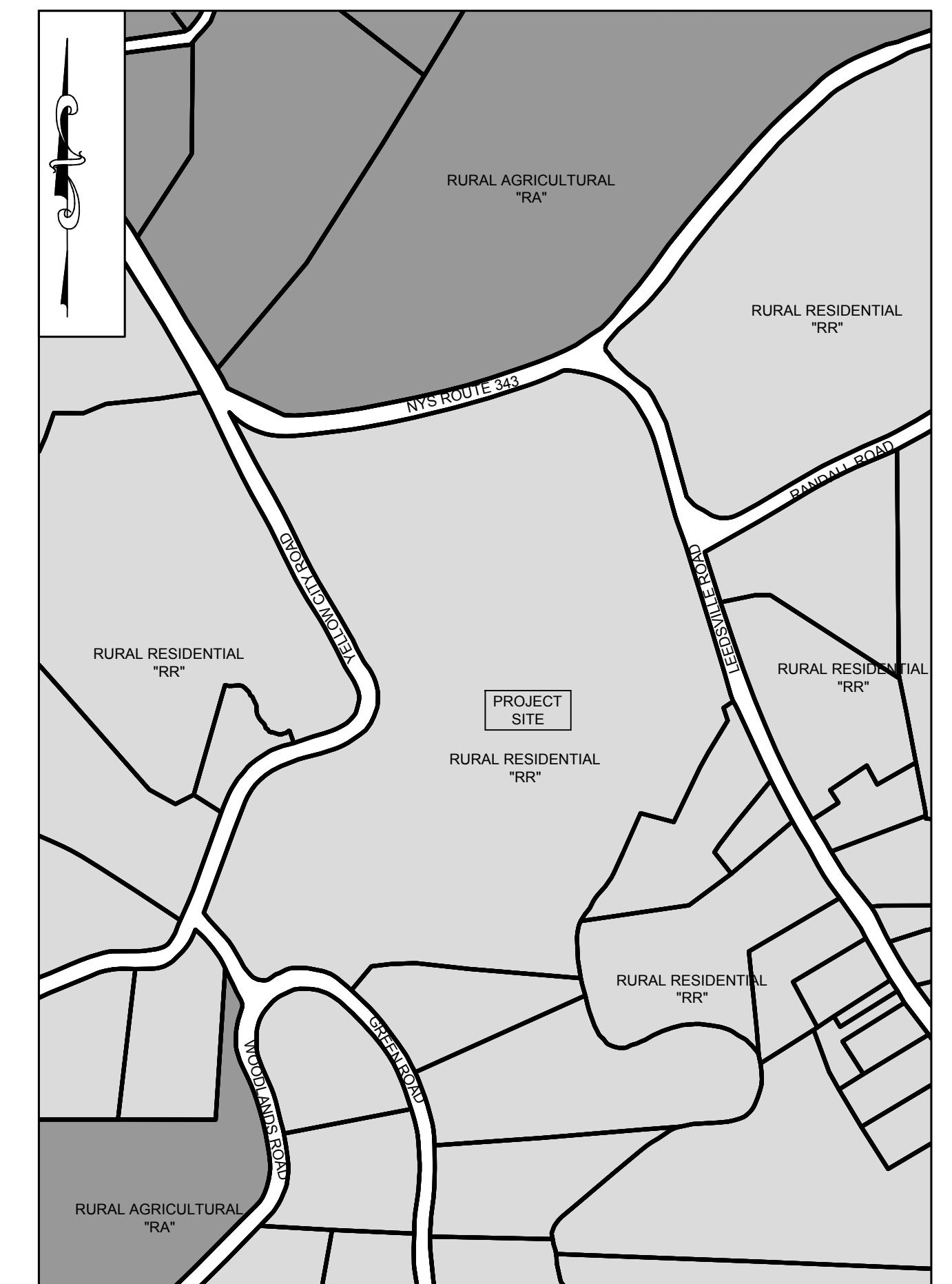


# VICINITY PLAN



SCALE: 1" = 2000'

# AREA PLAN



SCALE: 1" = 400'

■ - RURAL AGRICULTURAL    ■ - RURAL RESIDENTIAL

# TROUTBECK

## PHASE 1 SITE PLAN

### TOWN OF AMENIA DUTCHESS COUNTY, NY

## PLANS PREPARED FOR:

TROUTBECK HOLDINGS LP.  
515 LEEDSVILLE RD.  
AMENIA, NY 12501

#### PARCEL INFORMATION

ZONING DISTRICT: "RR" RURAL RESIDENTIAL  
LOT SIZE: 43.5 ACRES  
TAX GRID No.: 132000-7267-00-227675  
PROPERTY ADDRESS: 515 LEEDSVILLE ROAD  
AMENIA, NY 12501  
PROPERTY OWNER: TROUTBECK HOLDINGS, LP.  
515 LEEDSVILLE ROAD  
AMENIA, NY 12501  
APPLICANT: TROUTBECK HOLDINGS, LP.  
515 LEEDSVILLE ROAD  
AMENIA, NY 12501

### DRAWING LIST

TITLE SHEET	SHEET 0 OF 7
EXISTING CONDITIONS PLAN	SHEET 1 OF 7
PHASE 1 SITE PLAN	SHEET 2 OF 7
PHASE 1 GRADING & UTILITIES PLAN	SHEET 3 OF 7
PHASE 1 STORMWATER MANAGEMENT PLAN	SHEET 4 OF 7
PHASE 1 EROSION & SEDIMENT CONTROL PLAN	SHEET 5 OF 7
PHASE 1 LIGHTING PLAN	SHEET 6 OF 7
SITE DETAILS 1	SHEET 7 OF 7
LANDSCAPING PLAN	SHEET L 4.10 (BY REED-HILDERBRAND)

#### ADJACENT PROPERTY OWNERS

TAX GRID NO.: 132000-7267-00-285867 PROPERTY OWNER: BARBARA C. MEILI ZONING DISTRICT: "RA" - "RURAL AGRICULTURAL"	TAX GRID NO.: 132000-7267-00-310588 PROPERTY OWNER: ADRIAN PARTRIDGE ZONING DISTRICT: "RR" - "RURAL RESIDENTIAL"
TAX GRID NO.: 132000-7267-00-340790 PROPERTY OWNER: STEPHEN HOLT ZONING DISTRICT: "RR" - "RURAL RESIDENTIAL"	TAX GRID NO.: 132000-7267-00-186555 PROPERTY OWNER: SCOTT YO ZONING DISTRICT: "RR" - "RURAL RESIDENTIAL"
TAX GRID NO.: 132000-7267-00-335715 PROPERTY OWNER: KEVIN WHEELER ZONING DISTRICT: "RR" - "RURAL RESIDENTIAL"	TAX GRID NO.: 132000-7267-00-136560 PROPERTY OWNER: DAVID LEDERKRAMER ZONING DISTRICT: "RR" - "RURAL RESIDENTIAL"
TAX GRID NO.: 132000-7267-00-343654 PROPERTY OWNER: DANIEL J. KESSLER ZONING DISTRICT: "RR" - "RURAL RESIDENTIAL"	TAX GRID NO.: 132000-7267-00-115640 PROPERTY OWNER: PETER W. SPARBER ZONING DISTRICT: "RR" - "RURAL RESIDENTIAL"
TAX GRID NO.: 132000-7267-00-314628 PROPERTY OWNER: VERNON FISH ZONING DISTRICT: "RR" - "RURAL RESIDENTIAL"	TAX GRID NO.: 132000-7267-00-137672 PROPERTY OWNER: LYZZETTE BULLOCK ZONING DISTRICT: "RR" - "RURAL RESIDENTIAL"
TAX GRID NO.: 132000-7267-00-294624 PROPERTY OWNER: JOHN H. STEWART ZONING DISTRICT: "RR" - "RURAL RESIDENTIAL"	

ENGINEERING, DESIGN, & PLANS PREPARED BY:

## RENNIA ENGINEERING DESIGN, PLLC

CIVIL • ENVIRONMENTAL • STRUCTURAL

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522

Tel: (845) 877-0555 Fax: (845) 877-0556

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THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT I AM FAMILIAR WITH THIS MAP, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE TOWN OF HYDE PARK, DUTCHESS COUNTY, NY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
OWNER'S SIGNATURE

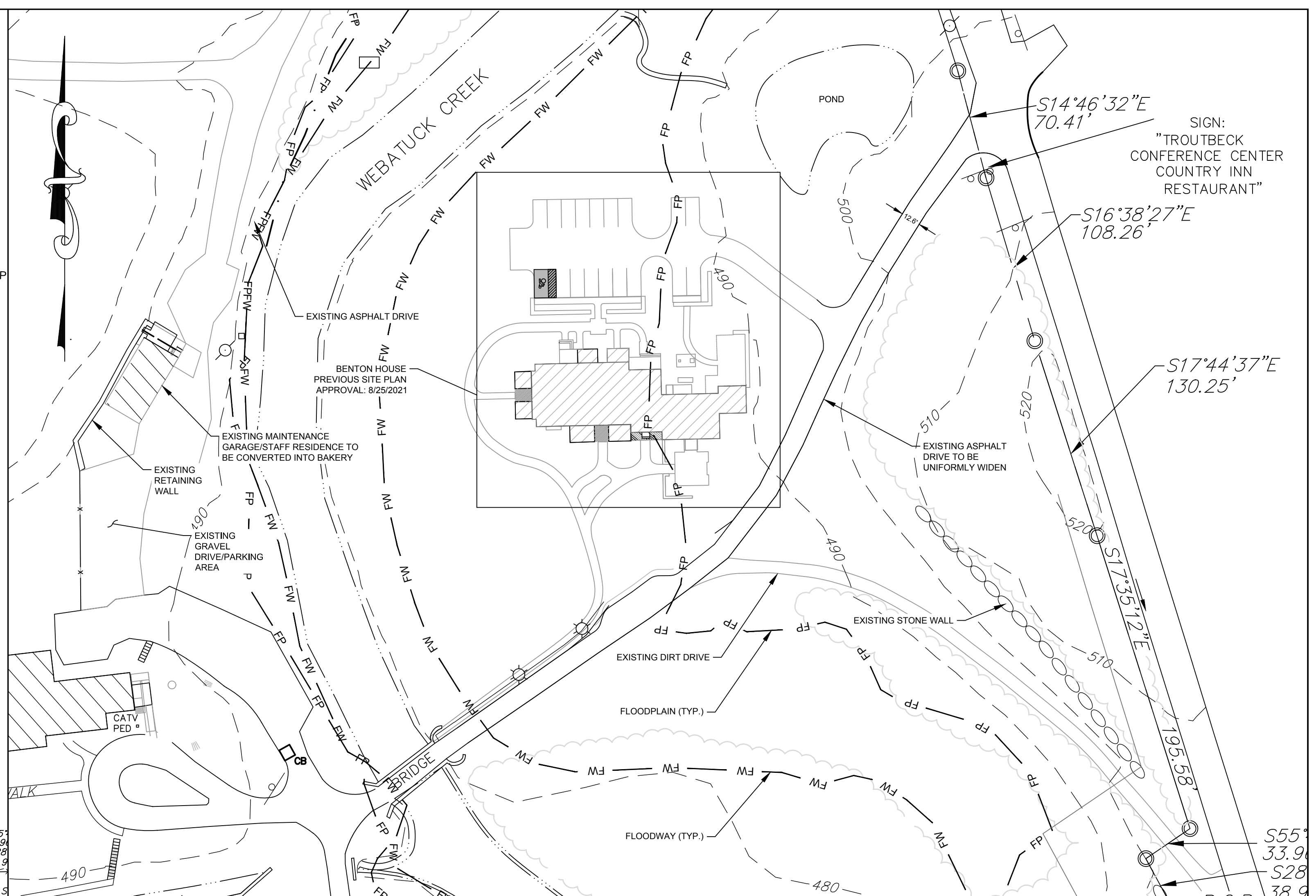
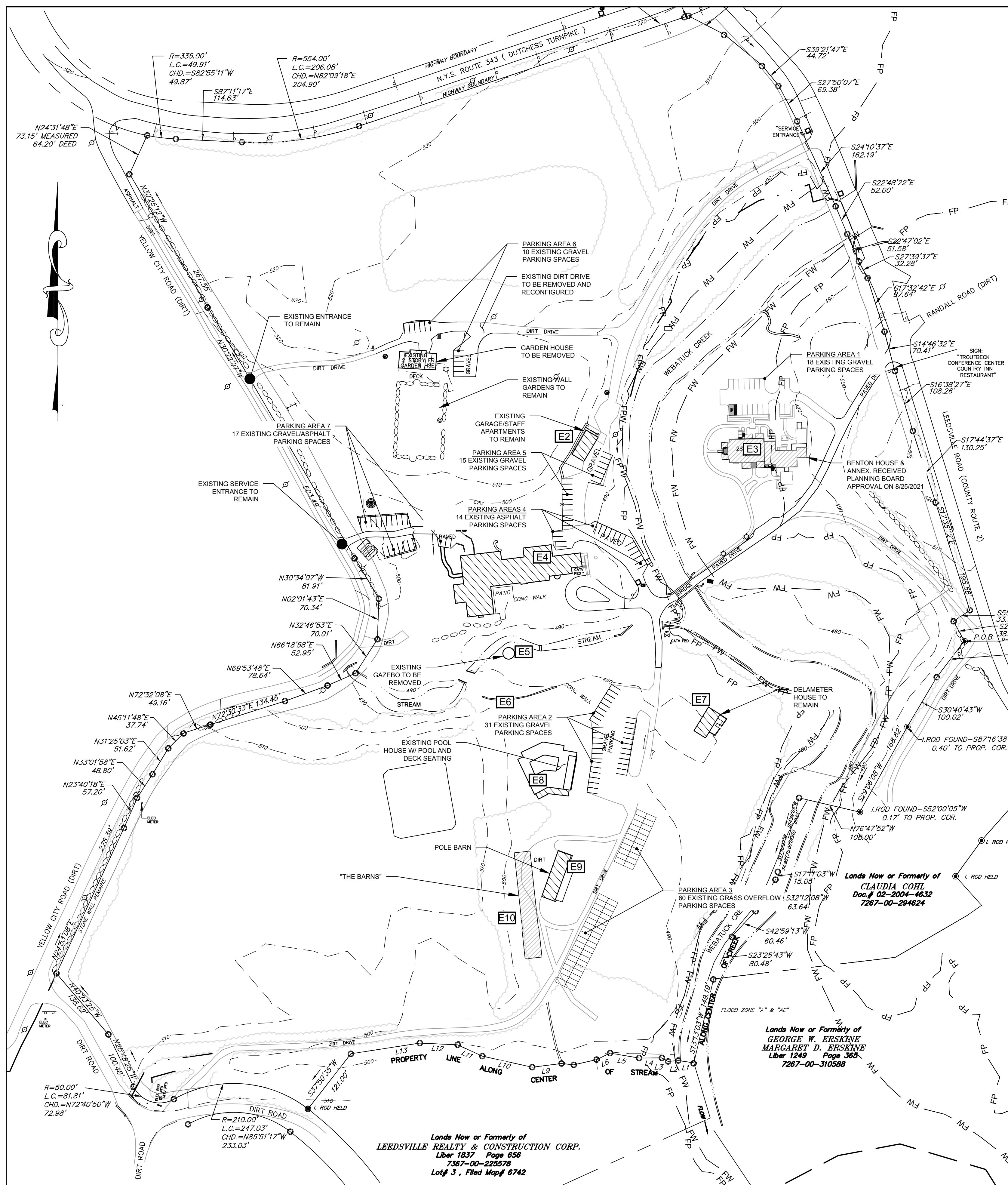
#### PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF AMENIA, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_  
CHAIRPERSON

DATE	REVISION	DATE:	TITLE
8/29/2022	REVISED FOR PLANNING BOARD SUBMISSION	12/01/2021	SHEET: 0 OF 7
10/10/2022	REVISED FOR PLANNING BOARD SUBMISSION		
11/28/2022	REVISED FOR PLANNING BOARD SUBMISSION		





### EXISTING PARKING SPACES

PARKING AREA LOCATION	COVER TYPE	# OF PARKING SPACES
AREA 1 BENTON HOUSE	GRAVEL	18
AREA 2 POOL FACILITIES	GRAVEL	31
AREA 3 GRASS OVERFLOW	GRASS	60
AREA 4 MANOR HOUSE	ASPHALT	14
AREA 5 MAINTENANCE GARAGE/STAFF RESIDENCE	GRAVEL	15
AREA 6 GARDEN HOUSE	GRAVEL	10
AREA 7 MANOR HOUSE - SERVICE YARD	GRAVEL/ASPHALT	17
<b>TOTAL</b>		<b>165 SPACES</b>

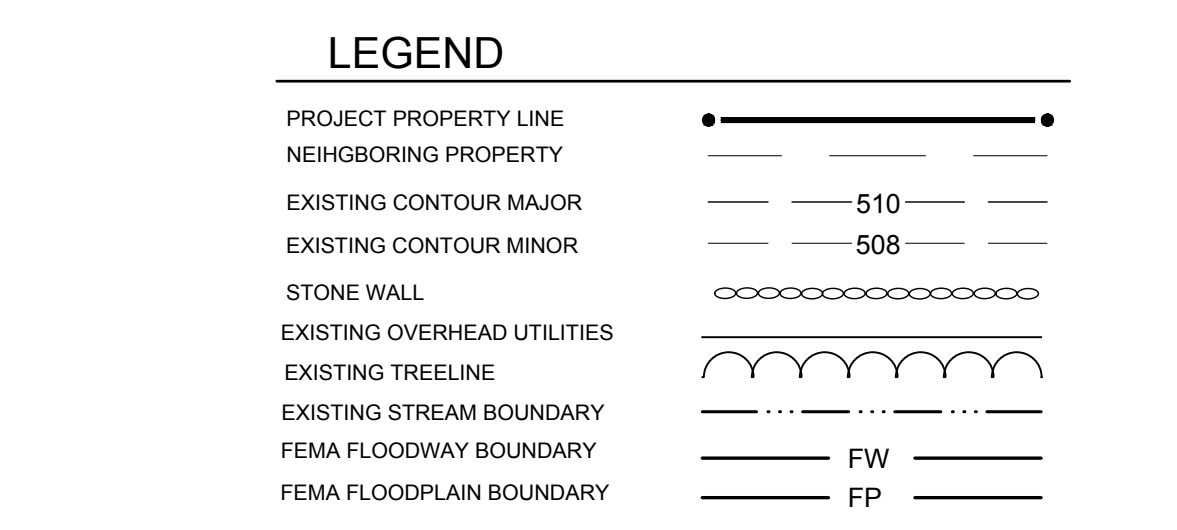
### TROUTBECK - ADAPTIVE REUSE PLAN

SCALE: 1" = 50'

#### EXISTING STRUCTURE INVENTORY

BUILDING #	BUILDING	EXISTING BUILDING USE	FLOORS	FOOTPRINT (SF)	TOTAL BUILDING SQ. FT.	LODGING UNITS / STAFF APARTMENTS
E1	GARDEN HOUSE*	STAFF APARTMENTS/ GUEST LODGING	2-STORY	1,931	3,862	4 LODGING UNITS 2 STAFF APARTMENTS
E2	CARETAKER HOUSE / MAINTENANCE GARAGE	STAFF APARTMENT / MAINTENANCE	2-STORY	1,172	1,800	1 STAFF APARTMENT
E3	BENTON HOUSE (FORMERLY CENTURY LODGE & ANNEX)	LODGING	2-STORY	5,860	9,783	17 LODGING UNITS
E4	MANOR HOUSE	LODGING/EVENT SPACE/DINING	2.5-STORY	14,264	35,773	17 LODGING UNITS
E5	GAZEEBO*	GUEST AMENITY	1-STORY	315	315	N/A
E6	STONE CHAPEL	GUEST AMENITY	1-STORY	174	174	N/A
E7	DELAMETER HOUSE	VACANT/UNUSED	2-STORY	1,143	2,012	N/A
E8	POOL FACILITIES (POOL HOUSE)	GUEST AMENITY	1-STORY	615	615	N/A
E9	POLE BARN	GUEST AMENITY	1-STORY	2,081	2,081	N/A
E10	THE BARN (WELLNESS)	GUEST AMENITY/ FITNESS/ WELLNESS	1-STORY	4,925	4,925	N/A
<b>TOTAL</b>						<b>LODGING UNITS 38</b>
						<b>STAFF APTS. 3</b>

\*SCHEDULED TO BE REMOVED AS PART OF PROPOSED ADAPTIVE REUSE PLAN DEVELOPMENT.



**MAP NOTES:**

- PROPERTY DATA AND EXISTING FEATURES BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE APRIL 26, 2016. PREPARED BY CHAZEN ENGINEERING AND SURVEYING, P.C.
- TOPOGRAPHIC CONTOURS BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE DECEMBER 8, 2004. PREPARED BY STEVEN ALEX. L.S. OF CHAZEN ENGINEERING AND SURVEYING, P.C.

**FLOOD ZONE NOTES:**

- PROPERTY SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREA ZONE AE", WITHIN "OTHER AREAS, ZONE X" (UNSHADED), AND WITHIN "FLOODWAY AREAS IN ZONE AE" AS SHOWN ON FEMA, NFIP, FIRM PANEL 360270332E, WITH AN EFFECTIVE DATE OF MAY 2, 2012.
- THE "ZONE AE, BASE FLOOD ELEVATIONS" DETERMINED TO AFFECT THIS PARCEL ARE IN THE RANGE OF 480' TO 487' (NAVD88).

**OVERALL EXISTING CONDITIONS PLAN**  
SCALE: 1" = 100'

**GRAPHIC SCALE**  
0 100' 200'  
1" = 100'

ZONING DISTRICT: "RR" RURAL RESIDENTIAL  
LOT SIZE: 43.5 ACRES  
TAX GRID No.: 132000-7287-00-227875  
PROPERTY ADDRESS: 515 LEEDSVILLE ROAD  
AMENIA, NY 12501  
PROPERTY OWNER: TROUTBECK HOLDINGS, LP.  
515 LEEDSVILLE ROAD  
AMENIA, NY 12501  
TROUTBECK HOLDINGS, LP.  
515 LEEDSVILLE ROAD  
AMENIA, NY 12501

APPLICANT:

DATE	REVISION
11/28/2022	REVISED FOR PLANNING BOARD SUBMISSION

ENGINEERING, DESIGN, & PLANS PREPARED BY:  
**RENNIA ENGINEERING DESIGN, PLLC**  
CIVIL • ENVIRONMENTAL • STRUCTURAL  
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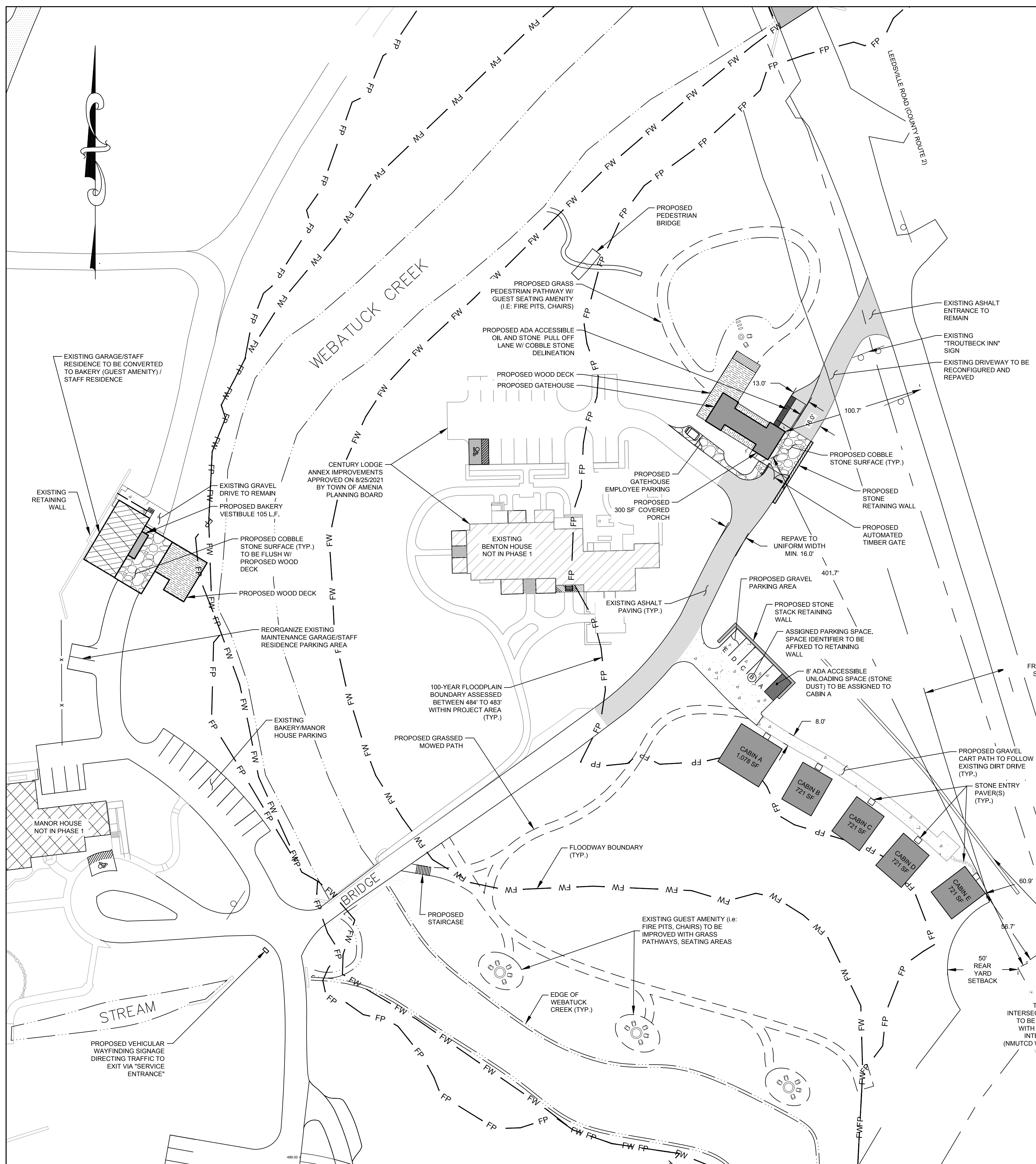
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**TROUTBECK ADAPTIVE REUSE**  
TOWN OF AMENIA DUTCHESS COUNTY, NY

**PHASE 1 EXISTING CONDITIONS PLAN**

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
10/10/2022	AS SHOWN	RED	RED	RAR	16-019	1 of 7

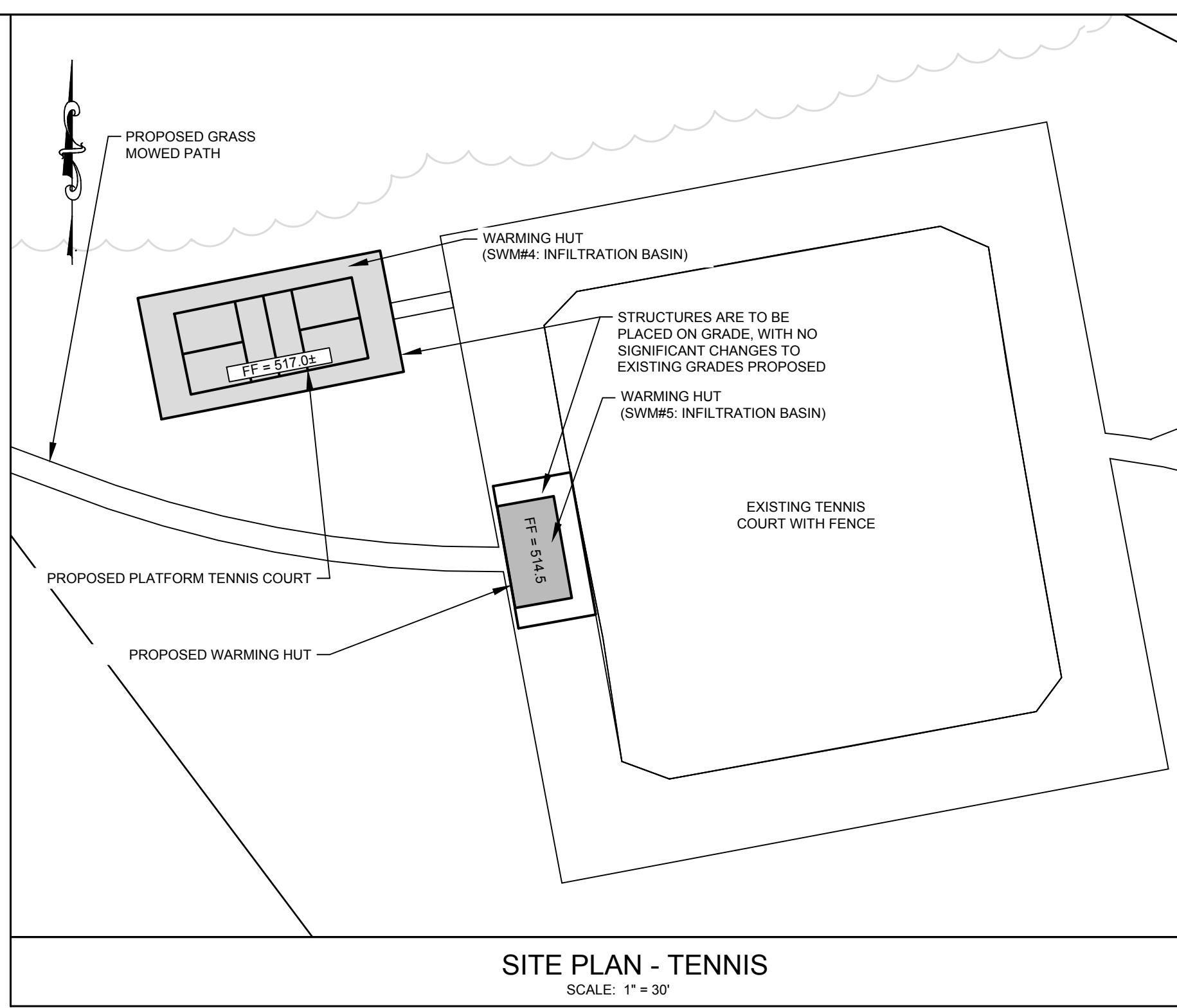
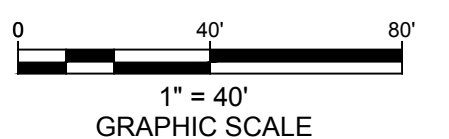




**SITE PLAN - CREEKSIDE CABINS & GATE HOUSE**  
SCALE: 1" = 40'

**FLOOD ZONE NOTES:**  
 1. PROPERTY SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREA ZONE AE", WITHIN "OTHER AREAS, ZONE X" (UNSHADED), AND WITHIN "FLOODWAY AREAS IN ZONE AE" AS SHOWN ON FEMA, NFIP, FIRM PANEL 360270332E, WITH AN EFFECTIVE DATE OF MAY 2, 2012.  
 2. THE "ZONE AE, BASE FLOOD ELEVATIONS" DETERMINED TO AFFECT THIS PARCEL ARE IN THE RANGE OF 480' TO 487' (NAVD88).

**MAP NOTES:**  
 1. PROPERTY DATA AND EXISTING FEATURES BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE APRIL 26, 2016 PREPARED BY CHAZEN ENGINEERING AND SURVEYING, PC.  
 2. TOPOGRAPHIC CONTOURS BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE DECEMBER 8, 2004 PREPARED BY STEVEN ALEX, L.S. OF CHAZEN ENGINEERING AND SURVEYING, PC.



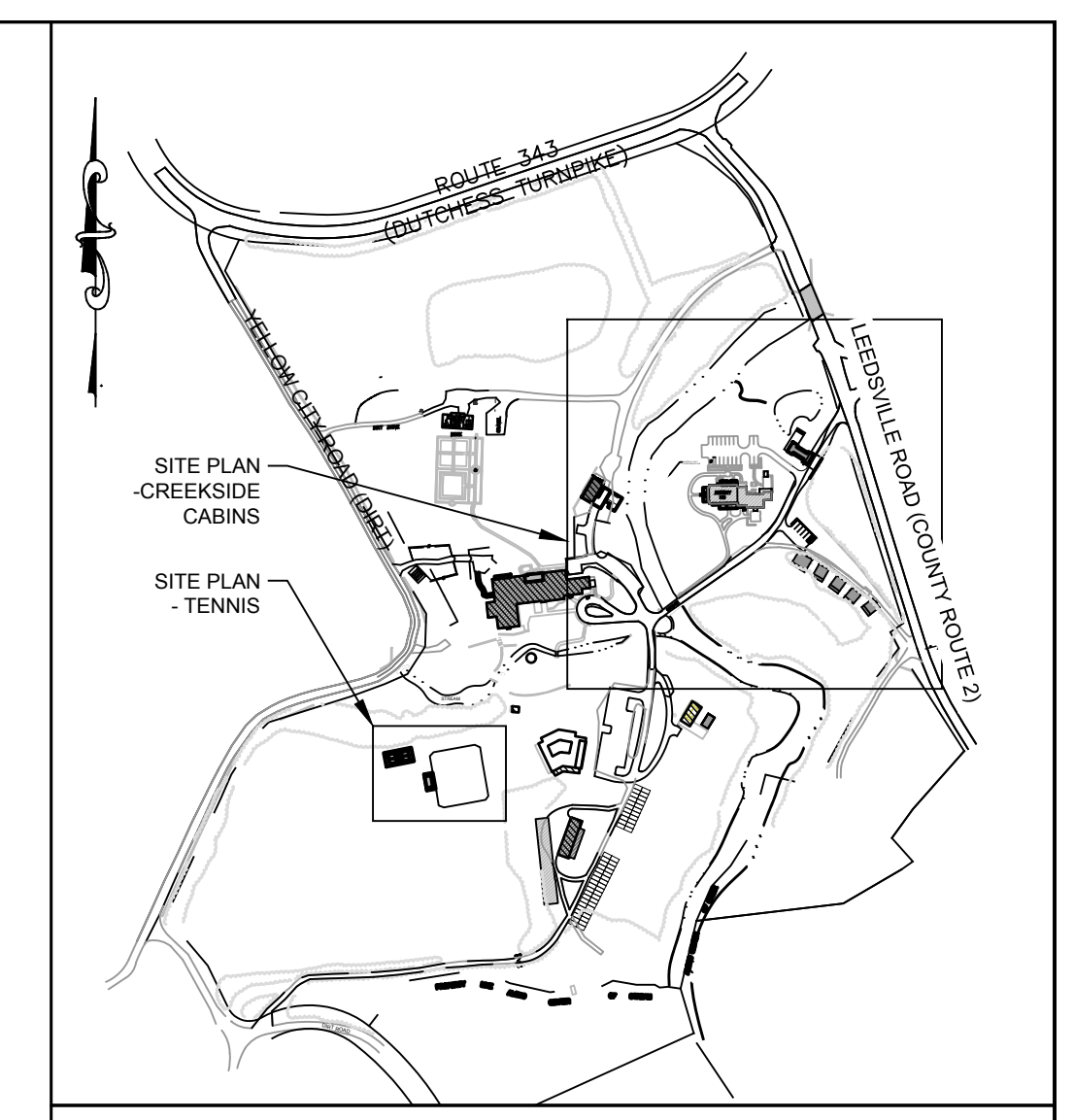
**SITE PLAN - TENNIS**  
SCALE: 1" = 30'

BULK REGULATIONS				
PHASE 1: CREEKSIDE CABINS/GATEHOUSE/BAKERY				
PROVISION	REQUIRED* (ADAPTIVE REUSE)	PROPOSED GATEHOUSE	PROPOSED CABINS (5)	PLATFORM TENNIS
MIN. LOT AREA (ACRES)	5	43.5	43.5	43.5
MIN. ROAD FRONTAGE (FT)	400	1169 (LEEDSVILLE)	1169 (LEEDSVILLE)	1169 (LEEDSVILLE)
MIN / MAX FRONT YARD SETBACK (FT)	60 (COUNTY ROAD)	100.7	60.7 (CABIN E)	138.2
MIN. REAR YARD SETBACK (FT)	50	401.7	56.7 (CABIN E)	1086.9
MIN. SIDE YARD SETBACK (FT) <sup>3</sup>	30	N/A	N/A	N/A
MAX BUILDING HEIGHT (FT)	35	13.5	13.3	N/A
MAX. IMPERVIOUS SURFACE (%)	30%	10.8	10.8	10.8
MAX BUILDING FOOT PRINT (SF)	16,000	962	1,078 (CABIN A)	N/A

**NOTES**  
 1) MEASURED FROM CENTERLINE OF ROADWAY.  
 2) MEASURED FROM NEAREST ROADWAY.  
 3) THE SITE IS BORDERED ON 3 SIDES BY EXISTING ROADWAYS. ONLY REAR YARD SETBACK IS UTILIZED.  
 4) BULK REGULATION REQUIREMENTS ESTABLISHED AS PART OF THE "ADAPTIVE REUSE" OF THE SITE. PERMITTED AS PER SECTION 121-14.2.1 OF THE AMENIA ZONING CODE.

**LEGEND**

- EXISTING PROPERTY LINE
- STONE WALL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD UTILITIES
- EXISTING TREELINE
- EXISTING STREAM BOUNDARY
- FEMA FLOODWAY BOUNDARY
- FEMA FLOODPLAIN BOUNDARY
- RETAINING WALL ELEVATIONS
- PROPOSED RETAINING WALL



**AREA MAP**  
SCALE: 1" = 400'

**PARKING CALCULATIONS**

- EXISTING USES - RECOMMENDED PARKING SPACES**
- LODGING UNITS: 38 UNITS X 1 SPACE PER UNIT = **38 SPACES**
  - RESIDENTIAL UNITS: 3 STAFF APARTMENTS X 1.5 SPACE PER UNIT (MULTIFAMILY) = **5 SPACES**
  - FTE STAFF: (53 STAFF X 1 SPACE PER EMPLOYEE) X .75 (ASSUMED STAGGERED SCHEDULING, WHICH FREES SPACES FOR LATER SHIFT) = **40 SPACES**
  - EVENT SPACE (PUBLIC ASSEMBLY): (225 OCCUPANTS / 1 SPACE PER 3 PEOPLE) X .55 (ASSUMED LODGING/EVENT USE OVERLAP - GUEST STAYING ON SITE MAKE UP 45% OF EVENT BUILDING CAPACITY) = **42 SPACES**

- PROPOSED USES - RECOMMENDED PARKING SPACES**
- GATEHOUSE: 1 SPACE PER EMPLOYEE = **1 SPACE REQ.**
  - BAKERY: 1.5 SPACE PER RESIDENCE/EMPLOYEE = **2 SPACE REQ.**
  - CREEKSIDE CABINS (5): 5 LODGING UNITS X 1 SPACE PER UNIT = **5 SPACES REQ.**

EXISTING/PROPOSED PARKING SPACES		
PARKING AREA LOCATION	COVER TYPE	# OF PARKING SPACES
<b>EXISTING SPACES</b>		
AREA 1 BENTON HOUSE	GRAVEL	18
AREA 2 POOL FACILITIES	GRAVEL	31
AREA 3 GRASS OVERFLOW	GRASS	60
AREA 4 MANOR HOUSE	ASPHALT	14
AREA 5 MAINTENANCE GARAGE/STAFF RESIDENCE	GRAVEL	15 EXISTING SPACE TO BE REMOVED AND REPLACE BY 2 SEE "PROPOSED - BAKERY" PARKING
AREA 6 GARDEN HOUSE	GRAVEL	10
AREA 7 MANOR HOUSE - SERVICE YARD	GRAVEL/ASPHALT	17
<b>PROPOSED SPACES</b>		
GATEHOUSE	COBBLESTONE	2
CREEKSIDE CABINS	GRAVEL	5
BAKERY	GRAVEL	2
<b>TOTAL RECOMMEND SPACES</b>		<b>132 SPACES</b>
<b>TOTAL PROVIDED SPACES</b>		<b>159</b>

**SITE DATA**

ZONING DISTRICT: "RR" RURAL RESIDENTIAL  
 LOT SIZE: 43.5 ACRES  
 TAX GRID No.: 132000-7267-00-227675  
 PROPERTY ADDRESS: 515 LEEDSVILLE ROAD AMENIA, NY 12501  
 PROPERTY OWNER: TROUTBECK HOLDINGS, LP. 515 LEEDSVILLE ROAD AMENIA, NY 12501  
 APPLICANT: TROUTBECK HOLDINGS, LP. 515 LEEDSVILLE ROAD AMENIA, NY 12501

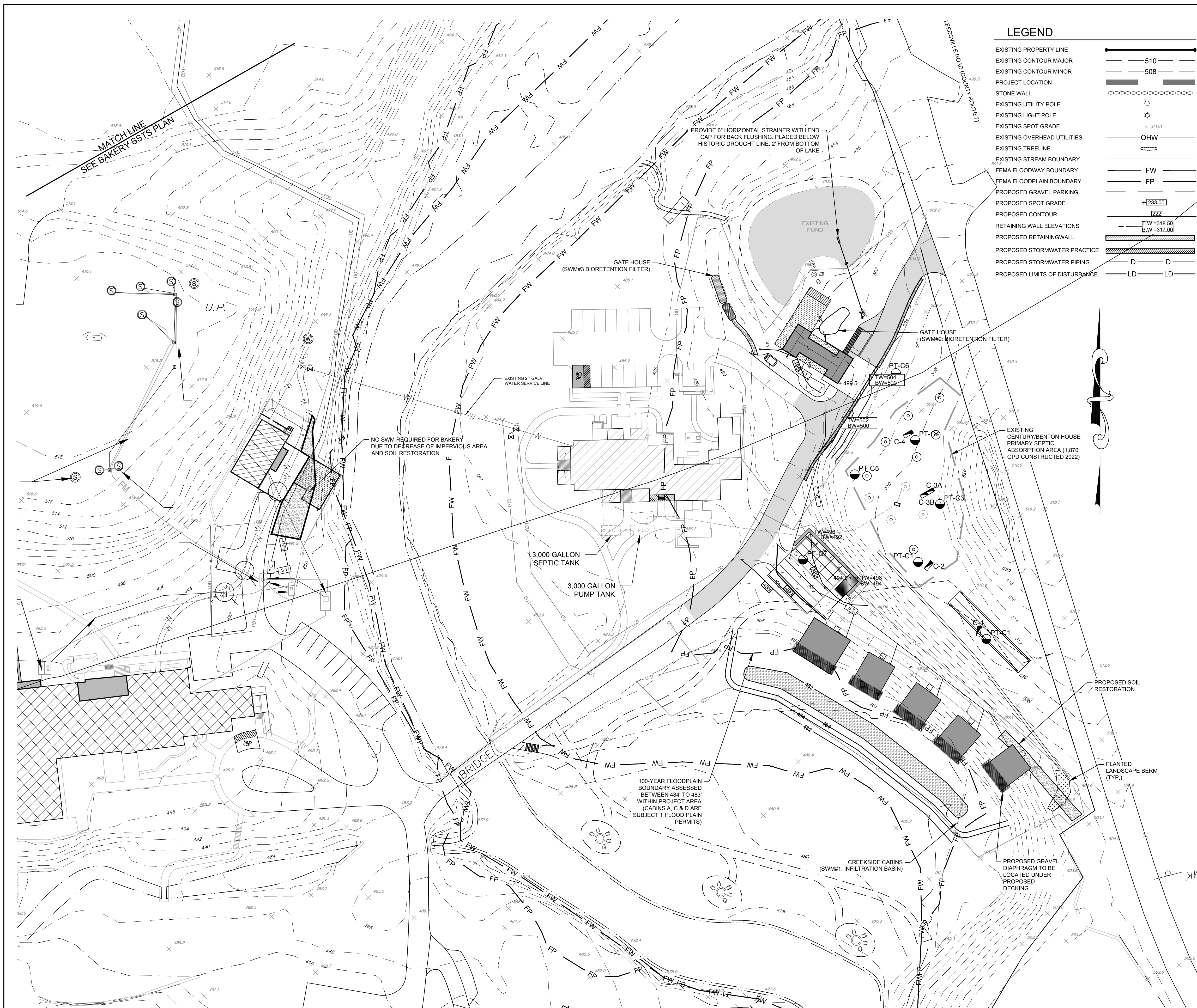
**TROUTBECK ADAPTIVE REUSE**

TOWN OF AMENIA		DUTCHESS COUNTY, NY	
<b>PHASE 1 SITE PLAN</b>			
DATE	SCALE	DESIGNED BY	CHECKED BY
8/29/2022	AS SHOWN	RED	RED
DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
RED	RED	16-019	2 of 7

DATE	REVISION
10/10/2022	REVISED FOR PLANNING BOARD SUBMISSION
11/28/2022	REVISED FOR PLANNING BOARD SUBMISSION

ENGINEERING, DESIGN, & PLANS PREPARED BY:  
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**SITE PLAN**  
SCALE: 1" = 40'

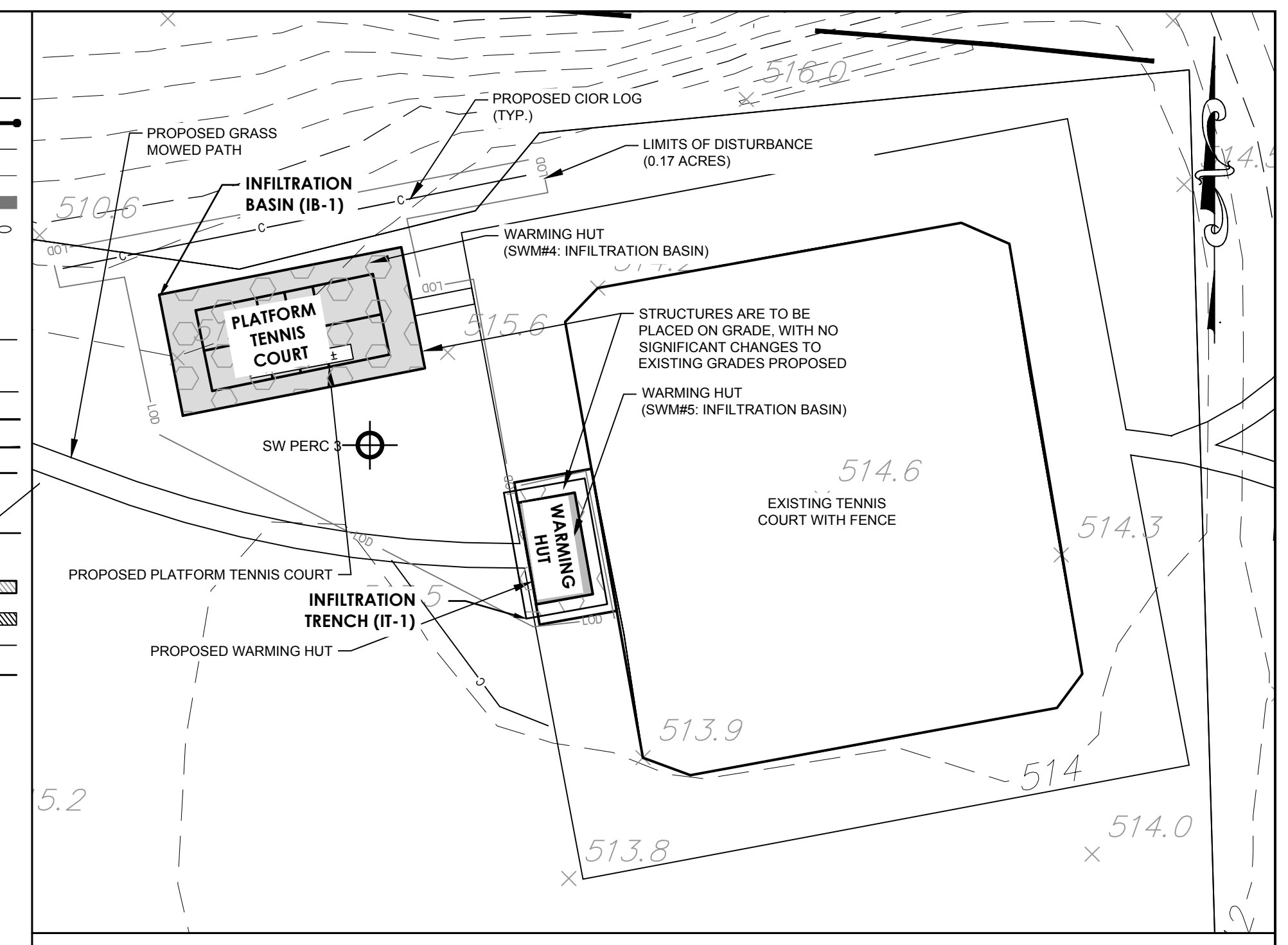
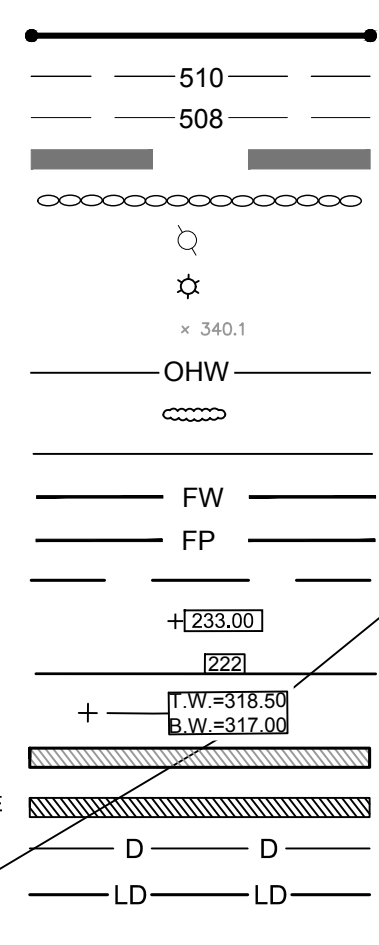


**FLOOD ZONE NOTES:**  
1. PROPERTY SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREA ZONE AE", WITHIN "OTHER AREAS, ZONE X" (UNSHADED), AND WITHIN "FLOODWAY AREAS IN ZONE AE" AS SHOWN ON FEMA, NFIP, FIRM PANEL 360270332E, WITH AN EFFECTIVE DATE OF MAY 2, 2012.  
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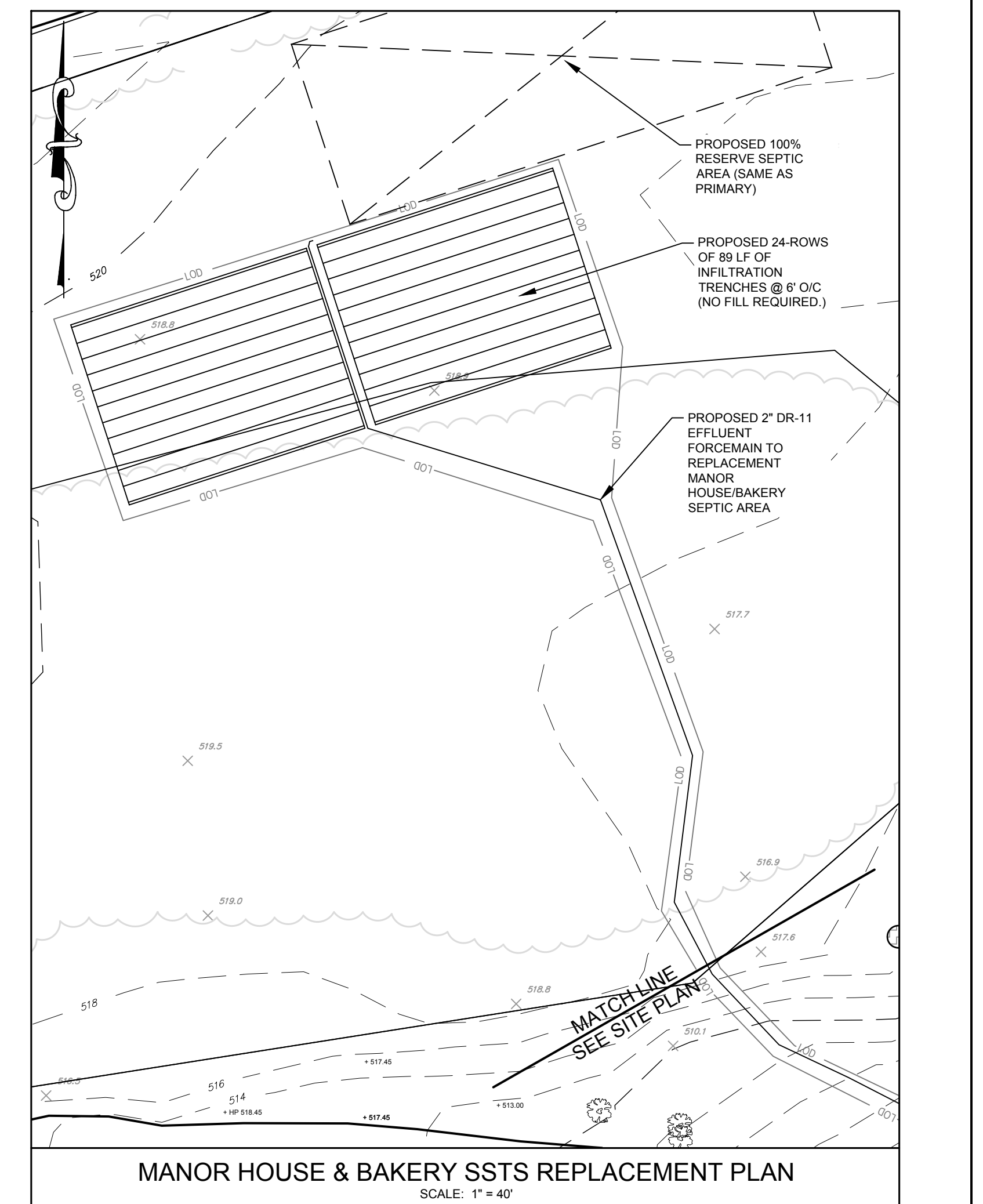
**MAP NOTES:**  
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2. TOPOGRAPHIC CONTOURS BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE DECEMBER 8, 2004 PREPARED BY STEVEN ALEX, L.S. OF CHAZEN ENGINEERING AND SURVEYING, PC.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROJECT LOCATION
- STONE WALL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SPOT GRADE
- EXISTING OVERHEAD UTILITIES
- EXISTING TREELINE
- EXISTING STREAM BOUNDARY
- FEMA FLOODWAY BOUNDARY
- FEMA FLOODPLAIN BOUNDARY
- PROPOSED GRAVEL PARKING
- PROPOSED SPOT GRADE
- PROPOSED CONTOUR
- RETAINING WALL ELEVATIONS
- PROPOSED RETAINING WALL
- PROPOSED STORMWATER PRACTICE
- PROPOSED STORMWATER PIPING
- PROPOSED LIMITS OF DISTURBANCE



**SITE PLAN - TENNIS**  
SCALE: 1" = 30'



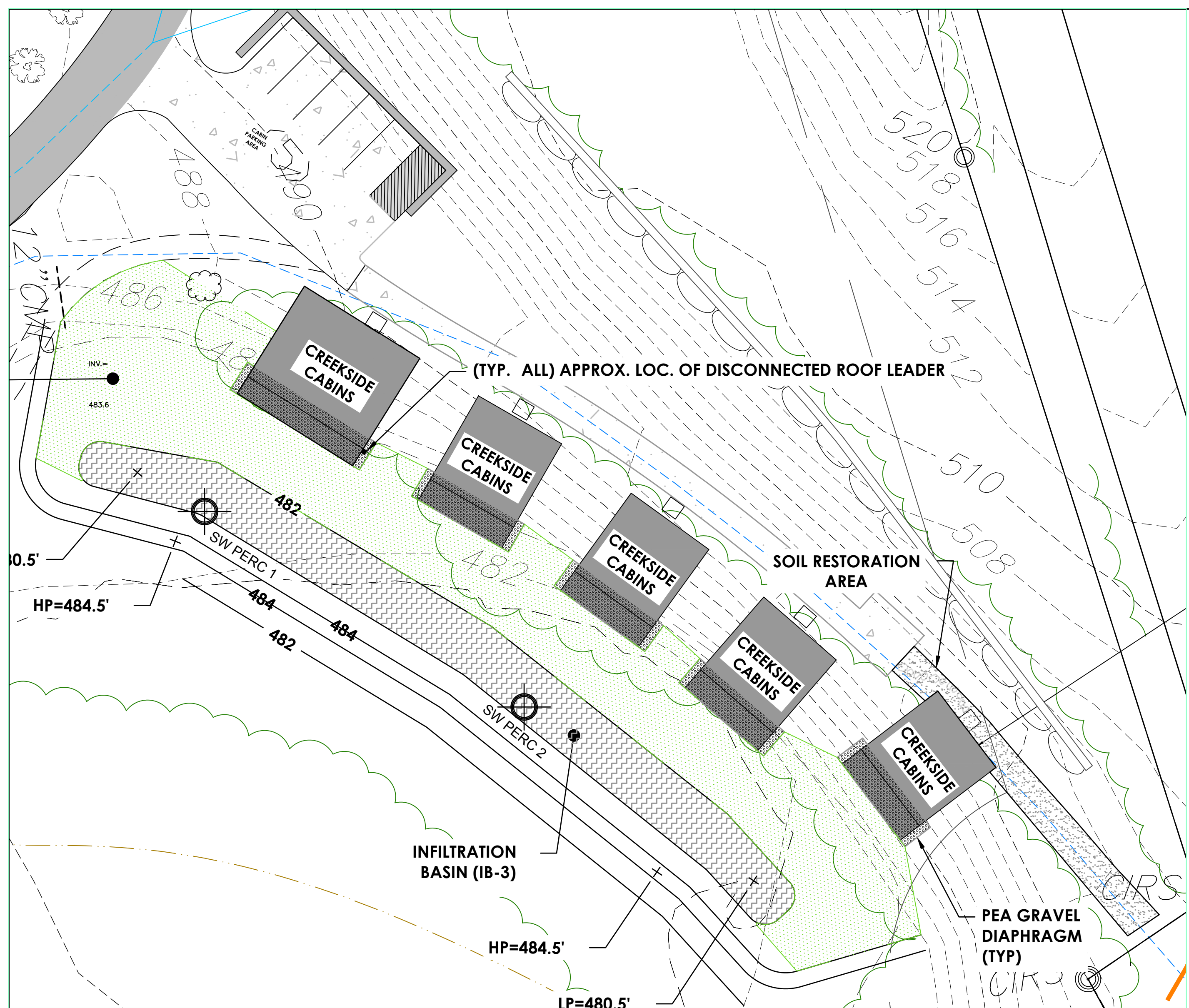
**MANOR HOUSE & BAKERY SSTS REPLACEMENT PLAN**  
SCALE: 1" = 40'

DATE	REVISION
10/10/2022	REVISED FOR PLANNING BOARD SUBMISSION
11/28/2022	REVISED FOR PLANNING BOARD SUBMISSION

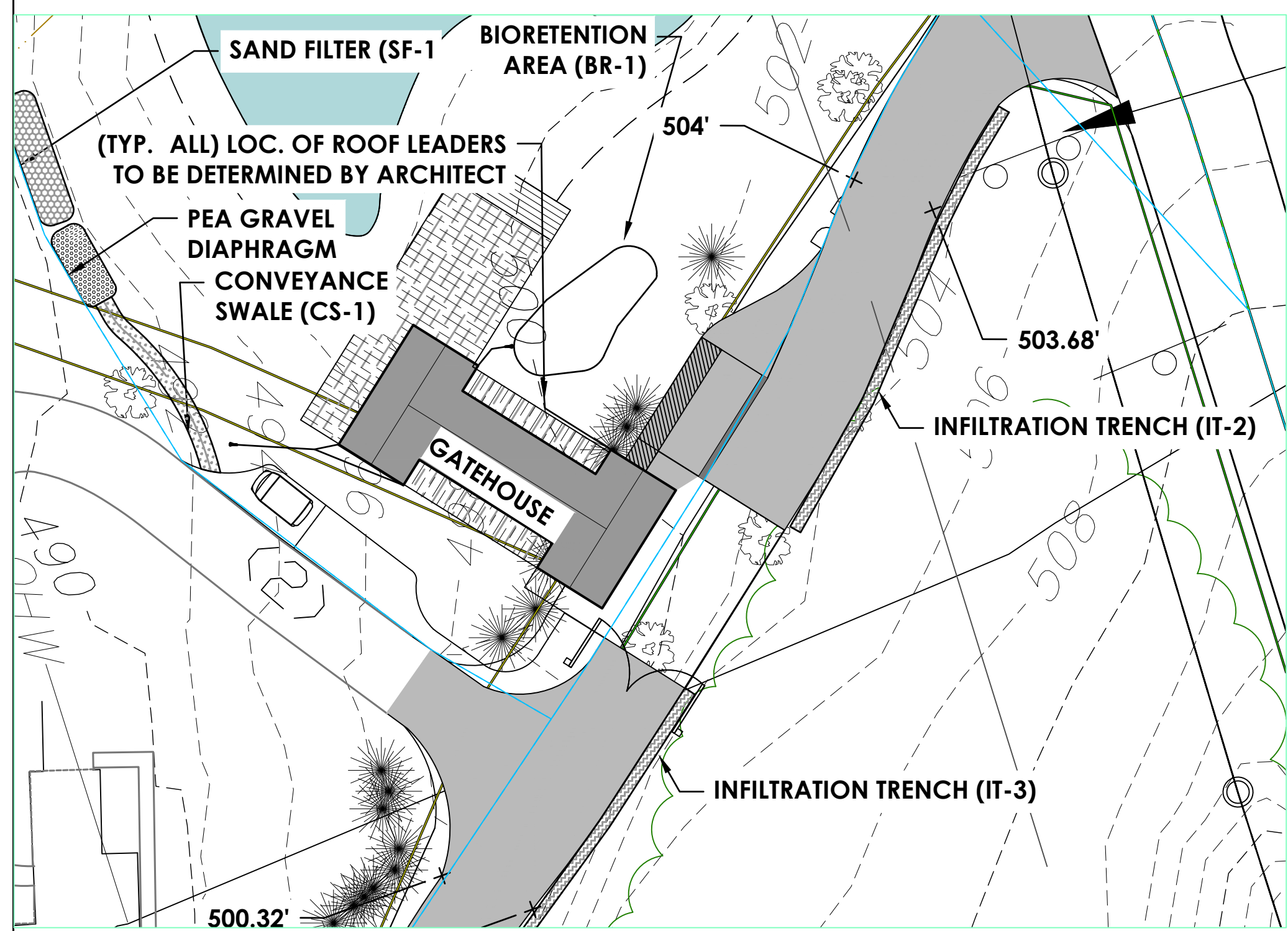
ENGINEERING, DESIGN, & PLANS PREPARED BY:  
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TROUTBECK ADAPTIVE REUSE						
TOWN OF AMENIA DUTCHESS COUNTY, NY						
PHASE 1 GRADING/UTILITIES PLAN						
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
8/29/2022	1" = 40'	RED	RED	RAR	16-019	3 of 7





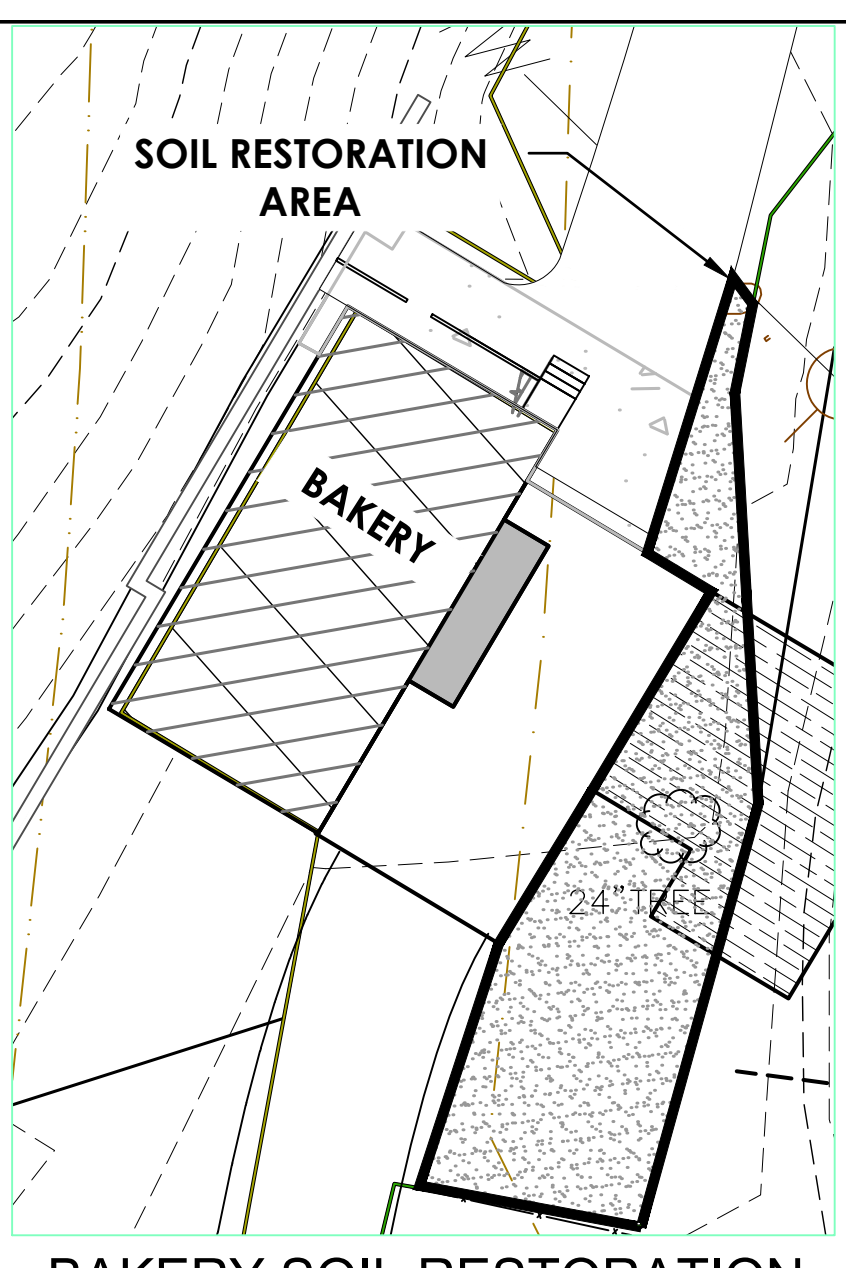
INFILTRATION BASIN IB-3  
SCALE: 1" = 20'



BIORETENTION AREAS BR-1 AND BR-2  
SCALE: 1" = 20'

MAP NOTES:  
 1. PROPERTY DATA AND EXISTING FEATURES BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE APRIL 20, 2016 PREPARED BY CHAZEN ENGINEERING AND SURVEYING, P.C.  
 2. TOPOGRAPHIC CONTOURS BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE DECEMBER 9, 2004 PREPARED BY STEVEN ALEX, L.S. OF CHAZEN ENGINEERING AND SURVEYING, P.C.

0 20' 40'  
 1" = 20'  
 GRAPHIC SCALE



BAKERY SOIL RESTORATION  
SCALE: 1" = 20'

PHASE 1 SMP DIMENSIONS									
Drainage Area	SMP #	Inlet Type	Inlet Invert	Outlet Type	Outlet Invert	Practice Length	Practice Width	Practice Area	Practice Depth
DA-2	IB-1	Sheet Flow	514.75	Broadcrested Weir/Berm	514.75	31	61	1891	1.5
DA-4	IT-1	Sheet Flow	516.75	Broadcrested Weir/Berm	515.25	102	2	204	1.5
DA-7	IB-3	Sheet Flow	484.5	Broadcrested Weir/Berm	484	250	2	6887	1.5
DA-8B	BR-1	Sheet Flow	500	Broadcrested Weir/Berm	500	Non-Geometric	Non-Geometric	372	3
DA-8B	SF-1	Conv. Swale	492	Broadcrested Weir/Berm	491.5	15	9	135	4.5
DA-8B	CS-1	Sheet Flow	493	Channel Flow	492	32	10	320	1
DA-8C	IT-2	Sheet Flow	506	Broadcrested Weir/Berm	505.5	78	2	156	1.5
DA-8C	IT-3	Sheet Flow	505.5	Broadcrested Weir/Berm	505	75	2	150	1.5

LEGEND

EXISTING PROPERTY LINE

EXISTING CONTOUR

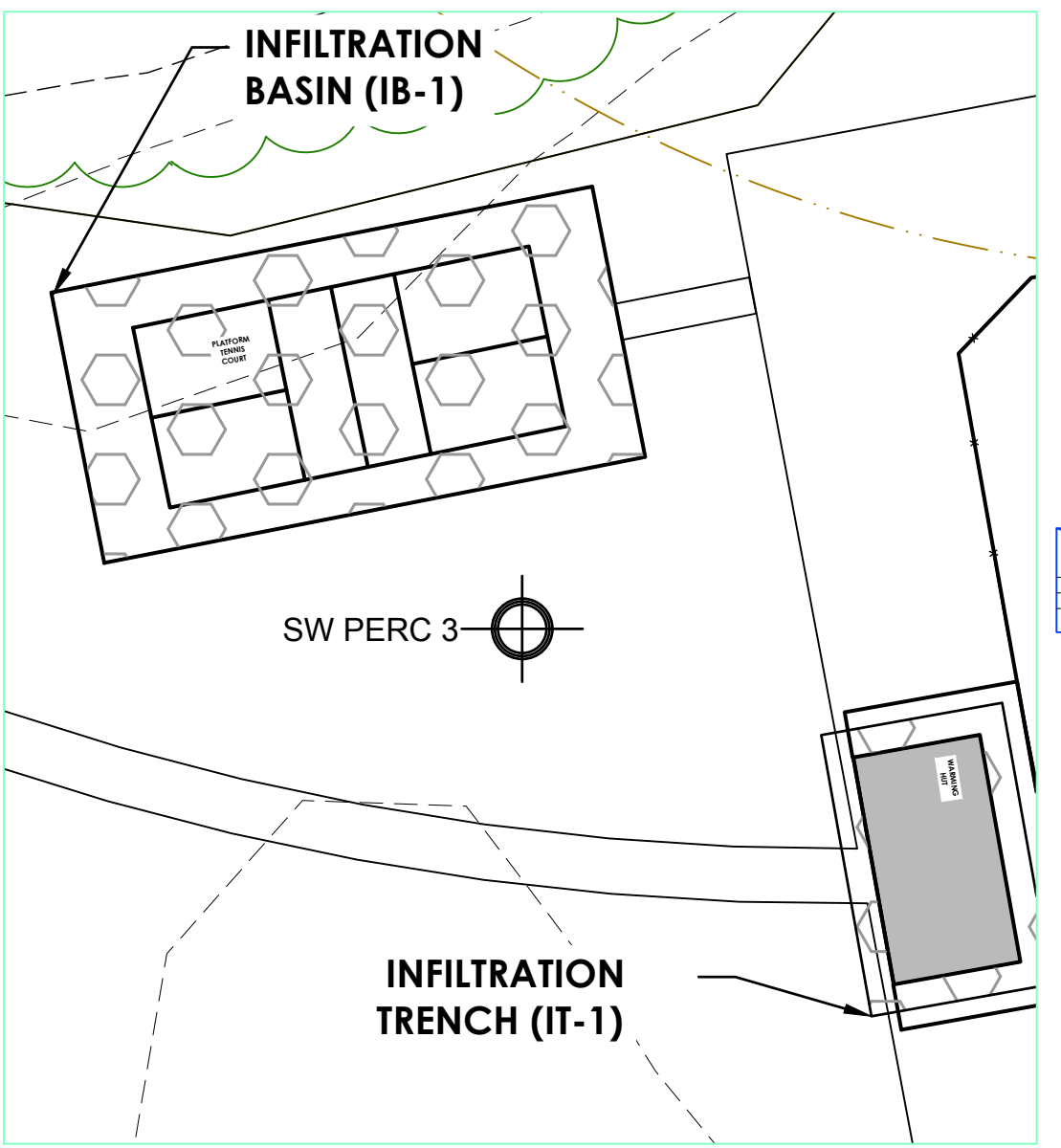
PROPOSED TIME OF CONCENTRATION

PROPOSED DRAINAGE AREA

PROPOSED INFIL. OR BIOMET. AREA

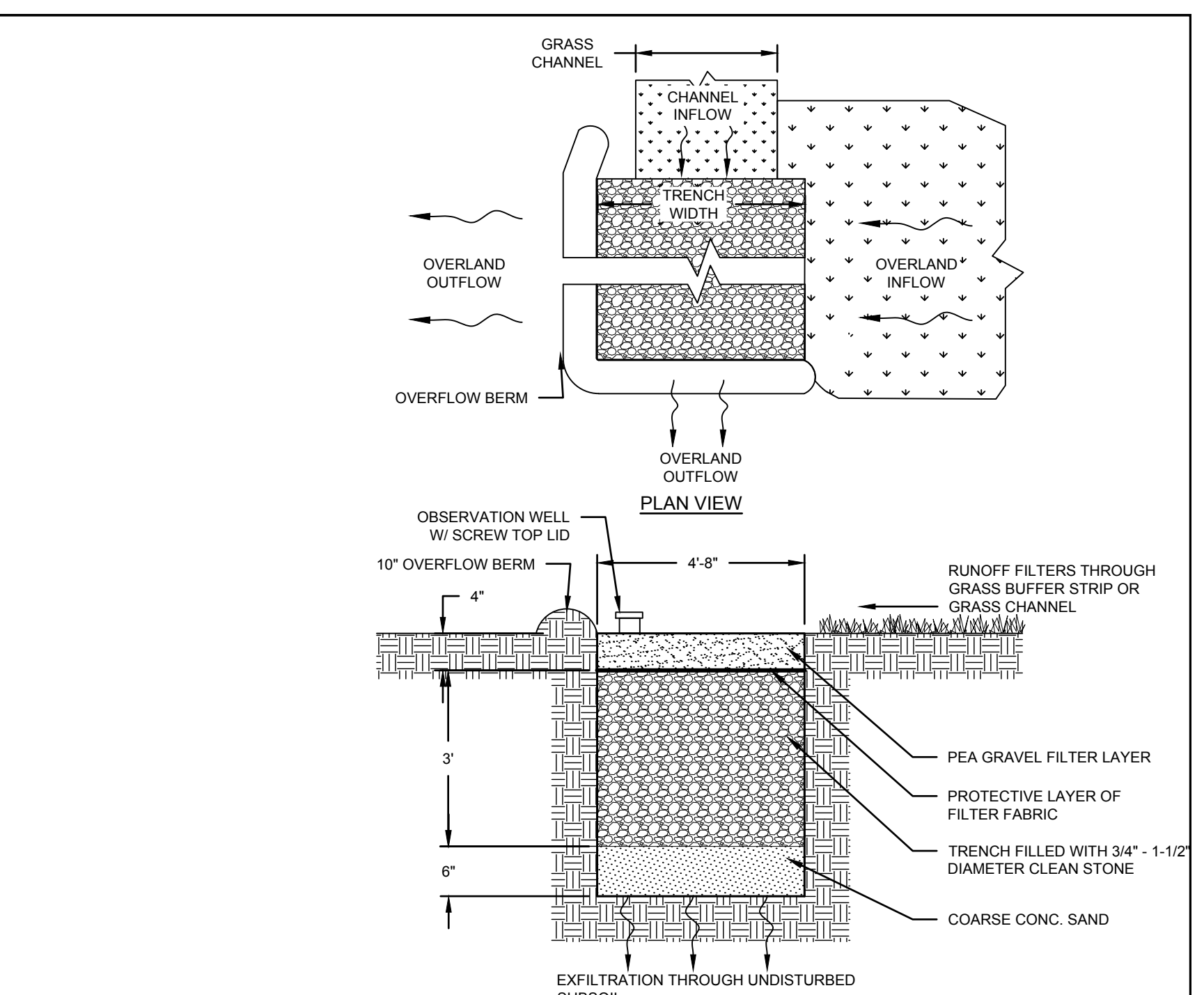
PROPOSED SOIL RESTORATION AREA

PROPOSED SAND FILTER

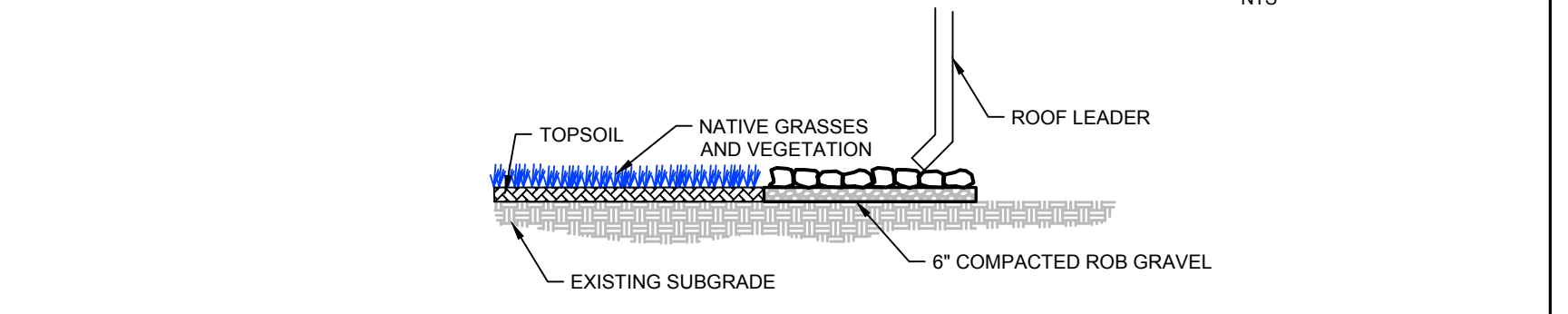


INFILTRATION TRENCHES IB-1 AND IB-2  
SCALE: 1" = 20'

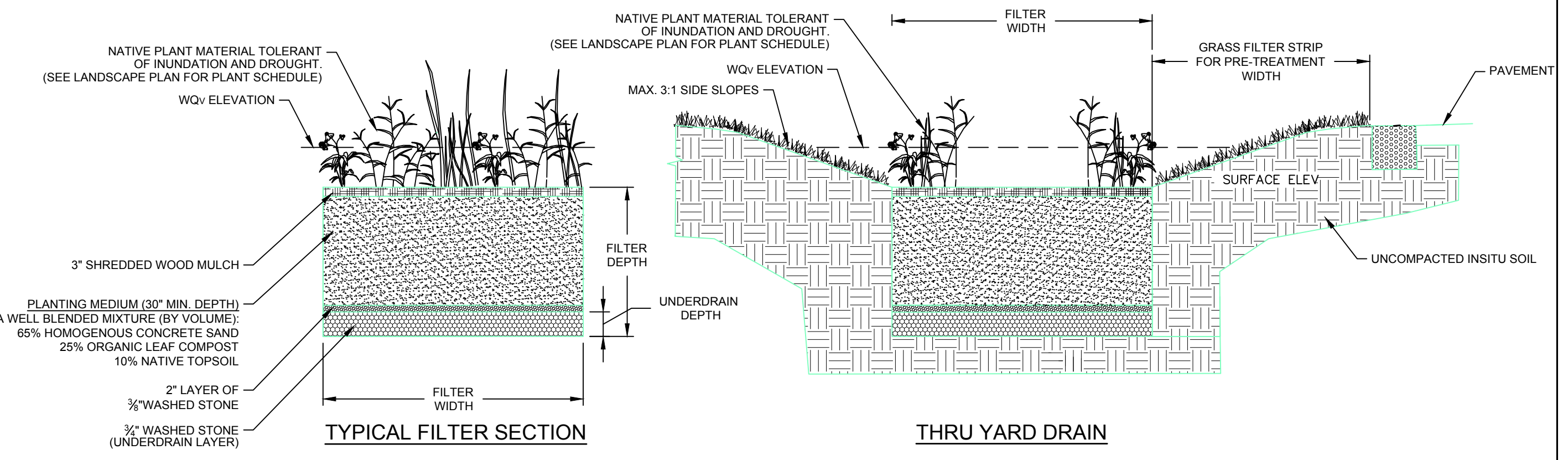
PRE vs POST DEVELOPMENT COMPARISON					
DRAINAGE AREA	AREA (AC)	STORM EVENT	PRE-DEV RUNOFF (cfs)	POST DEV RUNOFF (cfs)	PRE vs POST Δ%
DA-1/DP-1	22.6	1-year	0.09	-	-
		10-year	3.94	-	-
		100-year	25.57	-	-
DA-2/DP-3	2.17	1-year	0	0	0%
		10-year	0.02	0.02	0.00%
		100-year	1.12	1.11	-0.89%
DA-3/DP-9	5.05	1-year	0	-	-
		10-year	0.07	-	-
		100-year	2.77	-	-
DA-4/DP-8	2.25	1-year	0	0	0.00%
		10-year	0.24	0.24	0.00%
		100-year	2.82	2.81	-0.35%
DA-5/DP-7	4.3	1-year	0	-	-
		10-year	0.24	-	-
		100-year	4.03	-	-
DA-6/DP-6	4.16	1-year	0.01	-	-
		10-year	0.83	-	-
		100-year	7	-	-
DA-7/DP-5	3.42	1-year	0	0	0.00%
		10-year	0.05	0	-100.00%
		100-year	2.24	0	-100.00%
DA-8/DP-2	4.16	1-year	0	0	0.00%
		10-year	0.07	0.07	0.00%
		100-year	2.7	2.62	-2.96%
DA-9/DP-4	8.19	1-year	0	0	0.00%
		10-year	0.14	0.11	-21.43%
		100-year	3.06	2.73	-10.78%



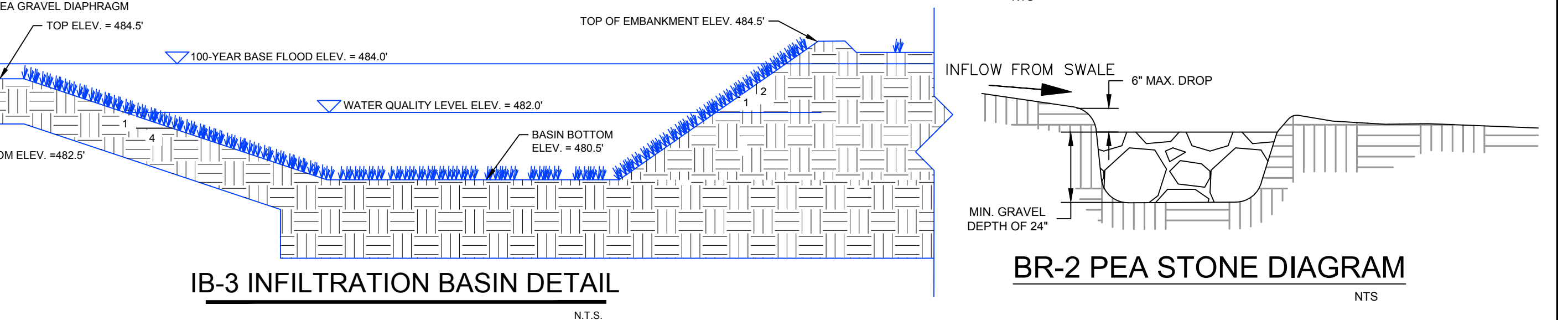
INFILTRATION TRENCH DETAIL  
NTS



DISCONNECTED ROOF LEADER DETAIL  
N.T.S.



BIO RETENTION CROSS-SECTION  
NTS



IB-3 STAGE STORAGE TABLE				
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
482.0	2861	2	0	3457
484.0	6113	2	8771	8771

BR-2 PEA STONE DIAGRAM  
NTS

ZONING DISTRICT: "RR" RURAL RESIDENTIAL  
 LOT SIZE: 43.5 ACRES  
 TAX GRID No.: 132000-7267-00-227675  
 PROPERTY ADDRESS: 515 LEEDSVILLE ROAD  
 AMENIA, NY 12501  
 PROPERTY OWNER: TROUTBECK HOLDINGS, LP.  
 515 LEEDSVILLE ROAD  
 AMENIA, NY 12501  
 APPLICANT: TROUTBECK HOLDINGS, LP.  
 515 LEEDSVILLE ROAD  
 AMENIA, NY 12501

DATE	REVISION

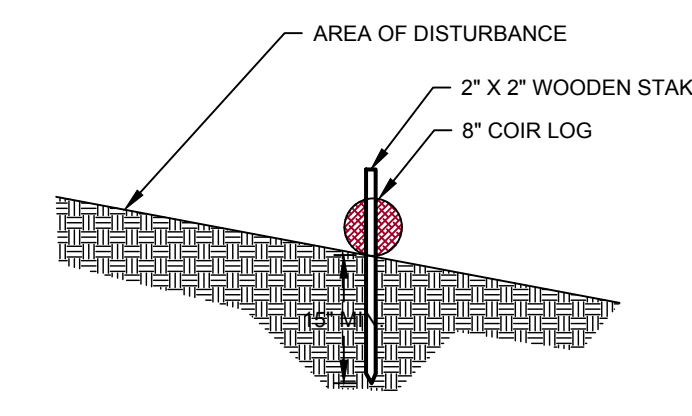
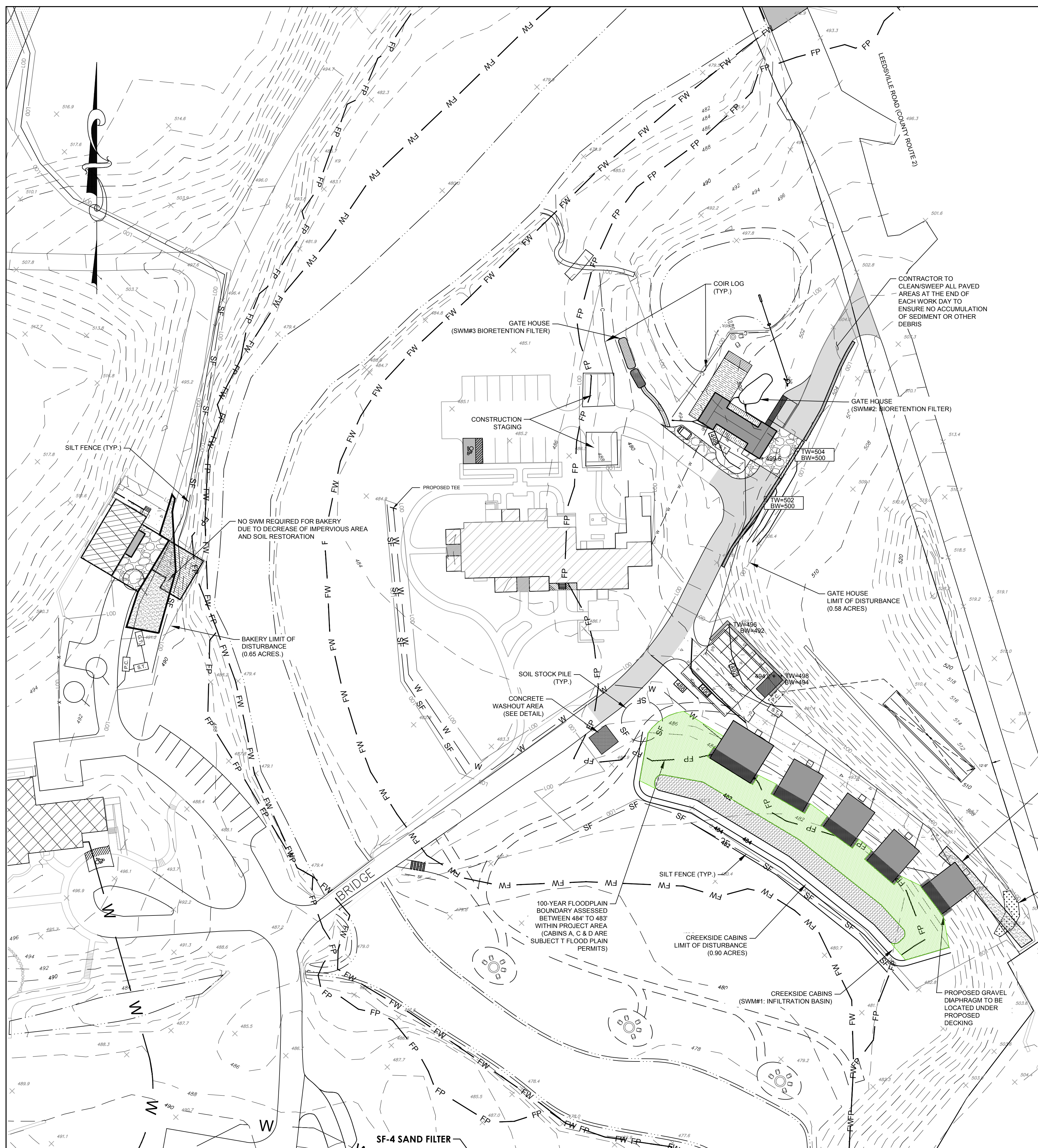
ENGINEERING, DESIGN, & PLANS PREPARED BY:  
**RENNIA ENGINEERING DESIGN, PLLC**  
 CIVIL • ENVIRONMENTAL • STRUCTURAL  
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TROUTBECK  
 MASTER PLAN  
 TOWN OF AMENIA DUTCHESS COUNTY, NY

PHASE 1 STORMWATER MANAGEMENT PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
10/10/2022	AS NOTED	WTS	WTS	RAR	16-019	4 of 7



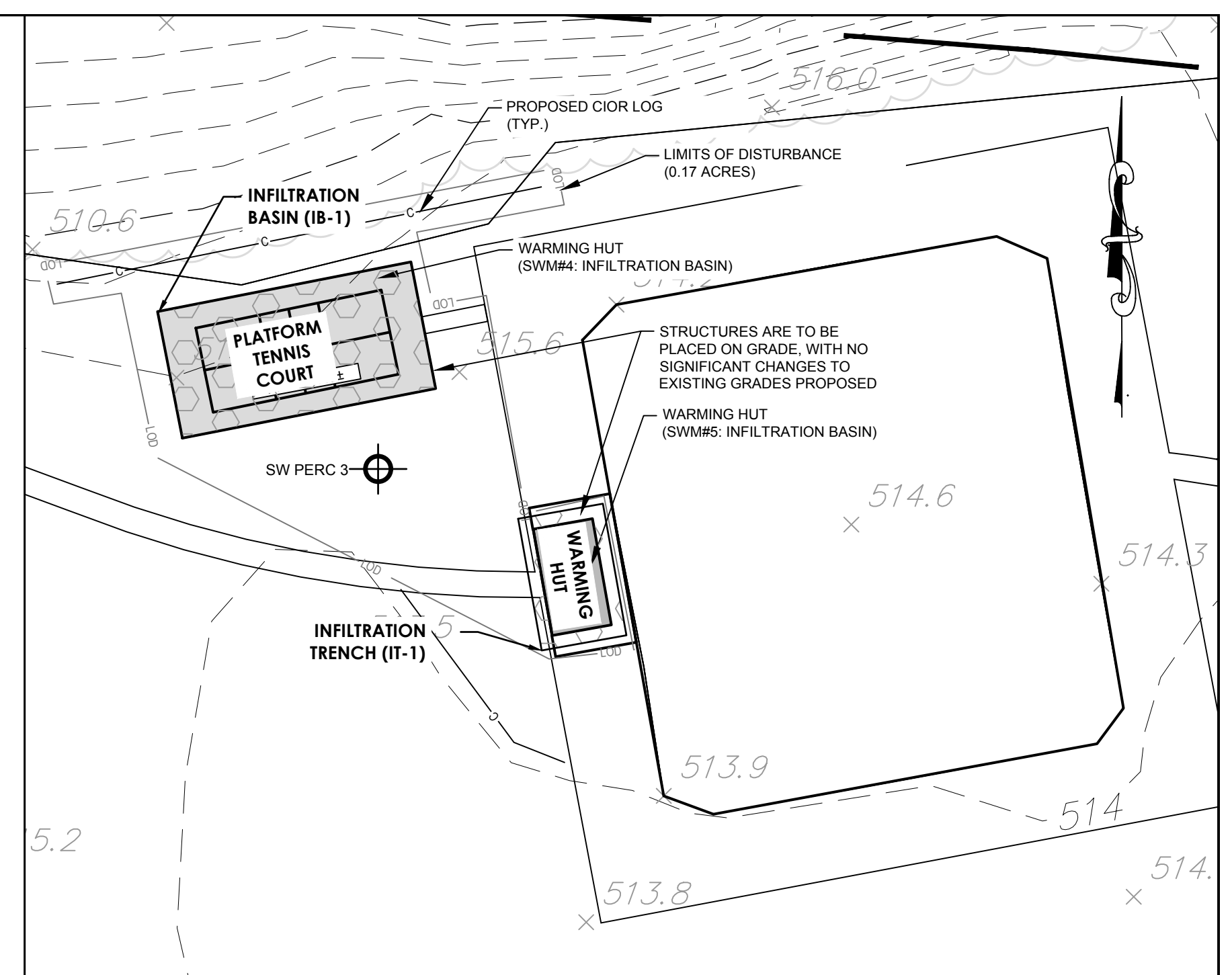


**TYPICAL COIR LOG DETAIL**  
N.T.S.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
- ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MANUAL (REFERRED TO IN REMAINING TEXT AS "NEW YORK STANDARDS AND SPECIFICATIONS").
  - ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FOURTEEN (14) DAYS, AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. THE SEEDING SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS, AS FOLLOWS:
    - FERTILIZER: THE FERTILIZER SHALL BE APPLIED AT A RATE OF FOURTEEN (14) POUNDS PER ONE THOUSAND SQUARE FEET, USING 5-10-10 OR EQUAL.
    - SEED: ANNUAL RYE GRASS APPLIED AT A RATE OF 30 LBS./ACRE OR OTHER SELECT MIXTURE AS DESCRIBED IN THE NEW YORK GUIDELINES.
    - MULCH: SALT-HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FT. OR TWO (2) TONS PER ACRE, TO BE APPLIED AND ANCHORED ACCORDING TO THE NEW YORK STANDARDS AND SPECIFICATIONS.
    - IN AREAS OF SLOPES STEEPER THAN ONE ON THREE AND IN DRAINAGE CHANNELS WHERE RUNOFF VELOCITIES EXCEED 2.5 FEET PER SECOND, JUTE MATTING SHALL BE USED TO STABILIZE SEEDING AND/OR PLANTED AREAS. JUTE MATTING SHALL BE INSTALLED AND ANCHORED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS.
  - ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN TEN (10) DAYS AFTER FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH A SUITABLE MULCH AS FOLLOWS:
    - FERTILIZER: FERTILIZER APPLIED AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND SQUARE FEET USING 14-28-15 OR EQUAL.
    - SEED MIXTURE: TO BE PLANTED BETWEEN APRIL 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH. MIXTURE SHALL BE 30% KENTUCKY BLUEGRASS BLEND, 50% PERENNIAL RYE GRASS AND 20% FINE FESCUE. SEED AT RATE OF 4 LBS./1000 SQUARE FEET.
    - MULCH: SALT-HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FEET OR TWO (2) TONS PER ACRE TO BE APPLIED AND ANCHORED ACCORDING TO THE NEW YORK STANDARDS AND SPECIFICATIONS.
    - IN AREAS OF SLOPES STEEPER THAN ONE ON THREE AND IN DRAINAGE CHANNELS WHERE RUNOFF VELOCITIES EXCEED 2.5 FEET PER SECOND, "Biomat SC150BN" OR EQUAL EROSION CONTROL MATTING SHALL BE USED TO STABILIZE SEEDING AND/OR PLANTED AREAS. "Biomat SC150BN" SHALL BE INSTALLED AND ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AS WELL AS THE NEW YORK STANDARDS AND SPECIFICATIONS.
  - SLOPES STEEPER THAN ONE ON THREE SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
  - PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
  - THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION OR SEDIMENT CONTROL FACILITIES. EXCEPT FOR MINOR PERIMETER EMBANKMENT AREAS, ALL GRADED AREAS SHALL BE DIRECTED THROUGH ONE OF THE SEDIMENT BARRIERS. DIVERSION SWALES MAY BE USED TO DIRECT DRAINAGE RUNOFF UNTIL THE PERMANENT STORM DRAINAGE SYSTEM IS IN PLACE.
  - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.
  - STOCKPILES SHALL NOT BE LOCATED WITHIN FIFTY FEET (50') OF ROADWAYS OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY SILT FENCE.
  - SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS TO ENSURE THAT TEMPORARY AND PERMANENT DITCHES, PIPES AND STRUCTURES ARE CLEAR OF DEBRIS, THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL BARRIERS ARE INTACT.
  - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OF PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
  - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK BEING DONE ON SITE. MULTIPLE STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED AS THE WORK PROGRESSES AROUND THE SITE.
  - SWEEP AND WASH DOWN EXISTING PAVEMENT AREAS AS NEEDED DURING CONSTRUCTION TO MAINTAIN SEDIMENT DURING CONSTRUCTION.

**LEGEND**

EXISTING PROPERTY LINE	---
EXISTING CONTOUR MAJOR	---510---
EXISTING CONTOUR MINOR	---508---
PROJECT LOCATION	---
STONE WALL	-----
EXISTING UTILITY POLE	○
EXISTING LIGHT POLE	☆
EXISTING SPOT GRADE	+ 340.1
EXISTING OVERHEAD UTILITIES	OHW
EXISTING TREELINE	-----
EXISTING STREAM BOUNDARY	-----
FEMA FLOODWAY BOUNDARY	FW
FEMA FLOODPLAIN BOUNDARY	FP
PROPOSED GRAVEL PARKING	-----
PROPOSED SPOT GRADE	+233.00 222
PROPOSED CONTOUR	---
SILT FENCE	SF
LIMITS OF DISTURBANCE	---
CONSTRUCTION FENCING	---



**SITE PLAN - TENNIS**  
SCALE: 1" = 30'

- CONSTRUCTION SEQUENCE:**
- PERMIT REQUIREMENTS**
- SINCE THE OVERALL ADAPTIVE REUSE PLAN WILL EXCEED 1-ACRE OF DISTURBANCE, THE OVERALL PROJECT REQUIRES A FULL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND WILL REQUIRE GP-0-20-001 STORMWATER SPDES PERMIT COVERAGE FOR ALL LAND DISTURBANCES.
  - THE SWPPP WILL NEED TO COVER ALL PHASES OF DISTURBANCE, EVEN THOUGH THIS PLAN ONLY ADDRESSES PHASE 1 WORK.
  - PRIOR TO ANY GROUND DISTURBANCES THE NOI SHALL BE FILED AND ACKNOWLEDGEMENT OF PERMIT COVERAGE MUST BE OBTAINED.
  - PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTORS AND PROFESSIONAL ENGINEER OVERSEEING CONSTRUCTION TO CONFIRM THAT ALL REQUIRED APPROVALS, DOCUMENTATION AND EROSION AND SEDIMENT CONTROLS ARE IN PLACE.

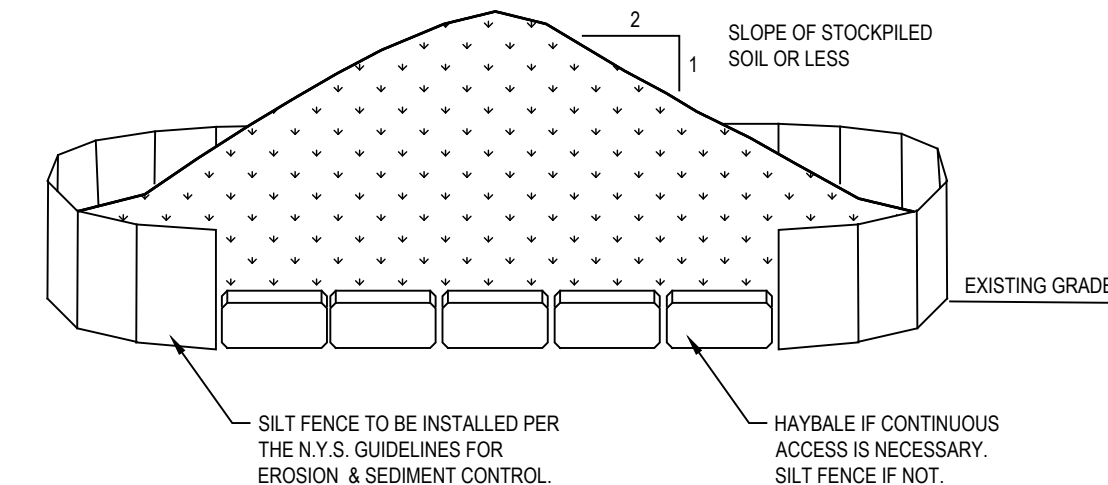
- PHASE 1 - GATE HOUSE - ±0.58-ACRES DISTURBANCE AREA**
- LOCATE AND STAKE ALL STORMWATER MANAGEMENT PRACTICES (SMP) AREAS TO VERIFY THAT THEY REMAIN UNDISTURBED BY CONSTRUCTION EQUIPMENT.
  - INSTALL SILT FENCE, CONSTRUCTION FENCING AND TREE PROTECTION FENCING SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS.
  - CAREFULLY CLEAR AND GRUB THE PHASE 1 GATE HOUSE AREA.
  - DUE TO THE CLOSE PROXIMITY OF THE WORK AREAS TO THE PAVEMENT AREAS, IN LIEU OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN SOILS, SEDIMENT OR OTHER DEBRIS FROM PAVED AREAS AT THE END OF EACH WORK DAY.
  - ROUGH GRADE AND ESTABLISH CONSTRUCTION STAGING AREAS.
  - INSTALL BUILDING FOUNDATIONS AND HARDSCAPING, UTILITIES AND SMP(S).
  - CONSTRUCT GATE HOUSE.
  - TOPSOIL, SEED AND MULCH ALL DISTURBANCES AND INSTALL LANDSCAPING.
  - UPON STABILIZATION AND A MINIMUM OF 80% VEGETATION COVERAGE, REMOVE ALL PHASE 1 TEMPORARY EROSION SEDIMENT CONTROL MEASURES.

- PHASE 1 - CREEKSIDE CABINS - ±0.90-ACRES DISTURBANCE AREA**
- LOCATE AND STAKE ALL STORMWATER MANAGEMENT PRACTICES (SMP) AREAS TO VERIFY THAT THEY REMAIN UNDISTURBED BY CONSTRUCTION EQUIPMENT.
  - INSTALL SILT FENCE, CONSTRUCTION FENCING AND TREE PROTECTION FENCING SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS.
  - CAREFULLY CLEAR AND GRUB THE PHASE 1 CREEKSIDE PARKING, CART PATH AND CABIN AREAS.
  - DUE TO THE CLOSE PROXIMITY OF THE WORK AREAS TO THE PAVEMENT AREAS, IN LIEU OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN SOILS, SEDIMENT OR OTHER DEBRIS FROM PAVED AREAS AT THE END OF EACH WORK DAY.
  - ROUGH GRADE AND ESTABLISH CONSTRUCTION STAGING AREAS.
  - INSTALL CABIN FOUNDATIONS AND HARDSCAPING, UTILITIES AND SMP(S).
  - CONSTRUCT CABINS.
  - TOPSOIL, SEED AND MULCH ALL DISTURBANCES AND INSTALL LANDSCAPING.
  - UPON STABILIZATION AND A MINIMUM OF 80% VEGETATION COVERAGE, REMOVE ALL PHASE 1 TEMPORARY EROSION SEDIMENT CONTROL MEASURES.

- PHASE 1 - CARETAKERS HOUSE AND BAKERY - ±0.65-ACRES DISTURBANCE AREA**
- INSTALL SILT FENCE, CONSTRUCTION FENCING AND TREE PROTECTION FENCING SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS.
  - CAREFULLY CLEAR AND GRUB THE BUILDING AREAS.
  - DUE TO THE CLOSE PROXIMITY OF THE WORK AREAS TO THE PAVEMENT AREAS, IN LIEU OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN SOILS, SEDIMENT OR OTHER DEBRIS FROM PAVED AREAS AT THE END OF EACH WORK DAY.
  - INSTALL STRUCTURE'S FOUNDATIONS AND HARDSCAPING, UTILITIES AND SMP(S).
  - CONSTRUCT COURT & HUT.
  - TOPSOIL, SEED AND MULCH ALL DISTURBANCES AND INSTALL LANDSCAPING.
  - UPON STABILIZATION AND A MINIMUM OF 80% VEGETATION COVERAGE, REMOVE ALL PHASE 1 TEMPORARY EROSION SEDIMENT CONTROL MEASURES.

- PHASE 1 - TENNIS WARMING HUT & PLATFORM TENNIS COURT - ±0.17-ACRES DISTURBANCE AREA**
- LOCATE AND STAKE ALL STORMWATER MANAGEMENT PRACTICES (SMP) AREAS TO VERIFY THAT THEY REMAIN UNDISTURBED BY CONSTRUCTION EQUIPMENT.
  - INSTALL SILT FENCE, CONSTRUCTION FENCING AND TREE PROTECTION FENCING SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS.
  - CAREFULLY CLEAR AND GRUB THE BUILDING AREAS.
  - DUE TO THE CLOSE PROXIMITY OF THE WORK AREAS TO THE PAVEMENT AREAS, IN LIEU OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN SOILS, SEDIMENT OR OTHER DEBRIS FROM PAVED AREAS AT THE END OF EACH WORK DAY.
  - INSTALL STRUCTURE'S FOUNDATIONS AND HARDSCAPING, UTILITIES AND SMP(S).
  - CONSTRUCT COURT & HUT.
  - TOPSOIL, SEED AND MULCH ALL DISTURBANCES AND INSTALL LANDSCAPING.
  - UPON STABILIZATION AND A MINIMUM OF 80% VEGETATION COVERAGE, REMOVE ALL PHASE 1 TEMPORARY EROSION SEDIMENT CONTROL MEASURES.

**TOTAL ANTICIPATED DISTURBED AREA: ±2.30-ACRES**



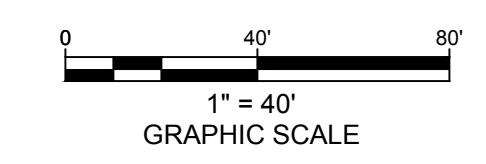
**TEMPORARY SOIL STOCKPILE STABILIZATION DETAIL**

**FLOOD ZONE NOTES:**

- PROPERTY SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREA ZONE AE", WITHIN "OTHER AREAS, ZONE X" (UNSHADED), AND WITHIN "FLOODWAY AREAS IN ZONE AE" AS SHOWN ON FEMA, NFIP, FIRM PANEL 3002700332E, WITH AN EFFECTIVE DATE OF MAY 2, 2012.
- THE "ZONE AE, BASE FLOOD ELEVATIONS" DETERMINED TO AFFECT THIS PARCEL ARE IN THE RANGE OF 480' TO 487' (NAVD88).

**MAP NOTES:**

- PROPERTY DATA AND EXISTING FEATURES BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE APRIL 26, 2016 PREPARED BY CHAZEN ENGINEERING AND SURVEYING, PC.
- TOPOGRAPHIC CONTOURS BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE DECEMBER 8, 2004 PREPARED BY STEVEN ALEX, L.S. OF CHAZEN ENGINEERING AND SURVEYING, PC.



**EROSION & SEDIMENT CONTROL PLAN**  
SCALE: 1" = 40'

DATE	REVISION
10/10/2022	REVISED FOR PLANNING BOARD SUBMISSION
11/28/2022	REVISED FOR PLANNING BOARD SUBMISSION

ENGINEERING, DESIGN, & PLANS PREPARED BY:  
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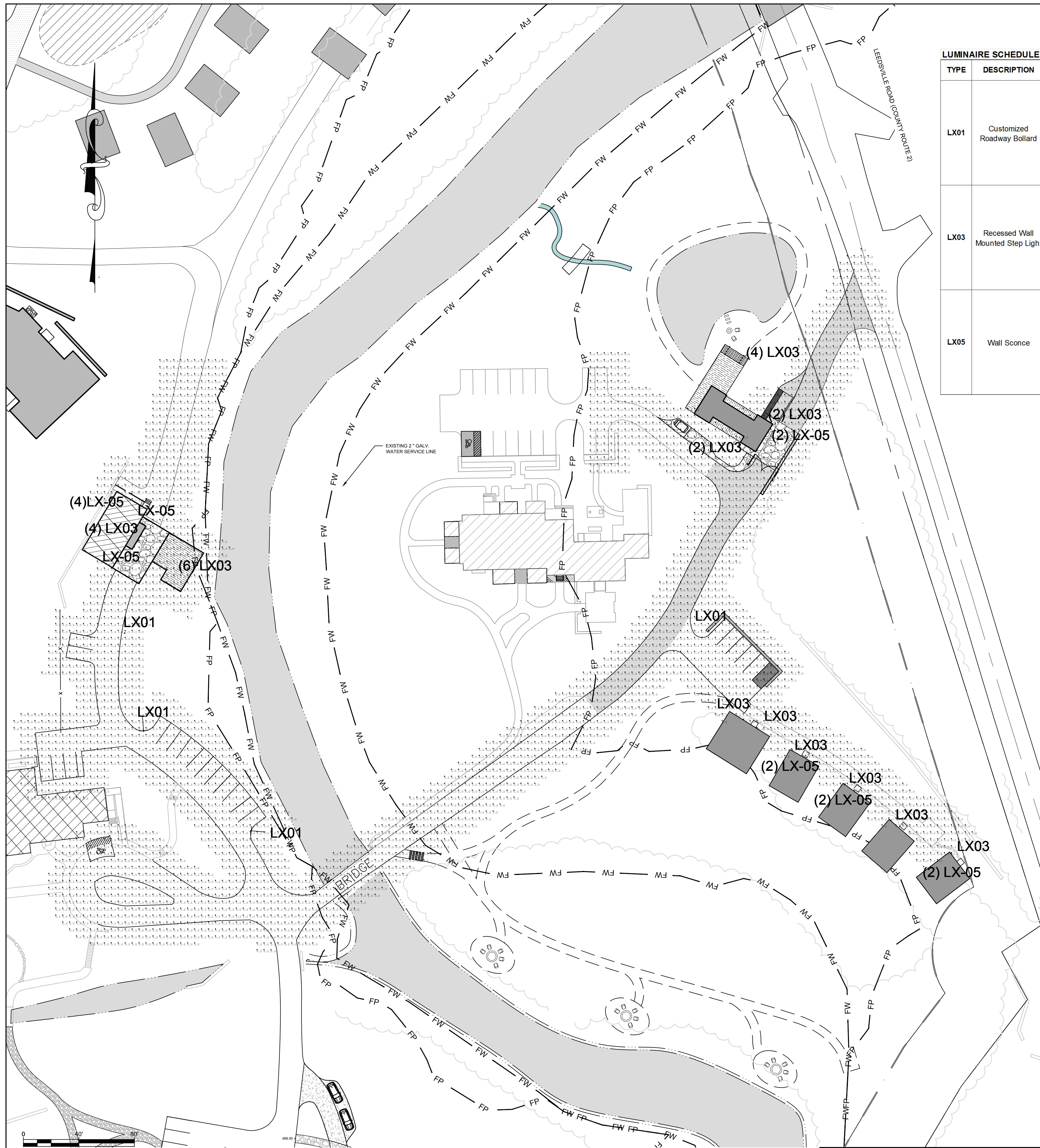
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**TROUTBECK ADAPTIVE REUSE**  
TOWN OF AMENIA DUTCHESS COUNTY, NY

**PHASE 1 EROSION & SEDIMENT CONTROL PLAN**

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
8/29/2022	1" = 40'	RED	RED	RAR	16-019	5 of 7



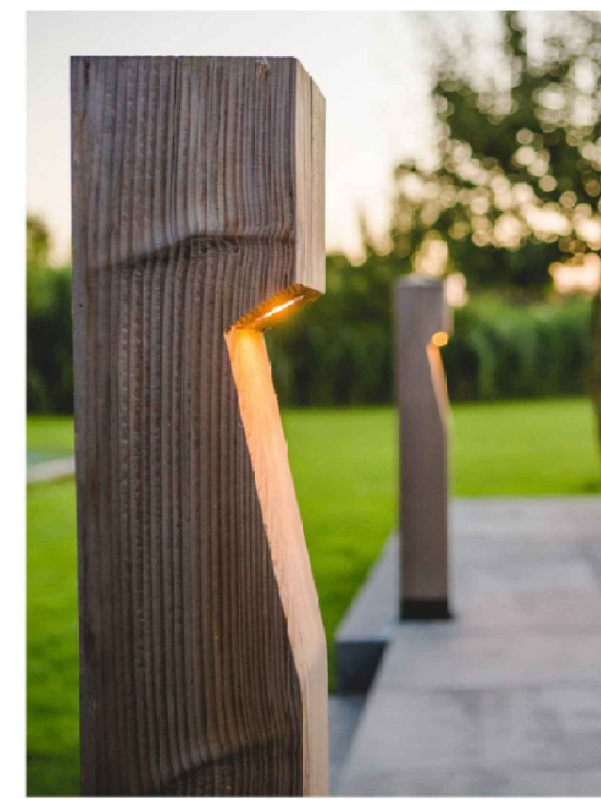


LUMINAIRE SCHEDULE	TYPE	DESCRIPTION	LUMINAIRE MANUFACTURER	LUMINAIRE PART NUMBER	TOTAL WATTS	VOLTS	BALLAST/ TRANSFMR/DRIVER	LAMP MANUFACTURER	LAMP INFO	# LAMPS	LAMP WATTS	CONTROL TYPE	MOUNTING	LOCATION	NOTES
	LX01	Customized Roadway Bollard	Idaho Wood	Fixture: To Be Determined	12	TBD	Remote	By Manufacturer	2700K 1000 Lumen LED	1	20	On/Off	Ground Mount	Vehicular Roadway	Top of fixture to be mounted 36" above ground plane. Electrician to confirm type and location of J-box, remote power supply and mounting accessories. All fixture finishes to be confirmed by the Landscape Designer. Distributor Net Cost does not include mark-ups, taxes, shipping, labor, or other associated electrical and/or wiring costs.
	LX03	Recessed Wall Mounted Step Light	Focus Industries	Fixture: SL-24-MR16-BRS-BAT	10	120	Remote	SORAA	SM16-07-10D-927-03	1	8	On/Off	Recessed Wall Mount	Outdoor Steps and Walls	Mounting Height to be determined. Electrician to confirm type and location of J-box, remote power supply and mounting accessories. All fixture finishes to be confirmed by the Landscape Designer. Distributor Net Cost does not include mark-ups, taxes, shipping, labor, or other associated electrical and/or wiring costs.
	LX05	Wall Sconce	Royal Botania via Lightology	Fixture: ROY1026618	10	120	Integral	SORAA	SM16-07-10D-927-03	1	8	On/Off	Wall Mount	Entrances	Mounting Height to be determined. Electrician to confirm type and location of J-box, remote power supply and mounting accessories. All fixture finishes to be confirmed by the Landscape Designer. Distributor Net Cost does not include mark-ups, taxes, shipping, labor, or other associated electrical and/or wiring costs.

**TYPE LX01**  
\$750.00 (Distributor Net Cost)

Idaho Wood Customized Parking Bollard  
Full Cut Off  
600 Lumens  
36" Tall

MODEL NUMBER  
- Fixture: To Be Determined  
LIGHT SOURCE  
- SORAA: SM16-07-10D-927-03 (Equivalent)  
NOTES  
36" Tall  
Electrician to confirm type and location of J-box, remote power supply and mounting accessories.  
All fixture finishes to be confirmed by the Landscape Designer.  
Distributor Net Cost does not include mark-ups, taxes, shipping, labor, or other associated electrical and/or wiring costs.



**TYPE LX03**  
\$270.00 (Distributor Net Cost)

Focus Industries Wall Recessed Step-Light  
Full Cut Off  
600 Lumens  
Mounting Height to be Determined.

MODEL NUMBER  
- Fixture: SL-24-MR16-BRS-EAT  
LIGHT SOURCE  
- SORAA: SM16-07-10D-927-03  
NOTES  
Mounting height to be determined.  
Electrician to confirm type and location of J-box, remote power supply and mounting accessories.  
All fixture finishes to be confirmed by the Landscape Designer.  
Distributor Net Cost does not include mark-ups, taxes, shipping, labor, or other associated electrical and/or wiring costs.



**TYPE LX05**  
\$650.00 (Distributor Net Cost)

Royal Botania via Lightology  
Wall Mounted Sconce  
Full Cut Off  
600 Lumens  
Mounting Height to be Determined.

MODEL NUMBER  
- Fixture: ROY1026618  
LIGHT SOURCE  
- SORAA: SM16-07-10D-927-03  
NOTES  
Mounting height to be determined.  
Electrician to confirm type and location of J-box, remote power supply and mounting accessories.  
All fixture finishes to be confirmed by the Landscape Designer.  
Distributor Net Cost does not include mark-ups, taxes, shipping, labor, or other associated electrical and/or wiring costs.



**FLOOD ZONE NOTES:**  
1. PROPERTY SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREA ZONE AE", WITHIN "OTHER AREAS, ZONE X" (UNSHADED), AND WITHIN "FLOODWAY AREAS IN ZONE AE" AS SHOWN ON FEMA, NFIP, FIRM PANEL 300270332E, WITH AN EFFECTIVE DATE OF MAY 2, 2012.  
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**SITE PLAN**  
SCALE: 1" = 40'

Charlie Dumais

DATE	REVISION
10/10/2022	REVISED FOR PLANNING BOARD SUBMISSION

ENGINEERING, DESIGN, & PLANS PREPARED BY:  
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**TROUTBECK ADAPTIVE REUSE**  
TOWN OF AMENIA DUTCHESS COUNTY, NY

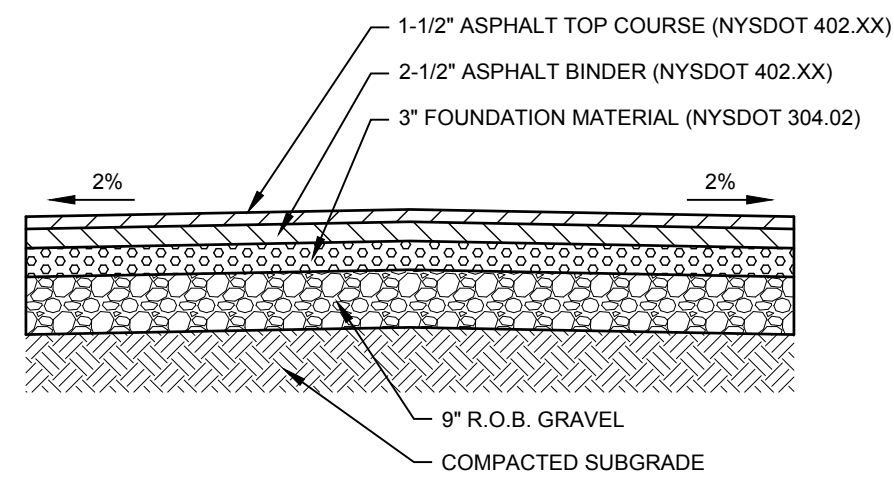
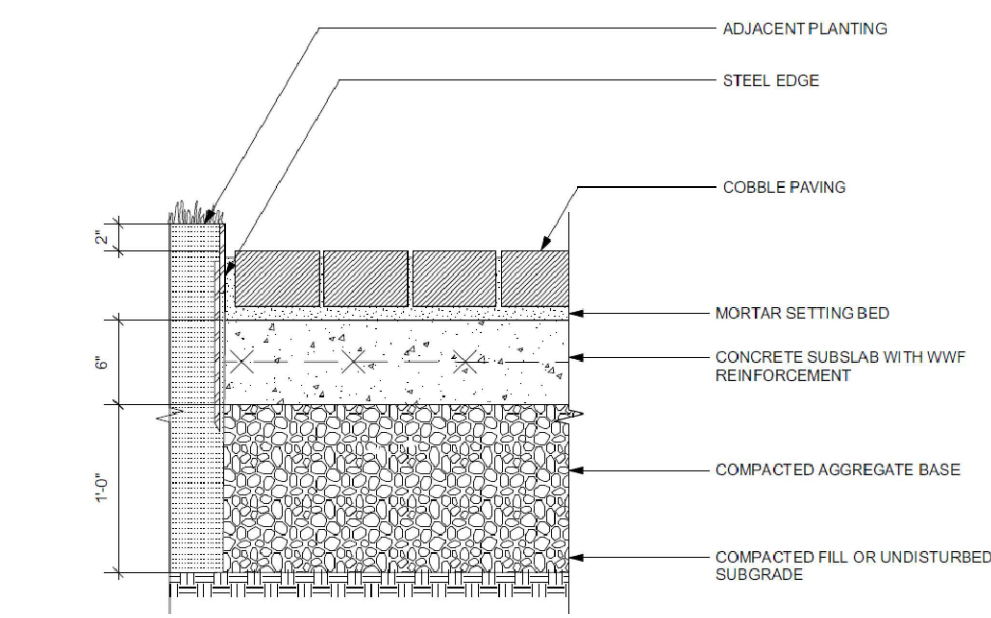
**PHASE 1 LIGHTING PLAN**

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
8/29/2022	1" = 40'	RED	RED	RAR	16-019	6 of 7



### VEHICULAR/ADA RATED COBBLESTONE PAVING

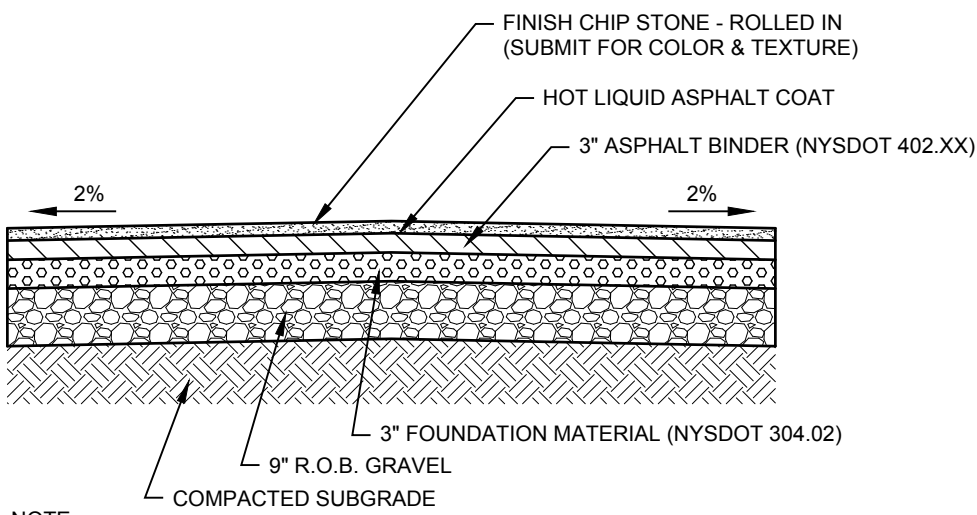
N.T.S.



NOTE:  
CONTRACTOR TO PROVIDE ENGINEER WITH GRAVEL BANK SOURCE PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.

### TYPICAL PAVEMENT DETAIL

N.T.S.

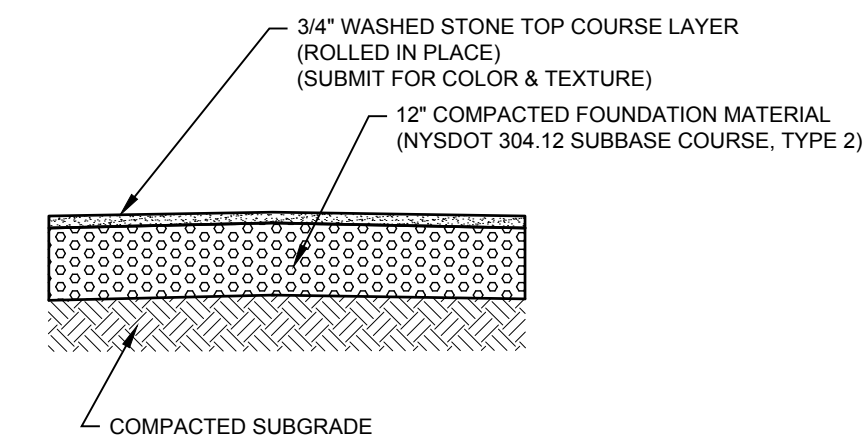


NOTE:  
CONTRACTOR TO PROVIDE ENGINEER WITH GRAVEL BANK SOURCE PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.

### OIL & STONE PAVEMENT DETAIL

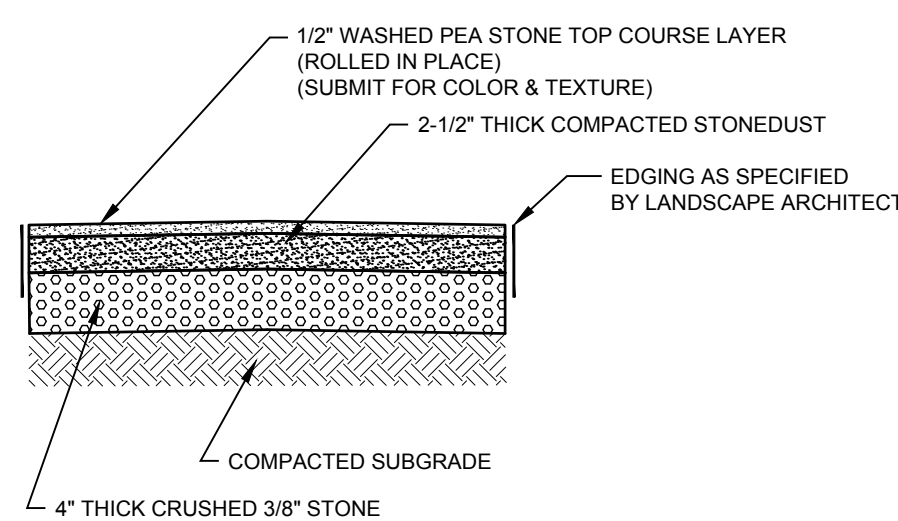
N.T.S.

NOTES:  
1) ALSO REFERRED TO AS CHIP-AND-SEAL.



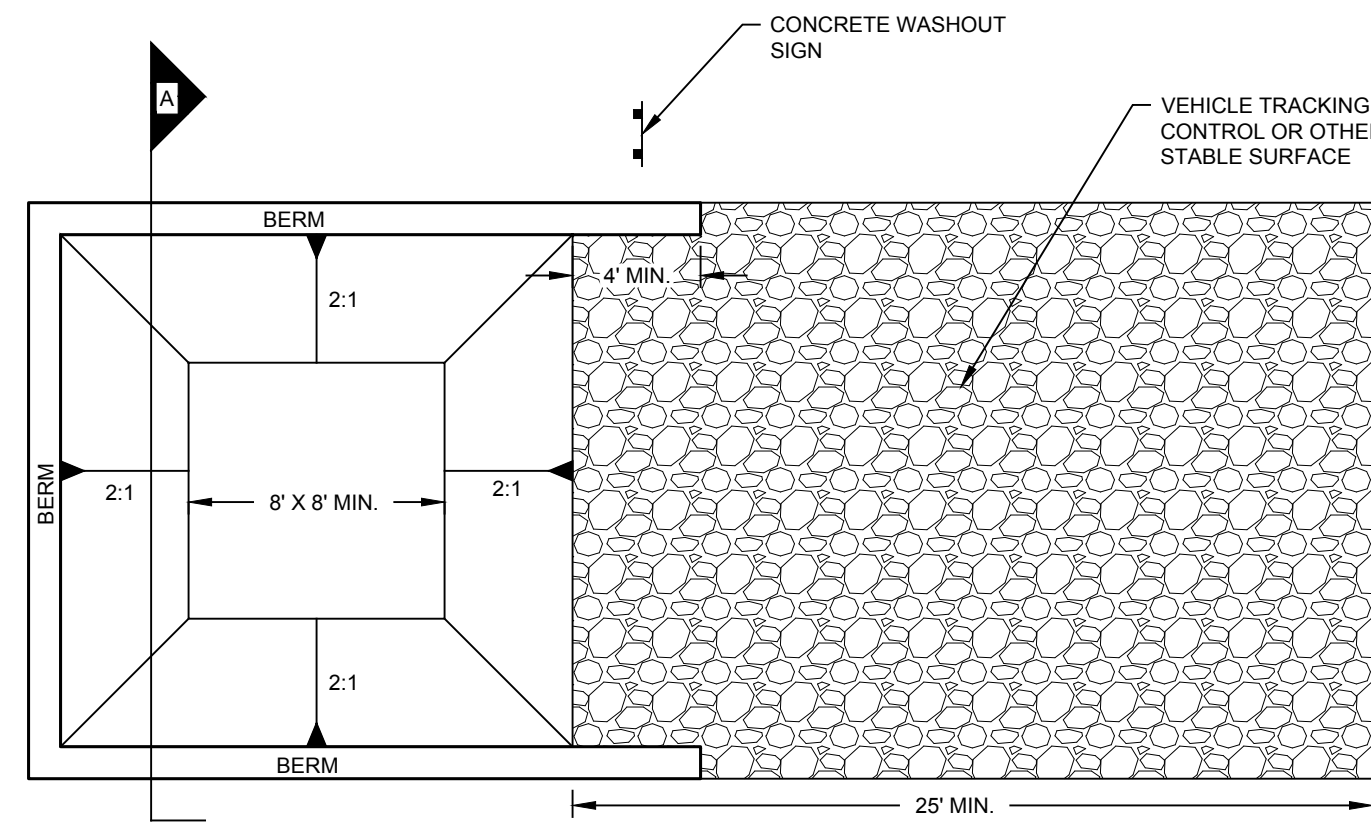
### GRAVEL PARKING AREA DETAIL

N.T.S.

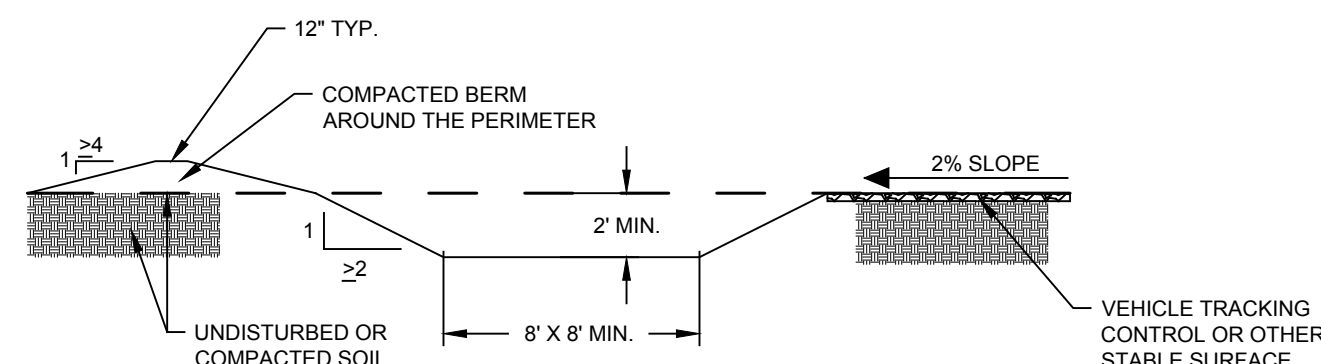


### TYPICAL PEASTONE PATH SECTION

N.T.S.



### CONCRETE WASHOUT AREA PLAN



### SECTION A

### CONCRETE WASHOUT AREA DETAIL

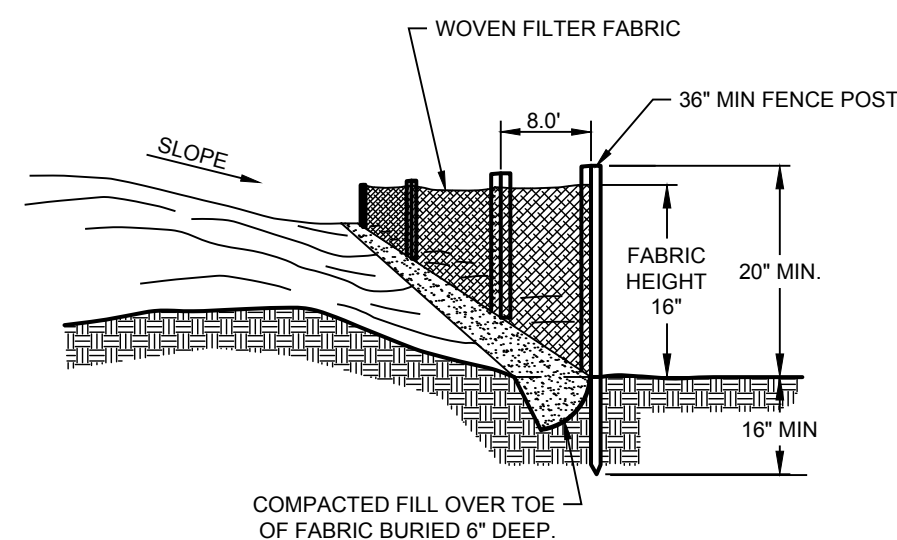
N.T.S.

#### INSTALLATION NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
2. THE CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 2:1 OR FLATTER. THE PIT SHALL BE AT LEAST 2' DEEP.
3. BERM SURROUNDING SIDES AND BACK OF THE CONCRETE WASHOUT AREA SHALL HAVE A MINIMUM HEIGHT OF 1'.
4. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASHOUT AREA.
5. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
6. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

#### MAINTENANCE NOTES:

1. INSPECT BEST MANAGEMENT PRACTICES (BMP) EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A 75% CAPACITY.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CONCRETE WASHOUT AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

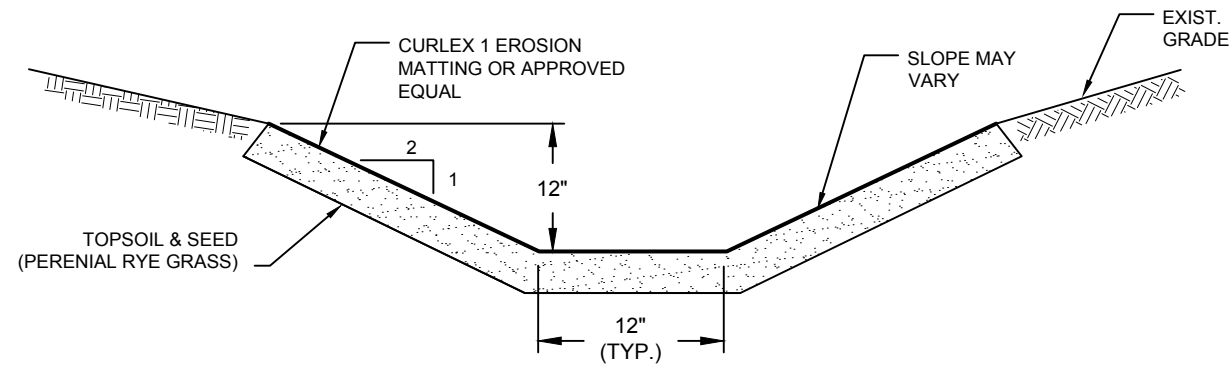


### TYPICAL SILT FENCE DETAIL

N.T.S.

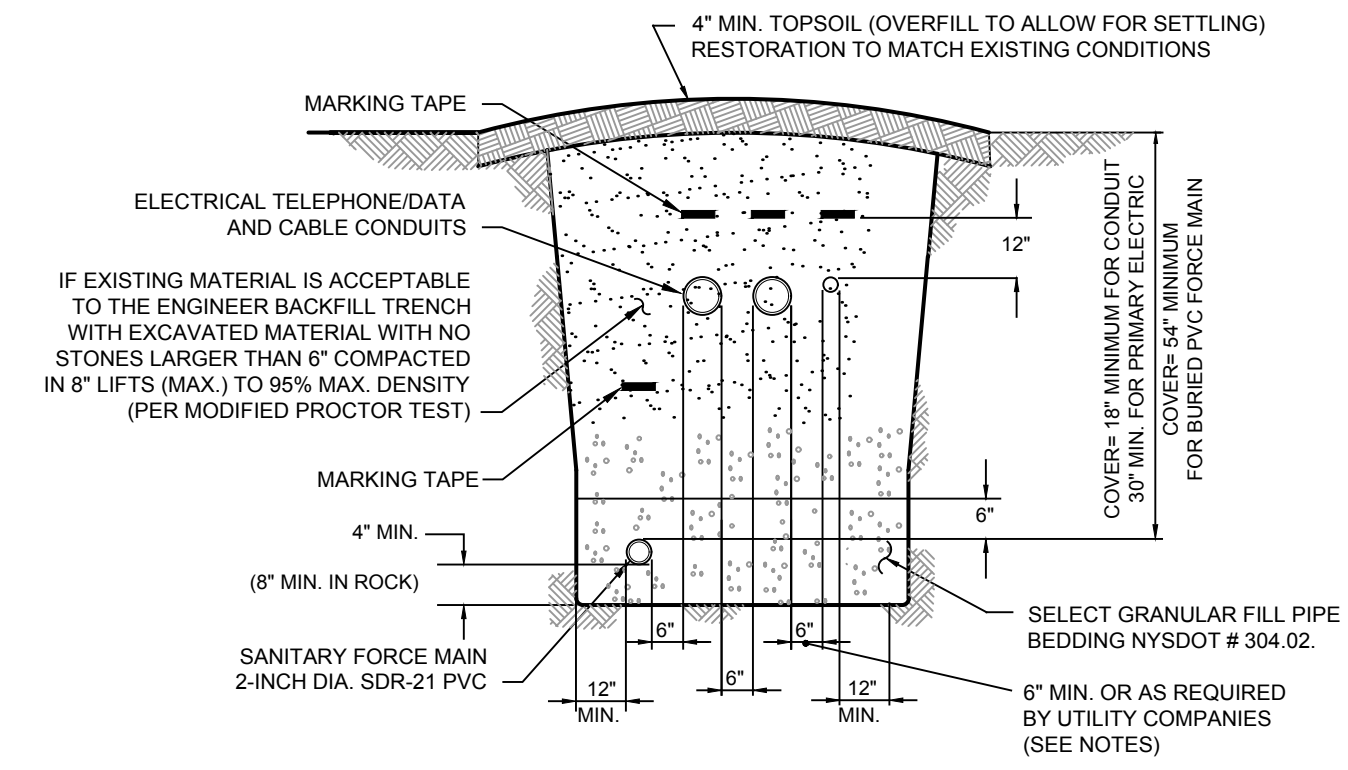
#### NOTES:

1. LOCATE POSTS DOWNSIDE OF FABRIC TO HELP SUPPORT FENCING.
2. BURY TOE OF FENCE APPROXIMATELY 8\"/>



### GRASS LINED SWALE DETAIL

N.T.S.

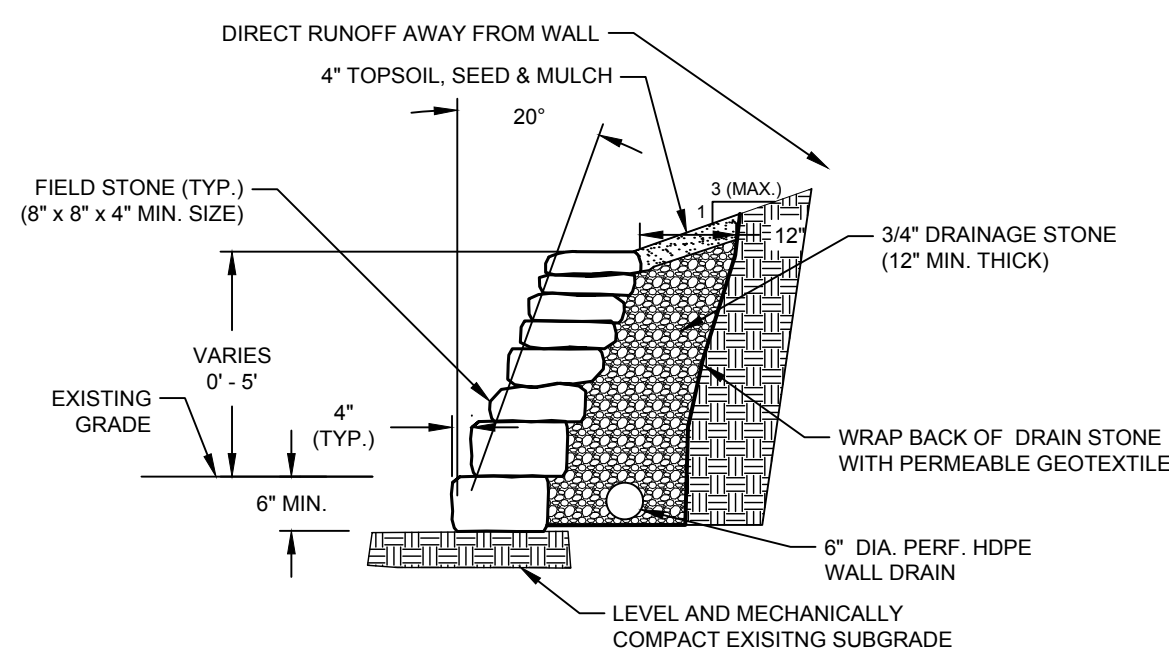


#### NOTES:

VERIFY TRENCH CONFIGURATION, CONDUIT SPACING AND ARRANGEMENT WITH RESPECTIVE UTILITY COMPANIES

### TYPICAL MULT-UTILITY PIPE INSTALLATION DETAIL

N.T.S.

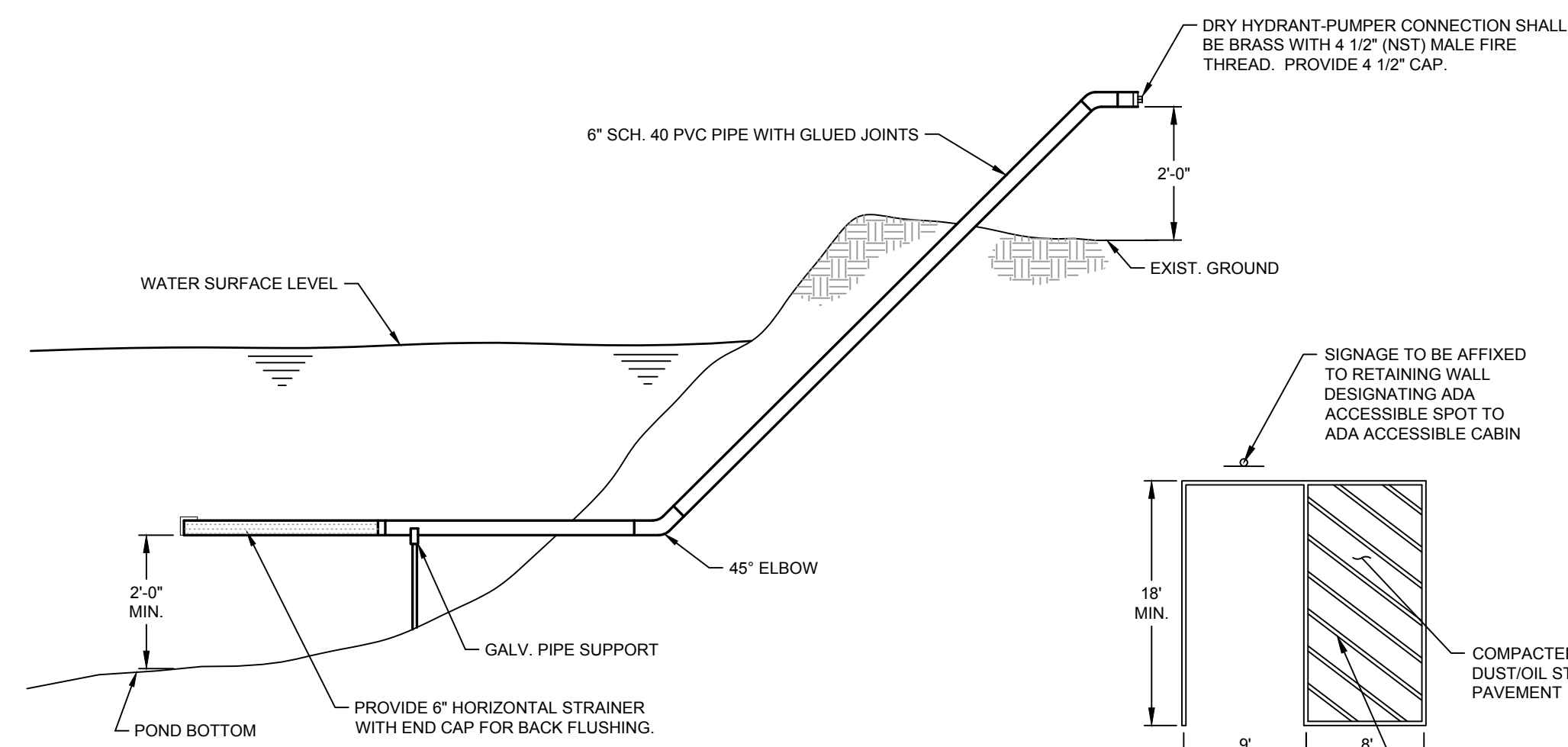


### FIELD STONE WALL DETAIL

N.T.S.

#### NOTES:

1. FIELD STONE SHALL BE SELECTED AND PLACED IN A UNIFORM AND CONSISTENT MANNER TO PROVIDE A UNIFORM ROCK FACE.
2. CONTRACTOR SHALL PROVIDE ADDITIONAL UNDER DRAINS AND/OR DIVERSION SWALES AS ARE NECESSARY TO DIRECT RUNOFF AWAY FROM THE WALL.



### SECTION

### TYPICAL DRY HYDRANT

N.T.S.

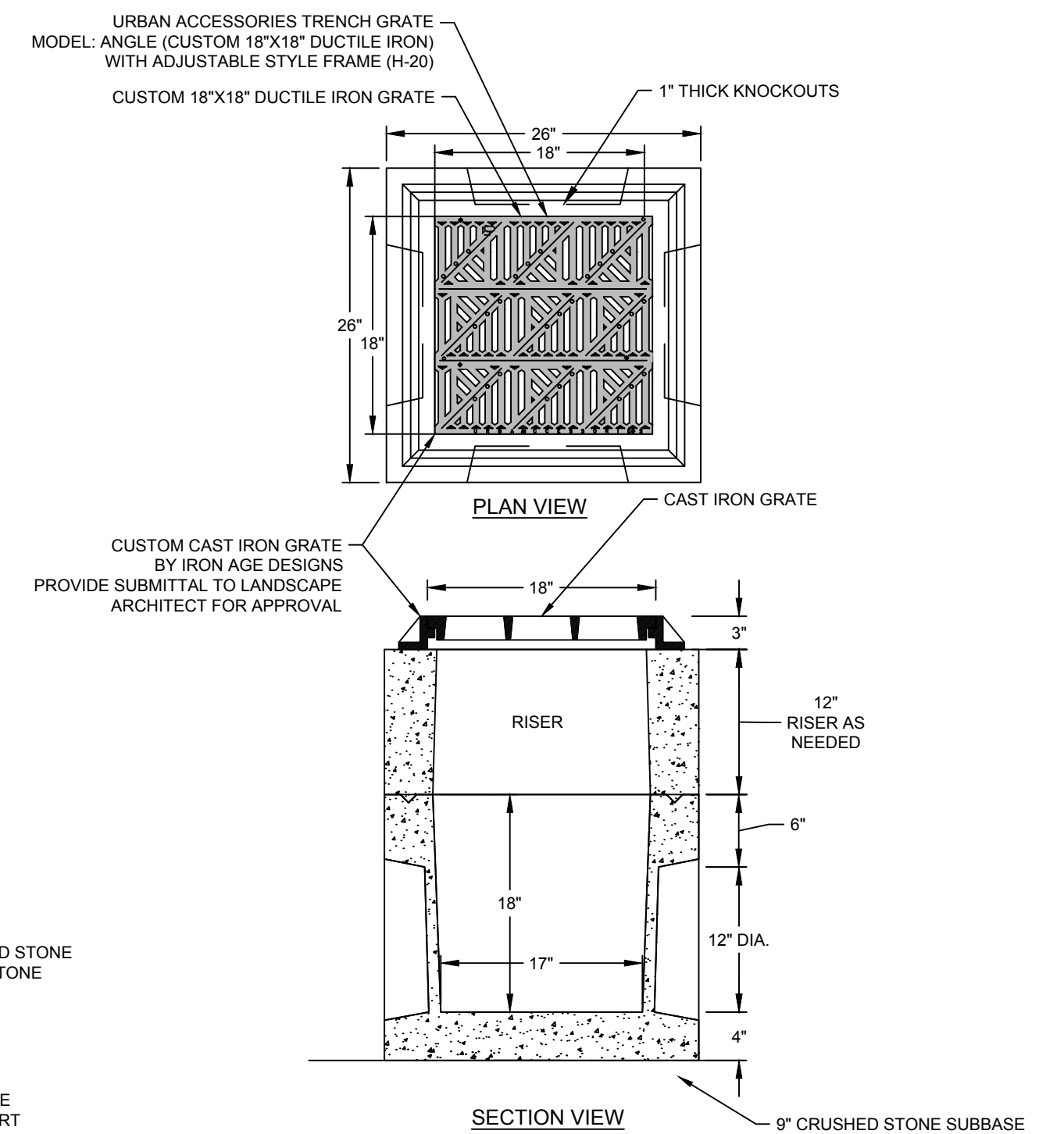
#### NOTES:

1. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
2. CONTRACTOR SHOULD COORDINATE ALL CONNECTIONS WITH THE FARM MANAGER PRIOR TO INITIATION OF THE PROPOSED WORK.

### VAN ACCESSIBLE A.D.A. PARKING STALL DETAIL

N.T.S.

### SECTION



### 18\"/>

N.T.S.

#### NOTES:

1. PRECAST CATCH BASIN, FRAME, AND GRATE SHALL BE DESIGNED FOR H-20 LOADING, AND MEET NYS DOT SPECIFICATIONS.
2. ALL PIPES SHALL BE LAID OR CUT FLUSH WITH THE INSIDE OF THE CATCH BASIN WALL AND SHALL BE FIRMLY MORTARED IN PLACE.
3. BACKFILL SHALL BE SELECT FILL OR R.O.B. GRAVEL COMPACTED IN 6\"/>

DATE	REVISION
10/10/2022	REVISED FOR PLANNING BOARD SUBMISSION

**RENNIA ENGINEERING DESIGN, PLLC**  
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**TROUTBECK ADAPTIVE REUSE**  
 TOWN OF AMENIA DUTCHESS COUNTY, NY

**PHASE 1 DETAILS**

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
8/29/2022	N.T.S.	RED	RED	RAR	16-019	7 of 7



# Troutbeck Inn Adaptive Reuse Plan



Proposed Building Elevations  
8/29/2022



# **Troutbeck Inn**

# **Phase 1 Site Plan**

# **Structures**

**Gatehouse**

**Cabins**

**Bakery**

**Platform Tennis Court**

**Warming Hut**



**GATE HOUSE**

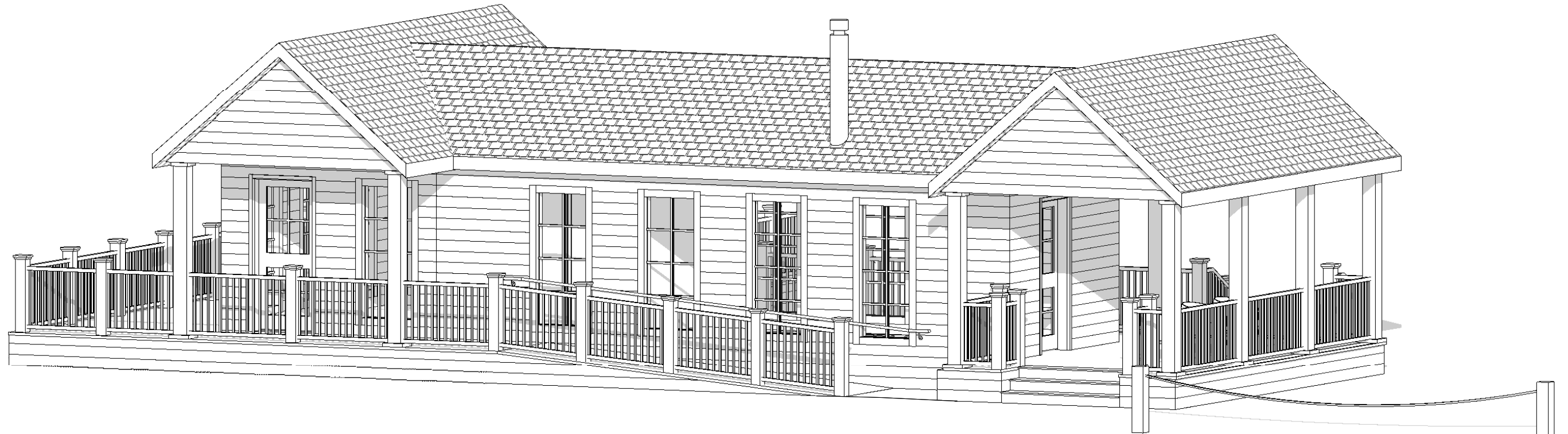


# GATE HOUSE

3D VIEWS



FRONT VIEW



BACK VIEW



**GATE HOUSE**  
ELEVATIONS



FRONT ELEVATION

SIDE ELEVATION

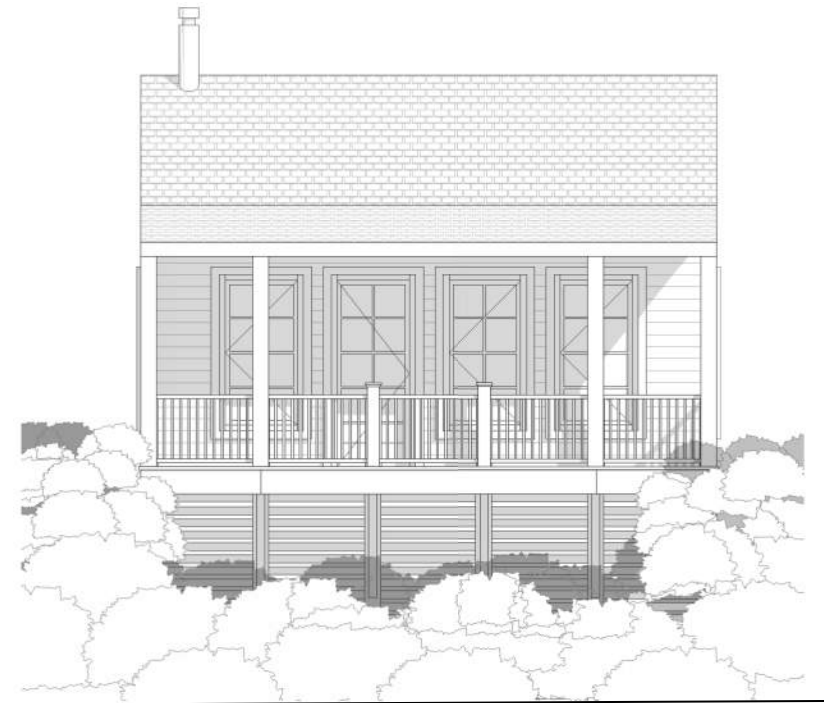


**CABINS**

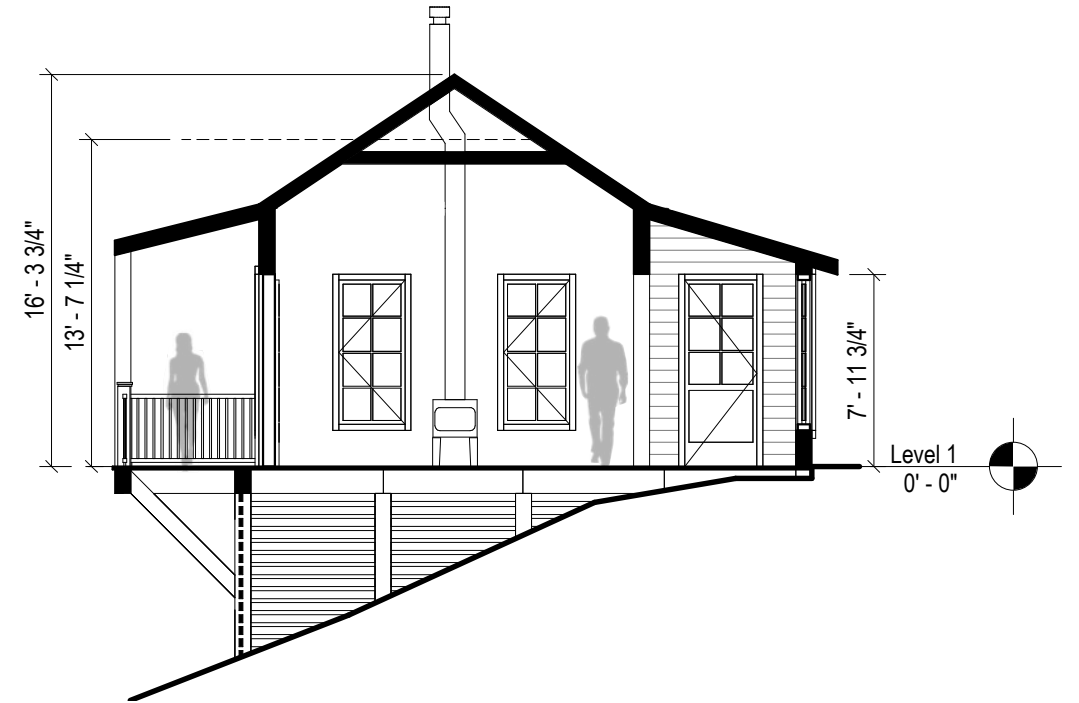


# CABIN 1 BED ROOM

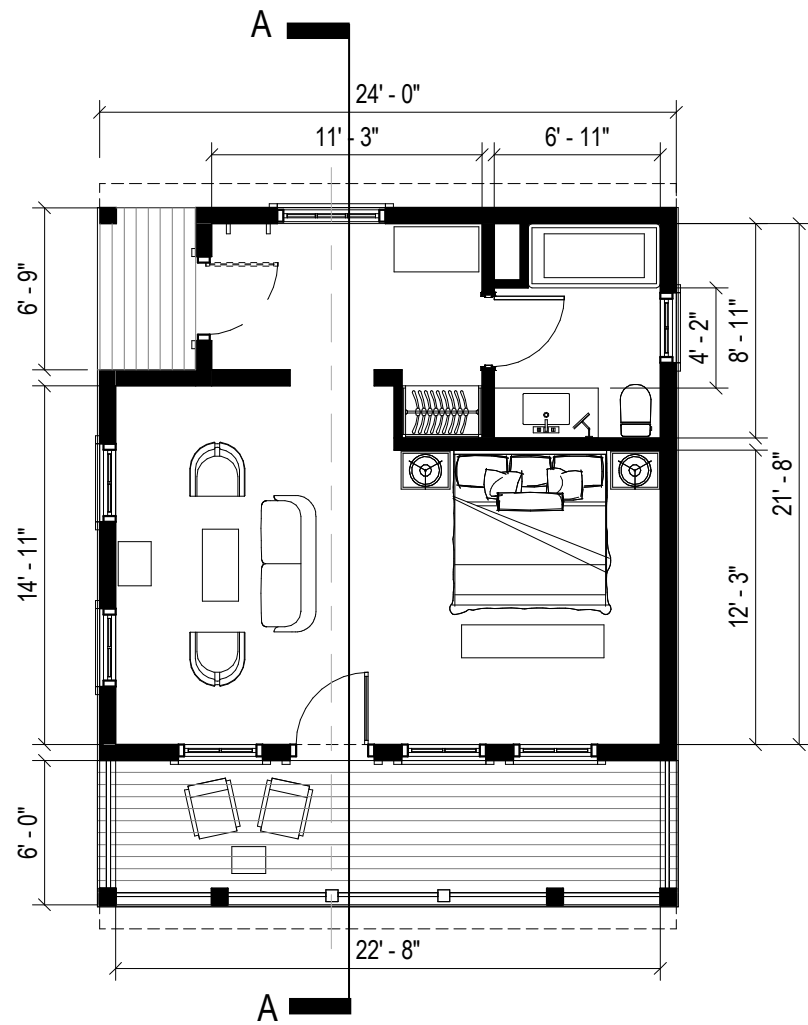
## PLAN , SECTION AND ELEVATIONS



FRONT ELEVATION



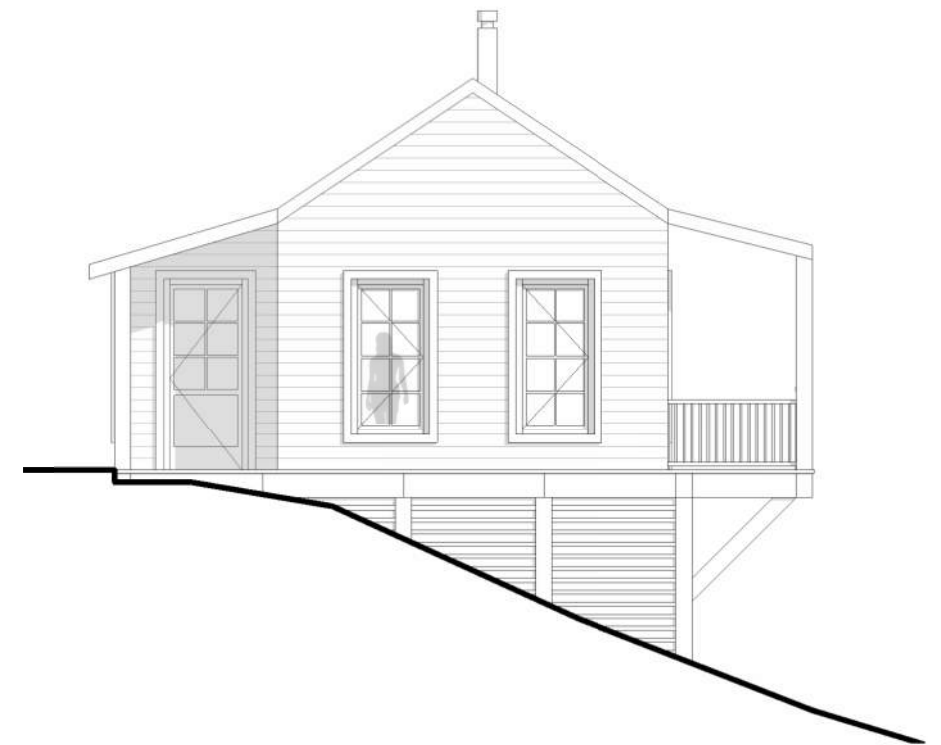
SECTION AA



CABIN 1 BED - 695 SF  
 INTERIOR - 549 SF  
 DECK - 146 SF



BACK ELEVATION

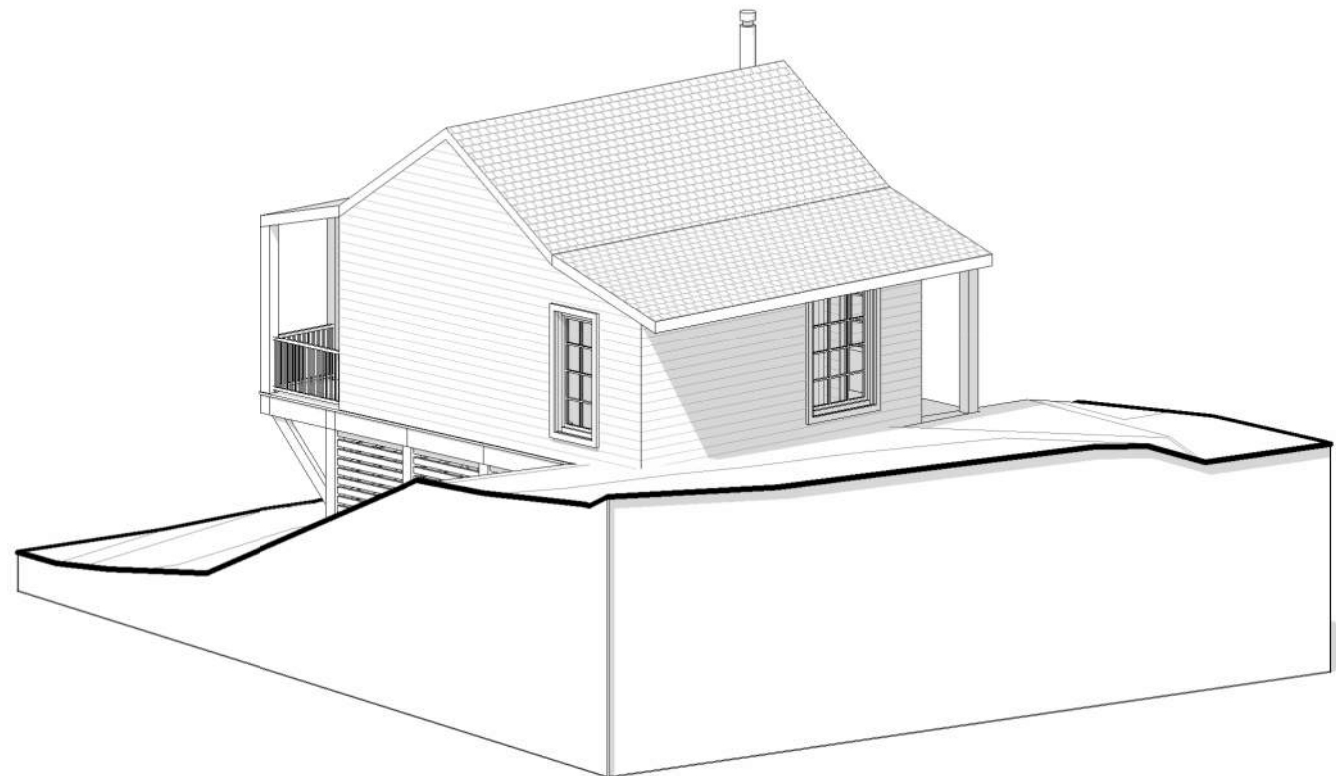
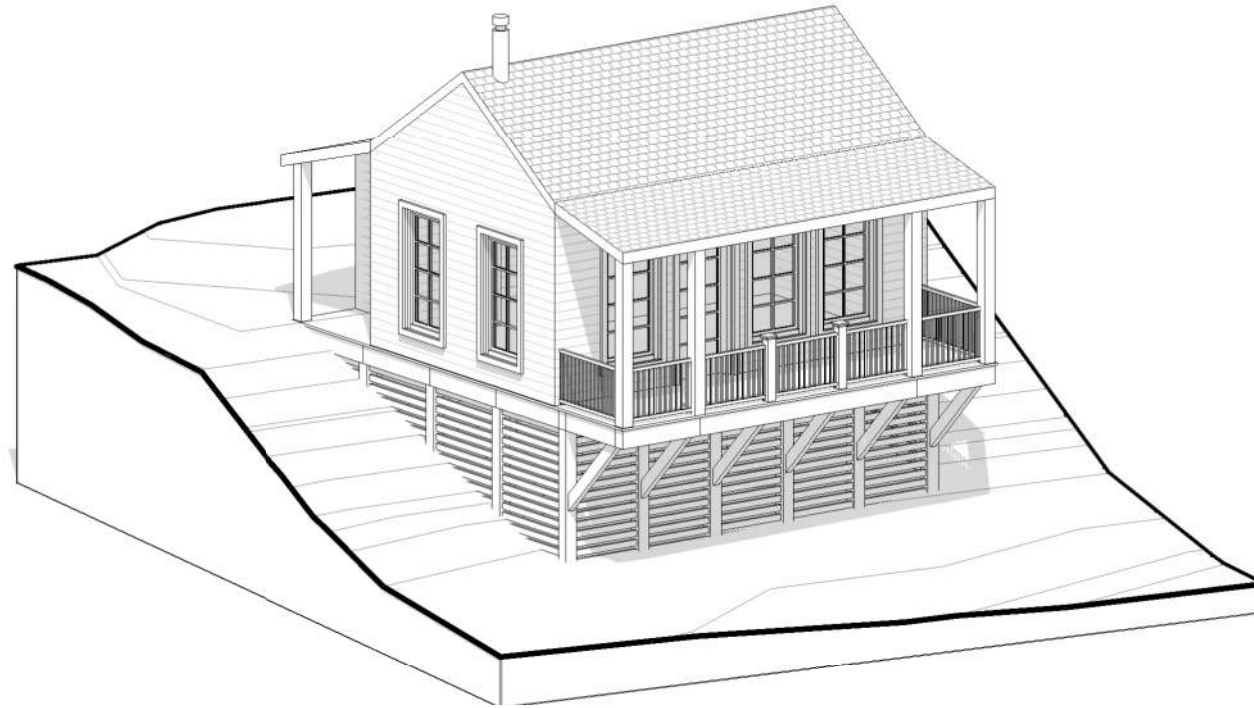


SIDE ELEVATION



# CABIN 1 BED ROOM

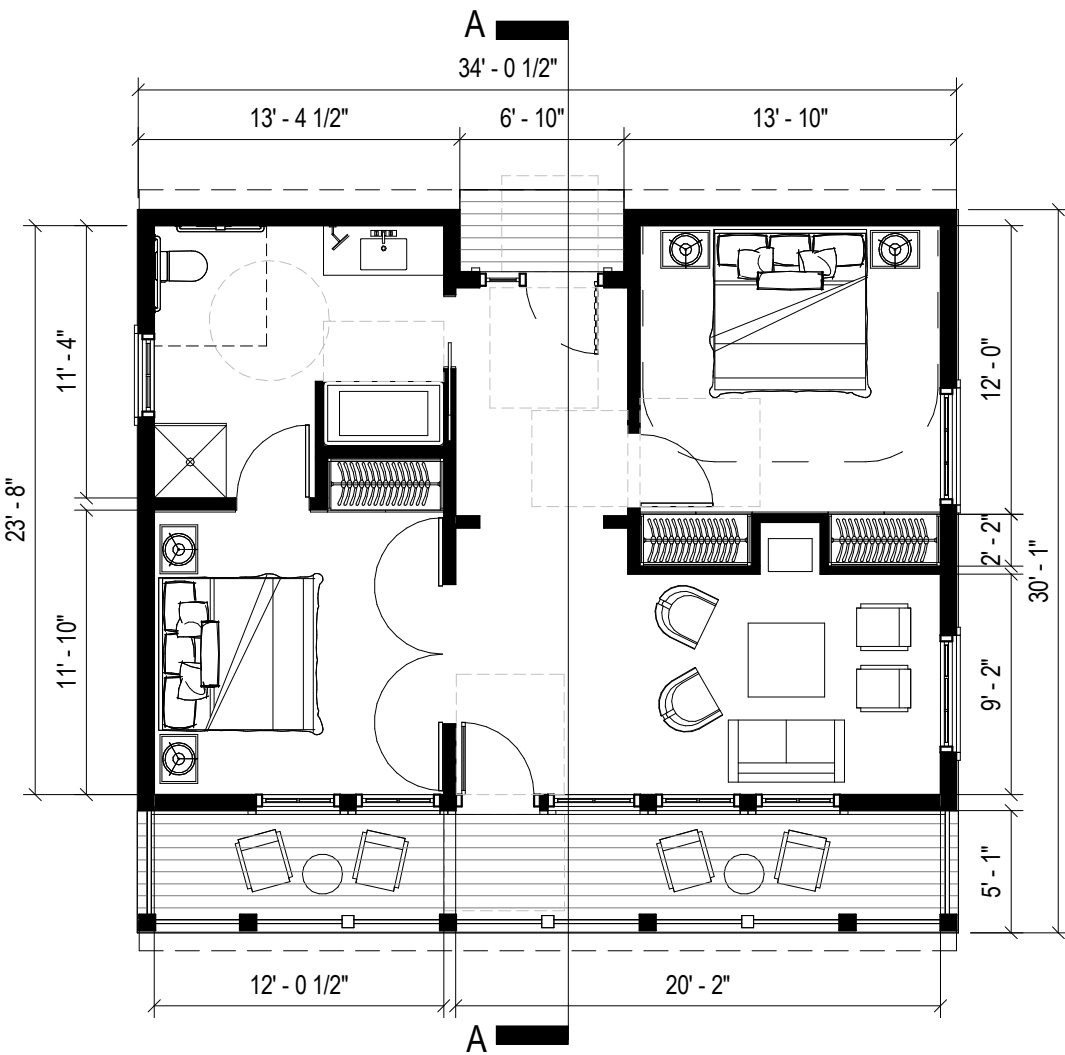
3D VIEWS



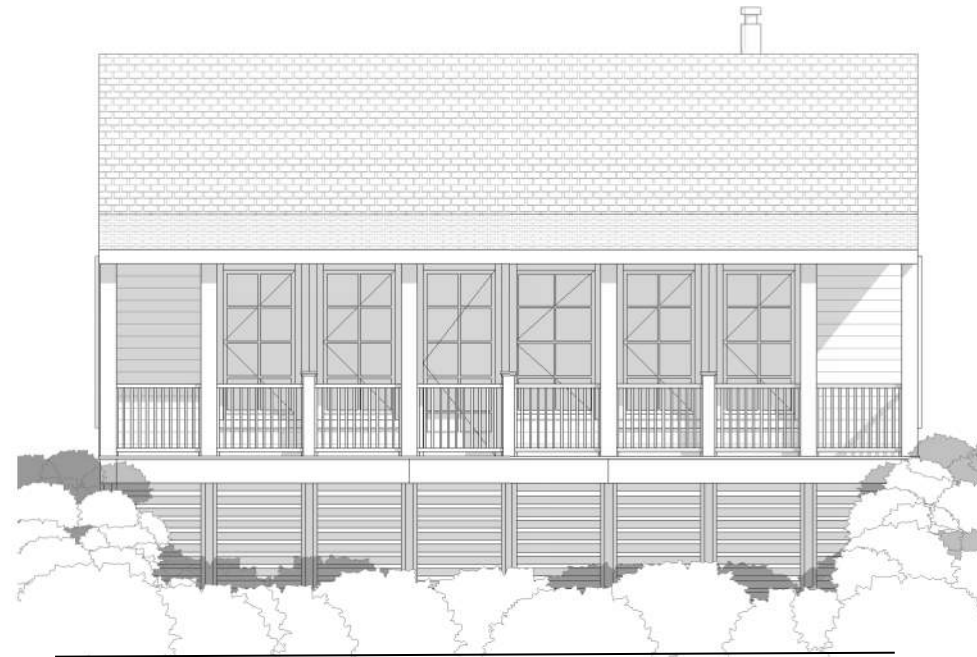


# CABIN 2 BED ROOM

## PLAN, SECTION AND ELEVATIONS



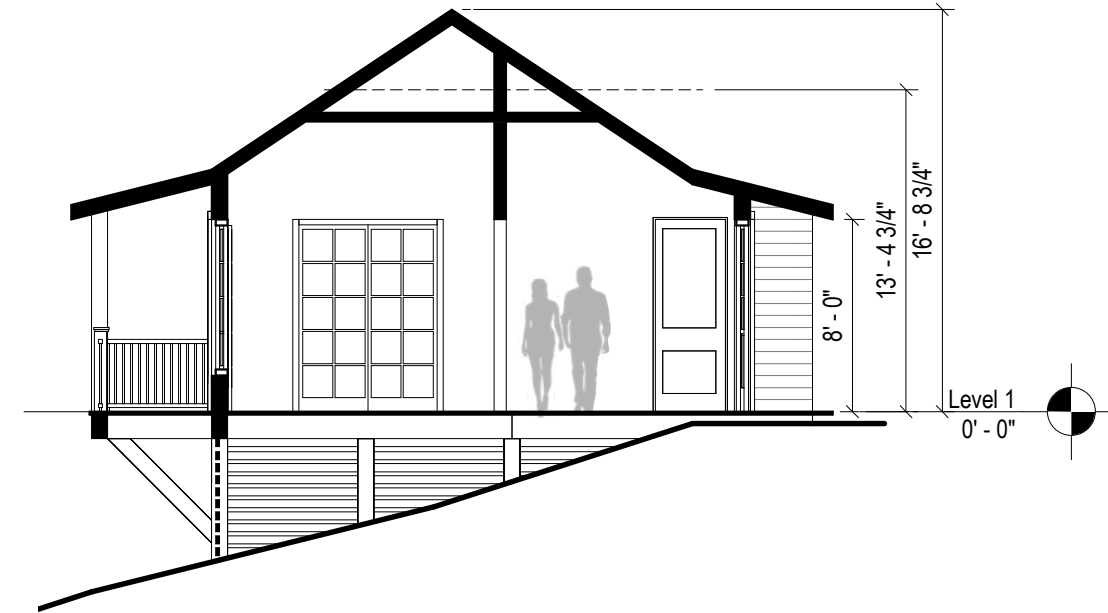
CABIN 2 BED - 1022 SF  
 INTERIOR - 830 SF  
 DECK - 174 SF



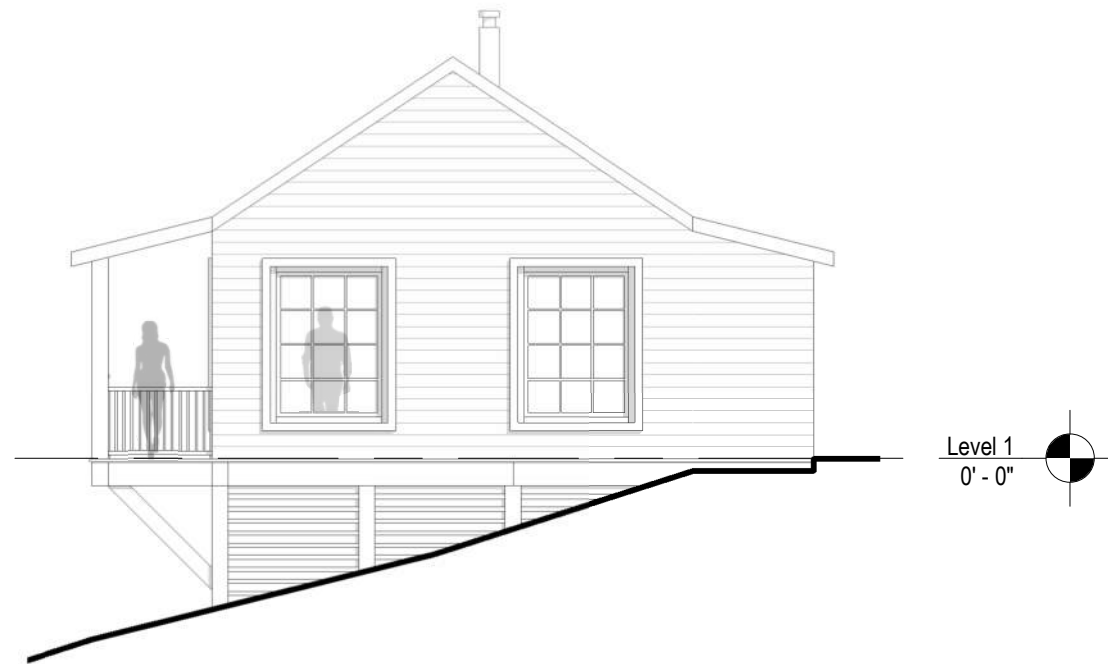
FRONT ELEVATION



BACK ELEVATION



SECTION AA

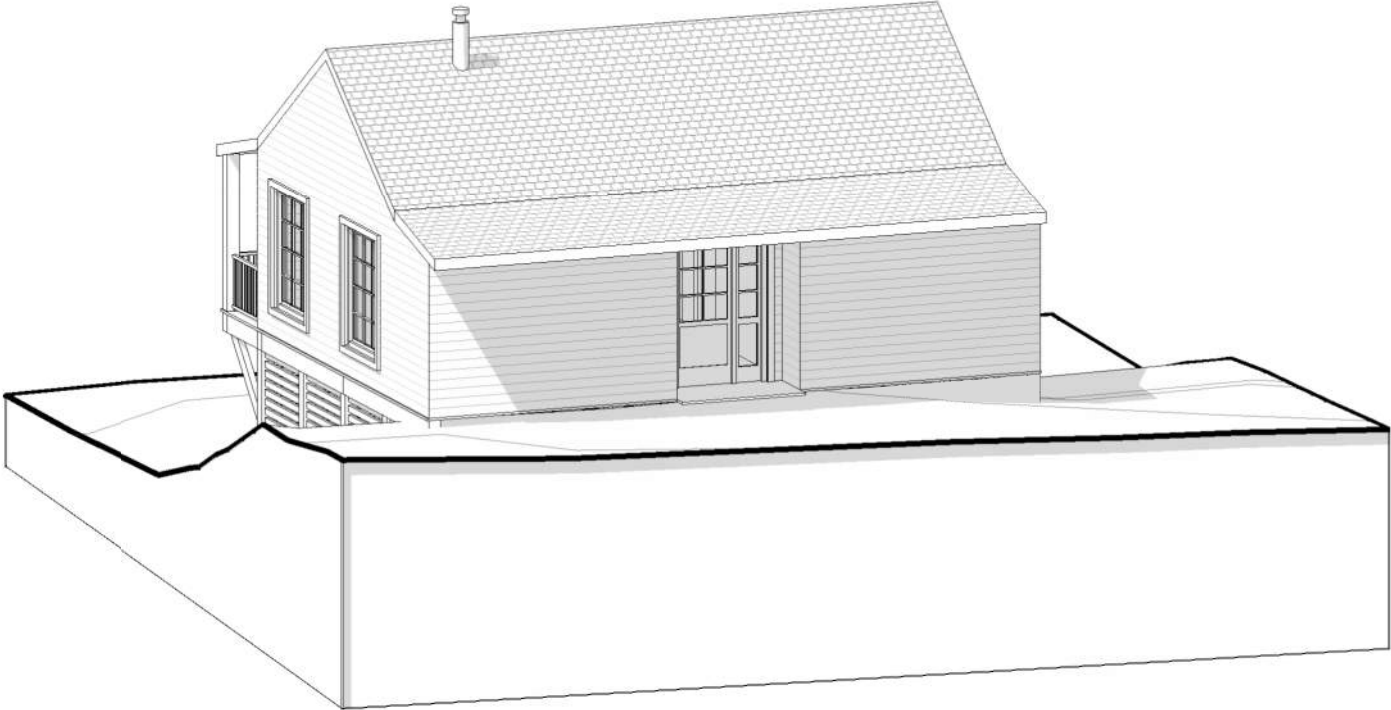
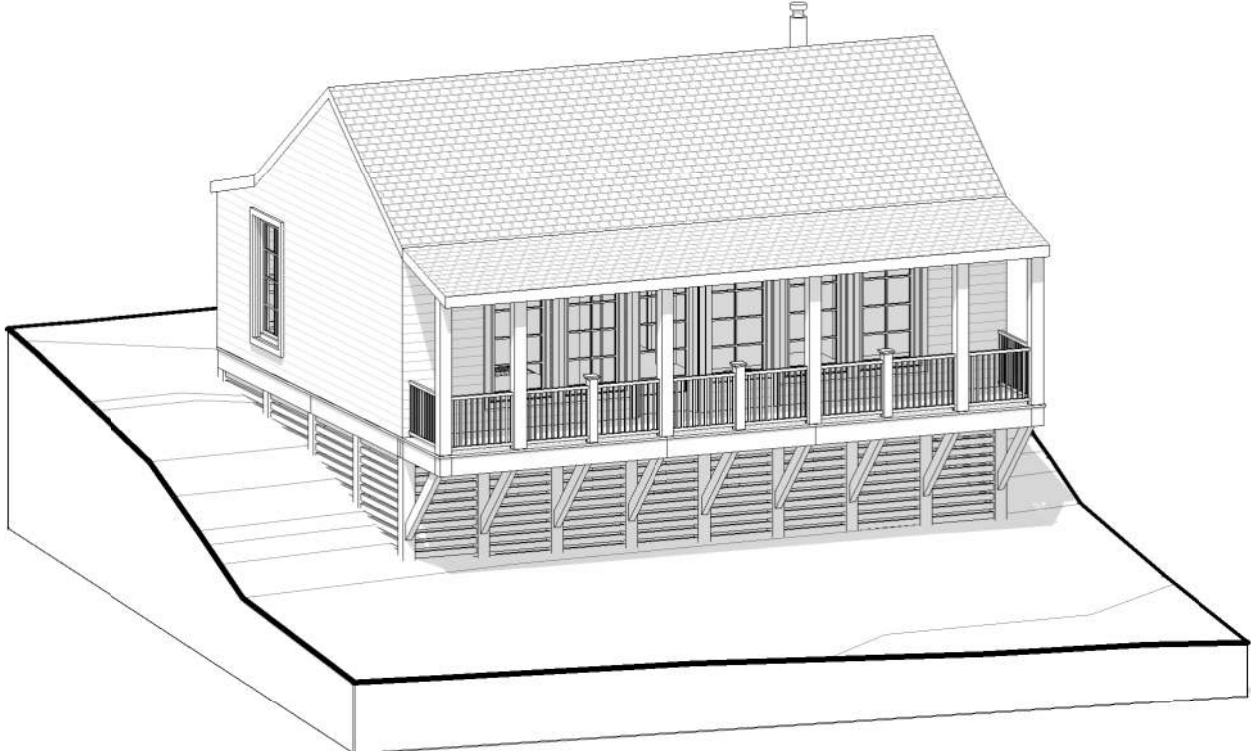


SIDE ELEVATION



# CABIN 2 BED ROOM

3D VIEWS





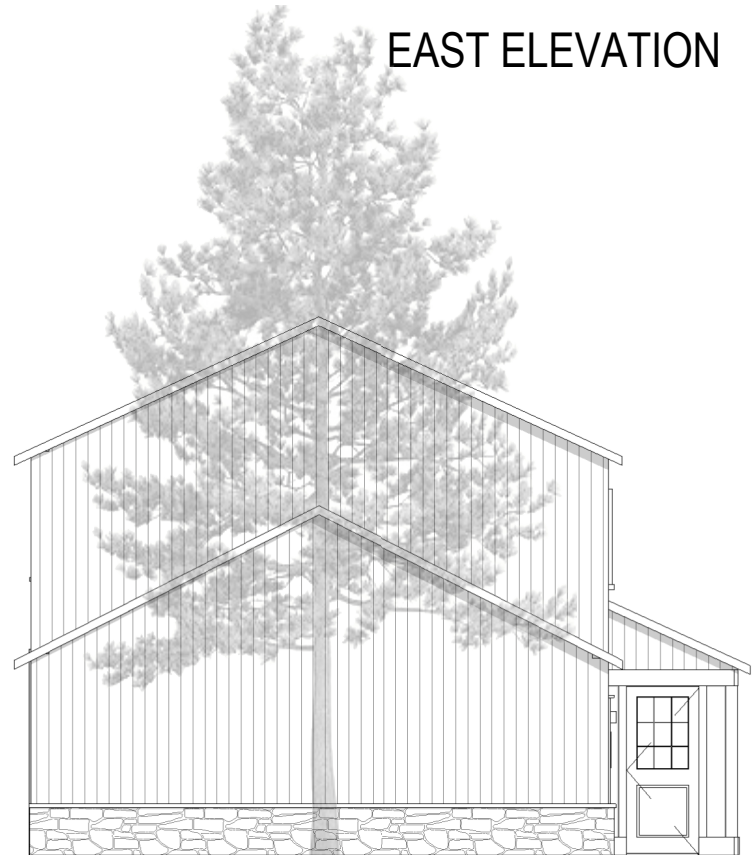
**BAKERY**



**BAKERY**  
BUILDING ELEVATIONS



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



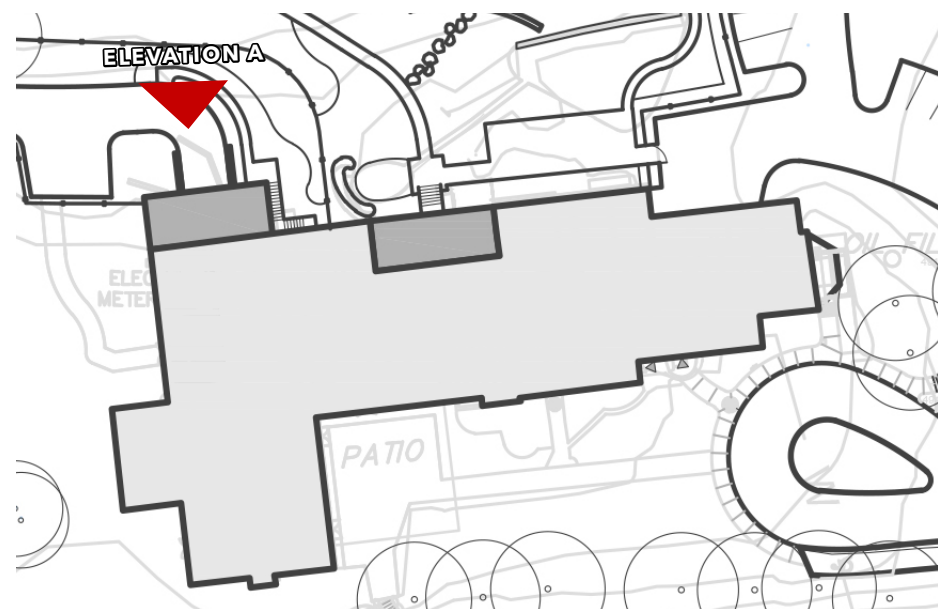
# **Troutbeck Inn**

# **Adaptive Reuse Plan**

# **Structures**

**Manor House – Kitchen Service**  
**Manor House – Conservatory Dining**  
**Garden Hotel**  
**Garden Hall**  
**Administration Building**  
**The Apartments**  
**Tractor Shed**  
**Delamater House**





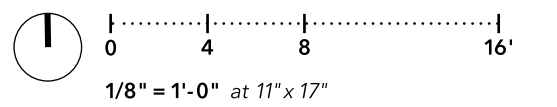
MANOR HOUSE KITCHEN SERVICE		
BASEMENT		
Kitchen Service		700 SF
FIRST FLOOR		
Kitchen Service		700 SF
Receiving		
<b>TOTAL</b>		<b>1,400 SF</b>



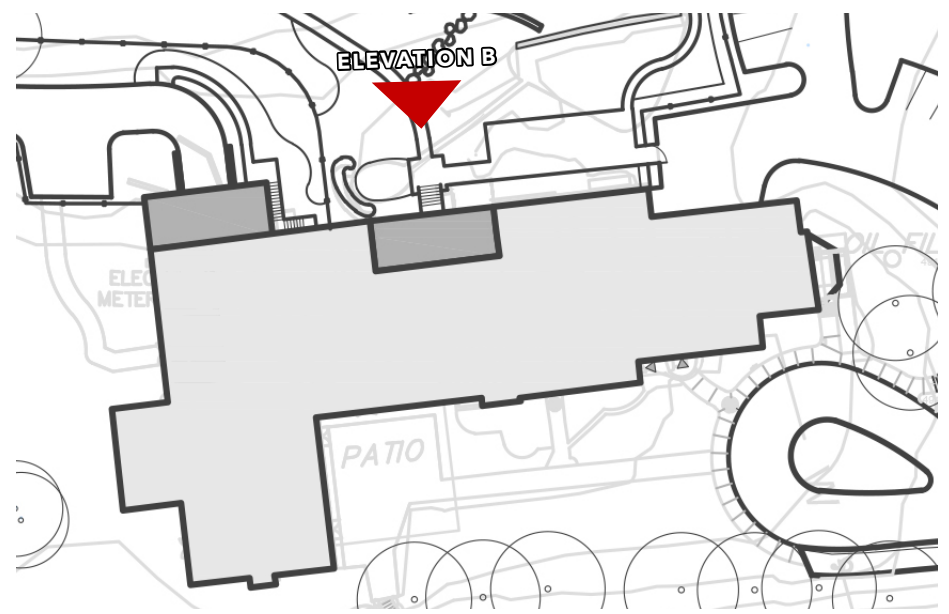
EXISTING BUILDING

ELEVATION A

# Manor House - Kitchen Service







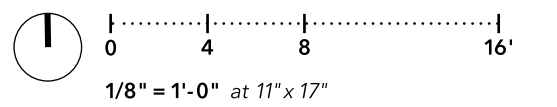
MANOR HOUSE CONSERVATORY DINING	
FIRST FLOOR	
Existing Dining Terrace	600 SF
Dining	
<b>TOTAL</b>	<b>600 SF</b>



EXISTING BUILDING

ELEVATION B

# Manor House - Conservatory Dining





**GARDEN HOTEL**



# GARDEN HOTEL

## ELEVATIONS



THE CONNECTION



EAVE WALL WINDOWS



WOOD SIDING



GABLE WINDOWS



NORTH ELEVATION



SOUTH ELEVATION



# GARDEN HOTEL

3D VIEW



SOUTH WEST VIEW



NORTH EAST VIEW

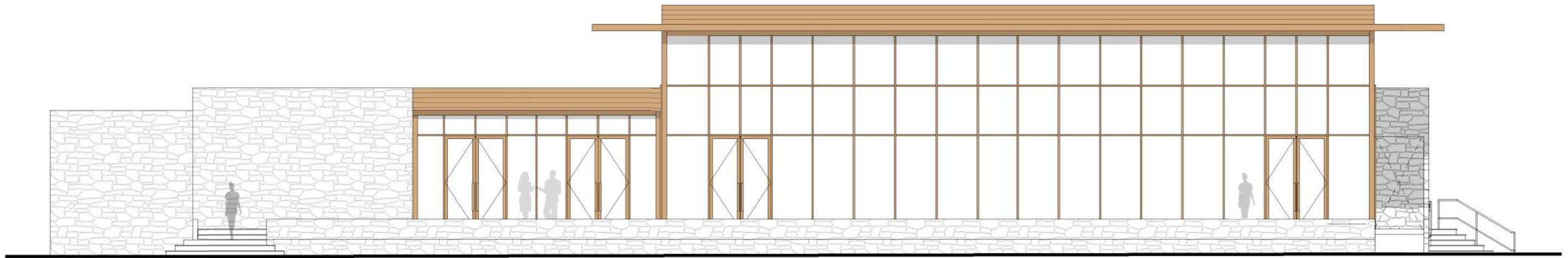


**GARDEN HALL**



# GARDEN HALL

ELEVATIONS



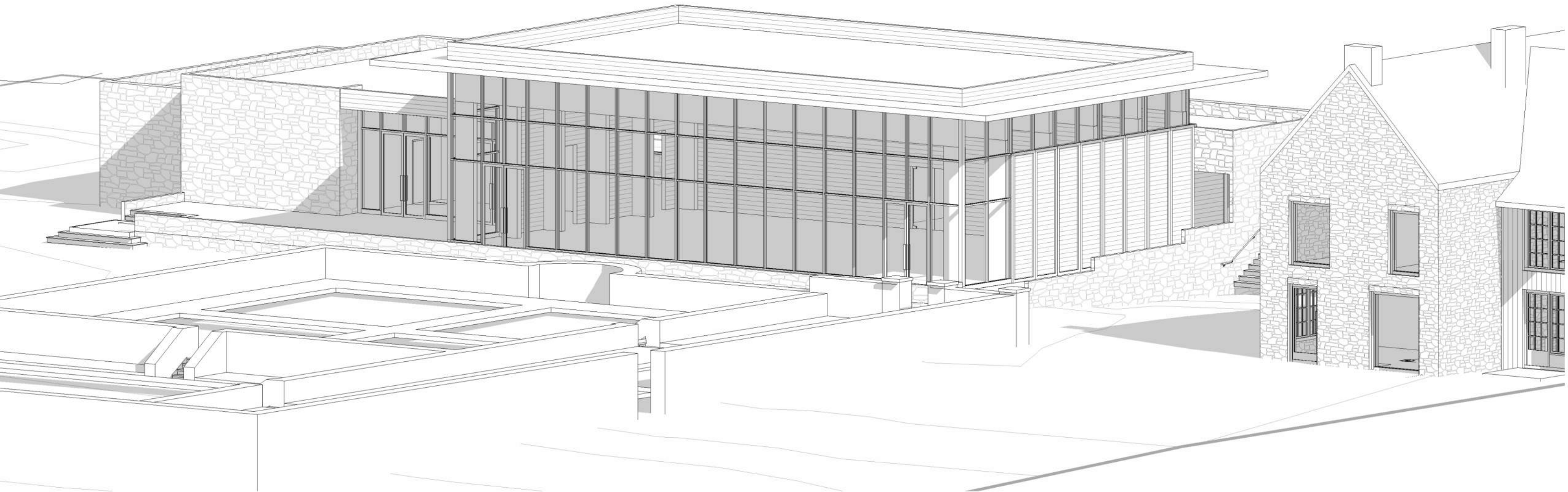
SOUTH ELEVATION



EAST ELEVATION



**GARDEN HALL**  
3D VIEW COMPARISON



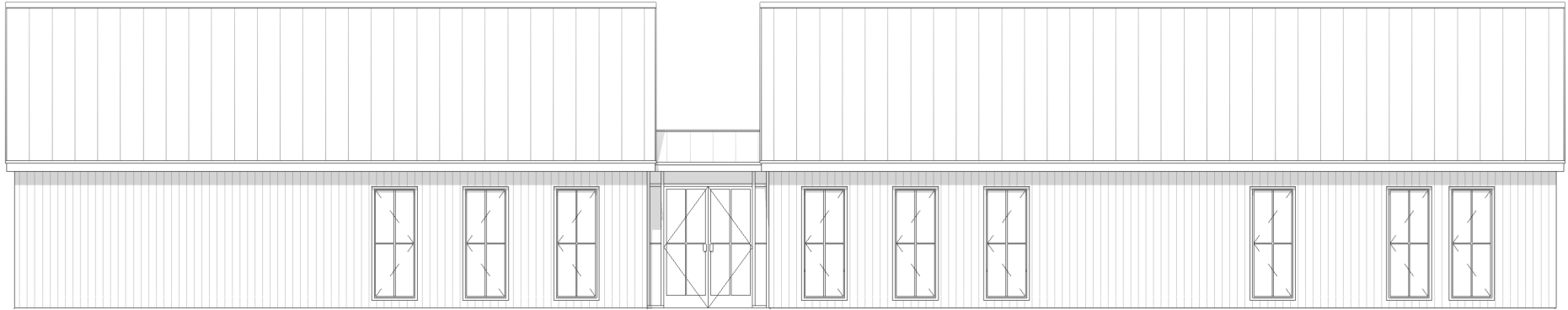
SOUTH EAST VIEW



**ADMINISTRATION  
BUILDING**



**ADMINISTRATION**  
ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

# ADMINISTRATION

3D - VIEW



SOUTH EAST VIEW



NORTH WEST VIEW

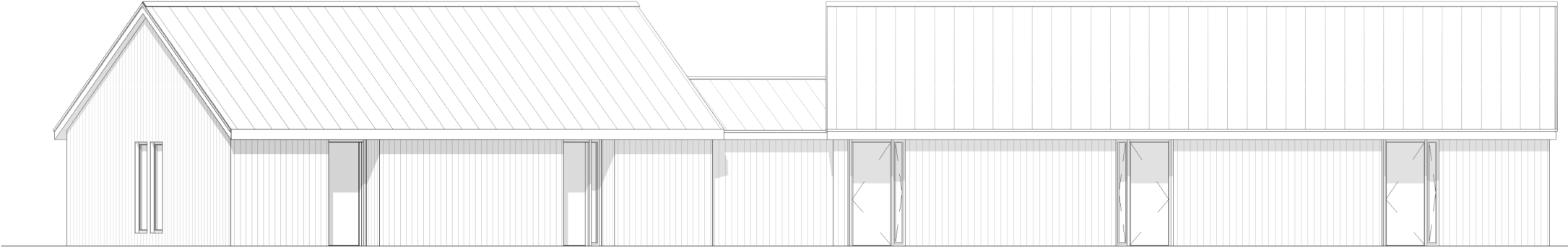


# **THE APARTMENTS**

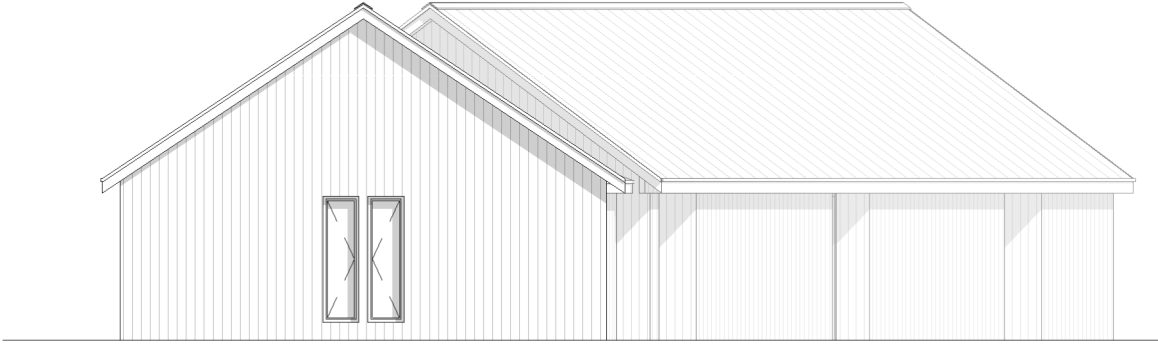
**THE RESIDENCES**  
ELEVATIONS



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

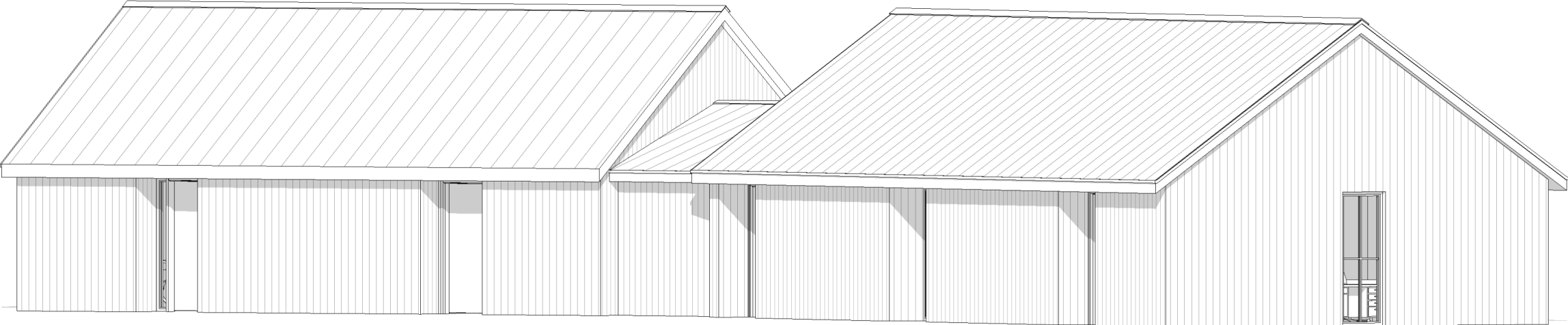


NORTH ELEVATION



# THE RESIDENCES

3D - VIEW

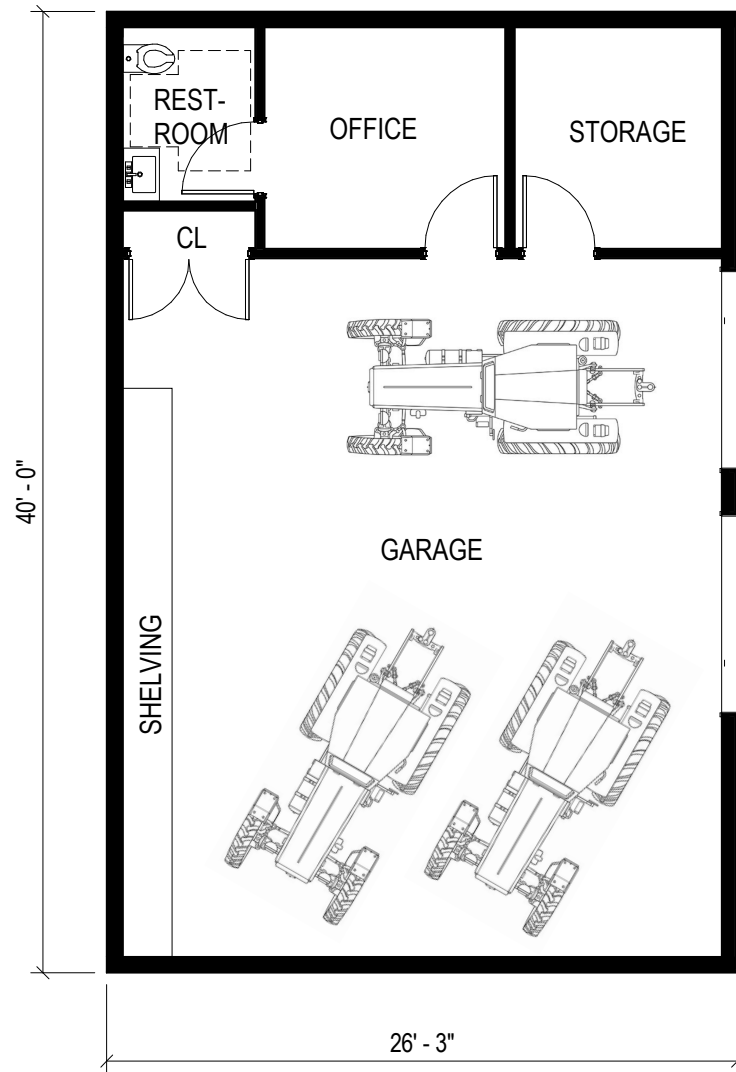


**TRACTOR SHED**

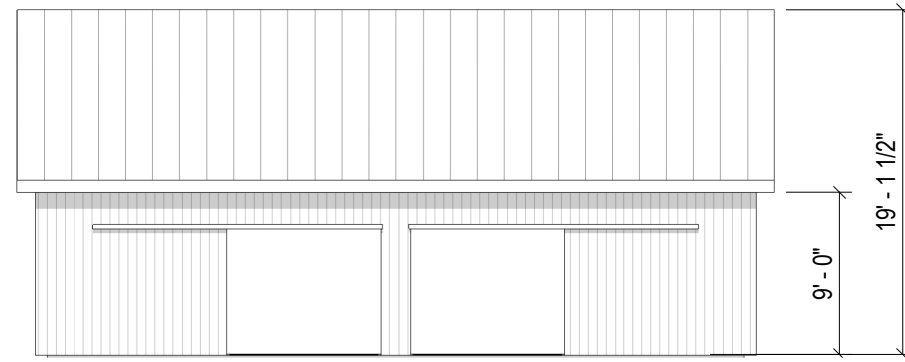


# TRACTOR SHED

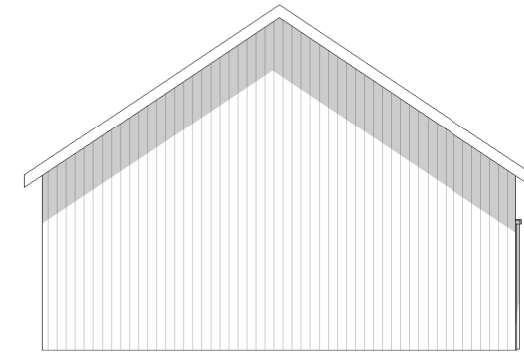
## PLAN & BUILDING ELEVATIONS



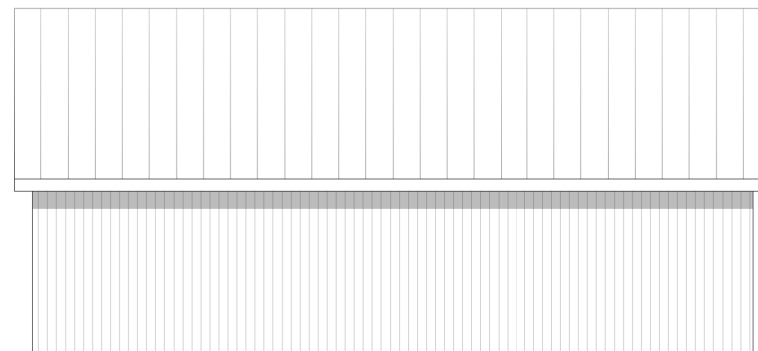
FLOOR PLAN



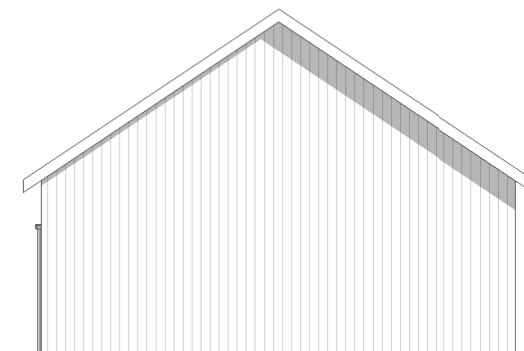
EAST ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

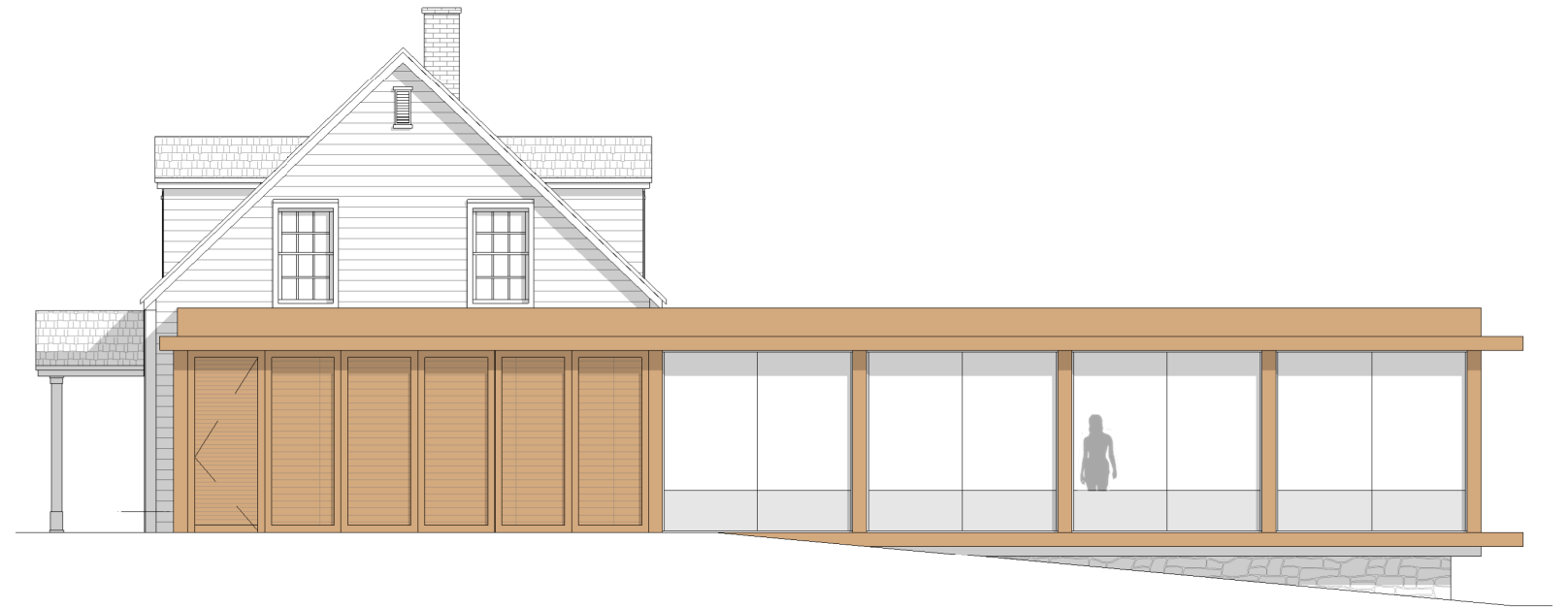
**DELAMATER**



**DELAMATER**  
WEST ELEVATION



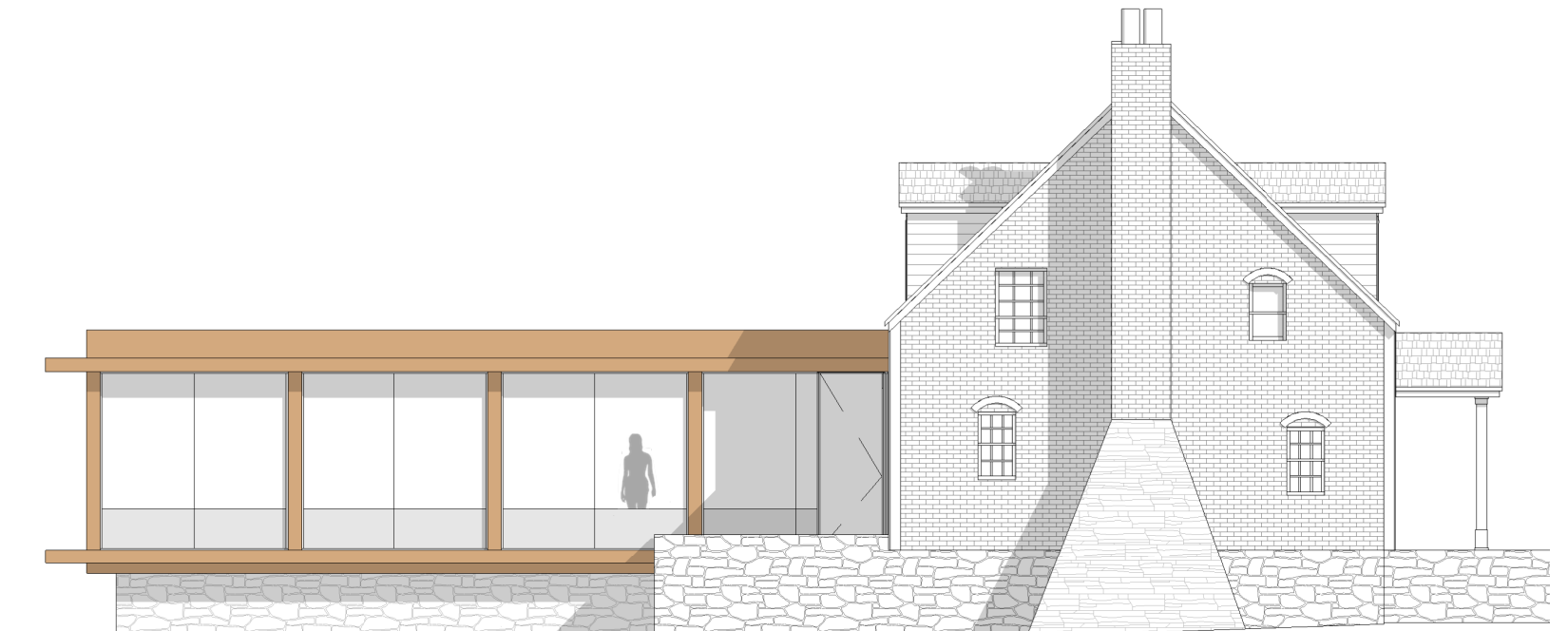
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

# DELAMATER

3D VIEWS

