

TROUTBECK 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	GAZEBO*	GUEST AMENITY	1-STORY	315	315	N/A
E6	STONE CHAPEL	GUEST AMENITY	1-STORY	174	174	N/A
E7	DELAMATER HOUSE	VACANT/UNUSED	2-STORY	1,143	2,012	N/A
E8	EXISTING POOL FACILITIES: OUTDOOR POOL, POOL HOUSE, SNACK BAR F&B, & POOL DECK	GUEST AMENITY	1-STORY	7,600	7,600	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
TOTAL					LODGING UNITS	38
					STAFF APTS.	3

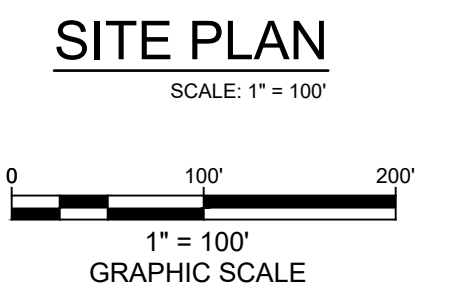
PHASE 1 SITE PLAN IMPROVEMENTS AS PER APPROVED PHASE 1 & ARP PLAN SETS (7/12/2023) ¹						
ARP #	BUILDING	EXISTING BUILDING USE	FLOORS	FOOTPRINT (SF)	TOTAL BUILDING SQ. FT.	LODGING UNITS / STAFF APARTMENTS
ARP 9	GATEHOUSE	SECURITY / UTILITY / RECEPTION *UNDER CONSTRUCTION	1-STORY	766	766	N/A
ARP 10a-d	CREEKSIDE CABINS	LODGING	1-STORY	1,094 SF (a, c) 698 SF (b, d)	3,584	4 LODGING UNITS
E2	CARETAKER HOUSE W/ BAKERY VESTIBULE AND DECK	AMENITY	2 STORY	1,277	1,905	N/A
ARP13	TENNIS WARMING HUT	AMENITY	1-STORY	351	351	N/A
ARP 14	PLATFORM TENNIS	AMENITY	N/A	1,800	1,800	N/A

NOTES
 1) APPROVED, BUT AS OF THE TIME OF THIS APPLICATION, NOT CONSTRUCTED.

LEGEND		
PROJECT PROPERTY LINE	---	EXISTING OVERHEAD UTILITIES
NEIGHBORING PROPERTY	---	EXISTING TRELINE
EXISTING CONTOUR MAJOR	---	EXISTING STREAM BOUNDARY
EXISTING CONTOUR MINOR	---	FEMA FLOODWAY BOUNDARY
STONE WALL	---	FEMA FLOODPLAIN BOUNDARY
EXISTING UTILITY POLE	○	PROJECT SITE
EXISTING LIGHT POLE	☆	CONSERVATION AREA
EXISTING SPOT GRADE	+ 340.1	

- 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.
 - A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. ON AUGUST 8 THROUGH 13, 2022.
 - THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983, NEW YORK STATE PLANE EAST ZONE 3101.
 - THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - CONTOUR INTERVAL = 1 FOOT.
 - NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
 - SUBJECT TO HISTORIC PRESERVATION EASEMENT: 56, DATED 12/14/23 (DOC #02 2024 252)

- 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 36027C0332E, WITH AN EFFECTIVE DATE OF MAY 2, 2012.
 - THE "ZONE AE, BASE FLOOD ELEVATIONS" DETERMINED TO AFFECT THIS PARCEL ARE IN THE RANGE OF 489 TO 487' (NAVD88).

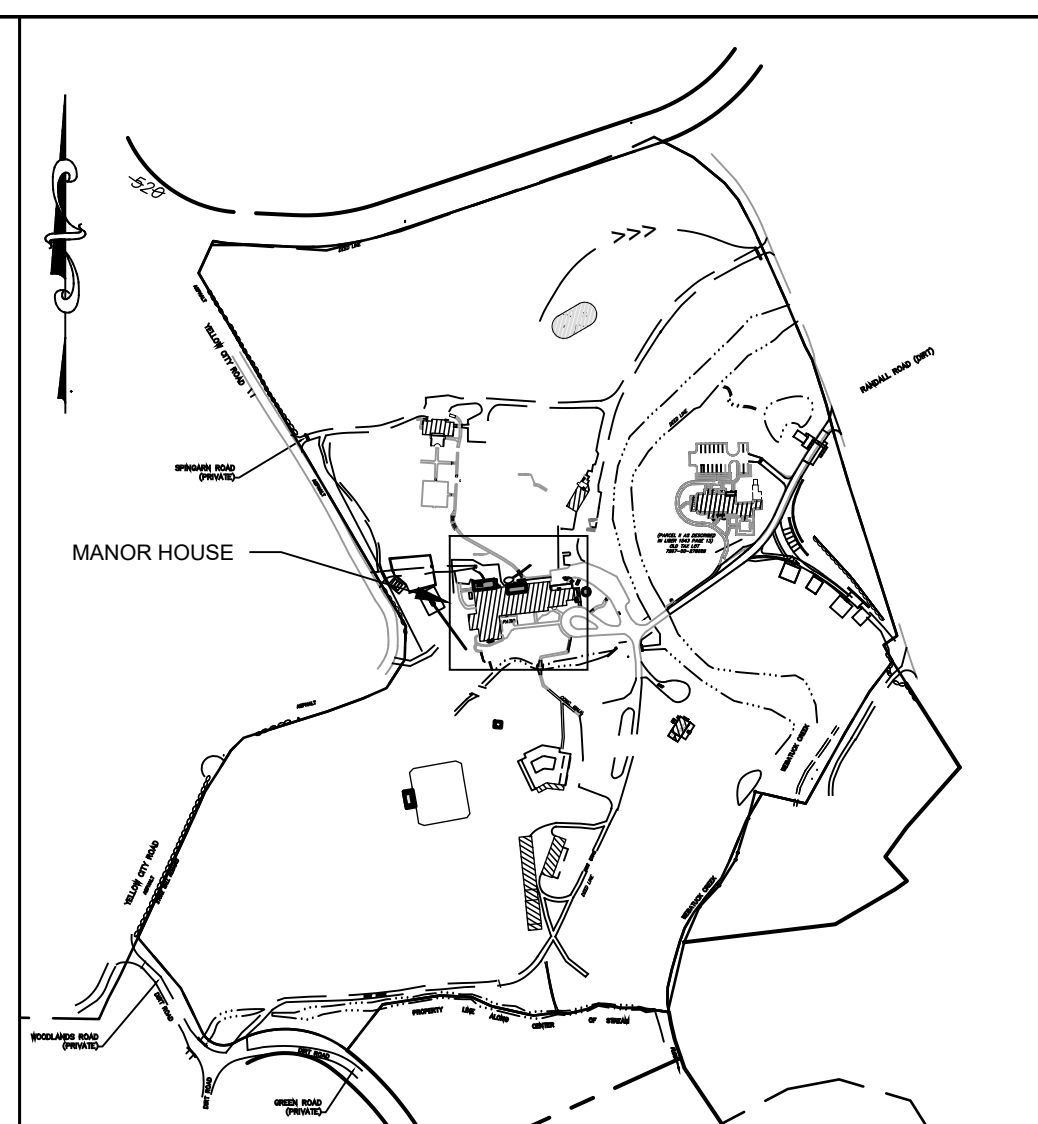
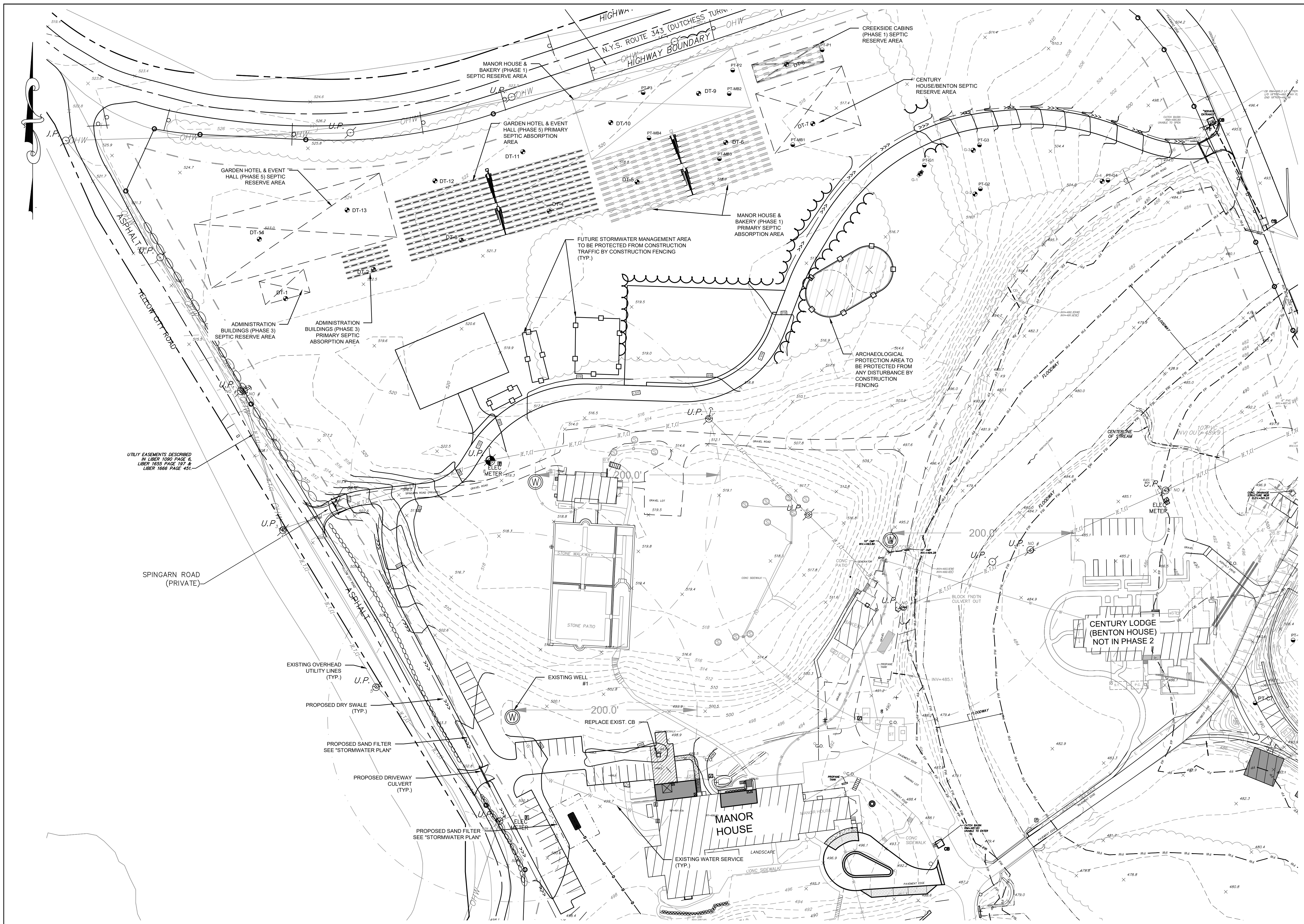


DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:
RENNIA ENGINEERING DESIGN, PLLC
 CIVIL • ENVIRONMENTAL • STRUCTURAL
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TROUTBECK PHASE 2						
TOWN OF AMENIA		DUTCHESS COUNTY, NY				
EXISTING CONDITIONS PLAN						
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/20/2024	1" = 100'	RED	RED	RAR	16-019	1 OF 12

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

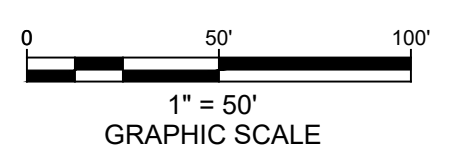


AREA MAP
SCALE: 1" = 400'

LEGEND

EXISTING PROPERTY LINE	
STONE WALL	
EXISTING UTILITY POLE	
EXISTING LIGHT POLE	
EXISTING WATER VALVE	
EXISTING OVERHEAD UTILITIES	
EXISTING WATER SERVICE LINE	
EXISTING ELECT, TELE AND CABLE	
EXISTING TREELINE	
EXISTING STREAM BOUNDARY	
FEMA FLOODPLAIN BOUNDARY	
FEMA FLOODPLAIN BOUNDARY	
CONSERVATION EASEMENT BOUNDARY	
PROPOSED BUILDING ADDITION	
PROPOSED GRAVEL SURFACE	
PROPOSED ASPHALT SURFACE	
PROPOSED PEA GRAVEL WALKWAY	

GRADING & UTILITIES PLAN
SCALE: 1" = 50'



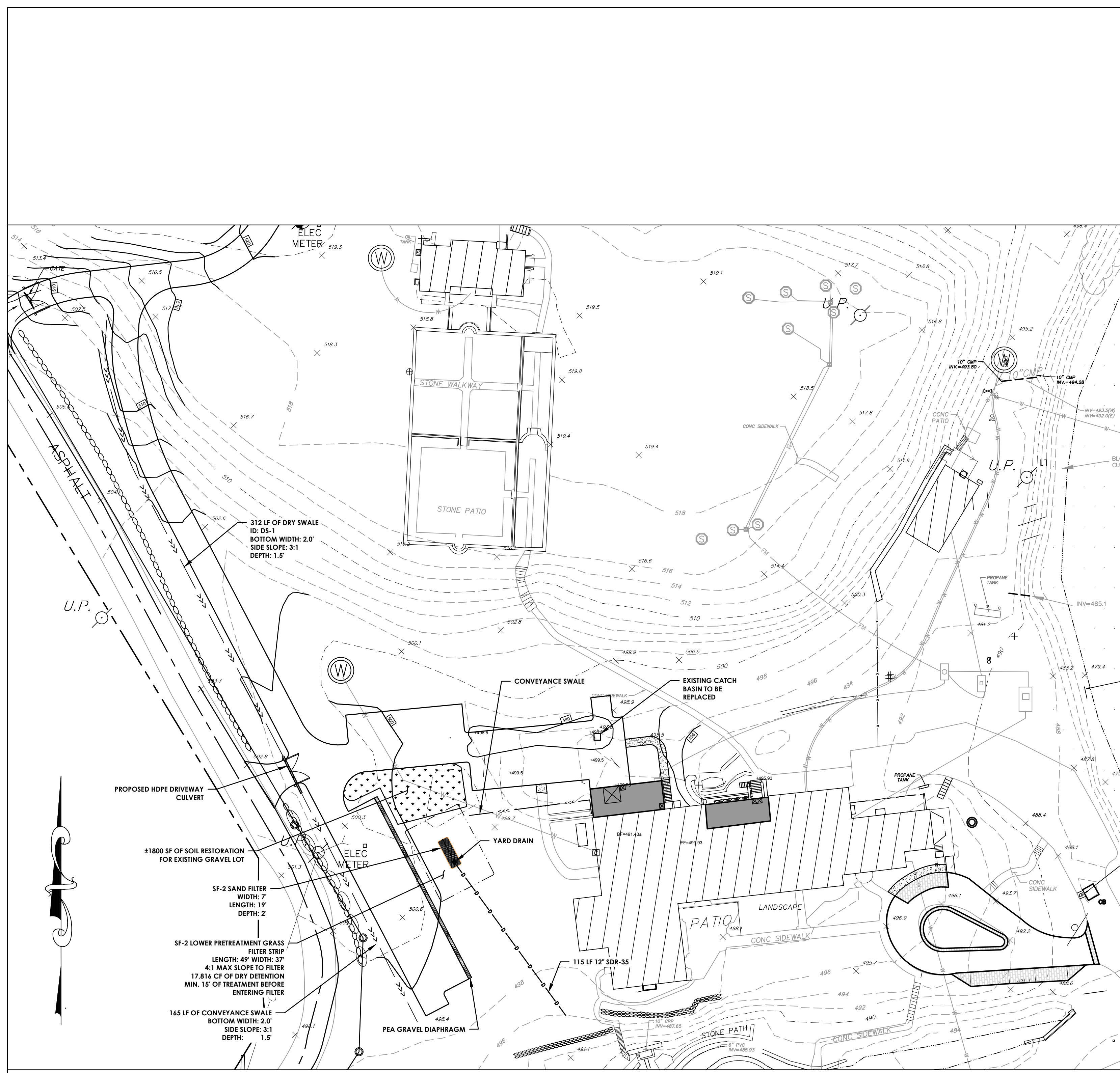
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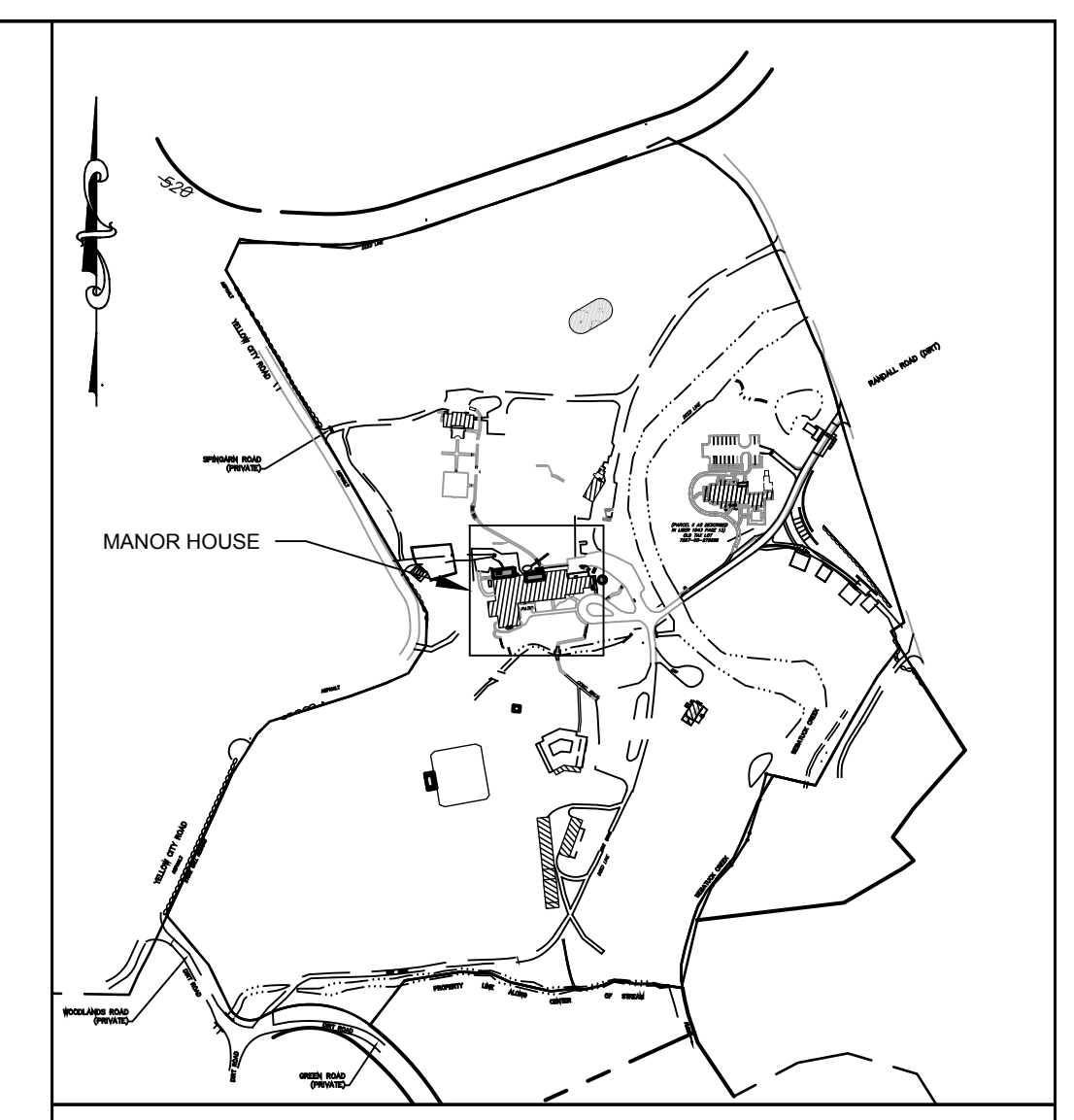
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PRELIMINARY		TOWN OF AMENIA		DUTCHESS COUNTY, NY	
GRADING AND UTILITIES PLAN					
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.
2/20/2024	1"=50'	RED	RED	RAR	16-019
					SHEET NO.
					3 OF 12

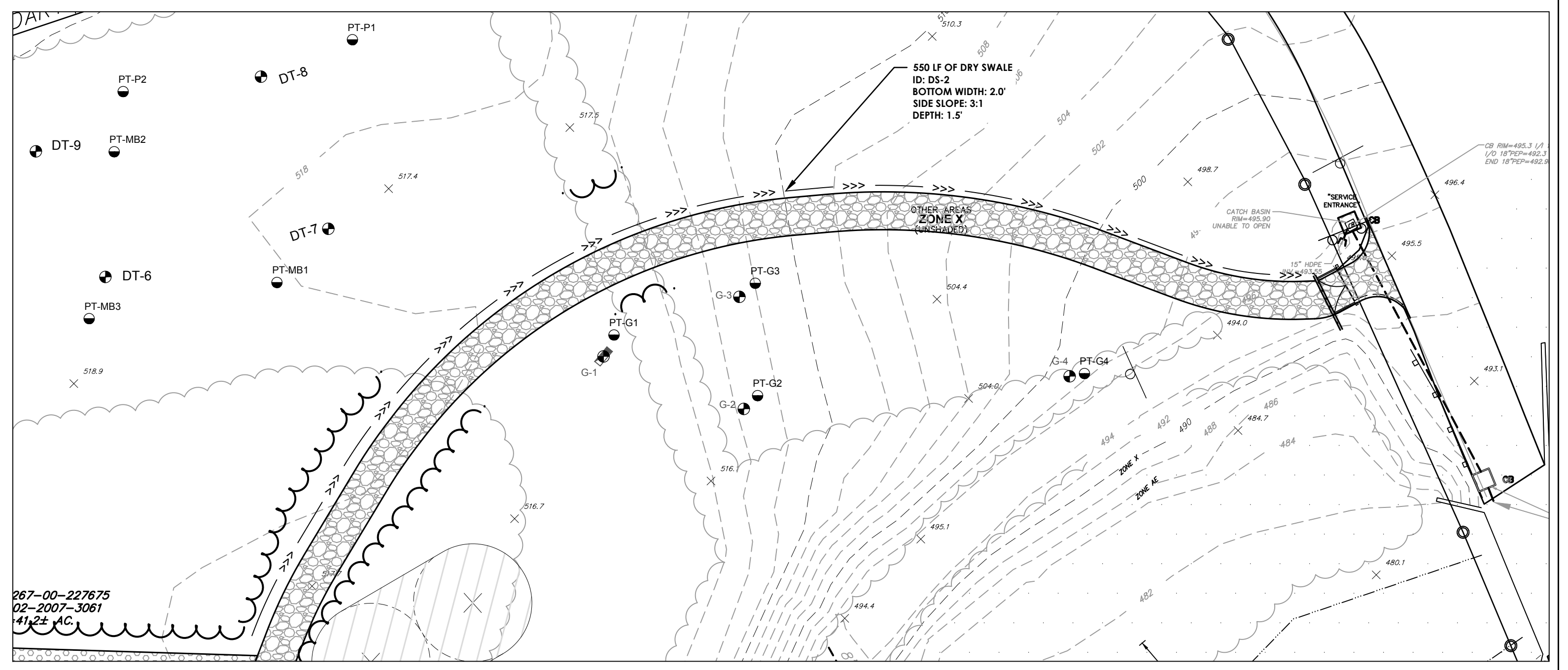


PROPOSED MANOR HOUSE STORMWATER PLAN

SCALE: 1" = 40'



AREA MAP
SCALE: 1" = 400'

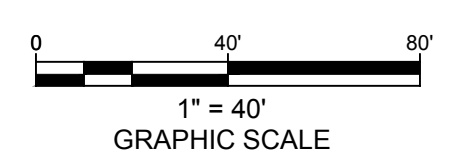


PROPOSED ENTRY ROAD STORMWATER PLAN

SCALE: 1" = 40'

BACKGROUND MAPPING COMPILED FROM THE FOLLOWING:

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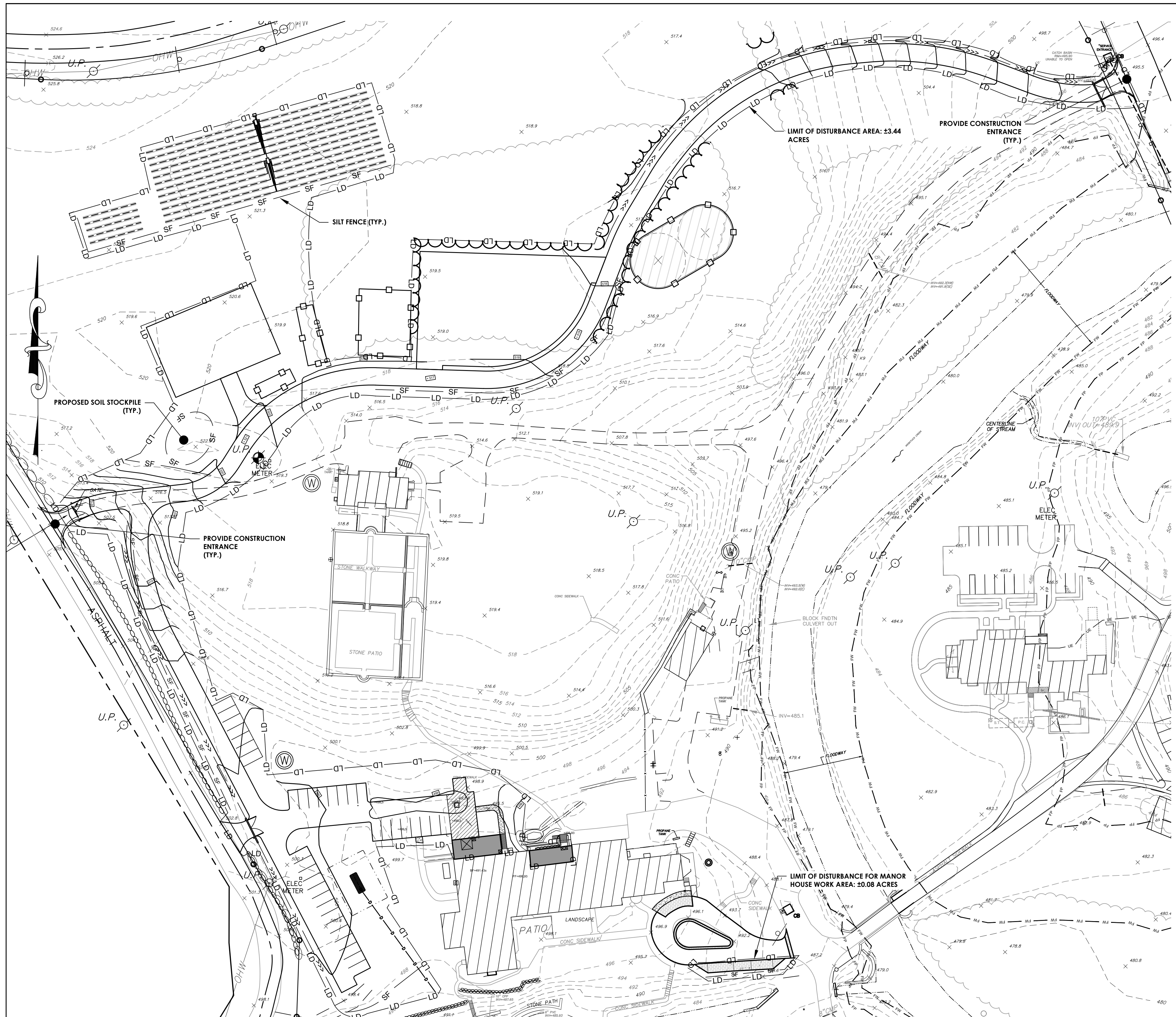
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PRELIMINARY		TROUTBECK PHASE 2				DUTCHESS COUNTY, NY	
		STORMWATER MANAGEMENT PLAN					
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.	
2/20/2024	1"=40'	RED	RED	RAR	16-019	4 OF 12	



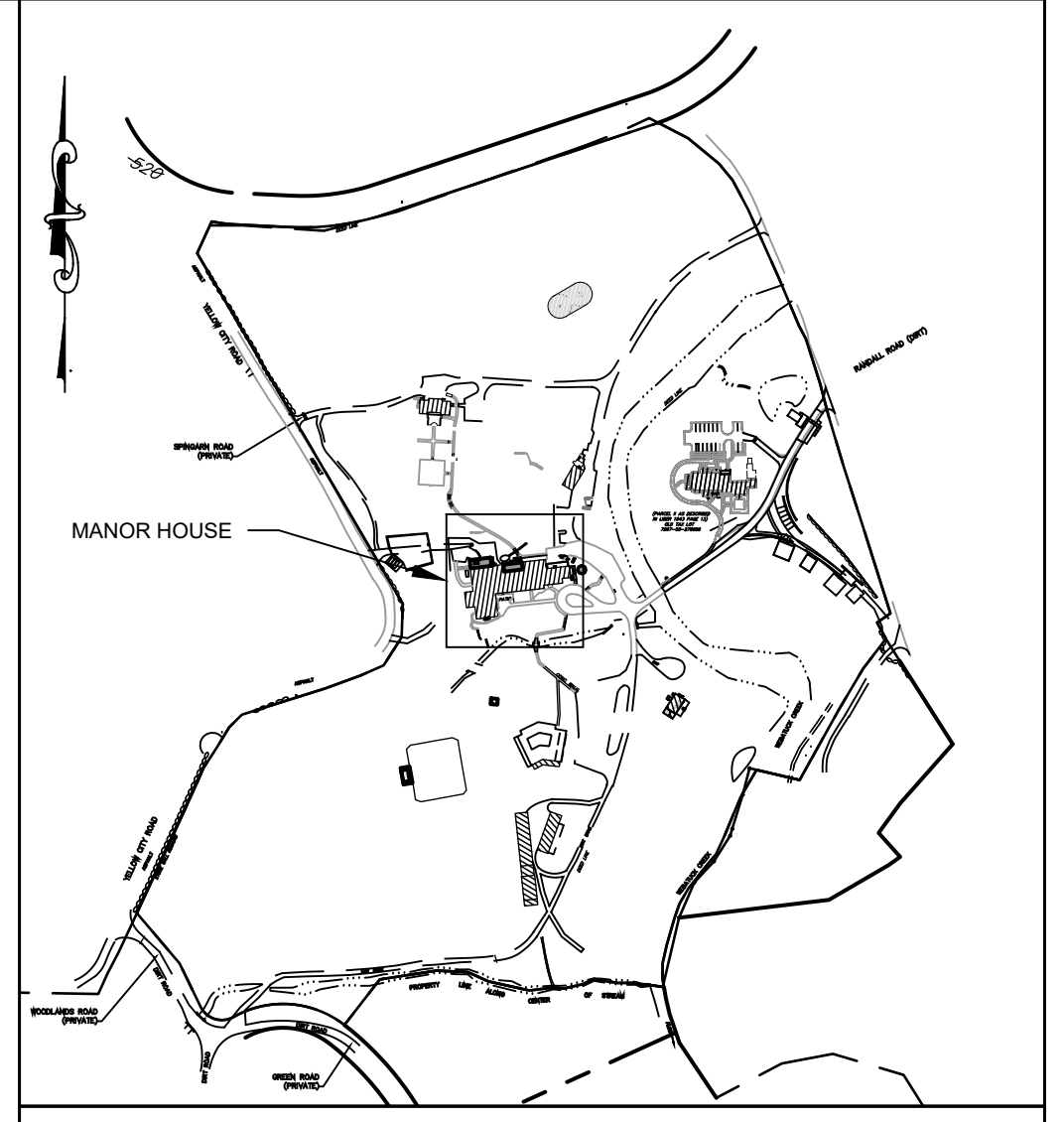
EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 50'

LIMITS OF DISTURBANCE NOTES
TOTAL DISTURBANCE FOR THIS PHASE: ±3.52 ACRES

- 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 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, JUTE MATTING SHALL BE USED TO STABILIZE SEEDED 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.
 - 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.

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 2 - MANOR HOUSE IMPROVEMENTS**
- LOCATE AND STAKE ALL STORMWATER MANAGEMENT PRACTICE (SMP) AREAS TO VERIFY THAT THEY WILL REMAIN UNDISTURBED BY CONSTRUCTION EQUIPMENT.
 - INSTALL SILT FENCE AS SHOWN ON PLANS.
 - DUE TO THE CLOSE PROXIMITY TO EXISTING PAVED SURFACES, IN LIEU OF A CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SOILS, SEDIMENT, AND OTHER DEBRIS ARE CLEANED UP AT THE END OF EACH WORK DAY.
 - CAREFULLY CLEAR AND GRUB TEMPORARY CONSTRUCTION STAGING AREA.
 - CONSTRUCT TEMPORARY GRAVEL CONSTRUCTION STAGING AREA.
 - CAREFULLY CLEAR AND GRUB SEPTIC ABSORPTION FIELD AREAS.
 - CONSTRUCT MANOR HOUSE SEPTIC FIELD, GARDEN HOTEL AND EVENT HALL SEPTIC FIELD.
 - STABILIZE SEPTIC FIELD AREAS ONCE WORK IS COMPLETE. TOPSOIL, SEED, AND MULCH AS NECESSARY.
 - CAREFULLY CLEAR AND GRUB PROPOSED GRAVEL ACCESS ROAD, RESTORE PORTIONS OF EXISTING GRAVEL PARKING AREA PER NYS DM CHAPTER 5.1.6.
 - CAREFULLY CLEAR AND GRUB THE AREA OF RECONFIGURED STAFF PARKING.
 - CONSTRUCT GRAVEL ACCESS ROAD AND RECONFIGURED STAFF PARKING.
 - INSTALL LANDSCAPING AND GROUND COVER STABILIZATION.
 - PERFORM FINAL INSPECTIONS AND REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

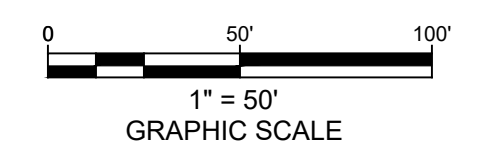


AREA MAP
SCALE: 1" = 400'

LEGEND

- EXISTING PROPERTY LINE
- STONE WALL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER SERVICE LINE
- EXISTING ELECT, TELE AND CABLE
- EXISTING TREENE
- EXISTING STREAM BOUNDARY
- FEMA FLOODWAY BOUNDARY
- FEMA FLOODPLAIN BOUNDARY
- CONSERVATION EASEMENT BOUNDARY
- PROPOSED BUILDING ADDITION
- PROPOSED GRAVEL SURFACE
- PROPOSED ASPHALT SURFACE
- PROPOSED PEA GRAVEL WALKWAY

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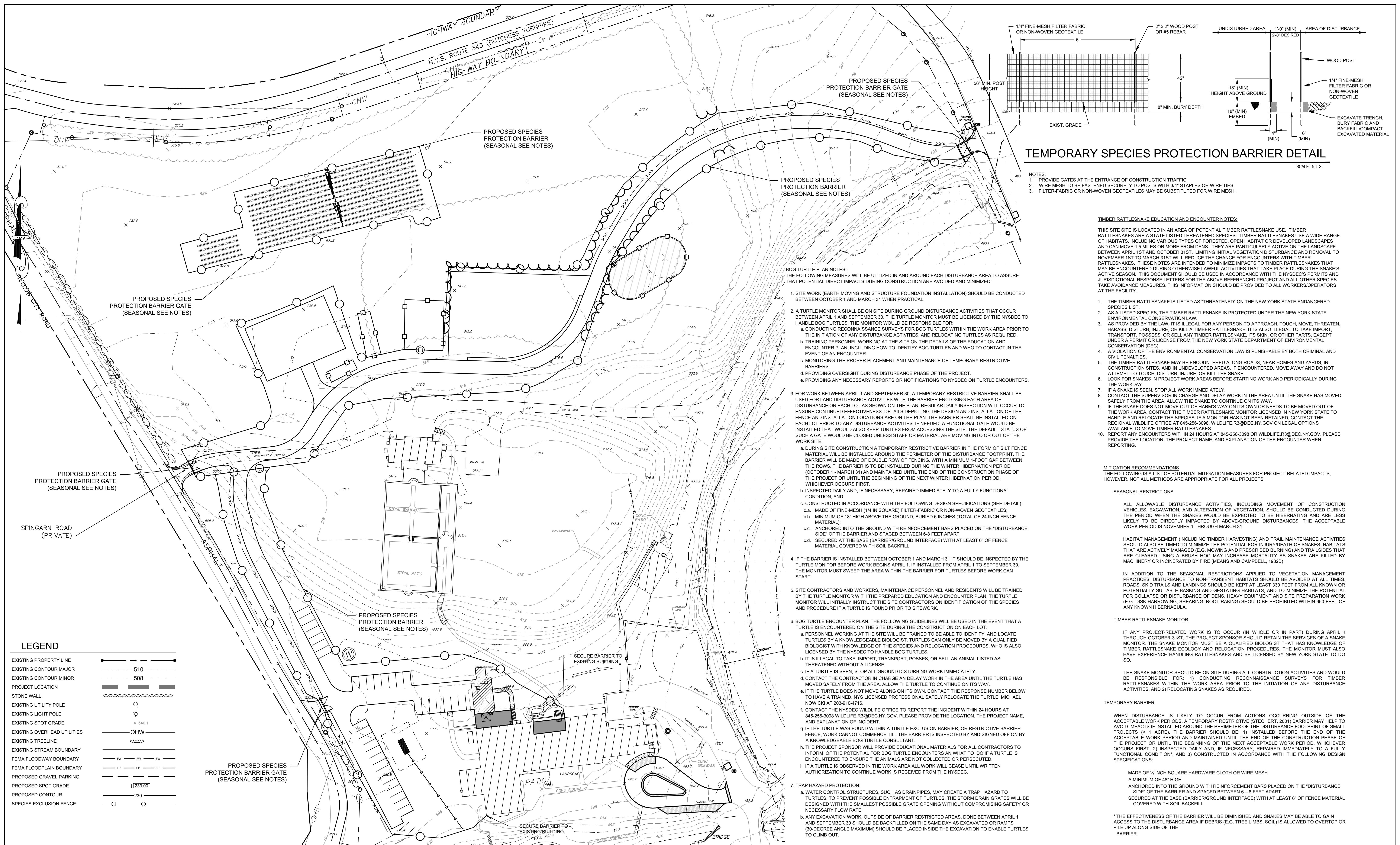
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TROUTBECK PHASE 2
TOWN OF AMENIA DUTCHESS COUNTY, NY

EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/20/2024	1"=50'	RED	RED	RAR	16-019	5 OF 12



TEMPORARY SPECIES PROTECTION BARRIER DETAIL

- NOTES:
1. PROVIDE GATES AT THE ENTRANCE OF CONSTRUCTION TRAFFIC
 2. WIRE MESH TO BE FASTENED SECURELY TO POSTS WITH 3/4" STAPLES OR WIRE TIES
 3. FILTER-FABRIC OR NON-WOVEN GEOTEXTILES MAY BE SUBSTITUTED FOR WIRE MESH

TIMBER RATTLESNAKE EDUCATION AND ENCOUNTER NOTES:

THIS SITE IS LOCATED IN AN AREA OF POTENTIAL TIMBER RATTLESNAKE USE. TIMBER RATTLESNAKES ARE A STATE LISTED THREATENED SPECIES. TIMBER RATTLESNAKES USE A WIDE RANGE OF HABITATS, INCLUDING VARIOUS TYPES OF FORESTED, OPEN HABITAT OR DEVELOPED LANDSCAPES AND CAN MOVE 1.5 MILES OR MORE FROM DENS. THEY ARE PARTICULARLY ACTIVE ON THE LANDSCAPE BETWEEN APRIL 1ST AND OCTOBER 31ST. LIMITING INITIAL VEGETATION DISTURBANCE AND REMOVAL TO NOVEMBER 1ST TO MARCH 31ST WILL REDUCE THE CHANCE FOR ENCOUNTERS WITH TIMBER RATTLESNAKES. THESE NOTES ARE INTENDED TO MINIMIZE IMPACTS TO TIMBER RATTLESNAKES THAT MAY BE ENCOUNTERED DURING OTHERWISE LAWFUL ACTIVITIES THAT TAKE PLACE DURING THE SNAKE'S ACTIVE SEASON. THIS DOCUMENT SHOULD BE USED IN ACCORDANCE WITH THE NYSDEC'S PERMITS AND JURISDICTIONAL RESPONSE LETTERS FOR THE ABOVE REFERENCED PROJECT AND ALL OTHER APPLICABLE TAKE AVOIDANCE MEASURES. THIS INFORMATION SHOULD BE PROVIDED TO ALL WORKERS/OPERATORS AT THE FACILITY.

1. THE TIMBER RATTLESNAKE IS LISTED AS "THREATENED" ON THE NEW YORK STATE ENDANGERED SPECIES LIST
2. AS A LISTED SPECIES, THE TIMBER RATTLESNAKE IS PROTECTED UNDER THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW
3. AS PROVIDED BY THE LAW, IT IS ILLEGAL FOR ANY PERSON TO APPROACH, TOUCH, MOVE, THREATEN, HARASS, DISTURB, INJURE, OR KILL A TIMBER RATTLESNAKE. IT IS ALSO ILLEGAL TO TAKE, IMPORT, TRANSPORT, POSSESS, OR SELL ANY TIMBER RATTLESNAKE, ITS SKIN, OR OTHER PARTS, EXCEPT UNDER A PERMIT OR LICENSE FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC)
4. A VIOLATION OF THE ENVIRONMENTAL CONSERVATION LAW IS PUNISHABLE BY BOTH CRIMINAL AND CIVIL PENALTIES.
5. THE TIMBER RATTLESNAKE MAY BE ENCOUNTERED ALONG ROADS, NEAR HOMES AND YARDS, IN CONSTRUCTION SITES, AND IN UNDEVELOPED AREAS. IF ENCOUNTERED, MOVE AWAY AND DO NOT ATTEMPT TO TOUCH, DISTURB, INJURE, OR KILL THE SNAKE
6. LOOK FOR SNAKES IN PROJECT WORK AREAS BEFORE STARTING WORK AND PERIODICALLY DURING THE WORKDAY
7. IF A SNAKE IS SEEN, STOP ALL WORK IMMEDIATELY
8. CONTACT THE SUPERVISOR IN CHARGE AND DELAY WORK IN THE AREA UNTIL THE SNAKE HAS MOVED SAFELY FROM THE AREA. ALLOW THE SNAKE TO CONTINUE ON ITS WAY.
9. IF THE SNAKE DOES NOT MOVE OUT OF HARM'S WAY ON ITS OWN OR NEEDS TO BE MOVED OUT OF THE WORK AREA, CONTACT THE TIMBER RATTLESNAKE MONITOR LICENSED IN NEW YORK STATE TO HANDLE AND RELOCATE THE SPECIES. IF A MONITOR HAS NOT BEEN RETAINED, CONTACT THE REGIONAL WILDLIFE OFFICE AT 845-256-3098, WILDLIFE.R3@DEC.NY.GOV ON LEGAL OPTIONS AVAILABLE TO MOVE TIMBER RATTLESNAKES.
10. REPORT ANY ENCOUNTERS WITHIN 24 HOURS AT 845-256-3098 OR WILDLIFE.R3@DEC.NY.GOV. PLEASE PROVIDE THE LOCATION, THE PROJECT NAME, AND EXPLANATION OF THE ENCOUNTER WHEN REPORTING.

MITIGATION RECOMMENDATIONS

THE FOLLOWING IS A LIST OF POTENTIAL MITIGATION MEASURES FOR PROJECT-RELATED IMPACTS; HOWEVER, NOT ALL METHODS ARE APPROPRIATE FOR ALL PROJECTS.

SEASONAL RESTRICTIONS

ALL ALLOWABLE DISTURBANCE ACTIVITIES, INCLUDING MOVEMENT OF CONSTRUCTION VEHICLES, EXCAVATION, AND ALTERATION OF VEGETATION, SHOULD BE CONDUCTED DURING THE PERIOD WHEN THE SNAKES WOULD BE EXPECTED TO BE HIBERNATING AND ARE LESS LIKELY TO BE DIRECTLY IMPACTED BY ABOVE-GROUND DISTURBANCES. THE ACCEPTABLE WORK PERIOD IS NOVEMBER 1 THROUGH MARCH 31.

HABITAT MANAGEMENT (INCLUDING TIMBER HARVESTING) AND TRAIL MAINTENANCE ACTIVITIES SHOULD ALSO BE TIMED TO MINIMIZE THE POTENTIAL FOR INJURY/DEATH OF SNAKES. HABITATS THAT ARE ACTIVELY MANAGED (E.G. MOWING AND PRESCRIBED BURNING) AND TRAIL SIDES THAT ARE CLEARED USING A BRUSH HOG MAY INCREASE MORTALITY AS SNAKES ARE KILLED BY MACHINERY OR INCINERATED BY FIRE (MEANS AND CAMPBELL, 1982B)

TIMBER RATTLESNAKE MONITOR

IF ANY PROJECT-RELATED WORK IS TO OCCUR (IN WHOLE OR IN PART) DURING APRIL 1 THROUGH OCTOBER 31ST, THE PROJECT SPONSOR SHOULD RETAIN THE SERVICES OF A SNAKE MONITOR. THE SNAKE MONITOR MUST BE A QUALIFIED BIOLOGIST THAT HAS KNOWLEDGE OF TIMBER RATTLESNAKE ECOLOGY AND RELOCATION PROCEDURES. THE MONITOR MUST ALSO HAVE EXPERIENCE HANDLING RATTLESNAKES AND BE LICENSED BY NEW YORK STATE TO DO SO.

THE SNAKE MONITOR SHOULD BE ON SITE DURING ALL CONSTRUCTION ACTIVITIES AND WOULD BE RESPONSIBLE FOR: 1) CONDUCTING RECONNAISSANCE SURVEYS FOR TIMBER RATTLESNAKES WITHIN THE WORK AREA PRIOR TO THE INITIATION OF ANY DISTURBANCE ACTIVITIES, AND 2) RELOCATING SNAKES AS REQUIRED.

TEMPORARY BARRIER

WHEN DISTURBANCE IS LIKELY TO OCCUR FROM ACTIONS OCCURRING OUTSIDE OF THE ACCEPTABLE WORK PERIODS, A TEMPORARY RESTRICTIVE (STECHERT, 2001) BARRIER MAY HELP TO AVOID IMPACTS IF INSTALLED AROUND THE PERIMETER OF THE DISTURBANCE FOOTPRINT OF SMALL PROJECTS (< 1 ACRE). THE BARRIER SHOULD BE: 1) INSTALLED BEFORE THE END OF THE ACCEPTABLE WORK PERIOD AND MAINTAINED UNTIL THE END OF THE CONSTRUCTION PHASE OF THE PROJECT OR UNTIL THE BEGINNING OF THE NEXT ACCEPTABLE WORK PERIOD, WHICHEVER OCCURS FIRST, 2) INSPECTED DAILY AND, IF NECESSARY, REPAIRED IMMEDIATELY TO A FULLY FUNCTIONAL CONDITION, AND 3) CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DESIGN SPECIFICATIONS:

- MADE OF 1/2 INCH SQUARE HARDWARE CLOTH OR WIRE MESH
- A MINIMUM OF 48" HIGH
- ANCHORED INTO THE GROUND WITH REINFORCEMENT BARS PLACED ON THE "DISTURBANCE SIDE" OF THE BARRIER AND SPACED BETWEEN 6 - 8 FEET APART.
- SECURED AT THE BASE (BARRIER/GROUND INTERFACE) WITH AT LEAST 6" OF FENCE MATERIAL COVERED WITH SOIL BACKFILL

* THE EFFECTIVENESS OF THE BARRIER WILL BE DIMINISHED AND SNAKES MAY BE ABLE TO GAIN ACCESS TO THE DISTURBANCE AREA IF DEBRIS (E.G. TREE LIMBS, SOIL) IS ALLOWED TO OVERTOP OR PILE UP ALONG SIDE OF THE BARRIER.

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
- EXISTING TREELINE
- EXISTING STREAM BOUNDARY
- FEMA FLOODWAY BOUNDARY
- FEMA FLOODPLAIN BOUNDARY
- PROPOSED GRAVEL PARKING
- PROPOSED SPOT GRADE +233.00
- PROPOSED CONTOUR 230
- SPECIES EXCLUSION FENCE

BACKGROUND MAPPING COMPILED FROM THE FOLLOWING:

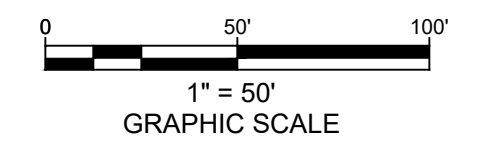
1. PROPERTY DATA AND EXISTING FEATURES BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE APRIL 26, 2016. PREPARED BY CHAZEN ENGINEERING AND SURVEYING, PC
2. TOPOGRAPHIC CONTOURS BASED UPON ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE DECEMBER 8, 2004 PREPARED BY STEVEN ALEX. L.S. OF CHAZEN ENGINEERING AND SURVEYING, PC
3. A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. ON AUGUST 8 THROUGH 13, 2022
4. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983, NEW YORK STATE PLANE EAST ZONE 3101.
5. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. CONTOUR INTERVAL = 1 FOOT
7. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.

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 3602703302E, 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).

SITE PLAN

SCALE: 1" = 50'



DATE	REVISION

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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TROUTBECK PHASE 2

TOWN OF AMENIA DUTCHESS COUNTY, NY

THREATENED & ENDANGERED SPECIES IMPACT AVOIDANCE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/20/2024	1" = 50'	RED	RED	RAR	16-019	6 OF 12



TYPE LX-01

Louis Poulsen
Driveway/Parking Light
Bollard
412 Lumens

MODEL NUMBER
- Fixture: Bysted 29W LED/3000K 120-277V/60 HZ
LUMEN NUMBER
- 412lm
- Integral LED

NOTES
Final mounting details to be determined.
Elevation to confirm type and location of 2-bay and mounting accessories as required.
All fixture finishes to be confirmed by the Architect / Landscape Designer.



TYPE LX-02

MICRO NOTE STAR - STAFF STAR STYLE 6" LED
DATE: _____ PRODUCT: _____ TYPE: _____
CANDID NUMBER: 2024-0001

CONTROL NUMBER: 2024-0001
DATE: _____ PRODUCT: _____ TYPE: _____
CANDID NUMBER: 2024-0001

MODEL NUMBER
- Fixture: Bysted 29W LED/3000K 120-277V/60 HZ
LUMEN NUMBER
- 412lm
- Integral LED

NOTES
Final mounting details to be determined.
Elevation to confirm type and location of 2-bay and mounting accessories as required.
All fixture finishes to be confirmed by the Architect / Landscape Designer.



TYPE LX-03

Bega
Gate Light
Full Cut Off
149 Lumens
Mounting Height to be Determined.

MODEL NUMBER
- Fixture: B3 539 - K27 - 'FINISH'

LIGHT NUMBER
- 149lm

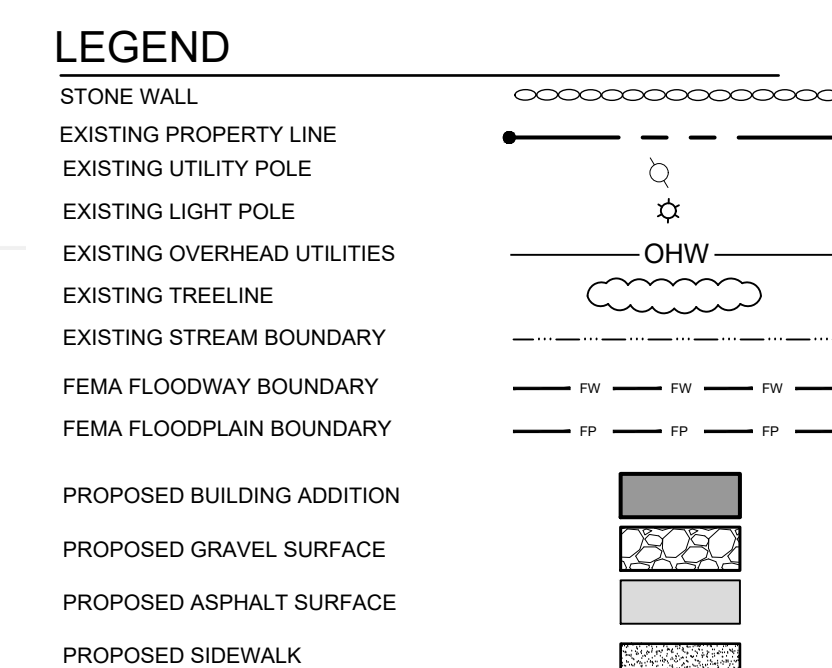
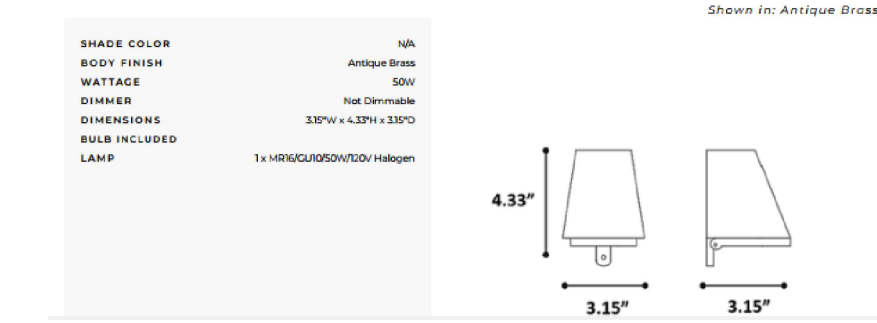
NOTES
Final mounting details to be determined.
Elevation to confirm type and location of 2-bay and mounting accessories as required.
All fixture finishes to be confirmed by the Architect / Landscape Designer.



TYPE LX-05

BRAND
- Royal Botania

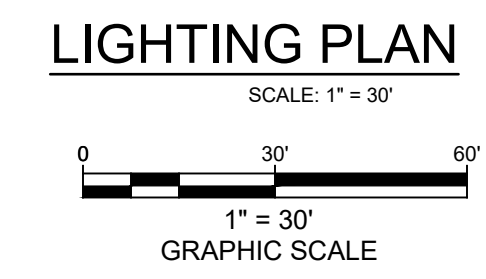
DESCRIPTION
The Beary Outdoor Bollard features a Zinc or Antique Brass finish. It is rated for wet locations. Note: This is a hardwire fixture and does not mount to a standard US junction box - requires a 2 x 4 junction box.



LIGHTING SCHEDULE													
TYPE	NUMBER OF FIXTURES	DESCRIPTION	LUMINAIRE MANUFACTURER	LUMINAIRE PART NUMBER	TOTAL WATTS	VOLTS	BALLAST/ TRANSFORMER/DRIVER	LAMP MANUFACTURER	# LAMPS	LAMP WATTS	CONTROL TYPE	MOUNTING	LOCATION
LX01	14	Pathway Fixture Type 1	Louis Poulsen	#Bysted 29W LED/3000K 120-277V/60 HZ	29 W	120	Integral	Integral	1	29	0-10V	Surface Mounted	Driveway / Parking Areas
LX02	2	Pathway Fixture Type 2	B-K Lighting	MN-LED-e69-FL-12-C, SN-MN-LED-e69-FL-12, ST-MN-LED-e69-FL-12, SF-MN-LED-e69-FL-12, TF-MN-LED-e69-FL-12, RM-MN-LED-e69-FL-12, PM-MN-LED-e69-FL-12, VM-MN-LED-e69-FL-12, SM-MN-LED-e69-FL-12, CH-LED-e69-FL-12	6.68 W	120	Integral	Integral	3	2	On/Off	Surface Mounted	Pathway Lights
LX03	4	Wall Mount	Bega	#33 539 - K27 - 'FINISH'	3.2 W	120	Integral	Integral	1	3	On/Off	Surface Mounted	Near Entrances
LX05	2	Gate Mount	Royal Botania	700OWASHL93010DBUNV	8.1 W	120	Integral	Integral	1	8.1W	0-10V	Surface Mounted	Gate / Entrance

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.
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- THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CONTOUR INTERVAL = 1 FOOT.
- NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.



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

DATE	REVISION

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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PRELIMINARY

TOWN OF AMENIA
TROUTBECK PHASE 2
DUTCHESS COUNTY, NY

LIGHTING PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/20/2024	1"=30'	RED	RED	RAR	16-019	8 OF 12

OWNER CERTIFICATION

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT I AM FAMILIAR WITH THIS PLAN, 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 AMENIA, DUTCHESS COUNTY, NY.

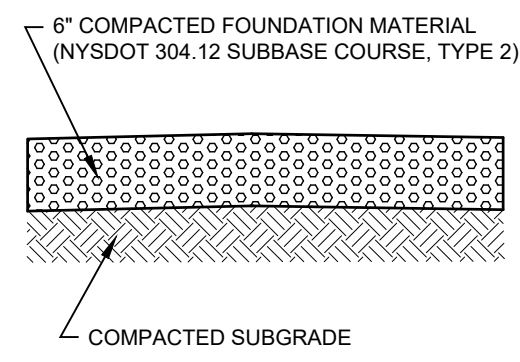
SIGNED THIS _____ DAY OF _____, 2024

OWNER'S SIGNATURE

PLANNING BOARD APPROVAL

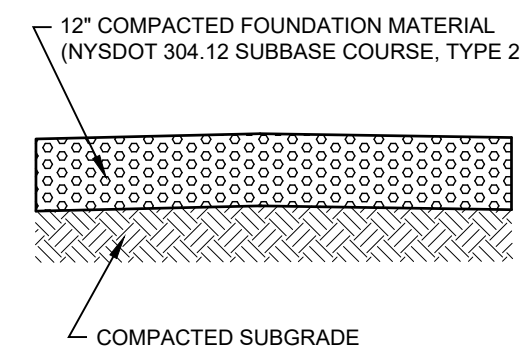
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF AMENIA, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____
CHAIRPERSON



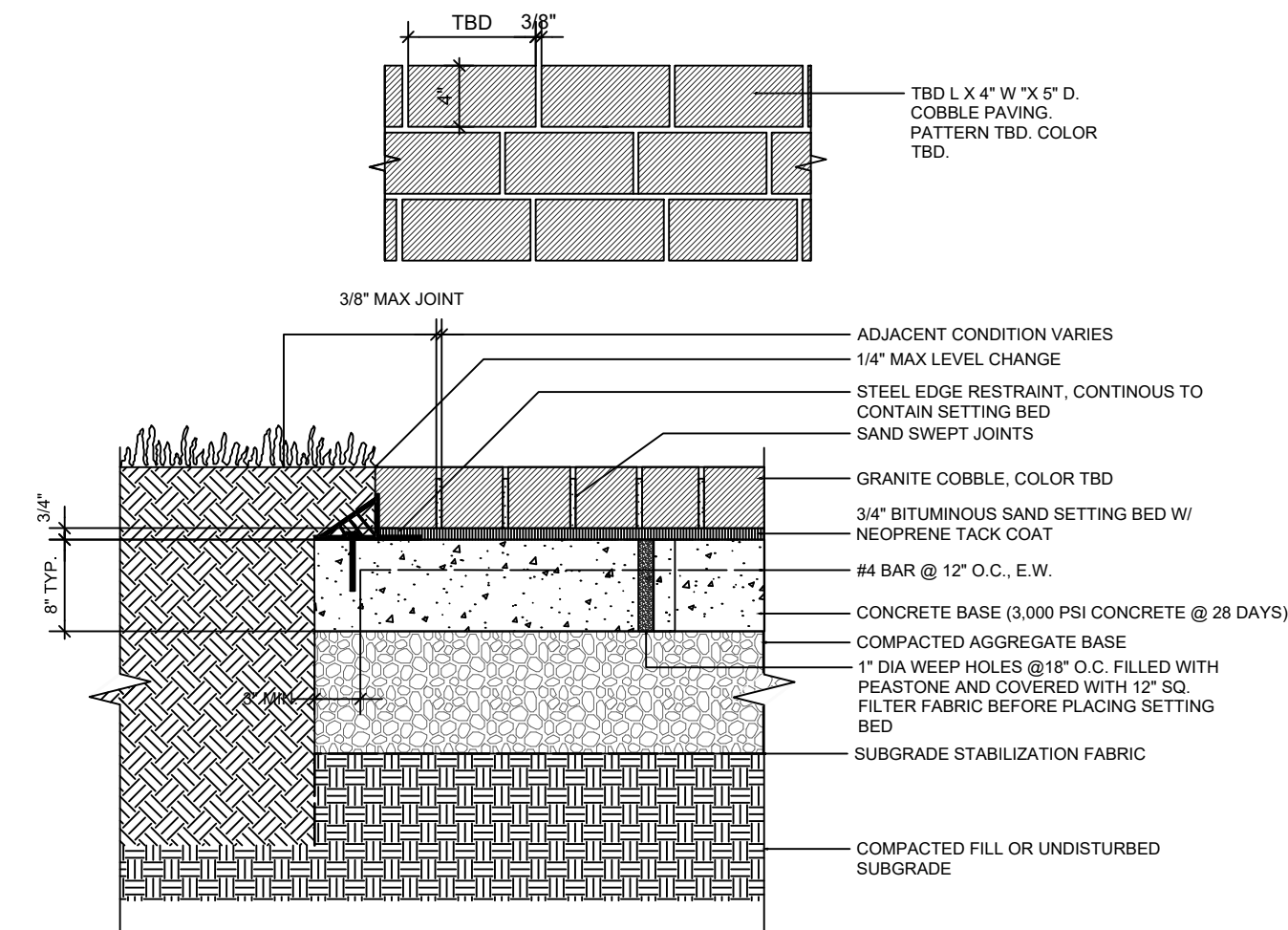
TYPICAL GRAVEL PATH SECTION

N.T.S.



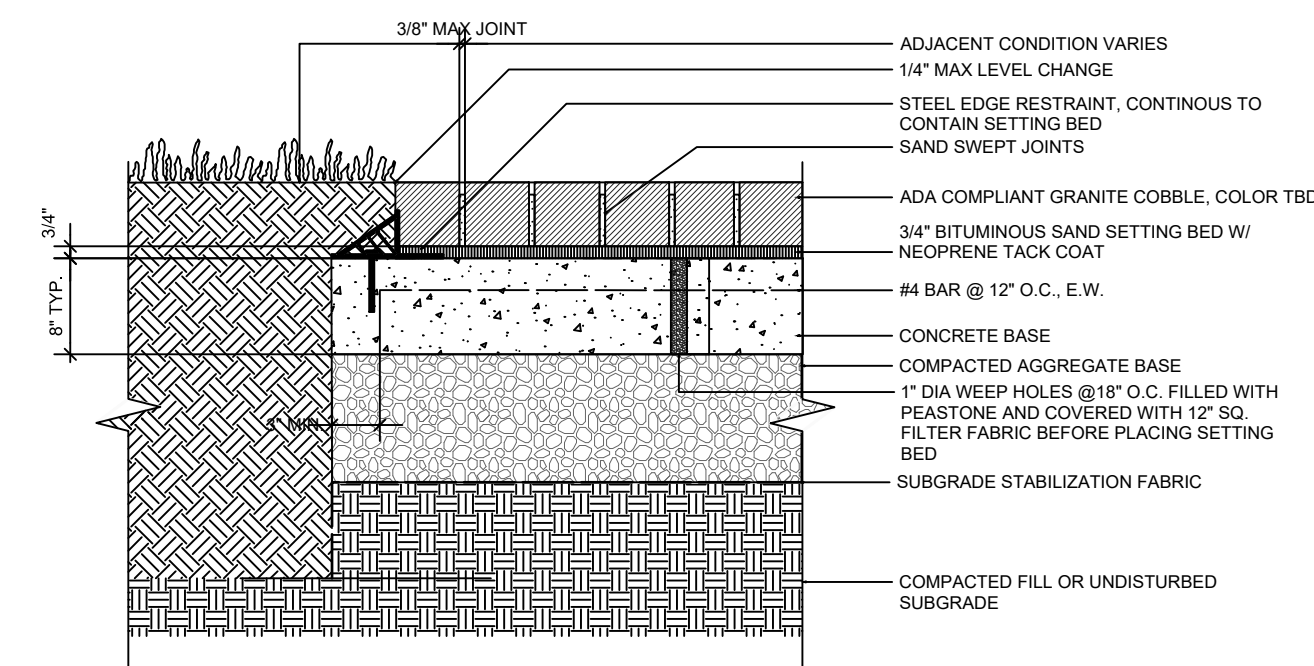
GRAVEL PARKING AREA DETAIL

N.T.S.



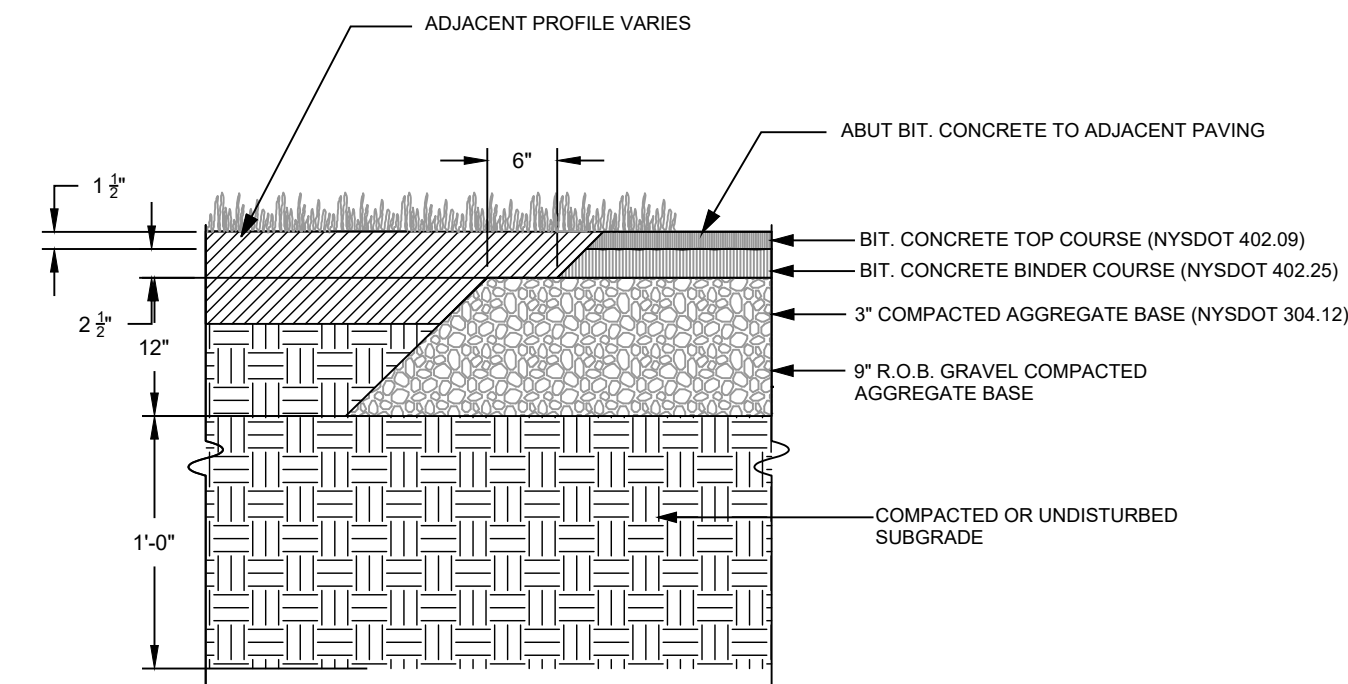
COBBLESTONE PAVERS (VEHICULAR)

N.T.S.



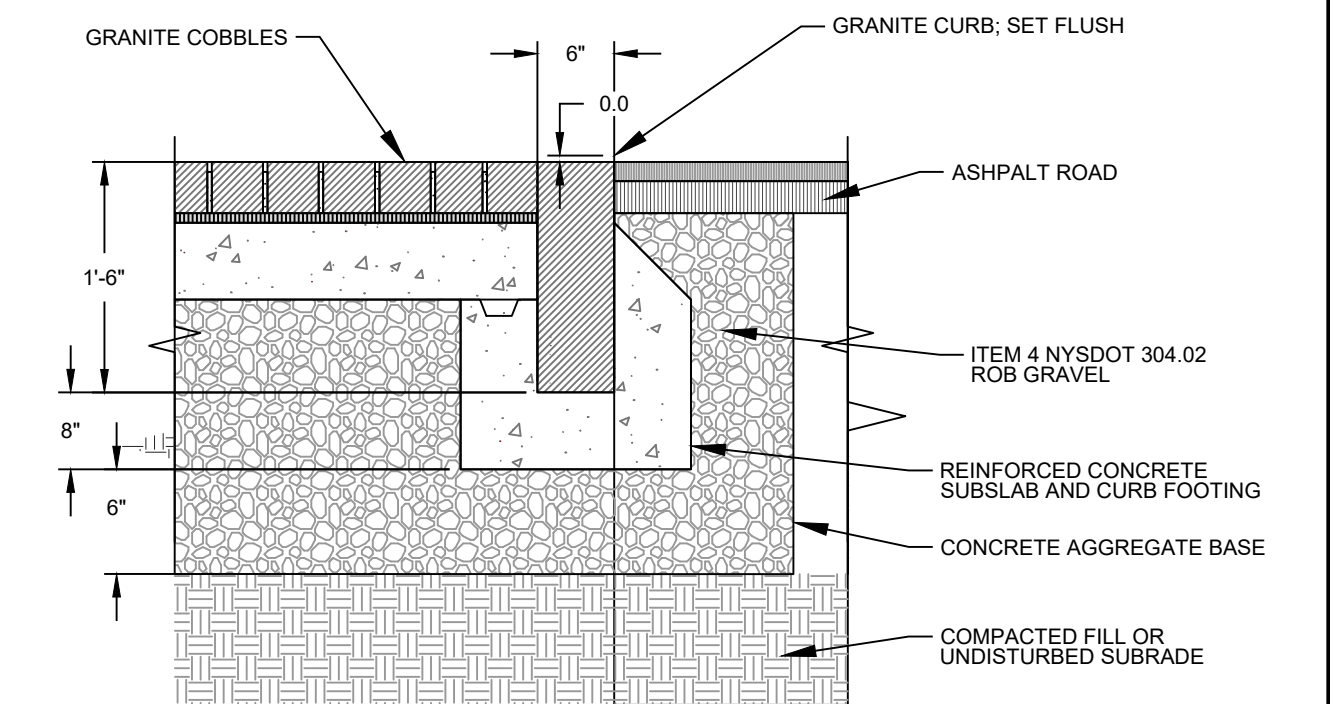
COBBLESTONE PAVERS (ADA COMPLIANT, VEHICULAR)

N.T.S.



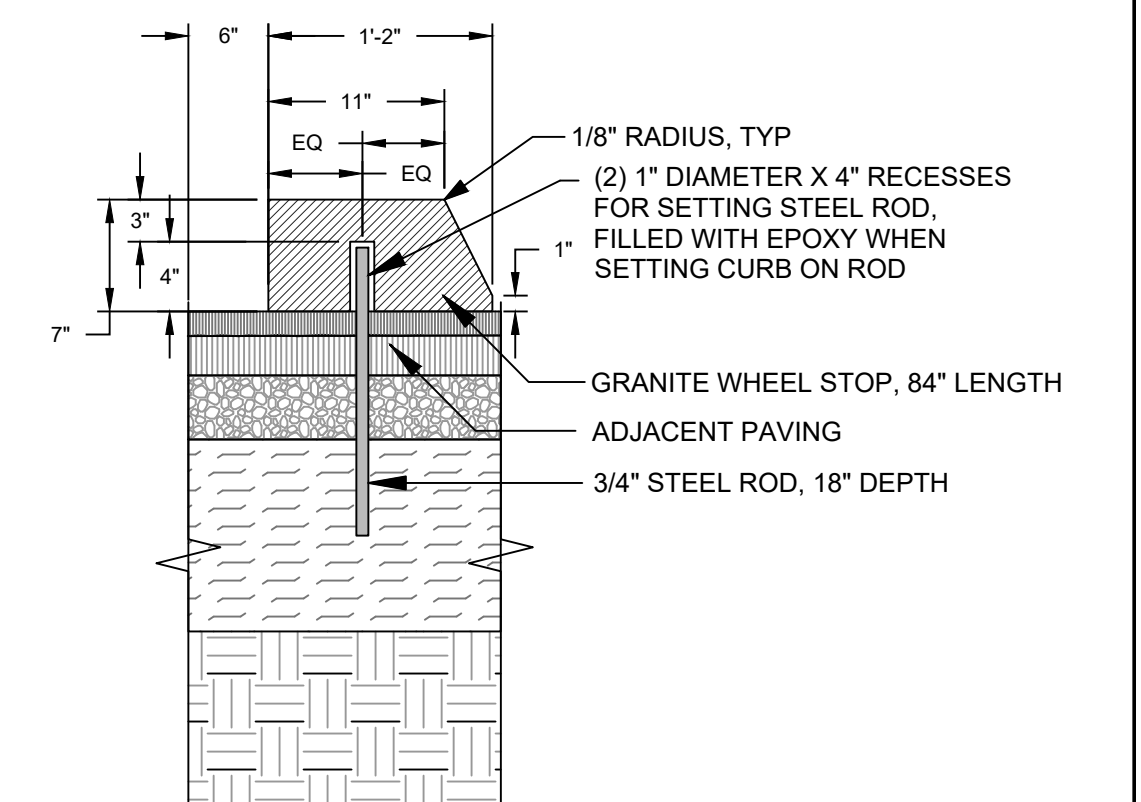
ASPHALT PAVING

N.T.S.



STONE CURB

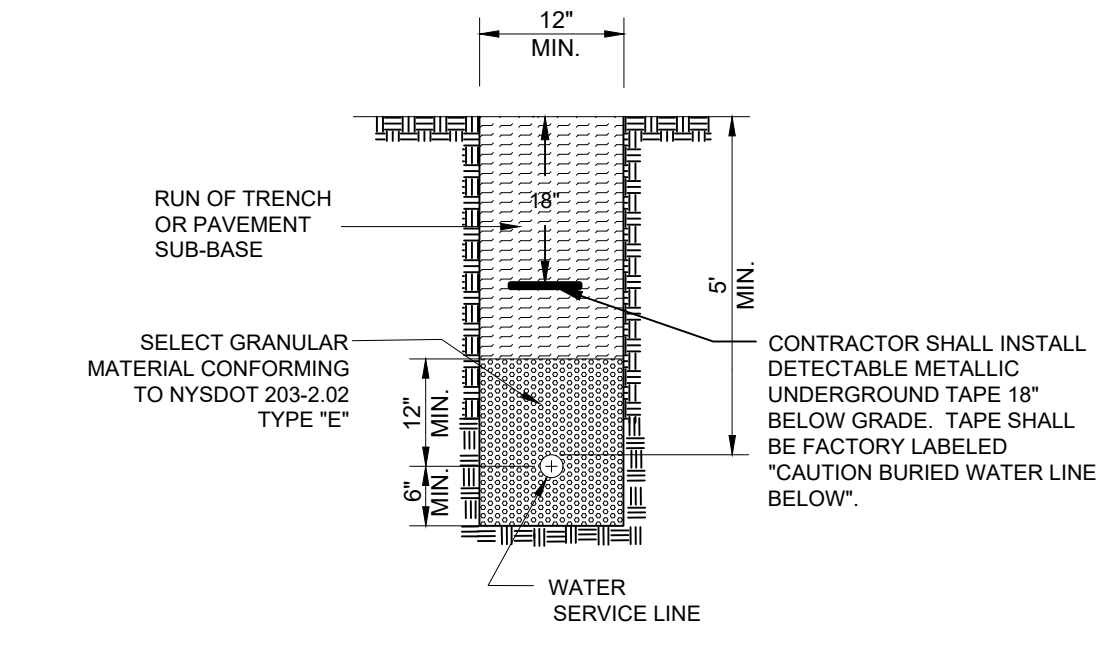
N.T.S.



GRANITE WHEEL STOP

N.T.S.

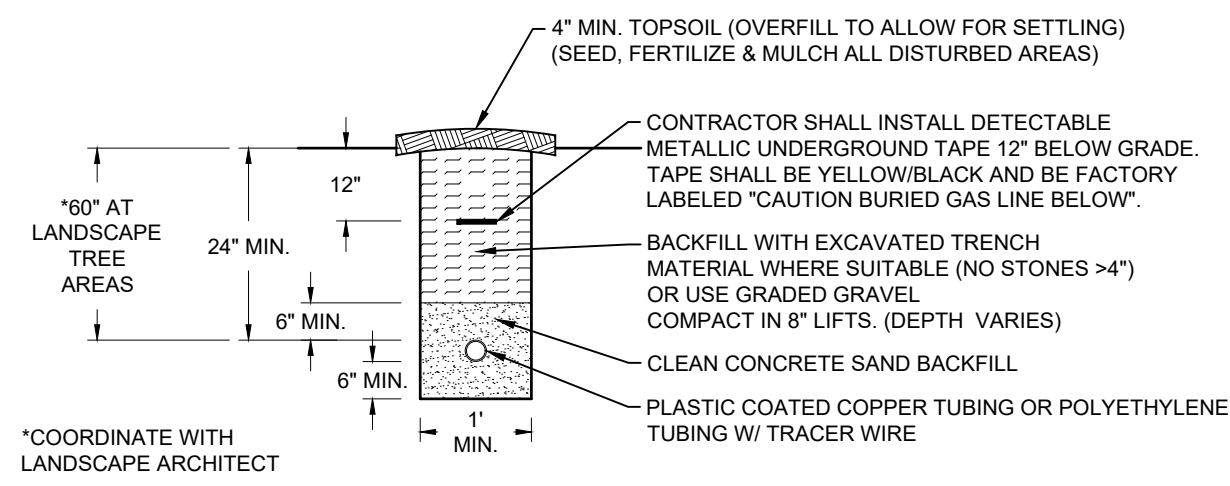
DATE	REVISION	ENGINEERING, DESIGN, & PLANS PREPARED BY:	TROUTBECK PHASE 2			
		RENNIA ENGINEERING DESIGN, PLLC	TOWN OF AMENIA DUTCHESS COUNTY, NY			
		CIVIL • ENVIRONMENTAL • STRUCTURAL	GENERAL CONSTRUCTION DETAILS - 1			
		6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522	DATE	SCALE	DESIGNED BY	DRAWN BY
		Tel: (845) 877-0555 Fax: (845) 877-0556	2/20/2024	N.T.S.	RED	RED
		Copyright 2024, All Rights Reserved	CHECKED BY	JOB NO.	SHEET NO.	
		IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.	RAR	16-019	9 of 12	



1 WATER SERVICE TRENCH DETAIL
N.T.S.

HDPE WATER SERVICE LINE REQUIREMENTS

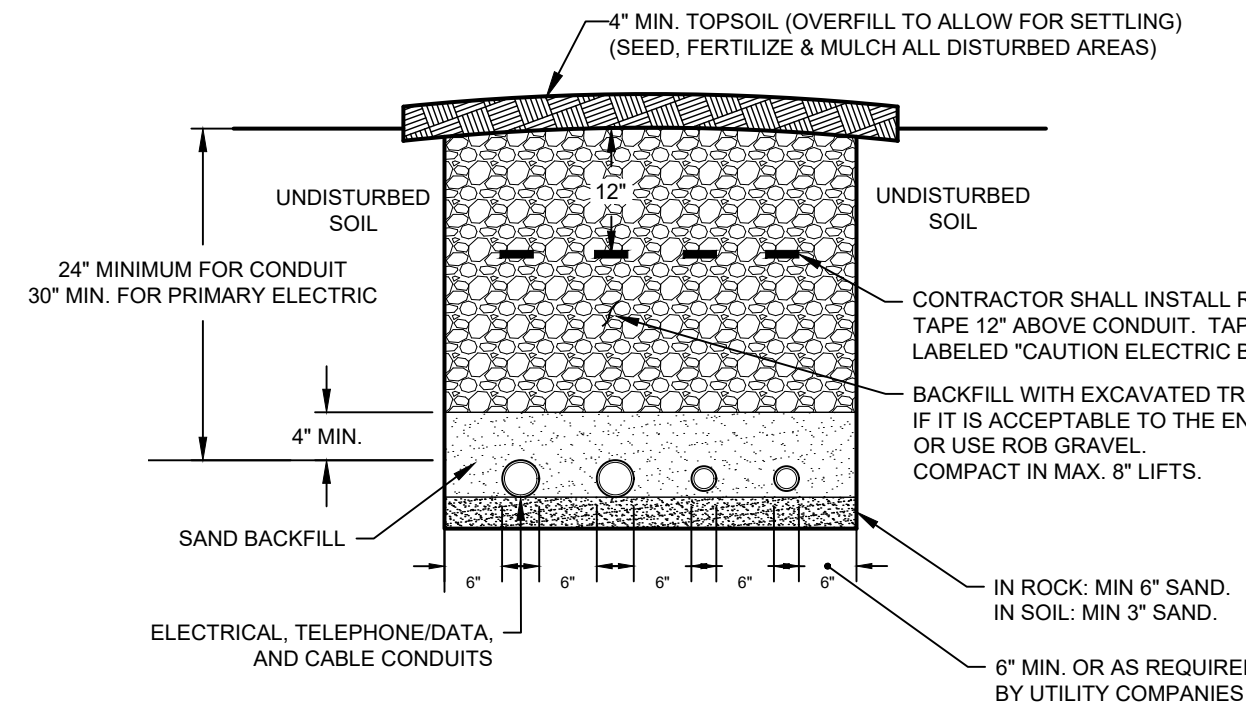
1. THE HDPE WATER SERVICE LINE SHALL BE PRODUCED FROM PE 4710 RESIN AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
-ASTM TYPE III, GRADE P24, CLASS A, CATEGORY 5
-NSF STANDARD 14 FOR POTABLE WATER
-ASTM D2737 CONFORMS TO PE 3408, 200 PSI, SOD6 9 (CTS)
-AWWA C901
2. HDPE WATER SERVICE LINE SHALL BE "ENDOPURE" 200 PSI, DR-9 AS MANUFACTURED BY ENDOT INDUSTRIES OR APPROVED EQUAL.
3. ALL FITTINGS SHALL BE BRASS / BRONZE COMPRESSION TYPE APPROVED FOR USE BY THE MANUFACTURER.



9 PROPANE SERVICE TRENCH DETAIL
N.T.S.

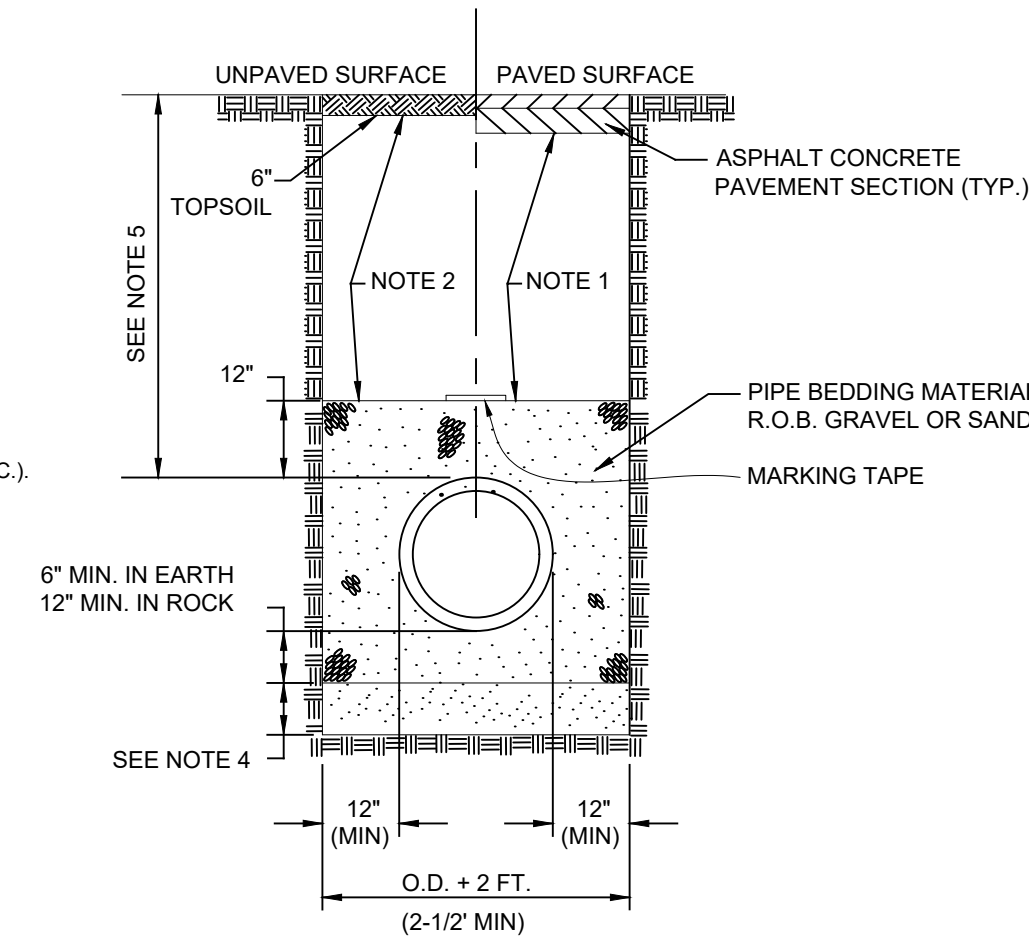
LP TANK NOTES:

1. TANK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ASME SECTION VIII DIVISION I CODE FOR PRESSURE VESSELS.
2. TANK AND INSTALLATION SHALL COMPLY WITH NFPA 58 AND CURRENT FUEL GAS CODE OF NEW YORK STATE.
3. TANK SHALL BE PRESSURE RATED AT 250 PSIG.
4. TANKS SHALL BE PAINTED WITH EPOXY POWDER PAINT TO PROVIDE FOR MAXIMUM RUST PROTECTION.
5. TOUCH UP ANY SCRATCHES OR MARKS ON TANKS OR LIFTING LUGS WITH PROPER COATING MATERIALS BEFORE BACK-FILLING.
6. SAND BACKFILL SHALL BE CLEAN CONCRETE SAND FREE OF DEBRIS AND STONES AND SHALL COMPLY WITH ASTM C-33 SPECIFICATIONS.
7. CONTRACTOR SHALL LOCATE TANK(S) AS SHOWN ON THE SITE PLAN (MUST BE 10' MINIMUM FROM ANY STRUCTURE OR PROPERTY LINE).
8. CONTRACTOR SHALL FURNISH AND INSTALL 2 - 17 LB. ANODE BAGS AND CONNECT EACH TO TANK. PLACE THE ANODE BAGS ON OPPOSITE SIDES & ENDS AT LEAST 2' AWAY FROM TANK. LOW IN THE HOLE; POUR 1 GALLON OF WATER ON BAG AND IMMEDIATELY COVER WITH SAND.
9. ONCE TANK IS PLACED AND INSPECTED BY THE INSPECTOR, CONTRACTOR SHALL BACK-FILL THE ENTIRE HOLE WITH SAND, WORKING FROM SIDE TO SIDE TO ENSURE EVEN BACKFILL AND PROPER COMPACTION.



12 SHARED UTILITY TRENCH DETAIL
N.T.S.

- NOTES:
CONTRACTOR SHALL VERIFY TRENCH CONFIGURATION, CONDUIT SPACING AND ARRANGEMENT WITH RESPECTIVE UTILITY COMPANIES

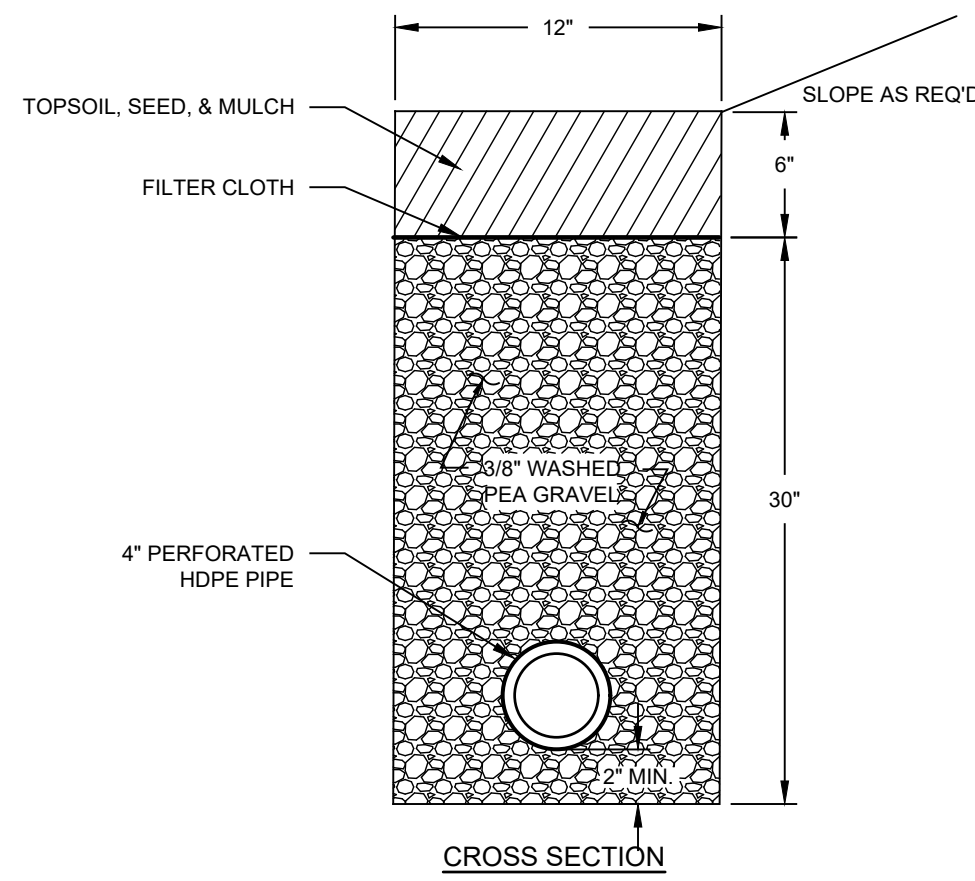


TYPICAL PIPE INSTALLATION

NOTES:

1. BACKFILL MATERIAL UNDER PAVED SURFACES SHALL BE SUITABLE RUN-OF-TRENCH MATERIAL TO BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS PRIOR TO COMPACTION. COMPACTION SHALL BE TO A MINIMUM OF 95% OF STANDARD PROCTOR MAXIMUM DENSITY. NO STONE SHALL BE GREATER THAN 4 INCHES IN SIZE.
2. BACKFILL MATERIAL UNDER UNPAVED SURFACES SHALL BE RUN-OF-TRENCH MATERIAL TO BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS PRIOR TO COMPACTION. COMPACTION SHALL BE TO A MINIMUM OF 95% OF STANDARD PROCTOR MAXIMUM DENSITY. NO STONE SHALL BE GREATER THAN 6 INCHES IN SIZE.
3. WHEN PLACING FILL OR BACKFILL AROUND CULVERTS AND PIPES, LIFTS SHALL BE PLACED TO PROGRESSIVELY BURY THE PIPE OR CULVERT TO EQUAL DEPTHS ON BOTH SIDES.
4. A MINIMUM OF 12" OF COMPACTED MATERIAL CONFORMING TO NYSDOT 703-02 SIZE 3 SHALL BE PLACED UNDER PIPE BEDDING MATERIAL IF UNSUITABLE MATERIAL IS ENCOUNTERED AT PIPE INVERT.
5. MINIMUM DEPTHS OF COVER FOR VARIOUS INSTALLATIONS ARE AS FOLLOWS: - 5' MINIMUM FOR WATER MAIN - 4'6" MINIMUM FOR WATER SERVICES - VARIABLE FOR GRAVITY SANITARY SEWER (4' MINIMUM) - VARIABLE FOR STORM DRAINAGE (2' MINIMUM), EXCEPT AT OUTFALLS AND INLETS. - 2' MINIMUM FOR SEWER LATERALS OUTSIDE OF PAVEMENT. - 4'-0" MINIMUM FOR SANITARY FORCEMAIN.
6. SEE TRENCH SLOPING DETAIL, (ABOVE) FOR SIDE SLOPE REQUIREMENTS.
7. APPROPRIATE MARKING TAPE TO BE PLACED WITHIN SANITARY FORCEMAIN AND WATERMAIN TRENCHES.

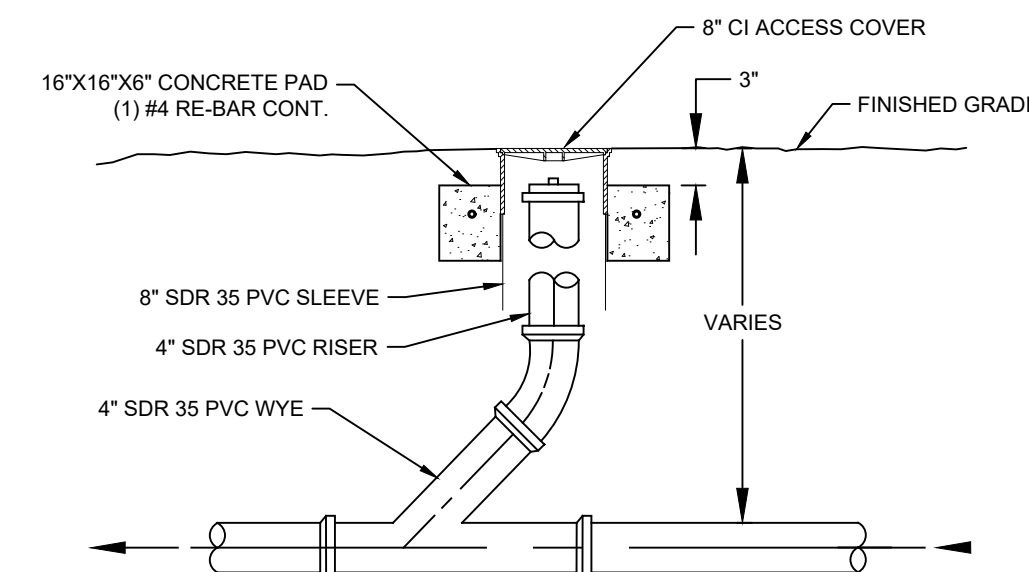
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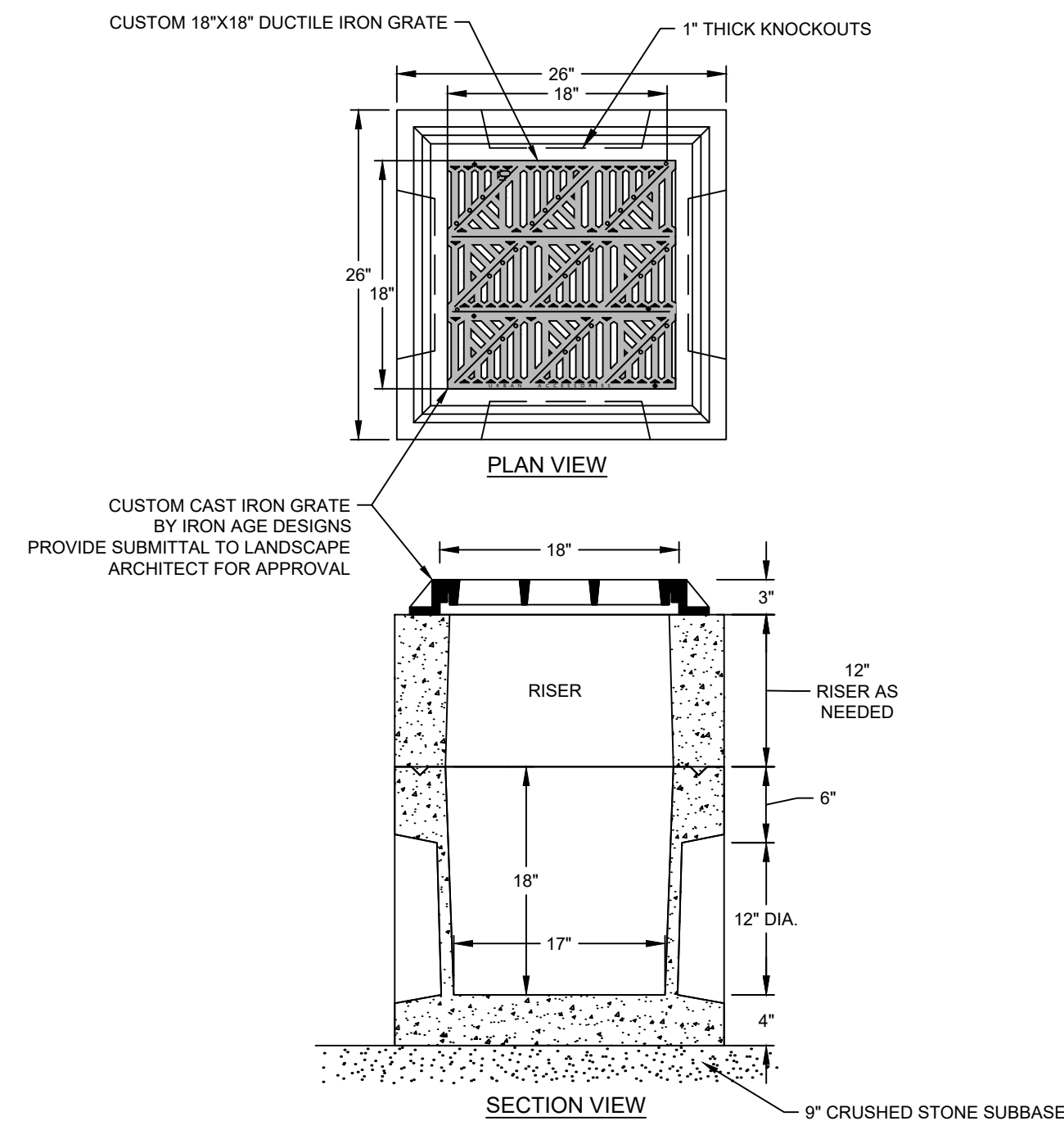
3 UNDER DRAIN DETAIL
N.T.S.

NOTES:

- A. UNDERDRAIN PIPE SHALL BE HDPE, SINGLE WALL HIGHWAY PIPE BY ADVANCED DRAINAGE SYSTEMS, INC. OR EQUAL.
- B. WASHED STONE (3/8"): PROVIDE CLEAN PRE-WASHED AGGREGATE.
 1. 100 PERCENT PASSING A 1-INCH (38.1 MM) SIEVE.
 2. 100 TO 90 PERCENT PASSING A 1/2-INCH (12.7 MM) SIEVE.
 3. 0 TO 10 PERCENT PASSING A 3/8-INCH (9.53 MM) SIEVE.



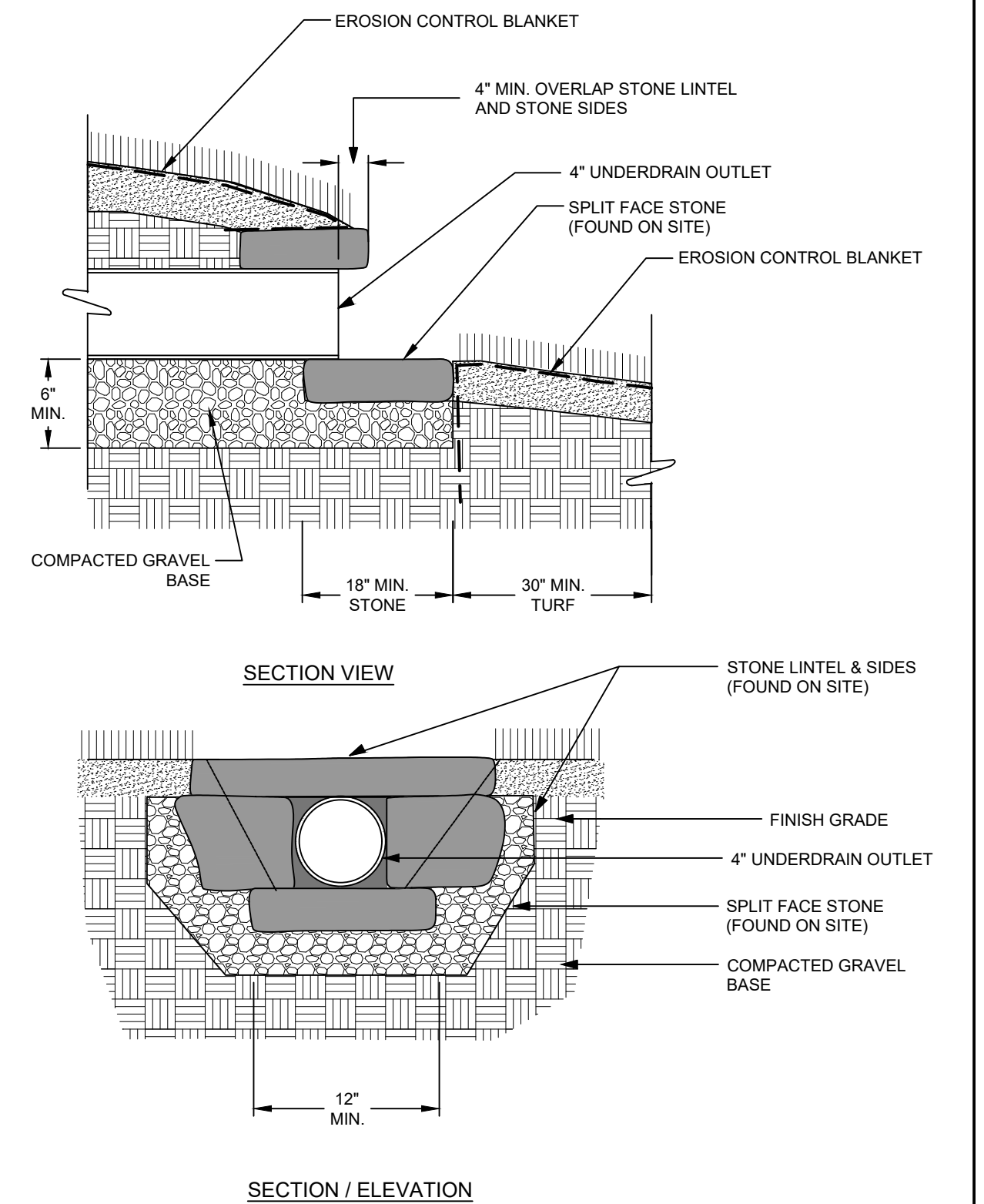
5 TYPICAL PIPE CLEANOUT DETAIL
N.T.S.



22 18" X 18" YARD DRAIN DETAIL
N.T.S.

NOTES:

1. CONTRACTOR SHALL PROVIDE SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION.
2. PRECAST CATCH BASIN, FRAME, AND GRATE SHALL BE DESIGNED FOR H-20 LOADING, AND MEET NYSDOT SPECIFICATIONS.
3. ALL PIPES SHALL BE LAID OR CUT FLUSH WITH THE INSIDE OF THE CATCH BASIN WALL AND SHALL BE FIRMLY MORTARED IN PLACE.
4. BACKFILL SHALL BE SELECT FILL OR R.O.B. GRAVEL COMPACTED IN 6" LIFTS.

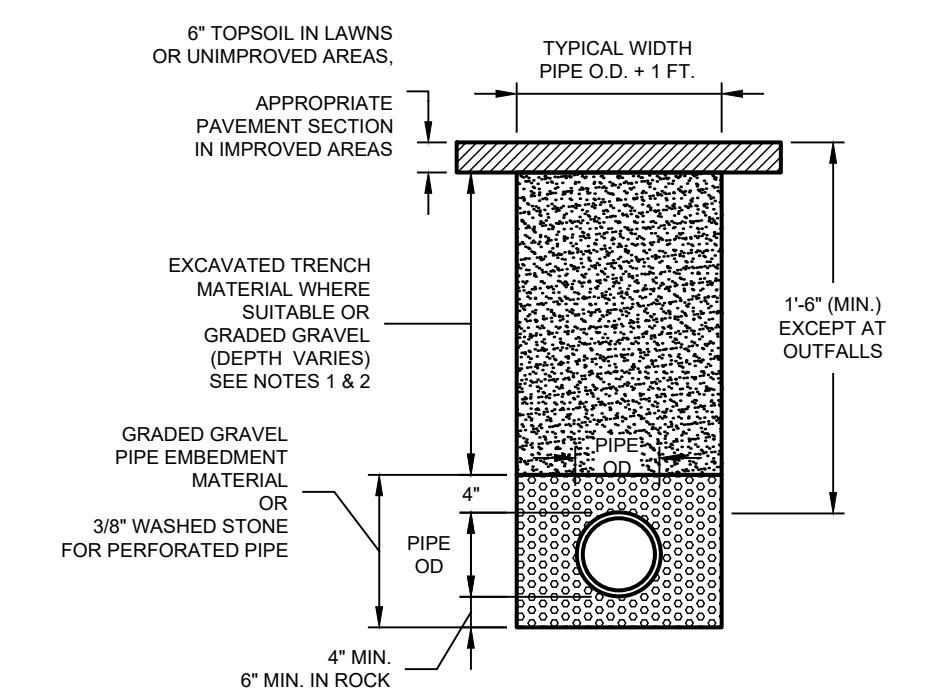


9 OUTLET PROTECTION DETAIL

ADAPTED FROM REED HILDEBRAND

N.T.S.

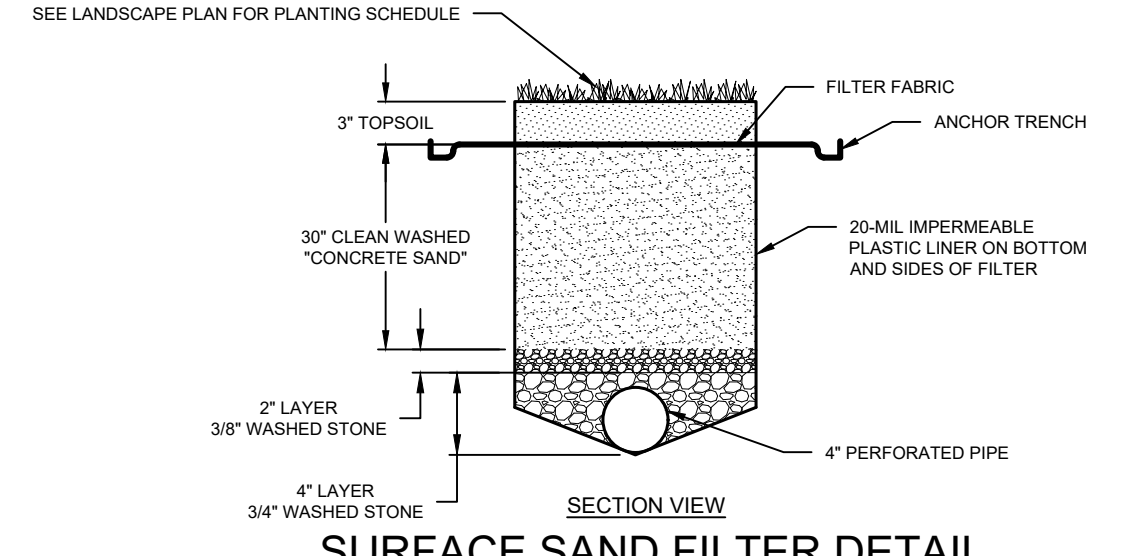
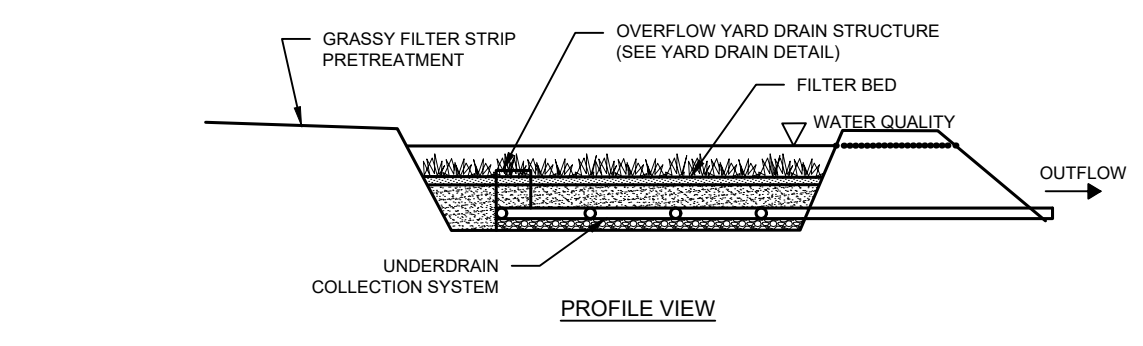
DATE	REVISION	ENGINEERING, DESIGN, & PLANS PREPARED BY:	TROUTBECK PHASE 2						
		RENNIA ENGINEERING DESIGN, PLLC	TOWN OF AMENIA DUTCHESS COUNTY, NY						
		CIVIL • ENVIRONMENTAL • STRUCTURAL	GENERAL CONSTRUCTION DETAILS - 2						
		6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522	DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB NO.	SHEET NO.
		Tel: (845) 877-0555 Fax: (845) 877-0556	2/20/2024	N.T.S.	RED	RED	RAR	16-019	10 of 12
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STORM DRAIN TRENCH DETAIL
N.T.S.

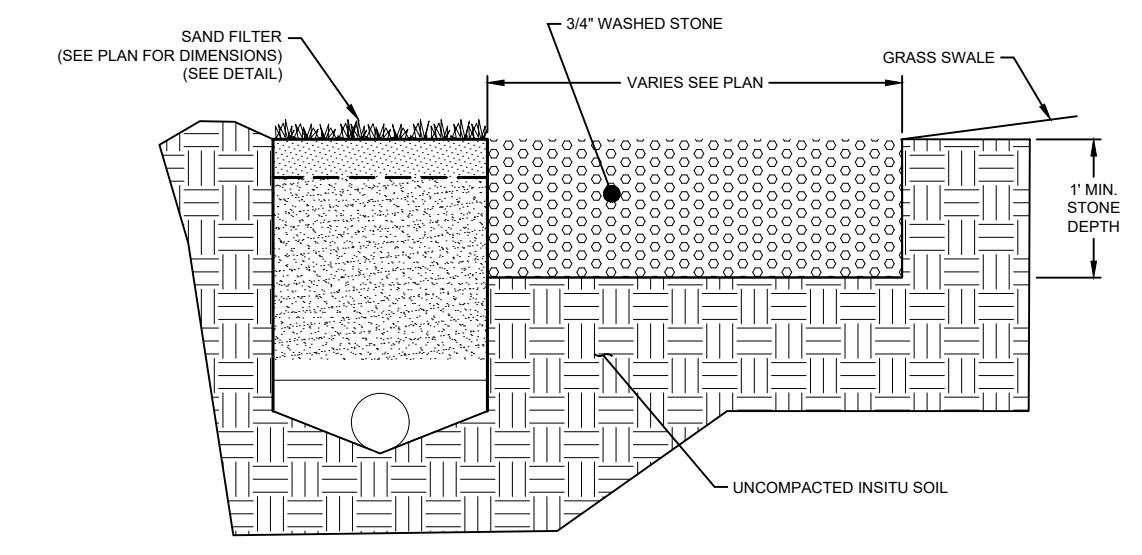
13

- NOTES**
- BACKFILL MATERIAL UNDER PAVED SURFACES SHALL BE SUITABLE RUN-OF-TRENCH MATERIAL TO BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS PRIOR TO COMPACTION. COMPACTION SHALL BE TO A MINIMUM OF 95% OF STANDARD PROCTOR MAXIMUM DENSITY. NO STONE SHALL BE GREATER THAN 4 INCHES IN SIZE.
 - BACKFILL MATERIAL UNDER UNPAVED SURFACES SHALL BE RUN-OF-TRENCH MATERIAL TO BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS PRIOR TO COMPACTION. COMPACTION SHALL BE TO A MINIMUM OF 95% OF STANDARD PROCTOR MAXIMUM DENSITY. NO STONE SHALL BE GREATER THAN 6 INCHES IN SIZE.
 - WHEN PLACING FILL OR BACKFILL AROUND CULVERTS AND PIPES, LIFTS SHALL BE PLACED TO PROGRESSIVELY BURY THE PIPE OR CULVERT TO EQUAL DEPTHS ON BOTH SIDES. A MINIMUM OF 12" OF COMPACTED MATERIAL CONFORMING TO NYS DOT 703-02 SIZE 3 SHALL BE PLACED UNDER PIPE BEDDING MATERIAL IF UNSUITABLE MATERIAL IS ENCOUNTERED AT PIPE INVERT.
 - EXCAVATING OVER 5' REQUIRES SHEETING/SHORING OR OVER EXCAVATION OF TRENCH SIDE WALLS PER OSHA REGULATIONS.

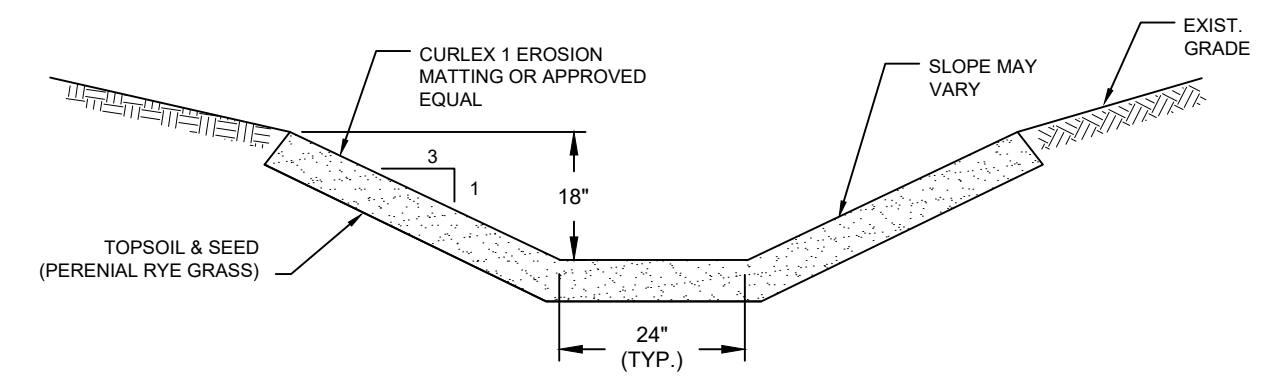


SURFACE SAND FILTER DETAIL
N.T.S.

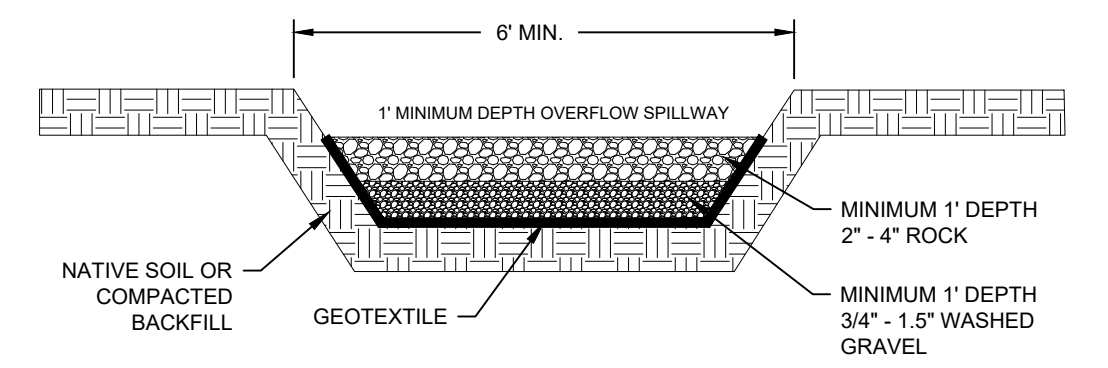
- NOTE**
- FILTER MEDIA SHALL BE ASTM C-33 SAND.
 - PRETREATMENT SETTLEMENT BASIN TO BE CLEANED OUT WHEN SEDIMENT REACHES MORE THAN 6" IN DEPTH.
 - VEGETATION HEIGHT LIMITED TO 16".



PEA GRAVEL DIAPHRAGM DETAIL
N.T.S.

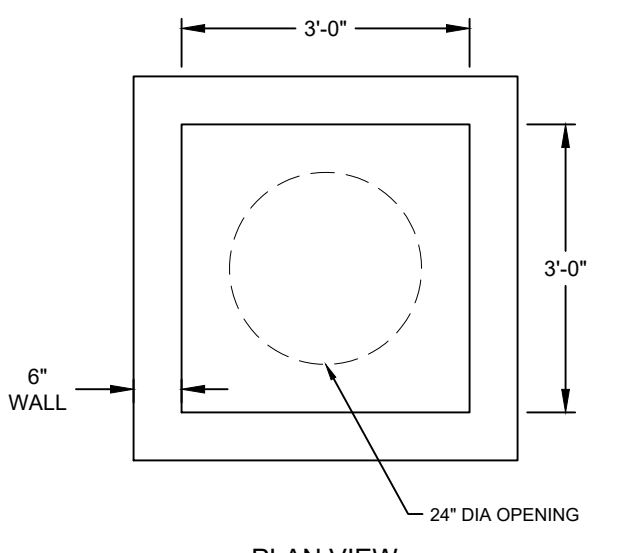


CONVEYANCE SWALE DETAIL
N.T.S.

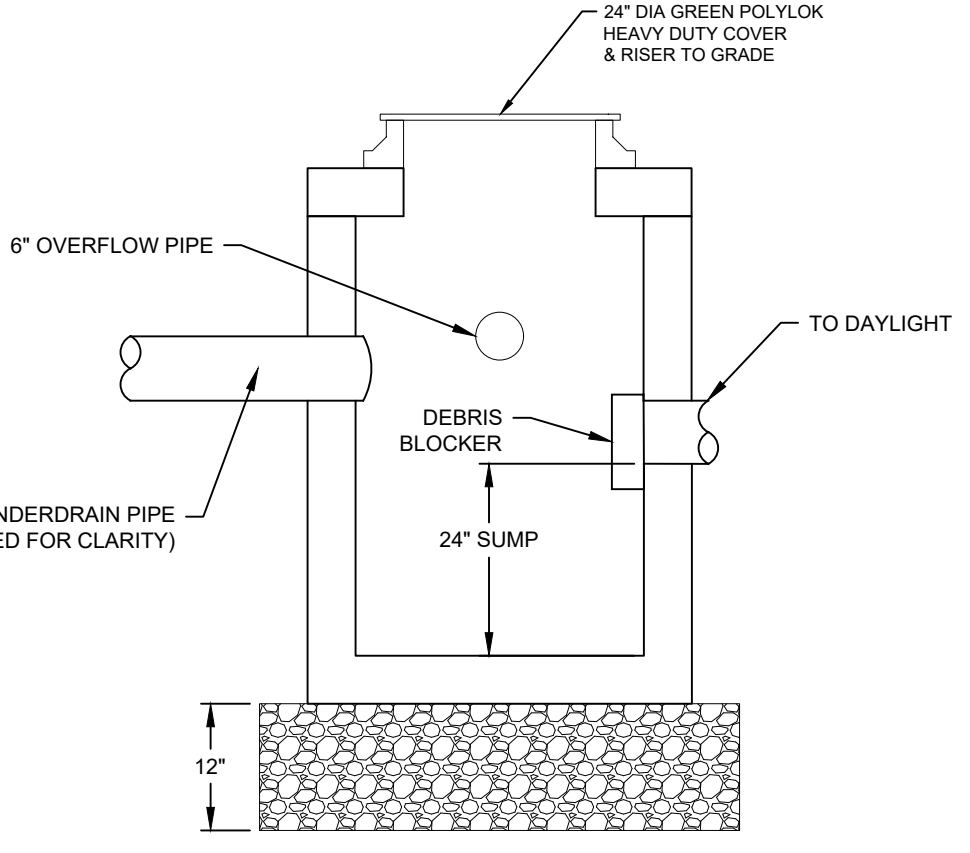


SEDIMENT TRAP OUTLET DETAIL
N.T.S.

- SOIL RESTORATION NOTES:**
- APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
 - TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER TRACTOR-MOUNTED DISC, OR TILLER, MIXIN, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
 - ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER ARE CLEARED OFF THE SITE.
 - APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
 - VEGETATE AS REQUIRED BY APPROVED PLAN.
- UPON COMPLETION, AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL USING JUST BODY WEIGHT. TILLING SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.
- COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.



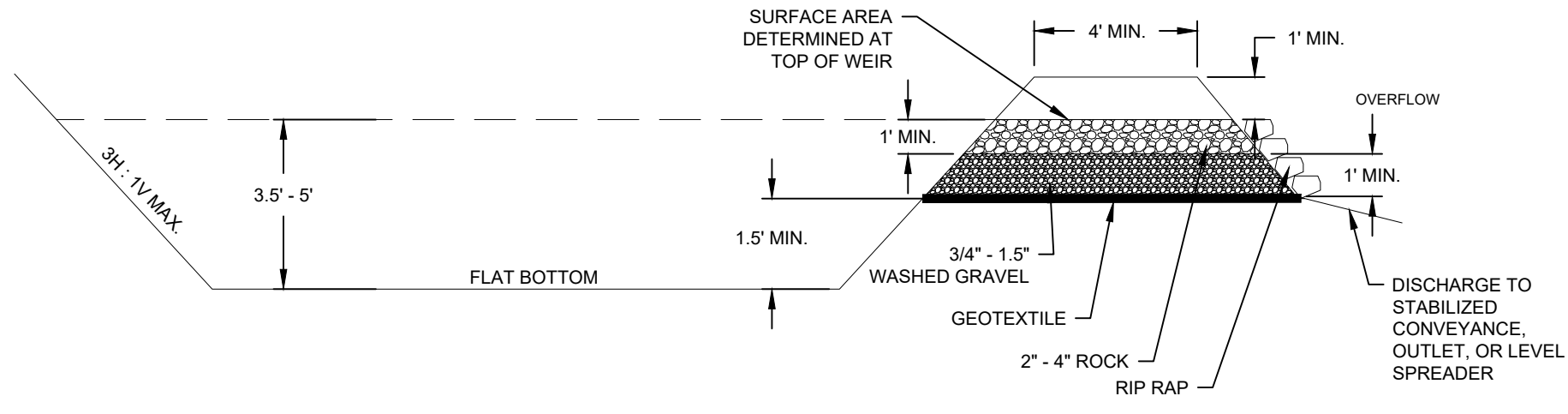
PLAN VIEW



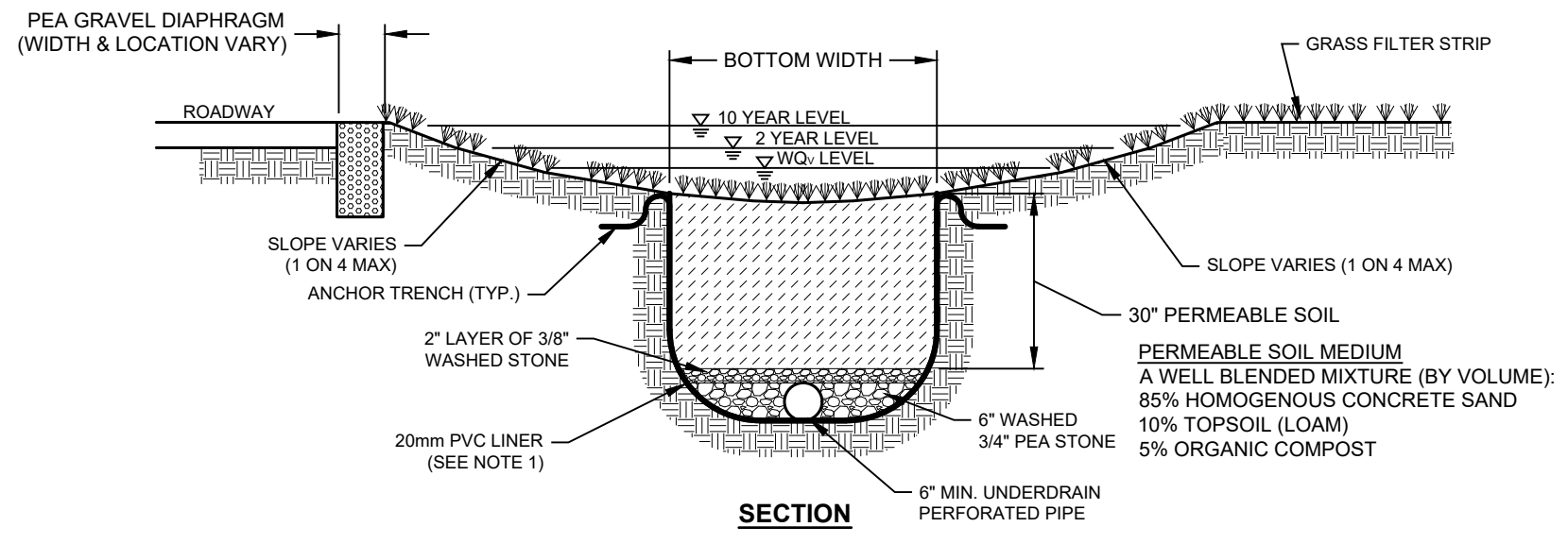
SECTION VIEW

SAND FILTER OUTLET CONTROL STRUCTURE DETAIL
N.T.S.

- NOTES:**
- PRECAST CATCH BASIN, FRAME, AND GRATE SHALL BE DESIGNED FOR H-20 LOADING, AND MEET NYS DOT SPECIFICATIONS.
 - PROVIDE ULTRATECH OIL & DEBRIS BLOCKER (MODEL #9384), 12" CENTER OPENING OR EQUIVALENT.
 - ALL PIPES SHALL BE LAID OR CUT FLUSH WITH THE INSIDE OF THE STRUCTURE WALL AND SHALL BE FIRMLY MORTARED IN PLACE.
 - BACKFILL SHALL BE SELECT GRAVEL FILL COMPACTED IN 6" LIFTS.
 - SEE PLAN FOR PIPE INVERT ELEVATIONS.



CROSS SECTION OF SEDIMENT TRAP DETAIL
N.T.S.



DRY SWALE DETAIL
N.T.S.

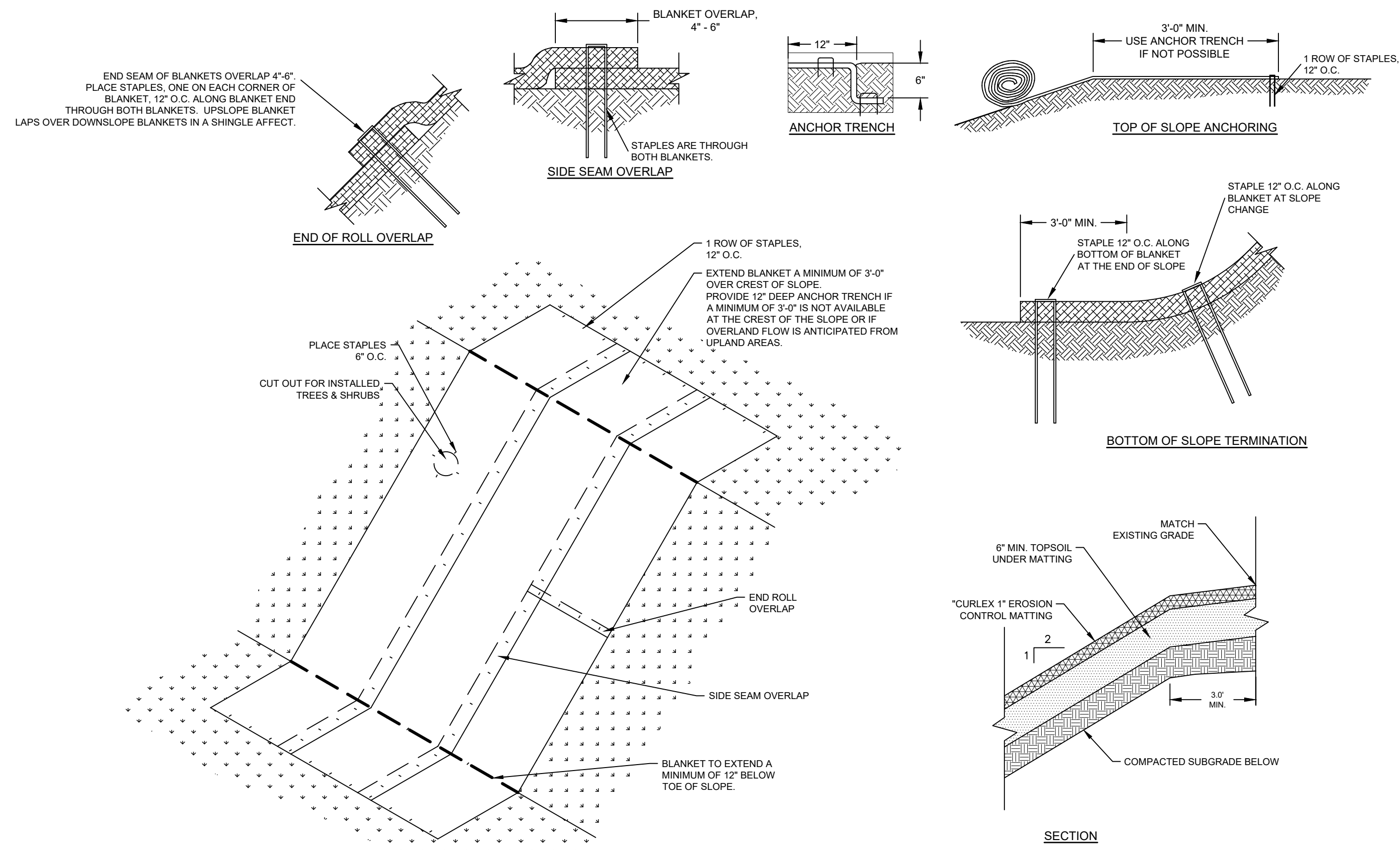
- NOTE:**
- 20mm PVC LINER WILL COMPLETELY ENCLOSE THE PRACTICE TO PREVENT ANY GROUND WATER INTRUSION.

Swale ID	Depth (ft)	Side Slope X:1	Bottom Width (ft)	As (ft ²)	Length (ft.)	WQv Provided (ft ³)
DS-1	1	3	2	5.0	477	2385.0
DS-2	1	3	2	5.0	550	2750.0

DATE	REVISION
2/15/2023	REVISED FOR PLANNING BOARD SUBMISSION
6/26/2023	CLARIFICATIONS / LABELING

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
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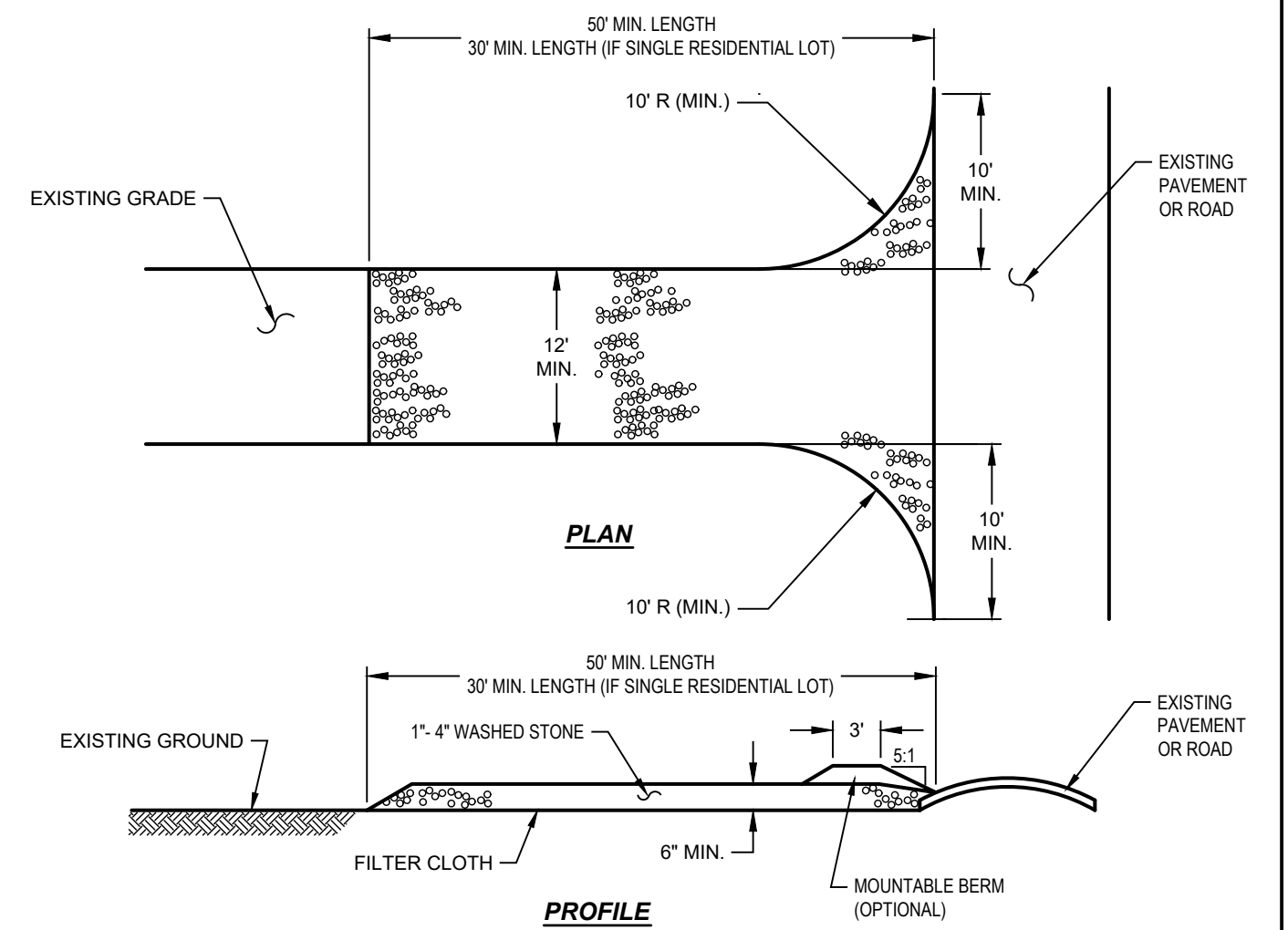
TROUTBECK
PHASE 2
TOWN OF AMENIA DUTCHESS COUNTY, NY
STORMWATER DETAILS
DATE: 2/20/2024 SCALE: N.T.S. DESIGNED BY: RED DRAWN BY: RED CHECKED BY: RAR JOB NO: 16-019 SHEET NO: 11 of 12



ROLLED EROSION CONTROL BLANKET SLOPE INSTALLATION DETAIL

N.T.S.

- EROSION CONTROL BLANKET PRODUCT NOTES:**
- CONTRACTOR SHALL PROVIDE AND INSTALL "BIONET S1508N" OR EQUAL EROSION CONTROL MATTING.
 - PROVIDE STAPLES/STAKES AS RECOMMENDED THE MANUFACTURER.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - PROVIDE SUFFICIENT QUANTITIES OF THE SELECTED MATERIAL TO ENSURE ALL STEEP SLOPES ARE COVERED. ADDITIONAL AREAS OUTSIDE THAT SHOWN MAY REQUIRE SLOPE PROTECTION.

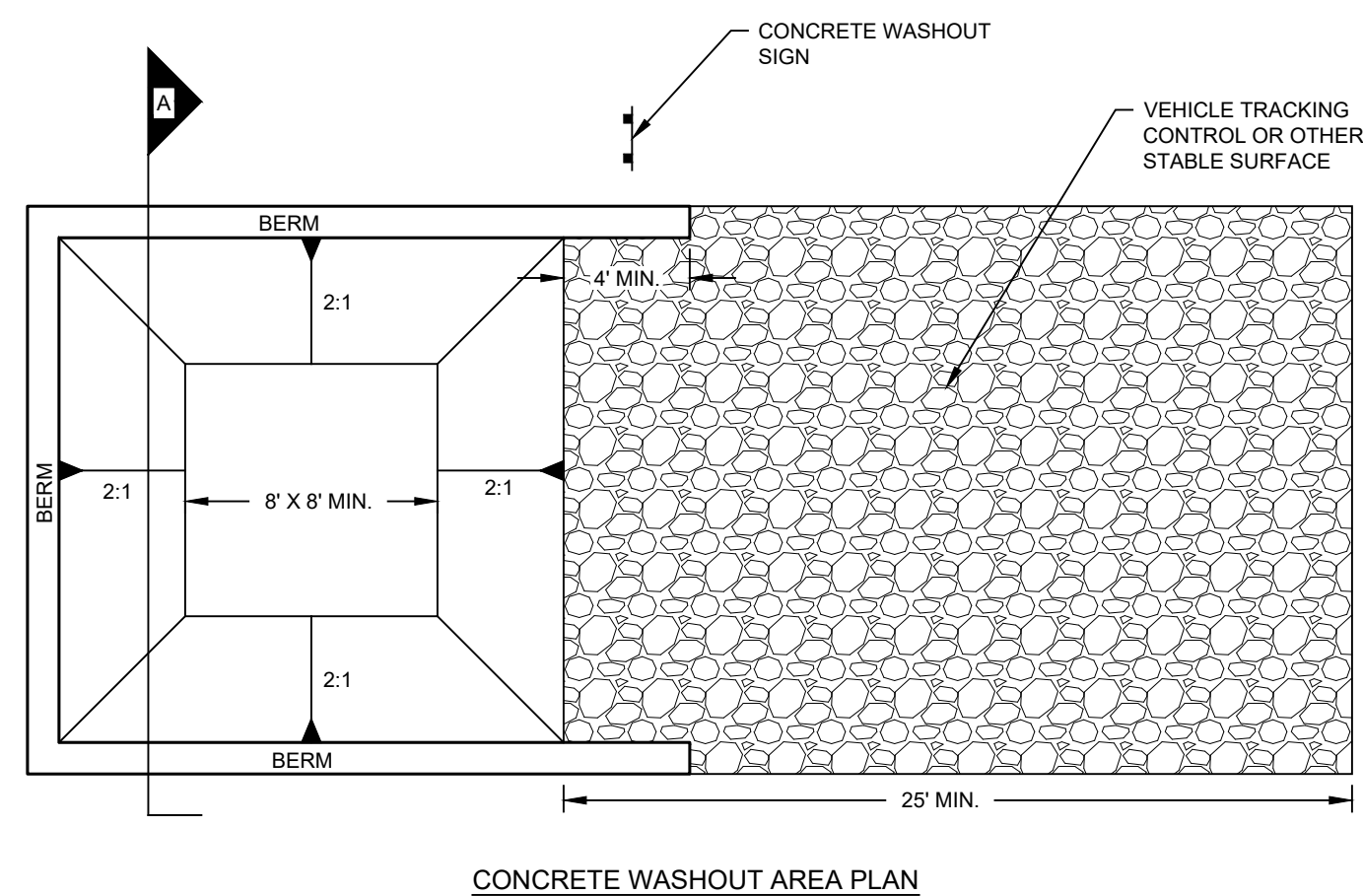


STABILIZED CONSTRUCTION ENTRANCE DETAIL

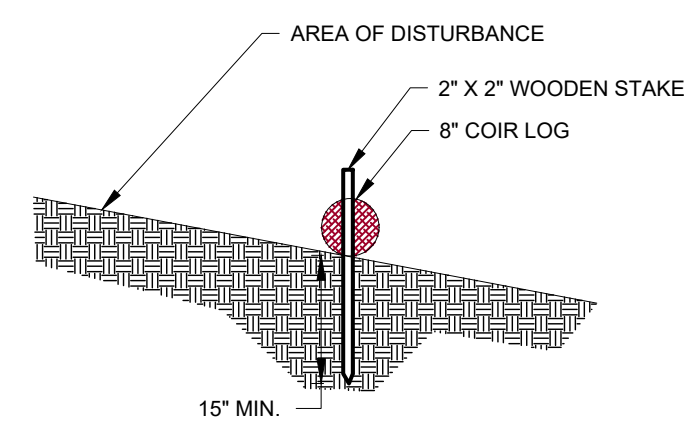
N.T.S.

- NOTES:**
- USE 1'-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 50' IN LENGTH (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
 - PAD THICKNESS SHALL NOT BE LESS THAN 6\"/>

- CONSTRUCTION SEQUENCE (DISTURBANCE AREA ±2.95 ACRES)**
- INSTALL SILT FENCE AND CONSTRUCTION FENCING AS SHOWN ON PLANS.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE SHOWN.
 - INSTALL FILTER FABRIC INLET PROTECTION ON ALL CATCH BASINS
 - CLEAR & GRUB SITE FOR BUILDING PADS, PARKING AREAS, DRIVE AISLES & STORMWATER MANAGEMENT AREAS.
 - STRIP TOPSOIL FROM BUILDING PADS, DRIVE AISLES AND PARKING AREAS & STOCKPILE WHERE SHOWN.
 - ROUGH GRADE ROAD & STORMWATER MANAGEMENT AREAS
 - GRADE SWALES, SEED, MULCH.
 - INSTALL ALL PROPOSED DRAINAGE STRUCTURES & SITE UTILITIES.
 - TEMPORARY SEED & MULCH SITE.
 - INSTALL CONCRETE WASHOUT AREA AS SHOWN ON PLANS.
 - BUILDING CONSTRUCTION
 - FINISH MISCELLANEOUS GRADING WHERE NEEDED.
 - INSTALL BASE COURSE OF PAVEMENT ON ROAD SYSTEM.
 - TOPSOIL, SEED & MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE.
 - TOPSOIL TO BE RECLAIMED FROM STOCKPILE AREA.

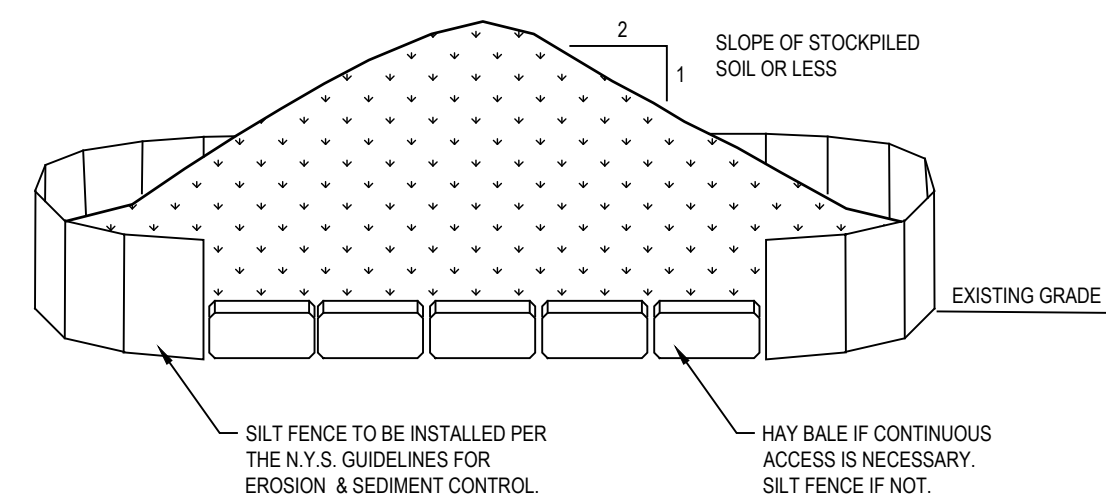


CONCRETE WASHOUT AREA PLAN



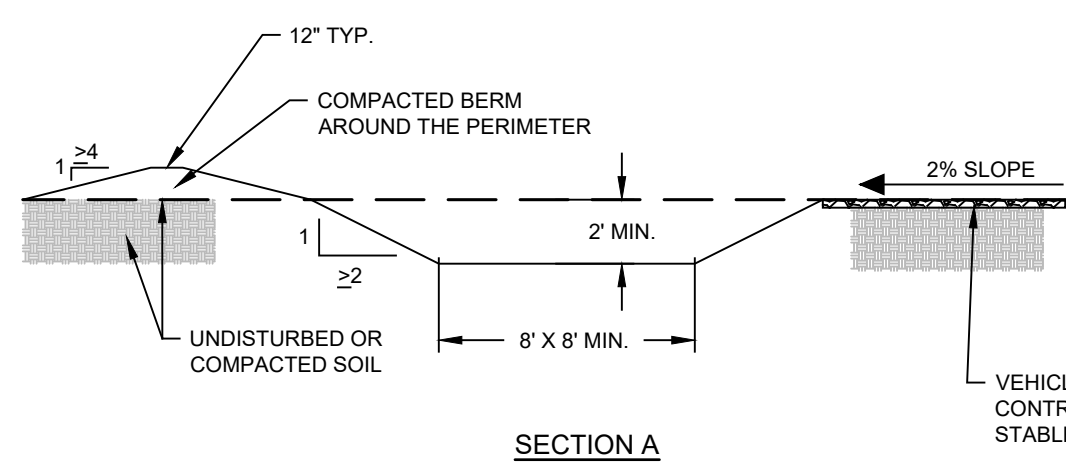
TYPICAL COIR LOG DETAIL

N.T.S.



TEMPORARY SOIL STOCKPILE STABILIZATION DETAIL

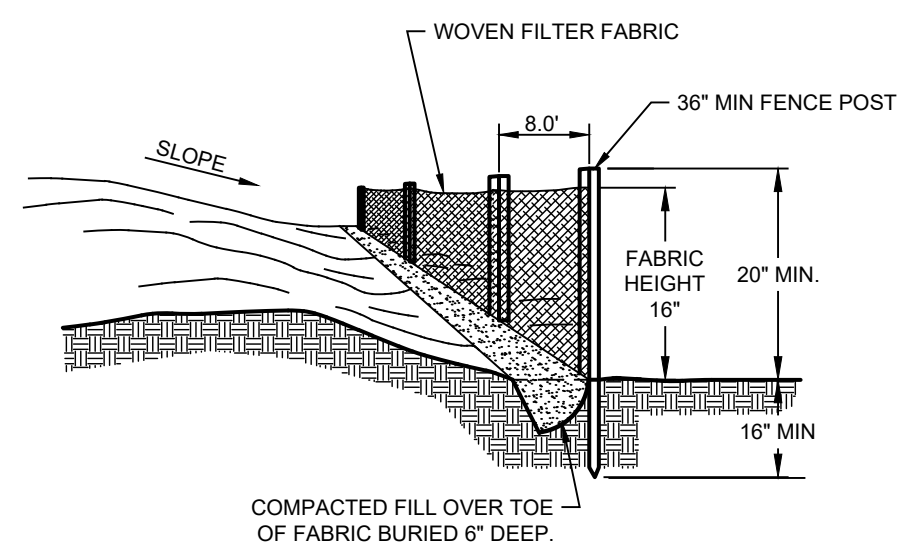
- NOTES:**
- AREA CHOSEN FOR STOCKPILING SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES AND STABILIZED SEED AND MULCH OR JUTE MESH.
 - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
 - SIZE OF STOCKPILE SHALL NOT EXCEED THE LIMITATIONS OF DRAINAGE AREA PER SILT FENCE SPECIFICATIONS.
 - INSTALL SILT FENCE A MINIMUM OF 10' FROM THE TOE OF THE STOCKPILE.



CONCRETE WASHOUT AREA DETAIL

N.T.S.

- INSTALLATION NOTES:**
- THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - THE CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8\"/>
- MAINTENANCE NOTES:**
- INSPECT BEST MANAGEMENT PRACTICES (BMPs) 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 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.
 - CONCRETE WASHOUT 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. THE CONCRETE WASHOUT AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - 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.



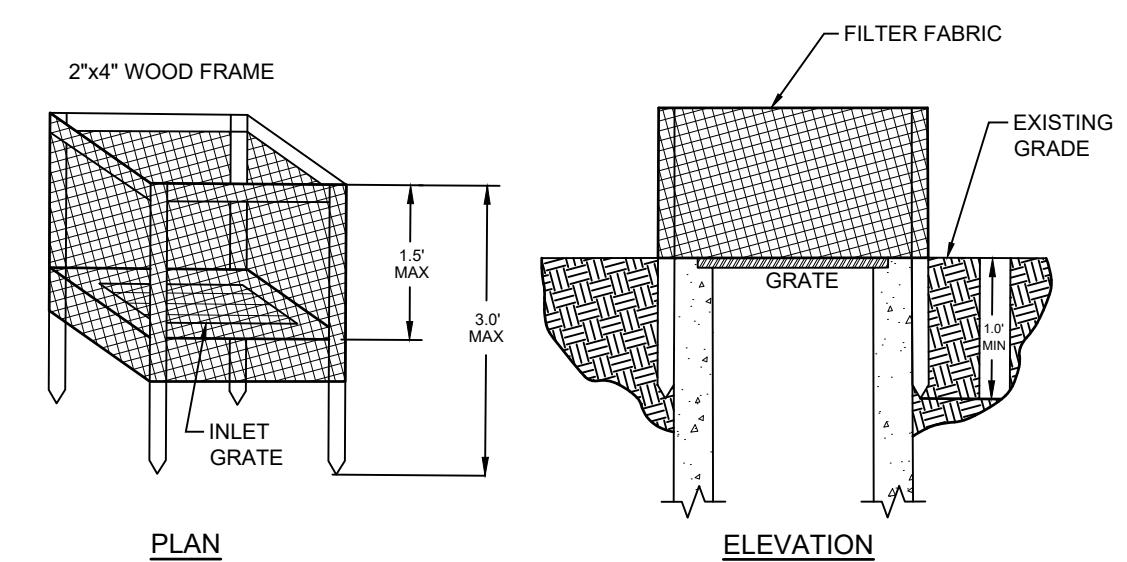
TYPICAL SILT FENCE DETAIL

N.T.S.

- NOTES:**
- LOCATE TOE OF FABRIC TO HELP SUPPORT FENCING.
 - BURY TOE OF FABRIC APPROXIMATELY 6\"/>

DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:
RENNIA ENGINEERING DESIGN, PLLC
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FILTER FABRIC INLET PROTECTION

N.T.S.

- CONSTRUCTION NOTES:**
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 - STAKE MATERIALS WILL BE STANDARD 2\"/>

TROUTBECK PHASE 2						
TOWN OF AMENIA		DUTCHESS COUNTY, NY				
EROSION & SEDIMENT CONTROL DETAILS						
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/20/2024	N.T.S.	RED	RED	RAR	16-019	12 of 12