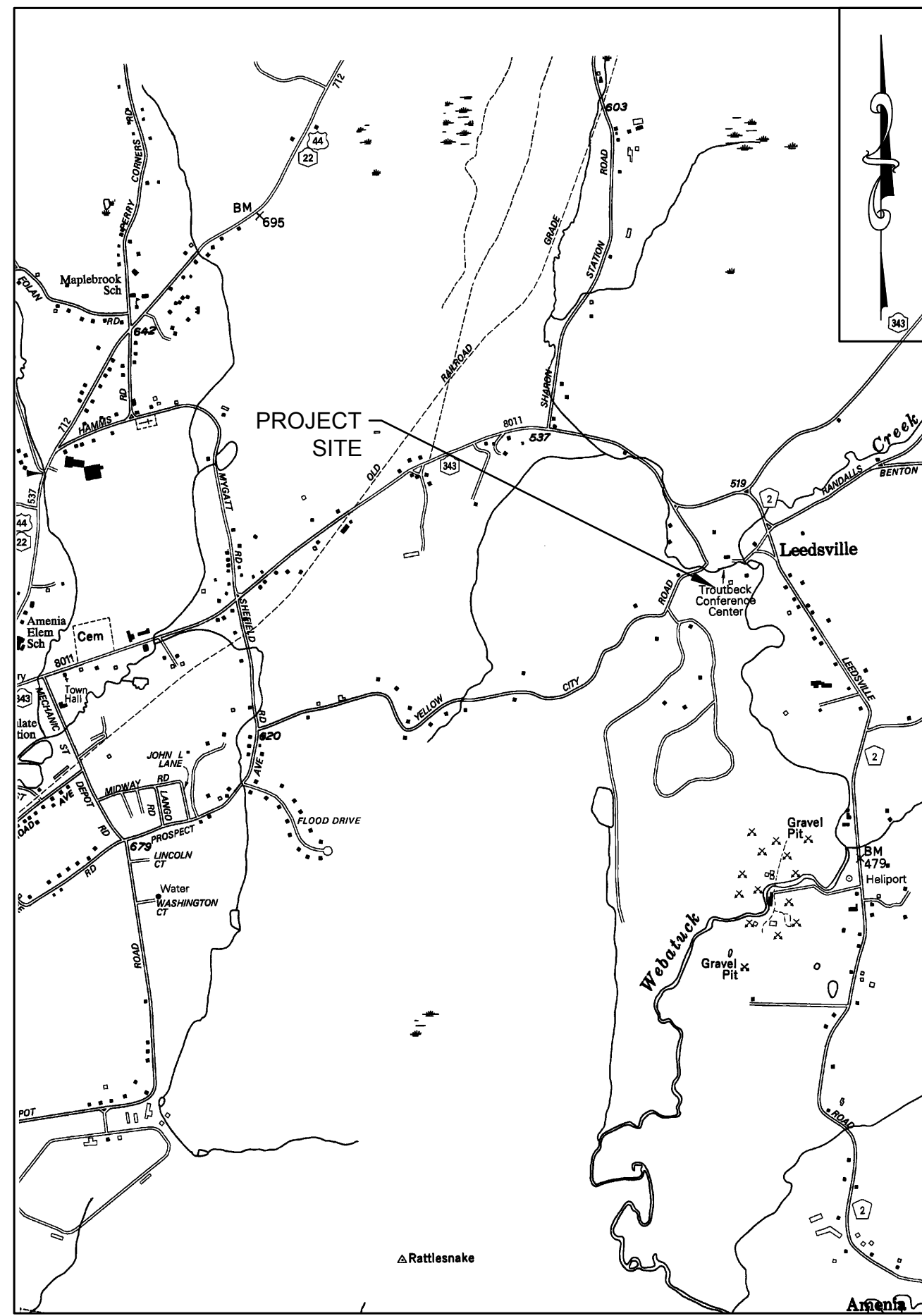


VICINITY PLAN



SCALE: 1" = 2000'

DRAWING LIST

TITLE SHEET	SHEET 0 OF 7
EXISTING CONDITIONS PLAN	SHEET 1 OF 7
SITE PLAN	SHEET 2 OF 7
GRADING AND UTILITIES PLAN	SHEET 3 OF 7
EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN	SHEET 4 OF 7
T & E AVOIDANCE PLAN	SHEET 5 OF 7
LANDSCAPING PLAN	SHEET 6 OF 7
LIGHTING PLAN	SHEET 7 OF 7

TROUTBECK

PHASE 6 SITE PLAN DELAMATER COTTAGE

TOWN OF AMENIA DUTCHESS COUNTY, NY

PLANS PREPARED FOR:

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

PARCEL INFORMATION

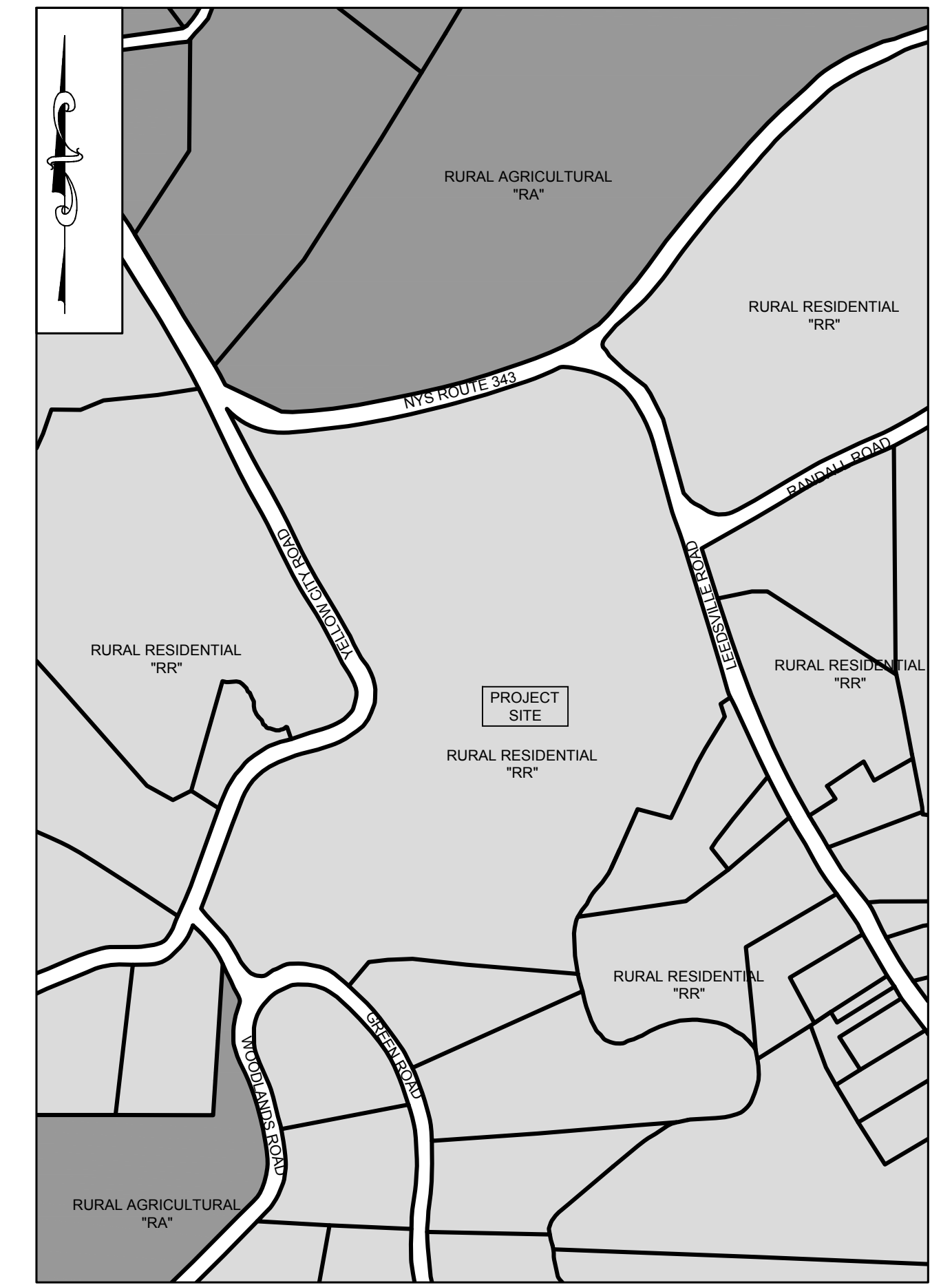
ZONING DISTRICT: "RR" RURAL RESIDENTIAL
LOT SIZE: 43.5 ACRES
TAX GRID No.: 132000-7267-00-227675
PROPERTY ADDRESS: 515 LEEDSVILLE ROAD
AMENIA, NY 12501
PROPERTY OWNER: TROUTBECK HOLDINGS, LP.
515 LEEDSVILLE ROAD
AMENIA, NY 12501
APPLICANT: TROUTBECK HOLDINGS, LP.
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ENGINEERING,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



SCALE: 1" = 400'

■ - RURAL AGRICULTURAL ■ - RURAL RESIDENTIAL

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'	

OWNER CERTIFICATION

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT I AM FAMILIAR WITH THIS PLAN, (SHEETS 0-7), 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

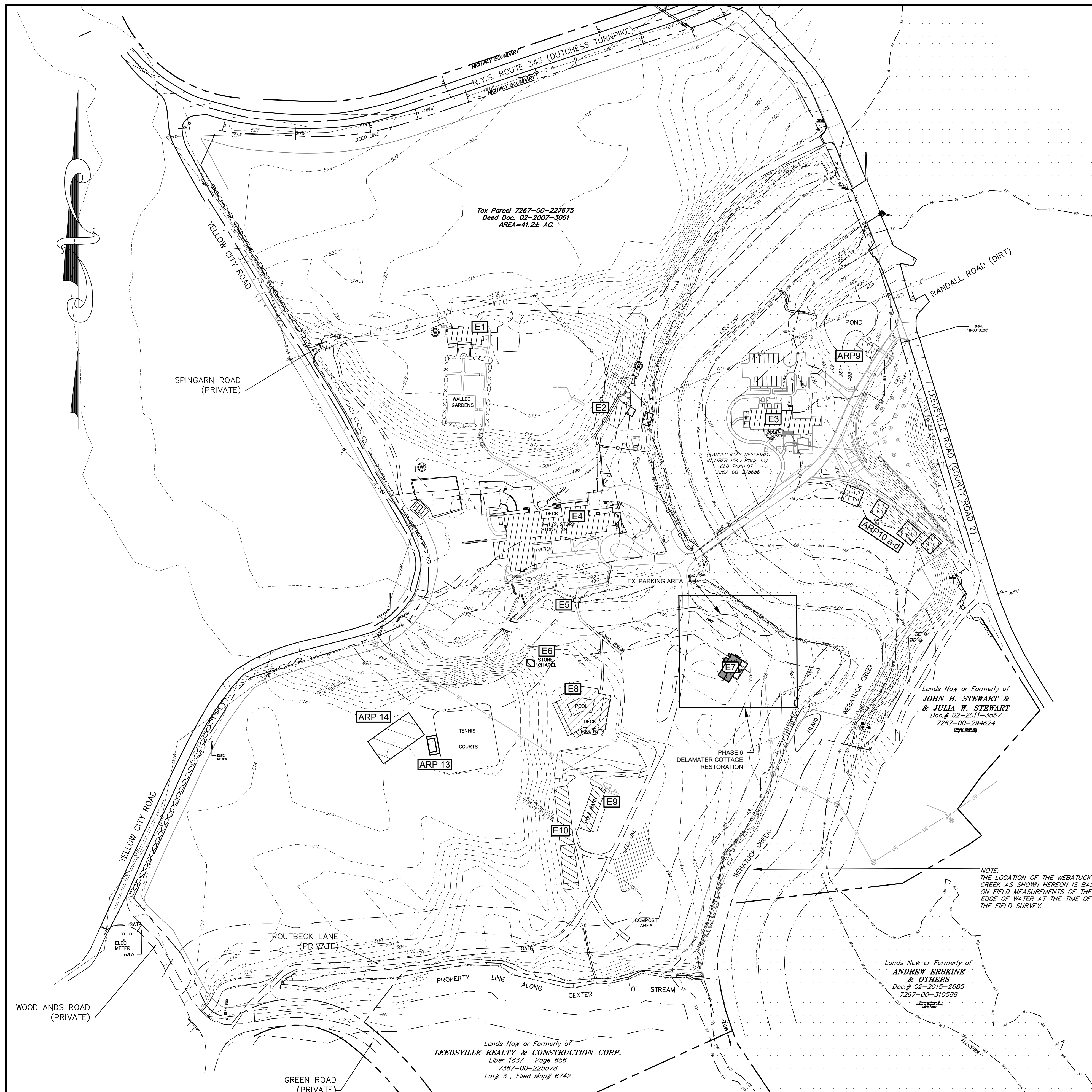
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF AMENIA, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

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

CHAIRPERSON

DATE	REVISION	DATE	REVISION	TITLE

DATE: 2/20/2024
SHEET: 0 OF 7



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 LODGINGS	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
TOTAL					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

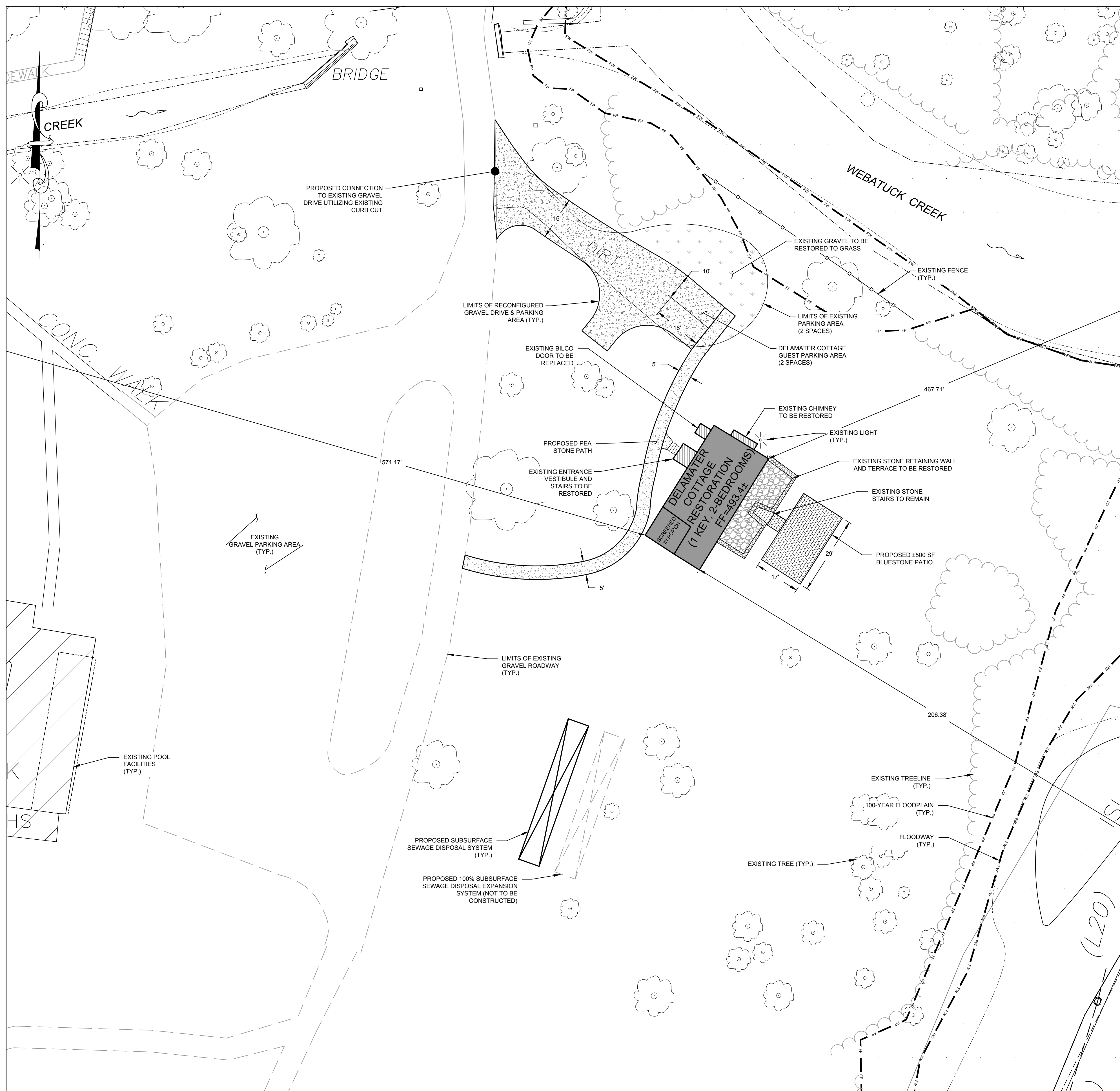
NOTES
1) APPROVED, BUT AS OF THE TIME OF THIS APPLICATION, NOT YET CONSTRUCTED.

LEGEND

PROJECT PROPERTY LINE	-----	EXISTING OVERHEAD UTILITIES	-----
NEIGHBORING PROPERTY	-----	EXISTING TREELINE	~~~~~
EXISTING CONTOUR MAJOR	-----	EXISTING STREAM BOUNDARY	-----
EXISTING CONTOUR MINOR	-----	FEMA FLOODWAY BOUNDARY	-----
STONE WALL	-----	FEMA FLOODPLAIN BOUNDARY	-----
EXISTING UTILITY POLE	○	PHASE 1 APPROVED BUILDINGS	▨
EXISTING LIGHT POLE	☆	EXISTING BUILDINGS	▨
EXISTING SPOT GRADE	+ 340.1		

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

<p>EXISTING CONDITIONS PLAN SCALE: 1" = 100'</p> <p>FLOOD ZONE NOTES:</p> <ol style="list-style-type: none"> 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 480' TO 487' (NAVD88). 	<p>DATE</p> <p>REVISION</p>	<p>ENGINEERING, DESIGN, & PLANS PREPARED BY:</p> <p>RENNIA ENGINEERING DESIGN, PLLC CIVIL • ENVIRONMENTAL • STRUCTURAL</p> <p>6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522 Tel: (845) 877-0555 Fax: (845) 877-0556 Copyright 2024, All Rights Reserved</p> <p>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.</p>	<p align="center">TROUTBECK PHASE 6 - DELAMATER COTTAGE TOWN OF AMENIA DUTCHESS COUNTY, NY</p> <p align="center">EXISTING CONDITIONS PLAN</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DATE</td> <td>SCALE</td> <td>DESIGNED BY</td> <td>DRAWN BY</td> <td>CHECKED BY</td> <td>JOB NO.</td> <td>SHEET NO.</td> </tr> <tr> <td>2/20/2024</td> <td>1" = 100'</td> <td>RED</td> <td>RED</td> <td>RAR</td> <td>16-619</td> <td align="center">1 of 7</td> </tr> </table>	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.	2/20/2024	1" = 100'	RED	RED	RAR	16-619	1 of 7
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.											
2/20/2024	1" = 100'	RED	RED	RAR	16-619	1 of 7											



BULK REGULATIONS

DELAMATER COTTAGE RESTORATION			
PROVISION	REQUIRED	EXISTING DELAMATER HOUSE CONDITIONS	PROPOSED DELAMATER COTTAGE RENOVATIONS
MIN. LOT AREA (ACRES)	43.5	43.50	43.50
MIN. ROAD FRONTAGE (FT)	400 (COUNTY ROAD)	1169.32 (LEEDSVILLE)	1169.32 (LEEDSVILLE)
MIN / MAX FRONT YARD SETBACK (FT) ¹	40 (COUNTY ROAD)	467.71 (LEEDSVILLE ROAD)	467.71 (LEEDSVILLE ROAD)
MIN. REAR YARD SETBACK (FT)	50	-	-
MIN. SIDE YARD SETBACK (FT)	30	206.38	206.38
MAX IMPERVIOUS SURFACE (%) ²	30%	10.80 ²	10.8
MAX BUILDING HEIGHT (FT)	35	±18'	±18'
MAX BUILDING FOOT PRINT (SF)	4,000	1,143	1,143

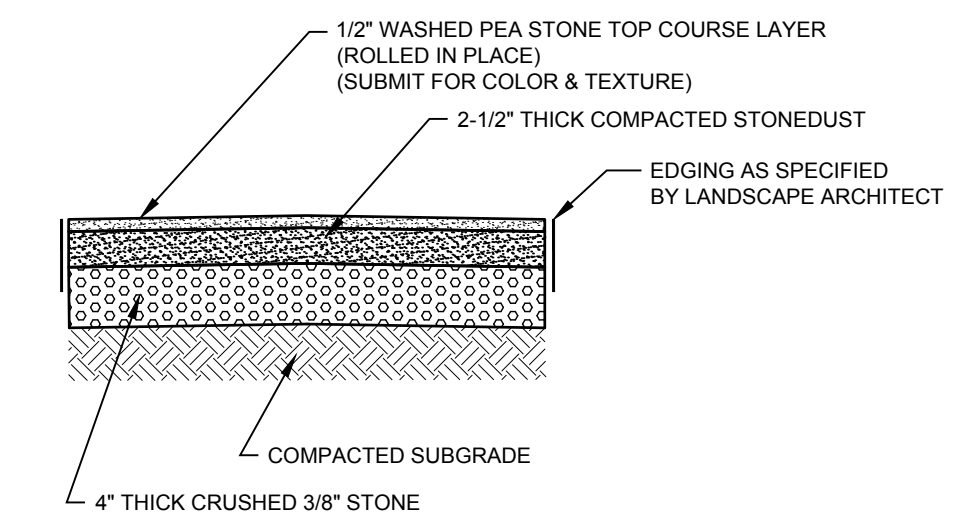
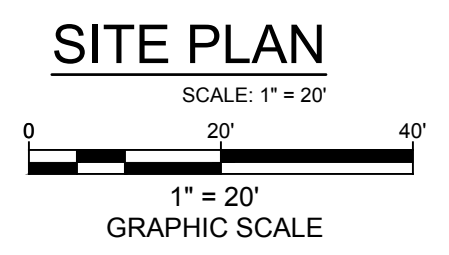
NOTES
 1) FRONT YARDS ARE MEASURED FROM CENTERLINE OF THE NEAREST ROADWAY.
 2) IMPERVIOUS SURFACES APPROVED FOR PHASE 1 ARE SHOWN AS EXISTING IMPERVIOUS SURFACES FOR THE PURPOSE OF THIS ANALYSIS.
 3) BULK REGULATION REQUIREMENTS ESTABLISHED AS PART OF THE ADAPTIVE REUSE OF THE SITE. ADOPTED ADAPTIVE REUSE STANDARDS SUPERCEDES 'RURAL RESIDENTIAL' DISTRICT STANDARDS AS PER SECTION 121-14.2.I OF THE TOWN OF AMENIA ZONING CODE.

PARKING RECOMMENDATIONS

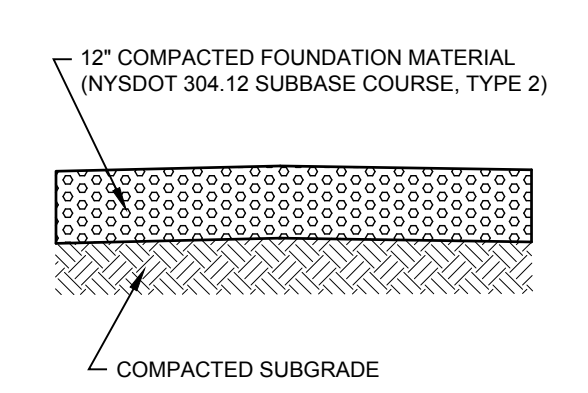
USE DESIGNATION: DELAMATER COTTAGE (LODGING):
 - 1 SPACE PER EACH BEDROOM
 - 2 PROPOSED BEDROOMS x 1 SPACE PER BEDROOM = **2 SPACES REQUIRED**
2 SPACES PROVIDED

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
- PROPOSED BLUE STONE SURFACE
- PROPOSED PEA STONE SURFACE
- PROPOSED GRAVEL DRIVE
- EXISTING TERRACE
- ENCLOSED DELAMATER HOUSE TO BE RESTORED
- EXTERIOR DELAMATER HOUSE FEATURE TO BE RESTORED
- PROPOSED RETAINING WALL



TYPICAL PEASTONE PATH SECTION



GRAVEL PARKING AREA DETAIL

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, P.C.
 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, P.C.
 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 DATUM OF 1988 (NAVD88), 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 360270332E, WITH AN EFFECTIVE DATE OF MAY 2, 2012.
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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

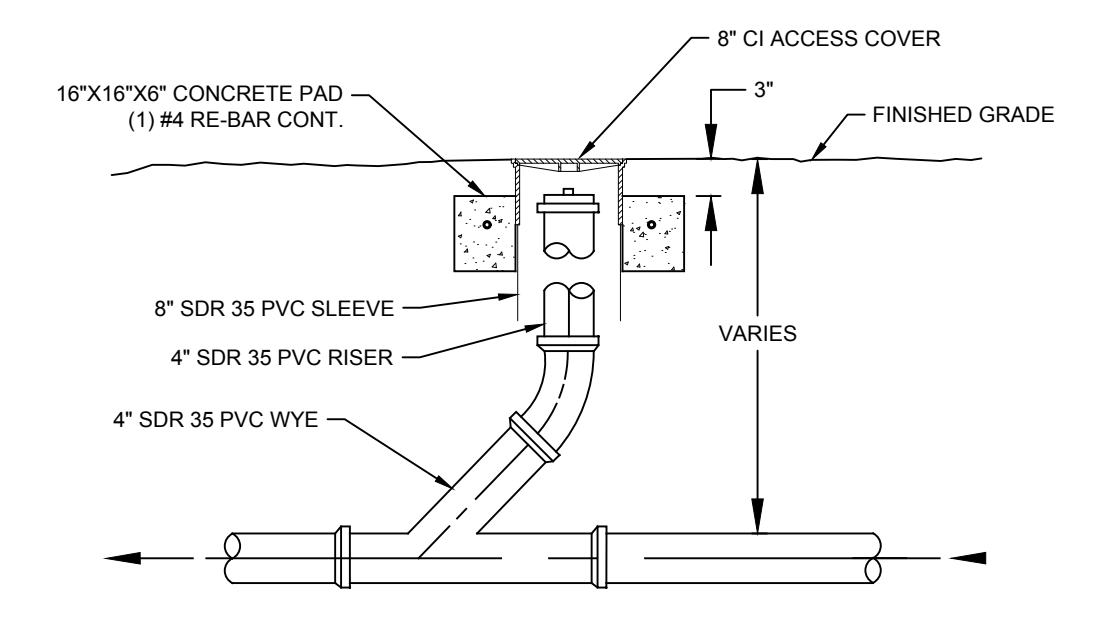
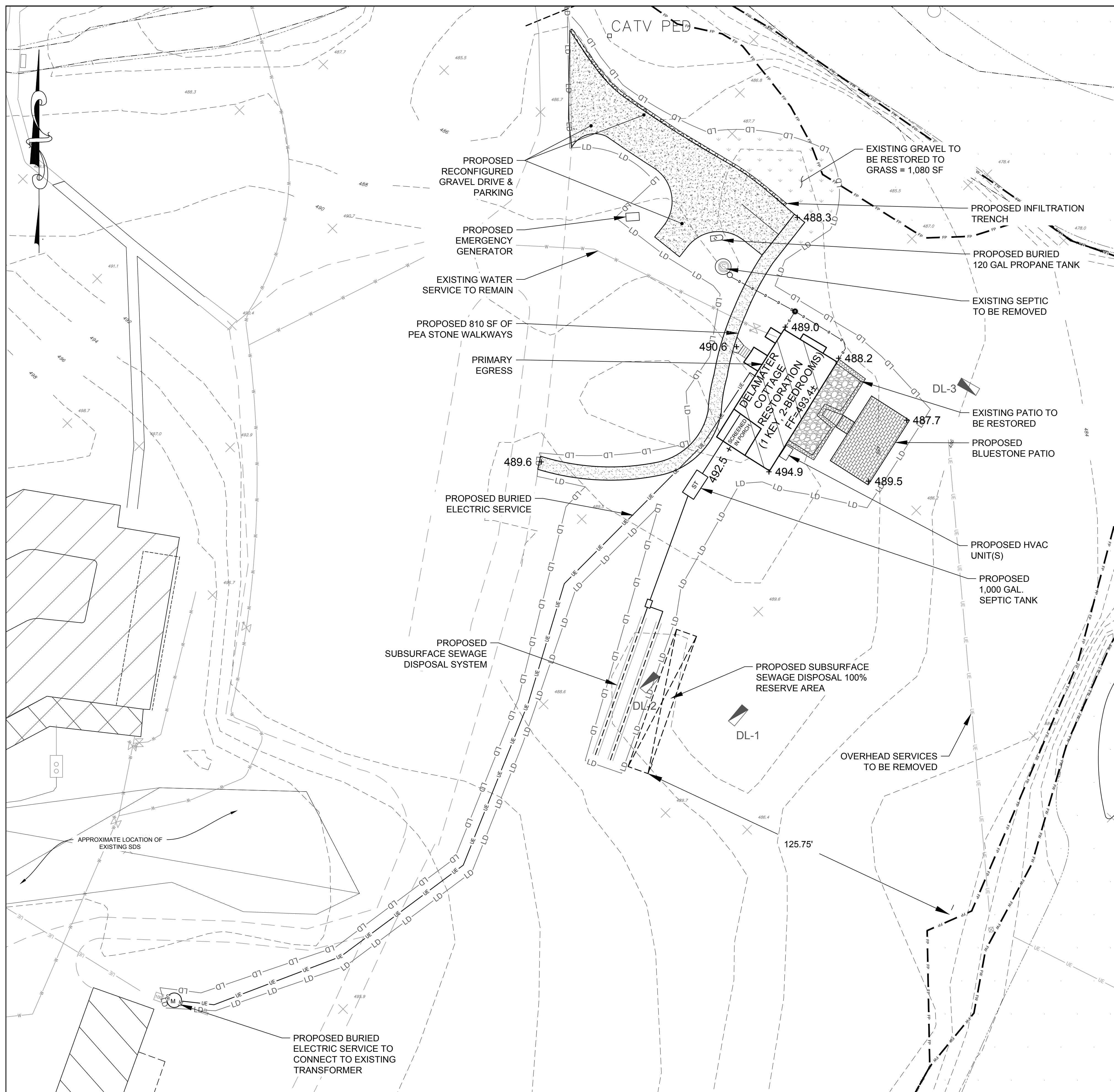
ENGINEERING, DESIGN, & PLANS PREPARED BY:
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TROUTBECK
PHASE 6 - DELAMATER COTTAGE
 TOWN OF AMENIA DUTCHESS COUNTY, NY

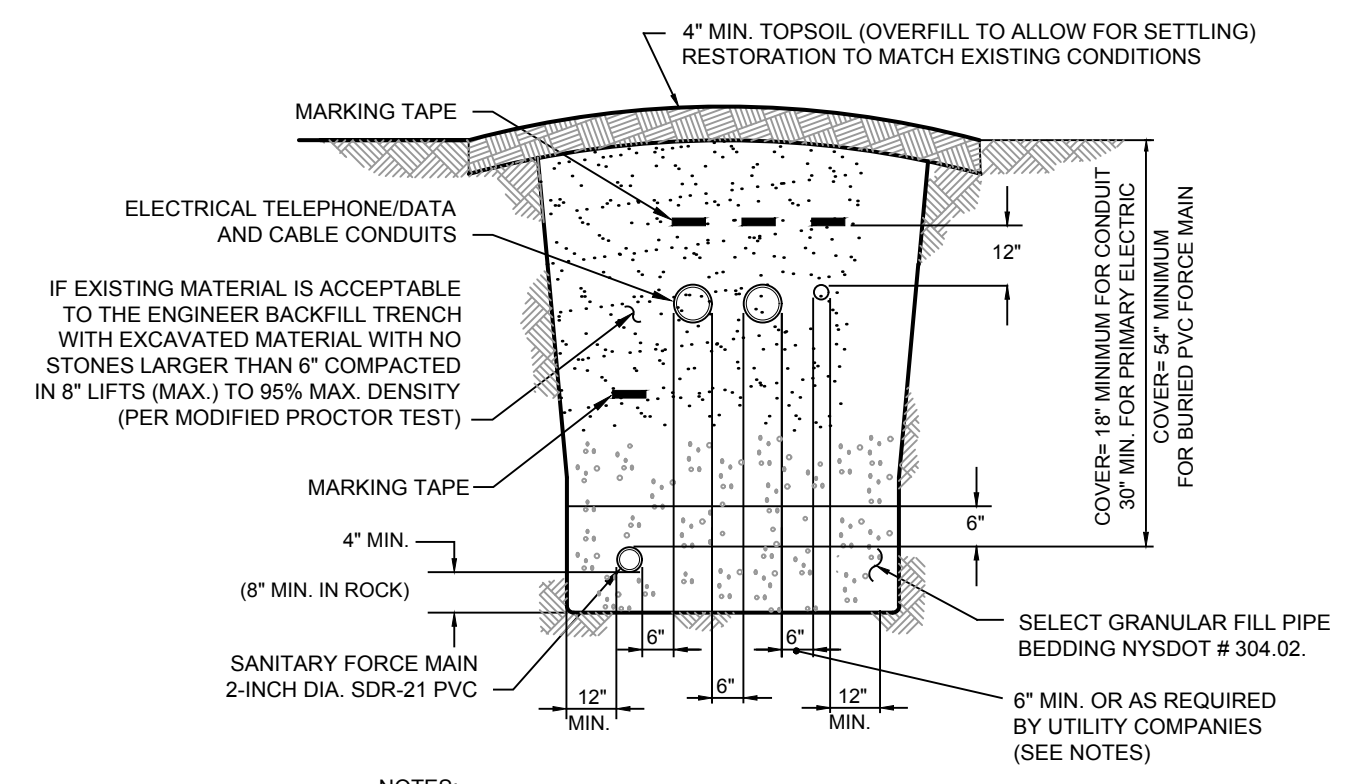
SITE PLAN

PRELIMINARY

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/20/2024	1"=20'	RED	RED	RAR	16-019	2 of 7



ROOF LEADER PIPE CLEANOUT DETAIL
N.T.S.

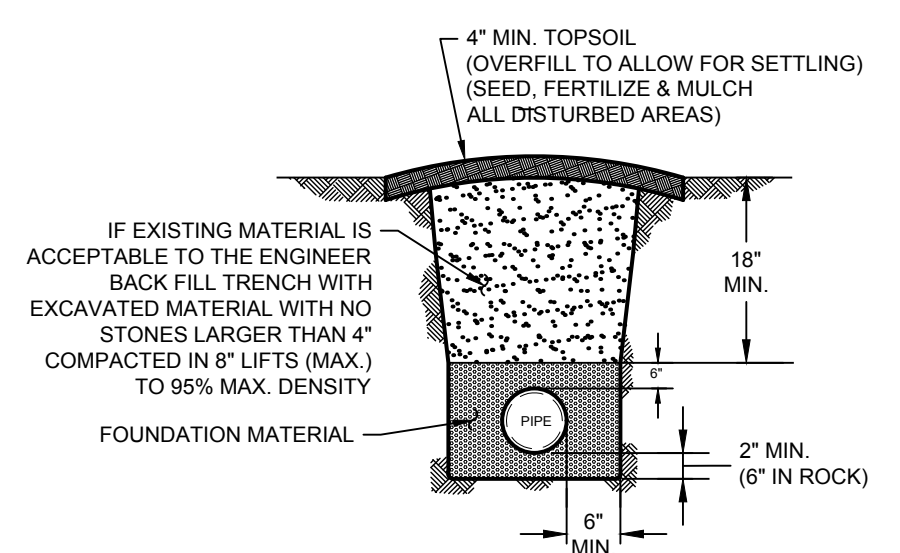


NOTES:
VERIFY TRENCH CONFIGURATION, CONDUIT SPACING AND ARRANGEMENT WITH RESPECTIVE UTILITY COMPANIES

TYPICAL MULT-UTILITY PIPE INSTALLATION DETAIL
N.T.S.

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 FLOODWAY BOUNDARY
- FEMA FLOODPLAIN BOUNDARY
- PROPOSED BURIED ELECTRIC SERVICE
- PROPOSED SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED BLUE STONE SURFACE
- PROPOSED GRAVEL SURFACE
- PROPOSED PEA STONE SURFACE

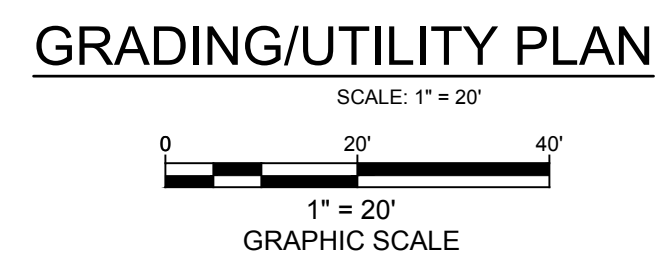


TYPICAL TRENCH DETAIL
N.T.S.

- NOTES:
- INSTALL ALL GRAVITY AND PRESSURE PIPE IN ACCORDANCE WITH THE ABOVE DETAIL.
 - PIPE BEDDING MATERIAL, WHERE APPLICABLE, SHALL BE INSTALLED IN 8" LIFTS BEFORE COMPACTION TO A MINIMUM 95% OF STANDARD PROCTOR MAXIMUM DENSITY.
 - EXCAVATING OVER 5' REQUIRES SHEETING/SHORING OR OVER EXCAVATION OF TRENCH SIDE WALLS PER OSHA.
 - INSTALL ADDITIONAL FILL MATERIAL AS NECESSARY TO MAINTAIN THE MINIMUM PIPE COVER.

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BACKGROUND MAPPING COMPILED FROM THE FOLLOWING:
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DATE	REVISION

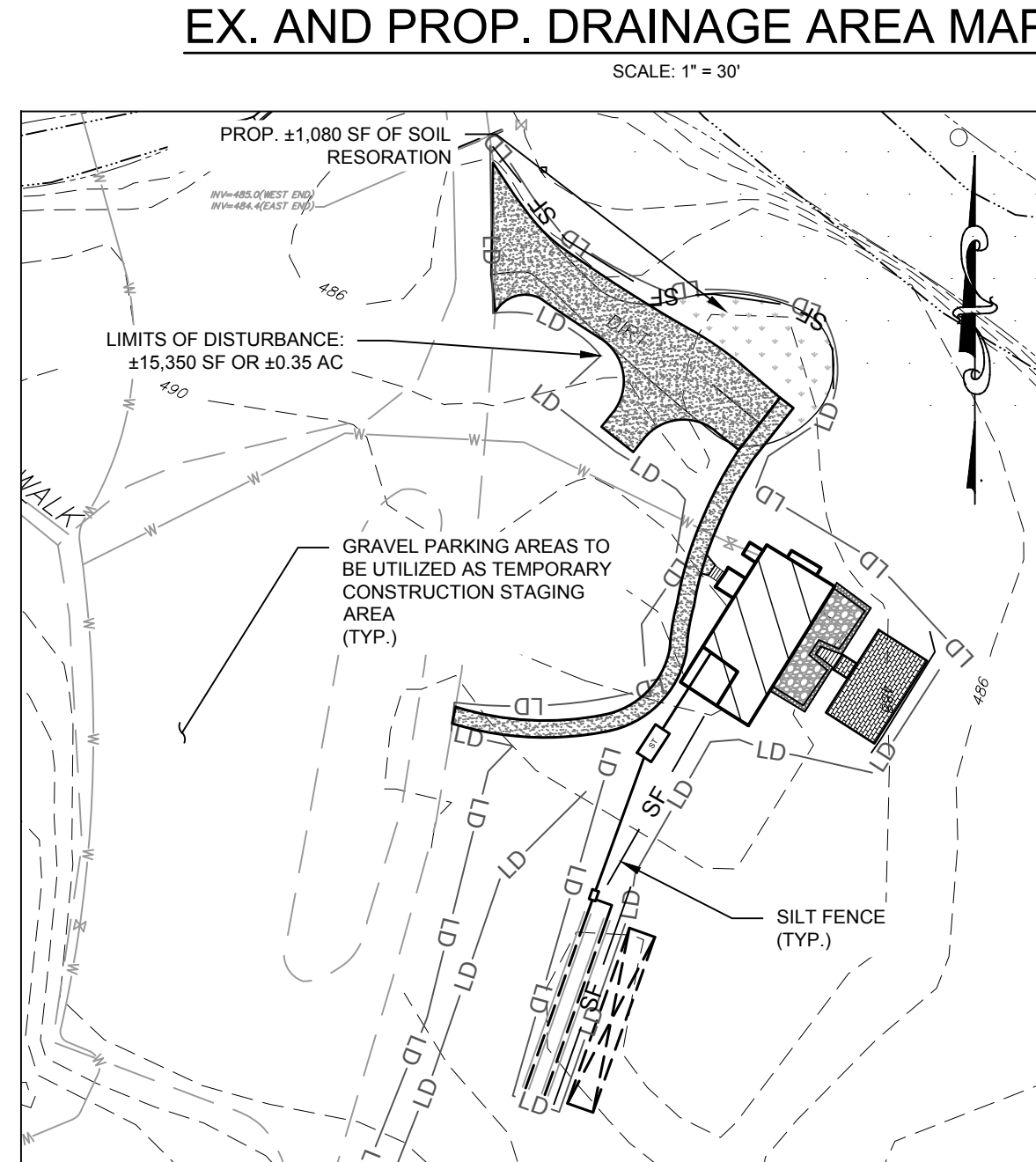
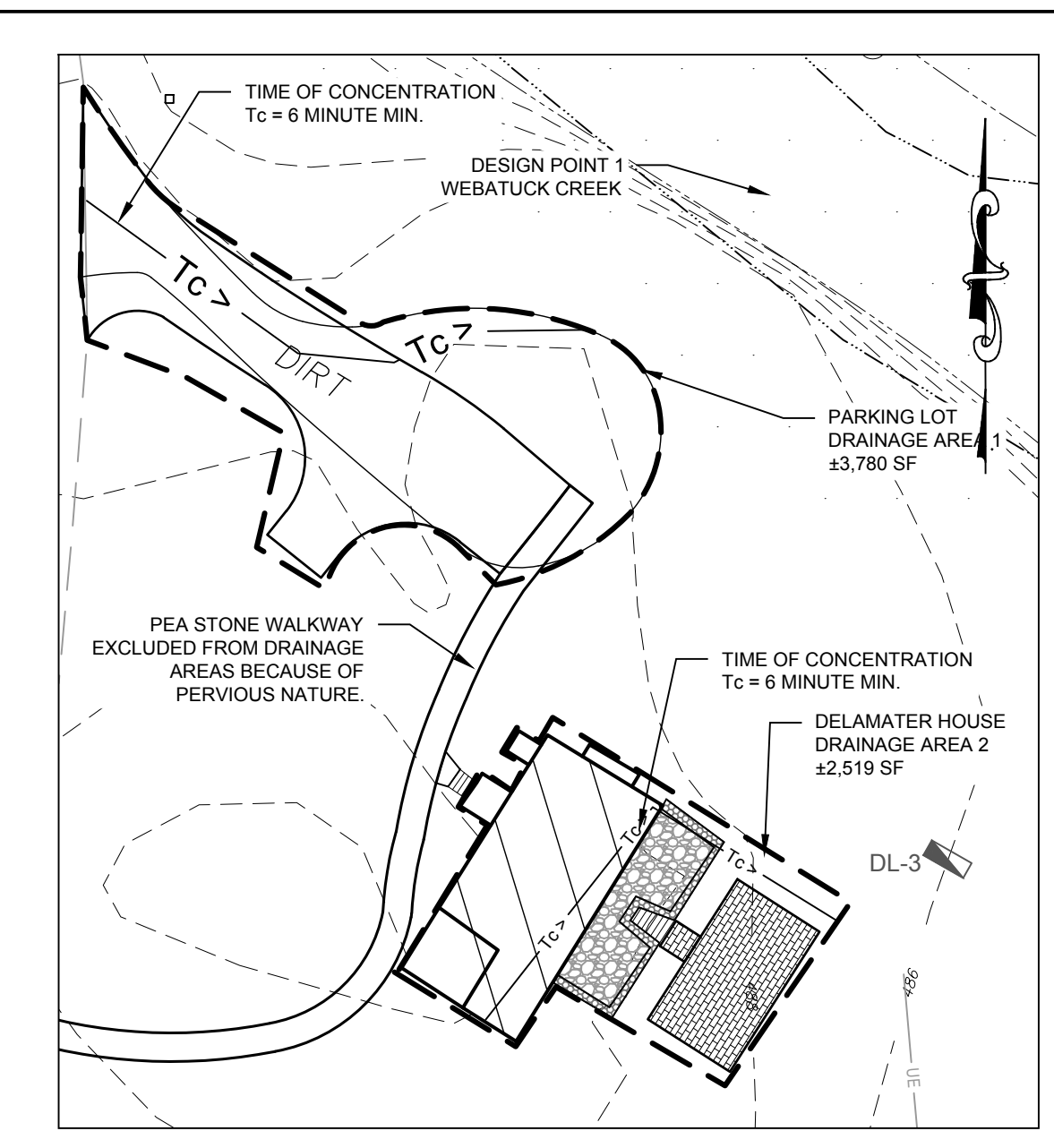
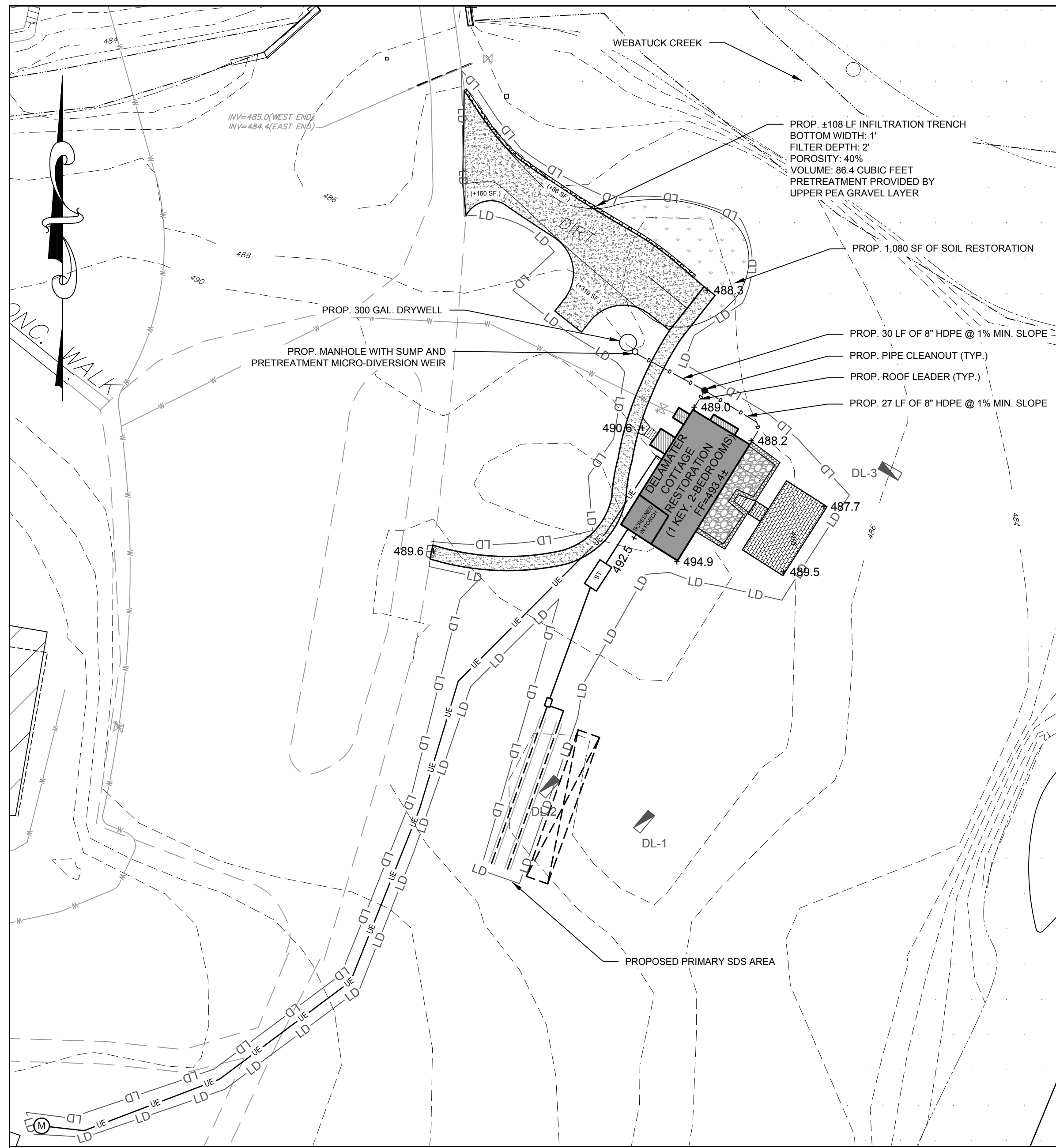
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PRELIMINARY

TROUTBECK PHASE 6 - DELAMATER COTTAGE
TOWN OF AMENIA DUTCHESS COUNTY, NY

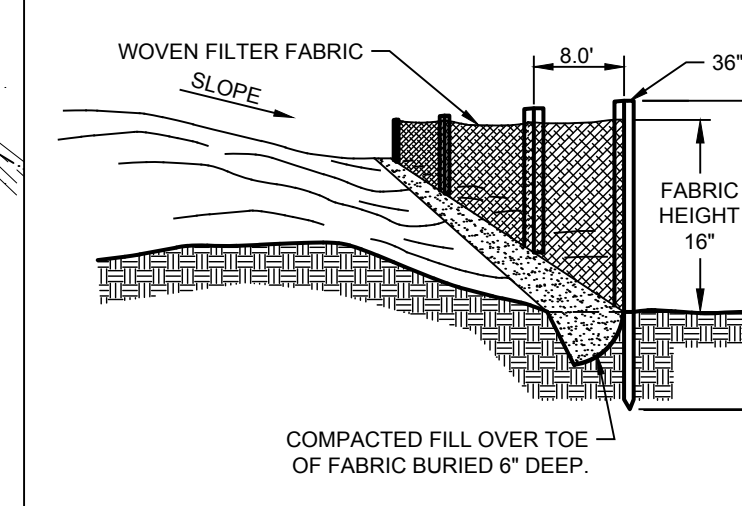
GRADING AND UTILITY PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/20/2024	1"=20'	RED	RED	RAR	16-019	3 of 7

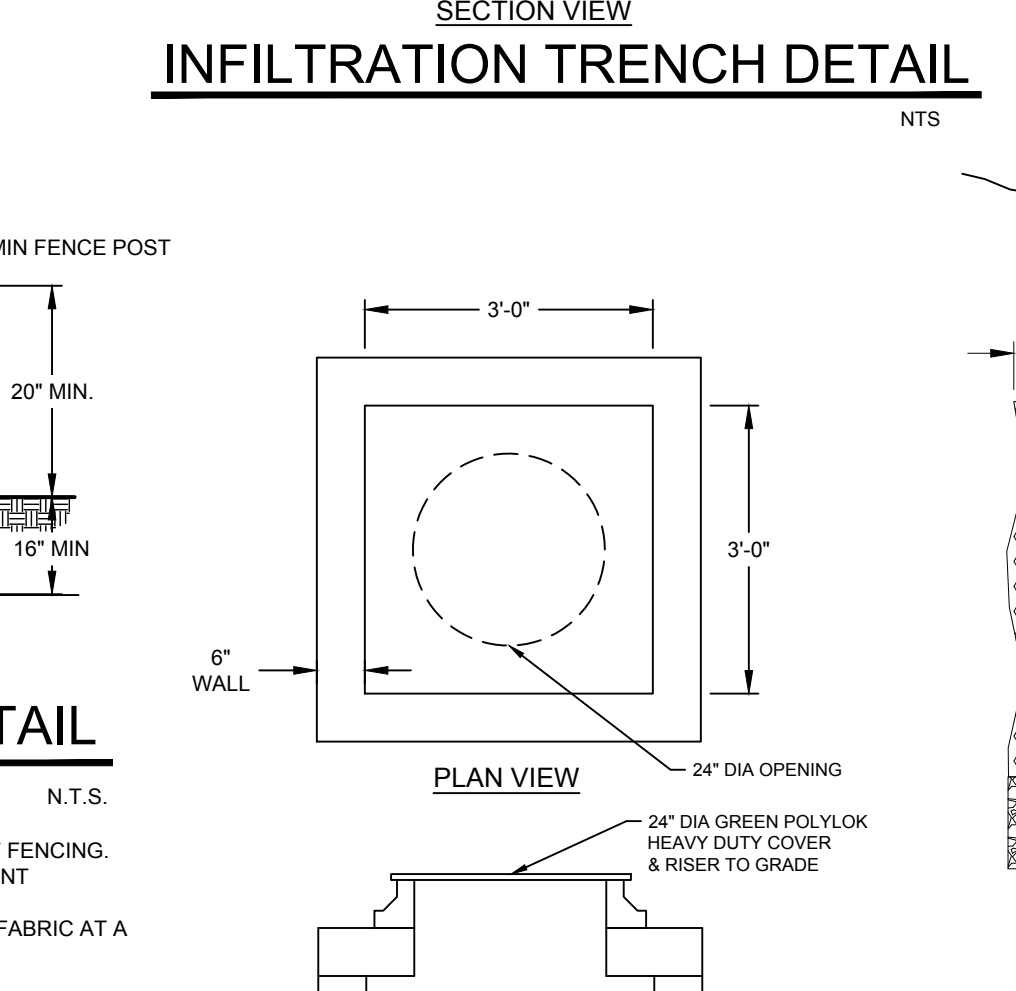
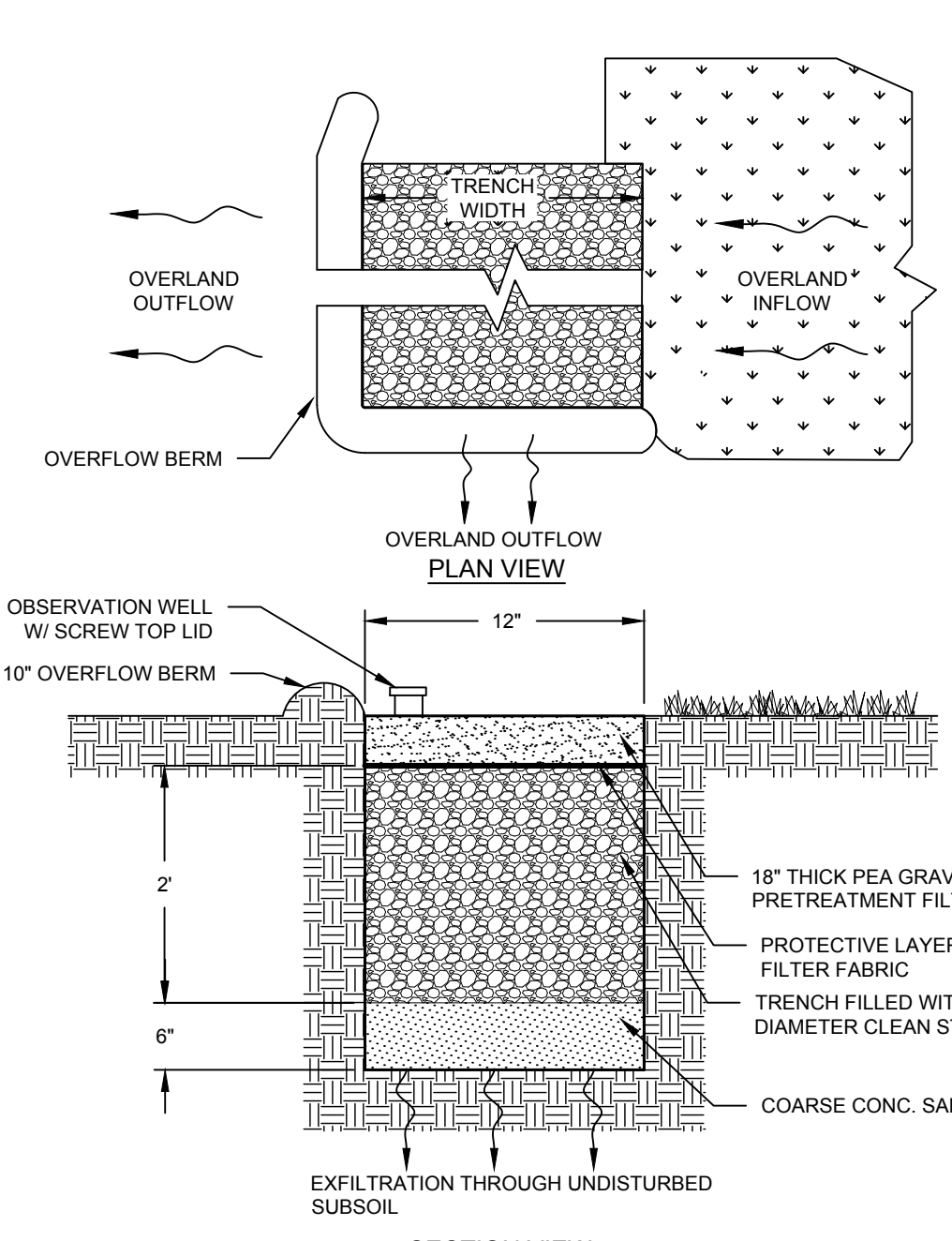


- CONSTRUCTION SEQUENCE:**
DELAMATER HOUSE PHASE 6 - ±0.35-ACRES DISTURBANCE AREA
1. LOCATE AND STAKE ALL STORMWATER MANAGEMENT PRACTICES (SMP) AREAS TO VERIFY THAT THEY REMAIN UNDISTURBED BY CONSTRUCTION EQUIPMENT.
 2. INSTALL SILT FENCE AS SHOWN ON THE PLANS.
 3. DUE TO THE CLOSE PROXIMITY OF THE WORK 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.
 4. CAREFULLY CLEAR AND GRUB WORK AREA.
 5. RESTORE AREA OF EXISTING GRAVEL DRIVE UTILIZING THE SOIL RESTORATION METHOD OUTLINED IN CHAPTER 5.1.6 OF THE NYS STORMWATER DESIGN MANUAL.
 6. CONSTRUCT NEW DELAMATER HOUSE SEPTIC AREA AND NEW ELECTRICAL SERVICE.
 7. INTERIOR RENOVATIONS TO DELAMATER HOUSE.
 8. INSTALL DELAMATER HOUSE WALKING PATH, BLUESTONE PATIO, RECONFIGURED DRIVEWAY, DRYWELL SMP, AND INFILTRATION TRENCH SMP.
 9. TOPSOIL, SEED AND MULCH ALL DISTURBANCES AND INSTALL LANDSCAPING.
- UPON STABILIZATION AND A MINIMUM OF 80% VEGETATION COVERAGE, REMOVE ALL PHASE 6 TEMPORARY EROSION SEDIMENT CONTROL MEASURES

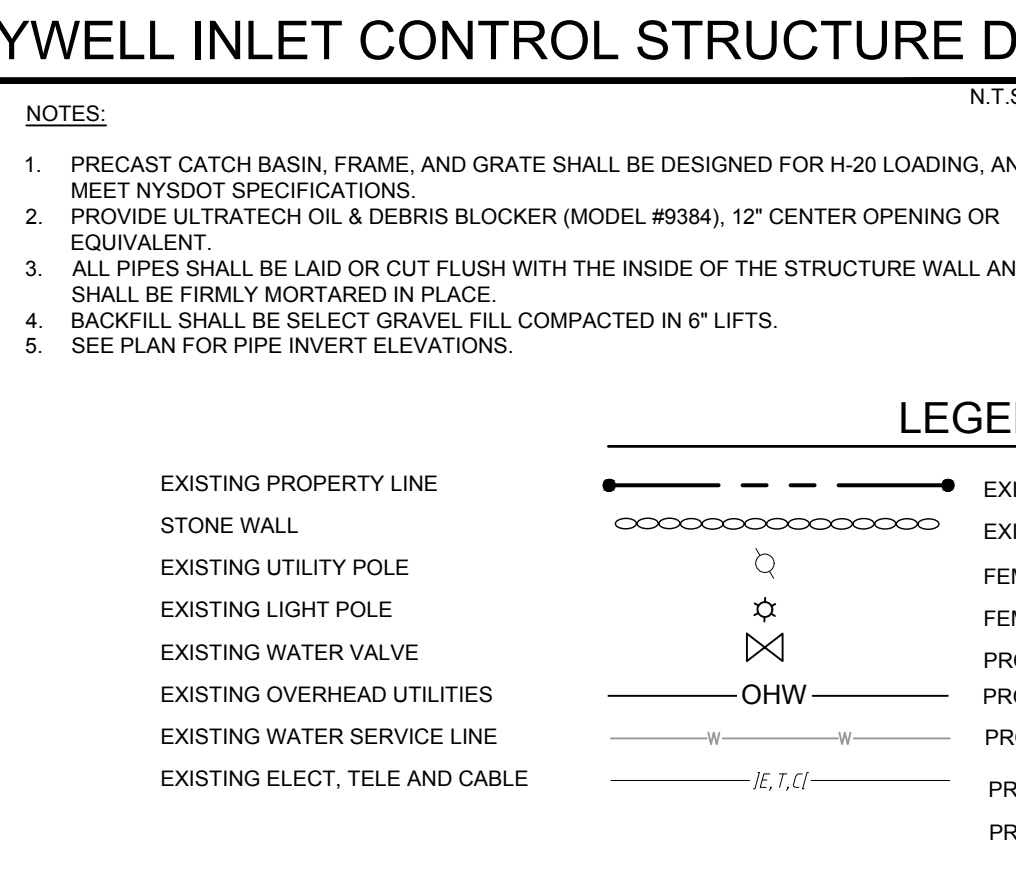
- SOIL RESTORATION NOTES:**
 DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE TO BE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION NOTES APPLY:
1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
 2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
 3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
 4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
 5. VEGETATE AS REQUIRED BY APPROVED PLAN.
- AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL WITH JUST BODY WEIGHT.
- *COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEED, HAVE NO VISIBLE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A 1/2" SCREEN, AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.



- NOTES:**
1. LOCATE POSTS DOWNSIDE OF FABRIC TO HELP SUPPORT FENCING.
 2. BURY TOE OF FENCE APPROXIMATELY 6" DEEP TO PREVENT UNDERCUTTING.
 3. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVERLAP TO THE NEXT POST.



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



fabco
 Evered Stormwater Solutions
EXPANDING STORMRING MICRO DIVERSION WEIR
 PRE-MOUNTED OVERFLOW PLATE TO DIVERT WATER BYPASS FLUM

The Micro Diversion Weir is typically used in applications where it is preferred that stormwater flow is processed through other means outside of the outlet pipe upon which the CPIS is installed. This is achieved by redirecting stormwater flow into the existing outlet, allowing standing water to develop and if it reaches the bypass height, the bypass height above the center line of the outlet pipe is thus determined by the needs of an individual project.

The expanding ring goes into the outlet pipe counting, and allows you to toggle a bolt until the ring is tightly seated onto the pipe. Then the back plate can be installed onto the expanding ring and the front cover is placed on and secured with two thumb screws. The expanding ring requires no power tools or drilling of existing structures, making maintenance easy.

SPECIFICATIONS:

- Available in 6", 8", 12", 15" and 18" configurations
- Material:
 - a) Body: 304 Stainless Steel
 - b) Hardware: 18-8 Stainless Steel
- Performance Characteristics:
 - a) Flowed Flow Rate: Flow rate over the weir should be equal to or greater than the flow rate through the outlet pipe.
 - b) Built in overflow with larger screen openings.

INSTALLATION:

- 1) Carefully place expanding ring into the pipe opening and align standards level to the ground. Secure the bolt on the top until the ring is secured to the inner walls of the pipe opening.
- 2) Align the back plate with the standards, and secure the plate onto the ring using the provided hex bolts and washers.
- 3) The front cover can then be placed by sliding the tabs at the bottom of the cover into slots on the back plate. The provided thumb screws can then be used to secure the front cover of the back plate.

www.fabco-industries.com
 (513) 833-6274

PERCOLATION TEST DATA
 DUTCHESS COUNTY DEPARTMENT OF HEALTH
 SCALE: 1" = 30'

Name: Delameter (T)(V)(C) Amenia Date: 9/21 & 10/6/2022
 TAX GRID # 132000 7 2 6 7 0 0 0 2 2 7 6 7 5
 By: Wilson Suzuki & Kevin Guo DCHD Inspector.

Lot No.	Test Hole No.	Test Depth	Soil Type	Soaked	TEST RUNS				
					1	2	3	4	5
Delam PD-1	24"	6" Topsoil	0.5-2" Sandy Loam	YES	Finish 9:17	9:24	9:33	9:42	9:51
					Start 9:12	9:17	9:25	9:34	9:43
Delam PD-2	36"	6" Topsoil	0.5-1.5 Rocky	YES	Finish 12:37	12:45	12:54	1:03	1:12
					Start 12:30	12:39	12:47	12:55	1:04

DEEP TEST RESULTS
 DUTCHESS COUNTY HEALTH DEPARTMENT
 Name of property: Troutbeck Imn SDS (T)(V)(C) Amenia Date: 9/20/2022
 TAX GRID # 132000 7 2 6 7 0 0 0 2 2 7 6 7 5
 Owner of property: Troutbeck Holding Engineer: Richard A. Renna, Jr., P.E.
 Person directing test: Thomas Heney DCHD Rep: James A. Upright, P.E., P.G.

HOLE #	LOT #	TOTAL DEPTH	ROCK DEPTH	WATER DEPTH	MOTTLING DEPTH	SOIL DESCRIPTION
DH-1	96"	NA	NA	NA	NA	0-12" Topsoil 12"-60" Bony Gravel
DH-2	108"	NA	NA	NA	NA	60"-96" Sand With Gravel 0-48" Sand Loam 48"-108" Sand With Gravel

ROOF DOWNSPOUT DRAIN DETAIL
 N.T.S.

Labels include: ROOF DOWNSPOUT, SURCHARGE PIPE, TIE IN ROOF DOWNSPOUT TO DRAIN PIPE W/ CONNECTOR TO MATCH DOWNSPOUT, STONE OR CONCRETE SPLASH BLOCK, FINISHED GRADE, 12" MIN.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
1. 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").
 2. 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:
 - A) FERTILIZER: THE FERTILIZER SHALL BE APPLIED AT A RATE OF FOURTEEN (14) POUNDS PER ONE THOUSAND SQUARE FEET, USING 5-10-10 OR EQUAL.
 - B) SEED: ANNUAL RYE GRASS APPLIED AT A RATE OF 30 LBS /ACRE OR OTHER SELECT MIXTURE AS DESCRIBED IN THE NEW YORK GUIDELINES.
 - C) 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.
 - D) 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.
 3. 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:
 - A) FERTILIZER: FERTILIZER APPLIED AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND SQUARE FEET USING 14-28-15 OR EQUAL.
 - B) 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.
 - C) 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.
 - D) IN AREAS OF SLOPES STEEPER THAN ONE ON THREE AND IN DRAINAGE CHANNELS WHERE RUNOFF VELOCITIES EXCEED 2.5 FEET PER SECOND, "BioNet SC150BN" SHALL BE INSTALLED AND ANCHORED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AS WELL AS THE NEW YORK STANDARDS AND SPECIFICATIONS.
 4. SLOPES STEEPER THAN ONE ON THREE SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
 5. PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
 6. 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.
 7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.
 8. 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.
 9. 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.
 10. 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.
 11. 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.
 12. SWEEP AND WASH DOWN EXISTING PAVEMENT AREAS AS NEEDED DURING CONSTRUCTION TO MAINTAIN SEDIMENT DURING CONSTRUCTION.

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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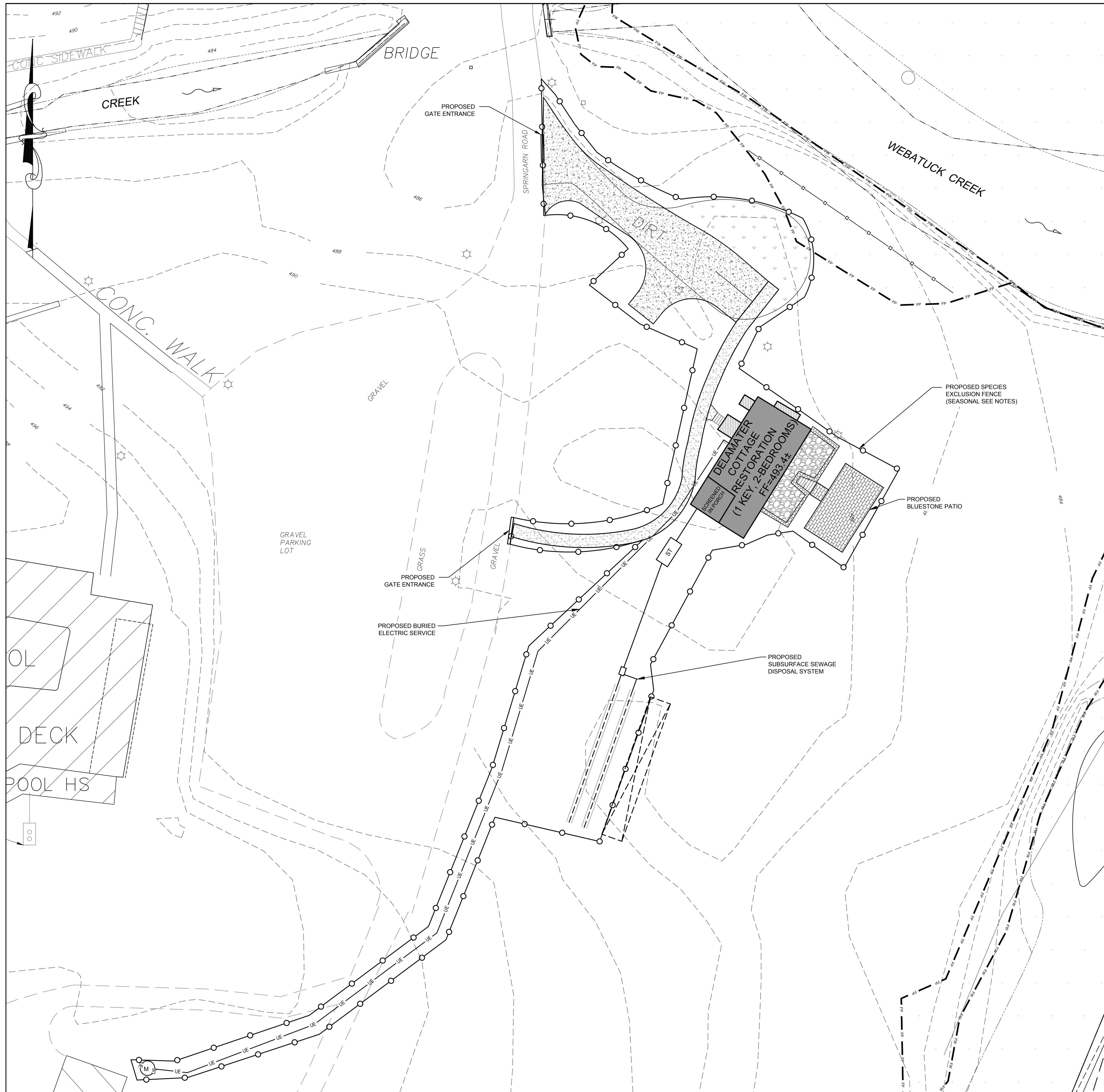
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

TROUTBECK PHASE 6 - DELAMATER COTTAGE
 TOWN OF AMENIA DUTCHESS COUNTY, NY

EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN

PRELIMINARY

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/20/2024	AS NOTED	RED	RED	RED	16-019	4 of 7



BOG TURTLE PLAN NOTES:
THE FOLLOWING MEASURES WILL BE UTILIZED IN AND AROUND EACH DISTURBANCE AREA TO ASSURE THAT POTENTIAL DIRECT IMPACTS DURING CONSTRUCTION ARE AVOIDED AND MINIMIZED:

1. SITE WORK (EARTH MOVING AND STRUCTURE FOUNDATION INSTALLATION) SHOULD BE CONDUCTED BETWEEN OCTOBER 1 AND MARCH 31 WHEN PRACTICAL.
2. A TURTLE MONITOR SHALL BE ON SITE DURING GROUND DISTURBANCE ACTIVITIES THAT OCCUR BETWEEN APRIL 1 AND SEPTEMBER 30. THE TURTLE MONITOR MUST BE LICENSED BY THE NYSDEC TO HANDLE BOG TURTLES. THE MONITOR WOULD BE RESPONSIBLE FOR:
 - a. CONDUCTING RECONNAISSANCE SURVEYS FOR BOG TURTLES WITHIN THE WORK AREA PRIOR TO THE INITIATION OF ANY DISTURBANCE ACTIVITIES, AND RELOCATING TURTLES AS REQUIRED.
 - b. TRAINING PERSONNEL WORKING AT THE SITE ON THE DETAILS OF THE EDUCATION AND ENCOUNTER PLAN, INCLUDING HOW TO IDENTIFY BOG TURTLES AND WHO TO CONTACT IN THE EVENT OF AN ENCOUNTER.
 - c. MONITORING THE PROPER PLACEMENT AND MAINTENANCE OF TEMPORARY RESTRICTIVE BARRIERS.
 - d. PROVIDING OVERSIGHT DURING DISTURBANCE PHASE OF THE PROJECT.
 - e. PROVIDING ANY NECESSARY REPORTS OR NOTIFICATIONS TO NYSDEC ON TURTLE ENCOUNTERS.
3. FOR WORK BETWEEN APRIL 1 AND SEPTEMBER 30, A TEMPORARY RESTRICTIVE BARRIER SHALL BE USED FOR LAND DISTURBANCE ACTIVITIES WITH THE BARRIER ENCLOSED EACH AREA OF DISTURBANCE ON EACH LOT AS SHOWN ON THE PLAN. REGULAR DAILY INSPECTION WILL OCCUR TO ENSURE CONTINUED EFFECTIVENESS. DETAILS DEPICTING THE DESIGN AND INSTALLATION OF THE FENCE AND INSTALLATION LOCATIONS ARE ON THE PLAN. THE BARRIER SHALL BE INSTALLED ON EACH LOT PRIOR TO ANY DISTURBANCE ACTIVITIES. IF NEEDED, A FUNCTIONAL GATE WOULD BE INSTALLED THAT WOULD ALSO KEEP TURTLES FROM ACCESSING THE SITE. THE DEFAULT STATUS OF SUCH A GATE WOULD BE CLOSED UNLESS STAFF OR MATERIAL ARE MOVING INTO OR OUT OF THE WORK SITE:
 - a. DURING SITE CONSTRUCTION A TEMPORARY RESTRICTIVE BARRIER IN THE FORM OF SILT FENCE MATERIAL WILL BE INSTALLED AROUND THE PERIMETER OF THE DISTURBANCE FOOTPRINT. THE BARRIER WILL BE MADE OF DOUBLE ROW OF FENCING, WITH A MINIMUM 1-FOOT GAP BETWEEN THE ROWS. THE BARRIER IS TO BE INSTALLED DURING THE WINTER HIBERNATION PERIOD (OCTOBER 1 - MARCH 31) AND MAINTAINED UNTIL THE END OF THE CONSTRUCTION PHASE OF THE PROJECT OR UNTIL THE BEGINNING OF THE NEXT WINTER HIBERNATION PERIOD, WHICHEVER OCCURS FIRST.
 - b. INSPECTED DAILY AND, IF NECESSARY, REPAIRED IMMEDIATELY TO A FULLY FUNCTIONAL CONDITION, AND
 - c. CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DESIGN SPECIFICATIONS (SEE DETAIL):
 - a. MADE OF FINE-MESH (1/4 IN SQUARE) FILTER-FABRIC OR NON-WOVEN GEOTEXTILES;
 - b. MINIMUM OF 18" HIGH ABOVE THE GROUND, BURIED 6 INCHES (TOTAL OF 24 INCH FENCE MATERIAL);
 - c. ANCHORED INTO THE GROUND WITH REINFORCEMENT BARS PLACED ON THE "DISTURBANCE SIDE" OF THE BARRIER AND SPACED BETWEEN 6-8 FEET APART;
 - d. SECURED AT THE BASE (BARRIER/GROUND INTERFACE) WITH AT LEAST 6" OF FENCE MATERIAL COVERED WITH SOIL BACKFILL.
4. IF THE BARRIER IS INSTALLED BETWEEN OCTOBER 1 AND MARCH 31 IT SHOULD BE INSPECTED BY THE TURTLE MONITOR BEFORE WORK BEGINS APRIL 1. IF INSTALLED FROM APRIL 1 TO SEPTEMBER 30, THE MONITOR MUST SWEEP THE AREA WITHIN THE BARRIER FOR TURTLES BEFORE WORK CAN START.
5. SITE CONTRACTORS AND WORKERS, MAINTENANCE PERSONNEL AND RESIDENTS WILL BE TRAINED BY THE TURTLE MONITOR WITH THE PREPARED EDUCATION AND ENCOUNTER PLAN. THE TURTLE MONITOR WILL INITIALLY INSTRUCT THE SITE CONTRACTORS ON IDENTIFICATION OF THE SPECIES AND PROCEDURE IF A TURTLE IS FOUND PRIOR TO SITEWORK.
6. BOG TURTLE ENCOUNTER PLAN: THE FOLLOWING GUIDELINES WILL BE USED IN THE EVENT THAT A TURTLE IS ENCOUNTERED ON THE SITE DURING THE CONSTRUCTION ON EACH LOT:
 - a. PERSONNEL WORKING AT THE SITE WILL BE TRAINED TO BE ABLE TO IDENTIFY, AND LOCATE TURTLES BY A KNOWLEDGEABLE BIOLOGIST. TURTLES CAN ONLY BE MOVED BY A QUALIFIED BIOLOGIST WITH KNOWLEDGE OF THE SPECIES AND RELOCATION PROCEDURES, WHO IS ALSO LICENSED BY THE NYSDEC TO HANDLE BOG TURTLES.
 - b. IT IS ILLEGAL TO TAKE, IMPORT, TRANSPORT, POSSES, OR SELL AN ANIMAL LISTED AS THREATENED WITHOUT A LICENSE.
 - c. IF A TURTLE IS SEEN, STOP ALL GROUND DISTURBING WORK IMMEDIATELY.
 - d. CONTACT THE CONTRACTOR IN CHARGE AND DELAY WORK IN THE AREA UNTIL THE TURTLE HAS MOVED SAFELY FROM THE AREA. ALLOW THE TURTLE TO CONTINUE ON ITS WAY.
 - e. IF THE TURTLE DOES NOT MOVE ALONG ON ITS OWN, CONTACT THE RESPONSE NUMBER BELOW TO HAVE A TRAINED, NYS LICENSED PROFESSIONAL SAFELY RELOCATE THE TURTLE. MICHAEL NOWICKI AT 203-910-4716.
 - f. CONTACT THE NYSDEC WILDLIFE OFFICE TO REPORT THE INCIDENT WITHIN 24 HOURS AT 845-256-3098 WILDLIFE.R3@DEC.NY.GOV. PLEASE PROVIDE THE LOCATION, THE PROJECT NAME, AND EXPLANATION OF INCIDENT.
 - g. IF THE TURTLE WAS FOUND WITHIN A TURTLE EXCLUSION BARRIER, OR RESTRICTIVE BARRIER FENCE, WORK CANNOT COMMENCE TILL THE BARRIER IS INSPECTED BY AND SIGNED OFF ON BY A KNOWLEDGEABLE BOG TURTLE CONSULTANT.
 - h. THE PROJECT SPONSOR WILL PROVIDE EDUCATIONAL MATERIALS FOR ALL CONTRACTORS TO INFORM OF THE POTENTIAL FOR BOG TURTLE ENCOUNTERS AN WHAT TO DO IF A TURTLE IS ENCOUNTERED TO ENSURE THE ANIMALS ARE NOT COLLECTED OR PERSECUTED.
 - i. IF A TURTLE IS OBSERVED IN THE WORK AREA ALL WORK WILL CEASE UNTIL WRITTEN AUTHORIZATION TO CONTINUE WORK IS RECEIVED FROM THE NYSDEC.
7. TRAP HAZARD PROTECTION:
 - a. WATER CONTROL STRUCTURES, SUCH AS DRAINPIPES, MAY CREATE A TRAP HAZARD TO TURTLES. TO PREVENT POSSIBLE ENTRAPMENT OF TURTLES, THE STORM DRAIN GRATES WILL BE DESIGNED WITH THE SMALLEST POSSIBLE GRATE OPENING WITHOUT COMPROMISING SAFETY OR NECESSARY FLOW RATE.
 - b. ANY EXCAVATION WORK, OUTSIDE OF BARRIER RESTRICTED AREAS, DONE BETWEEN APRIL 1 AND SEPTEMBER 30 SHOULD BE BACKFILLED ON THE SAME DAY AS EXCAVATED OR RAMPS (30-DEGREE ANGLE MAXIMUM) SHOULD BE PLACED INSIDE THE EXCAVATION TO ENABLE TURTLES TO CLIMB OUT.

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 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 SPECIES 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 TRAILSIDES THAT ARE CLEARED USING A BRUSH HOG MAY INCREASE MORTALITY AS SNAKES ARE KILLED BY MACHINERY OR INCINERATED BY FIRE (MEANS AND CAMPBELL, 1982B).

IN ADDITION TO THE SEASONAL RESTRICTIONS APPLIED TO VEGETATION MANAGEMENT PRACTICES, DISTURBANCE TO NON-TRANSIENT HABITATS SHOULD BE AVOIDED AT ALL TIMES. ROADS, SNOW TRAILS AND LANDINGS SHOULD BE KEPT AT LEAST 330 FEET FROM ALL KNOWN OR POTENTIALLY SUITABLE BASKING AND GESTATING HABITATS, AND TO MINIMIZE THE POTENTIAL FOR COLLAPSE OR DISTURBANCE OF DENS, HEAVY EQUIPMENT AND SITE PREPARATION WORK (E.G. DISK-HARROWING, SHEARING, ROOT-RAKING) SHOULD BE PROHIBITED WITHIN 660 FEET OF ANY KNOWN HIBERNACULA.

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.

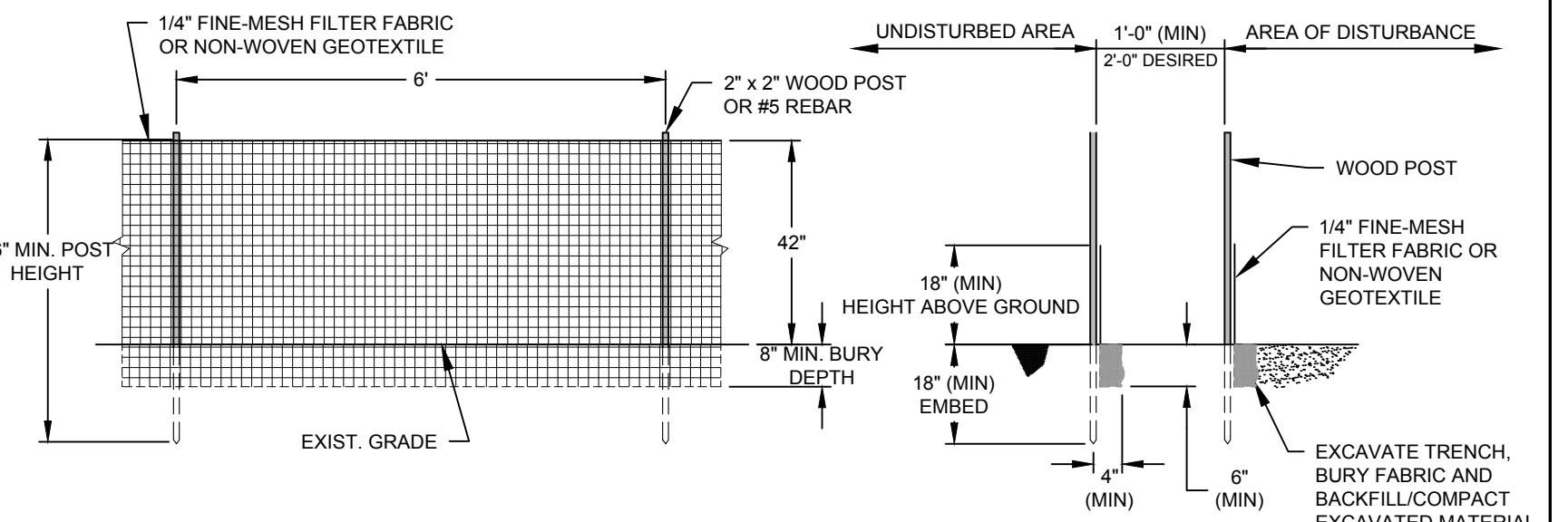
TEMPORARY BARRIER
WHEN DISTURBANCE IS LIKELY TO OCCUR FROM ACTIONS OCCURRING OUTSIDE OF THE ACCEPTABLE WORK PERIODS, A TEMPORARY RESTRICTIVE (STECHELT, 2011) BARRIER MAY HELP TO AVOID IMPACTS IF INSTALLED AROUND THE PERIMETER OF THE DISTURBANCE FOOTPRINT OF SMALL PROJECTS (< 1 ACRE). THE BARRIER SHOULD 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 1/4 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	--- 500 ---
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 FW FW
FEMA FLOODPLAIN BOUNDARY	FP FP FP
PROPOSED GRAVEL PARKING	--- 500 ---
PROPOSED SPOT GRADE	+ [233.00]
PROPOSED CONTOUR	--- 230 ---
SILT FENCE	— SF —
LIMITS OF DISTURBANCE	--- 500 ---
TEMPORARY SPECIES PROTECTION BARRIER	○



TEMPORARY SPECIES BARRIER DETAIL
SCALE: N.T.S.

- 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.

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, 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.
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.

IMPACT AVOIDANCE PLAN

SCALE: 1" = 20'

1" = 20'
GRAPHIC SCALE

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
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TROUTBECK
PHASE 6 - DELAMATER COTTAGE
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" = 20'	RED	RED	RAR	16-019	5 of 7



Tree: Canopy						
Symbol	ID	Qty	Latin Name	Common Name	Scheduled Size	Comments
-	NY	5	<i>Nyssa sylvatica</i>	Black Gum	5" Cal.	B&B; Premium quality

Tree: Understory						
Symbol	ID	Qty	Latin Name	Common Name	Scheduled Size	Comments
-	AL	3	<i>Amelanchier laevis</i>	Allegheny Serviceberry	8'-10' H	B&B; Multistem; Premium quality
-	IO	3	<i>Ilex opaca</i>	American Holly	8'-10' H	B&B; Premium quality
-	MF	4	<i>Malus floribunda</i>	Sugar Tyme Flowering Crabapple	5"-6" Cal.	B&B; Premium quality

Shrub						
Symbol	ID	Qty	Latin Name	Common Name	Scheduled Size	Comments
-	ca	13	<i>Clethra alnifolia</i>	Summersweet	5 Gal.	B&B; Premium quality
-	He	4	<i>Hamamelis vernalis 'Amethyst'</i>	Amethyst Vernal Witch Hazel	7 Gal.	B&B; Multistem; Premium quality
-	iv	21	<i>Ilex verticillate 'Red Sprite'</i>	Red Sprite Winterberry	5 Gal.	B&B; Premium quality
-	ie	0	<i>Ilex verticillate 'Jim Dandy'</i>	Jim Dandy Winterberry	5 Gal.	B&B; Premium quality
-	ig	20	<i>Ilex glabra</i>	Inkberry	5 Gal.	B&B; Premium quality

ALL PLANT / TREE MATERIALS SHALL BE OF LOCAL STOCK (<50 MILES). SUBSTITUTIONS WITH LIKE PLANT / TREE STOCK IS ACCEPTABLE WITH APPROVAL OF THE PROJECT ENGINEER AND THE PLANNING BOARD OR ITS AUTHORIZED REPRESENTATIVE.

PLANTING LEGEND

- CANOPY TREE**
- NY BLACK GUM
 - EXISTING TREE (TYP.)
- UNDERSTORY TREE**
- AL ALLEGHENY SERVICEBERRY
 - IO AMERICAN HOLLY
 - MF SUGAR TYME FLOWERING CRABAPPLE
- SHRUBS**
- CA SUMMER SWEET
 - HE AMETHYST VERNAL WITCH HAZEL
 - IV RED SPRITE WINTERBERRY
 - IG INKBERRY

PLANTING LEGEND (HATCHES)

SYMBOL	DESCRIPTION
	EXISTING WOODLAND AND THICKET TO REMAIN (INVASIVE PLANTS TO BE REMOVED IF NEEDED)

PLANTING LEGEND

SYMBOL	KEYNOTE	DESCRIPTION	UNDERSTORY
		ENHANCED ROAD BUFFER PLANTING	NATIVE MEADOW MIX,
		MEADOW MIX 1	NATIVE MEADOW MIX,
		MEADOW MIX 2	NATIVE MEADOW MIX,
		LAWN SEED MIX	LAWN SEED MIX,

LANDSCAPING NOTES

- SEE PLANTING DETAILS.
- ALL DISTURBED AREAS SHALL BE GRADED, TOPSOILED (3" MIN.), SEEDED AND MULCHED.
- EXISTING VEGETATION TO REMAIN SHALL BE TRIMMED AND PRUNED AS NECESSARY.
- PLANT MATERIALS MUST BE FRESHLY DUG OR GUARANTEED, FREE FROM DISEASE AND DEFECTS. KEEP PLANTS SHADED AND ROOTS MOIST.
- AFTER PLANTING, LEAVE A SHALLOW BASIN AROUND EACH PLANT. WATER THOROUGHLY, STAKE AND GUY PLANTS OVER FOUR FEET (4') TALL AS PER DETAIL.
- MAINTAIN "DISEASE CONTROL" MULCH TO CONTROL WEEDS, FERTILIZE TREES AND SHRUBS IN MAY.
- ALL PROPOSED LANDSCAPING SHALL BE MAINTAINED FOR THE LIFE OF THERE USE.

LAWN SEED NOTES

- PREPARATION
 - SEED BED: SCARIFY SOIL TO A DEPTH OF 2 INCHES IN COMPACTED AREAS. SMOOTH OUT UNSIGHTLY VARIATIONS, BUMPS, RIDGES, AND DEPRESSIONS, WHICH WILL HOLD WATER. REMOVE STONES, LITTER, OR OTHER OBJECTIONABLE MATERIAL.
- FERTILIZING
 - APPLY 10-0-10 FERTILIZER EVENLY AT THE RATE OF 40 POUNDS PER 1000 SQ FT OR 2 POUNDS OF NITROGEN PER 1000 SQ FT.
 - ONLY LAWN FERTILIZER WITH LESS THAN 0.67 PERCENT BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED.
 - APPLICATION OF ANY FERTILIZER CONTAINING NITROGEN, PHOSPHORUS OR POTASSIUM ON LAWNS OR NON-AGRICULTURAL TURF IS PROHIBITED BETWEEN DECEMBER 1 AND APRIL 1.
 - APPLICATION OF ANY FERTILIZER ON LAWNS OR NON-AGRICULTURAL TURF WITHIN 20 FEET OF A WATER BODY OR ON PAVED SURFACES IS RESTRICTED.
- SEEDING
 - DO NOT SEED WHEN THE WIND VELOCITY EXCEEDS 5 MILES PER HOUR.
 - DRY APPLICATION: SOW SEED EVENLY BY HAND OR SEED SPREADER ON DRY OR MODERATELY DRY SOIL. HYDROSEEDING (ALTERNATIVE):
 - FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO THE TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. PROLONGED DELAYS IN APPLICATION OR AGITATION THAT MAY BE INJURIOUS TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANK.
 - DISTRIBUTE UNIFORMLY A SLURRY MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ FT (2500 GALLONS PER ACRE). THE OWNER'S REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM. MULCHING
 - WITHIN 3 DAYS AFTER SEEDING, COVER THE SEEDED AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQ FT OF SEEDED AREA.

LEGEND

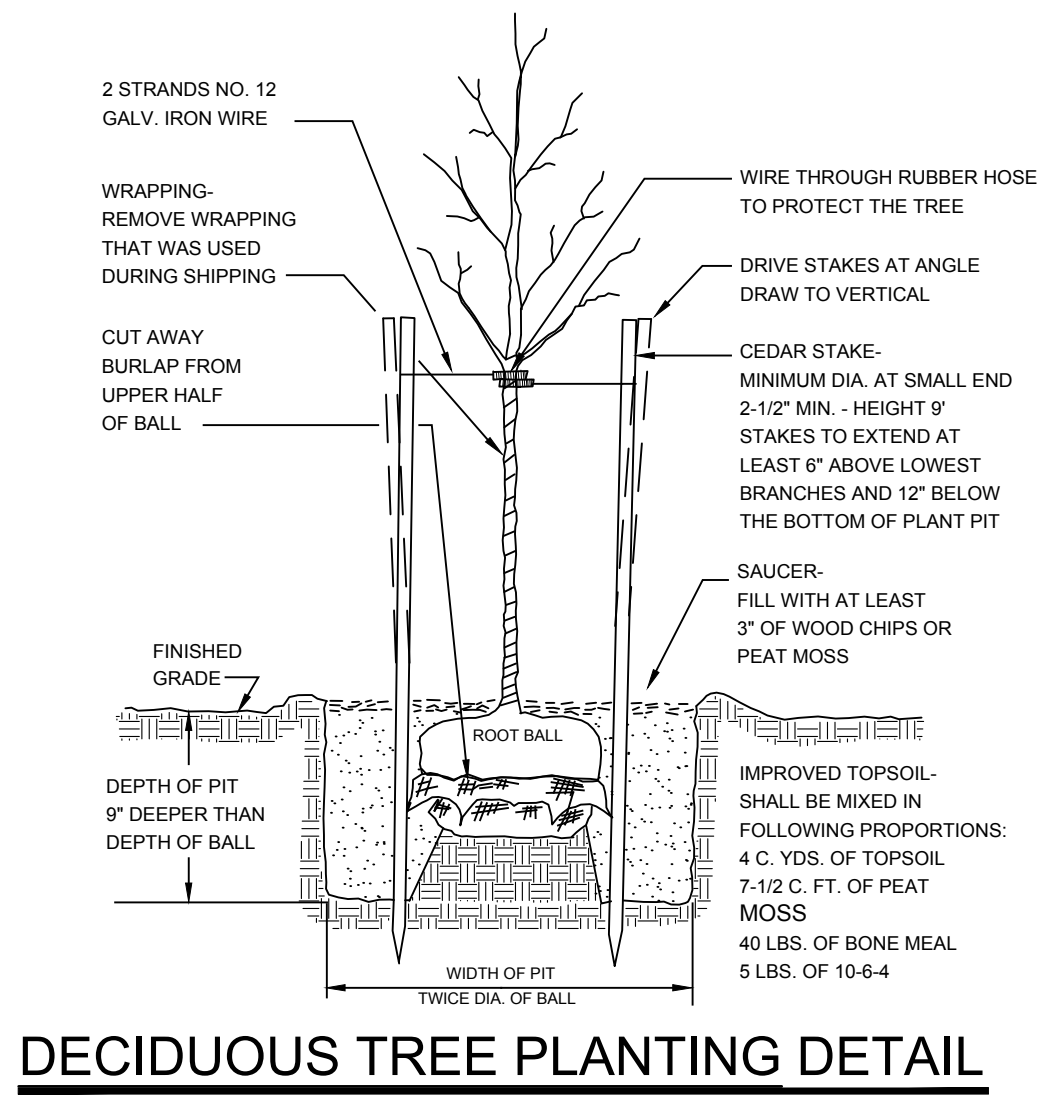
- EXISTING PROPERTY LINE
- STONE WALL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD UTILITIES
- EXISTING TREELINE
- EXISTING STREAM BOUNDARY
- FEMA FLOODWAY BOUNDARY
- FEMA FLOODPLAIN BOUNDARY
- PROPOSED BLUE STONE SURFACE
- PROPOSED GRAVEL DRIVE
- PROPOSED PEA STONE SURFACE
- EXISTING TERRACE
- ENCLOSED DELAMATER HOUSE TO BE RESTORED
- EXTERIOR DELAMATER HOUSE FEATURE TO BE RESTORED
- PROPOSED RETAINING WALL

LANDSCAPING PLAN

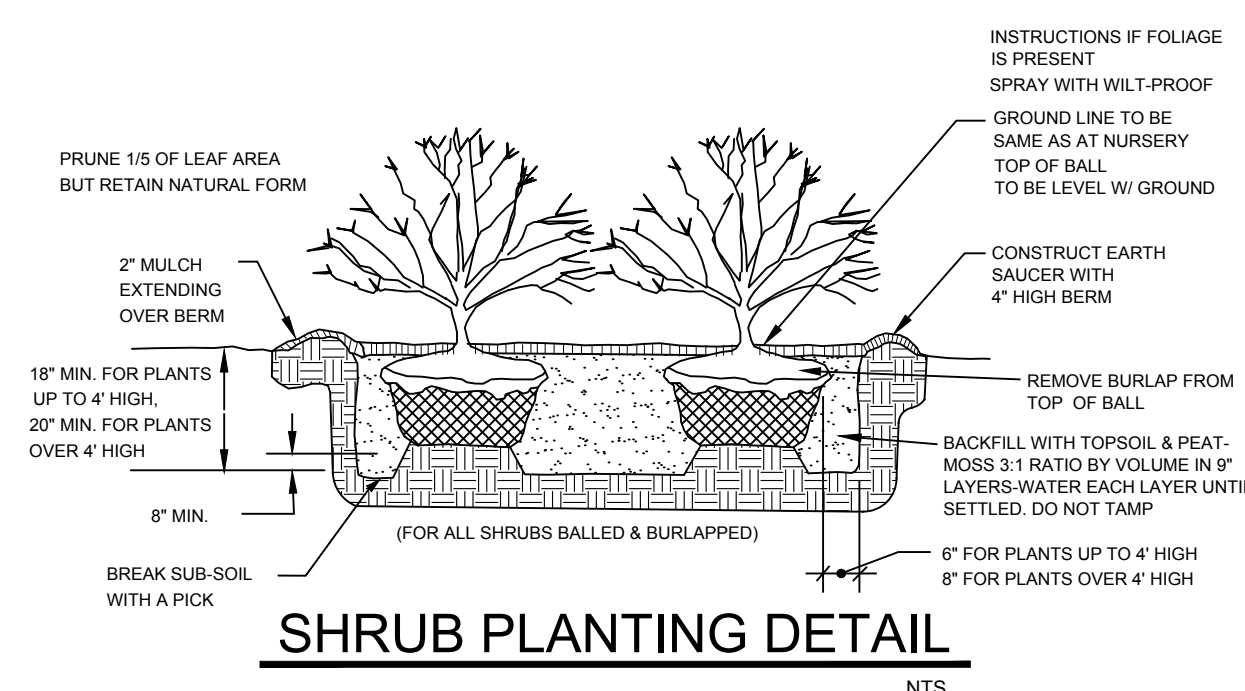
SCALE: 1" = 20'

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

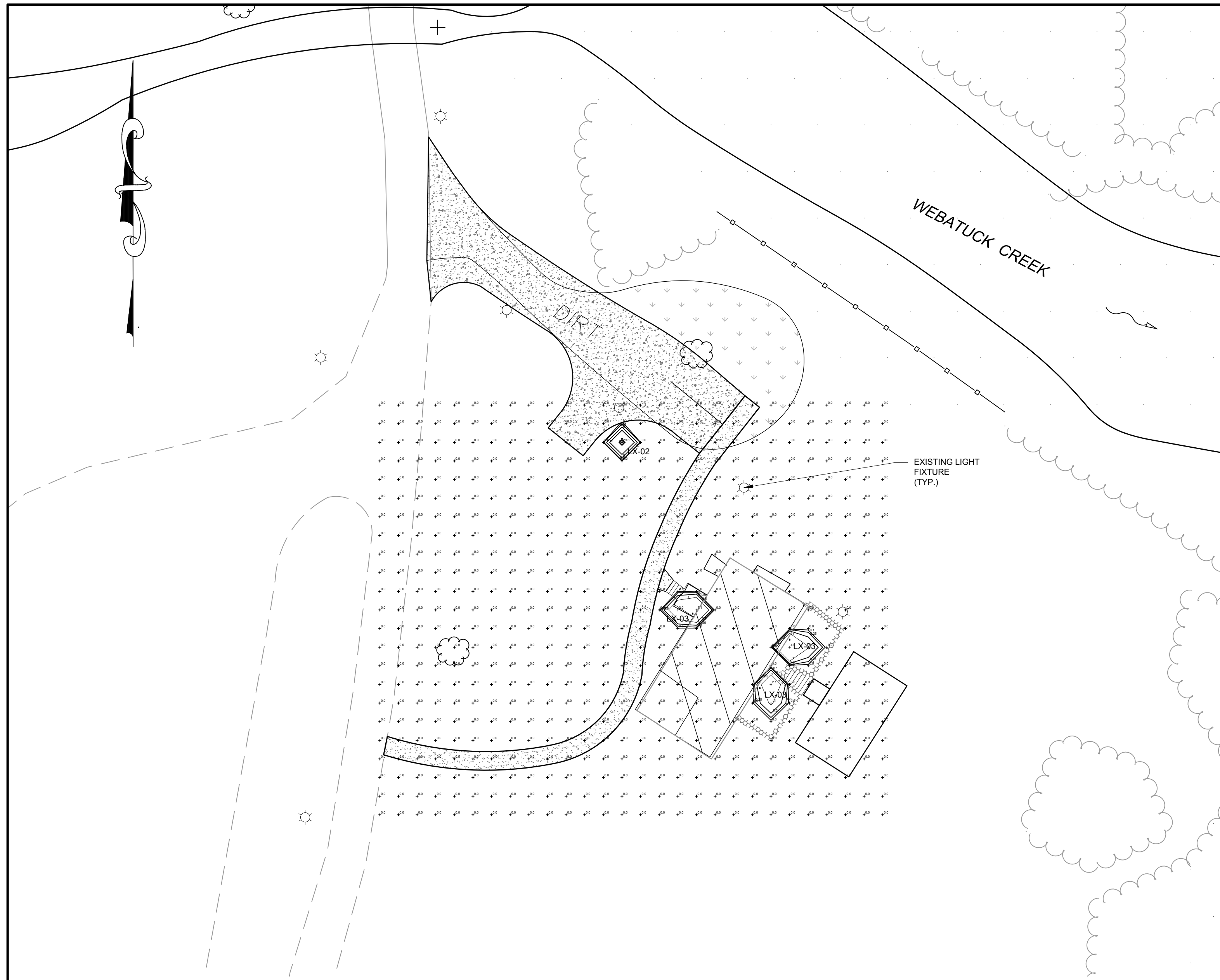


DECIDUOUS TREE PLANTING DETAIL
 NTS
 NOTES:
 1. SET TREE 4" ABOVE FINISHED GRADE TO ALLOW FOR SETTLEMENT.
 2. STAKE TREES ONLY IN EXPOSED WINDY LOCATIONS OR IF PLANTED IN AREAS SUBJECT TO PLOWED SNOW.

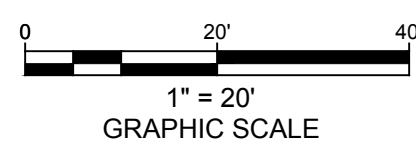


SHRUB PLANTING DETAIL
 NTS

<p>MAP NOTES:</p> <ol style="list-style-type: none"> 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. 	<p>FLOOD ZONE NOTES:</p> <ol style="list-style-type: none"> 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 380270332E, 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). 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISION																					<p>ENGINEERING, DESIGN, & PLANS PREPARED BY:</p> <p>RENIA ENGINEERING DESIGN, PLLC CIVIL • ENVIRONMENTAL • STRUCTURAL</p> <p>6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522 Tel: (845) 877-0555 Fax: (845) 877-0556 Copyright 2024, All Rights Reserved</p> <p>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.</p>	<p style="text-align: center;">TROUTBECK PHASE 6 - DELAMATER COTTAGE TOWN OF AMENIA DUTCHESS COUNTY, NY</p> <p style="text-align: center;">PRELIMINARY</p> <p style="text-align: center;">LANDSCAPING PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>SCALE</th> <th>DESIGNED BY</th> <th>DRAWN BY</th> <th>CHECKED BY</th> <th>JOB NO.</th> <th>SHEET NO.</th> </tr> </thead> <tbody> <tr> <td>2/20/2024</td> <td>1"=20'</td> <td>RED</td> <td>RED</td> <td>RAR</td> <td>16-019</td> <td style="text-align: right;">6 of 7</td> </tr> </tbody> </table>	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.	2/20/2024	1"=20'	RED	RED	RAR	16-019	6 of 7
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LIGHTING PLAN
SCALE: 1" = 20'



LIGHTING NOTES:
 1. ALL LIGHT FIXTURES PROVIDED ARE FOR PHASE 6 OF THE TROUTBECK - ADAPTIVE REUSE PLAN. FUTURE PHASES OF DEVELOPMENT WILL REQUIRE ADDITIONAL LIGHTING PLANS.
 2. ALL DEPICTED FIXTURES ARE THOSE PROPOSED FOR PHASE 6. NO OTHER FIXTURES ARE PROPOSED FOR OTHER ASPECTS OF THIS PROJECT.

LX-02

MICRO NITE STAR - STAFF STAR STYLE 'B' LED IP66 RATED

DATE: _____ PROJECT: _____ TYPE: _____

CATALOG NUMBER LOGIC:

CATALOG NUMBER LOGIC
 Example: SF - 48 - B - MN - LED - e67 - MFL - R2P - 12 - 11 - A - PP-TR620

MATERIAL
 Aluminum

SERIES
 SF - Staff Star Pathlight

OVERALL HEIGHT
 24" (Standard), 30", 36", 42", 48", 54", 60", 66", or 72" height

STAFF STYLE
 B - 180° Radius

FIXTURE
 MN - Micro Nite Star

SOURCE
 LED - with Integral Dimming Driver (25W min. load when dimmed)**

LED TYPE

e67 - 7W LED/2700K	e62 - 7W/2700K 90 CRI
e68 - 7W LED/3000K	e63 - 7W/3000K 90 CRI
e69 - 7W LED/4000K	e64 - 7W/3500K 80 CRI
e75 - 7W LED/Amber	

OPTICS

SP - Spot (17°)	MFL - Medium Flood (25°)	FL - Flood (30°)
-----------------	--------------------------	------------------

FINISH (See page 2 for full-color swatches)
 Standard Finishes (R2P, R2W, BLP, BLM, WHR, WHW, SAR, VER)
 Premium Finish (ABP, AMQ, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WHR)



*For use with standard Anchor Base only.
 **Designed for use with 12 VAC LED transformer. Requires magnetic low voltage dimmer.
 ***For use up to 48" maximum overall height.

LX-03

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

MODEL NUMBER
 - Fixture: 33 539 - K27 - *FINISH*

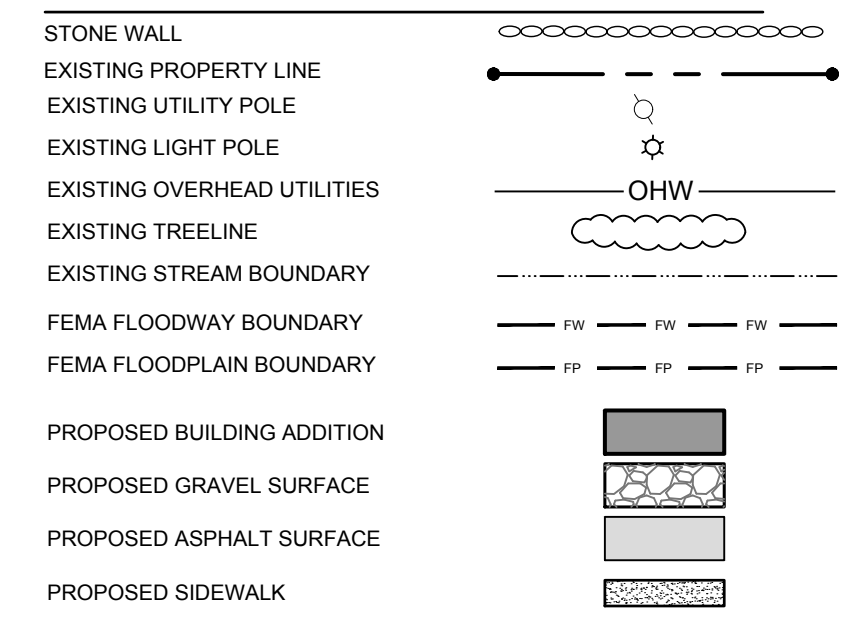
LIGHT SOURCE
 - INTEGRAL

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



LIGHTING SCHEDULE													
TYPE	NUMBER OF FIXTURES	DESCRIPTION	LUMINAIRE MANUFACTURER	LUMINAIRE PART NUMBER	TOTAL WATTS	VOLTS	BALLAST/ TRANSFMR/DRIVER	LAMP MANUFACTURER	# LAMPS	LAMP WATTS	CONTROL TYPE	MOUNTING	LOCATION
LX02	1	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, WM-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	3	Wall Mount	Bega	#33 539 - K27 - *FINISH*	3.2 W	120	Integral	Integral	1	3	On/Off	Surface Mounted	Near Entrances

LEGEND



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TROUTBECK
PHASE 6 - DELAMATER COTTAGE
 TOWN OF AMENIA DUTCHESS COUNTY, NY

LIGHTING PLAN

PRELIMINARY

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/20/2024	1" = 20'	RED	RED	RAR	16-019	7 of 7