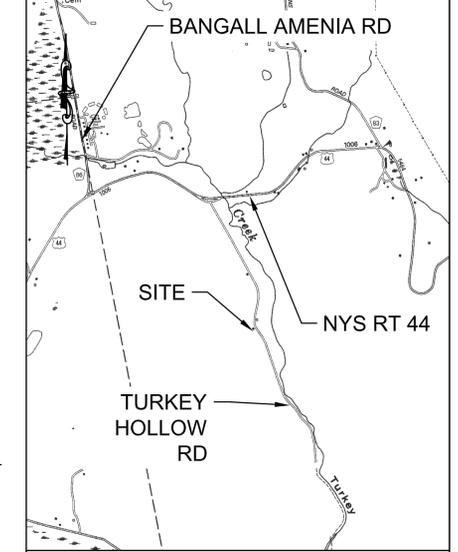


OVERALL SITE PLAN 1"=1000'



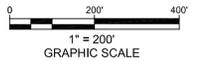
VICINITY PLAN SCALE: 1" = 2000'

LEGEND

PROPERTY LINE	—○—○—○—
EXISTING ROAD	— — — — —
EXISTING CONTOURS	— · · · · ·
EDGE OF RIVER	— — — — —
150' STREAM CORRIDOR OVERLAY BUFFER	— · · · · ·
EDGE OF DEC WETLAND	— · · · · ·
RECONFIGURED ACCESS DRIVE	▒
PROPOSED BUILDING ADDITION	■
EXISTING STRUCTURE	▨
SCENIC PROTECTION OVERLAY	▩

SITE DATA
 ZONING DISTRICT: RA
 LOT SIZE: ±800.94 ACRES
 TAX GRID No.: 132000-7066-00-345640
 PROPERTY ADDRESS: 4754 ROUTE 44
 MILLBROOK NY 12545
 PROPERTY OWNER: TURKEY HOLLOW INC.
 ADDRESS: 4754 ROUTE 44
 MILLBROOK NY 12545
 APPLICANT: TAMARACK PRESERVE LTD.
 ADDRESS: 4754 ROUTE 44
 MILLBROOK NY 12545

MAP NOTES:
 1. PROPERTY AND TOPOGRAPHIC SURVEY DATA BASED UPON AN ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE NOVEMBER 16, 2018 BY KIRK HORTON, NYS L.S. NO. 049954.
 2. EDGE OF WASSAIC CREEK DERIVED FROM NYS ORTHOIMAGERY.
 3. SCENIC PROTECTION OVERLAY DERIVED FROM AMENIA GIS SHAPEFILES.
 4. DEC WETLAND DERIVED FROM DUTCHESS COUNTY GIS DATA.
 5. TOPOGRAPHIC DATA SUPPLEMENTED BY LIDAR CONTOUR DATA SUPPLIED BY DUTCHESS COUNTY.



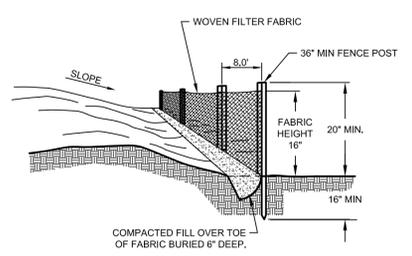
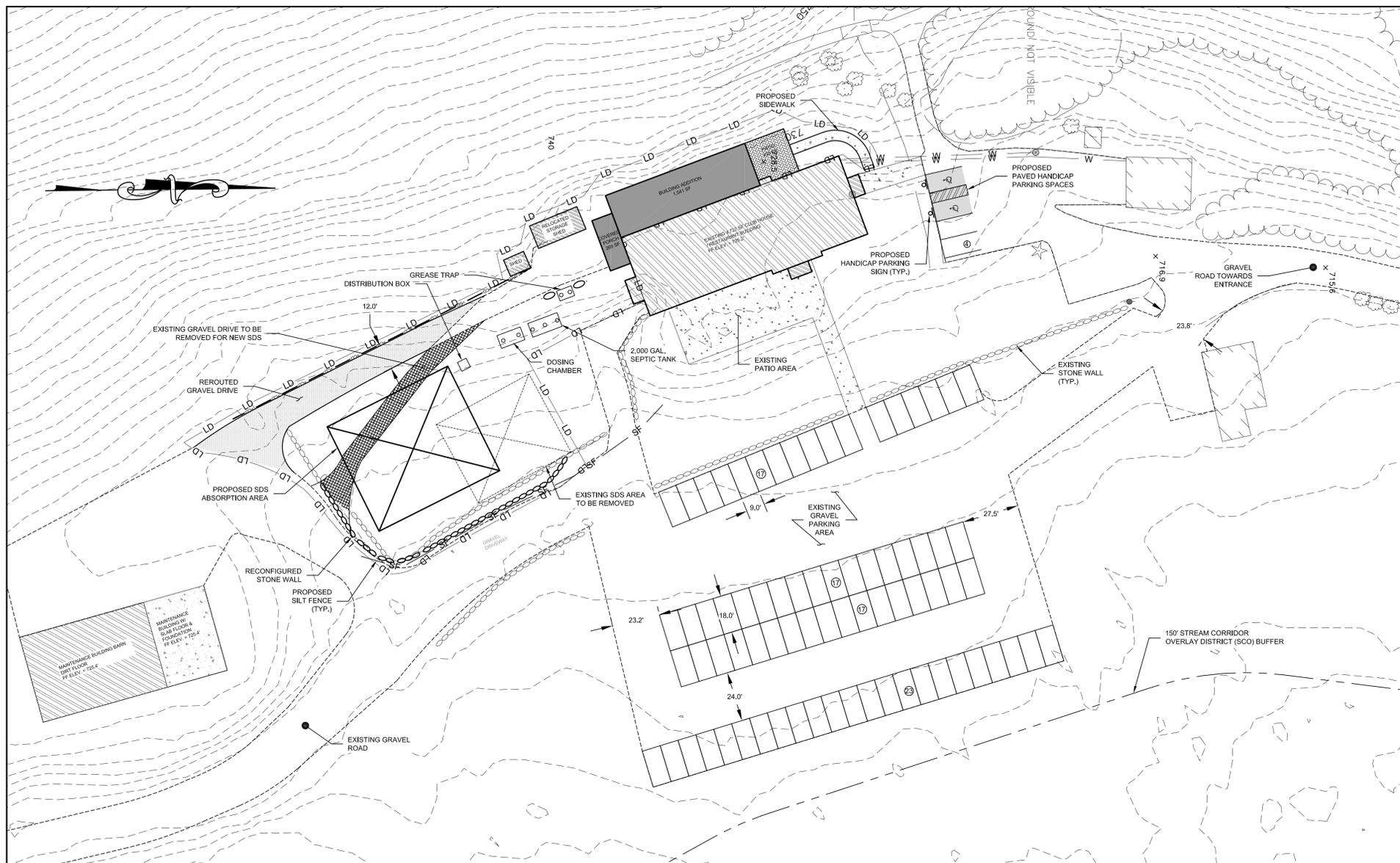
DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:
RENNIA ENGINEERING DESIGN, PLLC
 CIVIL • ENVIRONMENTAL • STRUCTURAL
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TAMARACK PRESERVE CLUBHOUSE EXPANSION
 TOWN OF AMENIA DUTCHESS COUNTY, NY

OVERALL SITE PLAN

DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB NO.	SHEET NO.
2/12/2020	1" = 200'	RED	RED	RAR	16-031	1 of 2



TYPICAL SILT FENCE DETAIL
N.T.S.

- NOTES:**
1. LOCATE POSTS DOWNSIDE OF FABRIC TO HELP SUPPORT FENCING.
 2. BURY TOE OF FENCE APPROXIMATELY 8" DEEP TO PREVENT UNDERCUTTING.
 3. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVERLAP TO THE NEXT POST.

EROSION & SEDIMENT CONTROL NOTE

ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES. SUCH DEVICES SHALL NOT BE REMOVED UNTIL THE DISTURBED LAND AREAS ARE PERMANENTLY STABILIZED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED AND SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSORS IN CONFORMANCE WITH AN APPROVED SCHEDULE, TO ENSURE EFFECTIVE OPERATING CONDITIONS UNTIL SUCH TIME AS THEY ARE REMOVED.

PROPOSED DISTURBANCE = 0.36 ACRES

BUILDING DATA			
CLUBHOUSE/RESTAURANT BUILDING			
	EXISTING	PROPOSED	
BUILDING FOOTPRINT (SF)	4,727 SF	6,533 SF	
		1,541 (BANQUET HALL)	265 SF (COVERED PORCH)
TOTAL BUILDING SQUARE FOOTAGE (SF)	8,624 SF (INCLUDING FINISHED BASEMENT AND 2ND FLOOR)	10,430 SF	
EMPLOYEES	N/A	N/A	
SEATING CAPACITY	90 SEATS	130 SEATS	
REQUIRED PARKING SPACES	30 SPACES	44 SPACES	

- PARKING NOTES:**
- PARKING REQUIREMENTS ARE OUTLINE IN §121-38 IN THE TOWN OF AMENIA ZONING CODE.
1. §121-38.A.3.a.3. "RESTAURANT" REQUIRES ONE SPACE FOR EVERY 3 SEATS.
 2. EXISTING STRUCTURE HAS CAPACITY FOR 90 SEATS.
 3. A 40 SEAT EXPANSION IS PROPOSED.
 4. 130 SEATS (90 EXISTING + 30 PROPOSED) / 3 SEATS = 43.3 OR 44 SPACES REQUIRED.
 5. 76 EXISTING SPACES ARE PROVIDED.

- 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 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 ONE 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 14-28-14 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 ONE AND IN DRAINAGE CHANNELS WHERE RUNOFF VELOCITIES EXCEED 2.5 FEET PER SECOND, "BiNet SC150BN" OR EQUAL EROSION CONTROL MATTING SHALL BE USED TO STABILIZE SEEDED AND/OR PLANTED AREAS. "BiNet 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.

BULK REGULATIONS				
PROVISION	REQUIRED	EXISTING	PROPOSED	
MIN. LOT AREA (ACRE)	10	800.94	800.94	
MAX. BUILDING HEIGHT (FT)	35	25	25	
MAX. IMPERVIOUS COVERAGE (%)	10	0.36	0.37	
MAXIMUM FOOTPRINT (SQ-FT)	6,000	4,727	6,533 ¹	
MIN. ROAD FRONTAGE (FT)	250 / 300 ²	2,020	2,020	
YARDS (MINIMUM)				
MIN. FRONT YARD SETBACK (FT)	40 / 60*	2,874 (BARN)	3,107	
MIN. REAR YARD SETBACK (FT)	50	5,472 (MAINTENANCE BUILDING)	5,746	
MIN. SIDE YARD SETBACK (FT)	30	1,153 (CLUB/RESTAURANT BUILDING)	1,140	

¹ REQUIRES AREA VARIANCE FROM TOWN OF AMENIA ZONING BOARD OF APPEAL.
² TOWN ROAD / COUNTY OR STATE ROAD

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.

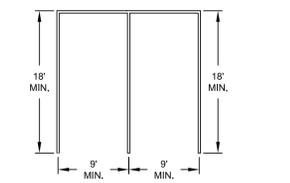
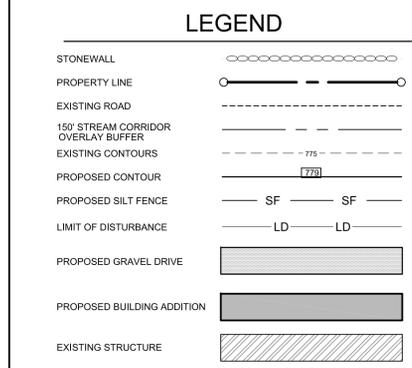
SIGNED THIS _____ DAY OF _____, 20____ BY _____
CHAIRPERSON

OWNER'S CONSENT NOTE:

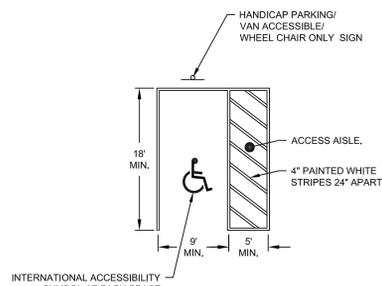
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT I AM FAMILIAR WITH THIS MAP, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS, IF REQUIRED.

SIGNED THIS _____ DAY OF _____, 2020

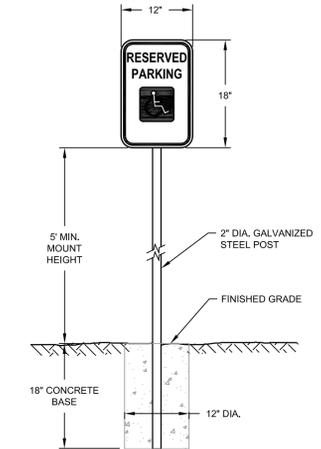
OWNER'S SIGNATURE



PARKING STALL DETAIL
N.T.S.



A.D.A. PARKING STALL DETAIL
N.T.S.



HANDICAP PARKING SIGN
N.T.S.

- NOTES:**
1. ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 2. SIGNS SHALL BE PERMANENTLY INSTALLED AT A CLEAR HEIGHT OF BETWEEN 60 INCHES AND 84 INCHES ABOVE GRADE AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE.

- MAP NOTES:**
1. PROPERTY AND TOPOGRAPHIC SURVEY DATA BASED UPON AN ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE NOVEMBER 16, 2018 BY KIRK HORTON, NYS L.S. NO. 049954.
 2. NO REGULATORY WETLANDS ARE PRESENT ON OR WITHIN PROJECT SITE.
 3. TOPOGRAPHIC DATA SUPPLEMENTED BY LIDAR CONTOUR DATA SUPPLIED BY DUTCHESS COUNTY.

AQUIFER OVERLAY DISTRICT NOTE:

THE AQUIFER OVERLAY DISTRICT (AOO) ENCOMPASSES THE ENTIRE TOWN OF AMENIA, INCLUDING THE PROPOSED PROJECTS LOCATION. ALL LAND USES AND ACTIVITIES WITHIN THE AOO ARE SUBJECT TO THE REGULATIONS SET FORTH IN SECTION 121-15 OF THE TOWN CODE OF THE TOWN OF AMENIA, AQUIFER OVERLAY DISTRICT, AS AMENDED FROM TIME TO TIME.

SITE DATA

ZONING DISTRICT: RA
LOT SIZE: ±800.94 ACRES
TAX GRID No.: 132000-7066-00-345640
PROPERTY ADDRESS: 4754 ROUTE 44
MILLBROOK NY 12545

PROPERTY OWNER: TURKEY HOLLOW INC.
ADDRESS: 4754 ROUTE 44
MILLBROOK NY 12545

APPLICANT: TAMARACK PRESERVE LTD.
ADDRESS: 4754 ROUTE 44
MILLBROOK NY 12545

DATE	REVISION
2/12/2020	TABLES ADDED. SITE PLAN EDITED

ENGINEERING, DESIGN, & PLANS PREPARED BY:

RENNIA ENGINEERING DESIGN, PLLC
CIVIL • ENVIRONMENTAL • STRUCTURAL

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TAMARACK PRESERVE CLUBHOUSE EXPANSION						
TOWN OF AMENIA			DUTCHESS COUNTY, NY			
SITE PLAN & DETAILS						
DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB NO.	SHEET NO.
11/6/2019	1" = 30'	RED	RED	RAR	16-031	2 of 2