

**CONSTRUCTION SPECIFICATIONS:**

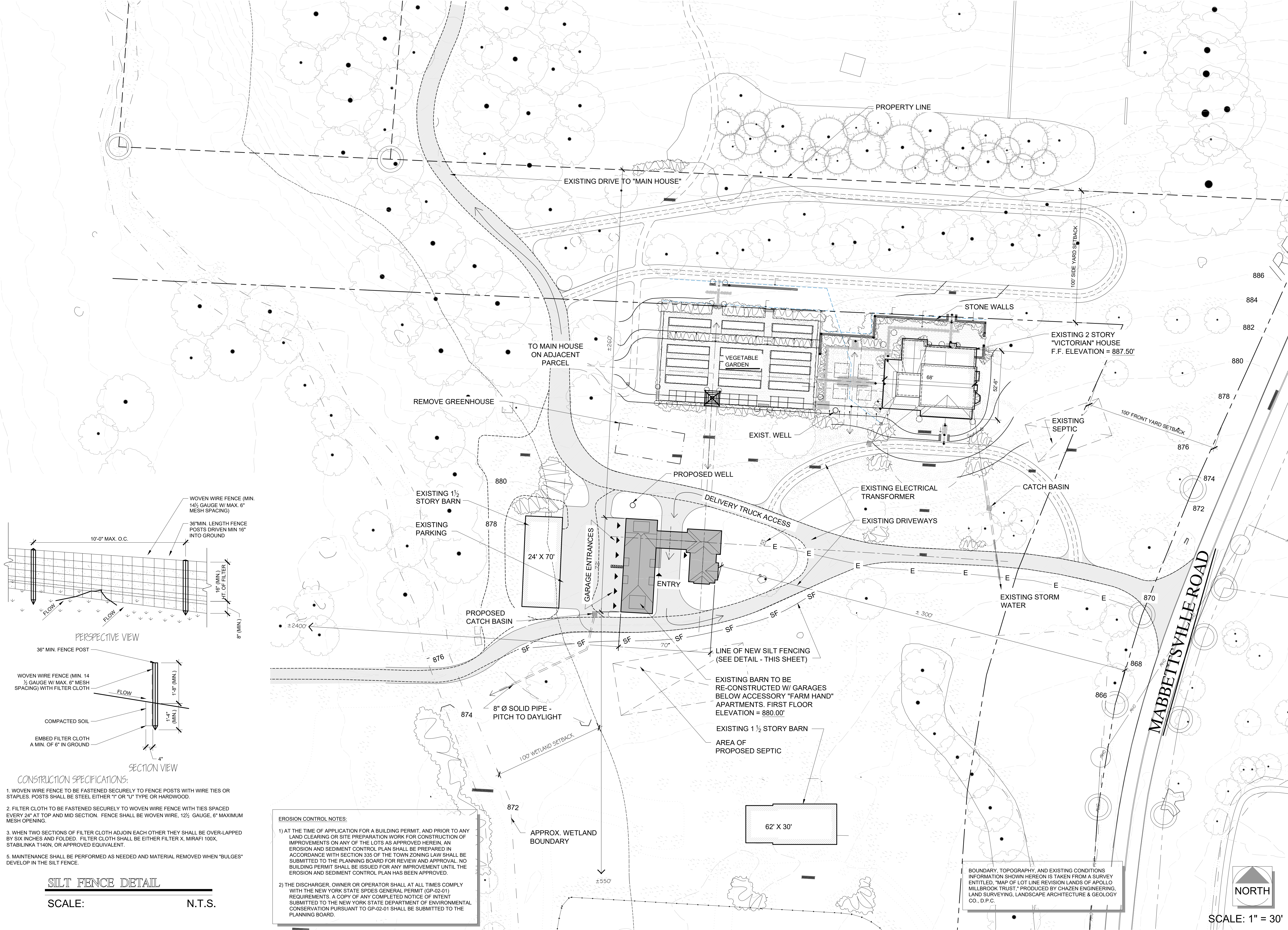
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 $\frac{1}{2}$ " GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**SILT FENCE DETAIL**

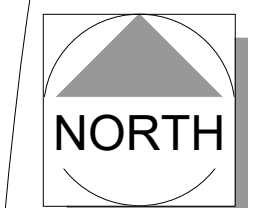
SCALE: N.T.S.

**EROSION CONTROL NOTES:**

- 1) AT THE TIME OF APPLICATION FOR A BUILDING PERMIT, AND PRIOR TO ANY LAND CLEARING OR SITE PREPARATION WORK FOR CONSTRUCTION OF IMPROVEMENTS ON ANY OF THE LOTS AS APPROVED HEREIN, AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH SECTION 335 OF THE TOWN ZONING LAW SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY IMPROVEMENT UNTIL THE EROSION AND SEDIMENT CONTROL PLAN HAS BEEN APPROVED.
- 2) THE DISCHARGER, OWNER OR OPERATOR SHALL AT ALL TIMES COMPLY WITH THE NEW YORK STATE SPDES GENERAL PERMIT (GP-02-01) REQUIREMENTS. A COPY OF ANY COMPLETED NOTICE OF INTENT SUBMITTED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO GP-02-01 SHALL BE SUBMITTED TO THE PLANNING BOARD.



BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED, "MAP OF LOT LINE REVISION LANDS OF APOLLO MILLBROOK TRUST," PRODUCED BY CHAZEN ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.



SCALE: 1" = 30'

ARCHITECT'S SEAL

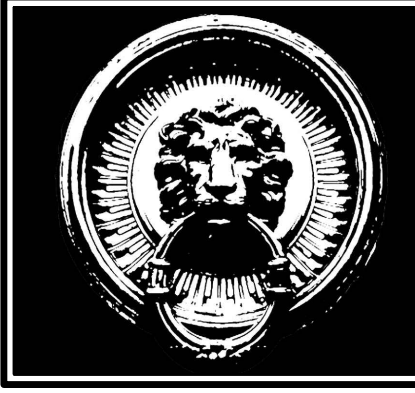
30 Cort Road  
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(845) 962-5635  
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NEW ACCESSORY APARTMENT FOR:  
**APOLLO FIELDS**  
515-517 NORTH MABBETTSVILLE ROAD,  
MILLBROOK, NEW YORK

SITE PLAN

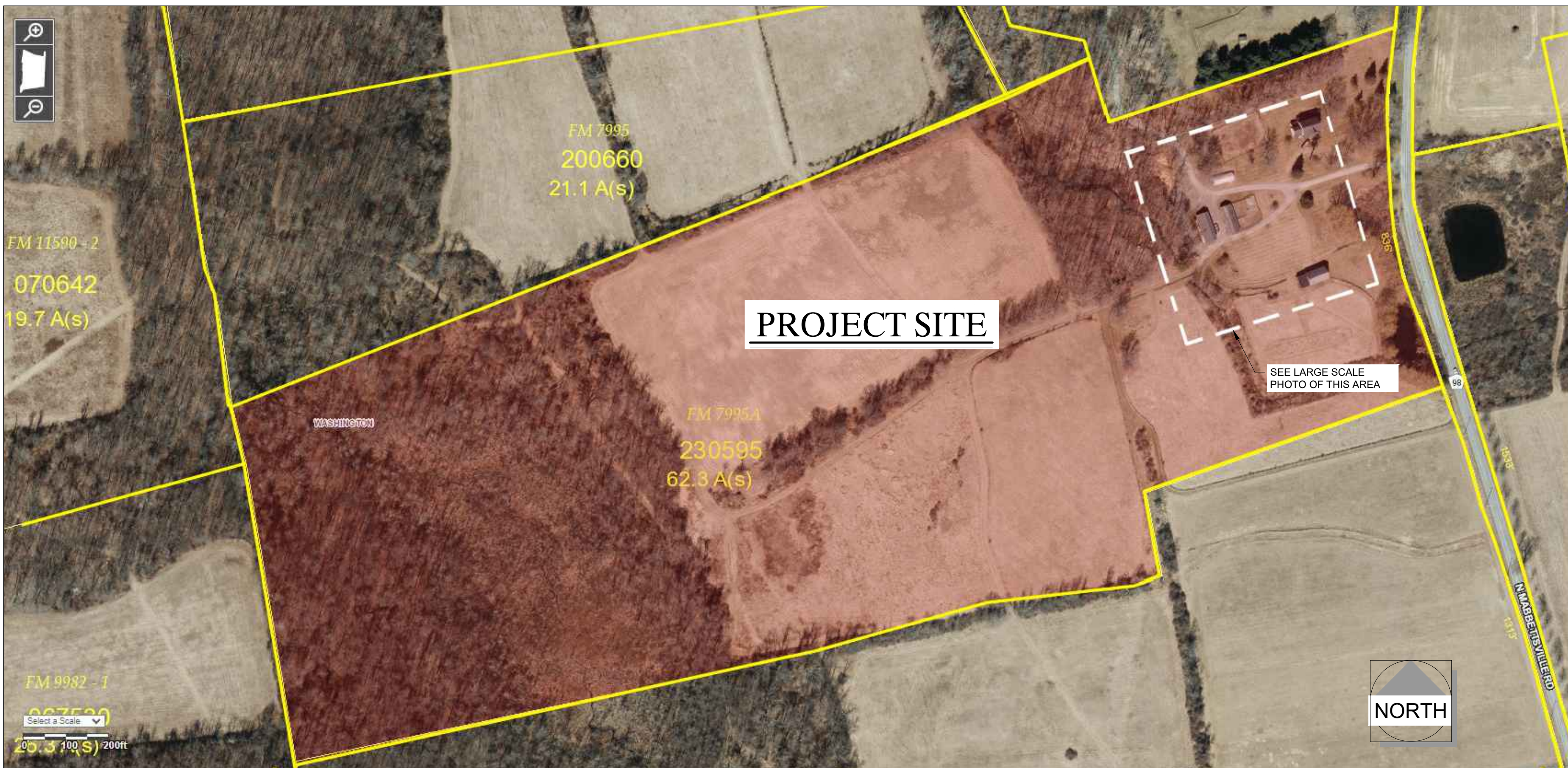


Revisions:

DATE:  
July 19, 2022  
PROJECT:  
21012 "Apollo Fields"  
SHEET:  
**SITE-2**



MABBETTSVILLE ROAD AERIAL PHOTO



PARCEL AERIAL PHOTO

**PROJECT INFORMATION:**

PROJECT NAME: NEW ACCESSORY APARTMENT FOR APOLLO FIELDS ("VICTORIAN SITE")  
 OWNER: CHESTERMAN CORP. GROUP  
 ADDRESS: C/O PAUL MCCOY FAMILY OFFICES SERVICES LLP,  
 31 ST. JAMES AVE., STE 740 BOSTON, MA 02116  
 ARCHITECT: DANIEL CONTELMO ARCHITECTS (AGENT)  
 30 CROFT ROAD, POUGHKEEPSIE, NY 12603

TAX MAP DESIGNATION = 6866-00-230595  
 ZONING DISTRICT = R.R. 10  
 LOT SIZE = 62.3 ACRES

FRONT SET REQ'D = 100'	PROPOSED = +300'
SIDE SET REQ'D = 100'	PROPOSED = 280'/550'
REAR SET REQ'D = 75'	PROPOSED = 2400'
MAX. LOT COVERAGE = 10%	PROPOSED = LESS THAN 5%
MIN. LOT WIDTH = 400'	EXISTING = 800'
MAX. BLDG HEIGHT = 35'	PROPOSED = 29'

TOTAL S.F. OF FOOTPRINT OF NEW STRUCTURE = 2,456

- EXCAVATED SOIL WILL BE BROUGHT OFF-SITE.
- THERE ARE NO CUTS OR FILLS REQUIRED.
- CONSTRUCTION DEBRIS WILL BE BROUGHT TO AN APPROVED OFF-SITE FACILITY.
- THERE ARE NO TREES AT THE PROPOSED CONSTRUCTION, THEREFORE NONE TO BE REMOVED.
- THE TOTAL DISTURBED AREA WILL BE LESS THAN 1/2 ACRE.
- EXTERIOR LIGHTING WILL ONLY BE AT DOORS AS REQ'D BY THE NYS BUILDING CODE. THEY WILL BE 80 WATT MAX INCANDESCENT BULBS. GARAGE DOOR LIGHTS WILL HAVE OVERHEAD COVERS/SHIELDS AS SHOWN ON ELEVATIONS. SEE ALSO LIGHT TYPES ON SHEET A-3 AND LIGHT LOCATIONS ON FLOOR PLANS.

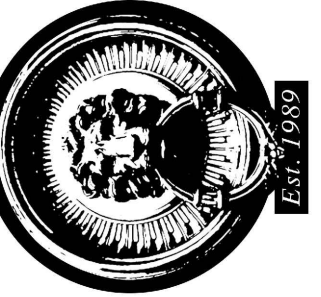


BUILDING SITE AERIAL PHOTO

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NEW ACCESSORY APARTMENT FOR:  
**APOLLO FIELDS**  
 515-517 NORTH MABBETTSVILLE ROAD,  
 MILLBROOK, NEW YORK

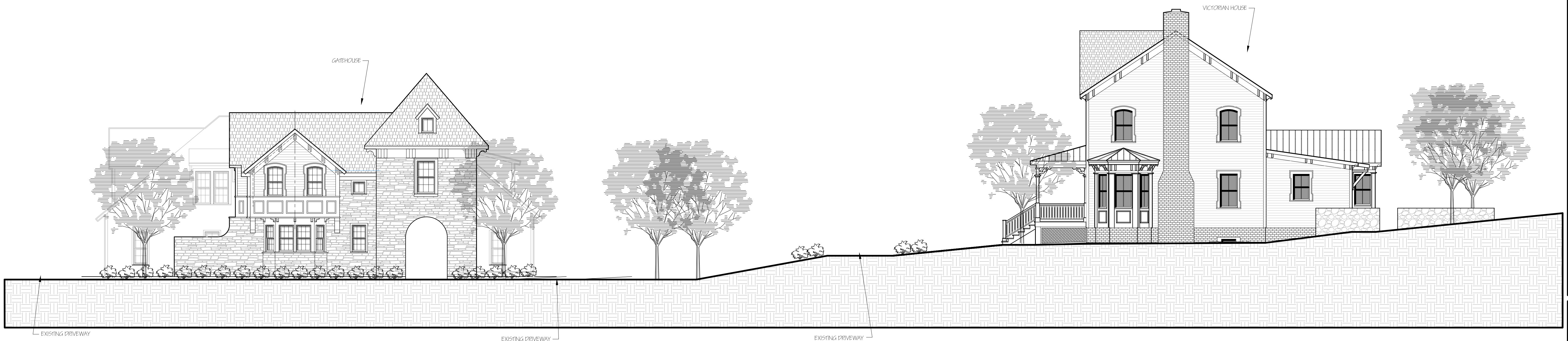
PROJECT INFO. - AERIAL PHOTOS



Revisions:

DATE:  
 July 19, 2022  
 PROJECT:  
 21012 "Apollo Fields"  
 SHEET:

**SITE-1**



VICTORIAN HOUSE AND GATE HOUSE SITE SECTION

SCALE: 1/8" = 1'-0"

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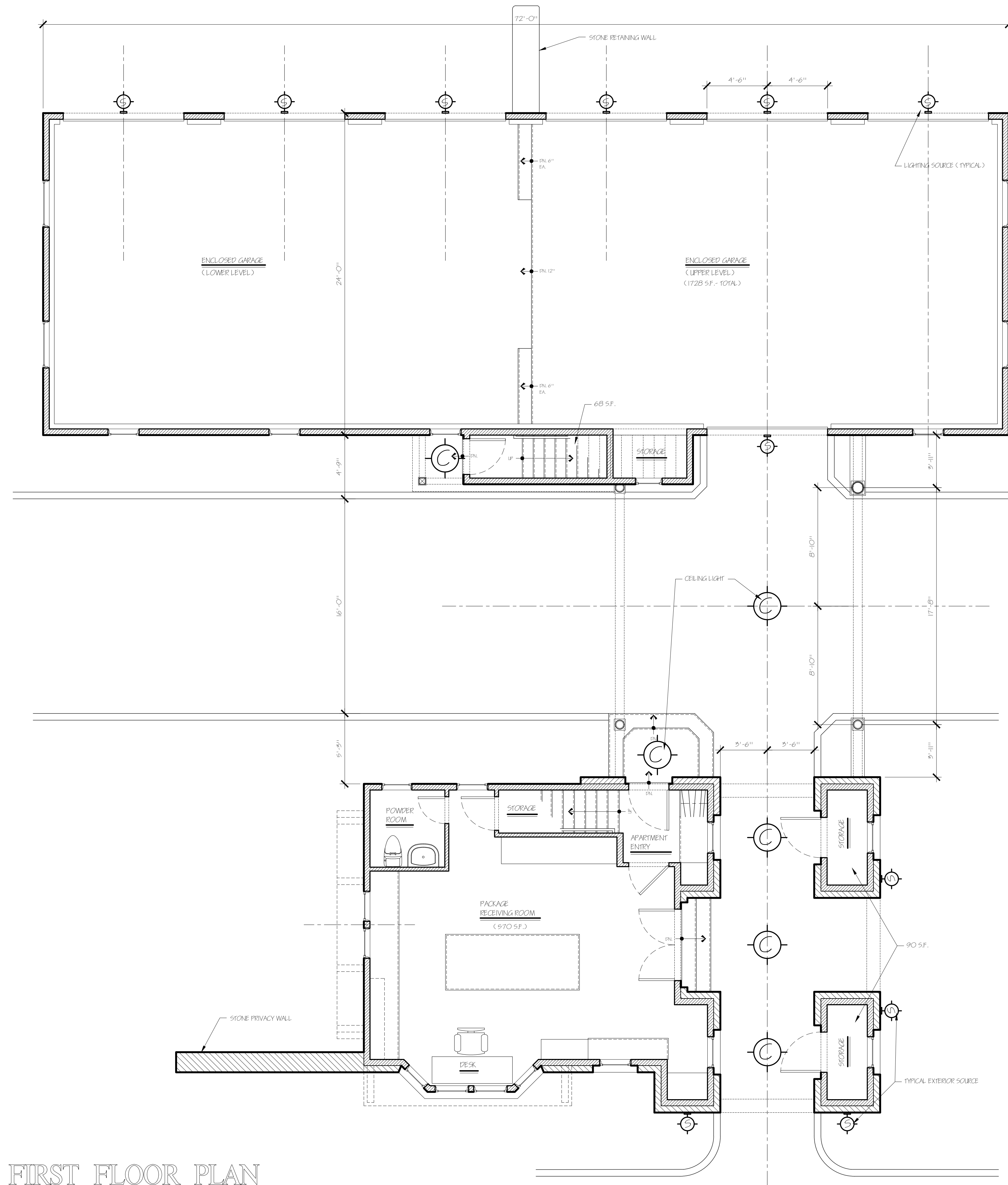
NEW ACCESSORY APARTMENTS:  
**APOLLO FIELDS**  
 515-517 NORTH MABBETTSVILLE ROAD,  
 MILLBROOK, NEW YORK



Revisions:

DATE:  
 July 15, 2022  
 PROJECT:  
 21012 "Apollo Fields"  
 SHEET:

**A-2**



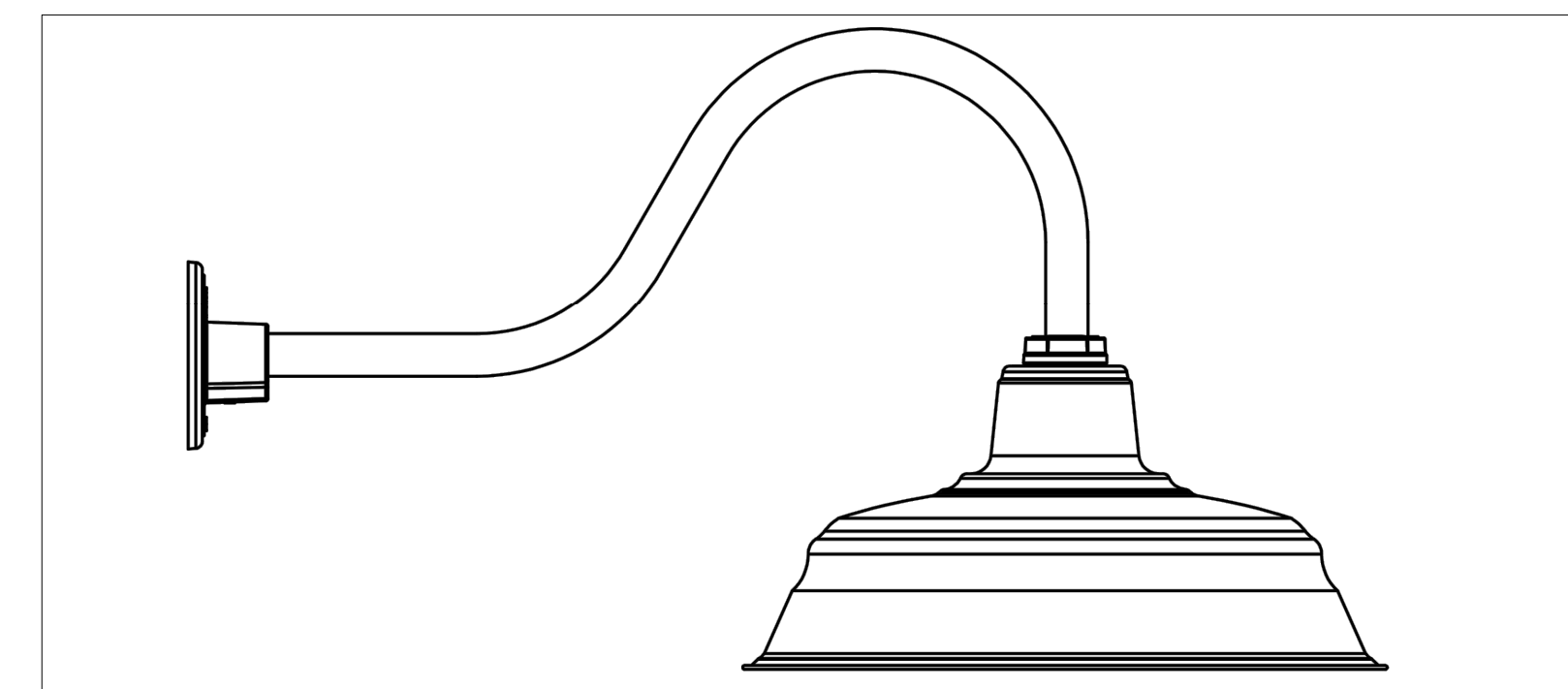
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SCONCE ON STONE FACADE

HOUSE OF ANTIQUE H.W.  
REVERE L.G. ENTRY LANTERN SIENNA FIN.



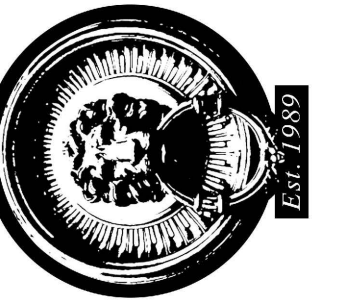
SCONCE ON GARAGE DOORS

BARN LIGHT ELEC. CO.  
BOMBER GOOSENECK LIGHT W/ BRONZE SHADE  
INCANDESCENT / GU24

ARCHITECT'S SEAL

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NEW ACCESSORY APARTMENTS FOR:  
**APOLLO FIELDS**  
515-517 MABBITTSVILLE ROAD,  
MILLBROOK, NEW YORK  
FIRST FLOOR PLAN



Revisions:

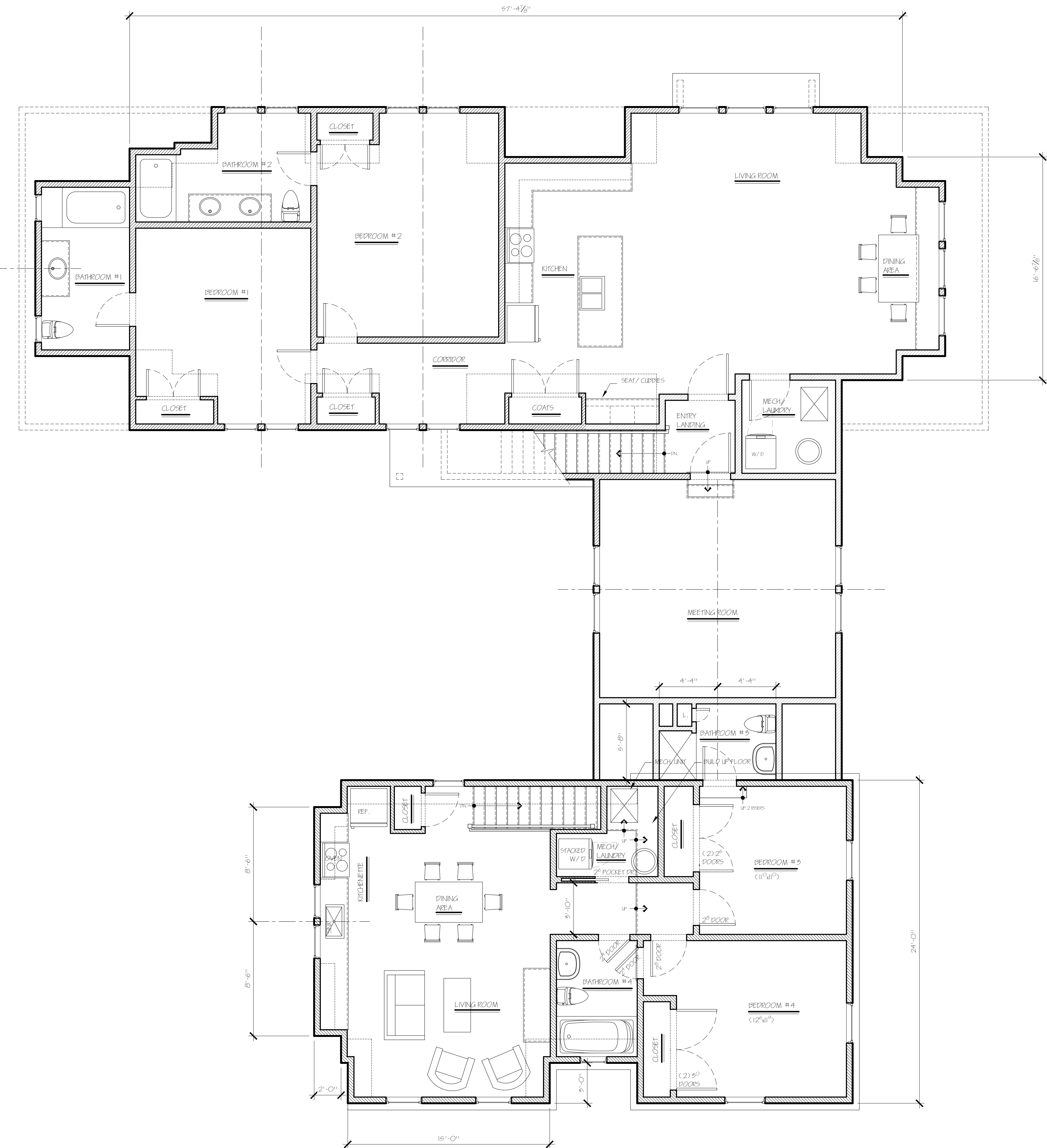
DATE:  
July 19, 2022  
PROJECT:  
21024-D "Apollo Fields"  
SHEET:

A-3

# SECOND FLOOR PLAN

SCALE:

1/4" = 1'-0"



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NEW ACCESSORY APARTMENTS FOR:  
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**SECOND FLOOR PLAN**



Revisions:

DATE: July 19, 2022  
 PROJECT: 21024-D "Apollo Fields"  
 SHEET:

# A-4



RIGHT SIDE ELEVATION (NORTH)

SCALE:  $\frac{1}{4}'' = 1'-0''$



FRONT ELEVATION (EAST)

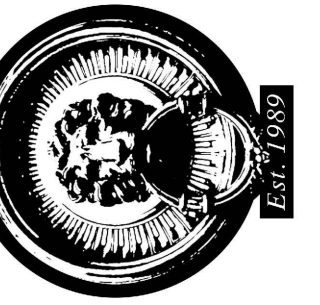
SCALE:  $\frac{1}{4}'' = 1'-0''$

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NEW ACCESSORY APARTMENTS FOR:

**APOLLO FIELDS**  
515-517 MABBETTSVILLE ROAD,  
MILLBROOK, NEW YORK

ELEVATIONS



Revisions:

DATE:  
July 19, 2022  
PROJECT:  
21024-D "Apollo Fields"  
SHEET:

**A-5**



**GARAGE ELEVATION (WEST)**

SCALE:  $\frac{1}{4}'' = 1'-0''$



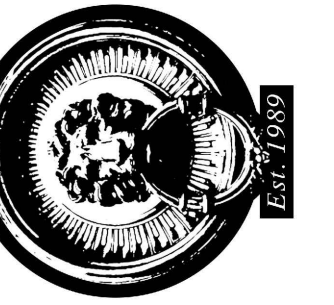
**LEFT SIDE ELEVATION (SOUTH)**

SCALE:  $\frac{1}{4}'' = 1'-0''$

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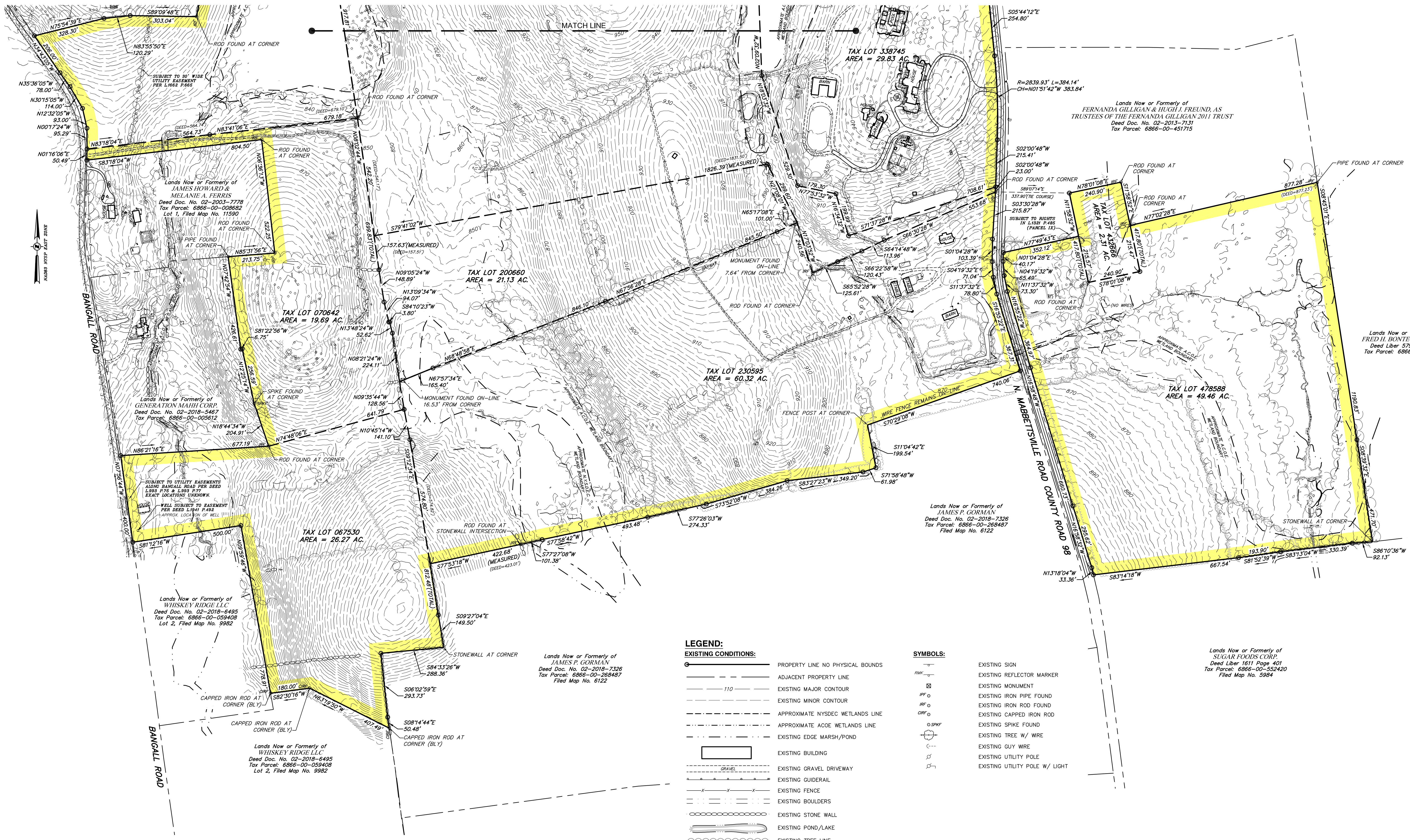
NEW ACCESSORY APARTMENTS FOR:  
**APOLLO FIELDS**  
515-517 MABBETTSVILLE ROAD,  
MILLBROOK, NEW YORK  
ELEVATIONS



Revisions:

DATE: July 15, 2022  
PROJECT: 21024-D "Apollo Fields"  
SHEET: A-6

**A-6**



**LEGEND:**

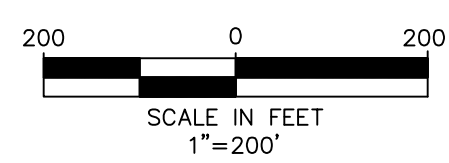
**EXISTING CONDITIONS:**

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- APPROXIMATE NYSDEC WETLANDS LINE
- APPROXIMATE ACOE WETLANDS LINE
- EXISTING EDGE MARSH/POND
- ▭ EXISTING BUILDING
- EXISTING GRAVEL DRIVEWAY
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING BOULDERS
- EXISTING STONE WALL
- EXISTING POND/LAKE
- EXISTING TREE LINE
- EXISTING BRUSH LINE
- EXISTING OVERHEAD WIRES

**SYMBOLS:**

- EXISTING SIGN
- RMK EXISTING REFLECTOR MARKER
- ⊠ EXISTING MONUMENT
- ⊠ EXISTING IRON PIPE FOUND
- ⊠ EXISTING IRON ROD FOUND
- ⊠ EXISTING CAPPED IRON ROD
- ⊠ EXISTING SPIKE FOUND
- ⊠ EXISTING TREE W/ WIRE
- ⊠ EXISTING GUY WIRE
- ⊠ EXISTING UTILITY POLE
- ⊠ EXISTING UTILITY POLE W/ LIGHT

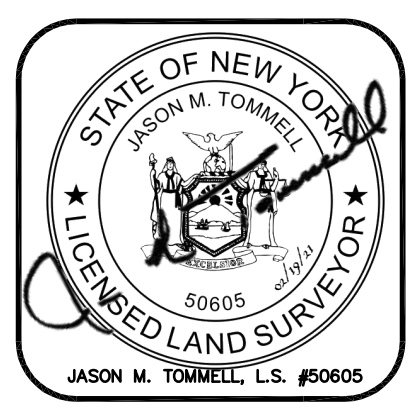
**NOTES:**  
SEE SHEET 'SV1' FOR SURVEY NOTES.



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rev.	date	description
1	02/19/2021	REVISE AERIAL LIMITS, REVISE EASEMENT NOTES.

APOLLO LAND

**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY  
PREPARED FOR  
APOLLO MILLBROOK, LLC**

TOWN OF WASHINGTON, DUTCHESS COUNTY, NEW YORK

designed	checked
FJM	JMT
date	scale
02/08/21	1"=200'
project no.	52084.00
sheet no.	SV2
	2 OF 2