

WOLF AND CLARK
RESIDENCE
SITE PLAN

PREPARED FOR:

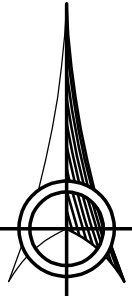
WENDY WOLF AND MICHAEL CLARK
604 VERBANK ROAD
MILLBROOK, NY 12545

JUNE 2022



SITE LOCATION MAP
SCALE: 1" = 2000'

SITE LOCATION
590 VERBANK ROAD
MILLBROOK, NY 12545
TAX MAP ID #: 135889-6664-00-437473-0000



C100

SCALE:
AS SHOWN

REV. No.	DESCRIPTION	DATE	BY

TITLE

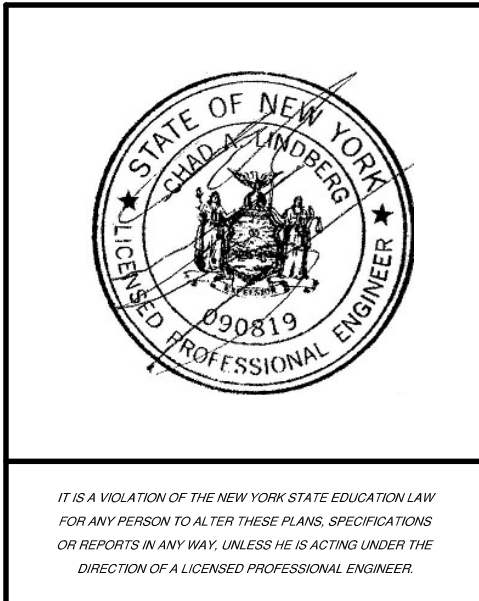
WOLF AND CLARK
RESIDENCE
TOWN OF WASHINGTON DUTCHESS COUNTY

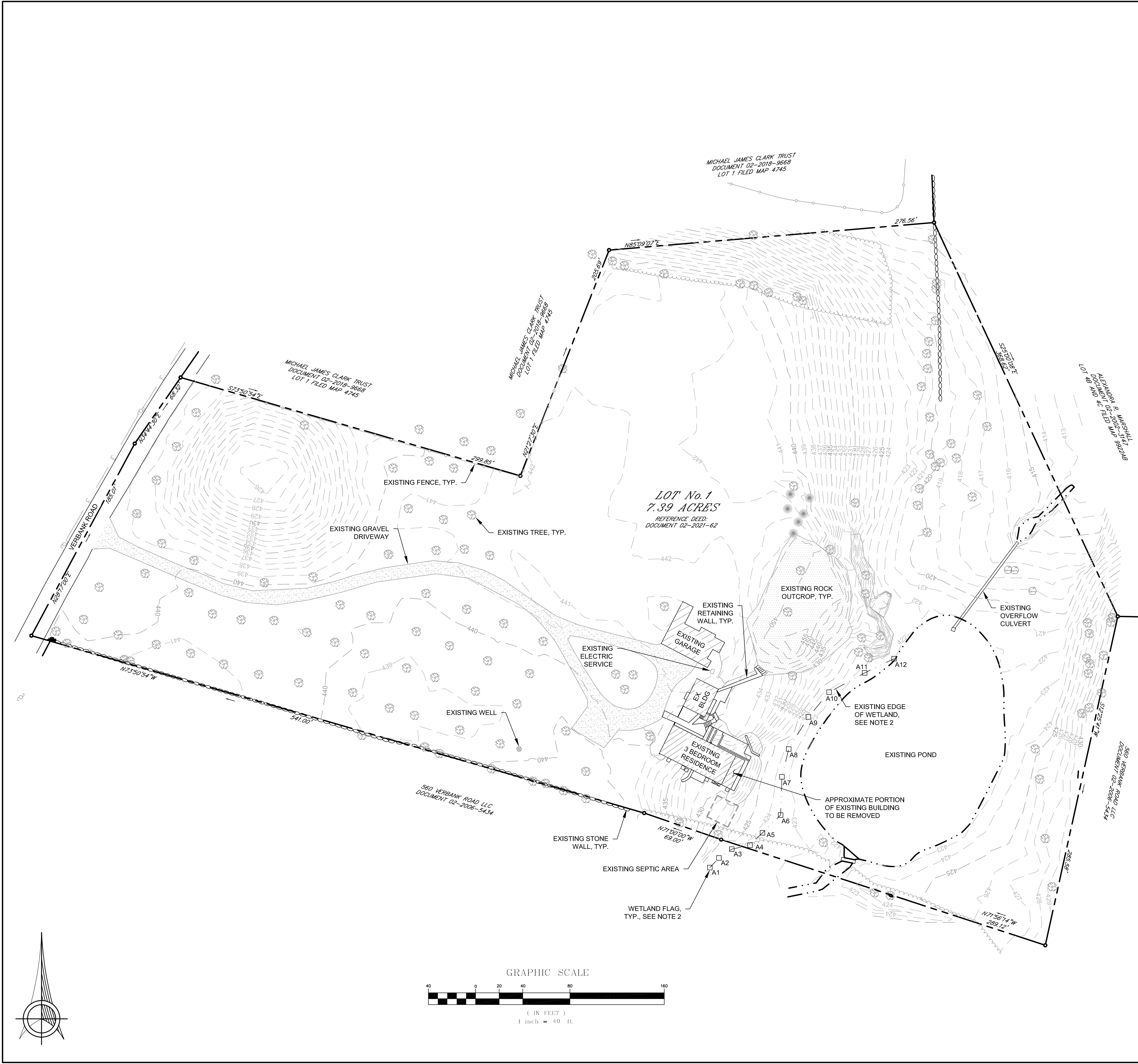
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22063
SHEET
1 OF 4
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APPROVED BY: CAL
ISSUED
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DRAWING SUMMARY

- C100 - TITLE
- C101 - EXISTING CONDITIONS SITE PLAN
- C102 - PROPOSED CONDITIONS SITE PLAN
- C103 - GRADING AND DRAINAGE PLAN





LEGEND

- 441 — — — EXISTING CONTOUR 1' INTERVAL
- 440 — — — EXISTING CONTOUR 5' INTERVAL
- — — — — PROPERTY LINE
- · · · — · · · — EDGE OF WATER
- □ — — — □ — EDGE OF WETLAND
- EXISTING BUILDING
- EXISTING WELL

C101

SCALE:
AS SHOWN

REV. No.	DATE	BY	DESCRIPTION

EXISTING CONDITIONS
SITE PLAN

WOLF AND CLARK
RESIDENCE

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2 OF 4

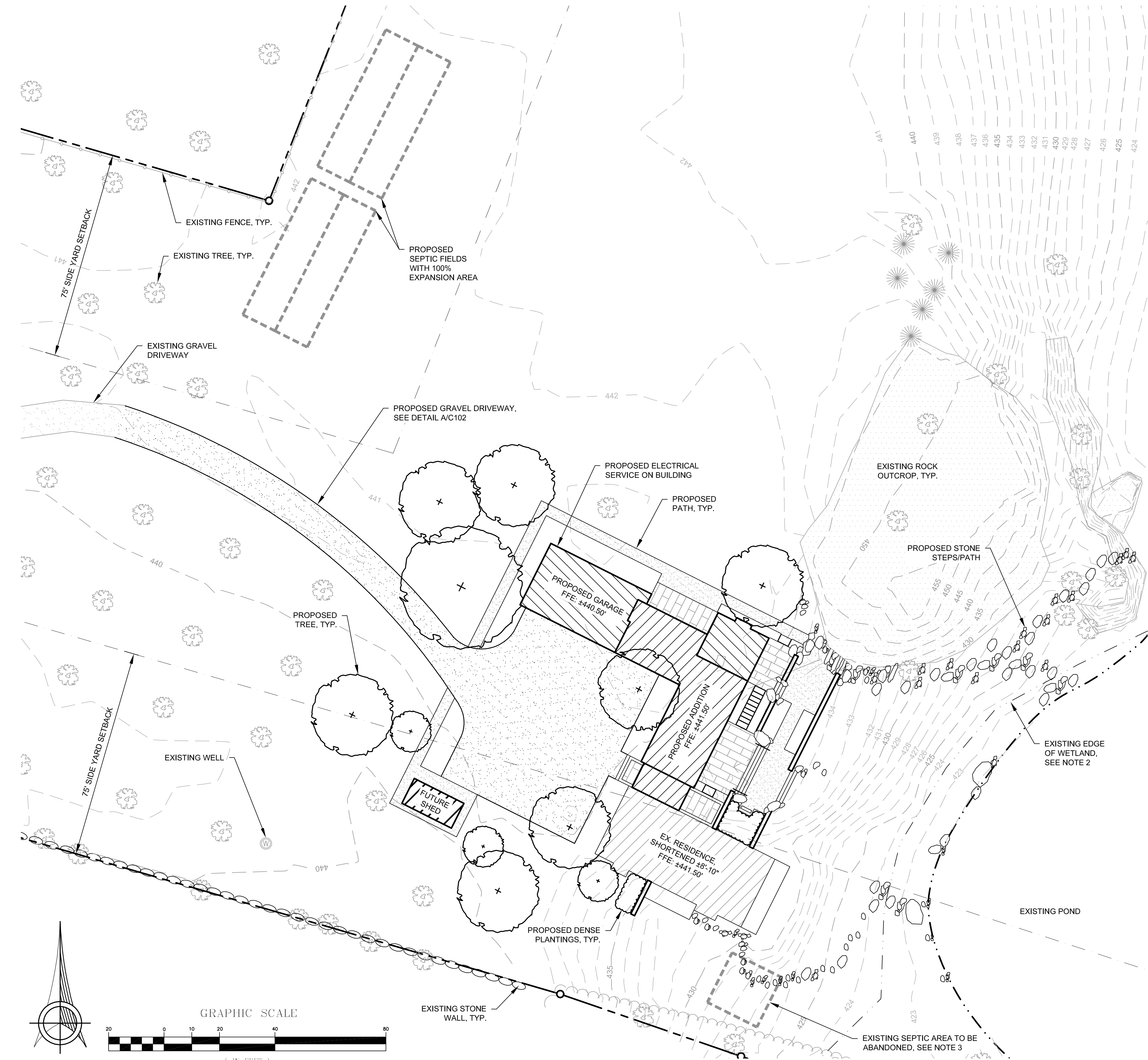
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- NOTES:
1. BASE MAP OBTAINED FROM A SURVEY TITLED "SURVEY AND TOPOGRAPHIC MAP PREPARED FOR WOLF AND CLARK" BY BLY AND HOUSTON INC., LAND SURVEYORS, DATED JUNE 12, 2021.
 2. WETLAND DELINEATED BY TACONIC ENGINEERING PERSONNEL ON APRIL 26, 2022.



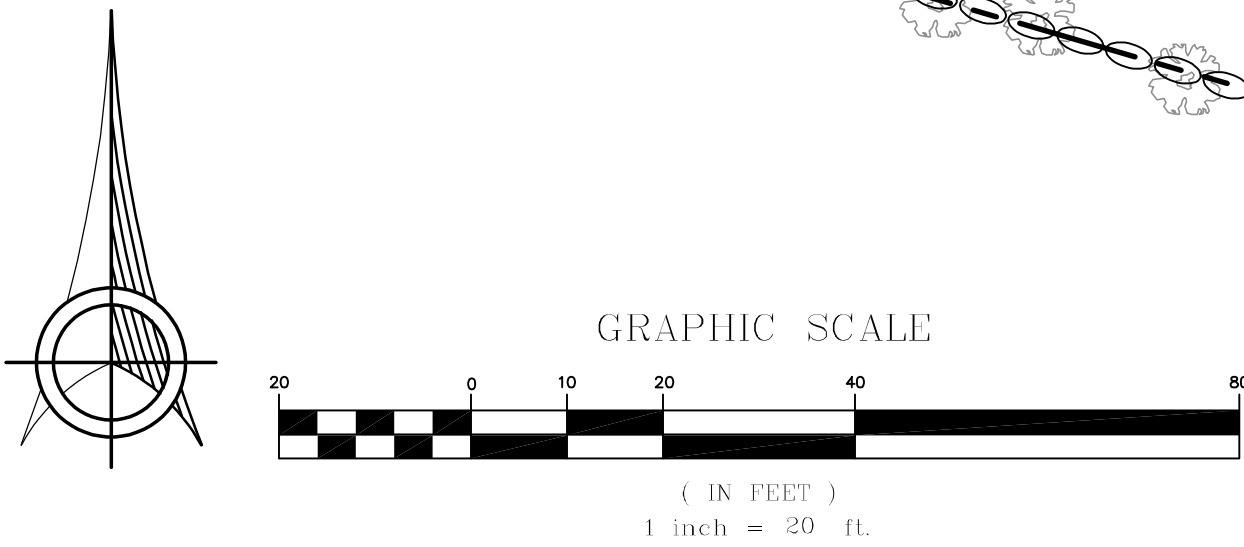
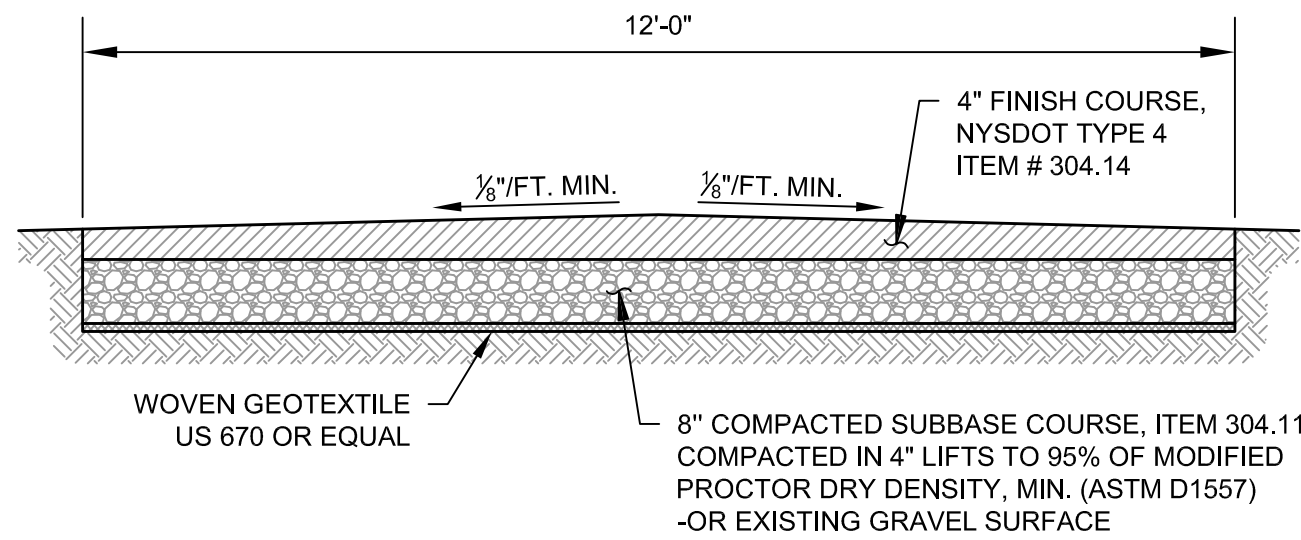
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

DENSITY REQUIREMENTS - ZONE RAG-4 (RESIDENTIAL-AGRICULTURAL)										
	USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MIN. ROAD FRONTAGE	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM STORIES	MAXIMUM HEIGHT
REQUIRED	-	5 ACRES	300'	300'	100'	75'	75'	10%	2.5	35'
EXISTING	RESIDENTIAL	7.39 ACRES	±245'	±245'	±466'	±282'	±42'	±1.14%	2	±14'-0"
PROPOSED	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	441'	291'	43'	1.52%	2.5	21'-0"



LEGEND

- 441 --- EXISTING CONTOUR 1' INTERVAL
- 440 --- EXISTING CONTOUR 5' INTERVAL
- 441' --- PROPOSED CONTOUR 1' INTERVAL
- 440' --- PROPOSED CONTOUR 5' INTERVAL
- PROPERTY LINE
- EDGE OF WETLAND
- EDGE OF WATER
- [Hatched Box] EXISTING BUILDING
- [Hatched Box] PROPOSED BUILDING
- [Circle with W] EXISTING WELL



- NOTES:
1. BASE MAP OBTAINED FROM A SURVEY TITLED "SURVEY AND TOPOGRAPHIC MAP PREPARED FOR WOLF AND CLARK" BY BLY AND HOUSTON INC., LAND SURVEYORS, DATED JUNE 12, 2021.
 2. WETLAND DELINEATED BY TACONIC ENGINEERING PERSONNEL ON APRIL 26, 2022.
 3. EXISTING SEPTIC SYSTEM TO BE ABANDONED IN ACCORDANCE WITH ALL APPLICABLE NYS AND DC EHSI STANDARDS.



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C102

SCALE:
AS SHOWN

BY				
DATE				
DESCRIPTION				
REV. No.				

PROPOSED CONDITIONS
SITE PLAN

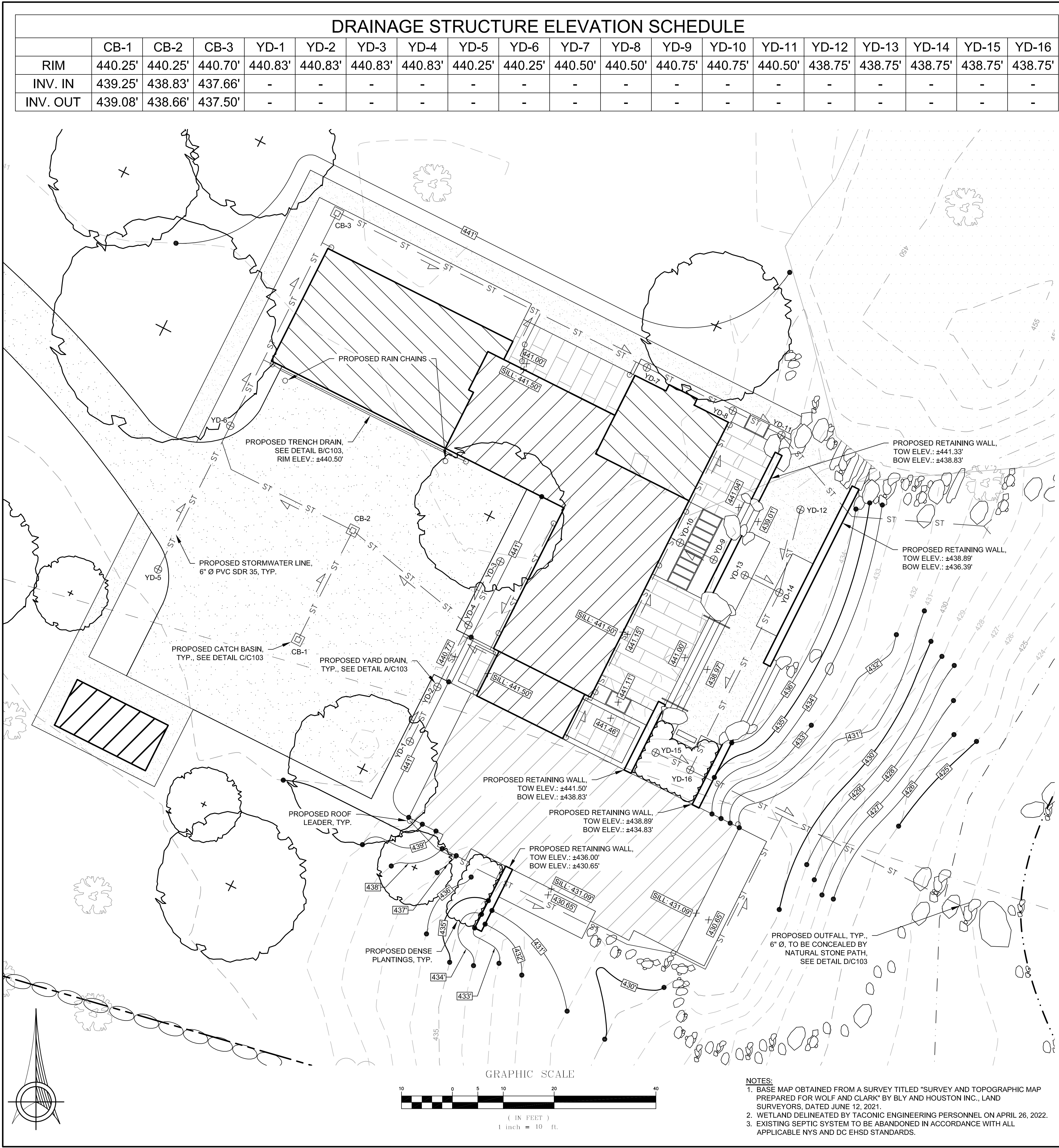
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RESIDENCE

TOWN OF WASHINGTON DUTCHESS COUNTY



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3 OF 4

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LEGEND

- 441 — EXISTING CONTOUR 1' INTERVAL
- 440 — EXISTING CONTOUR 5' INTERVAL
- 441' — PROPOSED CONTOUR 1' INTERVAL
- 440' — PROPOSED CONTOUR 5' INTERVAL
- — — — — PROPERTY LINE
- · — · — · — EDGE OF WETLAND
- · · · — · — EDGE OF WATER
- [Hatched Box] EXISTING BUILDING
- [Diagonal Lines Box] PROPOSED BUILDING
- ⊕ EXISTING WELL
- ⊗ PROPOSED YARD DRAIN

A YARD DRAIN DETAIL
C103 SCALE: N.T.S.

B TRENCH DRAIN DETAIL
C103 SCALE: N.T.S.

C CATCH BASIN DETAIL
C103 SCALE: N.T.S.

D CULVERT DETAIL
C103 SCALE: N.T.S.

PLAN VIEW

SECTION VIEW

PLAN

ELEVATION

NOTES:

1. CULVERT SHALL BE N-12 HDPE SMOOTH BORE, UNLESS OTHERWISE STATED; DIMENSIONS TO VARY.
2. FLARED END SECTIONS SHALL BE GALVANIZED STEEL, TO ACCOMMODATE CONNECTION TO 6" PVC.
3. A TOE PLATE EXTENSION SHALL BE SUPPLIED. THE TOE PLATE SHALL BE THE SAME BASE METAL AS THE END SECTION AND SHALL BE FASTENED TO THE END SECTION WITH 3/8" DIAMETER BOLTS.

C103

SCALE:
AS SHOWN

GRADING AND DRAINAGE PLAN

WOLF AND CLARK RESIDENCE

TACONIC ENGINEERING, DPC

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4 OF 4

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STATE OF NEW YORK
TACONIC ENGINEERING, DPC
Professional Engineer
No. 290819
Exp. 12/31/2024

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