

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.	DATE	BY	DESCRIPTION

TITLE

WOLF AND CLARK
RESIDENCE
TOWN OF WASHINGTON
DUTCHESS COUNTY

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PO BOX 272 CHATHAM NY 12037 (518) 395-6660

TACONIC JOB#
22063
SHEET
1 OF 4

DRAWN BY: AMP
DESIGNED BY: AMP
APPROVED BY: CAL
ISSUED
6-17-22

DRAWING SUMMARY

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



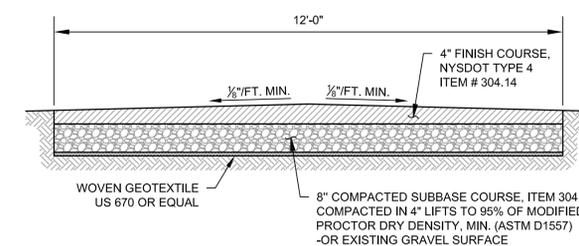
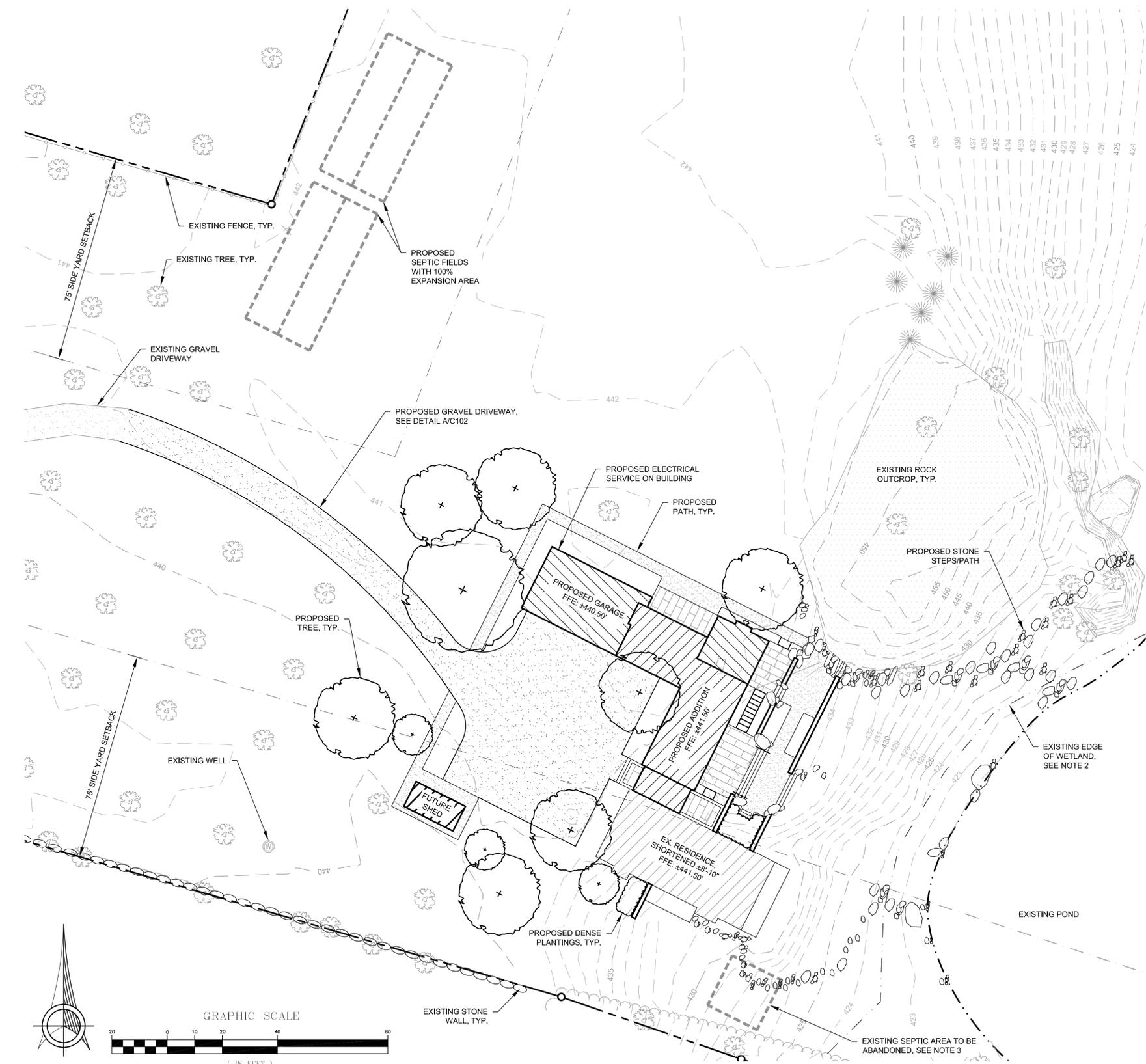
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DENSITY REQUIREMENTS - ZONE RAG-4 (RESIDENTIAL-AGRICULTURAL)

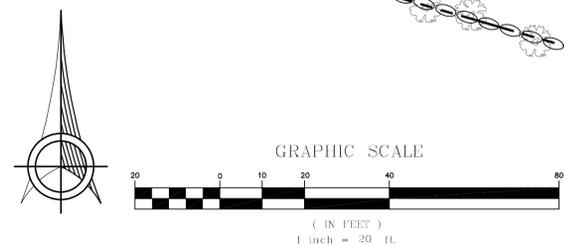
	USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MIN. ROAD FRONTAGE	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM STORIES	MAXIMUM HEIGHT
REQUIRED	-	5 ACRES	300'	300'	100'	75'	75'	10%	2.5	35'
EXISTING	RESIDENTIAL	7.39 ACRES	±245'	±245'	±466'	±282'	±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
- (W) EXISTING WELL



A DRIVEWAY SECTION DETAIL
 C102 SCALE: N.T.S.



- 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 EHS D STANDARDS.



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C102

SCALE: AS SHOWN

BY	
DATE	
REV. NO.	
DESCRIPTION	

PROPOSED CONDITIONS SITE PLAN

WOLF AND CLARK RESIDENCE
 TOWN OF WASHINGTON DUTCHESS COUNTY

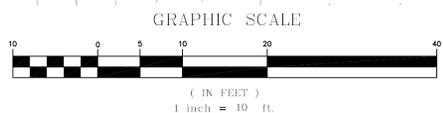
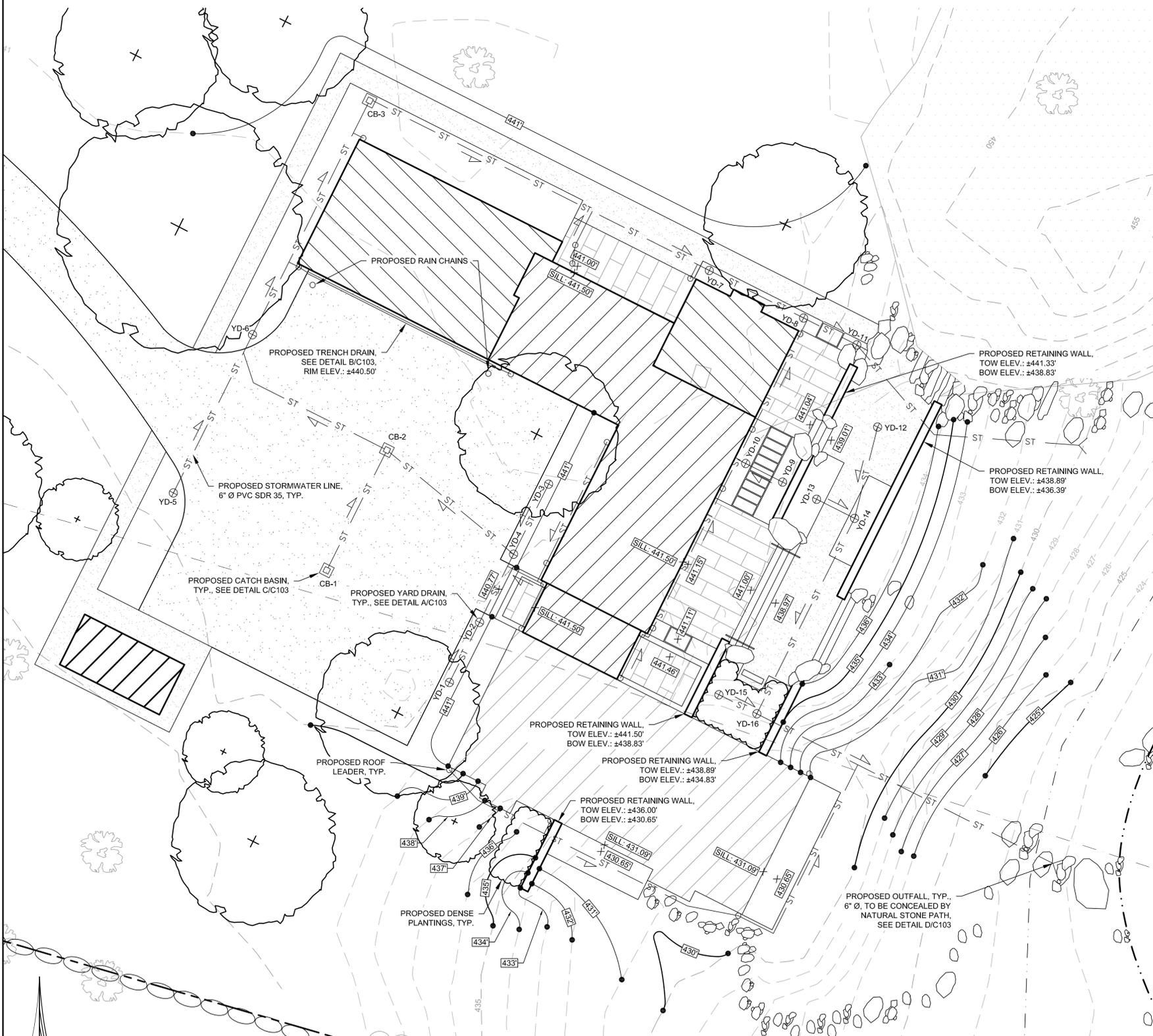
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 SHEET 3 OF 4

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DRAINAGE STRUCTURE ELEVATION SCHEDULE

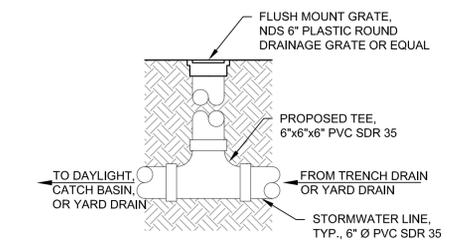
	CB-1	CB-2	CB-3	YD-1	YD-2	YD-3	YD-4	YD-5	YD-6	YD-7	YD-8	YD-9	YD-10	YD-11	YD-12	YD-13	YD-14	YD-15	YD-16
RIM	440.25'	440.25'	440.70'	440.83'	440.83'	440.83'	440.83'	440.25'	440.25'	440.50'	440.50'	440.75'	440.75'	440.50'	438.75'	438.75'	438.75'	438.75'	438.75'
INV. IN	439.25'	438.83'	437.66'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INV. OUT	439.08'	438.66'	437.50'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



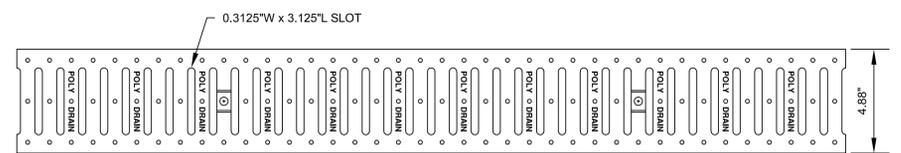
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LEGEND

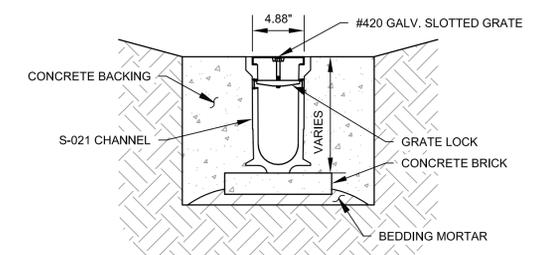
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- ⊕ EXISTING WELL
- ⊗ PROPOSED YARD DRAIN



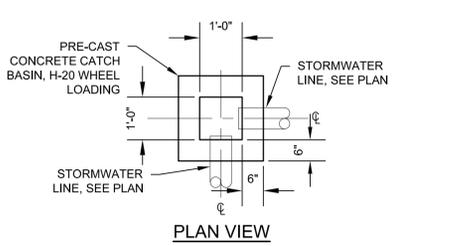
A YARD DRAIN DETAIL
 C103 SCALE: N.T.S.



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.

- NOTES:**
- CULVERT SHALL BE N-12 HDPE SMOOTH BORE, UNLESS OTHERWISE STATED; DIMENSIONS TO VARY.
 - FLARED END SECTIONS SHALL BE GALVANIZED STEEL, TO ACCOMMODATE CONNECTION TO 6\"/>



C103

SCALE: AS SHOWN

DATE: _____

DESCRIPTION: _____

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GRADING AND DRAINAGE PLAN

WOLF AND CLARK RESIDENCE

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