



**City of Poughkeepsie  
Shade Tree Commission  
Meeting Agenda**

Common Council Chambers  
Thursday, April 2, 2026  
5:00 PM

- I. ROLL CALL & APPROVAL OF MEETING MINUTES**
  1. Minutes
- II. New Business**
- III. Community Forest Management Plan**
- IV. Update of existing ordinances and proposed new ordinances**
- V. Plan Review**
  1. South Ave Project
- VI. OLD BUSINESS**



## POUGHKEEPSIE Shade Tree Commission

City of Poughkeepsie Planning Division

62 Civic Center Plaza, 2<sup>nd</sup> Floor

Poughkeepsie, NY 12602

(845) 451-4055

### MINUTES OF THE March 5<sup>TH</sup>, 2026 MEETING

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**Members Present:** Stephen MacAvery, Richard Distel, Chuck Lynch, Planner; Mark Maneri, Evan Meinst

**Members Absent:** Clay Antonatos, Mark Maneri (Department of Public Works)

Meeting called to order: 5:06 PM

**I. Roll Call & Approval of Minutes**

**II. City DPW/ Planning Update**

No Report

**III. Committee Business**

Continued discussion of 2019 Update. The budget is for 30 trees per year and we are currently paying \$400-\$500 per tree.

Discussion on Chapter 17 of 2019 Plan as to rewriting the section for removal and replacement of trees.

Richard Distel informed the Board that he will be getting an intern to help us with the plan moving forward.

Richard Distel also told us that he is looking for the Board input on plantings on the strip of land between Academy and Route 9. Detail to follow from the Water Front Advisory Board.

Discussion of plan for planting on Liberty Street which is part of the BID (Business Improvement District). Further discussion to be had as ongoing maintenance has been the issue.

Evan Meinst brought up two issues:

1: The approved tree listing needs updating for invasive and native trees/plantings.

2: Longer term projects to include Eastman Park Oval (cleanup & planting). This would be used for educational purposes and to highlight all the trees we plant across the city.

**IV.** Next meeting date: Thursday April 2, 2026

Meeting End: 5:50 PM

**SURVEY NOTES**

1. Copyright Johnson Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.
11. Contour interval is two feet. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

**DEED REFERENCE**

Doc. #02 2023 3438  
Chauncey Maggialomo  
to  
PK South Ave LLC  
November 6, 2023

Doc. #02 2023 3439  
C.N. Maggialomo Realty Co. Inc.  
to  
PK South Ave LLC  
November 6, 2023

**TAX PARCEL NUMBER**

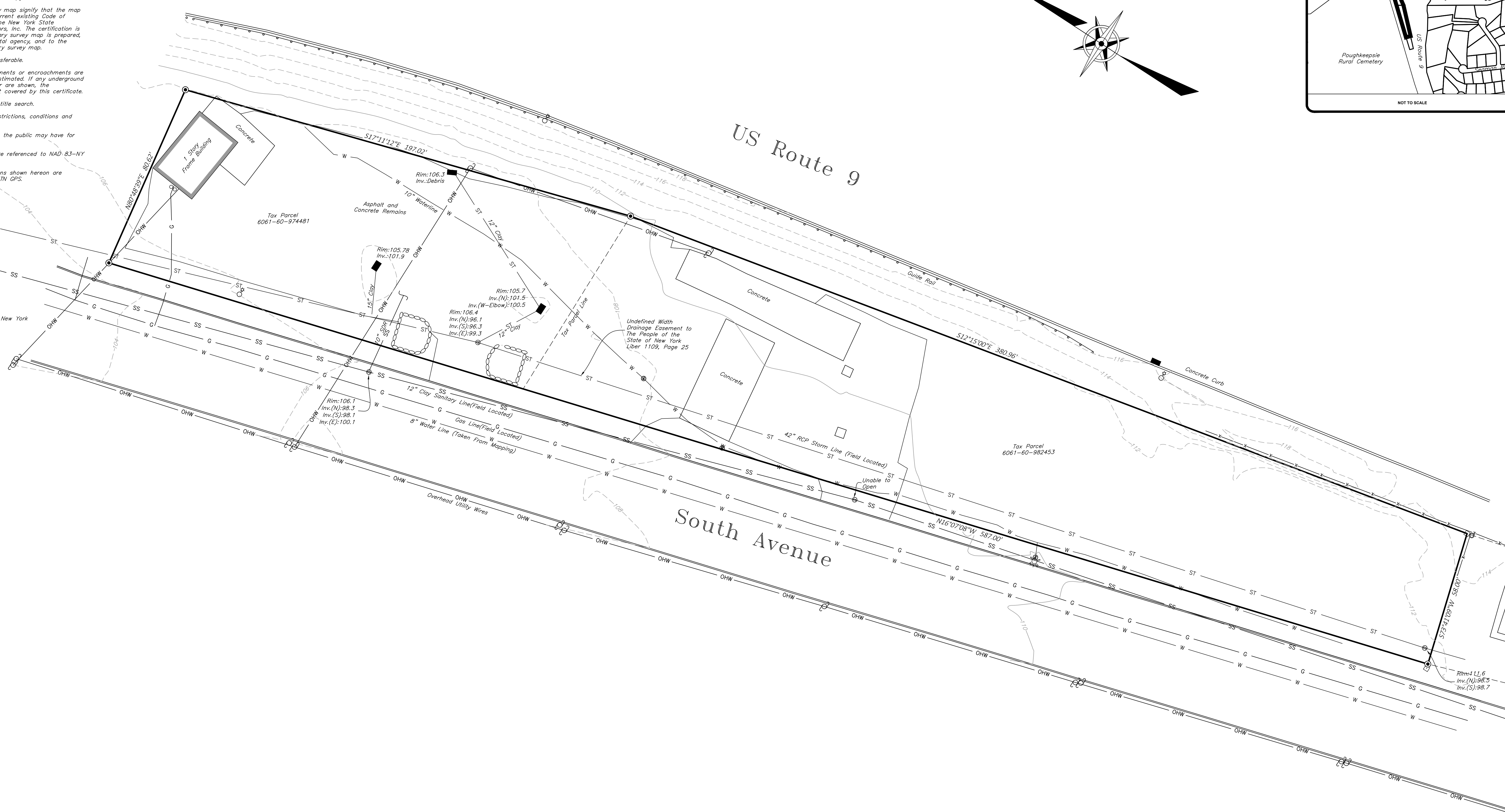
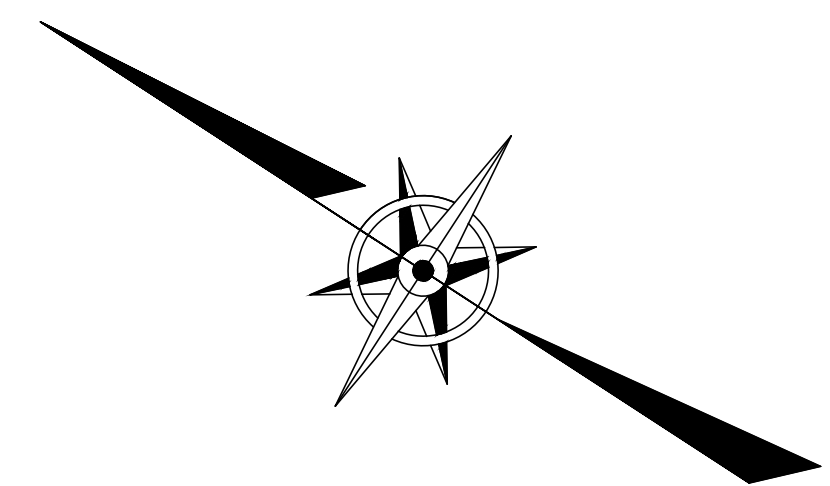
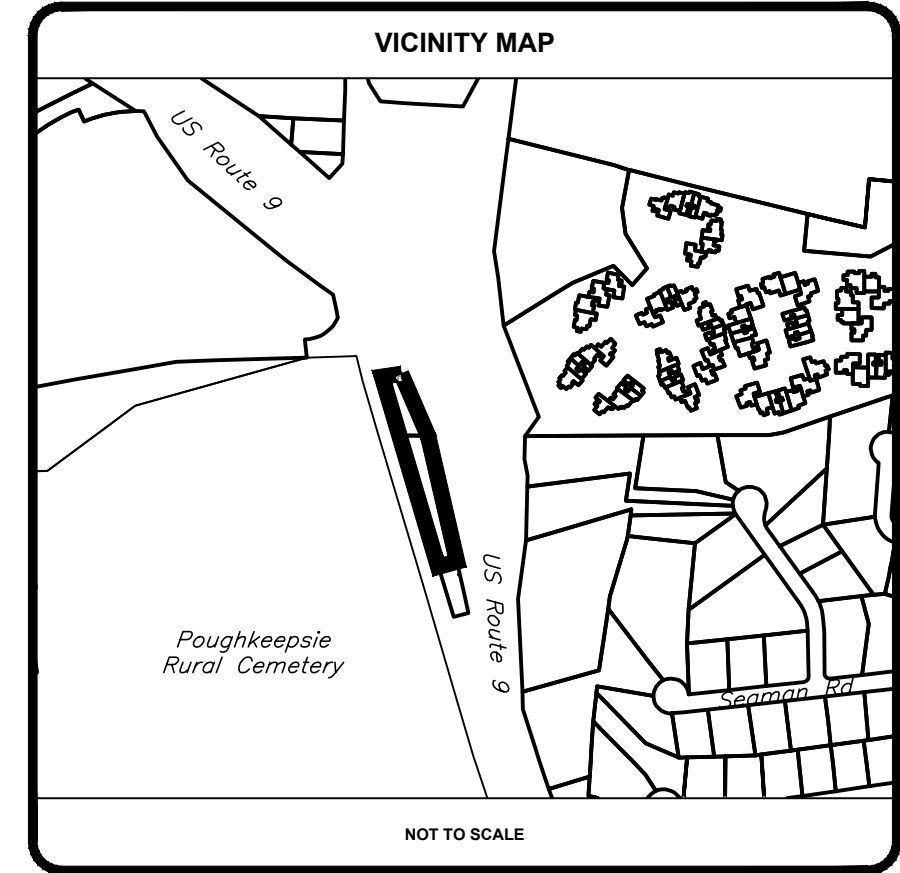
City of Poughkeepsie, Dutchess County, New York  
6061-60-974481  
6061-60-982453

**AREA**

43,452 Square Feet  
0.998 Acres

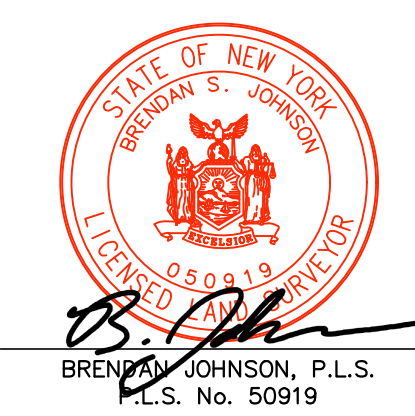
**DATE OF SURVEY**

Field Completion: December 19, 2025



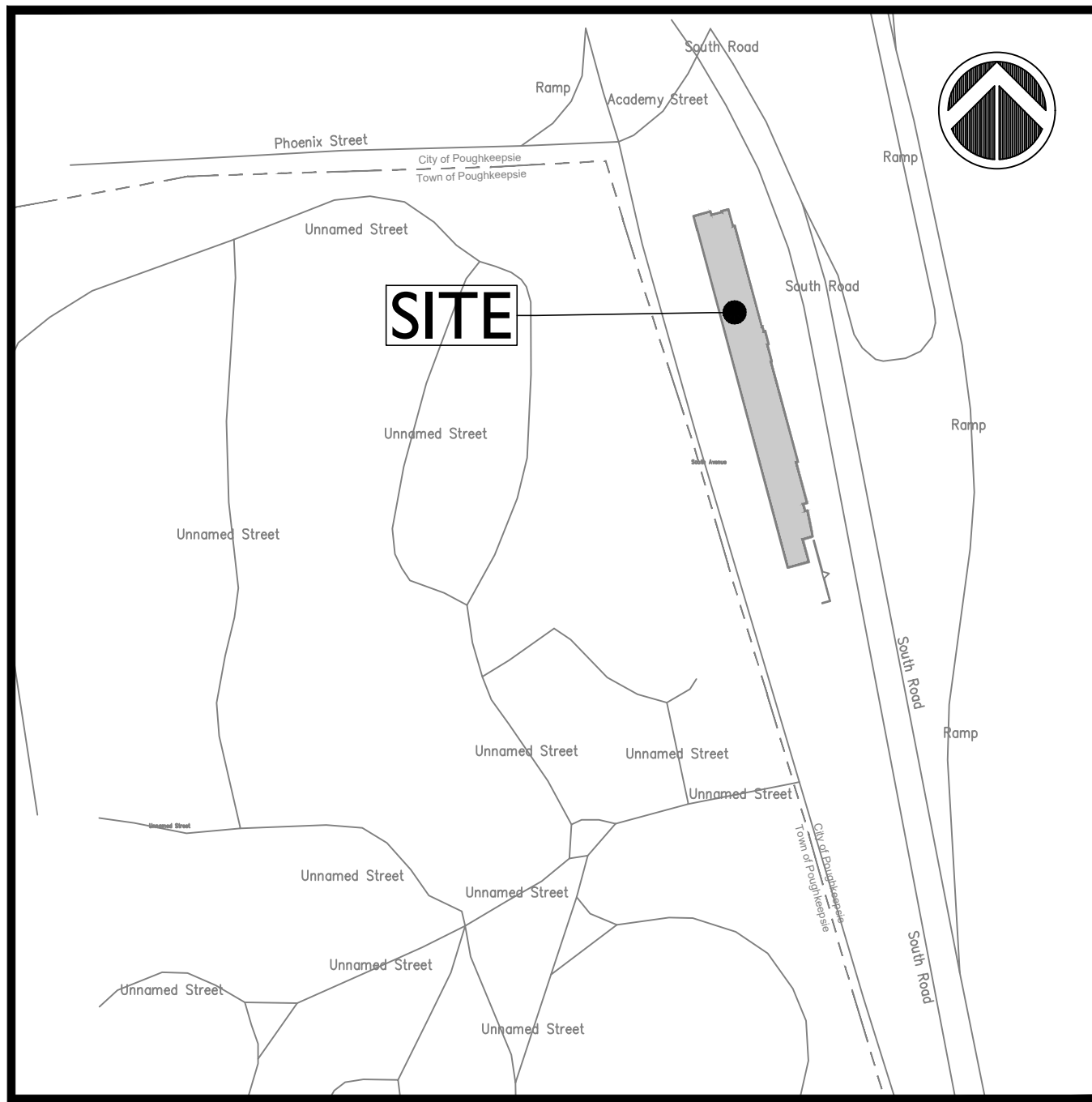
**JOHNSON SURVEYING**  
BRENDAN JOHNSON, PLS  
10 Meadow Lane  
Pleasant Valley, NY 12569  
Phone No. (845) 380-0528  
johnsonboundaries@gmail.com  
Copyright 2014

rev.	date	description
1	9/28/25	Underground Utility Revisions



**SOUTH AVE**  
**BOUNDARY & TOPOGRAPHIC SURVEY**  
**PREPARED FOR**  
**PK SOUTH AVE LLC**  
CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	974481 & 982453
address	287 & 307 SOUTH AVE
date	7/22/25
scale	1"=20'
project no.	25-091
project name	SOUTH AVE
sheet	1 OF 1



**LOCATION MAP**

SCALE: 1"=1,000'

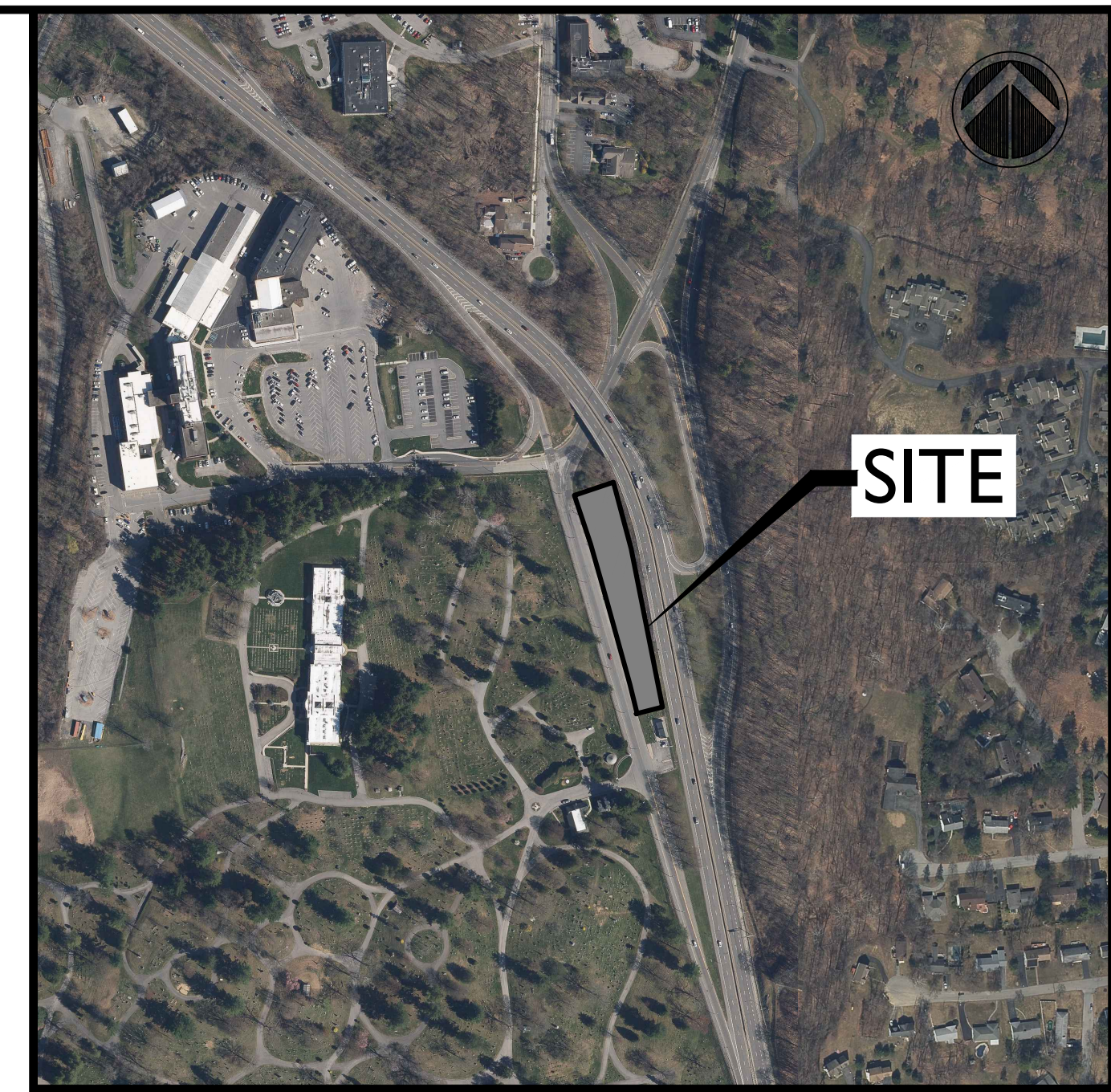
# SITE PLAN SUBMISSION SET

## PROPOSED RESIDENTIAL

### 287-307 SOUTH AVE

### CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

TAX MAP ID# 6061-60-974481 & 6061-60-982453

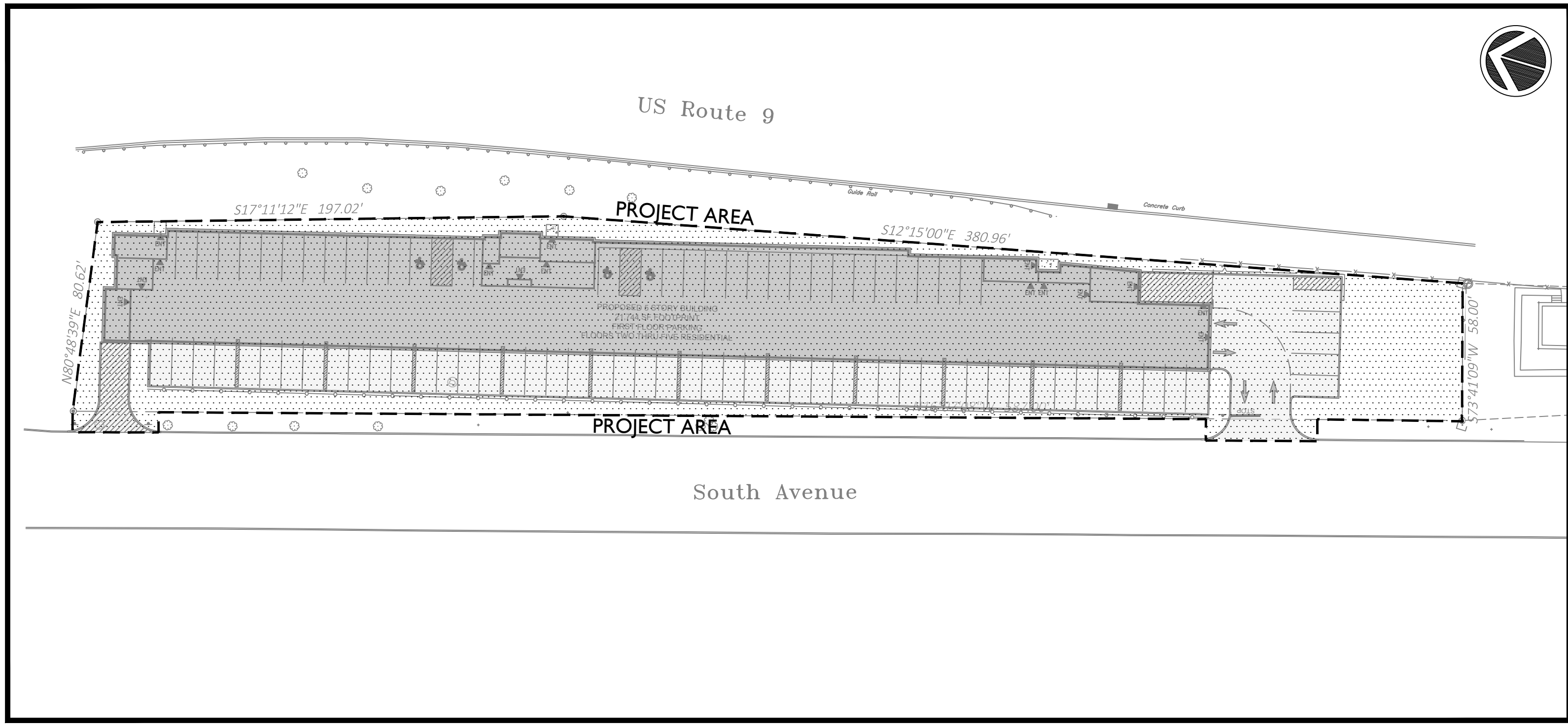


**VICINITY MAP**

SCALE: 1"=200'

CITY PLANNING BOARD  
CITY OF POUGHKEEPSIE, NEW YORK  
SITE PLAN APPROVAL  
FILE NO:  
PROJECT NAME:  
PROJECT LOCATION:  
APPLICANT:  
OFFICIALLY APPROVED AT THE PLANNING BOARD  
MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025  
PLANNING CHAIR:  
DESIGNEE:  
DATE SIGNED:  
CONDITION(S):

FIRE CHIEF \_\_\_\_\_  
POLICE CHIEF \_\_\_\_\_  
BUILDING INSPECTOR \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_  
COMMISSIONER OF PUBLIC WORKS \_\_\_\_\_



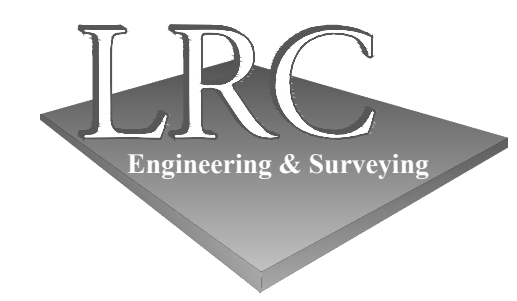
**OVERALL SITE PLAN**

SCALE: 1"=40'

**INDEX OF DRAWINGS**

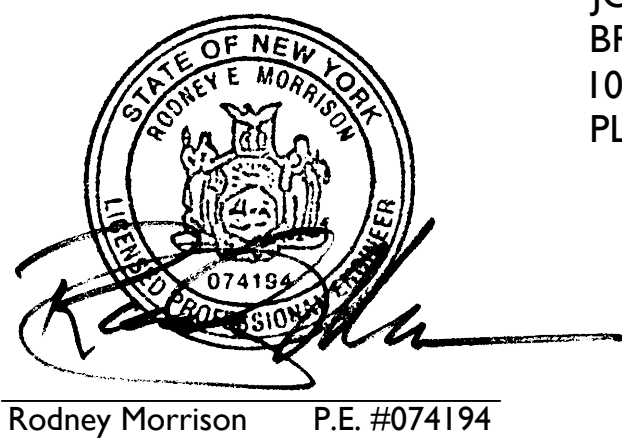
- CV-1 COVER SHEET
- DM-1 DEMOLITION PLAN
- SP-1 SITE PLAN
- SG-1 SITE GRADING & DRAINAGE PLAN
- UT-1 SITE UTILITIES
- EC-1 EROSION & SEDIMENTATION CONTROL PLAN
- LL-1 LANDSCAPE PLAN
- AI NIGHTTIME LIGHTING
- TT-1 VEHICLE TURNING PLAN
- NS-1 NOTES SHEET
- DN-1 SITE DETAILS
- DN-2 SITE DETAILS
- DN-3 SANITARY / WATER DETAILS
- DN-4 STORMWATER DETAILS
- DN-5 EROSION CONTROL DETAILS

**CIVIL ENGINEER:**



Loureiro NY, P.C.  
85 Civic Center Plaza, Suite 204  
Poughkeepsie NY 12601  
(845) 243-2880  
  
160 West Street, Suite E  
Cromwell, CT 06416  
(860) 635-2877  
  
www.lrcconsult.com

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering



Rodney Morrison P.E. #074194

**OWNER / APPLICANT:**

PK SOUTH AVE LLC  
162 RINALDI BLVD.  
POUGHKEEPSIE, NY 12601

**SURVEYOR:**

JOHNSON SURVEYING  
BRENDAN JOHNSON, PLS  
10 MEADOW LANE  
PLEASANT VALLEY, NY 12569

**ARCHITECT:**

ANDERSON DESIGN GROUP  
25 WALLKILL AVENUE  
MONTGOMERY, NY 12549  
(845) 294-2724

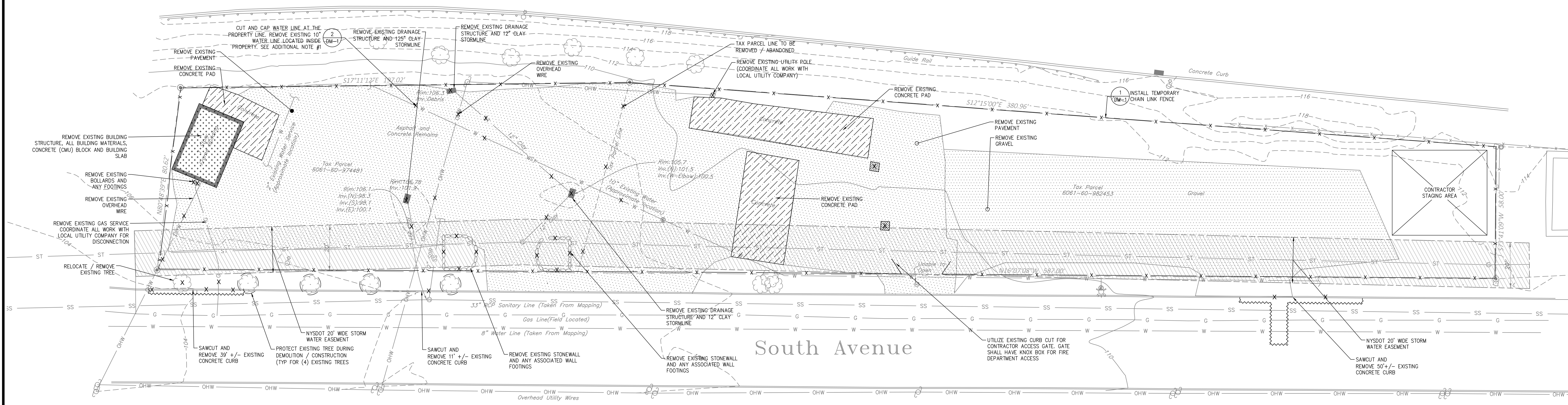


**PLANNER:**

KARC  
PO BOX 924  
POUGHKEEPSIE, NY 12602



# US Route 9

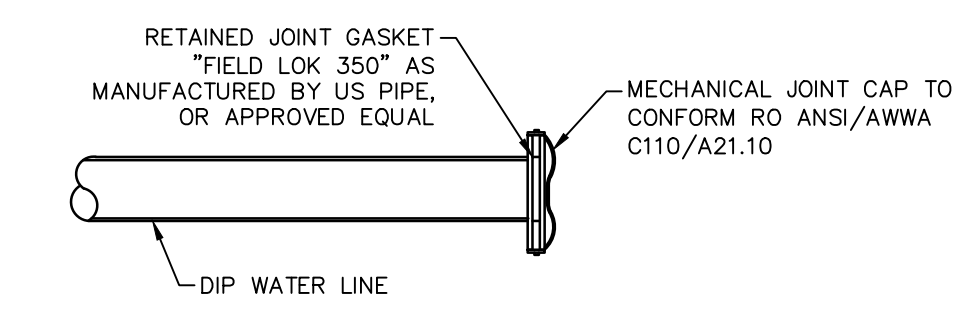
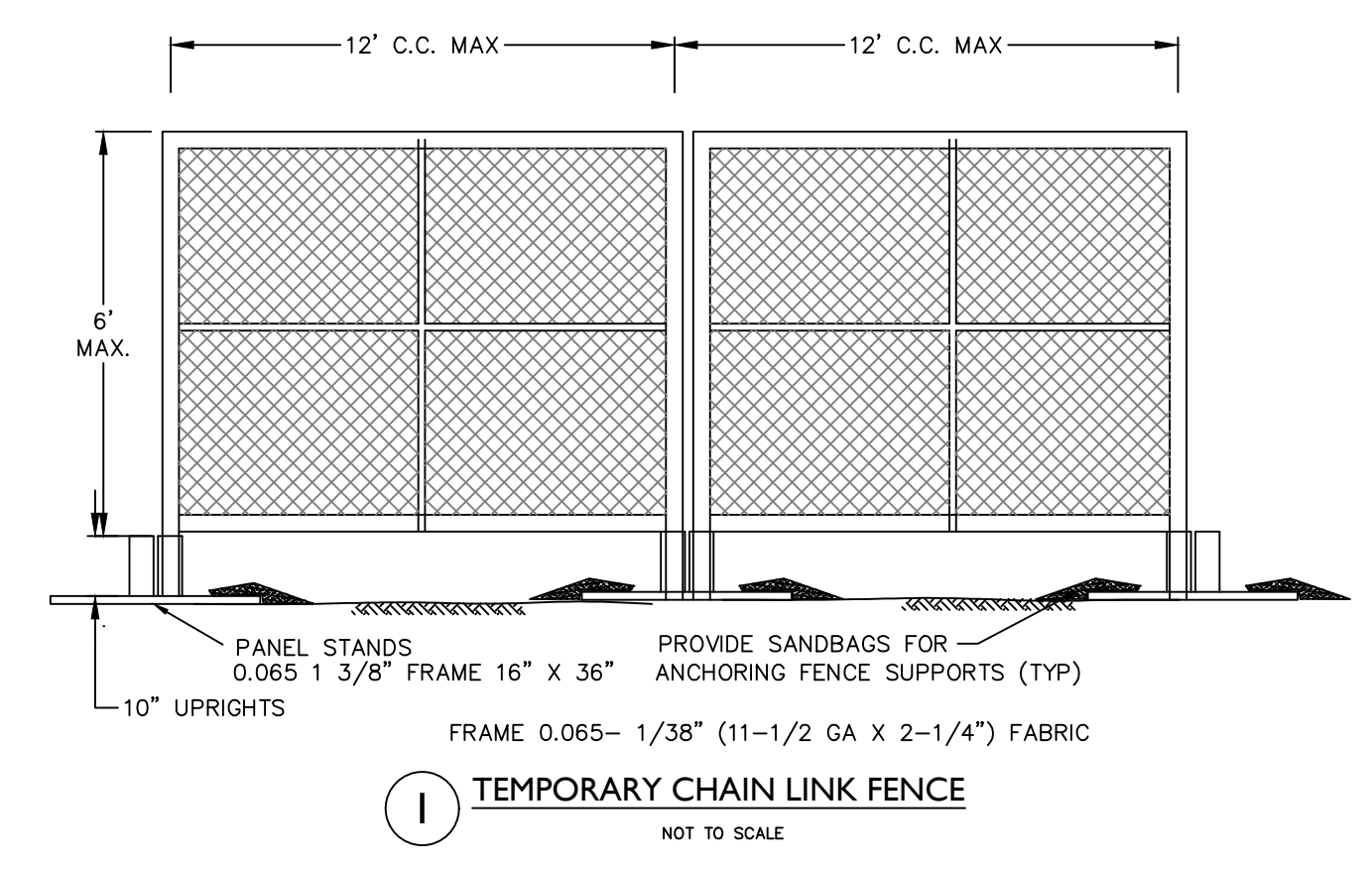


### DEMOLITION NOTES:

- CONTRACTOR SHALL NOTIFY "UDig NY" AT 1-800-962-7962 AT LEAST TWO FULL WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK IN ACCORDANCE WITH UFPO CODE RULE 53, 16 NYCRR PART 753.
- ANY ITEM THAT MAY CONFLICT WITH SITE DEVELOPMENT AND IS NOT IDENTIFIED ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGN ENGINEER AS SOON AS POSSIBLE.
- ADDITIONAL UNDERGROUND FACILITIES MAY BE PRESENT WITHIN THE LIMITS OF THE PROPOSED WORK. THE CONTRACTOR SHALL CONTACT ANY AND ALL PERSONNEL RESPONSIBLE FOR DETERMINING THE LOCATIONS.
- CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
- PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND SECURITY DEVICES.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
- WHEN DISTURBED, EXISTING FACILITIES SHALL BE REPAIRED OR REPLACED IN KIND AND IN ACCORDANCE WITH THE REQUIREMENTS OR THE DIRECTION OF THE AUTHORITY HAVING JURISDICTION. ASSOCIATED COSTS SHALL BE BORNE BY THE CONTRACTOR.
- LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
- DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
- PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
- CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS WAY.
- MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
- CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
- ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
- FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
- CONDUCT SELECTIVE DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH WORK.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
- USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, OR POLLUTION.
- REMOVE, TRANSPORT AND REMOVE DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS AND MEET ALL APPROPRIATE DISPOSAL AND TRUCKING LAWS.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
- PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.
- A MINIMUM OF TEN FEET OF EXISTING PIPE SHALL BE REMOVED AROUND ALL EXISTING MANHOLES, WHERE NEW PIPES ARE PROPOSED TO CONNECT.
- IF ANY STORM DRYWELLS OR PREVIOUSLY UNIDENTIFIED UNDERGROUND STRUCTURES ARE IDENTIFIED AND EXHIBIT A SEWAGE/SEPTIC ODOR NOTIFY SITE ENGINEER AND TREAT AS SANITARY WASTE FOR DISPOSAL.
- NO BLASTING IS PROPOSED FOR THIS PROJECT.

### ADDITIONAL NOTES:

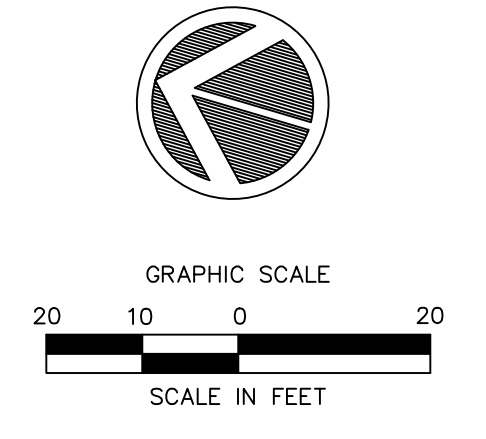
- CONTRACTOR TO FIELD LOCATE 10" WATERLINE AT PROPERTY LINE AND CUT AND CAP THE EXISTING MAIN. PRIOR TO CUTTING LINE CONTRACTOR SHALL SHUT OFF WATERLINE AT WATER VALVE SHUTOFF SHOWN ON THIS PLAN.
- CONTRACTOR TO NOTE THAT ALL CONCRETE BENEATH EXISTING ASPHALT TO BE REMOVED IN ALL AREAS NOT NOTED / IDENTIFIED ON THE PLANS BY THE SURVEYOR.



BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANYWAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT UDig NY 1-800-962-7962

### LEGEND

- XXXXXXX - EXISTING PROPERTY LINE ITEM(S) TO BE REMOVED
- ~~~~~ SAWCUT LINE
- BUILDING/STRUCTURE TO BE REMOVED
- WALK / DRIVE TO BE REMOVED
- CONCRETE PAD(S) TO BE REMOVED



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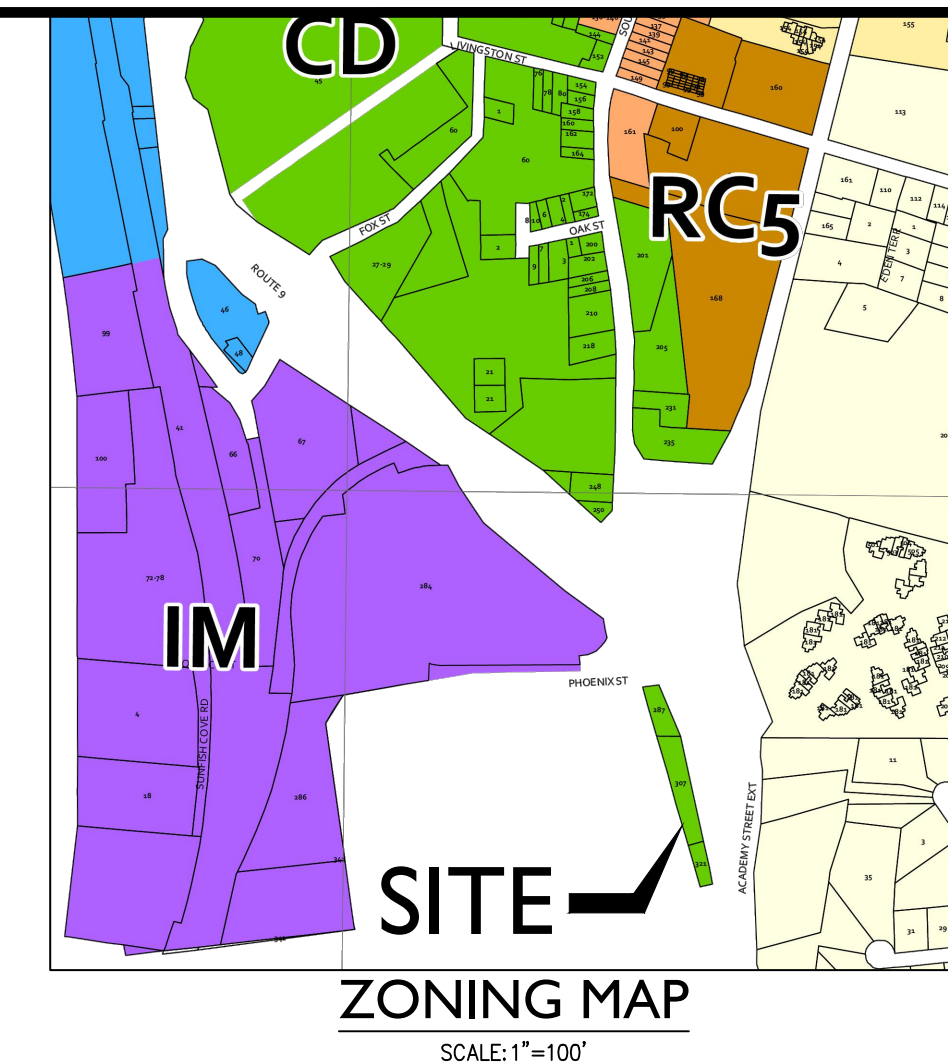
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## DEMOLITION PLAN

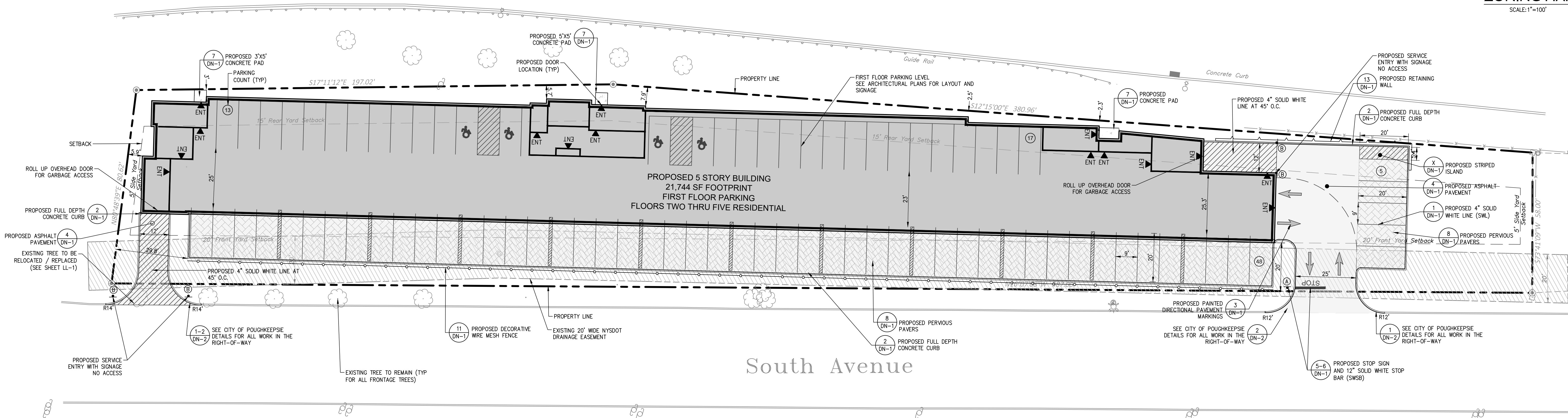
### PROPOSED RESIDENTIAL

287-307 SOUTH AVE.  
CITY OF POUGHKEEPSIE,  
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DM25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DM-1
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	



US Route 9



South Avenue

- EASEMENTS:**  
EXISTING NYS DOT 20' WIDE DRAINAGE EASEMENT (UBER 1109 PAGE 25)
- NOTES:**
- EXISTING EASEMENTS ASSOCIATED WITH THIS PROJECT ARE SHOWN ON APPLICABLE PLAN SHEETS AND ARE LISTED ABOVE.
  - NO EXISTING WATERCOURSES, MARCHES, WOODED AREAS, ROCK OUTCROPS, TREES WITH A DIA. OF 8" OR MORE ARE ASSOCIATED OR LOCATED WITHIN THIS PROJECT
  - SITE IS NOT IN FEMA 100 YEAR FLOODPLAIN
  - A FIRE DEPARTMENT KNOX BOX LOCATION IS PROVIDED AT THE SOUTHERN ENTRY LOCATION.
  - MAINTENANCE RECORDS FOR STORM WATER PRACTICES SHALL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT ON AN ANNUAL BASIS.

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF PoughKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
  - REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
  - REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
  - ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
  - THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF PoughKEEPSIE.
  - TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF PoughKEEPSIE.
  - PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF PoughKEEPSIE SPECIFICATIONS.
  - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF PoughKEEPSIE.
  - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
  - PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "Udig NY" AT 1-800-962-7962 AT LEAST 48 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
  - IF ANY UNCHARTERED OR INCORRECTLY CHARTERED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
  - STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
  - CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
  - NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
  - A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NFPA AND THE NYS FIRE CODE 2020.

**SIGN LEGEND**

NO.	LEGEND	MUTCD SIGN DESIGNATION	QTY.
A		R1-1	1
B			4

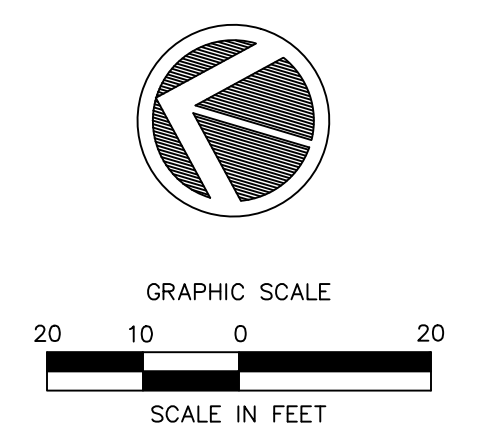
NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

**ZONING SUMMARY CHART**

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	43,452 SF (0.99 Acres)
MIN. FRONTAGE	50 FT	587'
MIN. LOT COVERAGE	50%	57.17% (*)
MIN. FRONT YARD	20 FT	20'
MIN. SIDE YARD	5 FT	5.9'
MIN. REAR YARD	15 FT	2.3' (*)
MAX. HEIGHT	5 STORIES 68 FT	5 STORIES 58 FT
MAX. DENSITY	N/A	82 UNITS
REQUIRED PARKING	1.25/DWELLING = 103 SPACES	83 SPACES (*)
REQUIRED BICYCLE PARKING	11 spaces	30 SPACES (INSIDE GARAGE)
REQUIRED OPEN SPACE	20%	29.3%

(\*) DENOTES VARIANCE REQUIRED

- SURVEY MAP REFERENCE**
- EXISTING CONDITIONS / TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR PK SOUTH AVE LLC" DATED JULY 22, 2025 BY BRENDAN JOHNSON, PLS# 50919
- LEGEND**
- EXISTING PROPERTY LINE
  - EXISTING EASEMENT LINE
  - BUILDING SETBACK LINE
  - PROPOSED ASPHALT SURFACE
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED CONCRETE CURB
  - PROPOSED EDGE OF BITUMINOUS CONCRETE
  - PROPOSED FENCE
  - PROPOSED SIGN
  - PROPOSED LIGHT
  - PROPOSED BOLLARD
  - PROPOSED DOOR LOCATION
  - PROPOSED CONCRETE PAVERS
  - EXISTING NYS DOT DRAINAGE EASEMENT



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**SITE PLAN**

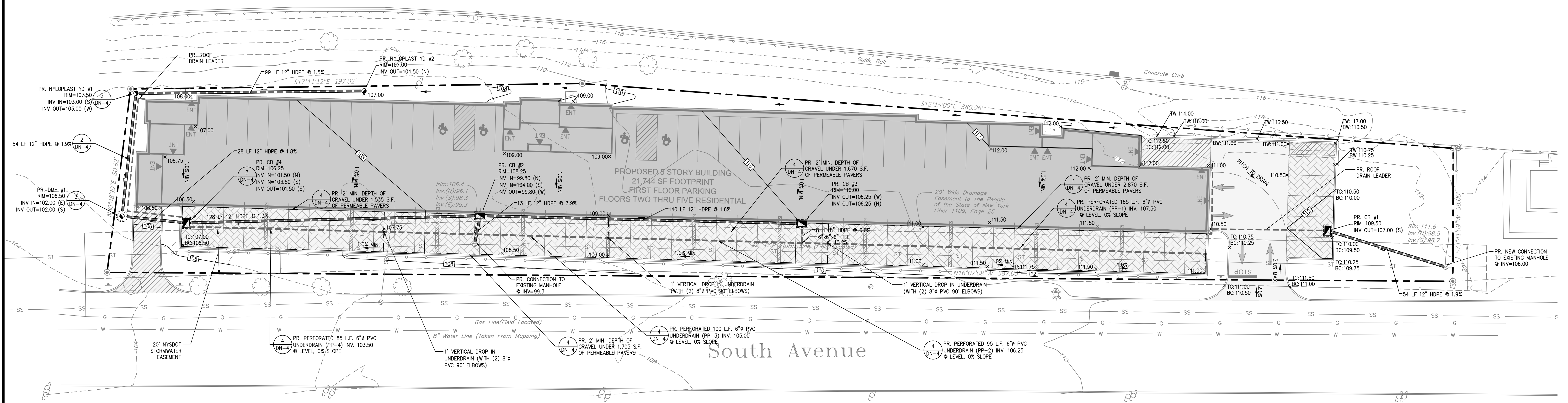
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Drawn	SMC	Project No.	25-3364	<b>SP-1</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	

X:\085\ubbs 2025\25-3364 - Ryan Araki - 287-307 South Ave. LLC\DWG\SP25336401.dwg 12/16/2025 9:26 AM S:\curran

US Route 9



**COMPACTION AND BACKFILL NOTES**

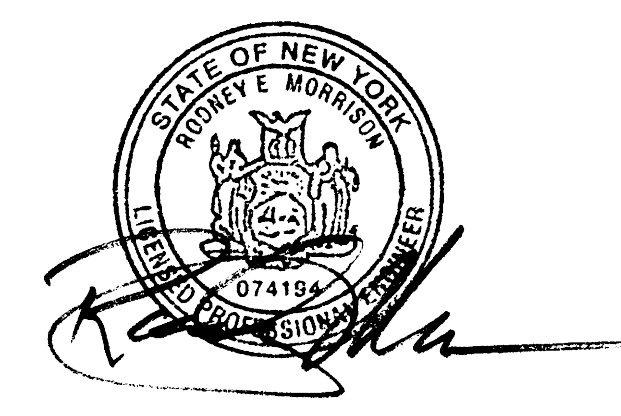
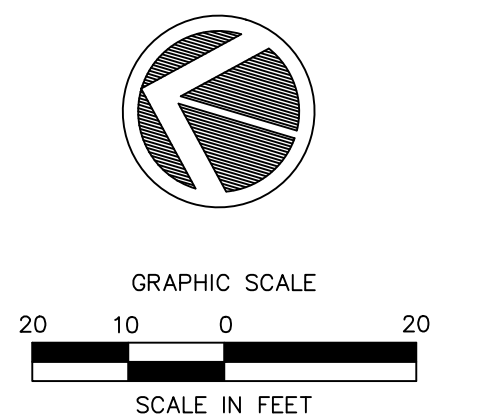
UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

**GRADING AND DRAINAGE NOTES**

1. ANY DEMOLISHED OR CLEARED MATERIALS MUST BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. THESE INCLUDE ANY OBJECTS NOTED ON THE PLANS, INCLUDING BUT NOT LIMITED TO, TREES, STUMPS, FENCES, WALLS, ETC.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN THE RIGHT-OF-WAY PRIOR TO EXCAVATION. ALL UTILITIES MUST BE LOCATED AND MARKED OUT PRIOR TO THE START OF ANY SITE GRADING.
3. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION

**LEGEND**

---	PROPERTY LINE
---110---	EXISTING MAJOR CONTOUR
---108---	EXISTING MINOR CONTOUR
⊙	EXISTING DRAINAGE MANHOLE
ST	EXISTING STORM LINE
---	PROPOSED UNDERGROUND STORM WATER PRACTICE
⊙	PROPOSED CATCH BASIN
⊙	PROPOSED DRAINAGE MANHOLE
⊙	PROPOSED NYLOPLAST YARD DRAIN
---	PROPOSED STORM LINE
---	PROPOSED UNDERDRAIN/ROOF DRAIN
---110---	PROPOSED MAJOR CONTOUR
---108---	PROPOSED MINOR CONTOUR
×111.00	PROPOSED SPOT GRADE



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**SITE GRADING & DRAINAGE PLAN**

**PROPOSED RESIDENTIAL**

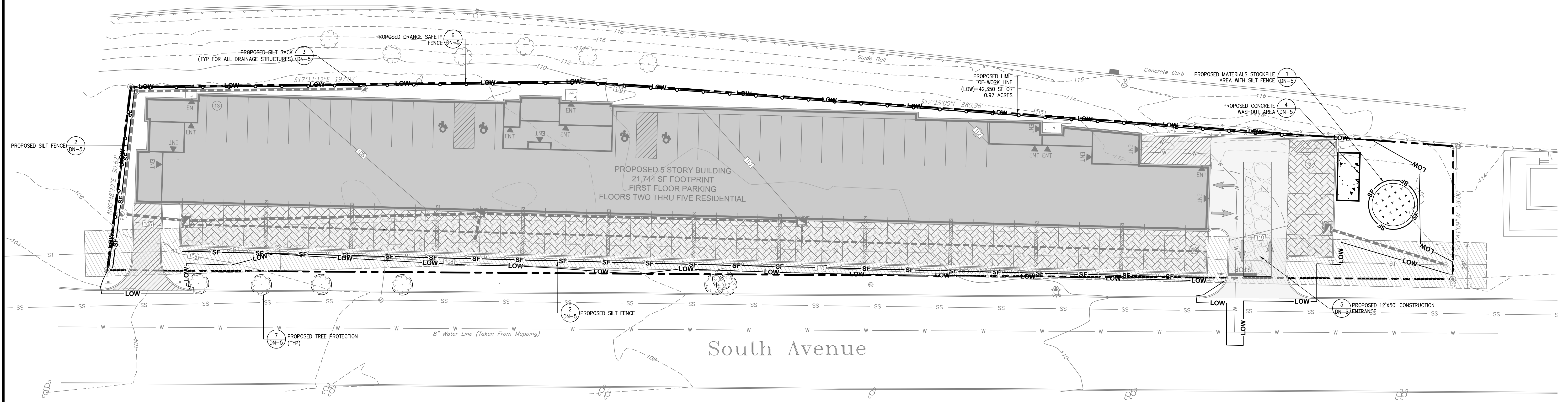
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Design/Calcs	LRC	CAD File	SG25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	<b>SG-1</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	

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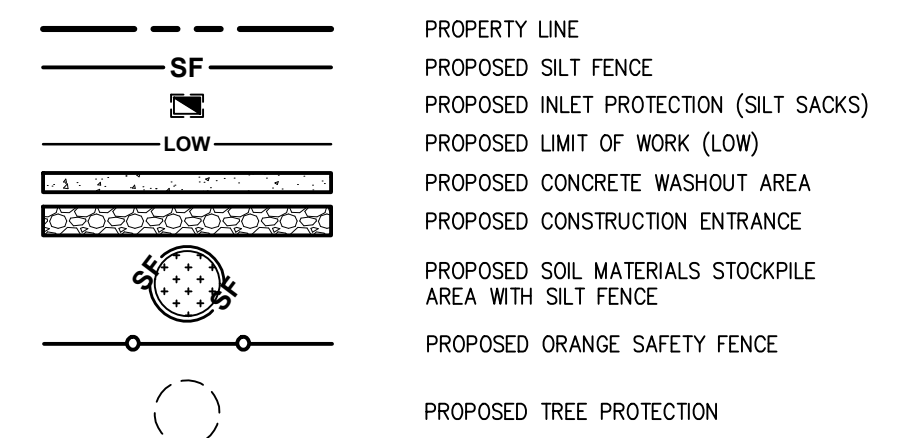


South Avenue

**OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES**

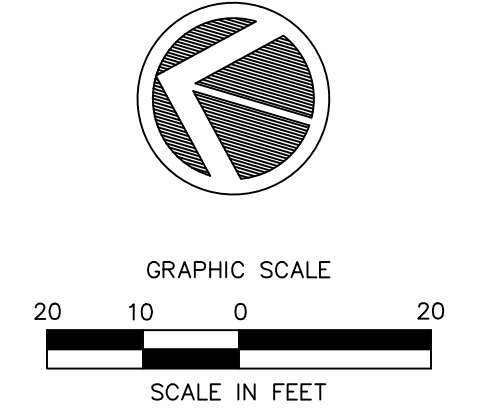
- SILTATION FENCE**  
ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.  
SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.
- INLET PROTECTION**  
ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.
- STABILIZED CONSTRUCTION ENTRANCE**  
THE ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.  
WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.
- CONCRETE WASHOUT**  
ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.  
ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.  
DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECT'S SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTH/FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.  
THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.  
INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

**LEGEND**



**CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES**

- All unvegetated areas in excess of 10% per direction of the Engineer, shall have temporary seeding of fast germinating rye, 10 to 15 #s per 1,000 sq. ft.
- Graded areas - upper elevations: Provide temporary drainage swales, 1% grade min., to direct runoff away from construction sites. Discharge areas to be acceptable to the Engineer.
- Graded areas - lower elevations: Provide drainage swales, 1% min. grades, with staked and secured hay bale siltation. Location of hay bales and discharge areas per approval of Engineer.
- Permanent seeded areas for erosion control: Mixture of perennial rye and blue and red fescue grasses (50/50), 15 to 25 #s per 1,000 sq. ft., mulching at 5#s per 1,000 sq. ft., fertilizer = 5-10-5 at 5#s per 1,000 sq. ft. (if determined necessary by Engineer), with pegging and netting for grades in excess of 15%.
- All permanent drainage interceptor swales to be seeded per Item 4 also.
- All erosion control shall be in accordance with the latest "Urban Erosion and Sediment Control Guidebook" of the Dutchess County Soil and Water Conservation District.
- All areas shall be seeded and mulched as soon as possible.
- Grade as needed and feasible to permit the use of conventional equipment for seed bed preparation, seeding and mulch application.
- Scarify all compacted soils prior to applying topsoil.
- Apply topsoil per Standard #6 Table 6.1 of the Soil Erosion Control Guide Book.
- Seed mix shall be as follows:  
Ky. Blue grass 20 lbs/ac.  
Creeping Red Fescue 40 lbs/ac.



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**EROSION & SEDIMENTATION CONTROL PLAN**

**PROPOSED RESIDENTIAL**

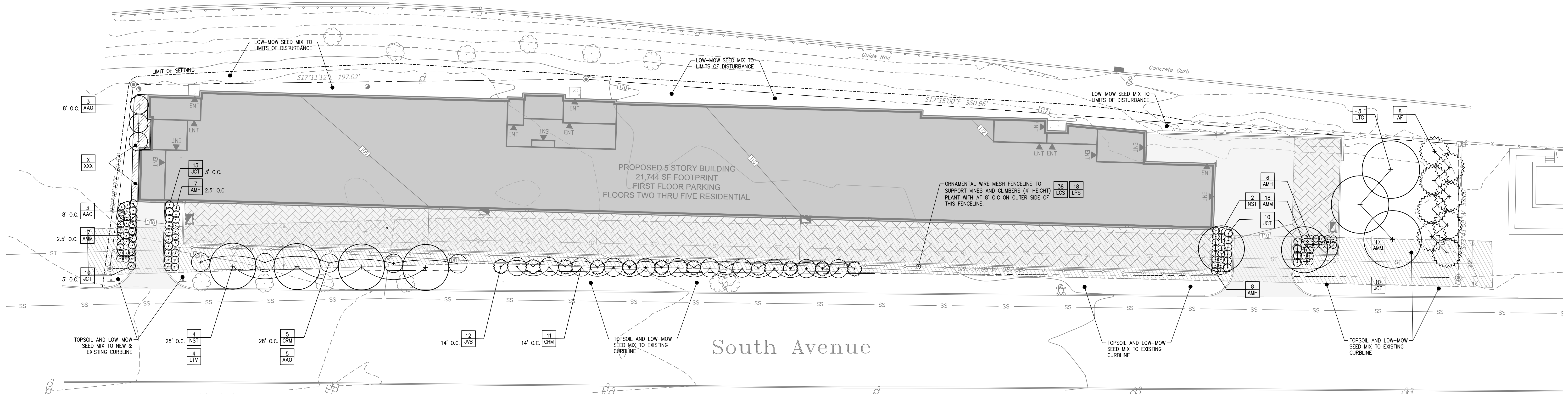
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Revisions

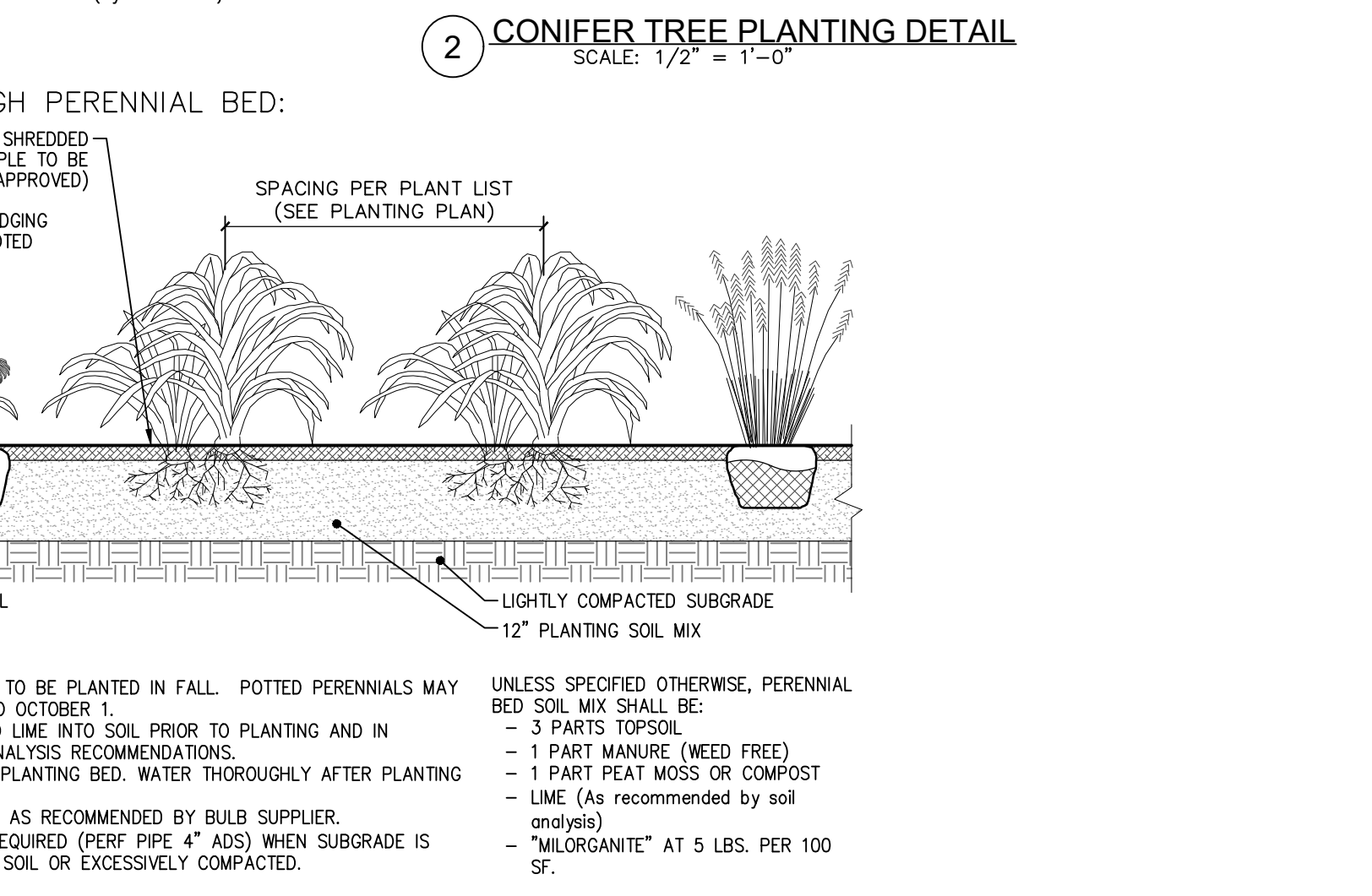
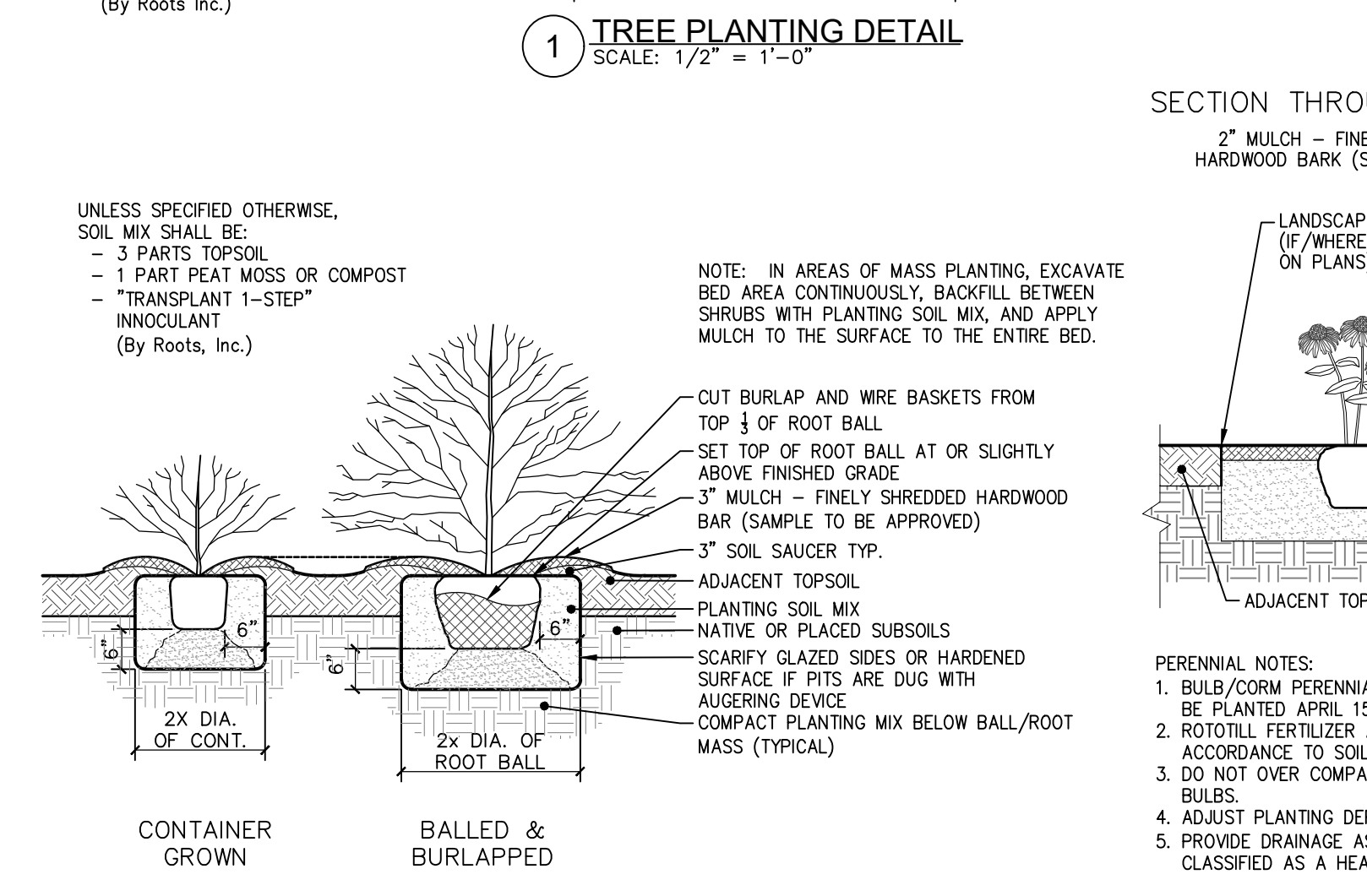
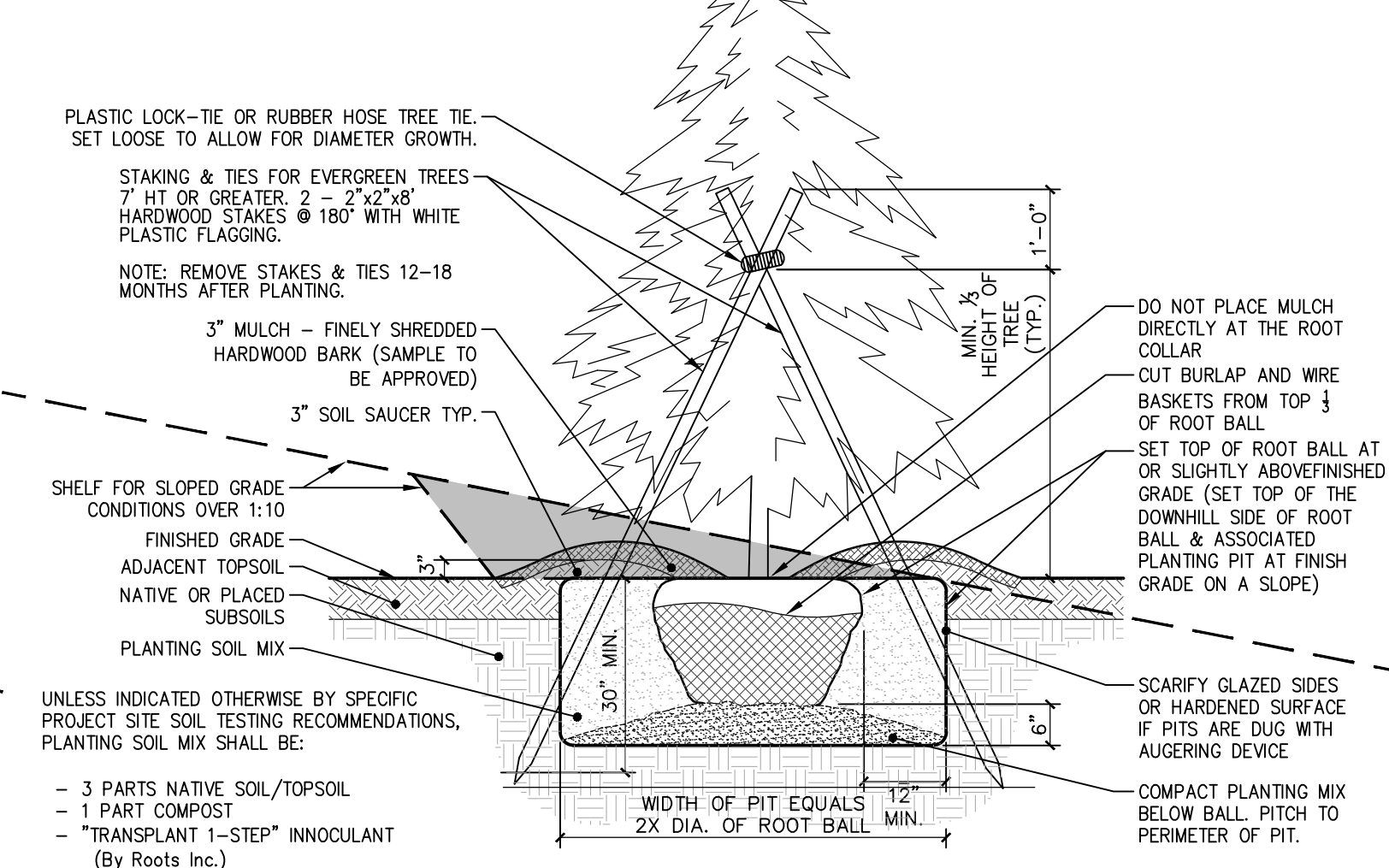
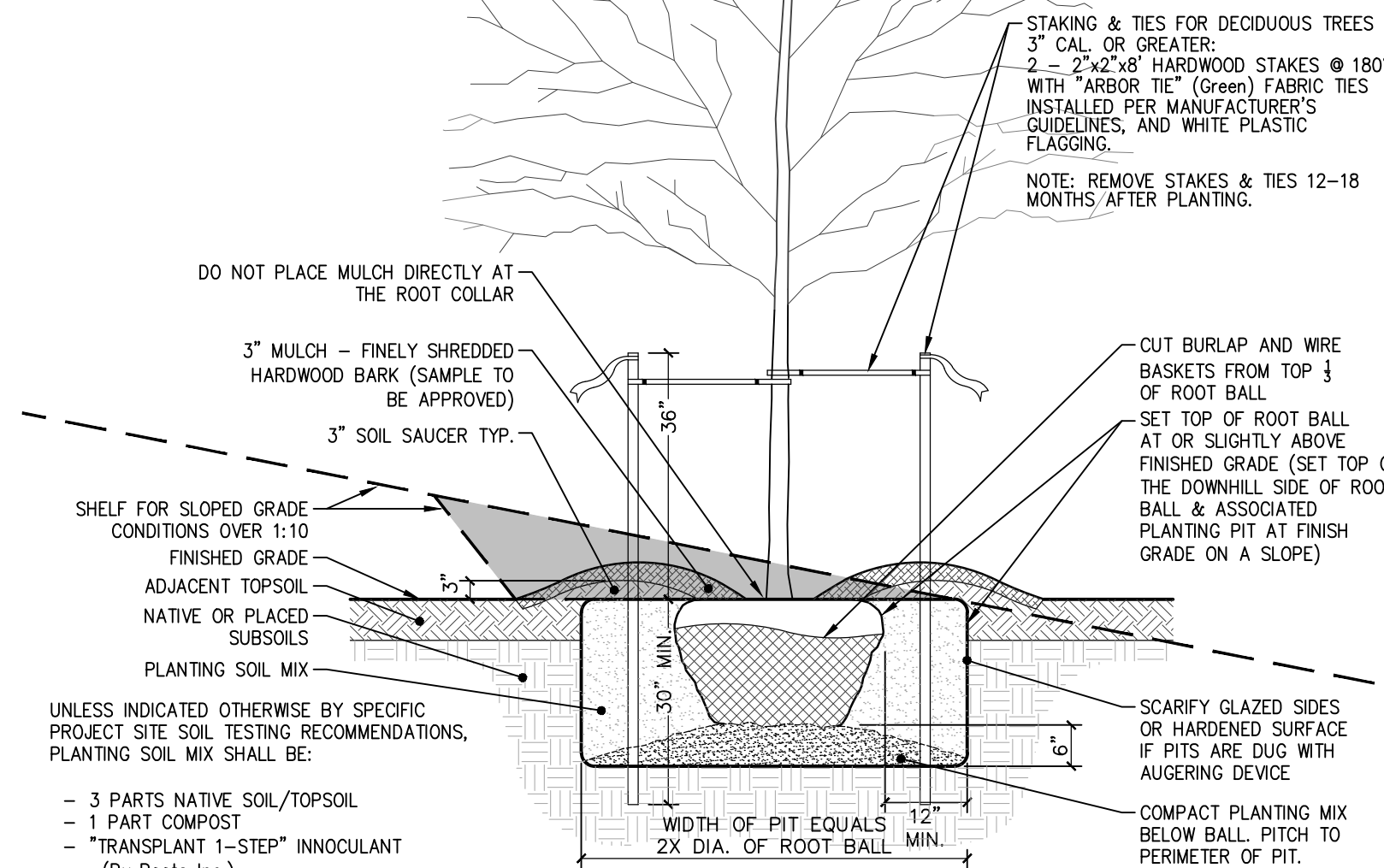
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# US Route 9



**NOTE:**  
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.  
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

**NOTE:**  
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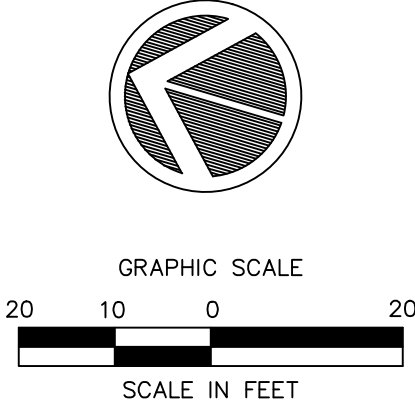


## PLANTING NOTES:

- THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE, MAINTENANCE RESPONSIBILITIES INCLUDING CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
- ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET 38 FOR PLANTING DETAILS.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
  - 1 PART COMPOST
  - 3 PARTS TOPSOIL/NATIVE ON-SITE SOILS
  - PROVIDE OTHER SOIL AMENDMENTS AS RECOMMENDED BY SOIL TESTING FOR SPECIFIC PLANT TYPES BEING INSTALLED.
  - MYCORRHIZAL INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.
  - USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
- PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
  - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
  - MORGANITE APPLIED AT 5 LBS. PER 100 S.F.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL AND JUNE 1 OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR ESTABLISHMENT OF WOODY AND PERENNIAL PLANTINGS FOR TWO YEARS FROM ACCEPTANCE OF PLANTING BY OWNER. IRRIGATION OR OTHER WATERING SHALL ALSO BE PROVIDED FOR SEEDING GRASSES AND WILDFLOWER AREAS TO SUPPORT GERMINATION AND ESTABLISHMENT FOR ONE YEAR FROM INITIAL SEEDING.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" IN SEEDBED AREAS, OR 6" IN SODDED AREAS (IF SOD IS INDICATED ON DRAWINGS). CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
- NATIVE GRASS SEED MIX A (TYPICAL OF GENERAL MEADOW AREAS):  
"ERNST SOLAR FARM SEED MIX" - ERNMX-186 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.  
SEEDING RATE: 4.0 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING).  
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- ROADSIDE SEED MIX B:  
"PARTIALLY SHADED AREA ROADSIDE MIX" - ERNMX-140 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.  
SEEDING RATE: 20 LBS PER ACRE WITH 30 LBS/AC OF A COVER CROP.  
SEEDING DATE: AUGUST 15-OCTOBER 1 (GRAIN RYE COVER) AND APRIL 15-JUNE 15 (GRAIN OATS COVER) UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- INFILTRATION BASIN SEED MIX C:  
"RAIN GARDEN MIX" - ERNMX-180  
AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.  
SEEDING RATE: 20 LBS PER ACRE WITH COVER CROP OF GRAIN RYE (FALL) AT 30 LBS/AC. OR OATS (SPRING) AT 30 LBS/AC.  
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- SEED MIX D:  
"LOW-GROWING WILDFLOWER & GRASS MIX" - ERNMX-156 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.  
SEEDING RATE: 30-40 LBS PER ACRE  
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- POLLINATOR WILDFLOWER MEADOW SEED MIX E:  
"BUTTERFLY & HUMMINGBIRD GARDEN MIX" - ERNMX-179 BY ERNST CONSERVATION SEEDS, MEADVILLE, PA, WWW.ERNSTSEED.COM; 1-800-873-3322.  
SEEDING RATE: 8-11 LBS PER ACRE WITH A COVER CROP OF GRAIN OATS OR GRAIN RYE.  
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- SOD FOR LAWNS (ONLY WHERE SPECIFICALLY CALLED OUT ON PLANS):  
SOD SHALL BE A BLEND OF CREEPING RED, CHEWINGS AND HARD FESCUE. CONTRACTOR SHALL SUBMIT CERTIFIED BLEND FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
- ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- PLANTING SHOWN ON THIS DRAWING IS ILLUSTRATIVE OF PROPOSED PERIMETER AND BUFFER PLANTING ONLY. ADDITIONAL INTERIOR PLANTING IMPROVEMENTS ARE ANTICIPATED WHEN DETAILED DRAWINGS ARE PREPARED.

## PLANT LIST:

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT SIZE	INSTALLED SIZE	MATURE SIZE (WxH)	COMMENTS
AF	8	ABIES FRASERI	FRASER FIR	B&B	7-8' ht.	30-50' ht.	
AAO	6	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	B&B	6-7' ht.	7'x15' ht.	Clump Form
JVB	12	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	B&B	5-6' ht.	6-7'x15' ht.	
LTC	3	LIRIODENDRON TULIPIFERA 'GLEN GOLD'	GLEN GOLD TULIP TREE	B&B	3-3.5' cal.	25x40-60'	
NST	6	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	B&B	2.5-3' cal.	20'x40' ht.	
AMH	-	ARONIA MELANOCARPA 'CONNAM166'	LOW SCAPE HEDGER CHOKEBERRY	CONT.	#5	3-5'x2-3'	2' o.c.; Red-Or Fall
AMM	-	ARONIA MELANOCARPA 'CONNAM165'	LOW SCAPE WOUND CHOKEBERRY	CONT.	#1	12-24" ht.	18" o.c.; Red-Or Fall
CRM	16	CORNUS RACEMOSA	GRAY DOGWOOD	CONT.	3-4' ht.	8'x12' ht.	Clump Form Preferred
JCT	33	JUNIPERUS COMMUNIS 'TORTUGA'	TORTUGA JUNIPER	CONT.	#5	24-30' ht.	Jade Green
LCS	38	LONICERA x. 'CORAL STAR'	CORAL STAR HONESUCKLE	CONT.	#1	9-10' ht.	Orange-Red; Plant at 8' o.c.
LPS	18	LONICERA PERICLYMENUM 'SCENTSATION'	SCENTSATION HONESUCKLE (PW)	CONT.	#1	10-15' ht.	Yellow; Plant at 8' o.c.



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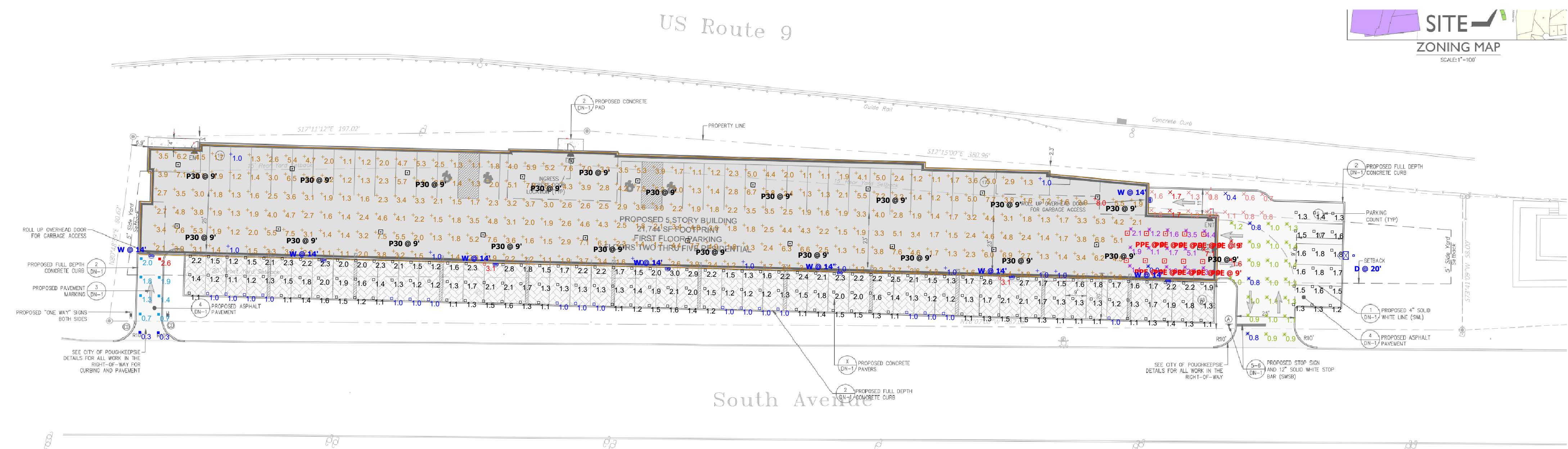
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**LANDSCAPE PLAN**

**PROPOSED RESIDENTIAL**

287-307 SOUTH AVE.  
CITY OF PoughKEEPSIE,  
DUTCHESS COUNTY, NEW YORK

Design/Colors	LRC	CAD File	LL25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	



### D-Series Size 0 LED Area Luminaire

**Specifications**

- Length: 36.18"
- Width: 14.60"
- Height H1: 2.32"
- Height H2: 7.64"
- Weight: 23.93 lbs

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high-performance, high-efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information**

EXAMPLE: DSX0 LED P6 40K 70CR1 T3M MVOLT SPA NTLAR2 PRRH DBXDB

Code	Description	Code	Description	Code	Description
DSX0	DSX0 LED P6 40K 70CR1 T3M MVOLT SPA NTLAR2 PRRH DBXDB	DSX0	DSX0 LED P6 40K 70CR1 T3M MVOLT SPA NTLAR2 PRRH DBXDB	DSX0	DSX0 LED P6 40K 70CR1 T3M MVOLT SPA NTLAR2 PRRH DBXDB

### D-Series Size 1 LED Wall Luminaire

**Specifications**

- Length: 13.34"
- Depth: 4.00"
- Height: 6.38"

**Introduction**

The D-Series Wall Luminaire is a stylish, fully engineered LED solution for building mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

**Ordering Information**

EXAMPLE: DSXW1 LED P2 40K 70CR1 T3M MVOLT SPA NTLAR2 PRRH DBXDB

Code	Description	Code	Description	Code	Description
DSXW1	DSXW1 LED P2 40K 70CR1 T3M MVOLT SPA NTLAR2 PRRH DBXDB	DSXW1	DSXW1 LED P2 40K 70CR1 T3M MVOLT SPA NTLAR2 PRRH DBXDB	DSXW1	DSXW1 LED P2 40K 70CR1 T3M MVOLT SPA NTLAR2 PRRH DBXDB

### Holophane Parkpak LED

**Introduction**

The Parkpak LED is a stylish, fully engineered LED solution for building mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

**Ordering Information**

EXAMPLE: PPSQL2 P80 30K PY T5E

Code	Description	Code	Description	Code	Description
PPSQL2	PPSQL2 P80 30K PY T5E	PPSQL2	PPSQL2 P80 30K PY T5E	PPSQL2	PPSQL2 P80 30K PY T5E

**FIXTURE TYPE 'PPE' IS OFF**

### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Auto Entry / Exit Drive	✖	1.1 fc	1.6 fc	0.8 fc	2.0:1	1.4:1
Covered Parking	+	3.0 fc	8.0 fc	1.0 fc	8.0:1	3.0:1
Exposed Parking	□	1.6 fc	3.1 fc	1.0 fc	3.1:1	1.6:1
Nighttime Entry Zone	✖	2.6 fc	7.1 fc	0.9 fc	7.9:1	2.9:1
Trash Access Drive - North	■	1.3 fc	2.6 fc	0.3 fc	8.7:1	4.3:1
Trash Access Drive - South	✖	1.1 fc	1.7 fc	0.4 fc	4.3:1	2.8:1

**General Notes - Exteriors**

- Horizontal readings shown are based on a total LLF of 0.90 as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
- Please refer to the fixture labels for product type and mounting height.
- Product information can be obtained at <https://www.acuitybrands.com/> or through your local agency.
- Garage surface reflectances = 50/30/20. No garage wall in front of building.

**Background Image Disclaimer**

Please note this design utilizes an image format or converted image such as a PDF or JPEG formats for the background shown. These types of formats can vary in accuracy and possibly resulting in deficiencies of actual readings in the field. Acuity Brands strongly suggests the use of AutoCAD formats for all design requests.

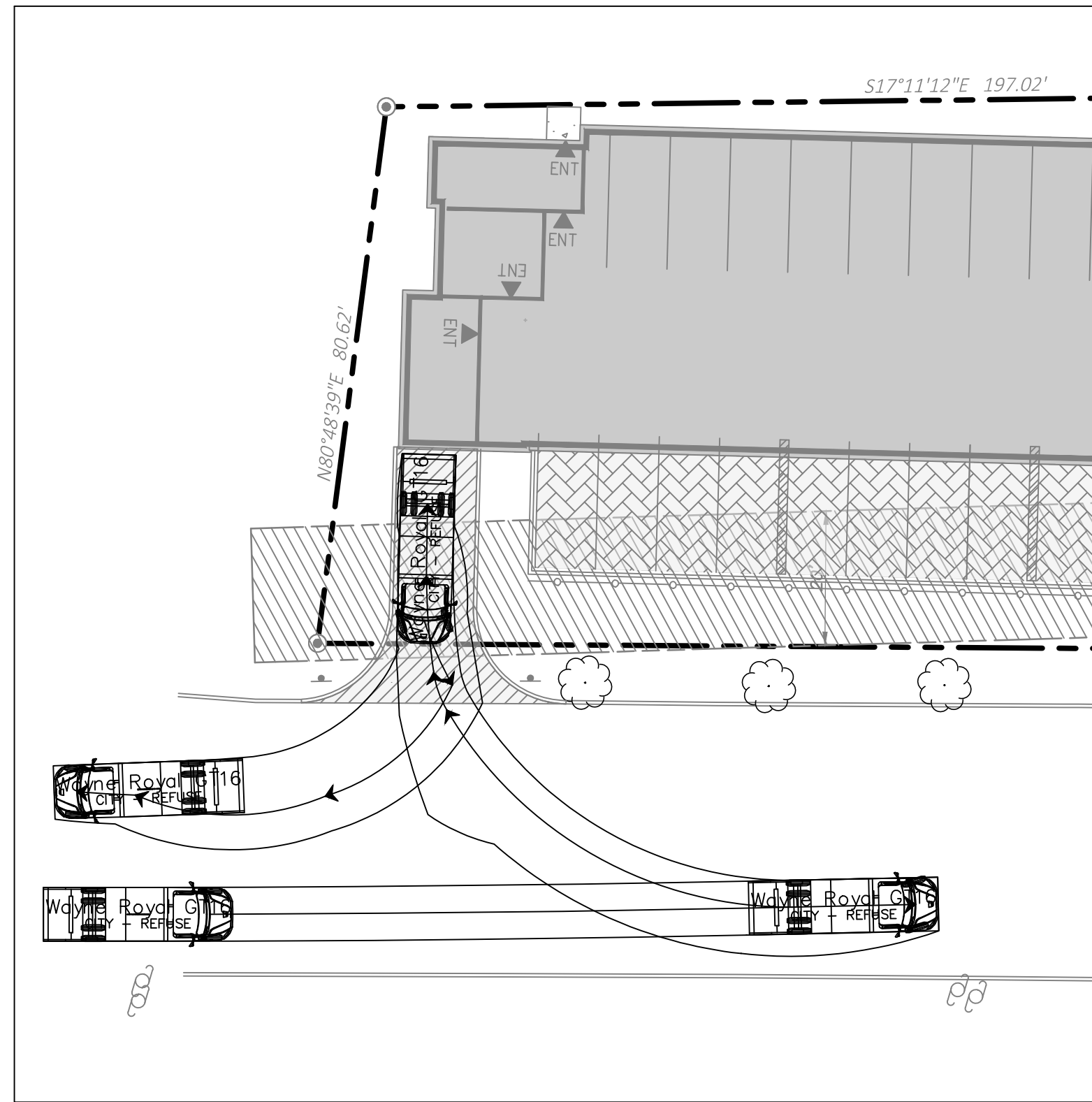
**DISCLAIMER**

This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual® lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions. Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These approximations may result in significant inaccuracies in actual calculated luminous and/or radiant power quantities in areas where a source is in close proximity to a particular surface or point. The modeling of radiant flux exchange used in the Visual software requires a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitances into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into calculated values. Calculations performed by the Visual software assume that all reflected flux is reflected in a perfectly diffuse (Lambertian) and spectrally uniform manner across the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities. As a result of the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated output values identifying expected radiometric quantities and any resulting derived radiation dose calculations may be adversely affected. In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (including but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications), if incorrect assumptions are made because of such deficiencies in the information provided, or if typical assumptions made about the depicted physical space are not appropriate for the space. Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end-user environment (including, but not limited to, voltage variation and dirt accumulation), or other possible variations in field conditions. Finally, lamp lumen depreciation and/or depreciation in lamp radiant intensity may result in performance over time that differs from performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differs from calculated performance. It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.

### Schedule

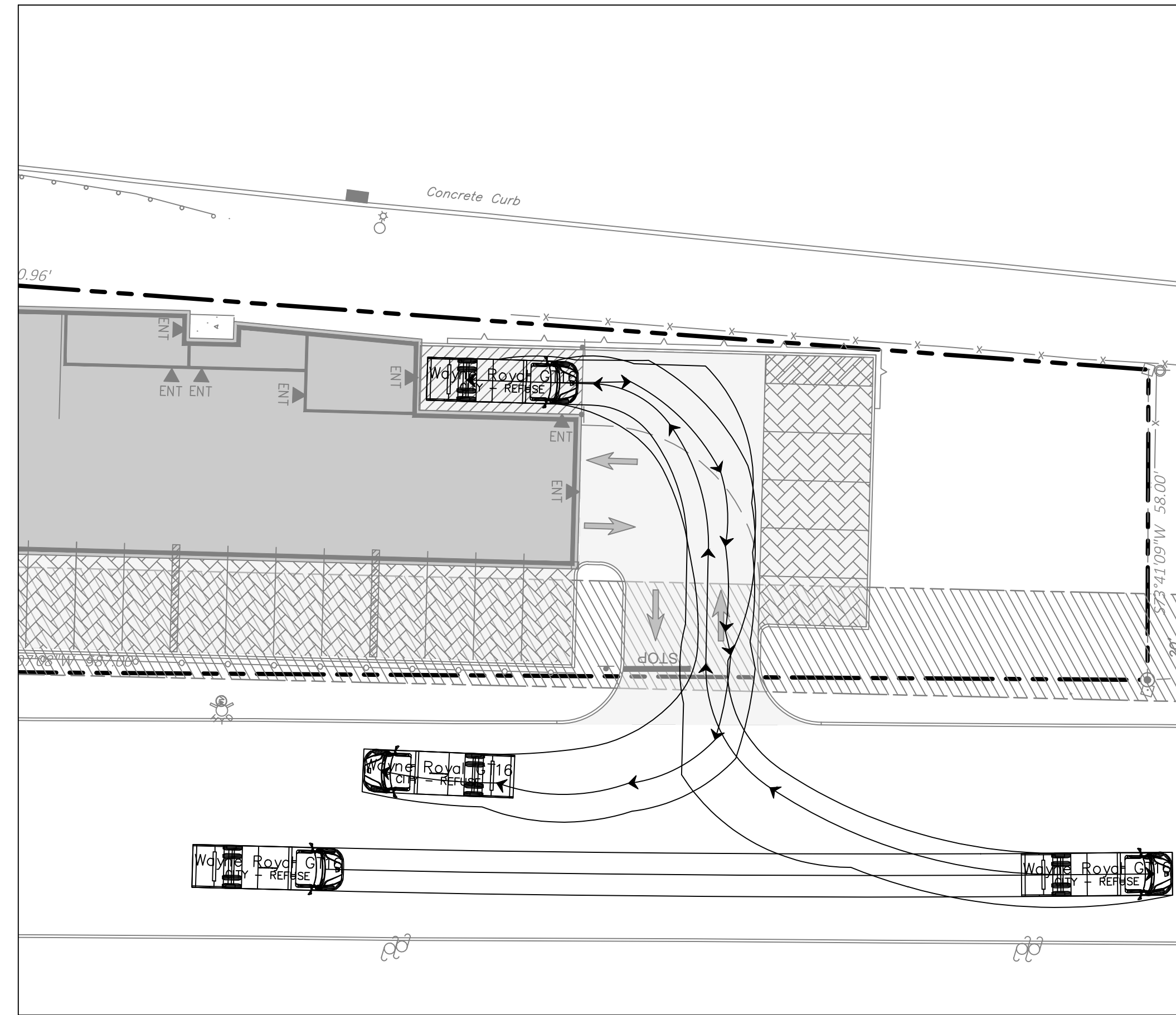
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Filename	Fixture Lumens	LLF	Input Watts	Distribution
⊗	D	1	Lithonia Lighting	DSX0 LED P3 30K 70CRI T3M	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 3 Medium	DSX0_LED_P3_30K_70CRI_T3M.i.es	8439	0.89	68.95	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G3
⊙	PPE	10	Holophane	PPSQL2 P80 30K PY T5E	Holophane ParkPak Square LED, LED Performance Package P80, 96W, 3000K CCT, Voltage, Polycarbonate Lens, Type V, Entryway	PPSQL2_P80_30K_PY_T5E.i.es	OFF	0	0	TYPE VS, BUG RATING: B3 - U2 - G1
⊙	P30	21	Holophane	PPSQL2 P40 30K PY T5W	Holophane ParkPak Square LED, LED Performance Package P40, 51W, 3000K CCT, Voltage, Polycarbonate Lens, Type V, Wide	PPSQL2_P40_30K_PY_T5W.i.es	4090	0.93	51	TYPE VS, BUG RATING: B2 - U3 - G2
⊗	W	8	Lithonia Lighting	DSXW1 P3 30K T3M	4000 3000K 70CRI Type 3 Medium	DSXW1_P3_30K_T3M.i.es	2972	0.91	21.05	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2

Designer:  
Eric Perkins,  
Date  
12/18/2025  
Scale  
As Shown  
Drawing No.  
309503-1 A1  
Summary



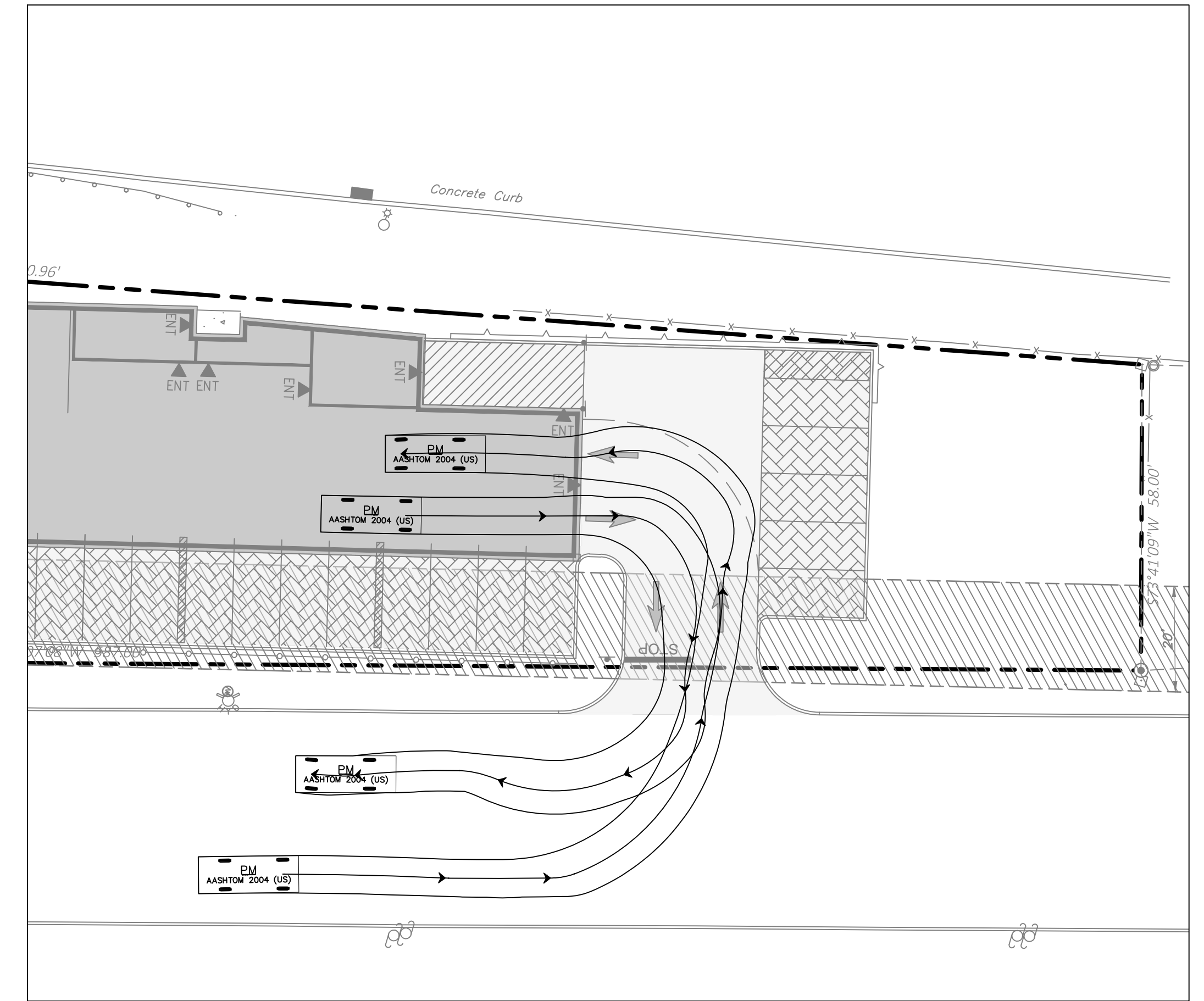
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1"=20'



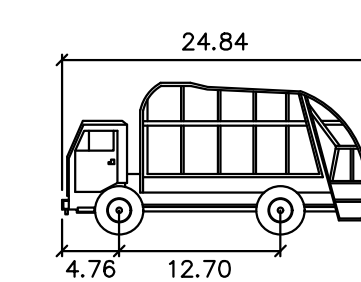
REFUSE ENCLOSURE MOVEMENT (SOUTH ENTRANCE)

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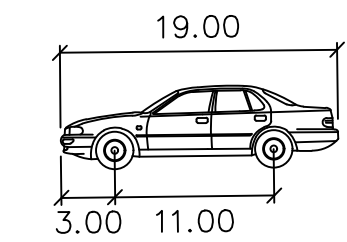


STANDARD PASSENGER CAR MOVEMENT

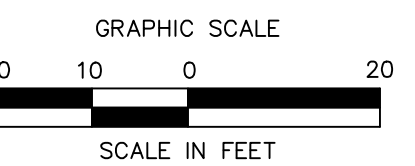
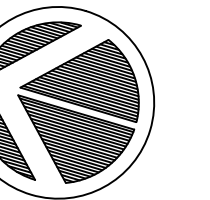
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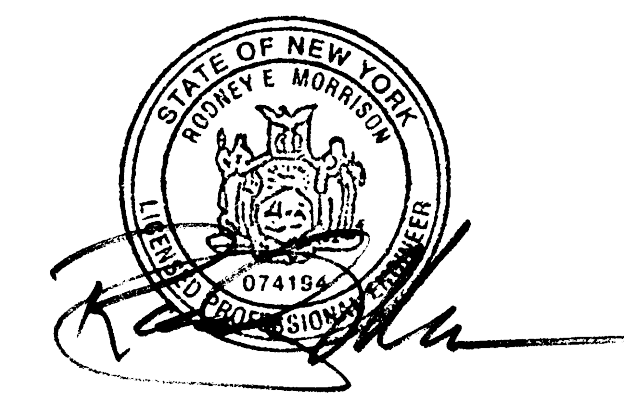
Refuse Vehicle  
 Width : 7.87  
 Track : 7.41  
 Lock to Lock Time : 6.0  
 Steering Angle : 26.5



P  
 Width : 7.00  
 Track : 6.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 31.6



X:\JOBS\lubs 2025\25-3364 - Ryan Arket - 287-307 South Ave - PK South Ave, LLC\DWG\T25336401.dwg 12/16/2025 8:38 AM SCurran



Revisions	By	Date

**LRC**  
 Engineering & Surveying

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

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 160 West Street, Suite E  
 Cromwell, CT 06416  
 (860) 635-2877  
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**VEHICLE MOVEMENT PLAN**

**PROPOSED RESIDENTIAL**

287-307 SOUTH AVE.  
 CITY OF POUGHKEEPSIE,  
 DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	T25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	<b>TT-1</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	

**CITY OF POUGHKEEPSIE WATER NOTES**

- ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. WET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
- THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.
- ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.
- THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYSDOH CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.
- THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.
- THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.
- THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
- ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
- THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
- FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.
- FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSIE.
- PROPOSED WATER METERS LOCATED WITHIN THE METER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (RADIO TYPE REMOTE READER) TRANSDUCER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.
- THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
- FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DCOOH PRIOR TO APPROVAL TO OPERATE.
- ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.
- THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.
- ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING. BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO. 40	0-70
NO. 200	0-10

- TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15

- BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.
- THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.
- INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
- ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY OF POUGHKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.
- THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE. THE SUPPORTS ARE TO BE PLACED ONLY BENEATH SPOOL PIECES AND NOT UNDER CRITICAL EQUIPMENT, METERS, ETC.
- THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE WATER INFRASTRUCTURE WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND WATER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

**CITY OF POUGHKEEPSIE SANITARY SEWER NOTES**

- FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN. ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR DUTCHESS COUNTY SANITARY CODE.
- DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5/8" IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL. IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.
- MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. AIR CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.
- MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST, AS A MINIMUM, SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM -F-1417 (1992) ENTITLED "STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR" (RE-APPROVED 1998). SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION Pamphlet (TIP) NO.15 (REVISED).
- SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.
- FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
- ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN-3) AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
- ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AND THE DCOOH AS A CONDITION OF APPROVAL FOR OPERATION.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO. 40	0-70
NO. 200	0-10

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15

BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.

- ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER", FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.
- INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.
- LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.
- EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.
- THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

**COMPACTION AND BACKFILL NOTES**

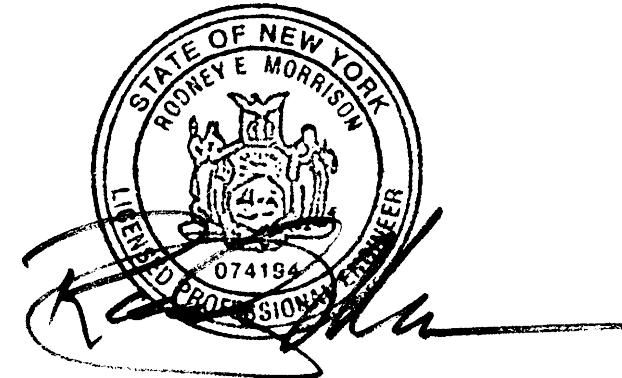
UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

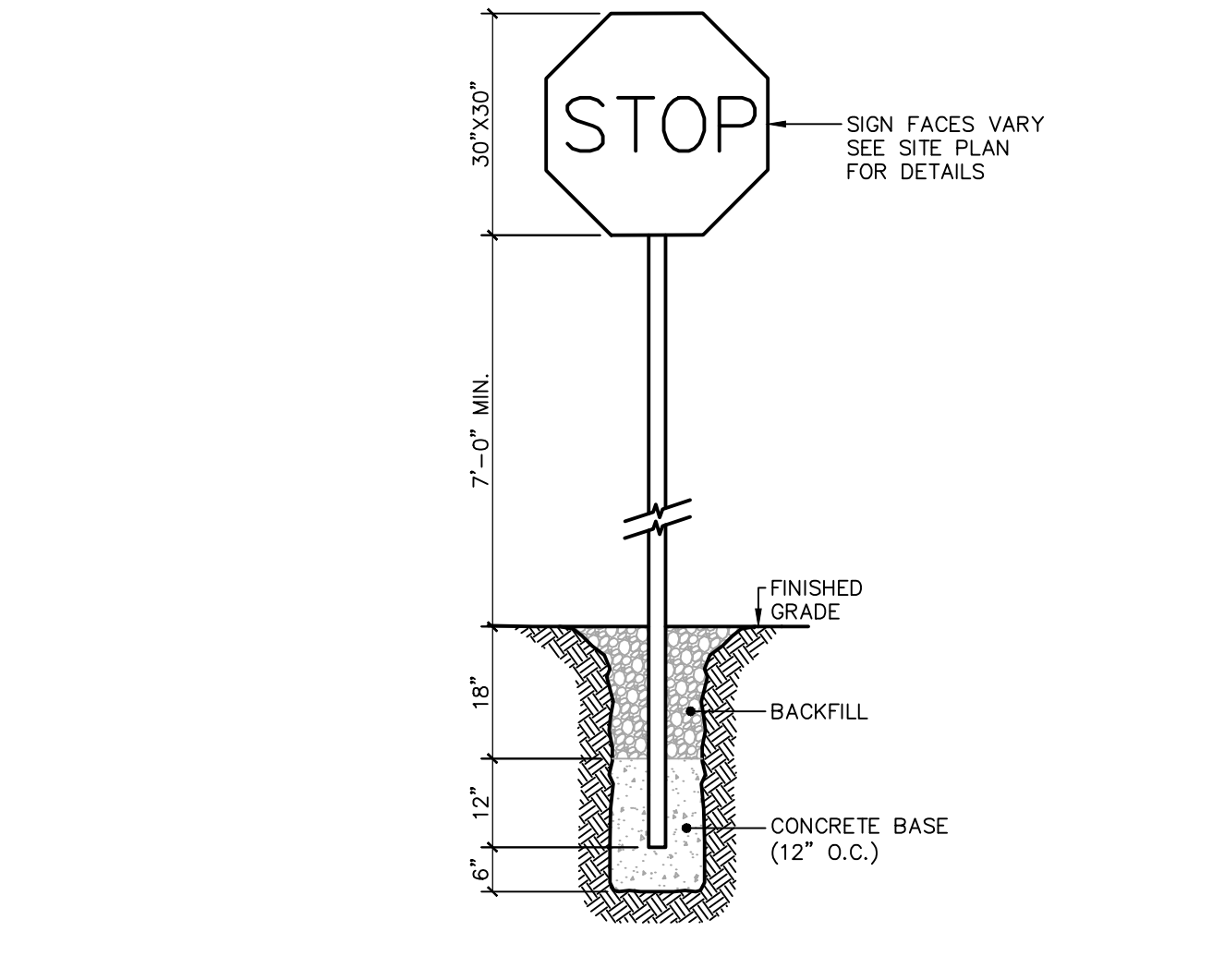
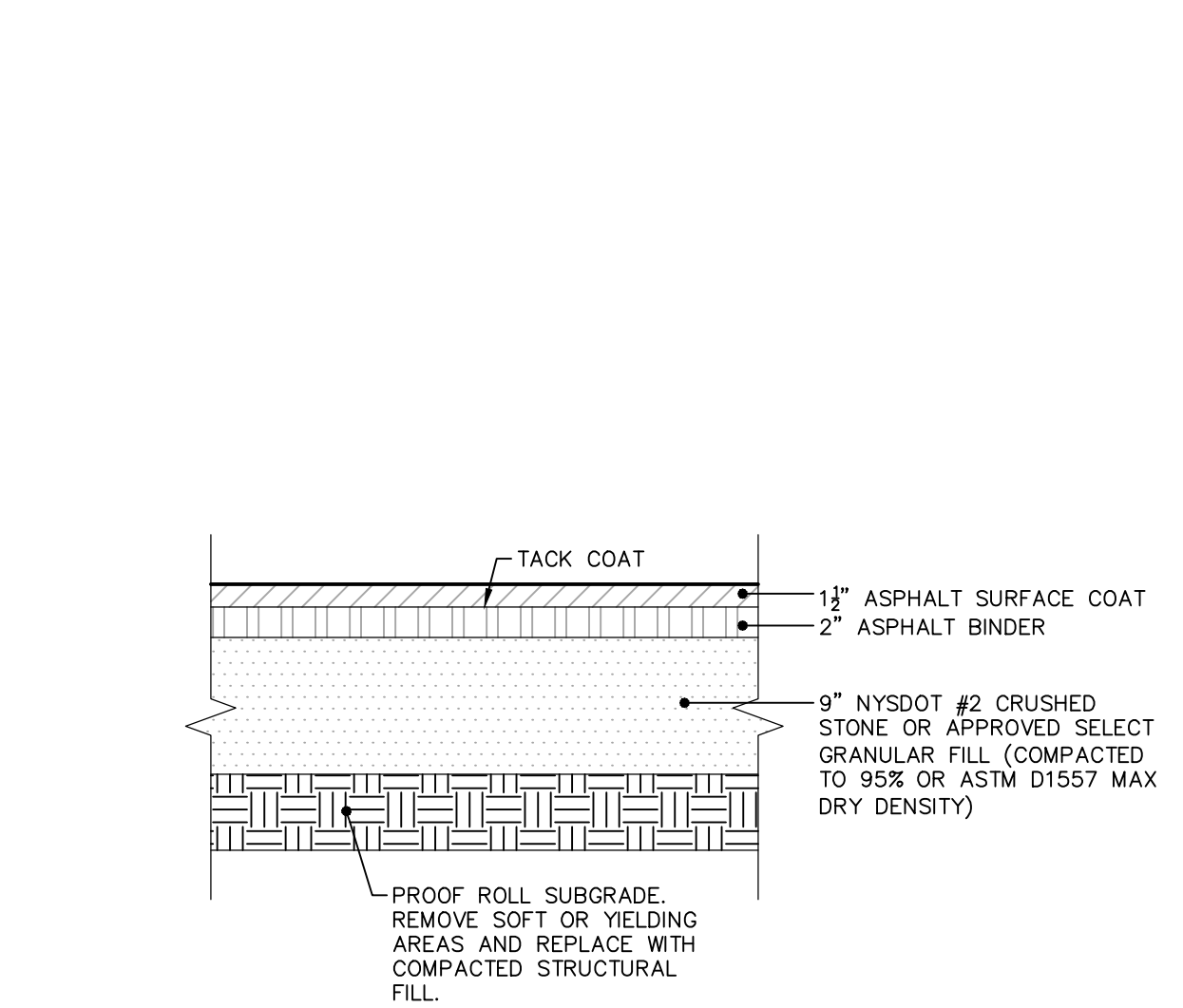
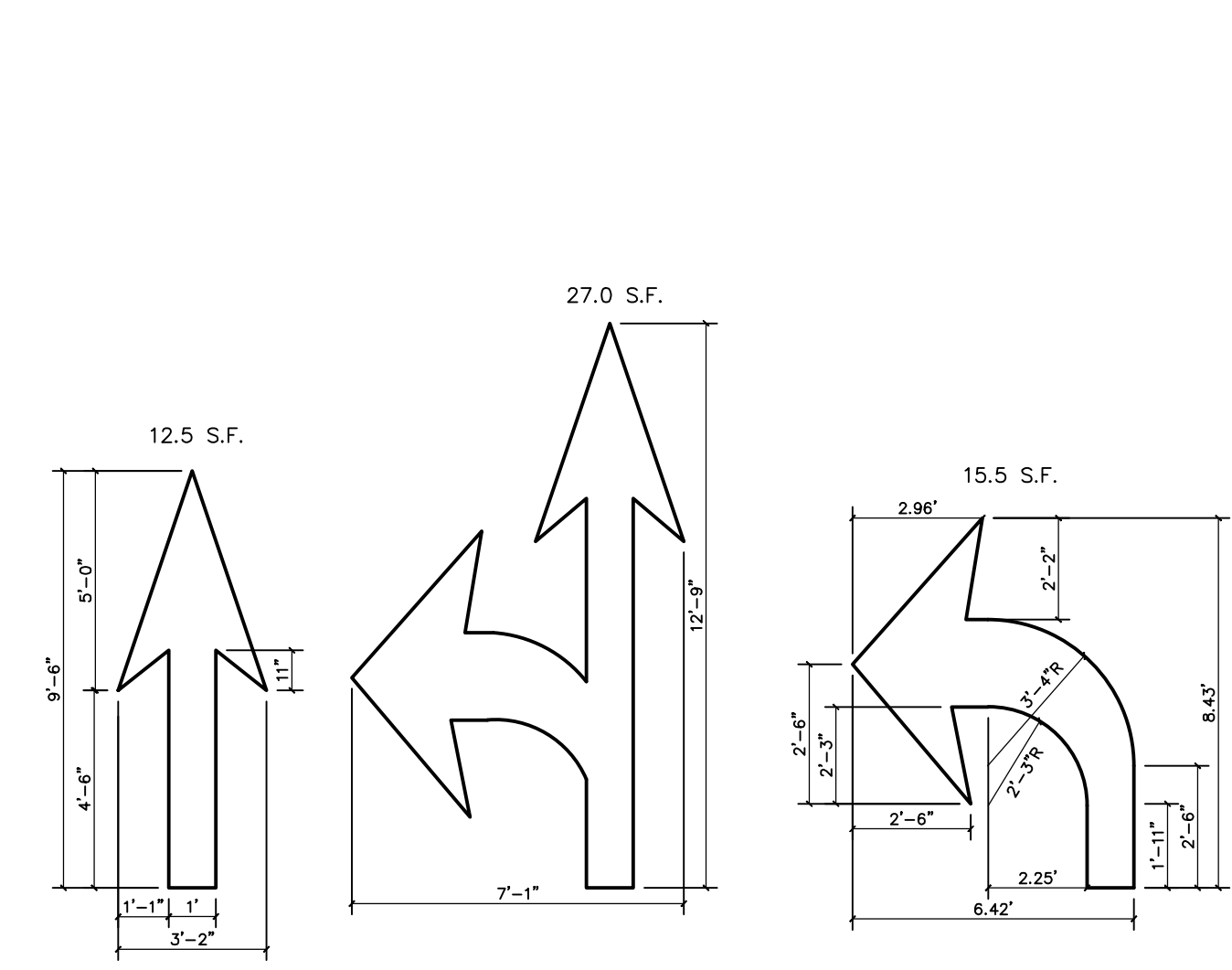
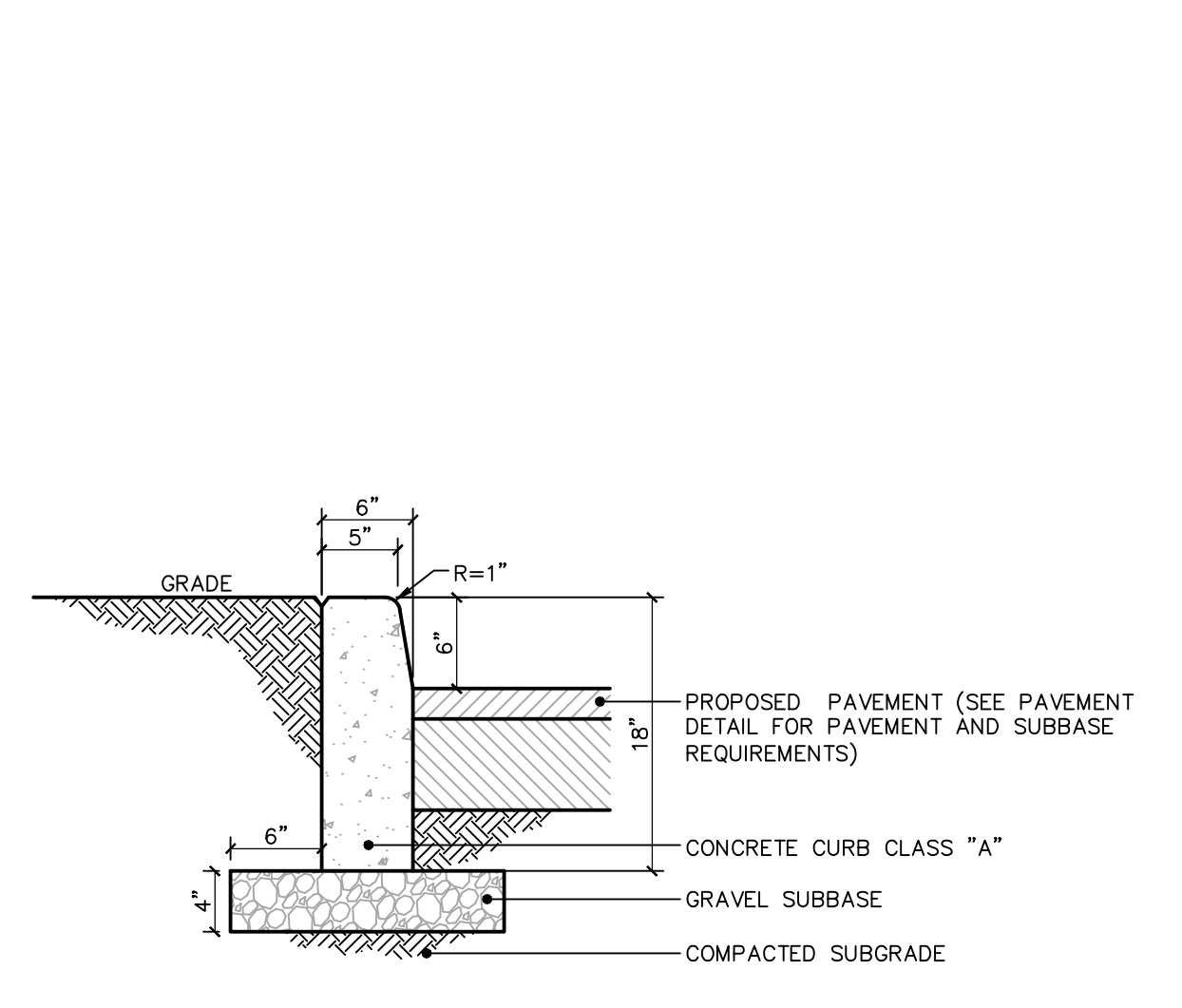
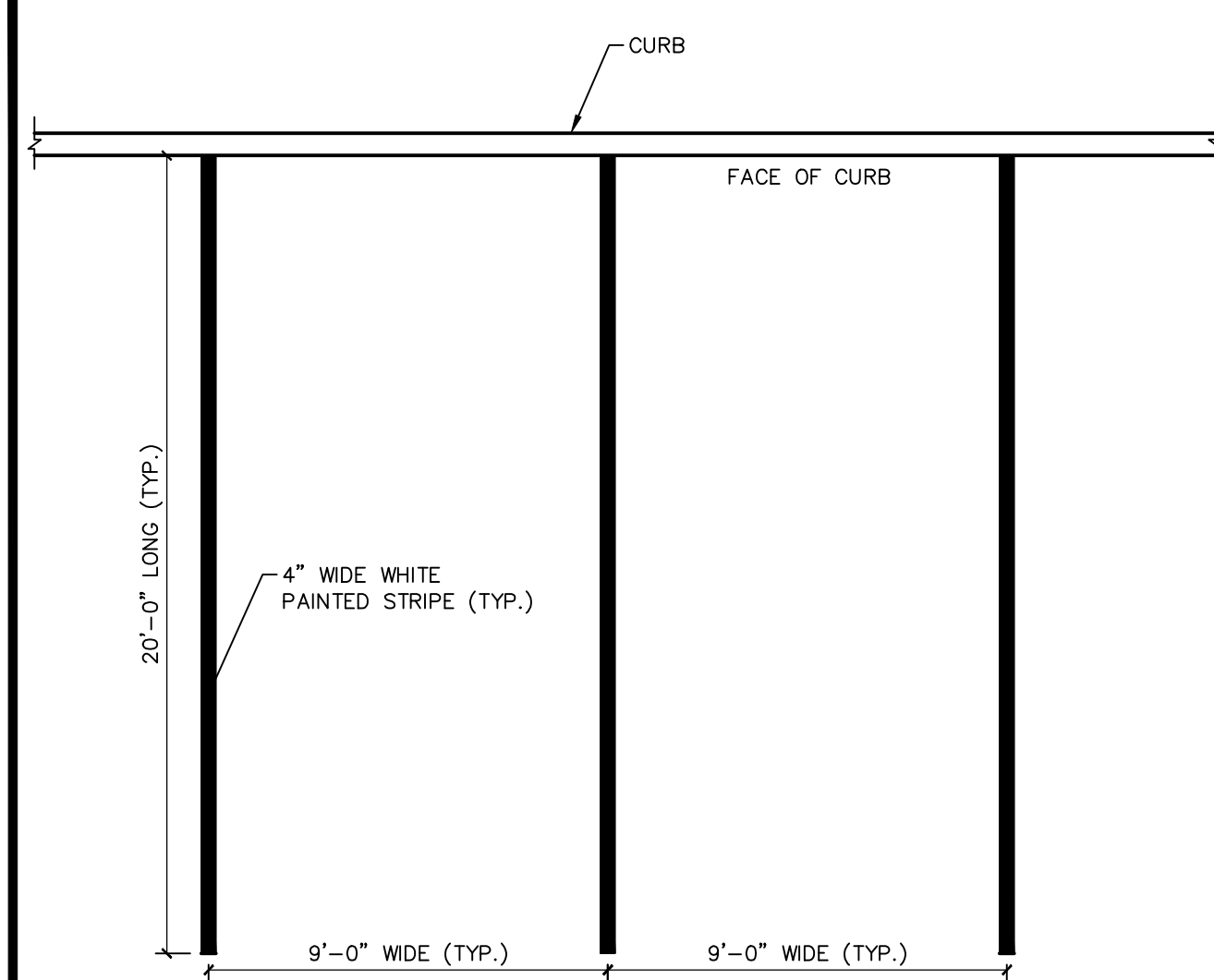
**DECOMPACTION OF SOILS IN RECLAIMED AREAS NOTES**

THESE PROCEDURES SHALL BE FOLLOWED PRIOR TO INSTALLATION OF TOP SOIL OR INFILTRATION PRACTICES IN ANY AREA PREVIOUSLY IMPERVIOUS OR COMPACTED BY CONSTRUCTION EQUIPMENT. FOR ALL AREAS TO BE RECLAIMED FOR STORMWATER INFILTRATION, THE AREA SHALL BE MARKED OFF WITH ORANGE SAFETY FENCE AFTER DEMOLITION AND PRIOR TO DECOMPACTION TO PREVENT FURTHER COMPACTION OF THE UNDERLYING SOILS.

- AREAS RECLAIMED AS TOP SOIL:
- APPLY 3" OF COMPOST OVER SUBSOIL AFTER SUBGRADE LEVELS HAVE BEEN REACHED AND IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.
  - THE ENTIRE SUBGRADE AREA SHALL BE LOOSEND TO A MINIMUM DEPTH OF 12 INCHES UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.
  - ANY SUBGRADE AREAS WHICH HAVE BECOME HEAVILY COMPACTED (DEFINED AS EXCEEDING 88%-88% COMPACTION ASTM 698 STANDARD PROCTOR) INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARKING AREAS, MATERIAL STOCKPILE AREAS, TEMPORARY ROADWAYS, CONSTRUCTION AREAS AND AREAS AROUND THE BUILDING, OTHER CONSTRUCTION AREAS, AREAS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED, IMMEDIATELY PRIOR TO PLACING SOILS. HEAVILY COMPACTED AREAS SHALL BE LOOSEND TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.
  - CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING PLANTING SOIL. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.
  - AFTER THE SOILS HAVE BEEN LOOSEND AND INSPECTED, TOPSOIL MAY BE SPREAD BY USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE DUMPED AND SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSEND AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSEND. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RECARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.
- AREAS RECLAIMED FOR STORMWATER INFILTRATION PRACTICES:
- EXCAVATE AREA TO THE DEPTH OF THE PROPOSED BOTTOM OF THE INFILTRATION PRACTICE.
  - THE ENTIRE SUBGRADE AREA SHALL BE LOOSEND TO A MINIMUM DEPTH OF 12 INCHES BELOW PROPOSED SUBGRADE UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.
  - ANY SUBGRADE AREAS WHICH REMAIN HEAVILY COMPACTED (DEFINED AS EXCEEDING 88%-88% COMPACTION ASTM 698 STANDARD PROCTOR), AS SHOWN ON THE PLANS OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED, IMMEDIATELY PRIOR TO PLACING SOILS, HEAVILY COMPACTED AREAS SHALL BE LOOSEND TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.
  - CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.
  - AFTER THE SOILS HAVE BEEN LOOSEND AND INSPECTED, INFILTRATION PRACTICES MAY BE INSTALLED USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE PLACED, DUMPED, OR SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSEND AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSEND. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RECARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.
  - WHEN INFILTRATION PRACTICES ARE LOCATED BELOW PAVEMENT THE AREA SHALL REMAIN FREE OF LARGE VEHICLES UNTIL THE PAVEMENT SUBBASE HAS BEEN INSTALLED.
  - FOR REFERENCE OF DECOMPACTION NOTES, SEE NYS DESIGN MANUAL SECTION 5.1.6 FOR DEEP RIPPING AND DECOMPACTION OF EXISTING AREAS THAT ARE PROPOSED FOR RESTORATION.



		<b>NOTES SHEET</b>	
		<b>PROPOSED RESIDENTIAL</b> 287-307 SOUTH AVE. CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK	
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Design/Calcs	LRC	CAD File	NS25336405.dwg
Drawn	SMC	Project No.	25-3364
Checked	KFC	Date	2025-12-22
Approved	LRC	Scale	NONE
Revisions		Sheet No.	
		<b>NS-1</b>	



NOTES:  
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET SG-1 FOR COMPACTION REQUIREMENTS.

REFER TO ADJACENT VIEWS FOR DIMENSIONS (WHITE)  
(ARROWS TO BE CENTERED IN TRAVEL LANE)

NOTE:  
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYS DOT AND MUTCD STANDARDS.

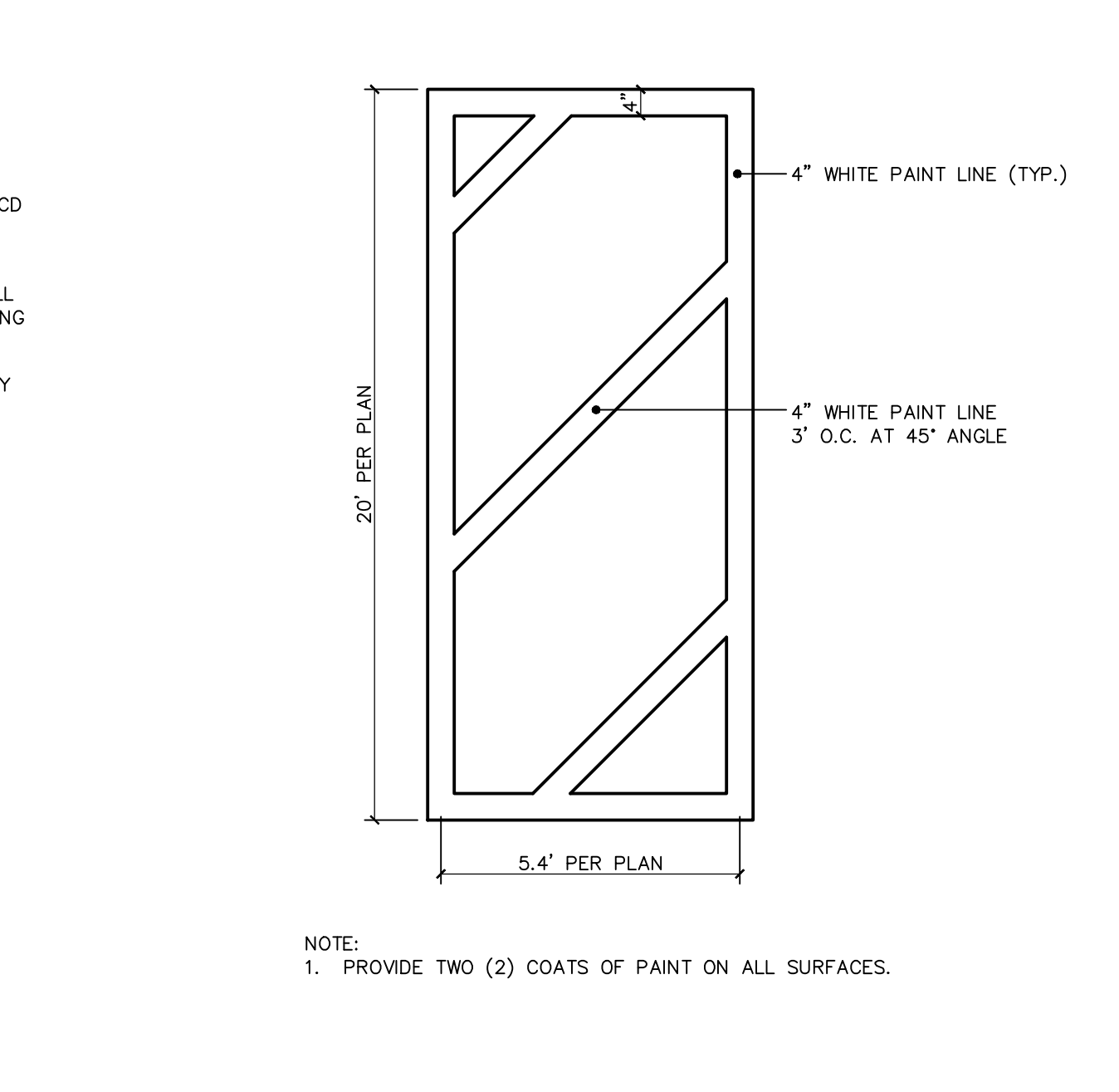
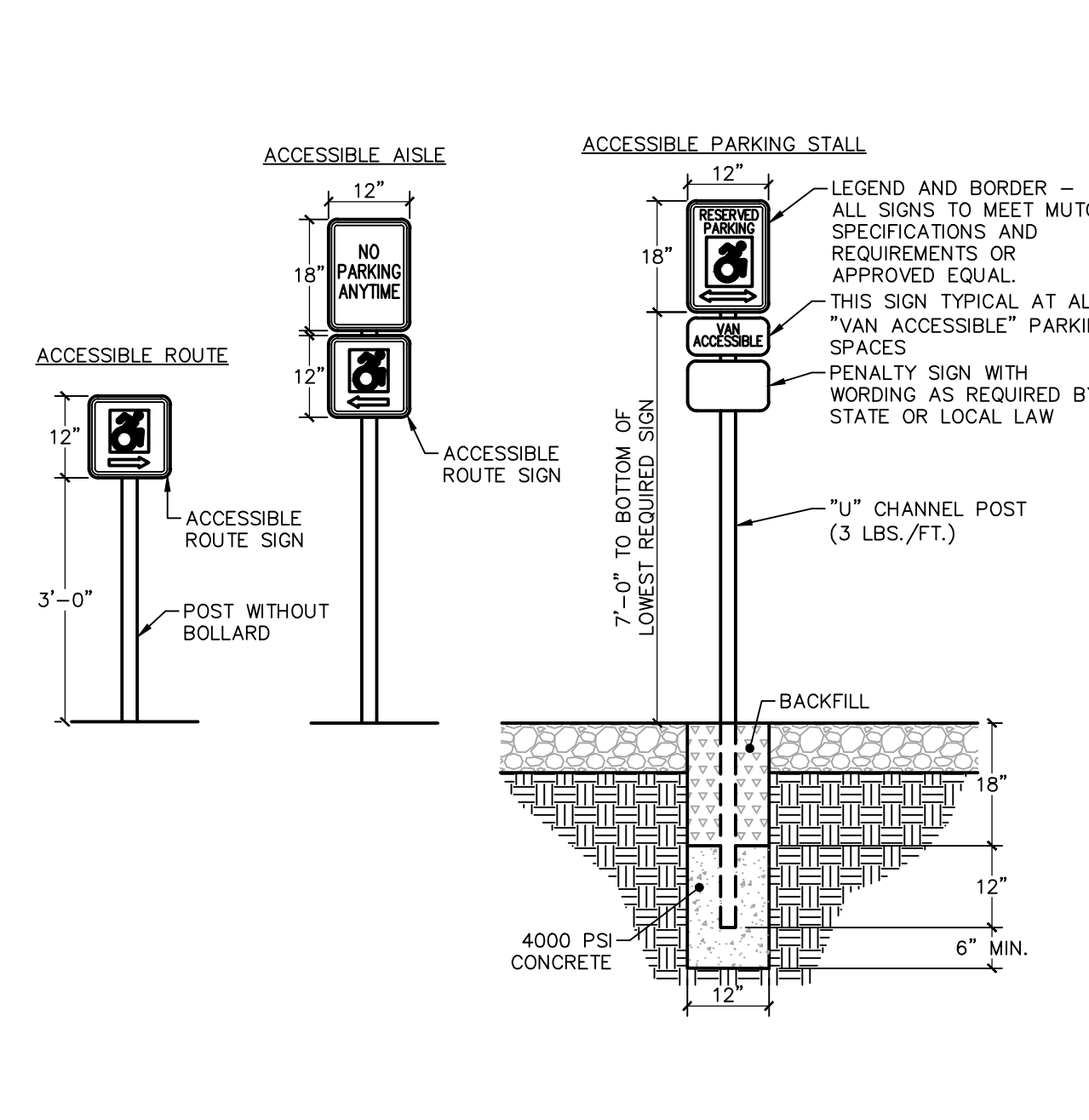
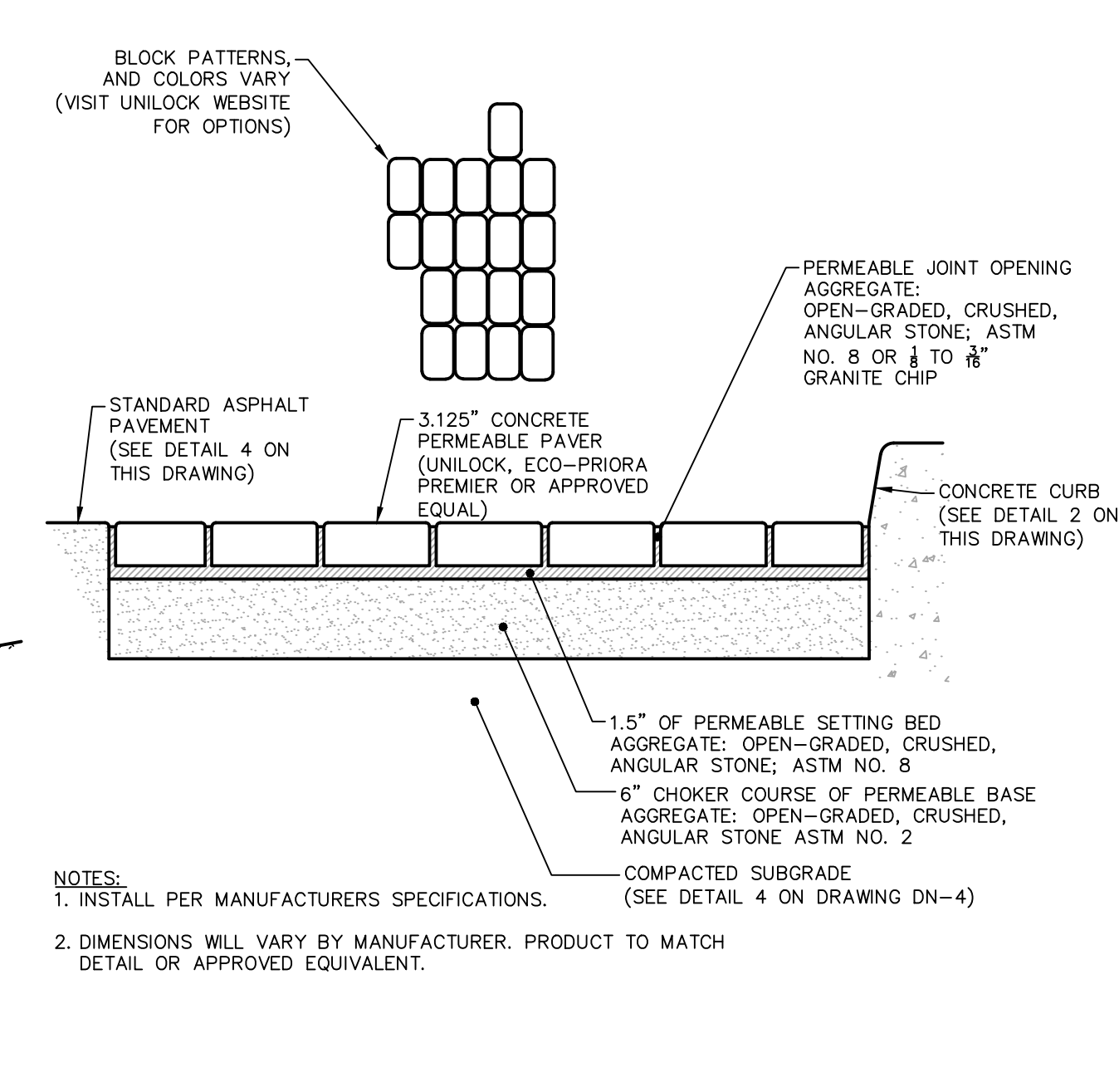
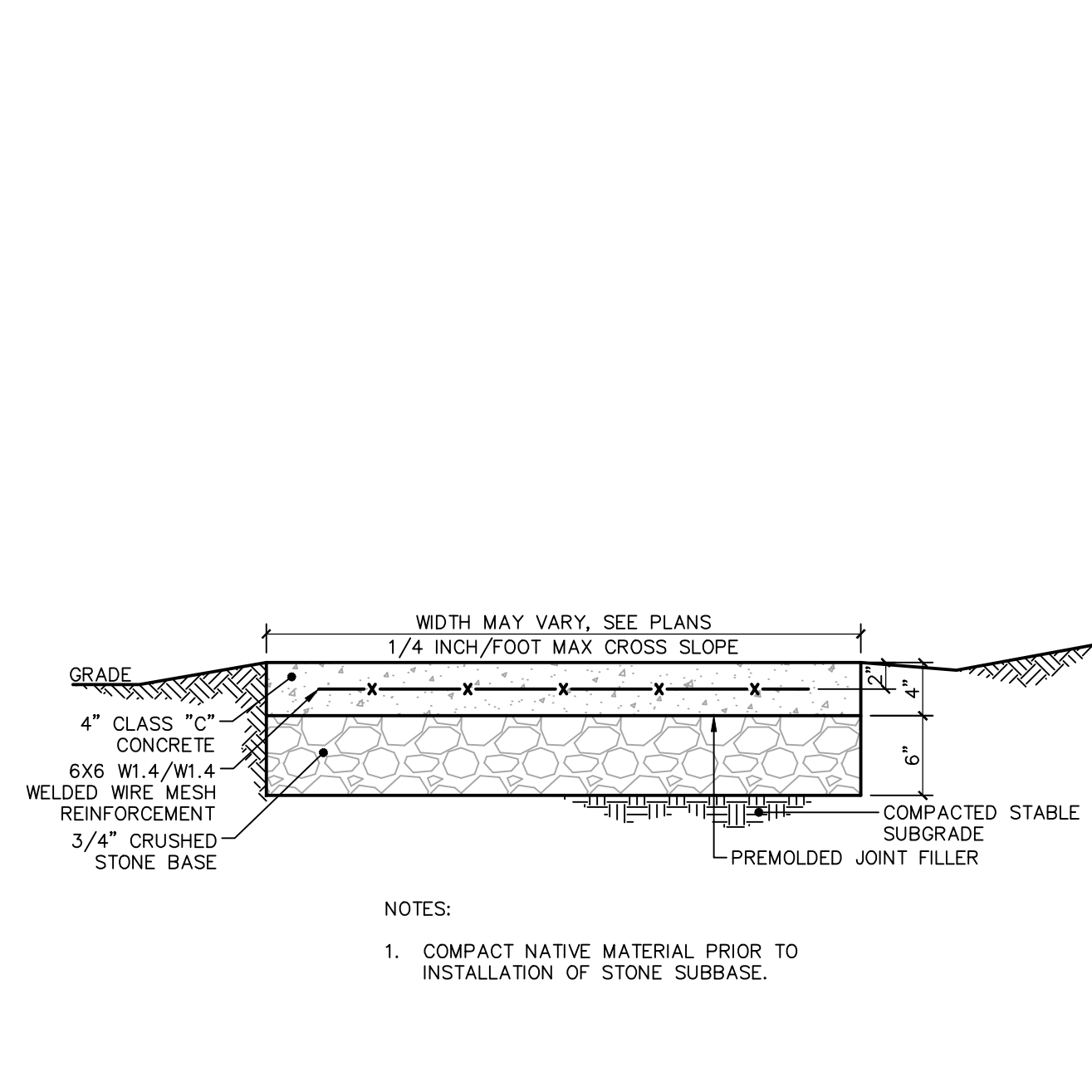
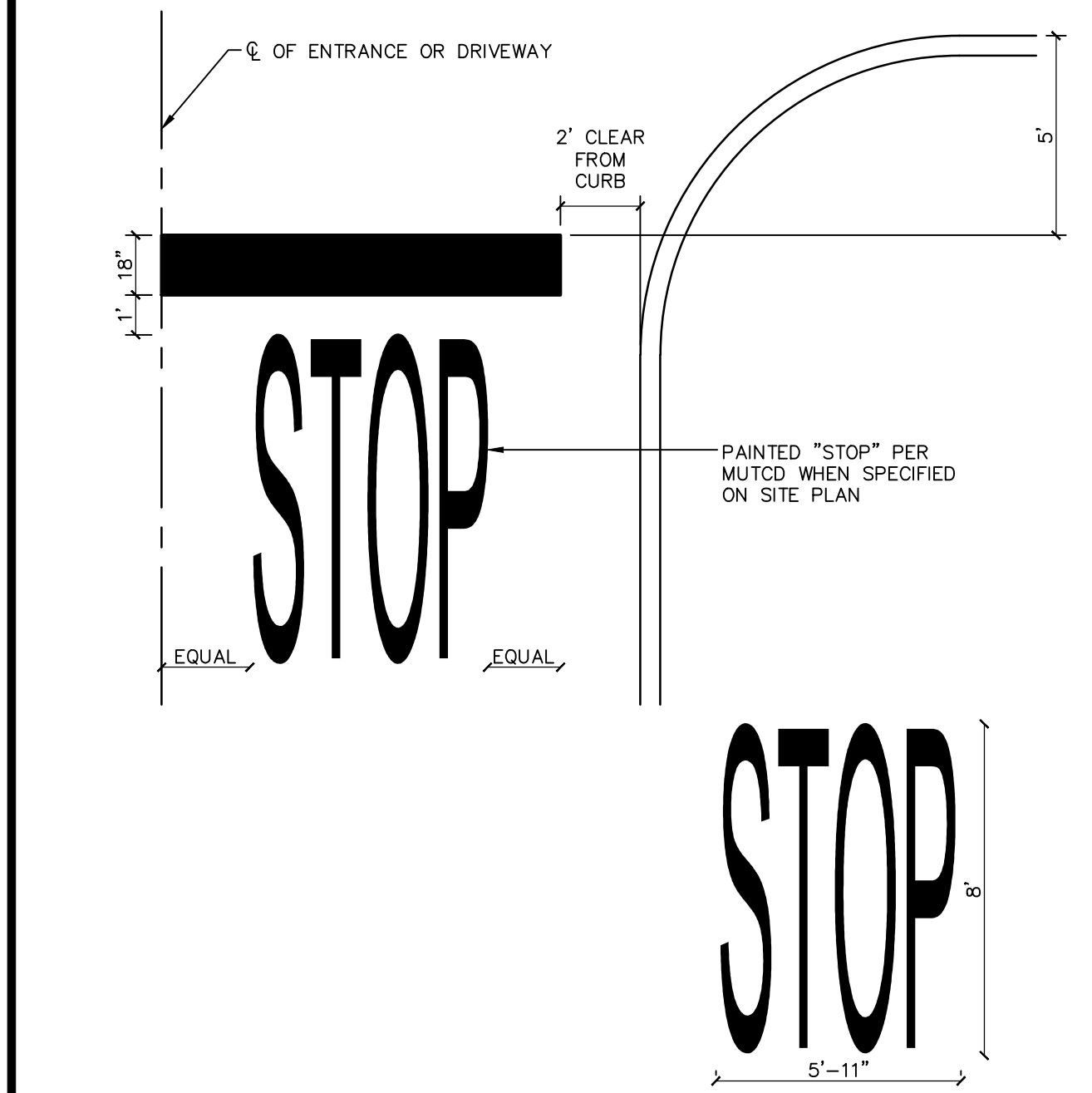
1 PARKING SPACE STRIPE DETAIL  
SCALE: 1/4" = 1'-0"

2 ON-SITE CONCRETE CURB DETAIL  
SCALE: 1" = 1'-0"

3 PAVEMENT ARROW DETAIL  
SCALE: 1/4" = 1'-0"

4 STANDARD ASPHALT PAVING DETAIL  
SCALE: 1" = 1'-0"

5 SIGN WITH CONCRETE BASE DETAIL  
SCALE: 1/2" = 1'-0"



NOTES:  
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE.

NOTES:  
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.  
2. DIMENSIONS WILL VARY BY MANUFACTURER. PRODUCT TO MATCH DETAIL OR APPROVED EQUIVALENT.

NOTE:  
1. PROVIDE TWO (2) COATS OF PAINT ON ALL SURFACES.

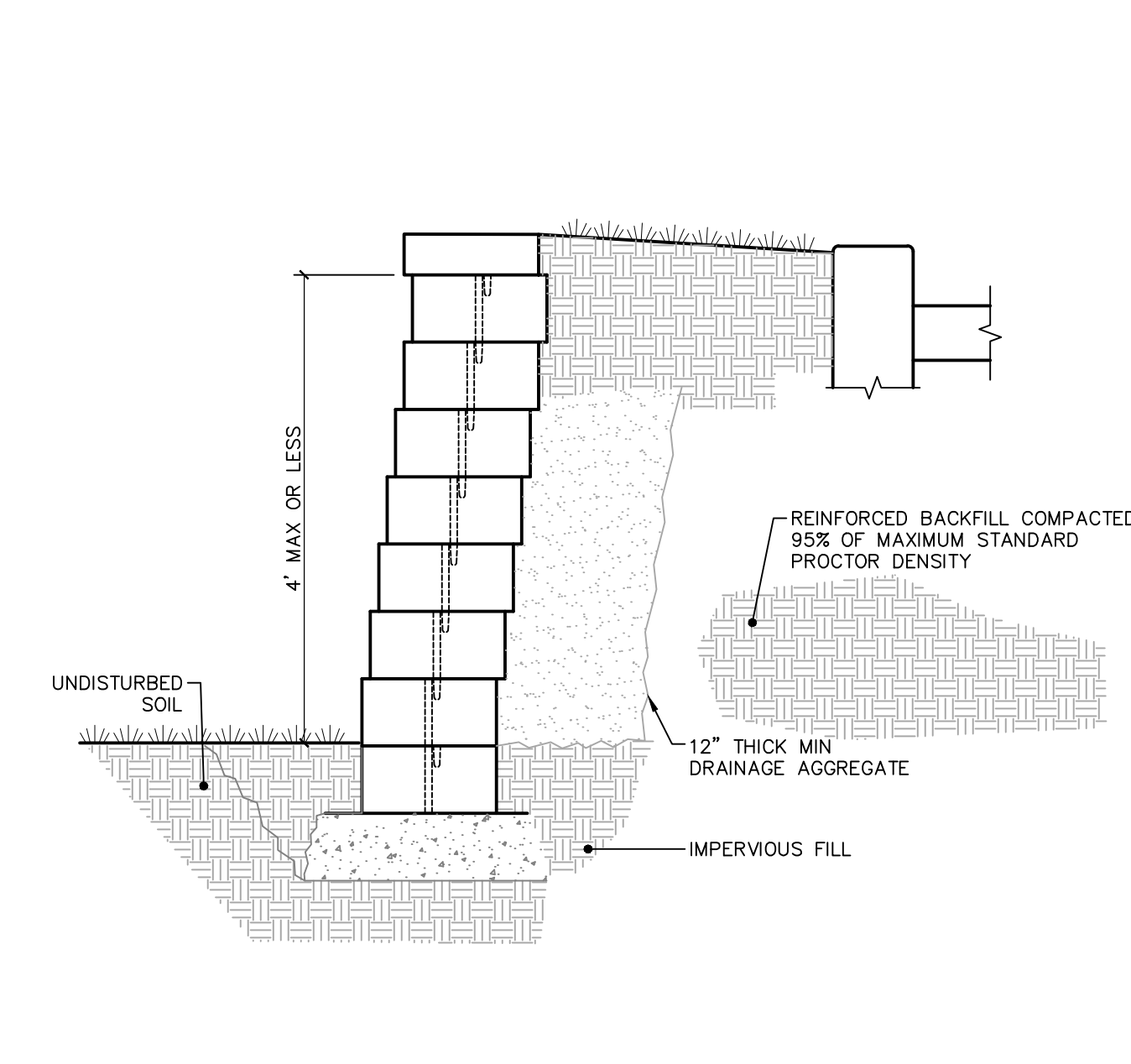
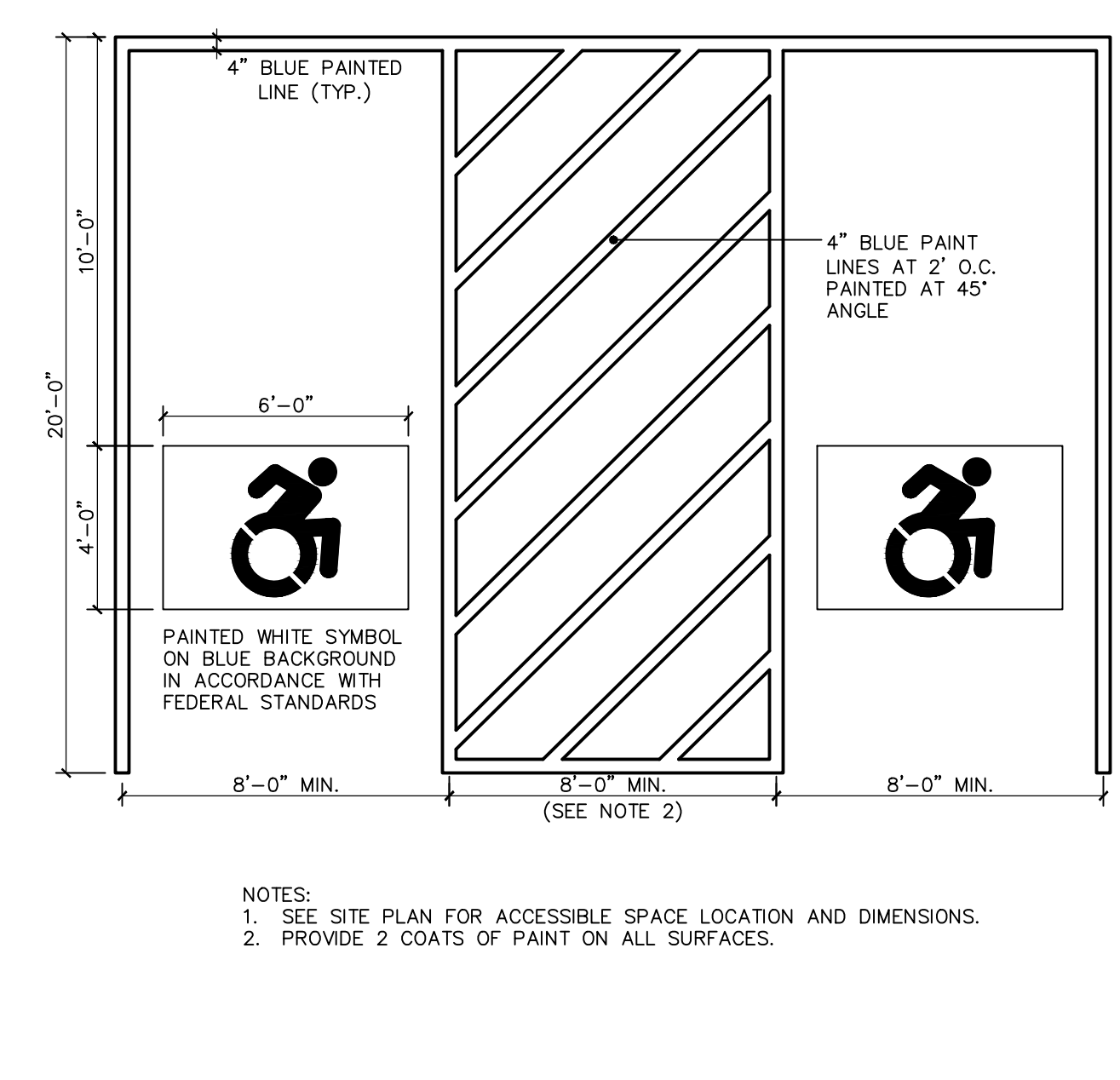
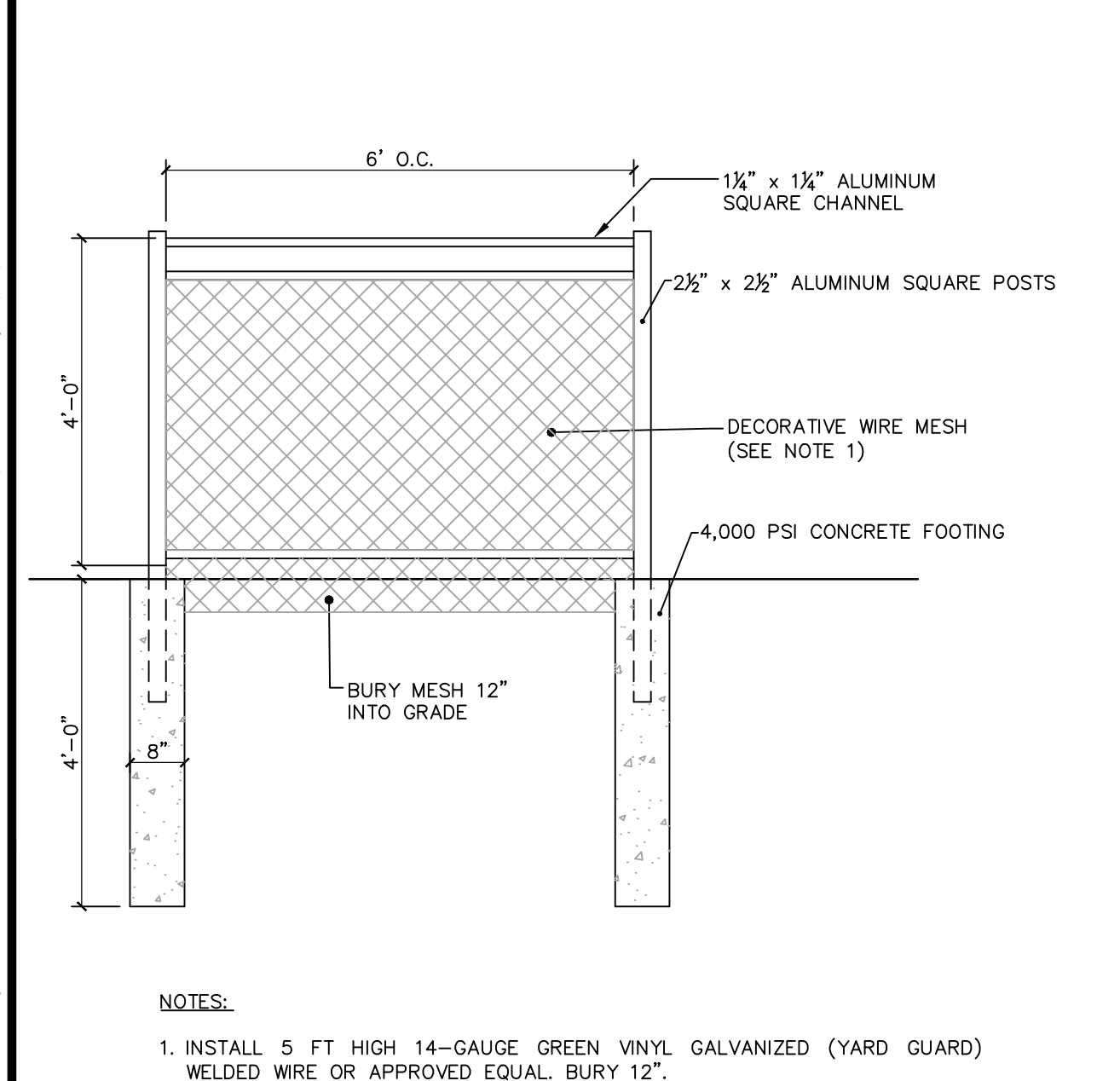
6 STOP BAR DETAIL  
SCALE: 1/4" = 1'-0"

7 SIDEWALK DETAIL  
SCALE: 1" = 1'-0"

8 CONCRETE PAVER DETAIL  
SCALE: 1" = 1'-0"

9 ACCESSIBLE PARKING & ACCESS SIGNS  
SCALE: 1/2" = 1'-0"

10 STRIPED ISLAND STRIPING DETAIL  
SCALE: 1/2" = 1'-0"



NOTES:  
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.  
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

13 SEG BLOCK RETAINING WALL DETAIL  
SCALE: N.T.S.

NOTES:  
1. INSTALL 5 FT HIGH 14-GAUGE GREEN VINYL GALVANIZED (YARD GUARD) WELDED WIRE OR APPROVED EQUAL. BURY 12\"/>

11 DECORATIVE WIRE MESH FENCE DETAIL  
SCALE: 1/2" = 1'-0"

12 TYPICAL ACCESSIBLE PARKING SPACE DETAIL  
SCALE: 1/4" = 1'-0"



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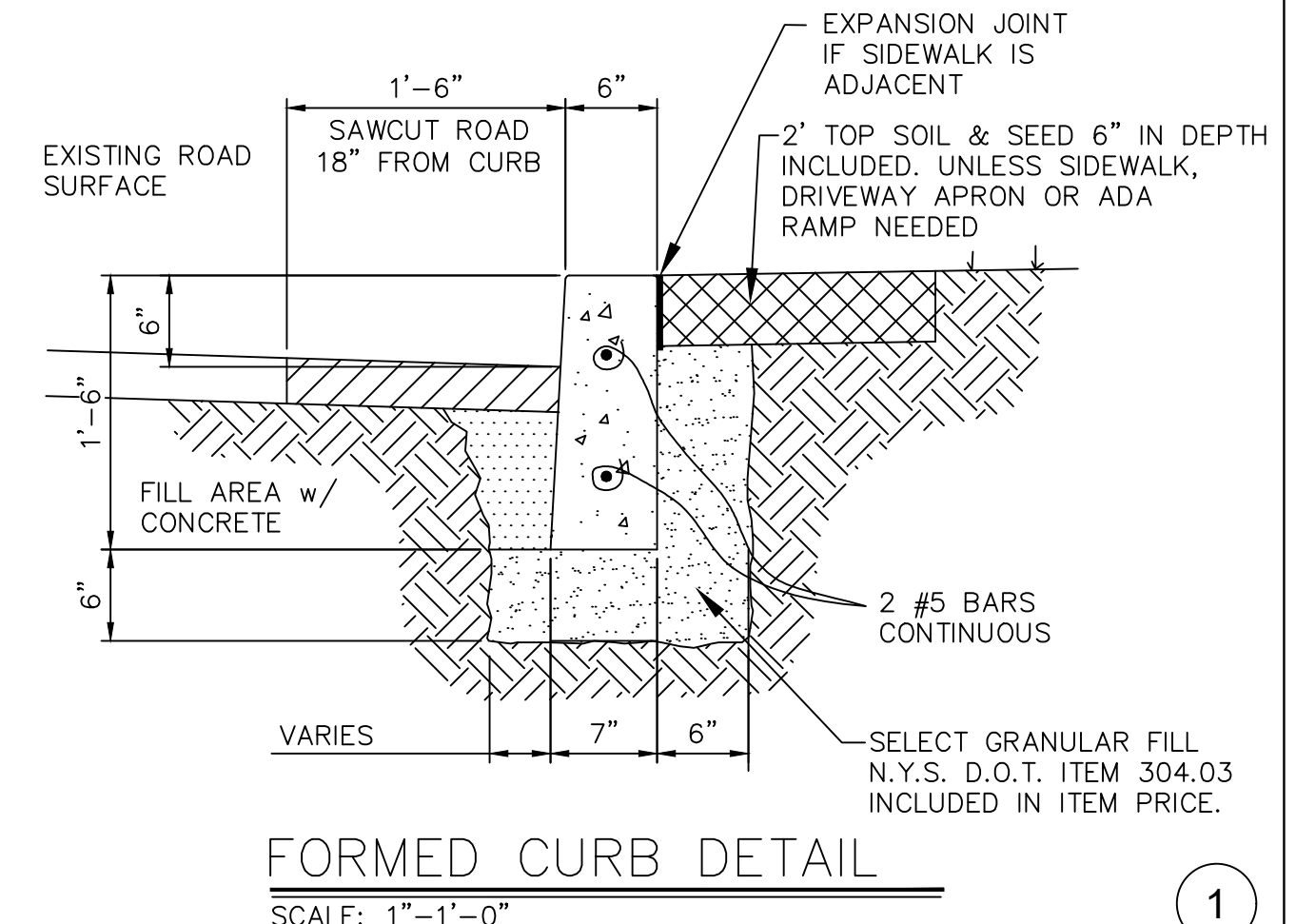
**SITE DETAILS**

**PROPOSED RESIDENTIAL**

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CITY OF PoughKEEPSIE,  
CITY OF COUNTY, NEW YORK

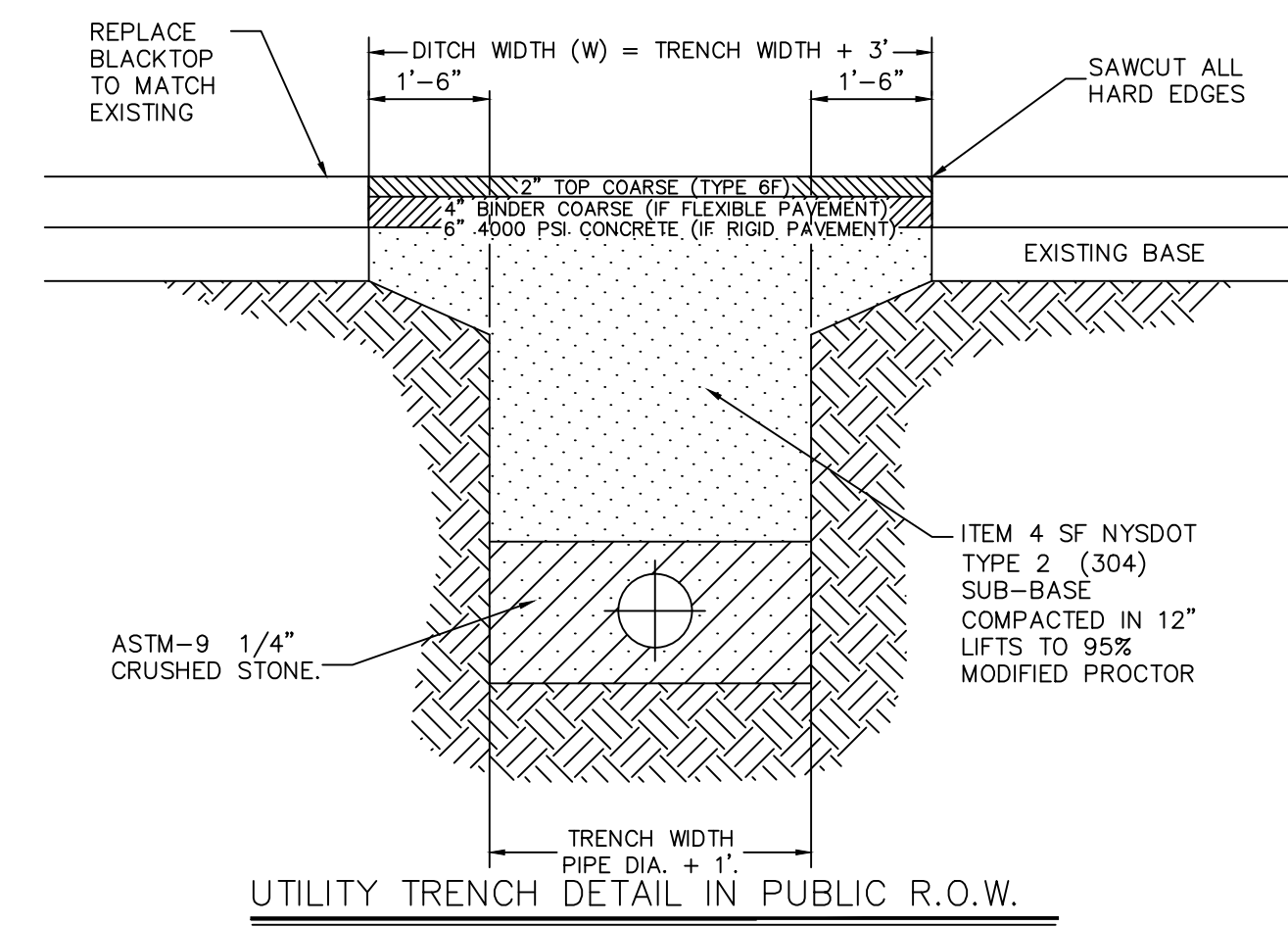
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Drawn	SMC	Project No.	25-3364	<b>DN-1</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

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**FORMED CURB DETAIL**  
SCALE: 1"=1'-0"

1



**UTILITY TRENCH DETAIL IN PUBLIC R.O.W.**

- NOTES:**
1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
  2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
  3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
  4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
  5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
  6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALTIC CONCRETE.
  7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

2

CITY OF POUGHKEEPSIE  
ENGINEERING DEPARTMENT  
62 CIVIC CENTER PLAZA  
POUGHKEEPSIE, NY 12602

FILE NO.: 001-DET  
DATE: 3-6-00  
SCALE: AS NOTED  
DRAWN BY: JP

FORMED  
CURB  
DETIAL

CITY OF POUGHKEEPSIE  
ENGINEERING DEPARTMENT  
62 CIVIC CENTER PLAZA  
POUGHKEEPSIE, NY 12602

FILE NO.: FLEXPAVE.DWG  
DATE: 9-9-04  
SCALE: AS NOTED  
DRAWN BY: ENGINEERING

TRENCH AND  
PAVEMENT  
DETAIL

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.

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Revisions	By	Date	Description

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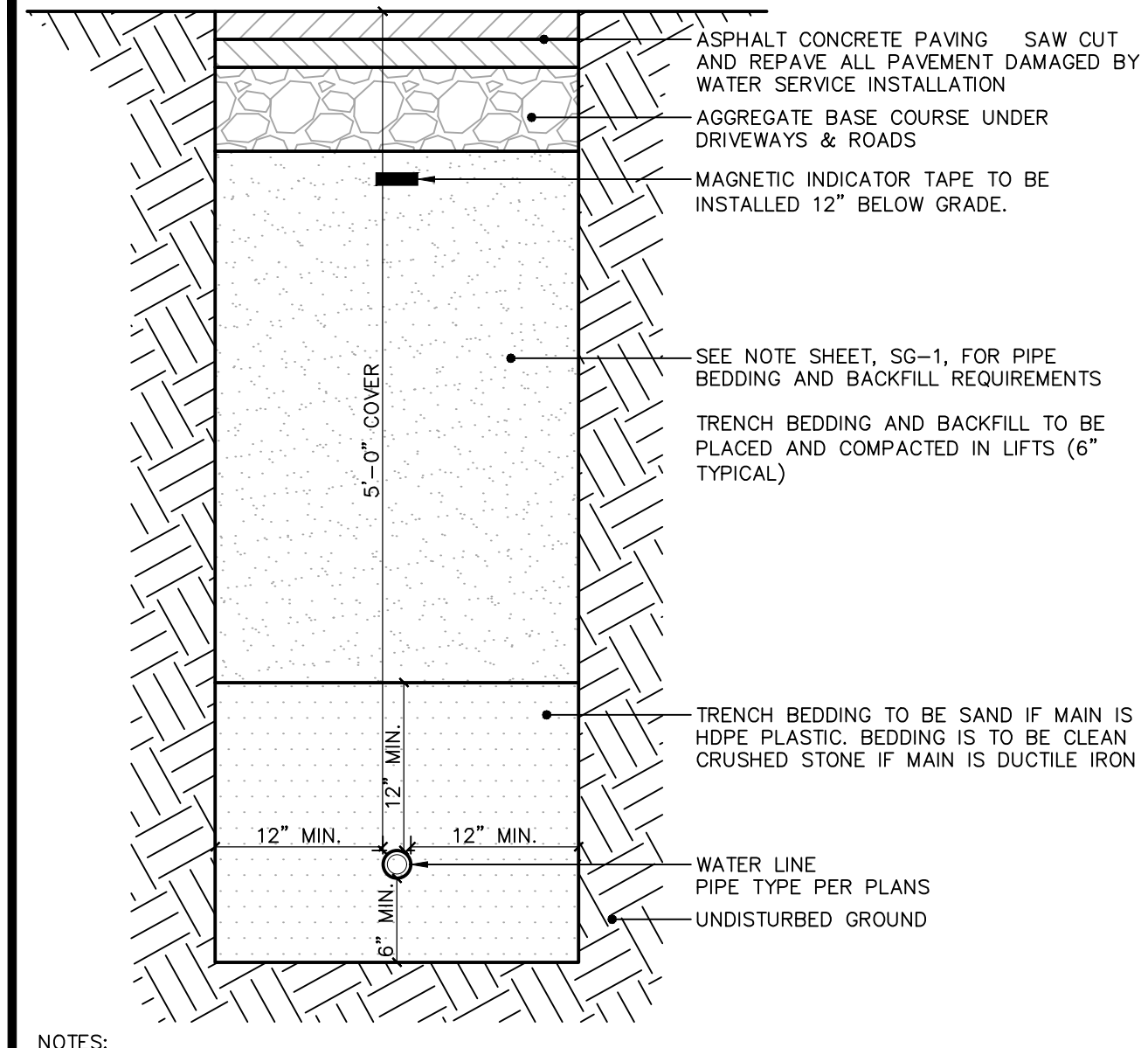
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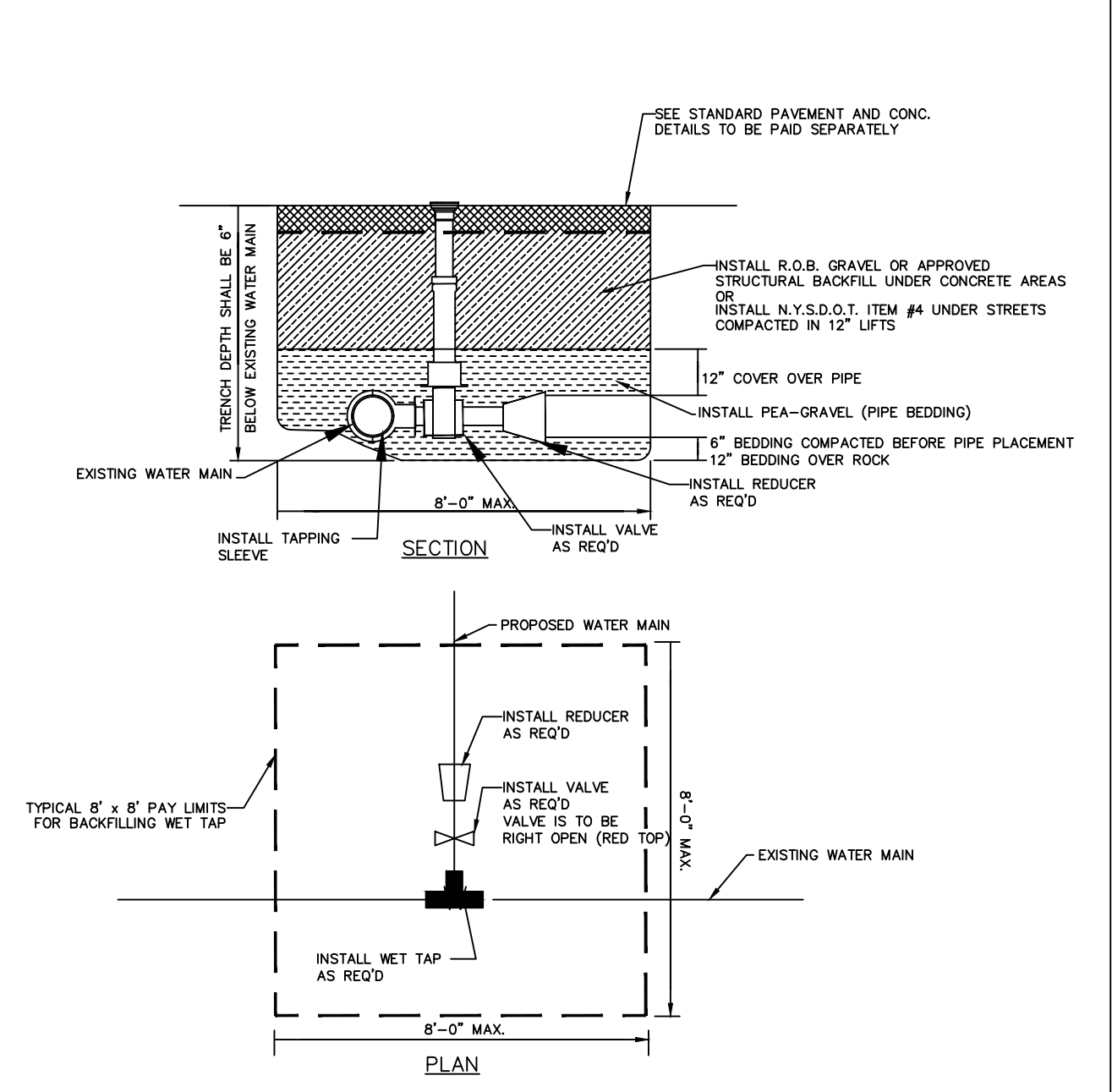
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Drawn	SMC	Project No.	25-3364	<b>DN-2</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	



NOTES:  
 1. SEE NOTE SHEET SG-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.  
 2. SEE WATER NOTES ON SHEET SG-1 FOR ADDITION DETAILS.

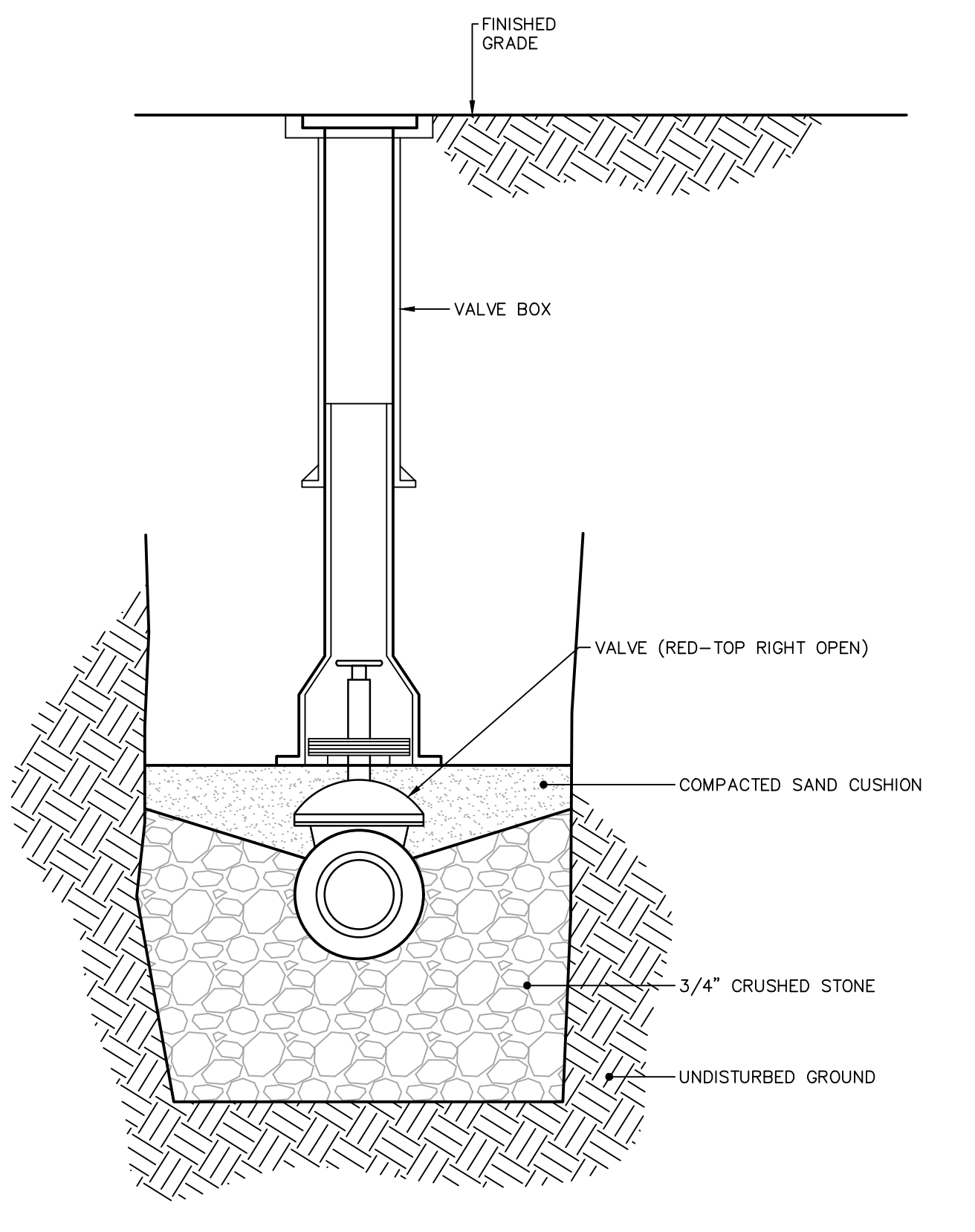
**5 WATER MAIN TRENCH DETAIL**  
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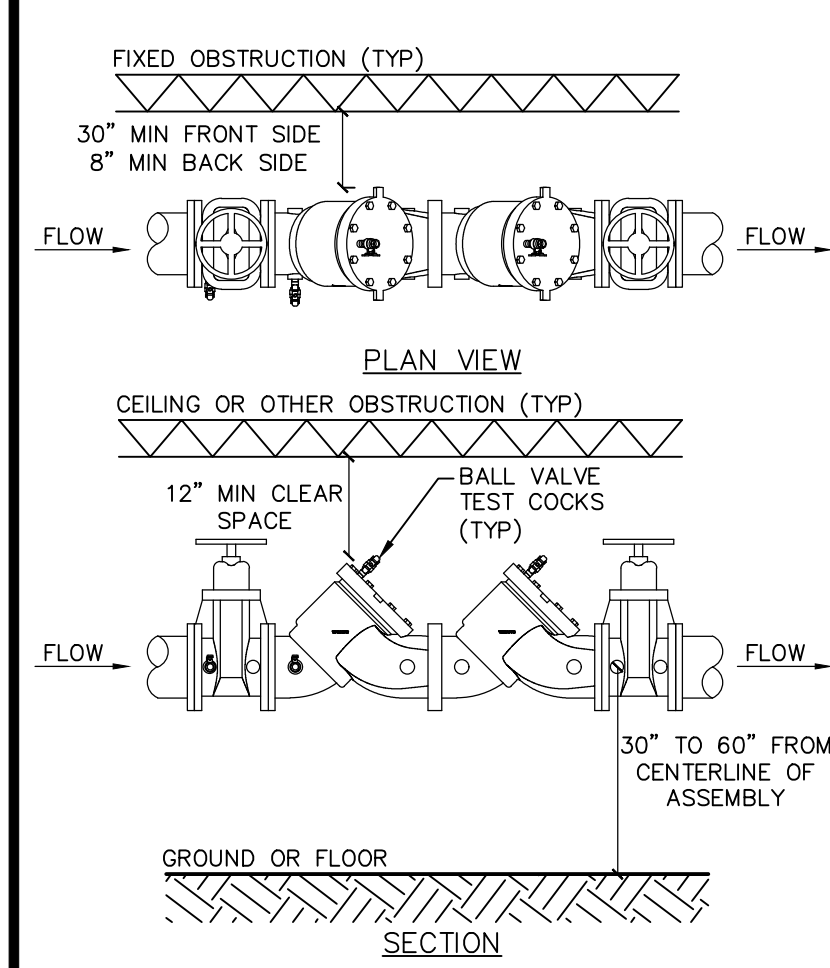
NOTE: ALL BACKFILL TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM 1557)

**TAPPING SLEEVE & VALVE**  
 SCALE: N.T.S.

CITY OF POUGHKEEPSIE ENGINEERING DEPARTMENT 80 WASHINGTON STREET POUGHKEEPSIE, NY 12602	FILE NO.: DATE: 3-6-00 SCALE: AS NOTED DRAWN BY: JP	TAPPING SLEEVE & VALVE	<b>6</b> PAGE NO.
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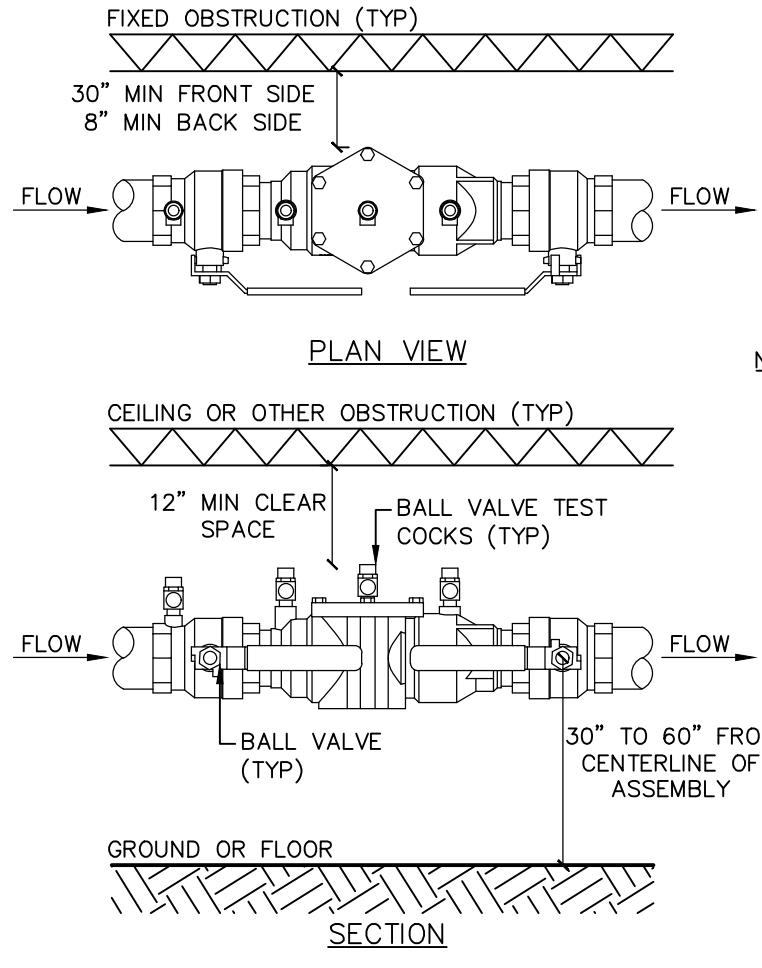


**4 VALVE AND VALE BOX DETAIL**  
 SCALE: 1" = 1'-0"



NOTES:  
 1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.  
 2. WATTS SERIES LF709 6" DOUBLE CHECK VALVE OR APPROVED EQUAL.  
 3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.  
 4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.  
 5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT.

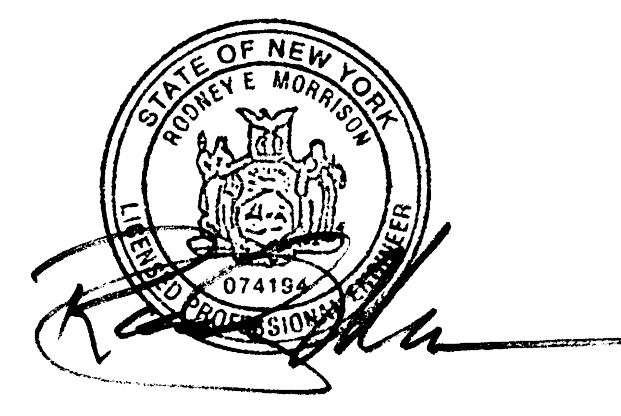
**FIRE SUPPLY DOUBLE CHECK VALVE DETAIL**  
 SCALE: N.T.S.



NOTES:  
 1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.  
 2. WATTS SERIES LF007 4" DOUBLE CHECK VALVE OR APPROVED EQUAL.  
 3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.  
 4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.  
 5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT.

**DOMESTIC DOUBLE CHECK VALVE DETAIL**  
 SCALE: N.T.S.

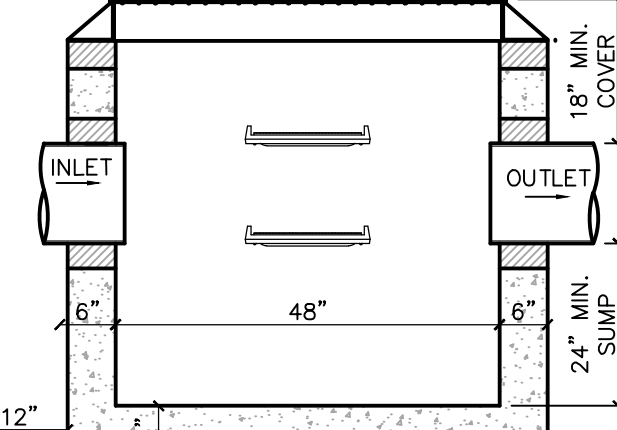
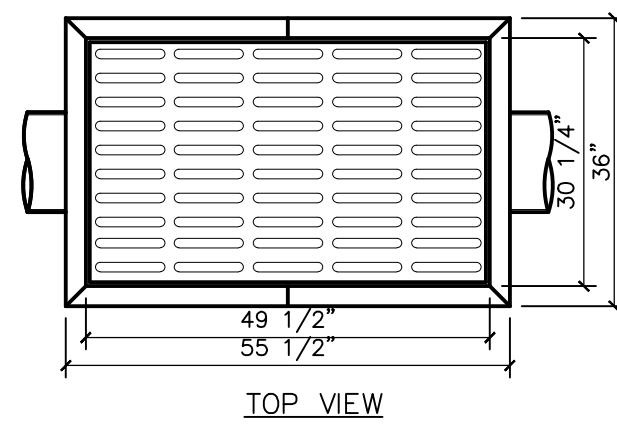
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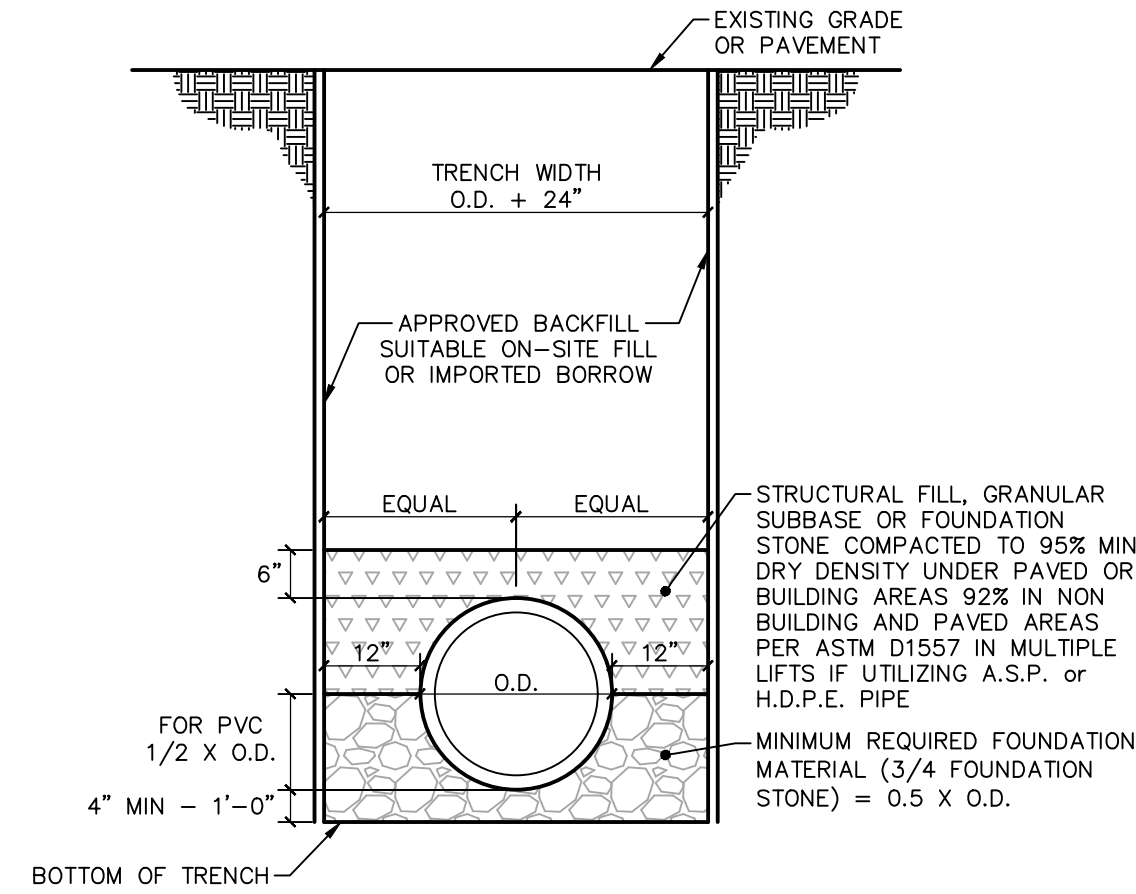
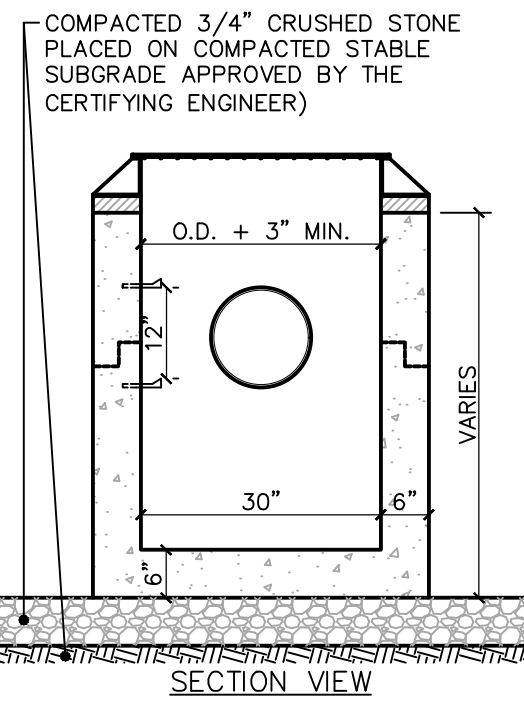
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	<b>PROPOSED RESIDENTIAL</b> 287-307 SOUTH AVE. CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK	
Design/Calcs LRC CAD File DN25336403.dwg Sheet No. Drawn SMC Project No. 25-3364 Checked KFC Date 2025-12-22 Approved LRC Scale AS NOTED	<b>DN-3</b>	

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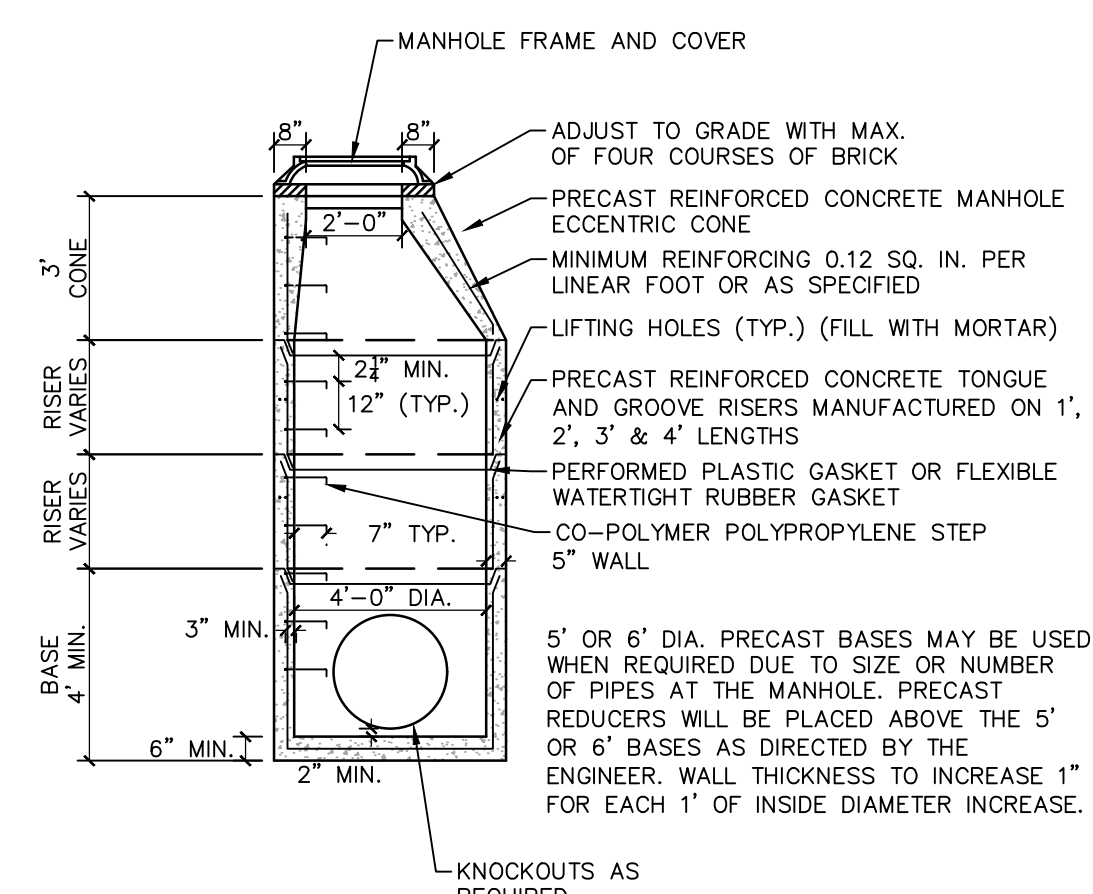
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR H2O VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H2O VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #2340B OR APPROVED EQUAL.
4. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
5. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
6. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
7. SUMPS FOR CATCH BASINS SHALL BE 24".



1 CURB LESS TYPE CATCH BASIN DETAIL  
SCALE: 1/2" = 1'-0"

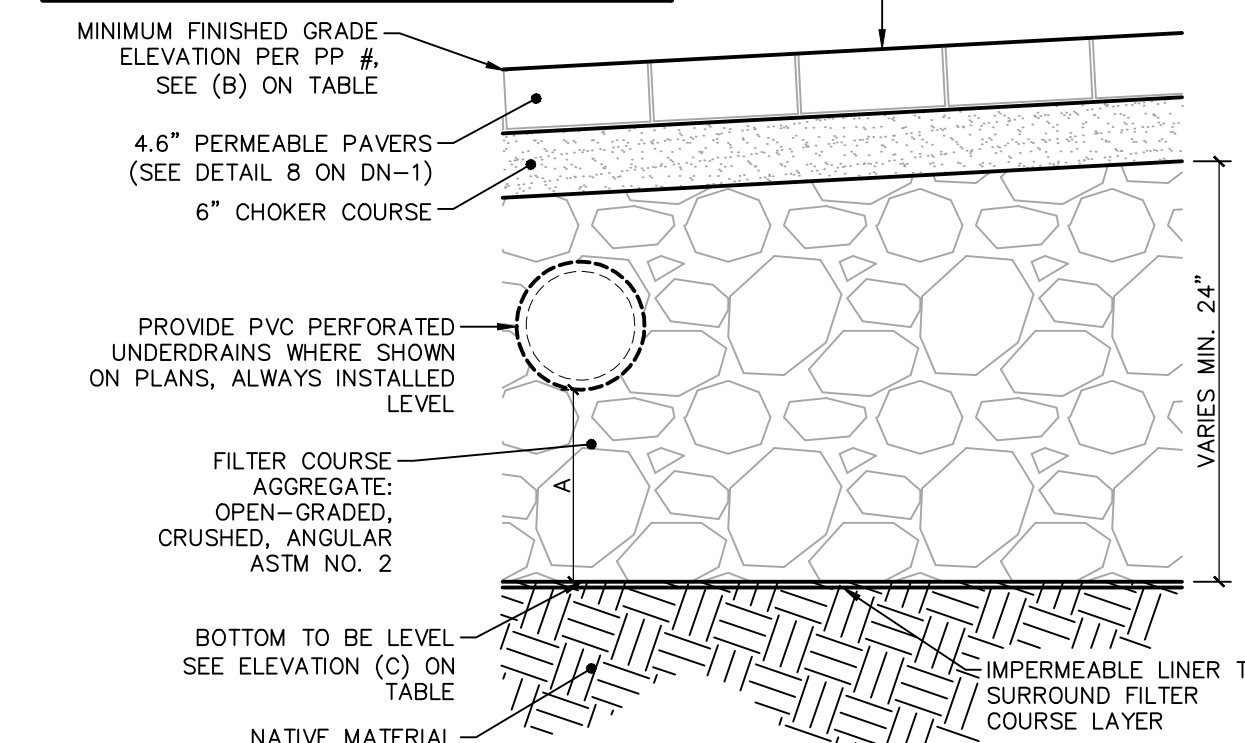


2 TYPICAL STORM SEWER TRENCH SECTION  
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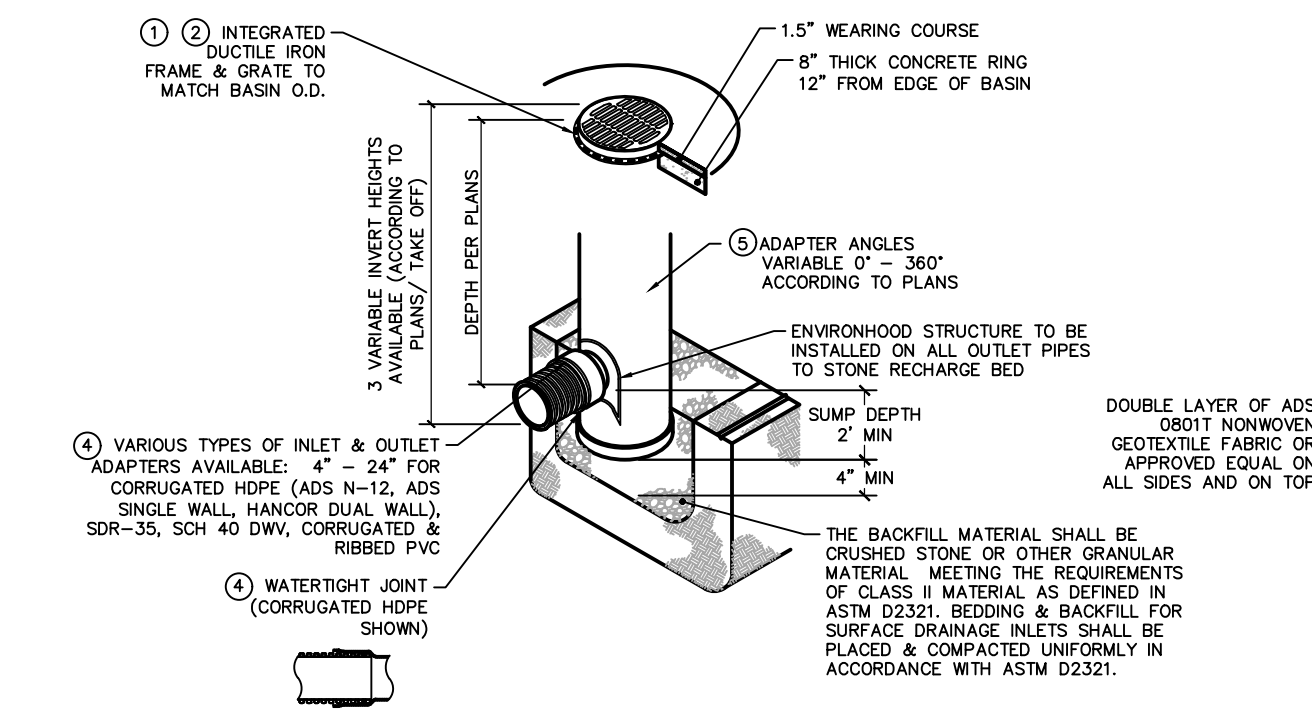


3 STORM DRAINAGE MANHOLE DETAIL  
SCALE: 1/4" = 1'-0"

UNDERDRAIN CHART				
PP (#)	SIZE (IN)	A (FT)	B (ELEV.)	C (ELEV.)
1	8	1.00	110.25	107.25
2	8	1.00	109.00	106.00
3	8	1.00	107.75	104.75
4	8	1.00	106.25	103.25
5	8	1.00	109.50	106.50



4 PERMEABLE PAVER UNDERDRAIN SECTION DETAIL  
SCALE: 1" = 1'-0"



- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DIA. TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
- 4 - DRAINAGE CONNECTION STUD JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SOR 35 PVC
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

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TITLE 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	DWG NO. 7001-110-192	REV B

5 NYLOPLAST 24" DRAIN BASIN DETAIL  
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## STORMWATER DETAILS

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Approved	LRC	Scale	AS NOTED	



Schematic Block Study Concept



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- 08 City Aerial View
- 09 Building Matrix Chart

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- 18 South & North Elevation
- 19 Section A & B

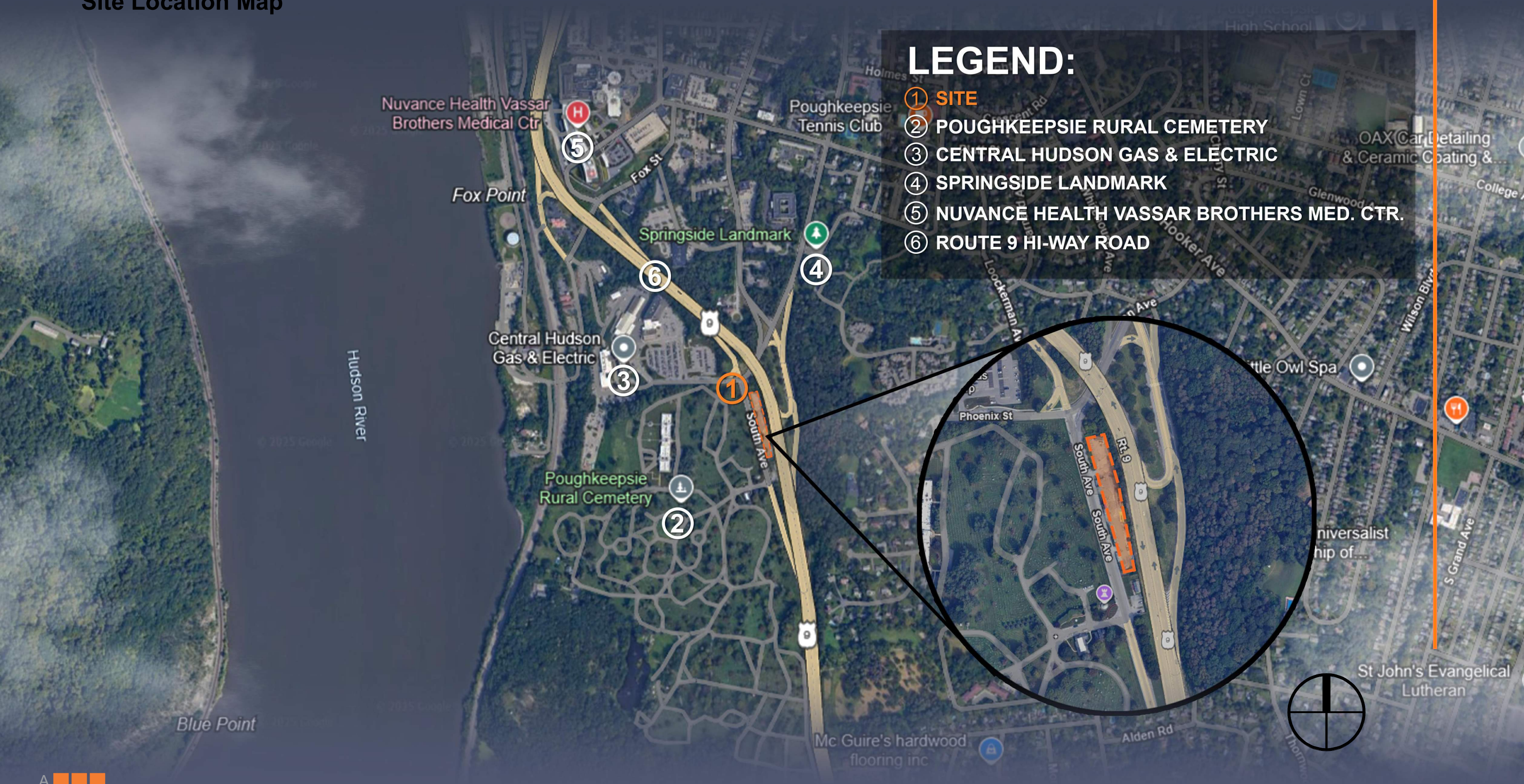
### Rendering

- 20 South Avenue West Facade Streetscape Rendering
- 21 South Avenue & Route 9 South Facade Streetscape Rendering
- 22 Material and Color Palette
- 23 West Dusk Rendering
- 24 West Daylight Rendering
- 25 Southwest Dusk Rendering
- 26 Southwest Daylight Rendering
- 27 Northwest Dusk Rendering
- 28 Northwest Daylight Rendering
- 29 Southeast Dusk Rendering
- 30 Southeast Daylight Rendering
- 31 Northeast Dusk Rendering
- 32 Northeast Daylight Rendering
- 33 East Balcony View Rendering
- 34 Back Cover

### Executive Summary

- 82 Apartments:
  - o 54 - 1 Bedroom Apartments
  - o 24 - 2 Bedroom Apartments
  - o 4 - 3 Bedroom Apartments
- 83 Parkings:
  - o 30 - Indoor Parking Spaces
  - o 53 - Outdoor Parking Spaces
- Resident Amenities
  - o Bike Storage
  - o Residential Storage Units
  - o Co-Work Area
  - o Game Room / Community Room
  - o Gym
  - o Dog Wash
  - o Lounge
  - o Roof-top Patio

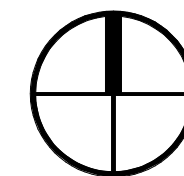
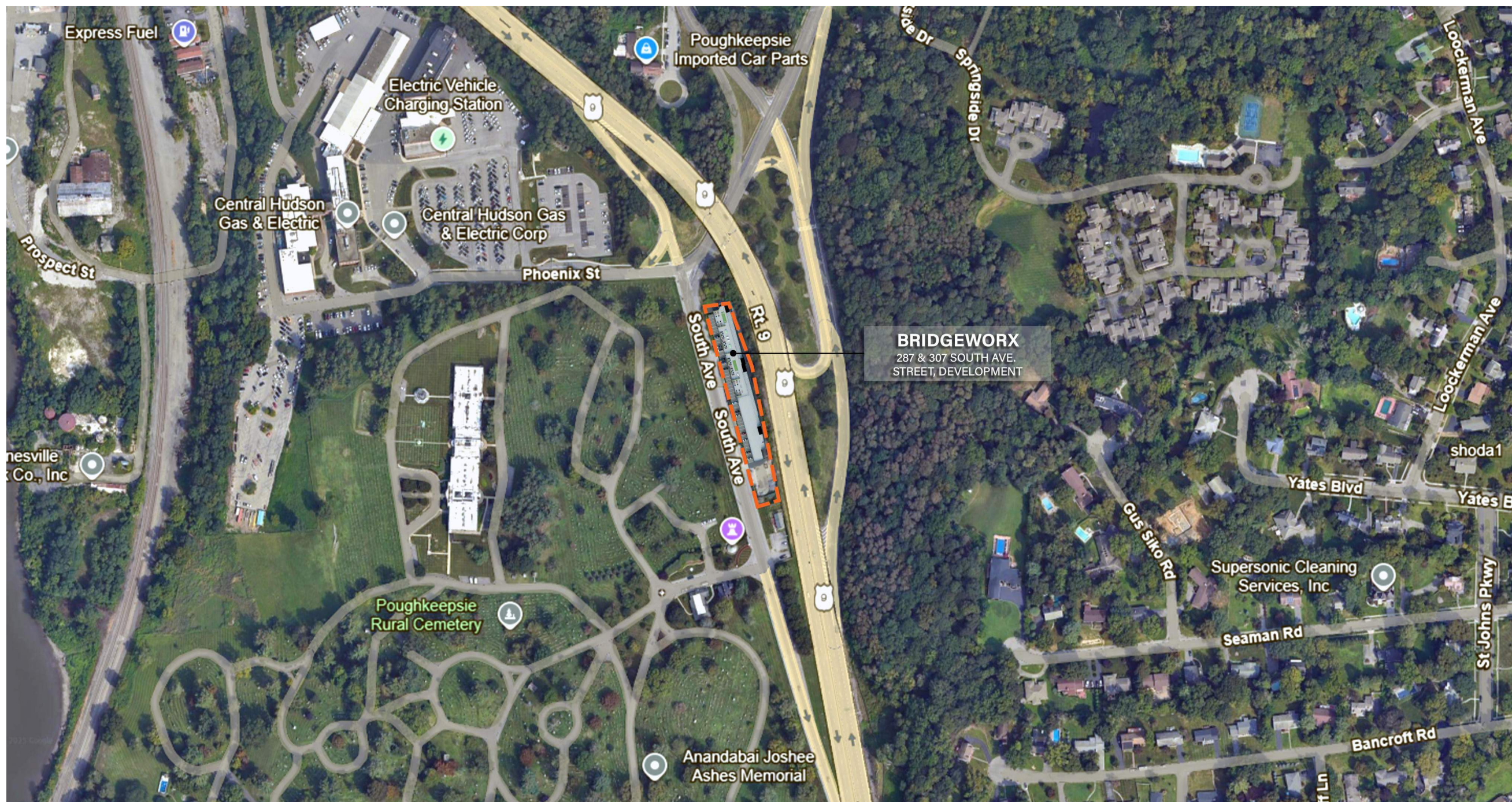
Site Location Map



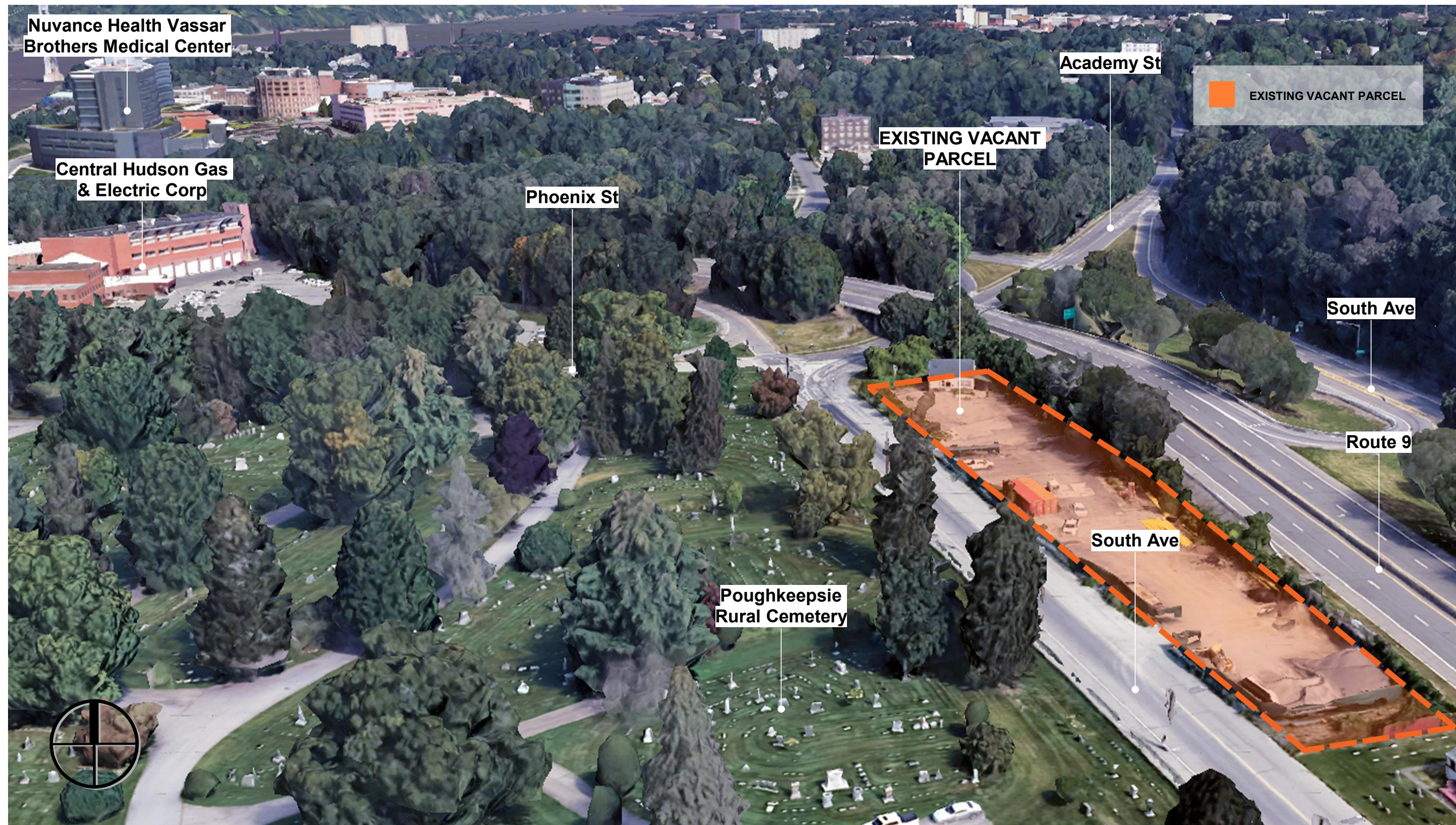
LEGEND:

- ① SITE
- ② POUGHKEEPSIE RURAL CEMETERY
- ③ CENTRAL HUDSON GAS & ELECTRIC
- ④ SPRINGSIDE LANDMARK
- ⑤ NUVANCE HEALTH VASSAR BROTHERS MED. CTR.
- ⑥ ROUTE 9 HI-WAY ROAD

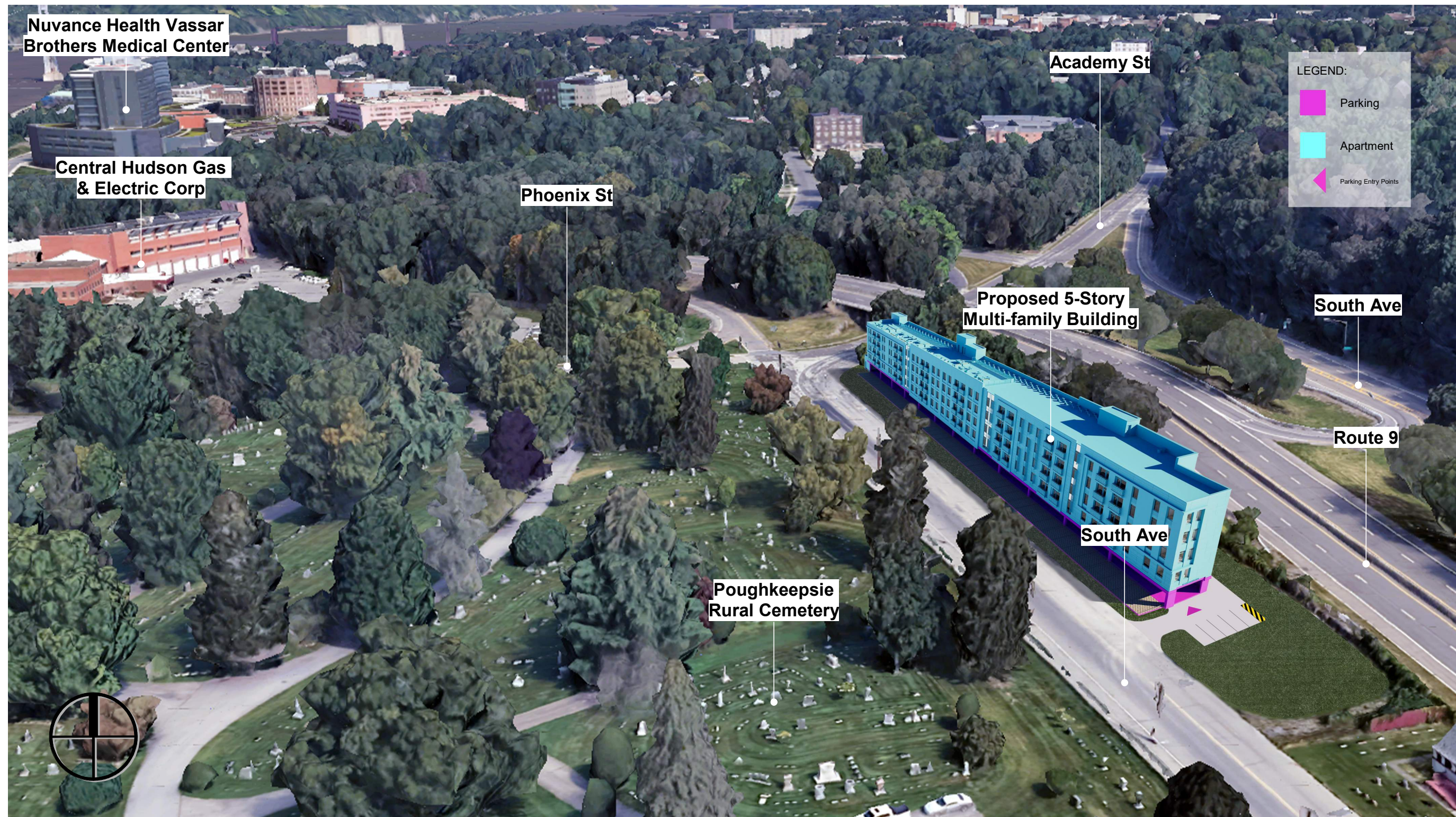
Site Plan Location



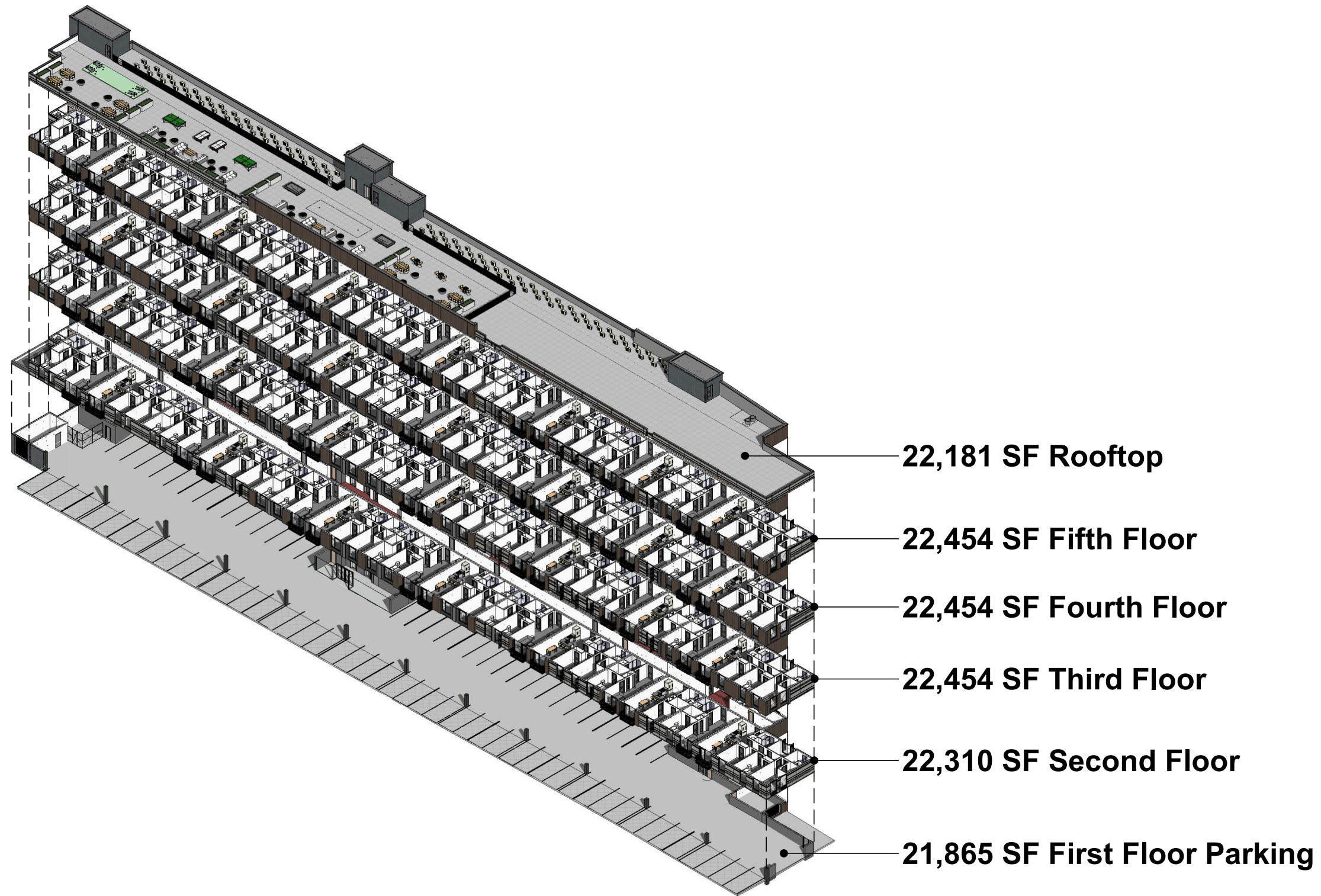
Existing Massing



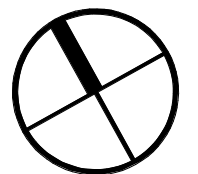
SW Site Axonometric



**Exploded Building Axonometric Floor Plan**



City Aerial View



Building Matrix Chart

Area Tabulation								
Floor Level	Unit Count	Residential Gross SF	Balcony	Patio	Commercial Gross SF	Amenities	Ancillary Spaces	Total SF
Ground FL Parking						214	2,289	2,503
Second FL	14	13,586	198			3,861	4,665	22,310
Third FL	20	17,132	298			358	4,666	22,454
Fourth FL	20	17,132	298			358	4,666	22,454
Fifth FL	20	17,132	298			358	4,666	22,454
<b>Total</b>	<b>74</b>	<b>64,982</b>	<b>1,092</b>			<b>5,149</b>	<b>20,952</b>	<b>92,175</b>
Rooftop				10,035			12,146	22,181
<b>Total (w/ Roof)</b>	<b>74</b>	<b>64,982</b>	<b>1,092</b>	<b>10,035</b>		<b>5,149</b>	<b>33,098</b>	<b>114,356</b>

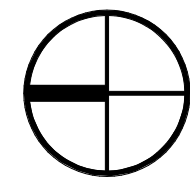
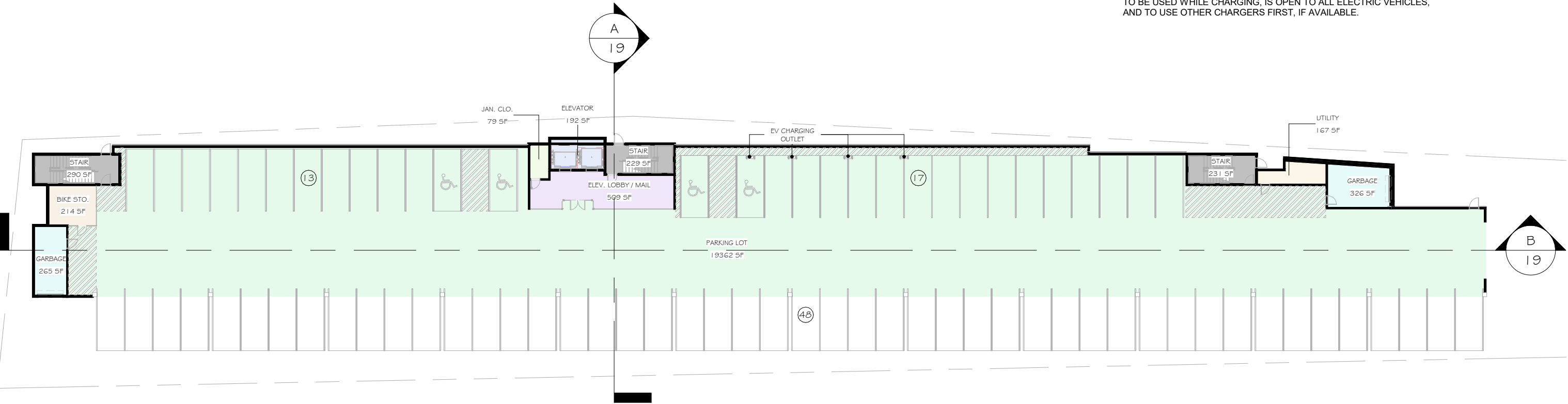
Parking Chart			
Floor Level	Parking	Handicap Parking	Total
First FL Parking	26	4	30
Outdoor	53	0	53
<b>Total Unit Count</b>	<b>79</b>	<b>4</b>	<b>83</b>
<b>Total SF</b>	<b>19,362</b>		

Unit Schedule					
Floor Level	Studio	One Bed	Two Bed	Three Bed	Total Per Floor
First FL					
Second FL		3	10	1	14
Third FL		9	10	1	20
Fourth FL		9	10	1	20
Fifth FL		9	10	1	20
Rooftop					
<b>Total Unit Count</b>		<b>30</b>	<b>40</b>	<b>4</b>	<b>74</b>
<b>Unit Distribution (percentage of total)</b>		<b>41%</b>	<b>54%</b>	<b>5%</b>	<b>100%</b>

First Floor Parking Schematic Plan

FIRST FLOOR PARKING MATRIX		
USE	QTY (1ST FLOOR)	SQUARE FOOTAGE
BIKE STORAGE	1	214 SF
ELEV. LOBBY / MAIL	1	509 SF
ELEVATOR	1	192 SF
GARBAGE	2	591 SF
JAN. CLO.	1	79 SF
PARKING LOT	1	19,362 SF
STAIR	3	751 SF
UTILITY	1	167 SF
TOTAL		21,865 SF

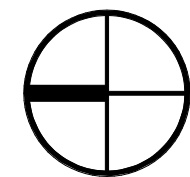
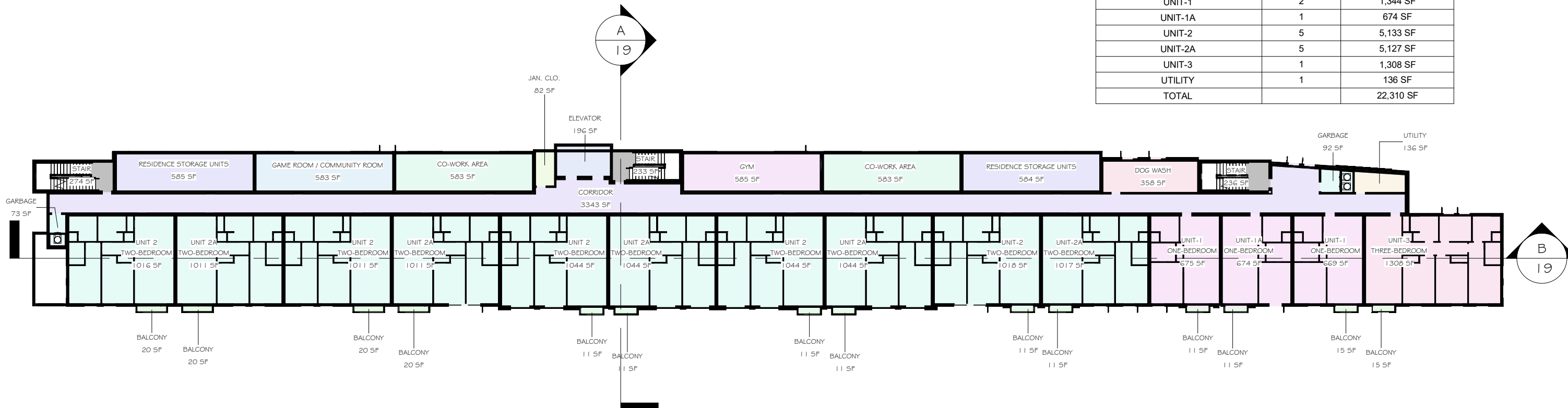
NOTE: ACCESSIBLE EV CHARGING STATION IS TO CONTAIN SIGNAGE INDICATING IT IS AN ACCESSIBLE EV CHARGING SPACE, IS ONLY TO BE USED WHILE CHARGING, IS OPEN TO ALL ELECTRIC VEHICLES, AND TO USE OTHER CHARGERS FIRST, IF AVAILABLE.



Second Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

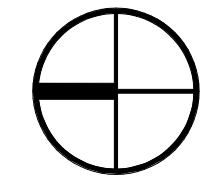
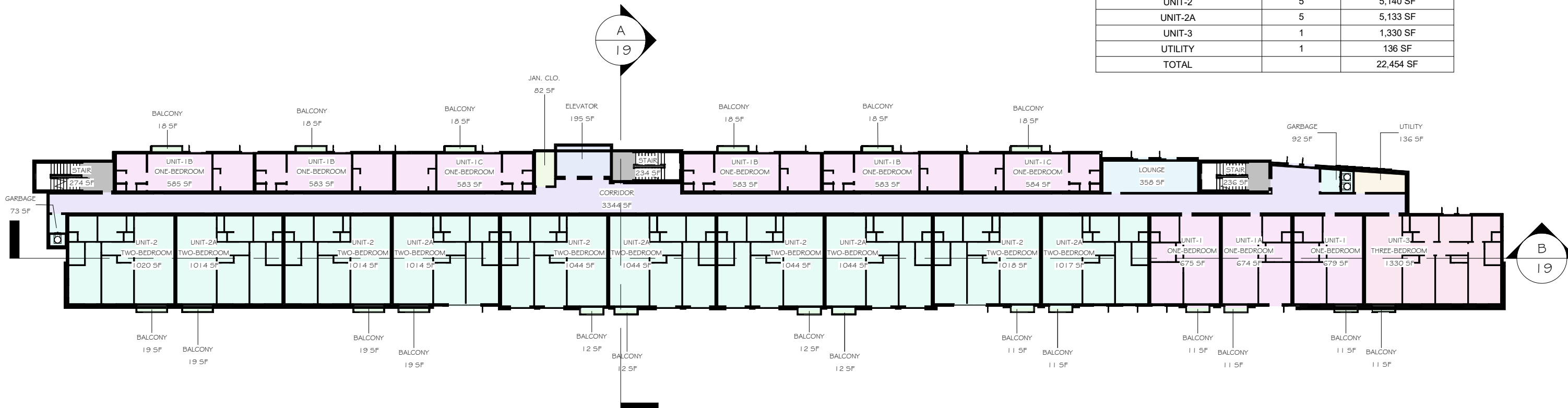
SECOND FLOOR MATRIX		
USE	QTY (2ND FLOOR)	SQUARE FOOTAGE
BALCONY	14	198 SF
CO-WORK AREA	2	1,166 SF
CORRIDOR	1	3,343 SF
DOG WASH	1	358 SF
ELEVATOR	1	196 SF
GAME ROOM / COMMUNITY ROOM	1	583 SF
GARBAGE	2	165 SF
GYM	1	585 SF
JAN. CLO.	1	82 SF
RESIDENCE STORAGE UNITS	2	1,169 SF
STAIR	3	743 SF
UNIT-1	2	1,344 SF
UNIT-1A	1	674 SF
UNIT-2	5	5,133 SF
UNIT-2A	5	5,127 SF
UNIT-3	1	1,308 SF
UTILITY	1	136 SF
TOTAL		22,310 SF



Third Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

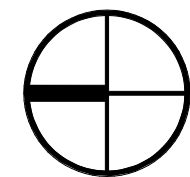
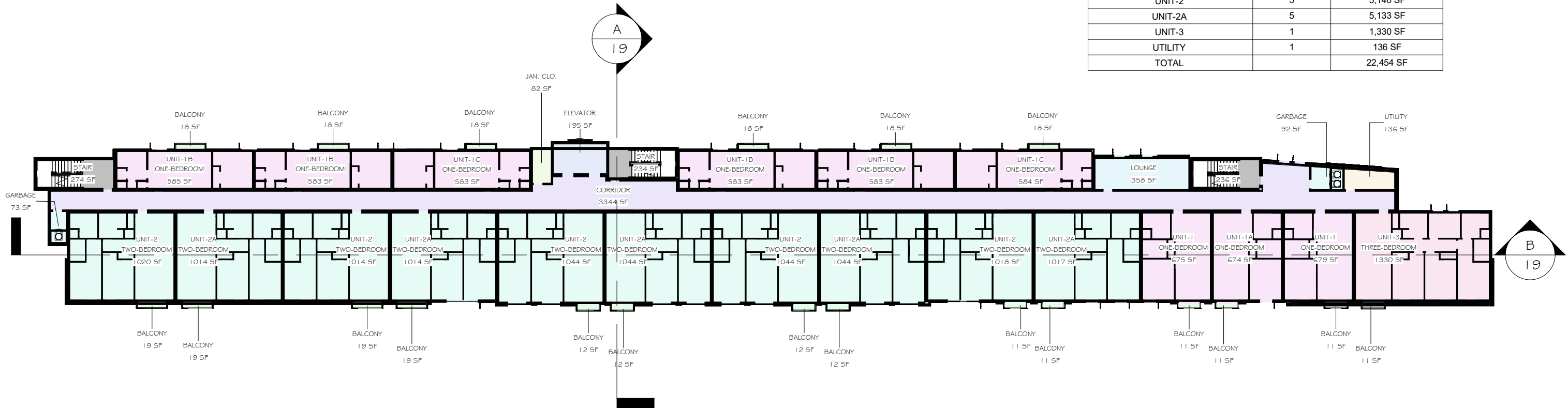
THIRD FLOOR MATRIX		
USE	QTY (3RD FLOOR)	SQUARE FOOTAGE
BALCONY	20	298 SF
CORRIDOR	1	3,344 SF
ELEVATOR	1	195 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	358 SF
STAIR	3	744SF
UNIT-1	2	1,354 SF
UNIT-1A	1	674 SF
UNIT-1B	4	2,334 SF
UNIT-1C	2	1,167 SF
UNIT-2	5	5,140 SF
UNIT-2A	5	5,133 SF
UNIT-3	1	1,330 SF
UTILITY	1	136 SF
<b>TOTAL</b>		<b>22,454 SF</b>



Fourth Floor Schematic Plan

LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

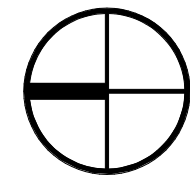
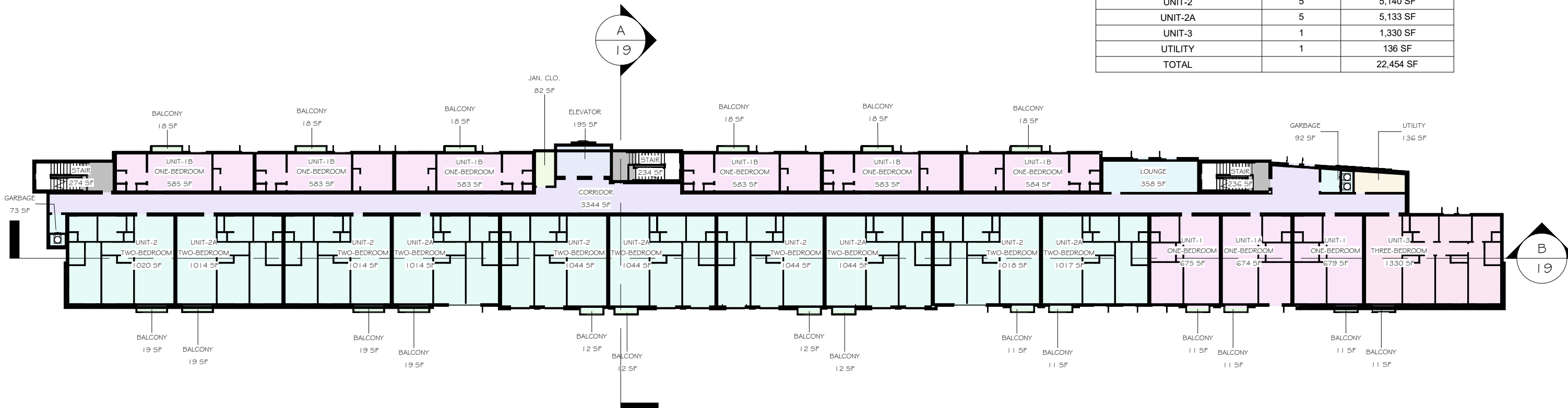
FOURTH FLOOR MATRIX		
USE	QTY (4TH FLOOR)	SQUARE FOOTAGE
BALCONY	20	298 SF
CORRIDOR	1	3,344 SF
ELEVATOR	1	195 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	358 SF
STAIR	3	744SF
UNIT-1	2	1,354 SF
UNIT-1A	1	674 SF
UNIT-1B	4	2,334 SF
UNIT-1C	2	1,167 SF
UNIT-2	5	5,140 SF
UNIT-2A	5	5,133 SF
UNIT-3	1	1,330 SF
UTILITY	1	136 SF
<b>TOTAL</b>		<b>22,454 SF</b>



Fifth Floor Schematic Plan

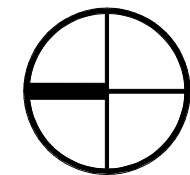
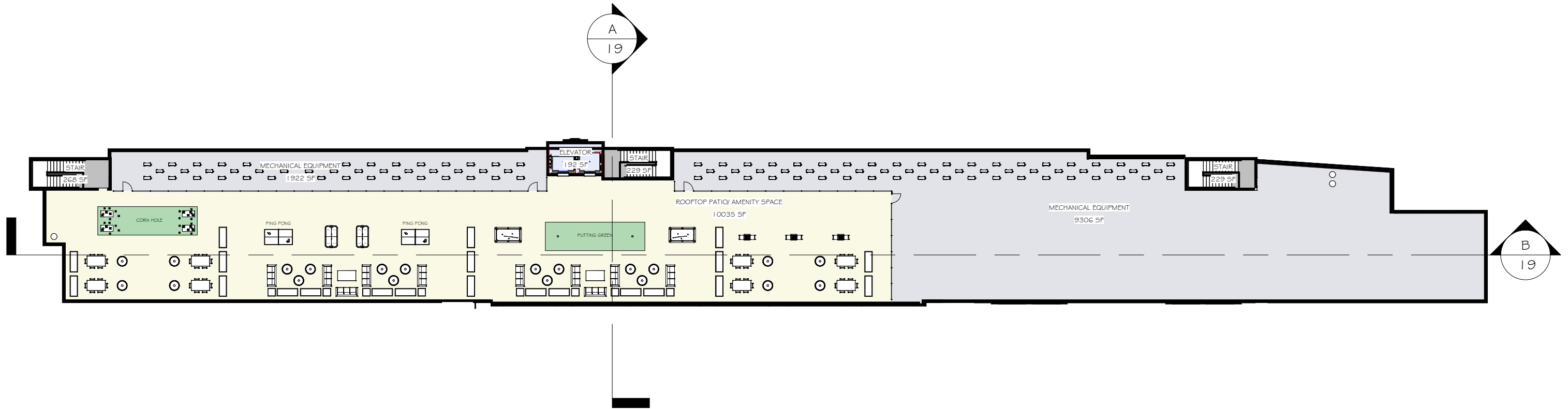
LEGEND	
	UNIT - 1 (1 BEDROOM)
	UNIT - 1A (1 BEDROOM)
	UNIT - 1B (1 BEDROOM)
	UNIT - 1C (1 BEDROOM)
	UNIT - 2 (2 BEDROOM)
	UNIT - 2A (2 BEDROOM)
	UNIT - 3 (3 BEDROOM)

FIFTH FLOOR MATRIX		
USE	QTY (5TH FLOOR)	SQUARE FOOTAGE
BALCONY	20	298 SF
CORRIDOR	1	3,344 SF
ELEVATOR	1	195 SF
GARBAGE	2	165 SF
JAN. CLO.	1	82 SF
LOUNGE	1	358 SF
STAIR	3	744SF
UNIT-1	2	1,354 SF
UNIT-1A	1	674 SF
UNIT-1B	4	2,334 SF
UNIT-1C	2	1,167 SF
UNIT-2	5	5,140 SF
UNIT-2A	5	5,133 SF
UNIT-3	1	1,330 SF
UTILITY	1	136 SF
<b>TOTAL</b>		<b>22,454 SF</b>

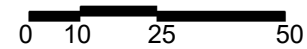
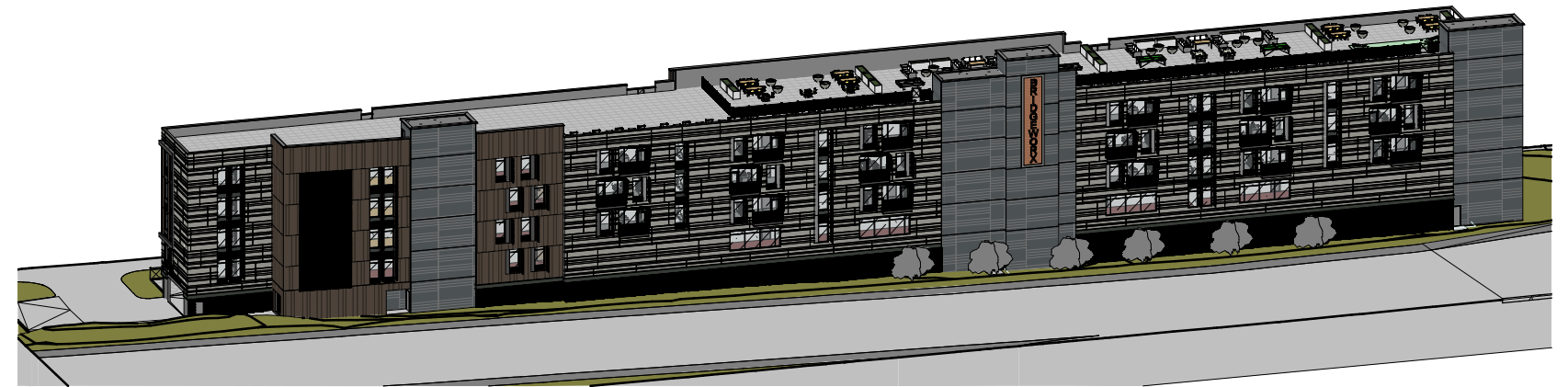


Rooftop Floor Schematic Plan

ROOFTOP MATRIX		
USE	QTY (ROOFTOP)	SQUARE FOOTAGE
ELEVATOR	1	192 SF
MECHANICAL EQUIPMENT	2	11,228 SF
ROOFTOP AMENITY SPACE	1	10,035 SF
STAIR	3	726 SF
TOTAL		22,181 SF



East Elevation

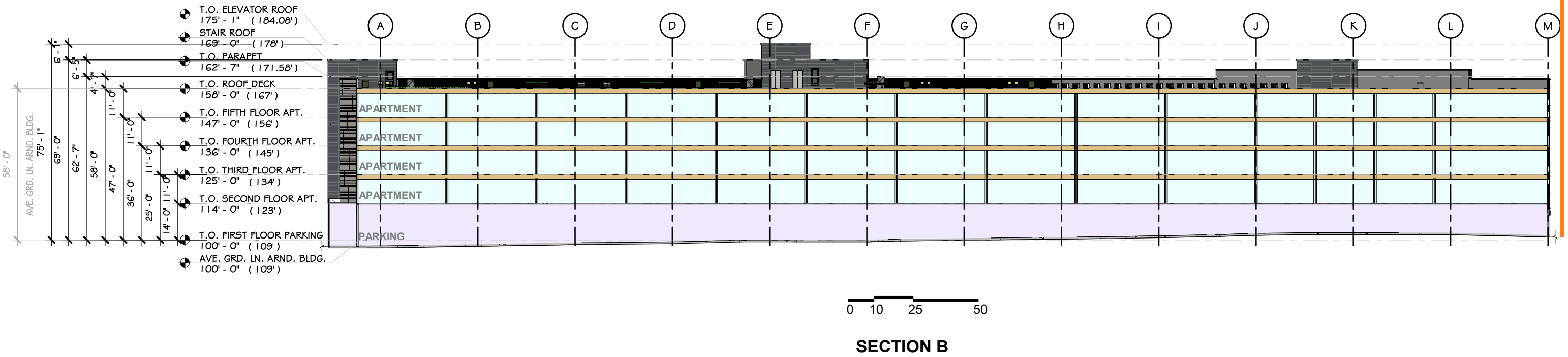
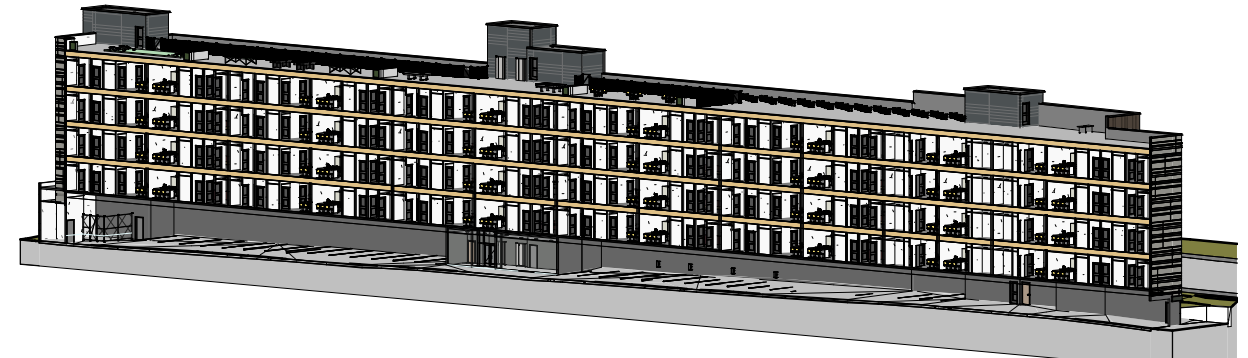
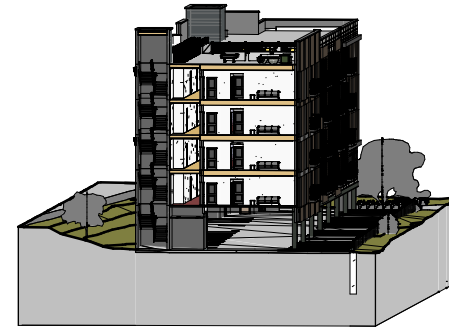
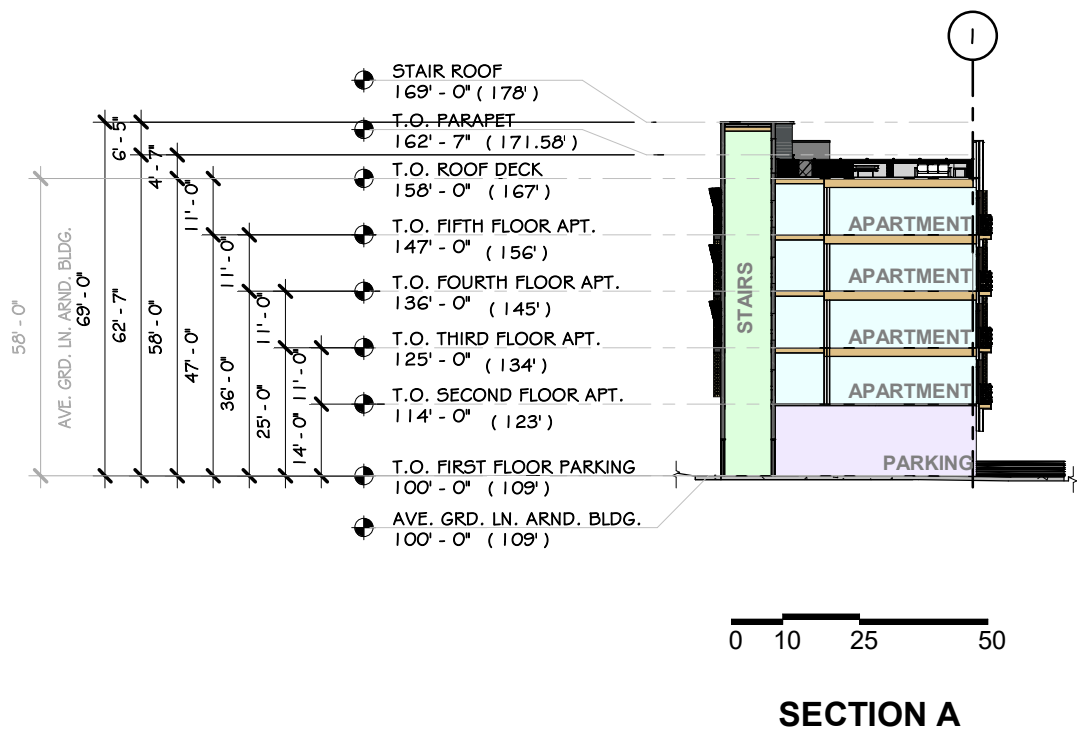


West Elevation





Section A & B



South Avenue West Facade Streetscape Rendering



South Avenue & Route 9 South Facade Streetscape Rendering



Material and Color Palette



**North/ South Fenestration**  
Black Anodized Aluminum



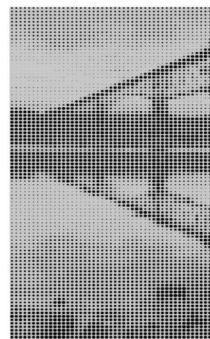
**Residential Windows**  
Black: UPVC, or Equal



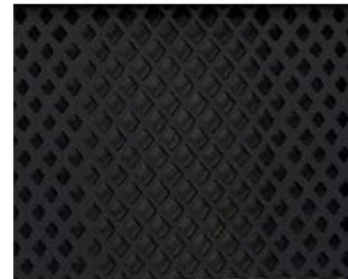
**Exterior Railings**  
BOK Modern Panels  
Pattern: Custom or Equal  
Material: Powder Coated Aluminum  
Color: BM Silver Fox 2108-50



**First Floor Glazing**  
Low Reflectance  
Solar Ban 65, or Equal



**Architectural Perforated Aluminum Mural**  
Arktura Panels  
Graphic Perf Solutions



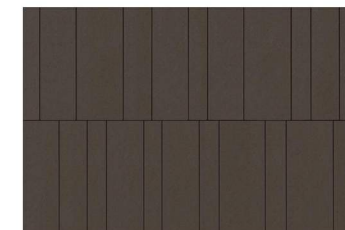
**Parking Screening**  
BOK Modern Panels  
Pattern: Custom or Equal  
Material: Powder Coated Aluminum  
Color: BM French Beret 1610



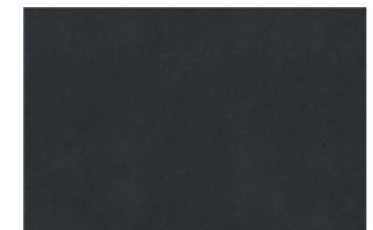
**Exterior Facade:**  
Material: Painted Concrete  
Color: Midnight Dream 2129-10



**Exterior Facade:**  
Manufacturer: Equitone  
Material: Fiber Cement Panel  
Color: BM Coventry Gray HC-169



**Exterior Facade:**  
Manufacturer: Equitone  
Material: Fiber Cement Panel  
Color: BM Brown Sugar 2112-20



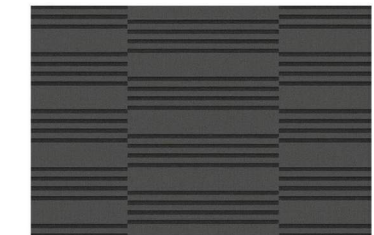
**Infill Panel @ Windows:**  
Manufacturer: Equitone  
Material: Fiber Cement Panel  
Color: BM Black Panther 2125-10 (LT 85)



**Ceiling of Balcony**  
Manufacturer: Equitone  
Material: Fiber Cement Panel  
Color: FCW 157 Classic Oak



**Vertical Fins:**  
Manufacturer: BOK Modern Panels  
Pattern: Custom or Equal  
Material: Powder Coated Aluminum  
Color: BM Corduroy 2153-20



**Stair/Elevator East Facade:**  
Material: Terra-cotta  
Color: BM French Beret 1610

West Dusk Rendering



West Daylight Rendering



Southwest Dusk Rendering



Southwest Daylight Rendering



Northwest Dusk Rendering



Northwest Daylight Rendering



Southeast Dusk Rendering



Southeast Daylight Rendering



Northeast Dusk Rendering



Northeast Daylight Rendering



East Balcony View Rendering



BALCONY VIEW FROM UNIT-1C @ FIFTH FLOOR

# BRIDGEWORX

WWW.ADGARCHITECT.COM



1 SITE MAP  
1" = 60'-0"

VANTAGE POINT FIELD OF VIEW OUTLINES

	VANTAGE POINT 1
--	-----------------

REVISIONS:

NUM.	DATE	DESCRIPTION

100% PLANNING BOARD SUBMISSION

PROJECT	
N O R T H	KEY PLAN

	25 WALKILL AVE • MONTGOMERY • NY 12549
	O. 845.294.2724   F. 888.305.6442
	WWW.ADGARCHITECT.COM
	CONTACT@ADGARCHITECT.COM

ARCHITECTURE • PLANNING • INTERIORS

Project: 287 & 307 DEVELOPMENT  
SOUTH AVENUE, POUGHKEEPSIE, NEW YORK

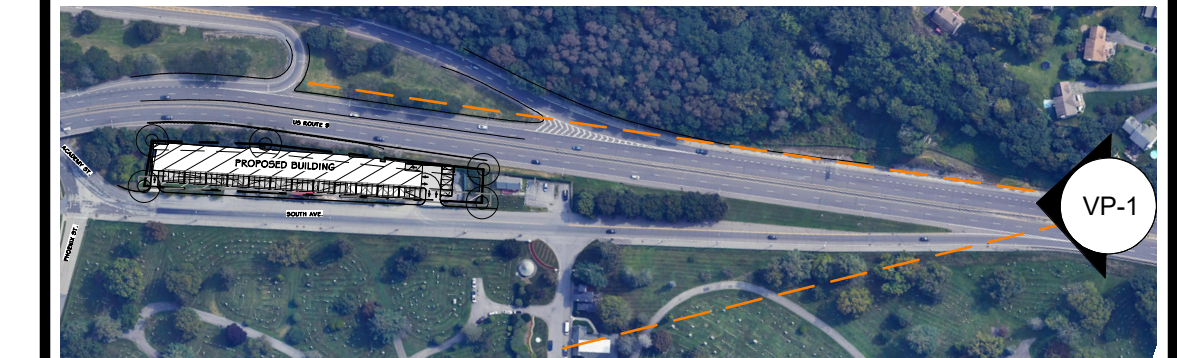
Drawing: SITE MAP OF PHOTO-SIMULATION

Project: 25123	Date: 03/10/26
Drawn: IDEA	Scale: AS NOTED
Drawing Number:	

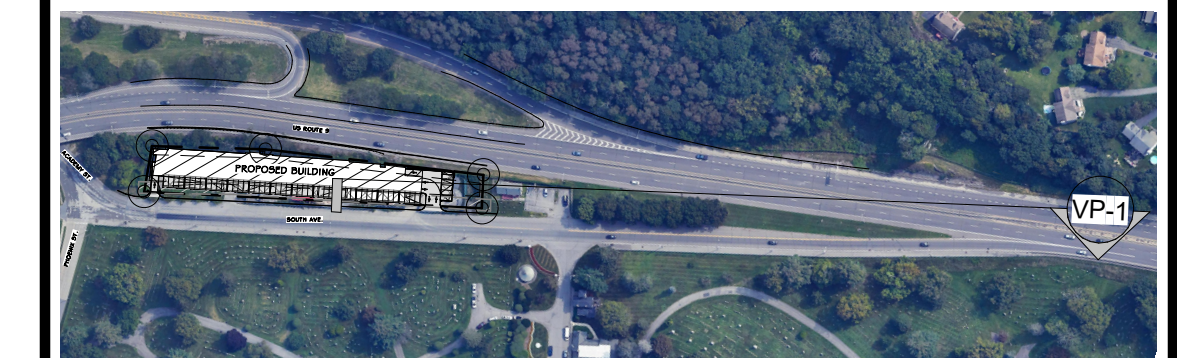
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL APPLY TO THEIR SEAL AND THE ACTION TAKEN BY FOLLOWING BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



1 EXISTING VIEWSHED FROM ROUTE 9 SOUTH ROAD (VANTAGE POINT 1 - 50 MM)



3 VANTAGE LOCATION PLAN VP - 1  
1 : 4000



4 SECTION LOCATION PLAN VP - 1  
1 : 4000

REVISIONS:

NUM.	DATE	DESCRIPTION

100% PLANNING BOARD SUBMISSION

PROJECT	
N O R T H	KEY PLAN
	25 WALLKILL AVE • MONTGOMERY • NY 12549 O. 845.294.2724   F. 888.305.6442 WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM
ARCHITECTURE • PLANNING • INTERIORS	

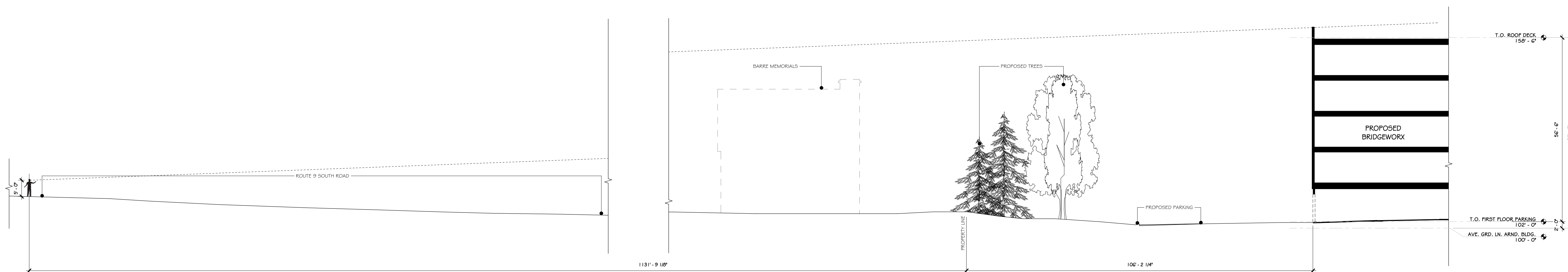
Project: 287 & 307 DEVELOPMENT  
SOUTH AVENUE, POUGHKEEPSIE, NEW YORK

Drawing: EXISTING IMAGES & SITE SECTION  
(VANTAGE POINT 1)

Project: 25123 Date: 03/10/26  
Drawn: IDEA Scale: AS NOTED

Drawing Number:

VP-1-PB

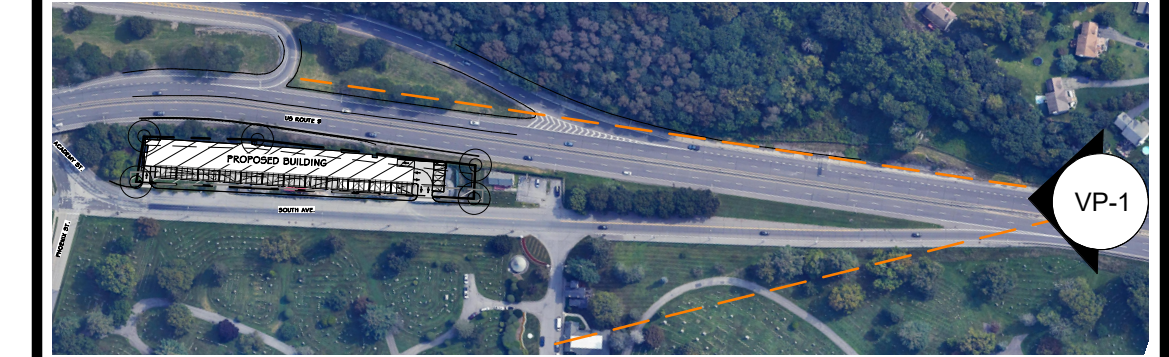


2 SITE SECTION (VANTAGE POINT 1)  
1/16" = 1'-0"

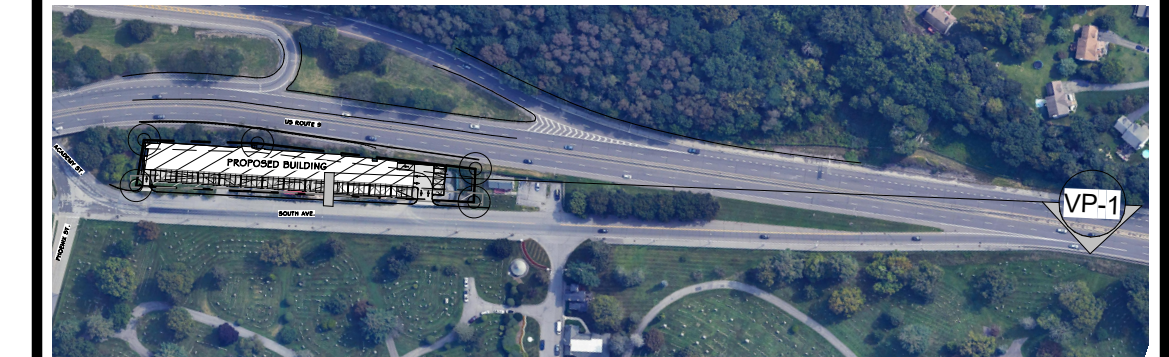
GPS COORDINATE: 41°40'57.7"N 73°55'46.2"W



① PROPOSED VIEWSHED FROM ROUTE 9 SOUTH ROAD (VANTAGE POINT 1 - 50 MM)  
LANDSCAPING AT YEAR 1 - LEAF-OFF



② VANTAGE LOCATION PLAN VP-1  
1 : 4000

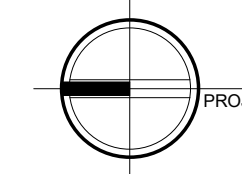
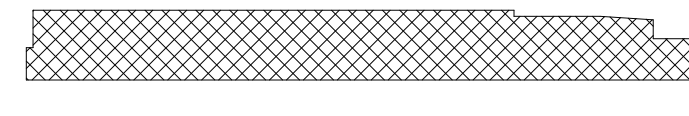
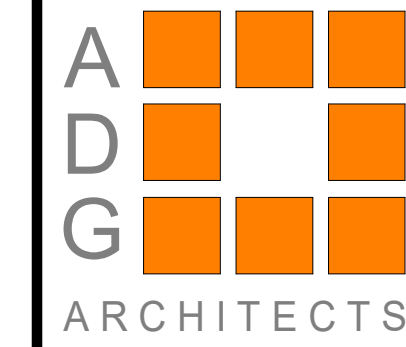


③ SECTION LOCATION PLAN VP-1  
1 : 4000

REVISIONS:

NUM.	DATE	DESCRIPTION

100% PLANNING BOARD SUBMISSION

PROJECT	
 NORTH	 KEY PLAN WORK AREA
 25 WALKILL AVE • MONTGOMERY • NY 12549 O. 845.294.2724   F. 888.305.6442 WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM ARCHITECTURE • PLANNING • INTERIORS	

Project: 287 & 307 DEVELOPMENT  
SOUTH AVENUE, POUGHKEEPSIE, NEW YORK

Drawing: PHOTO-SIMULATION RENDERING  
(VANTAGE POINT 1)

Project: 25123 Date: 03/10/26  
Drawn: IDEA Scale: AS NOTED  
Drawing Number:

VP-1-1-PB

GPS COORDINATE: 41°40'57.7"N 73°55'46.2"W

**City of Poughkeepsie  
Waterfront Assessment Form (WAF)**

**A. INSTRUCTIONS**

- 1. Applicants, or, in the case of direct actions, City agencies shall complete this Waterfront Assessment Form for proposed actions which are subject to the LWRP Consistency Review Law. This assessment is intended to supplement other information used by a City agency in making a determination of consistency with the policy standards set forth in the LWRP Consistency Review Law.
- 2. Before answering the questions in Section C, the preparer of this form should review the policies and policy explanations contained in the City of Poughkeepsie Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the offices of the City Clerk and posted on the city's website. A proposed action should be evaluated as to its beneficial and adverse effects upon the Waterfront Revitalization Area (WRA) and its consistency with the policy standards.
- 3. If any question in Section C on this form is answered "yes", the proposed action may affect the achievement of the LWRP policy standards contained in the Consistency Review Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

**B. DESCRIPTION OF SITE AND PROPOSED ACTION**

1 Describe nature and extent of action:

The applicant is seeking to construct an 82-unit multifamily residential building at 287 & 307 South Ave (Parcels #974481 and #982453). The building is 5-stories with structured parking on the first floor and four stories of residential units above.

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2. Type of City agency action (check appropriate response):

a. Directly undertaken (e.g. construction, planning activity, agency regulation, land transaction)

Construction (site plan approval process)

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---

b. Financial assistance (e.g. grant, loan, subsidy)

N/A

---

---

c. Permit, approval, license, certification

Seeking site plan approval.

\_\_\_\_\_  
\_\_\_\_\_

d. Agency undertaking action:

City of Poughkeepsie Planning Board

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. If an application for the proposed action has been filed with a City, the following information shall be provided:

a. Name of applicant

PK South Ave LLC

\_\_\_\_\_

b. Mailing address:

162 Rinaldi Blvd Poughkeepsie, NY 12601

\_\_\_\_\_

\_\_\_\_\_

c. Telephone number:

c/o ( 845 ) 874-7166

\_\_\_\_\_

d. Property tax number:

974481 & 982453

\_\_\_\_\_

e. Application number, if any:

\_\_\_\_\_

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

Yes \_\_\_\_\_ No X

If yes, which State or federal agency? \_\_\_\_\_

\_\_\_\_\_

1. Location of action (Street or Site Description and nearest intersection):

South Ave, City of Poughkeepsie across from Poughkeepsie Rural Cemetery

\_\_\_\_\_

\_\_\_\_\_

6. Size of site (acres): 0.998

\_\_\_\_\_

7. Amount (acres) of site to be disturbed: 0.97 acres

\_\_\_\_\_

8. Present land use: Vacant, existing 600 SF office building and parking lot

\_\_\_\_\_

9. Present zoning classification: CD

\_\_\_\_\_

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations): \_\_\_\_\_  
 None  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
11. Percentage of site that contains slopes of 15% or greater: 0%
12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?  
 (a) Name N/A  
 (b) Size (in acres) N/A
13. Is the property serviced by public water? Yes X No \_\_\_\_\_
14. Is the property serviced by public sewer? Yes X No \_\_\_\_\_

**C. WATERFRONT ASSESSMENT** (Check either "Yes" or "No" for each of the following questions). If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

- |  | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the waterfront area as identified in the LWRP? | ___        | <u>X</u>  |
| (a) Significant fish or wildlife habitats?   | ___        | <u>X</u>  |
| (b) Scenic resources of local or State-wide significance?  | ___        | <u>X</u>  |
| (c) Important agricultural lands?  | ___        | <u>X</u>  |
| (d) Natural protective features in a coastal erosion hazard area?  | ___        | <u>X</u>  |
| 2. Will the proposed action have a significant effect upon:  |            |           |
| (a) Scenic quality of the waterfront environment?  | ___        | <u>X</u>  |
| (b) Development of future or existing water-dependent uses?  | ___        | <u>X</u>  |
| (c) Operation of the State's major ports?  | ___        | <u>X</u>  |
| (d) Land or water uses within a small harbor area?   | ___        | <u>X</u>  |
| (e) Designated State or federal freshwater wetlands?   | ___        | <u>X</u>  |
| (f) Commercial or recreational use of fish and wildlife resources?   | ___        | <u>X</u>  |
| (g) Existing or potential public recreation opportunities?   | ___        | <u>X</u>  |
| (h) Structures, sites or districts of historic, archaeological or cultural significance to the City, State or nation?  | ___        | <u>X</u>  |
| (i) Stability of the shoreline?  | ___        | <u>X</u>  |
| (j) Surface or groundwater quality?  | ___        | <u>X</u>  |

3. Will the proposed action involve or result in any of the following:

- |     |   |     |          |
|-----|---|-----|----------|
| (a) | Physical alteration of land along the shoreline, underwater land or surface waters?                                   | ___ | <u>X</u> |
| (b) | Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?                        | ___ | <u>X</u> |
| (c) | Expansion of existing public services or infrastructure in undeveloped or low-density areas of the waterfront area?   | ___ | <u>X</u> |
| (d) | Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law? | ___ | <u>X</u> |
| (e) | Mining, excavation, filling or dredging in surface waters?  | ___ | <u>X</u> |
| (f) | Reduction of existing or potential public access to, or along, the shoreline?   | ___ | <u>X</u> |
| (g) | Sale or change in use of publicly-owned lands located on the shoreline or underwater?                                 | ___ | <u>X</u> |
| (h) | Development within a designated flood or erosion hazard area?   | ___ | <u>X</u> |
| (i) | Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion?    | ___ | <u>X</u> |
| (j) | Construction or reconstruction of erosion protective structures?  | ___ | <u>X</u> |
| (k) | Diminished or degraded surface or groundwater quantity and/or quality?  | ___ | <u>X</u> |
| (l) | Removal of ground cover from the site?<br>Existing ground cover includes asphalt pavement and gravel.                 | ___ | <u>X</u> |

- |     |  |             |          |
|-----|--|-------------|----------|
| 4.  | PROJECT  | YES         | NO       |
| (a) | If a project is to be located adjacent to shore:   |             |          |
| (1) | Does the project require a waterfront location?  | ___ N/A ___ |          |
| (2) | Will water-related recreation be provided?   | ___ N/A ___ |          |
| (3) | Will public access to the foreshore be provided?   | ___ N/A ___ |          |
| (4) | Will it eliminate or replace a water-dependent use?  | ___ N/A ___ |          |
| (5) | Will it eliminate or replace a recreational or maritime use or resource?   | ___ N/A ___ |          |
| (b) | Is the project site presently used by the community neighborhood as an open space or recreation area?  | ___         | <u>X</u> |
| (c) | Will the project protect, maintain and/or increase the level and types or public access to water-related recreation resources or facilities? | ___         | <u>X</u> |

(d)	Does the project presently offer or include scenic views or vistas that are known to be important to the community?	___	<u>X</u>
(e)	Is the project site presently used for commercial or recreational fishing or fish processing?	___	<u>X</u>
(f)	Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal?	___	<u>X</u>
(g)	Is the project located in a flood prone area?	___	<u>X</u>
(h)	Is the project located in an area of high coastal erosion?	___	<u>X</u>
(i)	Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project?	___	<u>X</u>
(j)	Do essential public services or facilities presently exist at or near the site?	___	<u>X</u>
(k)	Will the project involve surface or subsurface liquid waste disposal?	___	<u>X</u>
(l)	Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	___	<u>X</u>
(m)	Will the project involve shipment or storage of petroleum products?	___	<u>X</u>
(n)	Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters?	___	<u>X</u>
(o)	Will the project involve or change existing ice management practices?	___	<u>X</u>
(n)	Will the project alter drainage flow, patterns or surface water runoff on or from the site? See section D below.	<u>X</u>	___
(p)	Will best management practices be utilized to control storm water runoff into waterfront waters? Not near the waterfront	___	N/A ___
(q)	Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates?	___	<u>X</u>
(r)	Will the project affect any area designated as a tidal or freshwater wetland?	___	<u>X</u>
(s)	Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	___	<u>X</u>

D. **REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES"** (Add any additional sheets necessary)

4(n) - On-site surface runoff will be collected in retention system beneath the permeable pavers or captured by catch basins and then directed to the existing culvert that runs south-north alongside South Avenue.

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If you require assistance or further information in order to complete this form, please contact the City Planning Department.

**Please submit completed form, along with one copy of a site/sketch plan to:**

City of Poughkeepsie  
Building, Planning, and Zoning Department  
City Hall-2<sup>nd</sup> Floor  
62 Civic Center Plaza  
Poughkeepsie, NY 12601

Preparer's Name (Please print) : Natalie Quinn, KARC Planning Consultants, Inc.

Affiliation: Agent for applicant

Telephone Number: ( 845 ) 874-7166

Date: 12.22.2025

March 10, 2026

Anne Saylor, Chair  
City of Poughkeepsie Planning Board  
62 Civic Center Plaza  
Poughkeepsie, NY 12601

**Re: 287 & 307 South Avenue**  
**Parcel No. 131300-6061-60-974481 & 982453**  
**City of Poughkeepsie**  
**Site Plan Application**

Dear Chair Saylor:

The applicant is seeking to construct a multifamily residential building at 287 & 307 South Avenue (Lots 974481 & 982453) in the City of Poughkeepsie. Together, the lots total approximately 0.998 acres (43,452 SF). The parcels are located in the Campus Development (CD) Zoning district, where multi-family residential is a permitted use.



### Revised Unit Count & Mix

The proposed development has been reduced from 82 units to 74 units. In addition, the unit mix has been adjusted to include a greater proportion of two-bedroom units, while the number of one-bedroom units has decreased.

Previous Proposal		Current Proposal	
Unit Type	Amount	Unit Type	Amount
One-Bed	54	One-Bed	30
Two-Bed	24	Two-Bed	40
Three-Bed	4	Three-Bed	4
<b>Total</b>	<b>82</b>	<b>Total</b>	<b>74</b>

Given the project’s proximity to Vassar Brothers Medical Center, the development is well positioned to attract hospital employees as tenants. The larger two-bedroom units are especially attractive to medical interns and residents, who may share housing, as well as to staff with families who need additional space. Located approximately 0.5 miles from the hospital, the site offers a convenient walking distance for future residents employed at Vassar. The proposed development will maintain 83 on-site parking spaces, with 1 space dedicated to each residential unit and 9 spaces for visitor parking.

### Engineering Updates

- **Front Yard Fence Height.** The front yard fence to screen the parking area has been changed from 4-foot height to 3-foot height per zoning code requirements.
- **Engineers Report.** The water and wastewater calculations have been updated to reflect the revised unit mix noted above. These changes are also reflected in the full EAF part 1.

### Architecture Updates

An architectural workshop and site visit was held on February 24, 2026. Based on conversations with the Board and their consultant, the following updates have been made to the proposed building design:

1. **Route 9 Northbound Perspective:** A new Viewshed Photo-simulation rendering capturing the earliest pronouncement of the building when traveling North on Route 9 has been developed. This perspective is officially included in the submission package as **Drawing VP-3**.
2. **Topographical Accuracy:** To provide the Board with a more realistic understanding of the building’s profile as it relates to Route 9, we have updated the renderings along Route 9 to reflect existing grades along the road more accurately. These revisions are integrated into the massing study renderings found on **pages 29 through 32**.
3. **Amenity Space Glazing:** In response to the request for increased transparency at the 'street level' along Route 9, we have incorporated larger glass windows for the amenity spaces. These changes are reflected in the exterior elevations on **page 16** and the

updated renderings on **pages 29–32**.

4. **Route 9 Facade Articulation:** To mitigate the perceived "heaviness" at the building base along Route 9, we have introduced the additional expanses of windows at the second-floor level (see comment 3 above). Furthermore, the grades along the East side of the building have been adjusted to more accurately reflect its relationship to the grades along Route 9, which naturally affects how this elevation is perceived, limiting its potential 'heaviness'.
5. **Color Palette and Materiality:** The design intent is a cohesive warm color palette, as indicated on the Material and Color Palette sheet. Since renderings are subjective based on the light source selected, actual physical material samples will be provided at the upcoming Board meeting for confirmation.

## Site Operations and Environmental Considerations

1. **Acoustics and Noise Mitigation:** We have reviewed potential noise concerns for residents utilizing the rooftop amenity space. By maximizing the distance between the gathering areas and the mechanical equipment, and utilizing integrated architectural screening for the condensers shown on the roof plan, we are confident that the amenity space will be comfortable from an acoustic standpoint.
2. **Relationship to the Rural Cemetery:** The design team views the adjacent rural cemetery as a significant landscape asset. Our material selection and color palette were intentionally chosen to complement the dignified character of the cemetery rather than compete with it.
3. **Landscaping Representation:** The renderings now accurately reflect the latest landscaping plan. Please note that certain trees are shown with a degree of transparency in the renderings; this is to ensure the Board can clearly see the building's facade and design behind the proposed plantings.

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**Below, please find responses to comments prepared by the City of Poughkeepsie Building Department, dated January 30, 2026:**

- *No conditions for site plan just notes about the possibility of not complying with the NYS building code on the East wall, the building code states the maximum openings in exterior walls within 3 to 5 feet of the property line is 15%. Based on the plans submitted for site plan review indicates there may be more than the allowable 15% of openings.*

**Response:** We have verified the percentage of glass along the eastern facade near the property line. With the inclusion of the new, larger windows requested by the Board's consultant, the glazing now accounts for **14.8%** of the eastern wall. This is a deliberate increase from the original 12.3% and remains under the **15% threshold** required by the NYS Building Code, thereby avoiding the need for additional fire mitigation strategies while maximizing natural light.

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**Below please find responses to comments by the City of Poughkeepsie Planning Board made at the February 24, 2026 meeting:**

- *Has on-street parking been explored to provide more parking spaces for the development?*

**Response:** The Applicant has initiated discussions with the City regarding the potential addition of on-street parking spaces within excess right-of-way, which would provide supplemental parking capacity.

- *Confirm if the street trees are located on or off-site.*

**Response:** The street trees are located off-site in the City's ROW. All trees are currently proposed to remain except one that will be removed for the northern 12-foot entrance.

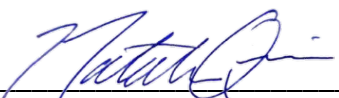
Enclosed, please find the following:

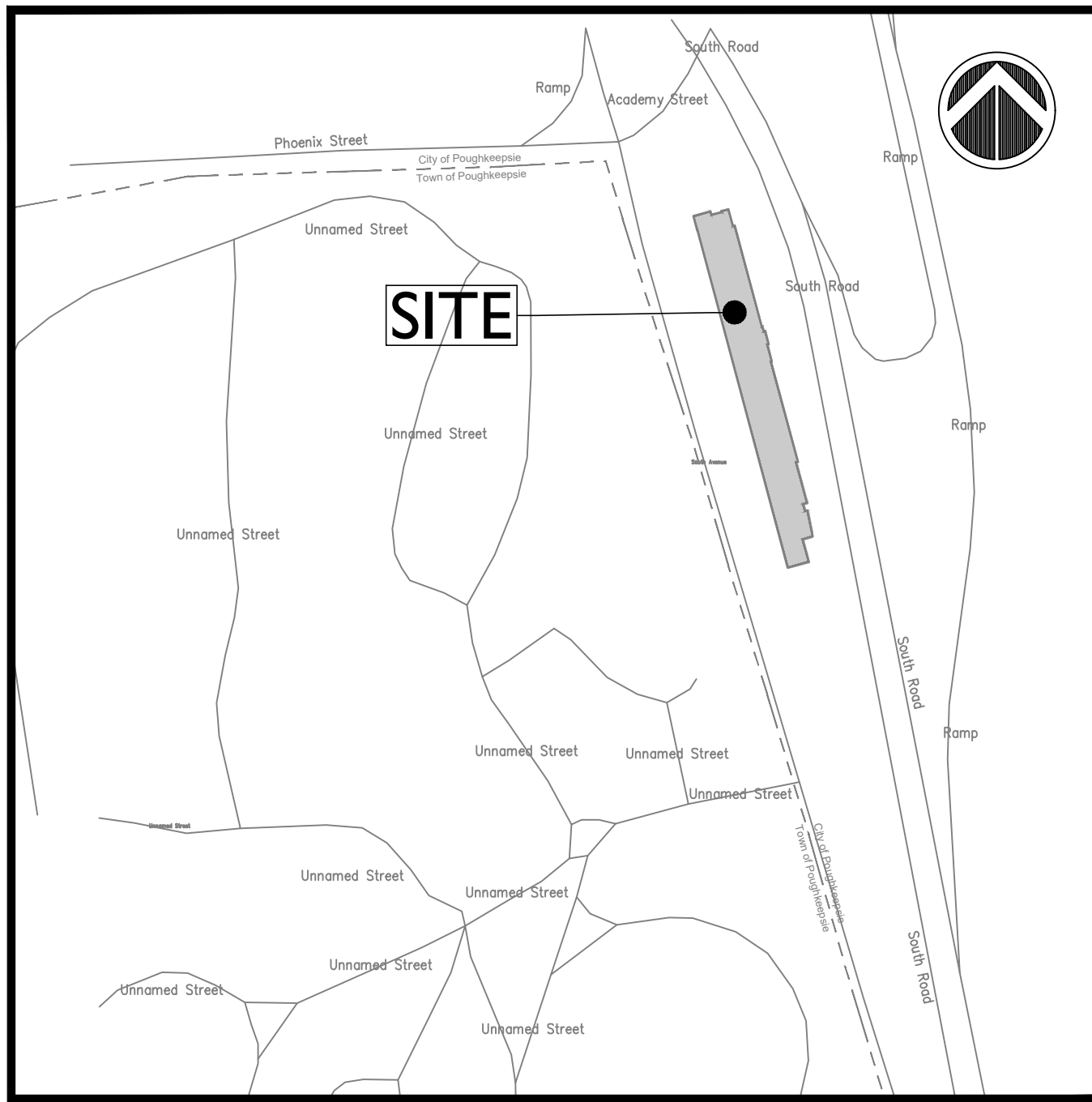
1. Cover Letter prepared by KARC, dated March 10, 2026
2. Full EAF, last revised March 10, 2026
3. Site Plan prepared by LRC, dated March 10, 2026
4. Massing Study prepared by ADG, dated March 10, 2026
5. Select Vantage Points prepared by ADG, dated March 10, 2026
6. Engineers Report prepared by LRC, dated March 10, 2026

We kindly request to be placed on the March 24, 2026 Planning Board Agenda. Please advise if you require anything further for your review.

Thank you.

Sincerely,

  
\_\_\_\_\_  
Natalie Quinn, Agent for Applicant



**LOCATION MAP**

SCALE: 1"=1,000'

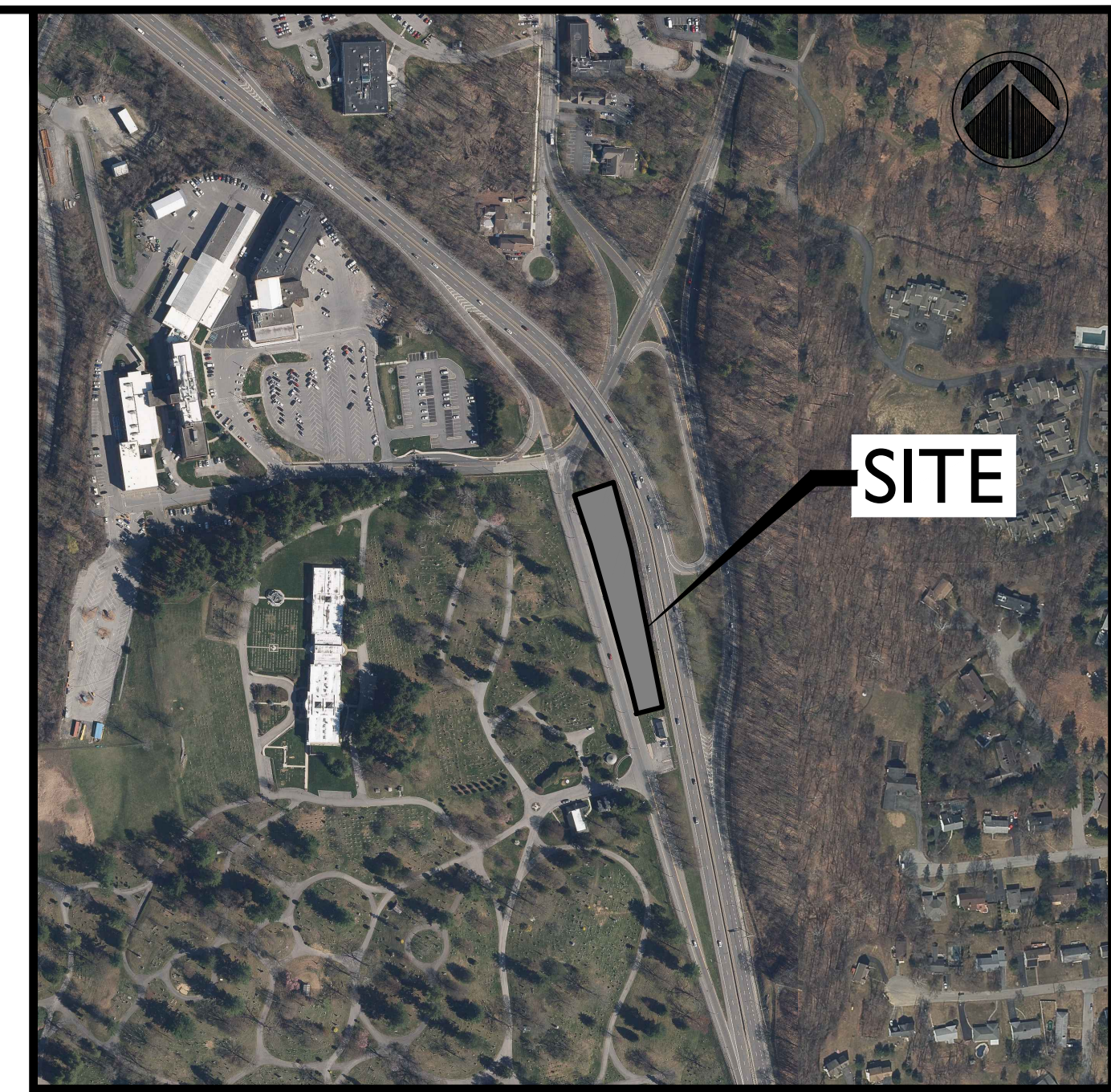
# SITE PLAN SUBMISSION SET

## PROPOSED MULTI FAMILY DEVELOPMENT

### 287-307 SOUTH AVE

### CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

### TAX MAP ID# 6061-60-974481 & 6061-60-982453



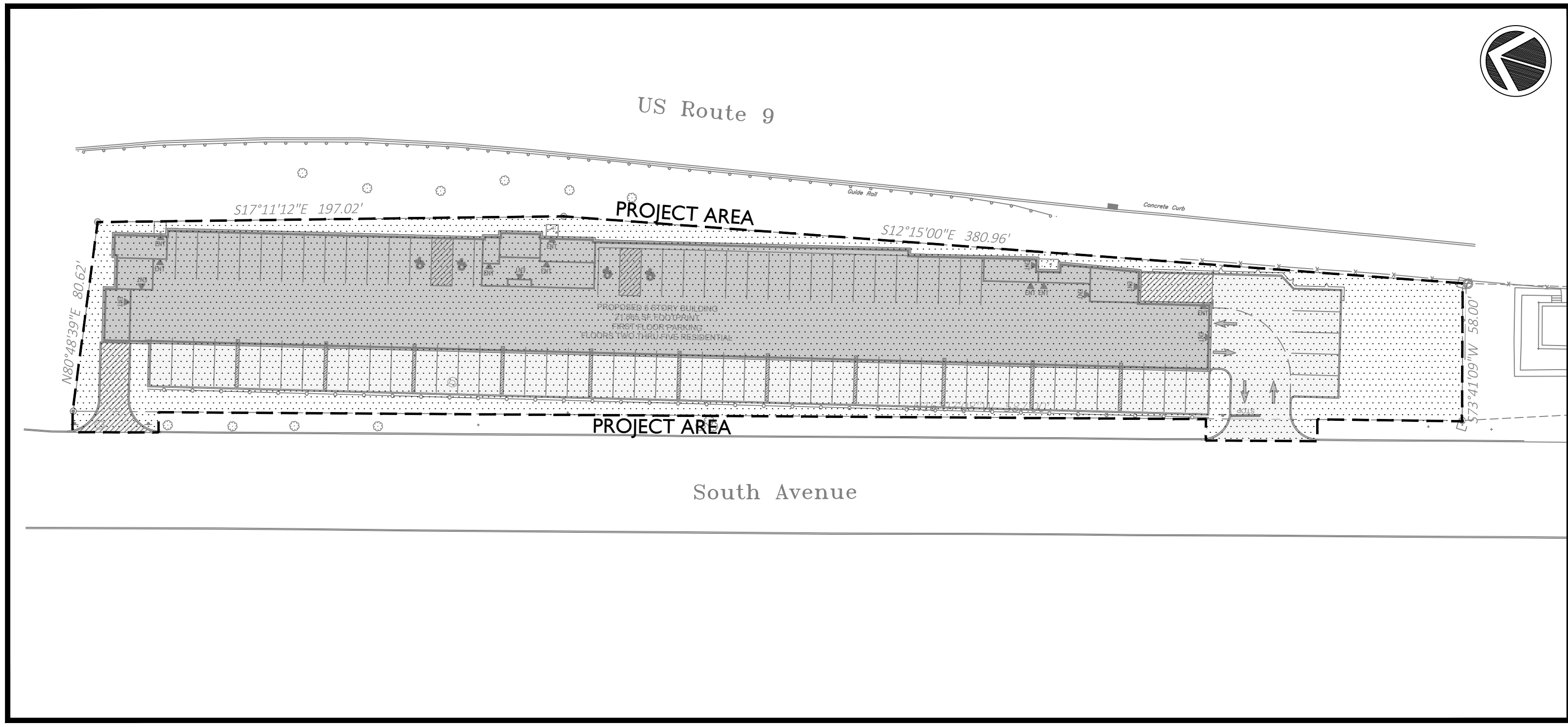
**VICINITY MAP**

SCALE: 1"=200'

REVISED: MARCH 10, 2026

CITY PLANNING BOARD  
CITY OF POUGHKEEPSIE, NEW YORK  
SITE PLAN APPROVAL  
FILE NO:  
PROJECT NAME:  
PROJECT LOCATION:  
APPLICANT:  
OFFICIALLY APPROVED AT THE PLANNING BOARD  
MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
PLANNING CHAIR:  
DESIGNEE:  
DATE SIGNED:  
CONDITION(S):

FIRE CHIEF \_\_\_\_\_  
POLICE CHIEF \_\_\_\_\_  
BUILDING INSPECTOR \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_  
COMMISSIONER OF PUBLIC WORKS \_\_\_\_\_



**OVERALL SITE PLAN**

SCALE: 1"=40'

**INDEX OF DRAWINGS**

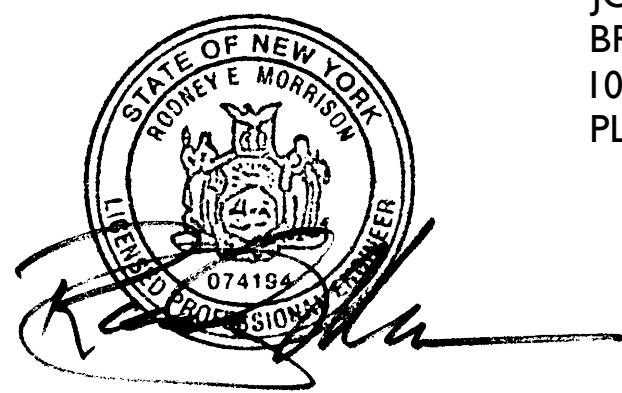
- CV-1 COVER SHEET
- DM-1 DEMOLITION PLAN
- SP-1 SITE PLAN
- SG-1 SITE GRADING & DRAINAGE PLAN
- UT-1 SITE UTILITIES
- EC-1 EROSION & SEDIMENTATION CONTROL PLAN
- LL-1 LANDSCAPE PLAN
- AI NIGHTTIME LIGHTING
- TT-1 VEHICLE TURNING PLAN
- NS-1 NOTES SHEET
- DN-1 SITE DETAILS
- DN-2 SITE DETAILS
- DN-3 SANITARY / WATER DETAILS
- DN-4 STORMWATER DETAILS
- DN-5 EROSION CONTROL DETAILS

**CIVIL ENGINEER:**



Land Resource Consultants  
Engineering & Surveying, LLC  
Loureiro NY, P.C.  
85 Civic Center Plaza, Suite 204  
Poughkeepsie NY 12601  
(845) 243-2880  
160 West Street, Suite E  
Cromwell, CT 06416  
(860) 635-2877  
www.lrcconsult.com

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering



Rodney Morrison P.E. #074194

**OWNER / APPLICANT:**

PK SOUTH AVE LLC  
162 RINALDI BLVD.  
POUGHKEEPSIE, NY 12601

**SURVEYOR:**

JOHNSON SURVEYING  
BRENDAN JOHNSON, PLS  
10 MEADOW LANE  
PLEASANT VALLEY, NY 12569

**ARCHITECT:**

ANDERSON DESIGN GROUP  
25 WALLKILL AVENUE  
MONTGOMERY, NY 12549  
(845) 294-2724



**PLANNER:**

KARC  
PO BOX 924  
POUGHKEEPSIE, NY 12602



287-307 SOUTH AVE.  
CITY OF POUGHKEEPSIE

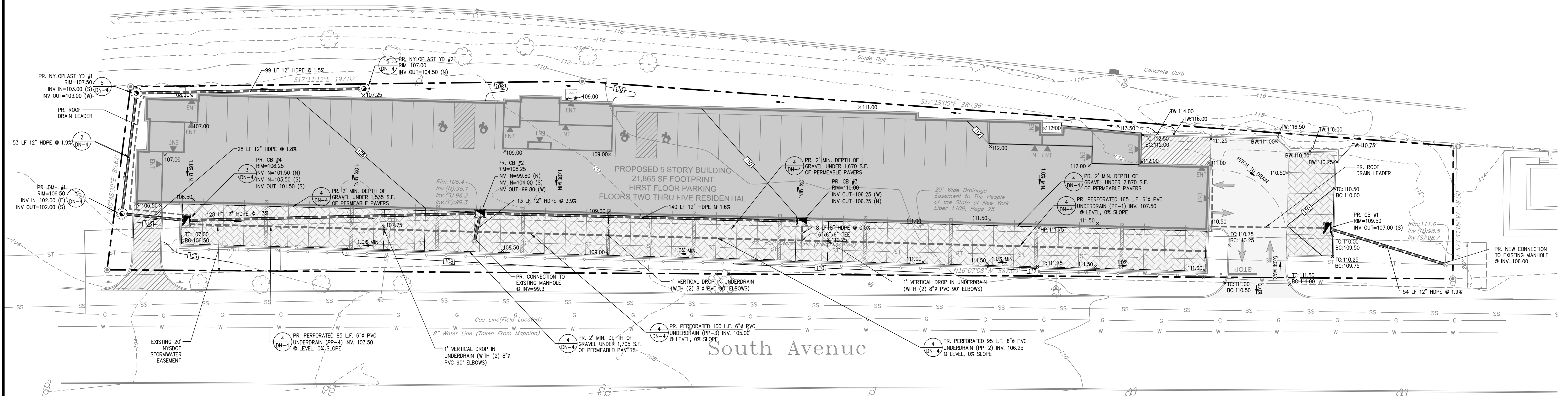
COVER SHEET

Drawing No.

**CV-1**

REVISION NOTE #1: 2026-03-10  
ORIGINALLY SUBMITTED: 12-22-2025

US Route 9



**COMPACTION AND BACKFILL NOTES**

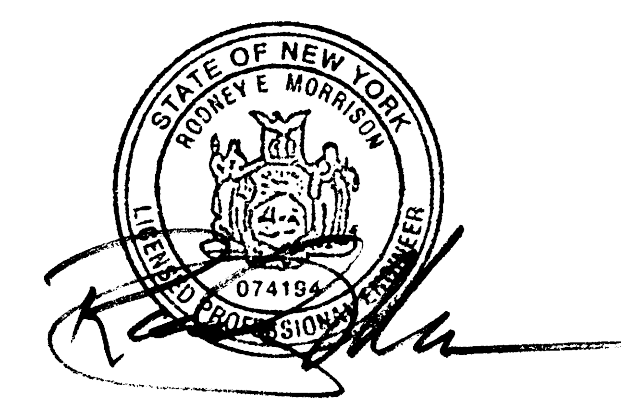
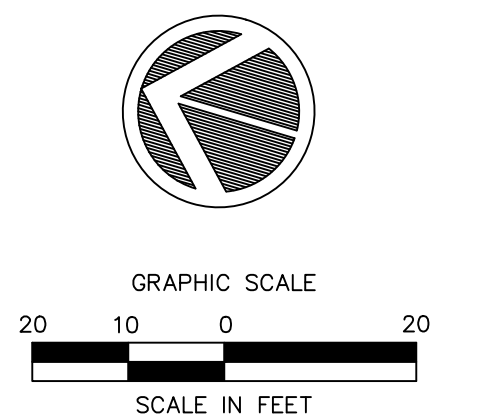
UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

**GRADING AND DRAINAGE NOTES**

1. ANY DEMOLISHED OR CLEARED MATERIALS MUST BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. THESE INCLUDE ANY OBJECTS NOTED ON THE PLANS, INCLUDING BUT NOT LIMITED TO, TREES, STUMPS, FENCES, WALLS, ETC.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN THE RIGHT-OF-WAY PRIOR TO EXCAVATION. ALL UTILITIES MUST BE LOCATED AND MARKED OUT PRIOR TO THE START OF ANY SITE GRADING.
3. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION

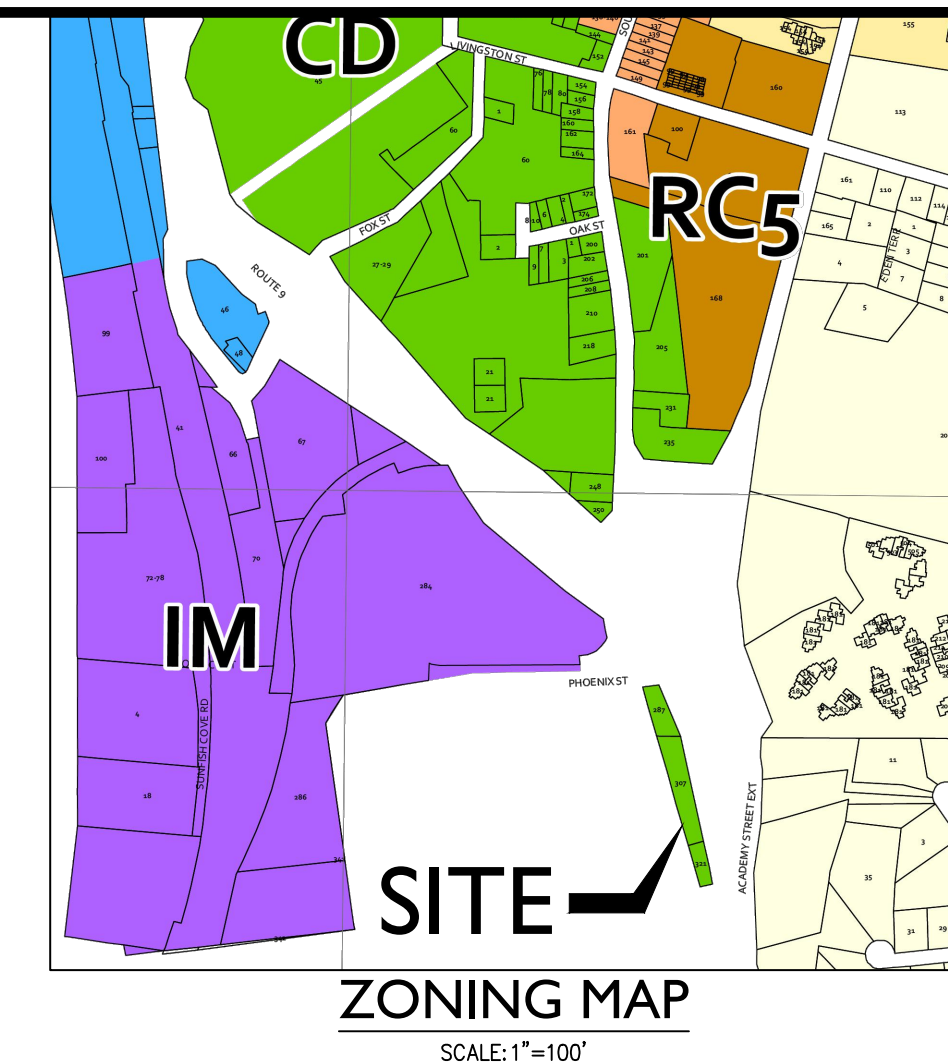
**LEGEND**

---	PROPERTY LINE
- - - -	EXISTING MAJOR CONTOUR
- · - · -	EXISTING MINOR CONTOUR
⊙	EXISTING DRAINAGE MANHOLE
ST	EXISTING STORM LINE
- - - -	PROPOSED UNDERGROUND STORM WATER PRACTICE
▣	PROPOSED CATCH BASIN
⊙	PROPOSED DRAINAGE MANHOLE
⊙	PROPOSED NYLOPLAST YARD DRAIN
- - - -	PROPOSED STORM LINE
- - - -	PROPOSED UNDERDRAIN/ROOF DRAIN
- · - · -	PROPOSED MAJOR CONTOUR
- · - · -	PROPOSED MINOR CONTOUR
·	PROPOSED SPOT GRADE



<p>1. 2026-03-10 CITY PLANNING BOARD SUBMISSION</p>	<p><b>LRC</b> Engineering &amp; Surveying A General Contractor</p> <ul style="list-style-type: none"> <li>• Civil Engineering</li> <li>• Land Surveying</li> <li>• Landscape Architecture</li> <li>• Land Planning</li> <li>• Laser Scanning &amp; BIM</li> <li>• Subsurface Utility Engineering</li> </ul>		<p><b>SITE GRADING &amp; DRAINAGE PLAN</b></p>	
	<p>Land Resource Consultants Engineering &amp; Surveying, LLC Lanseria NY, P.C. 85 Civic Center Plaza, Suite 204 Poughkeepsie NY 12601 (845) 243-2880 160 West Street, Suite E Cromwell, CT 06416 (860) 635-2877 www.lrcconllc.com</p>		<p><b>PROPOSED MULTI FAMILY DEVELOPMENT</b> 287-307 SOUTH AVE. CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK</p>	
<p>Design/Calcs LRC CAD File S625336401.dwg Sheet No.</p> <p>Drawn SMC Project No. 25-3364</p> <p>Checked KFC Date 2025-12-22</p> <p>Approved LRC Scale 1"=20'</p>	<p>SG-1</p>		<p>Sheet No.</p>	

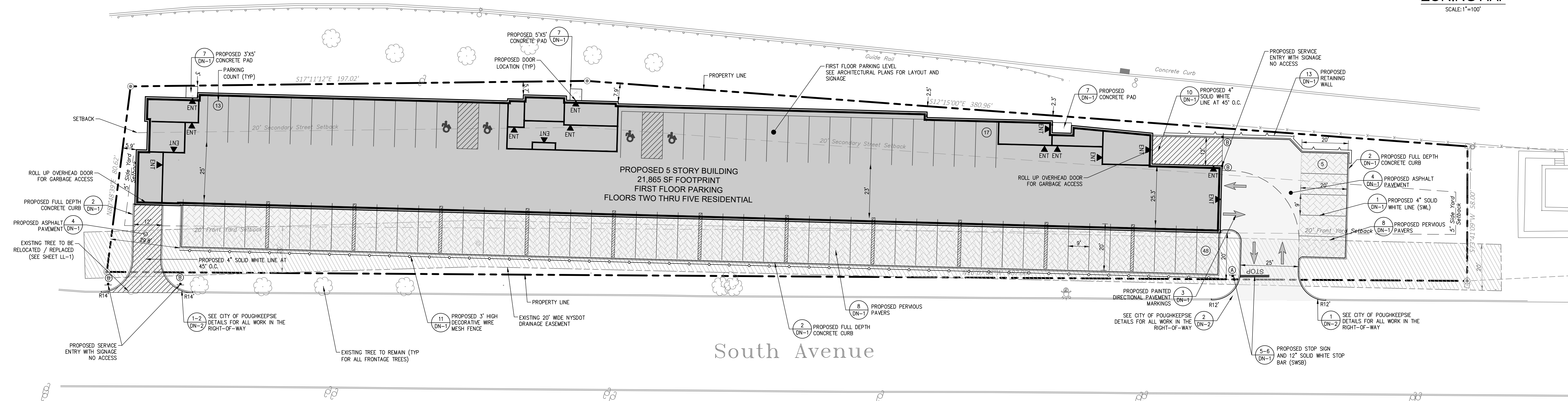
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US Route 9

PROPOSED 5 STORY BUILDING  
21,865 SF FOOTPRINT  
FIRST FLOOR PARKING  
FLOORS TWO THRU FIVE RESIDENTIAL

South Avenue



- EASEMENTS:**  
EXISTING NYS DOT 20' WIDE DRAINAGE EASEMENT (UBER 1109 PAGE 25)
- NOTES:**
- EXISTING EASEMENTS ASSOCIATED WITH THIS PROJECT ARE SHOWN ON APPLICABLE PLAN SHEETS AND ARE LISTED ABOVE.
  - NO EXISTING WATERCOURSES, MARSHES, WOODED AREAS, ROCK OUTCROPS, TREES WITH A DIA. OF 8" OR MORE ARE ASSOCIATED OR LOCATED WITHIN THIS PROJECT
  - SITE IS NOT IN FEMA 100 YEAR FLOODPLAIN
  - A FIRE DEPARTMENT KNOX BOX LOCATION IS PROVIDED AT THE SOUTHERN ENTRY LOCATION.
  - MAINTENANCE RECORDS FOR STORM WATER PRACTICES SHALL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT ON AN ANNUAL BASIS.

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF PoughKEEPSIE REQUIREMENTS AND SPECIFICATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
  - REFER TO OTHER PLANS AND DETAIL SHEETS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
  - REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
  - ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
  - THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF PoughKEEPSIE.
  - TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH CITY OF PoughKEEPSIE.
  - PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH CITY OF PoughKEEPSIE SPECIFICATIONS.
  - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE CITY OF PoughKEEPSIE.
  - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE CITY AND GOVERNING AUTHORITIES IS GRANTED.
  - BEFORE DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "Udig NY" AT 1-800-962-7962 AT LEAST 48 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
  - IF ANY UNCHARTERED OR INCORRECTLY CHARTERED EXISTING PIPING OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT THE SITE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK.
  - STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.
  - CONTRACTOR TO PROVIDE SITE ENGINEER WITH SUBMITTALS. ONCE APPROVED, COPIES WILL BE SUPPLIED TO CITY ENGINEER AND APPROPRIATE CITY DEPARTMENTS.
  - NO HERBICIDES OR PESTICIDES WILL BE USED DURING THE OPERATION OF THE SITE.
  - A SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH NFPA AND THE NYS FIRE CODE 2020.

**SIGN LEGEND**

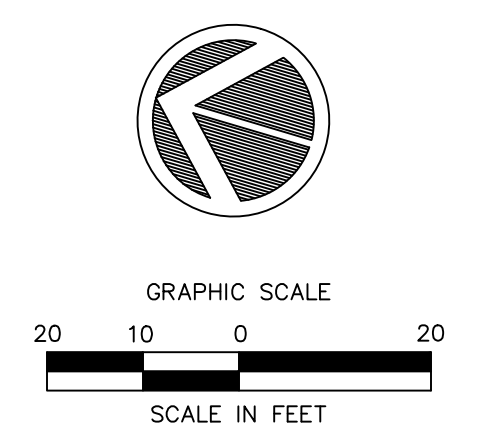
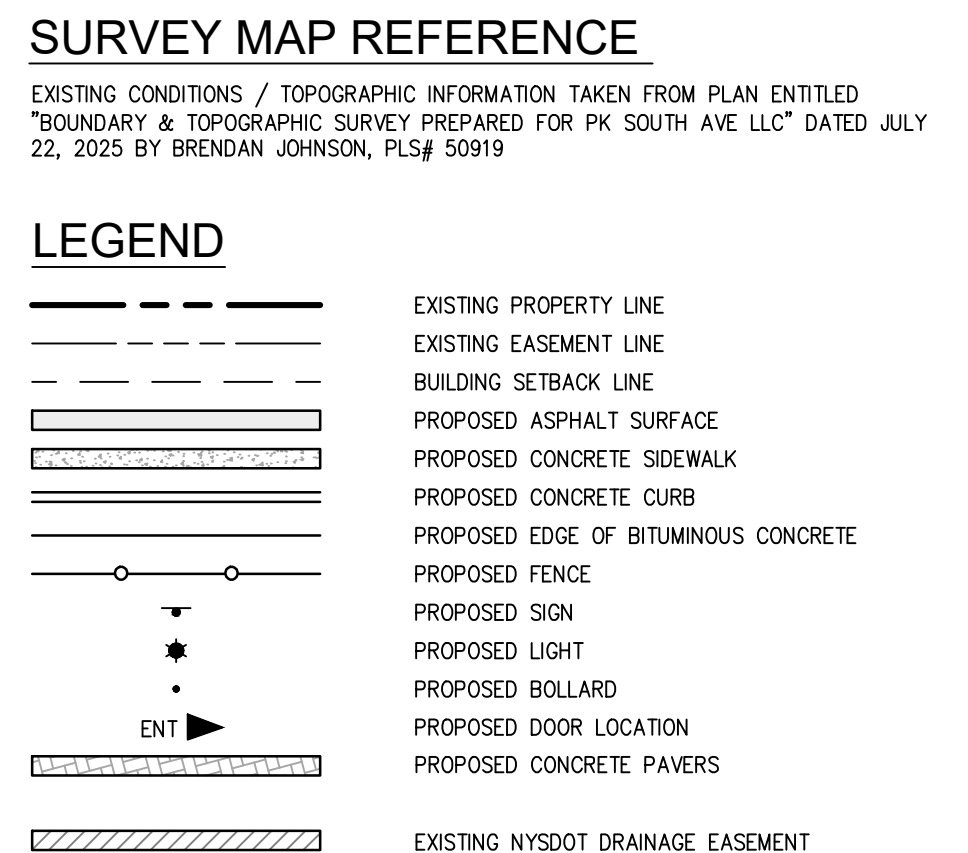
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A		R1-1	1
B			4

NOTE: SIGNAGE TO BE CONSISTENT WITH TOWN/STATE AND MUTCD STANDARDS

**ZONING SUMMARY CHART**

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	43,452 SF (0.99 ACRES)
MIN. FRONTAGE	50 FT	587 FT
MIN. LOT COVERAGE	50%	57.17% (*)
MIN. PRIMARY STREET SETBACK	20 FT	20 FT
MIN. SECONDARY STREET SETBACK	20 FT	NORTHERN: 5.9 FT (*) EASTERN: 2.3 FT (*)
MIN. SIDE YARD	5 FT	5.9 FT
MAX. HEIGHT	5 STORIES	5 STORIES
MAX. DENSITY	5+ UNITS	74 UNITS
REQUIRED PARKING	1.25/DWELLING = 93 SPACES	83 SPACES (*)
REQUIRED BICYCLE PARKING	11 SPACES	30 SPACES
REQUIRED OPEN SPACE	20%	29.30%

(\*) DENOTES VARIANCE REQUIRED



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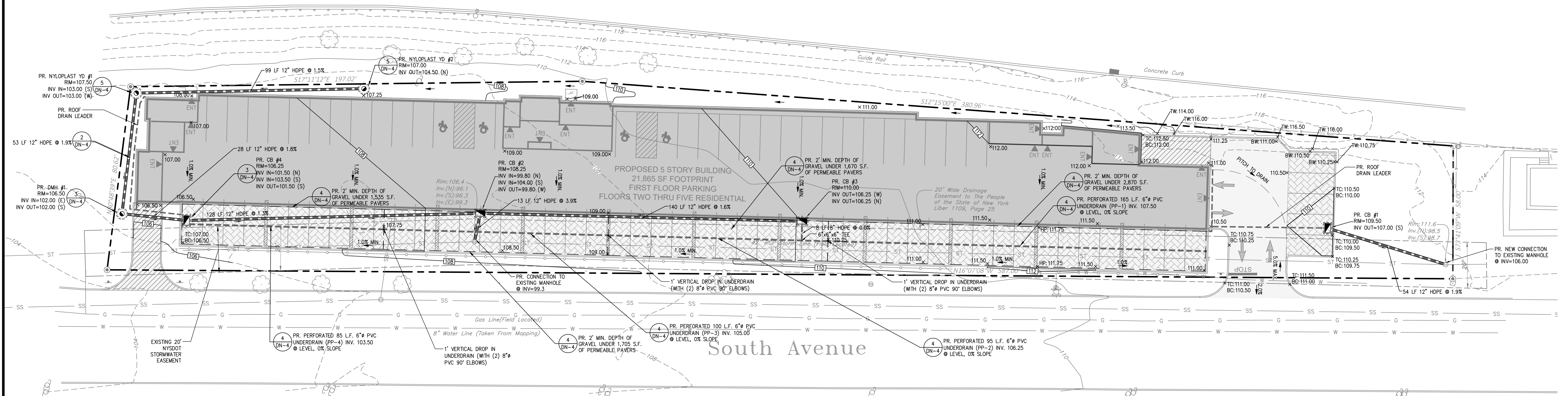
**SITE PLAN**

**PROPOSED MULTI FAMILY DEVELOPMENT**  
287-307 SOUTH AVE.  
CITY OF PoughKEEPSIE,  
DUTCHESS COUNTY, NEW YORK

Design/Color	LRC	CAD File	SP25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	<b>SP-1</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	

Revisions

US Route 9



**COMPACTION AND BACKFILL NOTES**

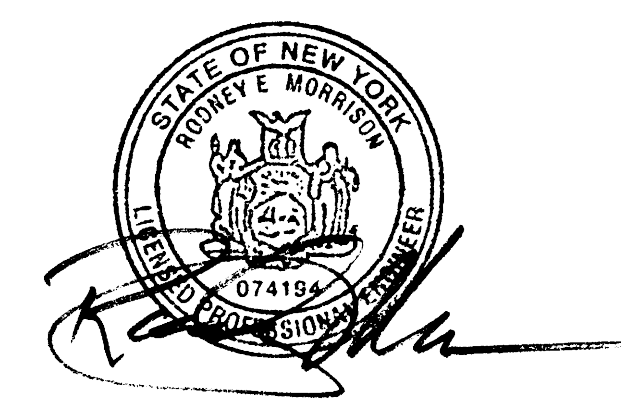
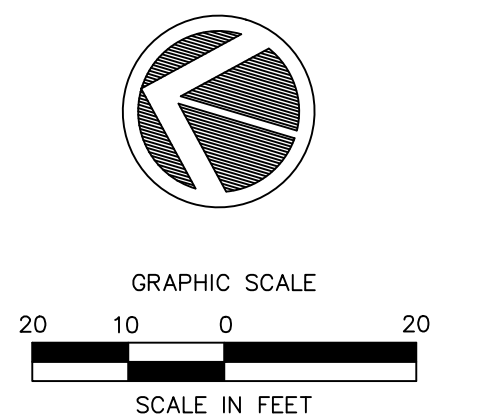
UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

**GRADING AND DRAINAGE NOTES**

1. ANY DEMOLISHED OR CLEARED MATERIALS MUST BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. THESE INCLUDE ANY OBJECTS NOTED ON THE PLANS, INCLUDING BUT NOT LIMITED TO, TREES, STUMPS, FENCES, WALLS, ETC.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN THE RIGHT-OF-WAY PRIOR TO EXCAVATION. ALL UTILITIES MUST BE LOCATED AND MARKED OUT PRIOR TO THE START OF ANY SITE GRADING.
3. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION

**LEGEND**

---	PROPERTY LINE
- - - -	EXISTING MAJOR CONTOUR
- · - · -	EXISTING MINOR CONTOUR
⊙	EXISTING DRAINAGE MANHOLE
ST	EXISTING STORM LINE
- · - · -	PROPOSED UNDERGROUND STORM WATER PRACTICE
■	PROPOSED CATCH BASIN
⊙	PROPOSED DRAINAGE MANHOLE
⊙	PROPOSED NYLOPLAST YARD DRAIN
- · - · -	PROPOSED STORM LINE
- · - · -	PROPOSED UNDERDRAIN/ROOF DRAIN
- - - -	PROPOSED MAJOR CONTOUR
- · - · -	PROPOSED MINOR CONTOUR
·	PROPOSED SPOT GRADE



1.	2026-03-10	CITY PLANNING BOARD SUBMISSION
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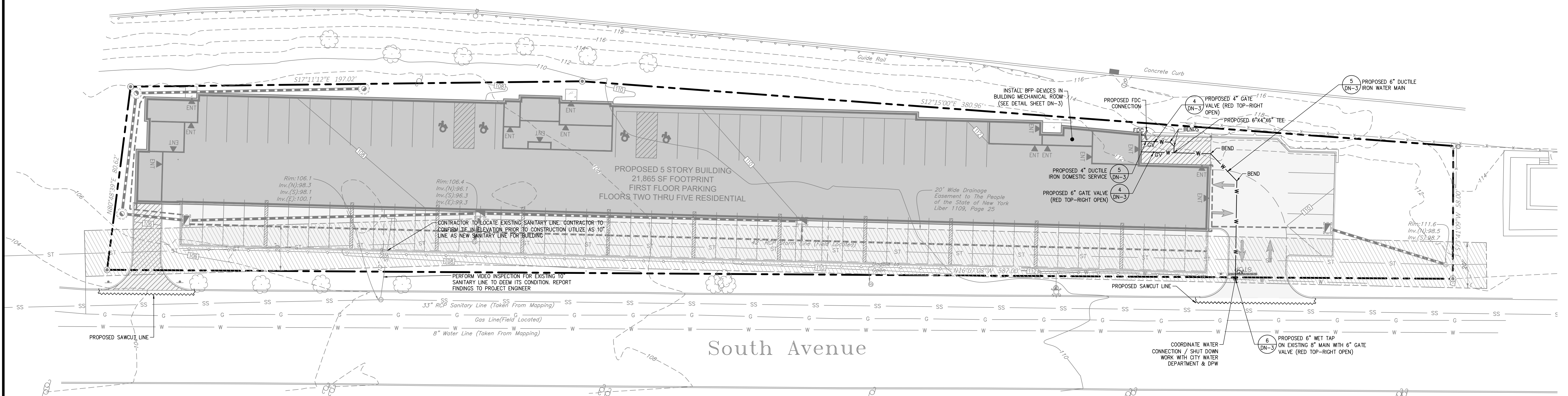
**SITE GRADING & DRAINAGE PLAN**

**PROPOSED MULTI FAMILY DEVELOPMENT**  
287-307 SOUTH AVE.  
CITY OF POUGHKEEPSIE,  
DUTCHESS COUNTY, NEW YORK

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Drawn	SMC	Project No.	25-3364	<b>SG-1</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	

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US Route 9



PROPOSED 5 STORY BUILDING  
21,865 SF FOOTPRINT  
FIRST FLOOR PARKING  
FLOORS TWO THRU FIVE RESIDENTIAL

South Avenue

**EXISTING WATER LINE REMOVAL**

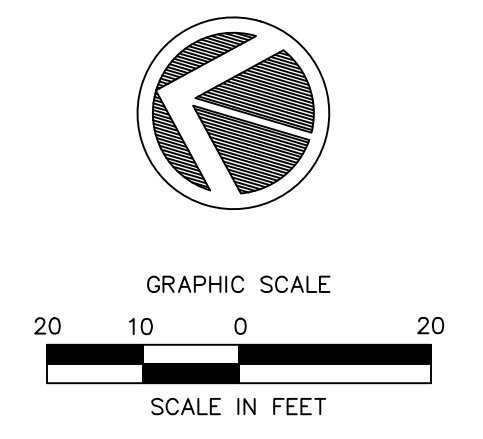
SEE DEMOLITION PLAN DM-1 FOR 10" EXISTING WATER MAIN ABANDONMENT  
CONTRACTOR TO COORDINATE ALL WATER CONNECTION TIE IN WORK WITH CITY OF POUGHKEEPSIE WATER DEPARTMENT AND DPW.

**CONTRACTOR NOTES**

1. BACKFLOW PREVENTION IS REQUIRED FOR BOTH THE FIRE AND DOMESTIC WATER SERVICE CONNECTIONS.
2. TAPPING SLEEVE VALVE IS TO BE RIGHT OPEN PER CITY OF POUGHKEEPSIE DPW REQUIREMENTS.
3. SEE NOTES SHEET NS-1 FOR WATER / SANITARY NOTES.

**LEGEND**

- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- ○ ○ PROPOSED DOUBLE SANITARY CLEANOUT
- ○ ○ PROPOSED WATER SHUT OFF VALVE
- ○ ○ PROPOSED SANITARY MANHOLE
- ○ ○ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)



Revisions	Date	Description
1.	2026-03-10	CITY PLANNING BOARD SUBMISSION

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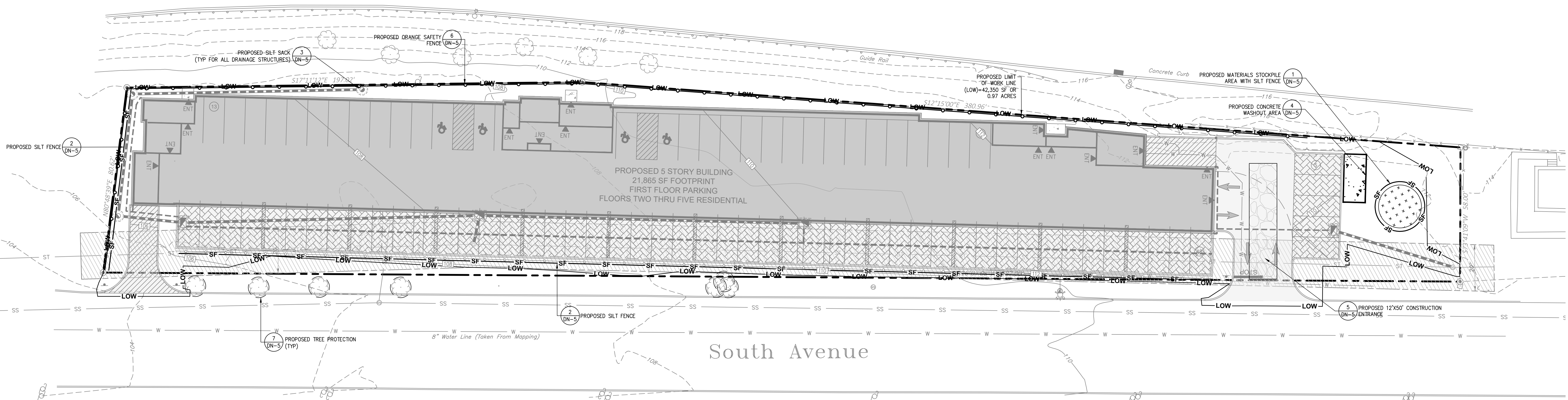
85 Civic Center Plaza, Suite 204  
Poughkeepsie NY 12601  
(845) 243-2880  
160 West Street, Suite E  
Cromwell, CT 06416  
(860) 635-2877  
www.lrcconsult.com

**SITE UTILITIES**

**PROPOSED MULTI FAMILY DEVELOPMENT**  
287-307 SOUTH AVE.  
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US Route 9



South Avenue

**OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES**

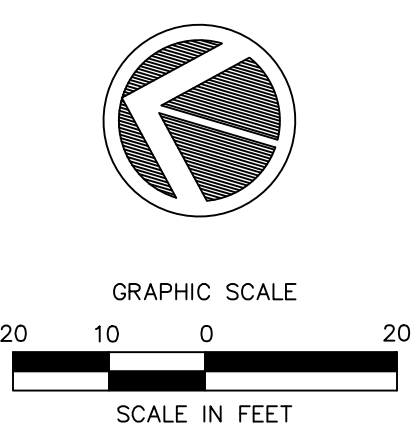
- SILTATION FENCE**  
ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.  
SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.
- INLET PROTECTION**  
ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.
- STABILIZED CONSTRUCTION ENTRANCE**  
THE ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.  
WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERCOURSES.
- CONCRETE WASHOUT**  
ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.  
ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.  
DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECT'S SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTH/FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.  
THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.  
INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

**LEGEND**

- PROPERTY LINE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION (SILT SACKS)
- PROPOSED LIMIT OF WORK (LOW)
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SOIL MATERIALS STOCKPILE AREA WITH SILT FENCE
- PROPOSED ORANGE SAFETY FENCE
- PROPOSED TREE PROTECTION

**CITY OF POUGHKEEPSIE EROSION AND SILTATION CONTROL NOTES**

- All unvegetated areas in excess of 10% per direction of the Engineer, shall have temporary seeding of fast germinating rye, 10 to 15 #s per 1,000 sq. ft.
- Graded areas - upper elevations: Provide temporary drainage swales, 1% grade min., to direct runoff away from construction sites. Discharge areas to be acceptable to the Engineer.
- Graded areas - lower elevations: Provide drainage swales, 1% min. grades, with staked and secured hay bale siltation. Location of hay bales and discharge areas per approval of Engineer.
- Permanent seeded areas for erosion control: Mixture of perennial rye and blue and red fescue grasses (50/50), 15 to 25 #s per 1,000 sq. ft., mulching at 5#s per 1,000 sq. ft., fertilizer = 5-10-5 at 5#s per 1,000 sq. ft. (if determined necessary by Engineer), with pegging and netting for grades in excess of 15%.
- All permanent drainage interceptor swales to be seeded per Item 4 also.
- All erosion control shall be in accordance with the latest "Urban Erosion and Sediment Control Guidebook" of the Dutchess County Soil and Water Conservation District.
- All areas shall be seeded and mulched as soon as possible.
- Grade as needed and feasible to permit the use of conventional equipment for seed bed preparation, seeding and mulch application.
- Scarify all compacted soils prior to applying topsoil.
- Apply topsoil per Standard #6 Table 6.1 of the Soil Erosion Control Guide Book.
- Seed mix shall be as follows:  
Ky. Blue grass 20 lbs/ac.  
Creeping Red Fescue 40 lbs/ac.



NO.	DATE	DESCRIPTION
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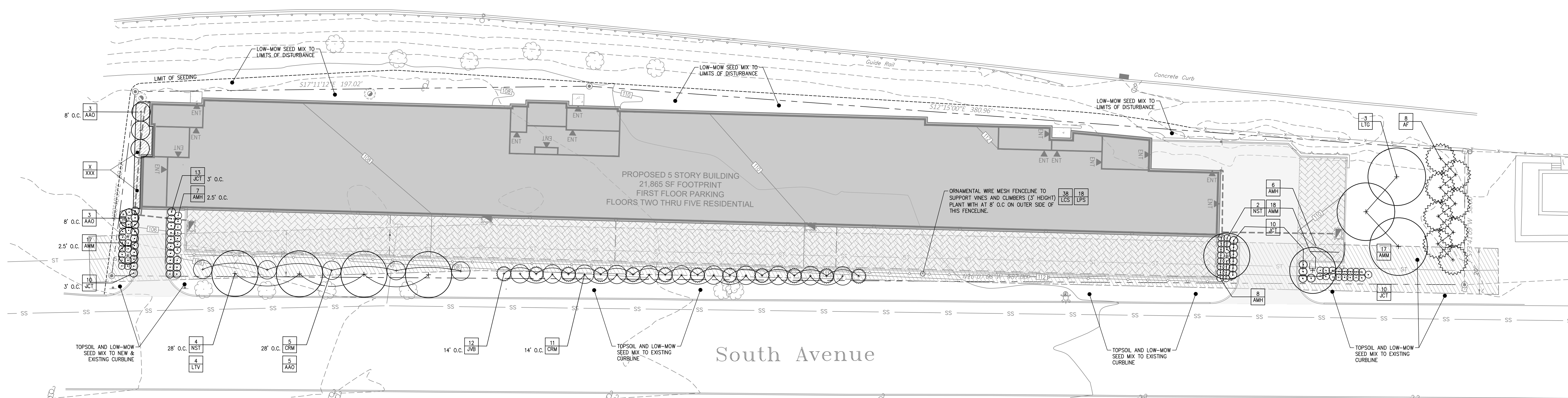
**EROSION & SEDIMENTATION CONTROL PLAN**

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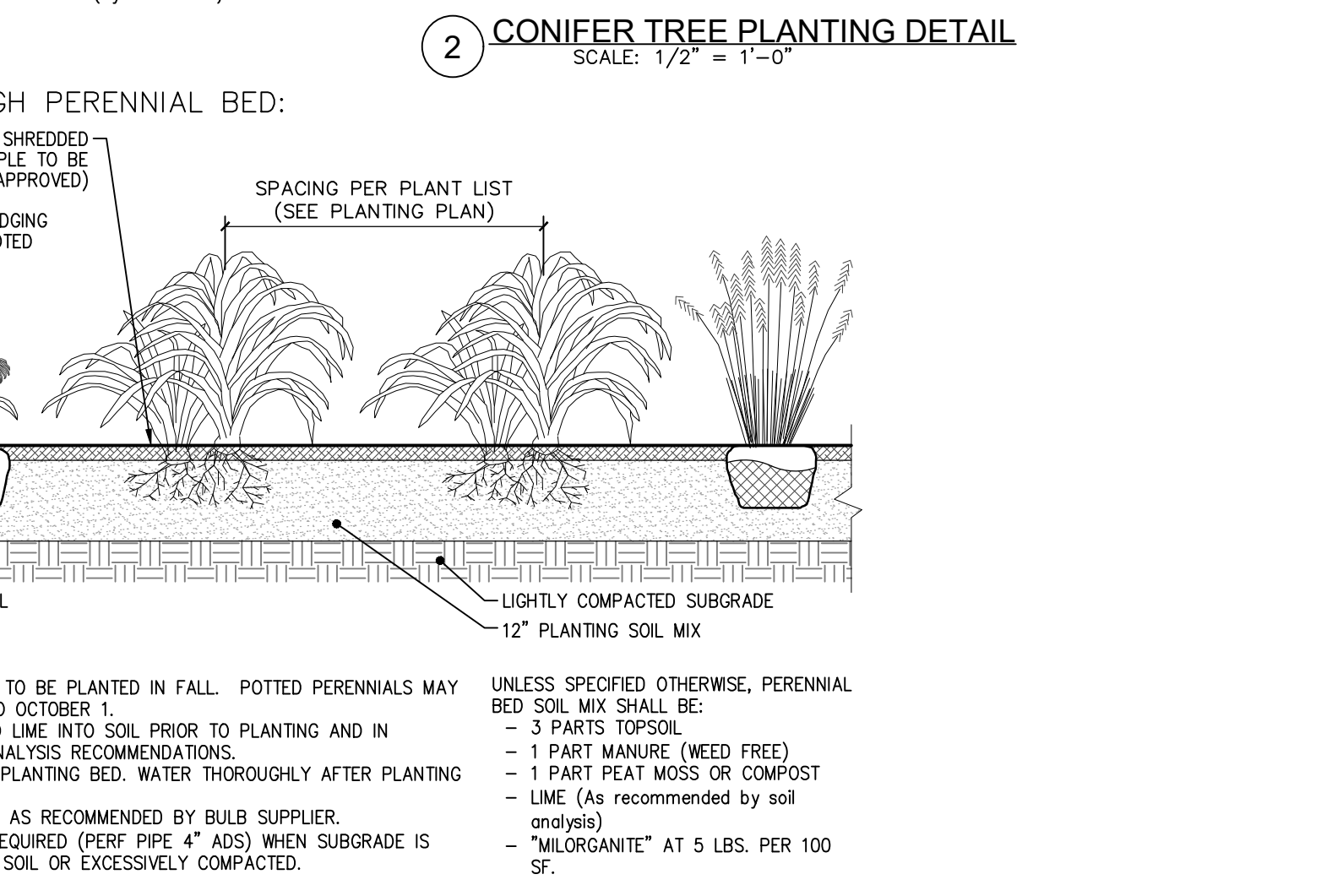
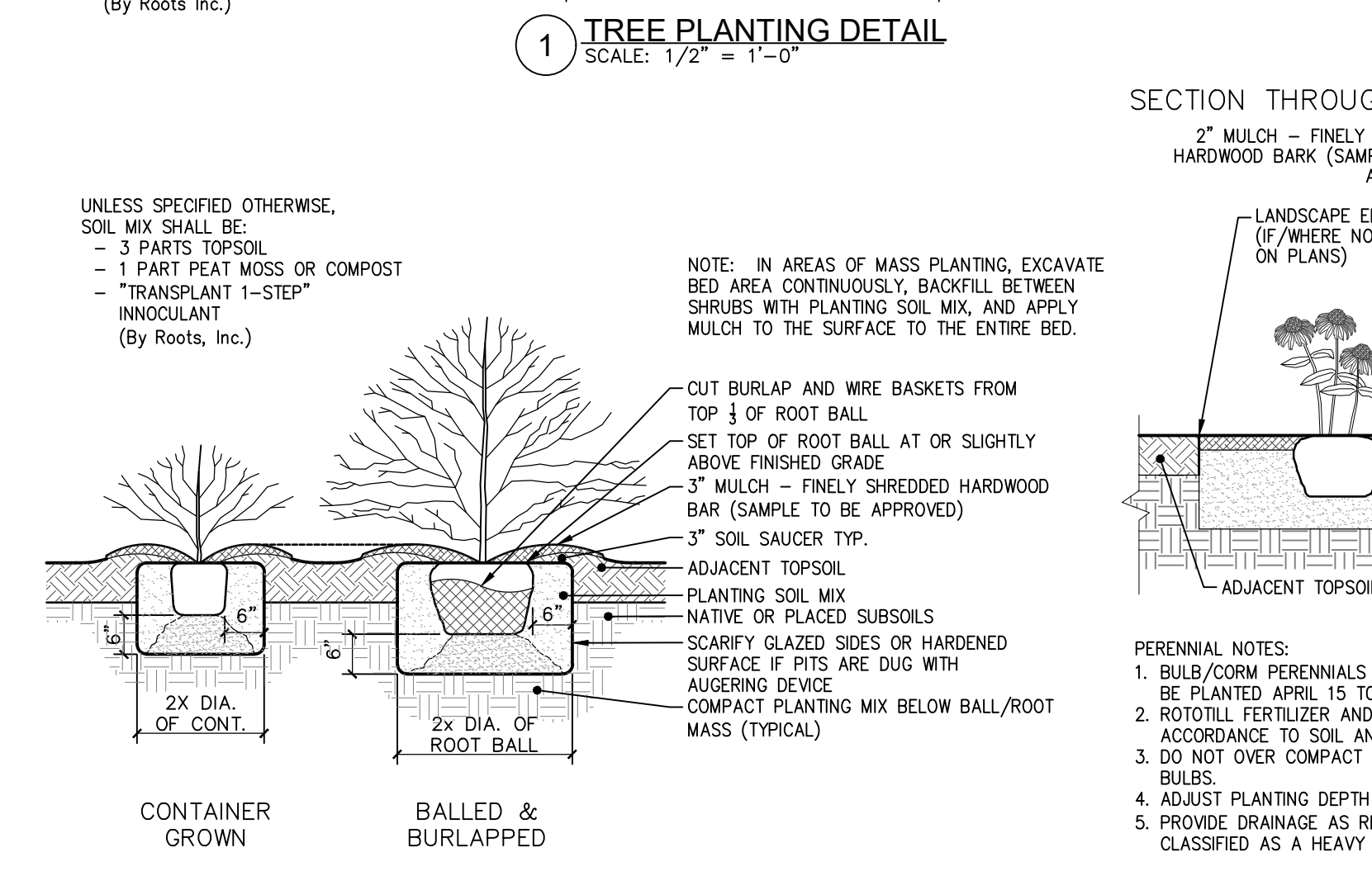
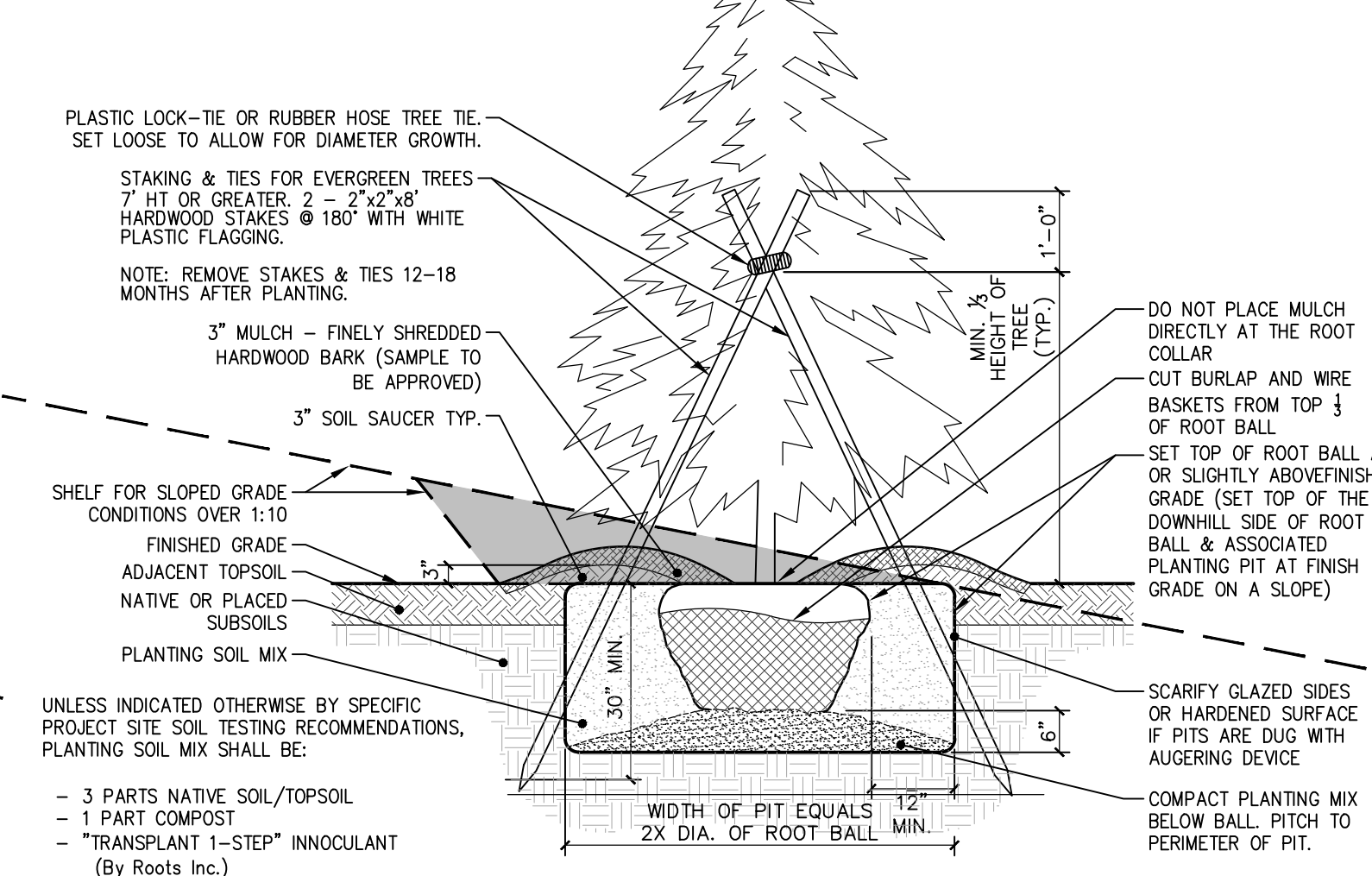
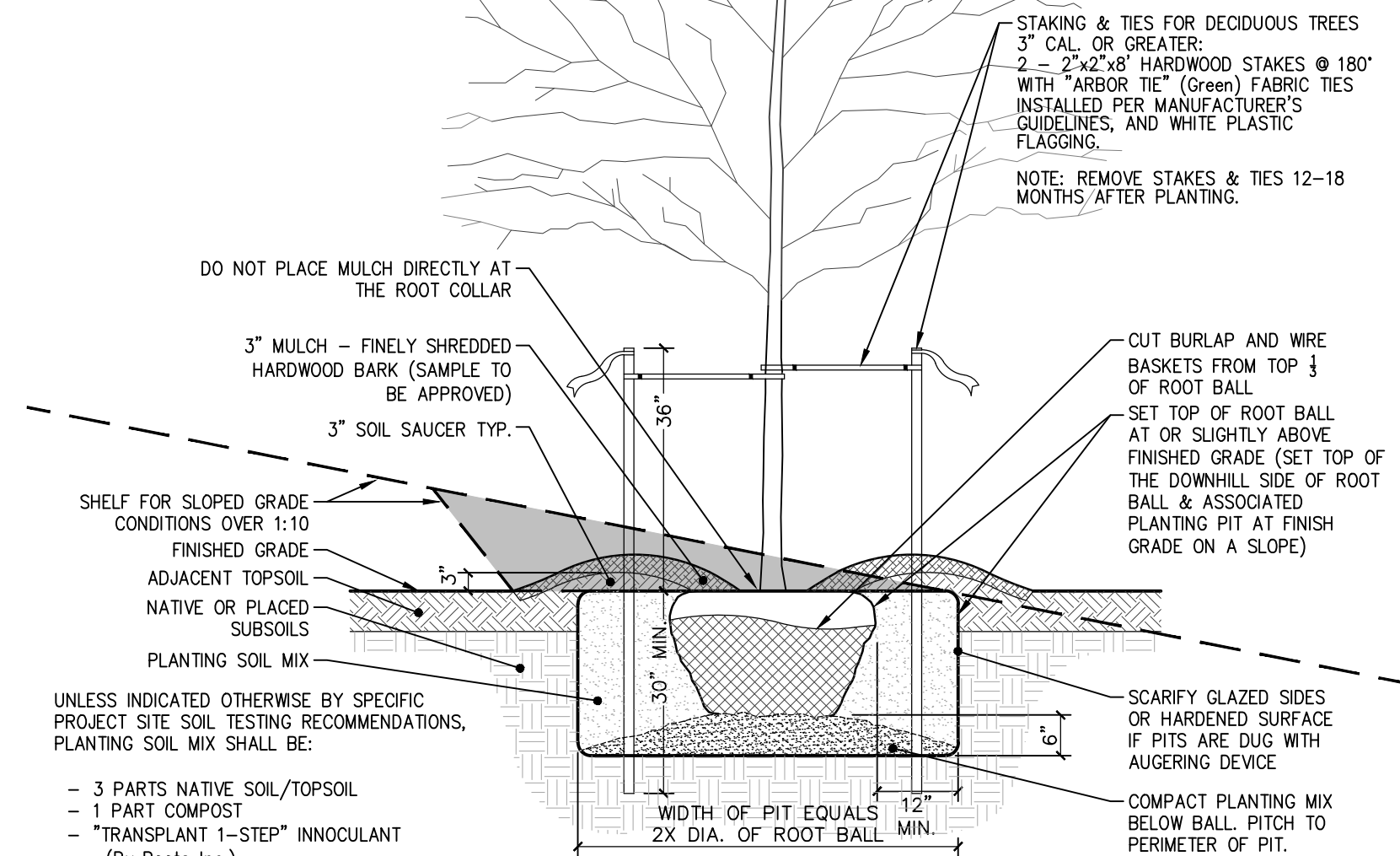
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# US Route 9



**NOTE:**  
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.  
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

**NOTE:**  
PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.  
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

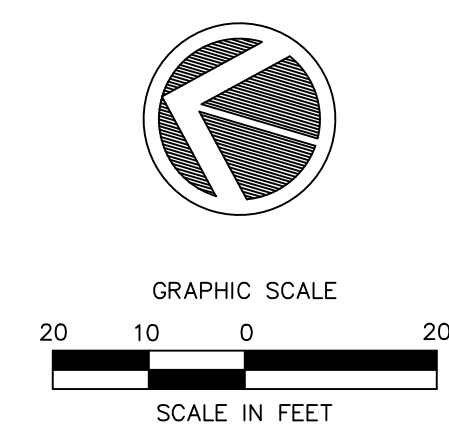


## PLANTING NOTES:

- THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
- ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET 38 FOR PLANTING DETAILS.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT COMPACTED SUBGRADE AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
- PLANTING SOIL MIXTURE FOR NATIVE TREES AND SHRUBS:
  - 1 PART COMPOST
  - 3 PARTS TOPSOIL/NATIVE ON-SITE SOILS
  - PROVIDE OTHER SOIL AMENDMENTS AS RECOMMENDED BY SOIL TESTING FOR SPECIFIC PLANT TYPES BEING INSTALLED.
  - MYCORRHIZAL INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL.
  - USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
- PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
  - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
  - MORGANITE APPLIED AT 5 LBS. PER 100 S.F.
- TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL AND JUNE OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
- A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR ESTABLISHMENT OF WOODY AND PERENNIAL PLANTINGS FOR TWO YEARS FORM ACCEPTANCE OF PLANTING BY OWNER. IRRIGATION OR OTHER WATERING SHALL ALSO BE PROVIDED FOR SEEDING GRASSES AND WILDFLOWER AREAS TO SUPPORT GERMINATION AND ESTABLISHMENT FOR ONE YEAR FROM INITIAL SEEDING.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" IN SEEDBED AREAS, OR 6" IN SODDED AREAS (IF SOD IS INDICATED ON DRAWINGS). CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
- NATIVE GRASS SEED MIX A (TYPICAL OF GENERAL MEADOW AREAS):  
"ERNST SOLAR FARM SEED MIX" - ERNMX-186 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.  
SEEDING RATE: 4.0 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING).  
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- ROADSIDE SEED MIX B:  
"PARTIALLY SHADED AREA ROADSIDE MIX" - ERNMX-140 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.  
SEEDING RATE: 20 LBS PER ACRE WITH 30 LBS/AC OF A COVER CROP.  
SEEDING DATE: AUGUST 15-OCTOBER 1 (GRAIN RYE COVER) AND APRIL 15-JUNE 15 (GRAIN OATS COVER) UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- INFILTRATION BASIN SEED MIX C:  
"RAIN GARDEN MIX" - ERNMX-180 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.  
SEEDING RATE: 20 LBS PER ACRE WITH COVER CROP OF GRAIN RYE (FALL) AT 30 LBS/AC. OR OATS (SPRING) AT 30 LBS/AC.  
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- SEED MIX D:  
"LOW-GROWING WILDFLOWER & GRASS MIX" - ERNMX-156 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3322.  
SEEDING RATE: 30-40 LBS PER ACRE  
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- POLLINATOR WILDFLOWER MEADOW SEED MIX E:  
"BUTTERFLY & HUMMINGBIRD GARDEN MIX" - ERNMX-179 BY ERNST CONSERVATION SEEDS, MEADVILLE, PA, WWW.ERNSTSEED.COM; 1-800-873-3322.  
SEEDING RATE: 8-11 LBS PER ACRE WITH A COVER CROP OF GRAIN OATS OR GRAIN RYE.  
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- SOD FOR LAWNS (ONLY WHERE SPECIFICALLY CALLED OUT ON PLANS):  
SOD SHALL BE A BLEND OF CREEPING RED, CROWNINGS AND HARD FESCUE. CONTRACTOR SHALL SUBMIT CERTIFIED BLEND FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
- ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- PLANTING SHOWN ON THIS DRAWING IS ILLUSTRATIVE OF PROPOSED PERIMETER AND BUFFER PLANTING ONLY. ADDITIONAL INTERIOR PLANTING IMPROVEMENTS ARE ANTICIPATED WHEN DETAILED DRAWINGS ARE PREPARED.

## PLANT LIST:

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT SIZE	INSTALLED SIZE	MATURE SIZE (WxH)	COMMENTS
AF	8	ABIES FRASERI	FRASER FIR	B&B	7-8' ht.	30-50' ht.	
AAO	6	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	B&B	6-7' ht.	7'x15' ht.	Clump Form
JVB	12	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	B&B	5-6' ht.	6-7'x15' ht.	
LTC	3	LIRIODENDRON TULIPIFERA 'OLEN GOLD'	OLEN GOLD TULIP TREE	B&B	3-3.5' cal.	25x40-60'	
NST	6	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	B&B	2.5-3' cal.	20'x40' ht.	
AMH	-	ARONIA MELANOCARPA 'CONNAM166'	LOW SCAPE HEDGER CHOKEBERRY	CONT.	#5	3-5htx2-3'	2' o.c.; Red-Or Fall
AMM	-	ARONIA MELANOCARPA 'CONNAM165'	LOW SCAPE MOUND CHOKEBERRY	CONT.	#1	12-24' ht.	18" o.c.; Red-Or Fall
CRM	16	CORNUS RACEMOSA	GRAY DOGWOOD	CONT.	3-4' ht.	8'x12' ht.	Clump Form Preferred
JCT	33	JUNIPERUS COMMUNIS 'TORTUGA'	TORTUGA JUNIPER	CONT.	#5	24-30' ht.	Jade Green
LCS	38	LONICERA x. 'CORAL STAR'	CORAL STAR HONESUCKLE	CONT.	#1	9-10' ht.	Orange-Red; Plant at 8' o.c.
LPS	18	LONICERA PERICLYMENUM 'SCENTSATION'	SCENTSATION HONESUCKLE (PW)	CONT.	#1	10-15' ht.	Yellow; Plant at 8' o.c.



1. 2026-03-10 CITY PLANNING BOARD SUBMISSION

**LRC**  
Engineering & Surveying  
A Landmark Company

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Land Resource Consultants  
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85 Civic Center Plaza, Suite 204  
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(845) 242-2800  
160 West Street, Suite E  
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(860) 635-2877  
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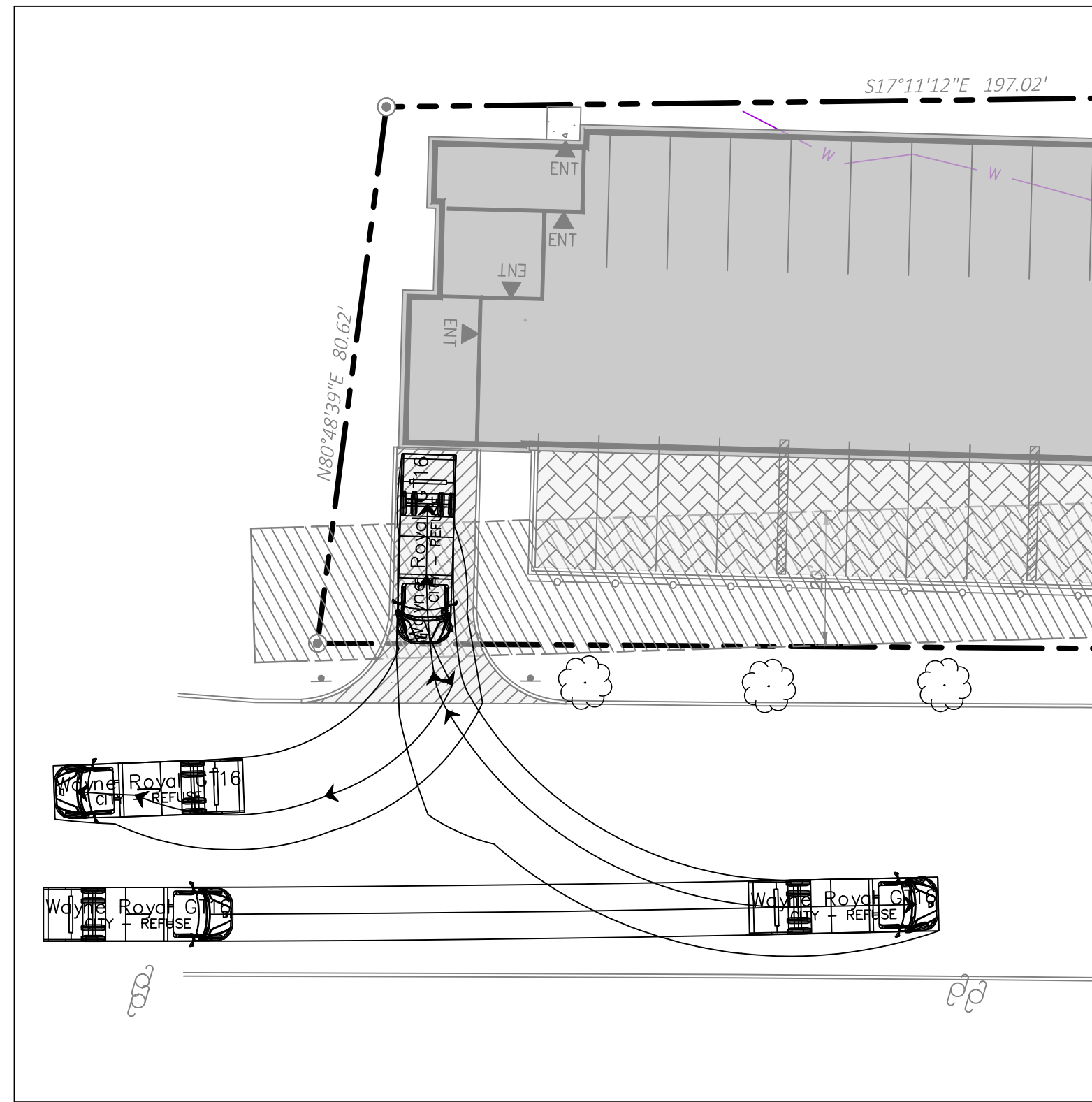
## LANDSCAPE PLAN

### PROPOSED MULTI FAMILY DEVELOPMENT

287-307 SOUTH AVE.  
CITY OF POUGHKEEPSIE,  
DUTCH COUNTY, NEW YORK

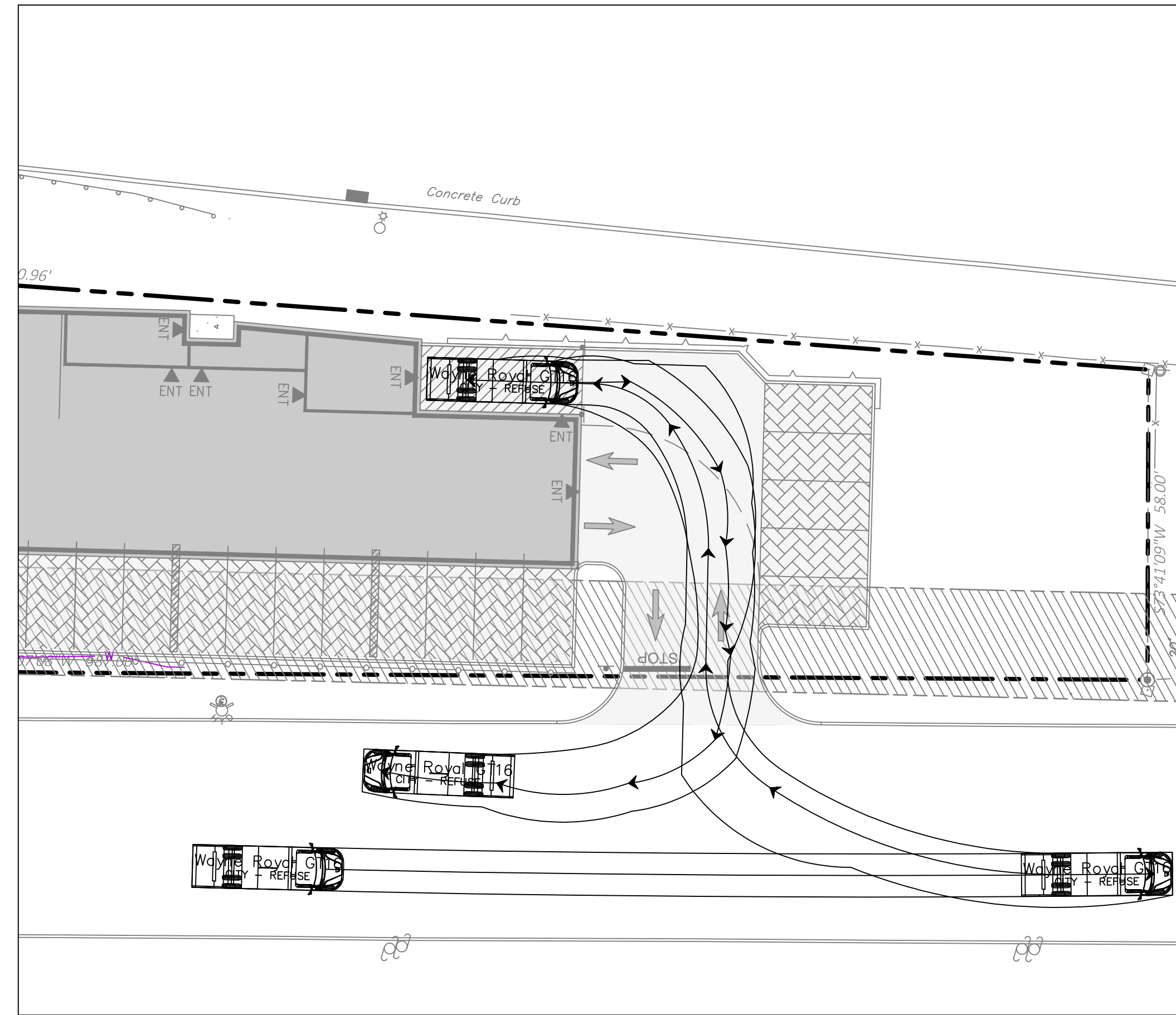
Design/Colors	LRC	CAD File	LL25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	LL-1
Checked	KFC	Date	2025-12-22	
Approved	IRC	Scale	1"=20'	





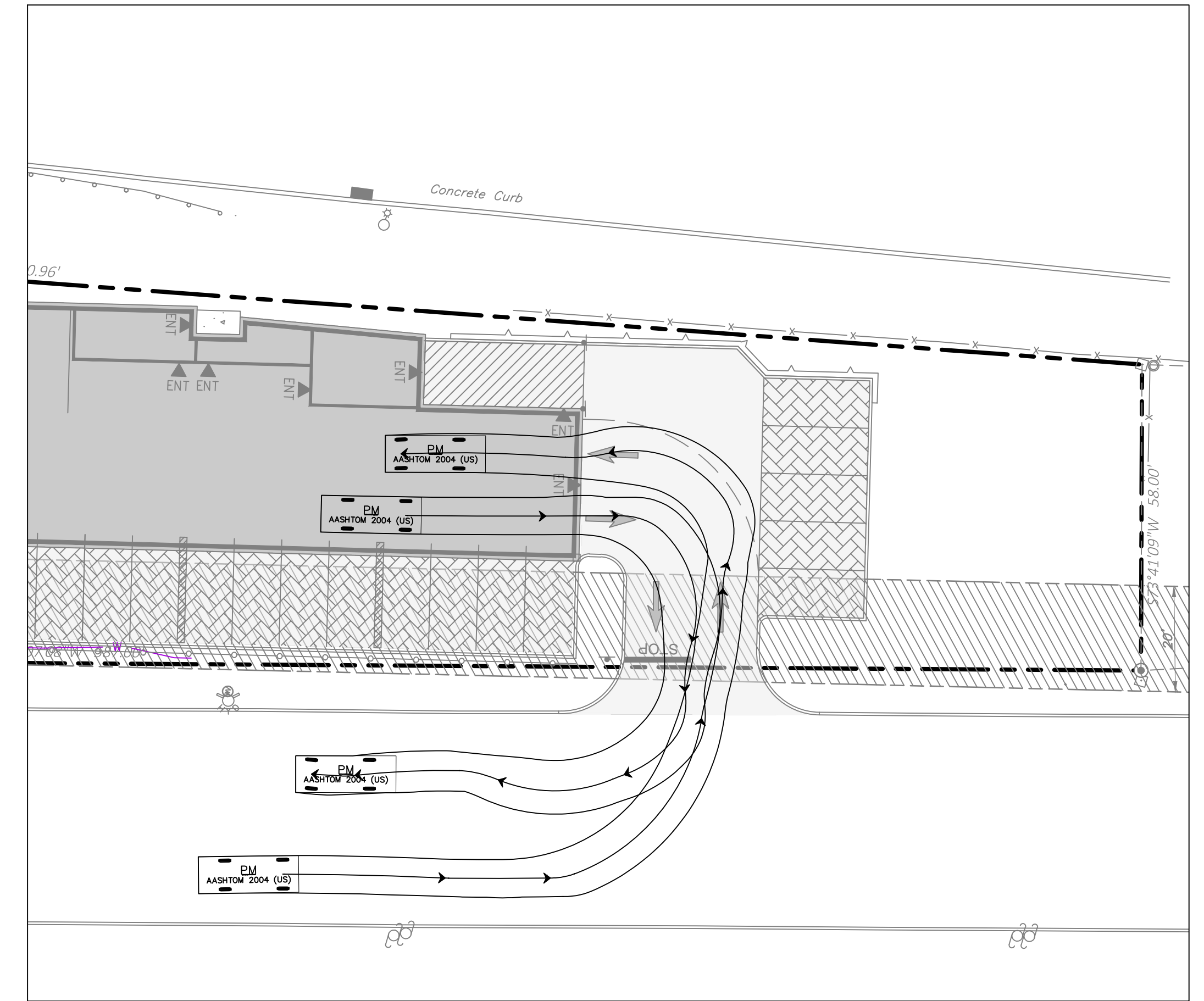
REFUSE ENCLOSURE MOVEMENT (NORTH ENTRANCE)

1"=20'



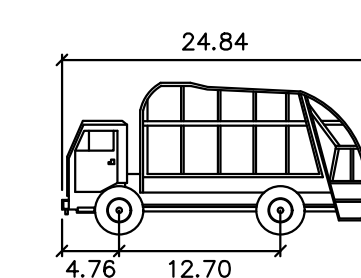
REFUSE ENCLOSURE MOVEMENT (SOUTH ENTRANCE)

1"=20'

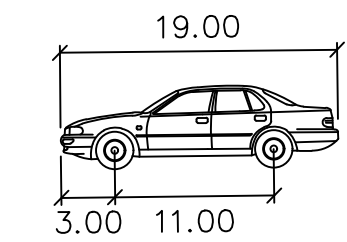


STANDARD PASSENGER CAR MOVEMENT

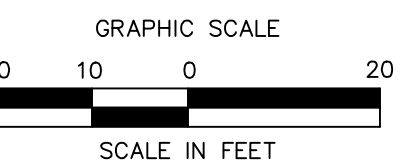
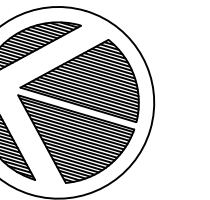
1"=20'



Refuse Vehicle  
 Width : 7.87  
 Track : 7.41  
 Lock to Lock Time : 6.0  
 Steering Angle : 26.5

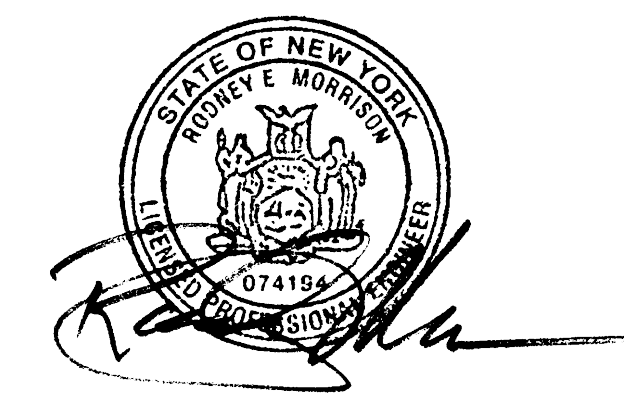


P  
 Width : 7.00  
 Track : 6.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 31.6



GRAPHIC SCALE

SCALE IN FEET



1.	2026-03-10	CITY PLANNING BOARD SUBMISSION
Revisions		

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VEHICLE MOVEMENT PLAN

PROPOSED MULTI FAMILY  
 DEVELOPMENT  
 287-307 SOUTH AVE.  
 CITY OF POUGHKEEPSIE,  
 DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	TT25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	<b>TT-1</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	1"=20'	

**CITY OF POUGHKEEPSIE WATER NOTES**

- ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 PUSH-ON JOINT, UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, FIELD LOCK GASKET, OR AS ALTERNATIVELY SPECIFIED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. MET TAP OF PUBLIC WATER SYSTEM SHALL BE APPROVED AND SUPERVISED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT. TAPPING SLEEVE SHALL BE STAINLESS STEEL OR APPROVED EQUAL. ALL MAINLINE VALVES SHALL BE RESILIENT WEDGE OR APPROVED EQUAL.
- THE WATER LINE MAY BE FLEXPED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE A CROSSING WITH A SANITARY LINE OCCURS, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED, THE CONTRACTOR SHALL USE PRESSURE RATED SANITARY PIPE OF EQUAL OR GREATER RATING THAN THE PRESSURE CLASS FOR THE WATER LINE.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER LINE AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER PIPE ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES, OR VAULTS.
- ALL WATER MAINS SHALL HAVE A MINIMUM OF (5) FIVE FEET OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADE STAKES BEFORE TRENCHING TO ENSURE THAT ALL INSTALLED WATER MAINS WILL HAVE THE REQUIRED COVER.
- THE SUPPLIER OF WATER MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT, OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS, AND ANY APPROVED AMENDMENTS. A NYS/DOT CERTIFIED LABORATORY WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT. THE CERTIFICATE OF COMPLIANCE, TESTING, AND SAMPLING RESULTS SHALL BE PROVIDED TO THE CITY WATER MAINTENANCE SUPERVISOR AND DUTCHESS COUNTY DEPARTMENT OF HEALTH AS A CONDITION OF APPROVAL FOR OPERATION.
- THE CONTRACTOR SHALL COORDINATE THE TESTING WITH THE WATER DEPARTMENT SO AS TO MAINTAIN THE AMOUNT OF SERVICE INTERRUPTION TO EXISTING USERS TO THE LEAST EXTENT PRACTICABLE. WATER MAIN INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER OR HIS DESIGNEE AS NECESSARY TO MEET CONDITIONS IN NOTE 5 ABOVE.
- THE WATER MAIN SHALL BE PRESSURE LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C800 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER. TEST TO FIRST VALVE WITHIN BUILDING.
- THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. THE PROJECT ENGINEER OR HIS DESIGNEE SHALL ALSO WITNESS DISINFECTION AND FLUSHING.
- ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
- THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
- FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS, UNLESS OTHERWISE APPROVED BY SITE ENGINEER AND CITY OF POUGHKEEPSIE WATER DEPARTMENT.
- FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE. WHEN DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED BY MARKINGS AS APPROVED BY THE CITY OF POUGHKEEPSIE.
- PROPOSED WATER METERS LOCATED WITHIN THE WATER PIT OR BUILDING SHALL BE A COMPATIBLE REMOTE STYLE TYPE (SENSUS), AND SHALL BE APPROVED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT PRIOR TO INSTALLATION. WATER METER SHALL BE EQUIPPED WITH (4) RADIO TYPE REMOTE READER) TRANSDUCER PROVIDED BY METER MANUFACTURER AND INSTALLED AND PROGRAMMED BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT.
- THE WATER LINE SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
- FINAL WATER DISTRIBUTION SYSTEM AND CERTIFICATION IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE WATER DEPARTMENT AND THE DDOOH PRIOR TO APPROVAL TO OPERATE.
- ALL WATER MAINS AND RELATED APPURTENANCES SHALL BE CONSTRUCTED TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE.
- THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE CITY OF POUGHKEEPSIE.
- ALL WATER SERVICE CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY WATER DEPARTMENT PRIOR TO BACKFILLING, BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR LIGHT GRAVEL HAVING A GRADATION LIMIT OF 3/4" MINUS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

- TRENCH BACKFILL SHALL BE WELL-GRADED SOIL AND GRAVEL MATERIAL. ALL PARTICLES SHALL HAVE A GRADATION OF 2" OR LESS. AN ACCEPTABLE MATERIAL SHALL MEET THE FOLLOWING REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO. 40	5-40
NO. 200	0-15

- BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.
- THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BURIED PIPING TO THE LOCATION OF THE PROPOSED BUILDING CONNECTION POINT (I.E. INSIDE THE BUILDING). THIS INCLUDES THE TESTING AND CERTIFICATION OF ALL WATER SERVICE WORK FROM THE CITY WATER CONNECTION POINT TO THE PROPOSED BUILDINGS INTERIOR CONNECTION POINT.
- INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL WATERLINES.
- ALL COPPER WATER SERVICE PIPING INSTALLATION, BACKFILL AND TESTING SHALL BE REVIEWED AND APPROVED BY THE CITY OF POUGHKEEPSIE WATER MAINTENANCE SUPERVISOR OR HIS DESIGNEE. BEDDING, PIPE ZONE, AND BACKFILL MATERIAL MUST BE SAND ONLY.
- THE PIPE SUPPORTS FOR THE METER PIT SHALL BE MADE OF GALVANIZED STEEL AND SHALL BE ADJUSTABLE. THE SUPPORTS ARE TO BE PLACED ONLY BENEATH SPOOL PIECES AND NOT UNDER CRITICAL EQUIPMENT, METERS, ETC.
- THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE WATER INFRASTRUCTURE WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND WATER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

**CITY OF POUGHKEEPSIE SANITARY SEWER NOTES**

- FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAIN: ALL DISCHARGES TO THE SANITARY SEWER SHALL COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR DUTCHESS COUNTY SANITARY CODE.
- DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPES. THE TESTS SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 5 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5% IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE. ALL SANITARY SEWER SYSTEM COMPONENTS SHALL BE INSTALLED BY OR UNDER THE SUPERVISION OF A CITY OF POUGHKEEPSIE LICENSED PLUMBER IN ACCORDANCE WITH THE CITY PLUMBING CODE.
- MAJOR EARTHWORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF ANY SANITARY SEWER MAINS AND APPURTENANCES. AIR CONNECTING SEWER LINES SHALL BE FLUSHED BEFORE TESTED.
- MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST, AS A MINIMUM, SHALL CONFORM TO THE PROCEDURE DESCRIBED IN THE ASTM -F-1417 (1992) ENTITLED "STANDARD PRACTICE FOR INSTALLATION ACCEPTANCE OF GRAVITY SEWER LINES USING LOW PRESSURE AIR" (RE-APPROVED 1998). SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TECHNICAL INFORMATION PAMPHLET (TIP) NO.15 (REVISED).
- SANITARY SEWER MAINS ARE TO BE POLYVINYL CHLORIDE (PVC) AND SANITARY LATERALS SHALL BE PVC, SDR-35, UNLESS OTHERWISE NOTED.
- FINAL SEWER COLLECTION SYSTEM LAYOUT IS SUBJECT TO REVIEW, REVISION AND APPROVAL BY THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
- ALL SANITARY PIPE AND/OR MANHOLES SHALL BE A MINIMUM OF TEN (10) HORIZONTAL FEET FROM THE WATER MAIN. SANITARY PIPE SHALL HAVE A MINIMUM 18" SEPARATION FROM ANY WATER MAIN OR WATER SERVICE LINE. IF FOR SOME REASON THIS SEPARATION CANNOT BE ACHIEVED, SANITARY SEWER PIPE IN THE AREA SHALL BE SDR-26 PRESSURE RATED PIPE, (OR BE ENCASED PER THE DETAIL ON DN-3) AND ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER. ALL SANITARY SEWER CONSTRUCTION SHALL BE TO SPECIFICATIONS OF THE CITY OF POUGHKEEPSIE SEWER DEPARTMENT.
- ALL SANITARY TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE APPROPRIATE SEWER AUTHORITY AND THE DDOOH AS A CONDITION OF APPROVAL FOR OPERATION.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY SEWER SUPERINTENDENT PRIOR TO BACKFILLING. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE COMPOSED OF CRUSHED STONE OR GRAVEL, FREE OF SOFT NONDURABLE PARTICLES WITH THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100
NO.40	0-70
NO. 200	0-10

ALL TRENCH BACKFILL MATERIAL SHALL BE APPROVED BY THE SUPERINTENDENT OF SEWERS AND MUST MEET THE FOLLOWING GRADATION REQUIREMENT:

SIEVE DESIGNATION	% PASSING
2 INCH	100
1/4 INCH	30-65
NO.40	5-40
NO. 200	0-15

- BEDDING AND BACKFILL MATERIAL SHALL BE STOCKPILED IN AMOUNTS NECESSARY FOR REASONABLE BACKFILLING REQUIREMENTS. A SIEVE ANALYSIS OF BEDDING OR BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY OF POUGHKEEPSIE.
- ALL NEW SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8" IN HEIGHT AND THE FRAME AND COVER SHALL BE SYRACUSE CASTINGS NO.1 009 OR AN APPROVED EQUAL.
- INDICATOR TAPE SHALL BE PLACED 12" BELOW FINISHED GRADE DIRECTLY ABOVE ALL SANITARY LINES.
- LOCATION OF SEWER LATERAL CLEAN OUTS ARE TO BE PLACED AS SHOWN ON THE APPROVED SITE PLAN AND NOT TO EXCEED EVERY 75' MEASURED FROM THE SEWER MAIN CONNECTION OR AS DETERMINED BY THE CITY OF POUGHKEEPSIE SUPERINTENDENT OF SEWERS WHERE LOCATIONS ARE NOT SPECIFICALLY SHOWN.
- EXTERNAL DROP MANHOLES SHALL BE USED FOR SEWERS ENTERING AT AN ELEVATION OF 24 INCHES OR HIGHER AT THE INLET OF A SEWER MANHOLE.
- THREE AS-BUILT DRAWINGS WHICH INCLUDE VERIFICATION OF THE SEWER INFRASTRUCTURE INCLUDING RIMS AND INVERTS WILL BE PROVIDED TO THE PLANNING DEPARTMENT FOR DISSEMINATION TO THE ENGINEERING AND SEWER DEPARTMENTS PRIOR TO ANY EASEMENT DEDICATION TO THE CITY.

**COMPACTION AND BACKFILL NOTES**

UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE SITE ENGINEER, ALL SITE SUBGRADE AND BACKFILL FOR ALL STRUCTURES INCLUDING, BUT NOT LIMITED TO, PARKING LOT SUBGRADE, ROAD SUBGRADE, CONCRETE PADS AND SIDEWALKS, WATER LINES AND STRUCTURES, SEWER LINES AND STRUCTURES, STORM LINES AND STRUCTURES, TRASH PADS/ENCLOSURES, AND SITE ELECTRICAL AND CONDUIT, SHALL BE COMPACTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS/DOT) STANDARD FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 1, 2022 AND ALL ADDENDA THERETO.

METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS/DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO

**DECOMPACTION OF SOILS IN RECLAIMED AREAS NOTES**

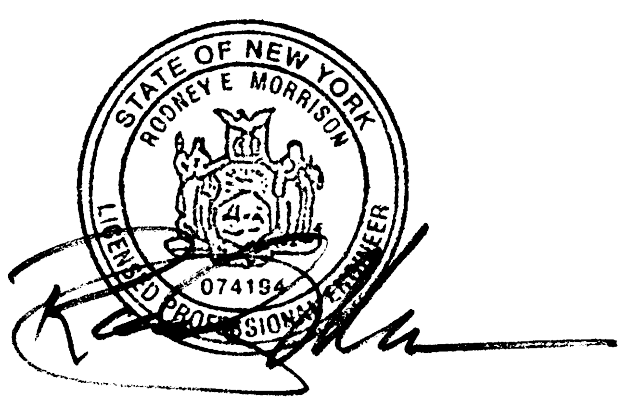
THESE PROCEDURES SHALL BE FOLLOWED PRIOR TO INSTALLATION OF TOP SOIL OR INFILTRATION PRACTICES IN ANY AREA PREVIOUSLY IMPERVIOUS OR COMPACTED BY CONSTRUCTION EQUIPMENT. FOR ALL AREAS TO BE RECLAIMED FOR STORMWATER INFILTRATION, THE AREA SHALL BE MARKED OFF WITH ORANGE SAFETY FENCE AFTER DEMOLITION AND PRIOR TO DECOMPACTION TO PREVENT FURTHER COMPACTION OF THE UNDERLYING SOILS.

- AREAS RECLAIMED AS TOP SOIL:
- APPLY 3" OF COMPOST OVER SUBSOIL AFTER SUBGRADE LEVELS HAVE BEEN REACHED AND IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.
  - THE ENTIRE SUBGRADE AREA SHALL BE LOOSEND TO A MINIMUM DEPTH OF 12 INCHES UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.
  - ANY SUBGRADE AREAS WHICH HAVE BECOME HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR) INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARKING AREAS, MATERIAL STOCKPILE AREAS, TEMPORARY ROADWAYS, CONSTRUCTION AREAS AND AREAS AROUND THE BUILDING, OTHER CONSTRUCTION AREAS, AREAS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED, IMMEDIATELY PRIOR TO PLACING SOILS. HEAVILY COMPACTED AREAS SHALL BE LOOSEND TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.
  - CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING PLANTING SOIL. PERFORM NO WORK OF PLACING AND SPREADING PLANTING MIX UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.
  - AFTER THE SOILS HAVE BEEN LOOSEND AND INSPECTED, TOPSOIL MAY BE SPREAD BY USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE DUMPED AND SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSEND AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSEND. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.

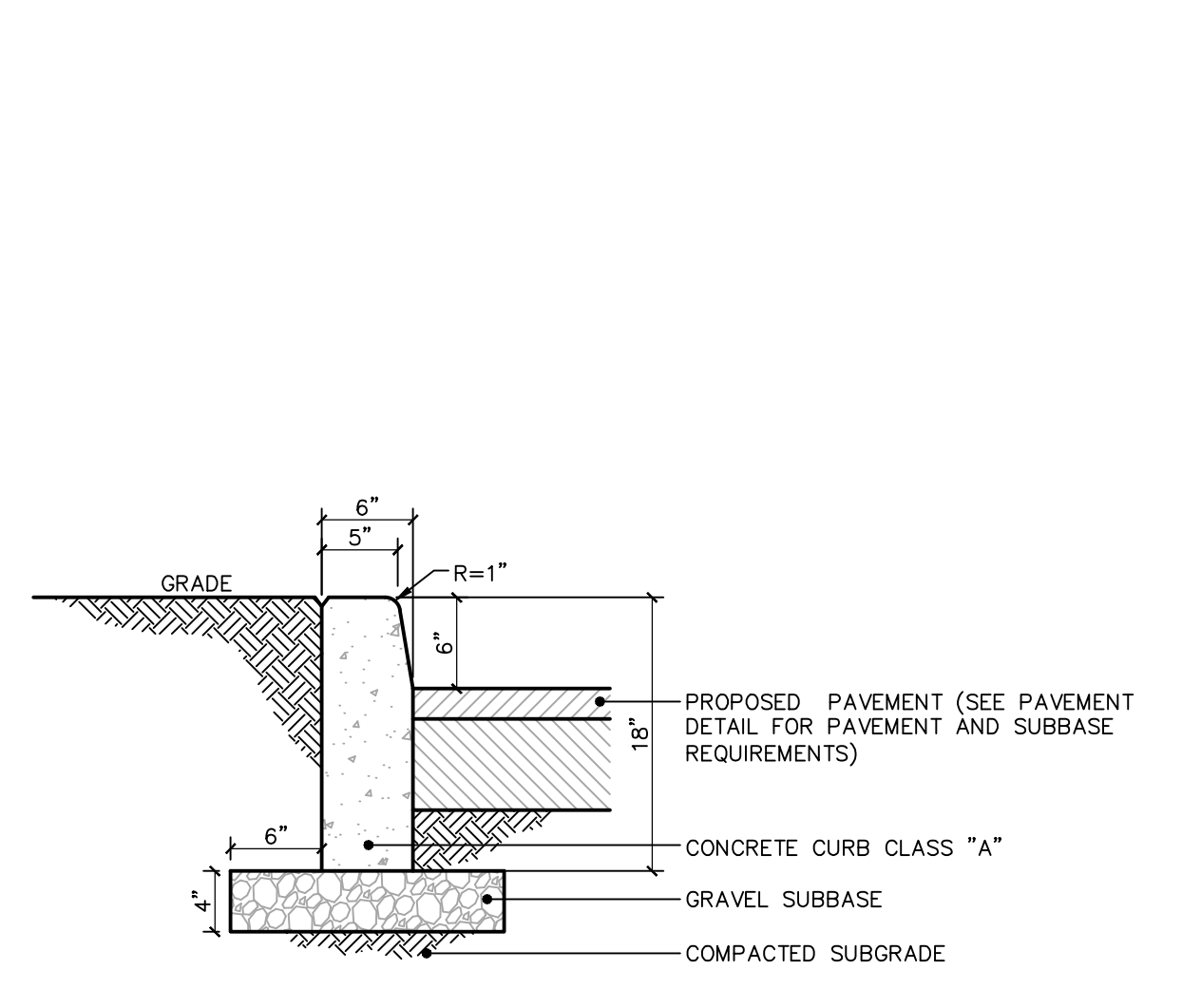
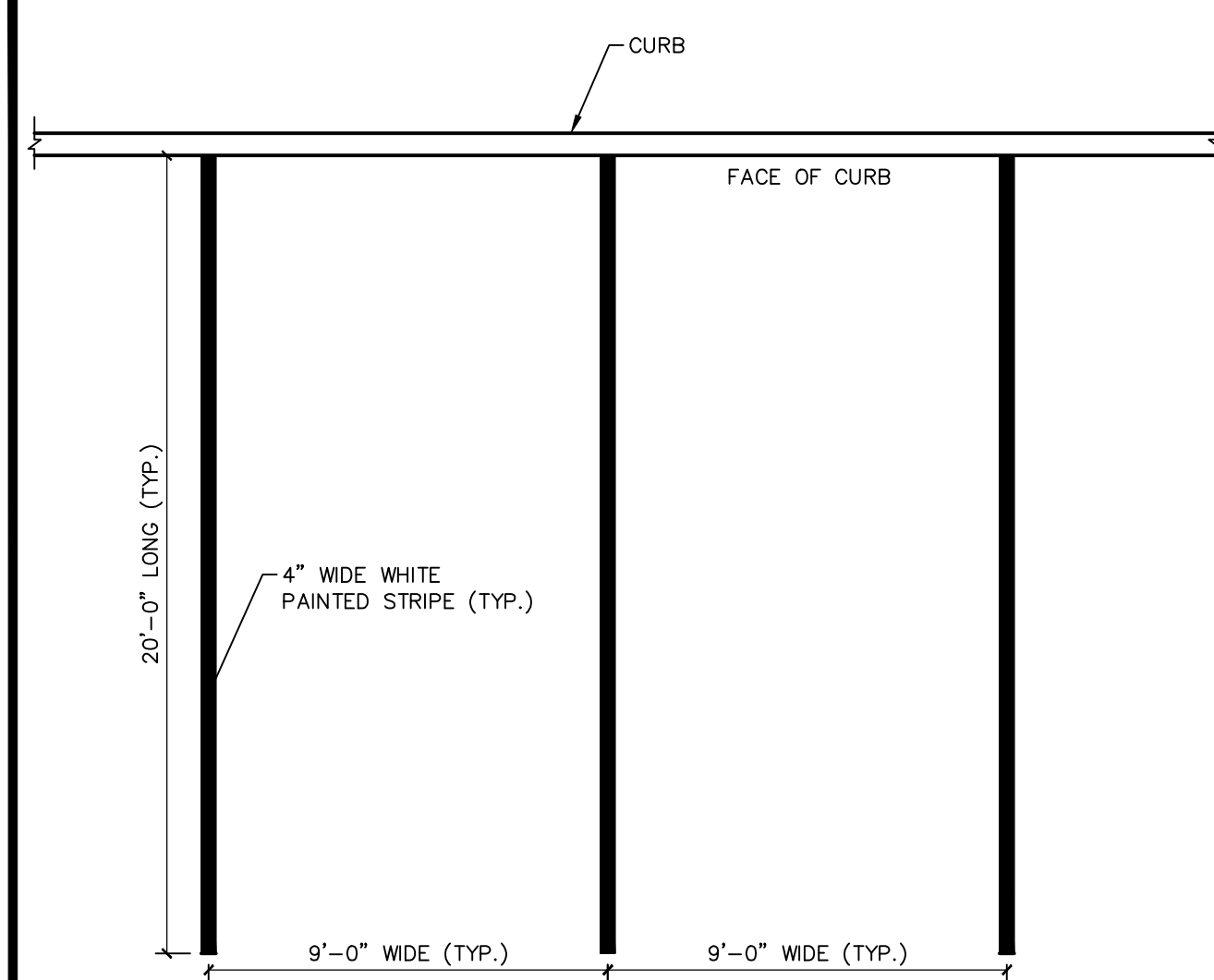
AREAS RECLAIMED FOR STORMWATER INFILTRATION PRACTICES:

- EXCAVATE AREA TO THE DEPTH OF THE PROPOSED BOTTOM OF THE INFILTRATION PRACTICE.
- THE ENTIRE SUBGRADE AREA SHALL BE LOOSEND TO A MINIMUM DEPTH OF 12 INCHES BELOW PROPOSED SUBGRADE UTILIZING THE BUCKET OF A BACK HOE, CAT MOUNTED RIPPER, TILLER, OR EQUIVALENT EQUIPMENT. ROCK PICK UNTIL UPLIFTED STONE/ROCK MATERIAL OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED FROM THE SITE.
- ANY SUBGRADE AREAS WHICH REMAIN HEAVILY COMPACTED (DEFINED AS EXCEEDING 86%-88% COMPACTION ASTM 698 STANDARD PROCTOR), AS SHOWN ON THE PLANS, OR AREAS IDENTIFIED BY THE DESIGN PROFESSIONAL SHALL BE DEEP-SCARIFIED, IMMEDIATELY PRIOR TO PLACING SOILS. HEAVILY COMPACTED AREAS SHALL BE LOOSEND TO A MINIMUM DEPTH OF 18 INCHES USING THE TEETH OF A BACK HOE OR OTHER SUITABLE EQUIPMENT. FREQUENCY OF COMPACTION TESTS SHALL BE ONE PER 500 SQUARE FEET.
- CONFIRM THAT THE SUBGRADE IS AT THE PROPER ELEVATION AND THAT NO FURTHER EARTHWORK IS REQUIRED TO BRING THE SUBGRADE TO PROPER ELEVATIONS. PROVIDE A REPORT TO THE DESIGN PROFESSIONAL THAT THE SUBGRADE HAS BEEN PLACED TO THE REQUIRED ELEVATIONS, HAS BEEN DECOMPACTED ACCORDING TO THE CONTRACT DOCUMENTS AND IS READY FOR INSPECTION AT LEAST 3 DAYS PRIOR TO PLACING INFILTRATION PRACTICES. PERFORM NO WORK UNTIL ELEVATIONS HAVE BEEN CONFIRMED AND THE AREA HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- AFTER THE SOILS HAVE BEEN LOOSEND AND INSPECTED, INFILTRATION PRACTICES MAY BE INSTALLED USING A WIDE-TRACK BULLDOZER SIZE D-5 OR SMALLER OR MAY BE PLACED, DUMPED, OR SPREAD WITH THE BUCKET OF A BACKHOE FROM THE EDGE OF THE LOOSEND AREA. NO RUBBER-TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT FOR A SMALL BULLDOZER SHALL PASS OVER THE SUBSOILS (SUBGRADE) AFTER THEY HAVE BEEN LOOSEND. IF THE CONTRACTOR PLANS TO UTILIZE SUCH AREAS FOR ANY USE OF HEAVY EQUIPMENT, THIS SHOULD BE CARRIED OUT PRIOR TO BEGINNING THE PROCESS OF LOOSENING SOILS OR FILLING IN THAT AREA, OR IT WILL HAVE TO BE RESCARIFIED AND MEET THIS SPECIFICATION REQUIREMENT.
- WHEN INFILTRATION PRACTICES ARE LOCATED BELOW PAVEMENT THE AREA SHALL REMAIN FREE OF LARGE VEHICLES UNTIL THE PAVEMENT SUBBASE HAS BEEN INSTALLED.
- FOR REFERENCE OF DECOMPACTION NOTES, SEE NYS DESIGN MANUAL SECTION 5.1.6 FOR DEEP RIPPING AND DECOMPACTION OF EXISTING AREAS THAT ARE PROPOSED FOR RESTORATION.

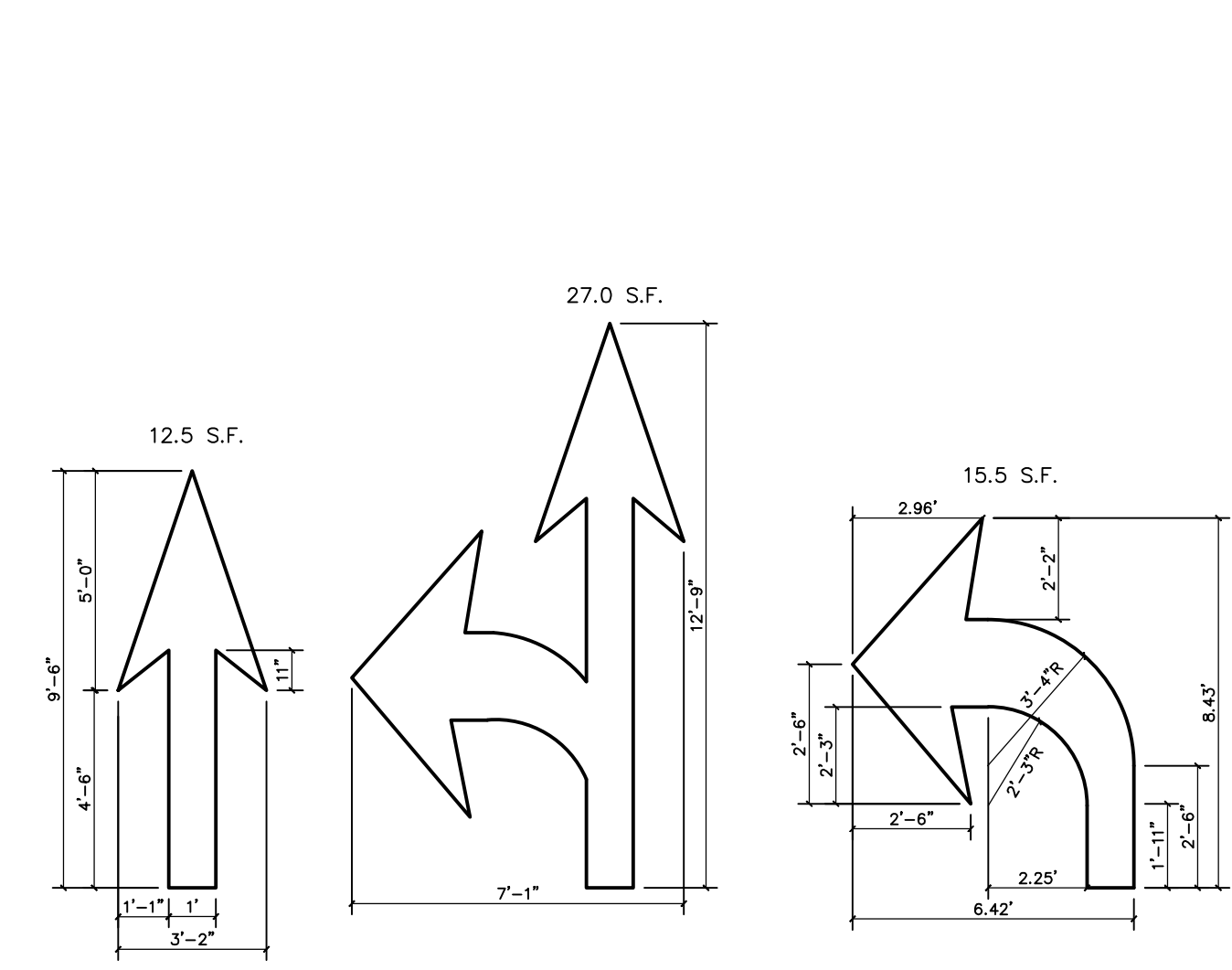
N:\LRC\JOBS\Jobs 2025\25-3364 - Ryon Arhet- 287-307 South Ave- PK South Ave- LLD\DWG\NS253364\05.dwg 2/2/2026 10:59 AM S:\curran



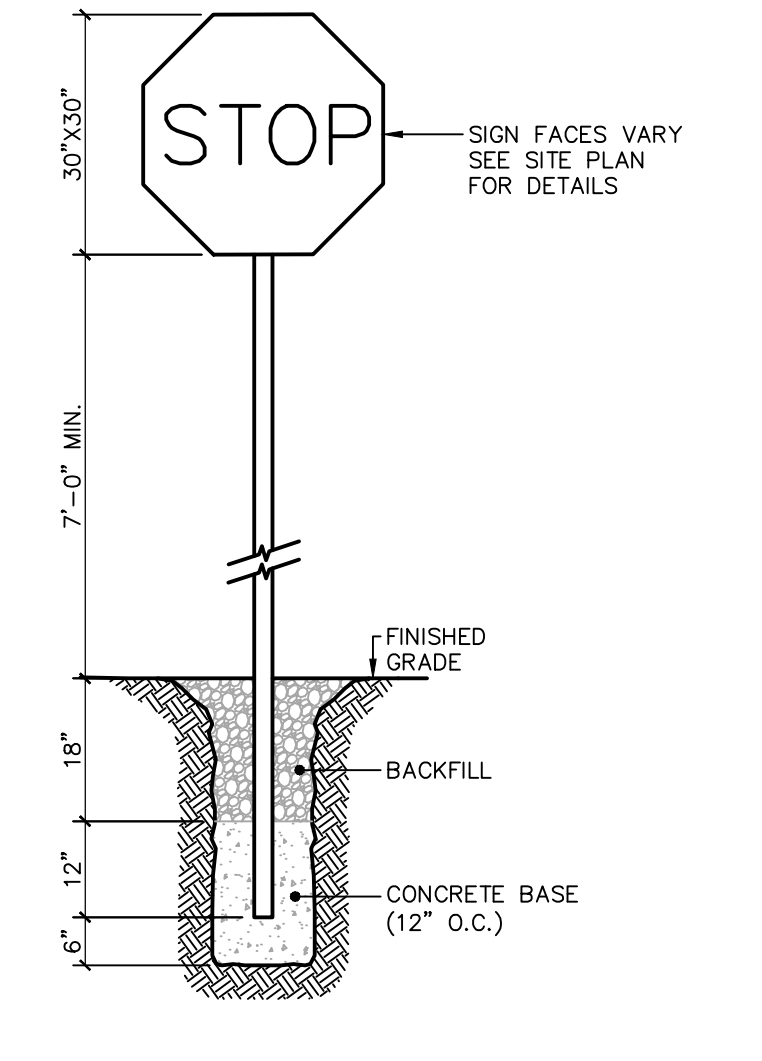
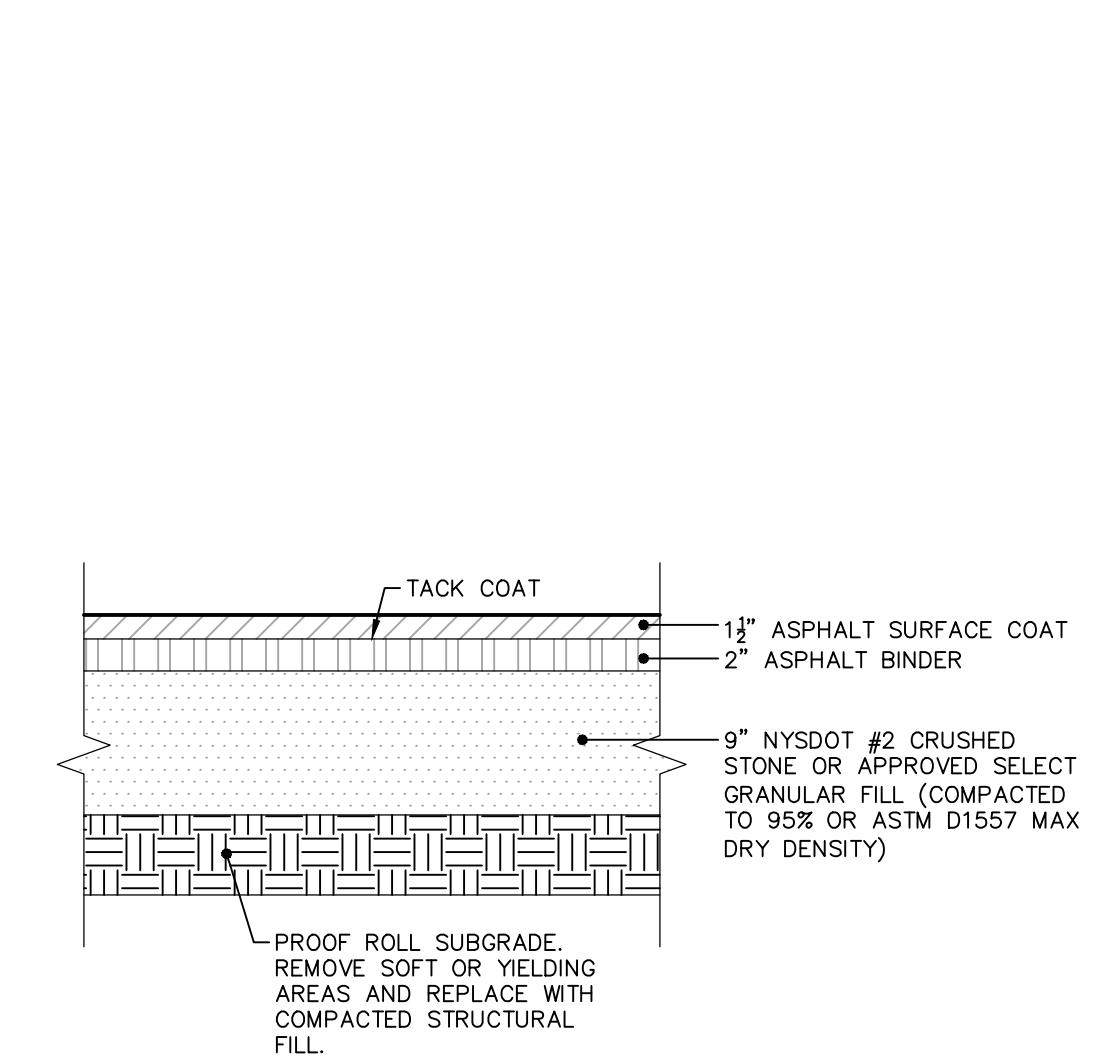
1. 2026-03-10 CITY PLANNING BOARD SUBMISSION Revisions			<b>NOTES SHEET</b>	
	<b>PROPOSED MULTI FAMILY DEVELOPMENT</b> 287-307 SOUTH AVE. CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK			
Design/Color Drawn Checked Approved	LRC SMC KFC LRC	CAD File Project No. Date Scale	NS25336405.dwg 25-3364 2025-12-22 NONE	Sheet No. <b>NS-1</b>



NOTES:  
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE. SEE NOTE SHEET SG-1 FOR COMPACTION REQUIREMENTS.



REFER TO ADJACENT VIEWS FOR DIMENSIONS (WHITE)  
(ARROWS TO BE CENTERED IN TRAVEL LANE)



NOTE:  
1. CONSTRUCT SIGN IN ACCORDANCE WITH CURRENT NYS DOT AND MUTCD STANDARDS.

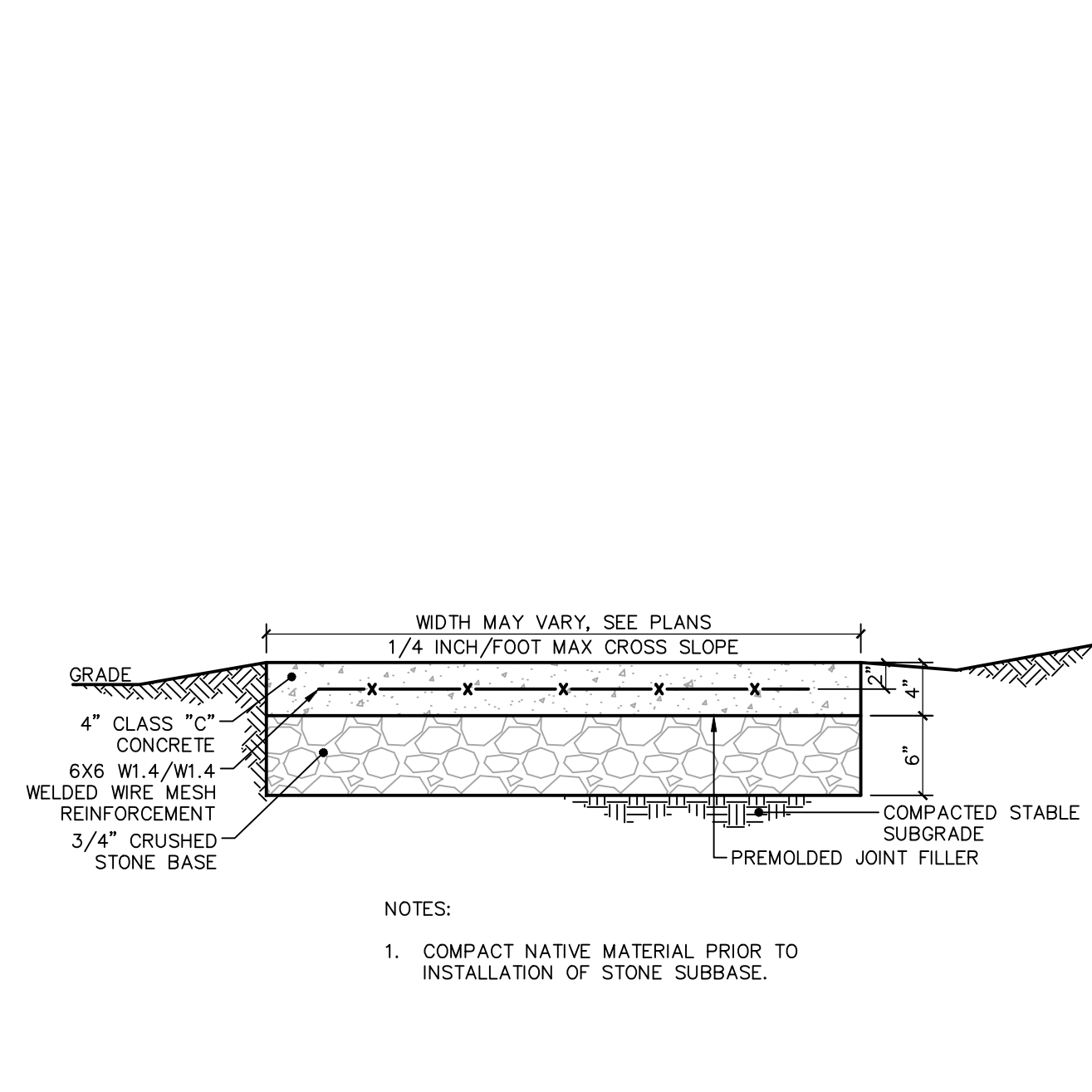
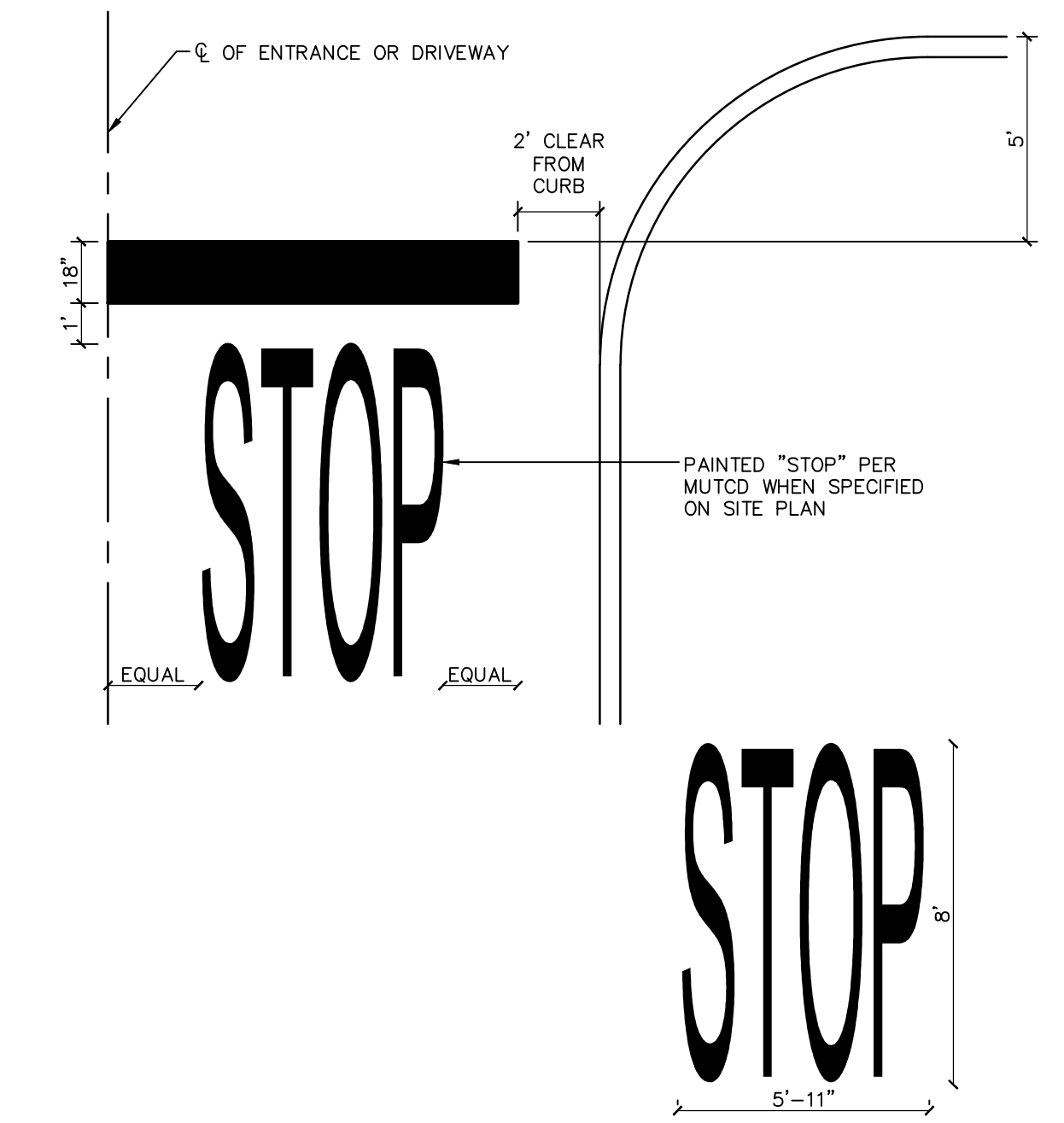
1. PARKING SPACE STRIPE DETAIL  
SCALE: 1/4" = 1'-0"

2. ON-SITE CONCRETE CURB DETAIL  
SCALE: 1" = 1'-0"

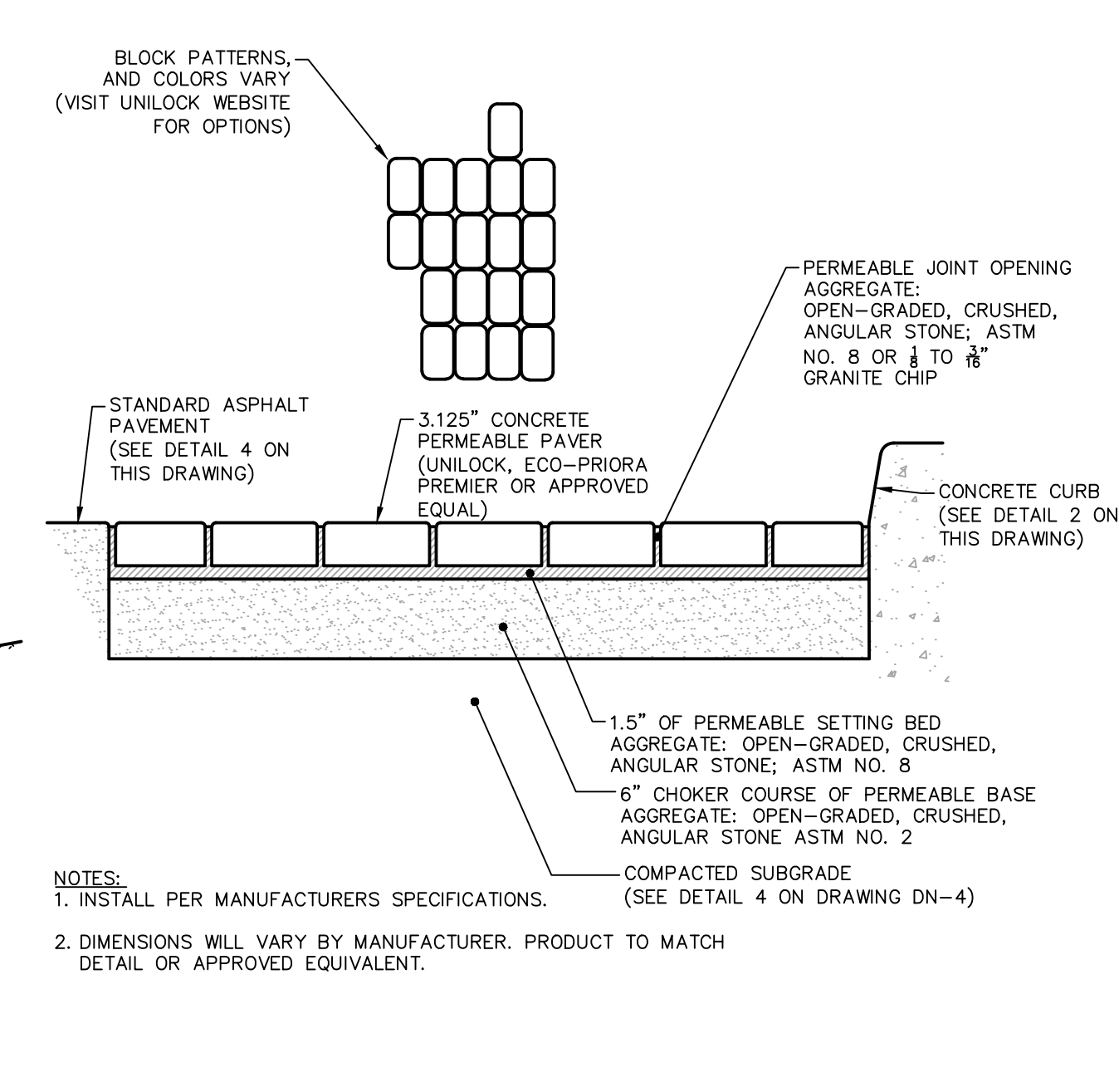
3. PAVEMENT ARROW DETAIL  
SCALE: 1/4" = 1'-0"

4. STANDARD ASPHALT PAVING DETAIL  
SCALE: 1" = 1'-0"

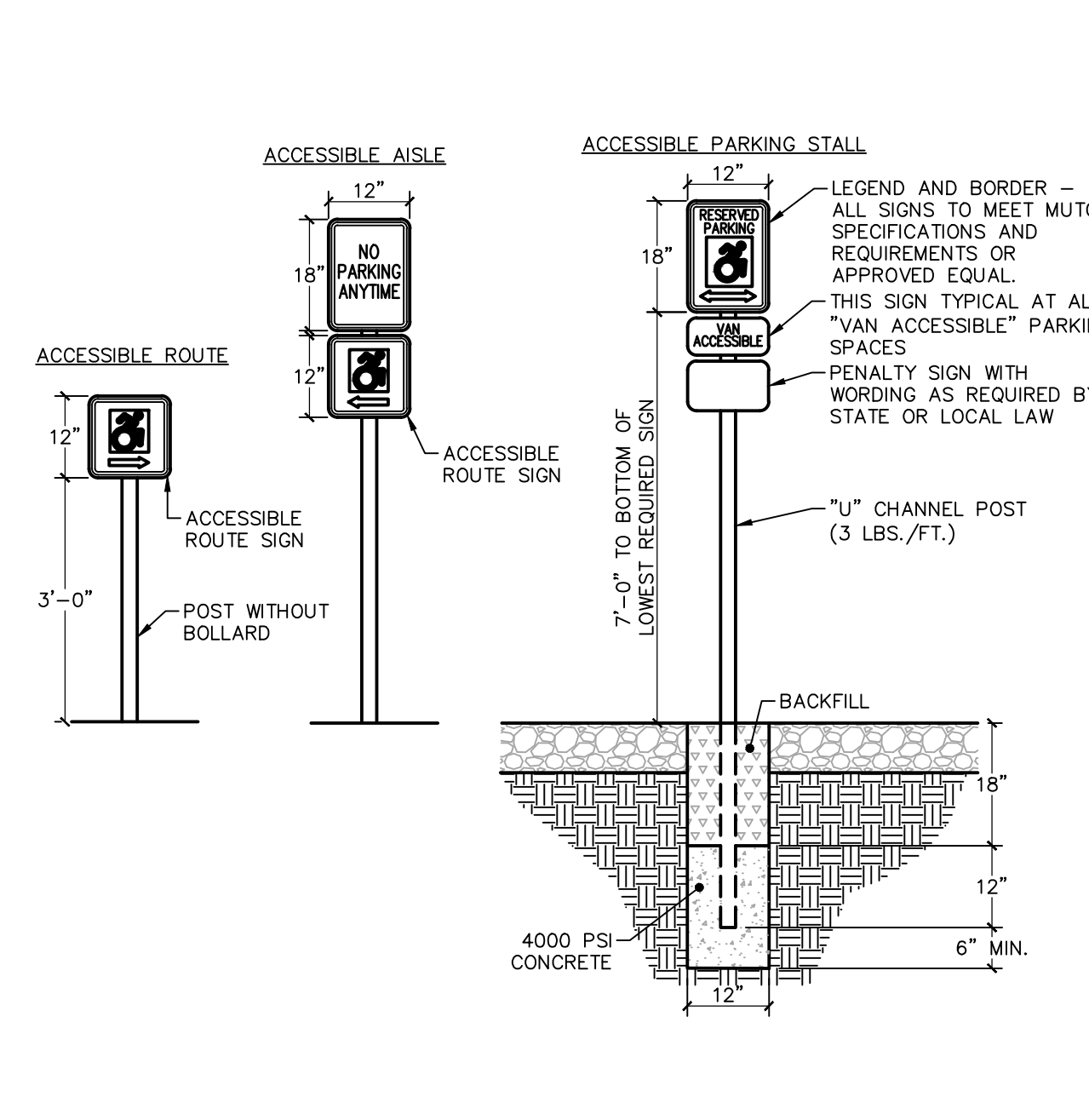
5. SIGN WITH CONCRETE BASE DETAIL  
SCALE: 1/2" = 1'-0"



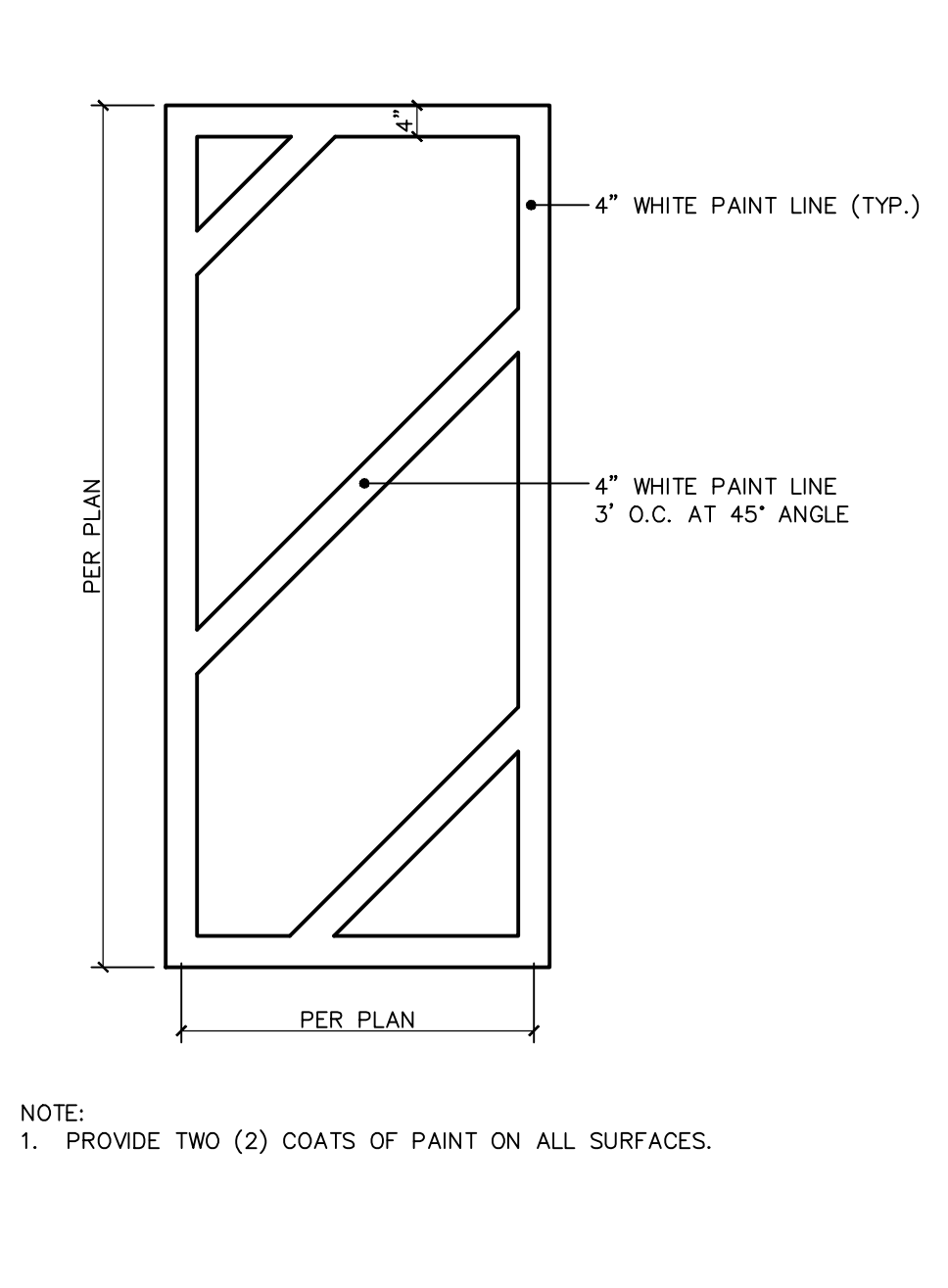
NOTES:  
1. COMPACT NATIVE MATERIAL PRIOR TO INSTALLATION OF STONE SUBBASE.



NOTES:  
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.  
2. DIMENSIONS WILL VARY BY MANUFACTURER. PRODUCT TO MATCH DETAIL OR APPROVED EQUIVALENT.



9. ACCESSIBLE PARKING & ACCESS SIGNS  
SCALE: 1/2" = 1'-0"



NOTE:  
1. PROVIDE TWO (2) COATS OF PAINT ON ALL SURFACES.

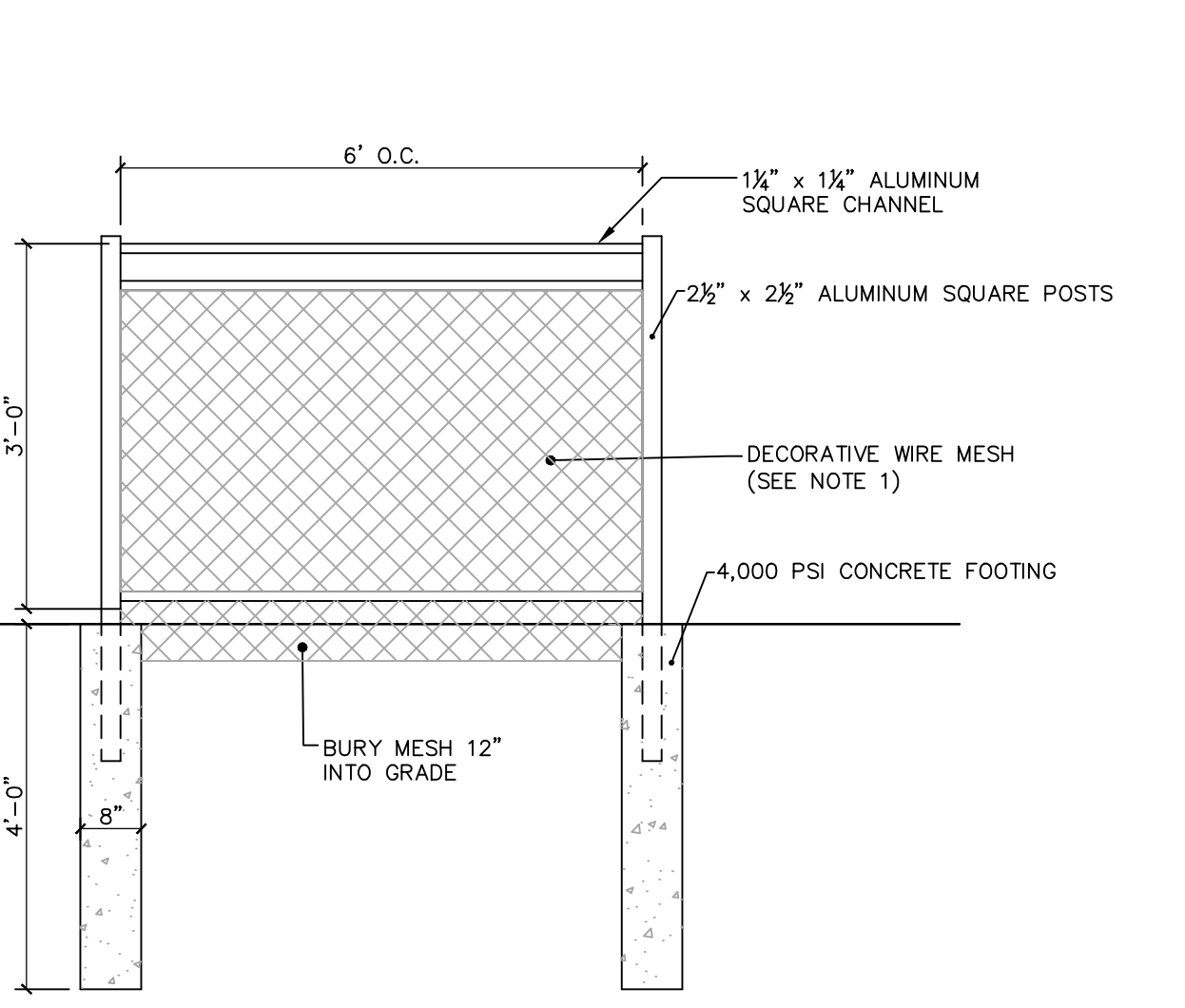
6. STOP BAR DETAIL  
SCALE: 1/4" = 1'-0"

7. SIDEWALK DETAIL  
SCALE: 1" = 1'-0"

8. CONCRETE PAVER DETAIL  
SCALE: 1" = 1'-0"

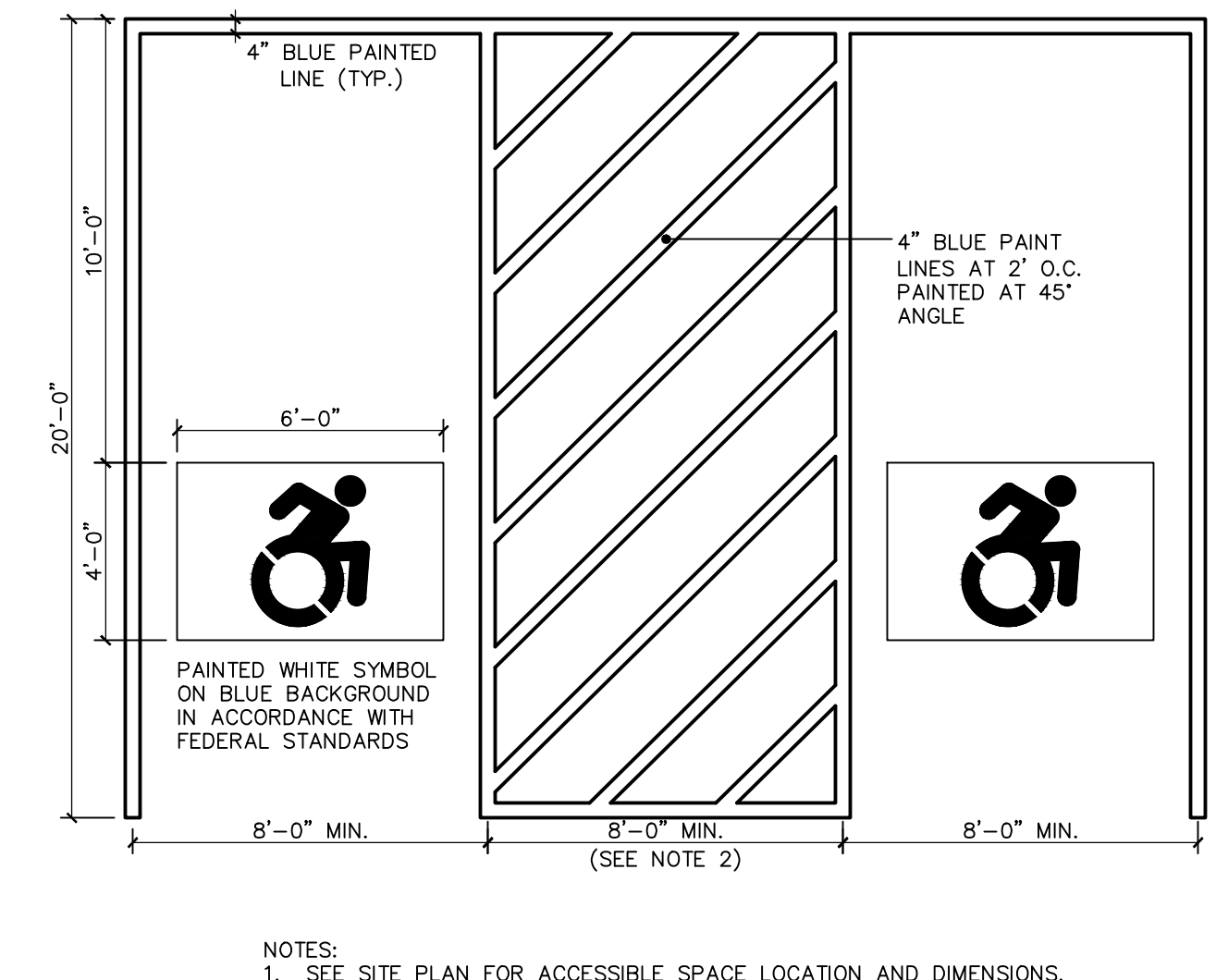
9. ACCESSIBLE PARKING & ACCESS SIGNS  
SCALE: 1/2" = 1'-0"

10. STRIPED ISLAND STRIPING DETAIL  
SCALE: 1/2" = 1'-0"



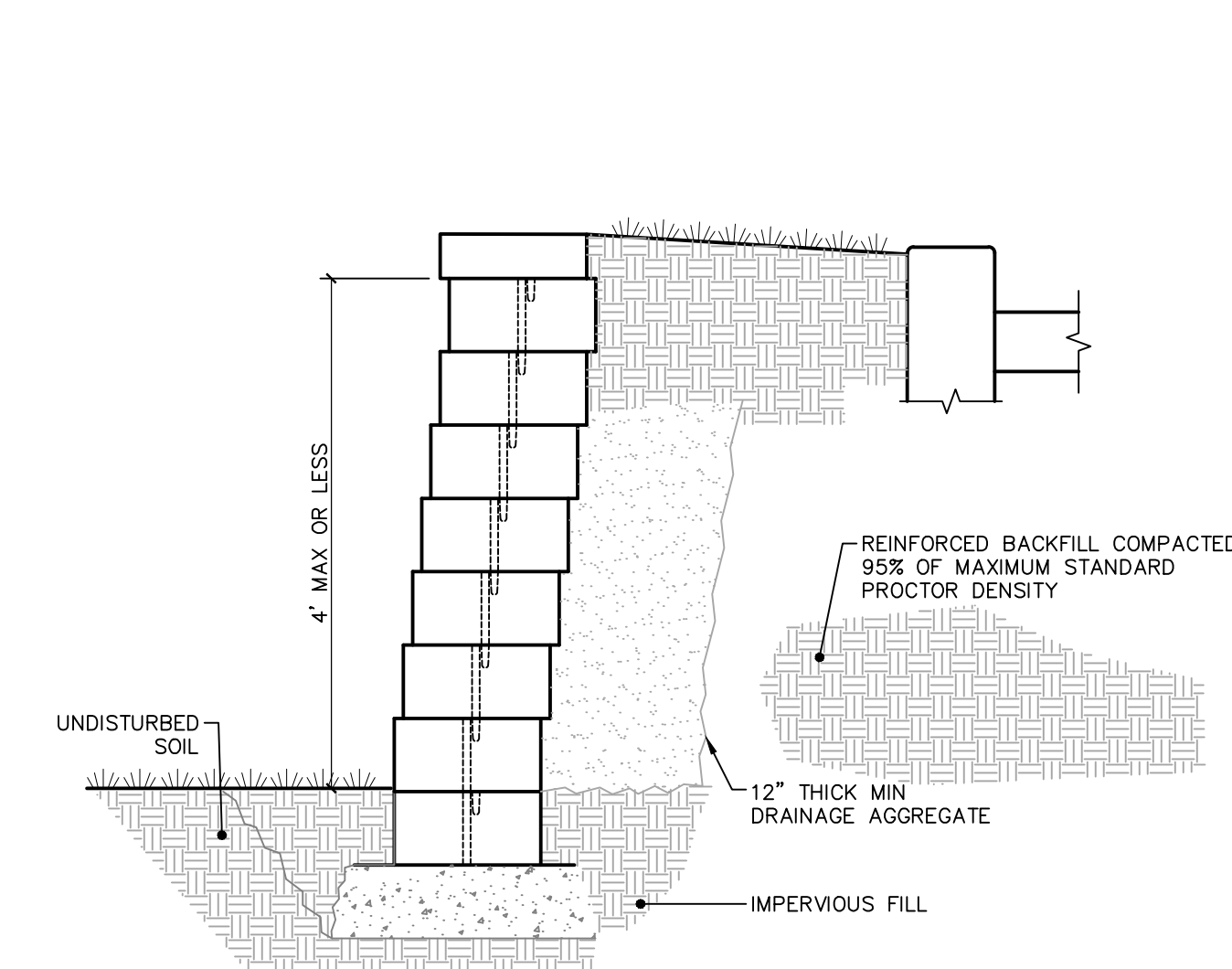
NOTES:  
1. INSTALL 3 FT HIGH 14-GAUGE GREEN VINYL GALVANIZED (YARD GUARD) WELDED WIRE OR APPROVED EQUAL. BURY 12\"/>

11. DECORATIVE WIRE MESH FENCE DETAIL  
SCALE: 1/2" = 1'-0"

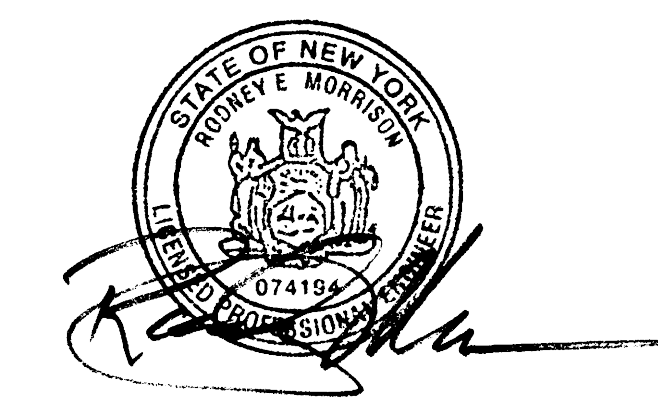


NOTES:  
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATION AND DIMENSIONS.  
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

12. TYPICAL ACCESSIBLE PARKING SPACE DETAIL  
SCALE: 1/4" = 1'-0"



13. SEG BLOCK RETAINING WALL DETAIL  
SCALE: N.T.S.



NO.	DATE	DESCRIPTION
1.	2026-03-10	CITY PLANNING BOARD SUBMISSION

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Engineering & Surveying, LLC  
Loureiro NY, P.C.

85 Civic Center Plaza, Suite 204  
Poughkeepsie NY 12601  
(845) 243-2880  
160 West Street, Suite E  
Cromwell, CT 06416  
(860) 635-2877  
www.lrcconill.com

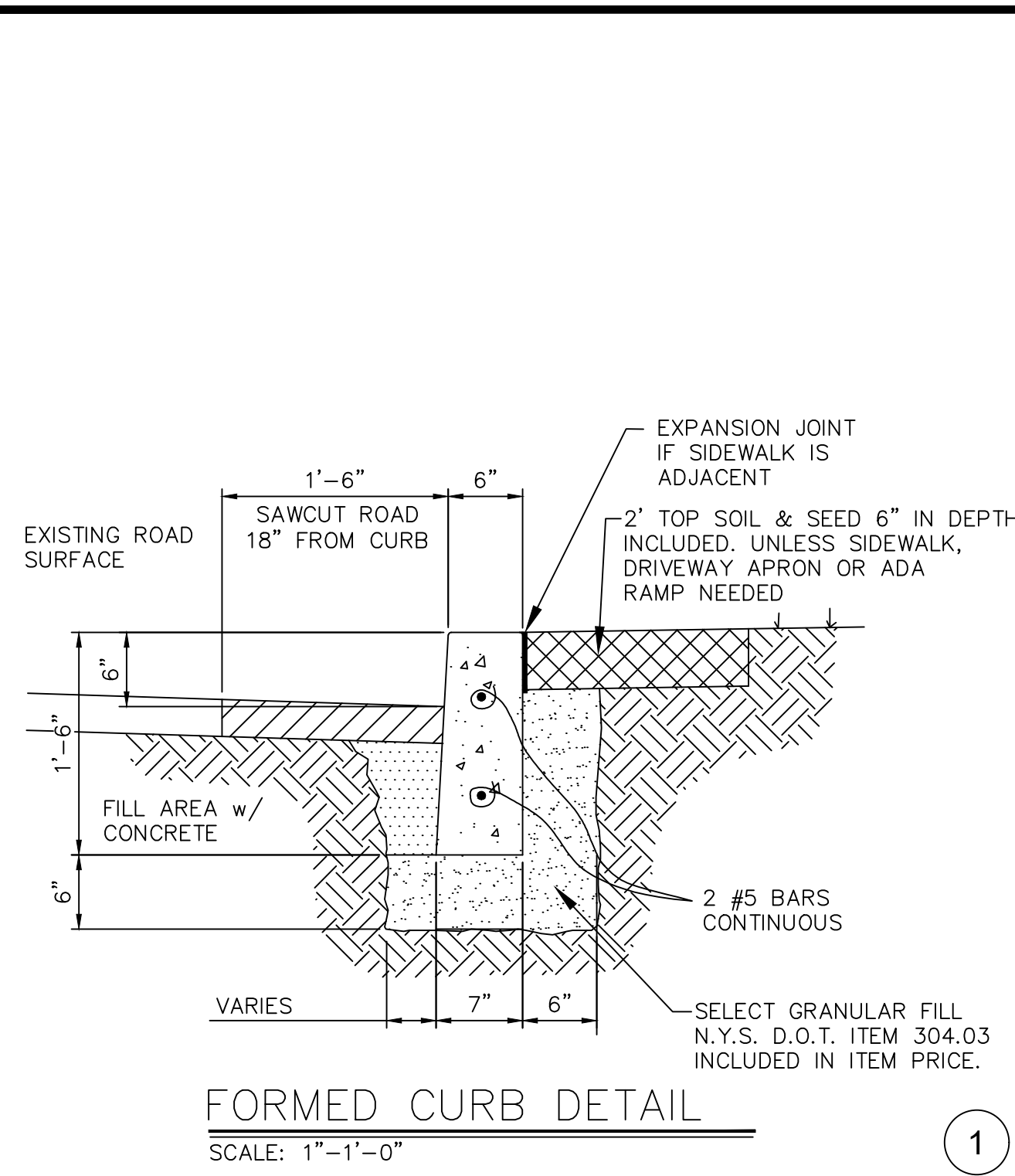
**SITE DETAILS**

**PROPOSED MULTI FAMILY DEVELOPMENT**  
287-307 SOUTH AVE.  
CITY OF PoughKEEPSIE,  
DUTCHESS COUNTY, NEW YORK

Design/Color	LRC	CAD File	DN25336401.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	<b>DN-1</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

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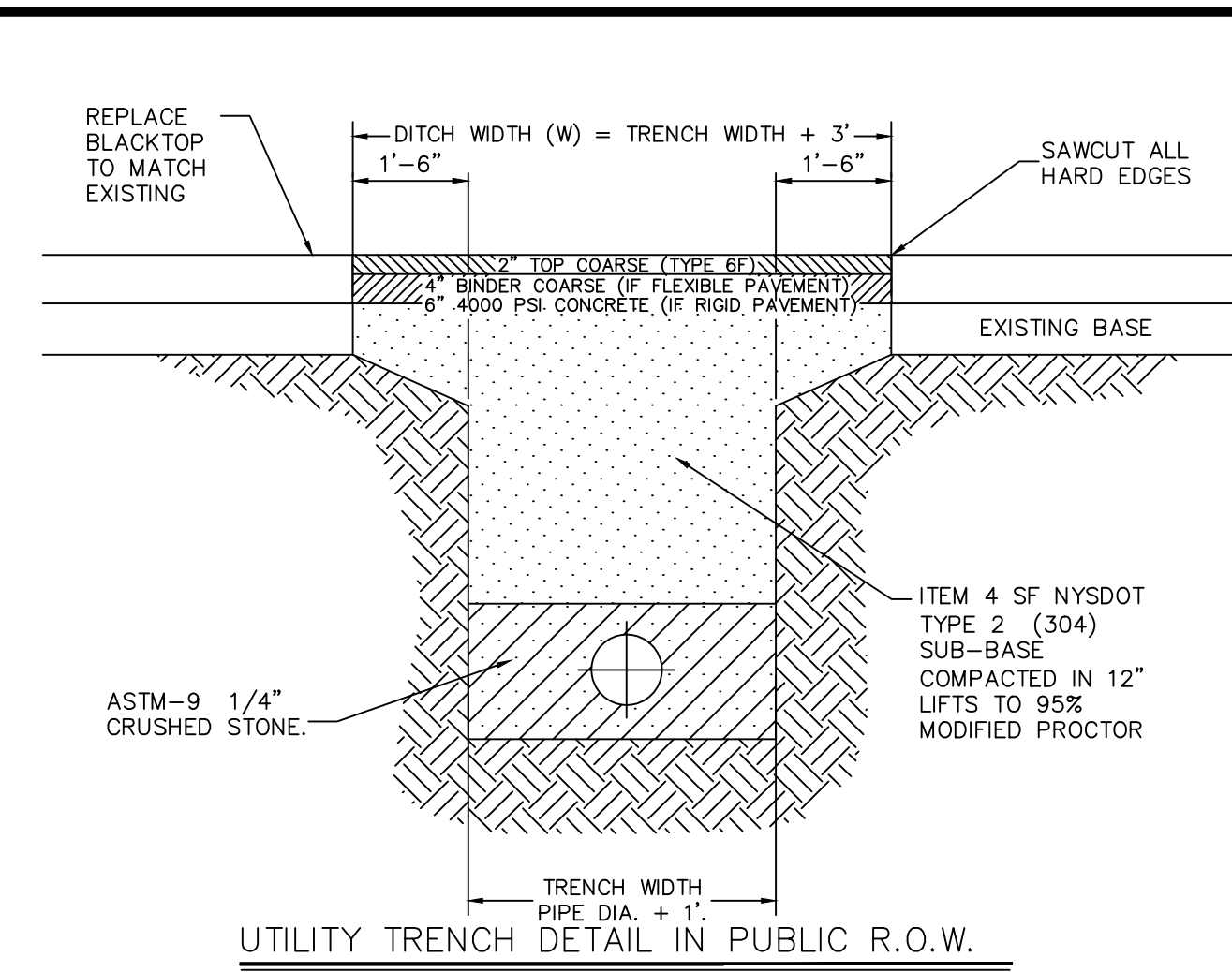
N:\LRC\005\_Vabs 2025\05-1364 - Ryon Arhet- 287-307 South Ave-PK South Ave. LLO\DWG\DN25336402.dwg 3/2/2026 10:59 AM Scurran



**FORMED CURB DETAIL**

SCALE: 1"=1'-0"

1



**UTILITY TRENCH DETAIL IN PUBLIC R.O.W.**

NOTES:

1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE AND ONE-HALF FT. FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ITEM 4 COMPACTED IN 12" LIFTS.
3. PIPE BEDDING SHALL BE A MINIMUM OF 6" ABOVE AND BELOW PIPE
4. ALL JOINTS SHALL BE MECHANICALLY SAWED.
5. ALL JOINTS SHALL BE SQUARED TO THE EXISTING EDGE OF CURB AND/OR PAVEMENT, AND TACK COATED PER DETAIL.
6. ROAD SURFACE REPLACEMENT SHALL BE MINIMUM OF SIX INCHES OF ASPHALTIC CONCRETE.
7. ASPHALT PAVEMENT TO BE PLACED IN TWO LIFTS AS SHOWN.

2

CITY OF POUGHKEEPSIE  
ENGINEERING DEPARTMENT  
62 CIVIC CENTER PLAZA  
POUGHKEEPSIE, NY 12602

FILE NO.: 001-DET  
DATE: 3-6-00  
SCALE: AS NOTED  
DRAWN BY: JP

FORMED  
CURB  
DETIAL

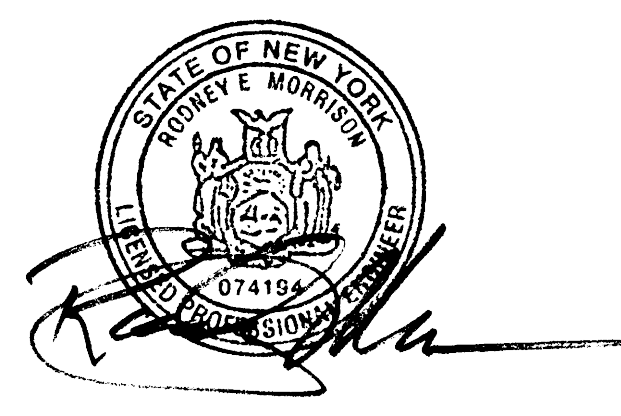
CITY OF POUGHKEEPSIE  
ENGINEERING DEPARTMENT  
62 CIVIC CENTER PLAZA  
POUGHKEEPSIE, NY 12602

FILE NO.: FLEXPAVE.DWG  
DATE: 9-9-04  
SCALE: AS NOTED  
DRAWN BY: ENGINEERING

TRENCH AND  
PAVEMENT  
DETAIL

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.

DETAILS PROVIDED BY THE CITY OF POUGHKEEPSIE. FOR ALL WORK TO BE PERFORMED IN THE CITY ROW.



1.	2026-03-10	CITY PLANNING BOARD SUBMISSION
Revisions		

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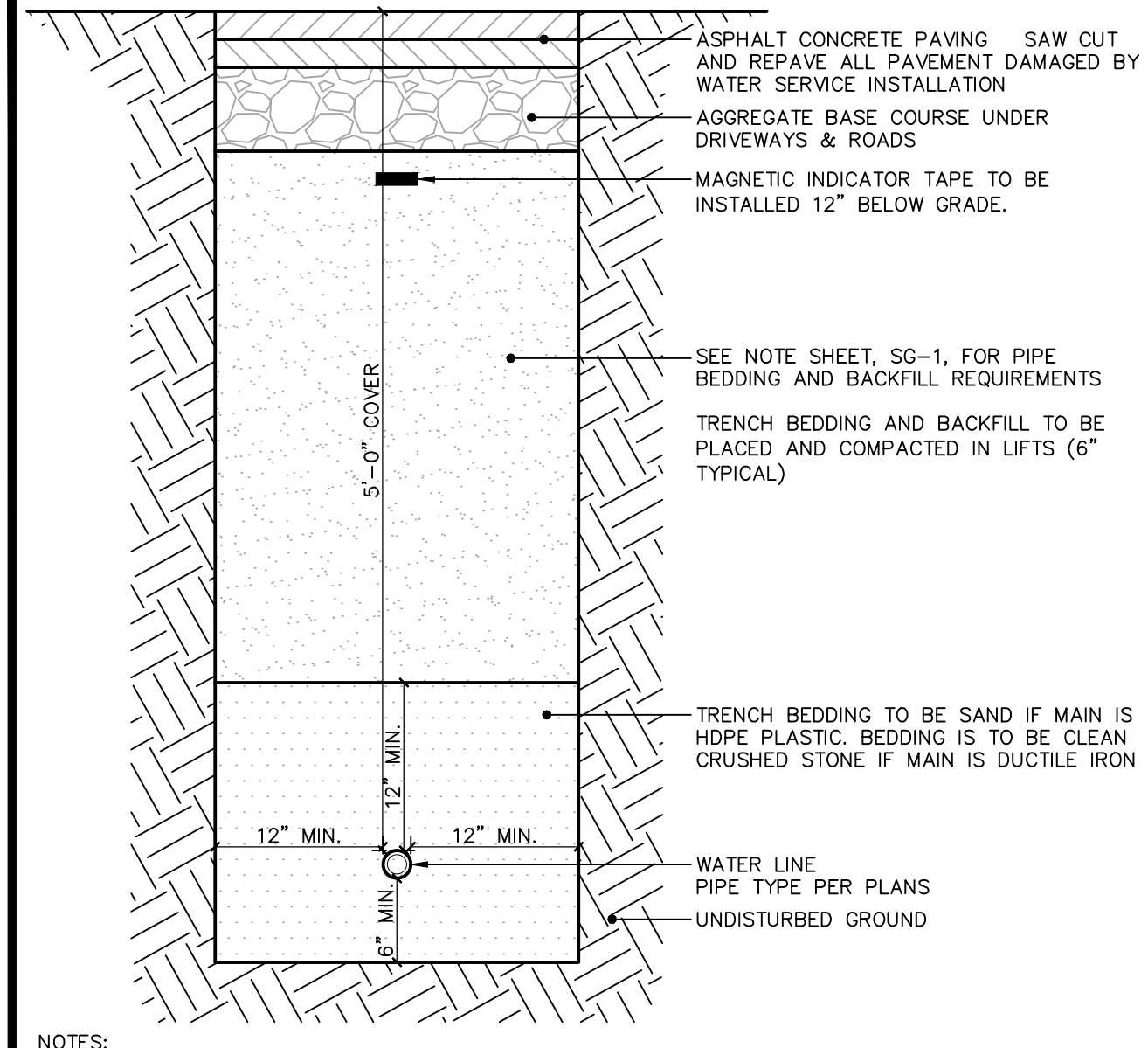
**Land Resource Consultants**  
Engineering & Surveying, LLC  
Loureiro NY, P.C.

85 Civic Center Plaza, Suite 204  
Poughkeepsie NY 12601  
(845) 243-2880  
160 West Street, Suite E  
Cromwell, CT 06416  
(860) 635-2877  
www.lrcconline.com

**SITE DETAILS**

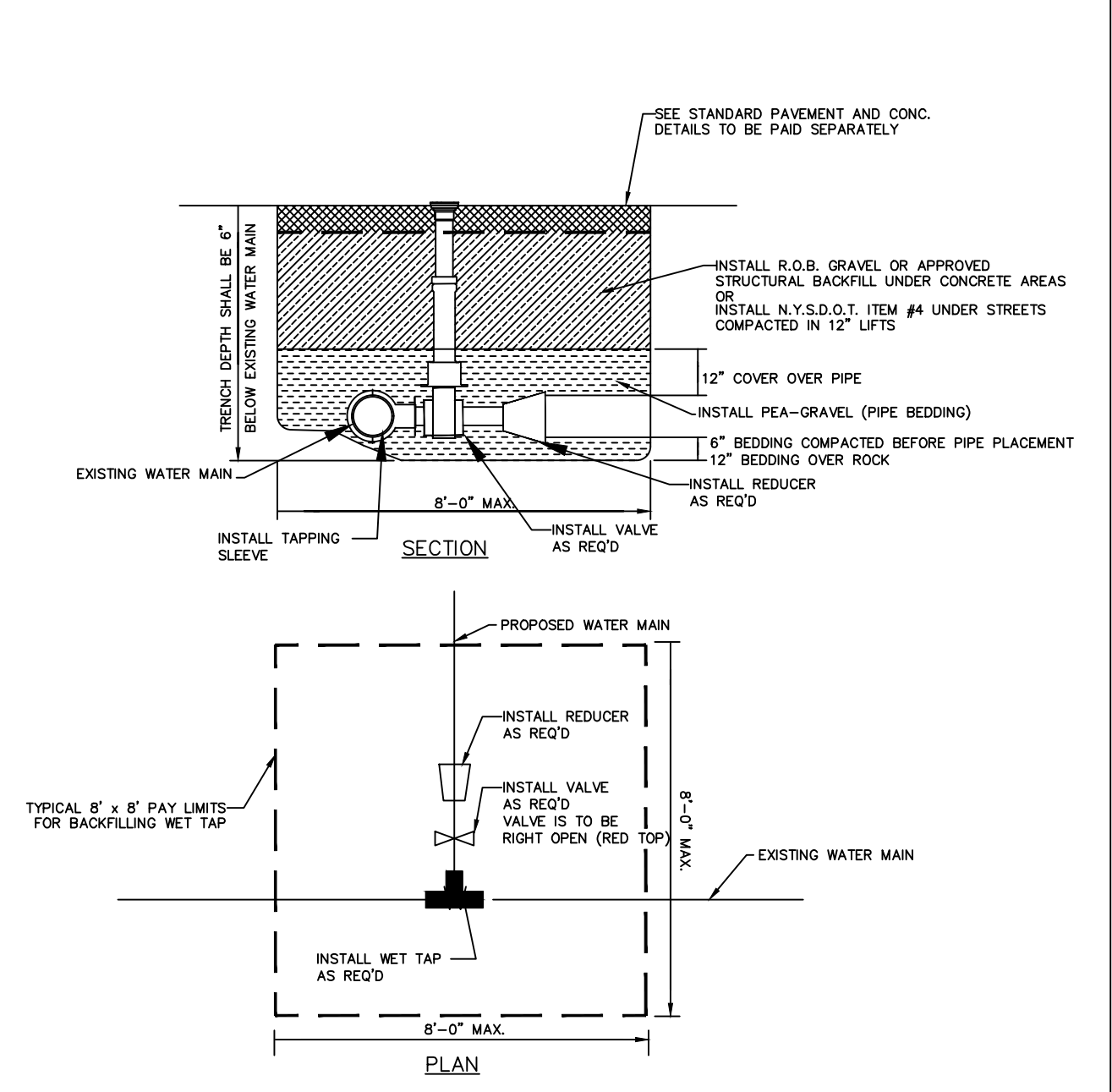
**PROPOSED MULTI FAMILY DEVELOPMENT**  
287-307 SOUTH AVE.  
CITY OF POUGHKEEPSIE,  
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN25336402.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	<b>DN-2</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	



NOTES:  
 1. SEE NOTE SHEET SG-1 FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.  
 2. SEE WATER NOTES ON SHEET SG-1 FOR ADDITION DETAILS.

**5 WATER MAIN TRENCH DETAIL**  
 SCALE: 1" = 1'-0"



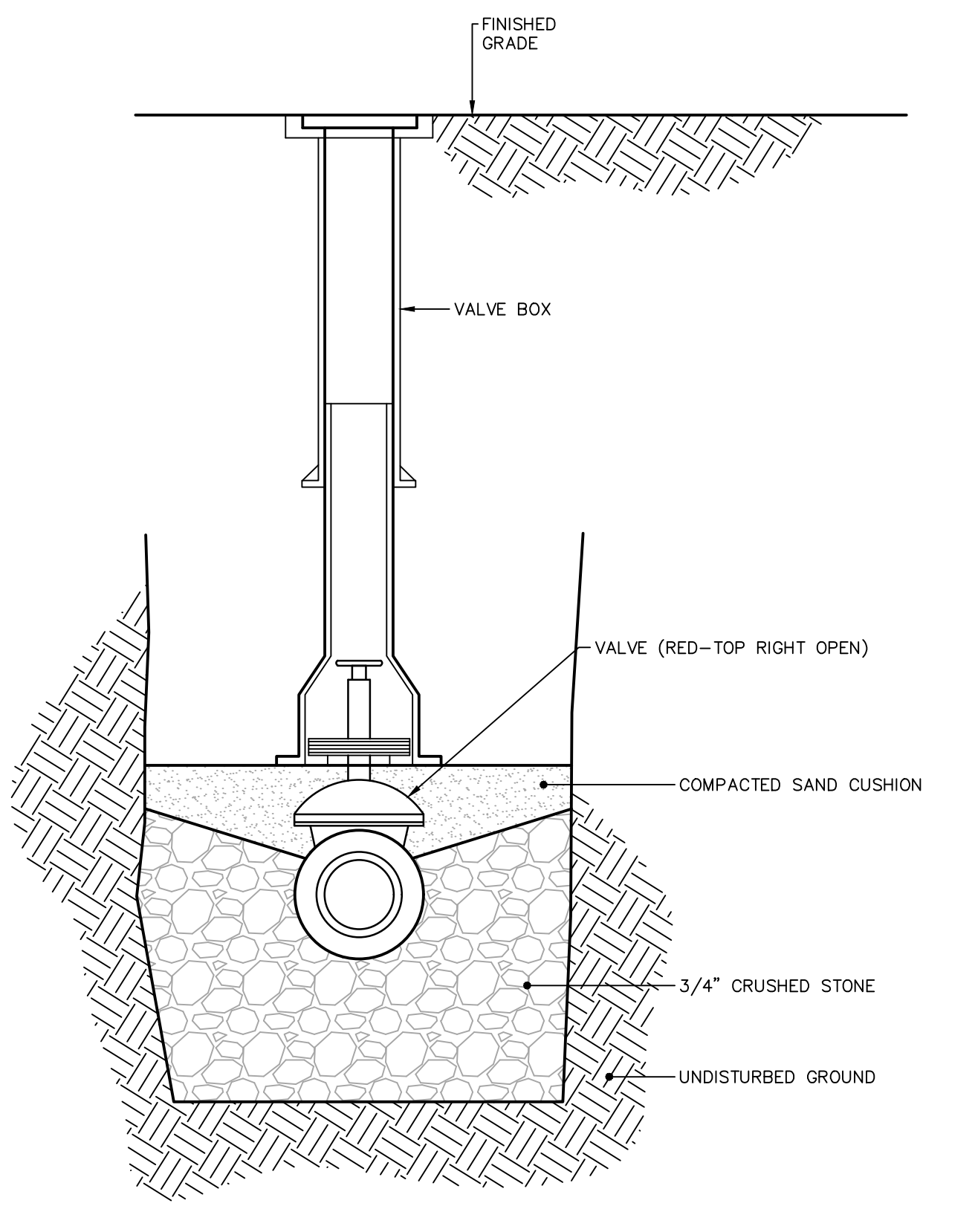
CITY OF POUGHKEEPSIE  
 ENGINEERING DEPARTMENT  
 80 WASHINGTON STREET  
 POUGHKEEPSIE, NY 12602

FILE NO.:  
 DATE: 3-6-00  
 SCALE: AS NOTED  
 DRAWN BY: JP

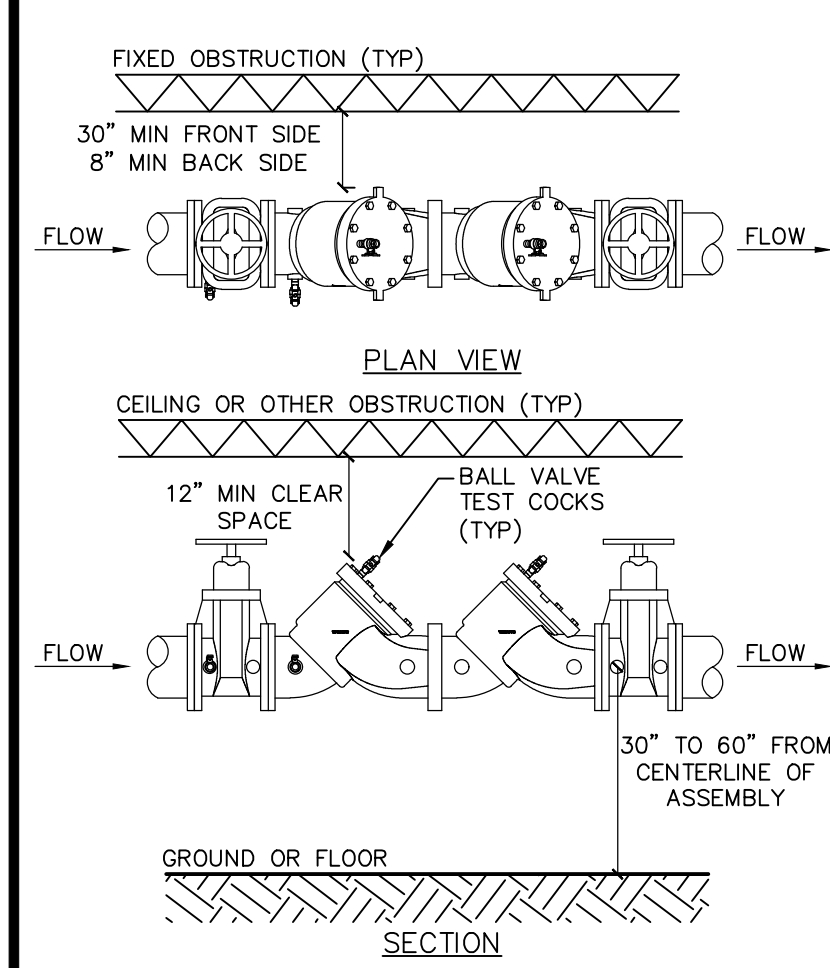
TAPPING SLEEVE & VALVE

**6**

PAGE NO.

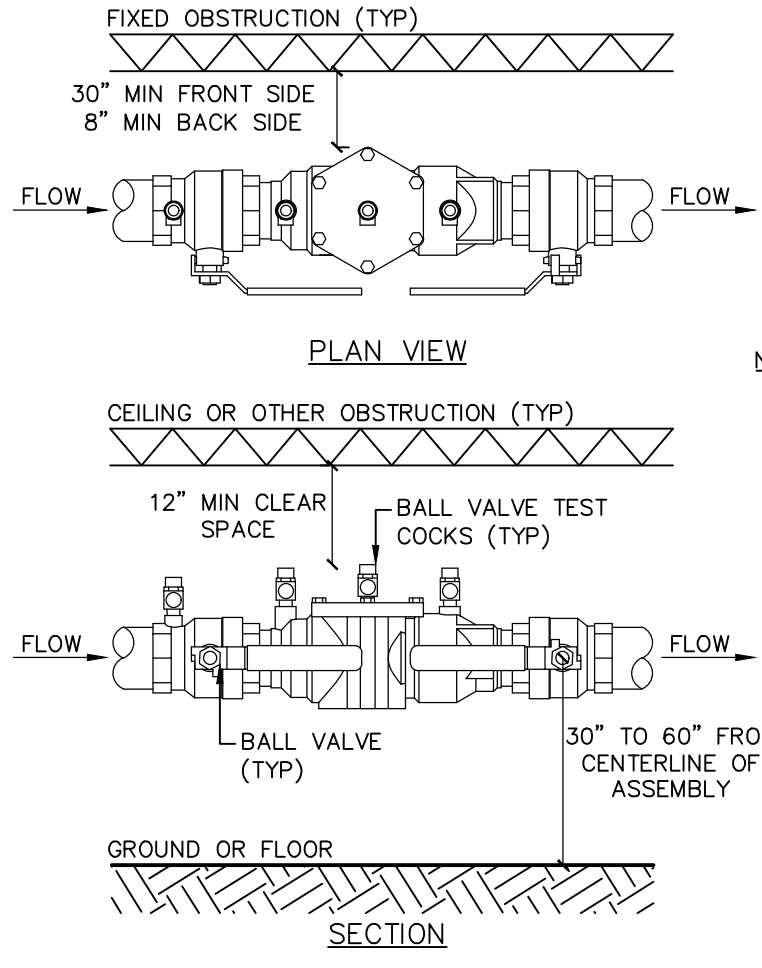


**4 VALVE AND VALE BOX DETAIL**  
 SCALE: 1" = 1'-0"



NOTES:  
 1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.  
 2. WATTS SERIES LF709 6" DOUBLE CHECK VALVE OR APPROVED EQUAL.  
 3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.  
 4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.  
 5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT.

**FIRE SUPPLY DOUBLE CHECK VALVE DETAIL**  
 SCALE: N.T.S.



NOTES:  
 1. ASSEMBLY TO BE INSTALLED HORIZONTALLY.  
 2. WATTS SERIES LF007 4" DOUBLE CHECK VALVE OR APPROVED EQUAL.  
 3. DCV TO BE INSTALLED IN MECHANICAL SPACE AND MUST MEET ALL CLEARANCES AS OUTLINED ABOVE.  
 4. ASSEMBLY TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION AND PRIOR TO ACTIVATION OF NEW WATER SUPPLY. THE RESULTS MUST BE SUBMITTED TO THE CITY OF POUGHKEEPSIE AS PART OF THE ENGINEER'S CERTIFICATION.  
 5. ASSEMBLY MUST BE TESTED ANNUALLY BY A LICENSED BACKFLOW PREVENTION TESTER. COPIES OF THE TEST RESULTS MUST BE SUBMITTED TO THE OWNER, CITY OF POUGHKEEPSIE WATER DEPARTMENT.

**DOMESTIC DOUBLE CHECK VALVE DETAIL**  
 SCALE: N.T.S.

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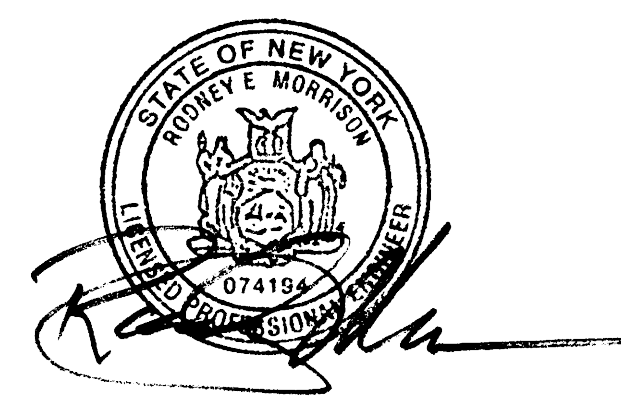
1.	2026-03-10	CITY PLANNING BOARD SUBMISSION
Revisions		

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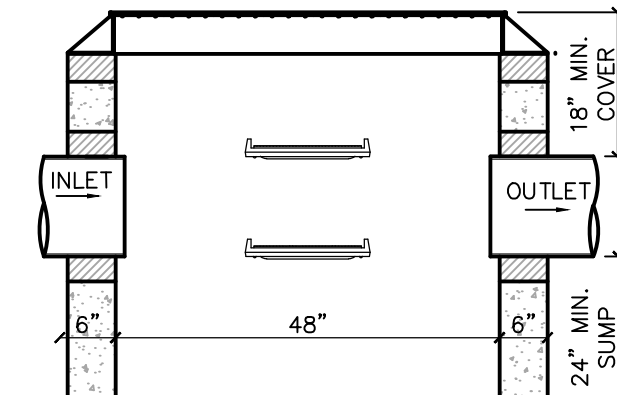
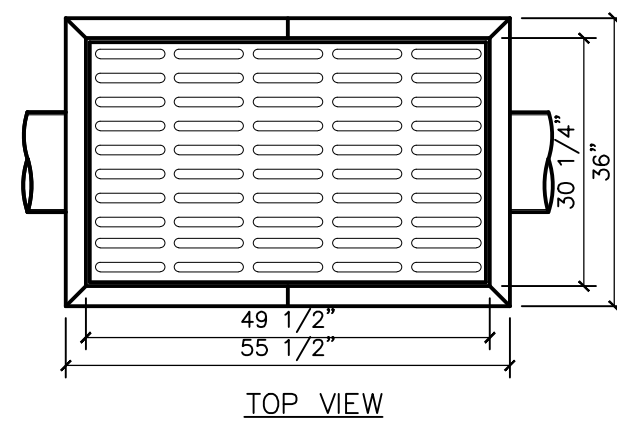
**SANITARY / WATER DETAILS**

**PROPOSED MULTI FAMILY DEVELOPMENT**  
 287-307 SOUTH AVE.  
 CITY OF POUGHKEEPSIE,  
 DUTCHESS COUNTY, NEW YORK

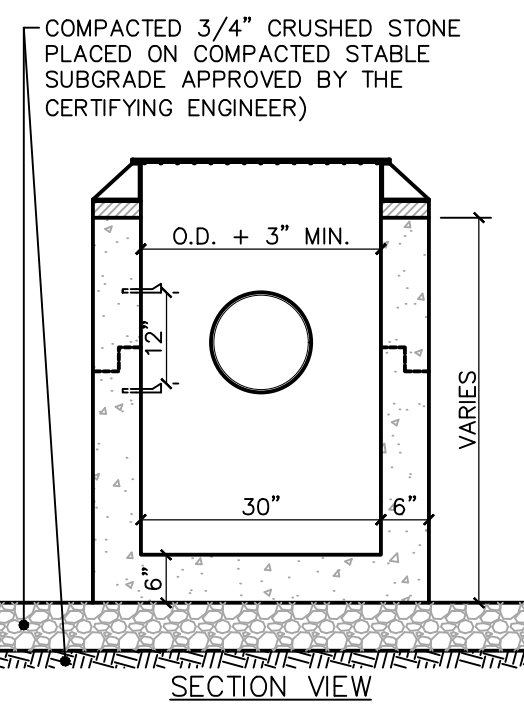
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Drawn	SMC	Project No.	25-3364	<b>DN-3</b>
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

**NOTES:**

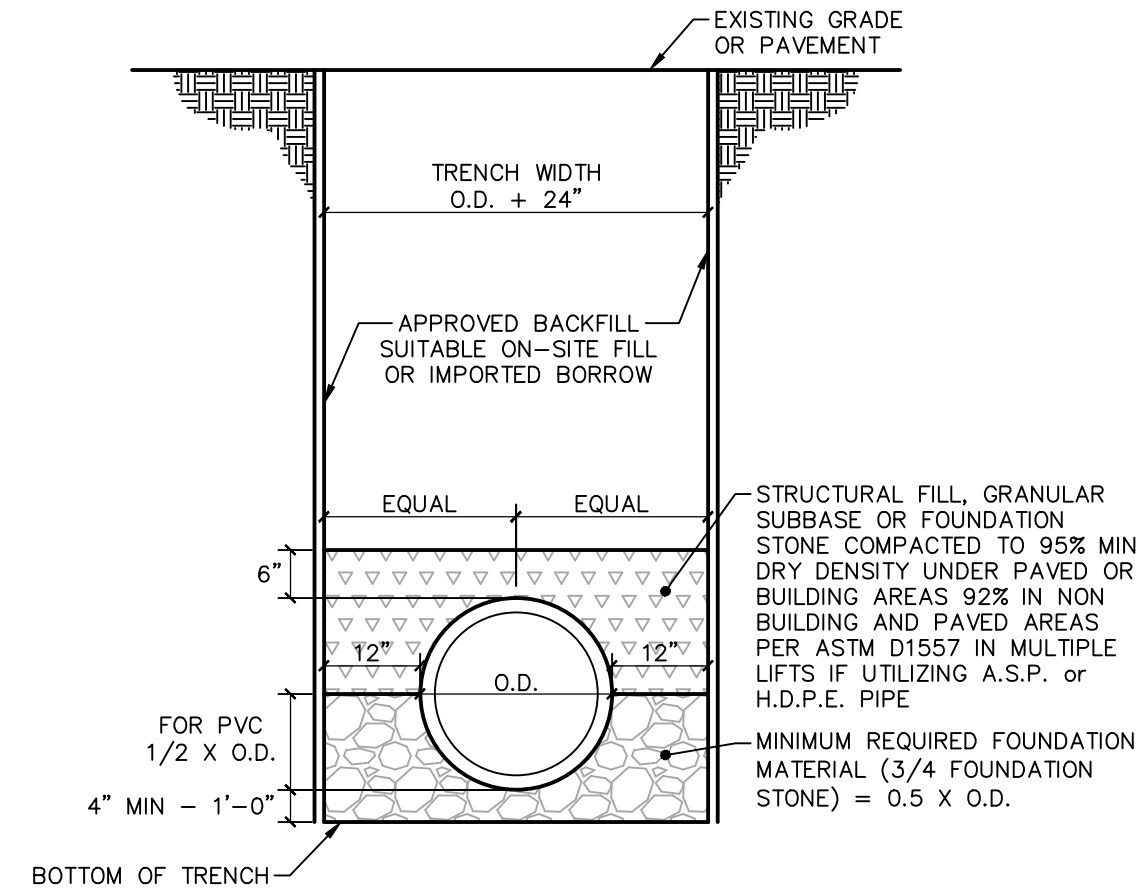
1. PRECAST CONCRETE CATCH BASIN SECTIONS AS MANUFACTURED BY FORT MILLER OR APPROVED EQUAL.
2. CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR H2O VEHICULAR LOADING AND 25% IMPACT.
3. FRAME AND COVER SHALL BE DESIGNED FOR H2O VEHICULAR LOADING AND 25% IMPACT. FRAME TO BE GENERAL FOUNDRIES, INC. MODEL #2340B OR APPROVED EQUAL.
4. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION.
5. CATCH BASINS HAVING A DEPTH GREATER THAN 48" FROM FINISHED SURFACE TO THE TOP OF THE CONCRETE BASE SHALL BE PROVIDED WITH STEPS.
6. BACKFILL USING TRENCH BACKFILL, COMPACTED IN 6" LIFTS.
7. SUMPS FOR CATCH BASINS SHALL BE 24".



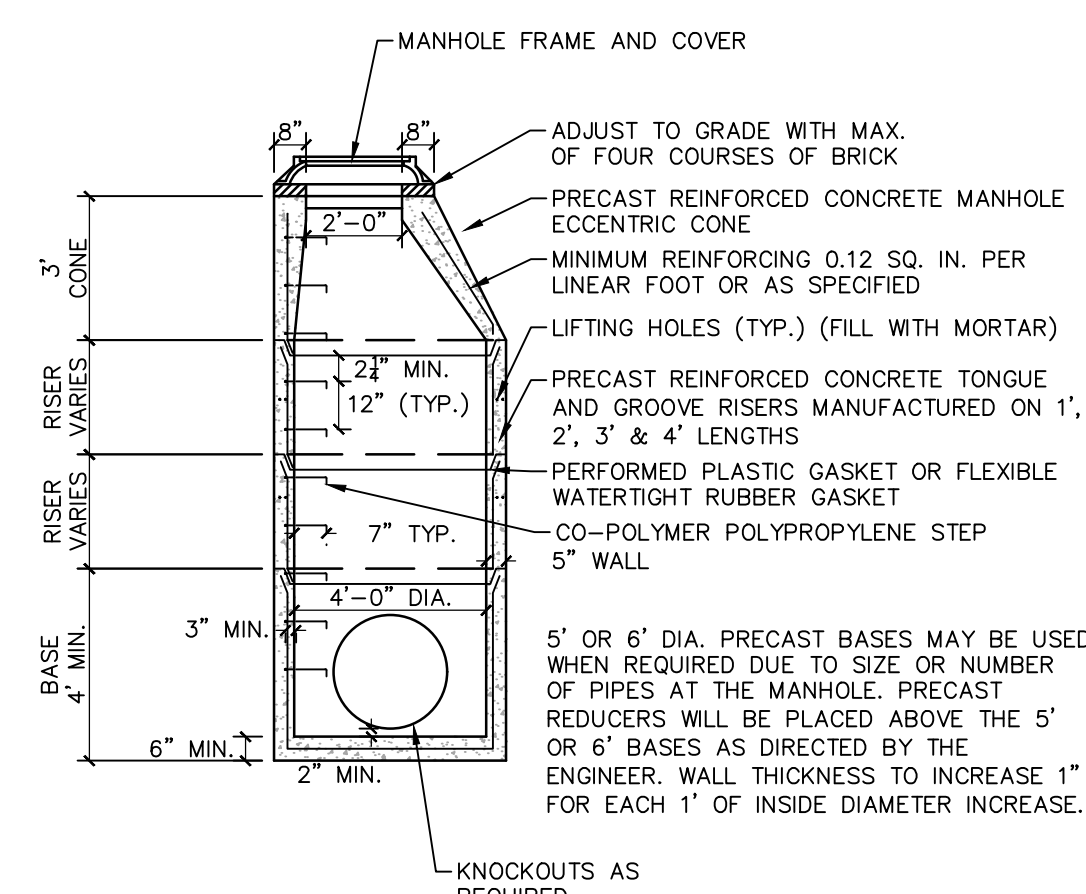
**1 CURB LESS TYPE CATCH BASIN DETAIL**  
SCALE: 1/2" = 1'-0"



**2 TYPICAL STORM SEWER TRENCH SECTION**  
SCALE: 1/2" = 1'-0"

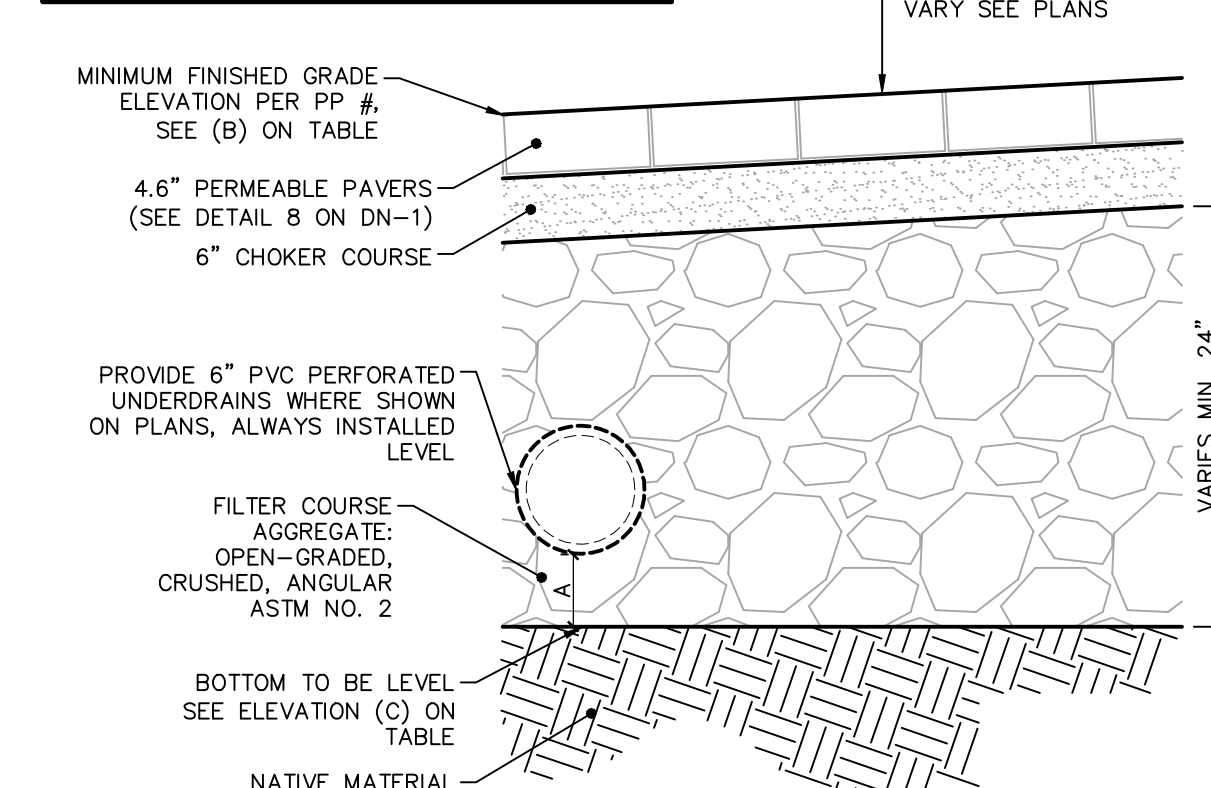


**3 STORM DRAINAGE MANHOLE DETAIL**  
SCALE: 1/4" = 1'-0"

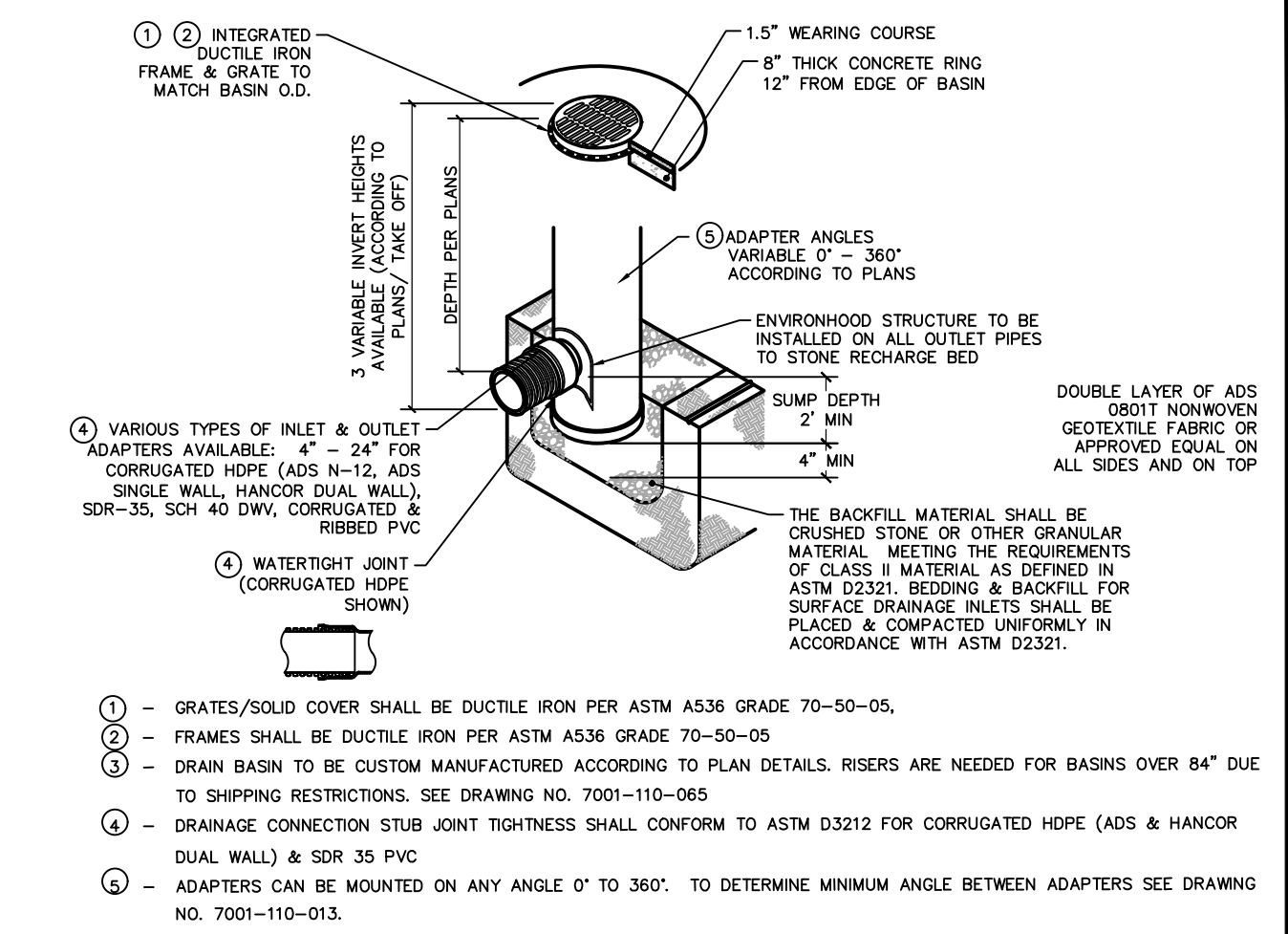


**UNDERDRAIN CHART**

PP (#)	SIZE (IN)	A (FT)	B (ELEV.)	C (ELEV.)
1	6	0.25	110.25	107.25
2	6	0.25	109.00	106.00
3	6	0.25	107.75	104.75
4	6	0.25	106.25	103.25



**4 PERMEABLE PAVER UNDERDRAIN SECTION DETAIL**  
SCALE: 1" = 1'-0"



**5 NYLOPLAST 24\"/>**

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DATE	4-3-06	BUFFORD, GA 30518
APPD BY	CJA	PHN (770) 932-2443
DATE	4-3-06	FAX (770) 932-2490
DWG SIZE	A	DWG NO. 7001-110-192
		REV B

N:\LRC\0085\_Vabs 2025\05-25-2024 - Ryan Arhet- 287-307 South Ave - PK South Ave - LLD\DWG\DWG\25353564.dwg 3/2/2026 11:00 AM S:\curran

1. 2026-03-10 CITY PLANNING BOARD SUBMISSION

**LRC**  
Engineering & Surveying  
A General Contractor

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants  
Engineering & Surveying, LLC  
Lansiero NY, P.C.

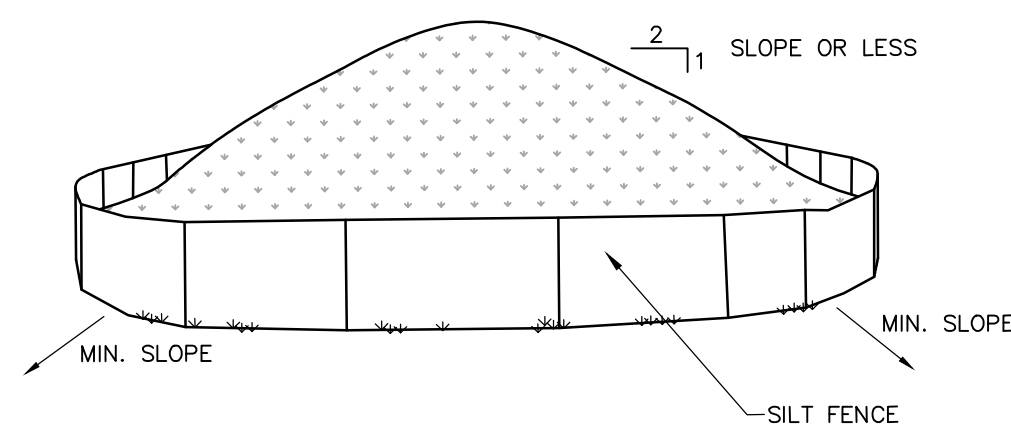
85 Civic Center Plaza, Suite 204  
Poughkeepsie NY 12601  
(845) 343-2880  
160 West Street, Suite E  
Cromwell, CT 06416  
(860) 635-2877  
www.lrcconill.com

**STORMWATER DETAILS**

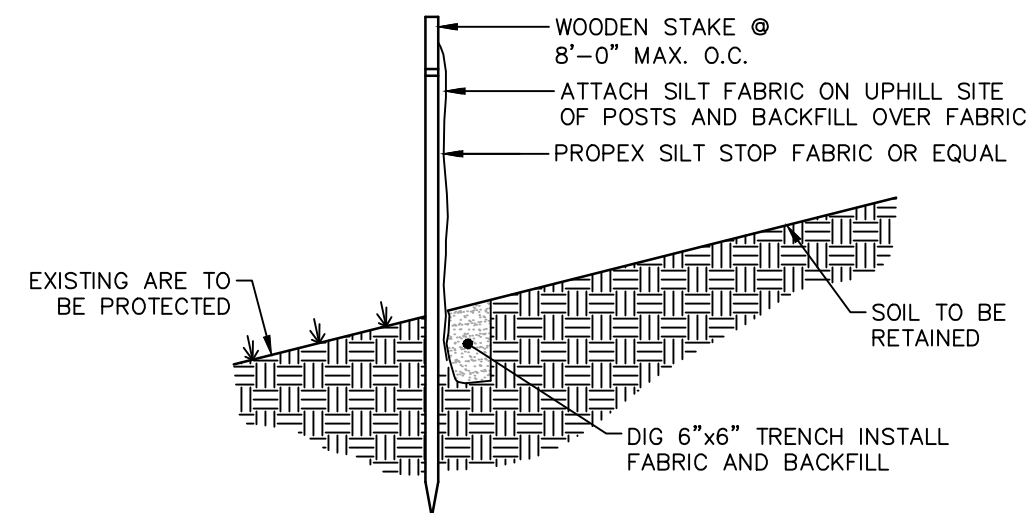
**PROPOSED MULTI FAMILY DEVELOPMENT**  
287-307 SOUTH AVE.  
CITY OF POUGHKEEPSIE,  
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	DN25336404.dwg	Sheet No.
Drawn	SMC	Project No.	25-3364	DN-4
Checked	KFC	Date	2025-12-22	
Approved	LRC	Scale	AS NOTED	

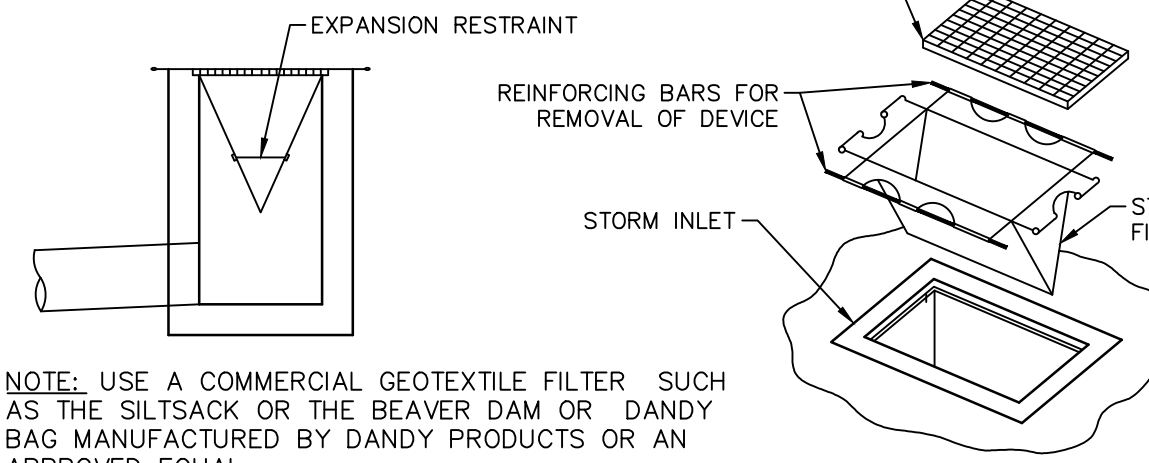




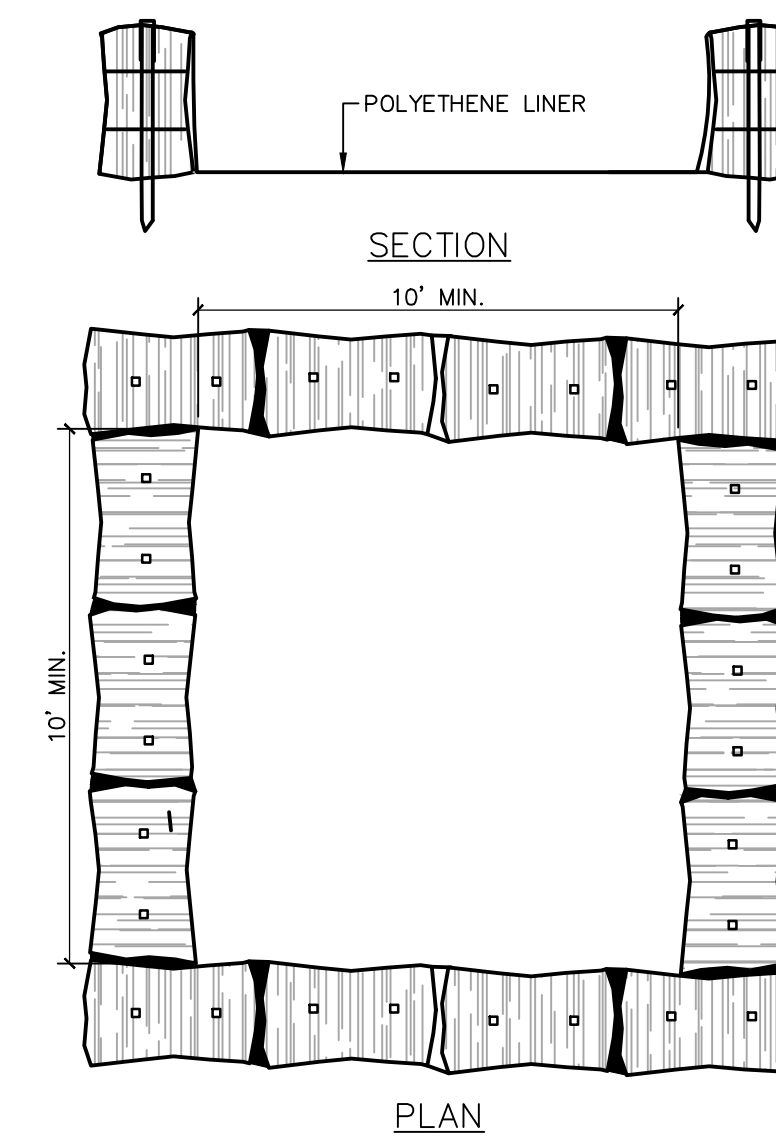
- NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
  3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
  4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
  5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.



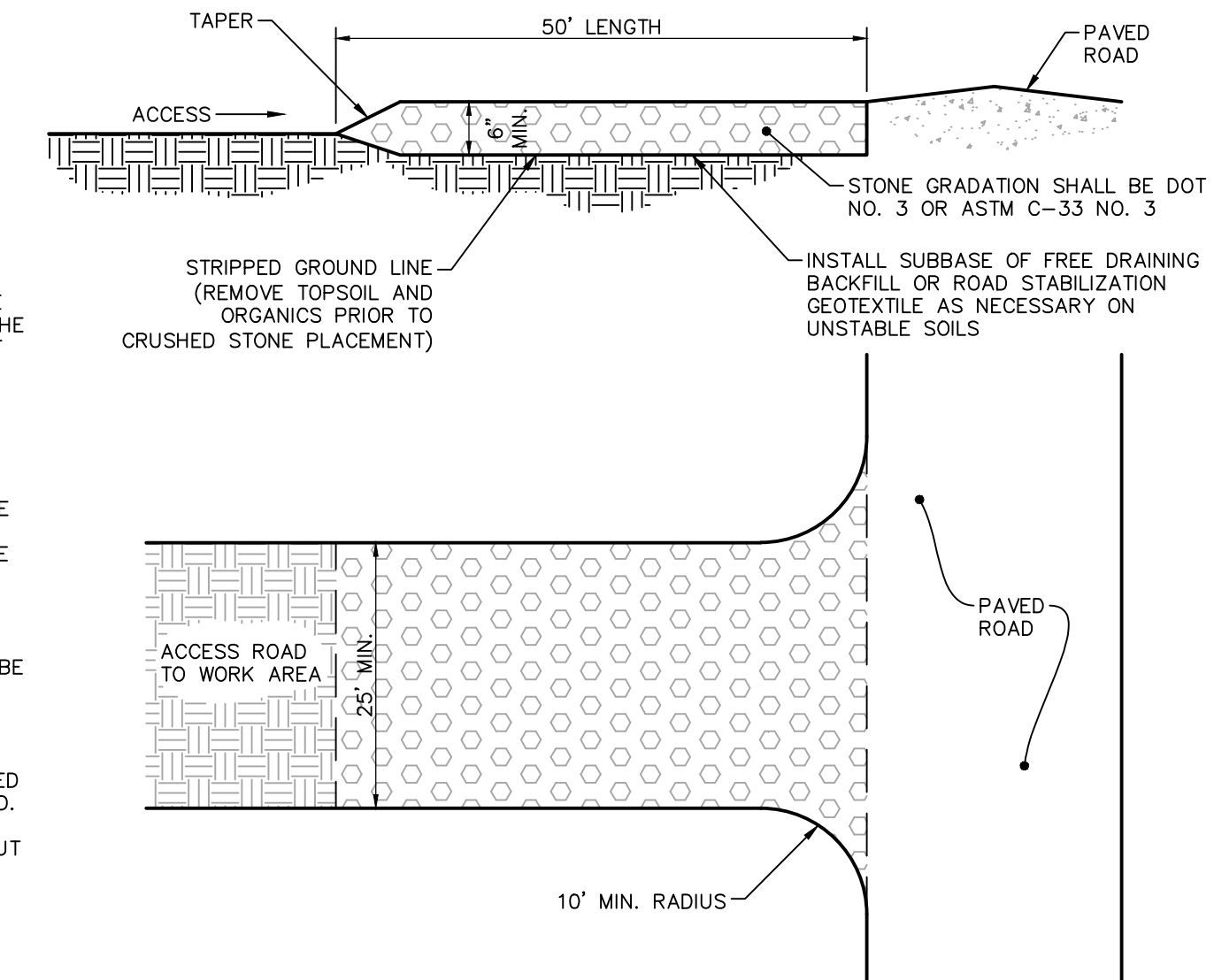
- NOTE:
- FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
  - FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
  - FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'



NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.



- NOTES:
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
  2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
  3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
  4. LINERS, HAYBALES, ETC SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
  5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
  6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.



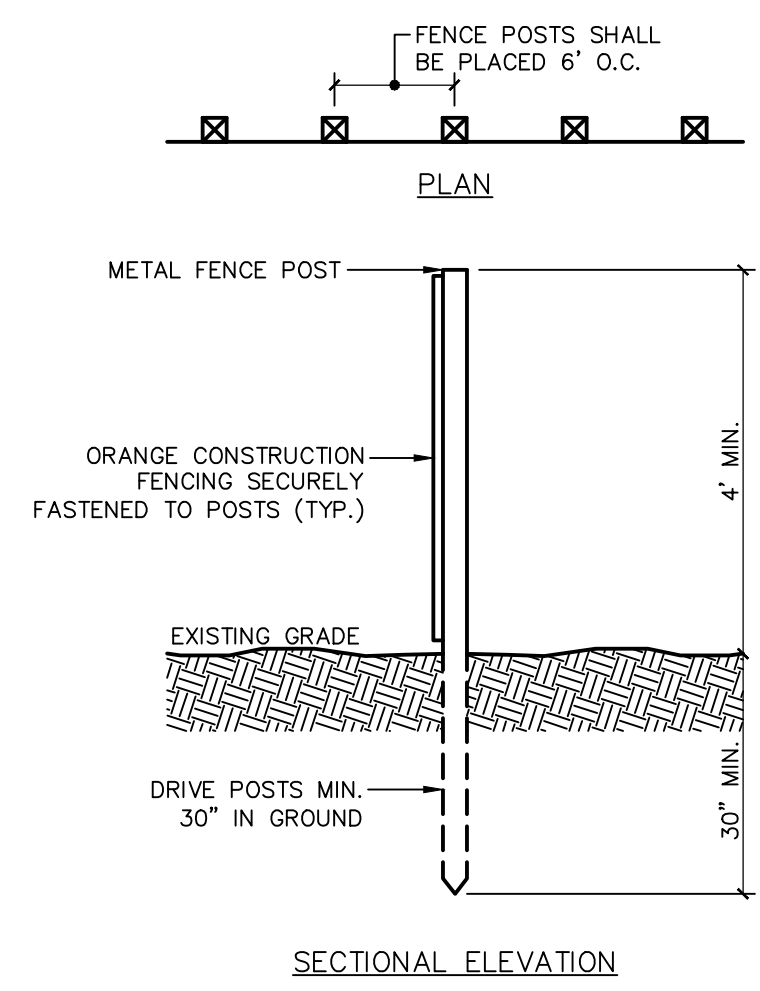
1 MATERIALS STOCKPILE DETAIL  
SCALE: N.T.S.

2 SILT FENCE DETAIL  
SCALE: N.T.S.

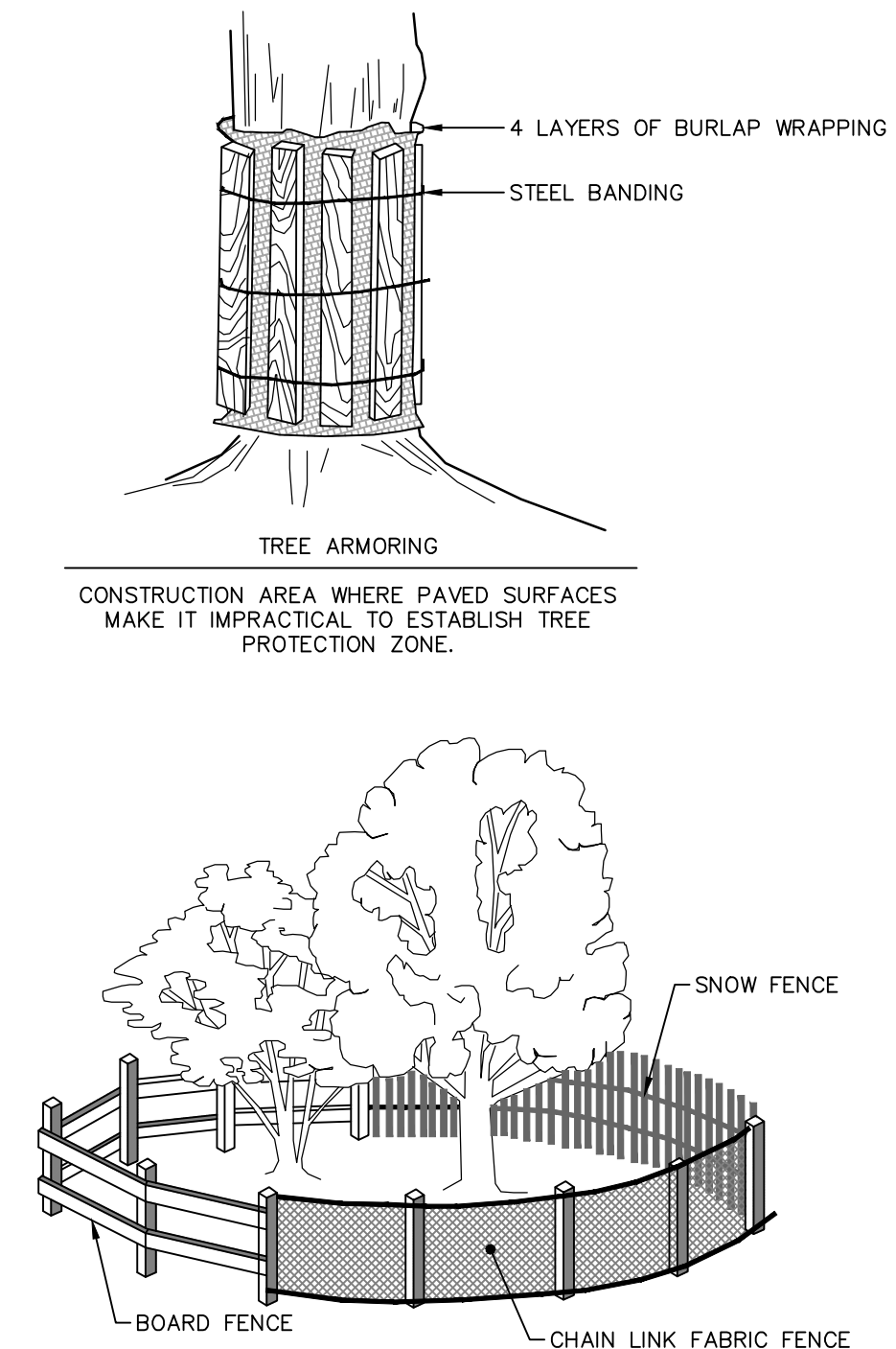
3 SILT SACK DETAIL  
SCALE: N.T.S.

4 ABOVE GROUND TEMPORARY CONCRETE WASHOUT DETAIL  
SCALE: 1/4" = 1'-0"

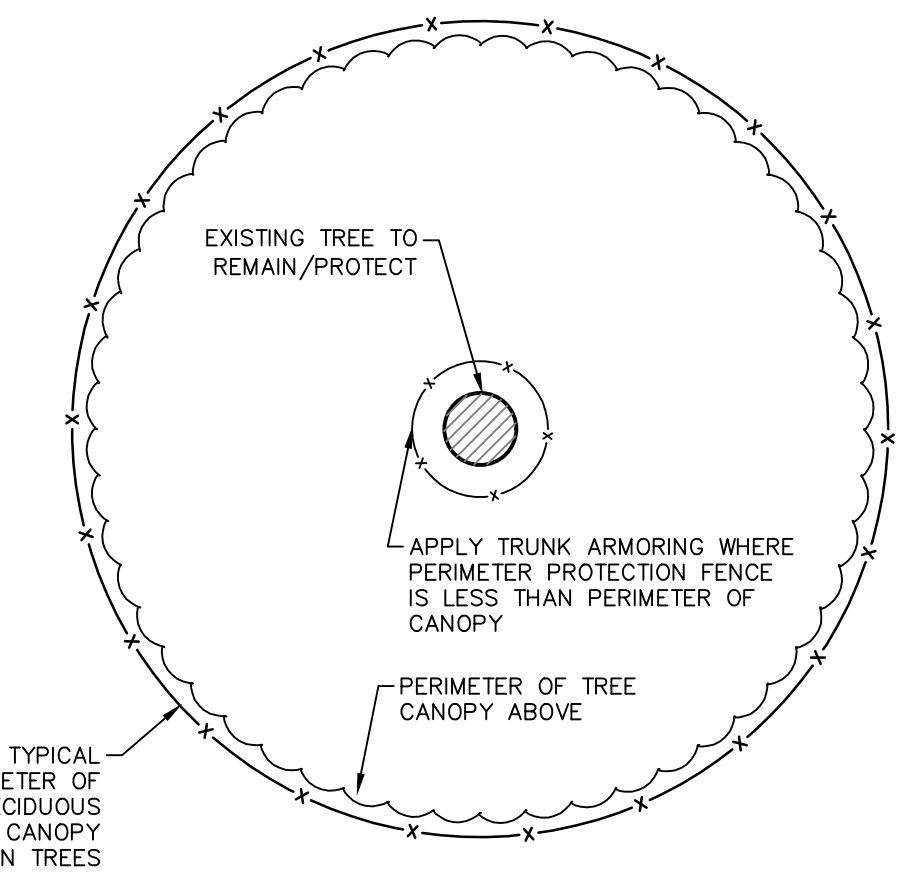
5 CONSTRUCTION ENTRANCE DETAIL  
SCALE: 1/16" = 1'-0"



6 ORANGE CONSTRUCTION FENCE DETAIL  
SCALE: 1/2" = 1'-0"

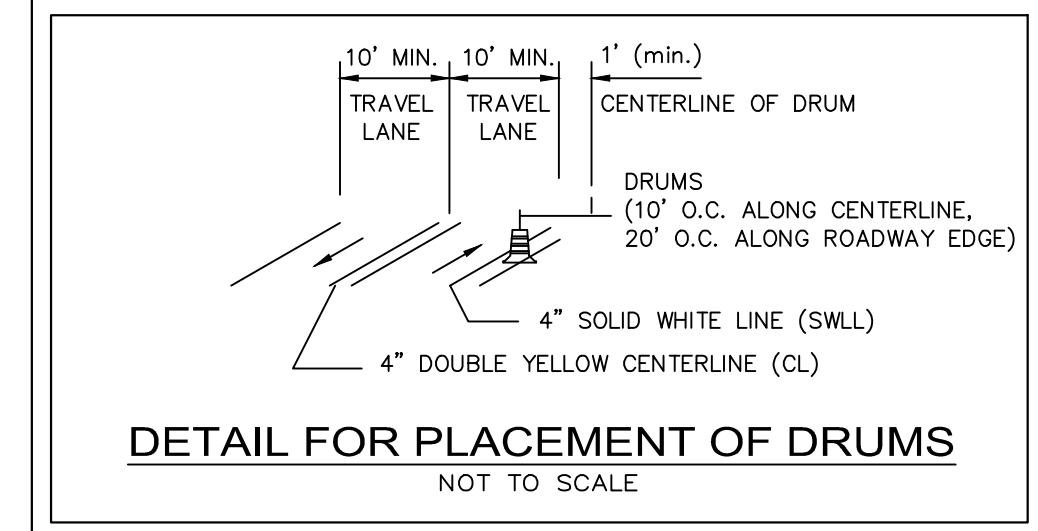
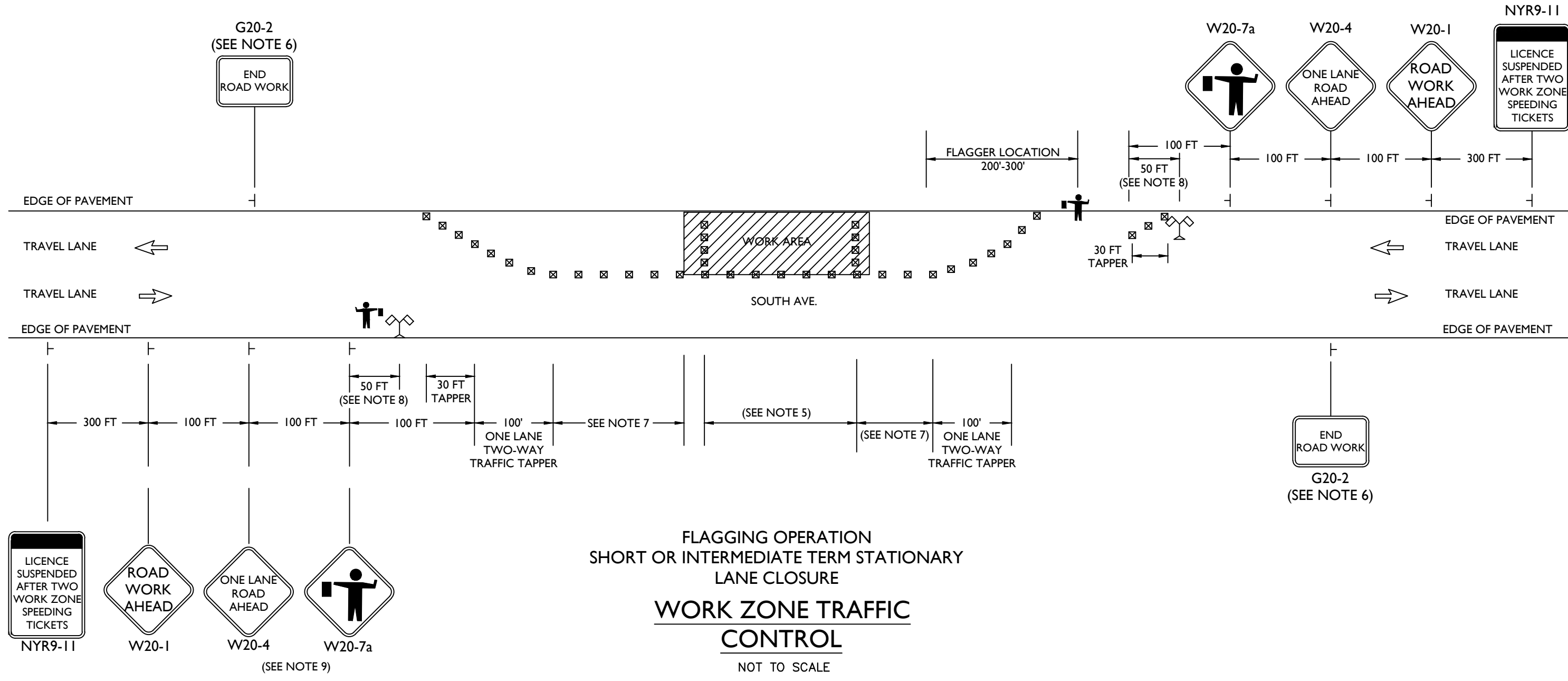


FENCING AT TREE PROTECTION ZONES  
INSTALL ONE OF THE FENCE TYPES (MIN. FENCE HT. 42") NOTED ABOVE UNLESS SPECIFICALLY INDICATED ON PLANS. MAY BE INSTALLED CONTINUOUSLY AROUND GROUPS OF TREES TO REMAIN.



PROTECTION FENCING TYPICAL AT OR BEYOND PERIMETER OF TREE CANOPY OF DECIDUOUS TREES AND 1.5X DIA. CANOPY FOR EVERGREEN TREES

7 TREE PROTECTION DETAIL  
SCALE: N.T.S.



DETAIL FOR PLACEMENT OF DRUMS  
NOT TO SCALE

NO.	REVISIONS
1.	2026-03-10 CITY PLANNING BOARD SUBMISSION

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**EROSION CONTROL DETAILS**

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