HUDSON HERITAGE

TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

MAY 2016

RECORD OWNER:
EFG/DRA HERITAGE LLC
4601 DTC BLVD
DENVER, COLORADO 80237

DEVELOPER / APPLICANT:
EFG/DRA HERITAGE LLC
4601 DTC BLVD
DENVER, COLORADO 80237

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:
CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

TAX MAP INFORMATION:
TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK
SECTION 134689-6163, BLOCK 03, LOT 011149-0000

AREA:
TOTAL PROJECT ACREAGE : 156.19 ACRES

LAST REVISED: OCTOBER 18, 2016

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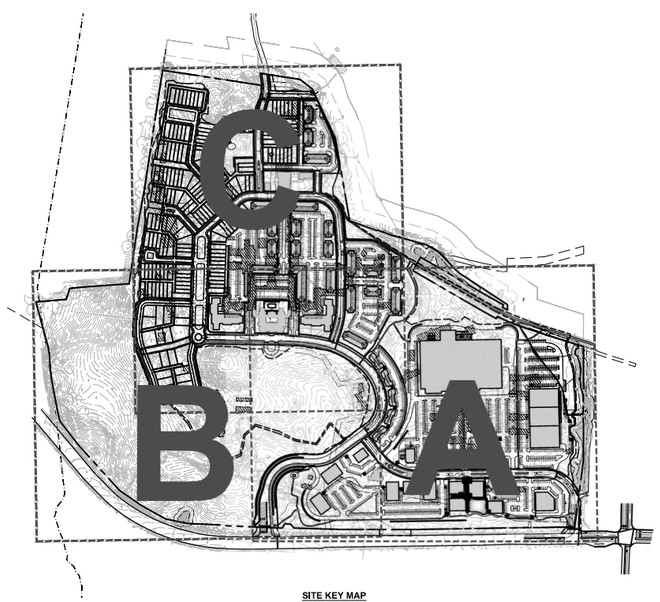
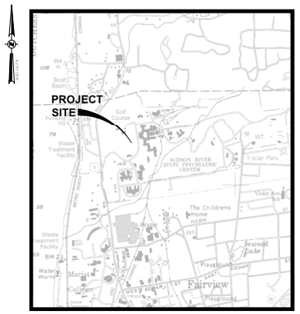


SITE KEY MAP
SCALE: 1"=300'



LOCATION MAP
SCALE: 1"=1500'

LEGEND:

EXISTING CONDITIONS:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- EXISTING PROPERTY EASEMENT
- EXISTING RIGHT OF WAY
- NYSDEC WETLANDS LINE
- NYSDEC 100' BUFFER LINE
- ACOE WETLANDS LINE
- EXISTING BUILDING
- EXISTING BUILDING FOUNDATION
- EXISTING ROAD
- EXISTING SIDEWALK
- EXISTING ASPHALT DRIVEWAY
- EXISTING CURB/GUTTER
- EXISTING GRAVEL DRIVEWAY
- EXISTING GUIDERAIL
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING SILT FENCE
- EXISTING POND/LAKE
- EXISTING TREE LINE
- EXISTING BRUSH LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING CULVERT W/ END SECTION
- EXISTING CULVERT W/ PLAIN END
- EXISTING W/ HEADWALL

LAYOUT:

- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED ROAD
- PROPOSED ROAD CENTER LINE
- PROPOSED SIDEWALK
- PROPOSED CURB/GUTTER
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WORKLIMITS
- PROPOSED GUIDERAIL
- PROPOSED CHAIN LINK FENCE
- PROPOSED STOCKADE FENCE
- PROPOSED STONE WALL
- PROPOSED POND/LAKE
- PROPOSED RIPRAP
- PROPOSED CONCRETE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED ROAD LINING & STRIPING
- PROPOSED ASPHALT PARKING AREA
- PROPOSED GRAVEL PARKING AREA

LEGEND:

UTILITIES:

- PROPOSED OVERHEAD WIRES
- PROPOSED SANITARY SEWER LINE
- PROPOSED FORCE MAIN
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED DRAINAGE SWALE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED CULVERT W/ END SECTION
- PROPOSED CULVERT W/ PLAIN END
- PROPOSED W/ HEADWALL

GRADING & EROSION CONTROL:

- PROPOSED 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED SHRUB LINE
- DRAINAGE SWALE
- PROPOSED SILT FENCE
- CHECK DAM WITH DITCH FLOW DIRECTION
- TEMPORARY DIVERSION SWALE
- STRAW BALE DIKE
- FILTER FABRIC DROP INLET PROTECTION
- STONE & BLOCK DROP INLET PROTECTION
- PIPE OUTLET SEDIMENT TRAP
- SPOILS STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED RIPRAP

SYMBOLS:

- PROPOSED SIGN
- PROPOSED SIGN
- PROPOSED BOLLARD
- PROPOSED LIGHTED BOLLARD
- PROPOSED CATCH BASIN
- PROPOSED CAPPED IRON ROD
- PROPOSED CABLE TV PEDESTAL
- PROPOSED CLEANOUT
- PROPOSED CONTROL BOX
- PROPOSED DRAINAGE MANHOLE
- PROPOSED ELECTRIC MANHOLE
- PROPOSED GAS VALVE
- PROPOSED HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED LIGHT WALL PACK
- PROPOSED POST AND LUMINAIRE
- PROPOSED MAILBOX
- PROPOSED MONUMENT
- PROPOSED PARKING COUNT
- PROPOSED SOIL BORING
- PROPOSED SANITARY MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROPOSED TEST PIT
- PROPOSED TELEPHONE PEDESTAL
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED TRAFFIC SIGNAL CONTROL BOX
- PROPOSED TRAFFIC SIGNAL HEAD
- PROPOSED TRAFFIC SIGNAL POLE
- PROPOSED REDUCER
- PROPOSED UTILITY POLE
- PROPOSED UTILITY POLE W/ LIGHT
- PROPOSED UTILITY POLE W/ LIGHT
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- EXISTING SIGN
- EXISTING SIGN
- EXISTING SURVEY STATION
- EXISTING BENCHMARK
- EXISTING BOLLARD
- EXISTING CATCH BASIN
- EXISTING CAPPED IRON ROD
- EXISTING CABLE TV PEDESTAL
- EXISTING CLEANOUT
- EXISTING CONIFEROUS TREE
- EXISTING DRAINAGE MANHOLE
- EXISTING DECIDUOUS TREE
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC MANHOLE
- EXISTING END SECTION
- EXISTING FLAGPOLE
- EXISTING GAS STRUCTURE
- EXISTING GAS STRUCTURE
- EXISTING GUY WIRE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING IRON PIPE
- EXISTING IRON ROD
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING MILE MARKER
- EXISTING MONUMENT
- EXISTING POST
- EXISTING PERC TEST
- EXISTING REFLECTOR MARKER
- EXISTING SOIL BORING
- EXISTING SANITARY MANHOLE
- EXISTING SPRINKLER HEAD
- EXISTING TELEPHONE MANHOLE
- EXISTING TEST PIT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TRAFFIC SIGNAL CONTROL BOX
- EXISTING TRAFFIC SIGNAL HEAD
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE W/ WIRE
- EXISTING UNKNOWN MANHOLE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING WETLAND BOUNDARY FLAG
- EXISTING WELL
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

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No.	Date	Description
1	10/18/16	REVISED PER SITE COMMENTS
2	09/06/16	REVISED PER SITE COMMENTS

HUDSON HERITAGE

TITLE SHEET

TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

drawn	checked
CJB	
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