

Town of Clinton, NY / Part 8 General Legislation / Zoning ZONING 250 Attachment 2 District Schedule of Areas and Bulk Regulations Zoning District C13

	REQUIRED	ACTUAL
Minimum Lot Area per Dwelling Unit or Establishment (Acres)	5.00	+/- 40.84
Minimum Setback for Yards (feet)		
Front	100	+/- 1018
Side	50	+/- 111
Rear	75	+/- 109
Minimum Parking Setbacks (feet)		
Front	50	+/- 1088
Side	10	+/- 15
Rear	10	+/- 147
Maximum Building Height (feet)	35	26.9
Maximum Building Coverage	7%	0.02 %
Minimum Lot Width (feet)	400	596
Minimum Lot Frontage (feet)	40	+/- 397
Minimum Lake Setback (250-10) (feet)	200	+/- 138
Minimum Open Space	75%	81%

Note:
Parcels 6469-00-617725 and 6469-00-631783 make up the use of the site.
88 Parking Spaces on-site
26,245 SF Building Coverage
44,847 SF Floor Area

Zoning 250 Attachment 1
Schedule of Use Regulations
Principal Uses
1. Legal, pre-existing, non-conforming structure
2. Frontage calculated along Milan Hollow Road

ADJOINING PARCELS	OWNERS
PARCEL NUMBER	OWNER(S)
530815	Richard E. Goldberg
530820	Richard E. Goldberg
530825	Galbraith Marston
530830	Galbraith Marston
530835	Galbraith Marston
530840	Galbraith Marston
530845	Galbraith Marston
530850	Galbraith Marston
530855	Galbraith Marston
530860	Galbraith Marston
530865	Galbraith Marston
530870	Galbraith Marston
530875	Galbraith Marston
530880	Galbraith Marston
530885	Galbraith Marston
530890	Galbraith Marston
530895	Galbraith Marston
530900	Galbraith Marston
530905	Galbraith Marston
530910	Galbraith Marston
530915	Galbraith Marston
530920	Galbraith Marston
530925	Galbraith Marston
530930	Galbraith Marston
530935	Galbraith Marston
530940	Galbraith Marston
530945	Galbraith Marston
530950	Galbraith Marston
530955	Galbraith Marston
530960	Galbraith Marston
530965	Galbraith Marston
530970	Galbraith Marston
530975	Galbraith Marston
530980	Galbraith Marston
530985	Galbraith Marston
530990	Galbraith Marston
530995	Galbraith Marston
531000	Galbraith Marston
531005	Galbraith Marston
531010	Galbraith Marston
531015	Galbraith Marston
531020	Galbraith Marston
531025	Galbraith Marston
531030	Galbraith Marston
531035	Galbraith Marston
531040	Galbraith Marston
531045	Galbraith Marston
531050	Galbraith Marston
531055	Galbraith Marston
531060	Galbraith Marston
531065	Galbraith Marston
531070	Galbraith Marston
531075	Galbraith Marston
531080	Galbraith Marston
531085	Galbraith Marston
531090	Galbraith Marston
531095	Galbraith Marston
531100	Galbraith Marston
531105	Galbraith Marston
531110	Galbraith Marston
531115	Galbraith Marston
531120	Galbraith Marston
531125	Galbraith Marston
531130	Galbraith Marston
531135	Galbraith Marston
531140	Galbraith Marston
531145	Galbraith Marston
531150	Galbraith Marston
531155	Galbraith Marston
531160	Galbraith Marston
531165	Galbraith Marston
531170	Galbraith Marston
531175	Galbraith Marston
531180	Galbraith Marston
531185	Galbraith Marston
531190	Galbraith Marston
531195	Galbraith Marston
531200	Galbraith Marston
531205	Galbraith Marston
531210	Galbraith Marston
531215	Galbraith Marston
531220	Galbraith Marston
531225	Galbraith Marston
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531265	Galbraith Marston
531270	Galbraith Marston
531275	Galbraith Marston
531280	Galbraith Marston
531285	Galbraith Marston
531290	Galbraith Marston
531295	Galbraith Marston
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531960	Galbraith Marston
531965	Galbraith Marston
531970	Galbraith Marston
531975	Galbraith Marston
531980	Galbraith Marston
531985	Galbraith Marston
531990	Galbraith Marston
531995	Galbraith Marston
532000	Galbraith Marston

GENERAL NOTES:

1. PARCEL 1 (TAX PARCEL 6469-00-617725) AND PARCEL 2 (TAX PARCEL 6469-00-631783) TOGETHER MAKE UP THE EXISTING LOT.
2. BASE MAPS SHOWN IN THIS PLAN WERE TAKEN FROM CHAZEN COMPANES ALTA/NPS LAND TITLE SURVEY PREPARED FOR CORNERSTONE REAL ESTATE, DATED OCTOBER 11, 2016, LAST REVISED JANUARY 23, 2018 UNLESS OTHERWISE NOTED.
3. PROPOSED LIGHTING FIXTURES AND TOPOGRAPHY SHOWN ON THIS PLAN ARE TAKEN FROM DUNNAN'S ENGINEERING, P.C. PLAN TITLED OVERALL SITE PLAN AND SPECIAL USE PERMIT PARCELS 1 & 2 FOR CORNERSTONE OF RHINEBECK, DATED MARCH 14, 2022.
4. APPROVED FOR 68 PATIENTS, AY INCREASE IN PATENT CAPACITY BEYOND 99 REQUIRES PLANNING BOARD APPROVAL. MAXIMUM PATENT CAPACITY IS 102 PER AL 16.1 OF 2022. SEE TOWN OF CLINTON ZONING SECTION 500-33.
5. PROJECT SITE RECEIVED APPROVAL FROM THE BUSINESS COUNTY DEPARTMENT OF HEALTH ON JUNE 22, 2005 FOR A TOTAL DESIGN FLOW OF 8,555 GALLONS PER DAY.
6. EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM COMPONENTS SHOWN ON THIS PLAN AND THE ENLARGED SITE PLAN (C130) WERE TAKEN FROM DEWETT ENGINEERING DRAWING "PROPOSED SEWAGE DISPOSAL SYSTEM PLAN" DATED OCTOBER 19, 2004, APPROVED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH ON JUNE 22, 2005.

AQUATIC RESOURCES NOTES:

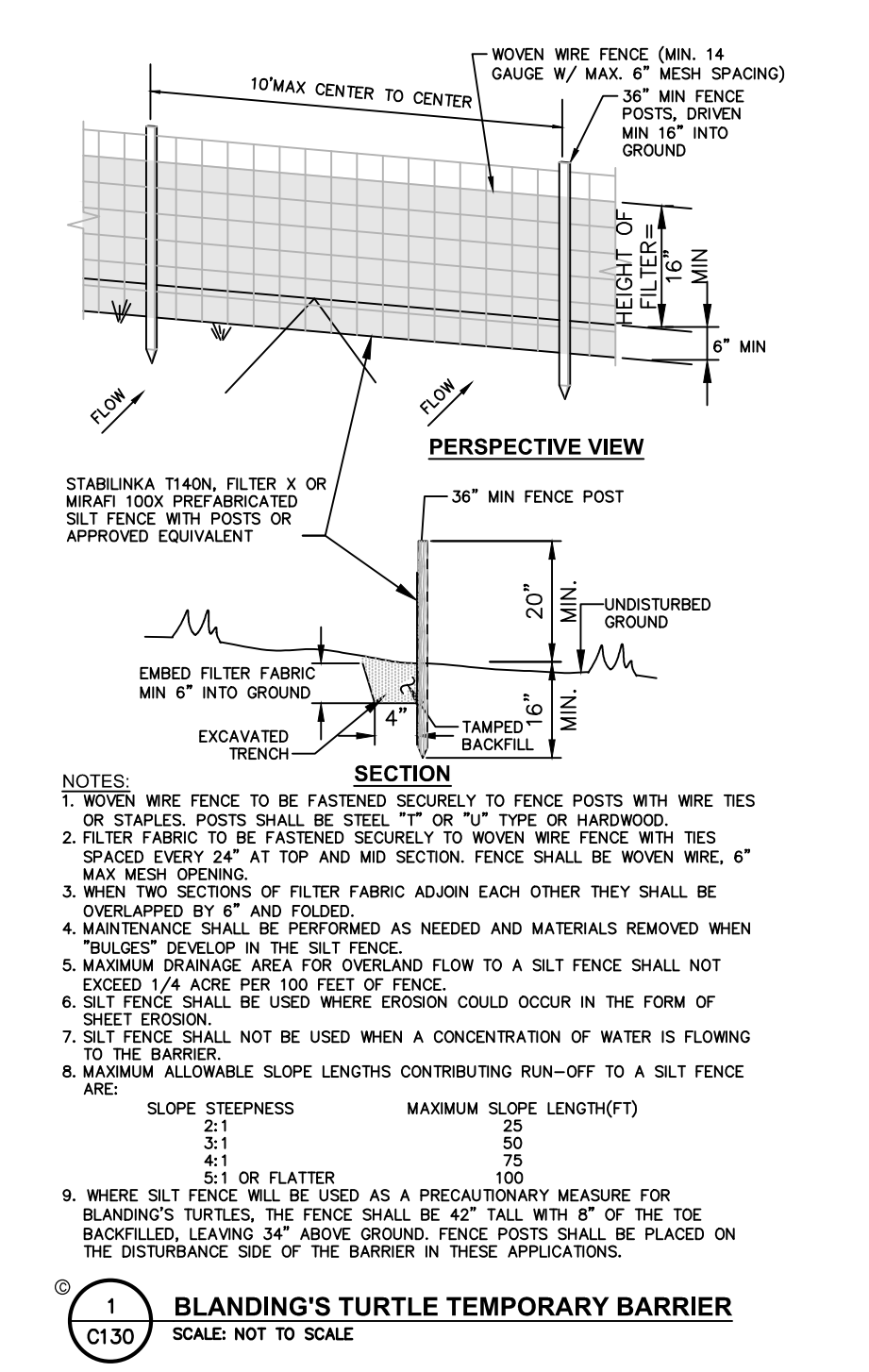
1. THE LAKE EDGE SHOWN WAS TAKEN FROM CHAZEN COMPANES ALTA/NPS LAND TITLE SURVEY PREPARED FOR CORNERSTONE REAL ESTATE, LLC, DATED OCTOBER 11, 2016, LAST REVISED JANUARY 23, 2018.
2. THE NW WETLAND BOUNDARY SHOWN ON THIS PLAN WAS TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS.
3. THE NYDEC COUNTY PARCEL ACCESS WAS TAKEN OFF A COMBINATION OF THE SURVEYED EDGE OF LAKE AS WELL AS THE NW WETLAND BOUNDARY.
4. ANY AMENDMENT TO THE SITE PLAN, MAY REQUIRE WETLAND DELINEATION, AS NEEDED.

BLANDING'S TURTLE PRECAUTIONARY NOTES:

1. BLANDING'S TURTLE (MYDIOGA BLANDINGI), A STATE LISTED THREATENED SPECIES IS KNOWN TO EXIST NEAR THIS LOCATION.
2. A FACT SHEET DESCRIBING THIS SPECIES AND ITS HABITAT WILL BE PROVIDED AT A PRE-CONSTRUCTION MEETING. IF THIS SPECIES IS TO BE CONTACTED, ALONG WITH NYDEC, AND LABELLA BIOLOGISTS WILL BE CONTACTED. (SEE BLANDING'S TURTLE ENCOUNTER PLAN NOTES BELOW).
3. ALL WORK IS TO PROCEED IN ACCORDANCE WITH BLANDING'S TURTLE PRECAUTIONARY MEASURES OUTLINED HEREIN.
4. PRIOR TO CONSTRUCTION WORK, A FENCE WILL BE CONSTRUCTED AROUND THE LIMITS OF DISTURBANCE (AS SHOWN) WITH A GATE (WHICH WILL BE SECURED DURING OFF CONSTRUCTION TIMES) FOR CONSTRUCTION VEHICLES.
5. THE FENCE ITSELF IS A STANDARD 4 FT HIGH CHAIN-LINK FENCE WITH A 2 FT HIGH BAND OF ALUMINUM SHEETING (OR EQUAL) IS ATTACHED TO THE BOTTOM OF THE FENCE (ON THE HABITAT SIDE OF THE FENCE). THE ALUMINUM SHEETING IS BURIED IN THE SOIL (THIS 1 FT REMAINS EXPOSED ABOVE SOIL).

BLANDING'S TURTLE ENCOUNTER PLAN
CONTRACTOR EDUCATION WILL BE CONDUCTED BY LABELLA ASSOCIATES. IF THIS SPECIES IS ENCOUNTERED, PLEASE ADHERE TO THE FOLLOWING PROTOCOL:

1. STOP WORK IMMEDIATELY.
2. CONTACT THE CONSTRUCTION MANAGER, THE LABELLA ASSOCIATES AND THE NYDEC WITHIN 2 HOURS OF SIGHTING.
3. DELAY WORK IN THE AREA UNTIL LABELLA BIOLOGISTS ADVISE ON HOW TO PROCEED.
4. CONTACT THE NYDEC WILDLIFE OFFICE TO REPORT THE INCIDENT WITHIN 24-HRS (845) 296-3088. PLEASE PROVIDE THE LOCATION, PROJECT NAME AND EXPLANATION OF INCIDENT.



LaBella
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Poughkeepsie, NY 12601
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labellapc.com

NOT FOR CONSTRUCTION

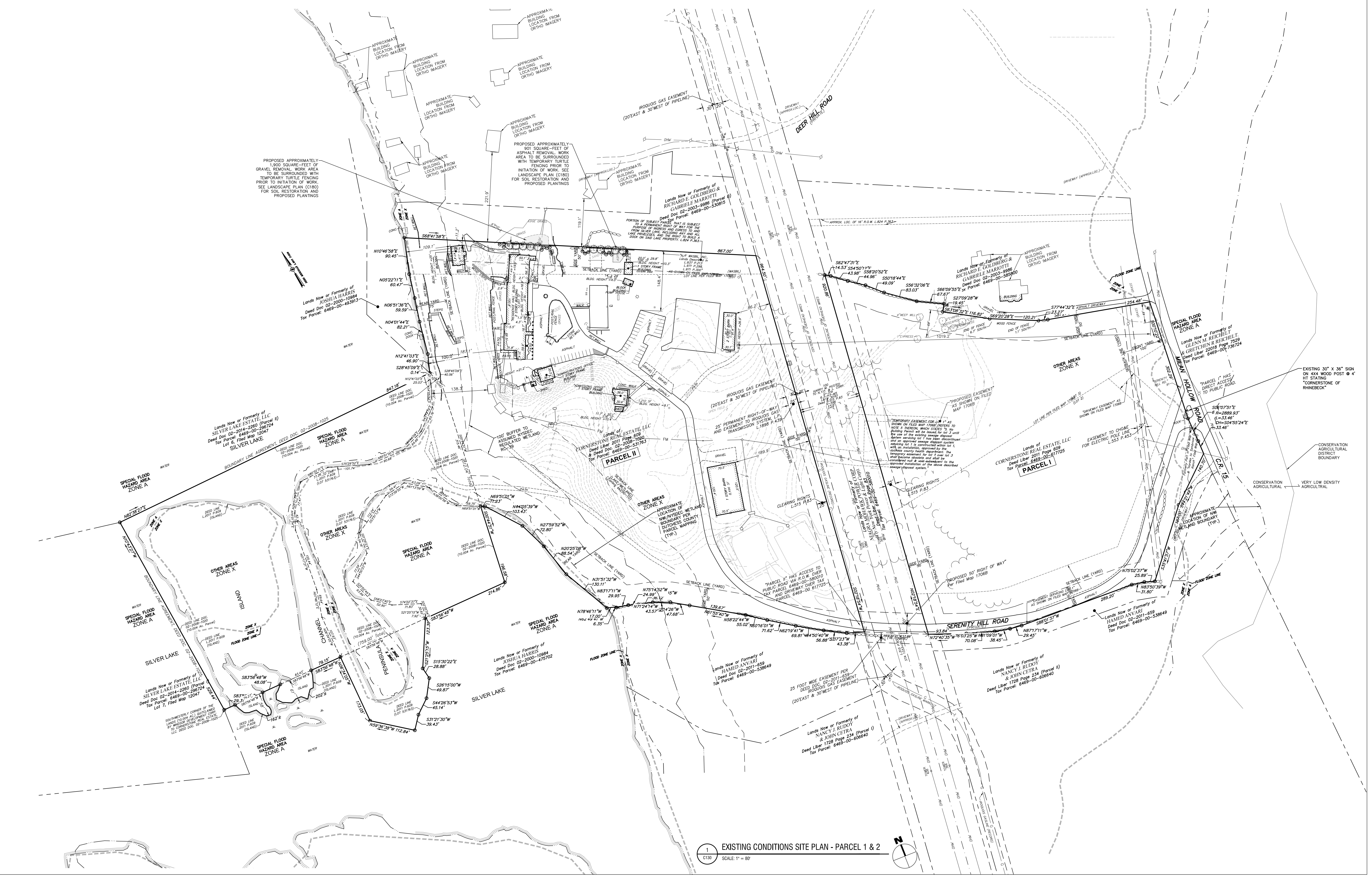
CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING 016291
LAND SURVEYING 017976
GEOLOGICAL 018750

It is a violation of New York Education Law Art. 145 Sec. 7208 & Art. 147 Sec. 7307 for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to affix an item in any way, if an item bearing the seal of an architect, engineer, or land surveyor is intended by the affixing architect, engineer, or land surveyor and affix to the item their seal and notation "affixed by" followed by their signature and date of such alteration, and a specific description of the alteration.

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CORNERSTONE OF RHINEBECK
91 SERENITY HILL RD
RHINEBECK, NY 12572

OWNERS
EVEN PINE RHINEBECK PROPO LLC
4711 GOLF ROAD
SKOKIE, IL 60076
RHINEBECK PROPO TIC MEMBER # LLC
22 PLEASANT BROOK ROAD
SPRING VALLEY, NY 10977
RHINEBECK PROPO TIC MEMBER # LLC
22 PLEASANT BROOK ROAD
SPRING VALLEY, NY 10977



MEDICAL ARTS SANITARIUM SITE PLAN APPROVAL
TOWN OF CLINTON
DUTCHESS COUNTY, NY

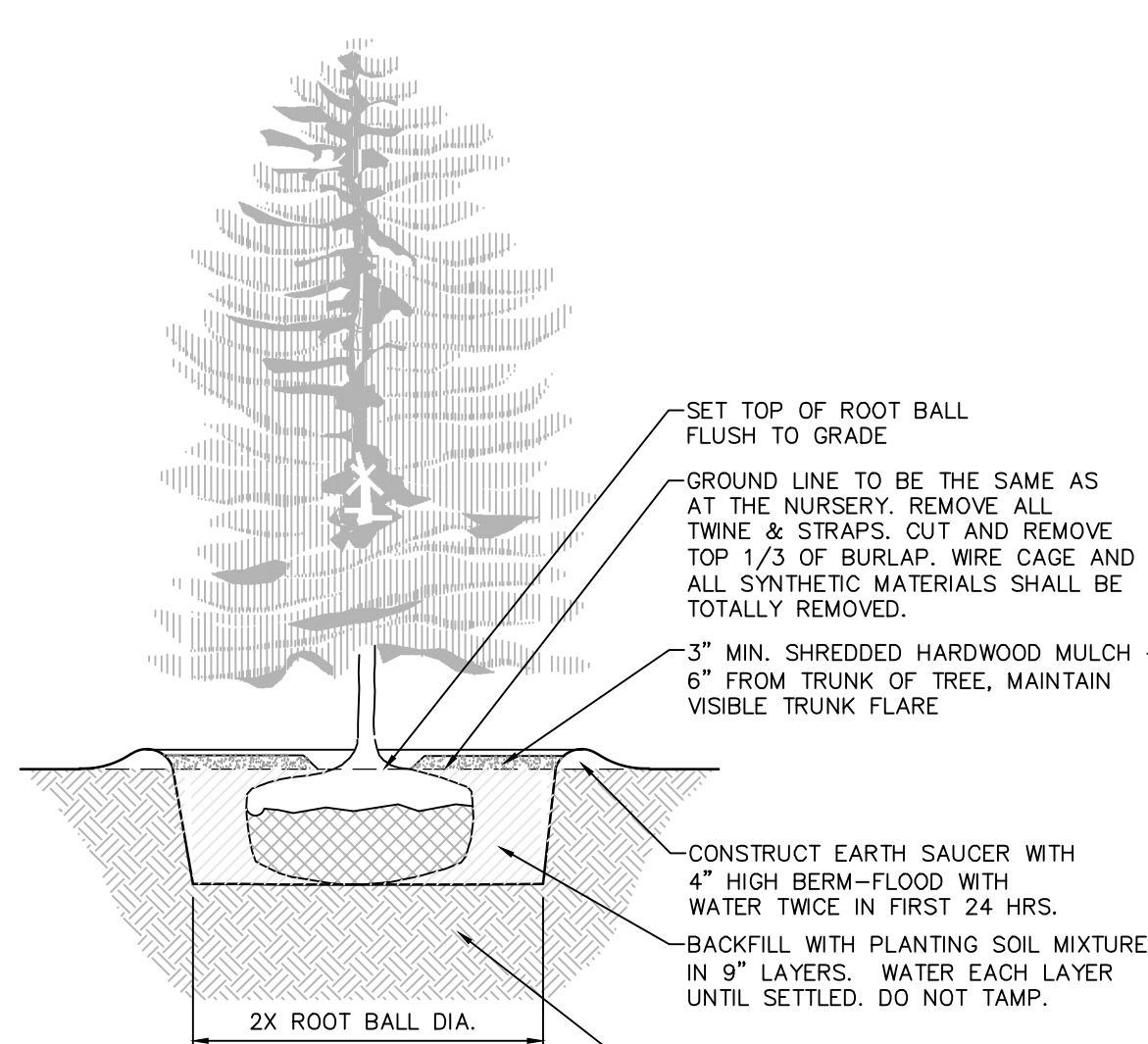
NO.	DATE	DESCRIPTION
09/1/2023	REVISED PER PLANNING BOARD COMMENTS	
08/16/2023	ISSUED FOR PLANNING BOARD REVIEW	

PROJECT NUMBER: 2231559
DRAWN BY: PJM
REVIEWED BY: CPL
DATE: 06/06/23
DRAWING NAME:

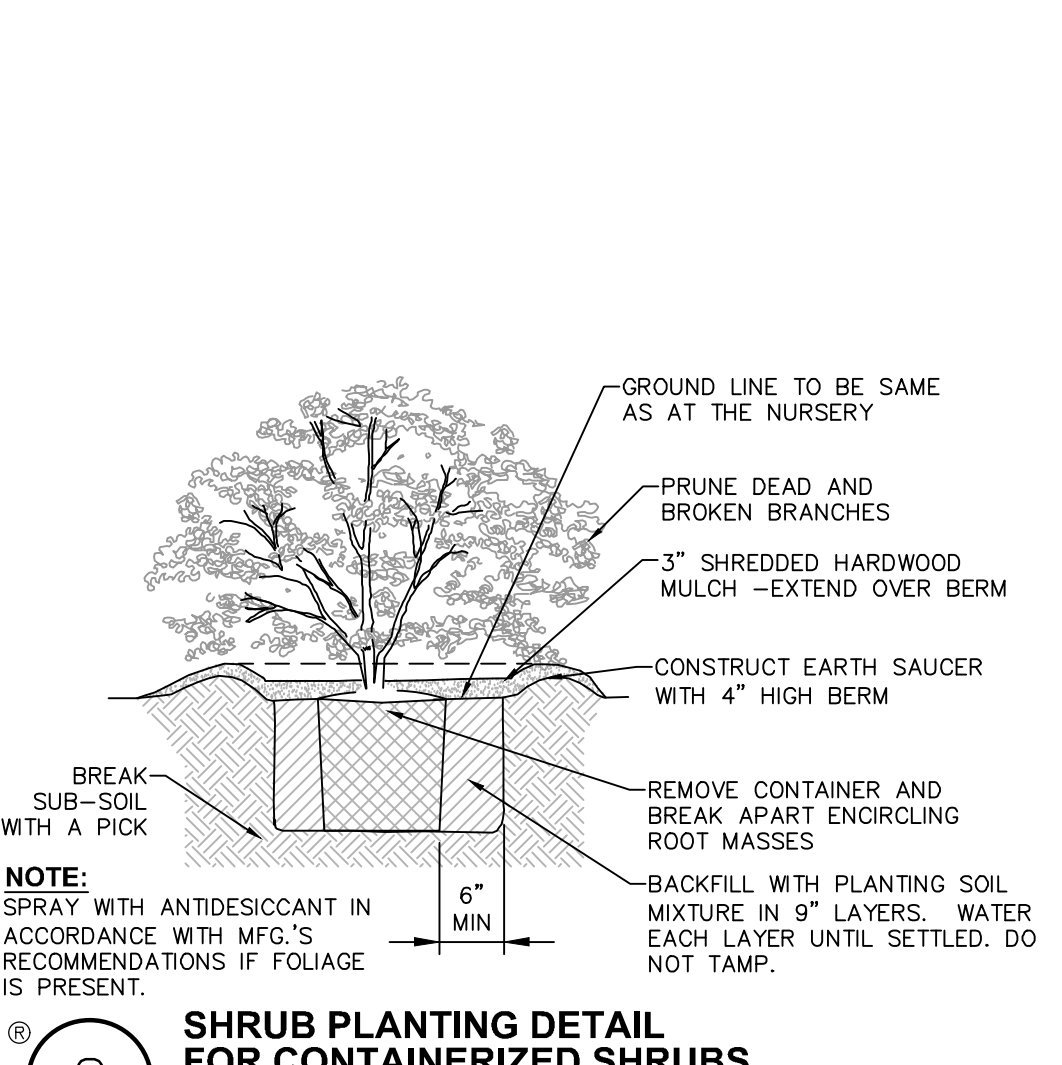
EXISTING CONDITIONS SITE PLAN

DRAWING NUMBER:

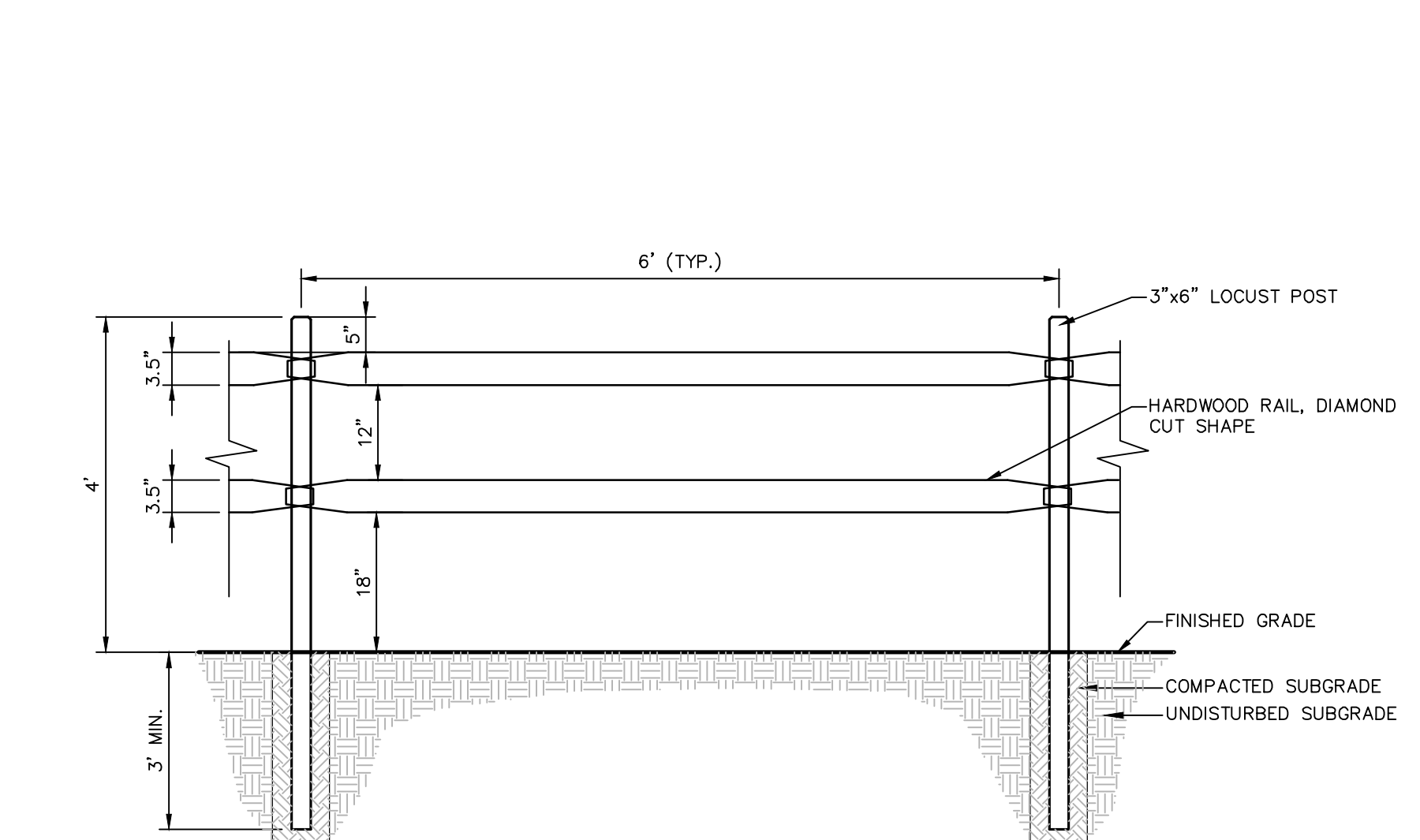
C130



NOTES:
 1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
 2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
 3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
 4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.



NOTE:
 SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.
 6\"/>



3 SPLIT RAIL FENCE - 2 RAIL
 SCALE: NOT TO SCALE

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
11	PPP	Picea glauca	White Spruce	8" - 10"	B&B	As Shown	
SHRUBS							
17	Cm	Cornus amomum	Silky Dogwood	24" - 30"	Cont	As Shown	

* ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT FOR NEW IMPROVEMENTS SHALL BE TOPSOILED, SEEDED WITH LAWN SEED MIX, & MULCHED (TYP)



LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
- THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PRESENT PROPER EXECUTION OF THIS WORK.
- THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
- QUALITY ASSURANCE:
 - NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
 - NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, WOODRUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LIMED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
 - SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
- SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
- AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATION. VEGETATION AVAILABLE AND SOON AS AVAILABLE WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE FOR SEEDING OUTSIDE SEEDING PERIODS.
 - IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
 - LOAM TOPSOIL: WELL GRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF MATERIAL AND FREE OF STONE MATERIAL, HARPAN, CLAY, STONES, SODS OR OTHER OBJECTIONABLE MATERIAL.
 - CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SEIVE WHEN DETERMINED BY THE NET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SEIVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

SEIVE DESIGNATION	% PASSING
100	100
1/2"	97-100
No. 200	20-40
 - SEED MIXTURE: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:
 - LAWN SEED MIX**

SUN AND PARTIAL SHADE:	AMOUNT BY:	HEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
50%	20%	50%	KENTUCKY BLUE GRASS*	95%	80%
50%	20%	PERENNIAL RYE	98%	90%	
50%	30%	CREeping RED FESCUE	97%	85%	

 **MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:	AMOUNT BY:	HEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
20%	20%	50%	KENTUCKY BLUE GRASS*	95%	80%
20%	20%	PERENNIAL RYE	98%	90%	
20%	30%	CREeping RED FESCUE	97%	85%	
20%	30%	CHEWINGS RED FESCUE	97%	85%	

 **SHADE TOLERANT VARIETY
 - TEMPORARY COVER SEED MIX**

AMOUNT BY:	HEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
100%	ANNUAL RYEGRASS	98%	90%	
 - C. LINE: NATURAL LIMESTONE CONTAINING AT LEAST 80% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 80% PASSES A 10-MESH SEIVE AND AT LEAST 20% PASSES A 100-MESH SEIVE.
 - D. FERTILIZER:
 - FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 2% NITROGEN, 10% AVAILABLE PHOSPHORUS, AND 0% WATER SOLUBLE POTASH (5-10-0).
 - FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3-1-2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (B.D.I) ABOVE.
 - E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
 - PLANTING SOIL MIXTURE: SHALL BE PREPARED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
 - 30 PARTS TOPSOIL
 - 10 PARTS PEAT
 - 1 PART BONE MEAL
 - PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE, DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 0% MINERAL ON A DRY BASIS AND CONFORMING TO MSDS 713-15.
 - BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
 - F. MULCH:
 - LAWN AREAS: OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
 - PLANT BED AREAS: GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
- EXECUTION:
 - LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
 - TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
 - PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
 - FERTILIZING:
 - THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
 - APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
 - LAWN:
 - LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
 - TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
 - TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
 - ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE, TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
 - ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
 - ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
 - LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLIGENCE, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OWNERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.



1 LANDSCAPE PLAN - PARCEL 2
 SCALE: 1" = 40'

SOIL RESTORATION NOTES:
 A. SHALL BE PERFORMED ONLY WHEN THE SOIL MATERIAL IS MODERATELY DRY TO MODERATELY MOIST.
 B. REQUIREMENTS BY AREA
 * AREAS WHERE EXISTING IMPERVIOUS AREAS WILL BE CONVERTED TO PERVIOUS AREAS: APPLY FULL SOIL RESTORATION PER DEEP RIPPERING AND DECOMPACTION, NYSDOT 2308 MANUAL. THIS INCLUDES APPLICATION OF 3-INCHES OF COMPOST MATERIAL OVER SUBSOIL PRIOR TO DEEP RIPPERING.
 **COMPOST MATERIAL SHALL BE ADDED, FROM PLANT DERIVED MATERIALS, FEE OF VISIBLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED VEGETATION.
FUTURE MAINTENANCE NOTES:
 1. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED FOR THE LIFE OF THE SITE.

LaBella
 Powered by partnership.

21 Fox Street
 Poughkeepsie, NY 12601
 (845) 454-3980
 labellapc.com

NOT FOR CONSTRUCTION

EXP: #118/2024# EXP: #118/2024#

CERTIFICATE OF AUTHORIZATION NUMBER:
 PROFESSIONAL ENGINEERING 018291
 LAND SURVEYING 017076
 GEOLOGICAL 018750

This is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307 for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to affix an item in any way, or an item bearing the seal of an architect, engineer, or land surveyor in the name of the affixing architect, engineer, or land surveyor and affix to the item their seal and notation "affixed by" followed by their signature and date of such affixation, and a specific description of the violation.

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CORNERSTONE OF RHINEBECK
 91 SERENITY HILL RD
 RHINEBECK, NY 12572

OWNERS
 EVEN FINE RHINEBECK PROPO LLC
 4731 GOLF ROAD
 SKOKIE, IL 60076
 RHINEBECK PROPO TIC MEMBER 1 LLC
 22 PLEASANT RIDGE ROAD
 SPRING VALLEY, NY 10977
 RHINEBECK PROPO TIC MEMBER 2 LLC
 22 PLEASANT RIDGE ROAD
 SPRING VALLEY, NY 10977

MEDICAL ARTS SANITARIUM
SITE PLAN APPROVAL
 TOWN OF CLINTON
 DUTCHESS COUNTY, NY

NO.	DATE	REVISION PER PLANNING BOARD COMMENTS	DESCRIPTION
1	09/12/23	REVISION PER PLANNING BOARD COMMENTS	

PROJECT NUMBER: 2231559

DRAWN BY: PJM
 REVIEWED BY: CPL

ISSUED FOR: ISSUED FOR PLANNING BOARD REVIEW

DATE: 06/06/23

DRAWING NAME:

LANDSCAPE AND LIGHTING PLAN

DRAWING NUMBER:

C180