

ADJOINING PARCEL OWNERS PER DC GIS

MARCIN CZAUZ 10 U J TERR WAPPINGERS FALLS, NY 12590 FOR PROPERTY:1356890062560002607988

DONNA J. BRENNAN-BARNETT 26 RELYEA TER WAPPINGERS FALLS, NY 12590 FOR PROPERTY:1356890062560002608945

ERIC MISCHEL 25 RELYEA TER WAPPINGERS FALLS, NY 12590 FOR PROPERTY:1356890062560002636918

ANDREW G. BOLAND 32 RELYEA TER WAPPINGERS FALLS, NY 12590 FOR PROPERTY:1356890062560002574928

KRISTEN HERSHMAN, TRUSTEE 14 THOMPSON TER WAPPINGERS FALLS, NY 12590 FOR PROPERTY:1356890062560002650931 DANIEL B. TIERNEY 31 RELYEA TER WAPPINGERS FALLS, NY 12590 FOR PROPERTY:1356890062560002610915

THOMAS P. LACHMAN 158 DOROTHY LN WAPPINGER FALLS, NY 12590 FOR PROPERTY:1356890062560002588974

RENE V. FOUCAUD 140 DOROTHY LN WAPPINGERS FALLS, NY 12590 FOR PROPERTY:1356890062560002557952

ANTHONY N. WHITEHOUSE 146 DOROTHY LN WAPPINGER FALLS, NY 12590 FOR PROPERTY:1356890062560002572957

MARY NOLAN 18 RELYEA TER WAPPINGER FALLS, NY 12590 FOR PROPERTY:1356890062560002625968

Use Residential 135689-6256-02-608945

Topographic Datum USGS 3.01 Ac. (131,108 sq.ft.)

Water Supply: Individual Well
Sewage Disposal: Individual Subsurface Disposal

Zone Classification

Maximum floor area ratio

Town of Wappinger (R-40)			
Bulk Regulations:	Required	Minimum Lot #1	Minimum Lot #2
Minimum Lot Area (sf)	40,000	64,428	65,215
Minimum lot width (feet)	125	209'	205'
Minimum lot depth (feet)	125	395'	395'
Minimum lot frontage (feet)	50	198.6'	301.0'
Maximum dwelling units per net lot area			
Minimum Front Yard (feet) from:			
County/state highway	75		
Center Line of other street	75		
Front lot line of other street	50	98.4'	78.5'
Minimum side yard (feet)	25	41.2'	48.1'
Accessory building <15 feet high and < 200 square feet	10	N/A	N/A
Minimum rear yard (feet)	50	212'	288.7'
Accessory building <15 feet high and < 200 square feet	10	N/A	N/A
Maximum building height (stories/feet)	2.5/35	2.5/35	2.5/35
Maximum building coverage	12%	6.0%	6.2%

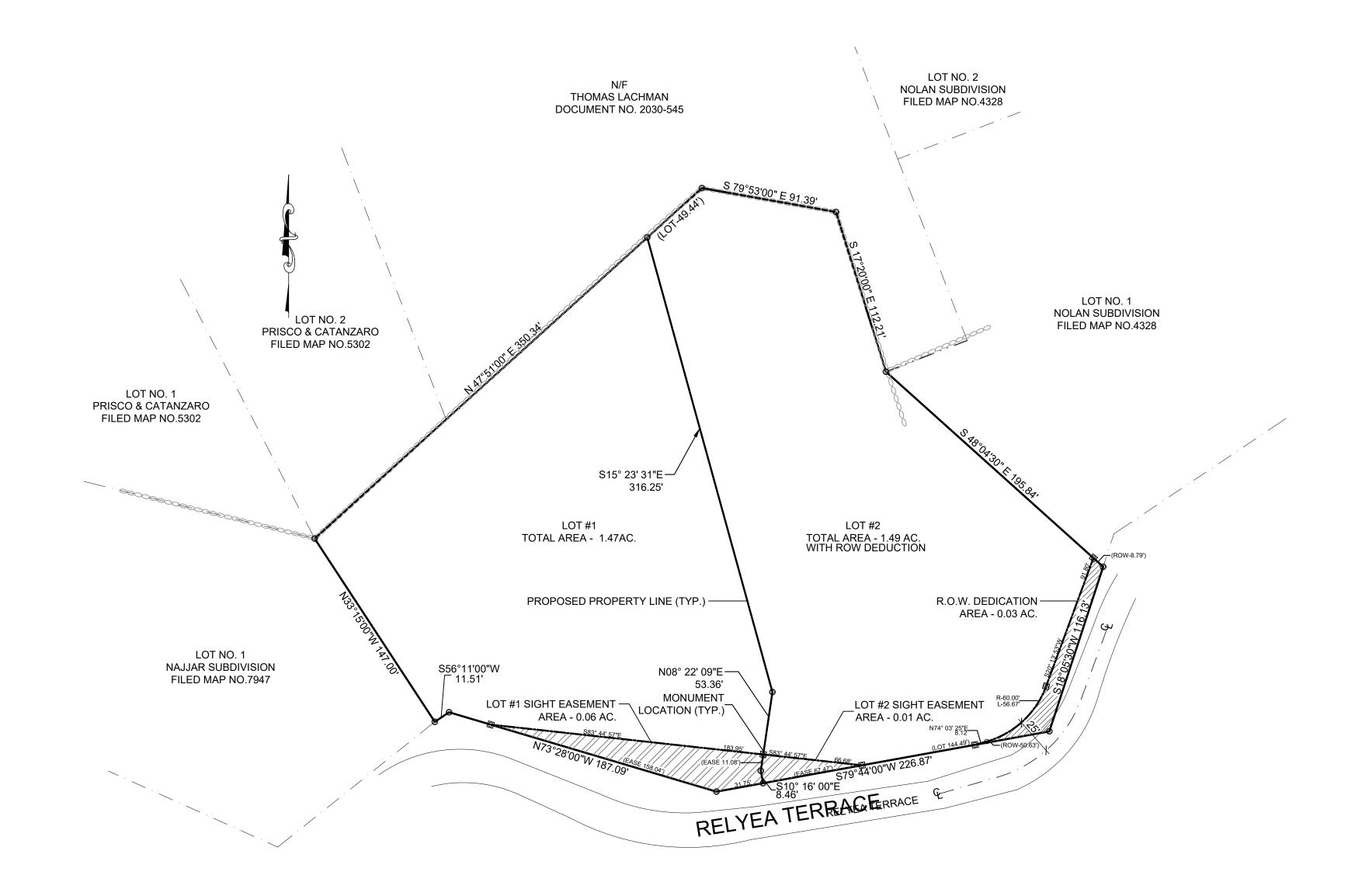
Relyea Terrace Subdivision

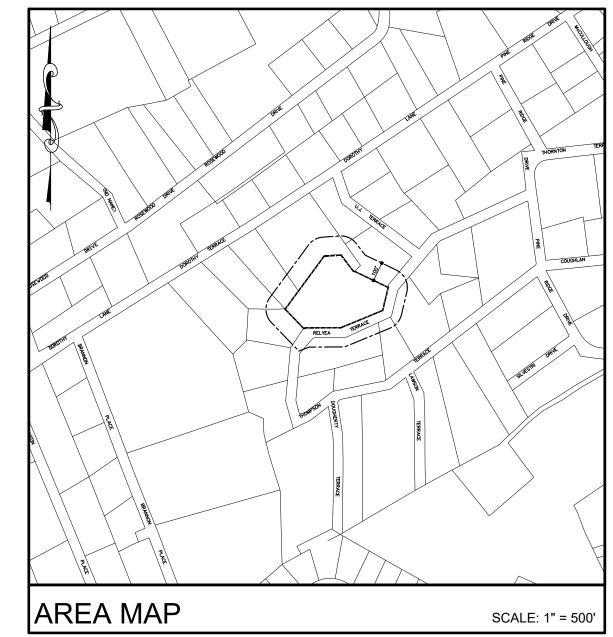
26 Relyea Terrace, Town of Wappinger

PREPARED FOR

LAVISH LIFESTYLE LLC 80 SARGENT AVE BEACON NY12508

O'DONNELL RESIDENTIAL
CONSTRUCTION
62 CARPENTER ROAD
HOPEWELL JCT NY 12533





GENERAL SITE NOTES

1. THE CONTRACTOR IS TO VISIT THE SITE AND THOROUGHLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AND REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR VARIATION FROM INTENT OF THE PLANS, PRIOR TO THE START OF WORK.

2. DRAWINGS ARE NOT TO BE SCALED: USE DIMENSIONS ONLY.

3. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED LOCAL PERMITS. NO WORK IS TO COMMENCE UNTIL ALL PERMITS ARE OBTAINED.

4. THOSE ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE CONTRACT ARE CONSIDERED PART OF THE WORK.

5. ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO CORRECT, WITHOUT CHARGE SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.

6. ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADES.

7. ALL CHANGES AND/OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.

8. ALL TRADES TO COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.

9. CONTRACTOR SHALL VERIFY WITH LOCAL UTILITY COMPANY THE POSSIBILITY OF ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.

10.CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.

11. ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE REGULATIONS OF THE BUILDING CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.

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

	Brian J. Stokosa, PE
Revisions	OF NEW PORT
Project No.	License No. 083970

DAY STOKOS A ENGINEERING P.C.

3 Van Wyck Wappingers Falls, New York (845)-223-3202

Town of Wappinger

Relyea Terrace Subdivision

Dutchess County, New York

Title Sheet

1 PROPOSED SUBDIVISION PLAT

SURVEY CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED IN JUNE 2019. ROBERT V. OSWALD, L.S. SEAL

THE UNDERSIGNED OWNER(S) OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER

DATE

OWNER CONSENT

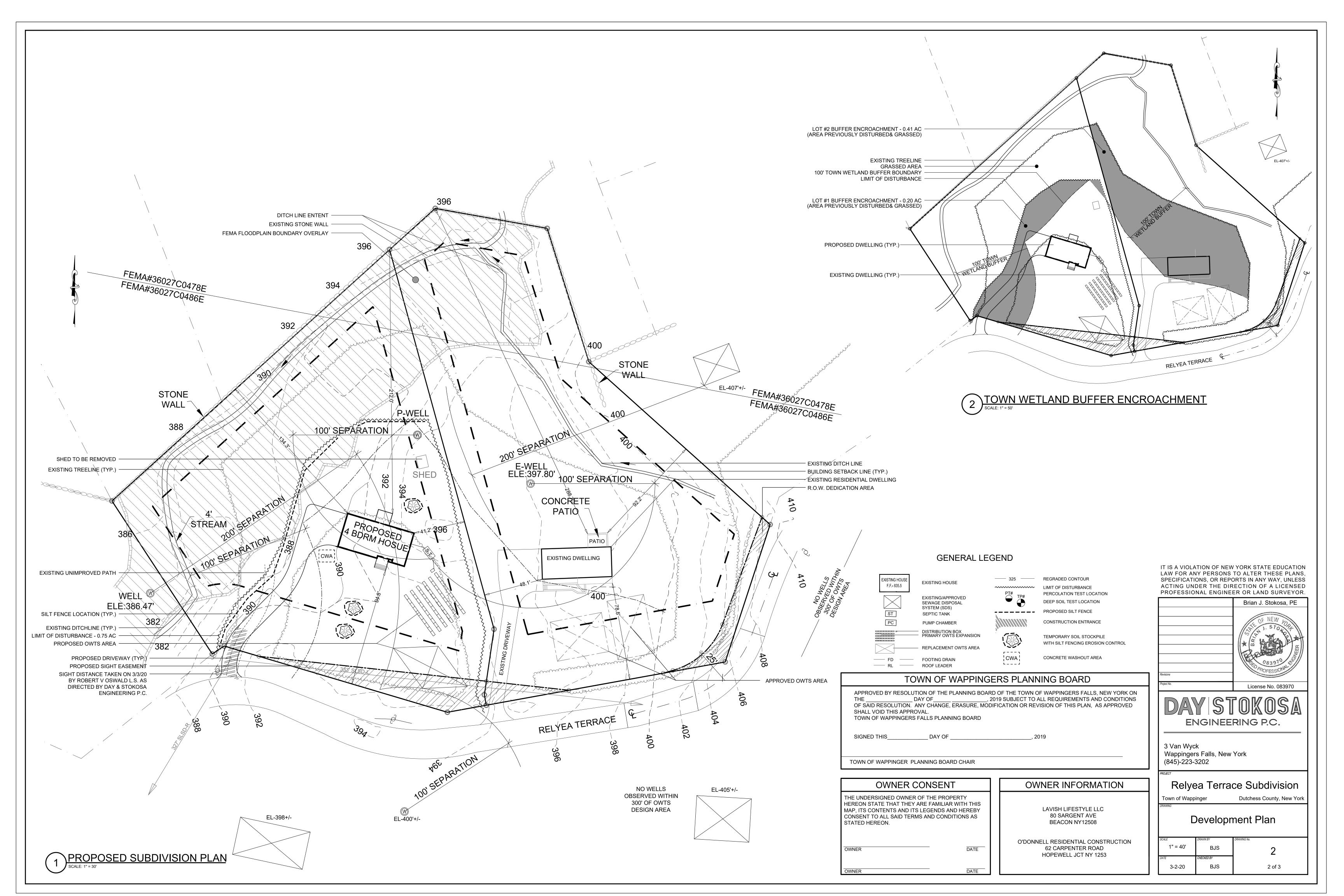
O'DONNELL RESIDENTIAL CONSTRUCTION 62 CARPENTER ROAD HOPEWELL JCT NY 1253

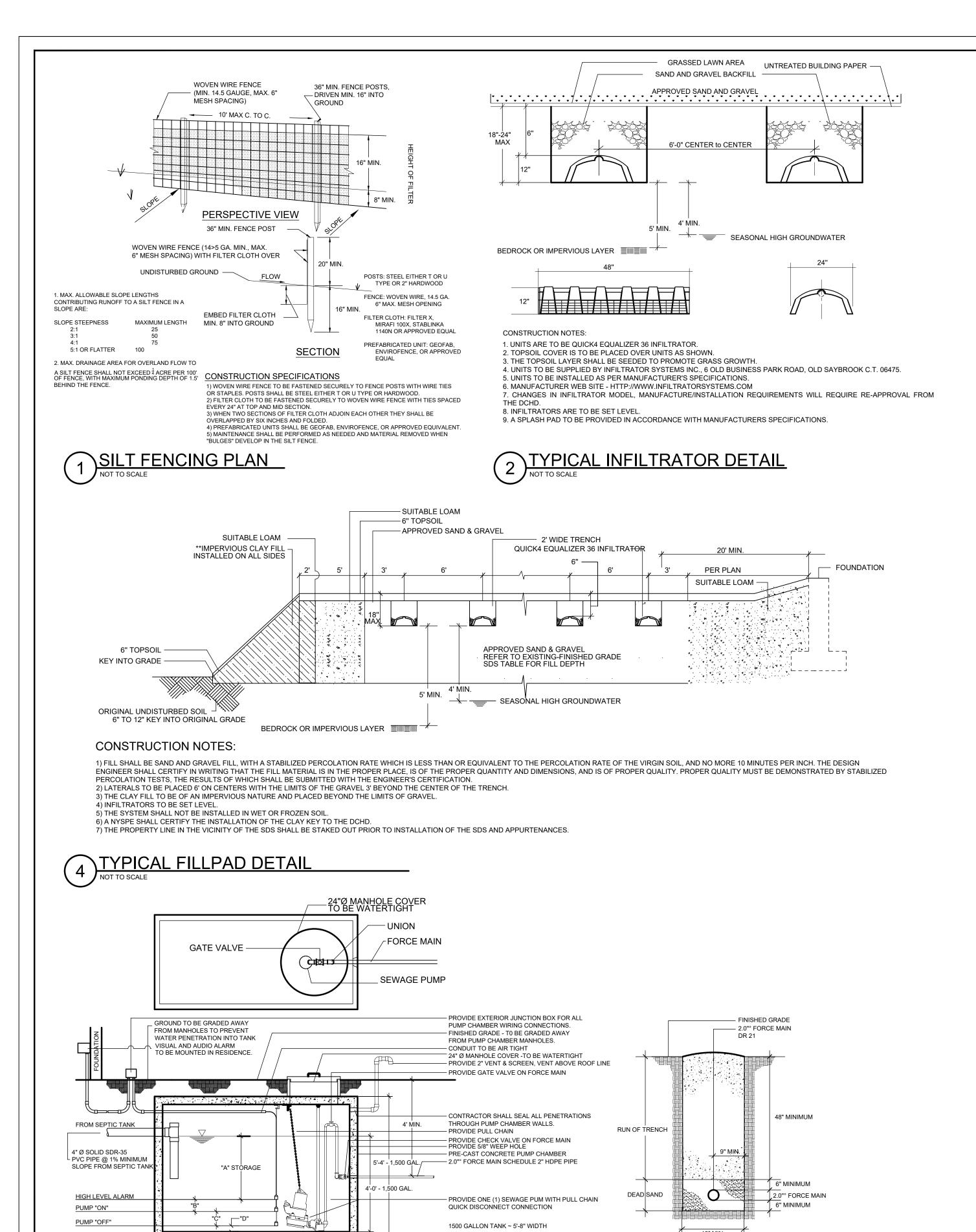
OWNER/APPLICANT

LAVISH LIFESTYLE LLC

80 SARGENT AVE

BEACON NY12508





PROVIDE 12" OF PEA GRAVEL UNDER PUMP CHAMBER

WEO311M

S36310

4 BEDROOM

TANK SIZE -

PUMP MODEL#

CALCULATED VOLUMES

CONTROL PANEL MODEL #

DIAMETER OF FORCE MAIN

REQUIRED STORAGE VOLUME = 880

PROVIDED STORAGE VOLUME = 899

*FORCEMAIN VOLUME ADDED TO DOSE.

HEIGHT OF DOSE = DOSE VOLUME =

├── 3" WALLS

CONTROL SWITCHES TO BE GOULDS OR EQUAL (MODEL # A2-3)

BOTTOM OF TANK TO SLOPE TOWARDS PUMP IN ALL DIRECTIONS.

1) PUMPS TO BE GOULDS OR EQUAL - SEE TABLE

CONTROL PANEL TO BE GOULDS OR EQUAL - SEE TABLE

11) PUMP IS TO BE REMOVABLE WITHOUT ENTERING CHAMBER.

6" TO 12" OF COVER TO BE PLACED OVER CHAMBER

PROVIDE A CONFINED SPACE WARNING PLATE.

CONSTRUCTION NOTES:

14) ELECTRICAL INSTALLATION MUST BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION.

TIMES THE WORKING PRESSURE. THE PRESSURE MUST BE MAINTAINED FOR A DURATION OF ONE HOUR WITHOUT

15) THE FORCE MAIN MUST BE TESTED BY CAPPING THE ENDS AND APPLYING AN INTERNAL AIR PRESSURE OF 1.5

TYPICAL PUMP STATION DETAIL

ALL ELECTRICAL CONNECTIONS TO BE MADE OUTSIDE OF PUMP CHAMBER, INCLUDING JUNCTION BOX.

THE FLOAT HANGER AND/OR BRACKET SHALL BE MADE OF CORROSION RESISTANT MATERIAL

CHAIN TO PLACED AS SHOWN FOR EASE IN REMOVING PUMP FOR SERVICING AND INSPECTION.

10) THE PUMP SHALL BE PLUMBED IN SUCH A MANNER AS TO ALLOW FOR EASE OF REMOVAL.

12) A NYSPE MUST CERTIFY THE PUMP STATION AND FORCE MAIN INSTALLATION AND TESTING

ALL JOINTS AND PENETRATIONS ARE TO BE CAULKED AND MADE WATERTIGHT

WOODARD'S CONCRETE PRODUCTS, INC.

MANHOLE-24 OR EQUAL

CONSTRUCTION NOTES:

COMPACTED IN 9" LIFTS.

1. THE RUN OF TRENCH BE 3/4" TO 1-1/2" IN

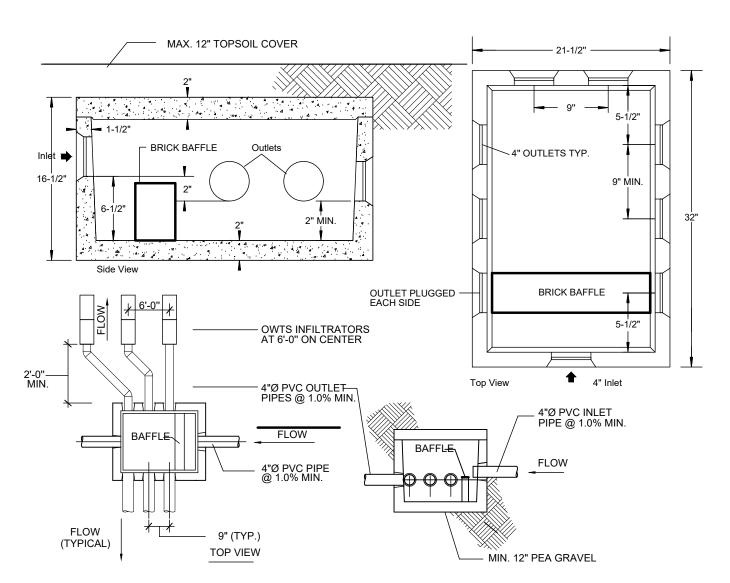
3. FOR AREAS WHERE 4.5' OF COVER CANNOT

BE ACHIEVED, THE INSTALLER SHALL WRAP

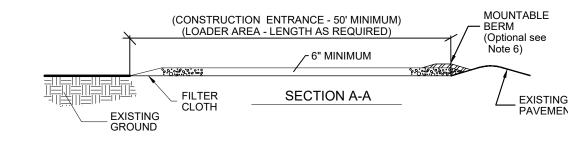
SIZE, FREE OF ANY ORGANIC MATERIAL

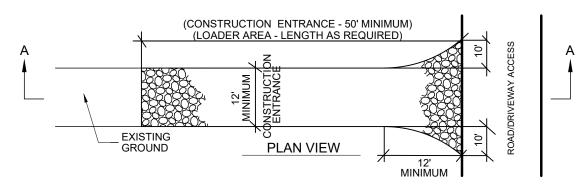
2. THE RUN OF TRENCH SHALL BE

THE FORCE MAIN WITH INSULATION.



TYPICAL DISTRIBUTION BOX DETAIL



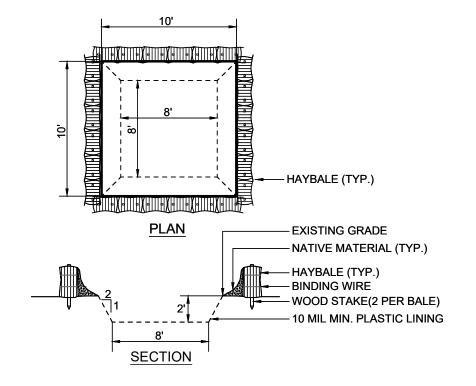


1. STONE SIZE - USE 2" min. STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET. 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED. 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. 8. WASHING - WHEELS SHALL 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 STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

CONSTRUCTION ENTRANCE DETAIL



CONSTRUCTION SPECIFICATIONS

1) THE LINER SHALL BE PLASTIC SHEETING WITH A MINIMUM THICKNESS OF 10 MILS WITH NO HOLES OR TEARS, AND ANCHORED BEYOND THE TOP OF THE PIT WITH AN EARTHEN BERM, SAND BAGS, STONE, OR OTHER STRUCTURAL APPURTENANCE EXCEPT AT THE ACCESS POINT

1. T-POST SHOULD BE PLACED A MAXIMUM OF 10 FEET APART

3. WIRE TIES OR PLASTIC CABLE TIES CAN THEN BE USED TO

2. VERTICAL STRAND OF FENCE SHOULD BE SANDWICHED

BETWEEN FLAT SIDE OF T-POST AND 1"X2" WOOD SLAT

SECURE THE SLAT AND FENCE STRAND TO THE T-POST

2) LOCATE THE FACILITY A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS. ROAD. PROVIDE APPROPRIATE ACCESS WITH A GRAVEL ACCESS ROAD SLOPED DOWN TO THE STRUCTURE. SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.

3) 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

4) 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

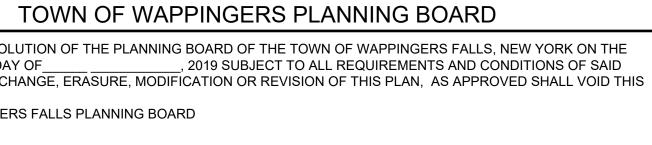
CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTHFILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.

6) THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

5) DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A

7) INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

CONCRETE TRUCK WASHOUT DETAIL





HEREON STATE THAT THEY ARE FAMILIAR WITH THIS STATED HEREON.

DATE DATE

OWNER INFORMATION

LAVISH LIFESTYLE LLC **80 SARGENT AVE** BEACON NY12508

O'DONNELL RESIDENTIAL CONSTRUCTION 62 CARPENTER ROAD **HOPEWELL JCT NY 1253**

SYMBOL ~ PT PERCOLATION TEST DATA ALL PERCOLATION TESTS HOLES WERE PERFORMED ON THE DATE OF ---- PERCOLATION HOLES WERE PRE-DUG AND SOAKED 24 HOURS PRIOR TO TESTING.

T.H. NO. | DEPTH | 1 | 2 | 3 | 4 | 5 | DESIGN RATE IMPLEMENTED 46-60 DESIGN RATE

DEEPS TEST PERFORMED ON ------- BY THE OFFICE OF DAY & STOKOSA ENGINEERING P.C

TEST HOLE | DEPTH | ROCK | IMP. | WATER | RESULTS

SYMBOL ~ + TP

LOT #1 TILE FIELD SCHEDULE

DEEP TEST SOIL DATA

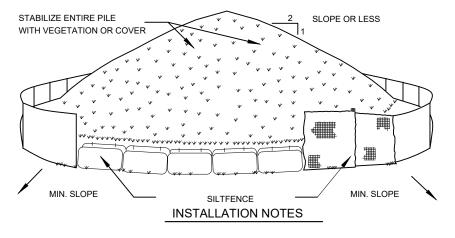
LINEAL ABSORPTION ARE 4 BDRM DESIGN	A INFILTR		SAND & GRAVEL TOPSOIL COVER (MINIMUM)	TRENCH DEPTH (MAXIMUM)	TRENCH WIDTH	PUMP CHAMBER	D-BOX	
PRIMARY AREA	REPLACEM	ENT AREA						
392 L.F.	392 L	.F.	4'-0"	6"	18"	24"	YES	YES
ONSITE WASTEWATER SIZE		C TANK FIELD CONF (GAL.) 4 BDRM MAX M MAX. PRIMARY AREA				L.S.E. MIN. INV.		
INFILTRATOR 1,250 * E		EXISTING	7 @ 56 EA	392 LF	7 @ 56 EA	A 392 LF	662.0	

CENTER MARK

CONSTRUCTION NOTES:

2. THE CONCRETE MIX RATIO SHALL BE 1:2:3 1/2.

WITHIN 1/2" OF TRUE CENTER



CONSTRUCTION NOTES:

THE D-BOX.

THE START OF THE TRENCHES.

1. A MINIMUM OF 2' OF 4"Ø SOLID PIPE SHALL BE PROVIDED PRIOR TO

2. ALL OUTLETS FROM THE DISTRIBUTION BOX SHALL BE AT THE

4. A BRICK BAFFLE SHALL BE PLACE AT THE INLET OPENING OF THE

6.THE INVERT ON THE INLET PIPE SHALL BE A MINIMUM OF 2" HIGHER

7. A MAX. 12" OF TOPSOIL COVER SHALL BE PROVIDED. WHERE, DUE

TO SITE CONDITIONS, A DISTRIBUTION BOX MUST BE GREATER THAN

12 INCHES BELOW THE SURFACE, AN EXTENSION COLLAR SHALL BE

8. DISTRIBUTION BOXES MAY BE CONSTRUCTED IN PLACE OR

PURCHASED PREFABRICATED. WHEN CONCRETE IS USED TO

CONSTRUCT BOXES, IT SHALL HAVE A MINIMUM COMPRESSIVE

9. PREFABRICATED BOXES MAY BE CONSTRUCTED OF CONCRETE

FIBERGLASS, OR PLASTIC. THE BOXES SHALL BE INSTALLED IN

CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS IN

10. BENDS NOT TO EXCEED 45 DEGREES ARE PERMITTED IN THE LINE

FROM THE SEPTIC TANK TO THE DISTRIBUTION DEVICE, PROVIDED

11. SPEED LEVELERS SHALL BE PROVIDED IN DISTRIBUTION BOX.

5. A BEDDING OF 12" OF PEA GRAVEL SHALL BE PROVIDED UNDER

SAME LEVEL TO INSURE THE EVEN DISTRIBUTION OF FLOW.

3. ALL UNUSED OUTLETS MUST BE PLUGGED.

THAN THE INVERT OF ANY OF THE OUTLETS.

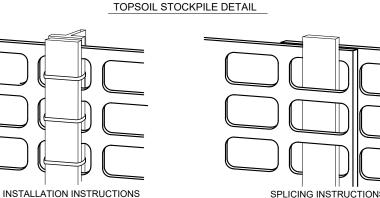
STRENGTH OF 2,500 PSI AT 28 DAY SET.

ADDITION TO THE REQUIREMENTS ABOVE.

EACH BEND HAS A CLEANOUT.

INSTALLED TO WITHIN 12 INCHES OF THE SURFACE.

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE. 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2. 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION



SPLICING INSTRUCTIONS 1. TO CONNECT FENCE SECTIONS, OVERLAP 2 STRAND SECTION FROM EACH END END WEAVE A 1"X2" SLAT THROUGH THE OVERLAPPED STRANDS
2. FENCE SHOULD BE TENSIONED BY HAND ONLY DO NOT USE MECHANICAL TENSIONERS.

MONUMENTS ARE ACCURATE PRIOR TO THE ACCEPTANCE OF THE HIGHWAY BY THE TOWN BOARD. 6. ALL MONUMENT LOCATIONS SHALL BE SHOWN ON AN "AS BUILT" DRAWING ORANGE CONSTRUCTION FENCE DETAIL PREPARED BY A N Y S. LICENSED LAND SURVEYOR TOPSOIL STOCK PILE DETAIL

IMPERFECTIONS.



3. MONUMENTS SHALL BE CUT GRANITE OR CONCRETE, FREE FROM

TAMPED TO PREVENT SETTLEMENT, SHIFTING OR MOVING.

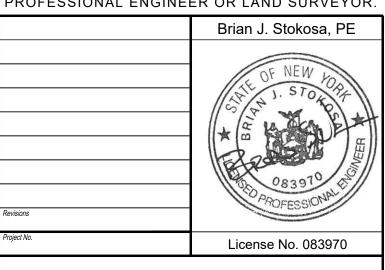
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1. ENCASE LOWER 24" OF MONUMENT IN CONCRETE CAST AGAINST UNDISTURBED

4. MONUMENTS SHALL NOT BE SET UNTIL THE ROADWAY HAS BEEN COMPLETED,

NOR SHALL THEY BE SET WHILE FROST IS IN THE GROUND. THEY SHALL BE SET &

5. THE DEVELOPER'S LAND SURVEYOR SHALL CERTIFY THAT THE LOCATION OF THE



ENGINEERING P.C.

3 Van Wyck Wappingers Falls, New York (845)-223-3202

Relyea Terrace Subdivision

Dutchess County, New York Town of Wappinger

Construction Details

1" = 40' 3-2-20 3 of 3

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE DAY OF , 2019 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID
RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THI APPROVAL.
TOWN OF WAPPINGERS FALLS PLANNING BOARD
SIGNED THIS DAY OF, 2019
TOWN OF WAPPINGER PLANNING BOARD CHAIR

MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS