

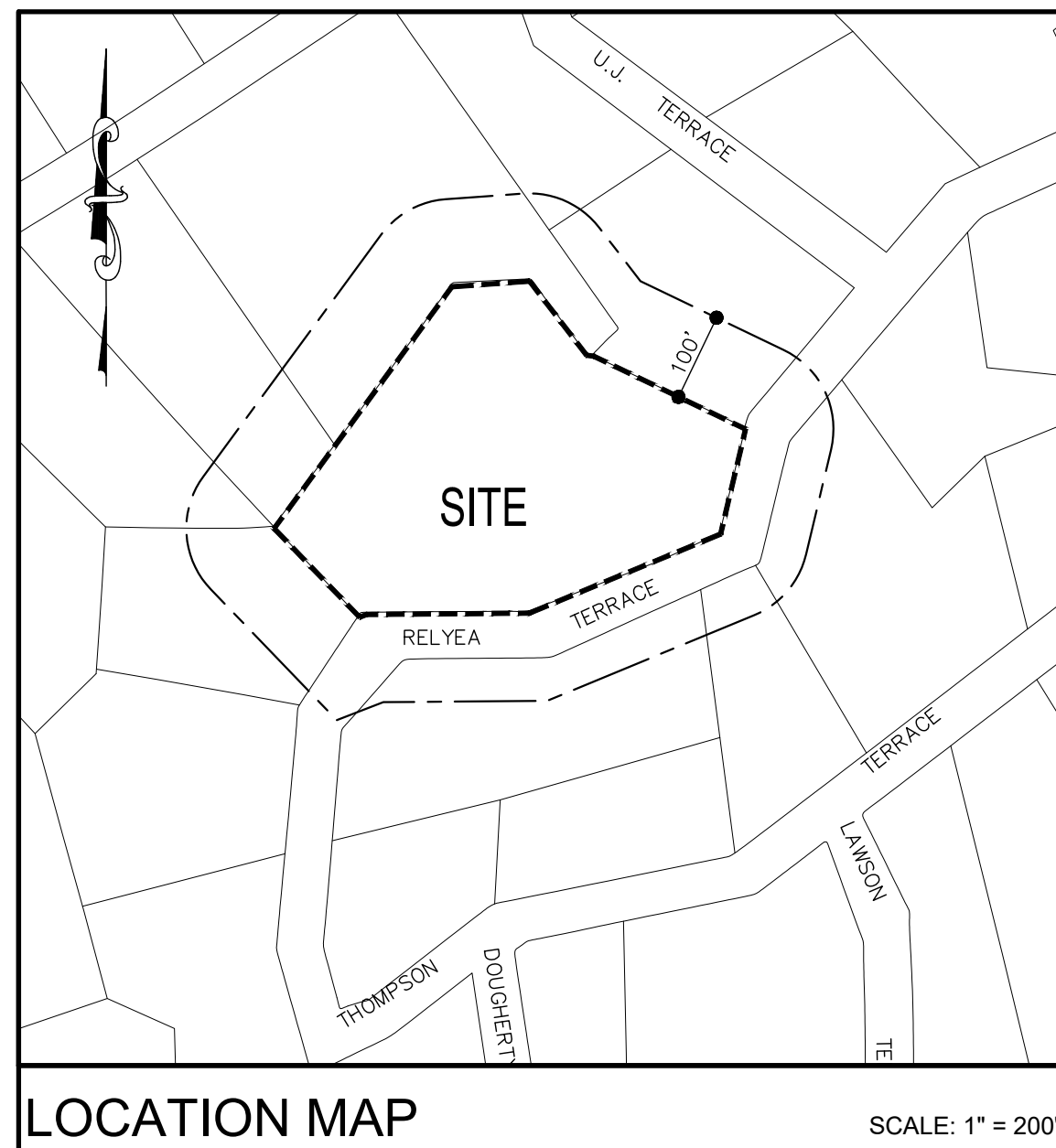
Relyea Terrace Subdivision

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



LOCATION MAP SCALE: 1" = 200'

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
WAPPINGERS FALLS, NY 12590
FOR PROPERTY:1356890062560002588974

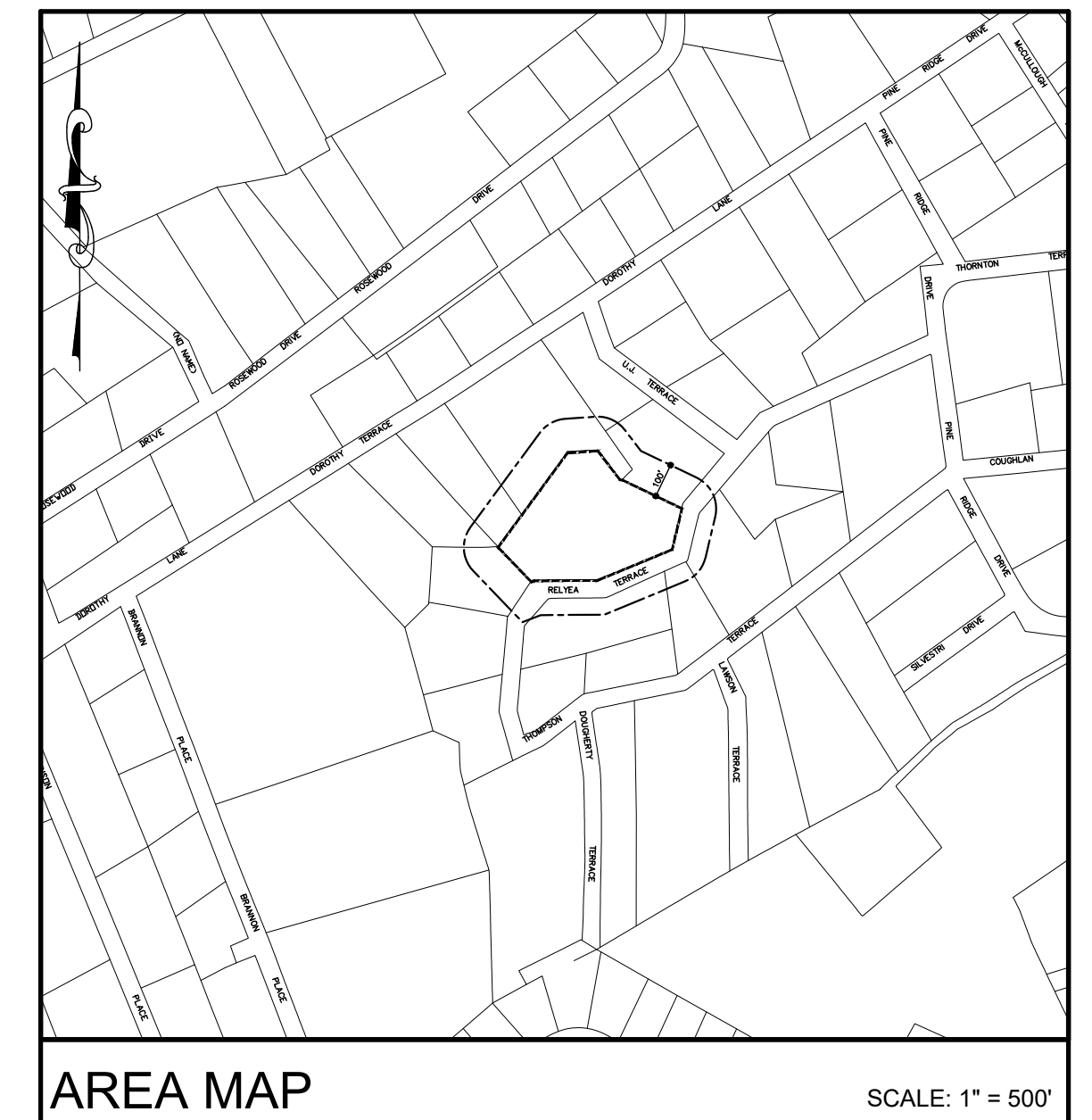
RENE V. FOUCAUD
140 DOROTHY LN
WAPPINGERS FALLS, NY 12590
FOR PROPERTY:1356890062560002557952

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

MARY NOLAN
18 RELYEA TER
WAPPINGERS FALLS, NY 12590
FOR PROPERTY:1356890062560002625988

Zone Classification: R40
Use: Residential
Tax Map Parcel No: 135689-6256-02-608945
Topographic Datum: USGS
Total Acreage: 3.01 Ac. (131,108 sq.ft.)
Water Supply: Individual Well
Sewage Disposal: Individual Subsurface Disposal

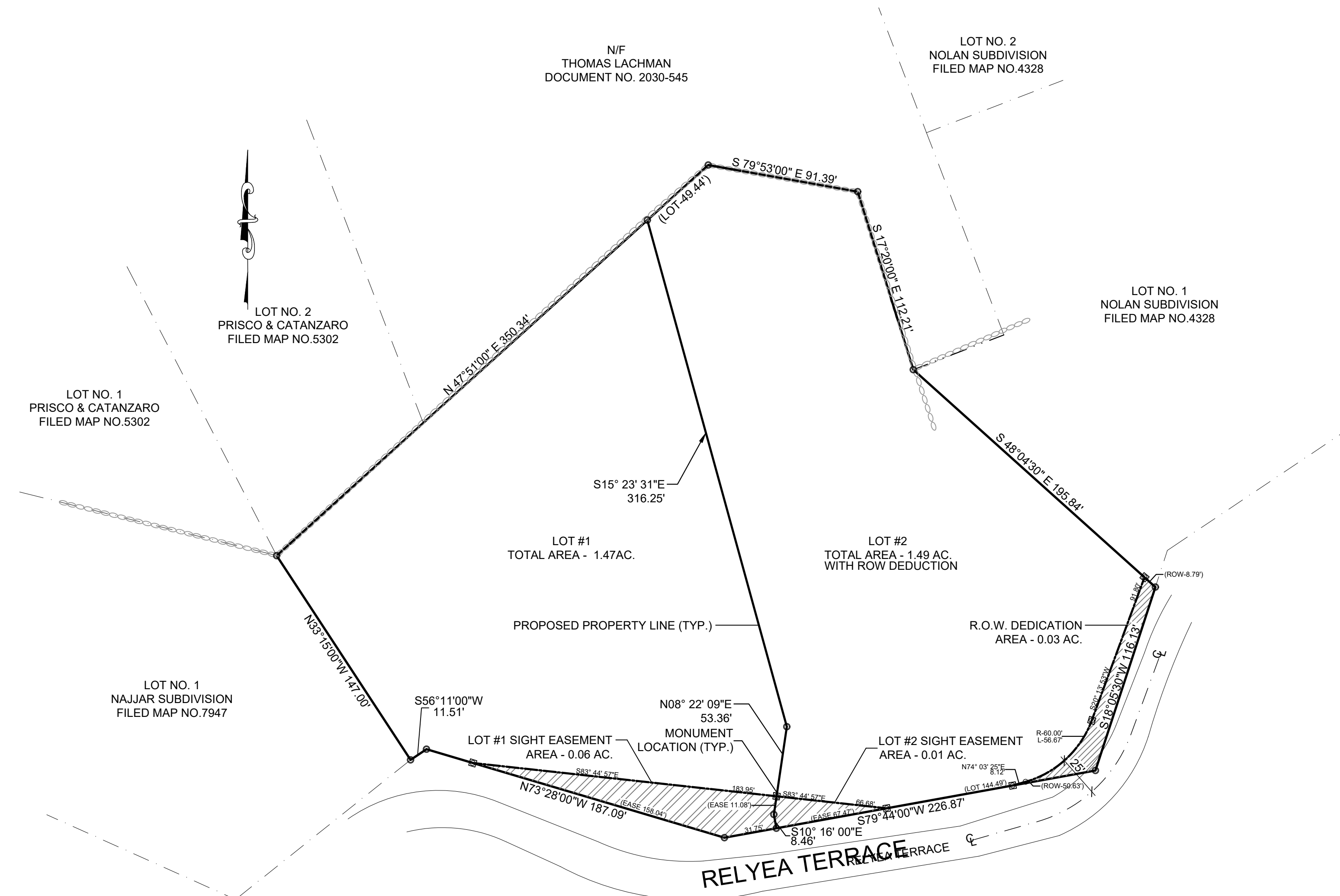
Bulk Regulations:	Required	Minimum Lot #1	Minimum Lot #2
Minimum Lot Area (sf)	40,000	64,428	65,215
Minimum lot width (feet)	125	209'	205'
Minimum lot depth (feet)	125	395'	395'
Minimum lot frontage (feet)	50	198.6'	301.0'
Maximum dwelling units per net lot area	--	--	--
Minimum Front Yard (feet) from:			
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%
Maximum floor area ratio	0.12	<0.12	<0.12



AREA MAP SCALE: 1" = 500'

GENERAL SITE NOTES

- 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.
- DRAWINGS ARE NOT TO BE SCALED: USE DIMENSIONS ONLY.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED LOCAL PERMITS. NO WORK IS TO COMMENCE UNTIL ALL PERMITS ARE OBTAINED.
- THOSE ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE CONTRACT ARE CONSIDERED PART OF THE WORK.
- 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.
- ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADES.
- ALL CHANGES AND/OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
- ALL TRADES TO COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.
- CONTRACTOR SHALL VERIFY WITH LOCAL UTILITY COMPANY THE POSSIBILITY OF ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- 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.
- 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.



1 PROPOSED SUBDIVISION PLAT SCALE: 1" = 50'

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	
Project No.	License No. 083970

DAY STOKOSA
ENGINEERING P.C.

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

Relyea Terrace Subdivision		
Town of Wappinger		Dutchess County, New York
Title Sheet		
SCALE	DRAWN BY	DRAWING NO.
1" = 40'	BJS	1
DATE	CHECKED BY	
3-2-20	BJS	
1 of 3		

TOWN OF WAPPINGERS PLANNING BOARD	
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 THIS APPROVAL. TOWN OF WAPPINGERS FALLS PLANNING BOARD	
SIGNED THIS _____ DAY OF _____, 2019	
TOWN OF WAPPINGER PLANNING BOARD CHAIR	

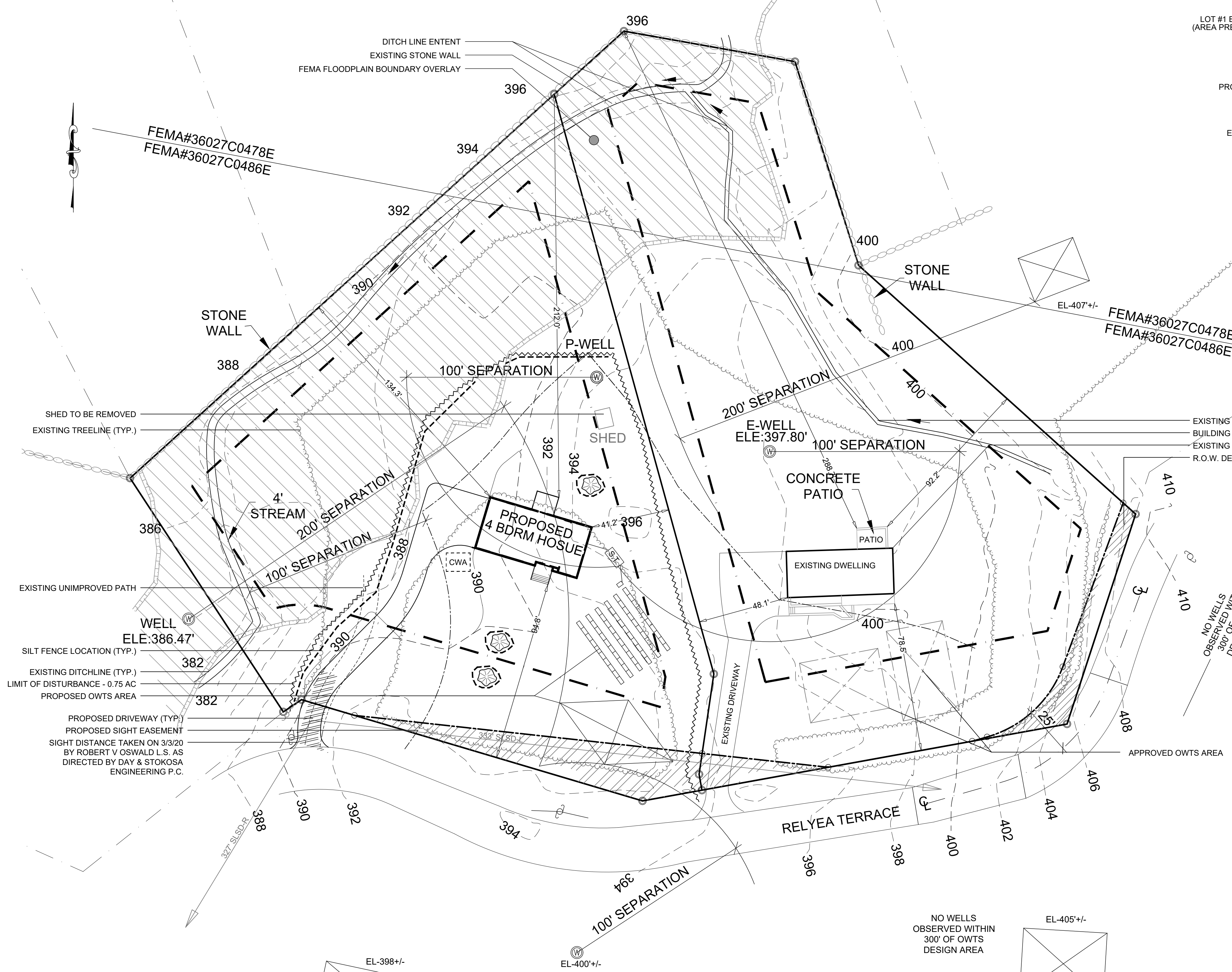
SURVEY CERTIFICATION	
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED IN JUNE 2019.	
ROBERT V. OSWALD, L.S.	SEAL

OWNER CONSENT	
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 _____	DATE _____

OWNER/APPLICANT	
LAVISH LIFESTYLE LLC 80 SARGENT AVE BEACON NY12508	
O'DONNELL RESIDENTIAL CONSTRUCTION 62 CARPENTER ROAD HOPEWELL JCT NY 12533	

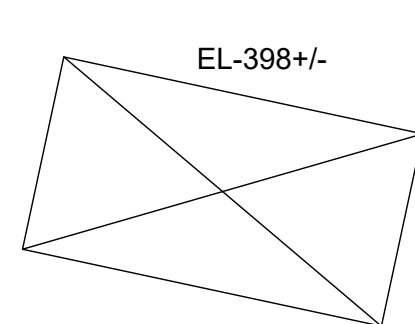
FEMA#36027C0478E
FEMA#36027C0486E

DITCH LINE ENTENT
EXISTING STONE WALL
FEMA FLOODPLAIN BOUNDARY OVERLAY



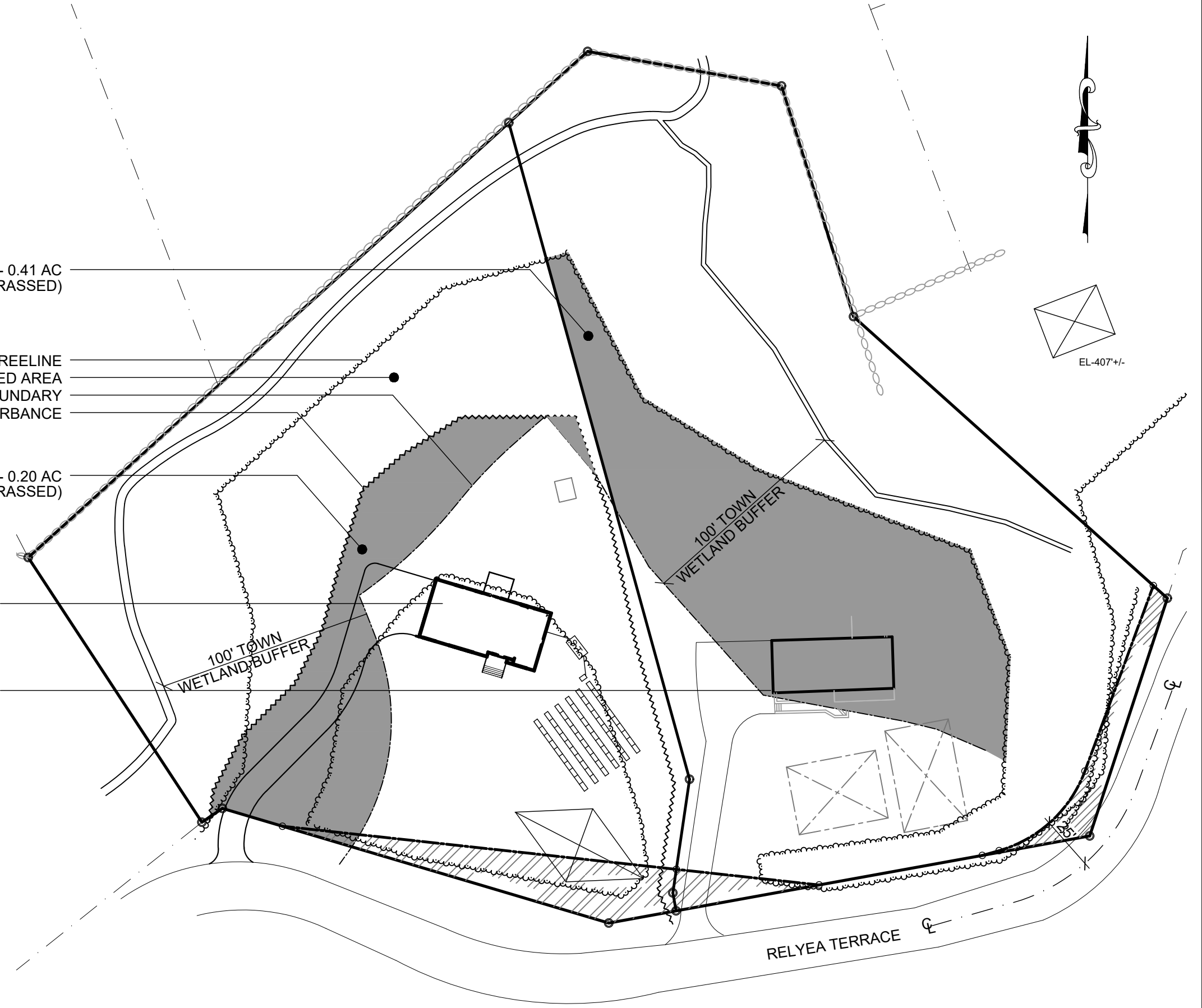
SHED TO BE REMOVED
EXISTING TREELINE (TYP.)
EXISTING UNIMPROVED PATH
WELL
E.L.E: 386.47'
SILT FENCE LOCATION (TYP.)
EXISTING DITCHLINE (TYP.)
LIMIT OF DISTURBANCE - 0.75 AC
PROPOSED OWTS AREA
PROPOSED DRIVEWAY (TYP.)
PROPOSED SIGHT EASEMENT
SIGHT DISTANCE TAKEN ON 3/3/20
BY ROBERT V OSWALD L.S. AS
DIRECTED BY DAY & STOKOSA
ENGINEERING P.C.

1 PROPOSED SUBDIVISION PLAN
SCALE: 1" = 30'



LOT #2 BUFFER ENCROACHMENT - 0.41 AC
(AREA PREVIOUSLY DISTURBED & GRASSED)
EXISTING TREELINE
GRASSED AREA
100' TOWN WETLAND BUFFER BOUNDARY
LIMIT OF DISTURBANCE
LOT #1 BUFFER ENCROACHMENT - 0.20 AC
(AREA PREVIOUSLY DISTURBED & GRASSED)

PROPOSED DWELLING (TYP.)
EXISTING DWELLING (TYP.)



2 TOWN WETLAND BUFFER ENCROACHMENT
SCALE: 1" = 50'

EXISTING DITCH LINE
BUILDING SETBACK LINE (TYP.)
EXISTING RESIDENTIAL DWELLING
R.O.W. DEDICATION AREA

GENERAL LEGEND

- EXISTING HOUSE (FF-855.5)
- EXISTING APPROVED SEWAGE DISPOSAL SYSTEM (SDS)
- SEPTIC TANK (ST)
- PUMP CHAMBER (PC)
- DISTRIBUTION BOX
- PRIMARY OWTS EXPANSION
- REPLACEMENT OWTS AREA
- FD (FOOTING DRAIN)
- RL (ROOF LEADER)
- 325 (REGRADED CONTOUR)
- PTW (LIMIT OF DISTURBANCE)
- TPW (PERCOLATION TEST LOCATION)
- PROPOSED SILT FENCE
- CONSTRUCTION ENTRANCE
- TEMPORARY SOIL STOCKPILE WITH SILT FENCING EROSION CONTROL
- CWA (CONCRETE WASHOUT AREA)

TOWN OF WAPPINGERS PLANNING BOARD
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TOWN OF WAPPINGERS FALLS PLANNING BOARD
SIGNED THIS _____ DAY OF _____, 2019
TOWN OF WAPPINGER PLANNING BOARD CHAIR

OWNER CONSENT
THE UNDERSIGNED OWNER 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 _____ DATE _____

OWNER INFORMATION
LAVISH LIFESTYLE LLC
80 SARGENT AVE
BEACON NY 12508
O'DONNELL RESIDENTIAL CONSTRUCTION
62 CARPENTER ROAD
HOPEWELL JCT NY 1253

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Brian J. Stokosa, PE
License No. 083970

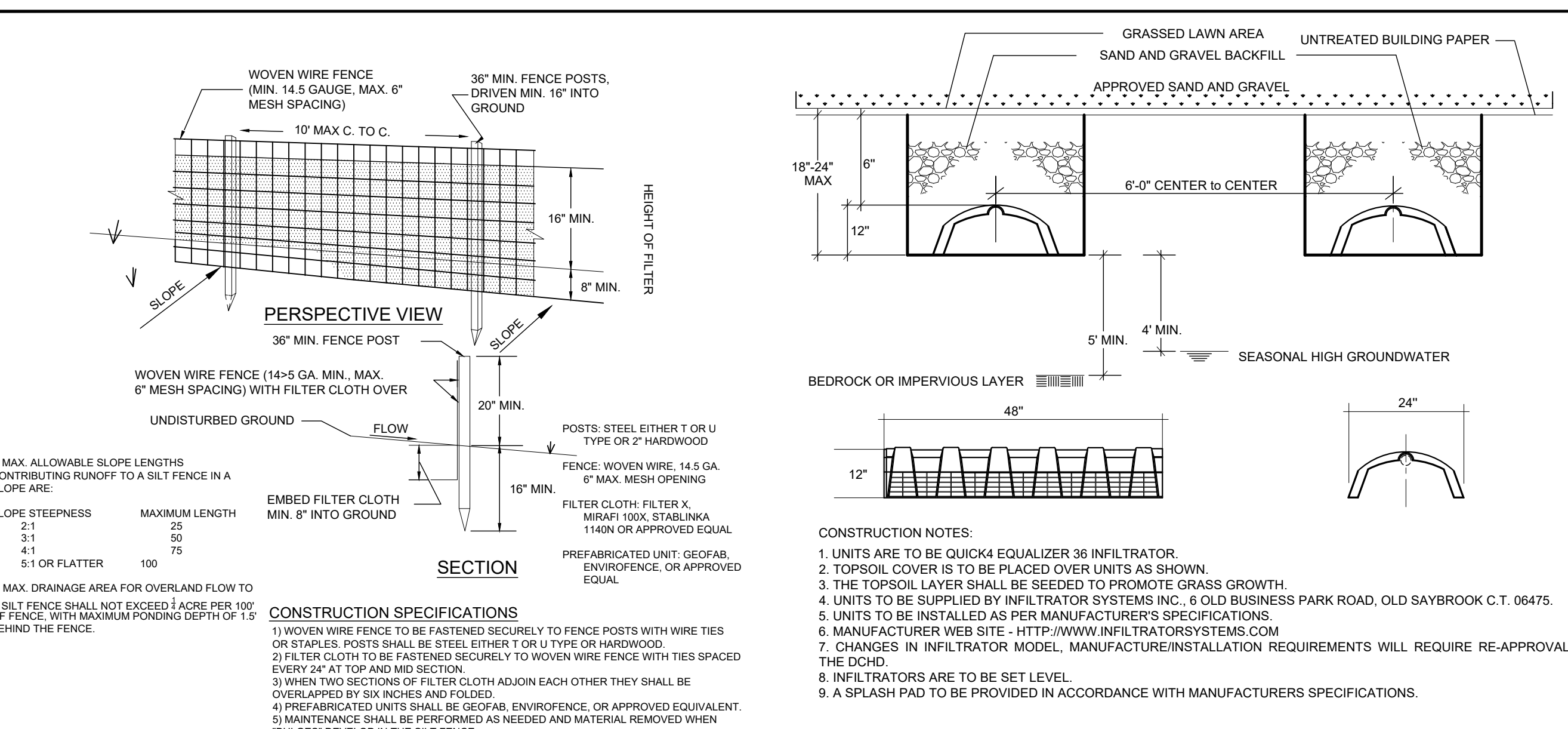


DAY STOKOSA
ENGINEERING P.C.

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

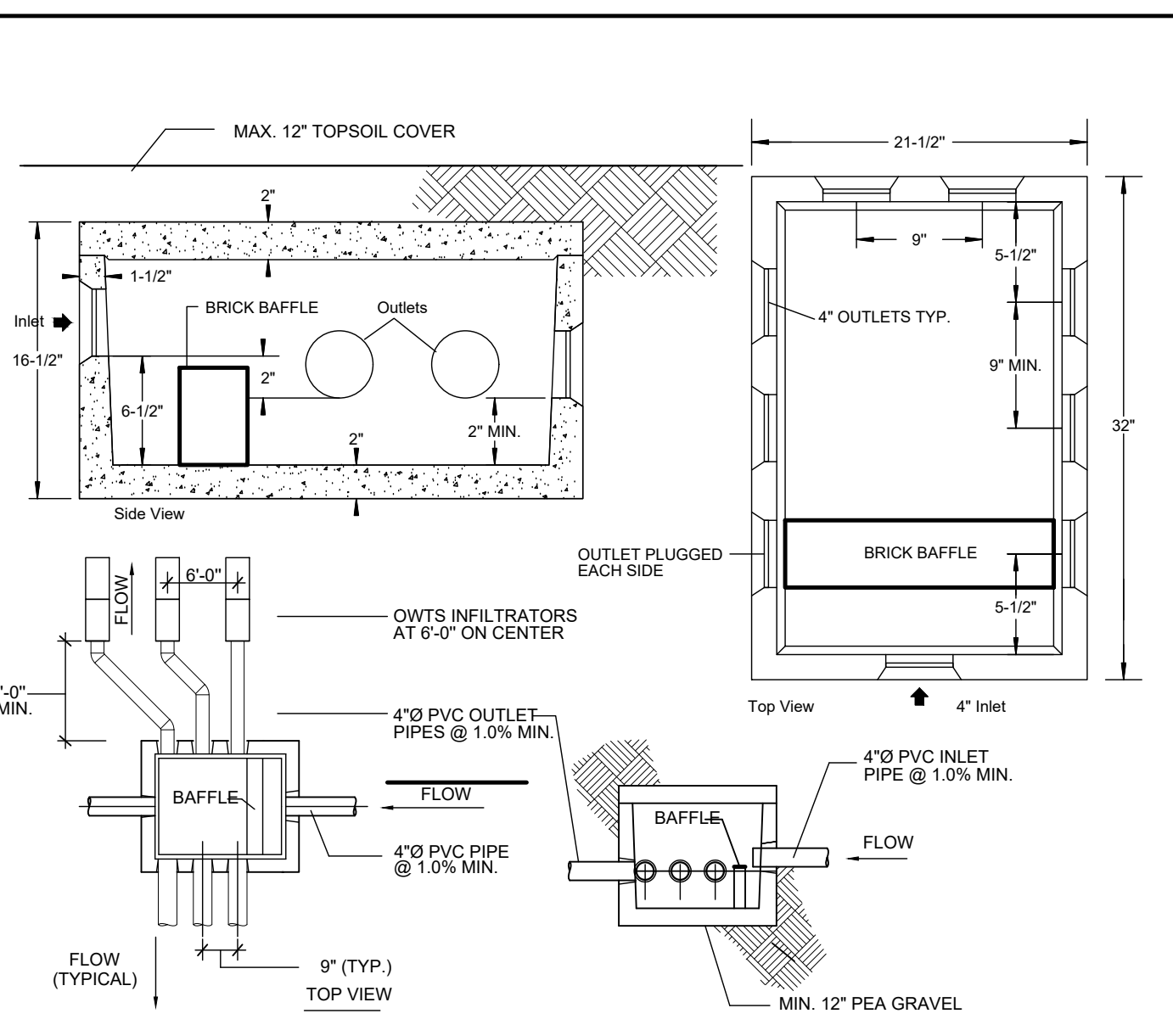
Relyea Terrace Subdivision
Town of Wappinger Dutchess County, New York

Development Plan
SCALE: 1" = 40'
DATE: 3-2-20
DRAWN BY: BJS
CHECKED BY: BJS
DRAWING NO.: 2
2 of 3



1 SILT FENCING PLAN
NOT TO SCALE

2 TYPICAL INFILTRATOR DETAIL
NOT TO SCALE



3 TYPICAL DISTRIBUTION BOX DETAIL
NOT TO SCALE

PERCOLATION TEST DATA SYMBOL = ● PT

ALL PERCOLATION TESTS HOLES WERE PERFORMED ON THE DATE OF ____ PERCOLATION HOLES WERE PRE-UGD AND SOAKED 24 HOURS PRIOR TO TESTING.

T.H. NO.	DEPTH	PERCOLATION TEST RUN(S)					DESIGN RATE IMPLEMENTED
		1	2	3	4	5	
1	29"						46-60 DESIGN RATE
2	29"						

DEEP TEST SOIL DATA SYMBOL = ● TP

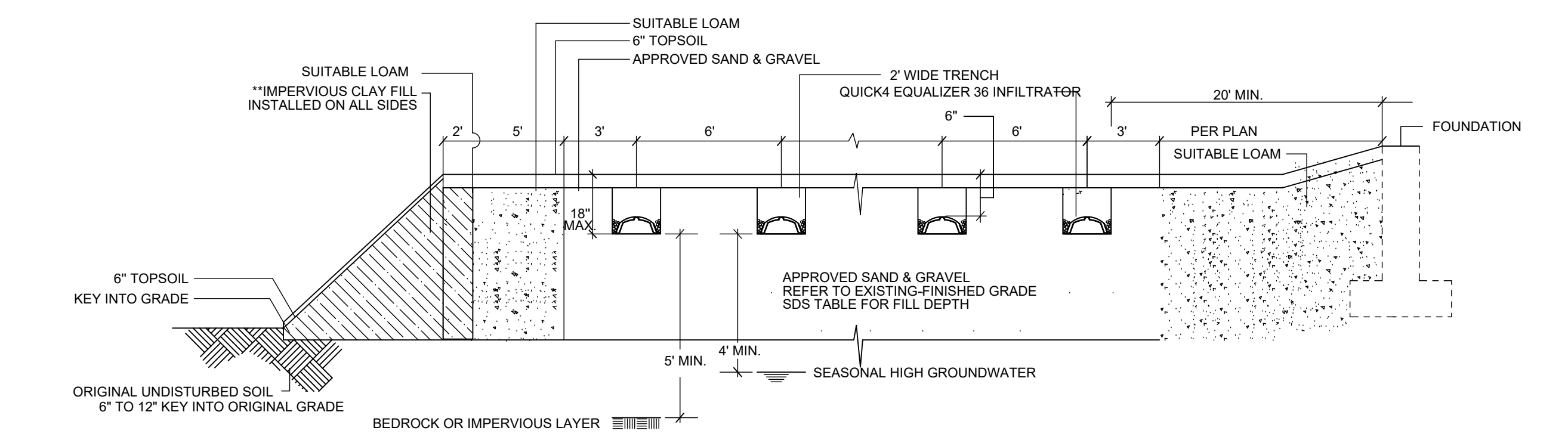
DEEPS TEST PERFORMED ON ____ BY THE OFFICE OF DAY & STOKOSA ENGINEERING P.C.

TEST HOLE	DEPTH	ROCK	IMP.	WATER	RESULTS
1	---	---	---	---	---
2	---	---	---	---	---
3	---	---	---	---	---
4	---	---	---	---	---

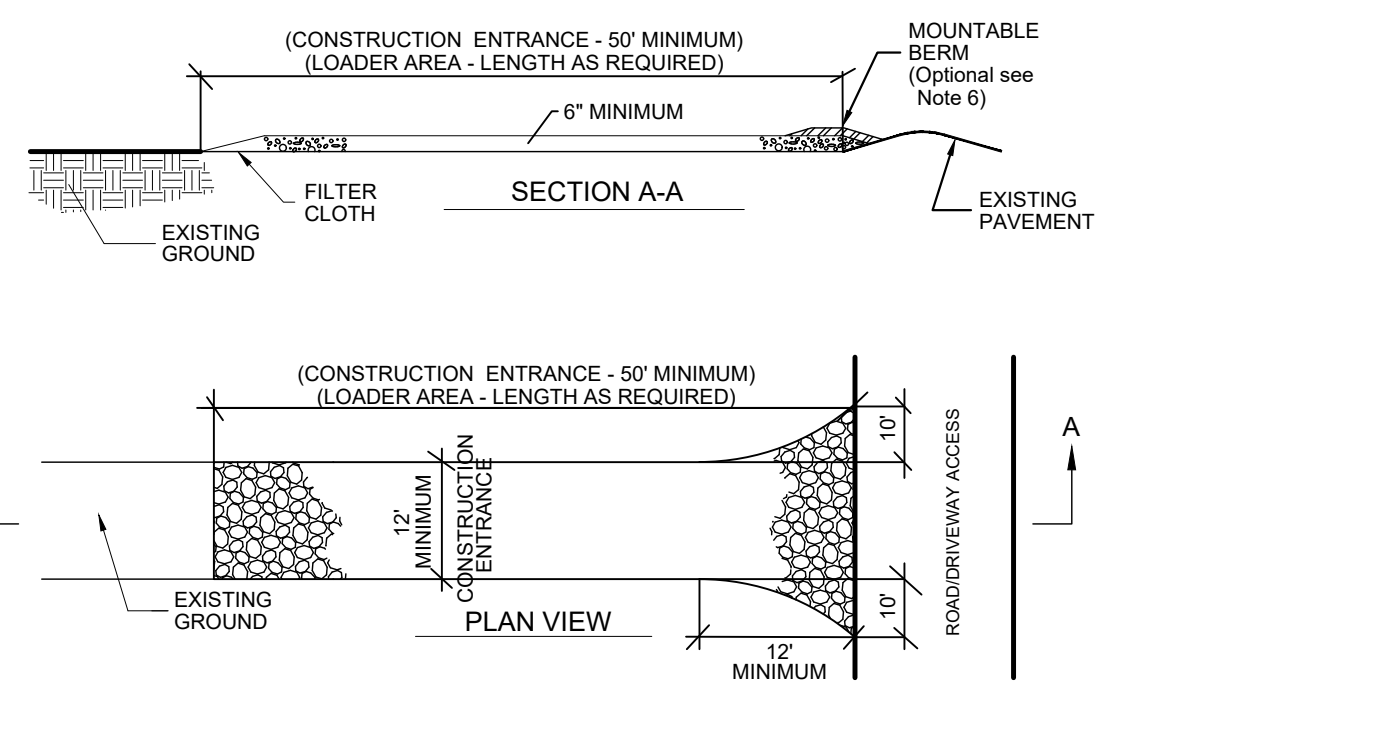
LOT #1 TILE FIELD SCHEDULE

LINEAL FT. OF ABSORPTION AREA INFILTRATOR	SAND & GRAVEL FILL (MINIMUM)	TOPSOIL COVER (MAXIMUM)	TRENCH DEPTH	TRENCH WIDTH	PUMP CHAMBER	D-BOX
392 L.F.	392 L.F.	4"Ø	6"	18"	24"	YES

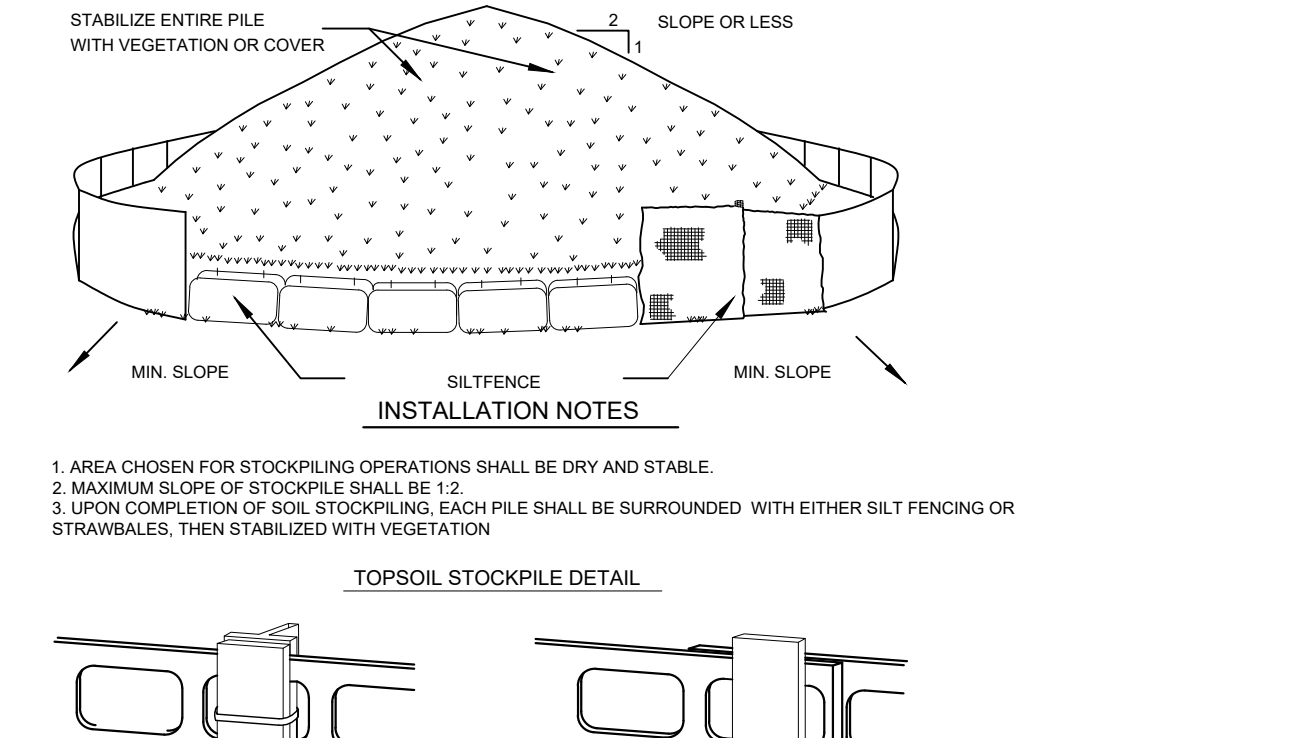
ON-SITE WASTEWATER TREATMENT SYSTEM	SEPTIC TANK SIZE (GAL.)	FIELD CONFIGURATION	L.S.E. MIN. INV.
INFILTRATOR	1,250' EXISTING	4 BDRM MAX. 440 GPD PRIMARY AREA REPLACEMENT AREA	7 @ 56 EA. - 392 L.F. 7 @ 56 EA. - 392 L.F.



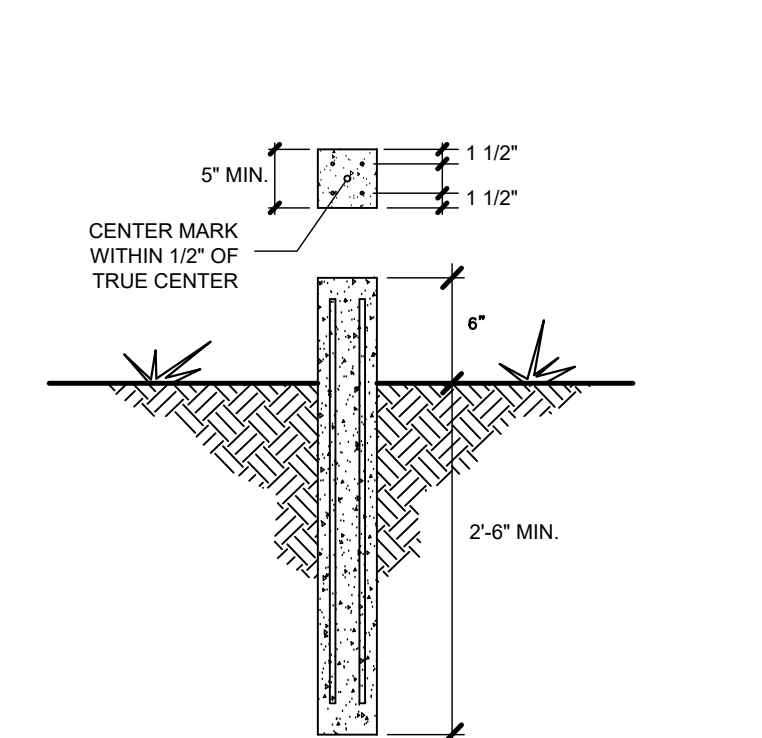
4 TYPICAL FILLPAD DETAIL
NOT TO SCALE



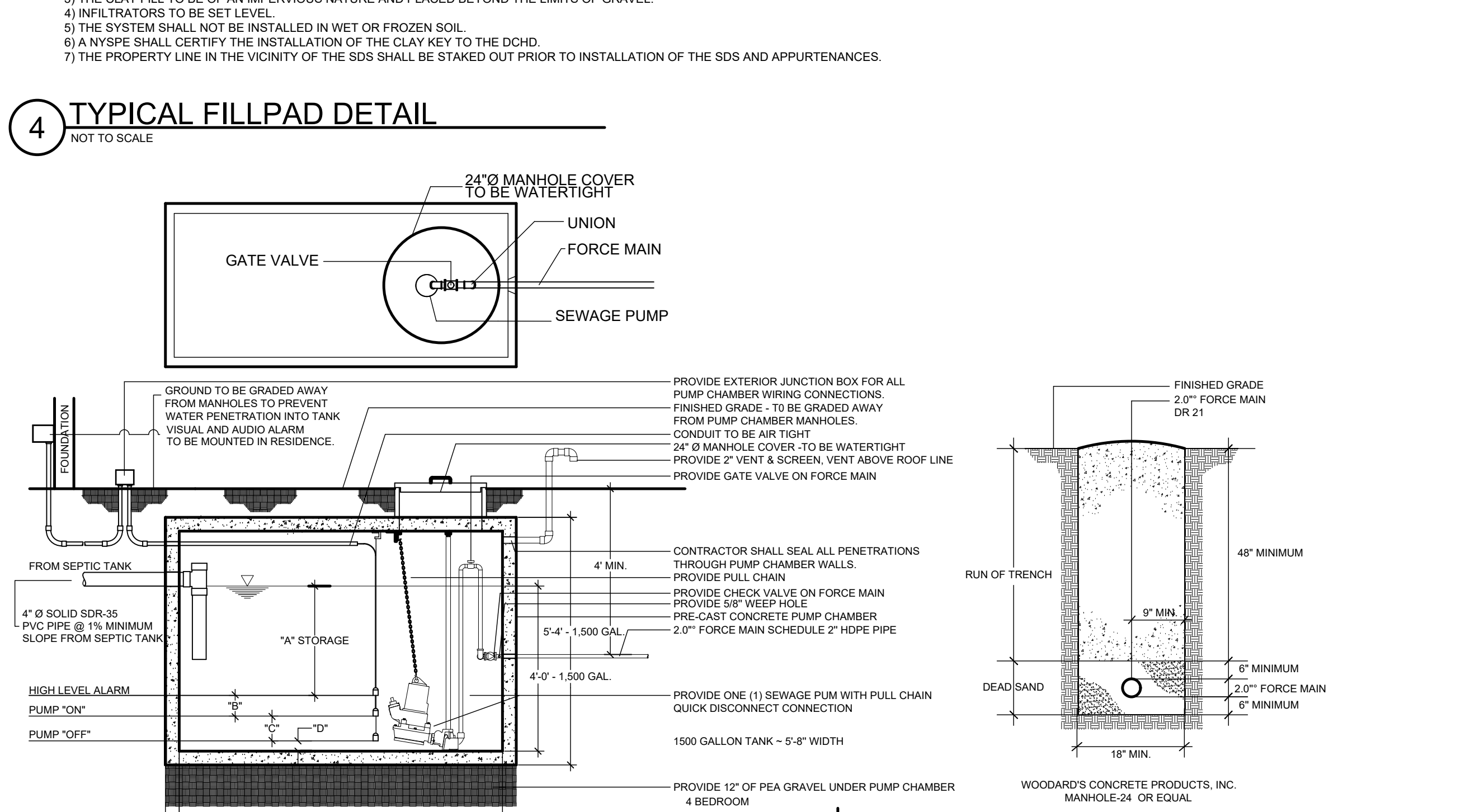
6 CONSTRUCTION ENTRANCE DETAIL
SCALE: NTS



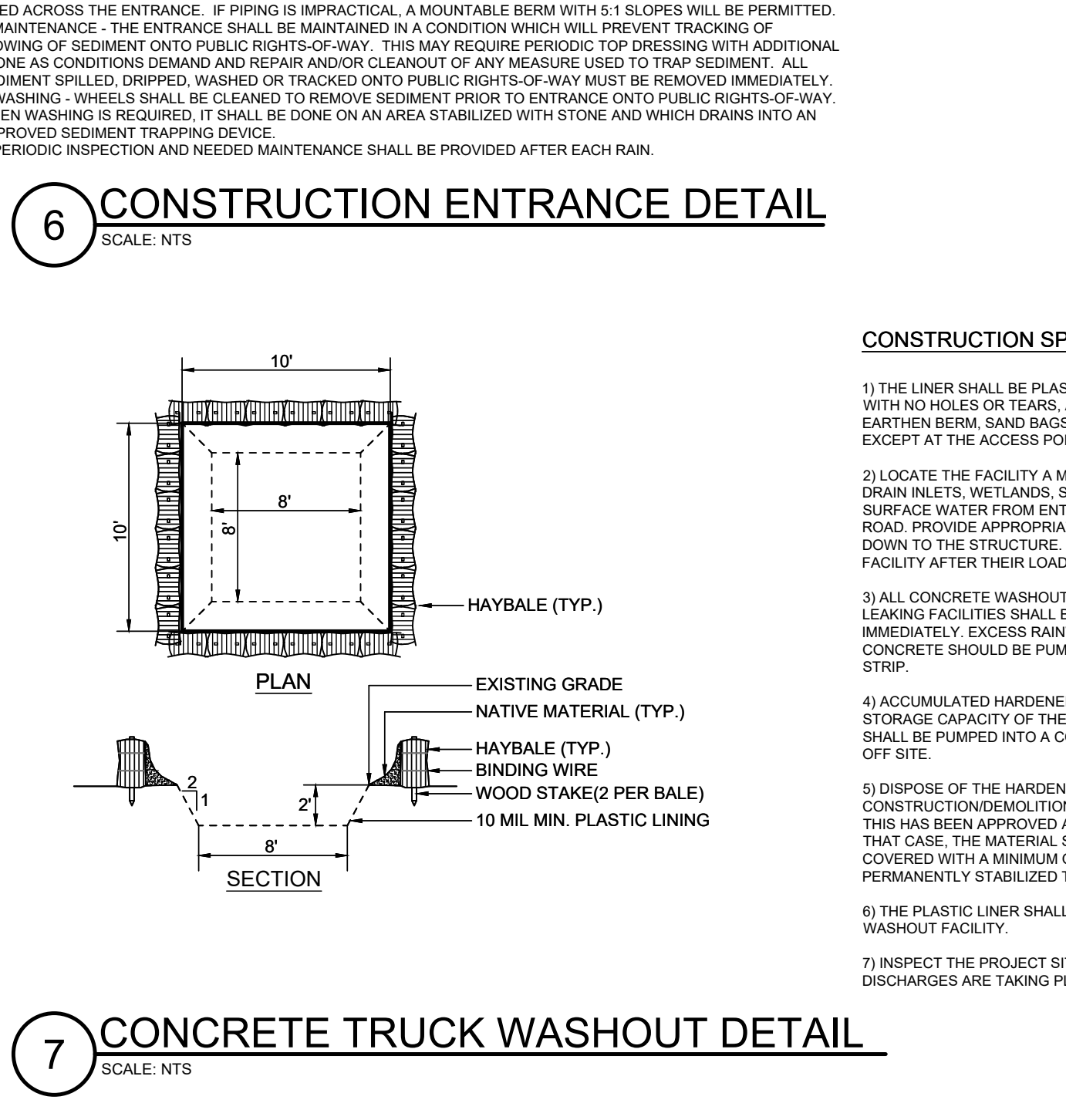
8 TOPSOIL STOCK PILE DETAIL
SCALE: NTS



8 MONUMENT DETAIL
SCALE: NTS



5 TYPICAL PUMP STATION DETAIL
SCALE: NOT TO SCALE



7 CONCRETE TRUCK WASHOUT DETAIL
SCALE: NTS

TOWN OF WAPPINGERS PLANNING BOARD

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TOWN OF WAPPINGERS FALLS PLANNING BOARD

SIGNED THIS _____ DAY OF _____, 2019

TOWN OF WAPPINGER PLANNING BOARD CHAIR

OWNER CONSENT

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OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER INFORMATION

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80 SARGENT AVE
BEACON NY 12508

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

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Brian J. Stokosa, PE

STATE OF NEW YORK
BRIAN J. STOKOSA
LICENSED PROFESSIONAL ENGINEER
083970

License No. 083970

DAY STOKOSA ENGINEERING P.C.

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

Relyea Terrace Subdivision

Town of Wappinger Dutchess County, New York

Construction Details

SCALE	DRAWN BY	CHECKED BY	DATE
1" = 40'	BJS	BJS	3-2-20

3 of 3