MYERS CORNERS ROAD

COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
PERMANENT EASEMENT
MAP NO. 17, PARCEL NO. 23

EASEMENT FOR INGRESS AND EGRESS

easement for water service line

SHADOW COURT
ROAD
30,801 SF.
0.71 acres

PROPOSED BIORETENTION POND

WETLAND BUFFER MONUMENT

79,743 sq. ft.
1.83 acres

56,266 sq. ft.
1.29 acres

48,437 sq. ft.
1.11 acres

40,183 sq. ft.
0.92 acres

64,735 sq. ft.
1.49 acres

57,530 sq. ft.
1.32 acres

105,702 sq. ft.
2.43 acres

101,955 sq. ft.
2.34 acres

lot area
120,280 sq. ft.
2.76 acres
min lot area
84,467 sq. ft.
1.94 acres

lot area
78,933 sq. ft.
1.81 acres
min lot area
47,026 sq. ft.
1.08 acres

lot area
79,603 sq. ft.
1.83 acres
min lot area
50,501 sq. ft.
1.16 acres

lot area
133,472 sq. ft.
3.06 acres
min lot area
108,296 sq. ft.
2.49 acres

PROPOSED HOUSE FF 335

297X0 PROPOSED HOUSE FF 335

FEMA ZONE A
FLOOD ZONE

FEDERAL & TOWN WETLANDS

TOWN 100 FT WETLAND BUFFER

25 FOOT WIDE DRAINAGE EASEMENT TO THE TOWN OF WAPPINGERS (AS PER FILED MAP NO. 6732)

NOW OR FORMERLY
Nguyen
DOC. NO. 02 2010 917
TAX PARCEL NO. 135689-6358-03-073486

NOW OR FORMERLY
Gallagher
LIBER 1640 , PAGE 650
TAX PARCEL NO. 135689-6358-01-058523

NOW OR FORMERLY
Verrigni
LIBER 1940 , PAGE 361
TAX PARCEL NO. 135689-6358-01-068507

NOW OR FORMERLY
Gonzalez-Fontanez
DOC. NO. 02 2013 2087
TAX PARCEL
NO. 135689-6358-03-056454

NOW OR FORMERLY
Adams
DOC. NO. 02 2006 9657
TAX PARCEL
NO. 135689-6358-03-069459

NOW OR FORMERLY
Mistakopen
L. 1234 P. 471
TAX PARCEL
NO. 135689-6358-03-045447

NOW OR FORMERLY
Renzo
DOC. NO. 02 2013 3992
TAX PARCEL
NO. 135689-6358-03-034442

NOW OR FORMERLY
Tacoronte
L. 1838 P. 539
TAX PARCEL NO. 135689-6258-04-963416

NOW OR FORMERLY
Reynolds
L. 1467 P. 741
TAX PARCEL
135689-6358-03-001427

NOW OR FORMERLY
Mogavero
DOC. NO. 02 2000 9185
TAX PARCEL NO. 135689-6358-03-012432

NOW OR FORMERLY
Rosario
DOC. NO. 02 2003 6980
TAX PARCEL NO. 135689-6358-03-023436

NOW OR FORMERLY
Rosario
DOC. NO. 02 2003 3849
TAX PARCEL NO.
NO. 135689-6258-04-987423

NOW OR FORMERLY
DOC. NO. 02 2014 3068
TAX PARCEL NO. 135689-6258-04-927446

CHAIN LINK FENCE

RECOVERED IRON BAR

RECOVERED IRON BAR

FEMA ZONE A 100 YEAR FLOOD PANEL 476 OF 602 TOWN INDEX 361387 MAP 36027C0476E

SETBACK LINES

PROPOSED HOUSE 60X60
FF = FIRST FLOOR ELEVATION
335 ELEVATION IN FEET

PROPOSED LOT NUMBER

FEDERAL WETLAND BOUNDARY DELINEATED BY ECOLOGICAL SOLUTIONS LLC

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NAD 83

SURVEY NOTES:
1. CONTOURS SHOWN TAKEN FROM ACTUAL FIELD SURVEY PREPARED BY ERIC W. GARDELL, P.E., L.S.
2. PROPERTY LINE TAKEN FROM ACTUAL FIELD SURVEY PREPARED BY ERIC W. GARDELL, P.E., L.S. FILED MAP 7771 AND UPDATED BY JOSEPH P BERGER PE LS ON 03-25-19
3. THE INFORMATION PROVIDED HEREON FOR THE NORTH ARROW AS WELL AS TOPOGRAPHY FROM BASED ON NAVD 88 VERTICAL DATUM AND NAD 83 HORIZONAL NYE

TOWN CODE NOTE:
1. UNDERGROUND UTILITIES. IN ORDER TO ASSURE GREATER SAFETY AND IMPROVED APPEARANCE, ALL UTILITY LINES AND RELATED EQUIPMENT FOR PROVIDING POWER AND COMMUNICATION SERVICES SHALL BE INSTALLED UNDERGROUND IN THE MANNER PRESCRIBED BY THE REGULATIONS OF THE UTILITY COMPANY HAVING JURISDICTION. UNDERGROUND UTILITY LINES SHALL BE LOCATED OUTSIDE OF THE TRAVELED WAY OF THE STREETS BUT, EXCEPT IN UNUSUAL CIRCUMSTANCES, WITHIN THE STREET RIGHT-OF-WAY. UNDERGROUND SERVICE CONNECTIONS SHALL BE PROVIDED TO THE PROPERTY LINE OF EACH LOT BEFORE THE STREET IS PAVED AND MAY PASS UNDER THE TRAVELED WAY OF THE STREET.
2. SIGHT EASEMENTS. SIGHT EASEMENTS SHALL BE PROVIDED ACROSS ALL STREET CORNERS, OUTSIDE THE STREET CORNERS, OUTSIDE THE STREET RIGHT-OF-WAY, WITHIN THE TRIANGULAR AREA FORMED BY THE NEAREST EDGES OF STREET PAVEMENT AND A STRAIGHT LINE BETWEEN TWO POINTS AT A MINIMUM OR 40 FEET BACK FROM THE THEORETICAL INTERSECTION OF THE EDGE OF SUCH PAVEMENT PROLONGED. THE EASEMENTS SHALL PROVIDE THAT THE HOLDER OF FEE TITLE TO THE ABUTTING STREETS SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREA FOR THE PURPOSE OF CLEARING, PRUNING OR REGRADING SO AS TO MAINTAIN A CLEAR LINE OF SIGHT IN EITHER DIRECTION ACROSS SUCH TRIANGULAR AREA BETWEEN AN OBSERVER'S EYE 3.5 FEET ABOVE THE PAVEMENT SURFACE ON ONE STREET AND AN OBJECT ONE FOOT ABOVE THE PAVEMENT SURFACE ON THE OTHER. THE INITIAL ESTABLISHMENT OF CLEAR SIGHT LINES WITHIN THE SIGHT EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER.

SURVEYORS CERTIFICATION
EXTERNAL BOUNDARY SURVEYED IN ACCORDANCE WITH
CERTIFY THE PROPERTY SURVEY WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION BASED ON FIELD WORK COMPLETED ON 10-14-20
JOHN J. POST JR. L.L.S LIC NO. 50643

INTERNAL LOT LINES OF SUBDIVISION PREPARED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON BOUNDARY
JOSEPH P BERGER LS#049745

WETLAND BUFFER BOUNDARY MONUMENT (NTS)

BERNTSEN MONUMENTS
F130 0

30" Aluminum Drive-in Wetland Survey Monument with Magnet

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Please enter the text you would like printed in the text boxes provided below:
Outside Row
Total of 46 characters and spaces.
Centered at 12 o'clock: TOWN OF WAPPINGER
Centered at 6 o'clock: WETLAND BUFFER
Inside Row
Total of 56 characters and spaces.
Centered at 12 o'clock:
Centered at 6 o'clock:
Please select the center mark for this cap: Surveying Center Marks
Nevus

TOWN OF WAPPINGER
WETLAND BUFFER

This preview is a computer generated representation of the layout. Actual character sizes, type and center mark may differ from this preview

CONCRETE MONUMENT DETAIL

3/8 " DIA REINFORCING ROAD
1 1/2"
2"
4"
1 1/2"
1 1/2"
5"
FINISHED GROUND
6"
CONCRETE MIX RATIO 1:2 3 1/2 S
6"
5'
5'

NO.	DATE	REVISIONS	BY
1	05/05/21	revised drainage	SPB

Date 01/25/21
Sheet SH 4 OF 10

SUBDIVISION PLAT

MYERS RUN
MYERS CORNERS ROAD
TOWN OF WAPPINGER NY

BERGER ENGINEERING AND SURVEYING
100 FULTON AVE.
POUGHKEEPSIE N.Y. 12603
(845) 471 - 7383
bergereng@gmail.com

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL OR A REPORT PREPARED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

STATE OF NEW YORK
JOSEPH PAUL BERGER
No. 049634
LICENSED PROFESSIONAL ENGINEER