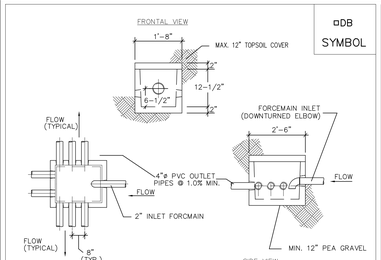


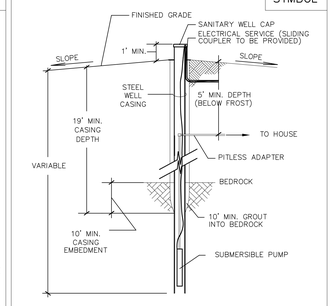
DB SYMBOL

CONSTRUCTION NOTES:

1. A MINIMUM OF 4' OF 4"ø SOLID PIPE SHALL BE PROVIDED PRIOR TO THE START OF THE TRENCHES.
2. ALL OUTLETS SHALL BE AT THE SAME ELEVATION.
3. ALL UNUSED OUTLETS MUST BE PLUGGED.
4. A BRICK BAFFLE SHALL BE PLACED AT THE INLET OPENING OF THE D-BOX.
5. A BEDDING OF 12" PEA GRAVEL SHALL BE PROVIDED UNDER THE D-BOX.
6. THE INVERT ON THE INLET PIPE SHALL BE A MINIMUM OF 2" HIGHER THAN THE INVERT OF ANY OF THE OUTLETS.
7. A MAX. 12" OF TOPSOIL COVER SHALL BE PROVIDED.

DISTRIBUTION BOX

NOT TO SCALE



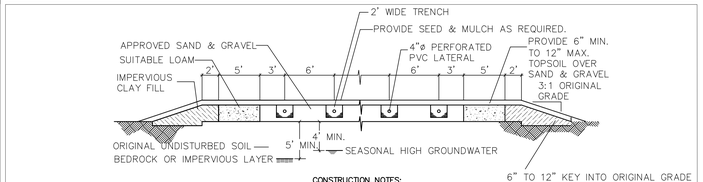
ST SYMBOL

NOTES:

1. WELL CAP TO BE PROVIDED WITH DOWNWARD FACING SCREENED VENT.
2. MOULDING TO BE PLACED AROUND CAUSING FOR SETTLEMENT

WELL DETAIL

NOT TO SCALE



CONSTRUCTION NOTES:

1. FILL SHALL BE SAND AND GRAVEL FILL, WITH A STABILIZED PERCOLATION RATE WHICH IS LESS THAN OR EQUIVALENT TO THE PERCOLATION RATE OF THE VIRGIN SOIL, AND NO MORE THAN 15 MINUTES PER INCH. THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE FILL MATERIAL IS IN THE PROPER PLACE, IS OF THE PROPER QUANTITY AND DIMENSIONS, AND IS OF PROPER QUALITY. PROPER QUALITY MUST BE DEMONSTRATED BY STABILIZED PERCOLATION TESTS, THE RESULTS OF WHICH SHALL BE SUBMITTED WITH THE ENGINEERS CERTIFICATION.
2. SCARIFY EXISTING GRADE PRIOR TO PLACEMENT OF FILL PAD.
3. LATERALS TO BE PLACED 6' ON CENTER, WITH THE LIMITS OF THE GRAVEL 3' BEYOND THE CENTER OF THE TRENCH.
4. THE CLAY FILL IS TO BE OF AN IMPERVIOUS NATURE 2 FT. MIN. AND PLACED BEYOND THE LIMITS OF GRAVEL.
5. ADDITIONAL FILL MAY BE REQUIRED TO KEEP LATERALS EVEN. REFER TO PLAN FOR SEPTIC FILL REQUIREMENTS.
6. PRIOR TO THE PLACEMENT OF FILL MATERIAL, ANY LARGE ROCKS ARE TO BE REMOVED FROM SEWAGE DISPOSAL AREA (IF PRESENT)
7. THE FILL FOR THE 100% EXPANSION AREA SHALL BE INSTALLED AT THE TIME OF THE INSTALLATION OF THE PRIMARY AREA FILL.

TYPICAL FILL CROSS SECTION

NOT TO SCALE

SITE SPECIFIC NOTES:

1. ALTERATION OF THIS DOCUMENT, EXCEPT BY A NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR WITH A 7208-N EXEMPTION OF THE NEW YORK STATE EDUCATION LAW, IS ILLEGAL.
2. THERE SHALL BE NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN ON THIS PLAT WITHOUT THE APPROVAL OF THE TOWN PLANNING BOARD AND THE DUTCHESS COUNTY HEALTH DEPARTMENT.
3. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AT SITE TO PROTECT BODIES OF WATER AND DOWNSTREAM PROPERTIES, IN ACCORDANCE WITH THE LATEST ISSUE OF THE NYSDEC NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. THE DEVELOPER SHOULD CONTACT THE TOWN ENGINEER ONCE THE EROSION CONTROLS ARE IN AND PRIOR TO CONSTRUCTION FOR INSPECTION BY THE TOWN. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED IN PROPER FUNCTIONING ORDER AND SHALL BE REPLACED AS NECESSARY DURING THE LENGTH OF THE PROJECT.
4. CURTAIN AND/OR FOOTING DRAINS AND ROOF DRAIN LEADERS SHALL BE INSTALLED AS SHOWN ON THIS APPROVED PLAN UNLESS AUTHORIZED BY THE TOWN ENGINEER.
5. ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED SHALL BE STOCKPILED NOT LESS THAN 200 FEET FROM ANY BODY OF WATER AND SHALL IMMEDIATELY BE SEEDED WITH MANHATTAN RYE-GRASS AND PROTECTED BY SILT FENCE.
6. IN ADDITION TO THE ABOVE, ANY FURTHER EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE EMPLOYED WHERE DEEMED NECESSARY PER THE TOWN ENGINEER.
7. ALL CUT SLOPES AND EMBANKMENT FILLS SHALL BE IMMEDIATELY LAID BACK AND STABILIZED AS FOLLOWS: GRADE TO FINISHED SLOPES. SCARIFY. TOPSOIL WITH NO LESS THAN 4" OF SUITABLE TOPSOIL MATERIAL.
8. SEED WITH MANHATTAN RYE-GRASS SEED, APPLIED AT A RATE OF NO LESS THAN 5 POUNDS PER 1,000 SQUARE FEET.
9. MULCH WITH NO LESS THAN 1" AND NO MORE THAN 3" OF STRAW MULCH (2 TONS PER ACRES) AND ANCHORED IN A SUITABLE MANNER.
10. WHEREVER FEASIBLE NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ONLY THE SMALLEST PRACTICAL AREA OF LAND DISTURBANCE SHALL OCCUR AT ANY ONE TIME DURING DEVELOPMENT.
12. WALLS GREATER THAN 4 FEET IN HEIGHT MUST BE DESIGNED AND FORMALLY SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ALL DRAWINGS AND CALCULATIONS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER.
13. THE PERMANENT FINAL VEGETATION AND STRUCTURAL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL AND AS MAY BE DIRECTED BY THE TOWN ENGINEER. THE SITE MUST UNDERGO FINAL STABILIZATION PRIOR TO THE REMOVAL OF THE TEMPORARY EROSION MEASURES, INCLUDING SILT FENCE. IN ACCORDANCE WITH THE LATEST EDITION OF THE NYSDEC'S NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MANUAL, FINAL STABILIZATION MEANS THAT ALL SOIL-DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT HAS BEEN ESTABLISHED OR EQUIVALENT STABILIZATION MEASURES (SUCH AS THE USE OF MULCHES OR GEOTEXTILES) HAVE BEEN EMPLOYED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES. HAY STRAW MULCH WILL ONLY BE ACCEPTED IF THE REQUIREMENTS SET FORTH IN TABLES 3.7 AND 3.8 OF THE EROSION AND SEDIMENT CONTROL MANUAL ARE MET.
14. PARCEL BOUNDARY INFORMATION AS PROVIDED BY APPLICANT/OWNER ENTITLED "MAP OF SURVEY FOR D MANCO DEVELOPMENT CORP. AS PREPARED BY BARGER AND MILLER"
15. APPROVAL FOR THE IMPROVED CURB CUT WILL BE REQUIRED FROM THE TOWN WAPPINGER HIGHWAY SUPERINTENDENT.
16. DUE TO PROPOSED GRADES EXCEEDING 6.0% BOTH DRIVEWAYS' SHALL BE PAVED IN THEIR ENTIRETY.

ADJOINING PROPERTY OWNERS

A W SCRAP PROCESSORS INC
1980 ROUTE 9D
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 135689006560002721673000

CYNTHIA JENNIFER DREHER
118 STONYKILL RD
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 135689006560002738158280000

STEPHEN J. BERTERO
100 STONYKILL RD
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 135689006560002833565000000

SEAN FALLON
79 STONYKILL RD
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 135689006560002828997320000

GEORGE C. DEREGGO
8 PEACOCK LN
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 135689006560002727069000000

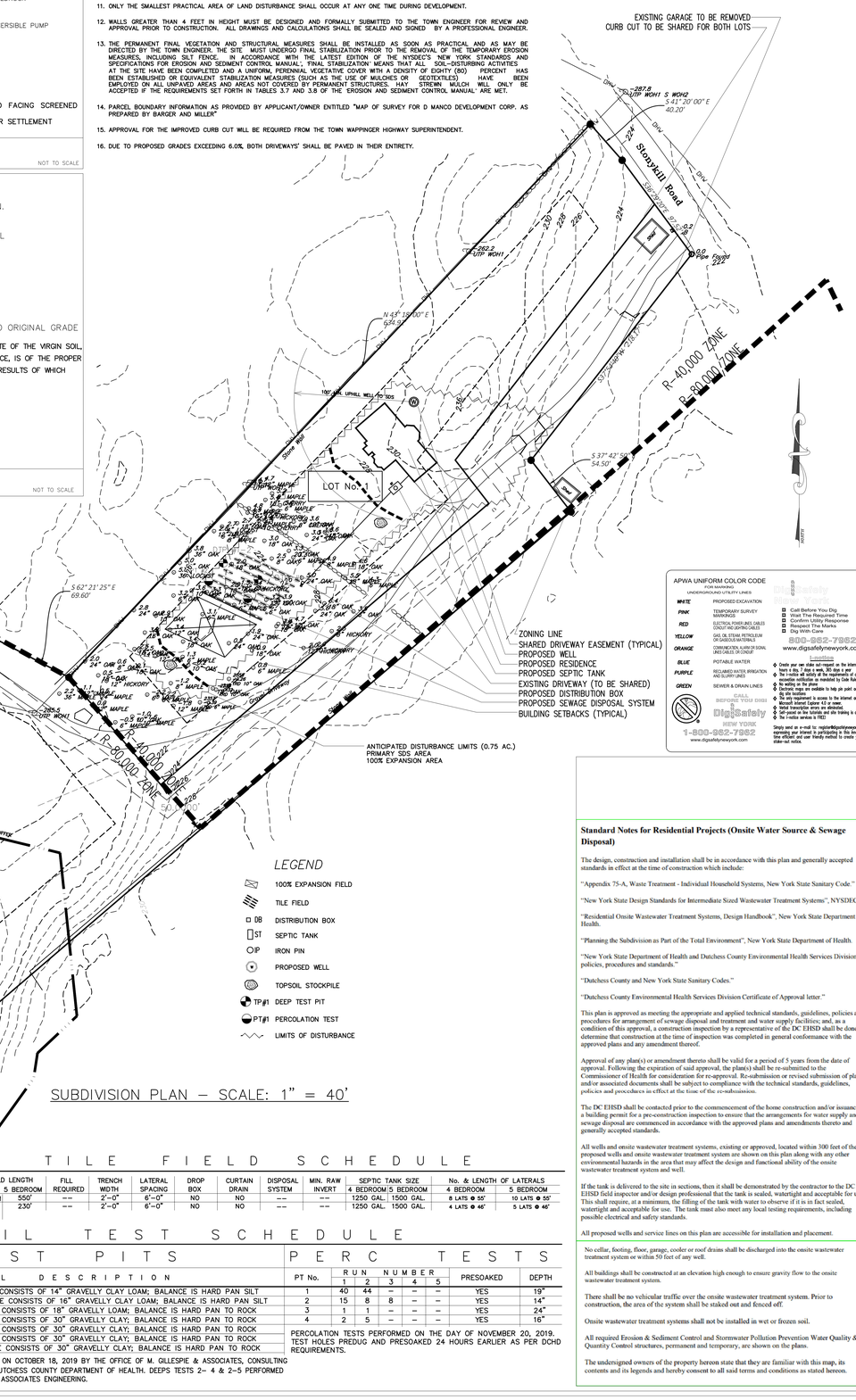
DOMINICK J. AMENDOLIA
75 STONYKILL RD.,
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 135689006560002828627500000

ESTHER BORDEN-COLLINS
P.O. BOX 881,
NEWBURGH, NY 12551
FOR PROPERTY: 135689006560002656844713000

MARIA ZAVALA
112 STONYKILL RD.,
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 135689006560002837371000000

GLENN A. SMITH
90 STONYKILL RD,
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 135689006560002835171200000

CATHERINE HERNANDEZ
77 STONYKILL RD.,
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 135689006560002828974200000



SUBDIVISION PLAN – SCALE: 1" = 40'

APWA UNIFORM COLOR CODE
FOR MARKING UNDERGROUND UTILITY LINES

WHITE	PROPOSED EXCAVATION
PINK	TEMPORARY SURVEY MARKINGS
RED	ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
YELLOW	GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
BLUE	POTABLE WATER
PURPLE	RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	SEWER & DRAIN LINES

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Standard Notes for Residential Projects (Onsite Water Source & Sewage Disposal)

The design, construction and installation shall be in accordance with this plan and generally accepted standards in effect at the time of construction which include:

"Appendix 75-A, Waste Treatment - Individual Household Systems, New York State Sanitary Code."

"New York State Design Standards for Intermediate Sized Wastewater Treatment Systems", NYSDEC

"Residential Onsite Wastewater Treatment Systems, Design Handbook", New York State Department of Health.

"Planning the Subdivision as Part of the Total Environment", New York State Department of Health.

"New York State Department of Health and Dutchess County Environmental Health Services Division policies, procedures and standards."

"Dutchess County and New York State Sanitary Codes."

"Dutchess County Environmental Health Services Division Certificate of Approval letter."

This plan is approved as meeting the appropriate and applied technical standards, guidelines, policies and procedures for arrangement of sewage disposal and treatment and water supply facilities; and, as a condition of this approval, a construction inspection by a representative of the DC EHSD shall be done to determine that construction at the time of inspection was completed in general conformance with the approved plans and any amendment thereof.

Approval of any plan(s) or amendment thereto shall be valid for a period of 5 years from the date of approval. Following the expiration of said approval, the plan(s) shall be re-submitted to the Commissioner of Health for consideration for re-approval. Re-submission or revised submission of plans and/or associated documents shall be subject to compliance with the technical standards, guidelines, policies and procedures in effect at the time of the re-submission.

The DC EHSD shall be contacted prior to the commencement of the home construction and/or issuance of a building permit for a pre-construction inspection to ensure that the arrangements for water supply and sewage disposal are commenced in accordance with the approved plans and amendments thereto and generally accepted standards.

All wells and onsite wastewater treatment systems, existing or approved, located within 300 feet of the proposed wells and onsite wastewater treatment system are shown on this plan along with any other environmental hazards in the area that may affect the design and functional ability of the onsite wastewater treatment system and well.

If the tank is delivered to the site in sections, then it shall be demonstrated by the contractor to the DC EHSD field inspector and/or design professional that the tank is sealed, watertight and acceptable for use. This shall require, at a minimum, the filling of the tank with water to observe if it is in fact sealed, watertight and acceptable for use. The tank must also meet any local testing requirements, including possible electrical and safety standards.

All proposed wells and service lines on this plan are accessible for installation and placement.

No cellar, footing, floor, garage, cooler or roof drains shall be discharged into the onsite wastewater treatment system or within 50 feet of any well.

All buildings shall be constructed at an elevation high enough to ensure gravity flow to the onsite wastewater treatment system.

There shall be no vehicular traffic over the onsite wastewater treatment system. Prior to construction, the area of the system shall be staked out and fenced off.

Onsite wastewater treatment systems shall not be installed in wet or frozen soil.

All required Erosion & Sediment Control and Stormwater Pollution Prevention Water Quality & Quantity Control structures, permanent and temporary, are shown on the plans.

The undersigned owners 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.

LEGEND

- 100% EXPANSION FIELD
- TILE FIELD
- DB DISTRIBUTION BOX
- ST SEPTIC TANK
- IP IRON PIN
- PROPOSED WELL
- TOPSOIL STOCKPILE
- TP#1 DEEP TEST PIT
- PT#1 PERCOLATION TEST
- LIMITS OF DISTURBANCE

TILE FIELD SCHEDULE

	TILE FIELD LENGTH 4 BEDROOM	TILE FIELD LENGTH 5 BEDROOM	FILL REQUIRED	TRENCH WIDTH	LATERAL SPACING	DROP BOX	CURTAIN DRAIN	DISPOSAL SYSTEM	MIN. RAW INVERT	SEPTIC TANK SIZE 4 BEDROOM	SEPTIC TANK SIZE 5 BEDROOM	No. & LENGTH OF LATERALS 4 BEDROOM	No. & LENGTH OF LATERALS 5 BEDROOM
LOT #1	4 BEDROOM	5BR		2'-0"	6'-0"	NO	NO	---	---	1250 GAL.	1500 GAL.	8 LATS @ 55'	10 LATS @ 55'
1	440'	230'	---	2'-0"	6'-0"	NO	NO	---	---	1250 GAL.	1500 GAL.	4 LATS @ 40'	5 LATS @ 40'
2	184'												

SOIL TEST SCHEDULE

DEEP TEST PITS

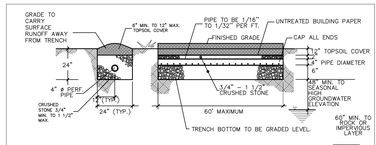
DTP No.	SOIL DESCRIPTION
LOT 1 – 1	TOTAL DEPTH: 5' TO ROCK | PROFILE CONSISTS OF 14" GRAVELLY CLAY LOAM; BALANCE IS HARD PAN SILT
LOT 1 – 2	TOTAL DEPTH: 3'6" TO ROCK | PROFILE CONSISTS OF 16" GRAVELLY CLAY LOAM; BALANCE IS HARD PAN SILT
LOT 2 – 1	TOTAL DEPTH: 5' TO ROCK | PROFILE CONSISTS OF 18" GRAVELLY LOAM; BALANCE IS HARD PAN TO ROCK
LOT 2 – 2	TOTAL DEPTH: 5' TO ROCK | PROFILE CONSISTS OF 30" GRAVELLY CLAY; BALANCE IS HARD PAN TO ROCK
LOT 2 – 3	TOTAL DEPTH: 4' TO ROCK | PROFILE CONSISTS OF 30" GRAVELLY CLAY; BALANCE IS HARD PAN TO ROCK
LOT 2 – 4	TOTAL DEPTH: 3' TO ROCK | PROFILE CONSISTS OF 30" GRAVELLY CLAY; BALANCE IS HARD PAN TO ROCK
LOT 2 – 5	TOTAL DEPTH: 3'7" TO ROCK | PROFILE CONSISTS OF 30" GRAVELLY CLAY; BALANCE IS HARD PAN TO ROCK

DEEPS TESTS FOR LOT 1 1-2 & LOT 2 1-3 PERFORMED ON OCTOBER 18, 2019 BY THE OFFICE OF M. GILLESPIE & ASSOCIATES, CONSULTING ENGINEERING AND WITNESSED BY DAN KEELER OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. DEEPS TESTS 2- 4 & 2-5 PERFORMED ON MARCH 15, 2022 BY THE OFFICE OF M. GILLESPIE & ASSOCIATES ENGINEERING.

PERC TESTS

PT No.	RUN NUMBER 1	2	3	4	5	PRESOAKED	DEPTH
1	40	44	–	–	–	YES	19"
2	15	8	8	–	–	YES	14"
3	1	1	–	–	–	YES	24"
4	2	5	–	–	–	YES	16"

PERCOLATION TESTS PERFORMED ON THE DAY OF NOVEMBER 20, 2019. TEST HOLES PREDUG AND PRESOAKED 24 HOURS EARLIER AS PER DCHD REQUIREMENTS.

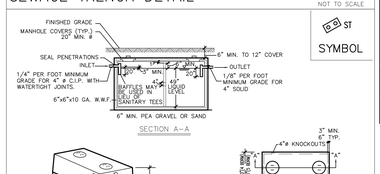


CONSTRUCTION NOTES:

1. BACK FILL MATERIAL SHALL CONTAIN NO PARTICLES WITH ANY DIMENSION GREATER THAN 4".
2. TRENCHES SHALL BE INSTALLED AT 6'-0" ON CENTER.
3. ALL ENDS TO BE CAPPED.

SEWAGE TRENCH DETAIL

NOT TO SCALE



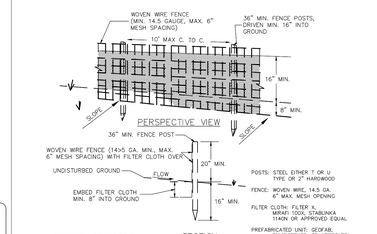
ST SYMBOL

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL SEAL PENETRATIONS IN THE SEPTIC TANK SO THAT THE SEPTIC TANK IS WATERTIGHT.
2. THE SEPTIC TANK SHALL BE CONSTRUCTED FROM CONCRETE WHICH SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT A STANDARD 28 DAY COMPRESSIVE TEST.
3. 6"x6"x10" GA. WELDED WIRE FABRIC SHALL BE USED AS REINFORCEMENT FOR THE SEPTIC TANK.
4. TWO-PIECE SEPTIC TANKS SHALL BE SEALED WITH A BUTYL GASKET OR AS PER THE MANUFACTURER'S RECOMMENDATIONS.
5. THE SEPTIC TANK SHALL BE TESTED FOR WATER TIGHTNESS.
6. DRIVEWAYS OR OTHER FACILITIES SHALL NOT BE CONSTRUCTED ABOVE SEPTIC TANKS UNLESS SPECIALLY DESIGNED AND REINFORCED TO SAFELY CARRY THE LOAD IMPOSED.
7. THE TANK IS NOT SIZED TO ACCOMMODATE A GARBAGE GRINDER IN THE HOME AT ANY POINT IN TIME.
8. SEPTIC TANK TO BE CAPABLE OF WITHSTANDING H-20 LOADING.
9. MANHOLE EXTENSIONS TO BE INSTALLED TO GRADE TO ALLOW FOR MAINTENANCE AT THE INLET AND OUTLET LOCATION.

SEPTIC TANK DETAIL

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1. MAX. ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE IN A SLOPE ARE:

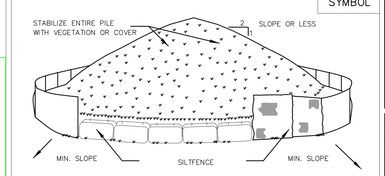
SLOPE STEEPNESS	MAXIMUM LENGTH
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

2. MAX. DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED ½ ACRE PER 100' OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5' BEHIND THE FENCE.

SILT FENCE DETAILS

NOT TO SCALE

SYMBOL

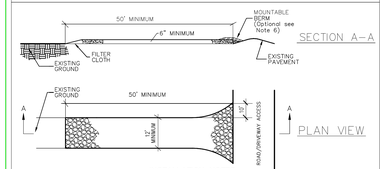


INSTALLATION NOTES:

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

TOPSOIL STOCKPILE DETAIL

NOT TO SCALE



INSTALLATION NOTES:

1. STONE SIZE – USE 2" MIN. ANGULAR/CRUSHED STONE.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. 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.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE
7. 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.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE DETAILS

NOT TO SCALE

RESIDENTIAL SUBDIVISION

BERTERO

DUTCHESS CO., NEW YORK
OCTOBER 3, 2019

TOWN OF WAPPINGER
SCALE(S) - AS NOTED

OWNER

STEVE BERTERO
100 STONYKILL ROAD
WAPPINGERS FALLS, N.Y. 12590

OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP,ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS ALL SAID TERM AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP WITH THE OFFICE OF THE DUTCHESS COUNTRY CLERK.

OWNERS _____ DATE _____

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY WAS PREPARE BY ME AND MADE FROM AN ACTUAL FIELD SURETY COMPLETED ON TOPOGRAPHICAL SURVEY DATUM AS PER NGVD 29.

BRENDAN JOHNSON, LS

TOWN OF WAPPINGER PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK ON THE ____ DAY OF _____ 20___ 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 WAPPINGER PLANNING BOARD SIGNED THIS _____ DAY OF _____ 20___

CHAIRPERSON

PARCEL INFORMATION

TAX GRID PARCEL NUMBER(S)	135689-6056-02-835650
ZONING DISTRICT	R-40 & R-80
TOTAL AREA	6.21 ACRES
ADDRESS	100 STONYKILL RD, WAPPINGERS FALLS, NY 12590
SCHOOL DISTRICT	BEACON CITY SCHOOL DISTRICT
FIRE DISTRICT	CHELSEA FIRE
SANITARY DISPOSAL	ON-SITE SEPTIC TANK AND INDIVIDUAL TILE FIELD
WATER SUPPLY	WELL

BULK REGULATIONS

LOT #1 (R-40,000)

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	40,000 S.F.	91,381 S.F.
MINIMUM LOT WIDTH	125'	156'
MINIMUM LOT DEPTH	125'	725'
MINIMUM LOT FRONTAGE	50'	88'
MINIMUM FRONT YARD SETBACK	50'	331'
MINIMUM REAR YARD SETBACK	50'	350'
MINIMUM SIDE YARD SETBACK	25'	36'
MAXIMUM BUILDING COVERAGE	12%	<12%
MAXIMUM BUILDING HEIGHT	35'/2.5 STORIES	<35'/2.5 STORIES

LOT #2 (R-80,000)

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	80,000 S.F.	179,127 S.F.
MINIMUM LOT WIDTH	200'	386'
MINIMUM LOT DEPTH	200'	454'
MINIMUM LOT FRONTAGE	50'	50'
MINIMUM FRONT YARD SETBACK	50'	53'
MINIMUM REAR YARD SETBACK	40'	209'
MINIMUM SIDE YARD SETBACK	50'	79'
MAXIMUM BUILDING COVERAGE	10%	<12%
MAXIMUM BUILDING HEIGHT	35'/2.5 STORIES	< 35'/2.5 STORIES

REFERENCE: SCHEDULE OF DIMENSIONAL REGULATIONS – RESIDENTIAL DISTRICTS TOWN OF WAPPINGER ZONING ORDINANCE

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