



AREA MAP

SCALE: 1" = 400'

ADJOINING PARCEL OWNERS PER DC GIS

DAVID M. MCELROY
41 HILLCREST
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 1356890062570002977842

EDWARD H. TORREGROSSA
271 ALL ANGELS HILL ROAD
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 1356890062570002986805

YU-SHIN CHEN
45 HILLCREST CT.
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 1356890062570002966832

GINA GLORIOSO
49 HILLCREST CT
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 1356890062570002951822

HINDU SAMAJ
PO BOX 1188
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 1356890063570001022799

STEVEN RELYEA
37 HILLCREST CT.
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 1356890062570002990851

OWNER INFORMATION: EDWARD TORREGROSSA
271 ALL ANGELS HILL ROAD
WAPPINGERS FALLS, NY 12590

ZONE CLASSIFICATION: R-40
ACTION: RESIDENTIAL SUBDIVISION
TAX MAP PARCEL NO: 135689-6257-02-986805
TOPOGRAPHIC DATUM: U.S.G.S.
TOTAL ACREAGE: 5.67 AC.
WATER SUPPLY: COMMUNITY/PUBLIC - UNITED WAPPINGER WATER
SEWAGE DISPOSAL: INDIVIDUAL O.W.T.S.
FEMA: NO FLOOD PLAINS ON SITE
WETLANDS: NO WETLANDS ON SITE PER SITE VISIT

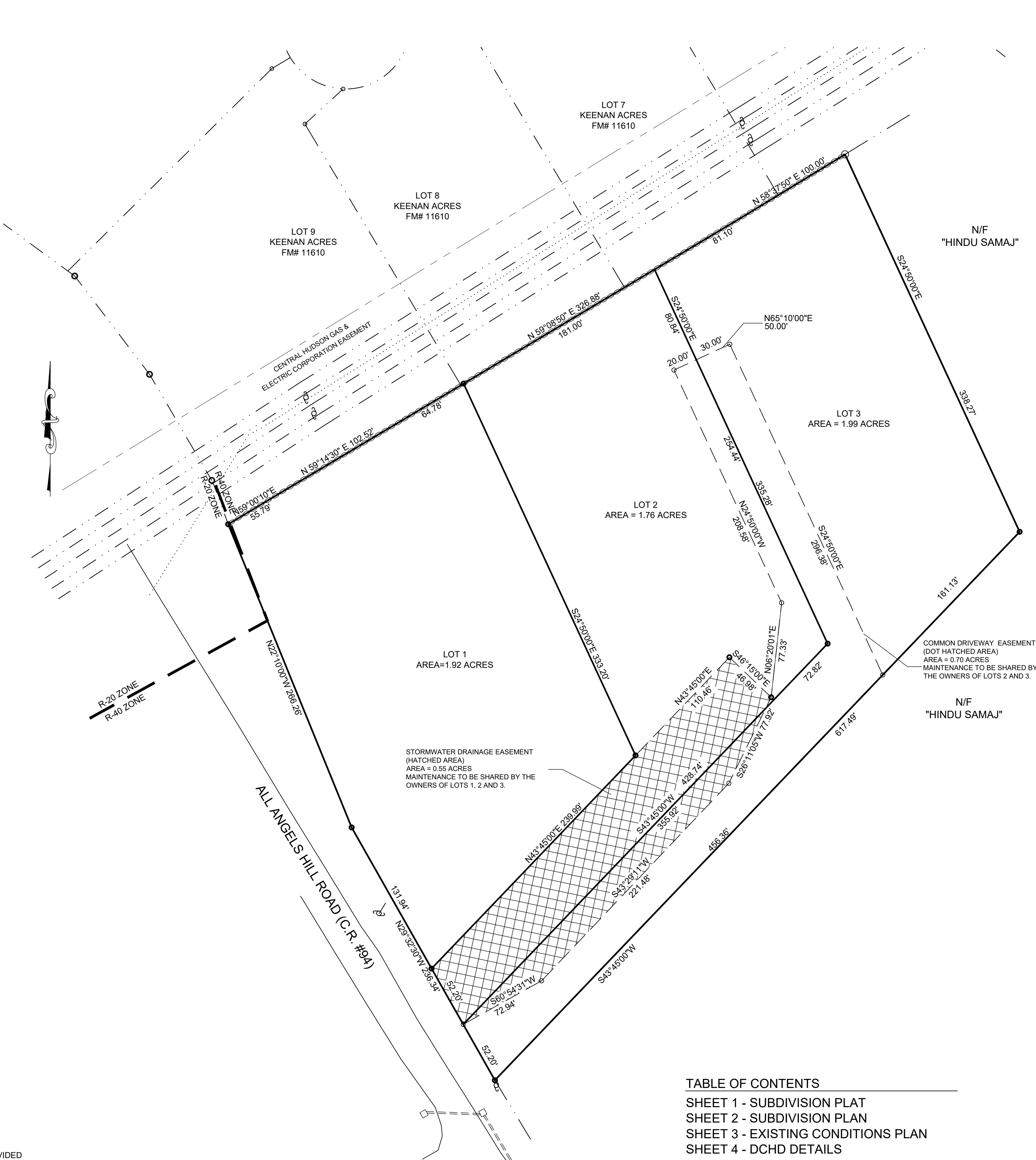
SITE SPECIFIC NOTES:

- A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AT THE SITE WITH THE OWNER OR DEVELOPER AND A REPRESENTATIVE FROM THE DUTCHESS COUNTY DEPARTMENT OF HEALTH PRIOR TO THE INSTALLATION OF THE SEWAGE DISPOSAL SYSTEM TO DISCUSS APPROVED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL.
- IF A SEPTIC TANK IS DELIVERED TO THE SITE IN SECTIONS, IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE D.C.H.D. FIELD INSPECTOR AND/OR CERTIFYING ENGINEER 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 SEALED AND WATERTIGHT.
- ALL HOUSES SHALL BE SET AT SUCH AN ELEVATION AS TO INSURE GRAVITY FEED TO THE SEWAGE DISPOSAL SYSTEM WHILE MAINTAINING PROPER COVER OVER ALL PIPING.
- THE HOUSE LOCATION SHALL MEET THE MINIMUM REQUIREMENTS AS SET FOR BY THE TOWN ZONING ORDINANCE. THE TOWN ZONING AND BUILDING DEPARTMENTS SHALL BE CONSULTED TO INSURE CONFORMITY WITH ALL APPLICABLE ZONING REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE REGRADING FOR THE 100% RESERVE AREAS HAS BEEN DETAILED TO PROVE THAT THE REGRADING CAN BE ACCOMPLISHED. THE INSTALLATION OF THE 100% RESERVE AREAS ARE NOT REQUIRED AT THE TIME OF THE INSTALLATION OF THE PRIMARY AREAS.
- WHERE SEWAGE DISPOSAL SYSTEMS (SDS'S) OR CURTAIN DRAINS ARE PROPOSED WITHIN 10' OF A PROPERTY LINE, THE PROPERTY LINE MUST BE STAKED BY A NEW YORK STATE LICENSED LAND SURVEYOR PRIOR TO LOT CONSTRUCTION.
- A PERMIT IS REQUIRED TO BE OBTAINED FROM THE DUTCHESS COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE PROPOSED CURB CUT SERVICING PROPOSED LOTS 2 & 3.
- WATER SUPPLY IS PROPOSED TO BE SERVED FROM THE TOWN OF WAPPINGER MUNICIPAL SUPPLY.
- A WATER SERVICE LINE METER IS TO BE INSTALLED AT EACH HOUSE AS PER THE TOWN OF WAPPINGER SPECIFICATIONS.
- THE WATER SERVICE LINE SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER. THE PORTION OF THE LINE WITHIN THE RIGHT OF WAY WILL BE OWNED BY THE TOWN OF WAPPINGER.
- ALL TAPS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN WATER SYSTEM OPERATORS (CAMO POLLUTION CONTROL, INC.)
- THE HOUSE ELEVATIONS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY EXISTING GRADES AND SET HOUSES SO THAT RUNOFF AND GROUNDWATER DO NOT INUNDATE FOUNDATIONS.
- THE OWNERS OF PROPOSED LOTS 1, 2 & 3 SHALL BE PERMANENTLY RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED DRY POND. AN EASEMENT SURROUNDING THE AREA IS PROVIDED ON THIS PLAN AND SHALL BE INCORPORATED INTO THE DEEDS FOR LOTS 1, 2 & 3.
- THE DRAINAGE EASEMENT (OR THE DRAINAGE DISCHARGE POINTS) SHOWN HEREON ESTABLISHES THE PERPETUAL RIGHT TO DISCHARGE STORMWATER RUNOFF FROM THE HIGHWAY AND FROM THE SURROUNDING AREA ONTO AND OVER THE AFFECTED PREMISES BY MEANS OF PIPES, CULVERTS OR DITCHES, OR A COMBINATION THEREOF. TOGETHER WITH THE RIGHT OF THE HOLDER OF FEE TITLE OF THE HIGHWAY OR HIS AUTHORIZED REPRESENTATIVES, TO ENTER SAID PREMISES FOR PURPOSES OF MAKING SUCH INSTALLATIONS AND DOING SUCH MAINTENANCE WORK AS SAID HOLDER OF FEE TITLE MAY DEEM NECESSARY TO ADEQUATELY DRAIN THE HIGHWAY AND SURROUNDING AREA.
- NO BUILDING PERMITS MAY BE ISSUED FOR ANY LOTS IN THIS SUBDIVISION UNTIL THE ROUGH GRADING, DRAINAGE IMPROVEMENTS, WATER SERVICE LINE UTILITIES, OFFSITE WATER AND INDIVIDUAL SEPTIC SYSTEM IMPROVEMENTS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE TOWN ENGINEER.
- DURING CONSTRUCTION OF THE PROPOSED DPW ROW IMPROVEMENTS, OR UPON COMPLETION OF THE IMPROVEMENTS, THE DUTCHESS COUNTY DEPARTMENT OF PUBLIC WORKS MAY REQUIRE THAT AN ADDITIONAL CATCH BASIN AND PIPE BE INSTALLED SOUTH OF THE LOT 1 DRIVEWAY TO MITIGATE POSSIBLE DRAINAGE PROBLEMS. THIS SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

BULK REQUIREMENTS

MINIMUM PROVIDED

DISTRICT	R-40	LOT #1	LOT #2	LOT #3
MIN. LOT AREA W/WATER OR SEWER	60,000 SQUARE FEET 0.92 ACRE	83,559 SQ.FT. 1.92 AC.	76,880 SQ.FT. 1.76 AC.	86,738 SQ.FT. 1.99 AC.
MIN. FRONTAGE	50'	398.2'	52.2'	52.2'
MIN. WIDTH	125'	378.0'	365.4'	367.4'
MIN. DEPTH	125'	230.9'	181.0'	181.0'
MIN. FRONT YARD (FROM COUNTY HIGHWAY)	75'	117.5'	441'	570'
MIN. SIDE YARD	25'	151.2'	75'	53'
MIN. REAR YARD	50'	53.2'	68'	104'
MAX. BUILDING COVERAGE (% LOT AREA)	12%	1.8%	2.3%	2.0%
MAX. FLOOR AREA RATIO	0.12	0.03	0.05	0.04
MAX. HEIGHT	35/2.5 STORIES	< 35/2.5 STORIES	< 35/2.5 STORIES	< 35/2.5 STORIES



PROPOSED CONDITIONS PLAN

SCALE: 1" = 50'

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED IN JANUARY 2003. TOPOGRAPHICAL SURVEY AS PER USGS DATUM.

ROBERT V. OSWALD, NYSLLS #50031

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

TABLE OF CONTENTS

- SHEET 1 - SUBDIVISION PLAT
- SHEET 2 - SUBDIVISION PLAN
- SHEET 3 - EXISTING CONDITIONS PLAN
- SHEET 4 - DCHD DETAILS
- SHEET 5 - DRIVEWAY DETAILS
- SHEET 6 - EROSION & SEDIMENT CONTROL
- SHEET 7 - EROSION & SEDIMENT CONTROL

RECOMMENDED FOR APPROVAL

DUTCHESS COUNTY DEPARTMENT OF HEALTH
APPROVED

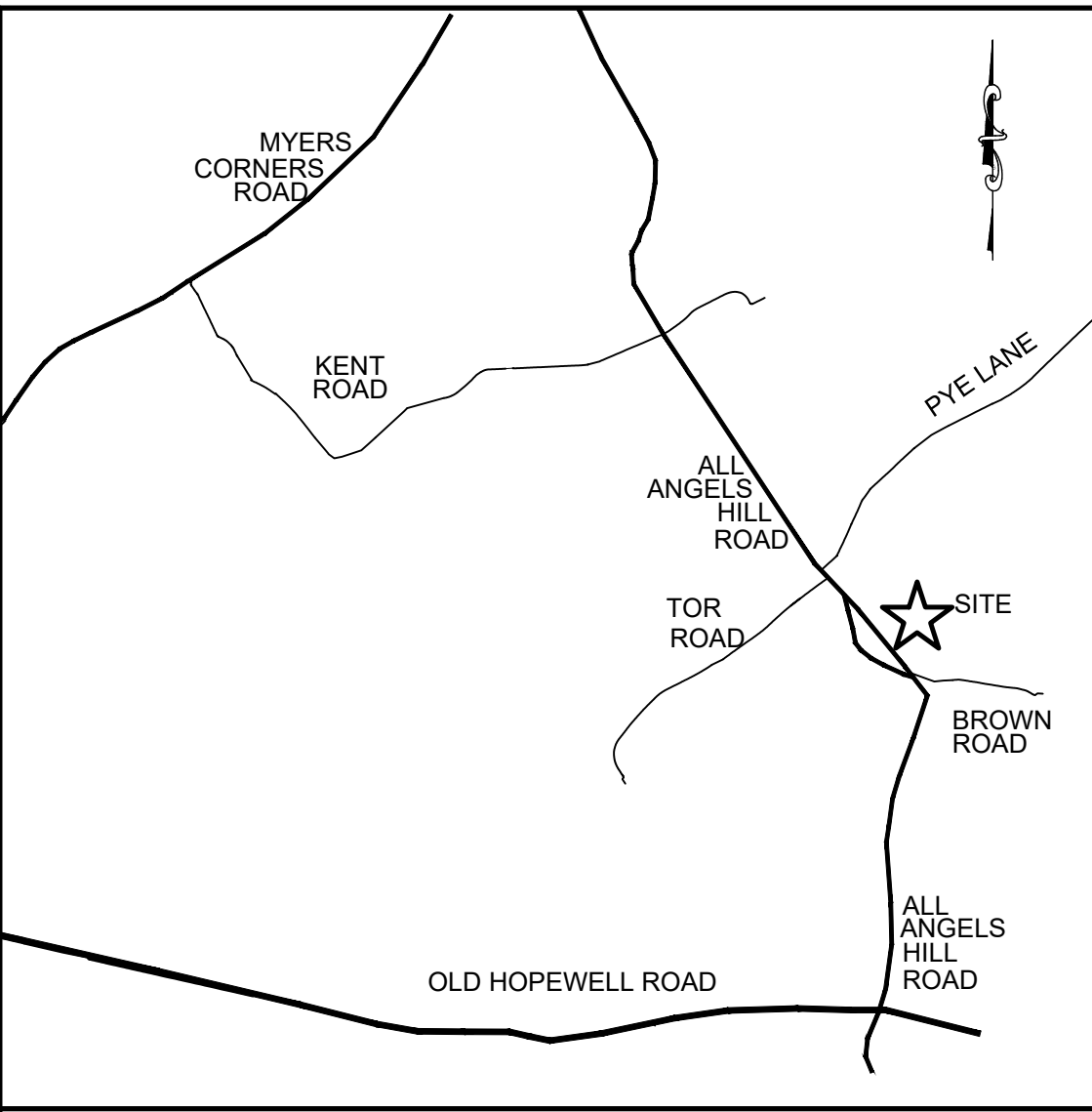
SUPERVISING PUBLIC HEALTH ENGINEER

TOWN OF WAPPINGERS PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE _____ DAY OF _____, 2023 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 _____, 2023

TOWN OF WAPPINGER PLANNING BOARD CHAIR



LOCATION MAP

SCALE: 1" = 2000'

LEGEND

- EXISTING SEWAGE DISPOSAL SYSTEM
- PROPOSED PRIMARY SEWAGE DISPOSAL SYSTEM
- SEWAGE DISPOSAL SYSTEM PROPOSED 100% EXPANSION AREA
- SEPTIC TANK
- DISTRIBUTION BOX
- EXISTING UTILITY POLE
- PROPOSED HAY BALE BERM-SILT FENCING
- STONE WALL
- EXISTING WATER MAIN
- WATER SERVICE LINE
- WATER SHUT OFF VALVE
- LIMIT OF DISTURBANCE
- EXISTING STORM SEWER
- FOOTING DRAIN

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	
FEBRUARY 9, 2023	
Revisions	
Project No.	2022-478
License No. 083970	
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT TORREGROSSA SUBDIVISION	
Town of Wappinger Dutchess County, New York	
DRAWINGS SUBDIVISION PLAT	
SCALE AS NOTED	DRAWN BY BJS
DATE 11-22-22	CHECKED BY BJS
DRAWINGS No. 1	
1 of 7	

PRE-CONSTRUCTION SEQUENCE:

- CONSTRUCTION SEQUENCE:

- ### EROSION CONTROL IMPLEMENTATION SCHEDULE (ALL PHASES)

- SEDIMENT TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED OR CLEANED ON A DAILY BASIS
- REFER TO CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION

CONSTRUCTION EROSION CONTROL MAINTENANCE SCHEDULE (ALL PHASES):

SITE DISTURBANCE PLAN UPDATE	WEEKLY	UPDATE DISTURBANCE AREA
- REFER TO CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION		

TOP WIDTH = 6'
DEPTH = 1'
BOTTOM WIDTH = 4'
SLOPE OF 0.023 FT/FT

DURING CONSTRUCTION OF THE PROPOSED DPW ROW IMPROVEMENTS, OR UPON COMPLETION OF THE IMPROVEMENTS, THE DUTCHESS COUNTY DEPARTMENT OF PUBLIC WORKS MAY REQUIRE THAT AN ADDITIONAL CATCH BASIN AND PIPE BE INSTALLED SOUTH OF THE LOT 1 DRIVEWAY TO MITIGATE POSSIBLE DRAINAGE PROBLEMS. THIS SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

REQUIRED	EXISTING
452' (4% DOWNGRADE APPROACH)	1800' +
328' (4% UPGRADE APPROACH)	540' +
315' (4% DOWNGRADE APPROACH)	1760' +
387' (4% UPGRADE APPROACH)	560' +

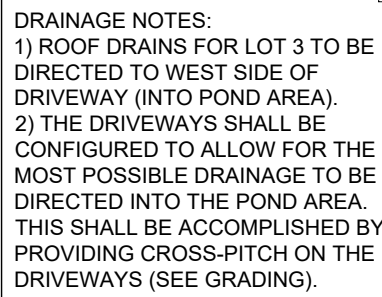
UPON THE COMPLETION OF THE PROPOSED WORK SHOWN HEREON, A SIGN
LINE CERTIFICATION SHALL BE COMPLETED BY A NEW YORK STATE LICENSE
ENGINEER AND SUBMITTED TO THE DCDPW.

THE EXISTING CATCH BASIN AT THE HINDU SAMAJ DRIVEWAY WILL NEED TO BE MODIFIED TO ACCEPT THE PROPOSED 15"Ø SICPP. ANY WORK PERFORMED, OR DAMAGE TO THE STRUCTURE MUST BE REPAIRED TO THE SATISFACTION OF THE DCDPW.

SCALE: 1" = 50'

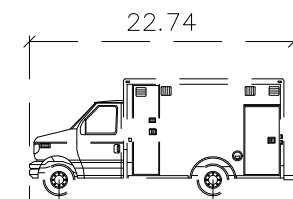
SCIENTIFIC NAME	COMMON NAME	MAP SYMBOL	QUANTITY	NOTES
FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	(BP)	4	18-24" HEIGHT, BALLED & BURLAPPED
EUNONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	(BB)	4	18-24" HEIGHT, BALLED & BURLAPPED
TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	(SY)	4	18-24" HEIGHT, BALLED & BURLAPPED
CORNUS SPURGEA ARGENTEO-MARGINATA	RED TWIGGED DOGWOOD	(TD)	4	18-24" HEIGHT, BALLED & BURLAPPED
ARONIA ARBUTIFOLIA	RED CHOKEBERRY	(RC)	4	18-24" HEIGHT, BALLED & BURLAPPED

QUANTITY	SYMBOL **	COMMON NAME	SCIENTIFIC NAME	SIZE	BALL SIZE	REMARKS
10	 RM	RED MAPLE	ACER RUBRUM	MIN. 3" CALIPER	32"	NURSERY GROWN, PLANT IN SPRING OF YEAR
10	 SM	SUGAR MAPLE	ACER SACCHARUM	MIN. 3" CALIPER	32"	NURSERY GROWN, PLANT IN SPRING OF YEAR
10	WP	WHITE PINE	PINUS STROBUS	MIN. 3" CALIPER	32"	NURSERY GROWN, PLANT IN SPRING OF YEAR
10	 BS	BLUE SPRUCE	PICEA PENSILVANA GLAUC	MIN. 3" CALIPER	32"	NURSERY GROWN, PLANT IN SPRING OF YEAR

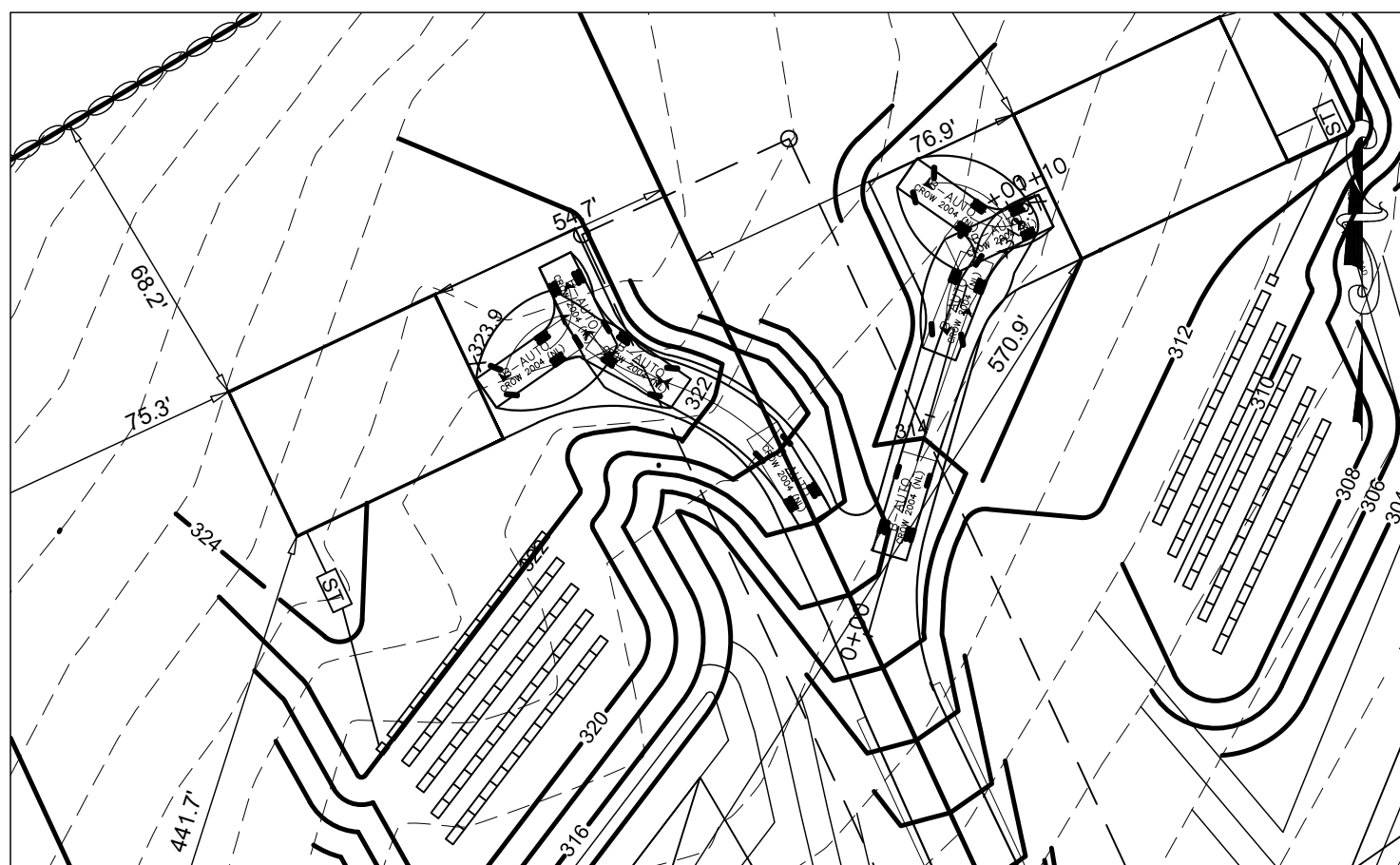


DRIVEWAY TO BE PAVED IN ITS ENTIRETY (DUE TO GRADES EXCEEDING 6% AND LENGTH EXCEEDING 500')

AREA OF DISTURBANCE
3.03 ACRES



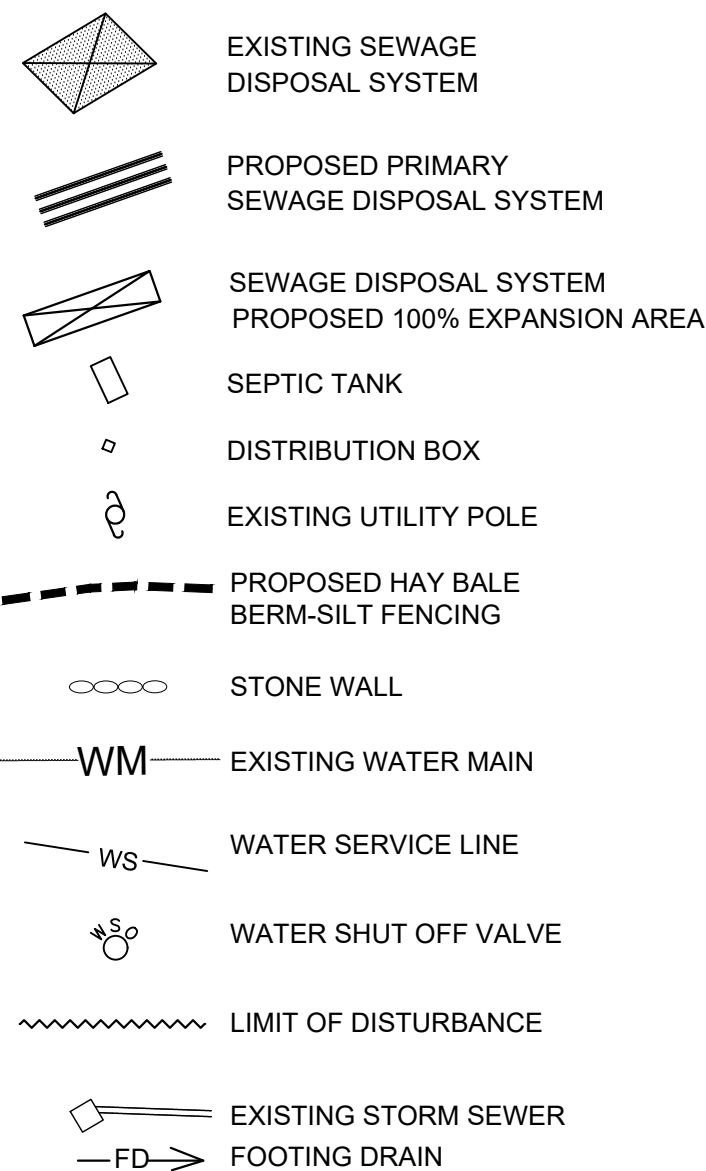
	feet
Width	: 7.71
Track	: 7.71
Lock to Lock Time	: 6.0
Steering Angle	: 47.8



TRUCK TURNING TEMPLATE

SCALE: 1" = 40'

LEGEND



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LAW FOR ANY PERSONS TO ALTER THESE PLANS,
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ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER OR LAND SURVEYOR.

		Brian J. Stokosa, PE
	FEBRUARY 9, 2023	
Revisions		
Project No.	2022-478	License No. 083970

DAY | STOKOSA
ENGINEERING P.C.

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

PROJECT
TORREGROSSA SUBDIVISION

Town of Wappinger Dutchess County, New York

SUBDIVISION PLAN

SCALE AS NOTED	DRAWN BY BJS	DRAWING No. 2
DATE 11-22-22	CHECKED BY BJS	
		2 of 7

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 _____

TOWN OF WAPPINGERS PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF
WAPPINGERS FALLS, NEW YORK ON THE _____ DAY OF _____
_____, 2023 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 _____, 2023

TOWN OF WAPPINGER PLANNING BOARD CHAIR



ROBERT V. OSWALD, NYSLLS #50031

OWNER

TOWN OF WAPPINGER PLANNING BOARD CHAIR

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	
DATE	CHECKED BY	
11-22-22	BJS	

ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DESIGN STANDARDS AS SET FORTH BY THE TOWN OF WAPPINGER:

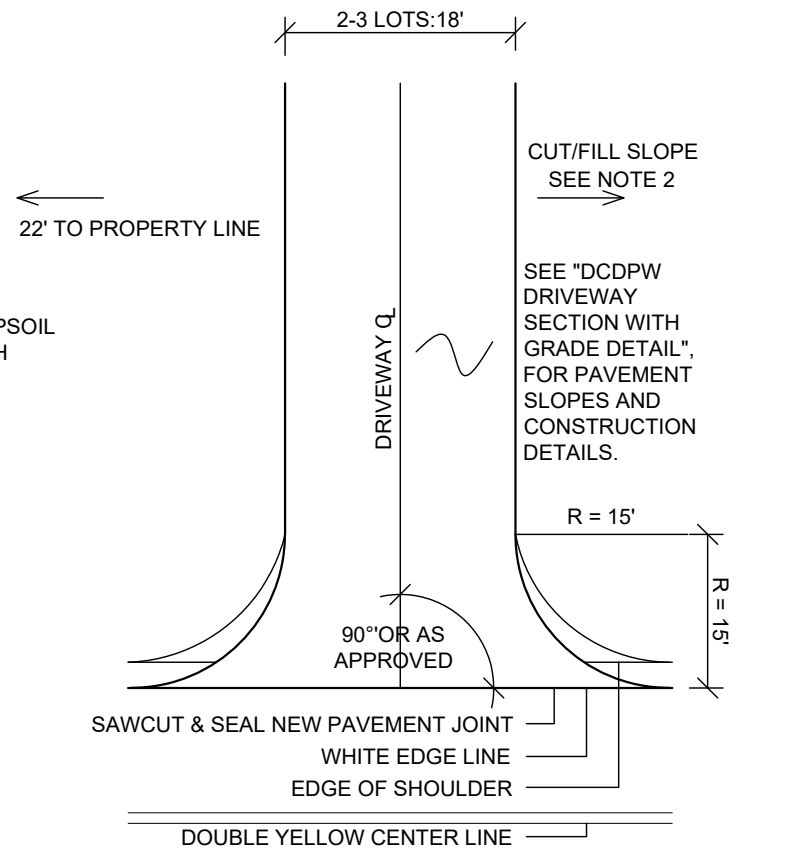
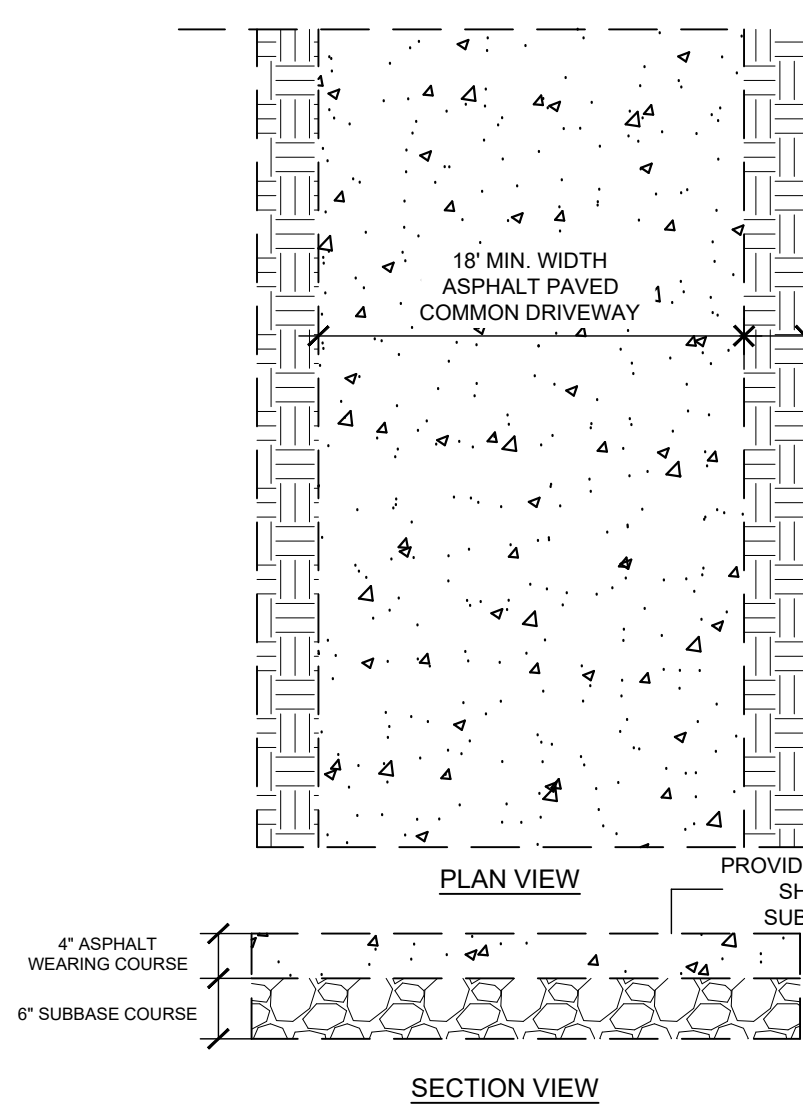
- A) THE MAXIMUM GRADE SHALL BE 12%.
- B) ALL DRIVEWAYS SHALL BE CONSTRUCTED SUCH THAT A POSITIVE GRADE (BETWEEN 2 AND 4%) IS ACHIEVED TO A POINT NOT LESS THAN 10 FEET FROM THE DRIVEWAY. HOWEVER PER DUTCHESS COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS, THERE IS A NEGATIVE PITCH FROM THE COUNTRY ROAD TO THE DRIVEWAY (SEE SECTION 100.00).
- C) THE FIRST 25 FEET OF ALL DRIVEWAYS SHALL BE PAVED.
- D) ALL DRIVEWAYS WITH GRADES GREATER THAN OR EQUAL TO 6% AND/OR LENGTHS OF GREATER THAN 250 FEET SHALL BE PAVED FOR THE ENTIRE LENGTH.
- E) DRIVEWAY REQUIREMENTS PER TOWN OF WAPPINGER ZONING CODE SECTION 240-100E: DRIVEWAYS AND ACCESS ROADS SHALL BE CONSTRUCTED TO A MINIMUM GRADE OF 2% TO PROVIDE FOR ACCESS TO WITHIN A DISTANCE OF SEVENTY-FIVE (75) FEET OR LESS OF THE STRUCTURE THAT MAY BE CALLED UPON TO BE PROTECTED AND SUCH DRIVEWAYS AND ACCESS ROADS SHALL BE DESIGNED SO AS TO PREVENT DAMAGE TO ADJACENT PROPERTIES.

(1) DRIVEWAYS UNDER FIVE HUNDRED (500) FEET LONG SHALL HAVE A MINIMUM WIDTH OF TWELVE (12) FEET; DRIVEWAYS OVER FIVE HUNDRED (500) FEET LONG SHALL HAVE A MINIMUM WIDTH OF TWELVE (12) FEET AND, IN ADDITION, SHALL HAVE A FIFTY (50) FOOT BY TWELVE (12) FOOT PULL-OUT EVERY FIVE HUNDRED (500) FEET TO ACCOMMODATE A FORTY (40) FOOT LONG PIECE OF FIRE FIGHTING EQUIPMENT.

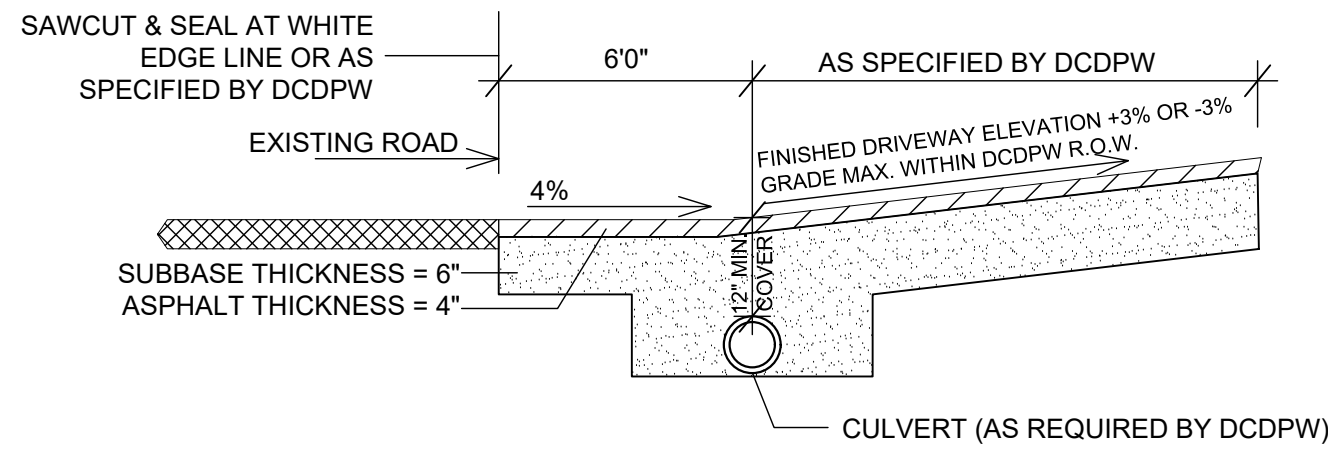
(2) THE DRIVEWAYS SHALL HAVE AND MAINTAIN AN OVERHEAD CLEARANCE OF FIFTEEN (15) FEET, FREE OF ANY OBSTRUCTIONS SUCH AS TREE BRANCHES, PERSONAL LIGHT POLES, UTILITY WIRES, ETC.

(3) THE DRIVEWAY BASE SHALL BE SUFFICIENT TO SUPPORT A THIRTY (30) TON FIRE FIGHTING APPARATUS.

(4) THE TOWN SHALL BE RESPONSIBLE TO PREVENT ACCESS OF FIRE DEPARTMENT APPARATUS.



NOTES:
1. 15' RADIUS (R = 15') SHALL TERMINATE AT EDGE OF SHOULDER OR WHITE LINE AS DIRECTED BY DCDPW.
2. CUT/FILL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL (2:1). DCDPW SHALL EVALUATE CUT/FILL SLOPES FOR ACCEPTABILITY.



CONSTRUCTION NOTES:
1. ASPHALT IS TO BE PLACED IN 2" LIFTS.
2. CULVERT PIPE IS TO BE MADE OF A SMOOTH INTERIOR CORRUGATED PLASTIC PIPE (SICPP) WITH A MINIMUM DIAMETER OF 12" AND A 1% PITCH.

ALL DRIVEWAY MATERIAL COURSES ARE FINISHED, COMPACTED THICKNESS AND SHALL CONFORM TO NYSDOT PAVEMENT MATERIAL SPECIFICATIONS.

DECLARATION OF COMMON DRIVEWAY
THE OWNERS OF LOTS 2 AND 3 AND ANY PARTIES USING THE PERMANENT SHARED DRIVEWAY EASEMENT AREA ARE HEREBY PROHIBITED FROM OBSTRUCTING, IMPEDING, OR OTHERWISE INTERFERING WITH THE REASONABLE USE OF THE PAVED DRIVEWAY CONSTRUCTED WITHIN THE PERMANENT EASEMENT AREA FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM EACH LOT TO AND FROM NEIGHBORHOOD ROADS AND PUBLIC HIGHWAY. ANY OBSTRUCTIONS SHALL BE PROMPTLY REMOVED AT THE RESPONSIBLE PARTY'S COSTS.
-PARKING OF ANY VEHICLES WITHIN THE PERMANENT EASEMENT AREA IS PROHIBITED AT ALL TIMES

THE DECLARING AND THE SUCCESSIVE OWNER(S) OF ANY OF THE LOT(S) REFERENCED HEREIN, SHALL BE JOINTLY RESPONSIBLE FOR THE CONTINUED MAINTENANCE, UPKEEP, REPAIR OR REPLACEMENT OF THE **DRIVEWAY**, AS CONSTRUCTED IN THE PERMANENT EASEMENT AREA, SO AS TO MAINTAIN THE COMMON DRIVEWAY IN A SAFE AND USEABLE MANNER. THE MAINTENANCE OBLIGATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE COSTS FOR:

MAINTENANCE NECESSARY TO KEEP THE DRIVEWAY IN GOOD REPAIR AND CONDITION, CLEAR AND PASSABLE
PAVING AND/OR REPAVING, AS NEEDED
REMOVAL OF ANY OVERHANGING FOLIAGE
INSPECTION AND REPAIR OF DRIVEWAY

EACH OF THE LOT OWNER(S) SHALL BE RESPONSIBLE FOR THEIR PROPORTIONATE SHARE OF THE JOINT MAINTENANCE COSTS OF THE COMMON DRIVEWAY. THOSE PROPORTIONS OF THE DRIVEWAY NOT INCLUDED WITHIN THE PERMANENT EASEMENT AREA USED FOR ACCESS TO ONE LOT SHALL BE MAINTAINED SOLELY BY SAID LOT OWNER(S) AT HIS/HER OWN COST. THE LOT OWNER(S) SHALL COOPERATE IN HIRING PERSONNEL AND OBTAINING MATERIALS NECESSARY FOR SUCH MAINTENANCE AND UPKEEP AND EACH SHALL PAY THEIR RESPECTIVE SHARE WHEN COSTS ARE DUE. IN THE EVENT THAT THE LOT OWNER(S) FAIL TO MAINTAIN OR REPAIR THE COMMON DRIVEWAY WITHIN THIRTY DAYS AFTER THE SAME IS DUE, THE OVERDUE AMOUNT SHALL BE A LIEN AGAINST HIS OR HER LOT, WHICH CAN BE ENFORCED IN THE SAME MANNER AS A JUDGMENT AGAINST THE OWNER. IN THE EVENT THAT ANY OF THE OWNER(S) FAIL TO COOPERATE IN MAINTAINING SAID COMMON DRIVEWAY, ANY PARTY BOUND BY THIS DECLARATION SHALL HAVE THE RIGHT TO UNDERTAKE ANY REASONABLE WORK TO ENSURE SUCH MAINTENANCE AND ASSESS ONE-HALF OF THE COSTS THEREOF TO THE OWNER(S) FAILING TO COOPERATE.

DAMAGES

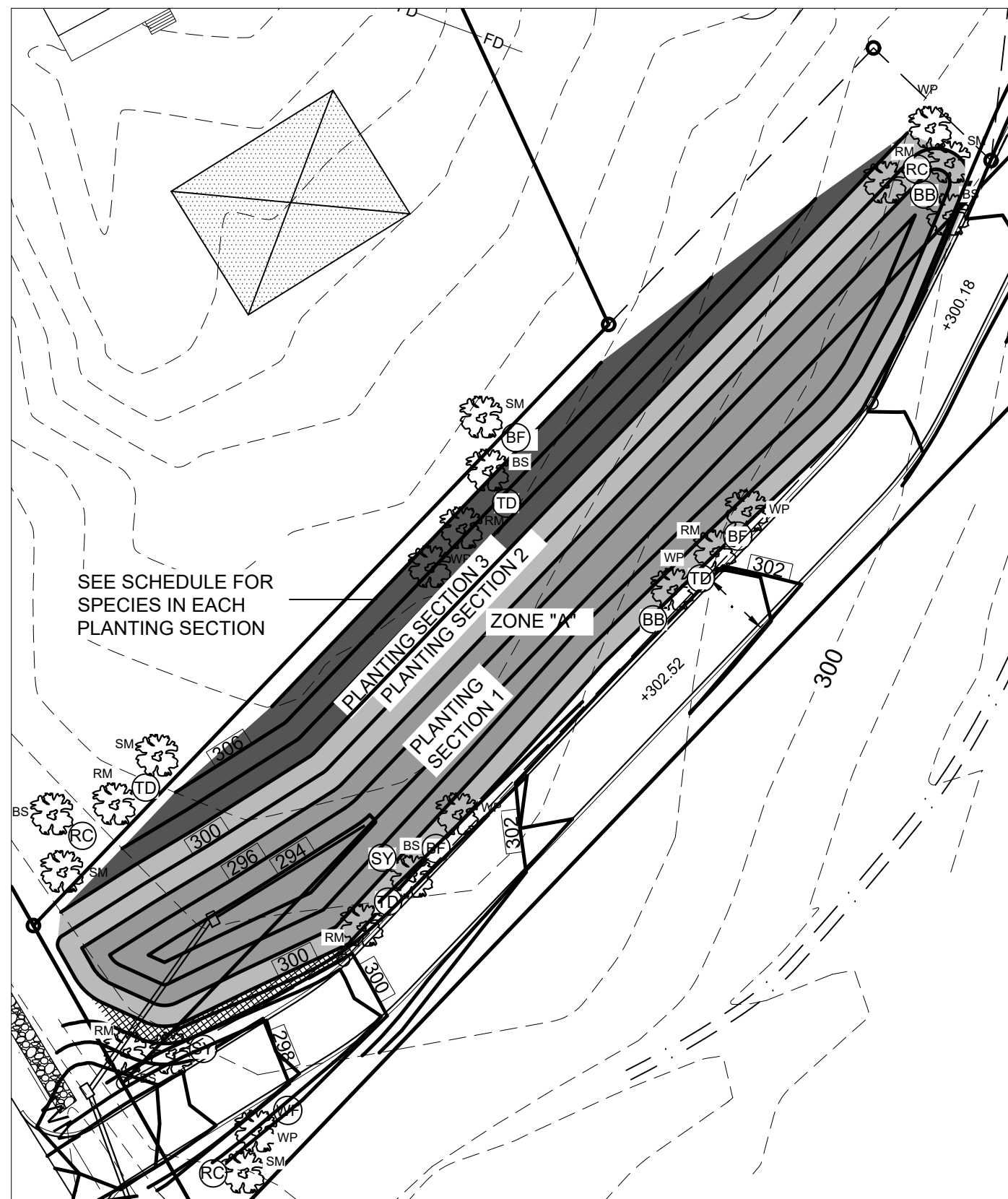
IF ANY DAMAGE IS CAUSED TO THE COMMON PAVED DRIVEWAY, SUCH DAMAGE SHALL BE REPAIRED BY THE OWNER(S) OF THE LOT WHICH CAUSED SUCH DAMAGE CAUSED BY THE LOT OWNER(S) INVITES. THE RESPONSIBLE LOT OWNER(S) SHALL IMMEDIATELY REPAIR SUCH DAMAGE AND SHALL PAY THE COST OF THE REPAIRS CAUSED BY SUCH DAMAGE.

NOT TO SCALE

1. ANNUAL INSPECTIONS REQUIREMENTS:
 - A) CHECK FOR VEGETATION AND GROUND COVER ADEQUACY ADD PLANTINGS AS NECESSARY
 - B) CHECK FOR EMBANKMENT EROSION PROVIDE BANK EROSION CONTROL AS NECESSARY
 - C) CHECK FOR ANIMAL BURROWS
 - D) CHECK FOR UNAUTHORIZED PLANTINGS, REMOVE UNWANTED PLANTINGS
 - E) CONFIRM DRAINS ARE CLEAR AND FUNCTIONING, REMOVE OBSTRUCTIONS AS NECESSARY
 - F) CONFIRM FREE OUTFLOW (CLEAR OUTLET OBSTRUCTIONS/DEBRIS)

1. CHECK FOR UNDESIRABLE VEGETATIVE GROWTH - REMOVE AS NECESSARY
2. CHECK FOR VISIBLE POLLUTION
3. NOTE SEDIMENT ACCUMULATION LEVELS

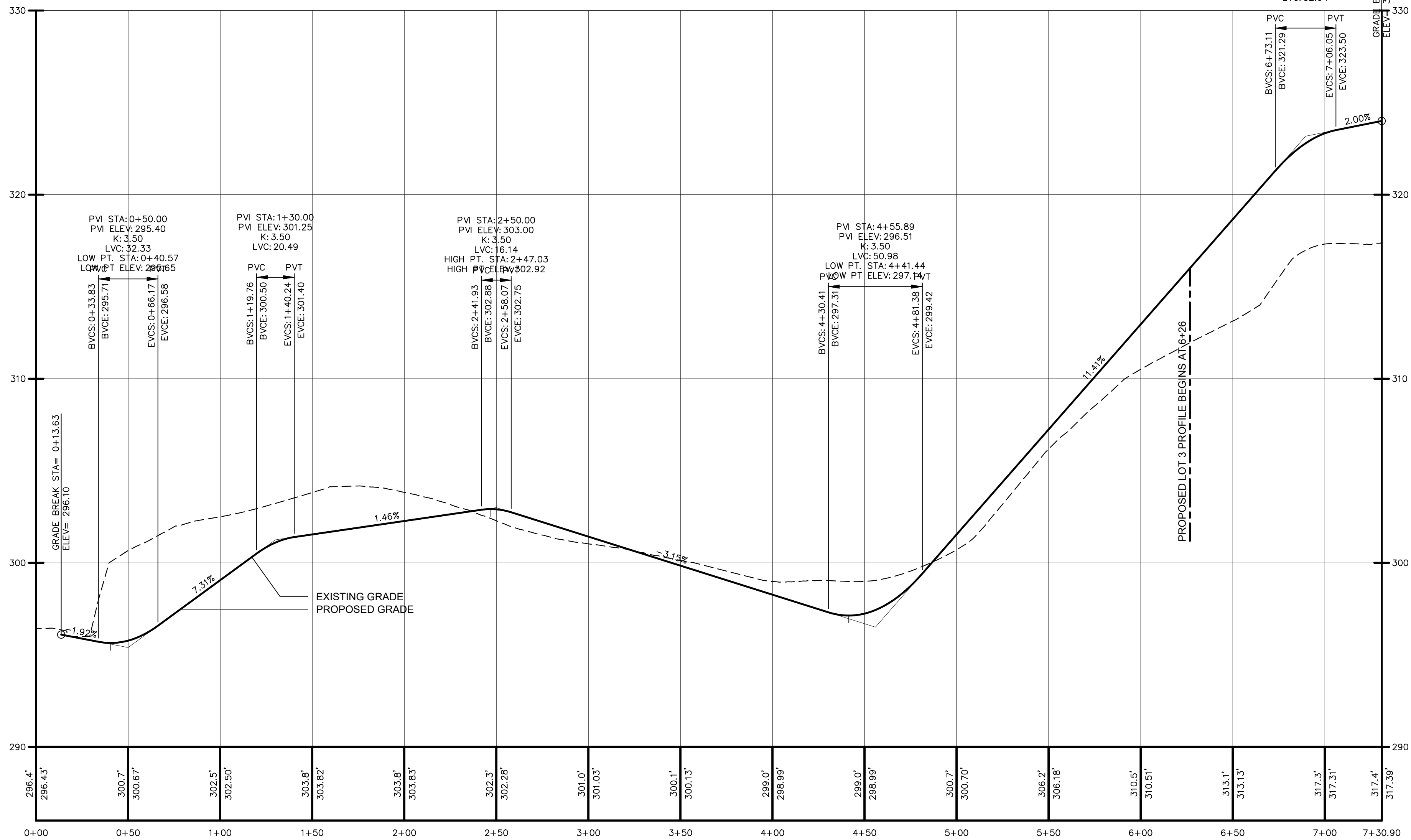
4. THE OWNER(S) OF LOTS 1, 2 AND 3 SHOWN HEREON SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE PLANTINGS WITHIN THE STORMWATER DETENTION BASIN EASEMENT AREA IN ACCORDANCE WITH THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL. EACH OF THE LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR PROPORTIONATE SHARE OF THE JOINT MAINTENANCE COSTS OF THE DETENTION BASIN AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOT 1, 2 AND 3 TO MAINTAIN SAID PLANTINGS AND SAID STORMWATER BASIN IN PERPETUITY, TO THE SATISFACTION OF THE TOWN.



SCALE: 1" = 50'

1. INSTALLATION TO BE AT RECOMMENDED PERIOD OF YEAR SPECIFIED BY THE PLANT TYPE.
2. QUANTITY TO BE AS REQUIRED TO FULFILL APPROXIMATE SPACING REQUIREMENT.
3. DRY POND AND SURROUNDING EMBANKMENT SHALL BE TOPSOILED.
4. POND SHALL BE SEEDED AT 15 POUNDS PER ACRE WITH ERNST OBL WETLAND MIX: ERNMN-131 OR APPROVED EQUAL.
5. SEEDING AND PLANTINGS SHALL BE INSTALLED A MINIMUM OF TWO WEEKS BEFORE THE INUNDATION OF THE POND.
6. ALL PLANTINGS SHALL BE OF LANDSCAPING QUALITY.

ZONE A > 1' ABOVE WATER LEVEL		POND PLANTING SCHEDULE			
	NAME	COMMON NAME	FORM	NOTES	
PLANTING SECTION 1	PANCIUM VITATUM	SWITCHGRASS	EMERGENT	PLANT IN CLUMPS OF 25, 18" O.C.	
	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	PEREN	SHRUB 18-24" HEIGHT-BALLED & BURLAPPED, PLANT 7' O.C.	
	SAMBUCUS CANADENSIS	ELDERBERRY	DECID.	SHRUB 18-24" HEIGHT-BALLED & BURLAPPED, PLANT 7' O.C.	
PLANTING SECTION 2	CORNUS AMOMIUM	SILKY DOGWOOD	DECID.	SHRUB 18-24" HEIGHT-BALLED & BURLAPPED, PLANT 7' O.C.	
	ALONIA ARBUTIFOLIA	RED BAY RIVERBERRY	PEREN	SHRUB 18-24" HEIGHT-BALLED & BURLAPPED, PLANT 7' O.C.	
PLANTING SECTION 3	RHODODENDRUM	PJM RHODODENDRON	PEREN	SHRUB 18-24" HEIGHT-BALLED & BURLAPPED, PLANT 7' O.C.	
	LEUCOTHOE AXILLARIS	SCAD LEUCOTHOE	PEREN	SHRUB 18-24" HEIGHT-BALLED & BURLAPPED, PLANT 7' O.C.	



V. SCALE: 1" = 5' , H. SCALE: 1" = 50'

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 _____

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF
WAPPINGERS FALLS, NEW YORK ON THE _____ DAY OF _____
_____, 2023 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 _____, 2023

TOWN OF WAPPINGER PLANNING BOARD CHAIR

	Brian J. Stokosa, PE

FEBRUARY 9, 2023

Project No.	2022-478
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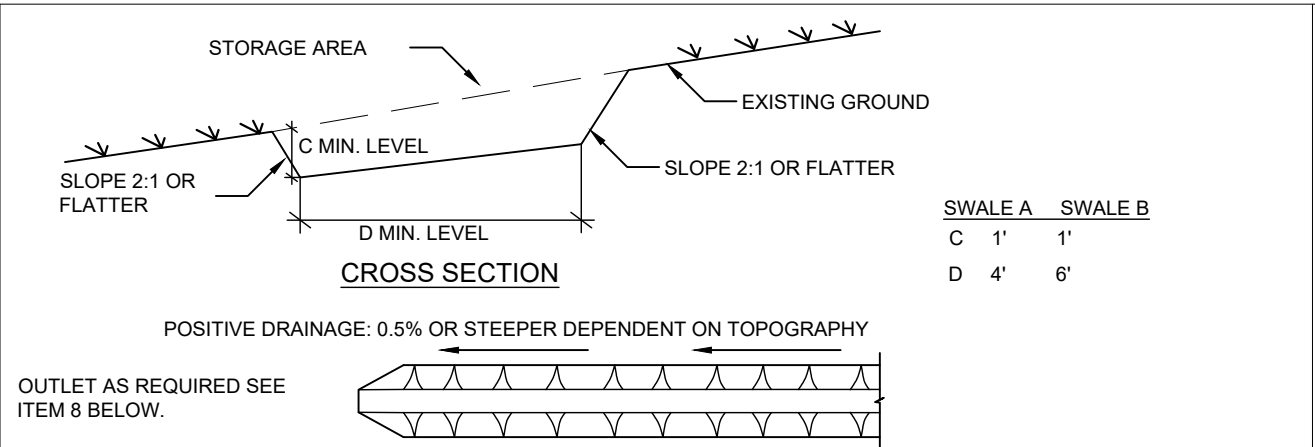
License No. 083970

DAY | STOKOSA
ENGINEERING P.C.

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

Town of Wappinger Dutchess County, New York

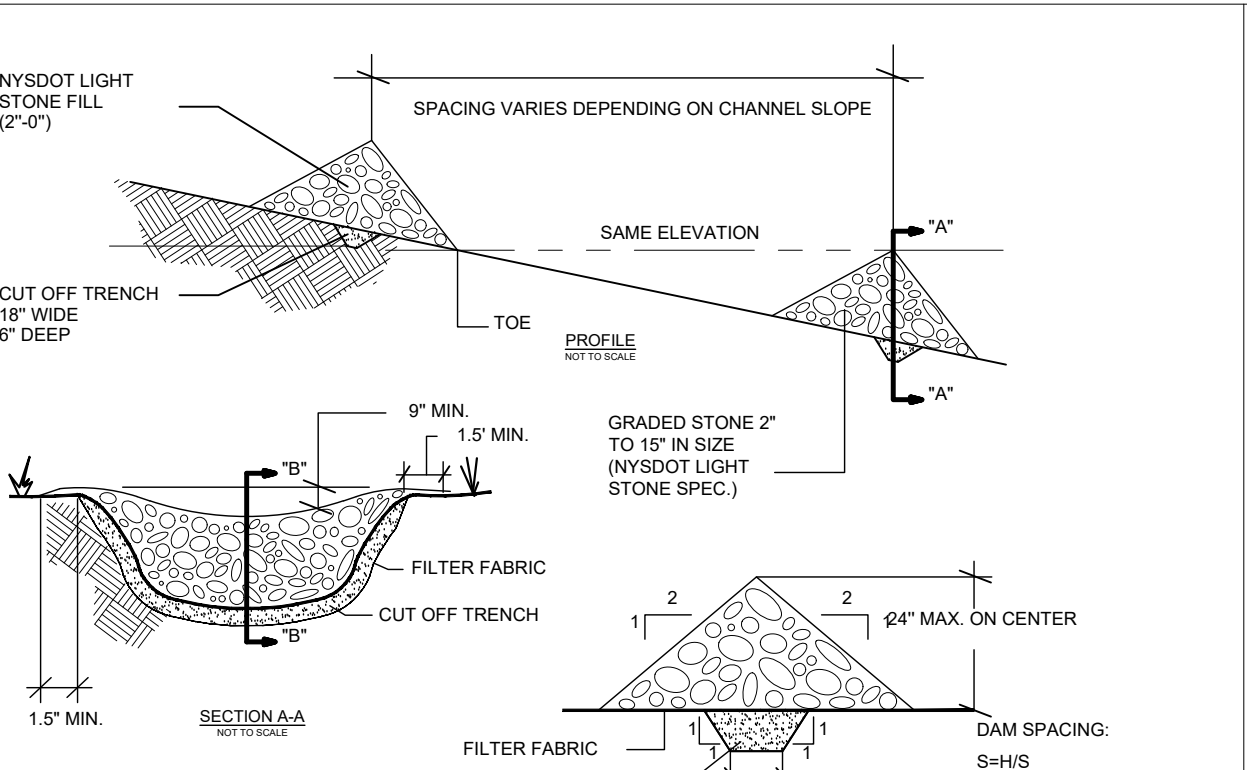
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DATE 11-22-22	CHECKED BY BJS	
		5 of 7



- CONSTRUCTION SPECIFICATIONS**
- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 - ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
 - THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
 - FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
 - ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
 - STABILIZATION SHALL BE AS PER THE FLOW CHANNEL STABILIZATION CHART BELOW:

TYPE OF TREATMENT	CHANNEL GRADE	(% AC. OR LESS)	(% AC. - 10AC)
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR, SOD	LINED WITH 4-8" RIP-RAP OR RECYCLED CONCRETE EQUIVALENT
4	8.1-20.0%	LINED WITH 4-8" RIP-RAP	ENGINEERED DESIGN

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



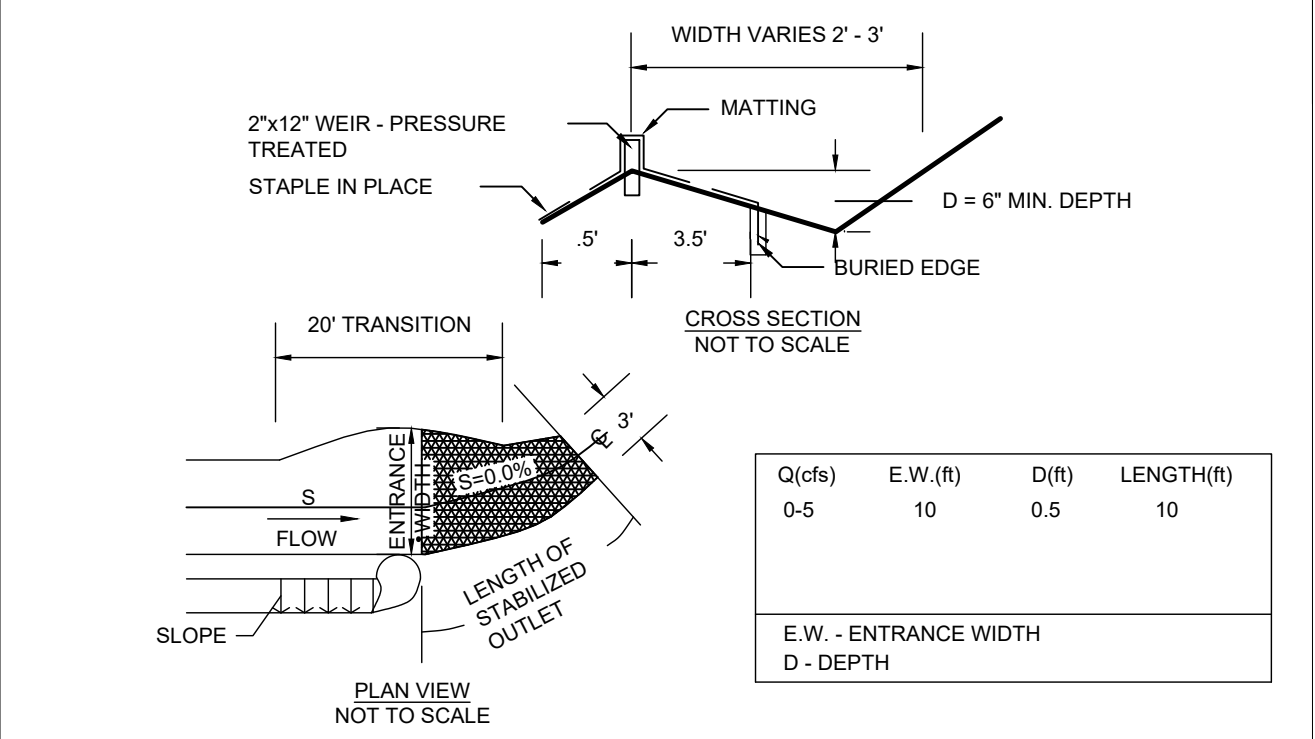
- CONSTRUCTION SPECIFICATIONS**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THIS PLAN.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CRESTS OF THE DOWN STREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT RUTTING AROUND THE DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR GRASS AS APPROPRIATE.
 - ENSURE THE CHANNEL APERTURES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
 - CHECK DAMS SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND ALL DAMAGE THAT OCCURS SHALL BE CORRECTED IMMEDIATELY.
 - REMOVE SEDIMENT ACCUMULATION BEHIND THE CHECK DAMS REQUIRED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM.

TYPICAL CHECK DAM DETAIL

NOT TO SCALE

TEMPORARY SWALE DETAIL

NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS**
- THE MATTING SHOULD BE A MINIMUM OF 4FT. WIDE EXTENDING 6 INCHES OVER THE WEIR AND BURIED 6 INCHES DEEP IN A VERTICAL TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTH CUT SOD AND BE SECURELY HELD IN PLACE WITH CLOSELY SPACED HEAVY DUTY WIRE STAPLES AT LEAST 12 INCHES IN LENGTH.
 - ENSURE THAT THE WEIR IS LEVEL TO UNIFORMLY SPREAD DISCHARGE.
 - THE WEIR SHALL BE PLACED IN UNDISTURBED SOIL NOT FILL.
 - A 20 FOOT TRANSITION SECTION WILL BE CONSTRUCTED FROM THE DIVERSION CHANNEL TO THE SPREADER TO SMOOTHLY BLEND THE DIFFERENT DIMENSION AND GRADES.
 - THE RUNOFF DISCHARGE WILL BE OUTLETED ONTO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 10%.
 - SEED AND MULCH THE DISTURBED AREA IMMEDIATELY AFTER CONSTRUCTION.

LEVEL SPREADER

NOT TO SCALE

MAINTENANCE TABLE WITH RESPONSIBLE PARTIES:

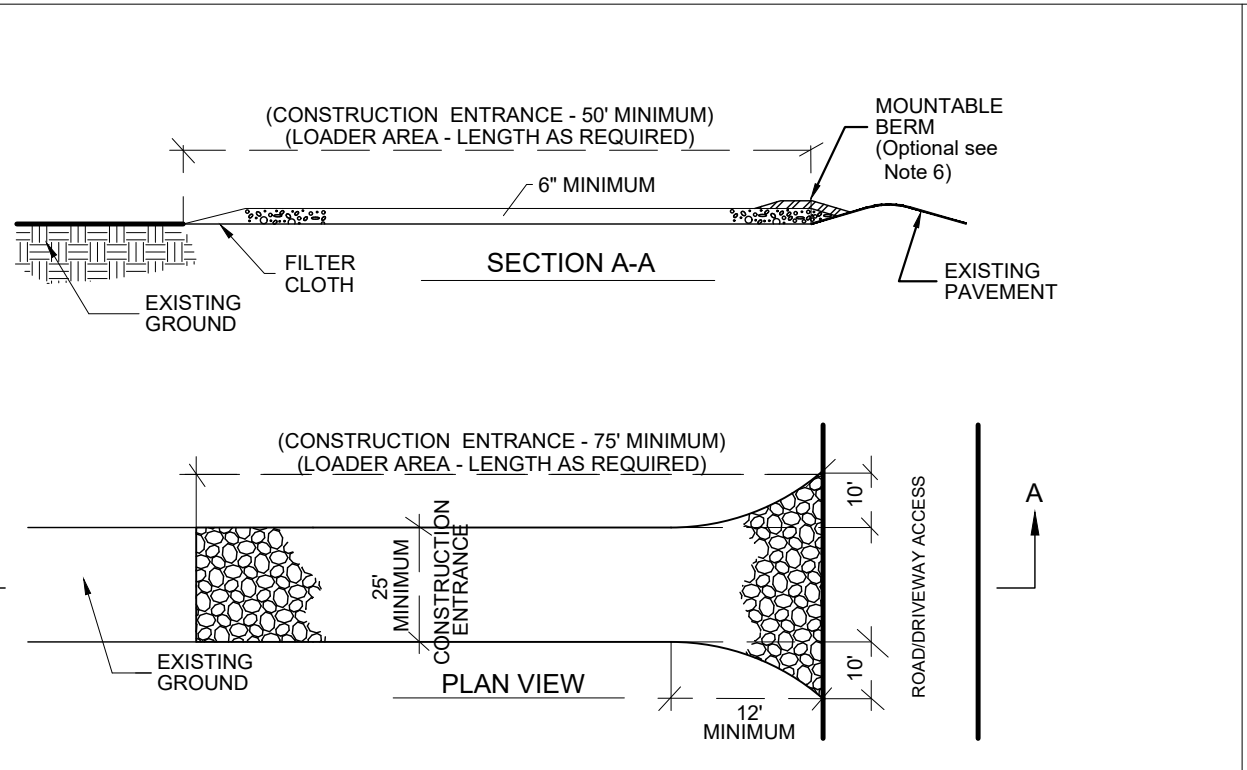
IN ORDER FOR ANY PLAN TO OPERATE AS IT WAS ORIGINALLY INTENDED, IT MUST BE MAINTAINED PROPERLY. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES, THE PARCEL OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE OF STRUCTURES AND SMP FACILITIES LOCATED WITHIN THE PARCEL BOUNDARIES. THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED IN THE OVERALL DESIGN.

STORMWATER MANAGEMENT PRACTICE	RESPONSIBLE MAINTENANCE ENTITY	RESPONSIBLE MAINTENANCE CONTACT INFO	INSPECTION FREQUENCY	MAINTENANCE REQUIRED	GENERAL NOTES
DRIVEWAY FRENCH DRAIN	INDIVIDUAL PARCEL OWNER	INDIVIDUAL PARCEL OWNER	ANNUALLY OR, AFTER EACH EVENT WHERE 3 IN. OF RAINFALL IS EXCEEDED IN A 24-HR PERIOD	GENERAL INSPECTION, CLEANING, REMOVE DEBRIS FROM STONE	ALL DEBRIS AND LITTER SHOULD BE COLLECTED AND REMOVED FROM THE FRENCH DRAIN STONE SURFACE. OUTLET SHOULD BE CHECKED TO ENSURE FREE FLOW, DEBRIS AND BLOCKAGES SHALL BE REMOVED.
EROSION SEDIMENT CONTROL MEASURE	RESPONSIBLE ENTITY	INSPECTION FREQUENCY	MAINTENANCE REQUIRED		
SILT FENCE	CONTRACTOR	MINIMUM WEEKLY AND AFTER STORM EVENTS	REPLACEMENT WHEN TORN OR OTHERWISE DAMAGED. MATERIAL REMOVED WHEN BUILDING		
CONSTRUCTION ENTRANCE	CONTRACTOR	MINIMUM WEEKLY AND AFTER STORM EVENTS	TOPDRESS STONE IF EVIDENCE OF TRACKING OUTSIDE CONSTRUCTION AREA. FULL REPLACEMENT IF TOPDRESSING NO LONGER EFFECTIVE		
STONE CHECK DAM	CONTRACTOR	MINIMUM WEEKLY AND AFTER STORM EVENTS	RESHAPE AND/OR REPLACE STONE AS REQUIRED. REMOVE BUILT UP DEBRIS AND SEDIMENT		

- SEEDING NOTES:**
- EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEED WITH THE FOLLOWING GRASS SEED MIX AS REQUIRED:
 - TEMPORARY SEEDING - SUMMER SEASON - GERMAN MILLET @ 40 LBS PER ACRE WINTER SEASON - RYE GRASS @ 120 LBS PER ACRE
 - PERMANENT SEEDING - SPRING/FALL TALL FESCUE @ 100 LBS PER ACRE KOBÉ LESPEDeza @ 10 LBS PER ACRE BAHIAGRASS @ 25 LBS PER ACRE RYE GRASS @ 40 LBS PER ACRE
 - GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF N.Y. STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - SEEDING AREAS SHALL BE MULCHED AS REQUIRED.
 - MID-SUMMER, LATE FALL OR WINTER APPLY AT A RATE OF 100 LBS/1,000 SQ. FT. GRAIN STRAW, COVER WITH NETTING AND STAPLE TO THE SLOPE.
 - SPRING OR EARLY FALL APPLY AT A RATE OF 45 LBS/1,000 SQ. FT. WOOD FIBER IN A HYDRO SEEDER SLURRY.

- EROSION AND SEDIMENT CONTROL MEASURES:**
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," AUGUST 2016.
 - DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
 - AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
 - SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
 - PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY INTO THE PROJECT SITE.
 - SEEDING AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND MATERIALS REQUIRED FOR DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.
 - WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

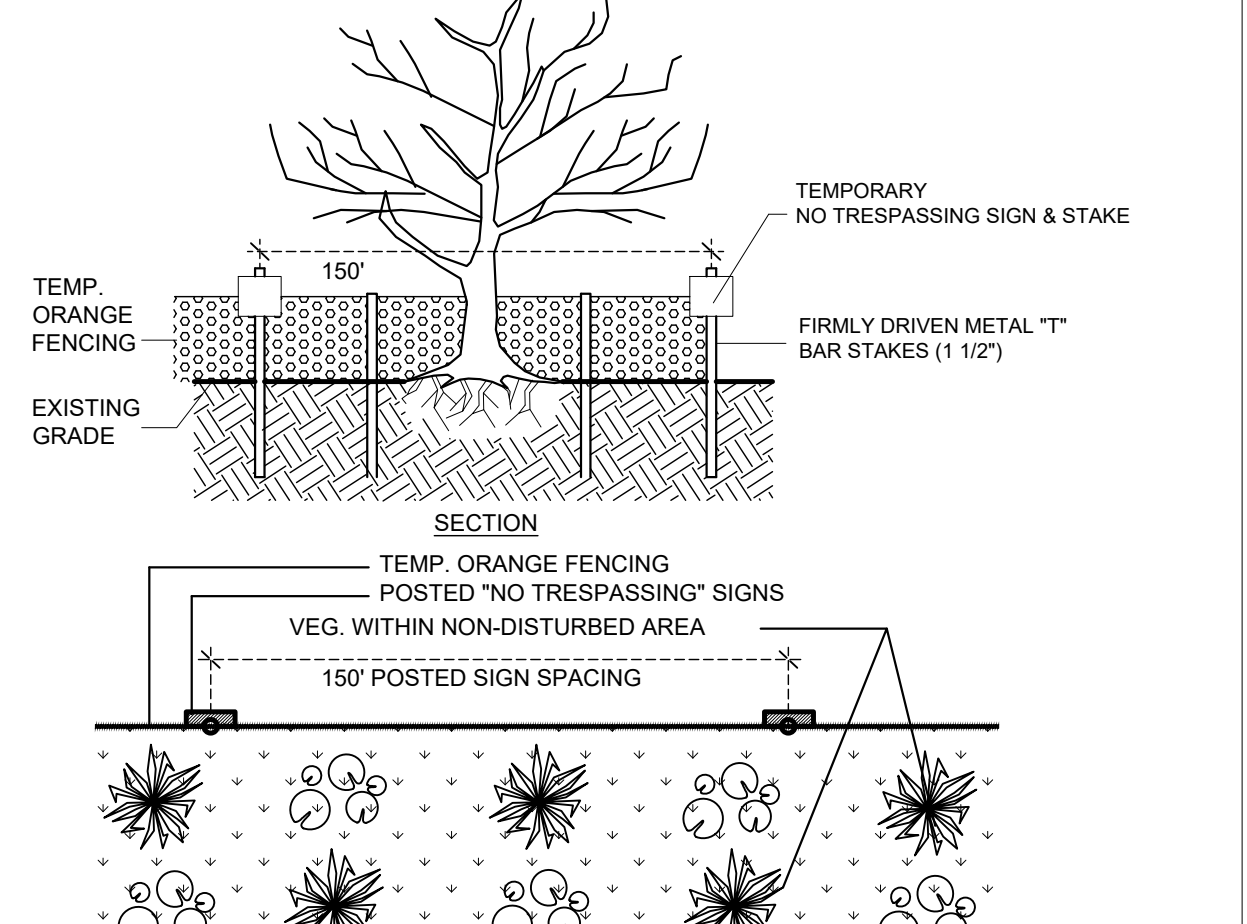
- LANDGRADING SPECIFICATIONS**
- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
 - ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, IN DEVELOPING AREAS".
 - TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
 - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
 - AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
 - ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLURPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILLS INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
 - EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION.
 - FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
 - FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
 - FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
 - ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
 - SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
 - ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
 - STOCKPILES, BORROW PILES AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.
 - ALL DISTURBED AREAS THAT WILL REMAIN PERSISTENT WILL BE REQUIRED TO MEET TABLE 5.3 SOIL RESTORATION REQUIREMENTS FOUND ON SHEET #8 OF THIS PLAN SET.



- CONSTRUCTION ENTRANCE DETAIL**
- NOT TO SCALE

CONSTRUCTION ENTRANCE DETAIL

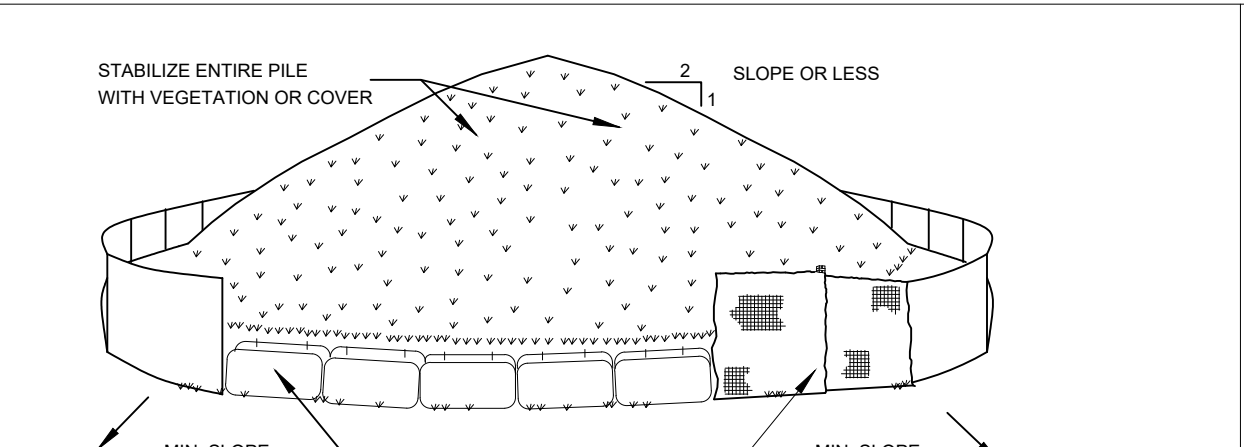
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- CONSTRUCTION NOTES:**
- BARRIER LIMITS ACCESS INTO BUFFER AREAS AND EDGE OF DISTURBANCE AREA DURING CONSTRUCTION ACTIVITIES. BARRIER AND SIGNAGE SHALL BE POSTED AND INSPECTED PRIOR TO SITE DISTURBANCE.
 - BARRIER SHALL BE COMPRISED OF TEMPORARY ORANGE CONSTRUCTION FENCING.
 - POSTED "NO TRESPASSING" SIGNS TO BE INSPECTED BY TOWN ENGINEER OR BUILDING INSPECTOR PRIOR TO SITE DISTURBANCE.
 - PROPOSED SIGNS SHALL STATE "NO TRESPASSING", AND BE COMPRISED OF A WEATHER RESISTANT MATERIAL TO INSURE LONGEVITY.
 - DRIVE STAKES FIRMLY INTO GROUND AT LEAST 12" BELOW GRADE.

TEMPORARY LIMIT OF DISTURBANCE FENCING

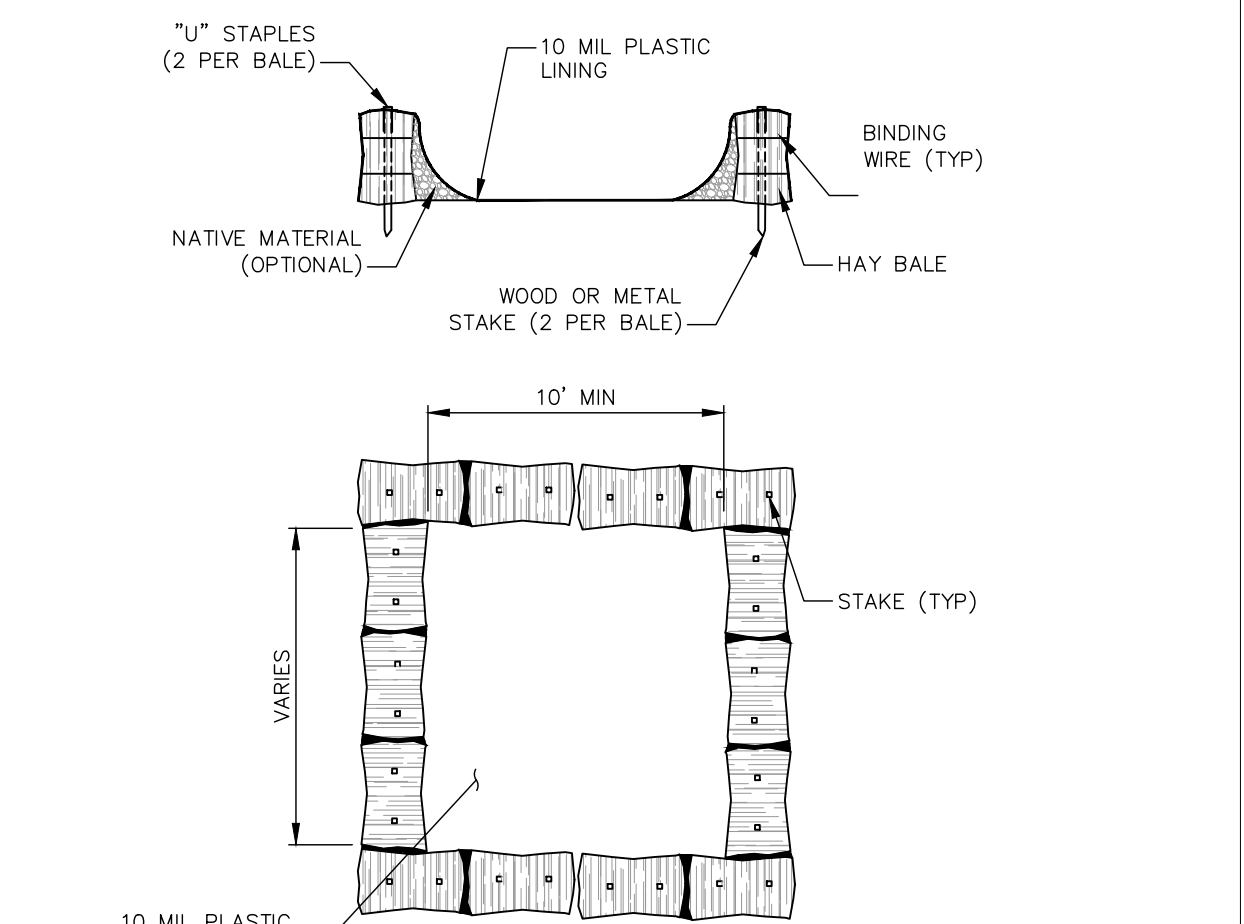
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- INSTALLATION NOTES**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION.
- TOPSOIL STOCKPILE DETAIL**
- INSTALLATION INSTRUCTIONS**
- T-POST SHOULD BE PLACED A MAXIMUM OF 10 FEET APART
 - VERTICAL STRAND OF FENCE SHOULD BE SANDWICHED BETWEEN FLAT SIDE OF T-POST AND 1X2" WOOD SLAT
 - WIRE TIES OR PLASTIC CABLE TIES CAN THEN BE USED TO SECURE THE SLAT AND FENCE STRAND TO THE T-POST.
- SPlicing INSTRUCTIONS**
- TO CONNECT FENCE SECTIONS, OVERLAP 2" STRAND SECTION FROM EACH END END WEAVE A 1X2" SLAT THROUGH THE OVERLAPPED STRANDS
 - FENCE SHOULD BE TENSIONED BY HAND ONLY. DO NOT USE MECHANICAL TENSIONERS.
- ORANGE CONSTRUCTION FENCE DETAIL**

STOCKPILE & FENCING DETAIL

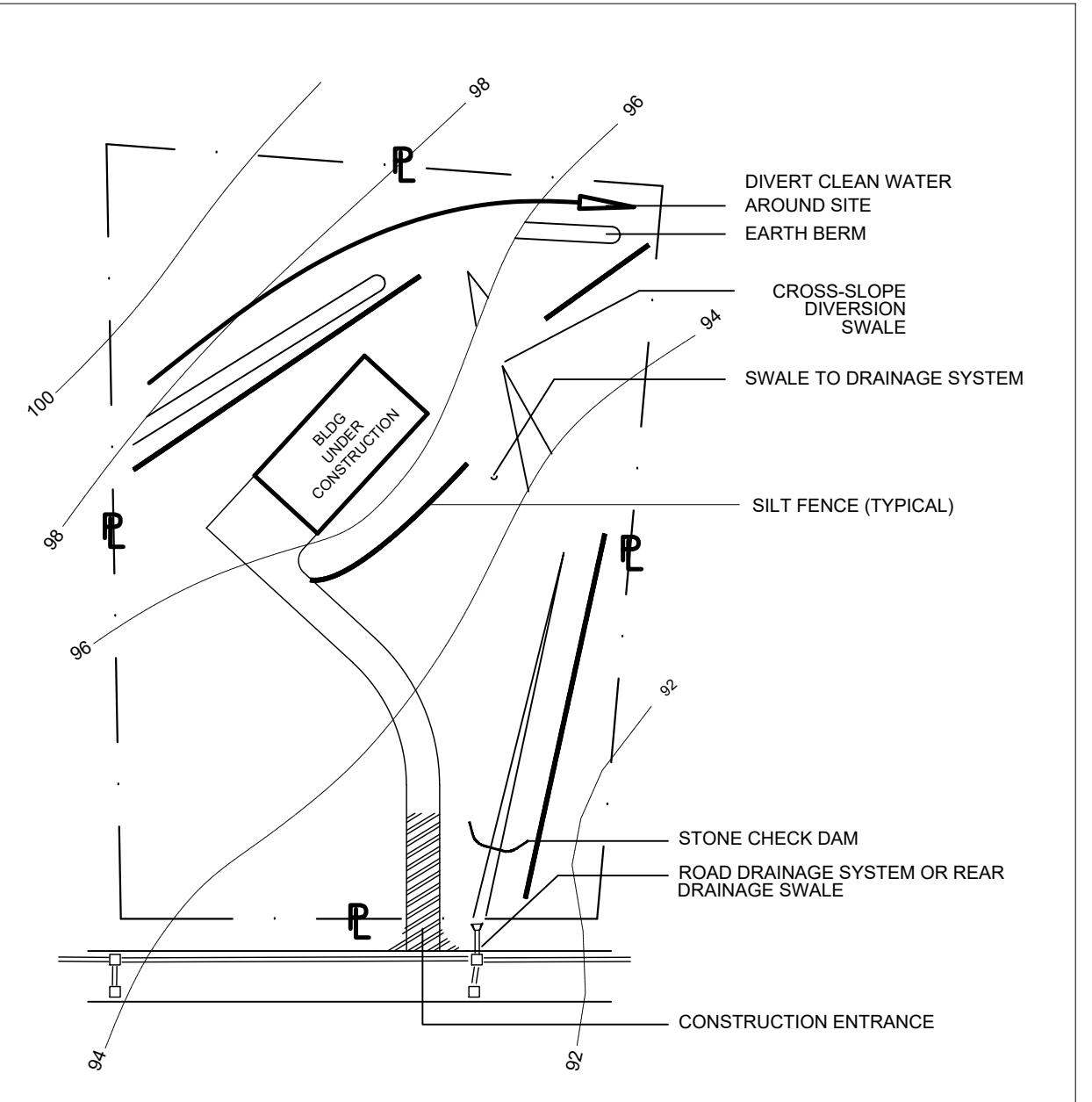
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- CONSTRUCTION NOTES:**
- CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 - REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
 - CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
 - LINERS, HAYBALES, ETC. SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

TEMPORARY CONCRETE WASHOUT DETAIL

NOT TO SCALE



INDIVIDUAL LOT GRADING WHILE IN CONSTRUCTION PHASE DETAIL

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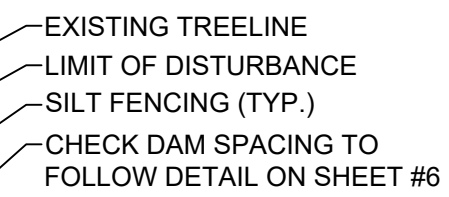
- SPDES PERMIT COVERAGE**
- THE NOI SHALL BE SUBMITTED TO THE NYSDEC TO OBTAIN THE SPDES GENERAL PERMIT GP-0-20-002. THIS MUST BE DONE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY. STANDARD PERMIT CONDITIONS CAN BE FOUND IN THE APPENDIX OF THIS REPORT. A COPY OF THE NOI AND A BRIEF DESCRIPTION OF THE PROJECT SHALL BE POSTED AT THE CONSTRUCTION SITE IN A PROMINENT PLACE FOR PUBLIC VIEWING. THE OPERATOR MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT AND SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS OF THE SWPPP AND ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS WHO PERFORM PROFESSIONAL SERVICES AT THE SITE PROVIDE CERTIFICATION OF THE SWPPP. SAID CONTRACTORS AND SUBCONTRACTORS ASSOCIATED WITH THE PROJECT MUST COMPLY WITH THE TERMS OF THE SWPPP. A CERTIFICATION STATEMENT THAT MUST BE SIGNED BY THE CONTRACTORS AND SUBCONTRACTORS CAN BE FOUND IN THE APPENDIX OF THE REPORT. ANY PERMIT NONCOMPLIANCE CONSTITUTES A VIOLATION OF THE CLEAN WATER ACT AND THE ENVIRONMENTAL CONSERVATION LAW AND IS GROUNDS FOR AN ENFORCEMENT ACTION AGAINST EITHER THE OPERATOR OR THE CONTRACTOR/SUBCONTRACTOR.
- FOR STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES (I.E. TRANSFER OF OWNERSHIP OR RESPONSIBILITY FOR STORMWATER DISCHARGES), A NEW NOI MUST BE SUBMITTED BY THE NEW OPERATOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE GP-0-20-002 PERMIT. THE FORMER OPERATOR MUST SUBMIT A NOI AND NOTIFY THE NEW OPERATOR OF THE REQUIREMENT TO SUBMIT A NEW NOI TO OBTAIN COVERAGE UNDER GP-0-20-002. THE NEW OPERATOR MUST ALSO REVIEW AND SIGN THE SWPPP AND CONTINUE IMPLEMENTATION OF THE SWPPP AS REQUIRED BY THE PERMIT.**
- UPON OBTAINING COVERAGE UNDER GP-0-20-002, THE CONTRACTOR SHALL FOLLOW ALL MEASURES IDENTIFIED IN THE CONSTRUCTION SEQUENCING SCHEDULE. THE OPERATOR SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF INITIATION OF CONSTRUCTION ACTIVITIES TO THE DATE OF FINAL STABILIZATION. OF UTMOST IMPORTANCE, THE CONSTRUCTION SHALL NOT MIGRATE OUT OF THE AREA OF POTENTIAL EFFECT (APE) AS DELINEATED ON THE PLAN SET. CONSTRUCTION FENCE SHALL BE PROVIDED AROUND THE APE TO ENSURE THAT DISTURBANCE LIMITS ARE NOT EXCEEDED. THE LOCATION OF THE CONSTRUCTION FENCE SHALL BE STAKED OUT BY A LAND SURVEYOR. FURTHER, AT NO POINT SHALL DISTURBANCE EXCEED FIVE (5) ACRES AT ANY ONE TIME WITHOUT WRITTEN APPROVAL FROM THE NYSDEC. THE OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL (A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROL, SUCH AS A PROFESSIONAL ENGINEER, CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, OR SOIL SCIENTIST) CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS REQUIRED BY THE PERMIT HAVE BEEN ADEQUATELY INSTALLED OR IMPLEMENTED TO ENSURE OVERALL PREPARATION OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION. FOLLOWING THE COMMENCEMENT OF CONSTRUCTION, SITE INSPECTIONS SHALL BE CONDUCTED BY THE QUALIFIED PROFESSIONAL AT LEAST EVERY SEVEN (7) CALENDAR DAYS. THE OPERATOR SHALL MAINTAIN A RECORD OF ALL INSPECTION REPORTS IN A SITE LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY UPON REQUEST. THE OPERATOR SHALL CERTIFY IN THE SITE LOG BOOK THAT THE SWPPP MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL PRACTICES ON A MONTHLY BASIS. THE OPERATOR SHALL POST A SUMMARY OF SITE INSPECTIONS IN A PUBLICLY ACCESSIBLE LOCATION.**
- WHERE A SITE HAS BEEN FINALLY STABILIZED (ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% 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), THE OPERATOR MUST SUBMIT A NOT. SUBMITTAL OF THE NOI WILL TERMINATE COVERAGE UNDER THE PERMIT. A FINAL SITE INSPECTION SHALL BE PERFORMED PRIOR TO FILING OF THE NOT. THE OPERATOR SHALL RETAIN COPIES OF THE SWPPP AND ANY REPORTS SUBMITTED IN CONJUNCTION WITH THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOI TO BE COVERED BY THE PERMIT, FOR A PERIOD OF AT LEAST FIVE (5) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.**
- AN NOT MUST BE SUBMITTED BY THE CURRENT OPERATOR TO THE TOWN STORMWATER MANAGEMENT OFFICER AFTER THE NEW OPERATOR RECEIVES ACKNOWLEDGEMENT OF NOI COVERAGE, WHICH IS TO BE SUBMITTED TO THE TOWN STORMWATER MANAGEMENT OFFICER AS WELL.**

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	
FEBRUARY 9, 2023	
Project No.	2022-478
License No.	083970
<h1>DAY STOKOSA</h1> <h2>ENGINEERING P.C.</h2>	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT	TORREGROSSA SUBDIVISION
Town of Wappinger	Dutchess County, New York
<h3>EROSION & SEDIMENT CONTROL PLAN</h3>	
SCALE	DRAWN BY
AS NOTED	BJS
DATE	CHECKED BY
11-22-22	BJS
TOWN OF WAPPINGER PLANNING BOARD CHAIR	
SIGNED THIS _____ DAY OF _____, 2023	
DATE	
6 of 7	

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

TOWN OF WAPPINGERS PLANNING BOARD	
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE _____ DAY OF _____, 2023 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	



SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	
DATE	CHECKED BY	
11-22-22	BJS	

TOWN OF WAPPINGER PLANNING BOARD CHAIR