

ADJOINING PROPERTY OWNERS	
133400-6259-02-603911/753743 ROBERT P. QUARANTO 909 BEEKMAN ROAD HOPEWELL JUNCTION, NY 12533 4 W. RED OAK LANE WHITE PLAINS, NY 10604	133400-6259-02-760823 DAVID P. YACSAVILCA 497 MALONEY ROAD POUGHKEEPSIE, NY 12603 1320 STRINGHAM ROAD LAGRANGEVILLE, NY 12540
133400-6259-02-663894 TOWN OF LAGRANGE 104 MACGEE ROAD POUGHKEEPSIE, NY 12603	133400-6259-02-666800 SUSTAINABLE RIDGELINE CORP. 2603 ROUTE 52 HOPEWELL JUNCTION, NY 12533
133400-6259-02-734875/735867 ROBERT M. NEITHARDT 104 MACGEE ROAD POUGHKEEPSIE, NY 12603	133400-6259-02-644795 GEORGE TOLA 1 HAIFA ROAD POUGHKEEPSIE, NY 12603
133400-6259-02-744862 CHRISTINE NOYES 108 MACGEE ROAD POUGHKEEPSIE, NY 12603	133400-6259-02-601799 MICHAEL A. FAKHOURY 725 ROUTE 9 FISHKILL, NY 12524
133400-6259-02-755855 AMANDA MUNDORF 108 MACGEE ROAD POUGHKEEPSIE, NY 12603	133400-6259-02-558778 STEPHEN SHORT 506 MALONEY ROAD POUGHKEEPSIE, NY 12603

- GENERAL NOTES
1. ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATIONS OF THIS PLAN BY A NYS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
 2. EXISTING SURVEY & TOPOGRAPHY FROM A MAP ENTITLED "MAP OF SURVEY FOR LAUNDRY BUILDING 1, HP COOLIDGE WAPPINGER LLC" DATED OCTOBER 2, 2023 AND A MAP ENTITLED "MAP OF SURVEY FOR LAUNDRY BUILDING 2, HP COOLIDGE WAPPINGER LLC" DATED OCTOBER 2, 2023, PREPARED BY ROBERT V. OSWALD, LAND SURVEYING.
 3. LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 4. THERE ARE 10 EXISTING WASHING MACHINES IN BUILDING G, 10 EXISTING WASHING MACHINES IN BUILDING N AND 5 EXISTING WASHING MACHINES IN BUILDING P. THESE WASHING MACHINES WILL BE REMOVED. THERE ARE 12 WASHING MACHINES PROPOSED IN BUILDING #1 AND 12 WASHING MACHINES PROPOSED IN BUILDING #2. THEREFORE, THE AMOUNT OF WATER CONSUMPTION AND WASTEWATER GENERATION WILL NOT INCREASE AFTER REMOVAL OF THE EXISTING WASHING MACHINES.

SCHEDULE OF BULK REGULATIONS (FOR ENTIRE APARTMENT COMPLEX)			
DISTRICT:	REQUIRED	EXISTING	PROPOSED
RMF-5 MULTIFAMILY RESIDENCE			
MINIMUM LOT AREA	5 acres	27.52 acres	27.52 acres
MINIMUM LOT WIDTH	100 ft.*	N/A*	N/A*
MINIMUM LOT DEPTH	150 ft.*	N/A*	N/A*
MINIMUM STREET FRONTAGE	50 ft.*	N/A*	N/A*
MAXIMUM DWELLING UNIT PER NET LOT AREA	5	246**	246**
MINIMUM FRONT YARD FROM:			
COUNTY/ STATE HWY	75 ft.	N/A	N/A
FRONT LOT LINE OF OTHER ST.	50 ft.	56 ft.	56 ft.
MINIMUM SIDE YARD	25 ft.	55 ft.	55 ft.
MINIMUM SIDE YARD (ACCESSORY BLDG.)	10 ft.	35 ft.	35 ft.
MINIMUM REAR YARD	50 ft.	30 ft.**	30 ft.**
MINIMUM REAR YARD (ACCESSORY BLDG.)	10 ft.	15 ft.	15 ft.
MAXIMUM BUILDING HEIGHT	3 stories/35 ft.	2 stories/35 ft.	2 stories/35 ft.
MAXIMUM BUILDING COVERAGE	45%	9.6%	9.9%
MAXIMUM FLOOR AREA RATIO	0.45	0.186	0.189

* PER THE TOWN OF WAPPINGER ZONING CODE, 240 ATTACHMENT 3, SCHEDULE OF DIMENSIONAL REGULATION - RESIDENTIAL DISTRICTS, THESE DIMENSIONAL REQUIREMENT PERTAIN ONLY TO LOTS CREATED FOR ONE-FAMILY DETACHED DWELLINGS.

** PRE-EXISTING, NON-CONFORMING

SCHEDULE OF PARKING REGULATIONS	
PARKING SPACES REQUIRED:	
MULTIFAMILY DWELLING USE: 1.5 PER UNIT + 0.5 PER BEDROOM:	
246 TOTAL UNITS = 246 UNITS X 1.5 = 369.0 SPACES	
123 1-BEDROOM UNITS = 123 BEDROOMS X 0.5 = 61.5 SPACES	
103 2-BEDROOM UNITS = 206 BEDROOMS X 0.5 = 103.0 SPACES	
20 3-BEDROOM UNITS = 60 BEDROOMS X 0.5 = 30.0 SPACES	
TOTAL PARKING SPACES REQUIRED: 563.5 - 564 SPACES*	
TOTAL EXISTING PARKING SPACES: 497 SPACES	
TOTAL PROPOSED PARKING SPACES: 500 SPACES*	

*PER SECTION 240-97.B. OF THE TOWN OF WAPPINGER ZONING CODE, THIS STANDARD SHALL NOT APPLY TO MULTIFAMILY DEVELOPMENTS EXISTING AS OF SEPTEMBER 30, 2020.

APPLICANT/OWNER: HP COOLIDGE WAPPINGER, LLC 4 W. RED OAK LANE WHITE PLAINS, NY 10604
PROPERTY INFORMATION: TAX MAP NO.: 135689-6259-02-635855 DOC. NO. 22017 7926 TAX MAP NO.: 135689-6259-02-705840 DOC. NO. 22017 7926
ZONING DESIGNATION: RMF-5
PROPERTY ACREAGE (ENTIRE APARTMENT COMPLEX): PARCEL 575863 = 2.10 ACRES PARCEL 583857 = 0.82 ACRES PARCEL 593861 = 2.00 ACRES PARCEL 635855 = 11.20 ACRES PARCEL 705871 = 11.40 ACRES

RECOMMENDED FOR APPROVAL

DUTCHESS COUNTY DEPARTMENT OF HEALTH
APPROVED

DATE: _____

PROJECT: _____

SUPERVISING PUBLIC HEALTH ENGINEER

TOWN OF WAPPINGER
PLANNING BOARD APPROVAL

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 PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

SECRETARY

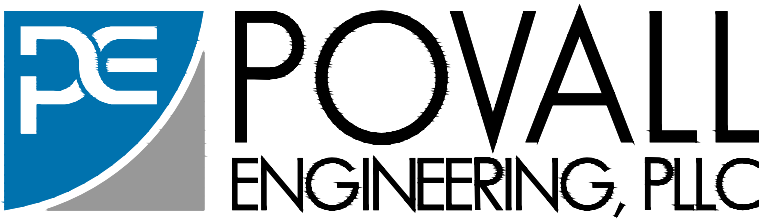
EXISTING CONDITIONS MAP FOR VILLAGE CREST APARTMENTS
SCALE: 1"=60'

REVISIONS	
DATE:	DESCRIPTION:
02-26-24	GENERAL REVISIONS PER TOWN COMMENTS

OWNER'S CONSENT NOTE:

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

OWNER _____ DATE _____



WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL: (845) 897-9205
FAX: (845) 897-0042

SITE PLAN FOR VILLAGE CREST APARTMENTS
ACCESSORY LAUNDRY BUILDINGS
TITLE SHEET
TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 2303
DATE: 12-20-23
SCALE: 1"=20'
T-1
SHEET 1 OF 4

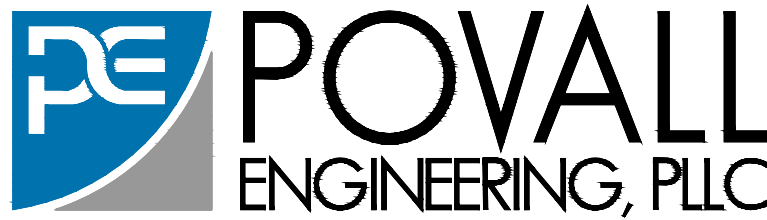


GENERAL NOTES

1. THE WATER SUPPLY FOR BUILDING 1 WILL BE SUPPLIED FROM THE EXISTING INTERIOR WATER DISTRIBUTION LINES LOCATED IN APARTMENT BUILDING H.

LEGEND			
	EXISTING EDGE OF PAVEMENT		PROPOSED EDGE OF PAVEMENT WITH CURB
	EXISTING UTILITY POLE		PROPOSED SPOT ELEVATION
	EXISTING CONTOUR		PROPOSED WALL MOUNTED LIGHT FIXTURE
	EXISTING SPOT ELEVATION		PROPOSED FOOTCANDLES
	EXISTING WATER MAIN		PROPOSED SIGN
	EXISTING WATER SHUT OFF		PROPOSED SHRUB
	EXISTING SEWER LINE		EXISTING TREE TO BE REMOVED
	EXISTING MANHOLE		
	EXISTING TREE		

REVISIONS	
DATE:	DESCRIPTION:
02-26-24	GENERAL REVISIONS PER TOWN COMMENTS



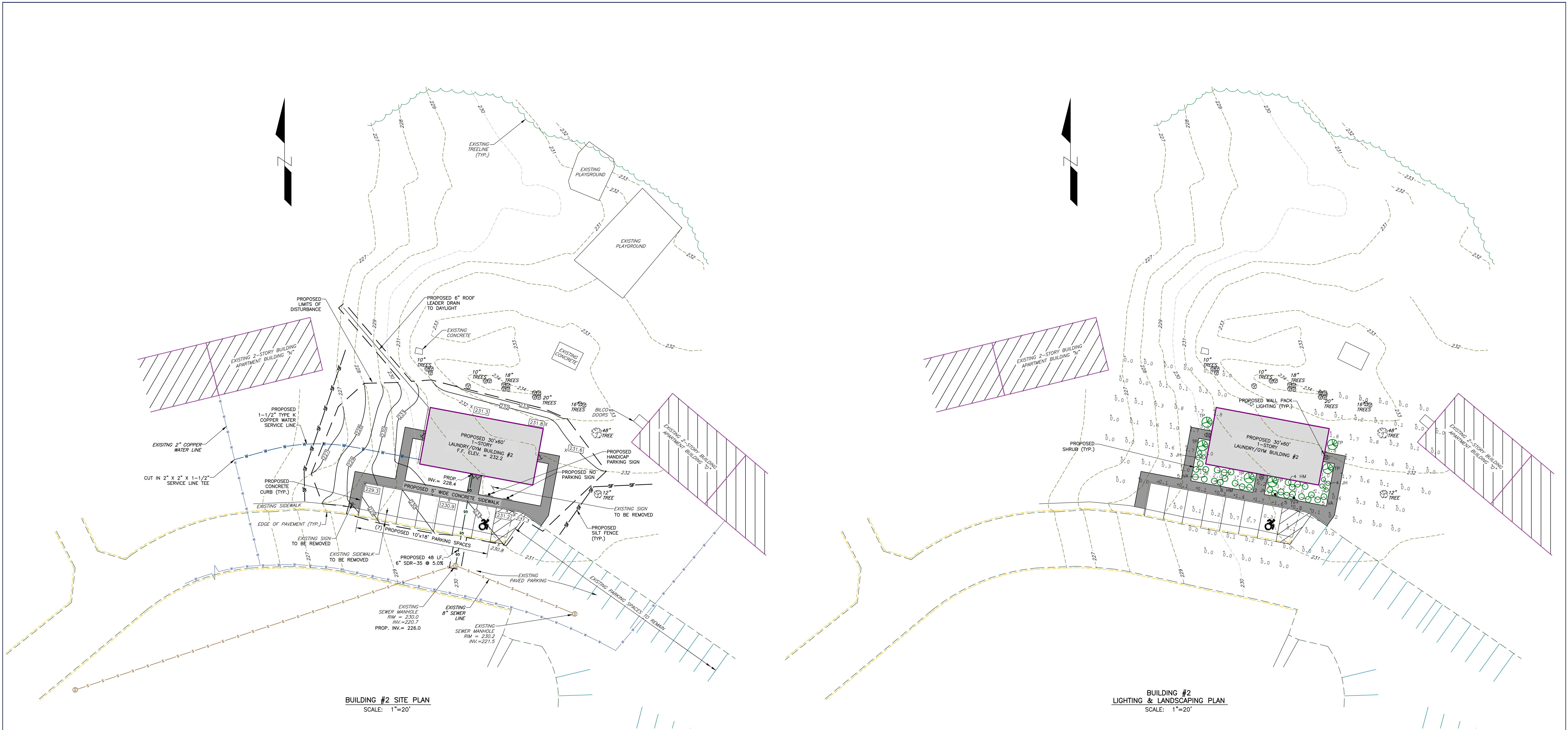
WILLIAM H. POVALL III, P.E.
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SITE PLAN FOR VILLAGE CREST APARTMENTS
ACCESSORY LAUNDRY BUILDING #1

TOWN OF WAPPINGER

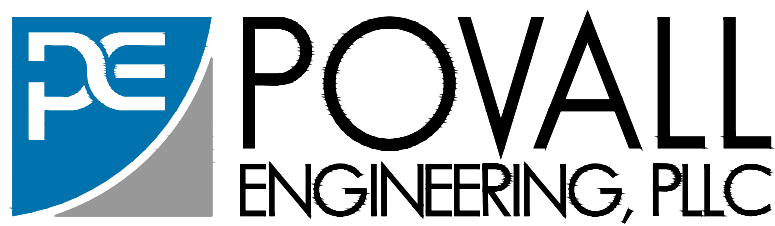
DUTCHESS COUNTY, NEW YORK

JOB #: 2303
DATE: 12-20-23
SCALE: 1"=20'
SP-1
SHEET 2 OF 4



LEGEND			
	EXISTING EDGE OF PAVEMENT		PROPOSED EDGE OF PAVEMENT WITH CURB
	EXISTING UTILITY POLE		PROPOSED CONTOUR
	EXISTING SPOT ELEVATION		PROPOSED SPOT ELEVATION
	EXISTING WATER MAIN		PROPOSED WATER MAIN
	EXISTING WATER SHUT OFF		PROPOSED WATER VALVE
	EXISTING SEWER LINE		PROPOSED SEWER PIPE & MANHOLE
	EXISTING MANHOLE		PROPOSED SILT FENCE
	EXISTING TREE		
	PROPOSED WALL MOUNTED LIGHT FIXTURE		
	PROPOSED FOOTCANDLES		
	PROPOSED SIGN		
	PROPOSED SHRUB		

REVISIONS	
DATE:	DESCRIPTION:
02-26-24	GENERAL REVISIONS PER TOWN COMMENTS



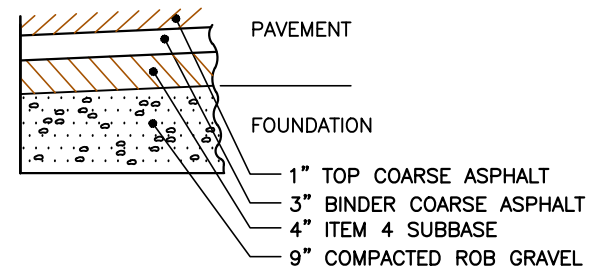
WILLIAM H. POVALL III, P.E.
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3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL: (845) 897-9205
FAX: (845) 897-0042

SITE PLAN FOR VILLAGE CREST APARTMENTS
ACCESSORY LAUNDRY BUILDING #2

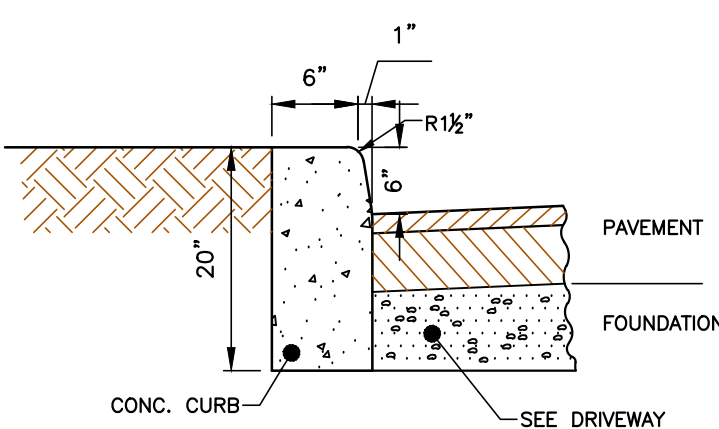
TOWN OF WAPPINGER

DUTCHESS COUNTY, NEW YORK

JOB #: 2303
DATE: 12-20-23
SCALE: 1"=20'
SP-2
SHEET 3 OF 4

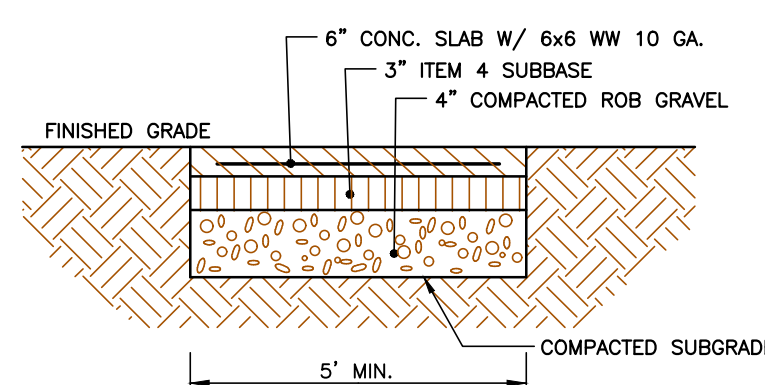


PAVEMENT SECTION DETAIL
NOT TO SCALE

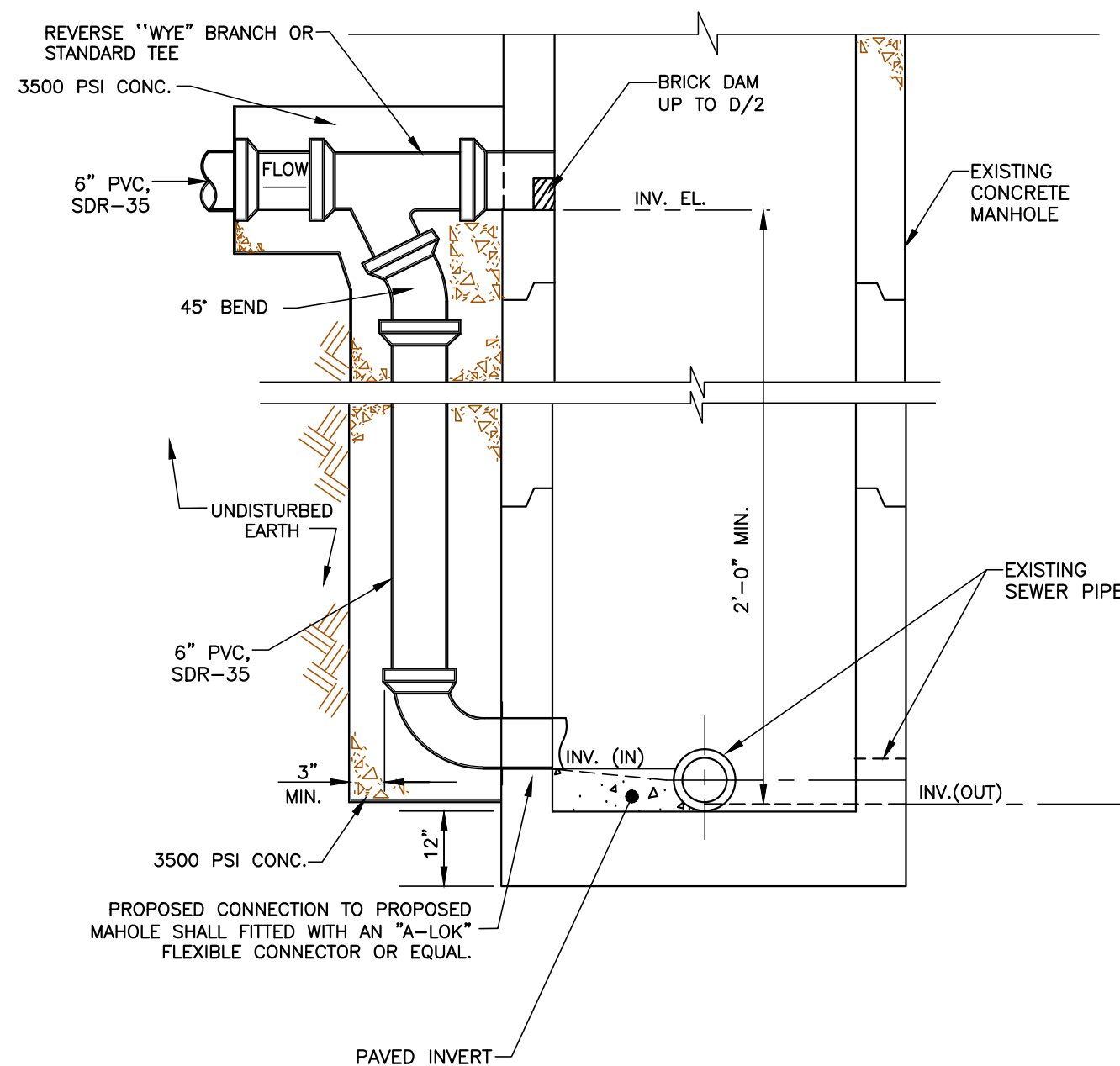


NOTES:
1. TO BE USED OUTSIDE OF THE NYSDOT PAVING LIMITS.

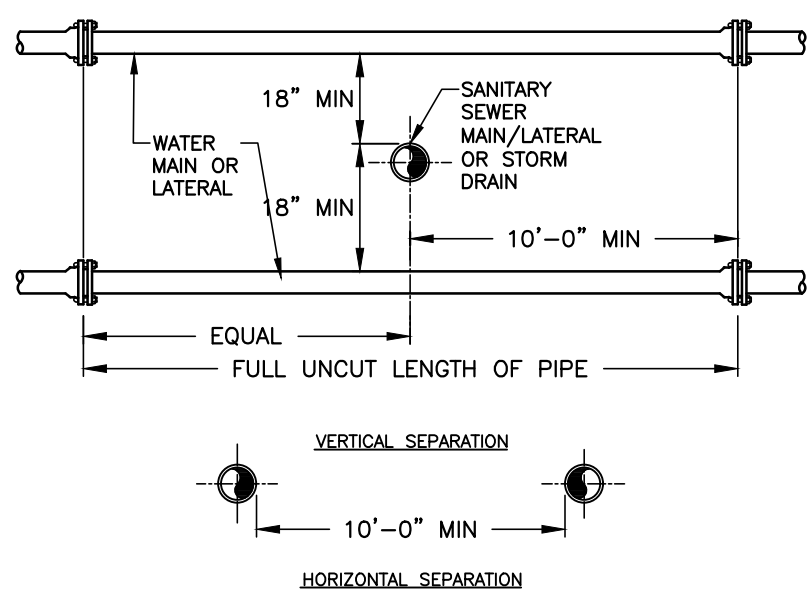
NON-MOUNTABLE CONCRETE CURB DETAIL
NOT TO SCALE



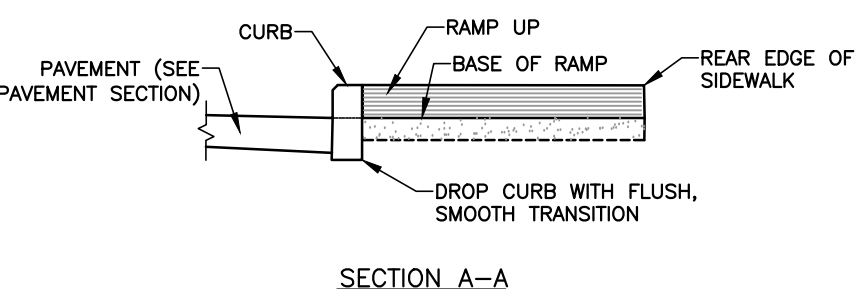
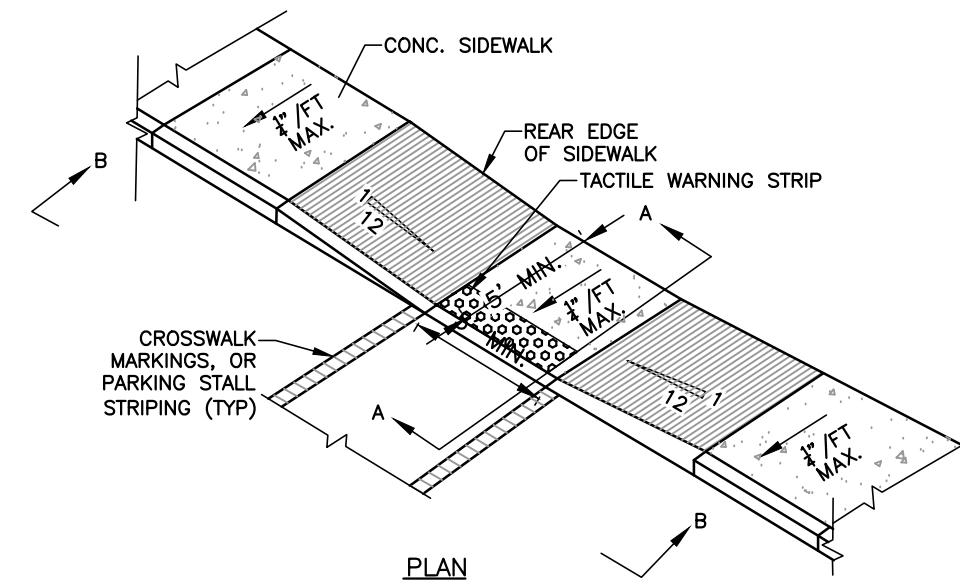
PAVED SIDEWALK DETAIL
NOT TO SCALE



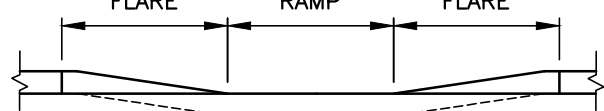
SANITARY DROP CONNECTION DETAIL
NOT TO SCALE



WATER & SANITARY/STORM SEPARATION REQUIREMENTS
NOT TO SCALE

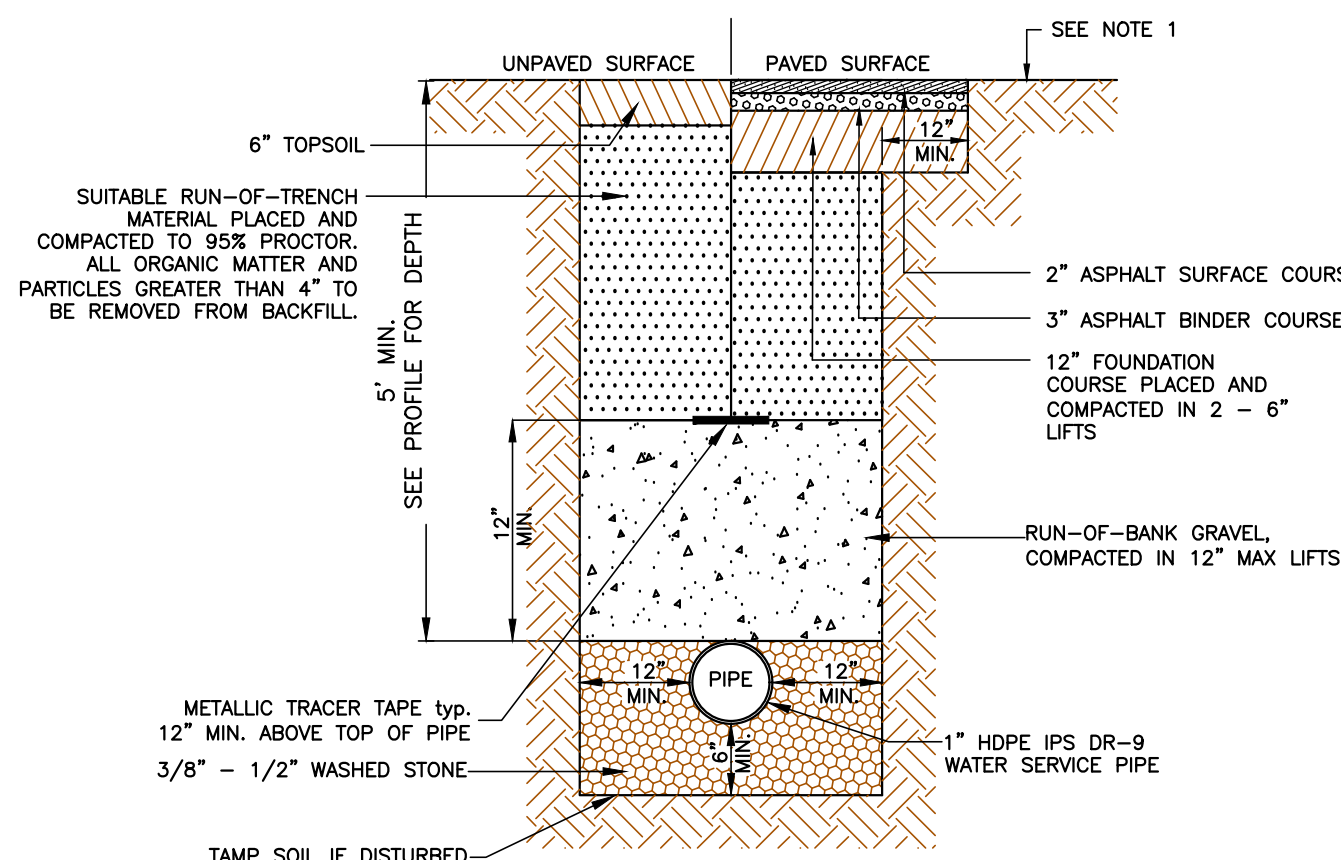


SECTION A-A



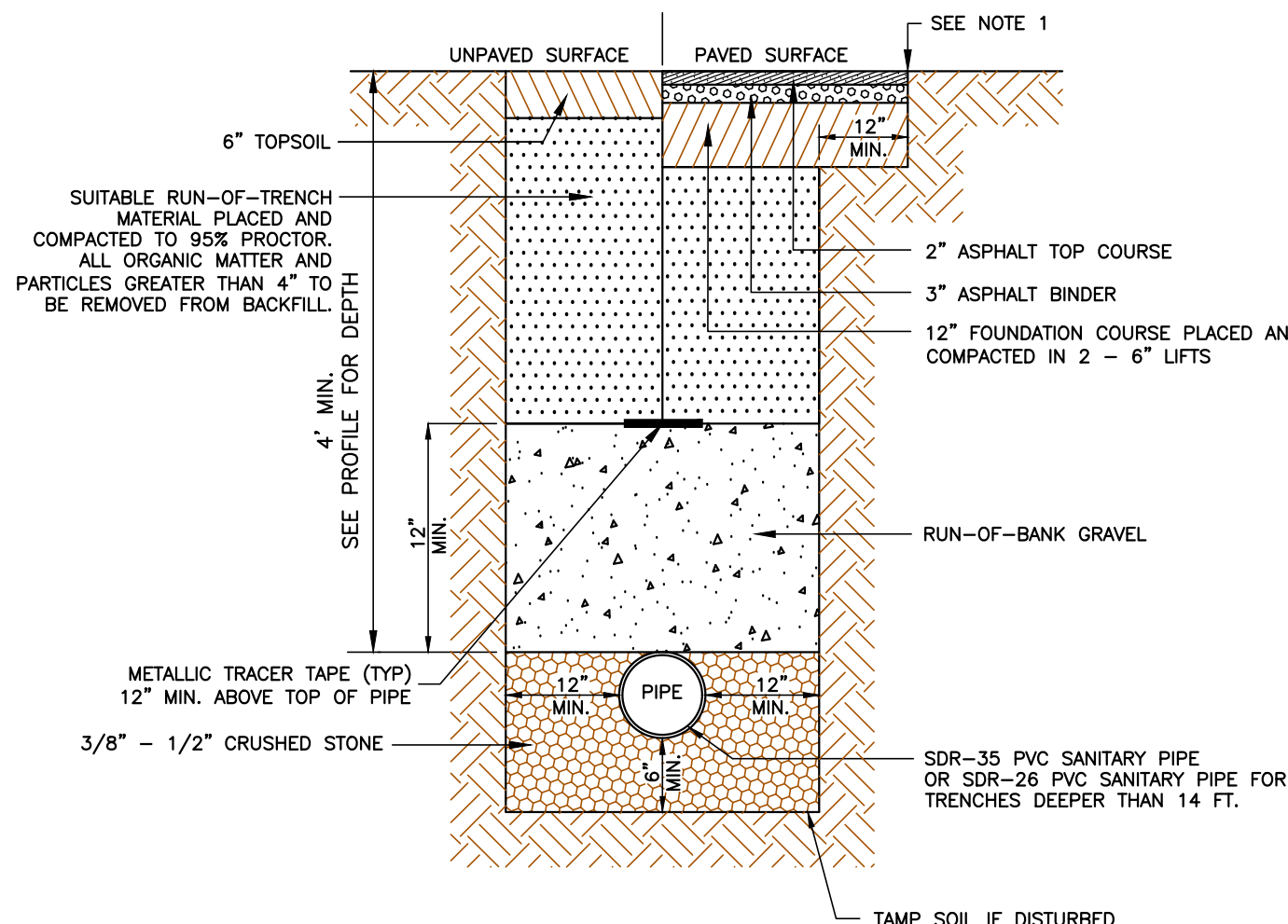
SECTION B-B

HANDICAP RAMP DETAIL
NOT TO SCALE



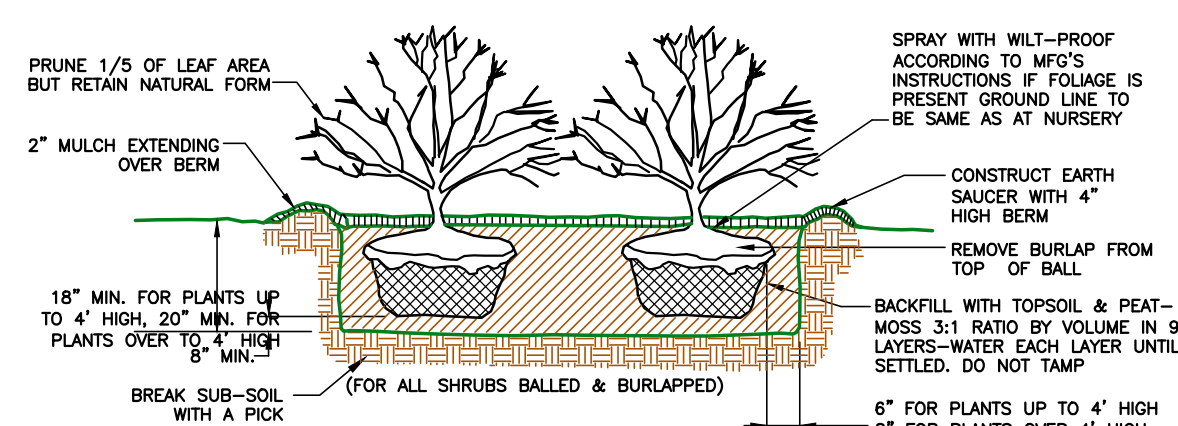
NOTES:
1. SAW CUT 12" MIN. FROM EDGE OF TRENCH IN ALL PAVED AREAS.
2. AS FIELD CONDITIONS WARRANT, THE ENGINEER AND/OR HIGHWAY SUPERINTENDENT MAY REQUIRE FOUNDATION STONE, AND/OR RUN-OF-BANK GRAVEL BACKFILL IF UNACCEPTABLE OR INSUFFICIENT RUN-OF-TRENCH IS ENCOUNTERED.

WATER SERVICE TRENCH DETAIL
NOT TO SCALE

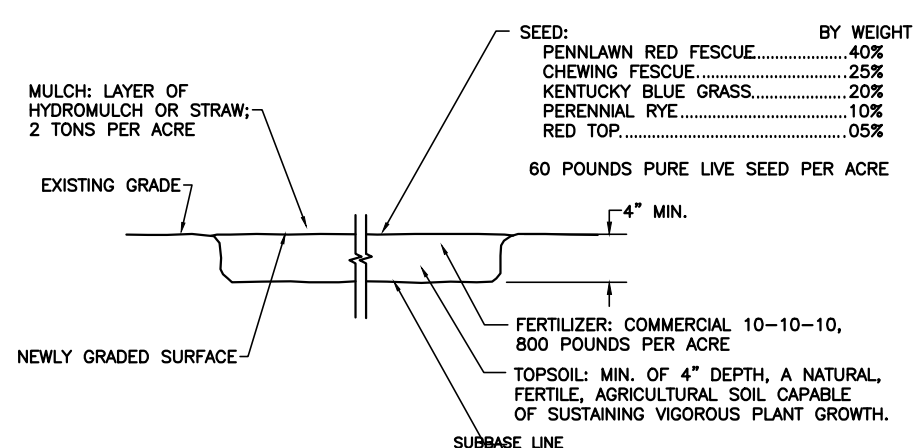


NOTES:
1. SAW CUT 12" MIN. FROM EDGE OF TRENCH IN ALL PAVED AREAS.
2. PAVEMENT SECTION IN AREAS OF NEW CONSTRUCTION SHALL CONFORM TO TYPICAL PAVEMENT SECTION.
3. BACKFILL MATERIAL SHALL BE RUN-OF-TRENCH MATERIAL AND BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS PRIOR TO COMPACTION. IF EXCAVATED MATERIAL IS UNSUITABLE FOR BACKFILLING, R.O.B. GRAVEL SHALL BE USED. NO STONE GREATER THAN 4" IN SIZE SHALL BE PLACED IN TRENCH.
4. WHEN PLACING FILL OR BACKFILL AROUND CULVERTS AND PIPES, LIFTS SHALL BE PLACED TO PROGRESSIVELY BURY THE PIPE OR CULVERT TO EQUAL.
5. MATERIALS TO BE USED FOR BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH THE SANITARY SEWER COLLECTION SYSTEM SPECIFICATIONS PROVIDED IN THE ENGINEER'S REPORT.

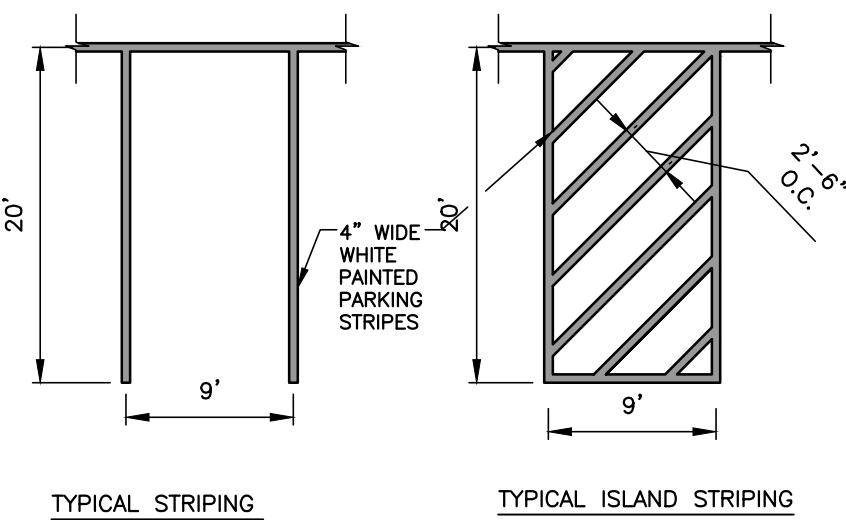
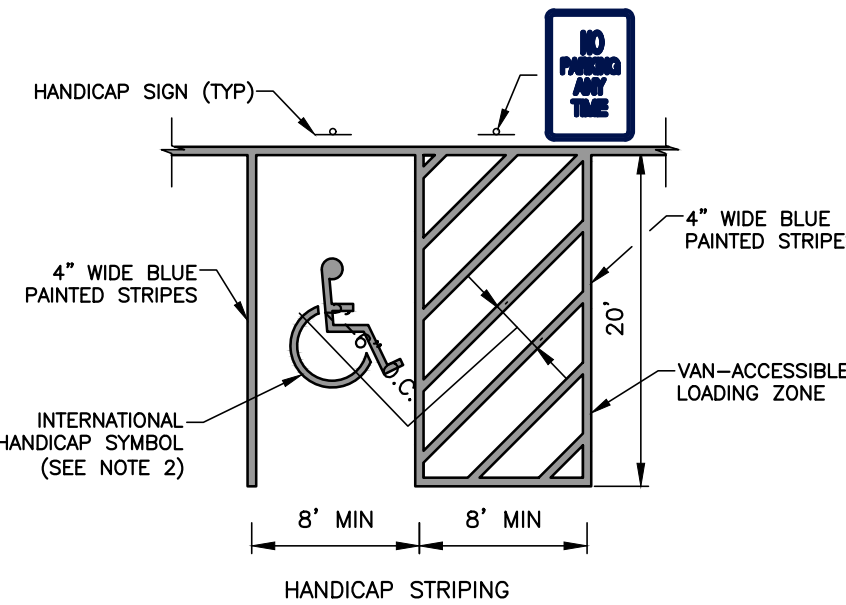
SANITARY SEWER TRENCH DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

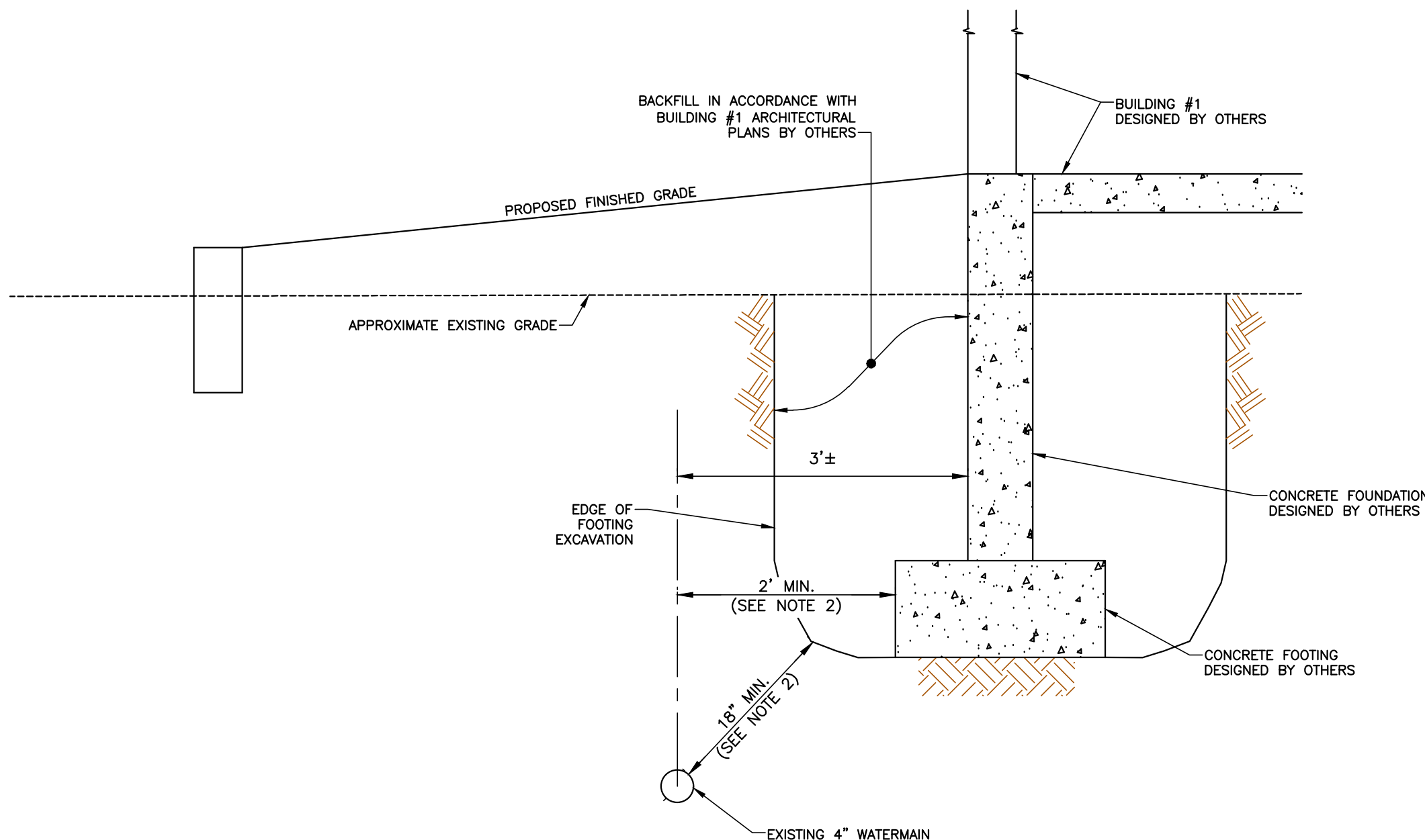


VEGETATIVE COVER DETAIL
NOT TO SCALE



NOTES:
1. ALL DISTANCES SUBJECT TO CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH ADA STANDARDS.
3. STRIPING WORK SHALL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.

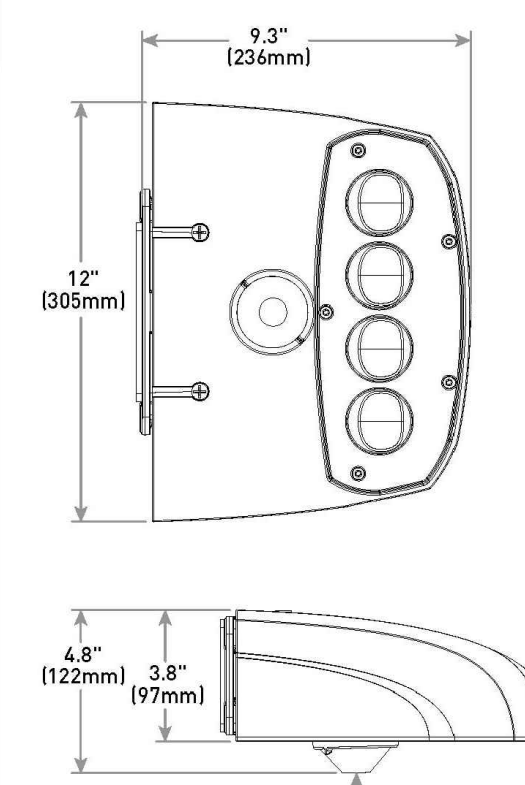
PAVEMENT MARKINGS DETAIL
NOT TO SCALE



NOTES:
1. EXACT LOCATION SHALL BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION AND EXCAVATION FOR BUILDING #1 FOOTING.
2. SHOULD, UPON LOCATING THE EXACT LOCATION OF THE EXISTING WATERMAIN, THAT SUCH LOCATION WILL NOT PROVIDE THE MINIMUM SEPARATIONS TO THE BUILDING FOOTING EXCAVATION AS SHOWN, THE EXISTING WATERMAIN SHALL BE RELOCATED. A WATERMAIN RELOCATION SHALL BE DESIGNED BY A NYS LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF THE TOWN ENGINEER AND/OR THE DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL AND COMMUNITY HEALTH.

FOUNDATION EXCAVATION
SECTION A-A
NOT TO SCALE

PROPOSED LIGHTING INFORMATION						
LUMINAIRE SCHEDULE						
SYMBOL	QUANTITY	MANUFACTURER/MODEL No.	ARRANGEMENT	MOUNTING HEIGHT**	LUMINAIRE WATTS	DESCRIPTION
①	5	CREE LIGHTING, LED WALL MOUNT LUMINAIRE XSPW-B-WM-3ME-2L-30K-UL	SINGLE	9"	47 W	LED LUMINAIRE, WALL MOUNTED
*OR EQUAL **FIXTURE MOUNTING HEIGHT: SEE DETAIL ON HEREON						
NOTE: ALL PROPOSED LIGHTING SHALL BE INSTALLED AND SHIELDED TO AVOID GLARE AND PREVENT VISIBILITY OF THE SOURCE OF THE LIGHT FROM AREAS OFF-SITE.						

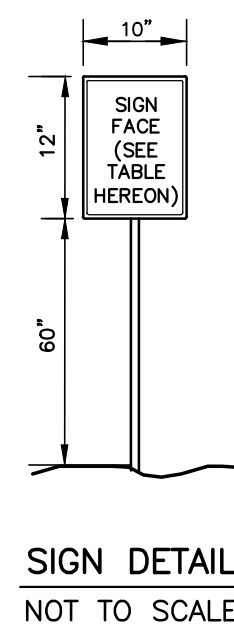


WALL MOUNTED DETAIL
NOT TO SCALE

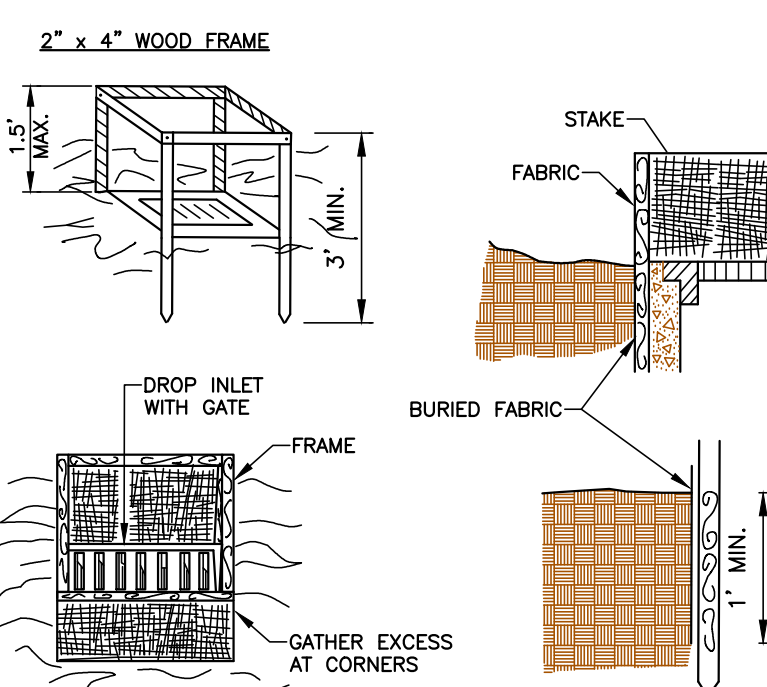
PLANTING SCHEDULE					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
SHRUBS					
TP	10	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	3-4 FT. HT.	
JH	22	BAR HARBOR JUNIPER	JUNIPERUS H. BAR HARBOR	15-18" SPD.	
HM	13	ROSE OF SHARON	HIBISCUS S. MINERVA	2-3 FT. HT.	
TV	13	SWEETSPICE	UTEA VIRGINICA	3 GAL. CONT.	
VA	12	MAPLELEAF VIBURNUM	VIBURNUM ACERIFOLIUM	5 GAL. CONT.	

SIGN SCHEDULE					
SIGN NO.	SIGN FACE	MUTCD NUMBER	SIZE	BACKGROUND COLOR	LEGEND COLOR
1	NO PARKING ANY TIME	R7-8 (NO ARROWS)	24"x24"	WHITE	BLUE GREEN
2	NO PARKING ANY TIME	P7-1 (NO ARROWS)	12"x18"	WHITE	RED

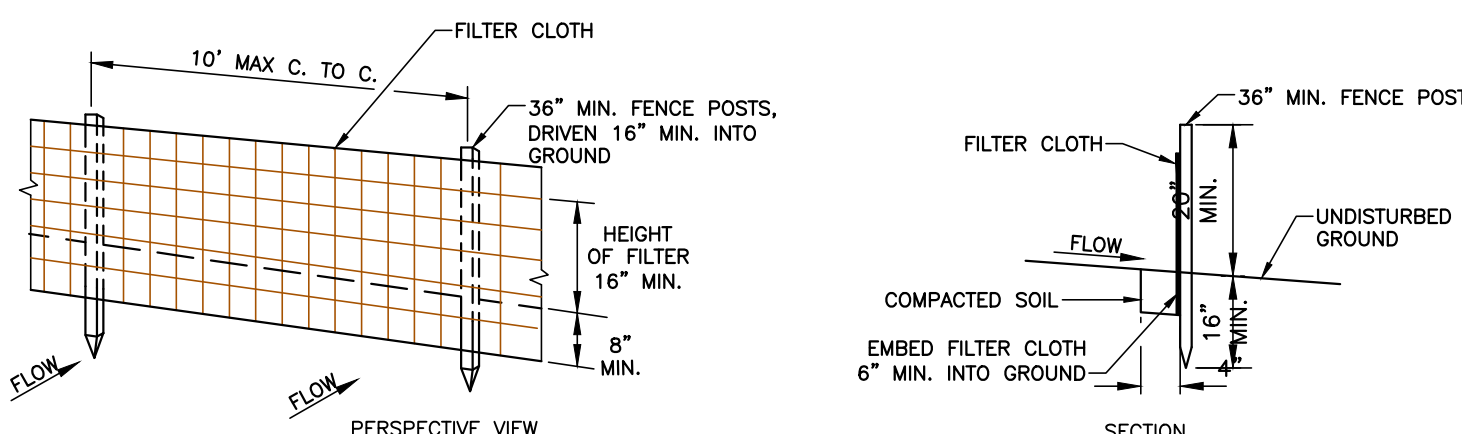
NOTES:
1. ALL SIGNS SHALL CONFORM TO THE NYSDOT 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' AND TO THE 'NYS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES'.
2. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING ANY DIMENSION GREATER THAN 24 INCHES.
3. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 5'-0" TO THE BOTTOM OF THE SIGN AND 7'-0" TO THE BOTTOM OF THE SIGN ABOVE SIDEWALKS.
4. ALL SIGNS SHALL UTILIZE A CHANNEL-TYPE MOUNTING.
5. ALL SIGNS SHALL BE REFLECTORIZED.
6. FOR SIGN LOCATIONS SEE SITE PLAN SHEETS.
7. SETBACK FROM THE CURB CAN BE DECREASED WHEN THERE IS NO PEDESTRIAN TRAFFIC OR PARKED CARS.
8. THE SIGN SUPPORT SHALL COMPLY WITH THE BREAKAWAY REQUIREMENTS OF THE LATEST EDITION OF NYSDOT SPECIFICATIONS.



TRAFFIC SIGN DETAIL AND SIGN SCHEDULE
NOT TO SCALE



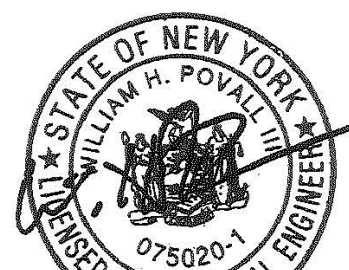
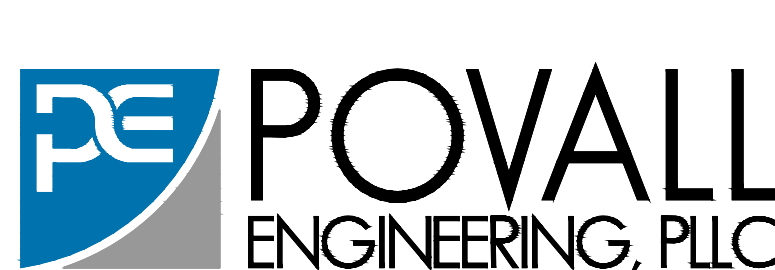
CONSTRUCTION SPECIFICATIONS:
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
MAXIMUM DRAINAGE AREA 1 ACRE.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.
POSTS: STEEL, EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA 1140N, OR APPROVED EQUAL
PREFABRICATED UNIT: GEOPAF, ENVROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL
NOT TO SCALE

REVISIONS	
DATE:	DESCRIPTION:
02-26-24	GENERAL REVISIONS PER TOWN COMMENTS



WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL: (845) 897-9205
FAX: (845) 897-0042

DETAILS FOR
VILLAGE CREST APARTMENTS
ACCESSORY LAUNDRY BUILDINGS
TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 2303
DATE: 12-20-23
SCALE: N.T.S.
D-1
SHEET 4 OF 4