

LOCATION MAP SCALE: 1" = 500'

ADJOINING OWNERS - 100' PER DC GIS:

MOHAMMED BAHTI  
4 COLONIAL DR  
APT 12  
WAPPINGERS FALLS, NY 12590  
FOR PROPERTY: 13568900605600012778670000

CITY OF NEW YORK  
71 SMITH AVE  
KINGSTON, NY 12401  
FOR PROPERTY: 1356890060560001302820000

BROWN K. LEWIS  
10 STENGER CT  
WAPPINGERS FALLS, NY 12590  
FOR PROPERTY: 13568900605600013538540000

LIAND VENTURES LLC  
3191 ROUTE 9  
COLD SPRING, NY 10516  
FOR PROPERTY: 1356890060560001296850000

BRIDGET T. MCGIVNEY, LT  
9 SKY TOP DR  
WAPPINGERS FALLS, NY 12590  
FOR PROPERTY: 1356890060560001306830000

TIMOTHY J. MCGIVNEY  
11 SKY TOP DR  
WAPPINGERS FALLS, NY 12590  
FOR PROPERTY: 13568900605600013208240000

RAYMOND J. NORCROSS  
5 SKY TOP DR  
WAPPINGERS FALLS, NY 12590  
FOR PROPERTY: 1356890060560001285860000

MICHAEL POMARICO  
8 STENGER CT  
WAPPINGERS FALLS, NY 12590  
FOR PROPERTY: 13568900605600013456680000

KENNETH SUMNER  
6 SKY TOP DR  
WAPPINGERS FALLS, NY 12590  
FOR PROPERTY: 1356890060560001253850000

MICHAEL R. SWANSON  
12 SKY TOP DR  
WAPPINGERS FALLS, NY 12590  
FOR PROPERTY: 13568900605600012778260000

CHRISTOPHER MICHAEL WEISE, SR  
10 SKY TOP DR  
WAPPINGERS FALLS, NY 12590  
FOR PROPERTY: 13568900605600012688350000

CHRISTOPHER S. ZALESKI  
8 SKY TOP DR  
WAPPINGERS FALLS, NY 12590  
FOR PROPERTY: 13568900605600012618420000

PARCEL INFORMATION:

ZONE CLASSIFICATION: R20  
USE: RESIDENTIAL  
TAX MAP PARCEL NO: 135689-6056-01-295850

TOPOGRAPHIC DATUM: USGS  
TOTAL ACREAGE: 1.46 AC.  
WATER SUPPLY: CENTRAL WATER  
SEWAGE DISPOSAL: INDIVIDUAL OWTS  
TOWN ROAD: SKY TOP DRIVE  
SPEED LIMIT: 30 MPH  
DISTURBANCE TOTAL: 0.60 AC

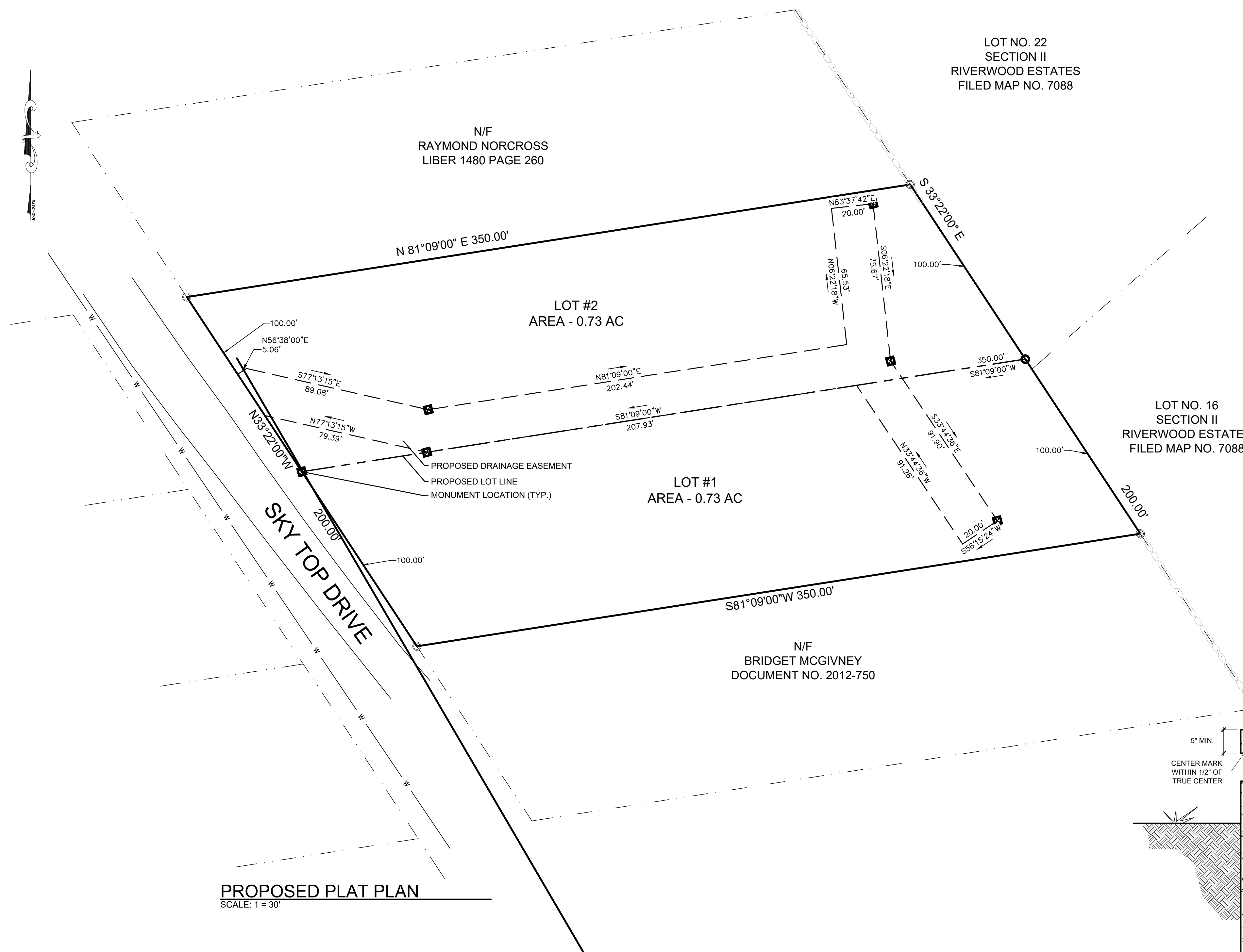
ENVIRONMENTAL NOTES:

**INDIANA BAT** - THIS SITE IS WITHIN RANGE OF KNOWN INSTANCES OF THE INDIANA BAT A STATE AND FEDERAL ENDANGERED SPECIES. THE WOODED FRINGE CONTAINS SUITABLE TREES FOR USE BY THIS SPECIES FOR ROOSTING AND FORAGING. IF TREE REMOVAL IS PROPOSED THAT ACTIVITY WILL ONLY OCCUR BETWEEN THE TIMES OF OCTOBER 1 THROUGH MARCH 31 OR UNLESS AUTHORIZED BY THE NYSDEC. THIS TREE REMOVAL MEASURE WILL RESULT IN MINIMIZING POTENTIAL ADVERSE EFFECTS TO INDIANA BATS SO THAT THE PROJECT IS NOT LIKELY TO ADVERSELY AFFECT THIS SPECIES. ADDITIONAL CONSERVATION MEASURES ARE ALSO PROPOSED. THE FOLLOWING NOTES WILL BE PLACED ON THE PLAN SET THAT STATES THE FOLLOWING:

- TREE REMOVAL WILL ONLY OCCUR BETWEEN THE TIMES OF OCTOBER 1 THROUGH MARCH 31 OR UNLESS AUTHORIZED BY THE NYSDEC, AND;
- IMPLEMENTING SOIL CONSERVATION AND DUST CONTROL BEST MANAGEMENT PRACTICES, SUCH AS WATERING DRY DISTURBED SOIL AREAS TO KEEP DUST DOWN, AND USING STAKED, RECESSED SILT FENCE AND ANTI TRACKING PADS TO PREVENT EROSION AND SEDIMENTATION IN SURFACE WATERS ON THE SITE.

TOWN OF WAPPINGERS (R-20) BULT TABLE

Bulk Regulations:	Required	PROPOSED LOT #1	PROPOSED LOT #2
Minimum Lot Area (sf)	20,000	31,844	31,844
Minimum lot width (feet)	100	100'	100'
Minimum lot depth (feet)	125	350'	350'
Minimum lot frontage (feet)	50	100'	100'
Maximum dwelling units per net lot area	--	--	--
Minimum Front Yard (feet) from:			
Town highway	35	117'	171'
Minimum side yard (feet)	20	35'/24'	20'/20'
Accessory building <15 feet high and < 200 square feet	10	14'	N/A
Minimum rear yard (feet)	40	162'	108'
Accessory building <15 feet high and < 200 square feet	10	174'	N/A
Maximum building height (stories/feet)	2.5/35	2.5/35	2.5/35
Maximum building coverage	15%	2.0%	5.0%
Maximum floor area ratio	0.15	0.02	0.05



PROPOSED PLAT PLAN SCALE: 1" = 30'

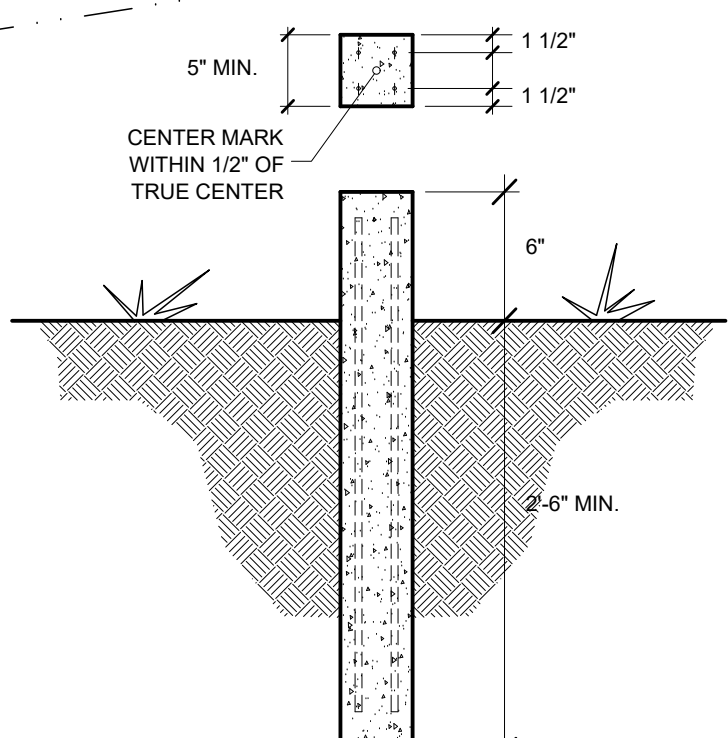
TABLE OF CONTENTS:

- SHEET #1 PROPOSED PLAT
- SHEET #2 PROPOSED CONDITIONS
- SHEET #3 EXISTING CONDITIONS PLAN
- SHEET #4 EROSION & SEDIMENT CONTROL PLAN
- SHEET #5 MPT PLAN

CONSTRUCTION NOTES:

- ENCASE LOWER 24" OF MONUMENT IN CONCRETE CAST AGAINST UNDISTURBED GROUND, TO DETER REMOVAL OF MONUMENT WHERE REQUIRED.
- THE CONCRETE MIX RATIO SHALL BE 1:2:3 1/2.
- MONUMENTS SHALL BE CUT GRANITE OR CONCRETE, FREE FROM IMPERFECTIONS.
- MONUMENTS SHALL NOT BE SET UNTIL THE ROADWAY HAS BEEN COMPLETED, NOR SHALL THEY BE SET WHILE FROST IS IN THE GROUND. THEY SHALL BE SET & TAMPED TO PREVENT SETTLEMENT, SHIFTING OR MOVING.
- THE DEVELOPER'S LAND SURVEYOR SHALL CERTIFY THAT THE LOCATION OF THE MONUMENTS ARE ACCURATE PRIOR TO THE CHAIRMAN SIGNING THE PLAT.
- ALL MONUMENT LOCATIONS SHALL BE SHOWN ON AN "AS BUILT" DRAWING PREPARED BY A N.Y.S. LICENSED LAND SURVEYOR.

CONCRETE MONUMENT DETAIL



VICINITY MAP SCALE: 1" = 200'

SITE SPECIFIC NOTES:

- IT IS THE INTENT OF THE APPLICANT-OWNER TO SUBDIVIDE PARCEL 135689-6056-01-295850 INTO TWO PARCELS. EACH PARCEL WILL BE SERVED VIA INDIVIDUAL OWTS AND CENTRAL WATER CONNECTION.
- THE BOUNDARY, TOPO, AND AS-BUILT FOUNDATION LOCATION INFORMATION AS TAKEN FROM THE BOUNDARY AND TOPOGRAPHY PERFORMED BY ROBERT V/ OSWALD L.S. OCTOBER 10, 2024.
- ALL STEPS SHALL MEET NYS BUILDING CODE REQUIREMENTS AS STATED ON HOUSE DESIGN PLANS.
- PROVIDE VERTICAL "Y" CLEANOUTS ON ALL ROOF LEADER DOWNSPOUTS AS PER SECTION 1108.1 OF THE 2010 PLUMBING CODE OF NYS.
- FOOTING AND ROOF DRAINS SHALL BE CONVEYED VIA SEPARATE PIPES. ALL PIPING SHALL TERMINATE/BE STABILIZED PRIOR TO THE PROPERTY LINE.
- PROVIDE 4" MIN. ANGULAR STONE STABILIZATION AT FOOTING & ROOF DRAIN OUTLET(S), (6" WIDE X 30' LONG FLARED OUT X 6" DEEP).
- 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. THE WELL AND SDS SHALL BE STAKED PRIOR TO CONSTRUCTION.
- 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 HOUSE SHALL BE CONSTRUCTED IN SUCH A MANNER TO PROMOTE GROUNDWATER AND STORMWATER AWAY FROM THE FOUNDATION.
- ALL DISTURBED AREAS SHALL BE STABILIZED / SEEDED AND MULCHED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ANY EXPOSED SOILS GREATER THAN 7 DAYS ARE REQUIRED TO BE TEMPORARILY STABILIZED.
- PRIOR TO CONSTRUCTION OF THE PROPOSED DRIVEWAY FOR LOT #2 THE OWNER SHALL FIRST OBTAIN A DRIVEWAY PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.

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  
  
 JANUARY 6, 2026  
 Project No: 2024.000 License No. 083970

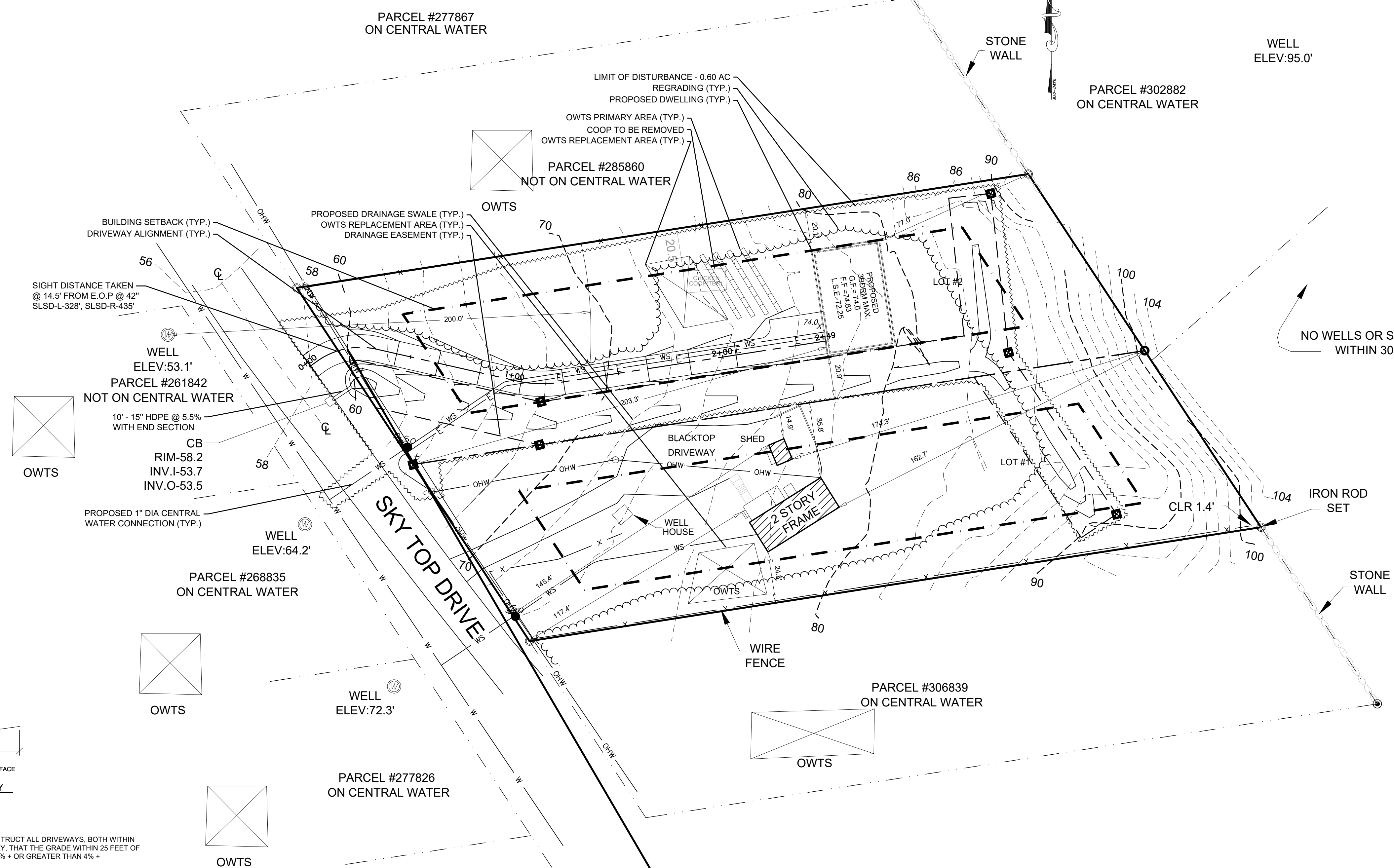
**DAY STOKOSA**  
ENGINEERING P.C.  
 3 Van Wyck Lane  
Wappingers Falls, New York  
(845)-223-3202

LIAND VENTURES LLC  
SUBDIVISION  
 Town of Wappingers Dutchess County, New York  
**PROPOSED PLAT PLAN**  
 SCALE: No Scale DRAWN BY: BJS  
 DATE: 9-2-25 CHECKED BY: BJS  
**1**  
 1 of 6

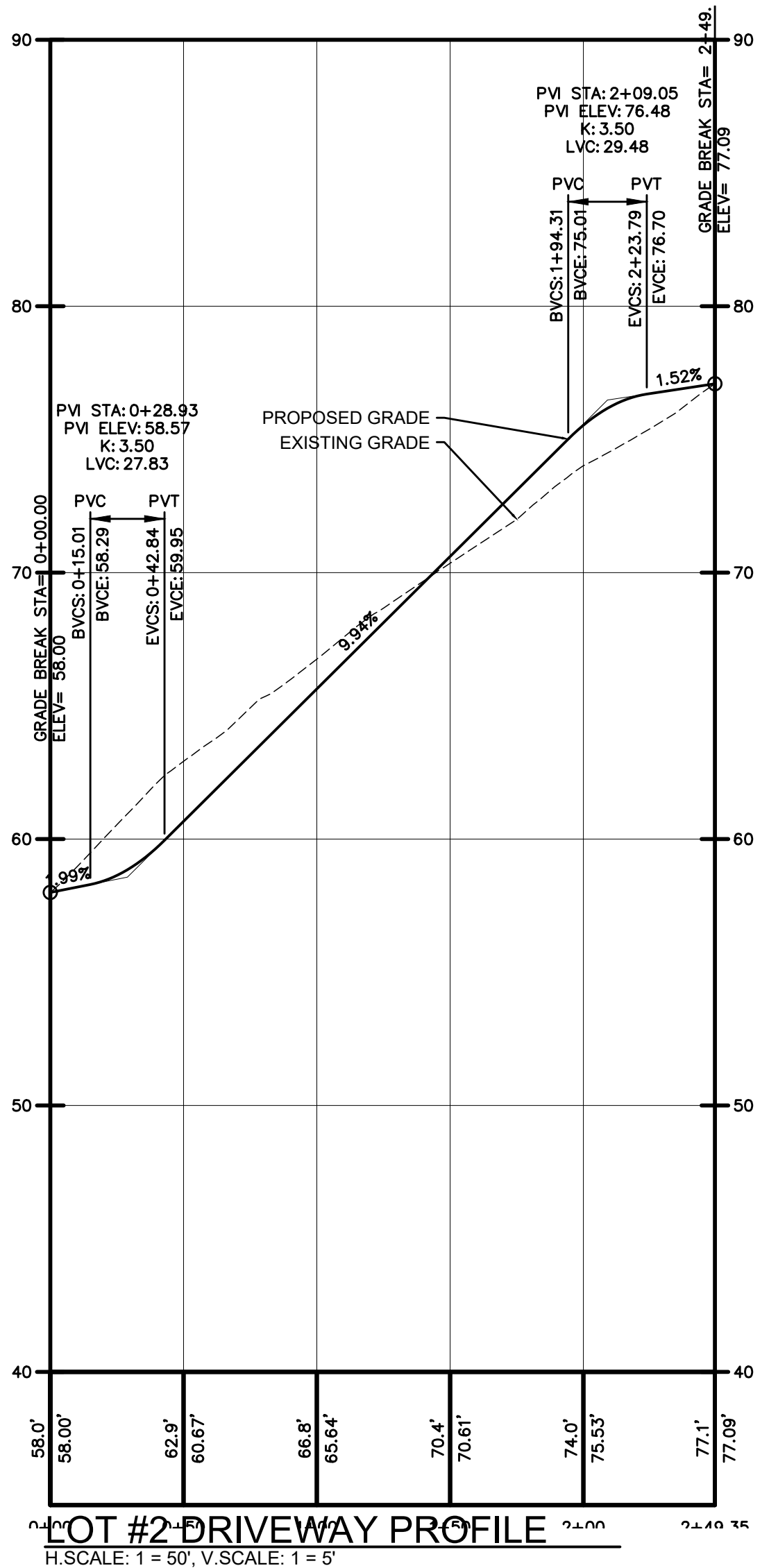
**TOWN OF WAPPINGERS PLANNING BOARD**  
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE DAY OF 2026 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.  
 TOWN OF WAPPINGERS FALLS PLANNING BOARD  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
 TOWN OF WAPPINGERS 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 AUGUST 2024.  
 ROBERT V. OSWALD, L.S. SEAL

**OWNER INFO & CONSENT**  
 LIAND VENTURES LLC  
3191 ROUTE 9  
COLD SPRING, NY 10516  
 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 \_\_\_\_\_



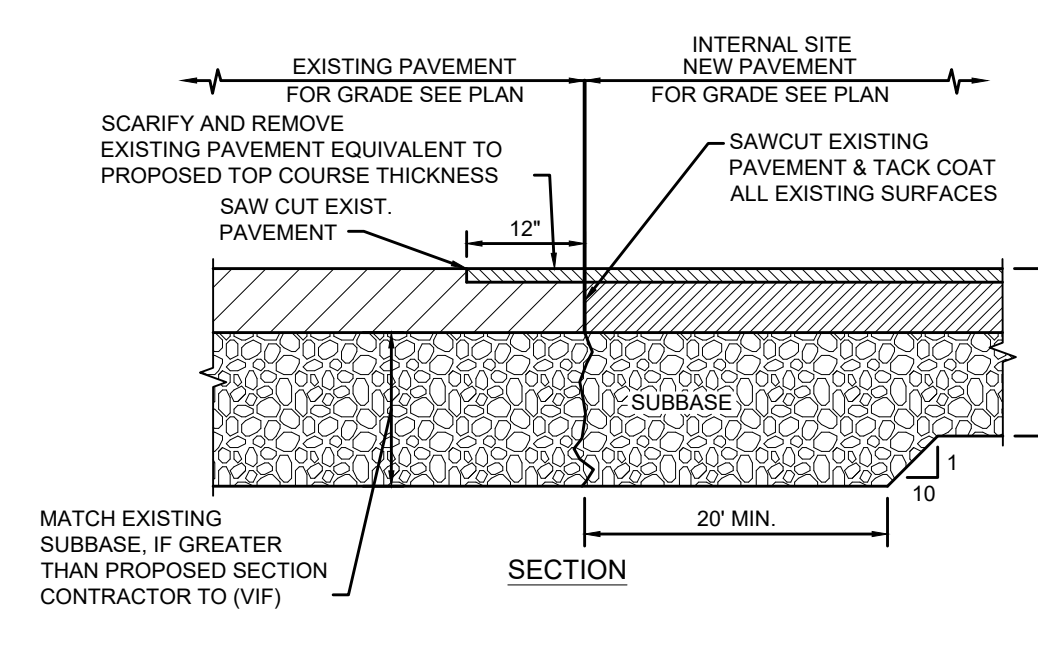
**PROPOSED DEVELOPMENT PLAN**  
SCALE: 1" = 30'



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

- CONSTRUCTION NOTES:**  
§ 214-66 DRIVEWAYS & PERMIT NOTES:
- THE DEVELOPER SHALL SO LAY OUT AND CONSTRUCT ALL DRIVEWAYS, BOTH WITHIN AND OUTSIDE THE LIMITS OF THE RIGHT-OF-WAY, THAT THE GRADE WITHIN 25 FEET OF THE EDGE OF ROAD SHALL BE NO LESS THAN 2% + OR GREATER THAN 4% + (ABSOLUTE).
  - THE FIRST 25 FEET OF ALL DRIVEWAYS SHALL BE PAVED; ANY DRIVEWAY WITH A GRADE 6% OR GREATER SHALL BE PAVED IN ITS ENTIRETY.
  - NO AREA OF ANY DRIVEWAY MAY EXCEED 15%.
  - ALL SIDE SLOPES OF ALL DRIVEWAYS SHALL NOT EXCEED 1" ON 3'.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCT ENTRANCES TO THE SATISFACTION OF THE TOWN SUPERINTENDENT OF HIGHWAYS.
  - PROPERTY OWNERS SHALL MAINTAIN LAWNS TO EDGE AND SHOULDER OF PAVEMENT.

**DRIVEWAY DETAIL**  
NOT TO SCALE



**PAVEMENT RESTORATION/ TRANSITION DETAIL**  
NOT TO SCALE

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Brian J. Stokosa, PE	
Date:	JANUARY 6, 2026
Project No:	2024.000
License No.:	083970

**DAY STOKOSA**  
ENGINEERING P.C.  
3 Van Wyck Lane  
Wappingers Falls, New York  
(845)-223-3202

<b>LIAND VENTURES LLC</b>	
<b>SUBDIVISION</b>	
<b>DEVELOPMENT PLAN</b>	
SCALE:	No Scale
DRAWN BY:	BJS
DATE:	9-2-25
DESIGNED BY:	BJS
<b>2</b>	2 of 6

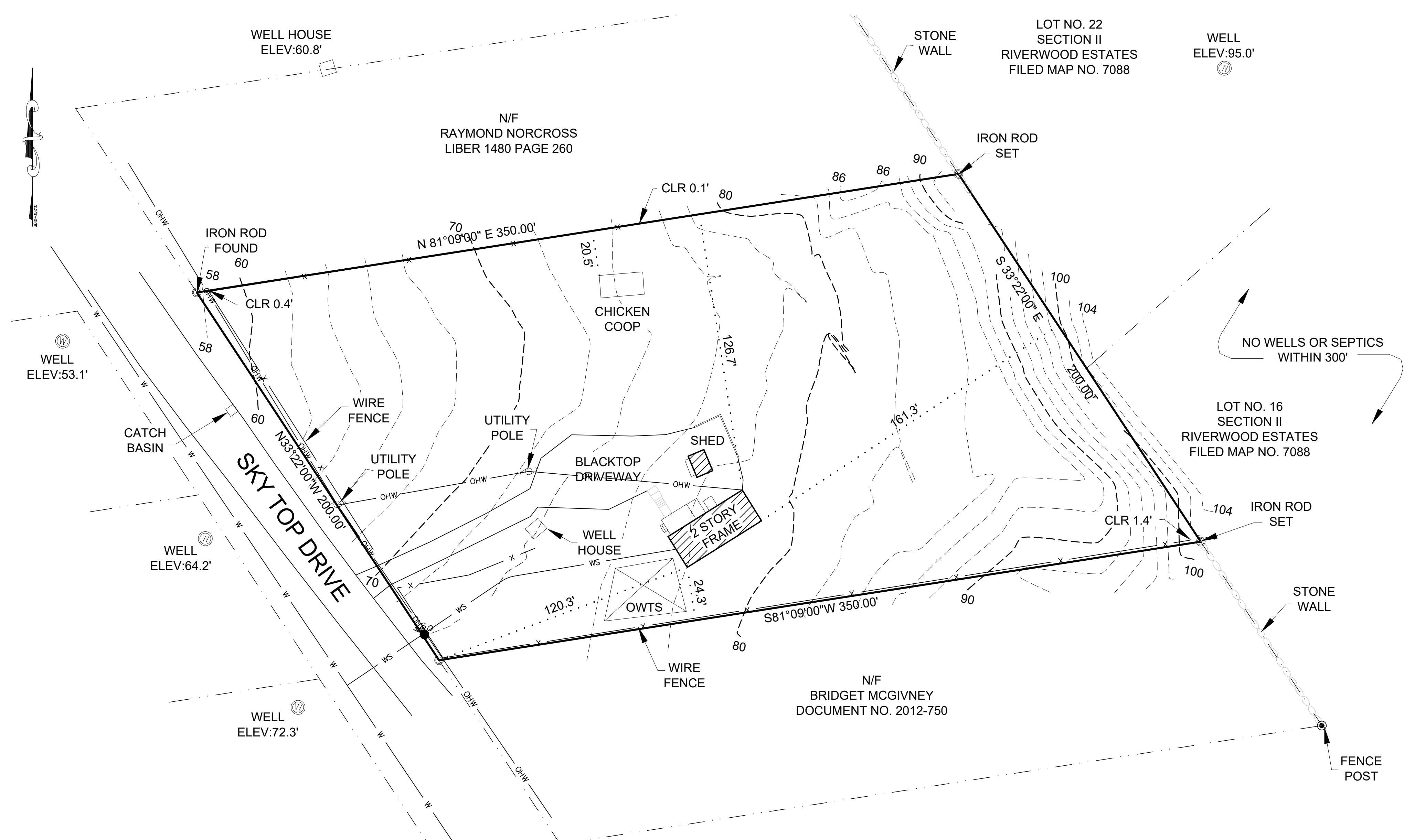
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APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

TOWN OF WAPPINGERS FALLS PLANNING BOARD

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

TOWN OF WAPPINGER PLANNING BOARD CHAIR



**EXISTING CONDITIONS PLAN**  
SCALE: 1" = 30'

**TOWN OF WAPPINGERS PLANNING BOARD**

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TOWN OF WAPPINGERS FALLS PLANNING BOARD

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

TOWN OF WAPPINGER PLANNING BOARD CHAIR

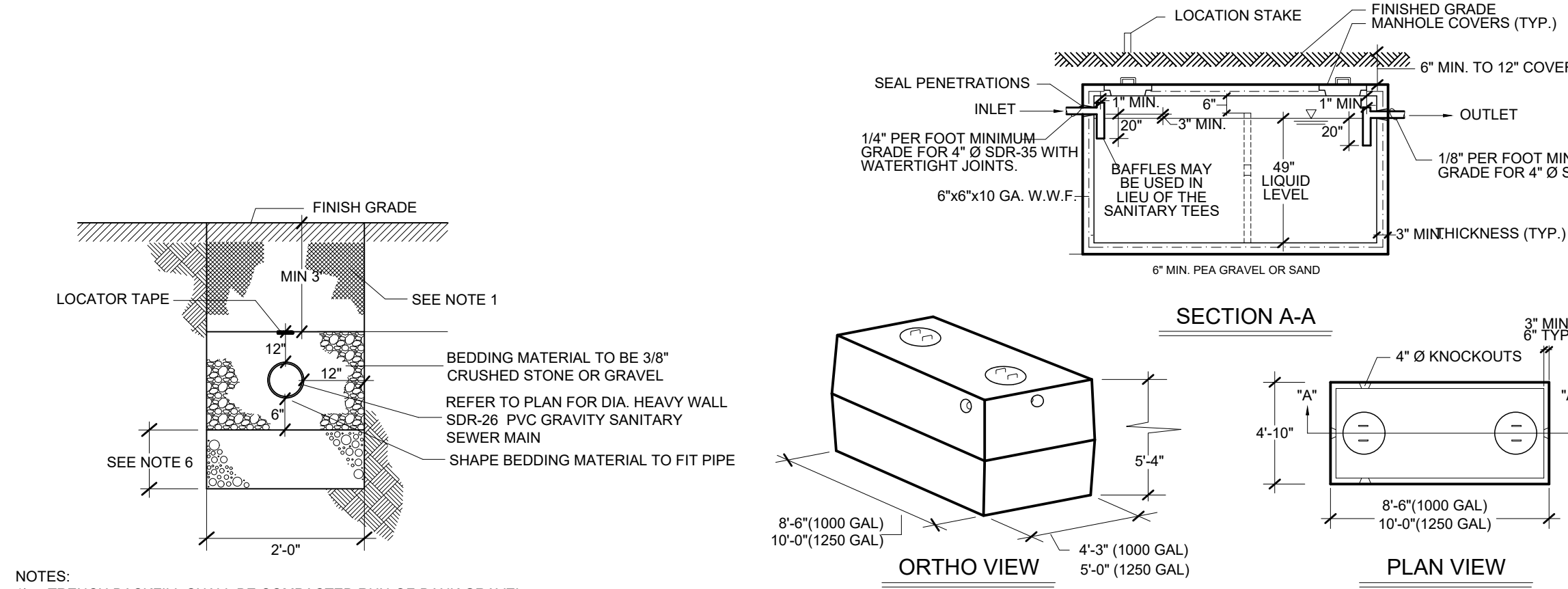
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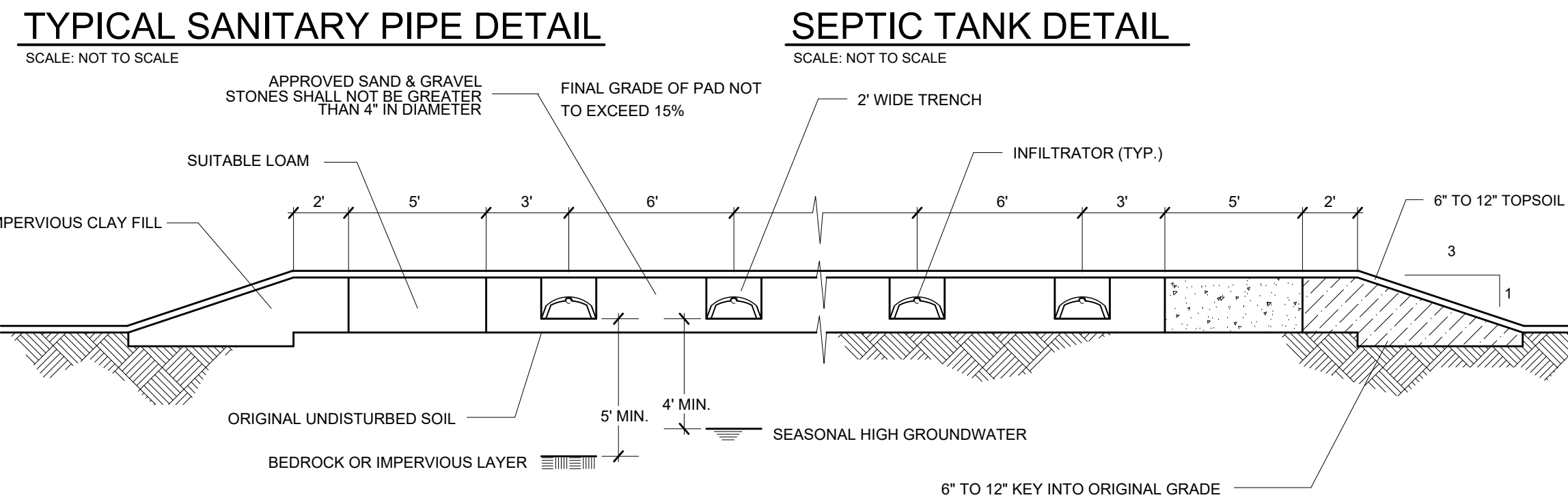
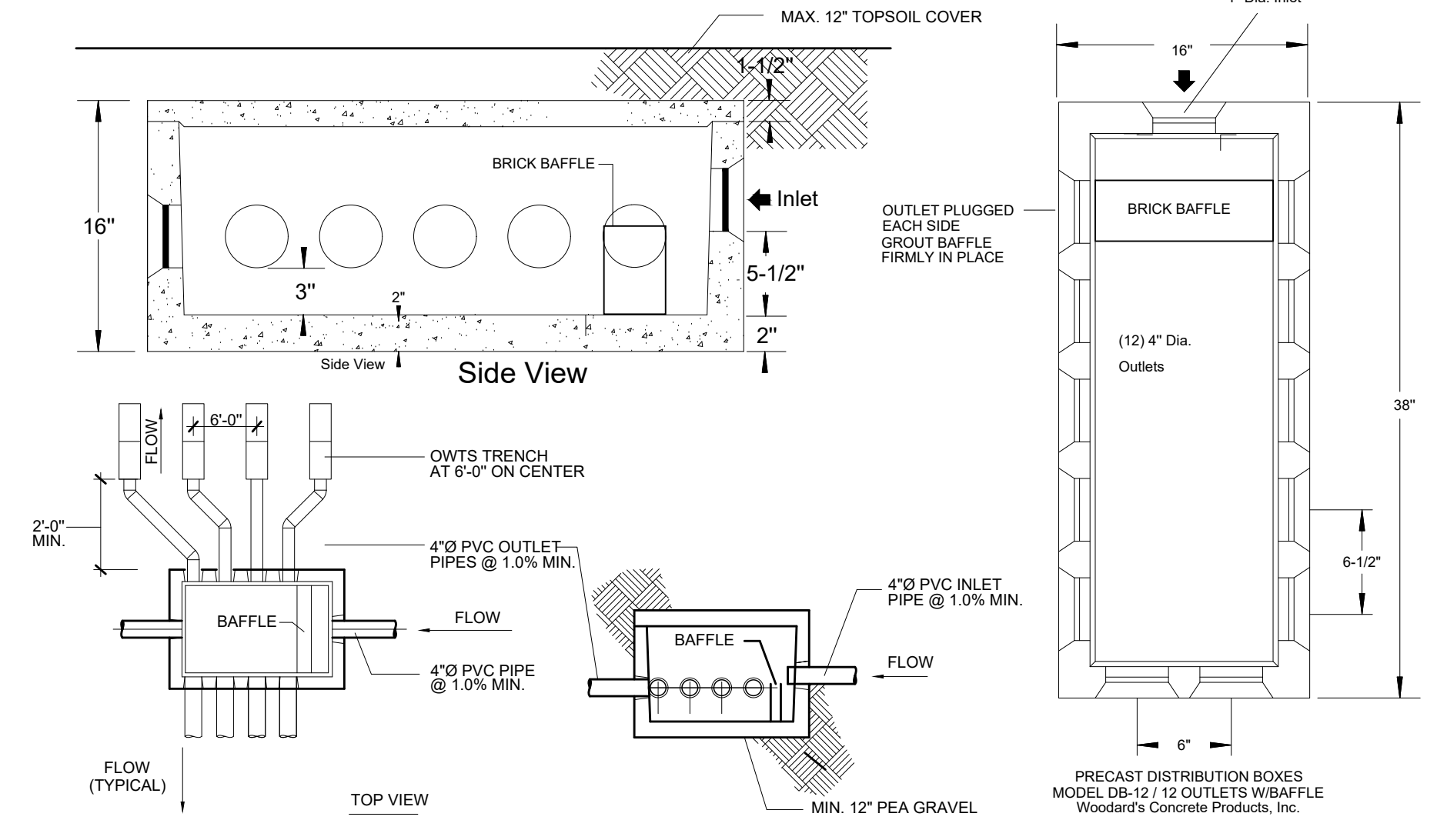
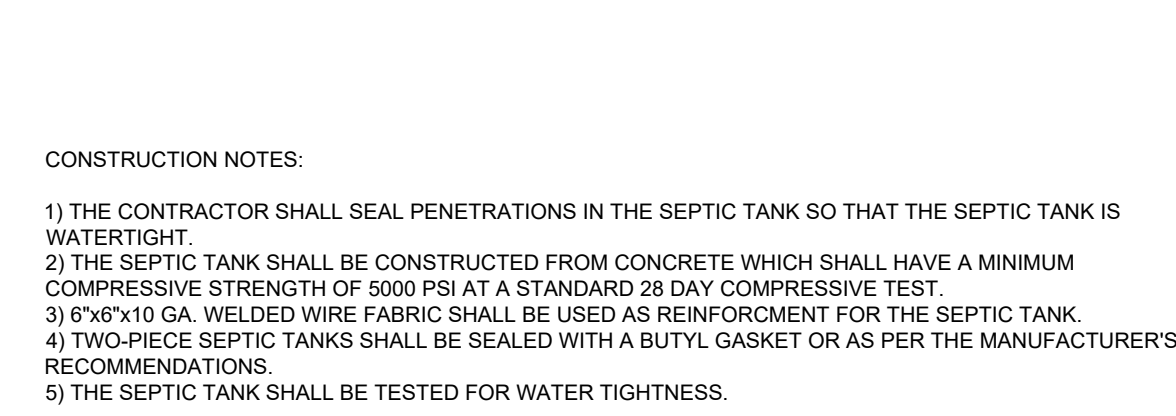
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3 Van Wyck Lane  
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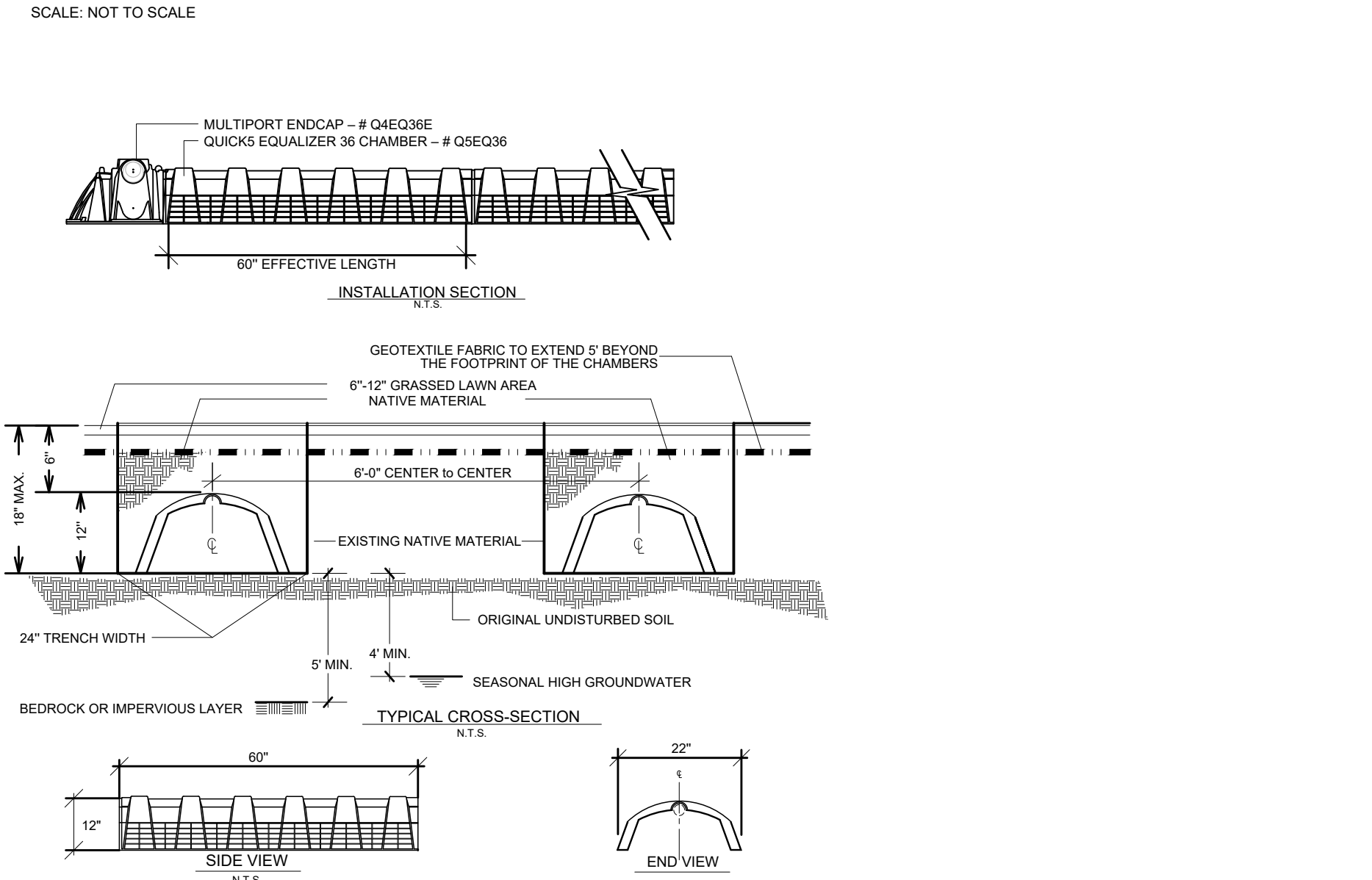
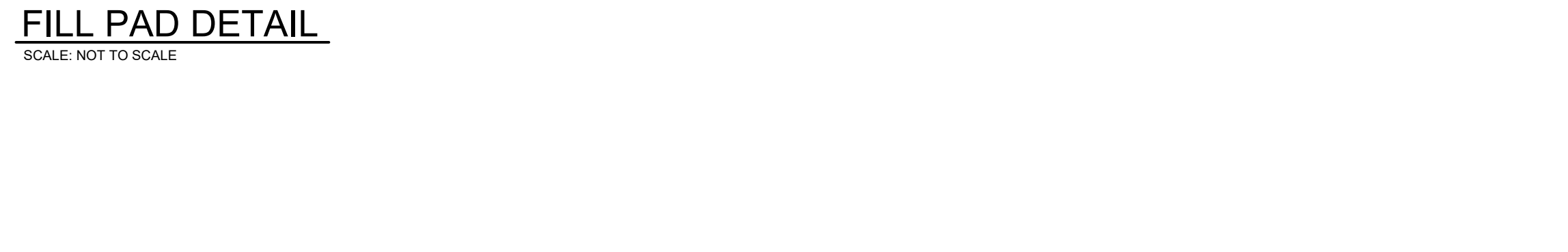
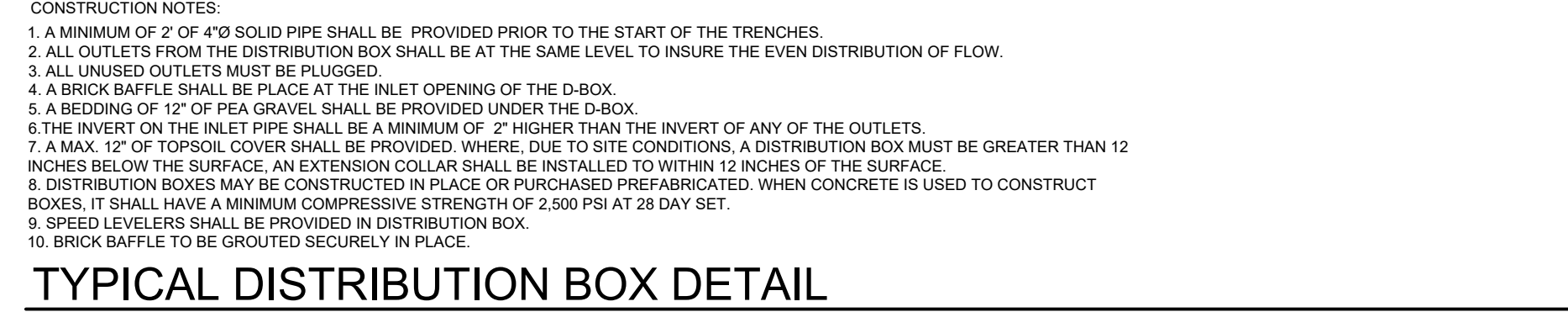
<b>LIAND VENTURES LLC</b>	
<b>SUBDIVISION</b>	
Town of Wappinger	Dutchess County, New York
<b>EXISTING CONDITIONS PLAN</b>	
SCALE:	No Scale
DRAWN BY:	BJS
DATE:	9-2-25
CREATED BY:	BJS
<b>3</b>	3 of 6



- NOTES:
- TRENCH BACKFILL SHALL BE COMPACTED RUN-OF-BANK GRAVEL.
  - FILL OR BACKFILL MATERIAL SHALL BE DEPOSITED IN 6" LIFTS. EACH LIFT SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
  - BACKFILLING AROUND PIPES SHALL BE DONE UNIFORMLY ON EACH SIDE OF THE PIPE.
  - THOROUGHLY CLEAN ALL SANITARY SEWER MAINS PRIOR TO ACCEPTANCE TESTING.
  - IN THE EVENT THAT THE CONDUIT IS BEING INSTALLED IN WET CONDITIONS, THE CONTRACTOR SHALL LINE THE TRENCH WITH FILTER FABRIC & BED THE PIPE IN 3/8" STONE INSIDE THE FILTER FABRIC.
  - IF PIPE FOUNDATION IS FOUND TO BE UNSUITABLE, THE CONTRACTOR SHALL INSTALL AND COMPACT 6" OF RUN-OF-BANK GRAVEL.
  - PIPE SHALL BE LAID ON STRAIGHT ALIGNMENT AND UNIFORM SLOPE BETWEEN MANHOLES.
  - A DEFLECTION TEST (95% MANDREL) SHALL BE PERFORMED ON THE MAIN SEWER LINES.



- CONSTRUCTION NOTES:
- 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 ENGINEER'S CERTIFICATION.
  - LATERALS TO BE PLACED 6' ON CENTERS WITH THE LIMITS OF THE GRAVEL 3' BEYOND THE CENTER OF THE TRENCH.
  - THE CLAY FILL TO BE OF AN IMPERVIOUS NATURE AND PLACED BEYOND THE LIMITS OF GRAVEL.
  - THE SYSTEM SHALL NOT BE INSTALLED IN WET OR FROZEN SOIL.
  - A NYSES SHALL CERTIFY THE INSTALLATION OF THE CLAY KEY TO THE DCHD.



**STANDARD NOTES FOR RESIDENTIAL PROJECTS (ONSITE SEWAGE DISPOSAL & CENTRAL WATER)**

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\*, NYSDCE
- \*RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS, DESIGN HANDBOOK\*, NEW YORK STATE DEPARTMENT OF HEALTH.
- \*RECOMMENDED STANDARDS FOR WATER WORKS (TEN STATES)\*
- \*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 EHS 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.

UPON COMPLETION OF THE WATER SYSTEM FACILITIES, THE FINISHES WORKS SHALL BE INSPECTED, TESTED AND CERTIFIED COMPLETE TO THE DC EHS BY THE NEW YORK STATE REGISTERED DESIGN PROFESSIONAL SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHS.

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 EHS 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 EXISTING WELLS AND PROPOSED 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 EHS 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 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.

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.

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE HOMEOWNER UP TO THE PROPERTY LINE. THE WATER COMPANY SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE HOMEOWNER'S PROPERTY.

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.

**ADDITIONAL NOTES FOR FILL SECTIONS**

SEPTIC FILL SPECIFICATION: 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 SHALL BE USED.

A NEW YORK STATE REGISTERED DESIGN PROFESSIONAL SHALL CERTIFY IN WRITING THAT THE FILL MATERIAL IS IN THE PROPER LOCATION, OF THE PROPER QUANTITY AND DIMENSIONS, AND OF PROPER QUALITY. PROPER QUALITY MUST BE DEMONSTRATED BY STABILIZED PERCOLATION TESTS, THE RESULTS OF WHICH SHALL BE SUBMITTED WITH THE ENGINEER'S CERTIFICATION.

PRIOR TO THE PLACEMENT OF THE FILL, THE AREA OF THE OWTS SHALL BE CLEARED OF DEBRIS, AND ALL BRUSH, TREES, OR OTHER VEGETATION CUT TO THE LEVEL OF THE VIRGIN GROUND. NO TOPSOIL SHALL BE REMOVED UNLESS SPECIFICALLY INDICATED ON THE PLANS.

**TOWN OF WAPPINGER WATER DISTRICT NOTES**

BEFORE WATER SHALL BE TURNED ON FOR THE SUPPLY OF ANY BUILDING OR PREMISES, APPLICATION THEREFORE SHALL BE MADE, IN WRITING, TO THE TOWN, WHICH APPLICATION SHALL BE SIGNED BY THE OWNER AND BE UPON A FORM SUPPLIED BY THE BUILDING DEPARTMENT AND FILED WITH THE BUILDING DEPARTMENT. THE APPLICATION MUST BE APPROVED BY THE BUILDING INSPECTOR BEFORE ANY CONNECTION IS MADE WITH THE STREET MAIN OR THE SERVICE MAIN. INSPECTION OF THE CONNECTION TO THE MAIN SHALL BE MADE BY THE ENGINEER TO THE TOWN AND/OR THE TOWN WATER OPERATOR (§ 234-38.A).

NO STREET, SIDEWALK OR OTHER PUBLIC GROUND SHALL BE OPENED FOR THE PURPOSE OF LAYING ANY WATER PIPE OR SERVICE PIPE OR DOING ANY WORK WHATSOEVER ABOUT ANY WATER MAIN OR PIPE OR SERVICE PIPE OR FIXTURE, OR FOR THE PURPOSE OF MAKING ANY CONNECTION WITH ANY WATER PIPE OR DOING ANY WORK IN CONNECTION THEREWITH, UNLESS A PERMIT THEREFOR SHALL BE OBTAINED FROM THE TOWN SUPERINTENDENT OF HIGHWAYS (§ 234-40.A).

BEFORE ANY PERMIT SHALL BE GRANTED, THE APPLICANT SHALL FILE A BOND IN THE OFFICE OF THE TOWN CLERK IN THE SUM OF NOT LESS THAN \$10,000, OR IN SUCH GREATER AMOUNT AS SPECIFIED BY THE ENGINEER TO THE TOWN, PROPERLY CONDITIONED TO INDEMNIFY THE TOWN AGAINST ANY LOSS WHICH THE TOWN MAY SUSTAIN BY REASON OF THE NEGLIGENCE OF SUCH APPLICANT, HIS AGENTS, EMPLOYEES OR REPRESENTATIVES, OR HIS FAILURE TO COMPLY WITH THIS ARTICLE AND COMPUTE IN A PROPER MANNER THE WORK UNDERTAKEN BY HIM. THE BOND SHALL BE APPROVED BY THE TOWN BOARD AS TO ITS FORM AND THE SUFFICIENCY OF THE SURETY, BEFORE FILING (§ 234-40.B).

NO PERSON, EXCEPT TOWN CONTRACT PERSONNEL, OR ACTING WITH PERMISSION OF THE BUILDING INSPECTOR OR WATER OPERATOR UNDER A DULY AUTHORIZED PERMIT, SHALL OPEN OR CLOSE ANY VALVE ON THE STREET MAINS OR SERVICES OR ANY COCKS IN ANY CURB BOX OR TAMPER OR INTERFERE WITH SAME IN ANY WAY WHATSOEVER.

SERVICE TAPS SHALL BE MADE UNDER THE DIRECTION AND SUPERVISION OF THE BUILDING INSPECTOR AND/OR THE ENGINEER TO THE TOWN USING MATERIALS, METHODS AND SPECIALIZED PERSONS OR FIRMS SUCH PIPES AND MATERIALS WHICH HAVE BEEN INSTALLED (§ 234-41.B).

EVERY WATER SERVICE SHALL BE SUPPLIED THROUGH A METER. ALL METERS SHALL BE PROVIDED BY AND AT THE EXPENSE OF THE OWNER OF THE PREMISES REQUIRING THE METER AND SHALL BE OF THE SIZE AND TYPE ACCEPTABLE TO THE BUILDING DEPARTMENT. METERS SHALL BE SET AT THE EXPENSE OF THE PROPERTY OWNER IN SUCH LOCATION, POSITION AND MANNER AS TO BE READILY ACCESSIBLE FOR READING, REPAIR OR REPLACEMENT, KEPT FREE FROM OBSTRUCTION AND FULLY PROTECTED FROM FREEZING AND DAMAGE AT THE PROPERTY OWNER'S EXPENSE. REMOTE-READING HEADS SHALL BE INSTALLED AT LOCATIONS ON THE OUTSIDE SURFACES OF BUILDING, IN ACCORDANCE WITH TOWN SPECIFICATIONS. CABLES OR WIRES CONNECTING REMOTE-READING HEADS WITH THE METERS SHALL BE PROTECTED FROM DAMAGE BY THE PROPERTY OWNER (§ 234-42.B).

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	
Revision	JANUARY 6, 2026
Project No.	2024.000
	License No. 083970

**DAY STOKOSA ENGINEERING P.C.**

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

PROJECT: LIAND VENTURES LLC SUBDIVISION  
Town of Wappinger, Dutchess County, New York

DRAWING: DCHD DETAILS

SCALE: No Scale  
DATE: 9-2-25  
DRAWN BY: BJS  
CHECKED BY: BJS

4  
4 of 6

**TOWN OF WAPPINGERS PLANNING BOARD**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 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 \_\_\_\_\_, 2026

TOWN OF WAPPINGER PLANNING BOARD CHAIR

**CONSTRUCTION SEQUENCE**

- PRE-CONSTRUCTION SEQUENCE:**
- HOLD A PRE-CONSTRUCTION MEETING WITH THE SITE ENGINEER, CONTRACTOR, TOWN STORMWATER MANAGEMENT OFFICER.
- CONSTRUCTION SEQUENCE:**
- A NYSDEC CONSTRUCTION ACTIVITY PERMIT IS NOT REQUIRED PRIOR TO CONSTRUCTION AS DISTURBANCE IS LESS THAN 1.0 AC.
  - INSTALL AND STABILIZE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLAN.
  - CONFIRM UTILITY LOCATIONS. CALL 1-800-962-7962 OR VISIT WWW.DIGSAFELYNEWYORK.COM.
  - OBTAIN INDIVIDUAL PLOT PLAN APPROVAL FROM THE TOWN OF EAST FISHKILL BUILDING DEPARTMENT FOR INDIVIDUAL LOT CONSTRUCTION.
  - INSTALL SILT FENCE AS SHOWN.
  - ROUGH GRADE EACH DRIVEWAY AND INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE PROPOSED DRIVEWAY ENTRANCE UNDER CONSTRUCTION.
  - CONSTRUCT INDIVIDUAL LOTS AS SHOWN ON THE APPROVED PLOT PLAN. ALL OTHER ITEMS (WELL AND SEWER INSTALL) AS NECESSARY PER THE APPROVED PLANS. FOLLOW ALL ENVIRONMENTAL PROCEDURES ON THE FILED MAP AND PLOT PLAN.
  - UPON COMPLETION OF FINAL GRADING OF ANY AREA, SEED AND STABILIZE.
  - ONCE THE SITE IS STABILIZED, REMOVE ANY ACCUMULATED SEDIMENT FROM SEDIMENT TRAPS IF INSTALLED.
  - TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS THAT HAVE OBTAINED FINISHED GRADE ELEVATIONS.
  - SEED AND MULCH ALL DISTURBED AREAS THAT WILL NOT BE RE-DISTURBED FOR AT LEAST 14 DAYS.
  - FINALIZE BUILDING CONSTRUCTION.
  - FINALIZE DRIVEWAY SURFACE TREATMENT.
  - OBTAIN C.O. FROM THE TOWN BUILDING DEPARTMENT.

**EROSION CONTROL IMPLEMENTATION SCHEDULE (ALL PHASES):**

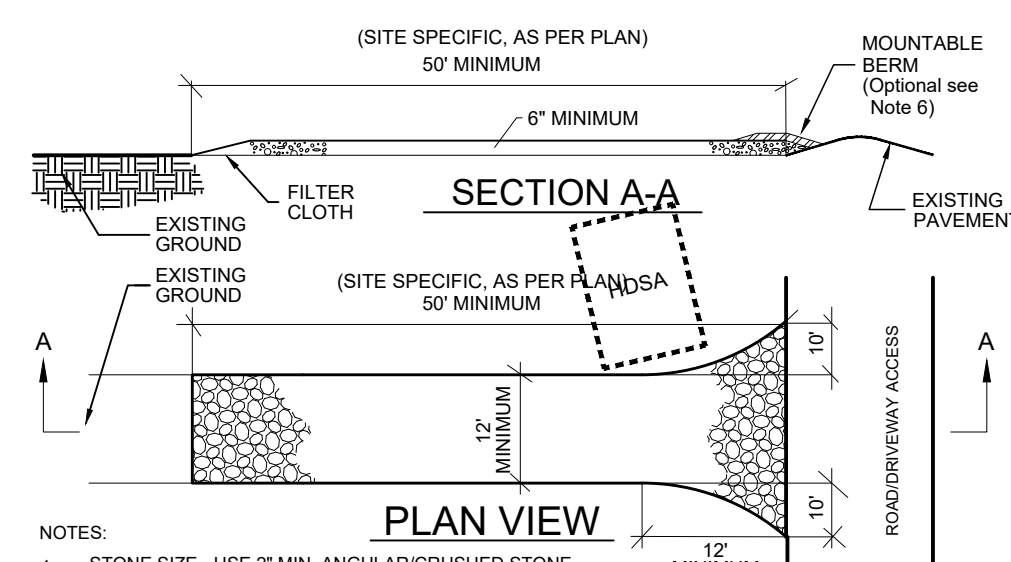
EROSION/SEDIMENT CONTROL	IMPLEMENTATION
SILT FENCE	PRIOR TO ANY SITE DISTURBANCE/AS REQUIRED AS PER CONSTRUCTION SEQUENCE
STABILIZED CONSTRUCTION ENTRANCE	PRIOR TO ANY GRADING OF THE SITE/AS REQUIRED AS PER CONSTRUCTION SEQUENCE
SILT FENCE (ADDITIONAL)	INSTALL AS REQ DURING RD CONSTRUCTION/AS REQUIRED AS PER CONST. SEQUENCE
CHECK DAM	AS REQUIRED AS PER CONSTRUCTION SEQUENCE

- 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):**

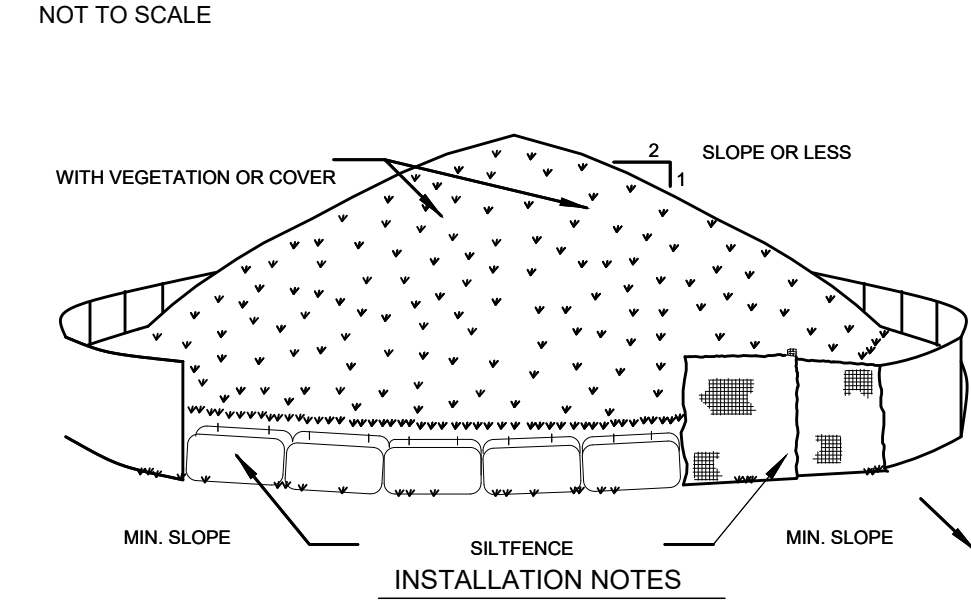
STRUCTURE	INSPECTION	MAINTENANCE REQUIRED	STRUCTURE TYPE
SILT FENCE	WEEKLY	REPAIR, REPLACE	TEMPORARY
STABILIZED CONSTRUCTION ENTRANCE	DAILY	REPAIR, REPLACE	TEMPORARY
LITTER	DAILY	PICK UP	-
CHECK DAM	WEEKLY	REPAIR	TEMPORARY
DUST	DAILY	SPRAYING, SWEEPING	-
RIPRAP OUTLET	WEEKLY	REPAIR	PERMANENT
VEGETATION ESTABLISHMENT	WEEKLY	WATERING, SEEDING	PERMANENT
SITE DISTURBANCE PLAN UPDATE	WEEKLY	UPDATE DISTURBANCE AREA	-

- REFER TO CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION



- NOTES:**
- STONE SIZE - USE 2" MIN. ANGULAR/CRUSHED STONE.
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - 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.
  - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - 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.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE 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.
  - 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.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

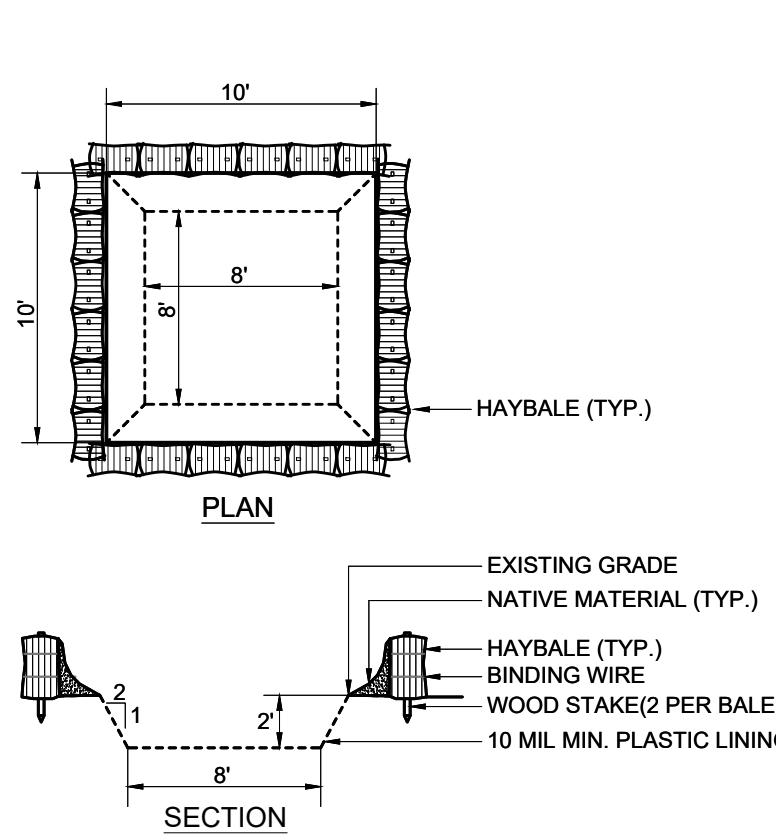
**CONSTRUCTION ENTRANCE DETAIL**



- 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**

NOT TO SCALE

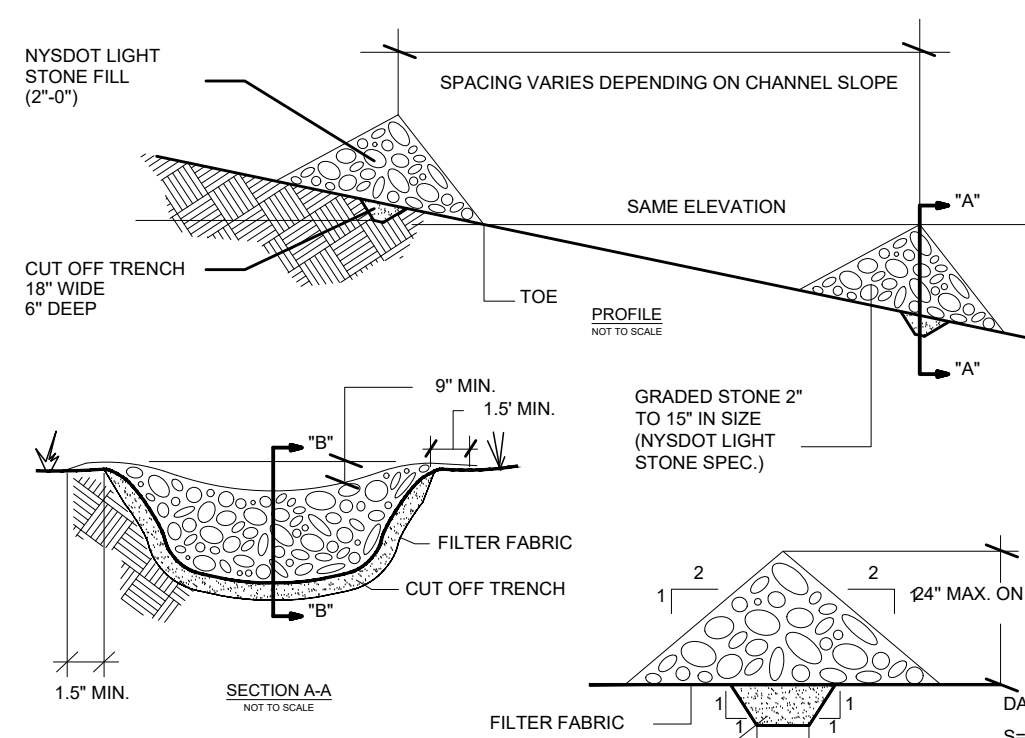


**CONSTRUCTION SPECIFICATIONS**

- THE LINER SHALL BE PLASTIC SHEETING WITH A MINIMUM THICKNESS OF 10 MILS WITH NO HOLES OR TEARS, AND ANCHORED BEYOND THE TOP OF THE FIT WITH AN EARTHEN BERM, SAND BAGS, STONE, OR OTHER STRUCTURAL APPURTENANCE EXCEPT AT THE ACCESS POINT.
- LOCATE THE FACILITY A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD. PROVIDE APPROPRIATE ACCESS WITH A GRAVEL ACCESS ROAD SLOPED DOWN TO THE STRUCTURE. SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.
- ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.
- ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAMINANT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
- DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 5 FEET OF CLEAN COMPACTED EARTH/FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.
- THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
- INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

**CONCRETE TRUCK WASHOUT DETAIL**

NOT TO SCALE

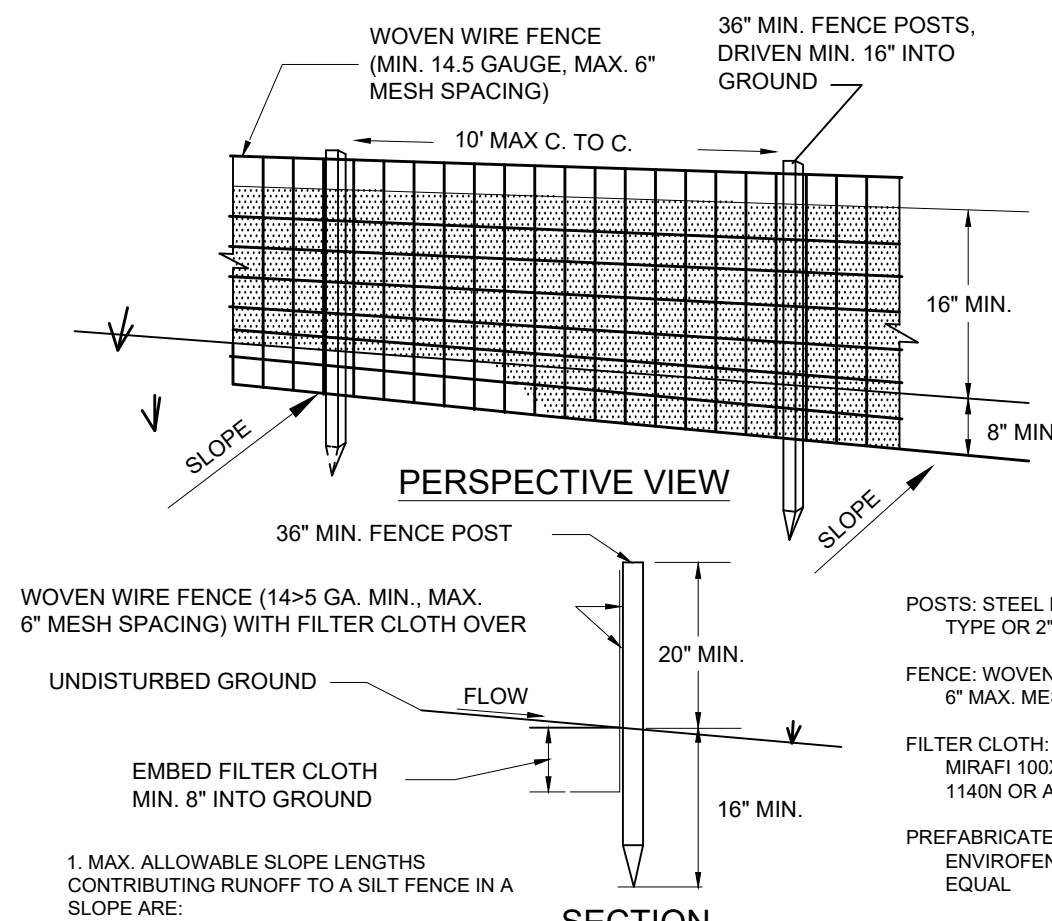


**CONSTRUCTION SPECIFICATIONS**

- 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 CREST 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 LINER AS APPROPRIATE.
- ENSURE THE CHANNEL APPURTENANCES 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



**CONSTRUCTION SPECIFICATIONS**

- 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            |
- MAX. DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1 ACRE PER 100' OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5' BEHIND THE FENCE.

**CONSTRUCTION SPECIFICATIONS**

- 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 2" HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH THIS SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

**SILT FENCING DETAIL**

NOT TO SCALE

**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 ONTO THE PROJECT SITE.
- SEEDED 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 WATER. SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS 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, 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.

**SEEDING NOTES:**

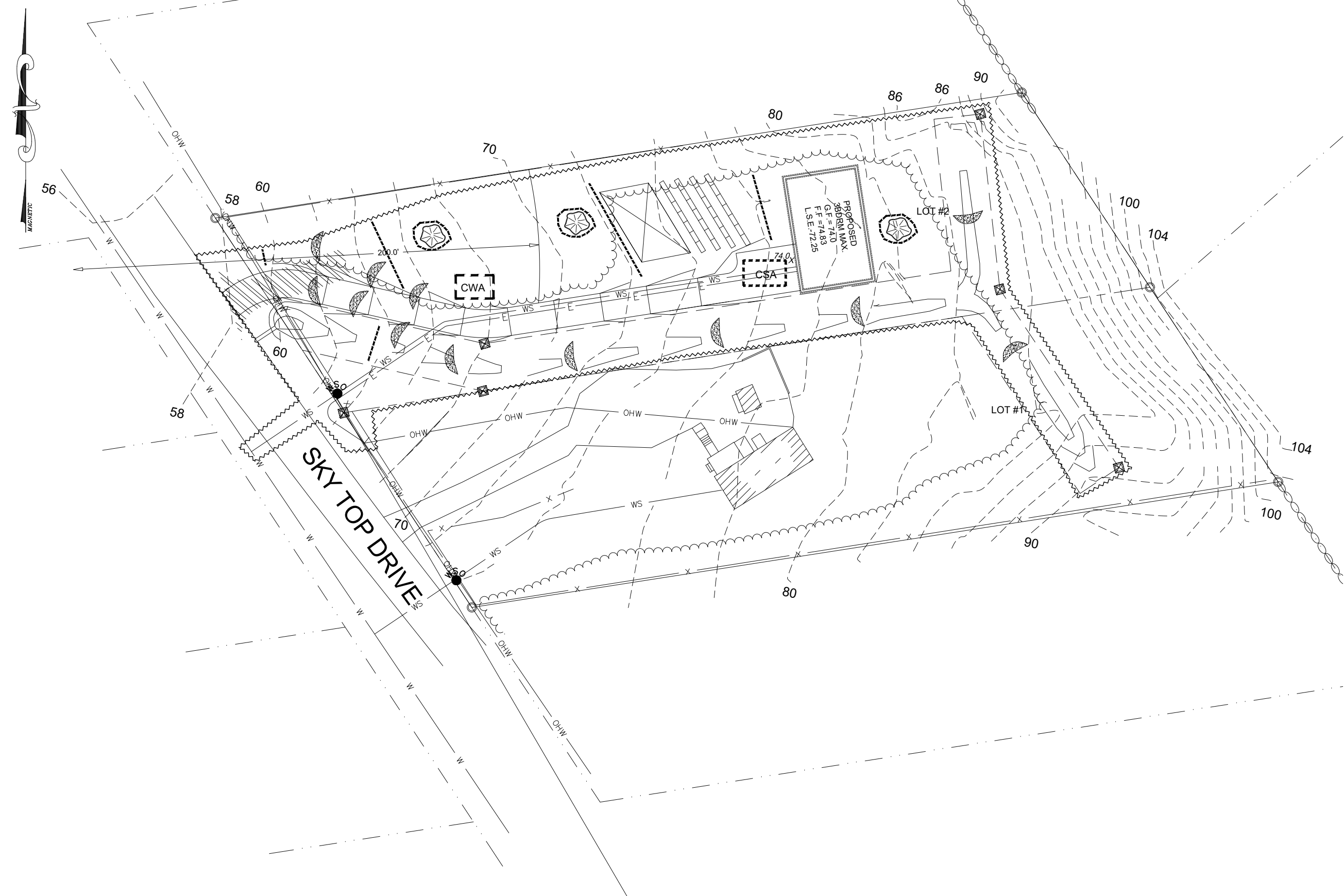
- EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX AS REQUIRED:
- STEEP SLOPES (3:1)
- TEMPORARY SEEDING:  
SUMMER SEASON - GERMAN MILLET @ 40 LBS PER ACRE  
WINTER SEASON - RYE GRAIN @ 120 LBS PER ACRE
- PERMANENT SEEDING - SPRINGFALL  
TALL FESCUE @ 100 LBS PER ACRE, KOBE LESPEDEZA @ 10 LBS PER ACRE  
BANKGRASS @ 25 LBS PER ACRE, RYE GRAIN @ 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.

**DESCRIPTION OF EROSION CONTROL PRACTICES**

- SILT FENCE** - A TEMPORARY BARRIER OF GEOTEXTILE FABRIC (FILTER CLOTH) USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. THE PURPOSE OF A SILT FENCE IS TO REDUCE RUNOFF VELOCITY AND EFFECT DEPOSITION OF TRANSPORTED SEDIMENT LOAD. LIMITS IMPOSED BY ULTRAVIOLET STABILITY OF THE FABRIC WILL DICTATE THE MAXIMUM PERIOD THE SILT FENCE MAY BE USED.
- CHECK DAM** - SMALL TEMPORARY STONE DAMS CONSTRUCTED ACROSS A DRAINAGE WAY. THE PURPOSE IS TO REDUCE EROSION IN A DRAINAGE CHANNEL BY RESTRICTING THE VELOCITY OF FLOW IN THE CHANNEL.
- STABILIZED CONSTRUCTION ENTRANCE** - A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET ALLEY, SIDEWALK OR PARKING. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS.
- DUST CONTROL** - THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES. THE PURPOSE IS TO PREVENT EROSION AND AIRMOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS, AND TRAFFIC SAFETY PROBLEMS.

**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, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- 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 OF SATISFACTORY FILLS.
- 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, BURROW AREAS AND SPILL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.



**SEDIMENT & EROSION PLAN LEGEND**

- CWA - CONCRETE WASHOUT AREA
- CSA - CONSTRUCTION STAGING AREA
- - DISTURBANCE LIMITS
- - - - - PROPOSED SILT FENCING
- - - - - CHECK DAM LOCATION (FOLLOW DAM SPACING TABLE)
- - - - - CONSTRUCTION ENTRANCE
- - TEMPORARY SOIL STOCKPILE WITH SILT FENCING EROSION CONTROL

**TOWN OF WAPPINGERS PLANNING BOARD**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE DAY OF 2026 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 \_\_\_\_\_, 2026

TOWN OF WAPPINGER PLANNING BOARD CHAIR

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

Revised: JANUARY 6, 2026

Project No: 2024.000 License No. 083970

**DAY STOKOSA**  
ENGINEERING P.C.

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

PROJECT: LIAND VENTURES LLC SUBDIVISION

Town of Wappinger Dutchess County, New York

DRAWING: ESC DETAILS

SCALE: No Scale	DRAWN BY: BJS	DRAWING NO: 5
DATE: 9-2-25	CHECKED BY: BJS	5 of 6

**EROSION & SEDIMENT CONTROL PLAN**

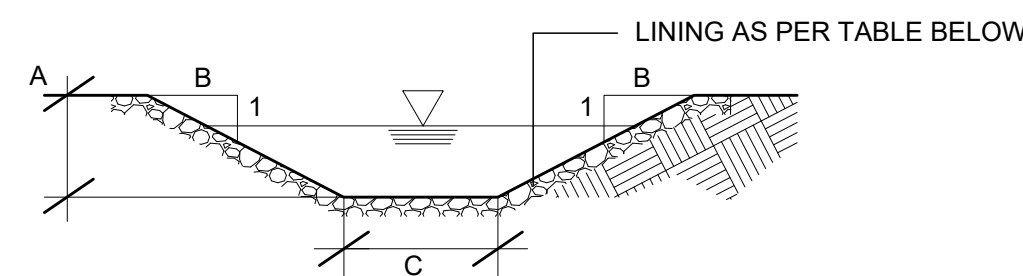
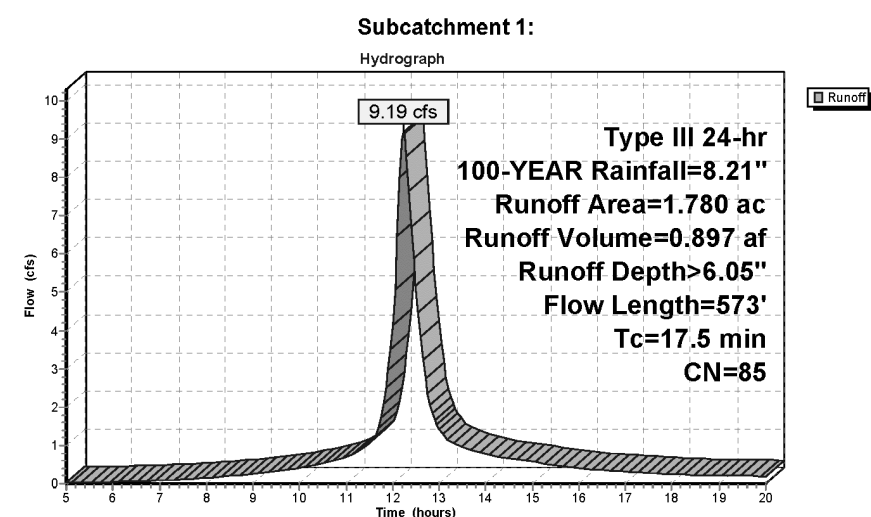
SCALE: 1" = 40'

**Summary for Subcatchment 1:**

Runoff = 9.19 cfs @ 12.23 hrs, Volume= 0.897 af, Depth= 6.05"  
 Runoff by SCS TR-20 method, LH+SCS, Weighted-CN, Time Span= 5:00-20:00 hrs, dt= 0.05 hrs  
 Type III 24-hr 100-YEAR Rainfall=8.21"

Area (ac)	CN	Description
1.780	85	1/2 acre lots, 25% imp, HSG D
1.335	75	75.00% Pervious Area
0.445		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0	100	0.1500	0.10		Sheet Flow, Woods, Dense underbrush n= 0.800 P2= 3.50"
0.4	138	0.1660	6.56		Shallow Concentrated Flow, Unpaved, K=18.1 fps
1.1	335	0.0800	4.92	16.81	Trap/Vee/Rect Channel Flow, Sp. W=3.00', D=0.75', Z=2.0:1, Top W=6.00' n= 0.056
17.5	573				Total



- NOTE:
1. SWALE TO BE LINED AS SHOWN ON THE TABLE PLAN. THE LINING SHALL BE PRESENT TO MINIMIZE EROSION OF THE CHANNEL.
  2. FOR ALL GRASS LINED SWALES, THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING.
  3. SWALE DEPTH IS TO THE TOP OF LINING AS SHOWN.

SWALE (FEET)	A (FEET)	B (FEET)	C (FEET)	LINING	d <sub>50</sub>	THICKNESS
1	0.75	2	3	RIP-RAP	8"	18"

**100 YR DESIGN STORM DRAINAGE ANALYSIS**  
 NOT TO SCALE

**TYPICAL SWALE AND DETAIL**  
 NOT TO SCALE

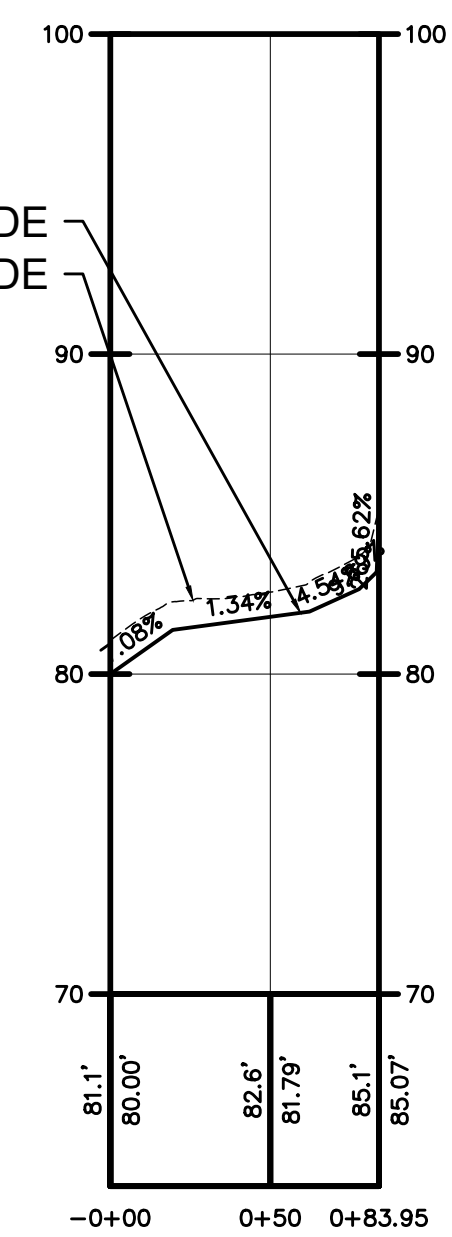
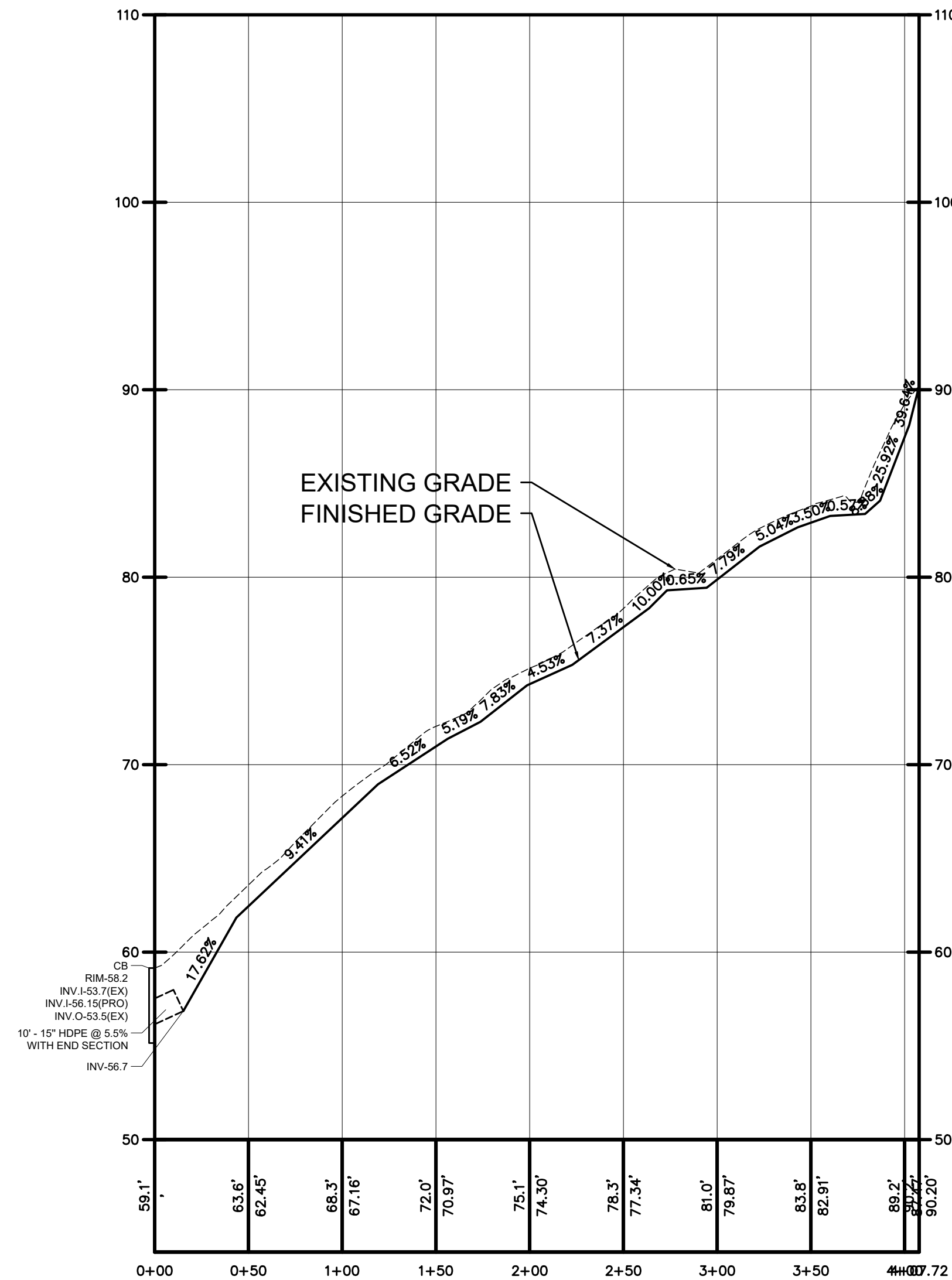
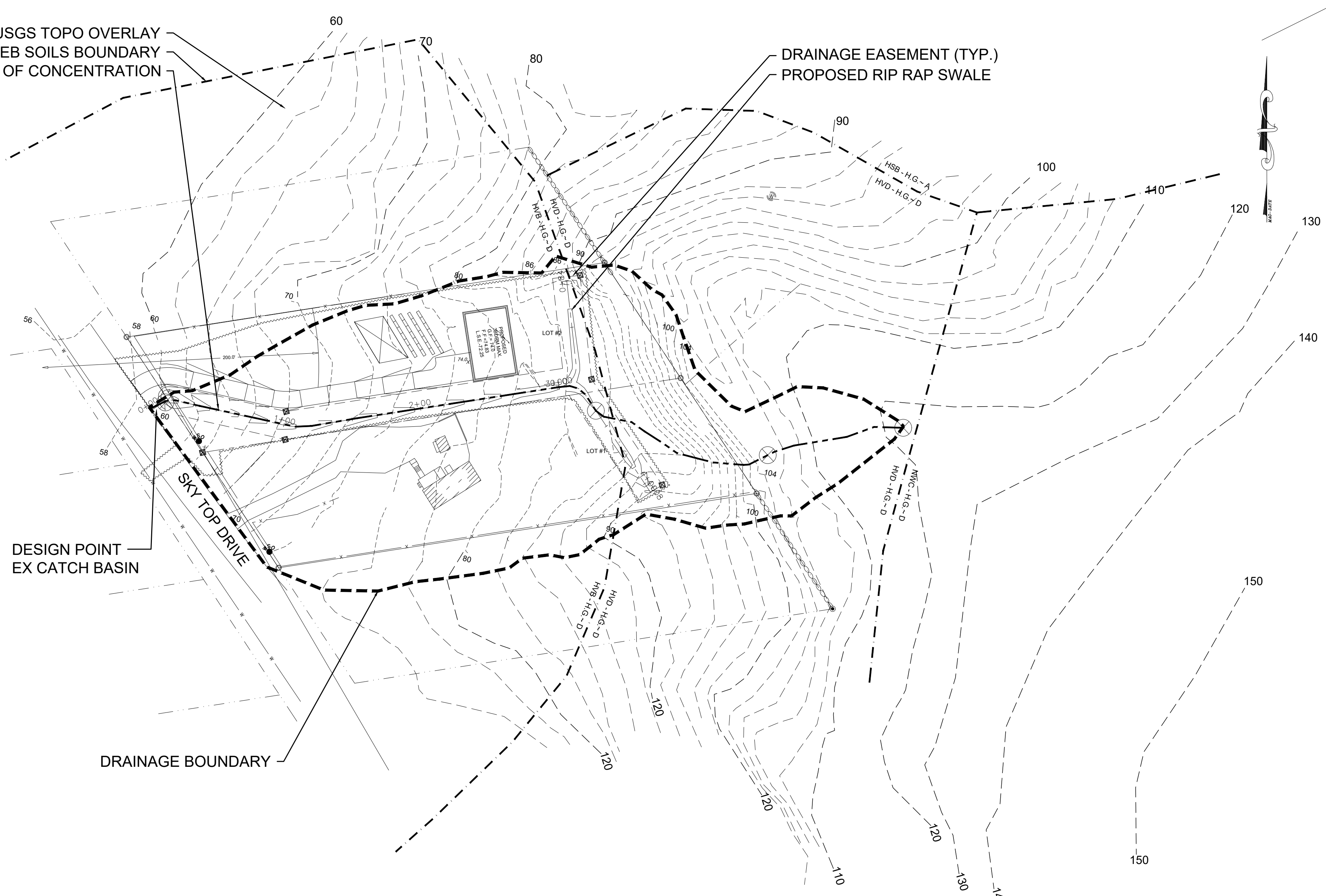
USGS TOPO OVERLAY  
 WEB SOILS BOUNDARY  
 TIME OF CONCENTRATION

DRAINAGE EASEMENT (TYP.)  
 PROPOSED RIP RAP SWALE

DESIGN POINT  
 EX CATCH BASIN

DRAINAGE BOUNDARY

**PROPOSED PLAT PLAN**  
 SCALE: 1" = 50'



**LOT #1 TO LOT #2 SWALE**  
 H.SCALE: 1" = 60', V.SCALE: 1" = 6'

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	
Revision	JANUARY 6, 2026
Project No.	2024.000 License No. 083970

**DAY STOKOSA**  
 ENGINEERING P.C.

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 Wappingers Falls, New York  
 (845)-223-3202

**LIAND VENTURES LLC**  
 SUBDIVISION

Town of Wappinger Dutchess County, New York

**DEVELOPMENT PLAN**

SCALE	DRAWN BY	DRAWING NO.
No Scale	BJS	<b>6</b>
DATE	CHECKED BY	
9-2-25	BJS	6 of 6

**SWALE PROVIDE FROM CB TO LOT #1**  
 H.SCALE: 1" = 60', V.SCALE: 1" = 6'

TOWN OF WAPPINGERS PLANNING BOARD	
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE DAY OF 2026 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 _____, 2026	
TOWN OF WAPPINGER PLANNING BOARD CHAIR	