

TAX MAP PARCEL NO 135689-6257-03-247036
 TOPOGRAPHIC DATUM: USGS
 TOTAL EXISTING ACREAGE: 139
 ZONE CLASSIFICATION: R-40 AND R-80

R80 AREA = 17.9 AC (779,724 SF)
 R40 AREA = 121 AC (5,270,760 SF)
 SLOPES GREATER THAN 25% IN R80 = 2.13 AC (92,782 SF)
 SLOPES GREATER THAN 25% IN R40 = 7.37 AC (321,037 SF)
 WETLAND IN R40 = 4.18 AC (182,178 SF)
 EXISTING SEWER DISTRICT: UNITED WAPPINGER SEWER DISTRICT (CENTRAL WAPPINGERS SEWER IMPROVEMENT)

245-5 NET LOT AREA
 THE GROSS AREA OF A PROPERTY MINUS 100% OF THE AREA OF WETLANDS, LANDS WITHIN THE ONE-HUNDRED-YEAR FLOODPLAIN, AND AREAS OF STEEP SLOPES IN EXCESS OF 25% WHEN MEASURED OVER A DISTANCE OF 50 FEET.

R80 = 779,724 SF - 92,782 SF STEEP SLOPES = 686,942 SF / 80,000 = 8 PARCELS
 R40 = 5,270,760 SF - (321,037 SF STEEP SLOPES + 182,178 SF WETLAND) = 4,767,545 SF / 40,000 = 119 PARCELS
 POTENTIAL AS-OF-RIGHT LOT COUNT = 127 PARCELS

TOWN OF WAPPINGER CODE - §240-19. MODIFICATION OF LOT REQUIREMENTS.

FOR THE PURPOSES SET FORTH EARLIER IN THIS CHAPTER AND TO PROMOTE NATURAL RESOURCE PRESERVATION AND CONSERVATION AND TO MINIMIZE THE CONSTRUCTION AND MAINTENANCE COSTS OF COMMUNITY FACILITIES AND UTILITIES, ALL DIRECTED TOWARDS THE OBJECTIVE OF FOSTERING AND OBTAINING LAND DEVELOPMENT OF GOOD QUALITY AND DESIGN AT REASONABLE ECONOMIC COST, THE PLANNING BOARD IS HEREBY AUTHORIZED TO REVIEW AND ACT UPON ALL SUBDIVISIONS IN ACCORDANCE WITH THE FOLLOWING PROVISIONS. IN ALL CASES, THE PLANNING BOARD SHALL HAVE THE FULL POWER OF SUBDIVISION APPROVAL, APPROVAL WITH CONDITIONS OR DENIAL, AS AUTHORIZED BY THE TOWN LAW.

A. AVERAGE DENSITY SUBDIVISIONS, SIMULTANEOUSLY WITH THE APPROVAL OF A SUBDIVISION PLAT AND PURSUANT TO § 278 OF THE TOWN LAW, AT THE REQUEST OF THE APPLICANT, THE PLANNING BOARD IS AUTHORIZED TO MODIFY THE ZONING REGULATIONS WITH RESPECT TO LOT AREA AND DIMENSIONS, PROVIDED THAT THE AVERAGE SIZE OF ALL LOTS SHOWN ON THE SUBDIVISION PLAT SHALL BE EQUAL TO OR GREATER THAN THE PERMITTED MINIMUM LOT AREA IN SUCH DISTRICT AND THAT THERE SHALL NOT BE A GREATER AVERAGE DENSITY OF POPULATION OR COVER OF THE LAND WITH BUILDINGS THAN IS PERMITTED IN SUCH DISTRICT, AND FURTHER PROVIDED THAT NO LOT SHALL HAVE LESS THAN THE MINIMUM AREA AND DIMENSIONS REQUIRED FOR LOTS IN THE NEXT LESS RESTRICTIVE RESIDENTIAL ZONING DISTRICT TO THE ONE IN WHICH THE PROPERTY IS LOCATED.* FOR THE PURPOSE OF THIS SECTION, AVERAGE DENSITY SHALL BE DETERMINED BY THE NUMBER OF ONE-FAMILY RESIDENCES WHICH COULD BE BUILT UNDER THE ZONING DISTRICT STANDARDS IN FULL CONFORMITY WITH THE TOWN'S SUBDIVISION REGULATIONS (§217 SUBDIVISION OF LAND) AND ALL OTHER APPLICABLE REQUIREMENTS. THE BASIS FOR DETERMINATION BY THE PLANNING BOARD SHALL BE A CONVENTIONAL SUBDIVISION SKETCH LAYOUT FOR THE SUBJECT PROPERTY.

* EXISTING ZONING DISTRICT: R-40 & R-80
 NEXT LESS RESTRICTIVE DISTRICT: R-20 & R-40

PROPOSED DEVELOPMENT CONFIGURATION PER RESOLUTION 2024-128 REFERRING APPLICATION TO PLANNING BOARD

39 SINGLE-FAMILY HOME PARCELS SHOWN
 4 BEDROOMS EACH (WATER / SEWER DEMAND: 110 GPD/BDRM * 20 HOMES * 4 BDRMS = 8,800 GPD
 3 BEDROOMS EACH (WATER / SEWER DEMAND: 110 GPD/BDRM * 19 HOMES * 4 BDRMS = 6,270 GPD

34 HOMES SERVED VIA MUNICIPAL WATER AND SEWER SYSTEM (13,090 GPD MUNICIPAL SEWER / WATER DEMAND)
 (5 PARCELS ARE PROPOSED WITH INDIVIDUAL WELLS AND SEPTIC SYSTEMS)

TOTAL ROAD LENGTH = 1,500' / 0.28 MILES

PER 217-22 F (2): FOR GREATER CONVENIENCE TO TRAFFIC AND MORE EFFECTIVE POLICE AND FIRE PROTECTION, PERMANENT DEAD-END STREETS SHALL, IN GENERAL, BE LIMITED IN LENGTH, EXCLUSIVE OF THE TURNAROUND, TO 1,500 FEET.

TOTAL STEEP SLOPE DISTURBANCE: 21,559 SF / 0.49 AC

TOTAL SITE DISTURBANCE: 1,086,487 SF / 25 AC

PROPOSED OPEN SPACE PARCELS: 4,441,557.41 SF / 101.9 AC

PROPOSED SITE IMPERVIOUS: 4.5 AC

EASEMENTS TO BE PROVIDED TO OFFER THE TOWN THE RIGHT, NOT THE RESPONSIBILITY, TO MAINTAIN THE WATER SYSTEM, SEWER SYSTEM DRAINAGE AND ROAD SYSTEM WILL BE CREATED PRIOR TO SIGNATURE BY THE PLANNING BOARD CHAIR

ANY TREE REMOVAL SHALL OCCUR BETWEEN OCTOBER 1 AND MARCH 31.

ADJACENT PARCEL OWNERS

Reinaldo Anjos
 200 Smithtown Rd
 Fishkill, NY 12524
 For Property: 1356890062560001179830000

Robert J. Bettini
 304 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 1356890062560001389980000

Kelly Ann Calabrese
 201 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700033741870000

Peter A. Campbell
 14 Circle Dr
 Wappinger Falls, NY 12590
 For Property: 13568900625600012498640000

Cedar Hill LLC
 44 Elm St
 Fishkill, NY 12524
 For Property: 1356890062570003403260000

Elizabeth Lee Chao, Trustee
 3626 Caminito Cielo Del Mar
 San Diego, CA 92130
 For Property: 13568900625600011618660000

Victor L. Chao
 17 Willow Dr
 Hopewell Junction, NY 12533
 For Property: 13568900625600011699330000

Daniel J. Coyle, Jr
 270 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700033620390000

Richard T. Cullen
 374 Cedar Hill Rd
 Fishkill, NY 12524
 For Property: 13568900625600013308830000

Donald Denardo
 21 Maple Path
 Fishkill, NY 12524
 For Property: 1356890062570003092080000

Benjamin M. Dubinski
 264 Cedar Hill Rd

Wappinger Falls, NY 12590
 For Property: 13568900625700033670560000

Thomas Ginader
 312 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 1356890062560001389980000

Ray Gonzalez
 17 Eck Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700032062770000

Ralph J. Hafner
 334 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625600014029240000

Christine Hoche-Ferraro
 19 Maple Path
 Fishkill, NY 12524
 For Property: 13568900625700030300500000

Petros T. Koiopoulos
 320 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700031729350000

Douglas M. LaPerche
 312 Old Hopewell Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700032673420000

Jared H. Mance
 364 Cedar Hill Rd
 Fishkill, NY 12524
 For Property: 13568900625600013648640000

Ralph A. Marinaccio, Jr
 235 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700034001220000

Mid-Hudson Holdings LLC
 PO Box 636
 Fishkill, NY 12524
 For Property: 13568900625700032470360000

John Milone
 247 Cedar Hill Rd
 Wappinger Falls, NY 12590

For Property: 13568900625700034010810000

Christopher M. Morley
 276 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700033699300000

Bruce F. Nestler, Trustee
 PO Box 94
 Fishkill, NY 12524
 For Property: 13568900625600014058070000

Carl W. Nuessle
 358 Cedar Hill Rd
 Fishkill, NY 12524
 For Property: 13568900625600013858920000

Donald W. Owen
 202 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700033241730000

Dahyabhai M. Patel
 20 Eck Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700030711670000

Gigi E. Pereira
 1215 Florida Ave
 Fort Meyers, FL 33901
 For Property: 13568900625600012078800000

Mark S. Ralton
 294 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700033790030000

Ronald J. Scherer, Jr
 204 Smithtown Rd
 Fishkill, NY 12524
 For Property: 13568900625600011259580000

Kevin D. Secor
 284 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700033730170000

Hlene Sommer
 220 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700033291440000

Susan E. Sonnenberg

135 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700033283250000

Jeremy Splain
 30 Sarah Ln
 Hopewell Junction, NY 12533
 For Property: 13568900625600010418730000

S Dutches/Putnam Sportsman Assoc
 PO Box 58
 Fishkill, NY 12524
 For Property: 13568900625600012829000000

Andrew P. Stamatis
 316 Cedar Hill Rd
 Wappinger, NY 12590
 For Property: 13568900625600013989620000

Orlando A. Velasquez
 360 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625600013758820000

Igballe Zharku
 232 Cedar Hill Rd
 Wappinger Falls, NY 12590
 For Property: 13568900625700033171090000

CONSERVATION CORNERS

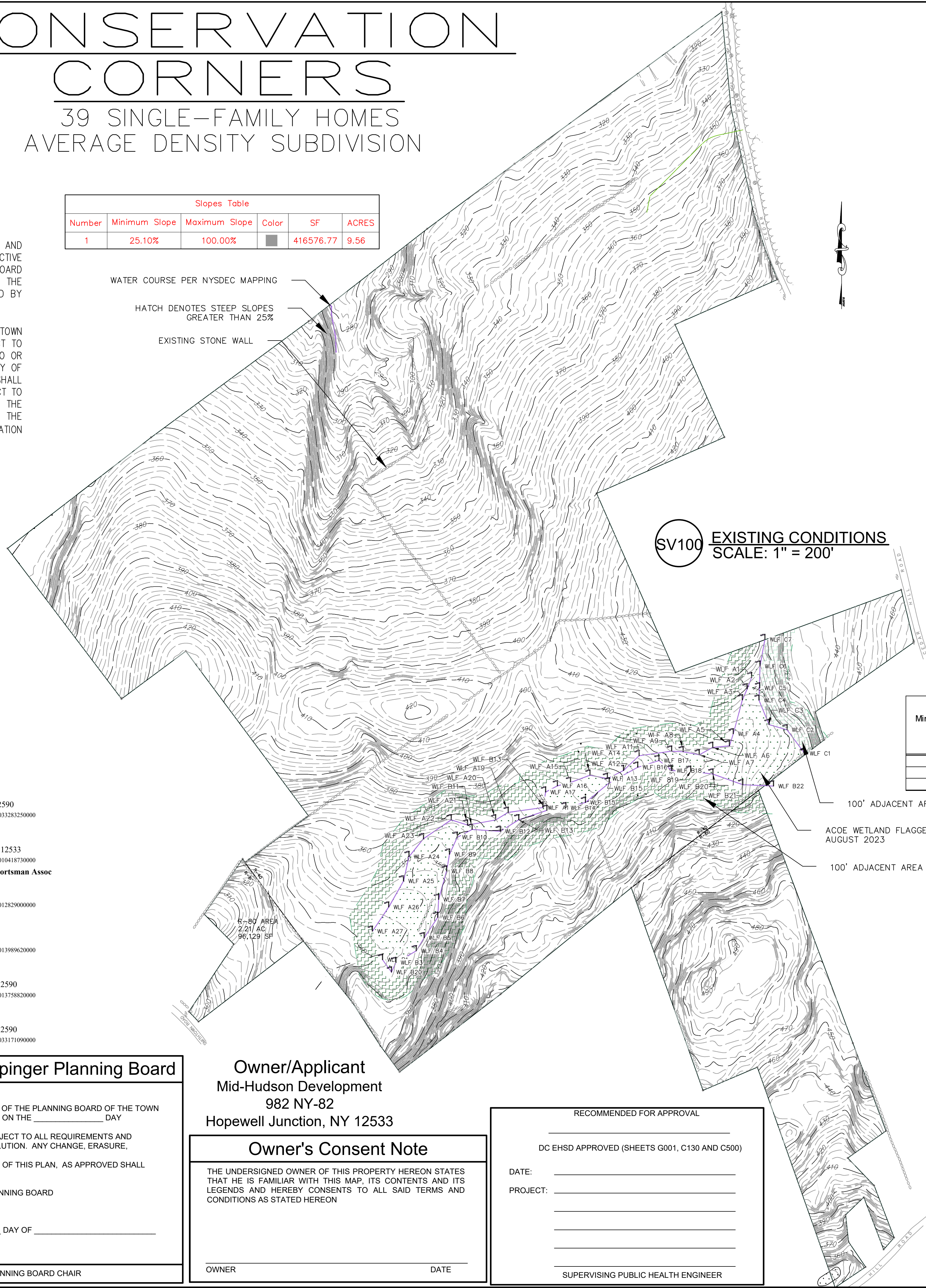
39 SINGLE-FAMILY HOMES AVERAGE DENSITY SUBDIVISION

Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	SF	ACRES
1	25.10%	100.00%	■	416576.77	9.56

WATER COURSE PER NYSDEC MAPPING

HATCH DENOTES STEEP SLOPES GREATER THAN 25%

EXISTING STONE WALL



LOCATION MAP 1" = 2,000'

Schedule of Dimensional Regulations				
Residential Districts				
Town of Wappinger (240 Attachment 3)				
District	R-40	Proposed	R-80	Proposed
Minimum lot area (square feet, unless noted)				
With public water and sewer	40,000	20,000	80,000	80,000
Minimum lot width (feet)	125	100	200	200
Minimum lot depth (feet)	125	125	200	200
Minimum lot frontage (feet)	50	50	50	50
Maximum dwelling units per net lot area				
Minimum front yard (feet) from:				
County/State Highway	75	35	75	50
Front lot line of other street	50		50	
Minimum side yard (feet)	25	20	40	40
Accessory building < 144 square feet	10		10	
Minimum rear yard (feet)	50	40	50	50
Accessory building < 144 square feet	10		10	
Maximum building height (stories/feet)	2.5/35	2.5	2.5/35	2.5
Maximum building coverage (percent)	12	<12	10	<10
Maximum floor area ratio	0.12	<0.12	0.1	<0.1

* Existing dwellings, and additions to or expansions of existing dwellings, shall comply with the requirements for "Front lot line of other street" instead of the requirement for "County/State Highway."

Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)
80,000	200	200	50	40	50
40,000	125	125	50	25	50
20,000	100	125	35	20	40

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

 Brian J. Stokosa, PE
 License No. 083970

DAY STOKOSA
 ENGINEERING P.C.
 3 Van Wyck Lane
 Wappingers Falls, New York 12590
 (845) 223-3202

PROJECT: CONSERVATION CORNERS
 Town of Wappinger, Dutchess County, New York

DATE: 06.12.2026
 DRAWN BY: ALB
 CHECKED BY: BJS
 SCALE: AS NOTED
 SHEET: SV100

Town of Wappinger Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK ON THE _____ DAY OF _____, 2020.

OF _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

TOWN OF WAPPINGER PLANNING BOARD

SIGNED THIS _____ DAY OF _____, 2020.

TOWN OF WAPPINGER PLANNING BOARD CHAIR

Owner/Applicant
 Mid-Hudson Development
 982 NY-82
 Hopewell Junction, NY 12533

Owner's Consent Note

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

OWNER _____ DATE _____

RECOMMENDED FOR APPROVAL

DC EHSB APPROVED (SHEETS G001, C130 AND C500)

DATE: _____

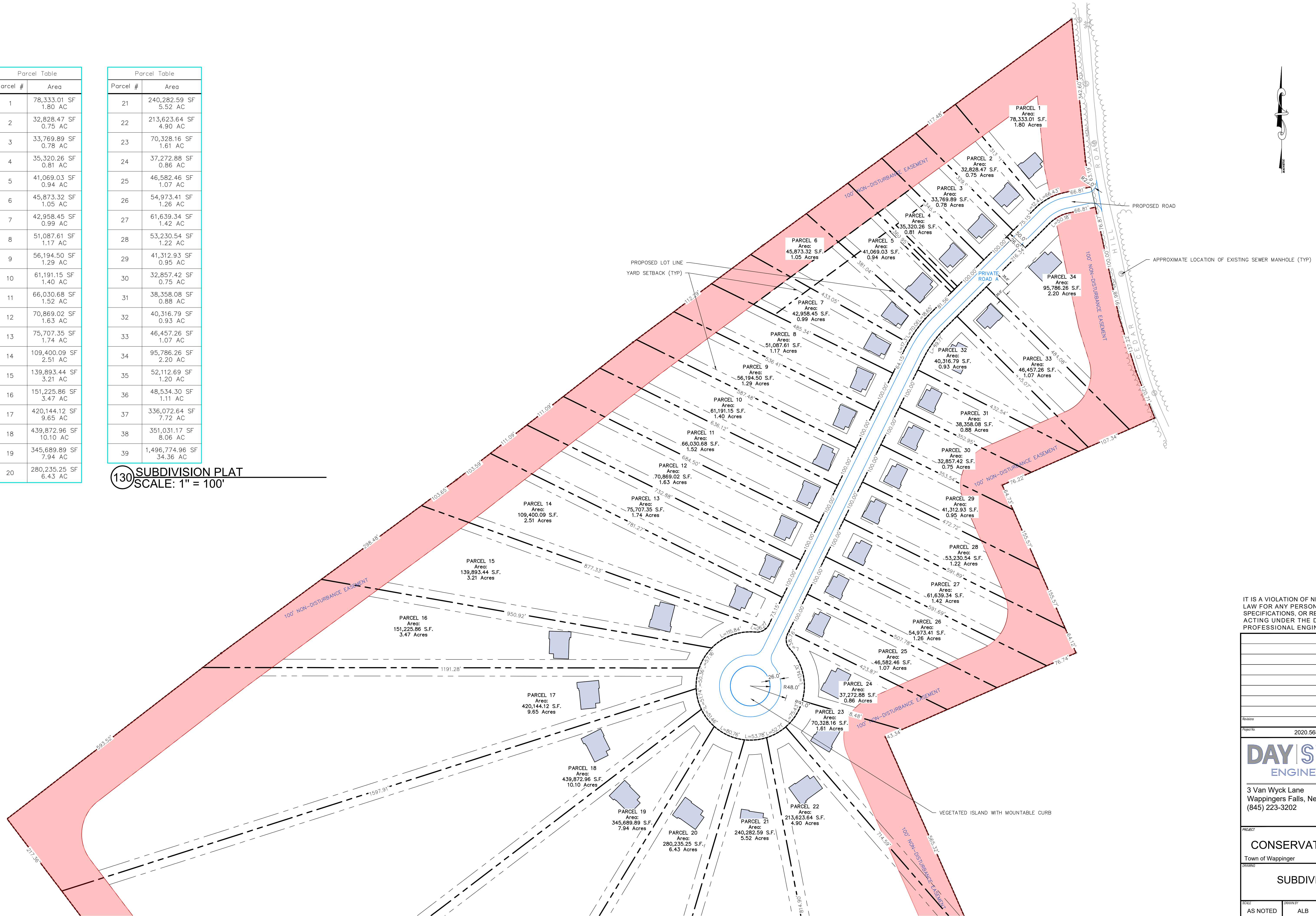
PROJECT: _____

 SUPERVISING PUBLIC HEALTH ENGINEER

Parcel #	Area
1	78,333.01 SF 1.80 AC
2	32,828.47 SF 0.75 AC
3	33,769.89 SF 0.78 AC
4	35,320.26 SF 0.81 AC
5	41,069.03 SF 0.94 AC
6	45,873.32 SF 1.05 AC
7	42,958.45 SF 0.99 AC
8	51,087.61 SF 1.17 AC
9	56,194.50 SF 1.29 AC
10	61,191.15 SF 1.40 AC
11	66,030.68 SF 1.52 AC
12	70,869.02 SF 1.63 AC
13	75,707.35 SF 1.74 AC
14	109,400.09 SF 2.51 AC
15	139,893.44 SF 3.21 AC
16	151,225.86 SF 3.47 AC
17	420,144.12 SF 9.65 AC
18	439,872.96 SF 10.10 AC
19	345,689.89 SF 7.94 AC
20	280,235.25 SF 6.43 AC

Parcel #	Area
21	240,282.59 SF 5.52 AC
22	213,623.64 SF 4.90 AC
23	70,328.16 SF 1.61 AC
24	37,272.88 SF 0.86 AC
25	46,582.46 SF 1.07 AC
26	54,973.41 SF 1.26 AC
27	61,639.34 SF 1.42 AC
28	53,230.54 SF 1.22 AC
29	41,312.93 SF 0.95 AC
30	32,857.42 SF 0.75 AC
31	38,358.08 SF 0.88 AC
32	40,316.79 SF 0.93 AC
33	46,457.26 SF 1.07 AC
34	95,786.26 SF 2.20 AC
35	52,112.69 SF 1.20 AC
36	48,534.30 SF 1.11 AC
37	336,072.64 SF 7.72 AC
38	351,031.17 SF 8.06 AC
39	1,496,774.96 SF 34.36 AC

130 SUBDIVISION PLAT
SCALE: 1" = 100'



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	
Project No.	2020.568
License No.	083970

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT
CONSERVATION CORNERS
Town of Wappinger Dutchess County, New York

DRAWING
SUBDIVISION PLAT

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	C130
DATE	CHECKED BY	
06.12.2026	BJS	


131 SUBDIVISION PLAT
SCALE: 1" = 100'



Parcel #	Area
1	78,333.01 SF 1.80 AC
2	32,828.47 SF 0.75 AC
3	33,769.89 SF 0.78 AC
4	35,320.26 SF 0.81 AC
5	41,069.03 SF 0.94 AC
6	45,873.32 SF 1.05 AC
7	42,958.45 SF 0.99 AC
8	51,087.61 SF 1.17 AC
9	56,194.50 SF 1.29 AC
10	61,191.15 SF 1.40 AC
11	66,030.68 SF 1.52 AC
12	70,869.02 SF 1.63 AC
13	75,707.35 SF 1.74 AC
14	109,400.09 SF 2.51 AC
15	139,893.44 SF 3.21 AC
16	151,225.86 SF 3.47 AC
17	420,144.12 SF 9.65 AC
18	439,872.96 SF 10.10 AC
19	345,689.89 SF 7.94 AC
20	280,235.25 SF 6.43 AC

Parcel #	Area
21	240,282.59 SF 5.52 AC
22	213,623.64 SF 4.90 AC
23	70,328.16 SF 1.61 AC
24	37,272.88 SF 0.86 AC
25	46,582.46 SF 1.07 AC
26	54,973.41 SF 1.26 AC
27	61,639.34 SF 1.42 AC
28	53,230.54 SF 1.22 AC
29	41,312.93 SF 0.95 AC
30	32,857.42 SF 0.75 AC
31	38,358.08 SF 0.88 AC
32	40,316.79 SF 0.93 AC
33	46,457.26 SF 1.07 AC
34	95,786.26 SF 2.20 AC
35	52,112.69 SF 1.20 AC
36	48,534.30 SF 1.11 AC
37	336,072.64 SF 7.72 AC
38	351,031.17 SF 8.06 AC
39	1,496,774.96 SF 34.36 AC

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	
Project No.	2020.568
License No.	083970

DAY STOKOSA
ENGINEERING P.C.

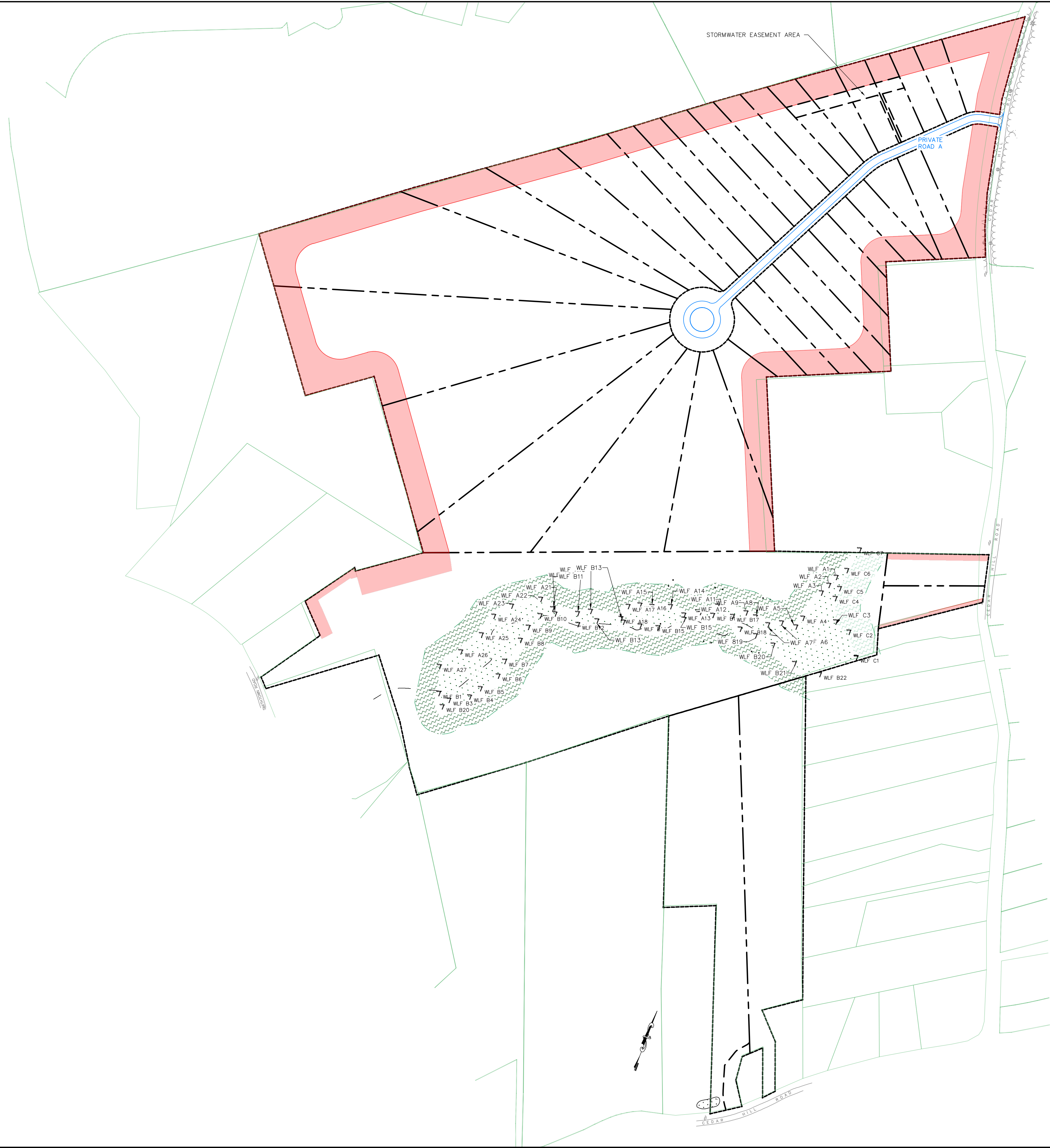
3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT
CONSERVATION CORNERS
Town of Wappingers Dutchess County, New York

DRAWING
SUBDIVISION PLAT

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	C131
DATE	CREATED BY	
06.12.2026	BJS	

132 OVERALL SUBDIVISION PLAT
SCALE: 1" = 200'



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	
Project No.	2020.568
License No.	083970

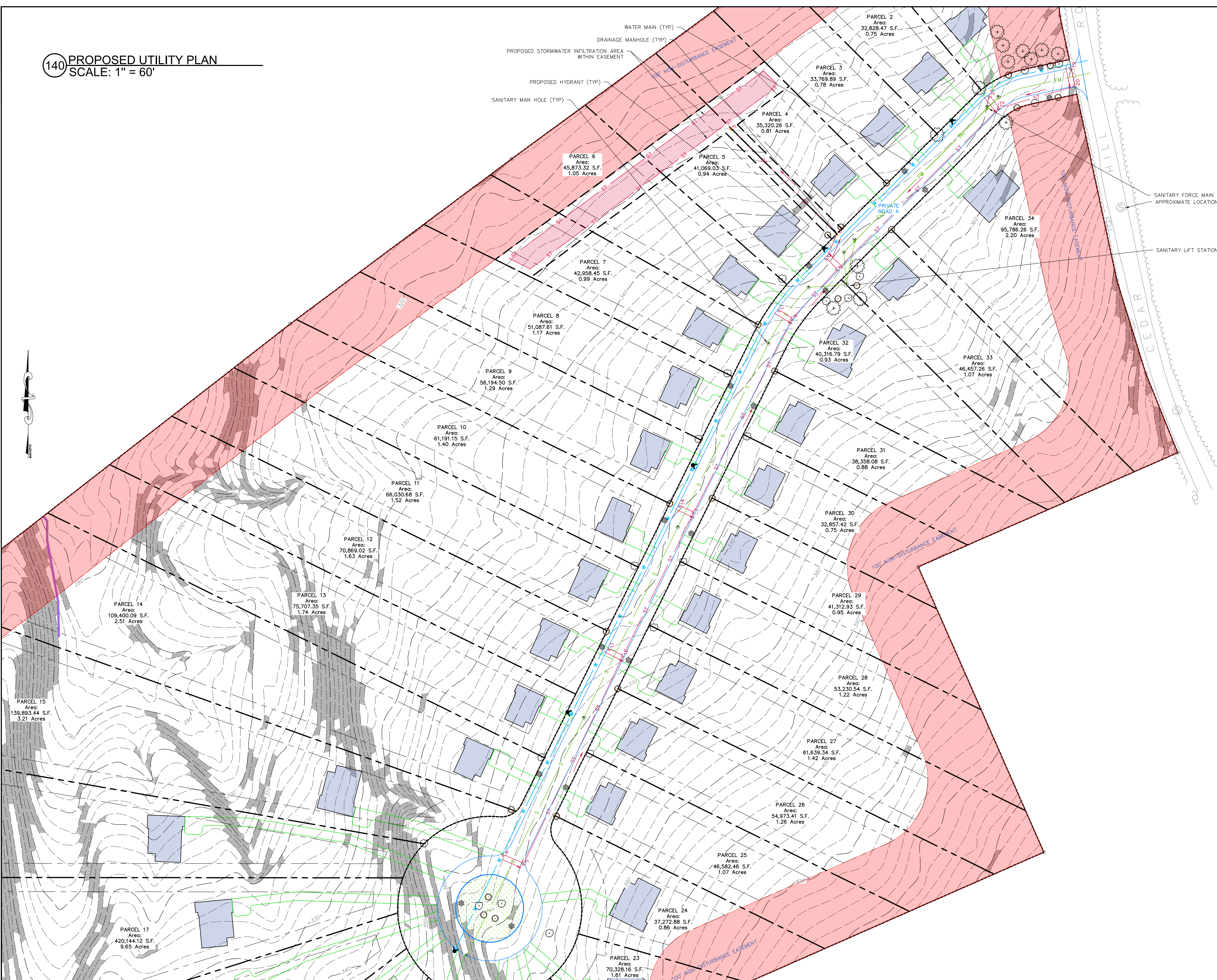
DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT
CONSERVATION CORNERS
Town of Wappingers Dutchess County, New York
DRAWING
SUBDIVISION PLAT

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	C132
DATE	CHECKED BY	
06.12.2026	BJS	

140 PROPOSED UTILITY PLAN
SCALE: 1" = 60'



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	
Project No.	2020.568
License No.	083970

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
 Wappingers Falls, New York 12590
 (845) 223-3202

PROJECT
CONSERVATION CORNERS
 Town of Wappingers Dutchess County, New York

UTILITY PLAN

SCALE	AS NOTED	DRAWING NO.	C140
DATE	06.12.2026	06.12.2026	
DRAWN BY	ALB	CHECKED BY	BJS



141 UTILITY PLAN
SCALE: 1" = 100'

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	
Project No.	2020.568
License No.	083970

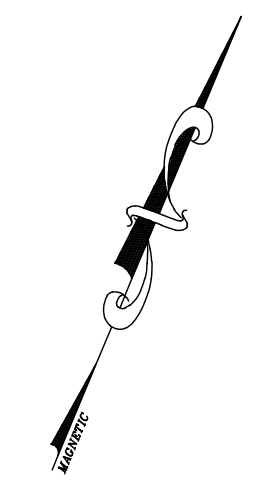
DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT
CONSERVATION CORNERS
Town of Wappingers Dutchess County, New York

DRAWING
UTILITY PLAN

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	C141
DATE	CHECKED BY	
06.12.2026	BJS	



LANDSCAPE NOTES:

NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

THE OWNER IS RESPONSIBLE FOR MAINTAINING THE SITE LANDSCAPING AS SHOWN ON THE APPROVED SITE PLAN THROUGHOUT THE DURATION OF USE.

THE LANDSCAPE CONTRACTOR SHALL CAREFULLY CORRELATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.

THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.

THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.

THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE. ALL LANDSCAPED AREAS MULCHED UNLESS OTHERWISE NOTED.

WARRANTY:
 ALL PLANT MATERIAL (LAWNS, TREES, SHRUBS, ETC.) AND PLANTING SUPPLIES (EDGING, BARK, MULCH, ETC.) SHALL BE WARRANTED FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF COMPLETION OF THE LANDSCAPING INSTALLATION. ALL REPLACEMENT STOCK SHALL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. ANY DAMAGE DUE TO REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR. AT THE END OF THE WARRANTY PERIOD, INSPECTIONS SHALL BE MADE JOINTLY BY LANDSCAPE ARCHITECT, OWNER, TENANT AND LANDSCAPE CONTRACTOR. ALL PLANT AND LAWN AREAS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTS AND TURF COVER OF A LIKE KIND AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON.

SPECIES AND VARIETY AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY AND AS DEFINED WITHIN THE CURRENT EDITION OF INTERNATIONAL CODE OF NOMENCLATURE FOR CULTIVATED PLANTS, ISSUED BY THE INTERNATIONAL UNION OF BIOLOGICAL SCIENCES. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT TENANT'S LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALD, WINDBURN, ABRASION, AND HARMFUL INSECTS AND INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL, UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED SHALL BE USED. PLANTS BUDDING INTO LEAF OR HAVING SOFT GROWTH SHALL BE SPRAYED WITH AN ANTI-DESICCANT AT THE NURSERY BEFORE DIGGING.

ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE.

SEED:
 EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

- KENTUCKY BLUEGRASS 40%
- CREeping RED FESCUE 40%
- RYE GRASS 20%

GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.

SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.

SEED SHALL BE A BLEND OF CERTIFIED LAWN GRASS AND/OR GROUND COVER PLANT SEEDS COMMON TO THE SITE LOCATION. PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH ESTABLISHED TOLERANCES FOR GERMINATION AND PURITY IN

ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE LATEST EDITION OF THE FEDERAL SEED ACT, SEED SHALL BE MIXED BY THE DEALER AND SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS WHICH SHALL BEAR THE DEALER'S GUARANTEED ANALYSIS.

MULCHES FOR PLANTINGS:
 SHREDDED BARK MULCH, MEDIUM SIZE, FROM HARDWOOD TREES. NO PIECES OVER TWO INCHES (2") IN GREATEST DIMENSION. FREE FROM SAWDUST, STONES, DEBRIS, AND DELETERIOUS MATERIALS.

ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON. ALL AREAS OF SITE NOT OCCUPIED BY BUILDINGS OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE SEEDED.

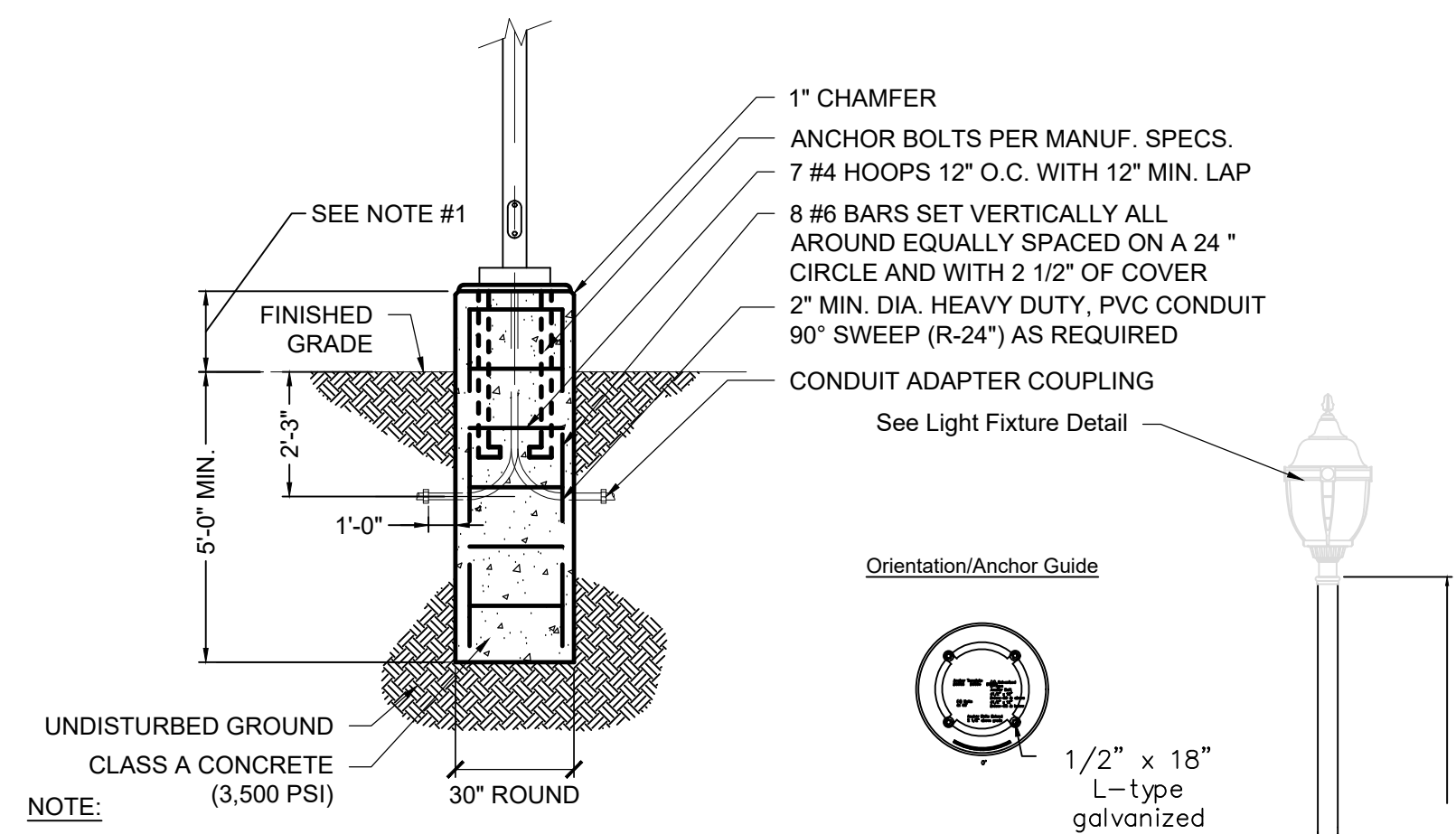
NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

LONG-TERM PLANTING MAINTENANCE NOTES
 THE OWNER/OPERATOR SHALL BE RESPONSIBLE FOR THE LONG-TERM MONITORING AND MAINTENANCE OF THE PLANTINGS WITHIN THE SITE IN PERPETUITY AND TO THE SATISFACTION OF THE VILLAGE.

THE COVERAGE OF THE SEEDED AREAS SHALL BE UNIFORM WITH NO BARE AREAS LARGER THAN ONE-HALF SQUARE FEET.

THE ACCEPTABLE DENSITY OF COVERAGE SHALL BE A MINIMUM OF EIGHTY-FIVE PERCENT (85%) OF LANDSCAPE QUANTITY PLANTS SHOWN ON THE APPROVED PLANTING PLAN. IF LESS THAN EIGHTY-FIVE (85%) OF A PARTICULAR PLANT SPECIES SURVIVES, REPLACEMENT WITH SAME AND/OR ALTERNATIVE PLANT SPECIES ACCEPTABLE TO THE TOWN PLANNING BOARD SHALL OCCUR, SERVING THE INTENDED FUNCTION OF THE ORIGINALLY PROPOSED PLANTINGS.

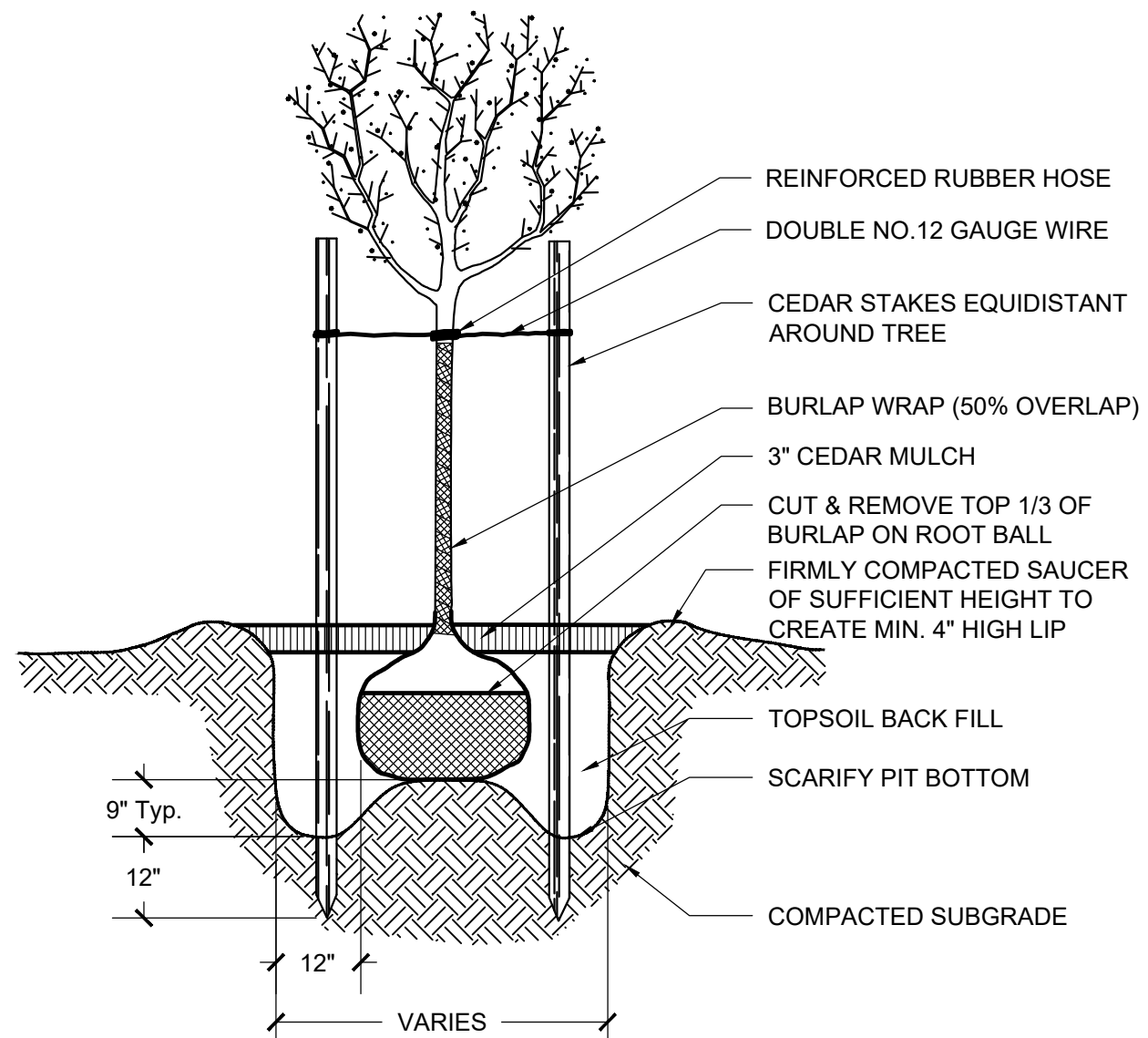
1 LANDSCAPING NOTES



1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%.
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

2 LIGHT POLE BASE DETAIL

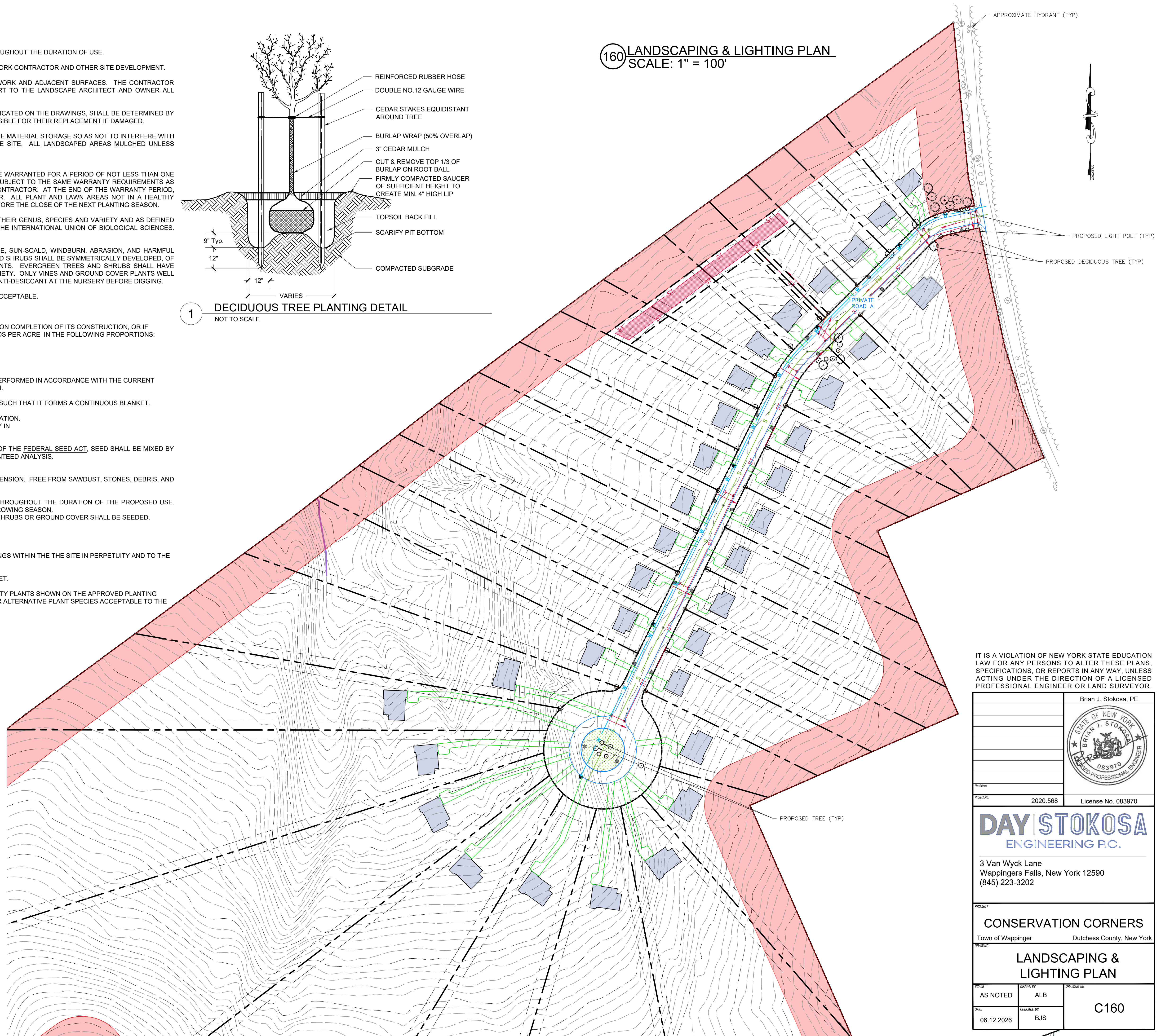
NOT TO SCALE



1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

160 LANDSCAPING & LIGHTING PLAN
 SCALE: 1" = 100'



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	
Project No.	2020.568
License No.	083970

DAY STOKOSA
 ENGINEERING P.C.

3 Van Wyck Lane
 Wappingers Falls, New York 12590
 (845) 223-3202

PROJECT		
CONSERVATION CORNERS		
Town of Wappinger		Dutchess County, New York
DRAWING		
LANDSCAPING & LIGHTING PLAN		
SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	C160
DATE	CREATED BY	
06.12.2026	BJS	