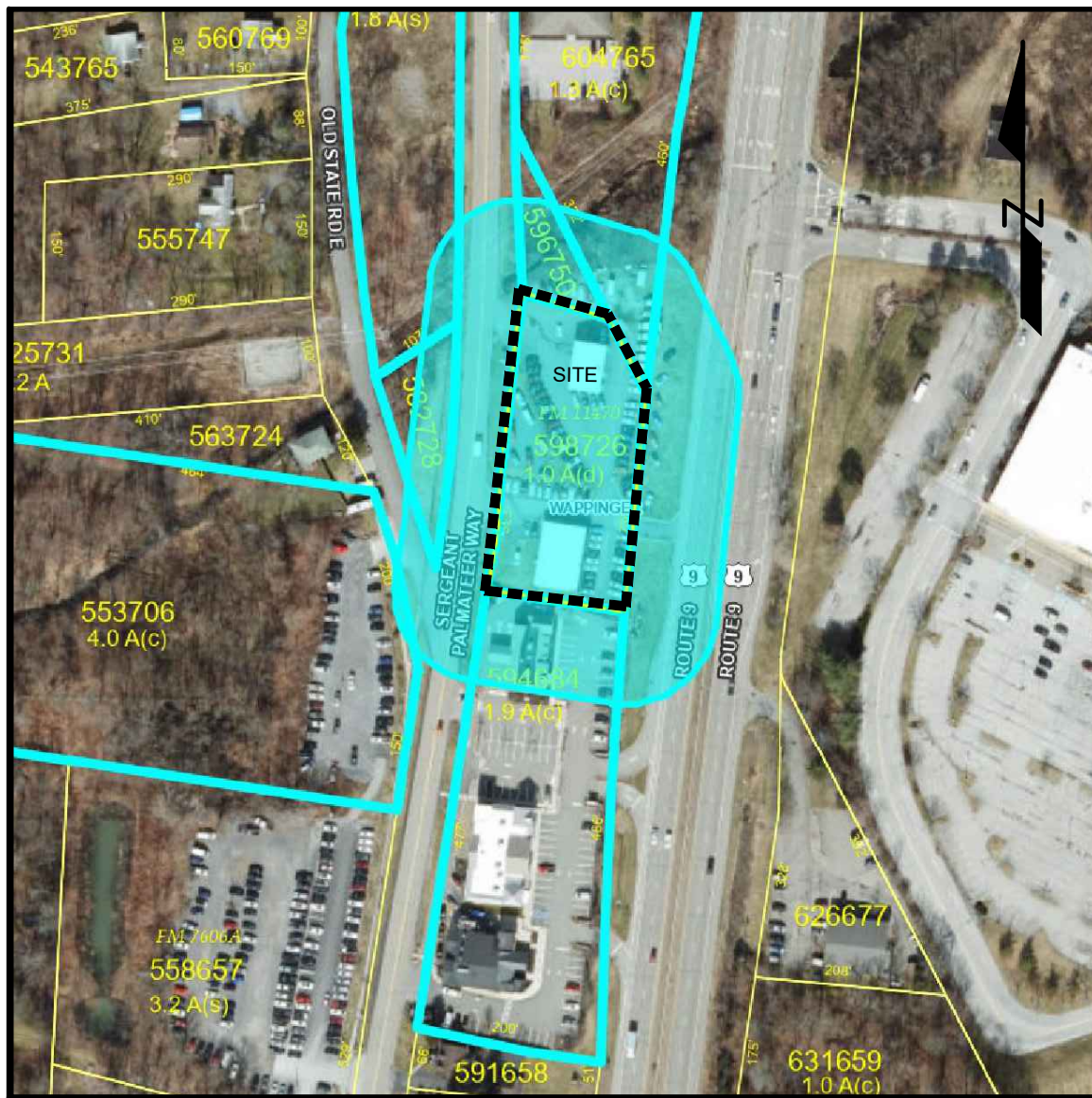




AREA MAP

SCALE: 1" = 200'

DC GIS ADJOINING PROPERTY OWNERS

AURA REALTY CORP
1401 ROUTE 9
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 13568900615700029867260000

D C H INVESTMENTS INC
PO BOX 80015
INDIANAPOLIS, IN 46280
FOR PROPERTY: 13568900615700025537060000

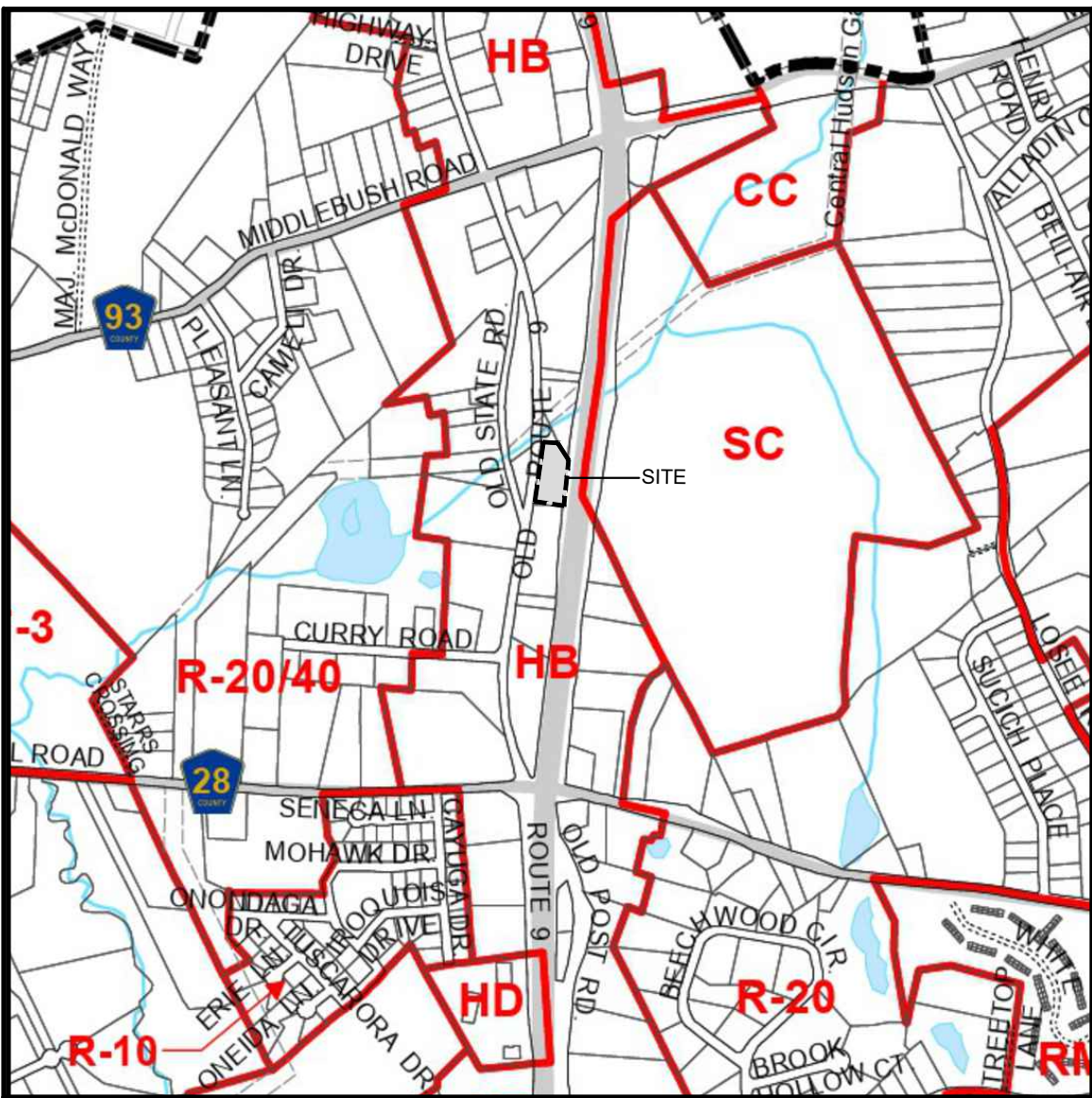
ELGEN ASSOCIATES INC
680 OLD ROUTE 9 N
STE 1
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 13568900615700026047650000

NO LIMITS REALTY LLC
929 ROUTE 376
UNIT 107
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 1356890061570002807770000

LAZARE POUANI
22 BRADLEY DR
HOPEWELL JUNCTION, NY 12533
FOR PROPERTY: 13568900615700025827280000

JERZY SLEDZIEJOWSKI
8280 CHRISTOPHER LN
BROOKSVILLE, FL 34613
FOR PROPERTY: 13568900615700025967500000

ULSTER SAVINGS BANK
189 SCHWENK DR
KINGSTON, NY 12401
FOR PROPERTY: 13568900615700025946840000

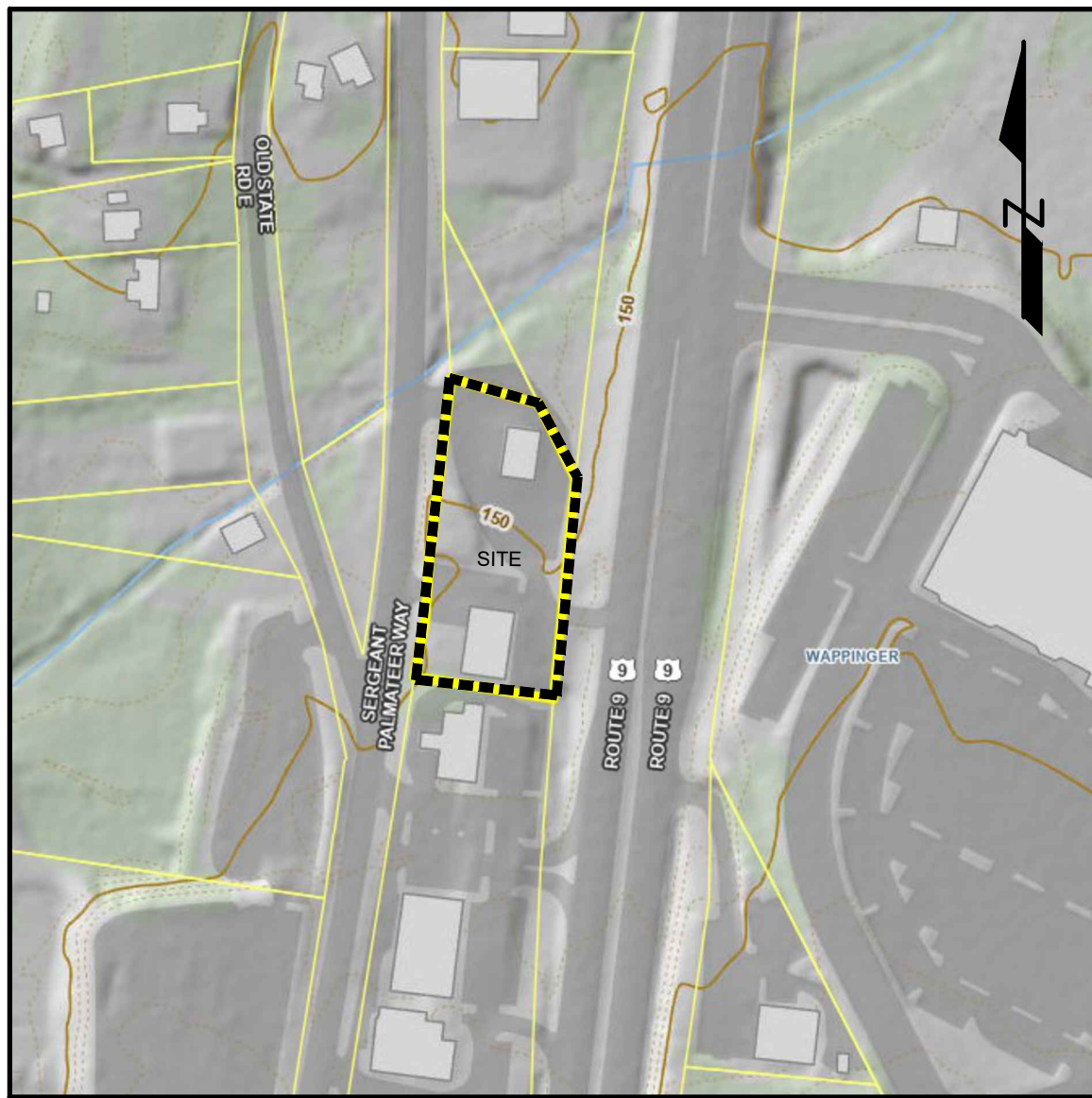


AREA MAP

SCALE: 1" = 1000'

SITE PLAN MODIFICATIONS:

- THE OWNER/APPLICANT IS AURA REALTY CORP., 1401 ROUTE 9, WAPPINGER FALLS, NY 12590.
- MAPPING AS TAKEN FROM POVAL ENGINEERING PC SITE PLAN IN 2006, ADDITIONAL UPDATES PROVIDED BY D & S ENGINEERING TO CATCH EXISTING CONDITIONS. UPDATED SURVEY PROVIDED BY JOHNSON SURVEYING LLC DATED JANUARY 9, 2026.
- THE SITE CONTAINS TWO EXISTING STRUCTURES, CAR SALES OFFICE AND ONE MECHANIC SHOP, LIGHTING, AND LANDSCAPING.
- THE APPLICANT SEEKS TO MODIFY THE SITE PLAN AS OUTLINED BELOW:
 - A STRIPING PLAN TO PROVIDE FOR A TOTAL OF 70 APPROVED PARKING LOCATION ON SITE FOR DISPLAY, INVENTORY, VISITORS, EMPLOYEES ETC. CONCRETE PLANTERS TO BE PLACED TO SEPARATE DISPLAY AND INVENTORY PARKING. USE OF AREAS BEYOND PROPERTY LIMITS ARE TO BE DISCONTINUED AND ANY GRAVEL AREAS LEFT TO BE RECLAIMED BY NATURE. REFUSE CONTAINER TO BE RELOCATED OUT OF THE LIMITS OF THE WETLAND. TOTAL DISTURBANCE FOR PHASE 1 IS 0.00 ACRES.
 - LANDSCAPING PLAN AS SHOWN TO BUFFER TOWN AND STATE ROADS TO PERMIT 70 VEHICLES ONSITE.
- BUILDING #1 - SALES OFFICE ~ 3,066 S.F.
BUILDING IS SERVED VIA EXISTING WELL AND OTWS.
NO MODIFICATION OF THE BUILDING IS PROPOSED.
- BUILDING #2 - MECHANIC SHOP ~ 1,450 S.F.
BUILDING IS SERVED VIA CENTRAL WATER AND SEWER CONNECTION.
NO MODIFICATION OF THE BUILDING IS PROPOSED.
- THE VERTICAL DATUM IS NAVD 88. FEMA FLOODPLAIN AND FLOODWAY IS LOCATED ONSITE.
- WETLANDS FLAGGED BY ECOLOGICAL SOLUTIONS 2006. THE NYSDEC HAS BEEN CONTACTED FOR A J.D. WETLANDS ARE LOCATED OFFSITE. WE REQUEST TO USE THE 2006 LINE AS THE AREA IS AN EXISTING DITCHLINE. THE NYSDEC (JON PIASECKI) ACKNOWLEDGES CARS CAN PARK ON EXISTING ASPHALT SURFACES PER EMAIL CHAIN DATED 9/9/25 ONFILE WITH THE TOWN OF WAPPINGER PLANNING DEPARTMENT.
- 240-67 PARKING:
THE MINIMUM PARKING REQUIREMENT FOR MOTOR VEHICLE SALES ESTABLISHMENT IS 10 VISITOR SPACES, PLUS 2 SPACES FOR EVERY 3 EMPLOYEES.
DISPLAY VEHICLES: 1 SPACE PER 40' OF FRONTAGE OR 559'7" ~ 559' / 40' / DISPLAY VEHICLE = 13 SPACES PERMITTED.
- TOTAL PARKING SPACES PROPOSED:
VISITOR SPACES PROVIDED - 10
EMPLOYEE SPACES PROVIDED - 3
DISPLAY PARKING PROVIDED - 13
INVENTORY PARKING PROVIDED - 44
TOTAL PARKING - 70 SPACES
- THE EXISTING OFFSITE GRAVEL PARKING AREA ADJACENT TO ROUTE 9 SHALL BE REMOVED, SEEDED, AND MULCHED WITH PERMISSION FROM THE ADJACENT PROPERTY OWNER. THE EXISTING ASPHALT ACCESS TO THE PROPOSED CAR DISPLAY AREA ADJACENT TO SERGEANT PALMATEER WAY SHALL BE EITHER REMOVED OR TOPSOILED, SEEDED AND MULCHED.
- THE NYSDEC CONFIRMED CARS CAN PARK ON EXISTING ASPHALT SURFACES IN THE BUFFER AREA PER CORRESPONDENCE DATED SEPTEMBER 9, 2025.



LOCATION MAP

SCALE: 1" = 200'

CHAPTER 240. ZONING § 240-67. MOTOR VEHICLE SALES ESTABLISHMENTS

- THE MINIMUM LOT AREA SHALL BE THREE ACRES.
THE SITE IS EXISTING - 1.04 ACRES.
- TEN VISITOR PARKING SPACES, PLUS TWO PARKING SPACES FOR EACH THREE EMPLOYEES, SHALL BE PROVIDED. VEHICLES AWAITING REPAIRS SHALL BE LOCATED IN AN AREA THAT IS SCREENED FROM PUBLIC VIEW.
VISITOR SPOTS AND FLEX SPACES ARE PROVIDED FOR EMPLOYEES BASED ON OWNER ESTIMATE.
- OVERHEAD GARAGE DOORS PROVIDING ACCESS TO MAINTENANCE AND REPAIR FACILITIES SHALL NOT BE LOCATED FACING ANY STREET AND SHALL BE VISUALLY BUFFERED FROM SURROUNDING RESIDENTIAL DISTRICTS.
OVERHEAD GARAGE DOORS EXIST ON THE SERVICE BUILDING.
- IT HAS BEEN DETERMINED BY THE WAPPINGER TOWN BOARD THAT LARGE UNBUFFERED EXPANSES OF PARKED, STORED AND/OR DISPLAYED VEHICLES REPRESENT AN IMPAIRMENT TO THE VISUAL ENVIRONMENT OF THE TOWN. THE TOWN BOARD'S PURPOSE IN PROMULGATING THE FOLLOWING PROVISIONS IS TO MINIMIZE SUCH IMPAIRMENT WHILE BALANCING THE RIGHTS OF THE BUSINESS COMMUNITY WITH THOSE OF THE GENERAL PUBLIC. THE NUMBER OF VEHICLES ON ANY GIVEN SITE SHALL NOT EXCEED A MAXIMUM OF 70 PER GROSS ACRE. THIS MAXIMUM DENSITY PERTAINS TO ALL VEHICLES ON THE SITE INCLUDING BUT NOT LIMITED TO DISPLAY, STORAGE, REPAIR, CUSTOMER AND EMPLOYEE VEHICLES. SAID VEHICLES SHALL BE CONFINED TO THE PORTIONS OF THE SITE DESIGNATED FOR THEM ON THE APPROVED SITE PLAN. FURTHER, THE PARKING, STORAGE AND DISPLAY OF VEHICLES ALONG THE SITE'S ROADWAY FRONTAGE(S) SHALL NOT EXCEED A MAXIMUM OF ONE VEHICLE FOR EVERY 40 FEET OF FRONTAGE. THE DENSITIES OF VEHICLES SPECIFIED IN THIS SECTION MAY BE ACHIEVED IF, IN THE PLANNING BOARD'S OPINION, THE SITE CAN ACCOMMODATE SUCH DENSITIES WITHOUT RESULTING IN ADVERSE VISUAL IMPACT. THE SITE CHARACTERISTICS TO BE EVALUATED IN THIS REGARD SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE SIZE AND SHAPE OF THE LOT, THE SIZE AND SHAPE OF THE BUILDING, EXISTING AND PROPOSED VEGETATION AND THE SITE'S TOPOGRAPHY. THE PLANNING BOARD SHALL ALSO HAVE THE AUTHORITY TO REQUIRE BURNING AND/OR SUBSTANTIAL YEAR-ROUND VEGETATIVE SCREENING ALONG THE SITE'S FRONTAGE(S) WHERE THE BOARD DEEMS THAT A SUFFICIENT DISPLAY OF VEHICLES IS ACHIEVED. FURTHER, THE PLANNING BOARD SHALL HAVE THE AUTHORITY TO DETERMINE WHETHER ANY OUTDOOR LIFTS FOR THE PARKING, DISPLAY OR STORAGE OF VEHICLES SHALL BE PERMITTED.
50 TOTAL VEHICLE PERMITTED PER PVIOUS APPROVALS. 70 TOTAL SPACES PROVIDED HEREIN.
- ALL AUTOMOBILE PARTS, PARTIALLY DISMANTLED MOTOR VEHICLES OR SIMILAR ARTICLES SHALL BE STORED WITHIN A BUILDING. ALL REPAIR AND SERVICE WORK SHALL BE CONDUCTED ENTIRELY WITHIN EITHER A BUILDING OR, WHERE DEEMED APPROPRIATE BY THE PLANNING BOARD DUE TO SUCH FACTORS AS THE SIZE OF THE PROPERTY INVOLVED AND/OR ITS LOCATION, SHALL BE CONDUCTED ENTIRELY WITHIN A FENCED-IN AREA IN WHICH SUCH WORK IS VISUALLY SCREENED FROM ALL ADJOINING PROPERTIES AND ROADWAYS. VEHICLES REQUIRING SUCH WORK SHALL NOT BE STORED OUTDOORS FOR A PERIOD EXCEEDING 14 DAYS, UNLESS SUCH VEHICLES ARE ENTIRELY LOCATED WITHIN A FENCED-IN AREA AND ARE VISUALLY SCREENED FROM ALL ADJOINING PROPERTIES AND ROADWAYS.
VEHICLES ARE SERVICED IN DOORS AS REQUIRED BY CODE.
- USE OF A BUILDING FOR RESIDENCE OR SLEEPING QUARTERS SHALL NOT BE PERMITTED.
NO RESIDENCE IS EXISTING OR PROPOSED.
- NOTWITHSTANDING REQUIREMENTS TO THE CONTRARY, THE SALE OF SMALL MOTOR VEHICLES LESS THAN 1,500 POUNDS' GROSS WEIGHT, SUCH AS GO-CARTS, JET SKIS, AND MOTORCYCLES, SHALL BE PERMITTED AND REGULATED AS A RETAIL USE, PROVIDED THERE IS NO OUTDOOR STORAGE, THE FLOOR AREA FOR THE USE IS LESS THAN 5,000 SQUARE FEET, AND, WITH THE EXCEPTION OF THE MINIMUM ACREAGE REQUIREMENTS, THE USE MEETS ALL OTHER REQUIREMENTS OF § 240-67.
NO SMALL MOTOR VEHICLES SALES ARE PROPOSED.

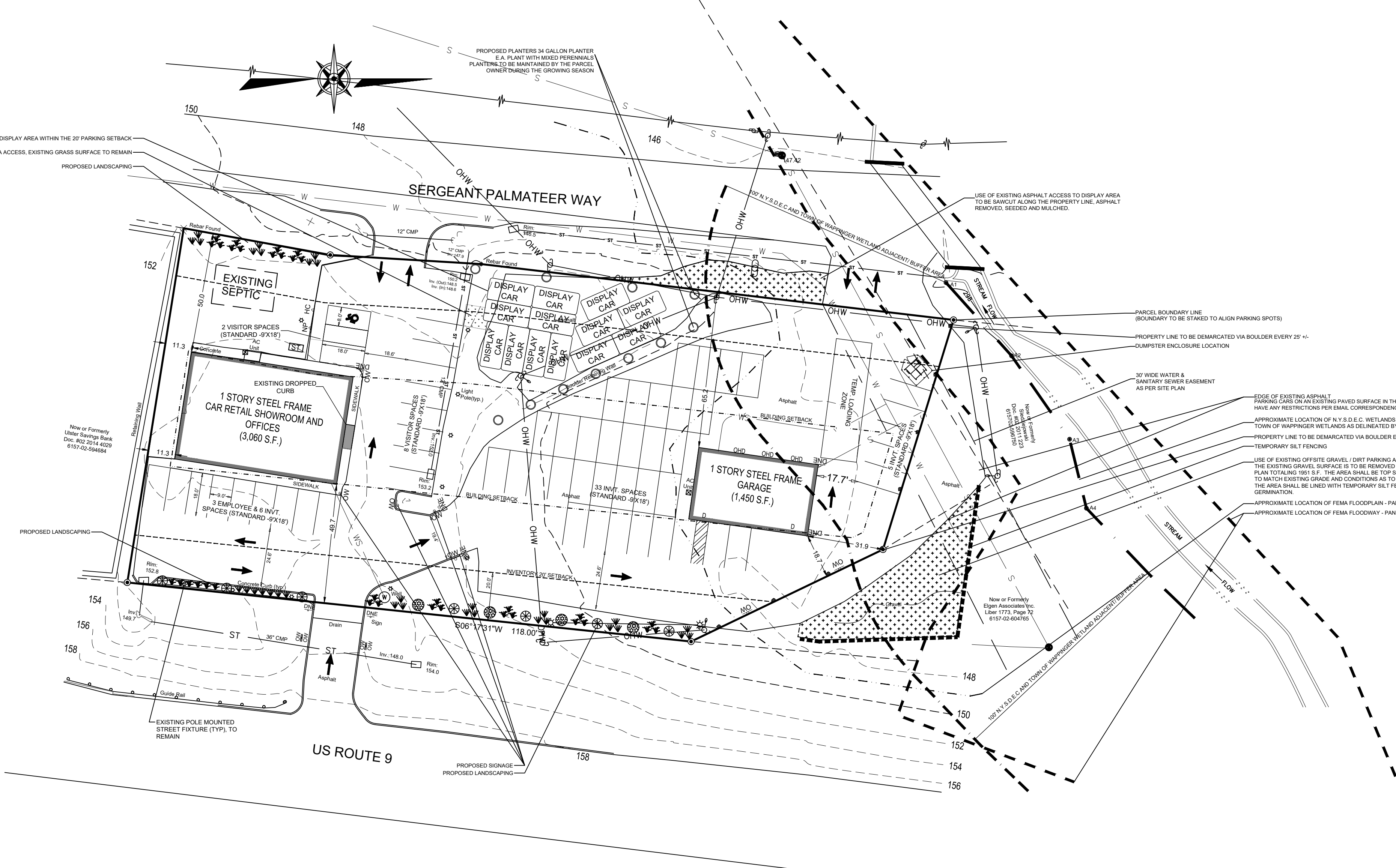


TABLE OF CONTENTS	AMENDED SITE PLAN
SHEET #1	EXISTING CONDITIONS PLAN
SHEET #2	CONSTRUCTION DETAILS
SHEET #3	CONSTRUCTION DETAILS
SHEET #4	CONSTRUCTION DETAILS

LEGEND

EXISTING BLDG FF-8355	EXISTING BLDG
CLEAN OUT	CLEAN OUT
BUILDING SETBACKS	BUILDING SETBACKS
FEMA FLOODPLAIN	FEMA FLOODPLAIN
FEMA FLOODWAY	FEMA FLOODWAY
EXISTING SEWER LINE	EXISTING SEWER LINE
EXISTING WATER MAIN	EXISTING WATER MAIN
EXISTING WATER SERVICE	EXISTING WATER SERVICE
SILT FENCE LOCATION	SILT FENCE LOCATION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS 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
JULY 13, 2026	
MAY 19, 2026	
MAY 4, 2026	
MARCH 16, 2026	
FEBRUARY 2, 2026	
Revisions	
Project No.	2025.000
License No.	083970

DAY STOKOSA
ENGINEERING P.C.

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

AURA REALTY CORP

Town of Wappingers Dutchess County, New York

AMENDED SITE PLAN

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	BJS	1
DATE	CHECKED BY	1 of 4
8-4-25	BJS	

PARCEL INFORMATION

TAX GRID PARCEL NUMBER: 135689-6157-02-598726

DISTRICT	HB- HIGHWAY BUSINESS	REQUIRED	PROVIDED BLD#1	PROVIDED BLD#2
MINIMUM LOT AREA	2 acres	*1.01 acres ±	*1.01 acres ±	
MINIMUM LOT WIDTH	150 ft.	312 ft.	312 ft.	
MINIMUM LOT DEPTH	200 ft.	*147 ft.	*147 ft.	
MINIMUM STREET FRONTAGE	150 ft.	559 ft.	559 ft.	
MINIMUM FRONT YARD FROM:				
COUNTY/STATE HWY	75 ft.	97.8 ft.	98.6 ft.	
CL OF OTHER STREET	75 ft.	*70.8 ft.	87 ft.	
FRONT LOT LINE OF OTHER ST.	50 ft.	-	-	
MINIMUM SIDE YARD	10 ft.	11.3 ft.	18.7 ft.	
MINIMUM REAR YARD	30 ft.	-	-	
MAXIMUM BUILDING HEIGHT	2.5 stories/35 ft.	1.0 story<35 ft.	1.0 story<35 ft.	
MAXIMUM BUILDING COVERAGE	25%	7%	4%	
MAXIMUM FLOOR AREA RATIO	.4	.07	.04	
MAXIMUM IMPERVIOUS SURFACE	75%	*81%	*81%	
MINIMUM LANDSCAPED OPEN SPACE	25%	**19%	**19%	

* SPECIAL PERMIT GRANTED BY THE TOWN BOARD BY RESOLUTION DATED JUNE 10, 2002.
** PRE-EXISTING CONDITION

AMENDED SITE PLAN
SCALE: 1" = 30'

TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	BALL SIZE	REMARKS
PER PLAN		RED MAPLE	ACER RUBRUM	MIN. 3" CALIPER	32"	NURSERY GROWN, PLANT IN SPRING OF YEAR

SHRUB PLANTING SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZING
	JUNIPER	JUNIPEROUS SARGENTI	24" CONTAINER
	ZEBRA GRASS	MISCANTHUS ZEBRINUS	24" CONTAINER
	FOUNTAIN GRASS	PENNISETUM VARIETIES	24" CONTAINER

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

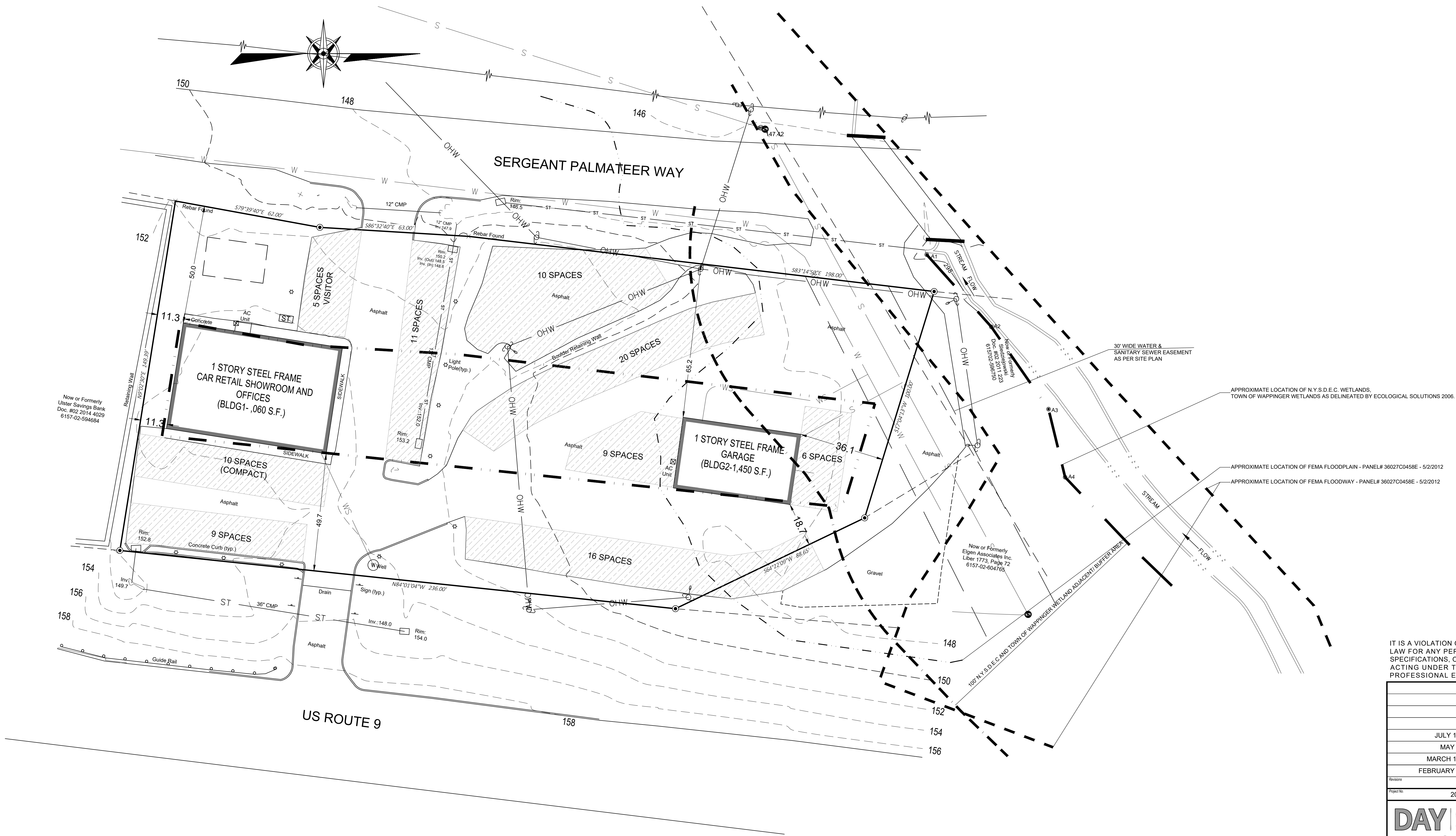
DATE

TOWN OF WAPPINGERS PLANNING BOARD

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

SIGNED THIS _____ DAY OF _____, 2026

TOWN OF WAPPINGER PLANNING BOARD CHAIR



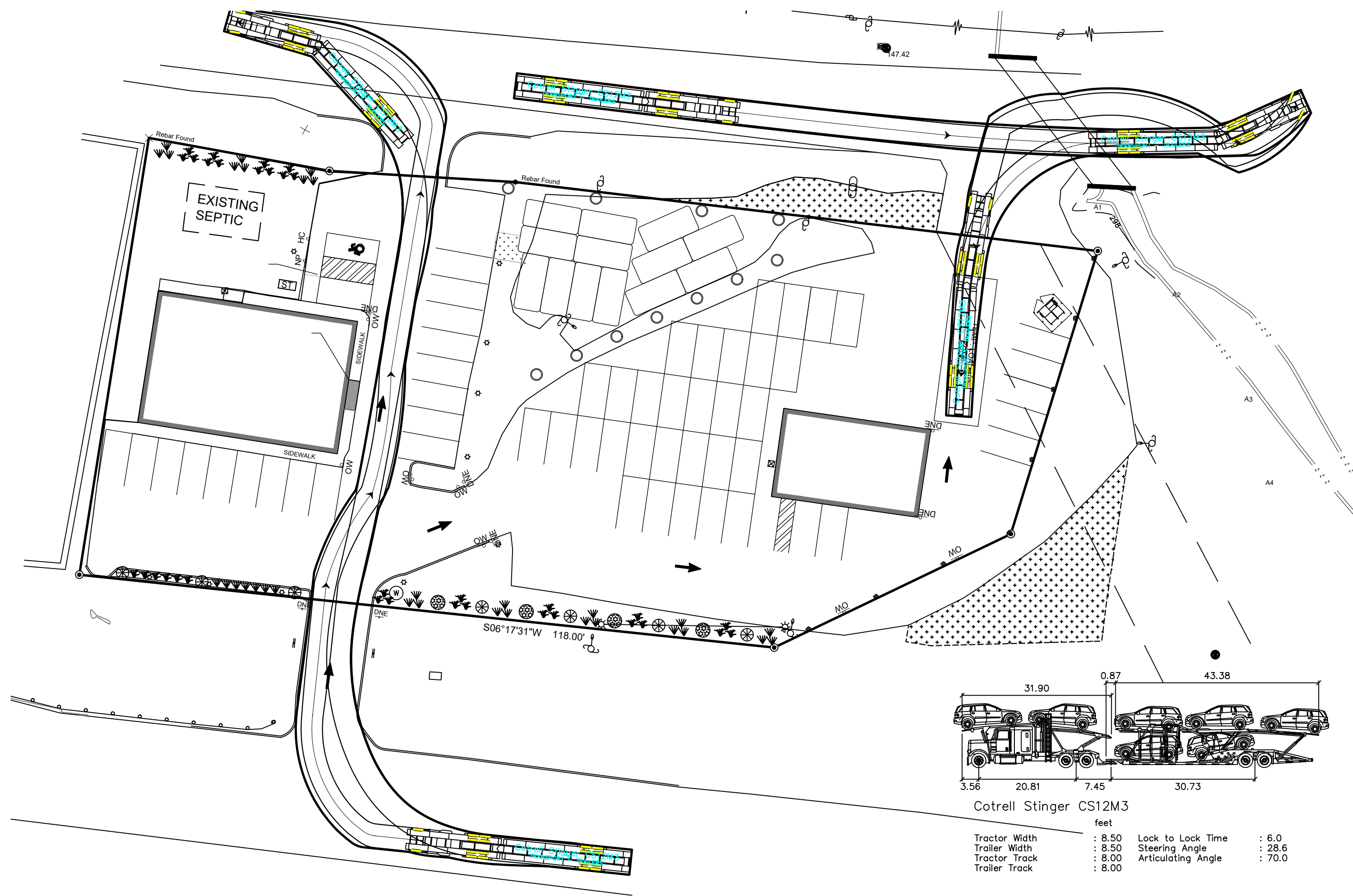
EXISTING CONDITIONS SITE PLAN
SCALE: 1" = 20'

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 _____

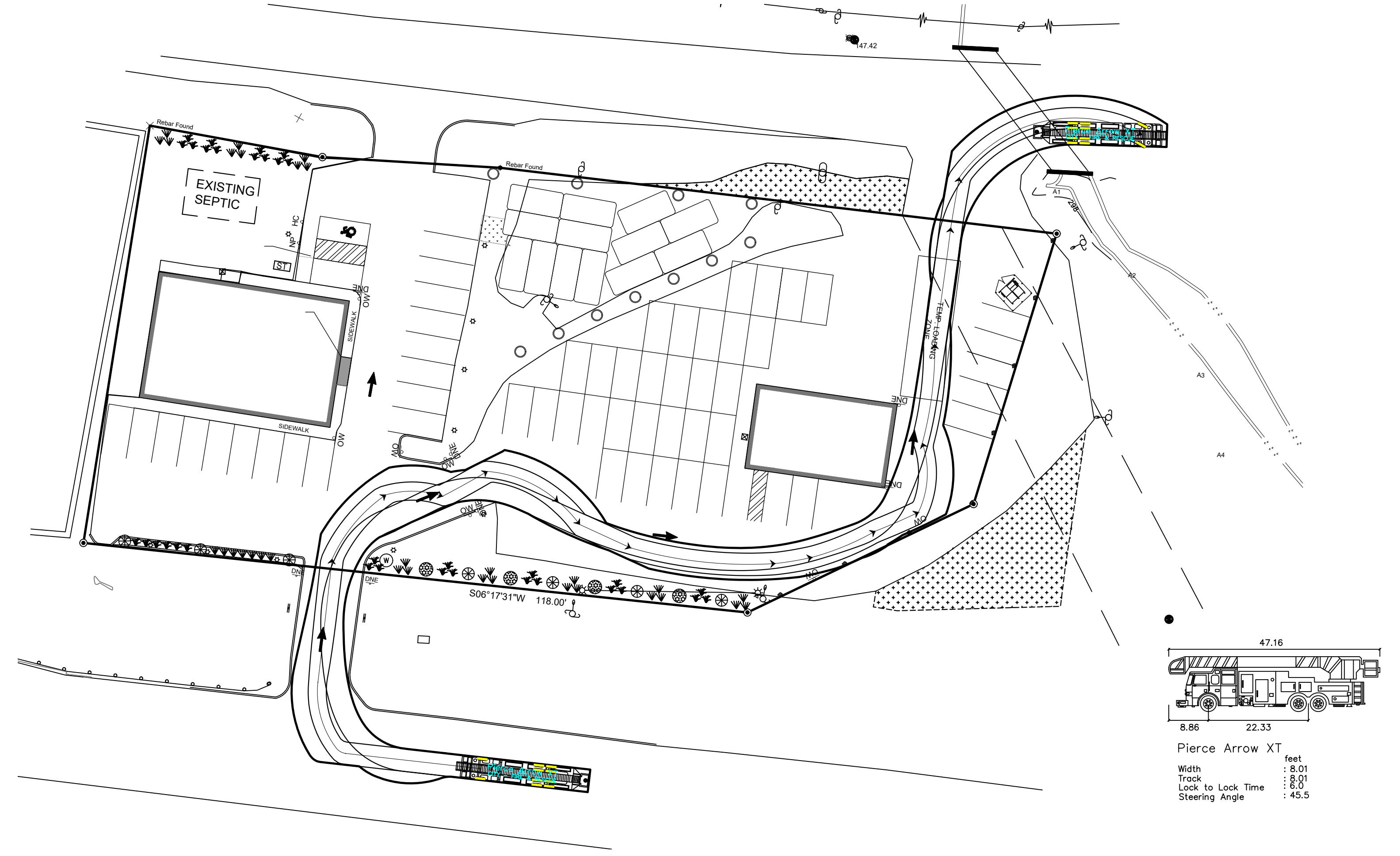
TOWN OF WAPPINGERS PLANNING BOARD	
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE _____ DAY OF _____, 2026 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS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

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Brian J. Stokosa, PE	
JULY 13, 2026	
MAY 4, 2026	
MARCH 16, 2026	
FEBRUARY 2, 2026	
Revisions	
Project No.	2025.000
License No.	083970
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Wappingers Falls, New York (845)-223-3202	
PROJECT AURA REALTY CORP Town of Wappingers Dutchess County, New York	
DRAWING EXISTING CONDITIONS PLAN	
SCALE AS NOTED	DRAWN BY BJS
DATE 8-4-25	CHECKED BY BJS
DRAWING No. 2 2 of 4	



LARGE CAR HAULER MOVEMENT
SCALE: 1 = 30'



GARBAGE TRUCK MOVEMENT
SCALE: 1 = 30'

OWNER CONSENT	
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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 _____, 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 _____	

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Brian J. Stokosa, PE	
JULY 13, 2026 MARCH 16, 2026 FEBRUARY 2, 2026	
Project No.	2025.000
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DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Wappingers Falls, New York (845)-223-3202	
PROJECT AURA REALTY CORP Town of Wappingers Dutchess County, New York	
CONSTRUCTION DETAILS	
SCALE AS NOTED	DRAWN BY BJS
DATE 8-4-25	CHECKED BY BJS
DRAWING No. 3 3 of 4	

SEEDING NOTES:

1) 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 - SPRING/FALL
TALL FESCUE @ 100 LBS PER ACRE
KOBÉ LESPEDEZA @ 10 LBS PER ACRE
BAHIA GRASS @ 25 LBS PER ACRE
RYE GRAIN @ 40 LBS PER ACRE

2) 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.

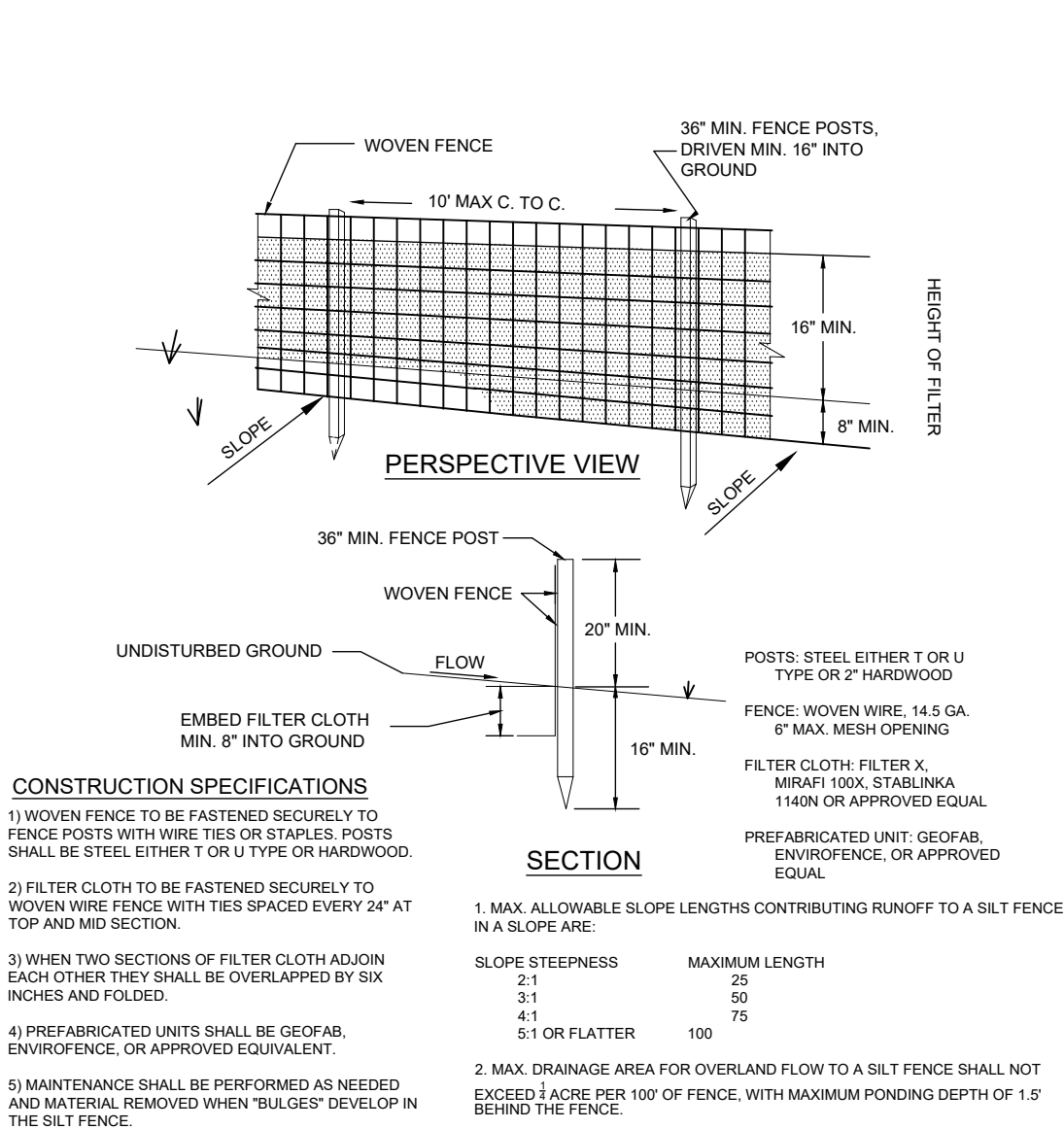
3) SEEDED AREAS SHALL BE MULCHED AS REQUIRED:

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.

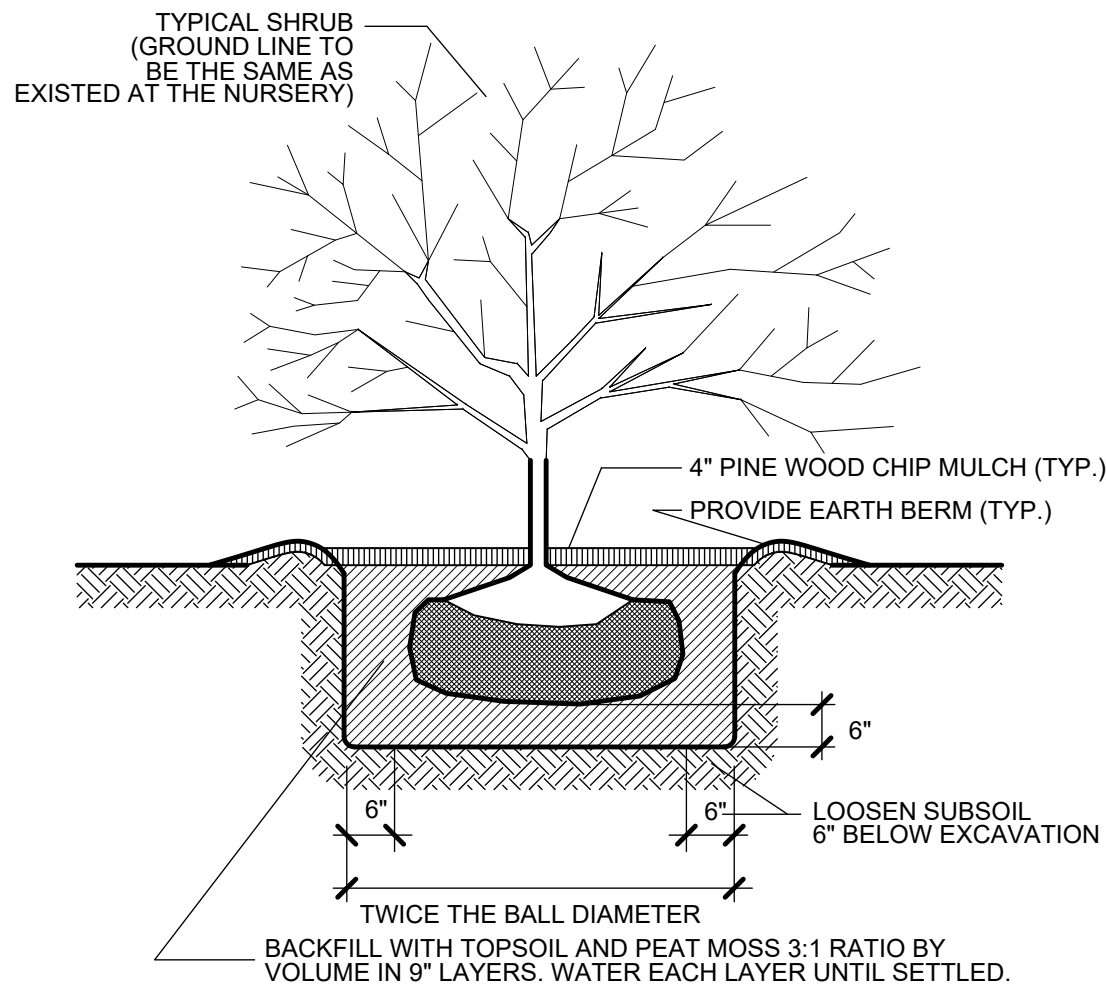
LANDGRADING SPECIFICATIONS

- 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, BORROW AREAS 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 PERVIOUS WILL BE REQUIRED TO MEET RESTORATION REQUIREMENTS FOUND ON THIS PLAN SET.



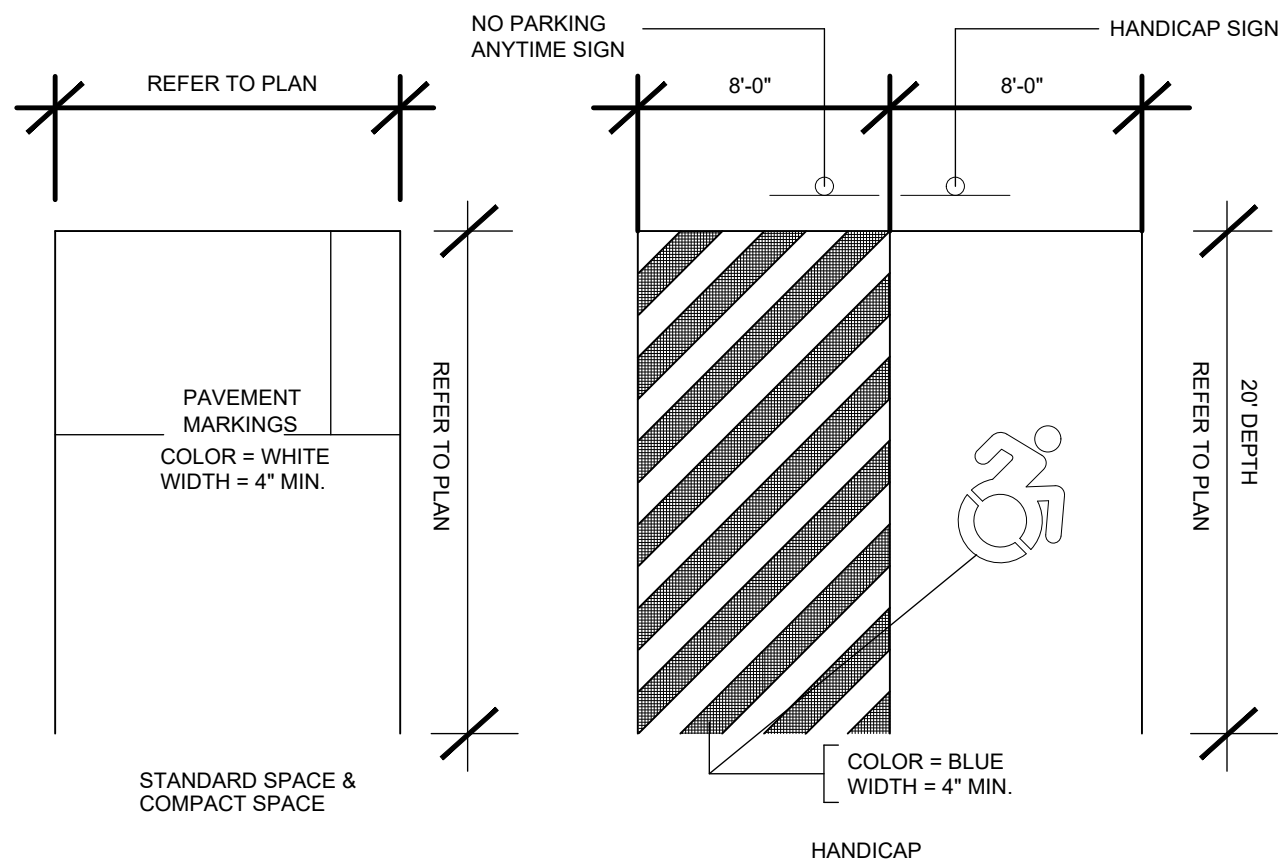
SILT FENCE DETAIL

N.T.S.



SHRUB PLANTING DETAIL

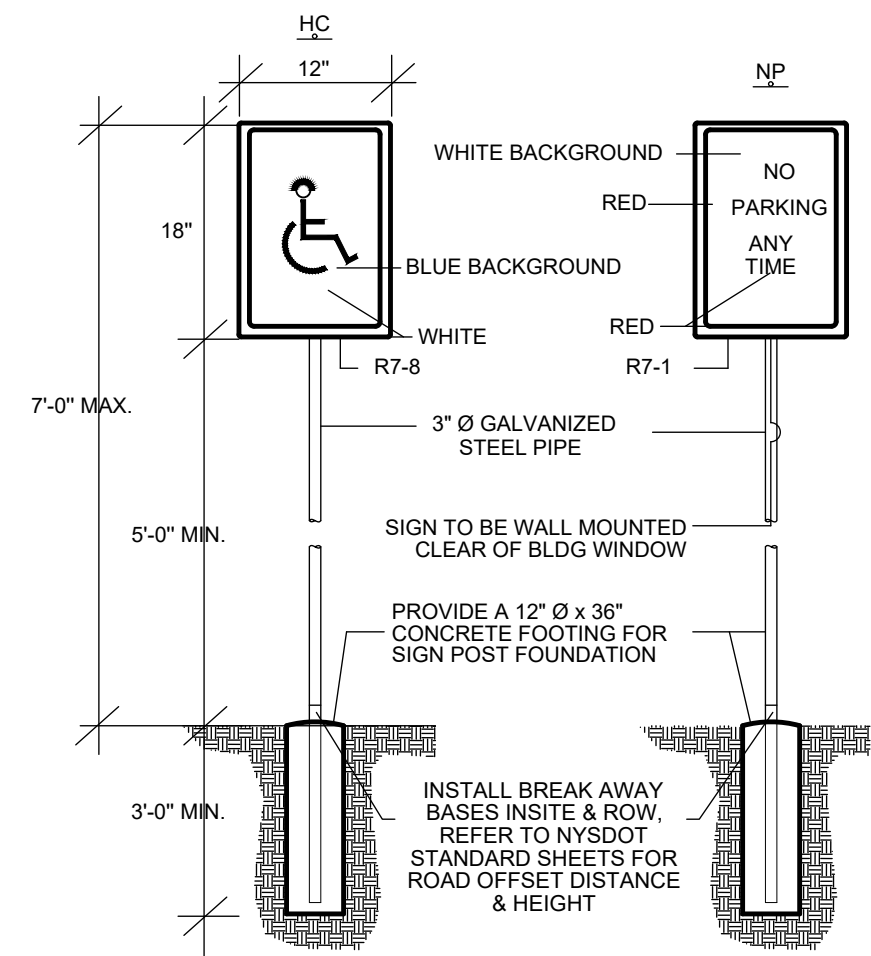
N.T.S.



THE ABOVE PARKING DIMENSIONS ARE AS PER TOWN OF WAPPINGER ZONING ORDINANCE. HANDICAP SPACE TO CONFORM TO NYS UNIFORM BUILDING CODE REQUIREMENTS

PARKING SPACE DETAIL

N.T.S.



ALL EPOXY PAVEMENT MARKINGS AND ALL SIGNS SHALL BE IN CONFORMANCE WITH THE FEDERAL MUTCD AND THE NYS SUPPLEMENT.

SIGN DETAILS

N.T.S.

OWNER CONSENT

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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 _____, 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

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	Brian J. Stokosa, PE
	
MARCH 16, 2026	
FEBRUARY 2, 2026	
Revisions	
Project No.	2025.000
	License No. 083970

DAY STOKOSA
ENGINEERING P.C.

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

AURA REALTY CORP
Town of Wappingers Dutchess County, New York

CONSTRUCTION DETAILS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	4
DATE	CHECKED BY	
8-4-25	BJS	4 of 4