OWNER'S & APPROVAL ENDORSEMENT

THE UNDERSIGNED OWNER(S) OF THE PROPERTY(S) HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS STATED HEREON AND APPROVED FOR FILING.

OWNER _____ DATE _____

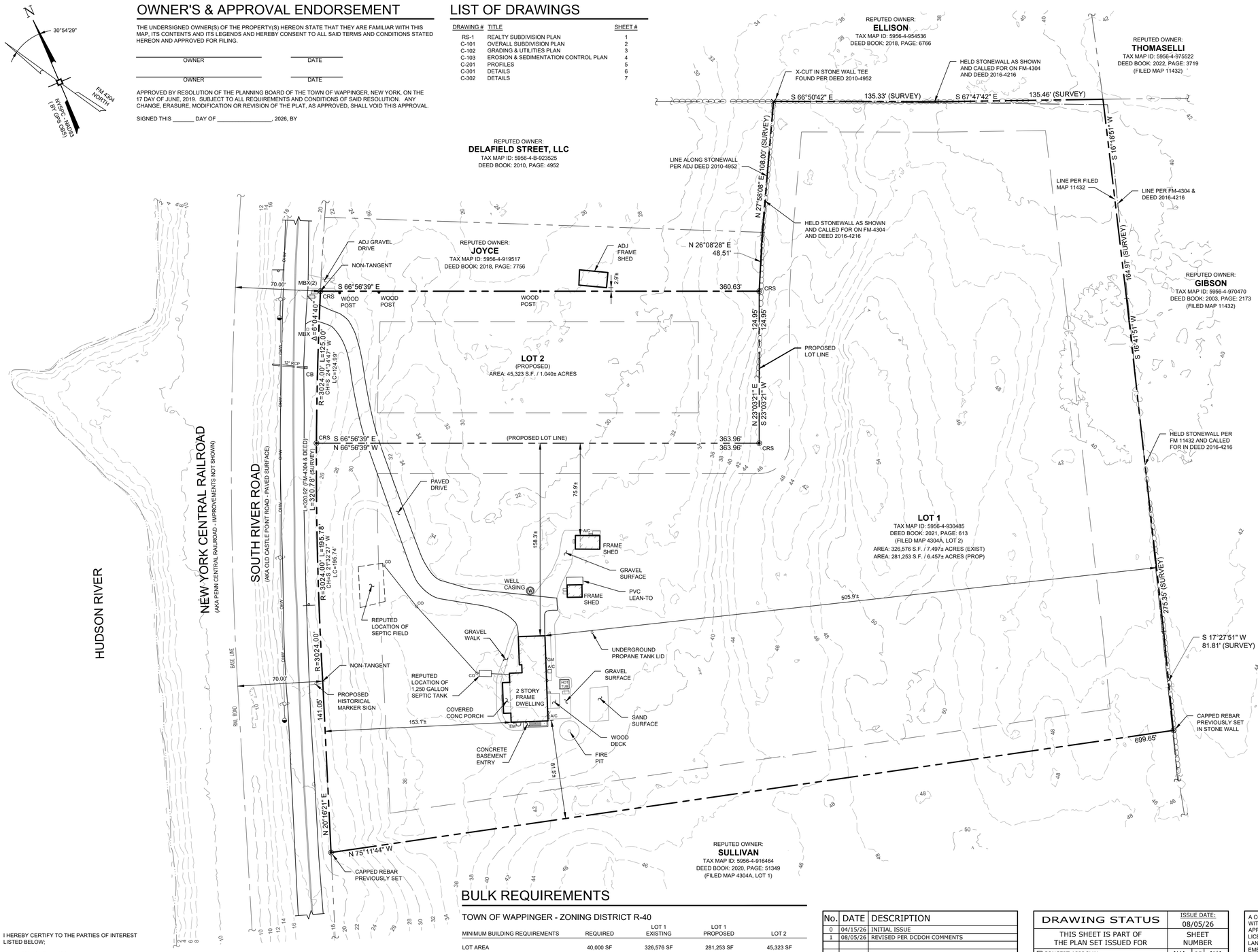
OWNER _____ DATE _____

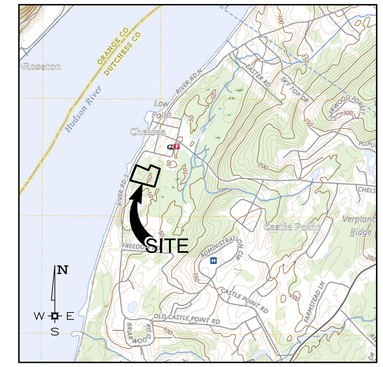
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK, ON THE 17 DAY OF JUNE, 2019. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THE PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 2026, BY

LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
RS-1	REALTY SUBDIVISION PLAN	1
C-101	OVERALL SUBDIVISION PLAN	2
C-102	GRADING & UTILITIES PLAN	3
C-103	EROSION & SEDIMENTATION CONTROL PLAN	4
C-201	PROFILES	5
C-301	DETAILS	6
C-302	DETAILS	7





LOCATION MAP

USGS WAPPINGERS FALLS QUADRANGLE
SCALE: 1"=2,000'

GENERAL NOTES:

1. TOTAL AREA OF SUBJECT PARCEL: 7.497± ACRES
2. TAX MAP IDENTIFICATION NUMBER: SECTION 5956, BLOCK 4, LOT 930485
3. DEED REFERENCE:
   DEED LIBER 2021, PAGE 613
4. OWNER / APPLICANT: JOSEPH W. FLYNN & CARLIN D. FLYNN
5. MAP REFERENCES:
   A. A MAP ENTITLED, "SURVEY, LOT LINE CHANGE & REALTY SUBDIVISION PLAN FOR FLYNN" BY ENGINEERING & SURVEYING PROPERTIES, PC, DATED SEPTEMBER 2019 AND FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK ON FEBRUARY 11, 2020 AS MAP NUMBER 4304A.
   B. A MAP ENTITLED, "PROPERTY OF ROBERT & JEAN MALONEY" DATED JULY 1973 AND FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK ON NOVEMBER 8, 1973 AS MAP NUMBER 4304.
   C. A MAP ENTITLED, "CHELSEA BLUFFS SUBDIVISION" DATED DECEMBER 1998 AND FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK ON AUGUST 19, 1999 AS MAP NUMBER 10856.
   D. A MAP ENTITLED, "LOT LINE CHANGE FOR COUGHLIN & GIBSON" DATED JUNE 2001 AND FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK ON JULY 30, 2002 AS MAP NUMBER 11432.
   E. A RAILROAD MAP ENTITLED, "RIGHT OF WAY AND TRACK MAP NEW YORK CENTRAL RAILROAD COMPANY, MAIN LINE - HUDSON DIVISION, CHELSEA" DATED JUNE 30, 1917 AND ON FILE IN THE OFFICE OF THE DUTCHESS COUNTY CLERK AS MAP NUMBER V60, 28R.
6. THIS SURVEY IS BASED ON NEW YORK STATE PLANE NAD 83 (2011), ZONE 3101 DATUM (USFT) DERIVED FROM GPS OBSERVATIONS.
7. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM LIDAR COLLECTION "SOUTHEAST 4 COUNTY 2022" A YEAR 2022 1M DIGITAL ELEVATION MODEL (DEM) BY THE STATE OF NEW YORK TO MEET THE MINIMUM STANDARD SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS), FOR USE AS 2FT CONTOURS. THE DEM WAS ACQUIRED FROM ORTHOS.DHSES.NY.GOV. THE CONTOURS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURERENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATEMENT OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
9. SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
10. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
11. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
12. CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
13. ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
14. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
15. ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.

LEGEND

	PROPERTY LINE		DRAINAGE PIPE
	ADJOINING PROPERTY LINE		UTILITY POLE
422	CONTOUR LINE		GUY ANCHOR
420	INDEX CONTOUR LINE	IP	PIPE MARKER
	EDGE OF ROAD	CRS	CAPPED REBAR SET
	CURB LINE	MON	CONCRETE MONUMENT
	STONEWALL	CB CB	CATCH BASIN
OHW	OVERHEAD WIRE	MBX	MAILBOX
	CONCRETE SURFACE		SIGN

BULK REQUIREMENTS

TOWN OF WAPPINGER - ZONING DISTRICT R-40

MINIMUM BUILDING REQUIREMENTS	REQUIRED	LOT 1 EXISTING	LOT 1 PROPOSED	LOT 2
LOT AREA	40,000 SF	326,576 SF	281,253 SF	45,323 SF
LOT FRONTAGE	50 FEET	±461.8 FEET	±336.8 FEET	±125.0 FEET
LOT WIDTH	125 FEET	±454.6 FEET	±329.6 FEET	±125.0 FEET
LOT DEPTH	125 FEET	±680.8 FEET	±689.4 FEET	±362.3 FEET
FRONT YARD	50 FEET	153.1 FEET	153.1 FEET	87.9 FEET
REAR YARD	50 FEET	505.9 FEET	505.9 FEET	244.2 FEET
SIDE YARD (ONE/BOTH)	25/50 FEET	81.5/364.8 FEET	81.5/239.8 FEET	34.7/74.9 FEET
MAXIMUM ALLOWABLE				
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	12%	±0.4%	±0.4%	±0.4%
MAXIMUM FLOOR AREA RATIO	0.12	±0.004	±0.004	±0.004

No.	DATE	DESCRIPTION
0	04/15/26	INITIAL ISSUE
1	08/05/26	REVISED PER DCDOH COMMENTS

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW;

JOSEPH W. FLYNN;
CARLIN D. FLYNN;
TOWN OF WAPPINGER;

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON MARCH 25, 2021 UPDATED ON APRIL 10, 2026.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

TOWN OF WAPPINGER PLANNING BOARD

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

DRAWING STATUS	ISSUE DATE: 08/05/26		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	1	OF	7
☐ DCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ DCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER: SURVEY	N/A	OF	N/A
☐ FOR BID / ~~CONSTRUCTION~~	N/A	OF	N/A

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BRIAN D. BABCOCK, L.S.
NEW YORK STATE LICENSE # 050830

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1 inch = 40 ft.

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REALTY SUBDIVISION PLAN

JOSEPH W. & CARLIN D. FLYNN
340 SOUTH RIVER ROAD
TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 1248.03	DRAWN BY: KMP	RS-1
DATE: 04/15/26	SCALE: 1"=40'	
REVISION: 1 - 08/05/26	TAX LOT: 5956-4-930485	

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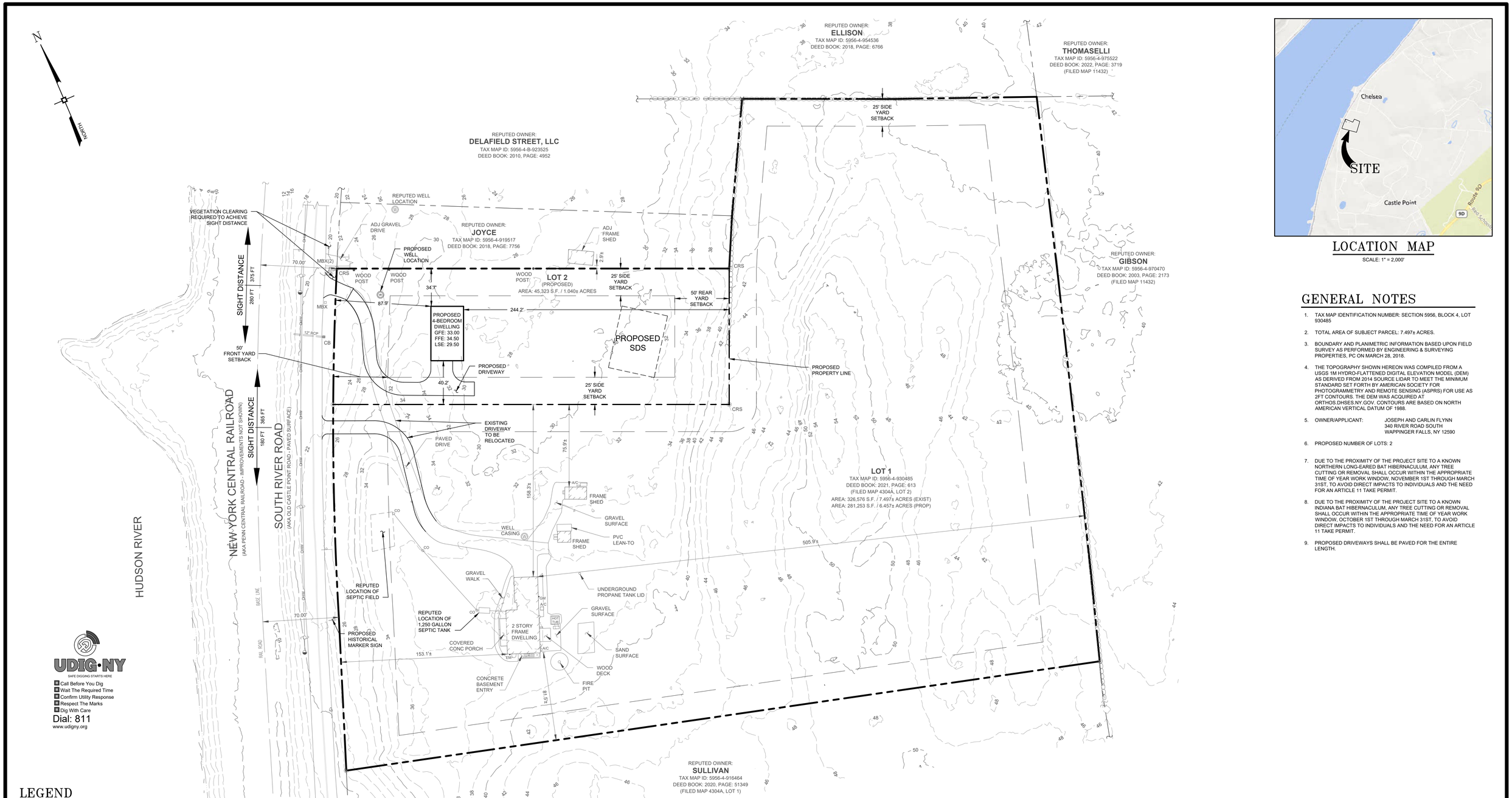
Date Printed: Aug 05, 2026, 11:49am



LOCATION MAP

SCALE: 1" = 2,000'

GENERAL NOTES

1. TAX MAP IDENTIFICATION NUMBER: SECTION 5956, BLOCK 4, LOT 930485
2. TOTAL AREA OF SUBJECT PARCEL: 7.497± ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES, PC ON MARCH 28, 2018.
4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODEL (DEM) AS DERIVED FROM 2014 SOURCE LIDAR TO MEET THE MINIMUM STANDARD SET FORTH BY AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) FOR USE AS 2FT CONTOURS. THE DEM WAS ACQUIRED AT ORTHOS.DHSES.NY.GOV. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. OWNER/APPLICANT: JOSEPH AND CARLIN FLYNN
   340 RIVER ROAD SOUTH
   WAPPINGER FALLS, NY 12590
6. PROPOSED NUMBER OF LOTS: 2
7. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN NORTHERN LONG-EARED BAT HIBERNACULUM, ANY TREE CUTTING OR REMOVAL SHALL OCCUR WITHIN THE APPROPRIATE TIME OF YEAR WORK WINDOW, NOVEMBER 1ST THROUGH MARCH 31ST, TO AVOID DIRECT IMPACTS TO INDIVIDUALS AND THE NEED FOR AN ARTICLE 11 TAKE PERMIT.
8. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN INDIANA BAT HIBERNACULUM, ANY TREE CUTTING OR REMOVAL SHALL OCCUR WITHIN THE APPROPRIATE TIME OF YEAR WORK WINDOW, OCTOBER 1ST THROUGH MARCH 31ST, TO AVOID DIRECT IMPACTS TO INDIVIDUALS AND THE NEED FOR AN ARTICLE 11 TAKE PERMIT.
9. PROPOSED DRIVEWAYS SHALL BE PAVED FOR THE ENTIRE LENGTH.

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LEGEND

	BUILDING LINE
	BUILDING GARAGE LINE
	BUILDING ROOF LINE
	CONCRETE PAD LINE
	CONCRETE HATCH
310	MAJOR CONTOUR LINE
422	MINOR CONTOUR LINE
	LIMIT OF DISTURBANCE LINE
	DRIVEWAY LINE
	EASEMENT LINE
	SILT FENCE LINES
X	FENCE LINES
	GUIDERAIL LINES
	PROPERTY LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT LINE
	SEPTIC SYSTEM LATERALS
	BUILDING SETBACK LINES
FM	SEWER FORCE MAIN LINES
	DRAINAGE SWALE
	EXISTING BUILDING LINE
310	EXISTING MAJOR CONTOUR LINE
422	EXISTING MINOR CONTOUR LINE
	EXISTING CURB LINE
	EXISTING EDGE OF PAVEMENT LINE
	EXISTING EASEMENT LINE
X	EXISTING FENCE LINES
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING ROAD CENTERLINE
	EXISTING STORM DRAIN LINES
19 + 00	ROAD STATIONING LABEL
GF = 286.25	GARAGE FLOOR ELEVATION
FF = 288.25	FIRST FLOOR ELEVATION
BF = 278.25	BASEMENT FLOOR ELEVATION
LSE = 284.25	LOWEST SEWERABLE ELEVATION
455.78 HP	SPOT GRADE ELEVATION
7/15/03 A	PERC TEST LOCATION
2-A	DEEP TEST HOLE LOCATION
W	WELL LOCATION
C.O.	SEWER CLEANOUT
	STORM DRAINAGE PIPE END SECTION
	6 HOLE DROP BOX
P	PUMP CHAMBER
	1250 GALLON SEPTIC TANK
	END SECTION RIP-RAP OUTLET PROTECTION

No.	DATE	DESCRIPTION
1	08/05/26	REVISED PER DCDOH COMMENTS

DRAWING STATUS	ISSUE DATE: 08/05/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	2	OF	7
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080023

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1 inch = 40 ft.

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SUBDIVISION PLAN

JOSEPH W. & CARLIN D. FLYNN
340 SOUTH RIVER ROAD
TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 1248.03	DRAWN BY: SC	C-101
DATE: 04/23/2026	SCALE: 1"=40'	
REVISION: 1 - 08/05/26	TAX LOT: 5956-4-930485	

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- Wait The Required Time
- Confirm Utility Response
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No.	DATE	DESCRIPTION
1	08/05/26	REVISED PER DCDOH COMMENTS

DRAWING STATUS	ISSUE DATE: 08/05/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	3	OF	7
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

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GRADING AND UTILITIES PLAN

JOSEPH W. & CARLIN D. FLYNN
340 SOUTH RIVER ROAD
TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 1248.03	DRAWN BY: SC	C-102
DATE: 04/23/2026	SCALE: 1"=40'	
REVISION: 1 - 08/05/26	TAX LOT: 5956-4-930485	

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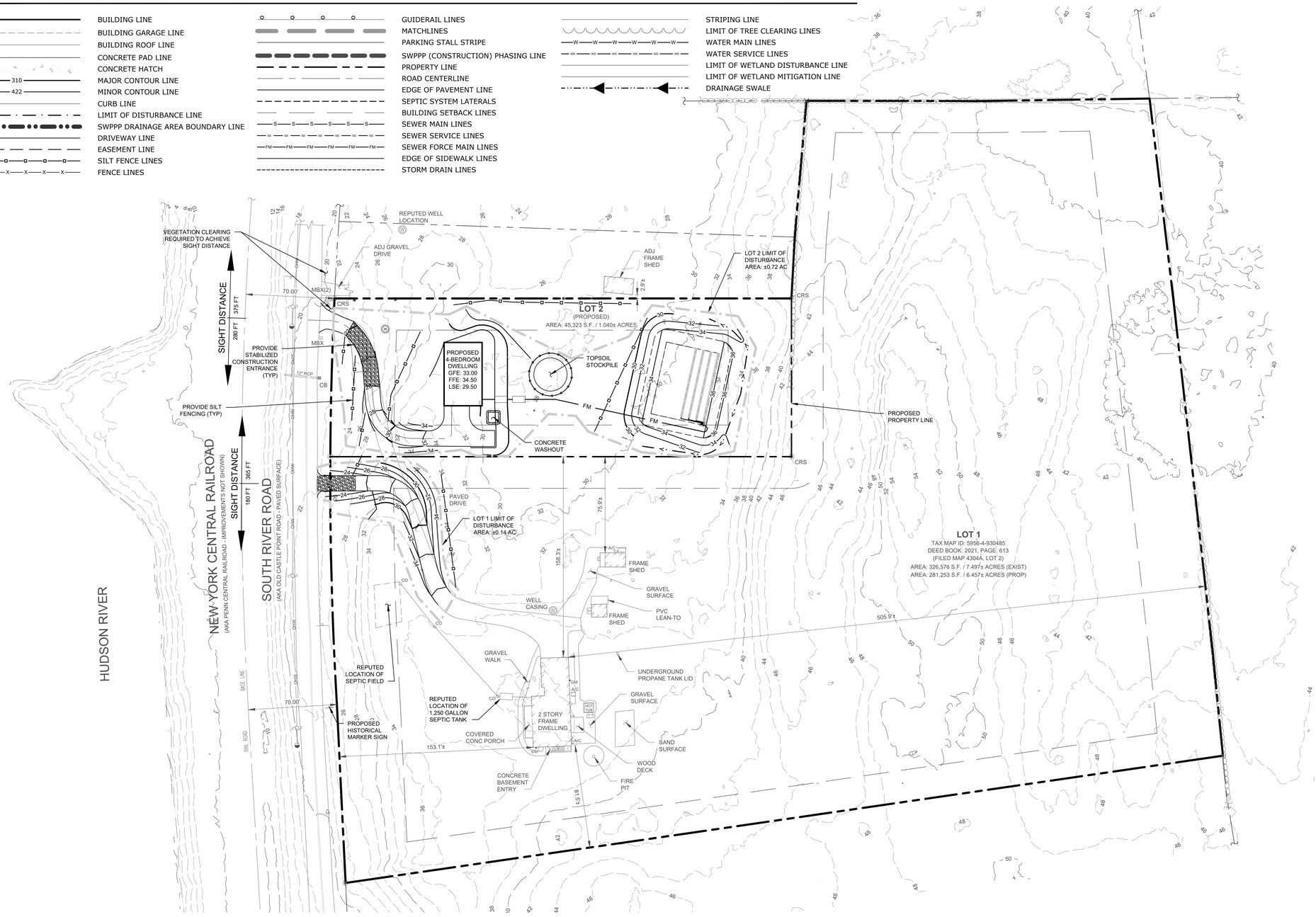
EROSION CONTROL LEGEND

- BUILDING LINE
- BUILDING GARAGE LINE
- BUILDING ROOF LINE
- CONCRETE PAD LINE
- CONCRETE HATCH
- 310 MAJOR CONTOUR LINE
- 422 MINOR CONTOUR LINE
- CURB LINE
- LIMIT OF DISTURBANCE LINE
- SWPPP DRAINAGE AREA BOUNDARY LINE
- DRIVEWAY LINE
- EASEMENT LINE
- SILT FENCE LINES
- FENCE LINES
- GUIDERAIL LINES
- MATCHLINES
- PARKING STALL STRIPE
- SWPPP (CONSTRUCTION) PHASING LINE
- PROPERTY LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT LINE
- SEPTIC SYSTEM LATERALS
- BUILDING SETBACK LINES
- SEWER MAIN LINES
- SEWER SERVICE LINES
- SEWER FORCE MAIN LINES
- EDGE OF SIDEWALK LINES
- STORM DRAIN LINES
- STRIPING LINE
- LIMIT OF TREE CLEARING LINES
- WATER MAIN LINES
- WATER SERVICE LINES
- LIMIT OF WETLAND DISTURBANCE LINE
- LIMIT OF WETLAND MITIGATION LINE
- DRAINAGE SWALE



EROSION & SEDIMENTATION CONTROL NOTES

1. SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL REQUIRED FOR CONSTRUCTION WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS.

2. ORANGE CONSTRUCTION FENCE LOCATIONS AROUND ALL SEPTIC SYSTEM AREAS SHALL BE STAKED BY A SURVEYOR AND INSTALLATION SHALL BE CONFIRMED BY THE ENGINEER. ALL ORANGE CONSTRUCTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PROTECT THE SEPTIC AREAS. THE ORANGE CONSTRUCTION FENCING SHALL ONLY BE REMOVED AT TIME ACTUAL CONSTRUCTION OF THE SEPTIC SYSTEM.

3. TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCES, TEMPORARY SWALES, STONE CHECK DAMS, TEMPORARY SEDIMENT BASINS, RIP-RAP PROTECTION SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION OF THE PROPOSED ROADWAY OR DWELLING UNITS.

4. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION:
   - 4.1. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
   - 4.2. DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 30 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS. RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS. CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) PER ACRE.
   - 4.3. PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN TOPSOIL AT THE FOLLOWING RATE:
     - 8 LBS EMPIRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER PER ACRE PLUS
     - 20 LBS TALL FESCUE PER ACRE PLUS
     - 2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE
   - 4.4. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
   - 4.5. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.

5. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DRAINAGE STRUCTURES SHALL BE INSPECTED FOLLOWING EVERY RAIN EVENT, AND MAINTENANCE AND REPAIRS SHALL BE PERFORMED PROMPTLY TO MAINTAIN PROPER FUNCTION. TRAPPED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A PROTECTED AREA IN A PROPER MANNER WHICH WILL NOT RESULT IN EROSION.

6. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.

7. ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.

8. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY NOT BE USED.

9. MULCH NETTING SUCH AS PAPER, JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE, OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

10. STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING SEEDING WITH THE FOLLOWING MIXTURE AND THEN COVERING WITH AN APPROVED ROLLED EROSION CONTROL PRODUCT:

MATERIAL	lbs./Acre
PERENNIAL RYE GRASS	30
CROWN VETCH	12
SPREADING FESCUE	25

11. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15.

12. FOR CONSTRUCTION THAT OCCURS DURING WINTER MONTHS (i.e. NOVEMBER 15 - APRIL 1) ADDITIONAL MEASURES SHALL BE TAKEN IN ACCORDANCE WITH THE STANDARD & SPECIFICATIONS FOR WINTER STABILIZATION SECTION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL, LATEST VERSION AS PUBLISHED BY THE NYSDEC SUCH AS BUT NOT LIMITED TO THE FOLLOWING:
    - ENSURING COMPLIANCE WITH SNOW STORAGE STOCKPILE AREAS
    - SNOW STOCKPILES AT CONSTRUCTION ENTRANCE SHALL BE OUTSIDE THE STABILIZED CONSTRUCTION ENTRANCE TO ENSURE THE FUNCTIONALITY OF THE EROSION CONTROL MEASURE.
    - MAINTAIN BUFFERS TO ALL PERIMETER SILT FENCES.
    - INSTALL ADDITIONAL SILT FENCE AS NECESSARY FOR ANY DISTURBED AREAS UPGRADIENT OF A WATER BODY.
    - PROVIDE MAINTENANCE OF ALL DRAINAGE STRUCTURE TO KEEP CLEAR OF SNOW, ICE, DEBRIS, ETC.
    - IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES SHOULD BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN THREE (3) DAYS. ROLLED EROSION CONTROL BLANKETS MUST BE USED ON ALL SLOPES 3 HORIZONTAL TO 1 VERTICAL OR STEEPER.
    - IF STRAW MULCH ALONE IS USED FOR TEMPORARY STABILIZATION, IT SHALL BE APPLIED AT DOUBLE THE STANDARD RATE OF 2 TONS PER ACRE, MAKING THE APPLICATION RATE 4 TONS PER ACRE. OTHER MANUFACTURED MULCHES SHOULD BE APPLIED AT DOUBLE THE MANUFACTURER'S RECOMMENDED RATE.
    - TO ENSURE ADEQUATE STABILIZATION OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL SHOULD BE STABILIZED AT THE END OF EACH WORK DAY UNLESS:
      - WORK WILL RESUME WITHIN 24 HOURS IN THE SAME AREA AND NO PRECIPITATION IS FORECAST OR;
      - THE WORK IS IN DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS OPEN UTILITY TRENCHES, FOUNDATIONS, EXCAVATIONS, OR WATER MANAGEMENT AREAS.
    - USE STONE PATHS TO STABILIZE ACCESS PERIMETERS OF BUILDINGS UNDER CONSTRUCTION AND AREAS WHERE CONSTRUCTION VEHICLE TRAFFIC IS ANTICIPATED. STONE PATHS SHOULD BE A MINIMUM 10 FEET IN WIDTH BUT WIDER AS NECESSARY TO ACCOMMODATE EQUIPMENT.

EARTHWORK CONSTRUCTION NOTES

1. ALL WORK TO BE PERFORMED TO THE SPECIFICATIONS OF THE TOWN OF WAPPINGERS FALLS.
2. ALL TOPSOIL, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS.
3. ALL FILL FOR POND CONSTRUCTION, BELOW BUILDINGS AND PAVEMENT TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
4. CELLAR, ROOF AND FOOTING DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM OR OTHER FREE-FLOWING OUTLET AT A MINIMUM SLOPE OF 0.5%. FOOTING DRAIN SHALL BE INSTALLED BENEATH BOTTOM OF FOOTING.
5. COMPLETION OF GRADING AND BASIN, BERMS AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "EROSION & SEDIMENT CONTROL".
6. ALL SLOPES IN EXCESS OF 3H:1V SHALL BE CONSTRUCTED WITH LOCALLY AVAILABLE GLACIAL TILL. THE EMBANKMENT FILL SHALL BE PLACED IN SIX-INCHTHICK LIFTS. EACH LIFT SHALL BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
7. CONSTRUCT POND EMBANKMENT WITH LOCALLY AVAILABLE GLACIAL TILL WITH 3H:1V SIDE SLOPES OR AS NOTED ON PLAN. THE EMBANKMENT FILL SHALL BE PLACED IN A SIX-INCH THICK CONTINUOUS LAYER OVER THE ENTIRE LENGTH.EACH LIFT SHALL BE PLACED AT OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
8. STABILIZATION OF POND BERMS, AND ALL SLOPES IN EXCESS OF 3H:1V IN ACCORDANCE WITH "EROSION AND SEDIMENTATION CONTROL NOTES".
9. SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PERVIOUS SURFACES. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING:
   - 9.A. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
   - 9.B. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
   - 9.C. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
   - 9.D. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
   - 9.E. VEGETATE IN ACCORDANCE WITH LANDSCAPE PLAN.

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No.	DATE	DESCRIPTION
1	08/05/26	REVISED PER DCDOH COMMENTS

DRAWING STATUS	ISSUE DATE: 08/05/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	4	OF	7
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

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1 inch = 40 ft.

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EROSION & SEDIMENTATION CONTROL PLAN

JOSEPH W. & CARLIN D. FLYNN
340 SOUTH RIVER ROAD
TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 1248.03	DRAWN BY: SC	C-103
DATE: 04/23/2026	SCALE: 1"=40'	
REVISION: 1 - 08/05/26	TAX LOT: 5956-4-930485	

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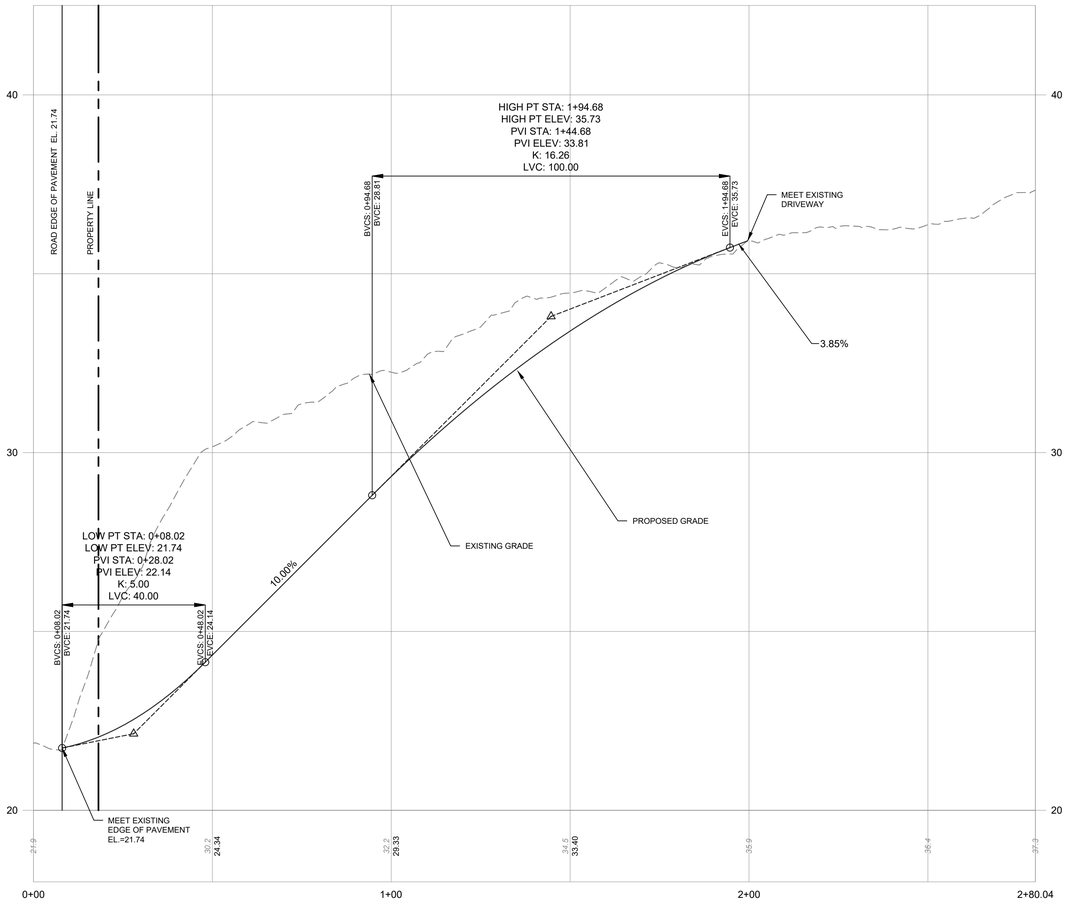
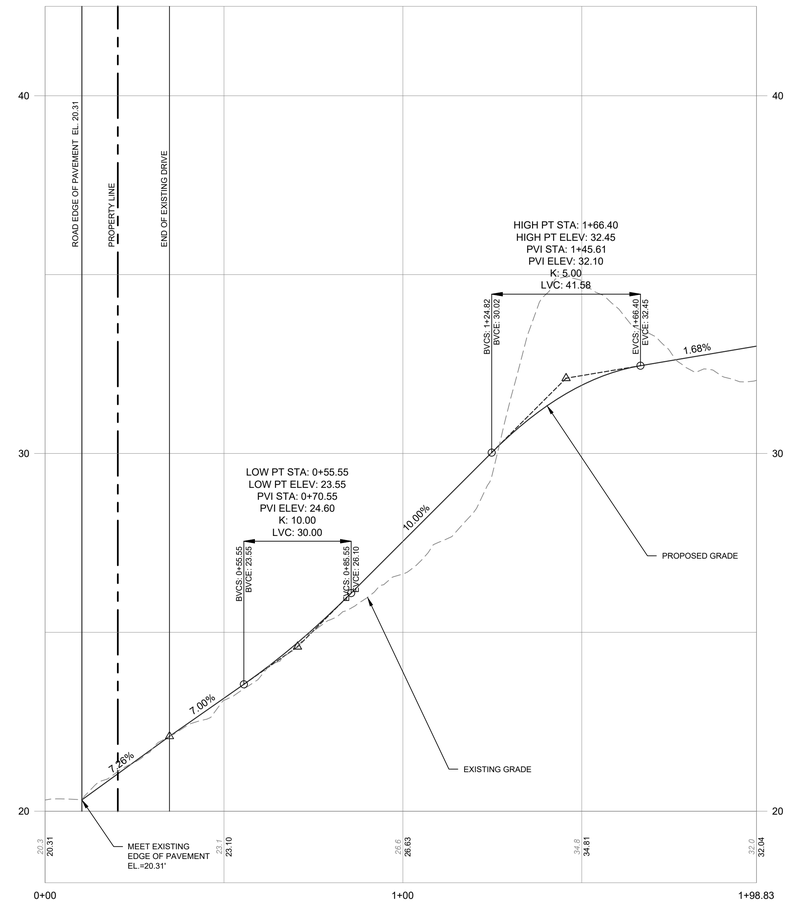


LOT 1 DRIVEWAY PROFILE

SCALE: 1"=20'H
1"=2'V



LOT 2 DRIVEWAY PROFILE

SCALE: 1"=20'H
1"=2'V

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☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

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DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES

1. 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", NYSDEC
   - "RESIDENTIAL ONSITE WASTEWATER TREATMENT SYSTEMS, DESIGN HANDBOOK", NEW YORK STATE DEPARTMENT OF HEALTH.
   - "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."
2. 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 EHSD 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.
3. 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.
4. THE DC EHSD 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.
5. ALL KNOWN WELLS AND ONSITE WASTEWATER TREATMENT SYSTEMS, EXISTING OR APPROVED, LOCATED WITHIN 300 FEET OF THE PROPOSED WELLS AND 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.
6. IF THE TANK IS DELIVERED TO THE SITE IN SECTIONS, THEN IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE DC EHSD 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.
7. THE PROPOSED WELL AND SERVICE LINES AS SHOWN ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.
8. NO CELLAR, FOOTING, FLOOR, GARAGE, OR ROOF DRAINS SHALL BE DISCHARGED INTO THE ONSITE SEWAGE DISPOSAL SYSTEM OR WITHIN 50' OF THE PROPOSED WELL.
9. ALL REQUIRED EROSION & SEDIMENT CONTROL AND ANY STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

DUTCHESS COUNTY DEPARTMENT FILL SYSTEM NOTES

1. SEPTIC FILL SPECIFICATION: SAND & GRAVEL WITH A STABILIZED PERCOLATION RATE WHICH IS LESS THAN OR EQUIVALENT TO THE PERCOLATION RATE OF THE VIRGIN SOIL (MUST BE BETWEEN 1 & 5 MINUTES PER INCH AFTER INSTALLATION).
2. A NEW YORK STATE REGISTERED PROFESSIONAL ENGINEER SHALL CERTIFY IN WRITING TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH THAT THE FILL MATERIAL IS IN THE PROPER LOCATION, OF 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 PROFESSIONAL ENGINEER'S CERTIFICATION.
3. PRIOR TO THE PLACEMENT OF FILL, THE AREA OF THE SEWAGE DISPOSAL SYSTEM SHALL BE CLEARED OF DEBRIS, AND ALL BRUSH, TREES, OR OTHER VEGETATION CUT TO A LEVEL OF THE VIRGIN GROUND. NO TOPSOIL SHALL BE REMOVED UNLESS SPECIFICALLY INDICATED ON THE PLANS.

DEEP TEST HOLE RESULTS

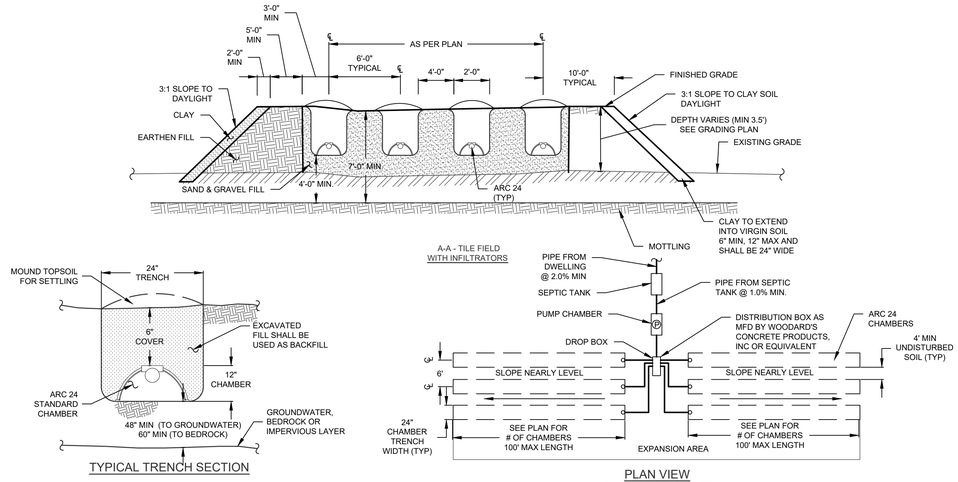
TEST HOLE #	SURFACE ELEVATION	DATE	DEPTH	DESCRIPTION
TP-01	31.2	07/22/26	0' - 6" 6" - 24" 48" - 96"	TOPSOIL BROWN GRAVEL CLAY LOAM BROWN CLAY LOAM
			OTHER	MOTTLING @ 36", GROUNDWATER @ 72", ROCK LEDGE @ 78"
TP-02	30.2	07/22/26	0' - 6" 6" - 24" 36" - 96"	TOPSOIL LIGHT, DENSE CLAY LOAM BROWN, DENSE CLAY LOAM
			OTHER	MOTTLING @ 36", LOCAL MINOR SEEPAGE @ 42", ROCK LEDGE @ 66"

PERCOLATION TEST RESULTS

PERC HOLE #	PERC HOLE DEPTH	PERC HOLE DIA	TIME	PERCOLATION TEST RUNS - STOPWATCH USED FOR ALL TESTS (TIME FOR 1" DROP IN WATER LEVEL)					STABLIZED RATE
07/22/26 PT-03	12"	12"	FINISH	01:06:10	01:21:34	01:35:37			14 MIN
			START	12:58:21	01:08:24	01:22:29			
			TIME	00:07:49	00:13:10	00:13:08			
07/22/26 PT-04	12"	12"	FINISH	01:03:50	01:10:33	01:19:23	01:29:14		9 MIN
			START	01:00:33	01:05:36	01:11:13	01:20:50		
			TIME	00:03:17	00:04:57	00:08:10	00:08:24		

SEPTIC SYSTEM DESIGN SCHEDULE

STABILIZE PERC RATE (min)	FLOW RATE (GPD)	APPLICATION RATE (GPD/Sq. ft.)	REQUIRED AREA (Sq. ft.)	REQUIRED ABSORPTION FIELD LENGTH (ft) (BASED UPON 2' WIDE TRENCH)	REQUIRED FIELD LENGTH BASED USING GRAVELESS CHAMBERS (25% REDUCTION)	PROPOSED ABSORPTION FIELD LENGTH (ft)	MINMUM FILL DEPTH (ft)
14	440	0.80	550	275	207	44 UNITS = 220 EQ. LF.	4



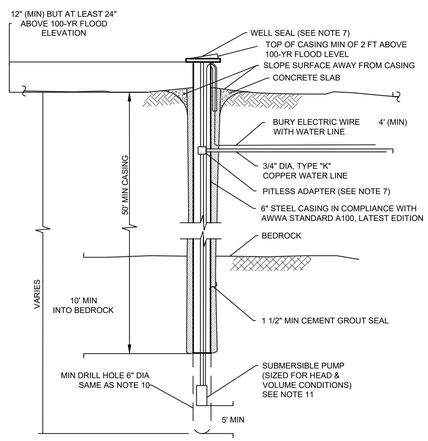
TYPICAL TRENCH SECTION

PLAN VIEW
INFILTRATOR SYSTEM

NOTES:
1. ALL FILL SHALL BE WITNESSED BY THE DESIGN ENGINEER OR ITS REPRESENTATIVE TO FACILITATE CERTIFICATION OF THE FILL MATERIAL.
2. THE SAND AND GRAVEL FILL SHALL HAVE A PERCOLATION RATE OF 1"-5" PER MINUTE AFTER BEING PLACED.
3. ADDITIONAL PERCOLATION TESTS SHALL BE REQUIRED TO BE COMPLETED AFTER THE COMPLETION OF THE PLACEMENT OF FILL.
4. THE SAND AN GRAVEL SHALL BE MECHANICALLY COMPACTED IN 6" LAYERS AND IN A MANOR NOT TO OVER COMPACT THE FILL MATERIAL.
5. ADDITIONAL PERCOLATION TESTS SHALL BE REQUIRED TO BE COMPLETED AFTER THE COMPLETION OF THE FILL.
6. PRIOR TO PLACEMENT OF ANY FILL, THE SEPTIC AREA SHALL BE CLEARED OF DEBRIS AND ALL BRUSH, TREES, AND/OR OTHER VEGETATION SHALL BE CUT TO THE LEVEL OF VIRGIN GROUND.
7. NO TOPSOIL SHALL BE REMOVED FROM THE PROPOSED SEPTIC AREA UNLESS SPECIFICALLY NOTED ON THE PLANS.
8. THE SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE DWELLING.
9. THERE SHALL BE NO REGRADING, IN THE AREA OF THE SEPTIC AREA, EXCEPT AS SHOWN ON THE APPROVED PLANS.
10. SWIMMING POOLS, DRIVEWAYS AND/OR STRUCTURES THAT MAY COMPACT THE SOIL ARE NOT TO BE CONSTRUCTED OVER ABSORPTION FIELDS.
11. ASPHALTIC SEALS SHALL BE MAINTAINED BETWEEN THE SEPTIC TANK, AND ALL PIPES AND COVERS.
12. NO TRENCHES TO BE INSTALLED IN WET OR FROZEN SOIL.
13. RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING CHAMBERS IN ABSORPTION TRENCH.
14. GROUT ALL PIPE PENETRATIONS INTO AND OUT OF ANY DISTRIBUTION OR DROP BOX.
15. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "NEW YORK STATE 10NYCRR APPENDIX 75-A AND DUTCHESS COUNTY DEPARTMENT OF HEALTHS ADAPTATION OF APPENDIX 75-A ENTITLED "MODULE 1".
16. ABSORPTION CHAMBER TO BE CAPPED AT ENDS.
17. PROVIDE A MINIMUM OF 30" OF SOLID PIPE PRIOR TO START OF LEACHING CHAMBERS AND BE BACKFILLED WITH NATIVE MATERIAL.
18. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
19. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO TO AS TO AVOID ANY UNDUE COMPACTION THAT COULD RESULT IN A CHANGE OF ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
20. A POLICY OF CLEAN SCRAPING ANY SOLIDS FROM THE WASTE STREAM BEFORE DISCHARGE INTO THE DISPOSAL SYSTEM IS REQUIRED. USE OF GARBAGE GRINDERS WITHIN THE FACILITY SHALL REQUIRE THE REVIEW AND APPROVAL OF THE NYSDEC AND DUTCHESS COUNTY DEPARTMENT OF HEALTH.
21. ALL ARC 24 UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

ABSORPTION TILE FIELD OVERALL PLAN

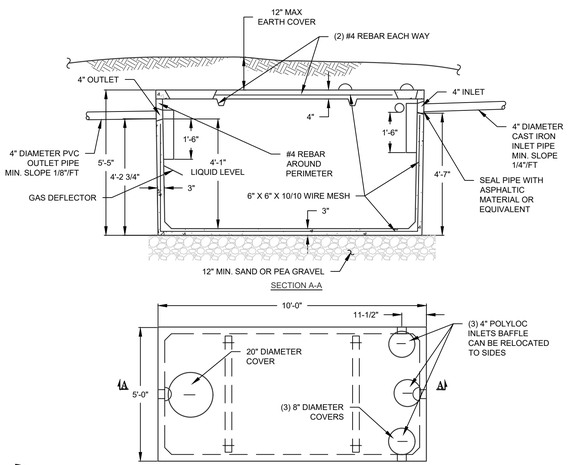
SCALE: NTS



NOTES:
1. WELL IS TO BE CASED AND GROUTED FOR A MIN OF 50' IN LENGTH.
2. CASING SHALL EXTEND MINIMUM 10' INTO BEDROCK.
3. OVERSIZE DRILL HOLE (FOR GROUTING) TO BE 10" DIAMETER.
4. EXPECTED DEPTH OF LOAM AND SHALE OVERBURDEN = 5 - 30 FEET
5. EXPECTED DEPTH OF WATER BEARING FORMATION = 300 - 600 FEET
6. THE WELL CASING TO CONFORM TO AWWA STANDARD A100 (LATEST EDITION).
7. PITLESS ADAPTER AND SANITARY WELL SEAL SHALL BE MONITOR MODEL NO 5PL-6-1-U-CL, MFG BY THE BAKER MFG CO; EVANSVIILE, WIS., OR APPROVED EQUAL AND SHALL HAVE THE APPROVAL OF THE WATER SYSTEMS COUNSEL.
8. DISCHARGE PIPE : 3/4" MIN OF TYPE "K" COPPER WATER LINE
9. WATER SERVICE LINES UNDER PRESSURE SHALL NOT PASS CLOSER THAN 10' OF A SEPTIC TANK, TILE FIELD, OR ANY OTHER PART OF A SEWAGE DISPOSAL SYSTEM.
10. PVC PIPE WITH O-RING JOINTS ARE REQUIRED FOR SEWAGE LINES BETWEEN 25 AND 50 FEET OF ANY WELL.
11. MIN. WELL YIELD TO BE A MINIMUM OF 2 GAL PER MINUTE. ANY WELL PRODUCING BETWEEN 2-5 GPM REQUIRES 24 HOURS OF STORAGE WITHIN HOME.
12. CEMENT GROUT SHALL BE A MIXTURE OF 1 BAG CEMENT (94 LBS) AND 5 1/2 GAL OF CLEAN WATER.
13. ELECTRICAL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
14. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "RURAL WATER SUPPLY", NYS DEPT OF HEALTH, LATEST EDITION.
15. WELLS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN TO ASSURE THE MINIMUM SEPARATION DISTANCES ARE MET.

TYPICAL DRILLED WELL SECTION

SCALE: N.T.S.



NOTES:
1. PRECAST CONCRETE SEPTIC TANK AS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS, INC.MODEL ST 1250, OR APPROVED EQUAL.
2. CONCRETE - 4000 PSI AT 28 DAYS.
3. REINFORCEMENT - 6" X 6" X 10 GAUGE WIRE MESH.
4. SECTIONS TO BE SEALED WITH BUTYL RUBBER BASE CEMENT.
5. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK, OR ANY PUMPING OR DOSING CHAMBER, TO THE BUILDING, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
6. SEPTIC TANKS SHOULD BE INSPECTED PERIODICALLY AND PUMPED EVERY 2-3 YEARS.

1250 GALLON SEPTIC TANK

SCALE: N.T.S.

REQUIRED SEPARATION DISTANCES FROM WASTEWATER SYSTEM COMPONENTS

SYSTEM COMPONENTS	WELL (f) OR SUCTION LINE	STREAM, LAKE, WATERCOURSE (b), OR DEC WETLAND	DWELLING	PROPERTY LINE	DRAINAGE DITCH(b), (g)
HOUSE SEWER	50'	25'	3'	10'	-
SEPTIC TANK	50'	50'	10'	10'	10'
EFFLUENT LINE TO D-BOX	50'	50'	10'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'	20'
ABSORPTION FIELD	100' (a)	100'	20'	10'	50'
SEEPAGE PIT	150' (a)	100'	20'	10'	50'
DRY WELL (ROOF & FOOTING)	50'	25'	20'	10'	50'
RAISED OR MOUND SYSTEM (c)	100' (a)	100'	20'	10'	50'
INTERMITTEN SAND FILTER (c)	100' (a)	100'	20'	10'	50'
EVAPOTRANSPIRATION-ABSORPTION SYSTEM (c)	100' (a)	50'	20'	10'	50'
COMPOSTER	50'	50'	20'	10'	10'
SANITARY PRIVY PIT	100'	50'	20'	10'	20'
PRIVY, WATERTIGHT VAULT	50'	50'	20'	10'	10'

NOTES:
a. WHEN SEWAGE TREATMENT SYSTEMS ARE LOCATED IN COARSE GRAVEL OR UPGRADE AND IN THE GENERAL PATH OF DRAINAGE TO A WELL, THE CLOSEST PART OF THE TREATMENT SYSTEM SHALL BE AT LEAST 200 FEET AWAY FROM THE WELL.
b. MEAN HIGH WATER MARK
c. FOR ALL SYSTEMS INVOLVING THE PLACEMENT OF FILL MATERIAL, SEPARATION DISTANCES ARE MEASURED FROM THE TOE OF SLOPE OF THE FILL
d. ANY WATER SERVICE LINE UNDER PRESSURE (i.e. PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) LOCATED WITHIN 10 FEET OF ANY ABSORPTION FIELD, SEEPAGE PIT OR SANITARY PRIVY SHALL BE INSTALLED INSIDE A LARGER DIAMETER WATER MAIN TO PROTECT THE POTABLE WATER SUPPLY
e. ANY WATER SERVICE LINE UNDER PRESSURE (i.e. PUBLIC WATER SUPPLY MAIN, HOUSEHOLD SERVICE LINE, WELL TO HOUSEHOLD SERVICE LINE) CROSSING A SEWER SHALL BE INSTALLED WITH ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE THE SEWER SO BOTH WATER CONNECTING JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. SECTION 8.6 OF THE GLUMRB RECOMMENDED STANDARDS FOR WATER WORKS, SHALL BE FOLLOWED FOR SEPARATION OF WATER MAINS, SANITARY SEWERS AND STORM SEWERS
f. MINIMUM SEPARATION REQUIREMENTS

ADDITIONAL SEPARATION REQUIREMENTS
1. WELL TO SWALE, WATERCOURSE OR STREAM - 25'
2. ABSORPTION FIELD TO OPEN DRAINAGE, CULVERT, OR STORM SEWER(NON-GASKETED PIPE) OR CATCH BASIN - 50'
3. ABSORPTION FIELD TO CULVERT OF STORM SEWER (GASKETED, TIGHT PIPE) - 35'
4. ABSORPTION FIELD TO CURTAIN DRAIN - 15'
5. ABSORPTION FIELD, PITS, EXPANSION AREA, TO TOP OF EMBANKMENT OR STEEP(1 ON 3) SLOPES - 25'
6. DRAINAGE PIPES WITHIN 25' OF ANY WELL MUST BE WATERTIGHT
7. WELL TO CEMETERY PROPERTY LINE - 100'

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No.	DATE	DESCRIPTION
1	08/05/26	REVISED PER DCDOH COMMENTS

DRAWING STATUS	ISSUE DATE: 08/05/2026		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	6	OF	7
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

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JOB #: 1248.03	DRAWN BY: SC	C-301
DATE: 04/23/2026	SCALE: 1"=40'	
REVISION: 1 - 08/05/26	TAX LOT: 5956-4-930485	

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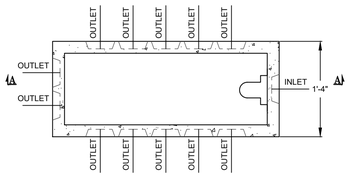
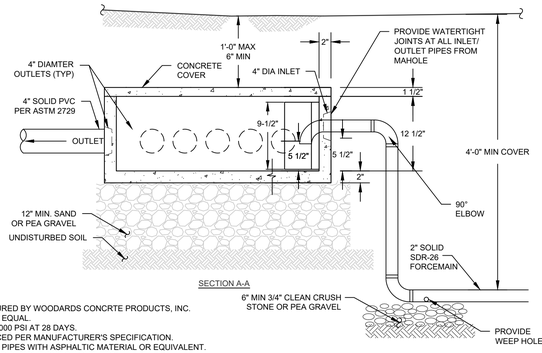


PLAN VIEW

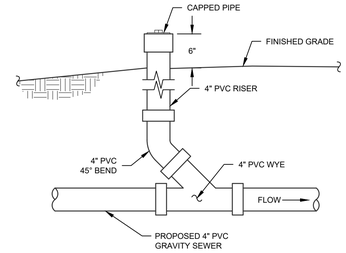


SECTION A-A

NOTES:
1. DISTRIBUTION BOX AS MANUFACTURED BY WOODARDS CONCRTE PRODUCTS, INC. CATALOG No. DB-12 OR APPROVED EQUAL.
2. MINIMUM CONCRETE STRENGTH 4,000 PSI AT 28 DAYS.
3. CONCRETE TO BE FIBER REINFORCED PER MANUFACTURER'S SPECIFICATION.
4. SEAL ALL JOINTS AT INLET/OUTLET PIPES WITH ASPHALTIC MATERIAL OR EQUIVALENT.
5. PROVIDE SPEED LEVELERS AT ALL DISTRIBUTION BOX OUTLETS.
6. FIRST 30" MIN. OF OUTLET PIPE(S) TO BE SOLID PVC.
7. UNUSED OUTLETS TO REMAIN PLUGGED.

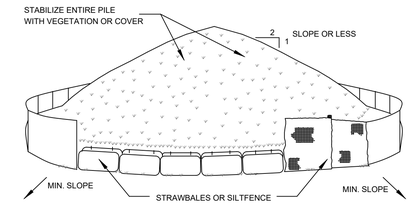
12 HOLE DISTRIBUTION BOX W/ FORCEMAIN INLET

SCALE: NTS



TYPICAL CLEANOUT

SCALE: N.T.S.

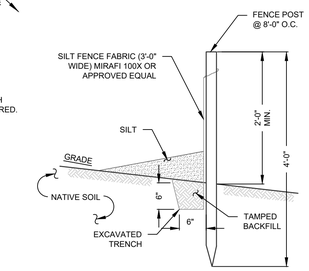


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED A WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

SOIL STOCKPILING

SCALE: NTS



NOTES:
1. SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
2. SILT SHALL BE REMOVED WHEN HEIGHT OF SILT EXCEEDS 1/2 OF THE EXPOSED SILT FENCE HEIGHT

SILT FENCE

SCALE: N.T.S.

PUMP STATION CALCULATIONS

PUMP VOLUME CALCULATIONS:

220 LF x (3.14)(.333) ^{2} / 4 = 19.15 CF x 7.48 GAL/CF = 143.25 GALLONS (TILE FIELD)
153 LF x (3.14)(.166) ^{2} / 4 = 3.31 CF x 7.48 GAL/CF = 24.76 GALLONS (FORCE MAIN)
ELEVATION BETWEEN PUMP OFF TO PUMP ON 0.416'
9.5 FT x 4.50 FT x 0.416 FT = 17.78 CF = 133.02 GAL
133.02 GAL / (143.25 + 24.76) GAL = 79.17 %

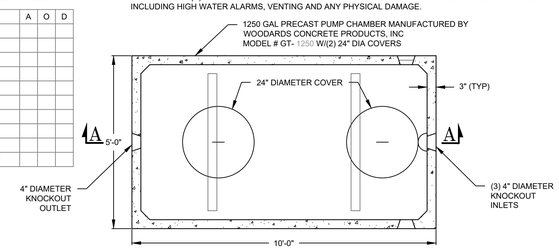
24 HOUR STORAGE CALCULATIONS:

24 HOUR STORAGE = 440 GAL / 7.48 GAL/CF = 58.82 CF
24 HOUR STORAGE HEIGHT = 58.82 CF / (9.5 FT x 4.50 FT) = 1.38 FT
24 HOUR STORAGE AVAILABLE TO INVERT IN = 2.70 FT

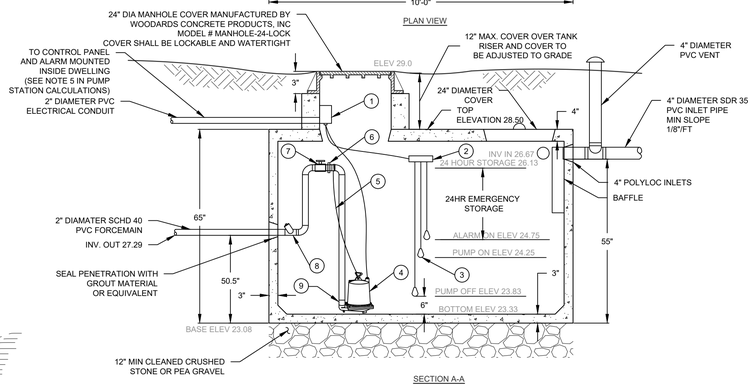
NOTES:
1. PRECAST CONCRETE PUMP CHAMBER AS MFG. BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL GT 1250, W/ (2) 24" DIA COVERS OR APPROVED EQUAL
2. CONCRETE - 4,000 PSI AT 28 DAYS
3. REINFORCEMENT - WWM, #4 REBAR
4. CONSTRUCTION JOINT TO BE SEALED WITH BUTYL RUBBER SEALANT
5. CONTROL PANEL AS MFG. GOULDS PUMPS, INC. MODEL SES SERIES CUSTOMIZED CONTROL PANEL- NEMA 1 SIMPLEX CONTROLLER WITH ALARM. CONTROL PANEL IS TO BE MOUNTED WITHIN THE DWELLING AND WIRED TO CIRCUIT BREAKER.
6. ALL ELECTRICAL WORK SHALL MEET WITH THE NATIONAL ELECTRICAL CODE LATEST EDITION
7. PUMP STATION(S) SHOULD BE INSPECTED PERIODICALLY BY A PROPERLY TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND ANY PHYSICAL DAMAGE.

SCHEDULE OF MECHANICAL EQUIPMENT

REF#	QTY.	DESCRIPTION & WOODARD'S MODEL #	A	O	D
1	1	ELECTRICAL JUNCTION BOX - A8-1J			
2	1	STAINLESS STEEL FLOAT BRACKET - FSB1			
3	3	MERCURY FLOAT SWITCH - A2K23			
4	1	GOULDS 3885 SUBMERSIBLE EFFLUENT PUMP- MODEL #WE03L			
5	1	10' LIFT CABLE - ACBL-10			
6	1	2' UNION - FUNION-2			
7	1	2" BALL VALVE - FBALLVALVE-2			
8	1	2" FLAP CHECK VALVE - FFLAPCHECK-2			
9	1	2" NPT THREADED ADAPTER - FMA-2			
10	1	GOULDS SIMPLEX CONTROL PANEL W/ALARM - WOODARDS MODEL # S10020N1			



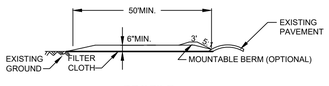
PLAN VIEW



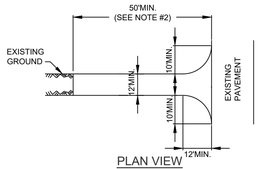
SECTION A-A

1250 GALLON PUMP CHAMBER

SCALE: N.T.S.



PROFILE



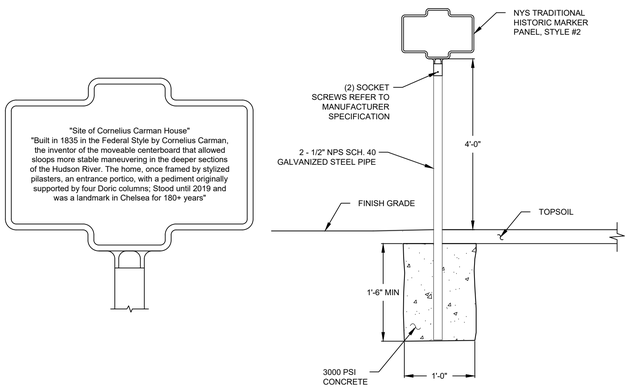
PLAN VIEW

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE MIN. 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. 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.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

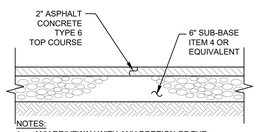
NOT TO SCALE



NOTES:
1. ALL ASSEMBLY HARDWARE TO BE CAST ALUMINUM WITH ALUMINUM BOLTS.
2. ALL SIGNS SHALL BE STYLE #2. AS MANUFACTURED BY CATSKILL CASTINGS OR APPROVED EQUAL.

HISTORIC SIGN POST

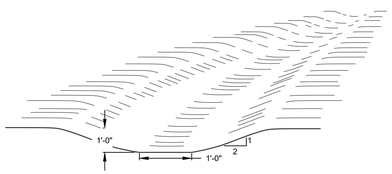
SCALE: NTS



NOTES:
1. ANY DRIVEWAY WITH ANY PORTION OF THE DRIVEWAY GREATER THAN 6% MUST BE PAVED IN ITS ENTIRETY.
2. DRIVEWAY LOCATIONS SHALL BE STAKED BY A NYS LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.

DRIVEWAY PAVEMENT SECTION

SCALE: NTS



CHANNEL CROSS-SECTION

CONSTRUCTION SPECIFICATIONS:
1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREON, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF OUTSIDE THE WETLAND SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
4. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS FOR VEGETATIVE PRACTICES. SEEDING AND MULCHING SHALL BE USED FOR ESTABLISHMENT OF THE VEGETATION. VEGETATION PROVIDED SHALL BE REED CANARY GRASS, TALL FESCUE, KENTUCKY BLUEGRASS.

GRASSED SWALE

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DRAWING STATUS	ISSUE DATE: 08/05/2026		
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☑ PLANNING BOARD APPROVAL	7	OF	7
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A

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