CONSERVATION CORNERS

39 SINGLE-FAMILY HOMES CONSERVATION SUBDIVISION

WAPPINGER CODE, CHAPTER 240 §19.B

TAX MAP PARCEL NO 135689-6257-03-247036
TOPOGRAPHIC DATUM: USGS
TOTAL EXISTING ACREAGE: 139 (6,054,840 SF)
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.

B. CONSERVATION SUBDIVISIONS. CONSERVATION SUBDIVISIONS. PURSUANT TO § 278 OF THE TOWN LAW, AT THE WRITTEN REQUEST OF THE APPLICANT TO THE TOWN BOARD AND WITH A POSITIVE RECOMMENDATION FROM THE PLANNING BOARD, THE TOWN BOARD MAY ELECT TO PROVIDE THE PLANNING BOARD WITH AUTHORIZATION TO MODIFY THE ZONING REGULATIONS IN ONE-FAMILY RESIDENCE DISTRICTS WITH RESPECT TO LOT AREA AND DIMENSIONS UPON SUCH CONDITIONS AS THE TOWN BOARD MAY IMPOSE AND PROVIDED § 1. D THAT:

(1) SUCH MODIFICATIONS RESULT IN DESIGN AND DEVELOPMENT WHICH PROMOTE THE MOST APPROPRIATE USE OF THE LAND, FACILITATE THE ADEQUATE AND ECONOMICAL PROVISION OF STREETS AND UTILITIES AND PRESERVE THE NATURAL AND SCENIC QUALITIES OF OPEN LANDS.
(2) THE PERMITTED NUMBER OF DWELLING UNITS IN NO CASE EXCEEDS THE NUMBER WHICH COULD BE PERMITTED, IN THE PLANNING BOARD'S JUDGMENT, IF THE LAND WERE SUBDIVIDED INTO LOTS CONFORMING TO ALL THE NORMALLY APPLICABLE REQUIREMENTS OF THIS CHAPTER, THE LAND SUBDIVISION REGULATIONS,[1] THE DUTCHESS COUNTY DEPARTMENT OF HEALTH REGULATIONS AND ALL OTHER APPLICABLE STANDARDS. THE BASIS FOR THIS DETERMINATION BY THE PLANNING BOARD SHALL BE A CONVENTIONAL SUBDIVISION ENGINEERED LAYOUT FOR THE SUBJECT PROPERTY CONFORMING TO THE DEFINITION OF A CONVENTIONAL YIELD, AS WELL AS SUCH OTHER INFORMATION AS MAY BE REQUIRED BY SAID BOARD.
(3) THE MAXIMUM PERMITTED BUILDING HEIGHT AND THE MINIMUM PERMITTED FLOOR AREA REQUIREMENTS SHALL BE THE SAME AS THOSE NORMALLY APPLICABLE TO OTHER DWELLINGS IN THE ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED.
(4) THE DWELLING UNITS PERMITTED SHALL BE DETACHED DWELLING UNITS.
(5) IN THE EVENT THAT SOME PART OF SAID SUBDIVISION PLAT INCLUDES LAND TO BE DEVOTED TO PARK, RECREATION OR OPEN SPACE, THE PLANNING BOARD, AS A CONDITION OF PLAT APPROVAL, MAY ESTABLISH SUCH CONDITIONS ON THE OWNERSHIP, USE AND MAINTENANCE OF SUCH LANDS AS DEEMED NECESSARY BY THE PLANNING BOARD AND SUCH CONDITIONS SHALL BE APPROVED BY THE TOWN BOARD.
(6) IN ADDITION TO COMPLIANCE WITH ANY SPECIAL STANDARDS, REQUIREMENTS AND PROCEDURES AS SET FORTH IN THIS § 240-19B, CONSERVATION DEVELOPMENTS SHALL ALSO BE SUBJECT TO REVIEW AND PUBLIC HEARING BY THE PLANNING BOARD IN ACCORDANCE WITH THE SAME PROCEDURES AS WOULD OTHERWISE BE APPLICABLE TO CONVENTIONAL SUBDIVISION PLATS. UPON THE FILING OF THE PLAT IN OFFICE OF THE COUNTY CLERK, A COPY SHALL BE REQUIRED TO BE FILED WITH THE TOWN CLERK, WHO SHALL MAKE THE APPROPRIATE NOTATIONS AND REFERENCES THERETO ON THE OFFICIAL COPY OF THE TOWN ZONING MAP.

PROPOSED DEVELOPMENT CONFIGURATION PER RESOLUTION 2024-128 REFERRING APPLICATION TO PLANNING BOARD
39 SINGLE-FAMILY HOME PARCELS SHOWN
PARCELS 1 - 34 WATER / SEWER DEMAND: 110 GPD/BDRM * 34 HOMES * 4 BDRMS = 14,960 GPD
PARCELS 35 - 39 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: 26,019.88 SF - 0.59 AC
TOTAL SITE DISTURBANCE: 898,109.88 SF - 20.61 AC
PROPOSED SITE IMPERVIOUS: 179,648.22 SF - 4.12 AC (2.9% OF OVERALL SITE AREA)

EASEMENTS TO BE PROVIDED TO OFFER THE TOWN THE RIGHT, NOT THE RESPONSIBILITY, TO MAINTAIN THE DRAINAGE INFILTRATION AREA(S) AND THE INFRASTRUCTURE CONNECTING TO THE TOWN'S SYSTEMS (WATER AND SEWER). THE ROAD, SITE LIGHTING AND PLANTINGS WITHIN THE ROW WILL BE OWNED BY THE HOA.
NON-DISTURBANCE RESTRICTED AREAS TO BE OWNED BY THE INDIVIDUAL PARCEL OWNERS.

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

PROPOSED IMPERVIOUS:

LOTS 1-34		
ROAD	45,640.84	SF
DRIVEWAYS	44,430.12	SF
ROOFS	47,800.00	SF
LOTS 35-39		
DRIVEWAYS	33,277.26	SF
HOUSES	8,500.00	SF

PROPOSED PHASING
PHASE 1:
LOTS 35 - 39
PHASE DISTURBANCE 216,252.46 SF (4.96 AC)

PHASE 2:
PROPOSED ROAD AND ASSOCIATED INFRASTRUCTURE
LOTS 1 - 34
PHASE DISTURBANCE 681,857.42 SF (15.65 AC)

Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	SF	ACRES
1	25.10%	100.00%		416,576.77	9.56

WATER COURSE PER NYSDEC MAPPING
HATCH DENOTES STEEP SLOPES GREATER THAN 25%
EXISTING STONE WALL
ZONING DISTRICT LINE
100' ADJACENT AREA
ACOE WETLAND FLAGGED BY ECOLOGICAL SOLUTIONS AUGUST 2023
WETLAND AREA = 182,178.03 SF (4.18 AC)
100' ADJACENT AREA
ZONING DISTRICT LINE

R-80 ZONING DISTRICT TOTAL ON SITE AREA: 15.9 AC (692,804 SF)
R-80 ZONING DISTRICT TOTAL AREA: 2.5 AC (109,129 SF)
R-40 ZONING DISTRICT TOTAL ON SITE AREA: 136.8 AC (5,959,694 SF)
R-80 ZONING DISTRICT TOTAL AREA: 15.77 AC (686,753.45 SF)

SV100 EXISTING CONDITIONS
SCALE: 1" = 200'



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[1]	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

[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

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	Brian J. Stokosa, PE
10.16.2026	
Revisions 09.21.2026	
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
EXISTING CONDITIONS

SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	SV100
DATE 06.12.2026	CHECKED BY BJS	

ADJACENT PARCEL OWNERS

Reinaldo Anjos
200 Smithtown Rd
Fishkill, NY 12524
For Property: 13568900625600011179830000

Robert J. Bettini
304 Cedar Hill Rd
Wappinger Falls, NY 12590
For Property: 13568900625600013869840000

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

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

Cedar Hill LLC
44 Elm St
Fishkill, NY 12524
For Property: 13568900625700034302600000

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: 13568900625600011609330000

Daniel J. Coyle, Jr
270 Cedar Hill Rd
Wappingers 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: 13568900625700030920380000

Benjamin M. Dubinski
264 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033670560000

Thomas Ginader
312 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625600013899680000

Ray Gonzalez
17 Eck Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033062770000

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: 13568900625700033030500000

Petros T. Koliopoulos
320 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625600013729350000

Douglas M. LaPerche
312 Old Hopewell Rd
Wappingers 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
Wappingers Falls, NY 12590
For Property: 13568900625700033401220000

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

John Milone
247 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033401810000

Christopher M. Morley
276 Cedar Hill Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033690300000

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
Wappingers Falls, NY 12590
For Property: 13568900625700033241730000

Dahyabhai M. Patel
20 Eck Rd
Wappingers Falls, NY 12590
For Property: 13568900625700033071670000

Gigi E. Pereira
1215 Florida Ave
Fort Meyers, FL 33901
For Property: 13568900625600013078800000

Mark S. Ralton
294 Cedar Hill Rd
Wappingers 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
Wappingers Falls, NY 12590
For Property: 13568900625700033730170000

Ilene Sommer
220 Cedar Hill Rd
Wappingers 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 Dutchess/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
Wappingers Falls, NY 12590
For Property: 13568900625600013758820000

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

Town of Wappinger Planning Board

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

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 _____

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 HEREON 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

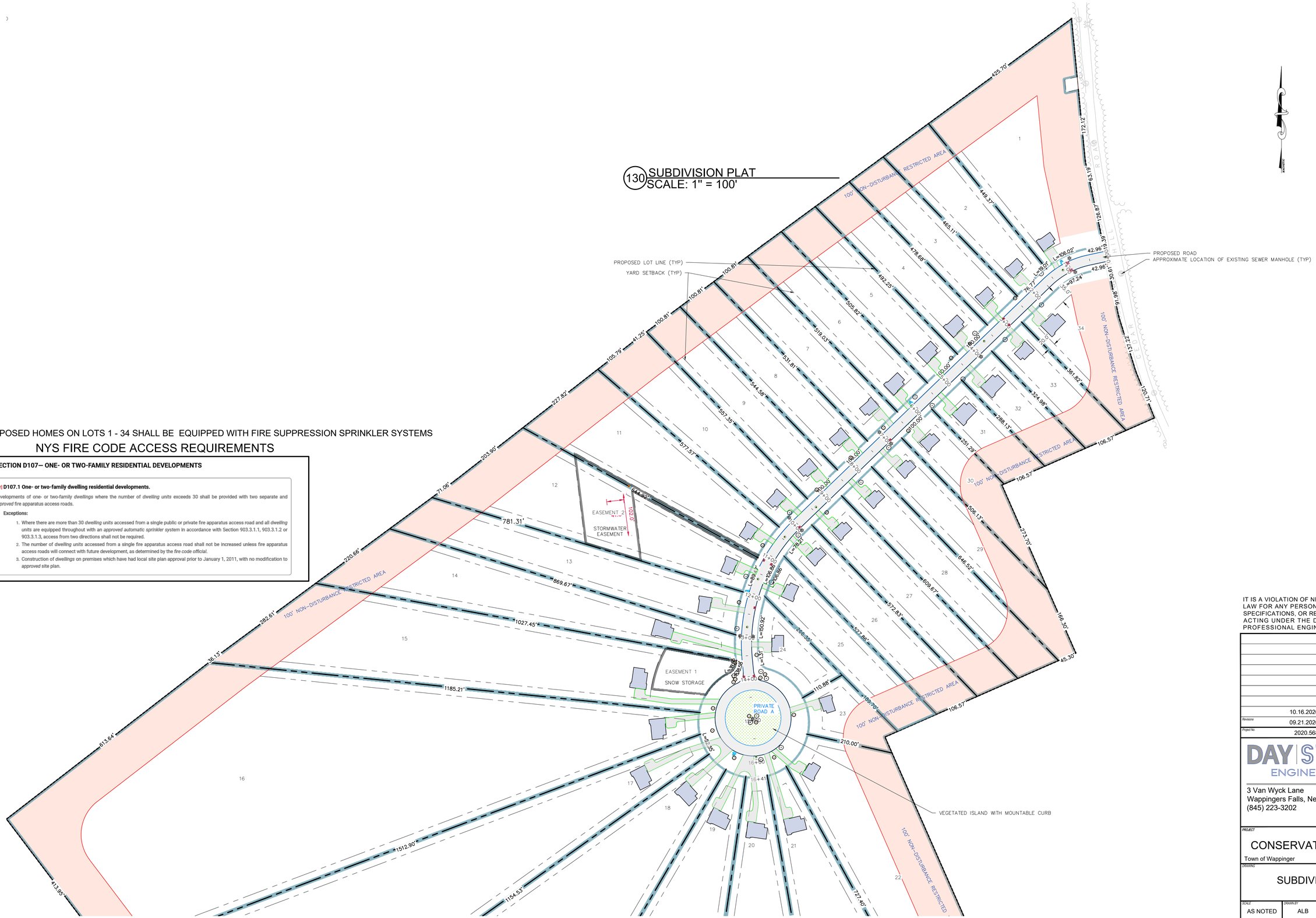
DC EHSD APPROVED

DATE:

PROJECT:

SUPERVISING PUBLIC HEALTH ENGINEER

130 SUBDIVISION PLAT
SCALE: 1" = 100'



PROPOSED HOMES ON LOTS 1 - 34 SHALL BE EQUIPPED WITH FIRE SUPPRESSION SPRINKLER SYSTEMS

NYS FIRE CODE ACCESS REQUIREMENTS

SECTION D107— ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

[NY] D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family *dwellings* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* accessed from a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of *dwelling units* accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.
3. Construction of *dwellings* on premises which have had local site plan approval prior to January 1, 2011, with no modification to *approved* site plan.

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	Brian J. Stokosa, PE
10.16.2026	
Revisions 09.21.2026	
Project No. 2020.568	License No. 083970

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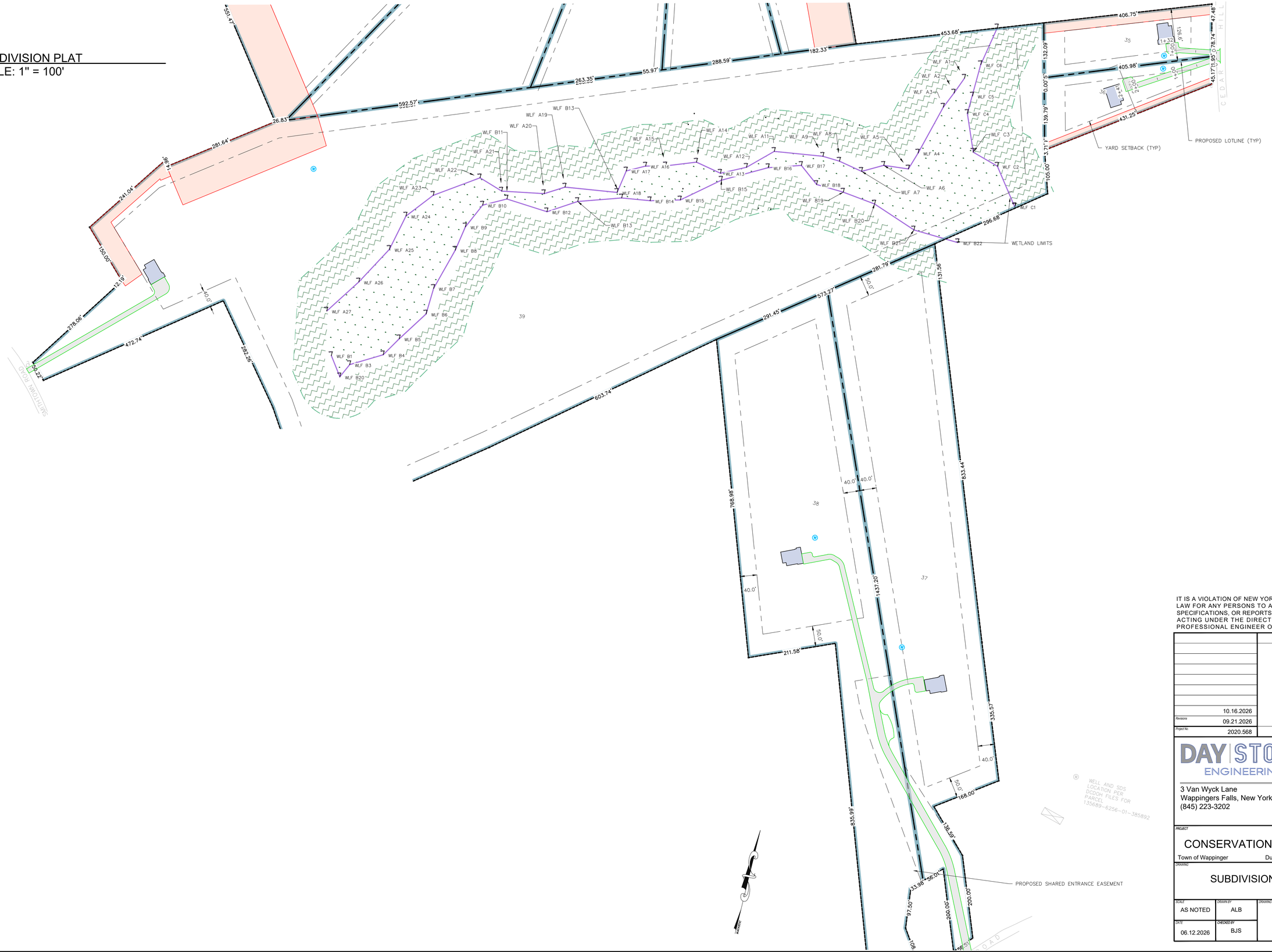
Wappingers Falls, New York 12590
(845) 223-3202

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

DRAWING
SUBDIVISION PLAT

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

131 SUBDIVISION PLAT
SCALE: 1" = 100'



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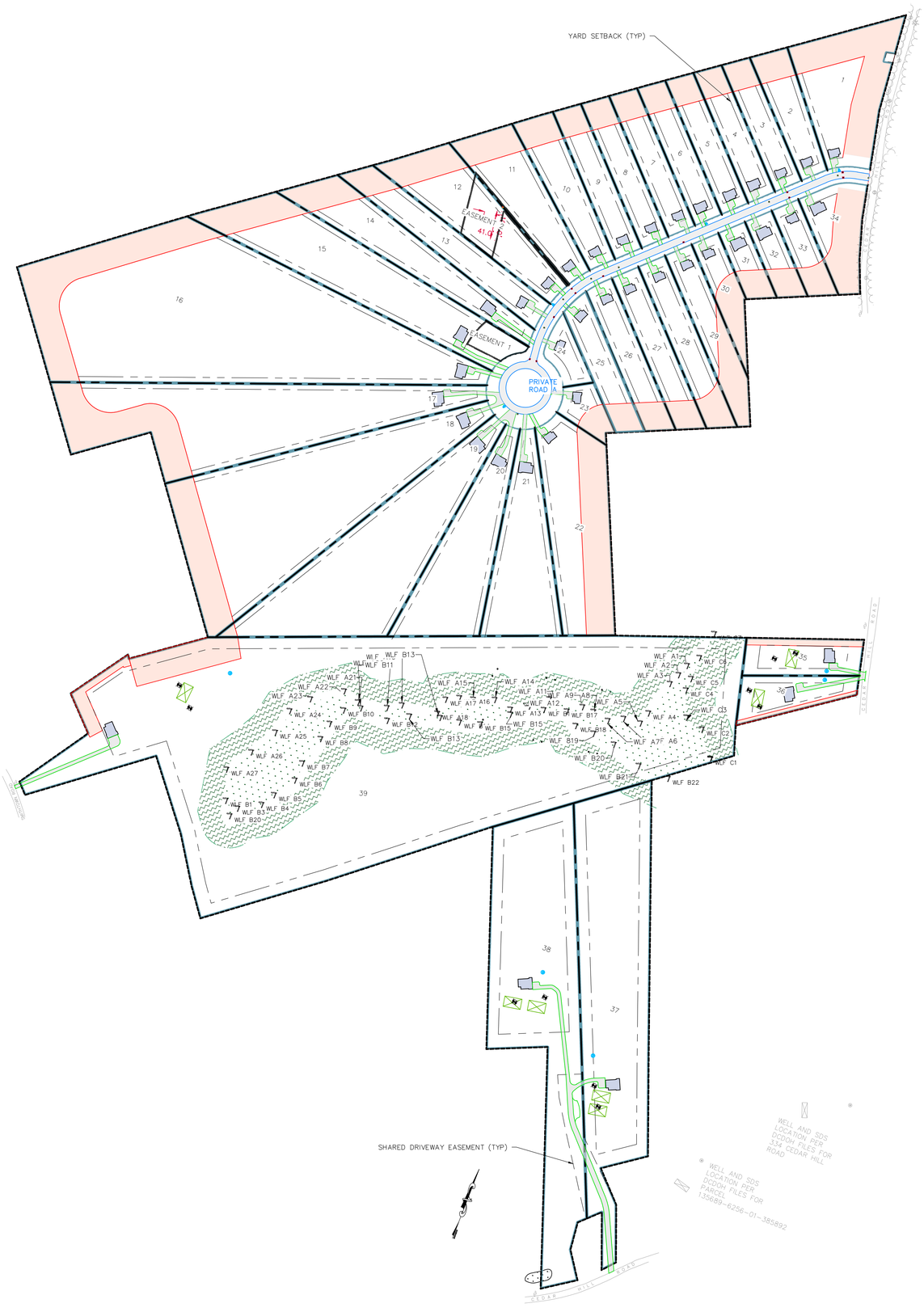
CONSERVATION CORNERS
Town of Wappinger — Dutchess County, New York

DRAWING
SUBDIVISION PLAT

SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	C131
DATE 06.12.2026	CHECKED BY BJS	

(132) OVERALL SUBDIVISION PLAT
SCALE: 1" = 200'



Parcel Table		
Parcel #	Parcel Description	Area
EASEMENT 1	STORMWATER	15,970.82 SF 0.37 AC
EASEMENT 2	SNOW	31,575.20 SF 0.72 AC
EASEMENT 4	WATER PUMP	907.28 SF 0.02 AC
ROW 100		121,857.16 SF 2.80 AC
1	MUNICIPAL SEWER & WATER	128,925.67 SF 2.96 AC
2	MUNICIPAL SEWER & WATER	52,504.94 SF 1.21 AC
3	MUNICIPAL SEWER & WATER	47,189.59 SF 1.08 AC
4	MUNICIPAL SEWER & WATER	48,546.72 SF 1.11 AC
5	MUNICIPAL SEWER & WATER	49,903.85 SF 1.15 AC
6	MUNICIPAL SEWER & WATER	51,252.82 SF 1.18 AC
7	MUNICIPAL SEWER & WATER	52,542.04 SF 1.21 AC
8	MUNICIPAL SEWER & WATER	53,819.26 SF 1.24 AC
9	MUNICIPAL SEWER & WATER	55,096.49 SF 1.26 AC
10	MUNICIPAL SEWER & WATER	68,244.86 SF 1.57 AC
11	MUNICIPAL SEWER & WATER	93,066.64 SF 2.14 AC
12	MUNICIPAL SEWER & WATER	115,648.29 SF 2.65 AC
13	MUNICIPAL SEWER & WATER	84,363.81 SF 1.94 AC
14	MUNICIPAL SEWER & WATER	107,884.52 SF 2.48 AC
15	MUNICIPAL SEWER & WATER	197,894.03 SF 4.54 AC
16	MUNICIPAL SEWER & WATER	593,725.44 SF 13.63 AC
17	MUNICIPAL SEWER & WATER	303,741.51 SF 6.97 AC
18	MUNICIPAL SEWER & WATER	361,930.32 SF 8.31 AC
19	MUNICIPAL SEWER & WATER	247,626.69 SF 5.68 AC

Parcel Table		
Parcel #	Parcel Description	Area
20	MUNICIPAL SEWER & WATER	135,546.20 SF 3.11 AC
21	MUNICIPAL SEWER & WATER	121,654.93 SF 2.79 AC
22	MUNICIPAL SEWER & WATER	154,987.87 SF 3.56 AC
23	MUNICIPAL SEWER & WATER	24,113.11 SF 0.55 AC
24	MUNICIPAL SEWER & WATER	23,491.40 SF 0.54 AC
25	MUNICIPAL SEWER & WATER	48,376.86 SF 1.11 AC
26	MUNICIPAL SEWER & WATER	55,231.56 SF 1.27 AC
27	MUNICIPAL SEWER & WATER	59,125.30 SF 1.36 AC
28	MUNICIPAL SEWER & WATER	62,809.63 SF 1.44 AC
29	MUNICIPAL SEWER & WATER	61,399.22 SF 1.41 AC
30	MUNICIPAL SEWER & WATER	37,086.77 SF 0.85 AC
31	MUNICIPAL SEWER & WATER	26,971.26 SF 0.62 AC
32	MUNICIPAL SEWER & WATER	30,655.54 SF 0.70 AC
33	MUNICIPAL SEWER & WATER	34,339.82 SF 0.79 AC
34	MUNICIPAL SEWER & WATER	58,835.30 SF 1.35 AC
35	INDIVIDUAL WELL AND SDS	52,112.69 SF 1.20 AC
36	INDIVIDUAL WELL AND SDS	48,534.30 SF 1.11 AC
37	INDIVIDUAL WELL AND SDS	336,072.64 SF 7.72 AC
38	INDIVIDUAL WELL AND SDS	351,031.17 SF 8.06 AC
39	INDIVIDUAL WELL AND SDS (PARCEL INCLUDES 2.21ac R80 PORTION)	1,496,774.93 SF 34.36 AC

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Revisions 09.21.2026	
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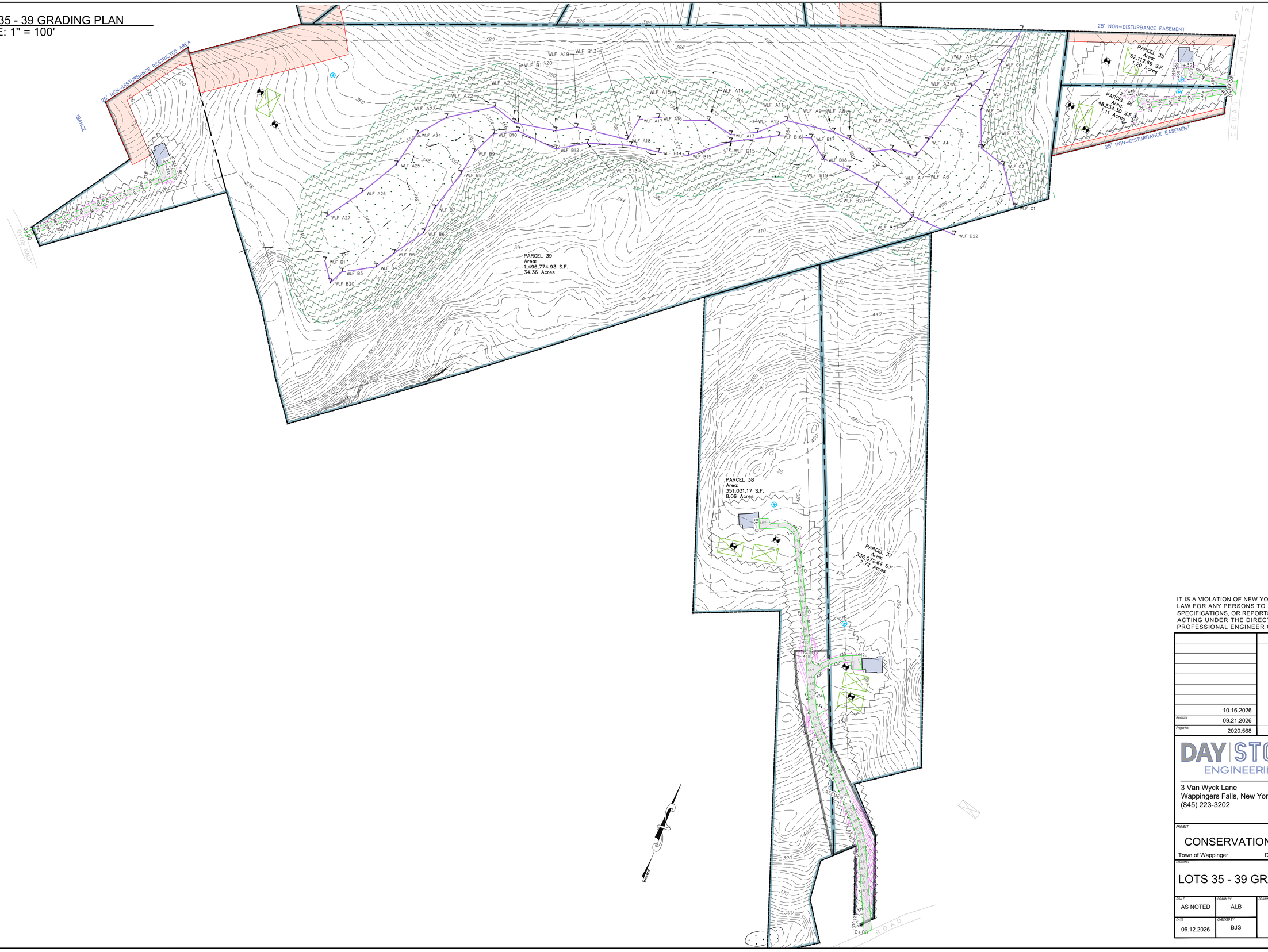
(845) 223-3202

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

DRAWING
OVERALL SUBDIVISION PLAT

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

133 LOTS 35 - 39 GRADING PLAN
SCALE: 1" = 100'



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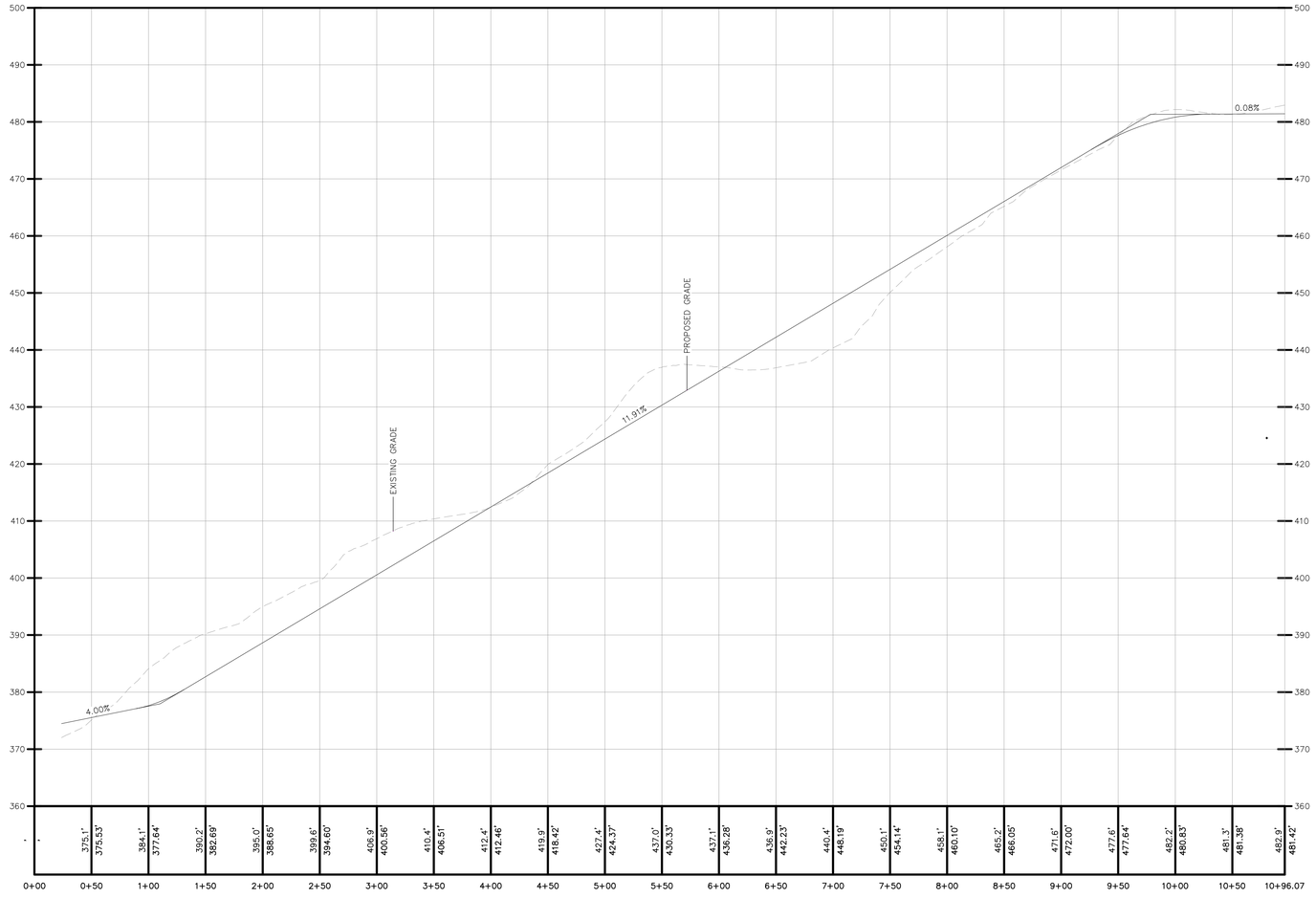
CONSERVATION CORNERS
Town of Wappinger — Dutchess County, New York

DRAWING
LOTS 35 - 39 GRADING PLAN

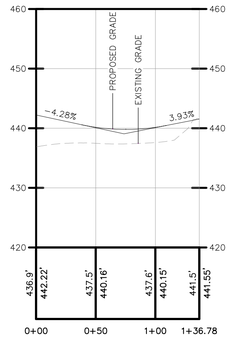
SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	C133
DATE 06.12.2026	CHECKED BY BJS	

(134) LOTS 35 - 39 DRIVEWAY PROFILES

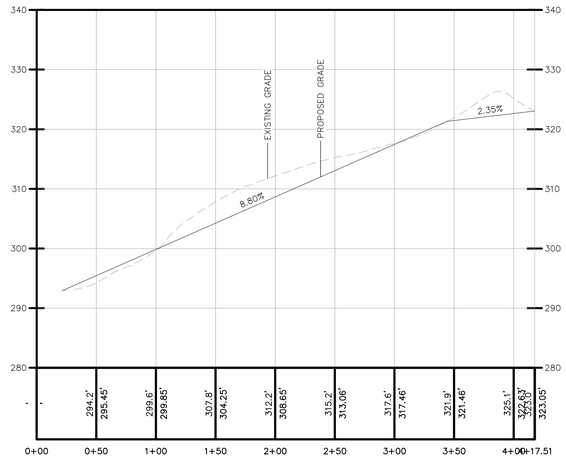
Profile View: LOTS 37 – 38 DRIVE
Horizontal Scale: 1"=60'
Vertical Scale: 1"=12'



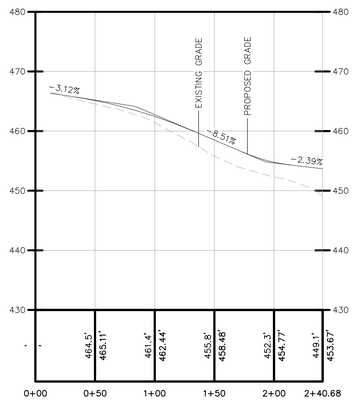
Profile View: LOT 37 DRIVE
Horizontal Scale: 1"=60'
Vertical Scale: 1"=12'



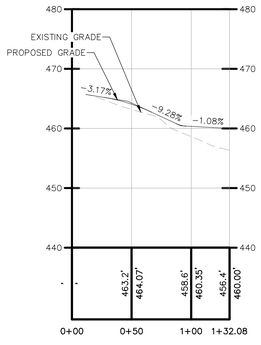
Profile View: 39 4+17.51
Horizontal Scale: 1"=60'
Vertical Scale: 1"=12'



Profile View: 36 DRIVE
Horizontal Scale: 1"=60'
Vertical Scale: 1"=12'



Profile View: LOT 35 DRIVE
Horizontal Scale: 1"=60'
Vertical Scale: 1"=12'



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	Brian J. Stokosa, PE
10.16.2026	
Revisions 09.21.2026	
Project No. 2020.568	License No. 083970

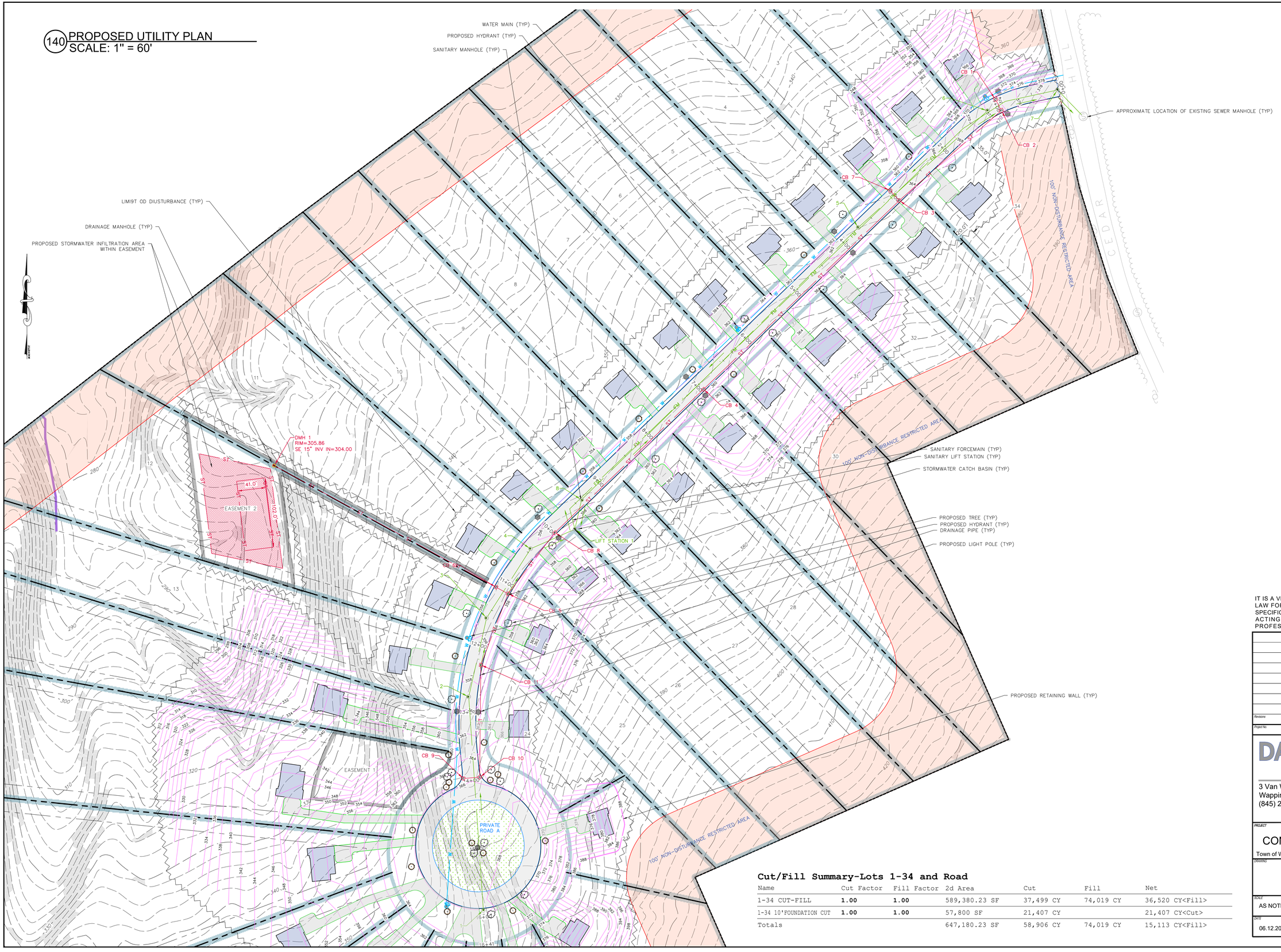
DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York 12590
(845) 223-3202

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

DRAWING
LOTS 35 - 39
DRIVEWAY PROFILES

SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	C134
DATE 06.12.2026	CHECKED BY BJS	

140 PROPOSED UTILITY PLAN
SCALE: 1" = 60'



Cut/Fill Summary-Lots 1-34 and Road

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
1-34 CUT-FILL	**1.00**	**1.00**	589,380.23 SF	37,499 CY	74,019 CY	36,520 CY<Fill>
1-34 10'FOUNDATION CUT	**1.00**	**1.00**	57,800 SF	21,407 CY		21,407 CY<Cut>
Totals			647,180.23 SF	58,906 CY	74,019 CY	15,113 CY<Fill>

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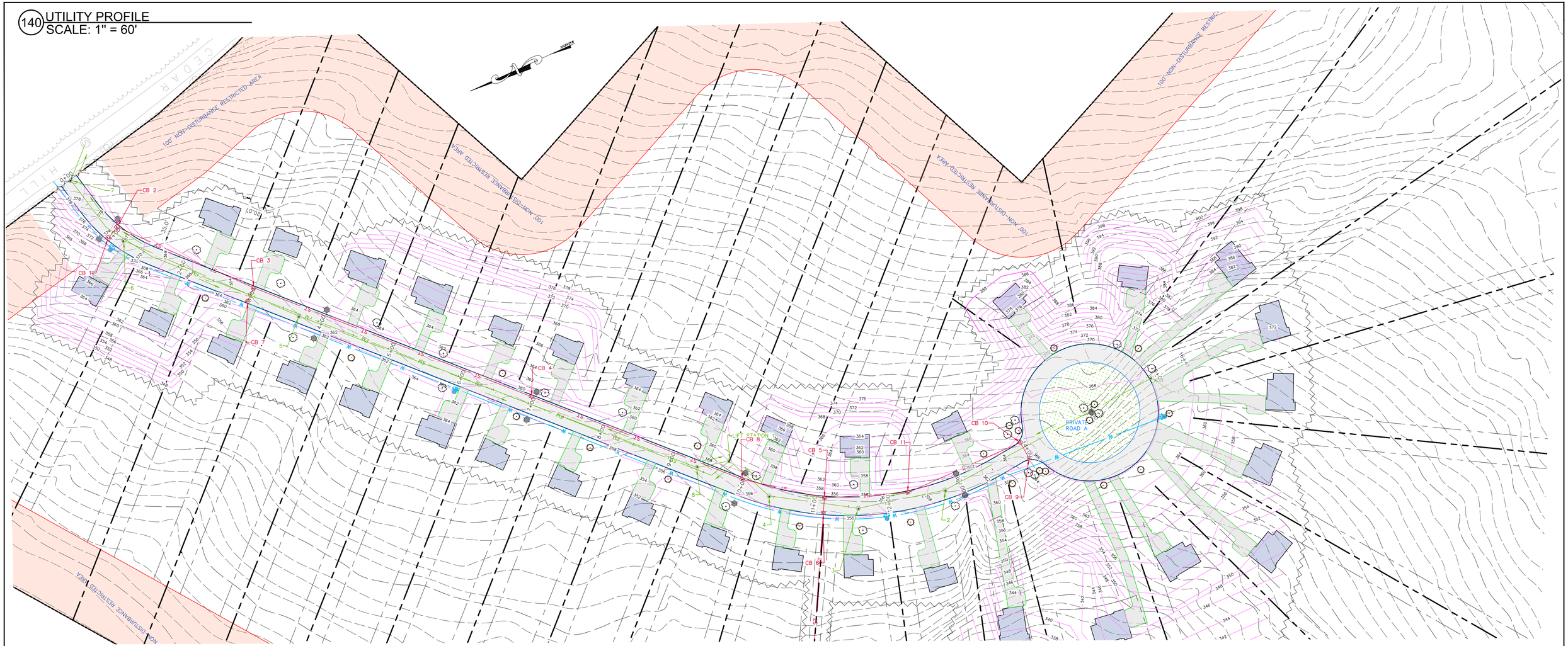
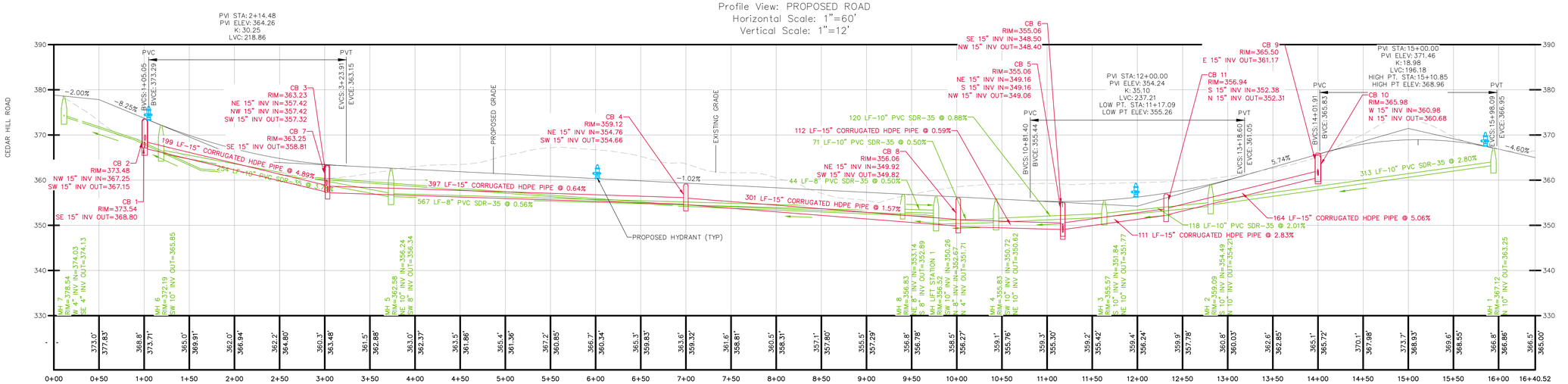
DRAWING
UTILITY PLAN

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

140 UTILITY PROFILE
SCALE: 1" = 60'



Profile View: PROPOSED ROAD
Horizontal Scale: 1"=60'
Vertical Scale: 1"=12'



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DRAWING
UTILITY PROFILE

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 AR 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 AND 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 NYSDOT 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.

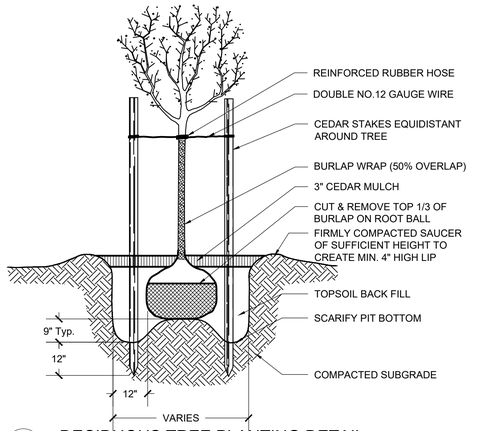
NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

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

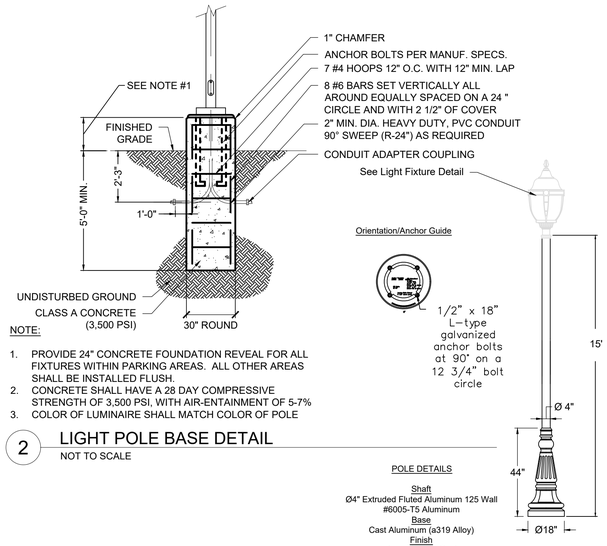
THE COVERAGE OF THE SEEDED AREAS SHALL BE UNIFORM WITH NO BARE AREAS LARGER THAN ONE-HALF SQUARE FEET.

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 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



NOTE:

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

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

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Town of Wappinger Dutchess County, New York

DRAWING
LANDSCAPING & LIGHTING PLAN

SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	C160
DATE 06.12.2026	CHECKED BY BJS	