



PUBLIC NOTICE

US Army Corps
of Engineers
New York District
Jacob K. Javits Federal Building
New York, N.Y. 10278-0090
ATTN: Regulatory Branch

In replying refer to:

Public Notice Number: NAN-2007-01130-WCA
Issue Date: **October 1, 2007**
Expiration Date: **October 30, 2007**

To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Fortune Home Builders, LLC
118 North Bedford Road, Suite 303
Mt. Kisco, New York 10549

ACTIVITY: Discharge fill material into 0.71 acres of waters of the United States to facilitate the construction of nine (9) roadway crossings to access a new residential development.

WATERWAY: Unnamed tributary to Wappinger Creek (Hudson River Watershed)

LOCATION: Town of Wappinger, Dutchess County, New York.

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity.

CENAN-OP-RW
PUBLIC NOTICE NO. NAN-2007-01130- WCA

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision.

Pursuant to Section 307 (c) of the Coastal Zone Management Act of 1972 as amended [16 U.S.C. 1456 (c)], for activities under consideration that are located within the coastal zone of a state which has a federally approved coastal zone management program, the applicant has certified in the permit application that the activity complies with, and will be conducted in a manner that is consistent with, the approved state coastal zone management program. By this public notice, we are requesting the state's concurrence with, objection to, or waiver of the applicant's certification. No permit decision will be made until one of these actions occur. For activities within the coastal zone of New York State, the applicant's certification and accompanying information is available from the Consistency Coordinator, New York State Department of State, Division of Coastal Resources and Waterfront Revitalization, Coastal Zone Management Program, 41 State Street, Albany, New York 12231, Telephone (518) 474-6000. Comments regarding the applicant's certification, and copies of any letters to this office commenting upon this proposal, should be so addressed.

In addition to any required water quality certificate and coastal zone management program concurrence, the applicant has obtained or requested the following governmental authorization for the activity under consideration: New York State Department of Environmental Conservation Article 15 Freshwater Wetlands permit.

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact this office at (917) 790-8412 and ask for James Cannon.

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>



Richard L. Tomer
Chief, Regulatory Branch

Enclosures

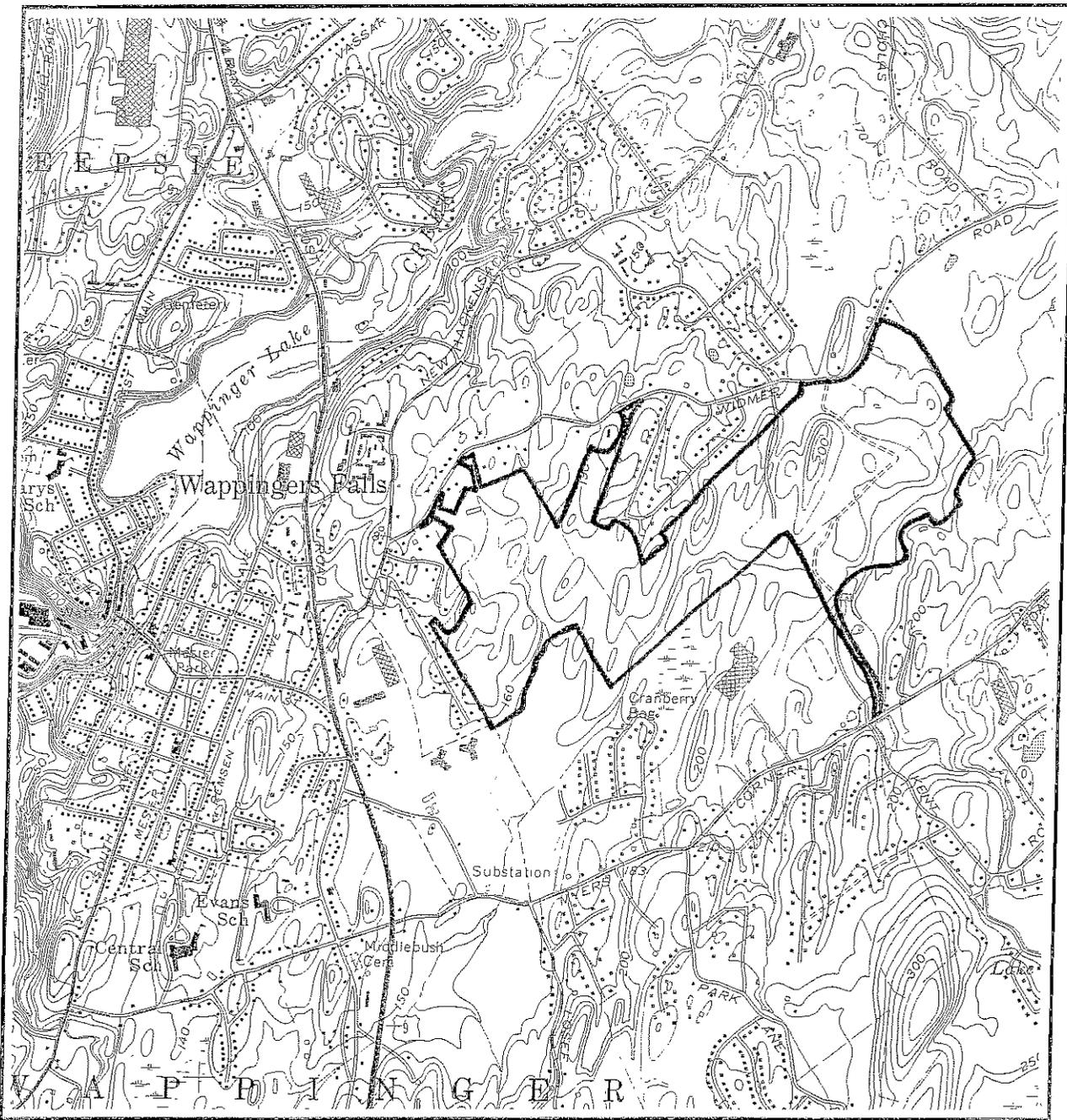
WORK DESCRIPTION

The applicant Fortune Home Builders, L.L.C., has requested Department of the Army authorization to discharge fill material into 0.7 acres of wetlands to facilitate minor grading activities and construct and install nine (9) culverted road crossings over several unnamed tributaries of the Wappinger Creek. The proposed minor grading activities and culverted road crossings would provide access to a new residential development. The proposed project site occupies approximately 327.8 acres, within the Hudson River Basin, in the Town of Wappinger, Dutchess County, New York.

The proposed activities would include the discharge of approximately 5,092 cubic yards of fill material into approximately 0.67 acres of wetlands and waters of the United States to facilitate to construction and installation of nine (9) bottomless arch culverted road crossings. The proposed road crossings would provide access to a newly proposed residential development that would serve the 232 new homes. Additional activities would include the discharge of 102 cubic yards of fill material into approximately 0.04 acres of wetlands to facilitate minor grading activities. A total of approximately 0.71 acres of wetlands would be permanently impacted as a result of the proposed activities. The wetlands impacted consist of forested, scrub shrub and emergent wetlands.

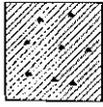
To compensate for 0.71 acres of permanent wetland impacts associated with the proposed project, the applicant proposes to establish approximately 0.03 acres of wetlands and restore approximately 0.89 acres of wetlands in the eastern portion of the subject property. The remaining on site wetlands and mitigation site would be protected by a conservation easement. The applicant additionally proposes to provide a 100 foot buffer around all remaining on site wetlands and mitigation area and include this area in the conservation easement.

The stated purpose of the project is to construct a new residential development to serve the Town of Wappinger.



USGS TOPOGRAPHIC QUADRANGLE, WAPPINGERS FALLS, NEW YORK (PHOTOREVISED 1981)

<p>SCALE 1" = 2000'</p>	<p>CRANBERRY HILLS SITE LOCATION MAP</p>	<p>Fig. No. 1</p>
<p>Evans Associates Environmental Consulting, Inc.</p>		



Existing Wetland

See Enlargement
On Drawing EX-2

See Enlargement
On Drawing EX-3

Existing Contour 10 ft.

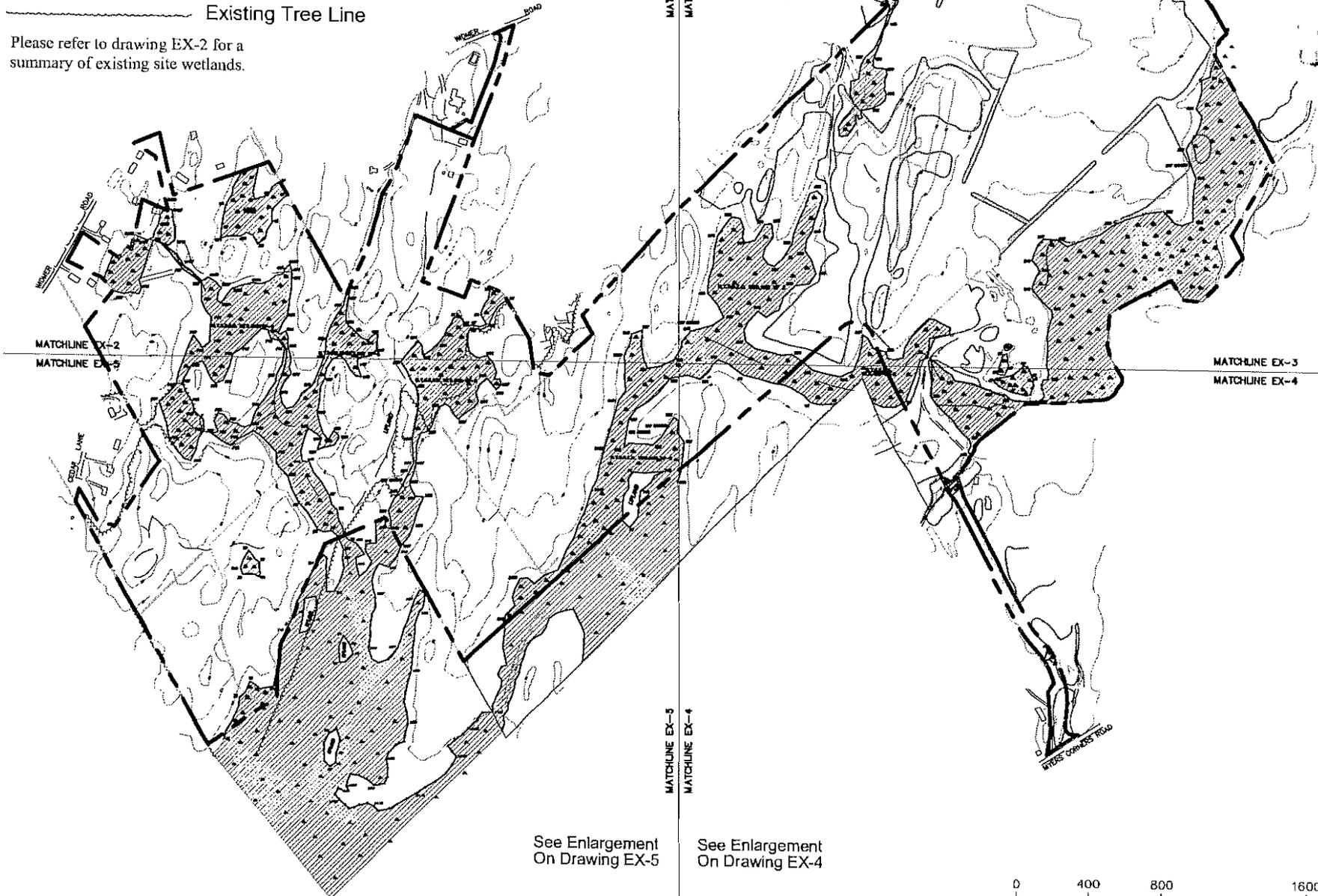
Property Line

Existing Tree Line

Please refer to drawing EX-2 for a
summary of existing site wetlands.

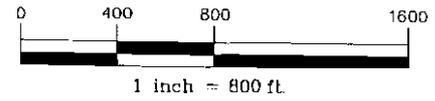


Figure 2 of 23



See Enlargement
On Drawing EX-5

See Enlargement
On Drawing EX-4



Revisions:

Drawing title:
**OVERALL EXISTING CONDITIONS
AND EXISTING WETLANDS PLAN**

Date: August 1, 2007

Dwn. by: TET

Scale: 1" = 800'

EAC Proj. No.: 440

ID: ExistingWetlands_8-1-07

Project Name:

CRANBERRY HILLS
Widmer Road
Town of Wappinger, New York

Environmental Consultant:

EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
1000
Berkshire Boulevard
Berkshire, Connecticut 06024
T: (203) 393-0495
F: (203) 393-0195
email: evans.associates@evancnc.com



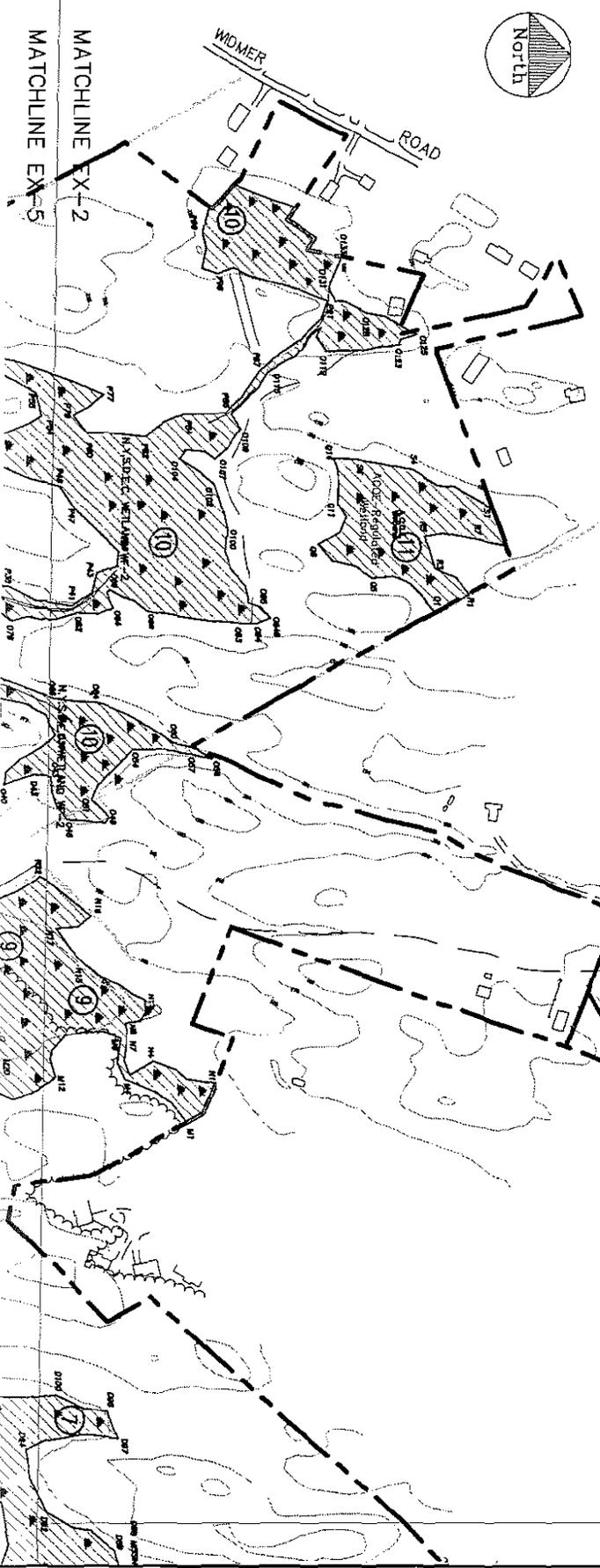
Drawing #:

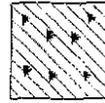
EX-1

WETLAND SUMMARY TABLE				
WETLAND NUMBER	WETLAND LOCATION ON SITE	WETLAND DESCRIPTION	WETLAND SIZE (acres)	REGULATORY JURISDICTION
1	northeast corner along Widmer Road	large forested wetland corridor	6.84*	Town, NYSDEC, ACOE
2	northeast corner along Widmer Road	small isolated disturbed emergent wetland	0.34	Town
3	southeast corner	large forested wetland corridor associated with small perennial stream	21.52*	Town, NYSDEC, ACOE
4	southeast corner	small isolated disturbed emergent wetland	0.48	Town, NYSDEC, ACOE
5	southeast corner	small isolated disturbed emergent wetland	0.11	Town, NYSDEC, ACOE
6	northwest portion, along Widmer Road	forested wetland	1.52*	Town, ACOE
7	south central portion	large forested wetland corridor	16.58*	Town, NYSDEC, ACOE
8	south access of Myers Corners Road	small portion of disturbed emergent/scrub-shrub wetland	0.06*	Town, ACOE
9	western portion	forested wetland corridor	5.31*	Town, NYSDEC, ACOE
10	western portion	large forested/scrub-shrub wetland corridor	14.39*	Town, NYSDEC, ACOE
11	northwest corner	forested wetland	1.84*	Town, ACOE
12	northwest corner	small isolated forested wetland	0.22	Town
13	northwest corner	forested wetland	0.65*	Town, NYSDEC, ACOE
14	southeast corner	small isolated disturbed emergent wetland	0.03	Town, ACOE
15	southeast corner	streamside wetlands	0.12*	Town, NYSDEC, ACOE
Total Wetland Area			70.01*	

Note: * indicates the area only includes the portion of the wetland that is on the site
 See Wetlands Assessment Report for details on regulated and non-regulated wetlands

- General Notes:
1. Wetland boundaries were field delineated in October and November of 1999 by Evans Associates Environmental Consulting, Inc., in accordance with the criteria in Article 24 of the New York State Environmental Conservation Law and the technical criteria in the 1987 Army Corps of Engineers Wetlands Delineation Manual (TR-54-87-1).
 2. Base map and wetlands flagging surveyed by Bunney Associates.



 Existing Wetland
 Wetland Number

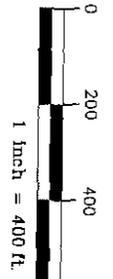


Figure 3 of 23

Date: August 1, 2007
 Own. by: TET
 Scale: 1" = 400'
 EAEC Proj. No.: 440
 D: ExistingWetlands_8-1-07

Drawing title:
EXISTING CONDITIONS AND EXISTING WETLANDS ENLARGEMENT PLANS

Project Name:
CRANBERRY HILLS
 Widmer Road
 Town of Wappinger, New York

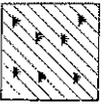
Revisions:

Environmental Consultant:
 **EVANS ASSOCIATES**
 ENVIRONMENTAL CONSULTING, INC.
 208 Amity Road
 Bethany, Connecticut 06524
 T: (203) 333-0690
 F: (203) 333-0196
 Email: evans.associates@evancnc.com

Drawing #:
EX-2

MATCHLINE EX-2

MATCHLINE EX-3

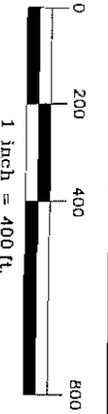
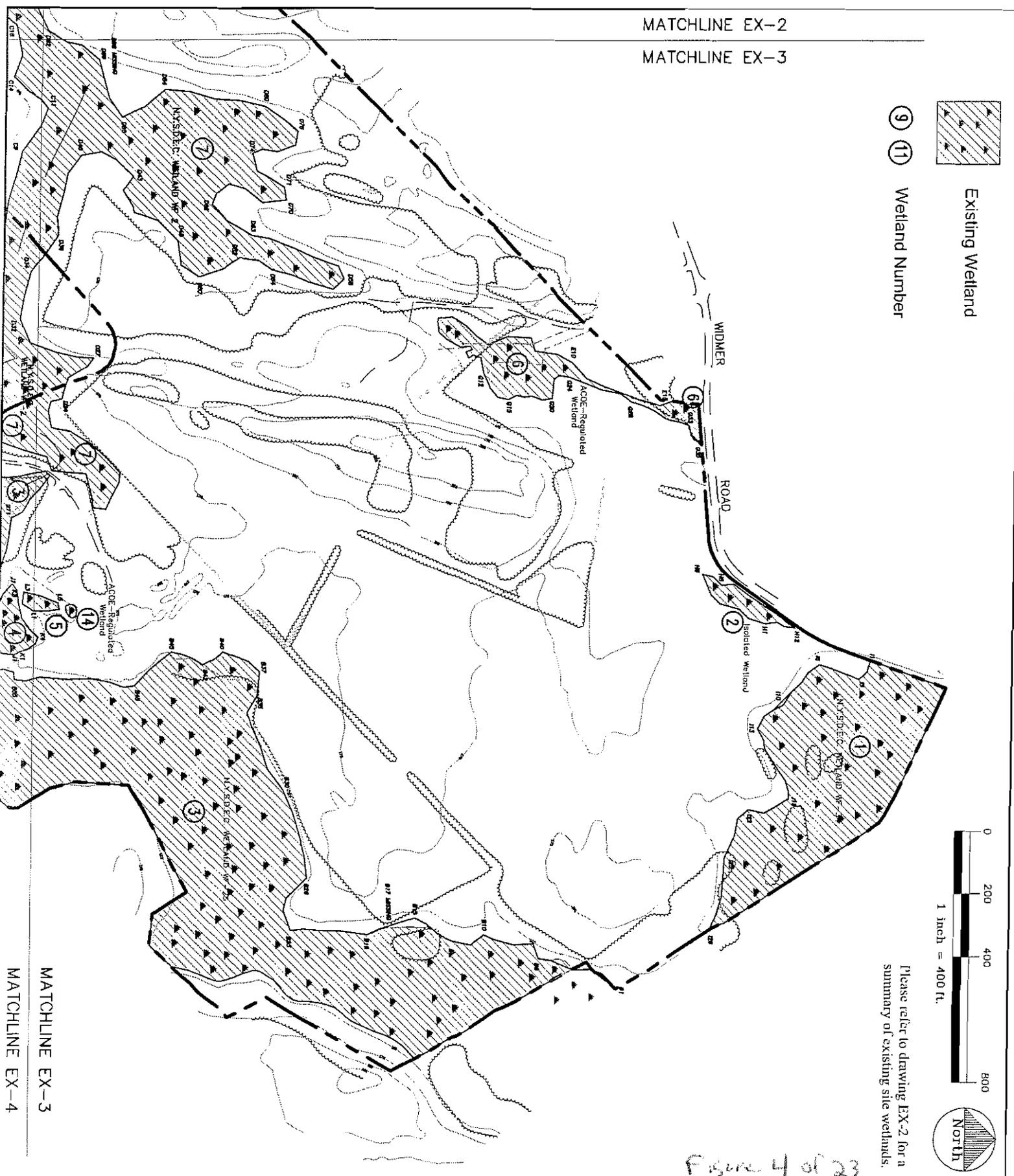


Existing Wetland

9

11

Wetland Number



Please refer to drawing EX-2 for a summary of existing site wetlands.

Figure 4 of 23

Date: August 1, 2007
Dwn. by: TET
Scale: 1" = 400'
EAEC Proj. No.: 440
ID: ExistingWetlands_8-1-07

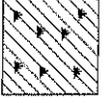
Drawing title: EXISTING CONDITONS AND EXISTING WETLANDS ENLARGEMENT PLANS
Project Name: CRANBERRY HILLS Widmer Road Town of Wappinger, New York

Revisions: _____ _____ _____	Environmental Consultant: EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. 205 Amity Road Bethany, Connecticut 06524 T. (203) 393-0690 F. (203) 393-0196 email: evans.associates@evac-inc.com	Drawing #: EX-3
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MATCHLINE EX-5

MATCHLINE EX-4

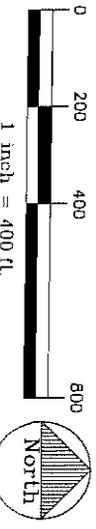
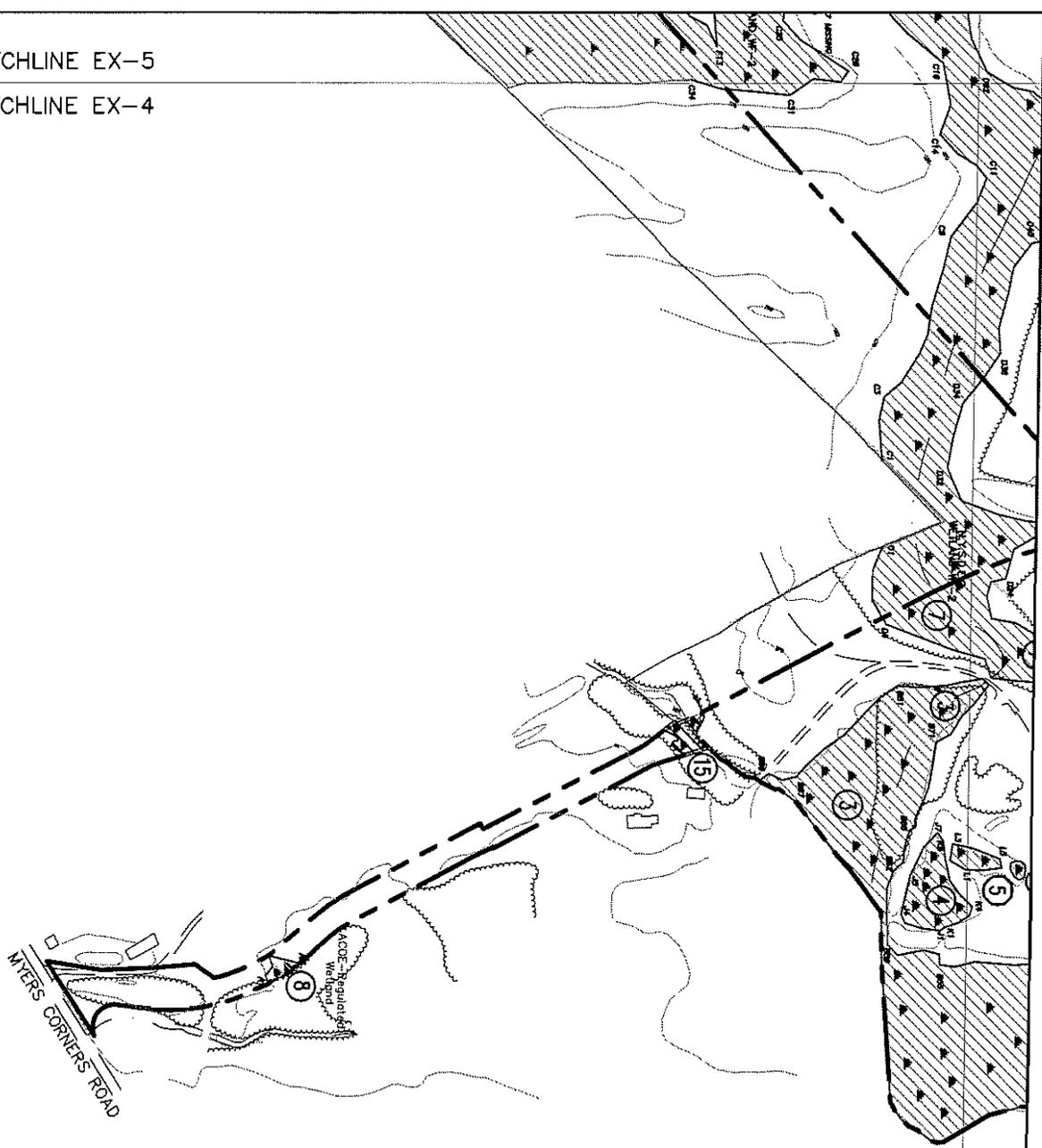
Existing Wetland



Wetland Number

9

11



Please refer to drawing EX-2 for a summary of existing site wetlands.

MATCHLINE EX-3
MATCHLINE EX-4

Figure 5 of 23

Date: August 1, 2007	Drawing title: EXISTING CONDITONS AND EXISTING WETLANDS ENLARGEMENT PLANS	Revisions: <hr/> <hr/> <hr/>	
Dwn. by: TET	Project Name:	Environmental Consultant: EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. 205 Amity Road Bethany, Connecticut 06524 T. (203) 393-0690 F. (203) 393-0196 email: evans.associates@eaec-inc.com	Drawing #: EX-4
Scale: 1" = 400'	CRANBERRY HILLS Widmer Road Town of Wappinger, New York		
EAEC Proj. No.: 440			
ID: ExistingWetlands_8-1-07			

MATCHLINE EX-2
MATCHLINE EX-5

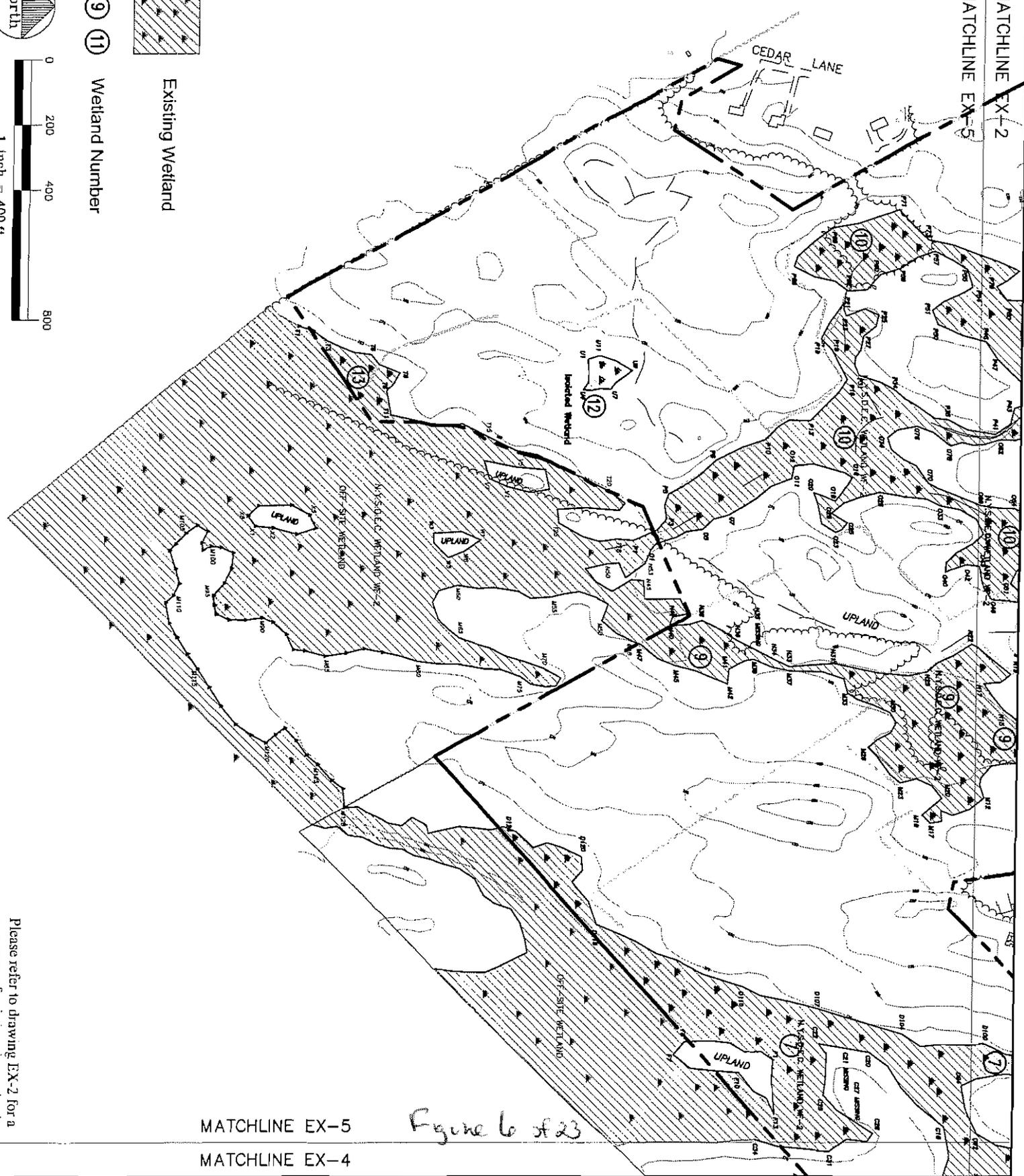


0 200 400 800
1 inch = 400 ft

Existing Wetland

Wetland Number

9 11

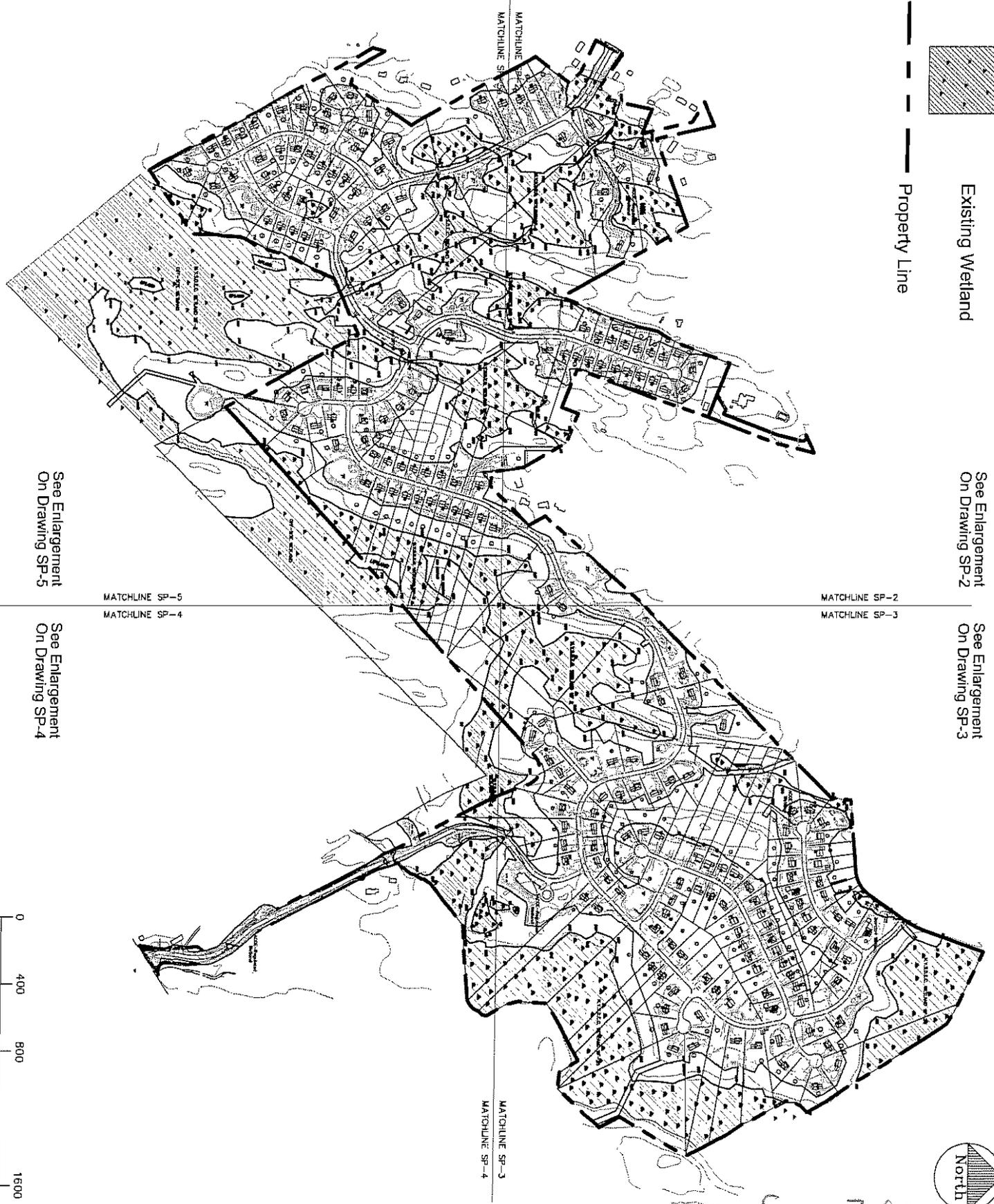


MATCHLINE EX-5
MATCHLINE EX-4

Figure 6 of 23

Please refer to drawing EX-2 for a summary of existing site wetlands.

Date: August 1, 2007	Drawing title: EXISTING CONDITIONS AND EXISTING WETLANDS ENLARGEMENT PLANS	Revisions:	
Dwn. by: TET	Project Name: CRANBERRY HILLS Widmer Road Town of Wappinger, New York	Environmental Consultant: EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. 305 Anny Road Bethany, Connecticut 06524 T. (203) 393-0690 F. (203) 393-0196 email: evans.associates@eaec-inc.com	Drawing #: EX-5
Scale: 1" = 400'	EAEC Proj. No.: 440 D: ExistingWetlands_8-1-07		



Existing Wetland

Property Line

See Enlargement
On Drawing SP-5

See Enlargement
On Drawing SP-2

See Enlargement
On Drawing SP-4

See Enlargement
On Drawing SP-3

MATCHLINE SP-5
MATCHLINE SP-4

MATCHLINE SP-2
MATCHLINE SP-3

MATCHLINE SP-3
MATCHLINE SP-4

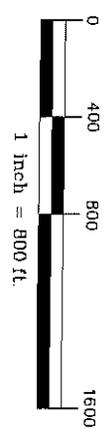
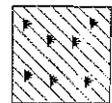


Figure 7 of 23

Date: August 2, 2007		Drawing title: OVERALL SITE PLAN		Revisions:	
Dwn. by: TET		Project Name: CRANBERRY HILLS Widmer Road Town of Wappinger, New York		Environmental Consultant:  EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. 205 Amity Road Bethany, Connecticut 06524 T: [203] 393-0690 F: [203] 393-0196 email: evans.associates@eaec-inc.com	
Scale: 1" = 800'					
EAEC Proj. No.: 440					
D: ExistingWetlands_8-1-07					



Existing Wetland



Proposed House & Driveway

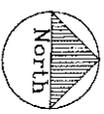


Proposed Road and/or Cul-de-Sac

Property Line



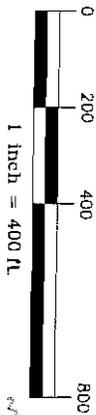
Proposed Wetland Impact Location



ACOE WETLAND IMPACT #1.
SEE DWG. WI-1

ACOE WETLAND IMPACT #2.
SEE DWG. WI-1

General Notes:
1. Proposed site development information, including lot lines, house and driveway locations, stormwater management basins, new roads, and proposed contours, obtained from drawings prepared by Kallard Sessions Consulting, Attunda, New York, latest revision.



MATCHLINE SP-2

MATCHLINE SP-3

Figure 8 of 23

Date: August 2, 2007

Own. by: TET

Scale: 1" = 400'

EAEC Proj. No.: 440

ID: ExistingWetlands_8-1-07

Drawing title:
**SITE PLAN ENLARGEMENT
& ACOE WETLAND
IMPACT LOCATIONS**

Project Name:
CRANBERRY HILLS
Widmer Road
Town of Wappinger, New York

Revisions:	

Environmental Consultant:

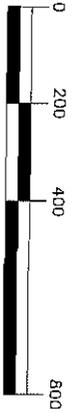
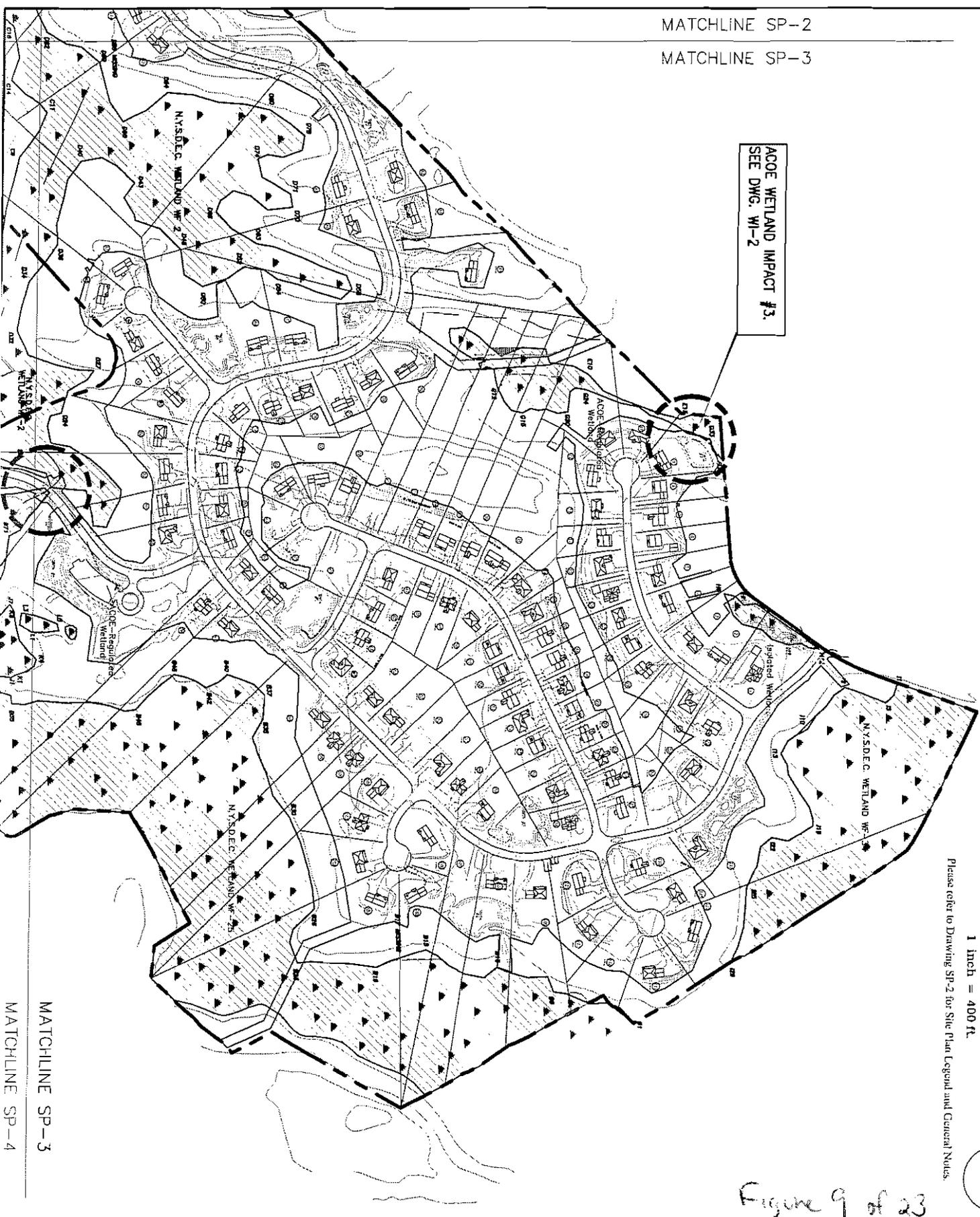
EVANS ASSOCIATES
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 T. (203) 393-0496
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Drawing #:
SP-2

MATCHLINE SP-2

MATCHLINE SP-3

ACOE WETLAND IMPACT #3.
SEE DWG. WI-2



Please refer to Drawing SP-2 for Site Plan Legend and General Notes.



Figure 9 of 23

Date: August 2, 2007
 Dwn. by: TET
 Scale: 1" = 400'
 EAEC Proj. No.: 440
 ID: ExistingWetlands_8-1-07

Drawing title:
**SITE PLAN ENLARGEMENT
 & ACOE WETLAND
 IMPACT LOCATIONS**

Project Name:
CRANBERRY HILLS
 Widmer Road
 Town of Wappinger, New York

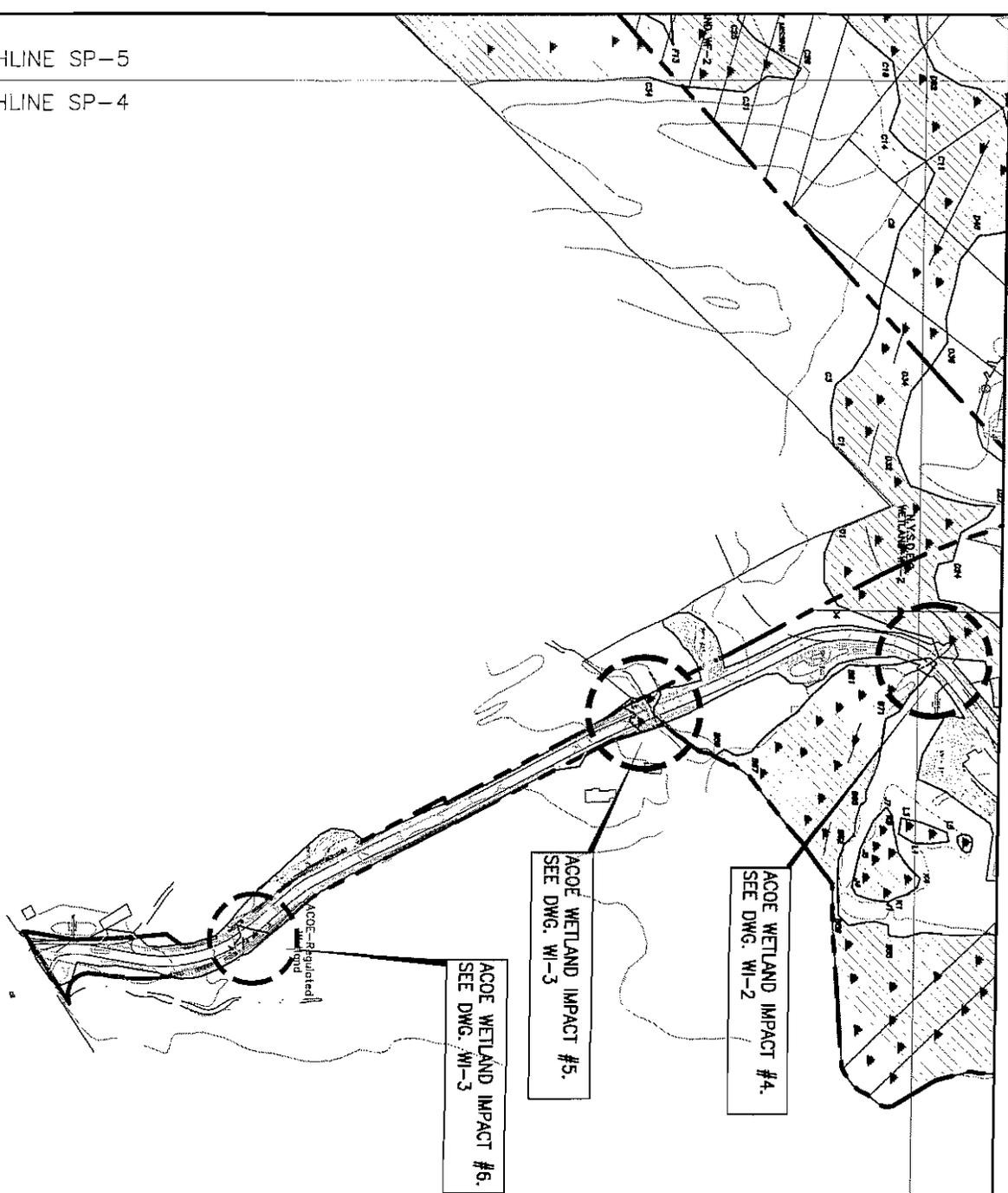
Revisions:

Environmental Consultant:
EVANS ASSOCIATES
 ENVIRONMENTAL CONSULTING, INC.
 305 Amity Road
 Bethany, Connecticut 06524
 T. [203] 393-0690
 F. [203] 393-0196
 email: evans.associates@eaec-inc.com

Drawing #:
SP-3

MATCHLINE SP-5

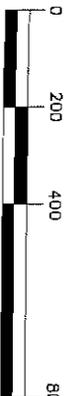
MATCHLINE SP-4



MATCHLINE SP-3
MATCHLINE SP-4

Figure 10 of 23

Please refer to Drawing SP-2 for Site Plan Legend and General Notes.



Date: August 2, 2007

Dwn. by: TET

Scale: 1" = 400'

EAEC Proj. No.: 440

ID: ExistingWetlands_8-1-07

Drawing title:

**SITE PLAN ENLARGEMENT
& ACOE WETLAND
IMPACT LOCATIONS**

Project Name:

CRANBERRY HILLS
Widmer Road
Town of Wappinger, New York

Revisions:

Environmental Consultant:



EVANS ASSOCIATES
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205 Amity Road
Bethany, Connecticut 06524
T: (203) 393-0690
F: (203) 393-0196
email: evans.associates@eaec-inc.com

Drawing #:

SP-4

MATCHLINE SP-3

MATCHLINE SP-3

ACOE WETLAND IMPACT #10. SEE DWG. WI-5

ACOE WETLAND IMPACT #9. SEE DWG. WI-5

ACOE WETLAND IMPACT #8. SEE DWG. WI-4

ACOE WETLAND IMPACT #7. SEE DWG. WI-4

ACOE WETLAND IMPACT REDUCTION - THE WATERLINE PROPOSED FOR THIS LOCATION IS NO LONGER BEING ROUTED THROUGH THE WETLAND AS PREVIOUSLY PROPOSED IN THE INITIAL APPLICATION FOR PERMIT. 1,449.03 SQUARE FEET OF PERMANENT IMPACTS HAVE BEEN ELIMINATED.

Figure 11 of 23

MATCHLINE SP-5

MATCHLINE SP-4

Please refer to Drawing SP-2 for Site Plan Legend and General Notes.



1 inch = 400 ft.

Revisions:

SITE PLAN ENLARGEMENT & ACOE WETLAND IMPACT LOCATIONS

Date: August 2, 2007

Dwn. by: TET

Scale: 1" = 400'

EAEAC Proj. No.: 440

ID: ExistingWetlands_8-1-07

Project Name:

CRANBERRY HILLS
Widmer Road
Town of Wappinger, New York

Environmental Consultant:



EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Berhamp, Connecticut 06524
T. (203) 932-0696
F. (203) 932-0196
Email: evans@evansassoc.com

Drawing #:

SP-5

WETLAND IMPACT SUMMARY

IMPACT #	C.Y. FILL	ACRES	DESCRIPTION	WETLAND(S) AFFECTED
1	2011	0.24	New Road Wetland Crossing	10
2	97	0.03	New Road Wetland Crossing	10
3	7	0.003	Grading for SWTA #7	6
4	102	0.04	New Road Wetland Crossing	3 & 7
5	576	0.10	New Road Wetland Crossing	15
6	925	0.08	New Road Wetland Crossing	8
7	203	0.04	New Road Wetland Crossing	9
8	294	0.08	New Road Wetland Crossing and Grading for SWTA 23	9 & 10
9	394	0.03	New Road Wetland Crossing	10
10	585	0.07	New Road Wetland Crossing	10
TOTAL	5,194	0.71	TOTAL OF PERMANENT WETLAND IMPACTS	

Special Note Regarding Proposed Wetland Impacts:

In the original Joint Application for Permit dated November 2004, the proposed permanent impacts to ACOE Jurisdictional Wetlands were originally calculated at 0.74 acres. A waterline that was originally scheduled to cause 0.03 acres of permanent wetland impacts has been rerouted in the latest revision of the site development plans, and this pipe is no longer being routed through the wetland as originally proposed. Therefore, the 0.03 acres of impacts originally associated with this piping have been eliminated. See Drawing SP-5 for the location of the removed impact.

Figure 12 of 23

Rev: August 17, 2007		Drawing title: ACOE WETLAND IMPACT SUMMARY TABLE		Revisions:	
Date: August 1, 2007		Project Name: CRANBERRY HILLS Widmer Road Town of Wappinger, New York		 EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. 205 Amity Road Bethany, Connecticut 06524 T. (203) 393-0690 F. (203) 393-0196	
Dwn. by: TET					
Scale:		EAEC Proj. No.: 440		ID: ExistingWetlands 8-1-07	



WETLAND IMPACT #1:
WETLAND CROSSING
10,476.69 SF. (0.24 AC.)

0123

0128

180
2.17 ac.

0133

P91

0119

0131

181
1.47 ac.

0113

P87

10

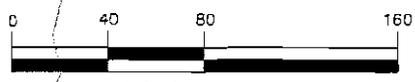
P96

P85

P8

182
4.95 ac.

WETLAND IMPACT #2:
WETLAND CROSSING
1,281.22 SF. (0.03 AC.)



183
1.73 ac.

184
0.84 ac.

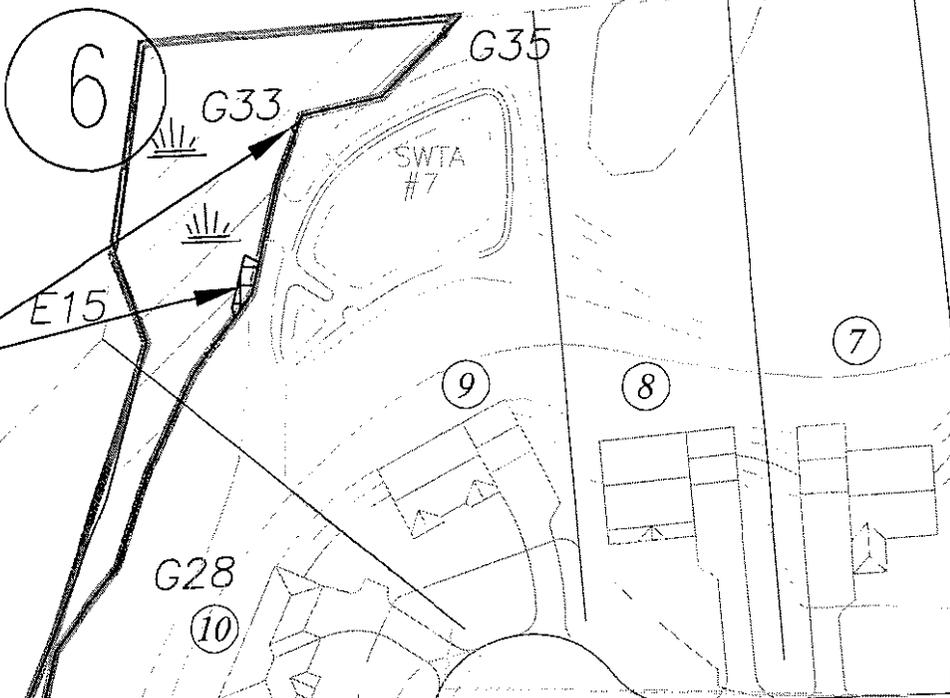
SWTA #15

P99

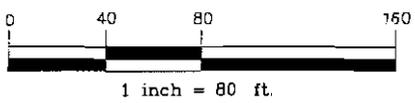
P77

Figure 13 of 23

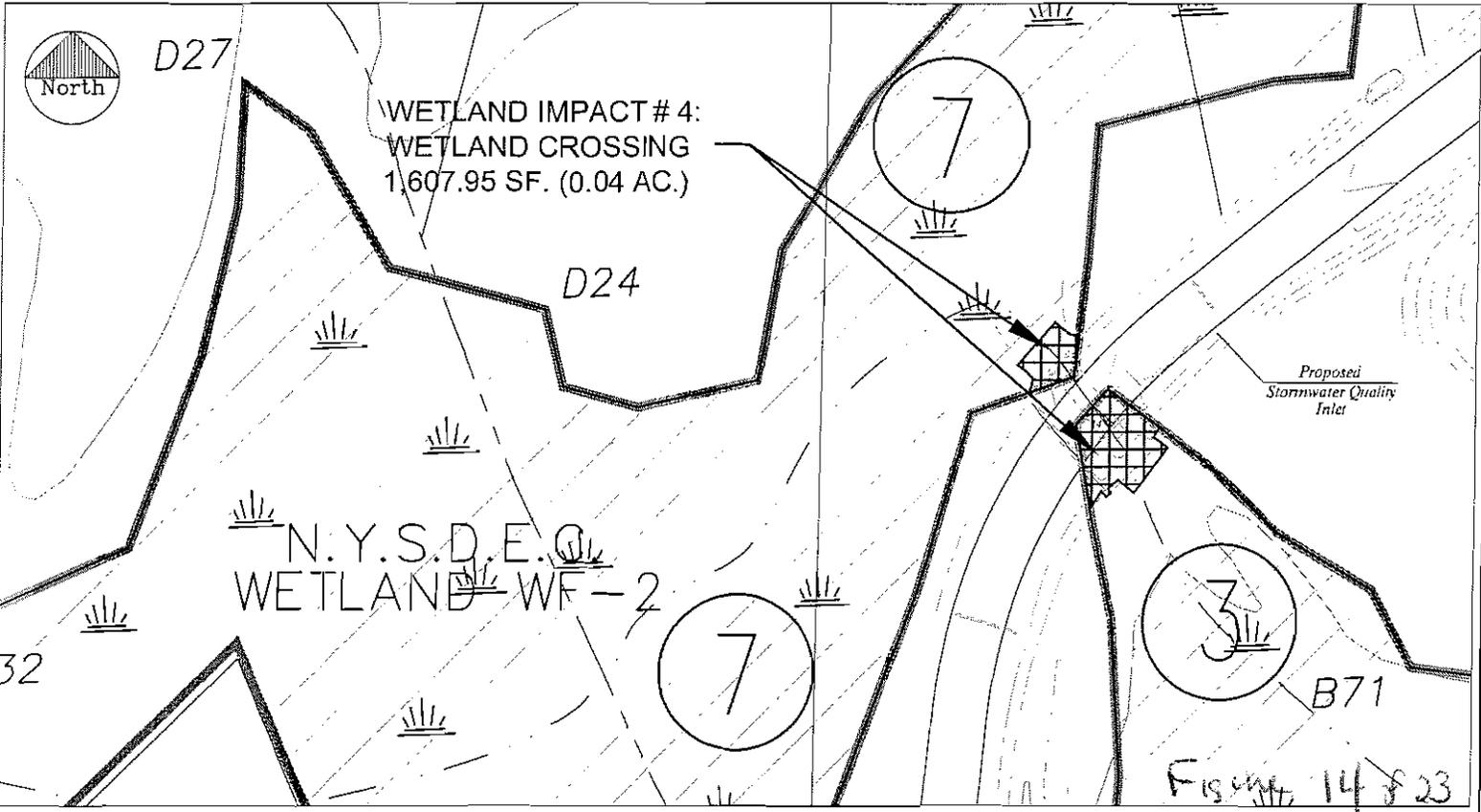
Date: August 1, 2007	Drawing title: ACOE WETLAND IMPACTS	Revisions:	
Dwn. by: TET			
Scale: 1" = 80'	Project Name: CRANBERRY HILLS	Environmental Consultant: EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC.	Drawing #: WI-1
EAEC Proj. No.: 440	Widmer Road Town of Wappinger, New York	205 Amity Road Bethany, Connecticut 06524 T. (203) 393-0690 F. (203) 393-0196 email: evans.associates@eaec-inc.com	
D: ExistingWetlands_8-1-07			



WETLAND IMPACT # 3:
 GRADING FOR SWTA # 7
 143.13 SF. (0.003 AC.)



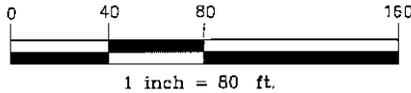
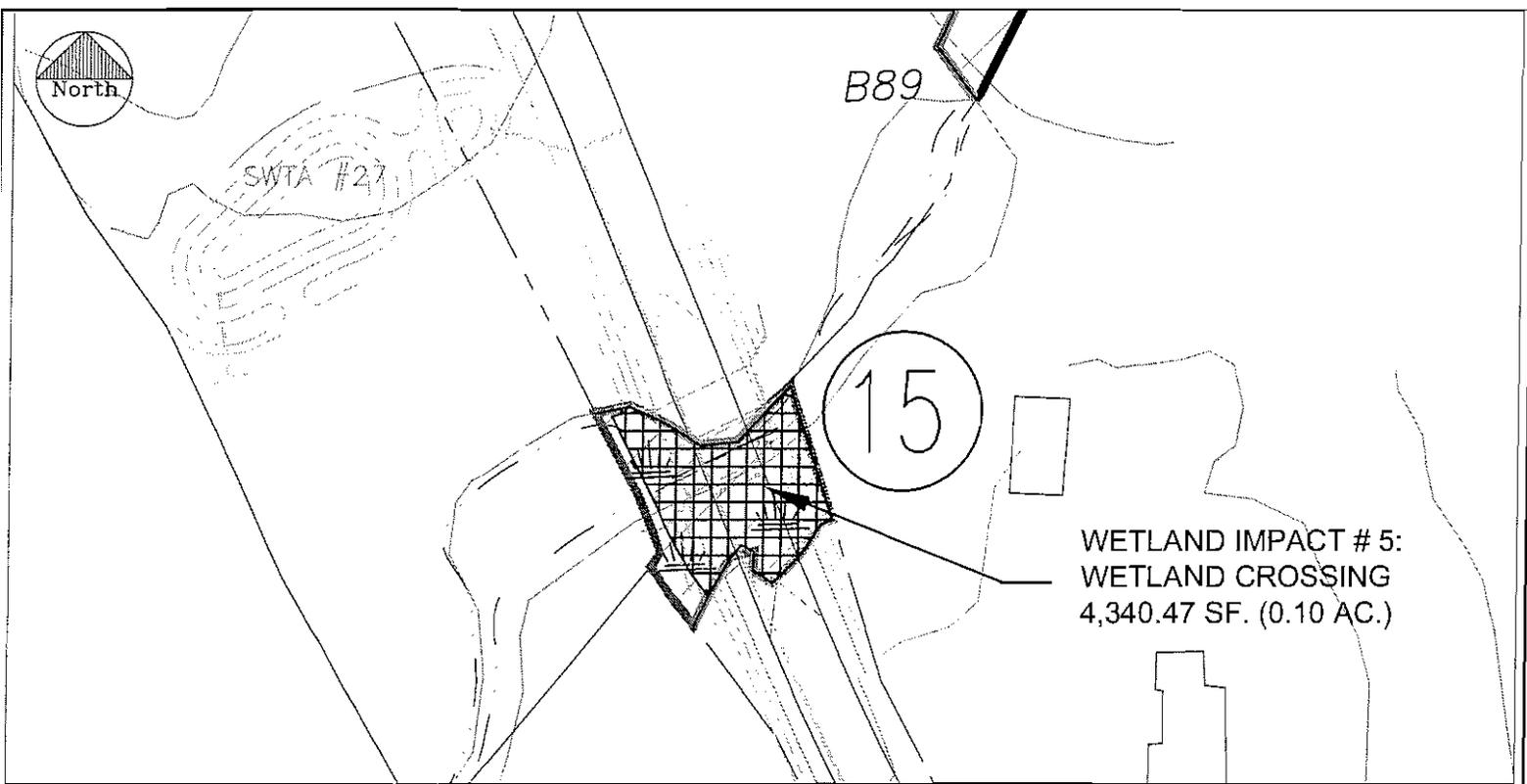
WETLAND IMPACT # 3



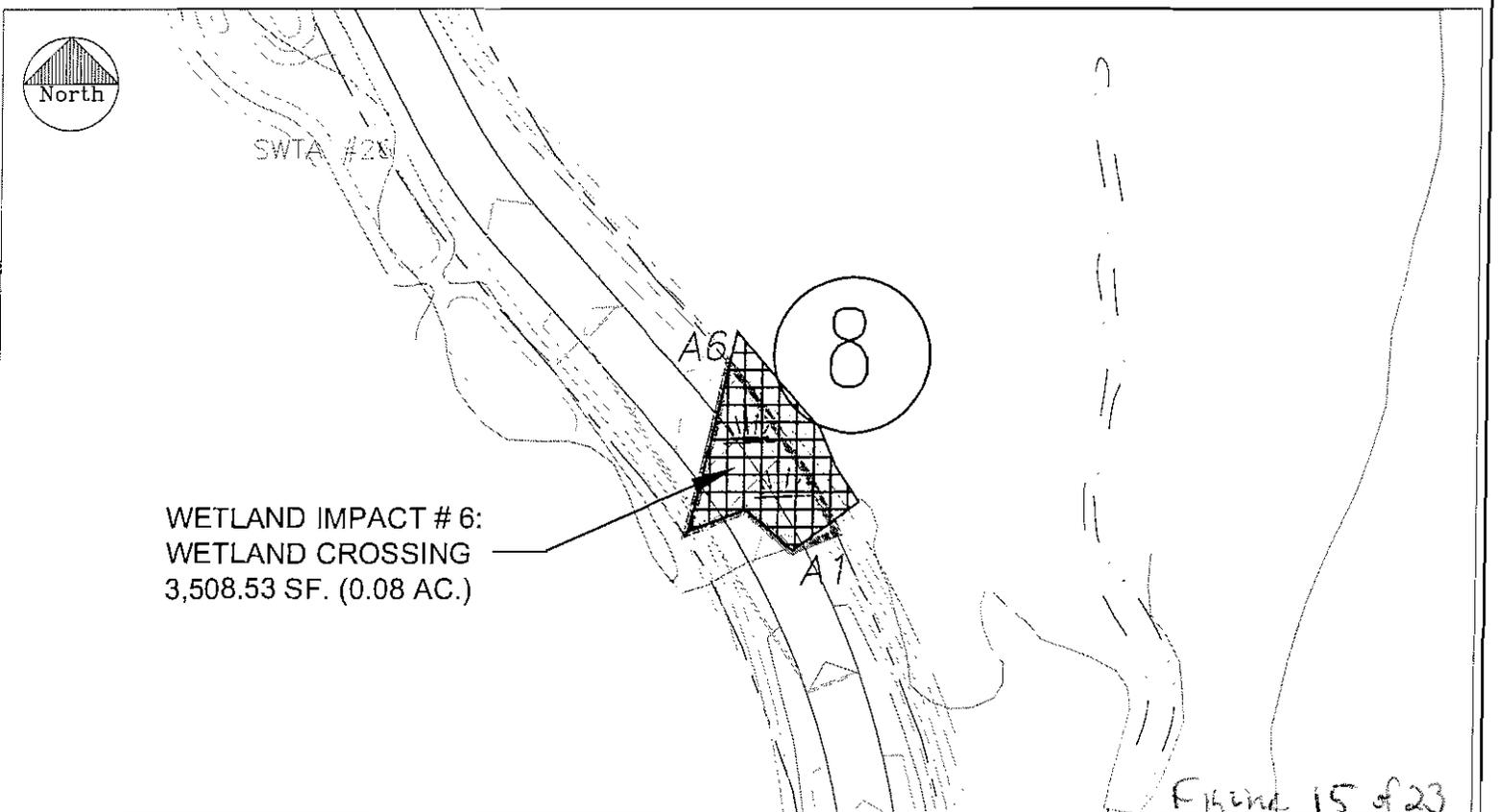
WETLAND IMPACT # 4:
 WETLAND CROSSING
 1,607.95 SF. (0.04 AC.)

WETLAND IMPACT # 4

Date: August 1, 2007	Drawing title: ACOE WETLAND IMPACTS	Revisions:
Dwn. by: TET		
Scale: 1" = 80'	Project Name: CRANBERRY HILLS	Environmental Consultant: EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. 205 Amity Road Bethany, Connecticut 06524 T: (203) 393-0696 F: (203) 393-0176 email: evans.associates@eaec-inc.com
EAEC Proj. No.: 440	Widmer Road Town of Wappinger, New York	Drawing #: WI-2
D: ExistingWetlands_8-1-07		

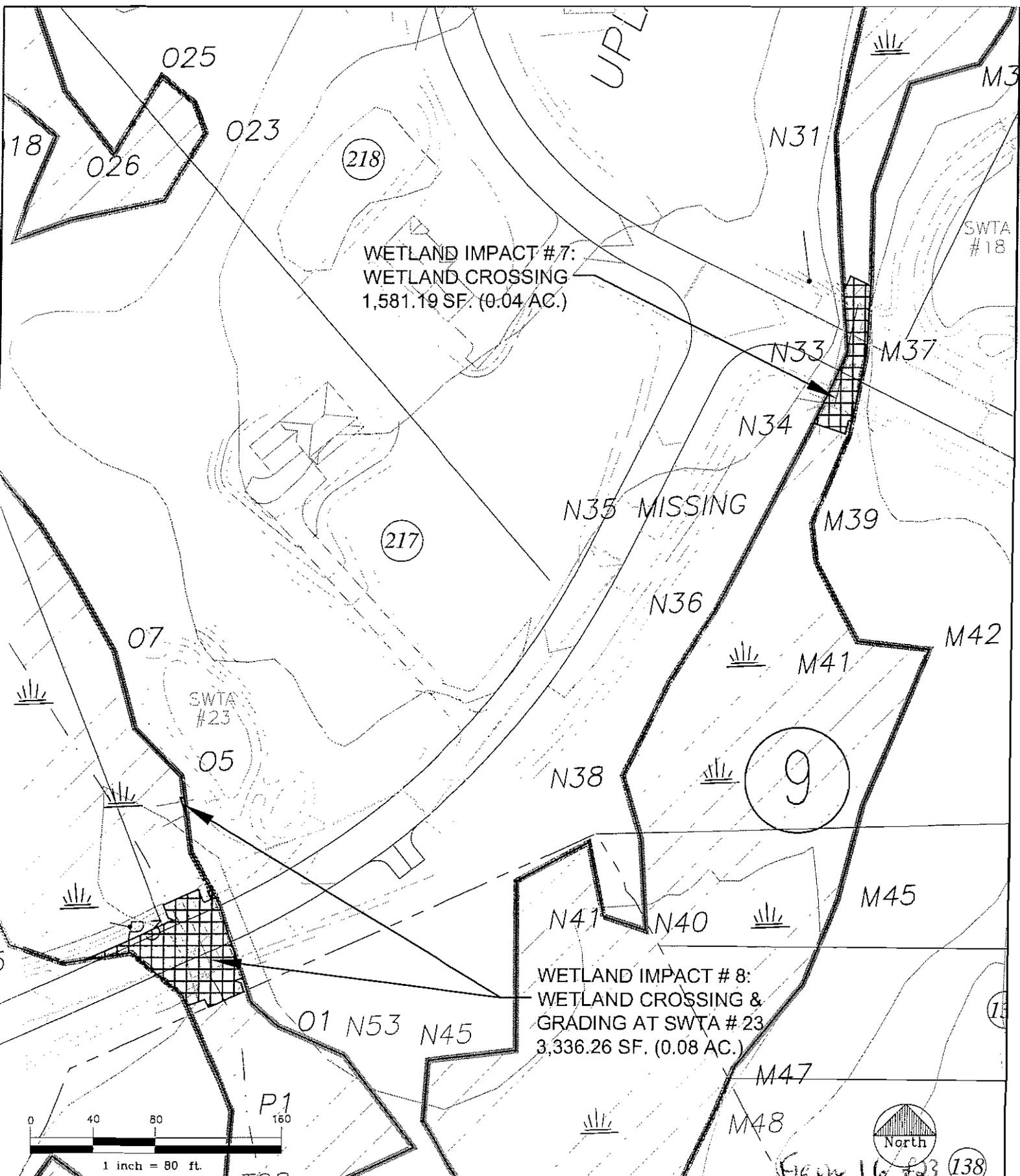


WETLAND IMPACT # 5



WETLAND IMPACT # 6

Date: August 1, 2007	Drawing title: ACOE WETLAND IMPACTS	Revisions: _____ _____ _____
Dwn. by: TET		
Scale: 1" = 80'	Project Name: CRANBERRY HILLS	Environmental Consultant: EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. 205 Amity Road Bethany, Connecticut 06524 T: (203) 393-0690 F: (203) 393-0196 email: evans.associates@eaec-inc.com
EAEC Proj. No.: 440	Widmer Road Town of Wappinger, New York	Drawing #: WI-3
D: ExistingWetlands_8-1-07		



Date: August 1, 2007
 Dwn. by: TET
 Scale: 1" = 80'
 EAEC Proj. No.: 440
 ID: ExistingWetlands_8-1-07

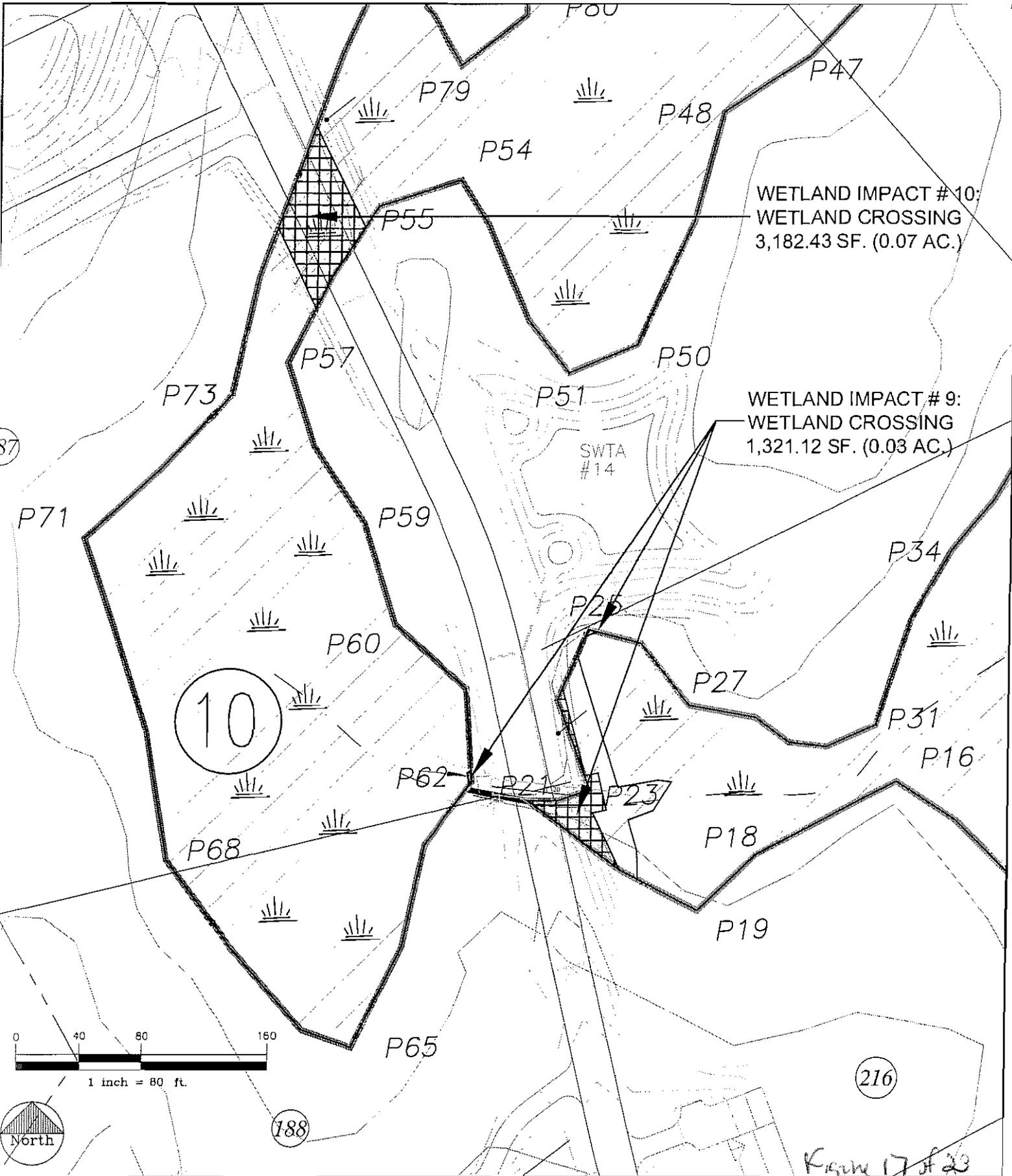
Drawing title:
ACOE WETLAND IMPACTS

Project Name:
CRANBERRY HILLS
 Widmer Road
 Town of Wappinger, New York

Revisions:

Environmental Consultant:
EVANS ASSOCIATES
 ENVIRONMENTAL CONSULTING, INC.
 205 Amory Road
 Bethany, Connecticut 06524
 T: (203) 393-0690
 F: (203) 393-0196
 email: evans.associates@eaecinc.com

Drawing #:
WI-4

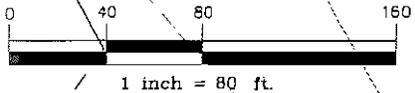


WETLAND IMPACT #10:
WETLAND CROSSING
3,182.43 SF. (0.07 AC.)

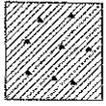
WETLAND IMPACT #9:
WETLAND CROSSING
1,321.12 SF. (0.03 AC.)

SWTA
#14

10



Date: August 1, 2007	Drawing title: ACOE WETLAND IMPACTS	Revisions:	
Own. by: TET			
Scale: 1" = 80'	Project Name: CRANBERRY HILLS	Environmental Consultant: EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. 205 Amity Road Bethany, Connecticut 06524 T: (203) 393-0690 F: (203) 393-0196 email: evans.associates@eeec-inc.com	Drawing #: WI-5
EAEC Proj. No.: 440	Widmer Road Town of Wappinger, New York		
ID: ExistingWetlands_8-1-07			



Existing Wetland



Property Line

WETLAND MITIGATION AREA #1
THROUGH #4 - SEE
ENLARGEMENT ON DRAWING WM-2

WETLAND MITIGATION AREA #5 -
SEE ENLARGEMENT ON DRAWING
WM-3

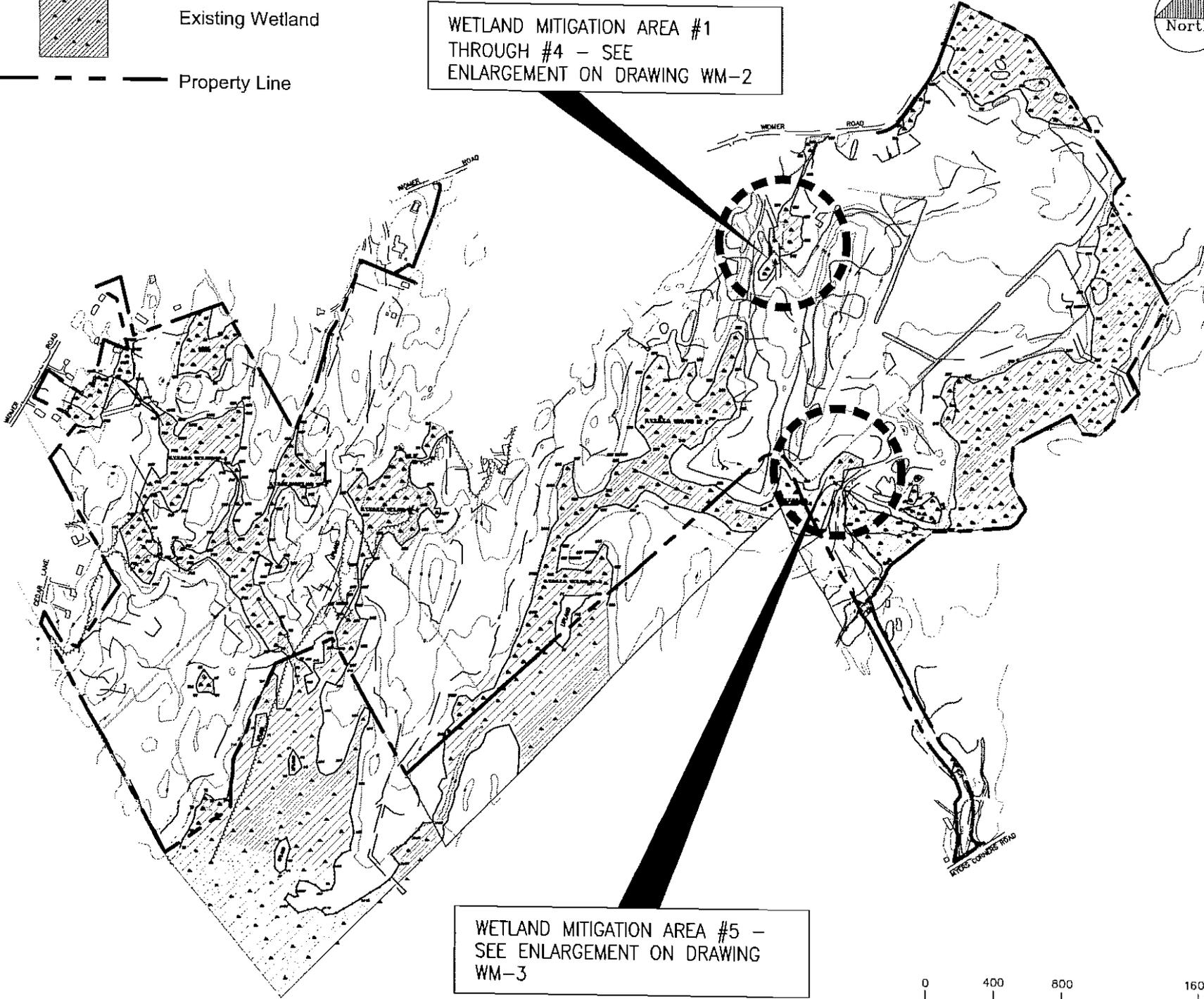
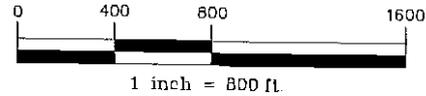


Fig. 18 of 23



Date: August 2, 2007

Own. by: TET

Scale: 1" = 800'

EAEC Proj. No.: 440

D: ExistingWetlands_8-1-07

Drawing title:
**WETLAND MITIGATION
LOCATION PLAN**

Project Name:
CRANBERRY HILLS
Wildmer Road
Town of Wappinger, New York

Revisions:

Environmental Consultant:

EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Arny Road
Bethany, Connecticut 06524
T: 203 393-0000
F: 203 393-0000
E: evans@evansinc.com

Drawing #:

WM-1



GENERAL NOTES FOR THIS CREATION/RESTORATION AREA:

1. EXISTING PIPE CROSSING(S) THAT TRAVERSE THE EXISTING EASEMENT WILL BE INVESTIGATED AND CLEARED OF ANY CLOGS OR BLOCKAGES TO ALLOW FOR FREE WATER FLOW BETWEEN BOTH SIDES OF THIS WETLAND.
2. RESTORATION AND CREATION AREAS ARE DESIGNED TO ALLOW A 30 FOOT EASEMENT WIDTH FOR EMERGENCY ACCESS AND ROUTINE MAINTENANCE.

MITIGATION AREA #1 - 0.06 AC. FORESTED WETLAND RESTORATION:

- REMOVE TRASH AND DEBRIS
- REMOVE OVERGROWN INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE
- INSTALL NEW NATIVE TREES & SHRUBS
- SEE PLANTING PLAN ON DRAWING WM-4

MITIGATION AREA #2 - 0.03 AC. FORESTED WETLAND RESTORATION:

- REMOVE OVERGROWN INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE & PHRAGMITES
- INSTALL NEW NATIVE TREES & SHRUBS
- SEE PLANTING PLAN ON DRAWING WM-4

MITIGATION AREA #3 - 0.03 AC. FORESTED WETLAND CREATION:

- REMOVE TRASH AND DEBRIS
- REMOVE OVERGROWN INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE AND PHRAGMITES
- MINOR REGRADING OF AREA TO MATCH HYDROLOGY OF ADJACENT WETLAND
- INSTALL NEW NATIVE TREES & SHRUBS
- SEE PLANTING PLAN ON DRAWING WM-4

MITIGATION AREA #4 - 0.20 AC. FORESTED WETLAND RESTORATION:

- REMOVE TRASH AND DEBRIS
- REMOVE OVERGROWN INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE
- INSTALL NEW NATIVE TREES, SHRUBS, & HERBACEOUS PLANTS
- SEE PLANTING PLAN ON DRAWING WM-4

UTILITY EASEMENT (APPROX.)

EXISTING WETLAND LINE

EXISTING WATER LINE

E7

E5

G4

E1

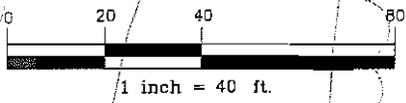
G1

EXISTING WATER LINE

EXISTING WETLAND LINE

Existing

Figure 19 of 23



Date: August 1, 2007

Own. by: TET

Scale: 1" = 40'

EAEC Proj. No.: 440

ID: ExistingWetlands_8-1-07

Drawing title:
WETLAND MITIGATION ENLARGEMENT PLAN AREA #1 - AREA #4

Project Name:
CRANBERRY HILLS
 Widmer Road
 Town of Wappinger, New York

Revisions:

Environmental Consultant:
EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC.
 205 Amity Road
 Bethany, Connecticut 06824
 T: (203) 393-0690
 F: (203) 393-0196
 email: evans.associates@eaec-inc.com

Drawing #:
WM-2



EXISTING NATURALLY FORMED POND WITHIN EXISTING TRAIL (APPROX.)

MITIGATION AREA #5 - 0.60 AC.

FORESTED WETLAND RESTORATION:

- REMOVE OVERGROWN INVASIVE SPECIES SUCH AS MULTIFLORA ROSE
- INSTALL NEW NATIVE TREES, SHRUBS, & HERBACEOUS PLANTS
- EXISTING POND FORMED WITHIN TRAIL AREA TO REMAIN. POND IS CURRENTLY INHABITED WITH AT LEAST 2 SPECIES OF FROG.
- SUPPLEMENT POND EDGES WITH NEW OBLIGATE WETLAND PLANTS
- ADD COARSE WOODY DEBRIS AND NATIVE SHRUBS TO EXISTING TRAILS TO PROVIDE ADDITIONAL BUFFER TO WETLAND AND TO ELIMINATE TRAIL USAGE
- SEE PLANTING PLAN ON DRAWING WM-5

EXISTING WETLAND LINE

EXISTING TRAIL

D24

D 17

D 10

D 21

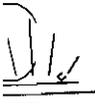
PROPOSED ROAD

P Storm

D7

B 76

EXISTING WETLAND LINE



2

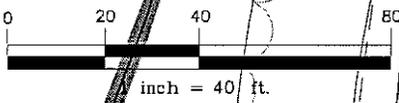
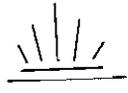
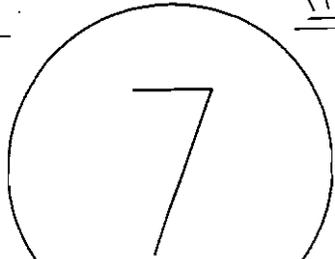


Figure 20 of 23

Date: August 1, 2007

Dwn. by: TET

Scale: 1" = 40'

EAEC Proj. No.: 440

ID: ExistingWetlands_8-1-07

Drawing title:
WETLAND MITIGATION ENLARGEMENT PLAN AREA #5

Project Name:
CRANBERRY HILLS
Widmer Road
Town of Wappinger, New York

Revisions:

Environmental Consultant:
EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC.
205 Amtry Road
Bethany, Connecticut 06524
T: (203) 395-0690
F: (203) 393-0196
email: evans.associates@eaec-inc.com

Drawing #:
WM-3

PLANT LIST - MITIGATION AREAS 1 THROUGH 4

TREES AND SHRUBS				
SYM	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE/CONT.	SPACING
AC	2	Amelanchier canadensis / Shadblo	4-5' ht.	A.S.
AM	9	Aronia melanocarpa / Black Chokeberry	18-24" ht.	4' o.c.
AR	2	Acer rubrum / Red Maple	2-2.5" cal.	A.S.
BN	4	Betula nigra / River Birch	8-10' ht.	A.S.
CR	9	Cornus racemosa / Gray Dogwood	18-24" ht.	8' o.c.
CS	5	Cornus sericea / Redosier Dogwood	18-24" ht.	6' o.c.
IG	13	Ilex glabra / Inkberry	18-24" ht.	6' o.c.
LB	8	Lindera benzoin / Spicebush	18-24" ht.	8' o.c.
MP	3	Myrica pennsylvanica / Northern Bayberry	18-24" ht.	8' o.c.
OS	32	Onoclea sensibilis / Sensitive Fern	5 pt.	3' o.c.
QB	2	Quercus bicolor / Swamp White Oak	18-24" cal.	A.S.
QP	1	Quercus palustris / Pin Oak	2-2.5" cal.	A.S.
VC	10	Vaccinium corymbosum / Highbush Blueberry	18-24" ht.	5' o.c.
VD	10	Viburnum dentatum / Arrowwood Viburnum	18-24" ht.	8' o.c.
VT	5	Viburnum trilobum / American Cranberrybush	18-24" ht.	8' o.c.

WETLAND CREATION / RESTORATION SUMMARY:

AREA	ACRES	TYPE
1	0.06	RESTORATION
2	0.03	RESTORATION
3	0.03	CREATION
4	0.20	RESTORATION
5	0.60	RESTORATION & POND ENHANCEMENT
TOTAL	0.92 ACRES	

TOTAL ANTICIPATED DISTURBANCE TO ACOE WETLANDS: 0.71 ACRES
 MITIGATION TO DISTURBANCE RATIO: 1.3 TO 1

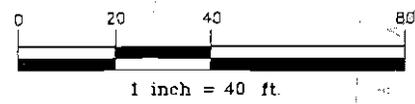
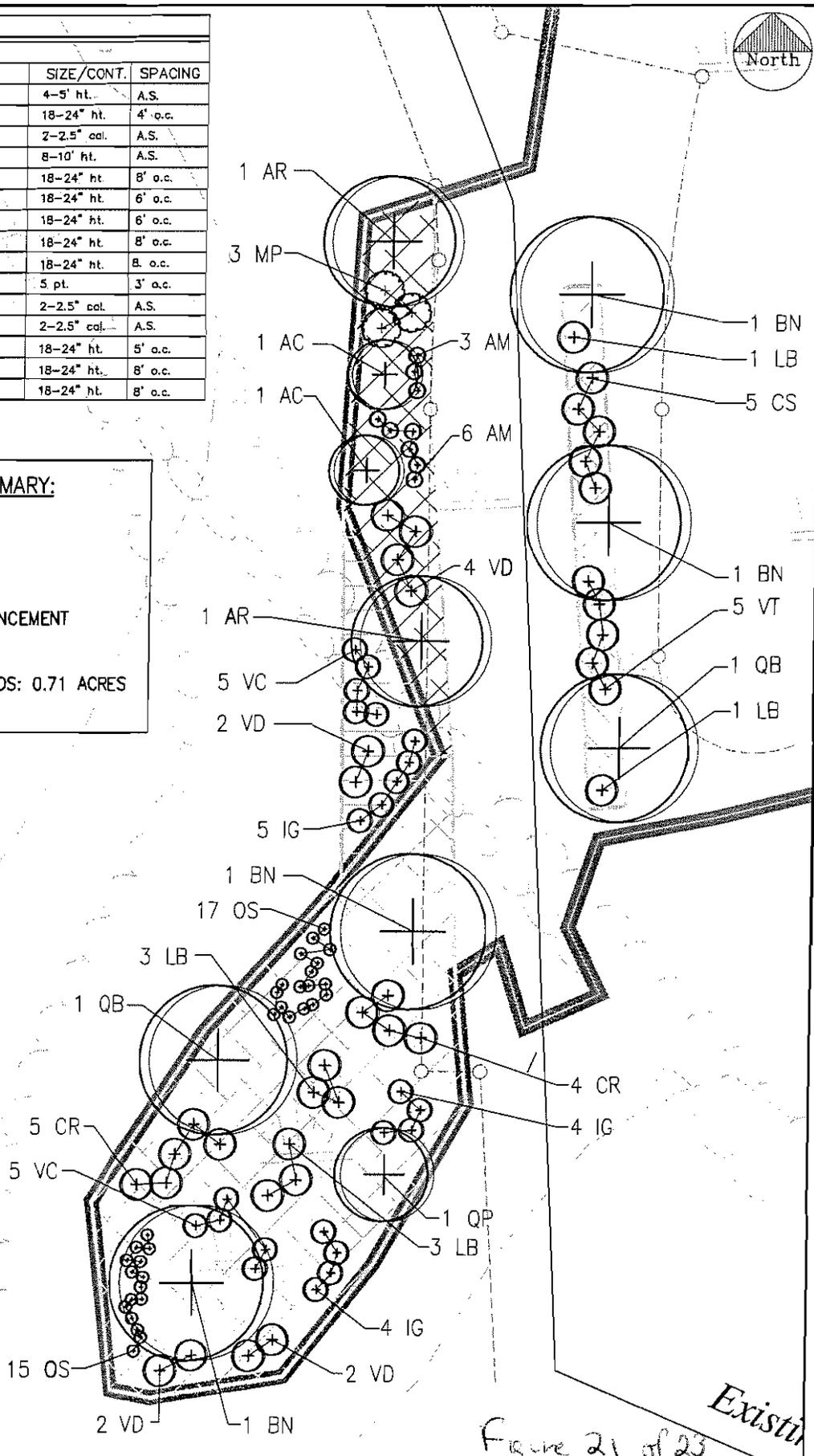
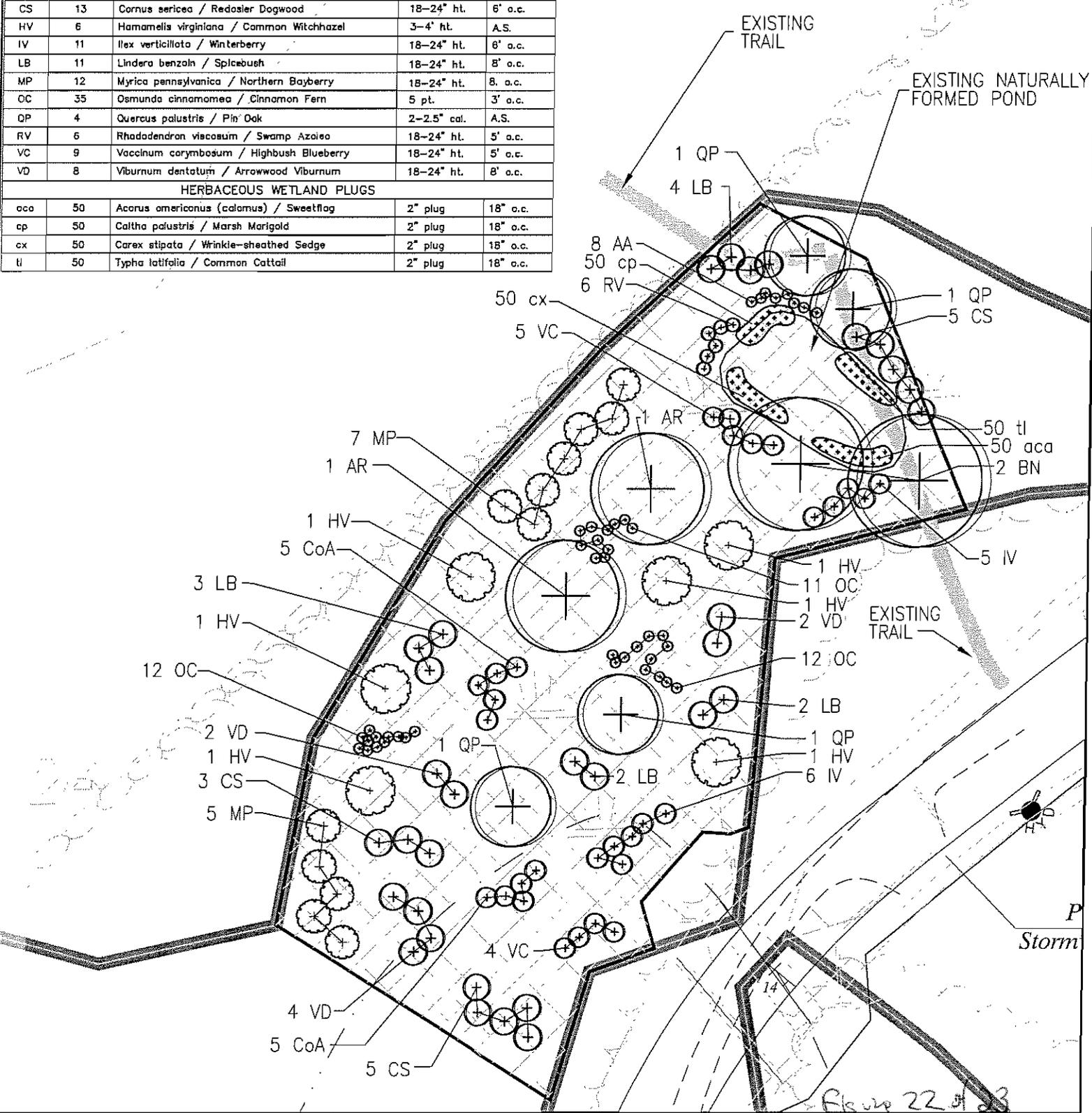
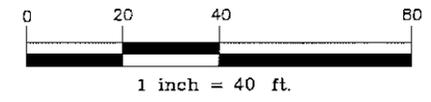


Figure 21 of 23

Date: August 1, 2007	Drawing title:	Revisions:
	WETLAND MITIGATION PLANTING PLAN AREA #1 - AREA #4	
Dwn. by: TET	Project Name:	Environmental Consultant:
Scale: 1" = 40'	CRANBERRY HILLS Widmer Road Town of Wappinger, New York	
EAEC Proj. No.: 440		EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. 205 Army Road Bethany, Connecticut 06524 T. (203) 393-0590 F. (203) 393-0196 email: evans.associates@eaec-inc.com
ID: ExistingWetlands_8-1-07		

TREES AND SHRUBS				
SYM	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE/CONT.	SPACING
AA	8	<i>Aronia arbutifolia</i> / Red Chokeberry	18-24" ht.	4' o.c.
AR	2	<i>Acer rubrum</i> / Red Maple	2-2.5" cal.	A.S.
BN	2	<i>Betula nigra</i> / River Birch	8-10' ht.	A.S.
CoA	10	<i>Cornus amomum</i> / Silky Dogwood	18-24" ht.	6' o.c.
CS	13	<i>Cornus sericea</i> / Redosier Dogwood	18-24" ht.	6' o.c.
HV	6	<i>Hamamelis virginiana</i> / Common Witchhazel	3-4' ht.	A.S.
IV	11	<i>Ilex verticillata</i> / Winterberry	18-24" ht.	6' o.c.
LB	11	<i>Lindera benzoin</i> / Spicebush	18-24" ht.	8' o.c.
MP	12	<i>Myrica pennsylvanica</i> / Northern Bayberry	18-24" ht.	8' o.c.
OC	35	<i>Osmunda cinnamomea</i> / Cinnamon Fern	5 pt.	3' o.c.
QP	4	<i>Quercus palustris</i> / Pin Oak	2-2.5" cal.	A.S.
RV	6	<i>Rhododendron viscosum</i> / Swamp Azalea	18-24" ht.	5' o.c.
VC	9	<i>Vaccinium corymbosum</i> / Highbush Blueberry	18-24" ht.	5' o.c.
VD	8	<i>Viburnum dentatum</i> / Arrowwood Viburnum	18-24" ht.	8' o.c.
HERBACEOUS WETLAND PLUGS				
aca	50	<i>Acorus americanus</i> (<i>calamus</i>) / Sweetflag	2" plug	18" o.c.
cp	50	<i>Caltha palustris</i> / Marsh Marigold	2" plug	18" o.c.
cx	50	<i>Carex stipata</i> / Wrinkle-sheathed Sedge	2" plug	18" o.c.
ti	50	<i>Typha latifolia</i> / Common Cattail	2" plug	18" o.c.



Date: August 1, 2007
 Dwn. by: TET
 Scale: 1" = 40'
 EAEC Proj. No.: 440
 ID: ExistingWetlands_8-1-07

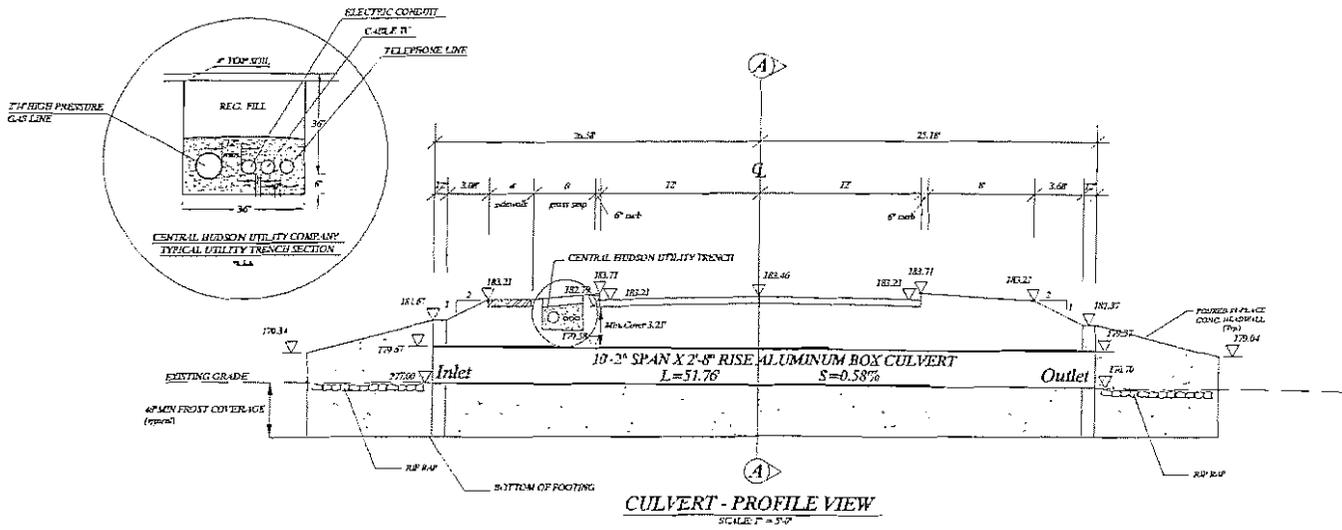
Drawing title:
**WETLAND MITIGATION
 PLANTING PLAN
 AREA #5**

Project Name:
CRANBERRY HILLS
 Widmer Road
 Town of Wappinger, New York

Revisions:

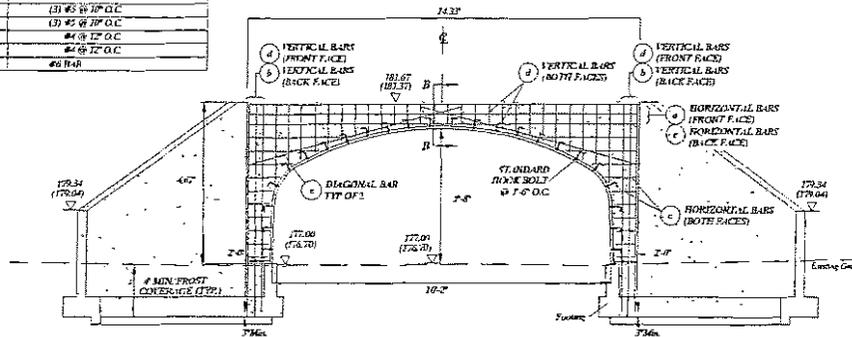
Environmental Consultant:
EVANS ASSOCIATES
 ENVIRONMENTAL CONSULTING, INC.
 205 Amity Road
 Bethany, Connecticut 06524
 T. (203) 393-0690
 F. (203) 393-0196
 email: evans.associates@eaecinc.com

Drawing #:
WM-5

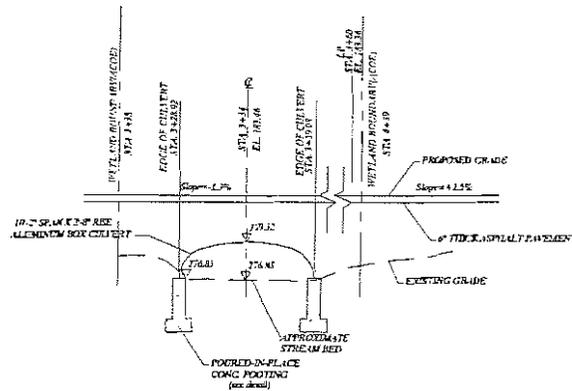


REBAR SCHEDULE

SYMBOL	DESCRIPTION
1	(1) #3 @ 16" O.C.
2	(2) #3 @ 16" O.C.
3	#4 @ 12" O.C.
4	#4 @ 12" O.C.
5	#4 @ 12" O.C.
6	#6 T&B



HEADWALL ELEVATION VIEW
N.T.S.
INLET SIDE SHOWN
ELEVATIONS SHOWN IN () REPRESENT OUTLET ELEVATIONS



CULVERT - SECTION A-A
SCALE: 1/8" = 1'-0"
(SIT. 3+34 ON PEARLBERRY ROAD)

Figure 23 of 23

Date: August 17, 2007

Dwn. by: TET

Scale:

EAEC Proj. No.: 440

ID: ExistingWetlands_8-1-07

Drawing title:
TYPICAL CULVERT DETAIL

Project Name:
CRANBERRY HILLS
Widmer Road
Town of Wappinger, New York

Revisions:

Environmental Consultant:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amley Road
Bethany, Connecticut 06524
T: (203) 393-0690
F: (203) 393-0196

Drawing #:
CD-1