

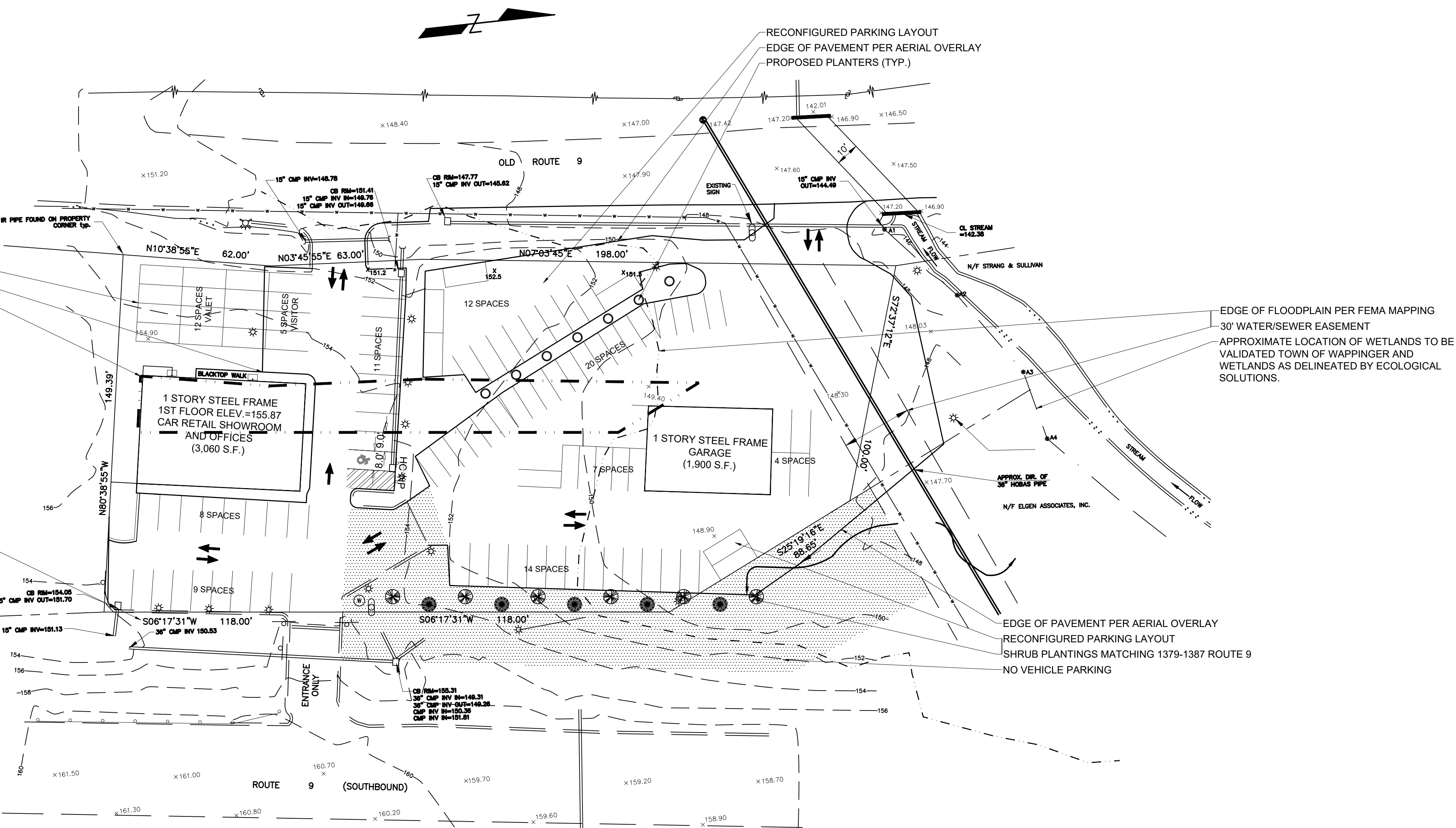
LOCATION MAP SCALE: 1" = 200'

APPLICATION SPECIFIC NOTES:

- THE APPLICANT WISHES TO RECONFIGURE THE INTERNAL PARKING AREA TO UTILIZE THE ELEVATED ASPHALT AREA FOR AUTO DISPLAY. THE FRONTAGE ALONG ROUTE 9 WITHIN THE NYS DOT ROW SHALL BE RESTRICTED TO NO VEHICLE DISPLAY (DOT HATCH AREA) AND PLANTED WITH SHRUB PLANTINGS MIMICKING 1379-1387 ROUTE 9 FOR CONTINUITY. VALET PARKING IS PROPOSED BEHIND THE EXISTING 3,060 SF OFFICE BUILDING. THE SKETCH PLAN IS PROVIDED TO INITIAL A CONVERSATION WITH THE PLANNING/ZONING BOARD TO DISCUSS INCREASING ON-SITE VEHICLE PARKING COUNTS AND CONFIGURATION. A TOTAL OF 102 PARKING SPACES FOR VEHICLE DISPLAY HAVE BEEN SHOWN. A FORMAL APPLICATION WITH UPDATED ASSULT SURVEY WILL BE PROVIDED IF THE APPLICANT CHOOSES TO MOVE FORWARD IN THE SITE PLAN PROCESS WITH UPDATED BULK REGULATION TABLE.
- ALTERATION OF THIS DOCUMENT, EXCEPT BY A NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR WITH A 7208-N EXEMPTION OF THE NEW YORK STATE EDUCATION LAW, IS ILLEGAL.
- ANY PROPOSED FUTURE DEVELOPMENT OF THE PARCELS PROPOSED HEREIN WILL REQUIRE A SITE PLAN APPLICATION TO AND APPROVAL FROM THE TOWN OF BEEKMAN PLANNING BOARD AND SUBJECT TO ANY TOWN CODES, RULES AND REGULATIONS IN PLACE AT THE TIME SAID APPLICATION IS MADE.
- ANY FUTURE DEVELOPMENT SHALL COORDINATE WITH THE LOCAL AGENCIES AS MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO THE LOCAL FIRE DEPARTMENT AND TOWN OF BEEKMAN BUILDING DEPARTMENT.
- SHRUBBERY SHALL BE NO HIGHER THAN THREE FEET ABOVE EXISTING STREET GRADES, NOR SHALL ANY TREE WITH FOLIAGE EXTEND BELOW 10 FEET ABOVE THE ESTABLISHED STREET GRADES. ALL LANDSCAPING (TREES, SHRUBS, PLANTED BEDS) SHALL BE MAINTAINED WITHIN 20 FEET OF ANY STREET INTERSECTION OR 10 FEET OF DRIVEWAY/STREET INTERSECTIONS. THIS RESTRICTION IS FOR PURPOSES OF MAINTAINING VISIBILITY AT ALL TIMES.
- REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, AND OTHER PERMANENT MAINTENANCE OF ALL PLANTINGS AS NEEDED. ALL PLANTING SHOWN ON AN APPROVED SITE PLAN OR SPECIAL USE PERMIT PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITIONS THROUGHOUT THE DURATION OF THE USE AND PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE GROWING SEASON.



EXISTING CONDITIONS SITE PLAN SCALE: 1" = 30'



SKETCH AMENDED SITE PLAN SCALE: 1" = 30'

Applicant and Owner

AURA REALTY CORP
1401 ROUTE 9
WAPPINGER FALLS, NY 12590

PARCEL INFORMATION

DISTRICT	HB- HIGHWAY BUSINESS	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	2 acres	*1.01 acres ±
MINIMUM LOT WIDTH	150 ft.	312 ft.
MINIMUM LOT DEPTH	200 ft.	*147 ft.
MINIMUM STREET FRONTAGE	150 ft.	236 ft.
MINIMUM FRONT YARD FROM:		
COUNTY/ STATE HWY	75 ft.	-
CL OF OTHER STREET	75 ft.	-
FRONT LOT LINE OF OTHER ST.	50 ft.	-
MINIMUM SIDE YARD	10 ft.	-
MINIMUM REAR YARD	30 ft.	-
MAXIMUM BUILDING HEIGHT	2.5 stories/35 ft.	2.5 story/35 ft. MAX.
MAXIMUM BUILDING COVERAGE	25%	-
MAXIMUM FLOOR AREA RATIO	0.4	-
MAXIMUM IMPERVIOUS SURFACE	75%	-
MINIMUM LANDSCAPED OPEN SPACE	25%	-

* SPECIAL PERMIT GRANTED BY THE TOWN BOARD BY RESOLUTION DATED JUNE 10, 2002.

*PRE-EXISTING, NON-CONFORMING

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE	
Project No.	2025.000
License No.	083970

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Wappingers Falls, New York
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AURA REALTY CORP
Town of Wappingers Dutchess County, New York

EXISTING CONDITIONS & SKETCH AMENDED SITE PLAN

SCALE	AS NOTED	DRAWN BY	BJS	DATE	8-4-25	DESIGNED BY	BJS	PROJECT NO.	1	SHEET NO.	1 of 1
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