

ZONING ANALYSIS TABLE		N/A - NOT APPLICABLE
ZONING DISTRICT: HB - HIGHWAY BUSINESS DISTRICT		N/S - NOT SPECIFIED
REQUIRED PERMIT		(V) - VARIANCE REQUESTED
ZONING CRITERIA		(W) - WAIVER REQUESTED
		(E) - EXIST. NON-CONFORMANCE
REQUIRED	RESTAURANT ALLOWED	LDT AREA: 1.22AC (52,976.2 S.F.)
REQUIRED	EXISTING	
MINIMUM LOT AREA (ACRE):	2.0	1.22 (E)
MINIMUM LOT WIDTH (FEET):		
MINIMUM STREET FRONTAGE (FEET):	150	404.90
MINIMUM FRONT YARD (FEET) FROM COUNTY/STATE HIGHWAY:	75	50.6 (E)
MINIMUM SIDE YARD (FEET):	10	133.8/23.5
MINIMUM REAR YARD (FEET):	30	84.3
MAXIMUM BUILDING HEIGHT (STORIES/FEET):	2.5/35	1.0/35
MAXIMUM BUILDING COVERAGE (PERCENT):	25%	6.4%
MAXIMUM FLOOR AREA RATIO:	0.4	0.06
MAXIMUM IMPERVIOUS SURFACE (PERCENT):	75%	67.7%
MINIMUM LANDSCAPED OPEN SPACE (%):	25%	32.3%
PARKING	41	60
DINING SEATING	94	94
BAR SEATING	12	12

EXISTING BUILDING: 3,387.6 S.F.
 EXISTING ASPHALT: 30,762.1 S.F.
 EXISTING WALKWAY: 1,722.2 S.F.
 EXISTING GARBAGE ENCLOSURE: 293.5 S.F.
 EXISTING INTERIOR LANDSCAPING: 2,436.0 S.F.
 EXISTING PERIMETER LANDSCAPING: 14,364.8 S.F.

PARKING REQUIREMENTS FOR A RESTAURANT FACILITY:
 EITHER ONE (1) SPACE FOR EACH THREE (3) SEATS OR ONE (1) SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA, WHICHEVER IS GREATER.

FOR 108 SEATS: 37 SPACES REQUIRED
 BUILDING FLOOR AREA: 3,387.6 S.F. 34 SPACES REQUIRED

PARKING REQUIREMENTS FOR A RESTAURANT/BAR FACILITY:
 EITHER ONE (1) SPACE FOR EACH THREE (3) PATRON SEATS OR ONE (1) SPACE PER 50 SQUARE FEET OF GROSS FLOOR AREA, EXCLUDING KITCHEN AND STORAGE AREAS, WHICHEVER IS GREATER.

FOR 108 SEATS + 12 BAR SEATS: 41 SPACES REQUIRED
 BUILDING FLOOR AREA: 1,803.2 S.F. 36 SPACES REQUIRED

CONSTRUCTION OF NEW YARD DRAIN:

- CONTRACTOR IS TO STRING OUT THE EXISTING PIPE LOCATION.
- CONTRACTOR TO LOCATE NEW CATCH BASIN ADJACENT TO THE NEW DUMPSTER WALL.
- CONTRACTOR TO STRING A LINE FROM THE REAR OF THE NEW BASIN TILL IT CROSSES THE EXISTING DRAIN LINE. THAT IS WHERE THE NEW YARD DRAIN IS TO BE INSTALLED.
- CONTRACTOR SHALL DIG/LOCATE EXISTING DRAIN LINE AND CUT EXISTING DRAIN LINE TO ACCEPT NEW YARD DRAIN.
- CONTRACTOR TO INSTALL NEW 12" ADS N-12 DRAIN LINE FROM NEW YARD DRAIN TO NEW CATCH BASIN (APPROXIMATELY 18 L.F.)
- CONTRACTOR TO INSTALL NEW CATCH BASIN.
- CONTRACTOR TO REMOVE OLD PIPE AND OLD DRAIN

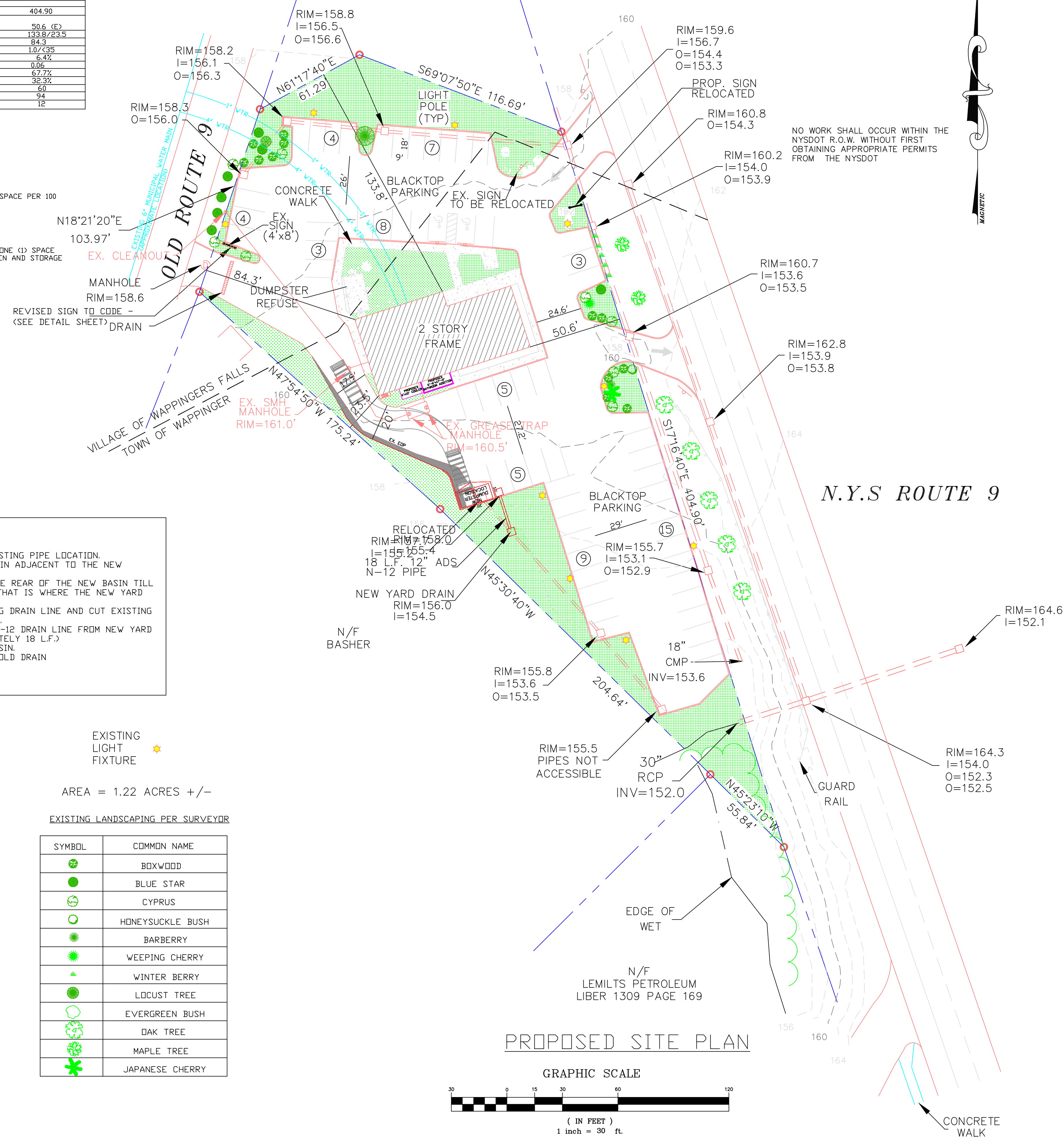
EXISTING LIGHT FIXTURE

AREA = 1.22 ACRES +/-

EXISTING LANDSCAPING PER SURVEYOR

SYMBOL	COMMON NAME
	BOXWOOD
	BLUE STAR
	CYPRUS
	HONEYSUCKLE BUSH
	BARBERRY
	WEeping CHERRY
	WINTER BERRY
	LOCUST TREE
	EVERGREEN BUSH
	OAK TREE
	MAPLE TREE
	JAPANESE CHERRY

LOT NO. 1
 THE VILLAGE OF WAPPINGERS FALLS
 FILED MAP NO. 9817



NO WORK SHALL OCCUR WITHIN THE NYS DOT R.O.W. WITHOUT FIRST OBTAINING APPROPRIATE PERMITS FROM THE NYS DOT

General Notes

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF NYS EDUCATION LAW.

NOTES:
 SURVEY and TOPOGRAPHY INFORMATION PROVIDED by ROBERT V. OSWALD LAND SURVEYORS
 175 WALSH ROAD
 LAGRANGEVILLE, NY 12540
 PH: (845) 226-6436

THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN OR CERTIFIED. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

TOPOGRAPHY SHOWN HEREON GENERALLY IN ACCORDANCE WITH NAVD 88.

TOWN OF WAPPINGER TAX INFO:

PARCEL INFORMATION:
 TAX MAP NO.: 135689-6158-04-572057
 1515 NYS ROUTE 9
 0.86 ACRES (37,334.3 S.F.)

ZONE:
 HB: HIGHWAY BUSINESS DISTRICT

VILLAGE OF WAPPINGER TAX INFO:

PARCEL INFORMATION:
 TAX MAP NO.: 135601-6158-19-569062
 1515 NYS ROUTE 9
 0.36 ACRES (15,641.9 S.F.)

ZONE:
 CMU: COMMERCIAL MIXED USE

LIGHTING:
 ALL EXISTING LIGHTING SHALL BE REPLACED WITH LED LIGHTING AND BE DARK SKY COMPLIANT. THE AMBIENT COLOR SHALL BE WARM.

No.	Revision/Issue	Date
4	FRONT SIGN DETAIL ADDED TO DETAIL SHEET	10/29/25
3	TOWN PLANNER COMMENTS	10/20/25
2	TOWN ENGINEER COMMENTS	9/12/25
1	TOWN PLANNER COMMENTS	8/15/25

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PROPOSED SITE PLAN
 PHASE 1
 for
 CASA AMIGOS 2 RESTAURANT
 1515 NYS ROUTE 9
 WAPPINGER, NY 12590
 TOWN OF WAPPINGER, DUTCHESS COUNTY

Project	
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Date	06/12/25
Sheet	PR_SP_1
Scale	AS NOTED
	PHASE 1