



- GENERAL NOTES**
- ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATIONS OF THIS PLAN BY A NYS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
 - BOUNDARY AND EXISTING TOPOGRAPHY IS TAKEN FROM A SURVEY ENTITLED "MAP OF SURVEY FOR LOT NO. 6, 7 & 8 MONFORT & NESTLER SUBDIVISION AND THE LANDS OF BEVERLY HILLS DEVELOPMENT, INC. PREPARED BY ROBERT V. OSWALD, LAND SURVEYING AND DATED SEPTEMBER 22, 2022 AND UPDATED NOVEMBER 7, 2022.
 - AREA OF DISTURBANCE IS 0.98 AC.

| SCHEDULE OF BULK REGULATIONS | | | | | |
|---------------------------------|--------------------|------------------------|------------------------|------------------------|-----------------------------|
| DISTRICT: | REQUIRED | EXISTING PARCEL 777824 | EXISTING PARCEL 794847 | EXISTING PARCEL 771855 | PROPOSED (COMBINED PARCELS) |
| HB - HIGHWAY BUSINESS | 2 acres | 2.0 acres | 2.0 acres | *0.64 acres | 4.64 acres |
| MINIMUM LOT AREA | 150 ft. | 478.8 ft. | 315.1 ft. | 197 ft. | 673.8 ft. |
| MINIMUM LOT WIDTH | 200 ft. | 236.7 ft. | 362.3 ft. | *141 ft. | 374.1 ft. |
| MINIMUM LOT DEPTH | 150 ft. | 914.4 ft. | 336.9 ft. | 198.36 ft. | 1,449.7 ft. |
| MINIMUM STREET FRONTAGE | 75 ft. | *30 ft. | N/A | N/A | *30 ft. |
| MINIMUM FRONT YARD FROM: | 75 ft. | *62.6 ft. | N/A | N/A | *62.6 ft. |
| COUNTY/ STATE HWY (U.S. RTE. 9) | 50 ft. | *22.4 ft. | N/A | N/A | *22.4 ft. |
| CL OF OTHER STREET | 10 ft. | 23.5 ft. | N/A | N/A | 234.9 ft. |
| FRONT LOT LINE OF OTHER ST. | 30 ft. | *22.4 ft. | N/A | N/A | *22.4 ft. |
| MINIMUM SIDE YARD | 2.5 stories/35 ft. | 2.5 stories/35 ft. | N/A | N/A | 2.5 stories/35 ft. |
| MINIMUM REAR YARD | 25% | *34% | N/A | N/A | 14.8% |
| MAXIMUM BUILDING HEIGHT | 0.4 | 0.34 | N/A | N/A | 0.15 |
| MAXIMUM BUILDING COVERAGE | 75% | 46% | N/A | N/A | 29% |
| MAXIMUM FLOOR AREA RATIO | 25% | 54% | 100% | 100% | 71% |
| MAXIMUM IMPERVIOUS SURFACE | | | | | |
| MINIMUM LANDSCAPED OPEN SPACE | | | | | |

| |
|---|
| APPLICANT: DURANTS, LLC 1156 ROUTE 9 WAPPINGERS FALLS, NY 12590 |
| OWNER: CONTRAIL, LLC 3 NANCY COURT, SUITE 4 WAPPINGERS FALLS, NY 12590 |
| PROPERTY INFORMATION: OWNER: CONTRAIL, LLC TAX ID No. 13-5689-6156-02-777824 LOT 8 FILED MAP No. 5224 AREA: 2.00 Ac. OWNER: CONTRAIL, LLC TAX ID No. 13-5689-6156-02-794847 LOT 7 FILED MAP No. 5224 AREA: 2.00 Ac. OWNER: CONTRAIL, LLC TAX ID No. 13-5689-6156-02-771855 AREA: 0.64 Ac. |
| ZONING DESIGNATIONS: HB - HIGHWAY BUSINESS |
| PROPOSED PARCEL INFORMATION PROPOSED COMBINED LOT = 4.64 Ac. |

| REVISIONS | |
|-----------|--------------|
| DATE: | DESCRIPTION: |
| | |
| | |
| | |
| | |
| | |

| LEGEND | | | |
|--------|-------------------------|--|-------------------------|
| | PROPERTY LINE | | EXISTING UTILITY POLE |
| | EXISTING R.O.W. | | EXISTING CATCH BASIN |
| | EXISTING EASEMENT | | EXISTING WELL |
| | EXISTING CONTOUR | | EXISTING LIGHT |
| | EXISTING TREE LINE | | EXISTING WETLAND FLAG |
| | PROPOSED RETAINING WALL | | 100' WETLAND BUFFER |
| | PROPOSED CONTOUR | | PROPOSED RETAINING WALL |

OWNER'S CONSENT NOTE:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LIMITS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER _____ DATE _____

WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020

3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

TEL: (845) 897-9205
FAX: (845) 897-0042

CONCEPTUAL SITE PLAN FOR

DURANTS EVENT RENTALS

TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 1320G

DATE: 04-13-26

SCALE: 1"=40'

C-1
SHEET 1 OF 1