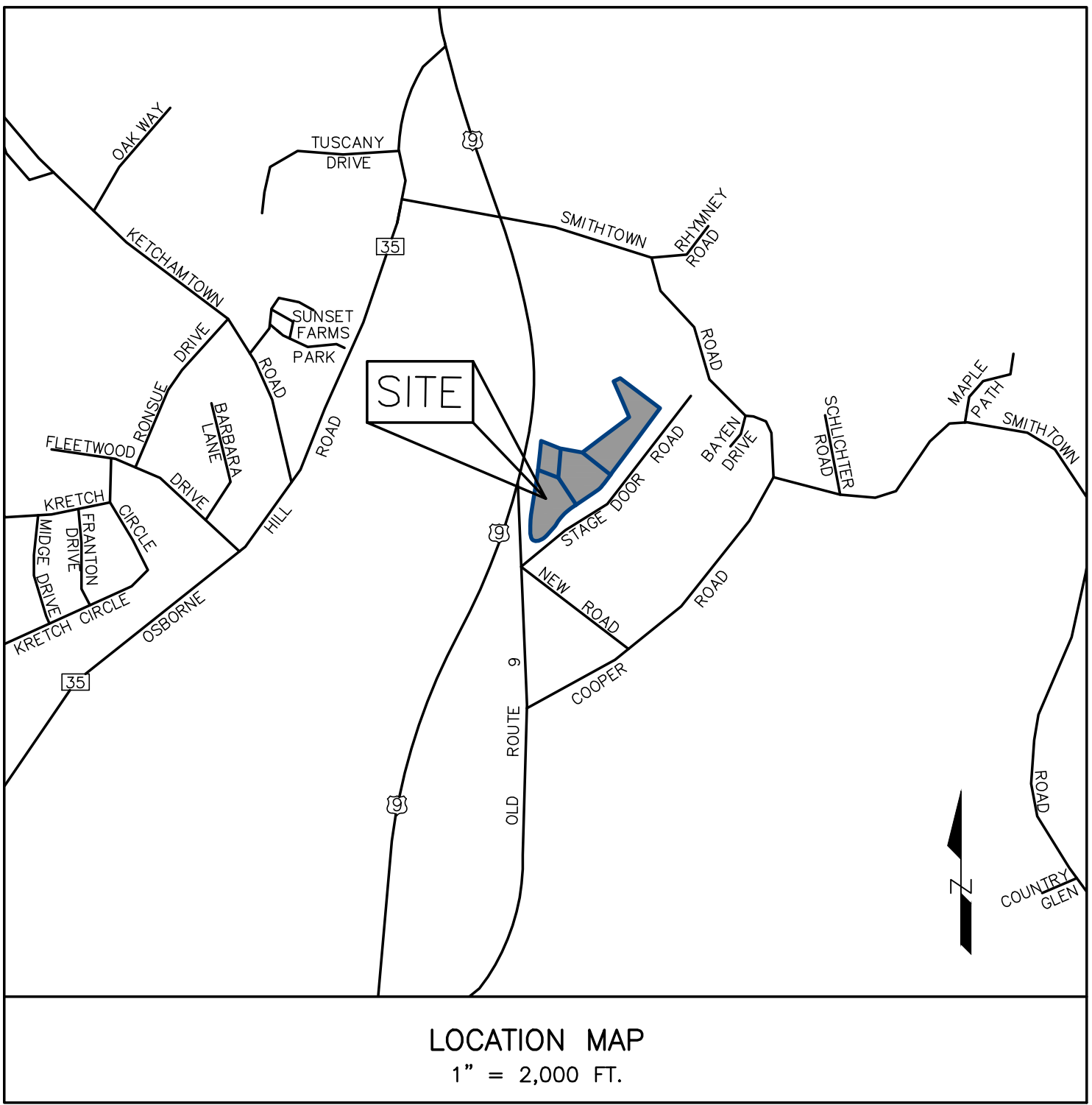
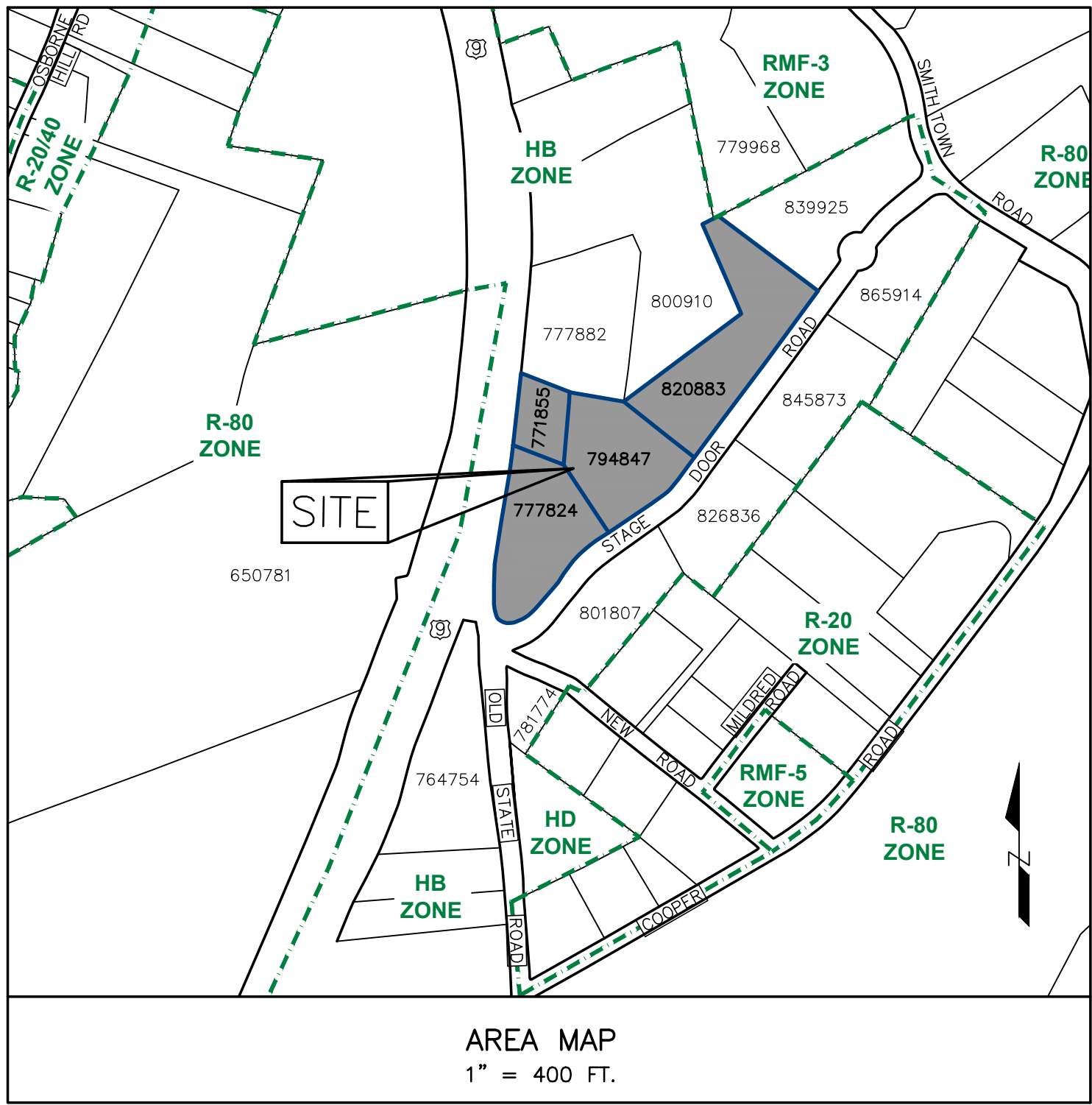


SCHEDULE OF BULK REGULATIONS						
DISTRICT: HIGHWAY BUSINESS	REQUIRED	EXISTING PARCEL 777824	EXISTING PARCEL 777855	EXISTING PARCEL 794847	EXISTING PARCEL 820883	PROPOSED
MINIMUM LOT AREA	2 acres	2.0 acres	*0.64 acres	2.0 acres	2.76 acres	7.40 acres
MINIMUM LOT WIDTH	150 ft.	478.75 ft.	197 ft.	305 ft.	572.3 ft.	189.58 ft./242.47 ft.
MINIMUM LOT DEPTH	200 ft.	236.0 ft.	*141 ft.	360 ft.	*157 ft.	654 ft.
MINIMUM STREET FRONTAGE	150 ft.	914.4 ft.	198.36 ft.	336.88 ft.	572.33 ft.	2,002 ft.
MINIMUM FRONT YARD FROM:						
COUNTY/ STATE HWY (U.S. RTE. 9)	75 ft.	*21.98 ft.	N/A	N/A	N/A	*25.9 ft.
CL. OF OTHER STREET	75 ft.	*62.6 ft.	N/A	N/A	N/A	87.1 ft.
FRONT LOT LINE OF OTHER ST.	50 ft.	*22.4 ft.	N/A	N/A	N/A	*24.0 ft.
MINIMUM SIDE YARD	10 ft.	23.5 ft.	N/A	N/A	N/A	111 ft.
MINIMUM REAR YARD	30 ft.	*22.4 ft.	N/A	N/A	N/A	30 ft.
MAXIMUM BUILDING HEIGHT	2.5 stories/35 ft.	2.5 stories/35 ft.	N/A	N/A	N/A	3 stories
MAXIMUM FLOOR AREA RATIO	25%	*34%	N/A	N/A	N/A	20.7%
MAXIMUM IMPERVIOUS SURFACE	75%	46%	N/A	N/A	N/A	54%
MINIMUM LANDSCAPED OPEN SPACE	25%	54%	100%	100%	100%	48%
* PRE-EXISTING, NON-CONFORMING						

WETLAND DISTURBANCE	
EXISTING WETLAND TO BE FILLED	PROPOSED WETLAND MITIGATION
6,237.80 SQ. FT.	6,303.84 SQ. FT.



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 NYIS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
- EXISTING SURVEY & 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. GONWALD, LAND SURVEYING, DATED SEPTEMBER 22, 2022 AND THE WETLAND LINE UPDATED ON NOVEMBER 7, 2022.



OWNER:	CONTRAIL, LLC 3 NANCY COURT, SUITE 4 WAPPINGERS FALLS, NY 12590
APPLICANT:	U-HAUL COMPANY OF LOWER HUDSON VALLEY 300 WINDSOR HIGHWAY NEW WINDSOR, NY 12533
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. 13-5689-6156-02-771855 LOT 7, 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: GLOBAL SATELLITE, LLC TAX ID NO. 13-5689-6156-02-820883 LOT 6, FILED MAP NO. 5224 AREA: 2.78 AC.
ZONING DESIGNATIONS:	HB - HIGHWAY BUSINESS
PROPOSED PARCEL INFORMATION	PROPOSED COMBINED LOT = 7.44 AC.

REVISIONS	
DATE:	DESCRIPTION:

LEGEND	
	PROPERTY LINE
	EXISTING R.O.W.
	EXISTING EASEMENT
	EXISTING CONTOUR
	EXISTING CATCH BASIN
	EXISTING WELL
	EXISTING LIGHT
	EXISTING UTILITY POLE
	PROPOSED WELL
	PROPOSED TREE
	EXISTING WETLAND FLAG
	LIMITS OF TOWN OF WAPPINGER WETLAND
	100' WETLAND BUFFER

OWNER'S CONSENT NOTE:

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

OWNER: _____ DATE: _____

POVALL
ENGINEERING, PLLC



WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #079894
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL: (845) 897-8205
FAX: (845) 897-0042

CONCEPTUAL SITE PLAN FOR
U-HAUL
STAGE DOOR ROAD

TOWN OF WAPPINGER

DUTCSS COUNTY, NEW YORK

JOB #: 2221
DATE: 01-24-23
SCALE: 1"=40'
CP-1
SHEET 1 OF 1