



SCALE: 1" = 2000'

<u>DRAWING #</u>	<u>TITLE</u>	<u>SHEET #</u>
C-101	AMENDED SITE PLAN	1
<u>DRAWINGS BY OTHERS</u>		
A3.1	EXTERIOR ELEVATIONS	2
A3.2	EXTERIOR ELEVATIONS	3

1. PARCEL NUMBER: 135689-6157-04-647343-0000
2. TOTAL AREA OF SUBJECT PARCEL: 12.82± ACRES.
3. BOUNDARY AND PLANNIMETRIC INFORMATION BASED UPON A SURVEY ENTITLED "LANDS OF ADAMS FAIRFACRE FARMS" PREPARED BY MORRIS ASSOCIATES P. L.L.C. DATED JANUARY 31, 2007.
4. FOR CONSTRUCTION DETAILS REFER TO THE PLAN PREPARED BY MORRIS ASSOCIATES P. L.L.C.
5. OWNER / APPLICANT: ADAMS/WAPPINGER LLC
765 DUTCHESS TURNPIKE
POUGHKEEPSIE, NY 12603
6. THE PROPOSED LOT SHALL BE SERVICED BY PUBLIC WATER AND SEWER SERVICES.
7. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN WATERSHED LONG-EARED BAT HIBERNACULUM, ANY TREE CUTTING OR REMOVAL SHALL OCCUR WITHIN THE APPROPRIATE TIME OF YEAR WORK WINDOW, NOVEMBER 1ST THROUGH MARCH 31ST, TO AVOID DIRECT IMPACTS TO INDIVIDUALS AND THE NEED FOR AN ARTICLE 11 TAKE PERMIT.
8. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN INDIANA BAT HIBERNACULUM, ANY TREE CUTTING OR REMOVAL SHALL OCCUR WITHIN THE APPROPRIATE TIME OF YEAR WORK WINDOW, OCTOBER 1ST THROUGH MARCH 31ST, TO AVOID DIRECT IMPACTS TO INDIVIDUALS AND THE NEED FOR AN ARTICLE 11 TAKE PERMIT.

TOWN OF WAPPINGER - ZONING DISTRICT HB / HD
EXISTING USE: RETAIL OR SERVICE BUSINESS (USE S240 ATCH 4)

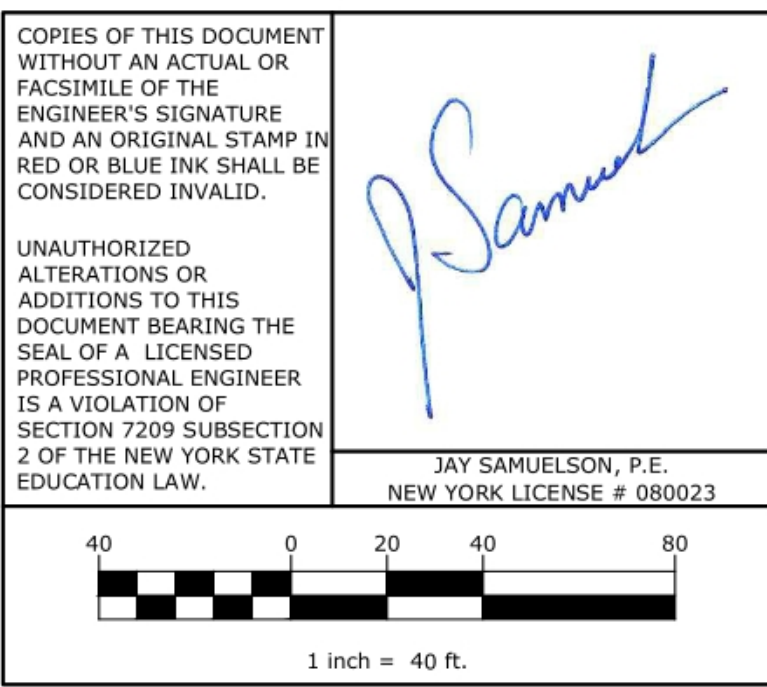
MINIMUM BUILDING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	2 ACRES	12.82 ACRES	12.82 ACRES
LOT WIDTH	150 FEET	534.6 FEET	534.6 FEET
LOT DEPTH	200 FEET	813.8 FEET	813.8 FEET
STREET FRONTAGE	150 FEET	543.2 FEET	543.2 FEET
FRONT YARD	50 FEET *	164.0 FEET	164.0 FEET
REAR YARD	30 FEET **	182.2 FEET	182.2 FEET
SIDE YARD (ONE / BOTH)	10 / 20 FEET ***	69.9 / 143.5 FEET	55.9 / 399.5 FEET
LANDSCAPED OPEN SPACE	25 %	46.2 %	45.7 %
MAXIMUM ALLOWABLE			
BUILDING HEIGHT (STORIES / FEET)	2.5 / 35	2.0 / 30.67	2.0 / 30.67
LOT COVERAGE (BUILDINGS)	25 %	9.0 %	9.3 %
FLOOR AREA RATIO	0.4	0.090	0.092
IMPERVIOUS COVERAGE	75 %	53.8 %	54.3 %


TOWN OF WAPPINGER - ZONING DISTRICT HB / HD
EXISTING USE: RETAIL OR SERVICE BUSINESS (USE S240-97)

<u>BUILDING AREA:</u>	50,401 SF GFA
<u>PARKING REQUIREMENT:</u>	1 SPACE PER 150 SF GFA ON GROUND FLOOR 1 SPACE PER 250 SF GFA ON OTHER FLOORS
<u>TOTAL SPACES REQUIRED:</u>	50,401 SF GFA x 1 SPACE / 150 SF GFA = 337 SPACES
<u>TOTAL SPACES PROVIDED:</u>	346 SPACES

[illegible]

DRAWING STATUS		ISSUE DATE: 07/27/23	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL		N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL		1	OF 3
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL		N/A	OF N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL		N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL		N/A	OF N/A
<input type="checkbox"/> NYSDOT APPROVAL		N/A	OF N/A
<input type="checkbox"/> OTHER		N/A	OF N/A
<input type="checkbox"/> FOR BID		N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION		N/A	OF N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OF ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENAILED PLAN SET(S).			



 <p>ENGINEERING & SURVEYING PROPERTIES</p> <p><i>Achieving Successful Results with Innovative Designs</i></p>	<p>MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7722 WWW.BP-PC.COM</p>
<p align="center">AMENDED SITE PLAN</p> <p align="center">ADAMS' FAIRACRE FARMS MARKET 160 OLD POST ROAD TOWN OF WAPPINGER DUTCHESS COUNTY, NEW YORK</p>	