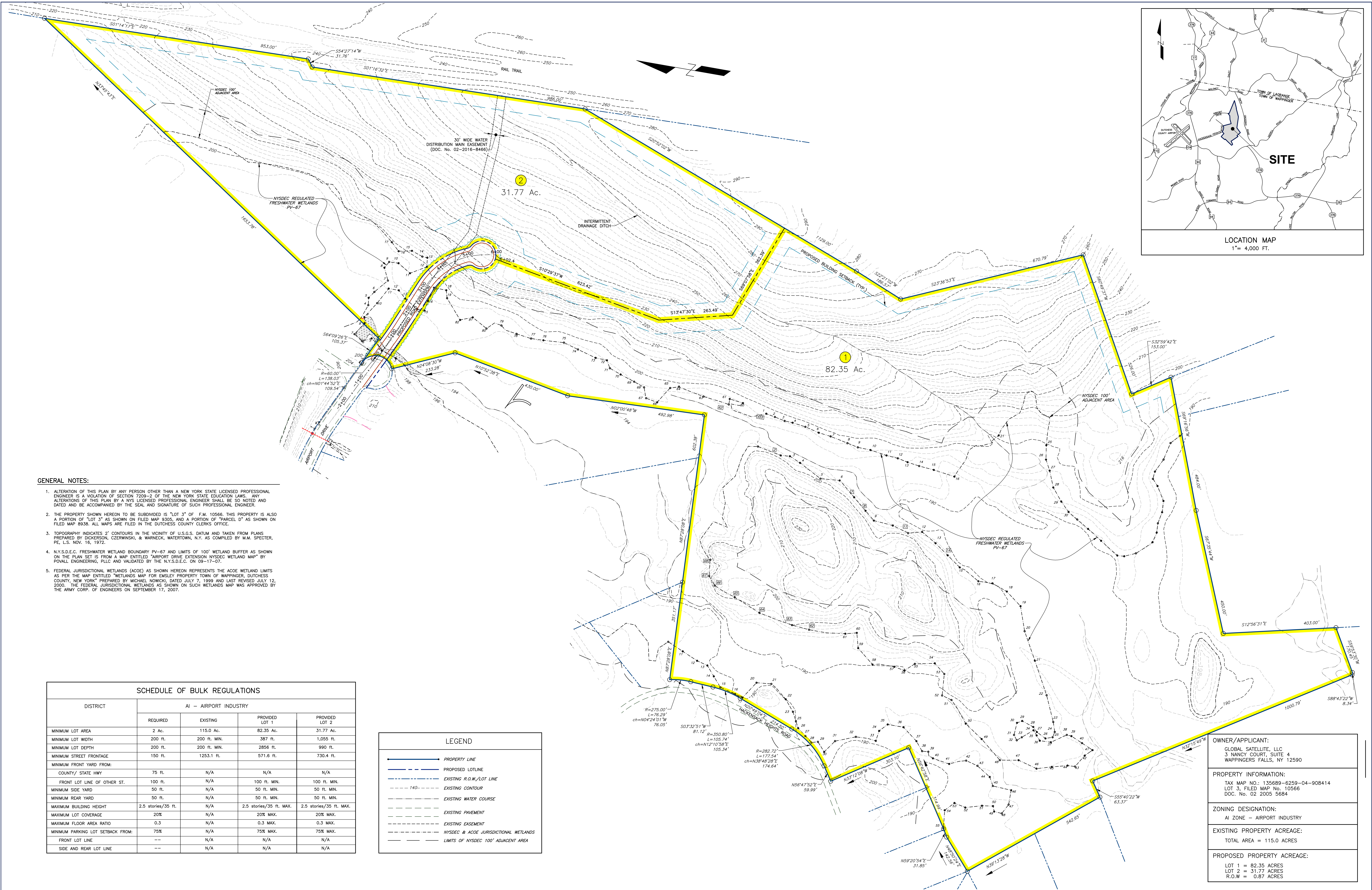




GENERAL NOTES:

1. 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.
2. THE PROPERTY SHOWN HEREON TO BE SUBDIVIDED IS "LOT 3" OF F.M. 10566. THIS PROPERTY IS ALSO A PORTION OF "LOT 3" AS SHOWN ON FILED MAP 9305, AND A PORTION OF "PARCEL D" AS SHOWN ON FILED MAP 9838. ALL MAPS ARE FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE.
3. TOPOGRAPHY INDICATES 2' CONTOURS IN THE VICINITY OF U.S.G.S. DATUM AND TAKEN FROM PLANS PREPARED BY DICKERSON, CZERWINSKI, & WARNECK, WATERTOWN, N.Y. AS COMPILED BY M.M. SPECTER, P.E., L.S. NOV. 16, 1972.
4. N.Y.S.D.E.C. FRESHWATER WETLAND BOUNDARY PV-67 AND LIMITS OF 100' WETLAND BUFFER AS SHOWN ON THE PLAN SET IS FROM A MAP ENTITLED "AIRPORT DRIVE EXTENSION NYSDEC WETLAND MAP" BY POVALL ENGINEERING, PLLC AND VALIDATED BY THE N.Y.S.D.E.C. ON 09-17-07.
5. FEDERAL JURISDICTIONAL WETLANDS (ACOE) AS SHOWN HEREON REPRESENTS THE ACOE WETLAND LIMITS AS PER THE MAP ENTITLED "WETLANDS MAP FOR EMSLEY PROPERTY TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK" PREPARED BY MICHAEL NOWICKI, DATED JULY 7, 1999 AND LAST REVISED JULY 12, 2000. THE FEDERAL JURISDICTIONAL WETLANDS AS SHOWN ON SUCH WETLANDS MAP WAS APPROVED BY THE ARMY CORP. OF ENGINEERS ON SEPTEMBER 17, 2007.

SCHEDULE OF BULK REGULATIONS

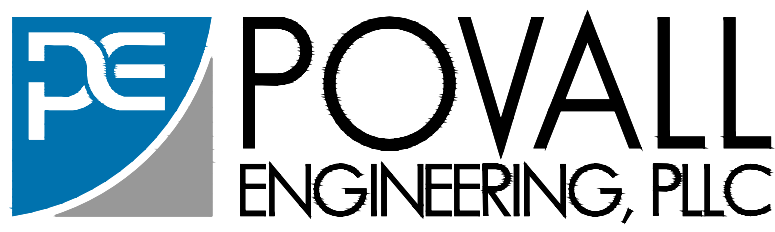
DISTRICT	AI - AIRPORT INDUSTRY			
	REQUIRED	EXISTING	PROVIDED LOT 1	PROVIDED LOT 2
MINIMUM LOT AREA	2 Ac.	115.0 Ac.	82.35 Ac.	31.77 Ac.
MINIMUM LOT WIDTH	200 ft.	200 ft. MIN.	387 ft.	1,055 ft.
MINIMUM LOT DEPTH	200 ft.	200 ft. MIN.	2856 ft.	990 ft.
MINIMUM STREET FRONTAGE	150 ft.	1253.1 ft.	571.6 ft.	730.4 ft.
MINIMUM FRONT YARD FROM:				
COUNTY/ STATE HWY	75 ft.	N/A	N/A	N/A
FRONT LOT LINE OF OTHER ST.	100 ft.	N/A	100 ft. MIN.	100 ft. MIN.
MINIMUM SIDE YARD	50 ft.	N/A	50 ft. MIN.	50 ft. MIN.
MINIMUM REAR YARD	50 ft.	N/A	50 ft. MIN.	50 ft. MIN.
MAXIMUM BUILDING HEIGHT	2.5 stories/35 ft.	N/A	2.5 stories/35 ft. MAX.	2.5 stories/35 ft. MAX.
MAXIMUM LOT COVERAGE	20%	N/A	20% MAX.	20% MAX.
MAXIMUM FLOOR AREA RATIO	0.3	N/A	0.3 MAX.	0.3 MAX.
MINIMUM PARKING LOT SETBACK FROM:	75%	N/A	75% MAX.	75% MAX.
FRONT LOT LINE	---	N/A	N/A	N/A
SIDE AND REAR LOT LINE	---	N/A	N/A	N/A

LEGEND

- PROPERTY LINE
- PROPOSED LOTLINE
- EXISTING R.O.W./LOT LINE
- EXISTING CONTOUR
- EXISTING WATER COURSE
- EXISTING PAVEMENT
- EXISTING EASEMENT
- NYSDEC & ACOE JURISDICTIONAL WETLANDS
- LIMITS OF NYSDEC 100' ADJACENT AREA

OWNER/APPLICANT: GLOBAL SATELLITE, LLC 3 NANCY COURT, SUITE 4 WAPPINGERS FALLS, NY 12590
PROPERTY INFORMATION: TAX MAP NO.: 135689-6259-04-908414 LOT 3, FILED MAP No. 10566 DOC. No. 02 2005 5684
ZONING DESIGNATION: AI ZONE - AIRPORT INDUSTRY
EXISTING PROPERTY ACREAGE: TOTAL AREA = 115.0 ACRES
PROPOSED PROPERTY ACREAGE: LOT 1 = 82.35 ACRES LOT 2 = 31.77 ACRES R.O.W. = 0.87 ACRES

REVISIONS	
DATE:	DESCRIPTION:



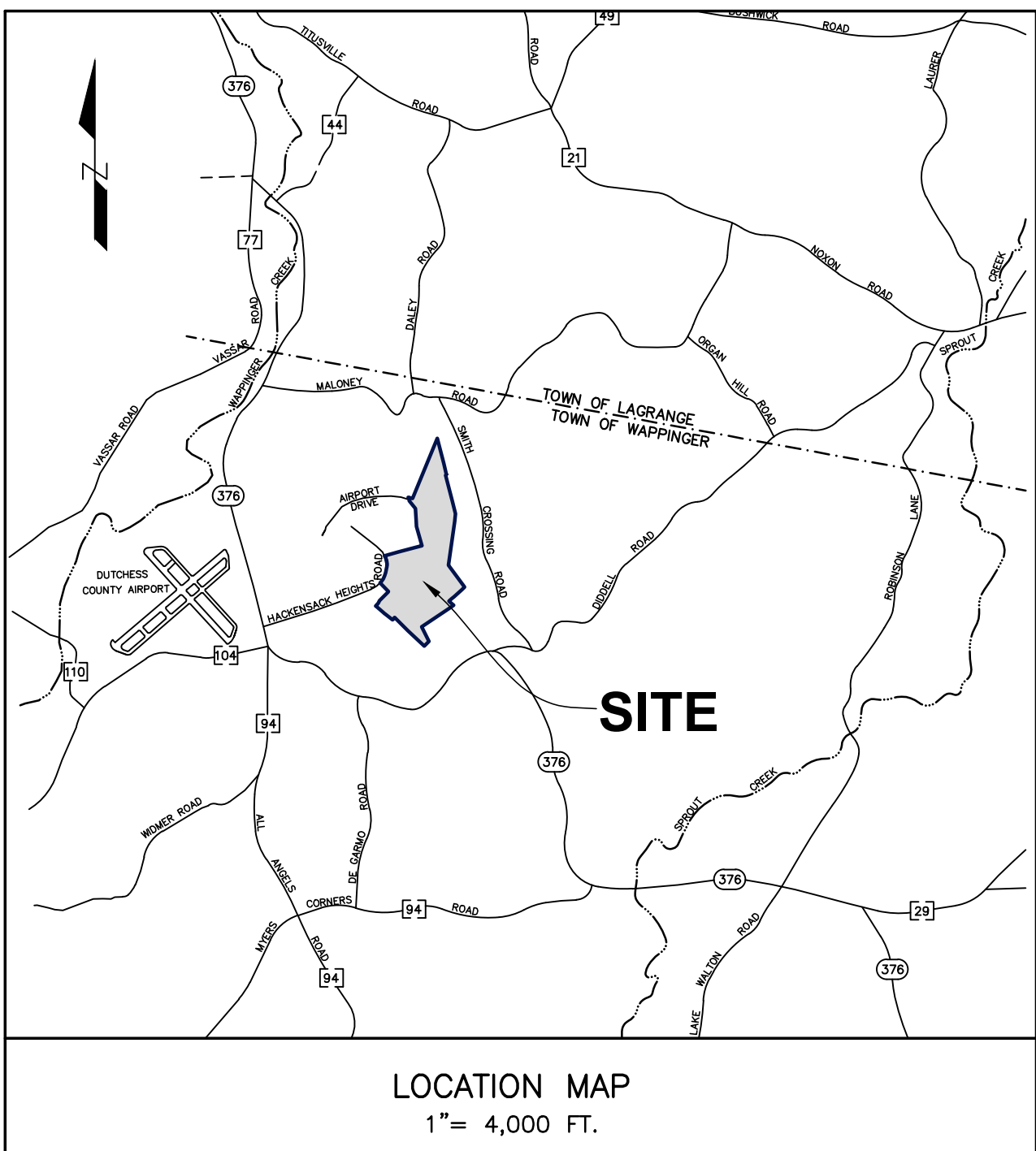
WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL: (845) 897-9205
FAX: (845) 897-0042

CONCEPTUAL
GLOBAL BUSINESS PARK
SUBDIVISION
TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 2021
DATE: 09-21-20
SCALE: 1" = 120'
CP-1
SHEET 1 OF 2

GENERAL NOTES:

1. 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.
2. THE PROPERTY SHOWN HEREON TO BE SUBDIVIDED IS "LOT 3" OF F.M. 10566. THIS PROPERTY IS ALSO A PORTION OF "LOT 3" AS SHOWN ON FILED MAP 9305, AND A PORTION OF "PARCEL D" AS SHOWN ON FILED MAP 8938. ALL MAPS ARE FILED IN THE DUTCHESS COUNTY CLERKS' OFFICE.
3. TOPOGRAPHY INDICATES 2' CONTOURS IN THE VICINITY OF U.S.G.S. DATUM AND TAKEN FROM PLANS PREPARED BY DICKERSON, CZERNIOWSKI, & WARNECK, WATERTOWN, N.Y. AS COMPILED BY M.M. SPECTER, P.E. L.S. NOV. 16, 1972.
4. N.Y.S.D.E.C. FRESHWATER WETLAND BOUNDARY PV-67 AND LIMITS OF 100' WETLAND BUFFER AS SHOWN ON THE PLAN SET IS FROM A MAP ENTITLED "AIRPORT DRIVE EXTENSION NYSDEC WETLAND MAP" BY POVALL ENGINEERING, PLLC AND VALIDATED BY THE N.Y.S.D.E.C. ON 09-17-07.
5. FEDERAL JURISDICTIONAL WETLANDS (ACOE) AS SHOWN HEREON REPRESENTS THE ACOE WETLAND LIMITS AS PER THE MAP ENTITLED "WETLANDS MAP FOR EMLEY PROPERTY TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK" PREPARED BY MICHAEL NOWICKI, DATED JULY 7, 1999 AND LAST REVISED JULY 12, 2000. THE FEDERAL JURISDICTIONAL WETLANDS AS SHOWN ON SUCH WETLANDS MAP WAS APPROVED BY THE ARMY CORP. OF ENGINEERS ON SEPTEMBER 17, 2007.



PARKING SCHEDULE

PROPOSED PARKING:	
PARKING SPACES REQUIRED:	
OFFICE: 3,200 sq. ft. x (1 SPACE/300 sq. ft.)	= 10.6 SPACES
STORAGE: 5,600 sq. ft. x (1 SPACE/1,000 sq. ft.)	= 5.6 SPACES
6 EMPLOYEES	= 6.0 SPACES
PARKING SPACES PROVIDED: 55 SPACES	TOTAL REQUIRED: = 23 SPACES

SCHEDULE OF BULK REGULATIONS

DISTRICT	AI - AIRPORT INDUSTRY		
	REQUIRED	EXISTING	PROVIDED LOT 1
MINIMUM LOT AREA	2 Ac.	82.35 Ac.	82.35 Ac.
MINIMUM LOT WIDTH	200 ft.	387 ft.	387 ft.
MINIMUM LOT DEPTH	200 ft.	2856 ft.	2856 ft.
MINIMUM STREET FRONTAGE	150 ft.	571.6 ft.	571.6 ft.
MINIMUM FRONT YARD FROM:			
COUNTY/ STATE HWY	75 ft.	N/A	N/A
FRONT LOT LINE OF OTHER ST.	100 ft.	N/A	259 ft.
MINIMUM SIDE YARD	50 ft.	N/A	148 ft.
MINIMUM REAR YARD	50 ft.	N/A	162 ft.
MAXIMUM BUILDING HEIGHT	2.5 stories/35 ft.	N/A	2.5 stories/35 ft. MAX.
MAXIMUM LOT COVERAGE	20%	N/A	7.8%
MAXIMUM FLOOR AREA RATIO	0.3	N/A	0.05
MINIMUM PARKING LOT SETBACK FROM:			
FRONT LOT LINE	--	N/A	N/A
SIDE AND REAR LOT LINE	--	N/A	N/A

LEGEND

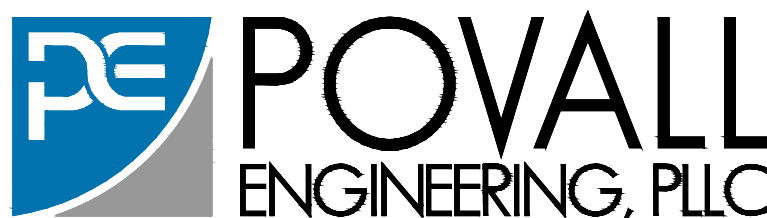
- PROPERTY LINE
- EXISTING R.O.W./LOT LINE
- EXISTING CONTOUR
- EXISTING WATER COURSE
- EXISTING PAVEMENT
- EXISTING EASEMENT
- NYSDEC & ACOE JURISDICTIONAL WETLANDS
- LIMITS OF NYSDEC 100' ADJACENT AREA

FOR CONTINUATION OF LOT 1 SEE GLOBAL BUSINESS PARK SUBDIVISION PLAN

OWNER/APPLICANT: GLOBAL SATELLITE, LLC 3 NANCY COURT, SUITE 4 WAPPINGERS FALLS, NY 12590
PROPERTY INFORMATION: TAX MAP NO.: 135689-6259-04-908414 LOT 1, GLOBAL BUSINESS PARK SUBDIVISION DOC. No. 02 2005 5684
ZONING DESIGNATION: AI ZONE - AIRPORT INDUSTRY
PROPERTY ACREAGE: TOTAL AREA = 82.35 ACRES

REVISIONS

DATE:	DESCRIPTION:



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
NATURAL GREEN SOLUTIONS

TOWN OF WAPPINGER

DUTCHESS COUNTY, NEW YORK

JOB #: 2021
DATE: 09-21-20
SCALE: 1" = 100'
CP-2
SHEET 2 OF 2