



OWNERS CONSENT NOTE

THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

ERIC HARTMANN, MANAGING MEMBER DATE
 MARIC, LLC
 1445 ROUTE 9
 WAPPINGER, NEW YORK 12590

TOWN OF WAPPINGER PLANNING BOARD

Approved by Resolution of the Planning Board of the Town of Wappinger, New York, on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this Plat, as approved, shall void this approval.

Signed this _____ day of _____, 20____, by _____ Chairman

NO.	REVISIONS	CHECKED BY	PRELIMINARY	FINAL
		LJP		
			BY	DATE

LAWRENCE J. PAGGI, PE, PC
 CONSULTING ENGINEERING
 43 BROAD STREET
 FISHKILL, NY 12524
 PHONE: (845) 897-2375

*Civil, Sanitary & Site Engineering
 Planning & Environmental Assessment*

SITE DATA:

TAX ID No.:	6157-02-607850 (LOT 1)	REQUIRED (HB)	EXISTING (AFTER LOT LINE REALIGNMENT)	PROPOSED
TOTAL AREA:	2.412 ACRES (LOT 1)			
ZONE:	HB (HIGHWAY BUSINESS)			
MINIMUM LOT AREA (ACRES)	3.0	2,693	2,693	
MINIMUM LOT WIDTH (FEET)	150	213	213	
MINIMUM LOT DEPTH (FEET)	200	445	445	
MINIMUM STREET FRONTAGE (FEET)	150	317	317	
MINIMUM FRONT YARD (FEET) FROM: COUNTY/STATE HIGHWAY	75	68.4	68.4	
FRONT LINE OF OTHER STREET	50	146.7	146.7	
MINIMUM SIDE YARD (FEET)	10	56.3	56.3	
ACCESSORY BUILDING <15 FEET HIGH	10	N/A	N/A	
MINIMUM REAR YARD (FEET)	30	146.7	146.7	
ACCESSORY BUILDING <15 FEET HIGH	30	N/A	N/A	
MAXIMUM BUILDING HEIGHT: FEET	2.5	EXISTING TO REMAIN	EXISTING TO REMAIN	
MAXIMUM BUILDING COVERAGE (PERCENT)	35	12.4%	12.4%	
MAXIMUM FLOOR AREA RATION	0.4	0.124	0.124	
MAXIMUM IMPERVIOUS SURFACE (PERCENT)	75%	75.5%	75.5%	
MINIMUM LANDSCAPED OPEN SPACE	25%	24.5%	24.5%	

PARKING REQUIREMENTS AND PROPOSED CONFORMANCE FOR LOT #1 -
 40 EMPLOYEES X 2 SPACES PER 3 EMPLOYEES = 27
 10 VISITOR PARKING SPACES FOR MOTOR VEHICLE SALES ESTABLISHMENTS
TOTAL PARKING SPACES PROVIDED ON SITE -
 10 VISITORS
 27 EMPLOYEE
 152 INVENTORY
MAXIMUM NUMBER OF VEHICLES ON SITE -
 70 CARS PER ACRE
 2.693 ACRES X 70 CARS/ACRE = 189 CARS MAXIMUM REQUIRED
 189 SPACES PROVIDED, INCLUDING 2 ACCESSIBLE PARKING SPACES
PER TABLE 208.2 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN -
 2 ACCESSIBLE PARKING SPACES REQUIRED FOR TOTAL PARKING IN LOT FROM 26 TO 50 SPACES. TOTAL PARKING IN LOT BASED UPON 10 VISITOR SPACES PLUS 27 EMPLOYEE SPACES.

LEGEND

---	PROPERTY LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	FENCE
---	OVERHEAD WIRES
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	HYDRANT
○	GAS VALVE
○	WATER VALVE
○	ELECTRIC BOX
○	ELECTRIC MANHOLE
○	SANITARY SEWER MANHOLE
○	DRAINAGE MANHOLE
○	UNIDENTIFIED MANHOLE
○	DROP INLET
○	UTILITY POLE
○	MAIL BOX
○	GUY WIRE
○	SIGN
○	BOUNDARY
○	IRON ROD FOUND
○	IRON PIPE FOUND
○	MONUMENT FOUND
○	PROPERTY CORNER

