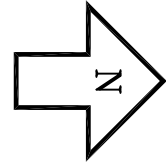
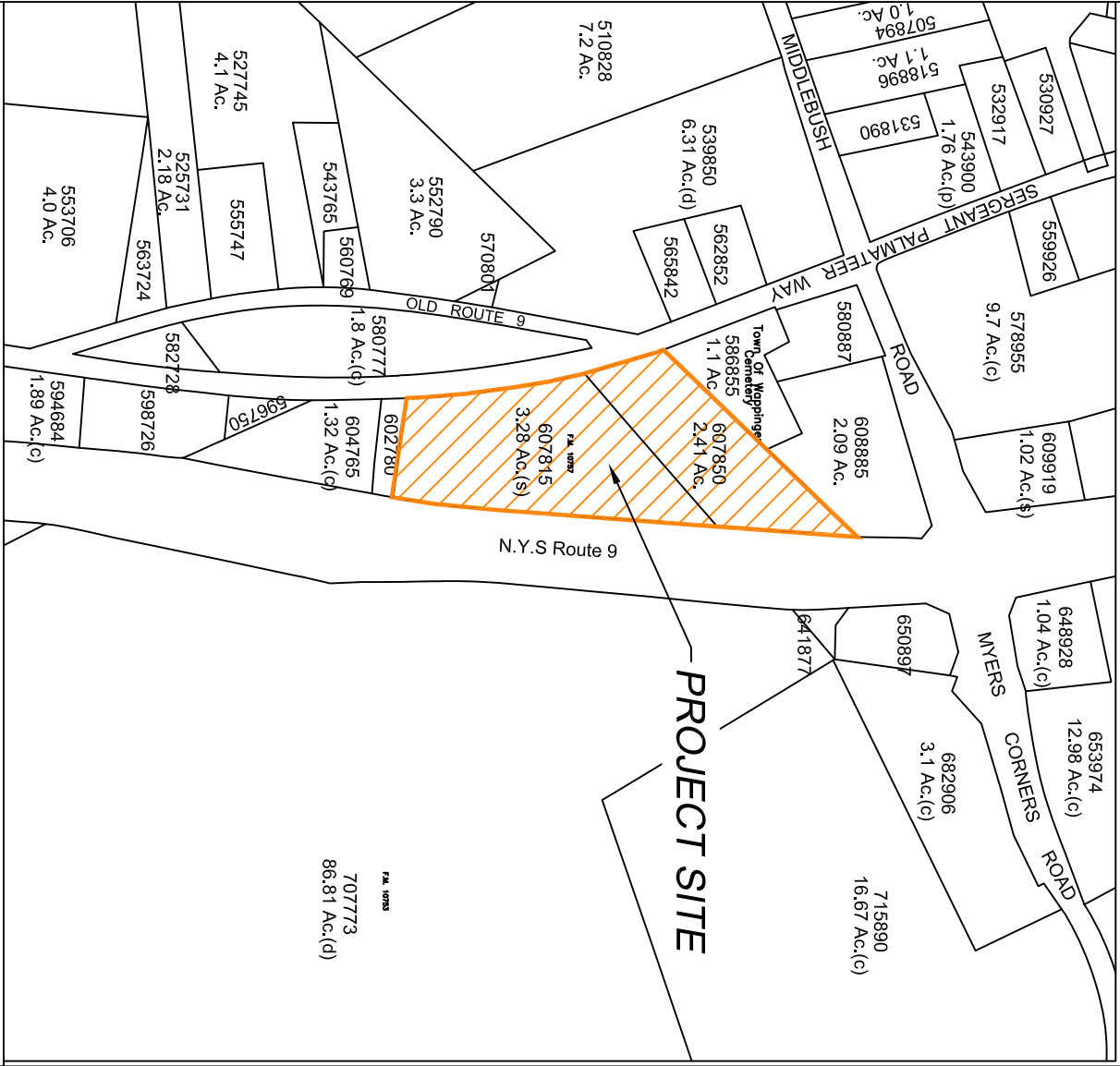




LOCATION MAP  
TAKEN FROM U.S.G.S. MAP

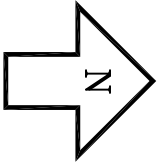


SCALE: 1"=2000'



AREA MAP  
TAX MAP No.:  
SCALE: 1"=400'

135689-6157-02-607815  
135689-6157-02-607850



OWNERS CONSENT NOTE

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON 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  
MARIO 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, erratum, modification or revision of this Plat, as approved, shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

Chairman

SURVEYORS CERTIFICATION

I, THOMAS E. CERCHIARA, P.L.S., HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE SHOWN HEREON.

THOMAS E. CERCHIARA, P.L.S. No. 50732

DATE

SITE DATA:

|                                                       |                                                |                                          |                                          |                                          |                                             |
|-------------------------------------------------------|------------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|---------------------------------------------|
| TAX ID No.:                                           | 6157-02-607815 (LOT 1), 6157-02-607850 (LOT 2) |                                          |                                          |                                          |                                             |
| TOTAL AREA:                                           | 3.287 ACRES (LOT 1), 2.412 ACRES (LOT 2)       |                                          |                                          |                                          |                                             |
| ZONE:                                                 | HB (HIGHWAY BUSINESS)                          |                                          |                                          |                                          |                                             |
|                                                       | REQUIRED (HB)                                  | EXISTING (LOT 2)                         | PROPOSED (LOT 2)                         | EXISTING (LOT 1)                         | PROPOSED (LOT 1)                            |
| MINIMUM LOT AREA (ACRES)                              | 3.0                                            | 2,412 (105,062 SF)                       | 2,693 (117,299 SF)                       | 3,287 (143,171 SF)                       | 3,006 (130,937 SF)                          |
| MINIMUM LOT WIDTH (FEET)                              | 150                                            | 213                                      | 213                                      | 400+                                     | 400+                                        |
| MINIMUM LOT DEPTH (FEET)                              | 200                                            | 445                                      | 445                                      | 214+                                     | 214+                                        |
| MINIMUM STREET FRONTAGE (FEET)                        | 150                                            | 317                                      | 317                                      | 696                                      | 600                                         |
| MINIMUM FRONT YARD (FEET) FROM COUNTY/STATE HIGHWAY   | 75                                             | 68.4                                     | 68.4                                     | 128                                      | 128                                         |
| FRONT LINE OF OTHER STREET                            | 50                                             | 146.7                                    | 146.7                                    | 28                                       | 28                                          |
| MINIMUM SIDE YARD (FEET)                              | 10                                             | 56.3                                     | 56.3                                     | 64                                       | 64                                          |
| ACCESSORY BUILDING <15 FEET HIGH                      | 10                                             | N/A                                      | N/A                                      | N/A                                      | N/A                                         |
| MINIMUM REAR YARD (FEET)                              | 30                                             | 146.7                                    | 146.7                                    | 28                                       | 28                                          |
| ACCESSORY BUILDING <15 FEET HIGH                      | 30                                             | N/A                                      | N/A                                      | N/A                                      | N/A                                         |
| MAXIMUM BUILDING HEIGHT:                              |                                                |                                          |                                          |                                          |                                             |
| STORIES                                               | 2.5                                            | EXISTING                                 | EXISTING TO REMAIN                       | EXISTING                                 | EXISTING TO REMAIN                          |
| FEET                                                  | 35                                             | EXISTING                                 | EXISTING TO REMAIN                       | EXISTING                                 | EXISTING TO REMAIN                          |
| MAXIMUM BUILDING COVERAGE (PERCENT)                   | 25%                                            | 13.8%                                    | 12.4%                                    | 11.6                                     | 12.7                                        |
| MAXIMUM FLOOR AREA RATION                             | 0.4                                            | 0.138                                    | 0.124                                    | 0.116                                    | 0.127                                       |
| MAXIMUM IMPERVIOUS SURFACE (PERCENT)                  | 75%                                            | 78,796                                   | 87,974                                   | 107,378                                  | 98,201                                      |
| MAXIMUM IMPERVIOUS SURFACE (SQ.FT.)                   |                                                |                                          |                                          |                                          |                                             |
| IMPERVIOUS SURFACE EXISTING/PROPOSED (PERCENT/SQ.FT.) |                                                | 75.6%/79,442 SF - 646 SF OVER MAX. 24.4% | 76.5%/88,512 SF - 538 SF OVER MAX. 24.5% | 70%/100,169 SF - 7,210 SF BELOW MAX. 30% | 69.6%/91,099 SF - 7,102 SF BELOW MAX. 30.4% |
| MINIMUM LANDSCAPED OPEN SPACE                         | 25%                                            |                                          |                                          |                                          |                                             |

PARKING REQUIREMENTS AND PROPOSED CONFORMANCE FOR LOT 2 -

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.

PARKING REQUIREMENTS AND PROPOSED CONFORMANCE FOR LOT 1 -

15 EMPLOYEES X 2 SPACES PER 3 EMPLOYEES = 10

10 VISITOR PARKING SPACES FOR MOTOR VEHICLE SALES ESTABLISHMENTS

TOTAL PARKING SPACES PROVIDED ON SITE -

10 VISITORS

10 EMPLOYEE

161 INVENTORY

MAXIMUM NUMBER OF VEHICLES ON SITE -

70 CARS PER ACRE

3.006 ACRES X 70 CARS/ACRE = 210 CARS MAXIMUM REQUIRED

181 SPACES PROVIDED, INCLUDING 6 ACCESSIBLE PARKING SPACES

PER TABLE 208.2 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN - 1 ACCESSIBLE PARKING SPACE REQUIRED FOR TOTAL PARKING IN LOT FROM 1 TO 29 SPACES. TOTAL PARKING IN LOT BASED UPON 10 VISITOR SPACES PLUS 10 EMPLOYEE SPACES.

IMPERVIOUS SURFACE REQUIREMENTS AND PROPOSED CONFORMANCE FOR LOT #2 -

|                    |                  |                      |
|--------------------|------------------|----------------------|
| BUILDING COVERAGE  | - 29,325 SF MAX. | 14,528 SF (EXISTING) |
| TOTAL FLOOR AREA   | - 46,919 SF MAX. | 14,528 SF (EXISTING) |
| IMPERVIOUS SURFACE | - 87,974 SF MAX. | 88,512 SF (PROPOSED) |

IMPERVIOUS SURFACE REQUIREMENTS AND PROPOSED CONFORMANCE FOR LOT #1 -

|                    |                  |                      |
|--------------------|------------------|----------------------|
| BUILDING COVERAGE  | - 32,734 SF MAX. | 16,666 SF (EXISTING) |
| TOTAL FLOOR AREA   | - 52,374 SF MAX. | 16,666 SF (EXISTING) |
| IMPERVIOUS SURFACE | - 98,201 SF MAX. | 91,099 SF (PROPOSED) |

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

Civil, Sanitary  
& Site Engineering  
Site Planning  
Environmental  
Assessment

| NO. | REVISIONS                                 | BY | DATE     |
|-----|-------------------------------------------|----|----------|
|     |                                           |    |          |
| 1.  | REVISED PER PB AND 9-29-20 ENG. COMMENTS. |    | 10/9/20  |
| 2.  | REVISED SITE DATA                         |    | 11/9/20  |
| 3.  | REVISED PER 11-2-20 PB COMMENTS           |    | 11/23/20 |

POUGHKEEPSIE NISSAN

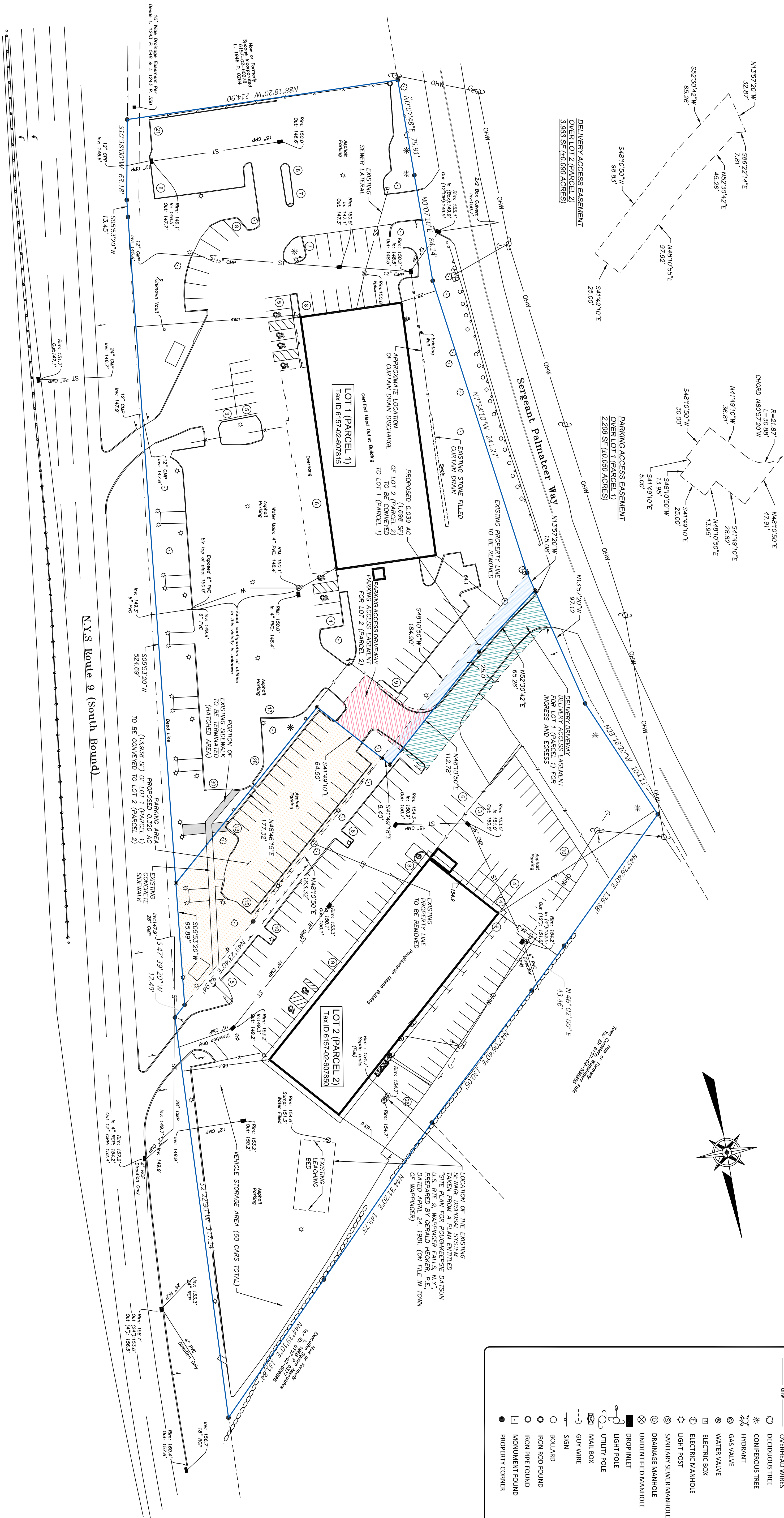
1429 & 1445 ROUTE 9, TOWN OF WAPPINGER  
DUTCHESS COUNTY, NEW YORK

COVER SHEET

|                            |
|----------------------------|
| DATE:<br>SEPTEMBER 9, 2020 |
| SCALE:<br>NOT TO SCALE     |
| JOB NUMBER:<br>20-09       |
| SHEET NUMBER:              |

COVER





**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
- LIGHT POST
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- UNDENTIFIED MANHOLE
- DROP INLET
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- IRON PIPE FOUND
- MONUMENT FOUND
- PROPERTY CORNER

| DRAWN BY LJP |                                          | CHECKED BY LJP |          | PRELIMINARY |      | FINAL |      |
|--------------|------------------------------------------|----------------|----------|-------------|------|-------|------|
| NO.          | REVISIONS                                | BY             | DATE     | BY          | DATE | BY    | DATE |
| 1.           | REVISED PER PB AND 9-29-20 ENG. COMMENTS |                | 10/9/20  |             |      |       |      |
| 2.           | REVISED PER 11-2-20 PB COMMENTS          |                | 11/23/20 |             |      |       |      |
| 3.           | INSERT METES AND BOUNDS                  |                | 1/12/21  |             |      |       |      |

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Civil, Sanitary  
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Site Planning  
Environmental  
Assessment

POUGHKEEPSIE NISSAN  
1429 & 1445 ROUTE 9, TOWN OF WAPPINGER  
DUTCHESS COUNTY, NEW YORK

LOT LINE REALIGNMENT

|                         |
|-------------------------|
| DATE: SEPTEMBER 9, 2020 |
| SCALE: 1" = 40'         |
| JOB NUMBER: 20-09       |
| SHEET NUMBER:           |