

LOCATION MAP

SCALE: 1" = 2000'

LIST OF DRAWINGS

<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

GENERAL NOTES

1. PARCEL NUMBER: 135689-6157-04-047343-0000
2. TOTAL AREA OF SUBJECT PARCEL: 12.82± acres.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON A SURVEY DATED 1-24-2014 BY THE TOWN OF WAPPINGER PREPARED BY MORRIS ASSOCIATES P.S., LLC DATED JANUARY 31, 2007.
4. FOR CONSTRUCTION DETAILS RELY ON THE PLAN PREPARED BY MORRIS ASSOCIATES P.S., LLC.
5. OWNER / APPLICANT: ADAMS-WAPPINGER LLC
705 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 NORTH-TO-SOUTH FEARING HIBERNICAN ANCESTRAL 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 BAY HIBERNICAN, 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.
9. FOR ALL CONSTRUCTION DETAILS, PLEASE REFER TO THE ORIGINAL APPROVED PLANS & DETAILS AS PREPARED BY MORRIS ASSOCIATES ENTITLED ADAMS WAPPINGER FARMS, DATED 09/04/07 AS APPROVED BY THE TOWN OF WAPPINGER PLANNING BOARD.
10. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION AND ANY NON-SURVIVING OR DAMAGED DESTROYED PLANTING SHALL BE REPLACED.

BULK REQUIREMENTS

TOWN OF WAPPINGER - ZONING DISTRICT HB / HD
EXISTING USE: RETAIL OR SERVICE BUSINESS (USE §240 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	100 FEET	543.2 FEET	543.2 FEET
FRONT YARD	50 FEET*	164.0 FEET	164.0 FEET
REAR YARD	30 FEET**	162.2 FEET	162.2 FEET
SIDE YARD (ONE / BOTH)	10 / 20 FEET***	69.9 / 413.5 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 %
* 75 FEET FROM COUNTY/STATE HIGHWAYS, 50 FEET FROM OTHER STREETS			
** WHERE A LOT ABUTS LAND IN A RESIDENTIAL DISTRICT, THE MOST RESTRICTIVE			
REAR YARD SETBACK REQUIREMENT OF EITHER DISTRICT SHALL GOVERN.			
*** WHERE A LOT ABUTS LAND IN A RESIDENTIAL DISTRICT, THE MOST RESTRICTIVE			
SIDE YARD SETBACK REQUIREMENT OF EITHER DISTRICT SHALL GOVERN.			

PARKING REQUIREMENTS

TOWN OF WAPPINGER - ZONING DISTRICT HB / HD
EXISTING USE: RETAIL OR SERVICE BUSINESS (USE §240-97)

BUILDING AREA: 50,401 SF GFA


PARKING REQUIREMENT: 1 SPACE PER 150 SF GFA ON GROUND FLOOR
1 SPACE PER 250 SF GFA ON OTHER FLOORS



TOTAL SPACES REQUIRED: 50,401 SF GFA x 1 SPACE / 150 SF GFA = 337 SPACES

TOTAL SPACES ORIGINALLY PROVIDED: 338 SPACES

TOTAL SPACES PROPOSED AFTER AMENDMENT: 337 PERMANENT SPACES
& 10 SPACES FOR HIGH PEAK SEASONS
WITHIN BULK LANDSCAPE STORAGE AREA

SITE PLANTING SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	AR	Acer rubrum 'October Glory' / October Glory Red Maple	3"-3-1/2" Cal.	2	B&B

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
	KJ	Kerria Japonica	5 gal	36" o.c.	9	B&B
	PA	Azalea "Poukanensis"	24"-30"	36" o.c.	8	B&B

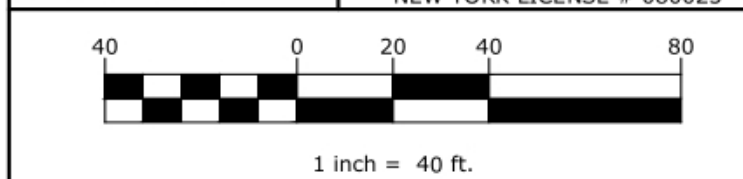
[illegible]


DRAWING STATUS		ISSUE DATE: 09/11/2023
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER
<input type="checkbox"/> PLANNING APPROVAL	N/A	N/A
<input checked="" type="checkbox"/> CONCERNING 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 DRAWING OR 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 DERIVATIVE SET(S).		

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FACSIMILE OF THE
ENGINEER'S SIGNATURE
AND AN ORIGINAL STAMP IN
RED OR BLUE INK SHALL BE
CONSIDERED INVALID


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NEW YORK LICENSE # 080023



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<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>	