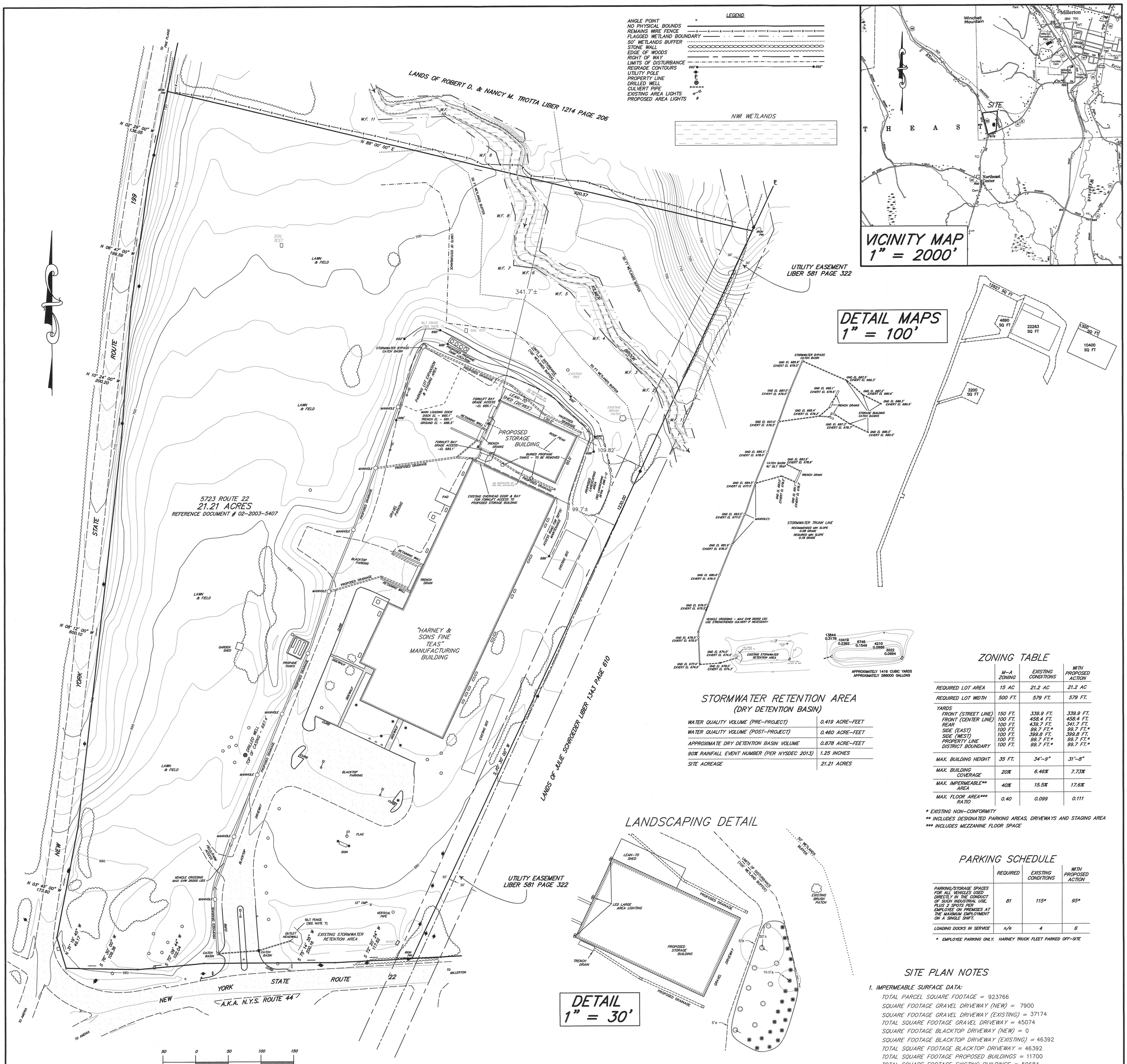

STORMWATER RETENTION AREA
(DRY DETENTION BASIN)

WATER QUALITY VOLUME (PRE-PROJECT)	0.419 ACRE-FEET
WATER QUALITY VOLUME (POST-PROJECT)	0.460 ACRE-FEET
APPROXIMATE DRY DETENTION BASIN VOLUME	0.878 ACRE-FEET
90% RAINFALL EVENT NUMBER (PER NYSDEC 2013)	1.25 INCHES
SITE ACREAGE	21.21 ACRES

ZONING TABLE

	M-A ZONING	EXISTING CONDITIONS	WITH PROPOSED ACTION
REQUIRED LOT AREA	15 AC	21.2 AC	21.2 AC
REQUIRED LOT WIDTH	500 FT.	579 FT.	579 FT.
YARDS			
FRONT (STREET LINE)	150 FT.	339.9 FT.	339.9 FT.
FRONT (CENTER LINE)	100 FT.	458.4 FT.	458.4 FT.
REAR	100 FT.	439.7 FT.	341.7 FT.
SIDE (EAST)	100 FT.	99.7 FT.*	99.7 FT.*
SIDE (WEST)	100 FT.	399.8 FT.	399.8 FT.
PROPERTY LINE	100 FT.	99.7 FT.*	99.7 FT.*
DISTRICT BOUNDARY	100 FT.	99.7 FT.*	99.7 FT.*
MAX. BUILDING HEIGHT	35 FT.	34'-9"	31'-8"
MAX. BUILDING COVERAGE	20%	6.46%	7.73%
MAX. IMPERMEABLE** AREA	40%	15.5%	17.6%
MAX. FLOOR AREA*** RATIO	0.40	0.099	0.111

* EXISTING NON-CONFORMITY
** INCLUDES DESIGNATED PARKING AREAS, DRIVEWAYS AND STAGING AREA
*** INCLUDES MEZZANINE FLOOR SPACE

PARKING SCHEDULE

	REQUIRED	EXISTING CONDITIONS	WITH PROPOSED ACTION
PARKING/STORAGE SPACES FOR ALL VEHICLES USED DIRECTLY IN THE CONDUCT OF SUCH INDUSTRIAL USE, PLUS 2 SPOTS PER EMPLOYEE ON PREMISES AT THE MAXIMUM EMPLOYMENT ON A SINGLE SHIFT.	81	115*	95*
LOADING DOCKS IN SERVICE	n/a	4	6

* EMPLOYEE PARKING ONLY. HARNEY TRUCK FLEET PARKED OFF-SITE

SITE PLAN NOTES

1. IMPERMEABLE SURFACE DATA:
   TOTAL PARCEL SQUARE FOOTAGE = 923766
   SQUARE FOOTAGE GRAVEL DRIVEWAY (NEW) = 7900
   SQUARE FOOTAGE GRAVEL DRIVEWAY (EXISTING) = 37174
   TOTAL SQUARE FOOTAGE GRAVEL DRIVEWAY = 45074
   SQUARE FOOTAGE BLACKTOP DRIVEWAY (NEW) = 0
   SQUARE FOOTAGE BLACKTOP DRIVEWAY (EXISTING) = 46392
   TOTAL SQUARE FOOTAGE BLACKTOP DRIVEWAY = 46392
   TOTAL SQUARE FOOTAGE PROPOSED BUILDINGS = 11700
   TOTAL SQUARE FOOTAGE EXISTING BUILDINGS = 59684
   TOTAL IMPERMEABLE AREA (EXISTING) = 143250
   TOTAL IMPERMEABLE AREA (NEW CONSTRUCTION) = 19600
   % GROSS AREA IMPERMEABLE (EXISTING) = 15.5%
   % GROSS AREA IMPERMEABLE (NEW CONSTRUCTION) = 2.1%
2. NO STEEP SLOPES, HISTORICAL STRUCTURES, THREATENED OR ENDANGERED SPECIES ARE KNOWN TO EXIST ON THE BUILDING PARCEL.
3. A UTILITY EASEMENT EXISTS ALONG THE EASTERN BOUNDRY OF THE PARCEL AS SHOWN HEREON. THE PROPOSED BUILDING ACTIVITIES WILL NOT ENCROACH ON SAID EASEMENT.
4. CHANGES IN TOPOGRAPHY ARE LIMITED TO DRIVEWAY & SWALE GRADING AND WITHIN THE BUILDING ENVELOPE.
5. THE PARCEL IS NOT IN PROXIMITY TO MAJOR VIEWSHEDS.
6. PROPOSED EXTERIOR LIGHTING FOR THE STORAGE BUILDING SHALL MEET OR EXCEED ALL TOWN OF NORTHEAST 'LIGHT POLLUTION' PREVENTION MEASURES.
7. SILT FENCING AS REQUIRED DURING CONSTRUCTION FOR THE PROTECTION OF DOWNSTREAM WETLANDS MT-22 CLASS 1.

PLANTING SCHEDULE

DESCRIPTION	SPECIES	CALIPER	HEIGHT	QTY	SYMBOL
LANDSCAPING TO PROTECT SIDE-YARD VIEWSHEDS OF PROPOSED STORAGE BUILDING	NORWAY SPRUCE	2.5"-3"	7'-8'	10	
	FORSYTHIA NORTHERN SUN*	9'	10'	21	

TO BE PLANTED PER DETAIL - STAGGERED ROWS OF TREES WITH 20' SPACING, AND SHRUBS WITH 10' SPACING
* SIZES LISTED ARE FOR MATURE PLANTS

LIGHTING SCHEDULE

DESCRIPTION	MANUFACTURER	MODEL	COLOR TEMP	QTY	SYMBOL
DARK-SKY COMPLIANT AREA LIGHTING FOR PERSONNEL SAFETY	LUMECON	LDS-LAL	2200K	3	

TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

NOTES:

1. WETLAND FLAGS 1-11 SHOWN HEREON ARE THE DELINEATED BOUNDARY OF A FRESH WATER WETLAND. THE WETLANDS WERE DELINEATED BY MICHAEL NOWICKI OF ECOLOGICAL SOLUTIONS, LLC.
2. THE KILMER BROOK SHOWN HEREON IS A CLASSIFIED C(T) AS PER THE N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. UNDERGROUND UTILITIES WERE FIELD DELINIATED BY ROBERT CASS OF ALL PHASES, UNDERGROUND UTILITY LOCATING LLC. 754 STATE ROUTE 79, WINDSOR NY 13865 (607)-242-9926.

OWNERS OF RECORD

PAUL WILLIAM REALTY CORP.
11 BROOK STREET
SALISBURY, CT. 06068
TAX MAP # 133889-7170-00-805867-00
DOCUMENT # 02-2003-5407

NOTES:

1) FOUNDATION WILL BE PREPARED BY EXCAVTING TO THE LINES AND GRADES SHOWN ON THE DRAWINGS AND REMOVING ALL OBJECTIONABLE MATERIALS.
2) SUBGRADE WILL BE COMPACTED AND KEPT MOIST AT LEAST 2 HOURS PRIOR TO PLACEMENT OF CONCRETE.
3) STEEL REINFORCING WILL BE IN ACCORDANCE WITH THE SCHEDULE ON THE DRAWINGS AND KEPT FREE OF RUST, SCALE OR DIRT.
4) EXPOSED EDGES WILL BE CHAMFERED 3/4".
5) DRAINFILL WILL MEET THE GRADATIONS SHOWN ON THE DRAWING.
6) CONCRETE MINIMUM STRENGTH 4000 PSI @ 28 DAYS.

SITE PLAN
FOR STORAGE BUILDING ADDITION
SHOWING LANDS OF
PAUL WILLIAM REALTY CORP.

TOWN OF NORTHEAST
SCALE VARIES

DUTCHESS COUNTY, NEW YORK
FEBRUARY 17, 2021
REV 1 MARCH 18, 2021

STATE OF NEW YORK · WILLIAM JAY GIESELER · 102837 · LICENSED PROFESSIONAL ENGINEER

WILLIAM JAY GIESELER, NYS PE 102837
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EMBOSSED SEAL

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DRAWING M-1