

BULK TABLE

ZONING DISTRICT: MC-1 (MIXED COMMERCIAL)
SPECIAL USE SUBJECT TO SITE PLAN APPROVAL: WAREHOUSE

TABLE OF BULK REQUIREMENTS			
MINIMUM	REQUIRED	PROPOSED LOT	REMARKS
LOT AREA	2 ACRES	±6.09 ACRES	OK
FRONT YARD SETBACK	50 FEET	±90.15 FEET	OK
REAR YARD SETBACK	30 FEET	±67.98 FEET	OK
SIDE YARD SETBACK			
ONE	15 FEET	±16.00 FEET	OK
BOTH	35 FEET	±525.97 FEET (±509.97' , ±16.00')	OK
LOT WIDTH	100 FEET	±695 FEET	OK
MAXIMUM			
BUILDING HEIGHT	65 FEET	55 FEET	OK
LOT COVERAGE	70%	31.7% ($\frac{32,000 \text{ SF}}{101,280 \text{ SF}}$)	OK
BUILDING COVERAGE	50%	11.9% ($\frac{32,000 \text{ SF}}{268,912 \text{ SF}}$)	OK

PARKING REQUIREMENTS:

OFFICE USE:

1 PER 300 SF OF FLOOR AREA
2,500 SF = 9 SPACES REQUIRED

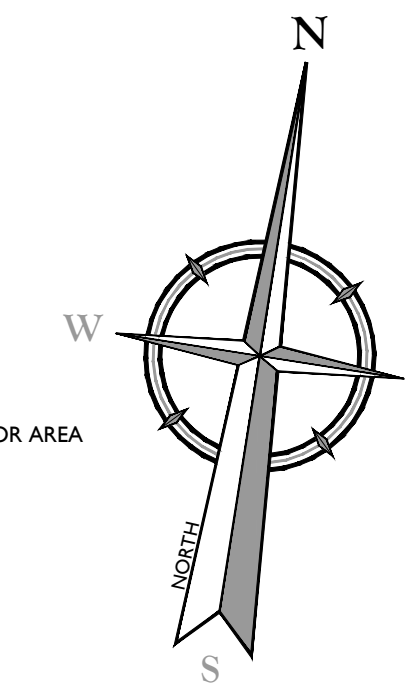
WAREHOUSE USE:

1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICANT)
29,500 SF = 6 SPACES REQUIRED

TOTAL PARKING REQUIRED = 15 SPACES
TOTAL PARKING PROVIDED = 33 SPACES **27 SPACES**

NOTE:

1. ITE PARKING GENERATION MANUAL:
WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 S.F. GROSS FLOOR AREA
32,000 GROSS SQ. FT. / 1,000 X 0.39 = 13 SPACES



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REV.	DATE	DRAWN BY	DESCRIPTION
1	02/04/22	CDR	REVISED WETLAND IMPACT REDUCTION AND DETAILS FOR GES SUBMISSION.
2	07/13/23	CDR	REVISED PER STORMWATER TESTING & PLANNING BOARD COMMENTS.
3	06/12/24	TPS	REVISED PER REMOVAL OF SUBSURFACE STORMWATER TREATMENT.

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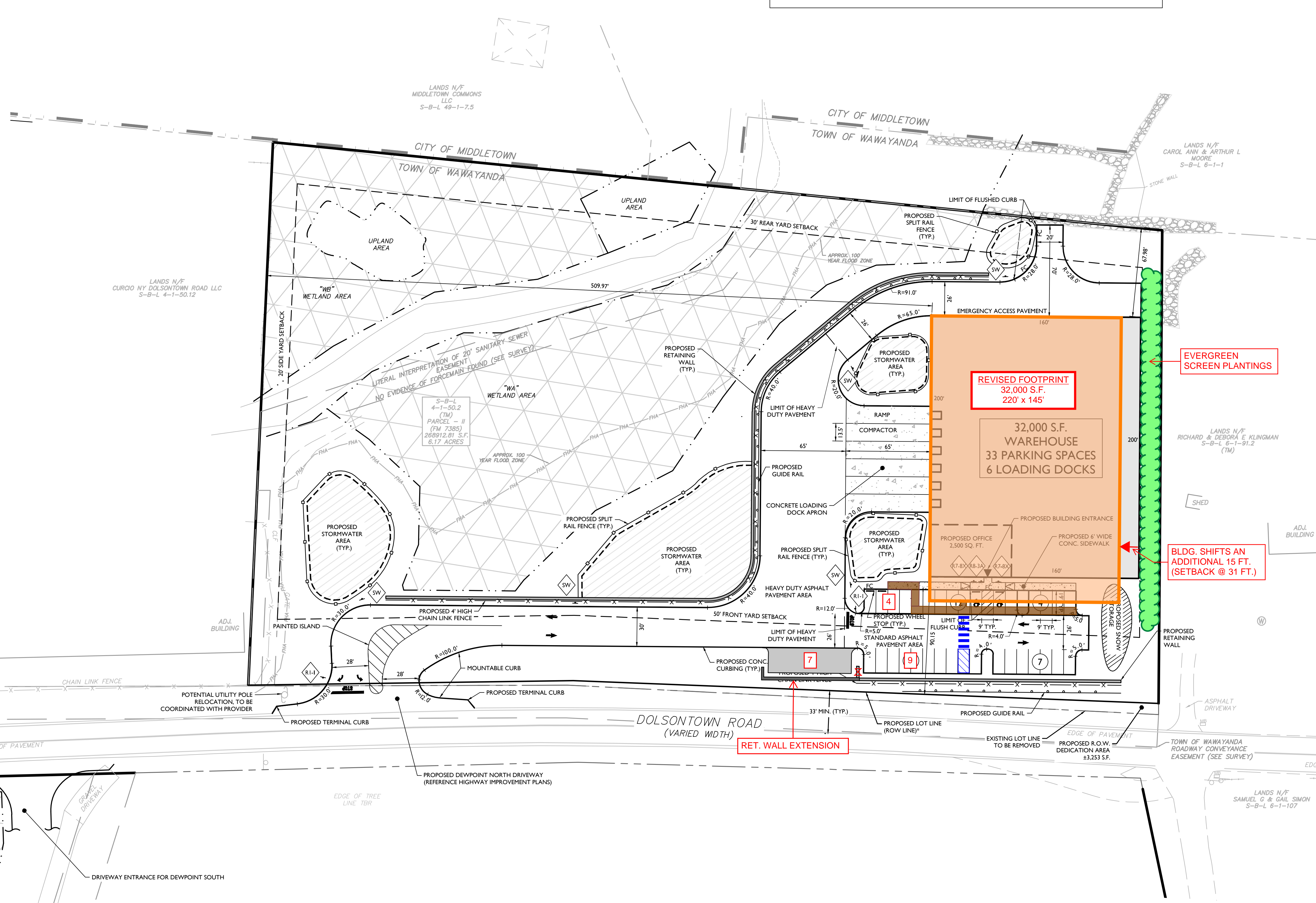
PRELIMINARY SITE PLAN
FOR
DEWPOINT NORTH LLC
SECTION 4
BLOCK 1
LOT 50.2
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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SCALE: AS SHOWN	DATE: 01/10/2022	DRAWN BY: MAS	CHECKED BY: CDR
PROJECT NUMBER: 20005912A	DRAWING NAME: C-LAY1-NRTH		

DIMENSION PLAN

SHEET NUMBER: **C-300**



SIGN LEGEND:

STOP	(R1-1)
ACCESSIBLE PARKING	(R7-8X)
NO PARKING	(R8-3A)
STORMWATER SIGNAGE	(SW)

LEGEND

EXISTING	LEGEND	PROPOSED
(Symbol)	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	(Symbol)
(Symbol)	RIGHT OF WAY LINE	(Symbol)
(Symbol)	PROPERTY LINE	(Symbol)
(Symbol)	EDGE OF PAVEMENT	(Symbol)
(Symbol)	CURB	(Symbol)
(Symbol)	DEPRESSED CURB	(Symbol)
(Symbol)	SIDWALK	(Symbol)
(Symbol)	FENCES	(Symbol)
(Symbol)	TREELINE	(Symbol)
(Symbol)	ROADWAY SIGNS	(Symbol)
(Symbol)	WETLAND LINE	(Symbol)
(Symbol)	MUNICIPAL BOUNDARY LINE	(Symbol)
(Symbol)	STALL COUNT	(Symbol)
(Symbol)	ADA ACCESSIBLE STALL	(Symbol)
(Symbol)	DEPRESSED CURB AND ADA RAMP	(Symbol)
(Symbol)	DIRECTION OF TRAFFIC FLOW	(Symbol)



TOWN OF WAWAYANDA PLANNING BOARD

NOTE:
*PROVIDE 33' MIN. ROW FROM ROAD CENTERLINE TO RELOCATED PROPERTY LINE. COORDINATE WITH TRAFFIC IMPROVEMENT PLANS.
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.