

- Parking & Loading Notes:**
1. Required parking for retail use in the Town of Patterson is based on 1 parking space for each 200 square foot of building area.
 2. Required parking for retail use in the Town of Patterson is based on 1 parking space for each 200 square foot of building area, except for the Wholesale Warehouse and the Home Improvement Center, which are based on the following requirements:
 3. Section 154-23 of the Patterson Zoning Code permits the Planning Board to approve a variance from the required parking ratio for the following uses:
 4. The Town of Patterson requires one (1) loading space for the first 5,000 SF of building area and additional loading spaces of each 20,000 SF interval for retail uses.
 5. The Town of Patterson requires one (1) loading space of the first 2,000 SF of building area and additional loading spaces of each 8,000 SF interval for retail uses.
 6. Building H and Building I are located in the Town of Kent. All other buildings are located in the Town of Patterson.

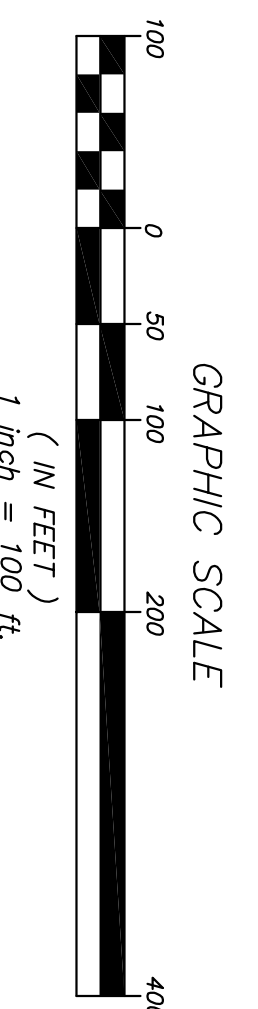
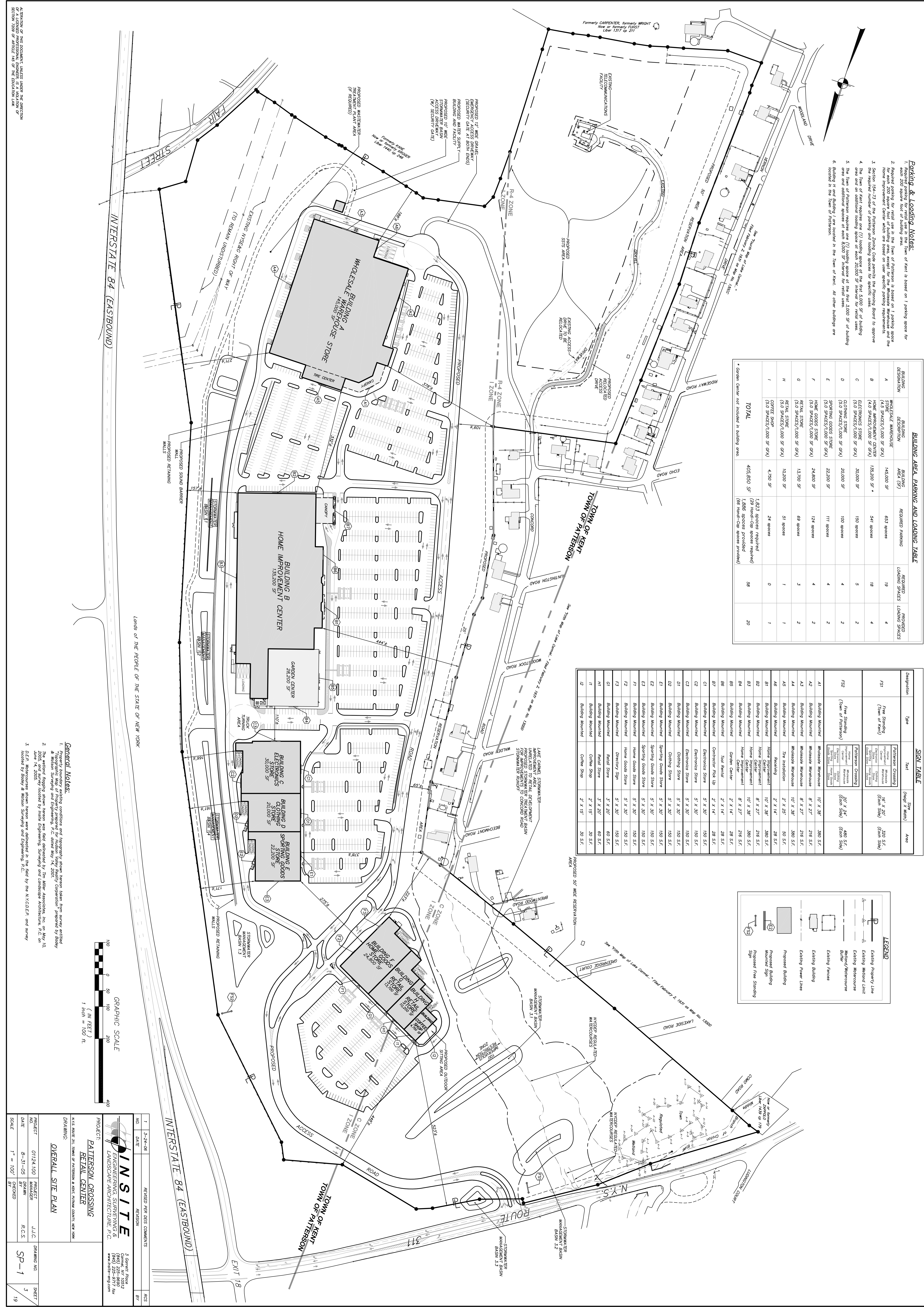
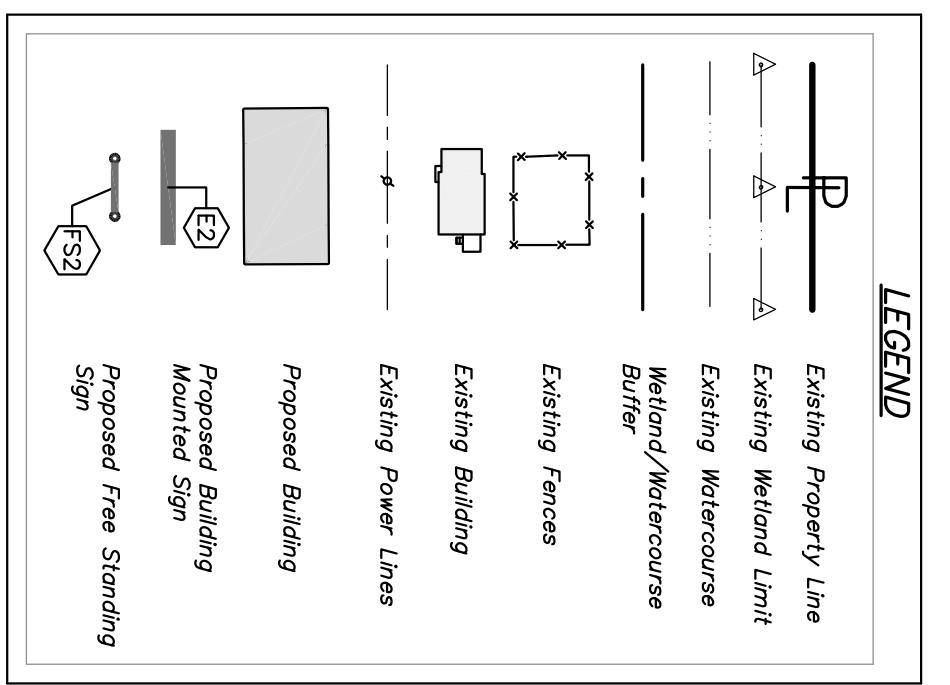
BUILDING AREA, PARKING AND LOADING TABLE

BUILDING DESIGNATION	BUILDING DESIGNATION	BUILDING AREA (SQ FT)	REQUIRED PARKING	REQUIRED SPACES	PROPOSED SPACES
A	WHOLESALE WAREHOUSE STORE (4.5 SPACES/1,000 SF GFA)	148,000 SF	633 spaces	19	4
B	WHOLESALE WAREHOUSE STORE (4.0 SPACES/1,000 SF GFA)	138,200 SF *	541 spaces	18	4
C	HOME IMPROVEMENT CENTER (6.0 SPACES/1,000 SF GFA)	30,000 SF	150 spaces	5	2
D	HOME IMPROVEMENT CENTER (6.0 SPACES/1,000 SF GFA)	20,000 SF	100 spaces	4	2
E	SPORTING GOODS STORE (6.0 SPACES/1,000 SF GFA)	22,200 SF	111 spaces	4	2
F	HOME IMPROVEMENT CENTER (6.0 SPACES/1,000 SF GFA)	24,800 SF	124 spaces	4	2
G	HOME IMPROVEMENT CENTER (6.0 SPACES/1,000 SF GFA)	13,700 SF	69 spaces	3	2
H	HOME IMPROVEMENT CENTER (6.0 SPACES/1,000 SF GFA)	10,200 SF	51 spaces	1	1
I	HOME IMPROVEMENT CENTER (6.0 SPACES/1,000 SF GFA)	4,750 SF	24 spaces	0	1
TOTAL			1,823 spaces required (1,888 spaces provided)	59	20

* Garden Center not included in building area.

SIGN TABLE

Designation	Type	Text	Size (Height x Width)	Area
F31	Free Standing (Town of Kent)	Patterson Crossing Wholesale Warehouse Home Improvement Center Sporting Goods Store	16' X 20' (Town Sign)	320 S.F. (Town Sign)
F32	Free Standing (Town of Patterson)	Patterson Crossing Wholesale Warehouse Home Improvement Center Sporting Goods Store	22' X 24' (Town Sign)	528 S.F. (Town Sign)
A1	Building Mounted	Wholesale Warehouse	10' X 36"	360 S.F.
A2	Building Mounted	Wholesale Warehouse	8' X 27"	216 S.F.
A3	Building Mounted	Wholesale Warehouse	8' X 27"	216 S.F.
A4	Building Mounted	Wholesale Warehouse	10' X 36"	360 S.F.
A5	Building Mounted	The Restoration	2' X 29"	58 S.F.
A6	Building Mounted	Restoring	2' X 14"	28 S.F.
B1	Building Mounted	Home Improvement	10' X 36"	360 S.F.
B2	Building Mounted	Home Improvement	8' X 27"	216 S.F.
B3	Building Mounted	Home Improvement	10' X 36"	360 S.F.
B4	Building Mounted	Home Improvement	8' X 27"	216 S.F.
B5	Building Mounted	Garden Center	2' X 14"	28 S.F.
B6	Building Mounted	Food Retailer	2' X 14"	28 S.F.
B7	Building Mounted	Conveyor Roll Up	2' X 14"	28 S.F.
C1	Building Mounted	Electronics Store	5' X 30"	150 S.F.
C2	Building Mounted	Electronics Store	5' X 30"	150 S.F.
C3	Building Mounted	Electronics Store	5' X 30"	150 S.F.
D1	Building Mounted	Clothing Store	5' X 30"	150 S.F.
D2	Building Mounted	Clothing Store	5' X 30"	150 S.F.
E1	Building Mounted	Sporting Goods Store	5' X 30"	150 S.F.
E2	Building Mounted	Sporting Goods Store	5' X 30"	150 S.F.
E3	Building Mounted	Sporting Goods Store	5' X 30"	150 S.F.
F1	Building Mounted	Home Goods Store	5' X 30"	150 S.F.
F2	Building Mounted	Home Goods Store	5' X 30"	150 S.F.
F3	Building Mounted	Home Goods Store	5' X 30"	150 S.F.
G1	Building Mounted	Directory Sign	3' X 20"	60 S.F.
H1	Building Mounted	Retail Store	3' X 15"	45 S.F.
I1	Building Mounted	Coffee Shop	2' X 15"	30 S.F.
I2	Building Mounted	Coffee Shop	2' X 15"	30 S.F.



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PROJECT: PATTERSON CROSSING RETAIL CENTER
OVERALL SITE PLAN

DATE: 8-31-08
SCALE: 1" = 100'

PROJECT NO: 01124.100
PROJECT MANAGER: J.A.C.
DATE: 8-31-08
BY: R.C.S.

REVISION: R.C.S.
DATE: 3-24-08

SHEET: SP-1
OF: 19

APPROVED BY THE ENGINEER, LANDSCAPE ARCHITECT AND ARCHITECT OF A LICENSED PROFESSIONAL ENGINEER, SURVEYOR AND ARCHITECT IN ACCORDANCE WITH SECTION 2209 OF ARTICLE 14B OF THE EDUCATION LAW.