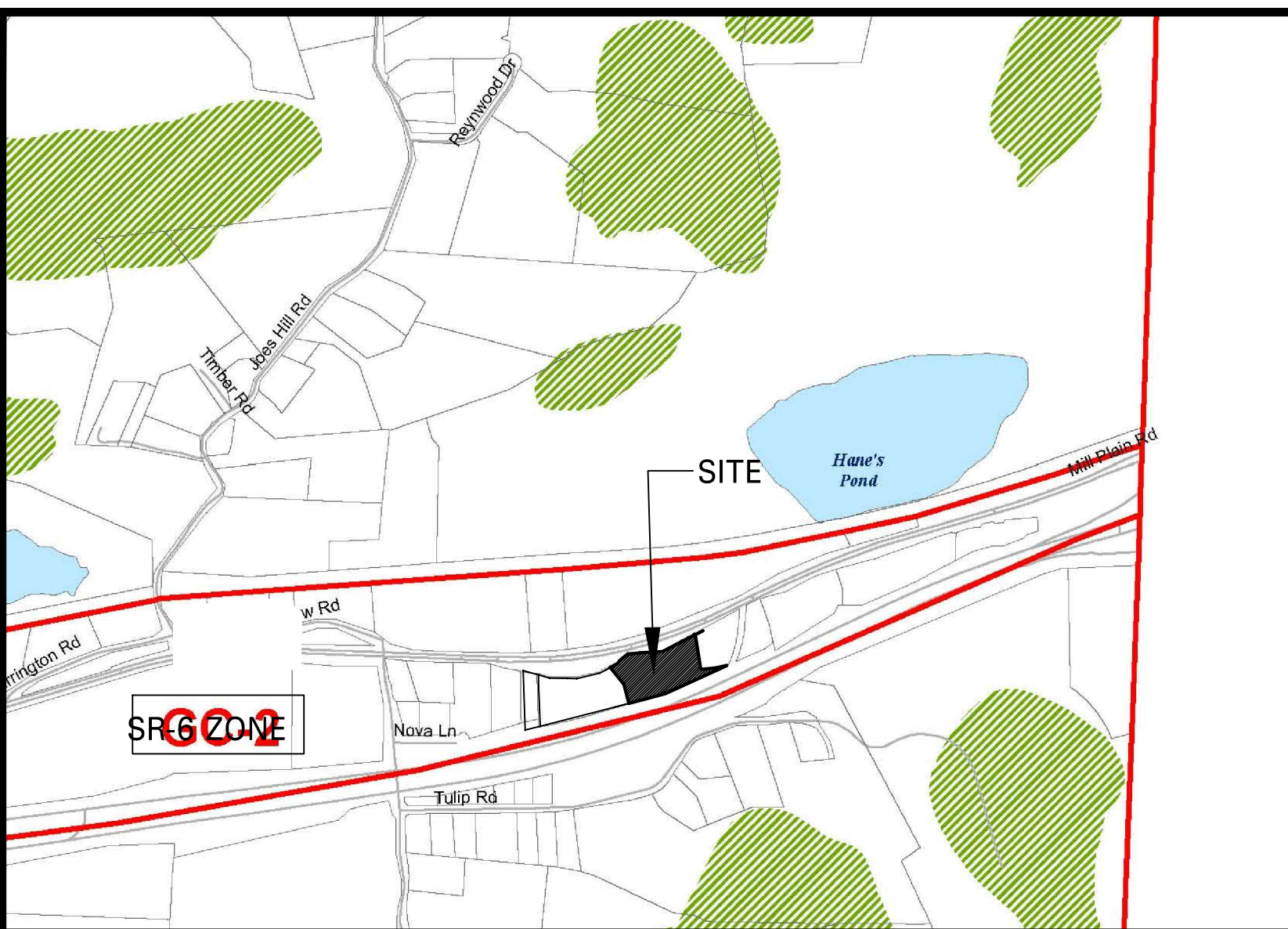


ZONING TABULATION
3903 DANBURY ROAD
TOWN OF SOUTHEAST

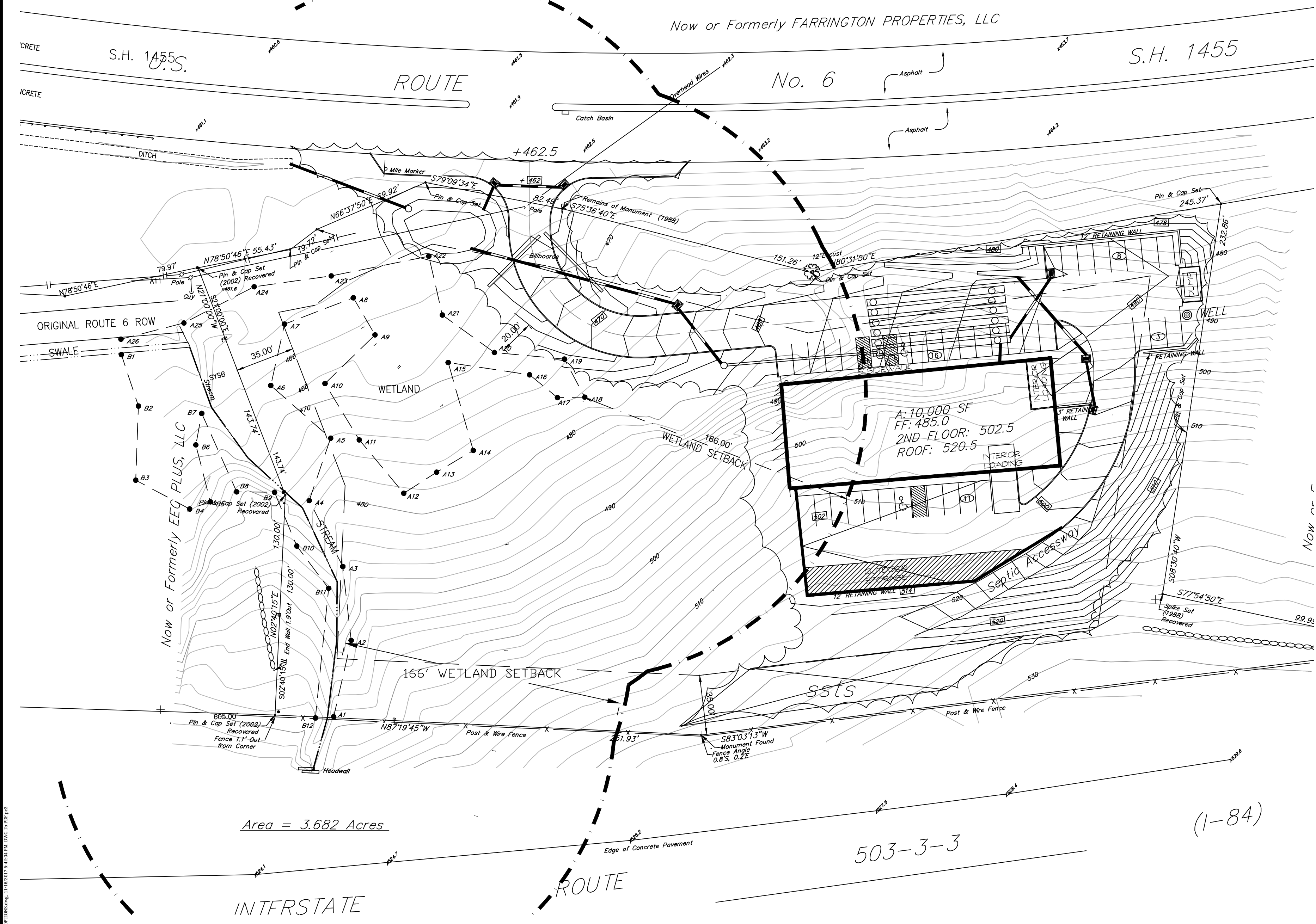
ITEM	PERMITTED SR 6 ZONE	PROPOSED PHASE I	PROPOSED PHASE II
LOT GEOMETRY			
MIN LOT AREA	30,000 SF	160,395 SQ. FT. (3.68 ACRE)	160,395 SQ. FT. (3.68 ACRE)
MIN LOT FRONTAGE	25 FT	624 FT	624 FT
MIN LOT WIDTH	50 FT	539 FT	539 FT
MIN LOT DEPTH	50 FT	264 +/- FT	264 +/- FT
MAX COVERAGE BUILDING	15%	6.20%	6.20%
MAX COVERAGE LOT	45%	1.79%	24.50%
OPEN SPACE	55% MIN	82.00%	75.50%
OPEN SPACE DOES NOT INCLUDE RTE 6 FRONTAGE			
MINIMUM BUILDING SETBACKS			
FRONT YARD (FEET)	35 FT	64.20 FT	64.20 FT
SIDE YARD (FEET)	35 FT	70.75 FT	70.75 FT
REAR YARD (FEET)	35 FT	132.79 FT	132.1 FT
MAX BLDG HEIGHT (STORIES)	2 STORIES	1 STORY	1 STORY
MAX BLDG HEIGHT (FEET)	30 FT	11 FT AVE	22 FT AVE
BUILDING SQUARE FOOTAGE			
BUILDING 1 ST FLOOR SQ. FT.		10,000 SQ. FT.	20,000 SQ. FT.
OUTDOOR STORAGE		0	0
TOTAL P.A.R.	0.40 MAX	6.20%	12.40%
RETAINING WALL	3' FYSB & 0' SIDE YARD BEYOND FYSB		
MINIMUM PARKING SETBACK			
FRONT LOT LINE (FEET)	20 FT	9 FT*	9 FT*
SIDE LOT LINE (FEET)	10 FT	10.8 FT	10.85 FT
REAR LOT LINE (FEET)	10 FT	204 FT.	80 FT.
IMPERVIOUS AREA ANALYSIS			
PAVEMENT AREA & DUMPSTER		17,500 SQ. FT.	23,350 SQ. FT.
SIDEWALK AREA		1,200 SQ. FT.	2,000 SQ. FT.
BUILDING AREA		10,000 SQ. FT.	10,000 SQ. FT.
TOTAL IMPERVIOUS (SQ. FT.)		28,700 SQ. FT.	39,350 SQ. FT.
TOTAL IMPERVIOUS (ACRES)		.658 ACRES	0.91 ACRES
TOTAL SITE LOT ACREAGE			
		3.682 ACRES	3.682 ACRES
TOTAL DISTURBED ACREAGE			
		1.75 ACRES	1.75 ACRES
		*VARIANCE REQUIRED	*VARIANCE REQUIRED



VICINITY MAP
SCALE: 1"=1000'



AREA MAP
SCALE: 1"=500'



LEGEND

- NOT TO SCALE
- PROPERTY LINE
- SETBACK LINE
- (15) QTY PARKING SPACES (9.0'x20')
- PAINTED HANDICAPPED SYMBOL
- PROPOSED WALL PACK LIGHT
- CATCH BASIN
- CURB RADIUS
- PROPOSED 6" HIGH CONCRETE CURB
- PROPOSED SIDEWALK
- PROPOSED DUMPSTER W/ENCLOSURE
- PROPOSED HANDICAPPED RAMP
- PROPOSED BOLLARD
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING / STRUCTURES

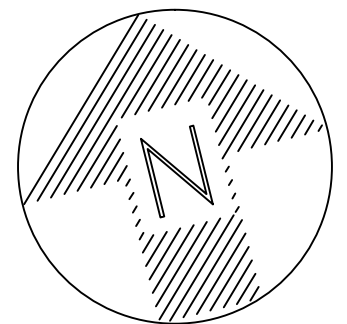
WETLAND SETBACKS

- TOWN OF SOUTHEAST SETBACKS (BASED ON C CLASS SOILS AND SLOPES)
- 133' WETLAND
- 130' WATERCOURSE
- NYCDEP SETBACK
- 100' WATERCOURSE

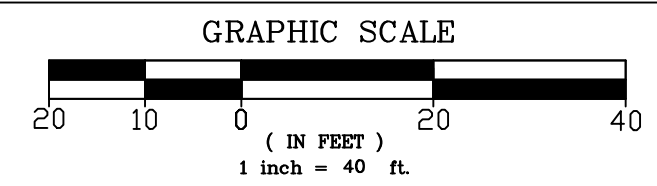
PARKING CALCULATIONS
RETAIL: 1/200 SF.
OFFICE FIRST FLOOR: 1/200 SF.
OFFICE SECOND FLOOR: 1/250 SF.
WAREHOUSE: 1/1.5 EMPLOYEE

REQUIRED PARKING: PHASE I
OFFICE: 2000 SF./ (200 SF./SPACE)=10 SPACES
RETAIL: 2000 SF./ (200 SF./SPACE)=10 SPACES
WAREHOUSE/SHOP: 10 SHOP EMPLOYEES/ (1.5 EMPLOYEE/SPACE)=7 SPACES
TOTAL PARKING REQUIRED: 27 SPACES
INCLUDING 2 HANDICAPPED

REQUIRED PARKING: PHASE II—SECOND FLOOR
OFFICE: 1000 SF./ (200 SF./SPACE)=5 SPACES
WAREHOUSE/SHOP: 9 SHOP EMPLOYEES/ (1.5 EMPLOYEE/SPACE)=6 SPACES
TOTAL PARKING REQUIRED: 11 SPACES
INCLUDING 1 HANDICAPPED



SKETCH SITE PLAN - phase II



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REVISION	DATE	NATURE OF REVISION

Dwg. Title PARKING SITE PLAN PHASE II
Project Title 3903 DANBURY ROAD (ROUTE 6)
Proj. No. 17-143
Date 7/17/17
Drawn by F.I. / PWS
Scale AS NOTED

Dwg. No. SY1A