

PARKING CALCULATION

REQUIRED PARKING		
UPPER LEVEL	OFFICE SPACE (1/250SF)	20
LOWER LEVEL	EMPLOYEE	1
	PATRONS	5
TOTAL		21

PROVIDED PARKING		
UPPER LEVEL		26
LOWER LEVEL		7
TOTAL*		33

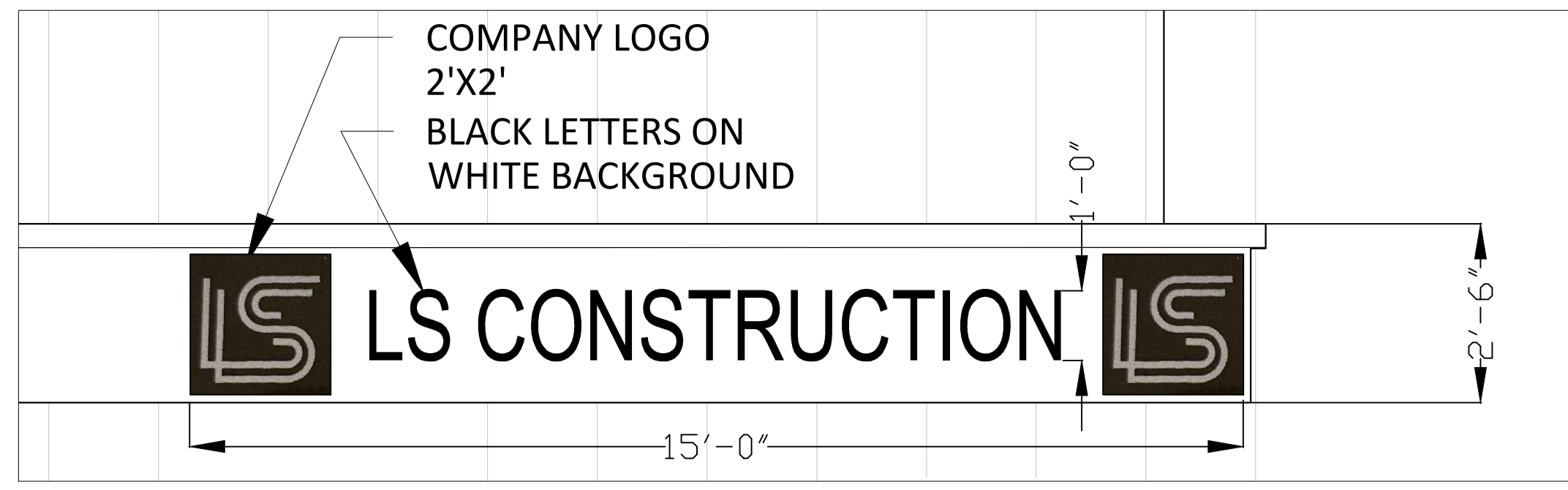
*INCLUDES ONE (1) HANDICAP SPACE

4 DUNHAM DRIVE ZONING TABULATION CHART TOWN OF NEW FAIRFIELD LI ZONE

ITEM	PERMITTED LI ZONE	PROPOSED
LOT GEOMETRY		
MIN LOT AREA	3 AC (130,680 SF)	2,006 AC (87,364 SF)
MIN LOT FRONTAGE	200 FT	385.61 FT
MAX COVERAGE BUILDING	15%	7.30%
PRINCIPLE BLDG (5,036 SF)		
ACCESSORY BLDG (1,360 SF)		
MAX COVERAGE LOT	65%	34.90%
OPEN SPACE	35%	65.10%
MINIMUM BUILDING SETBACKS		
FRONT YARD (FEET)	50 FT	75 FT
SIDE YARD (FEET)	30 FT	42 FT +/-
REAR YARD (FEET)	40 FT	38.2
MAX BLDG HEIGHT (STORIES)	2 STORIES	2 STORIES
MAX BLDG HEIGHT (FEET)	36 FT	30 +/- FT
TOTAL F.A.R.	0.45 MAX	0.13

COVERAGE ANALYSIS

	SF
BUILDING	5,036
ACCESSORY STORAGE	1,360
	6,396
IMPERVIOUS COVERAGE	
BUILDINGS	6,396
DUMPSTER ENCLOSURE	227
PAVING	23,888
	30,511
BUILDING COVERAGE	
IMPERVIOUS COVERAGE	0.349



⑥ SIGNAGE ON CANOPY
 SCALE: 1/8"=1'-0"

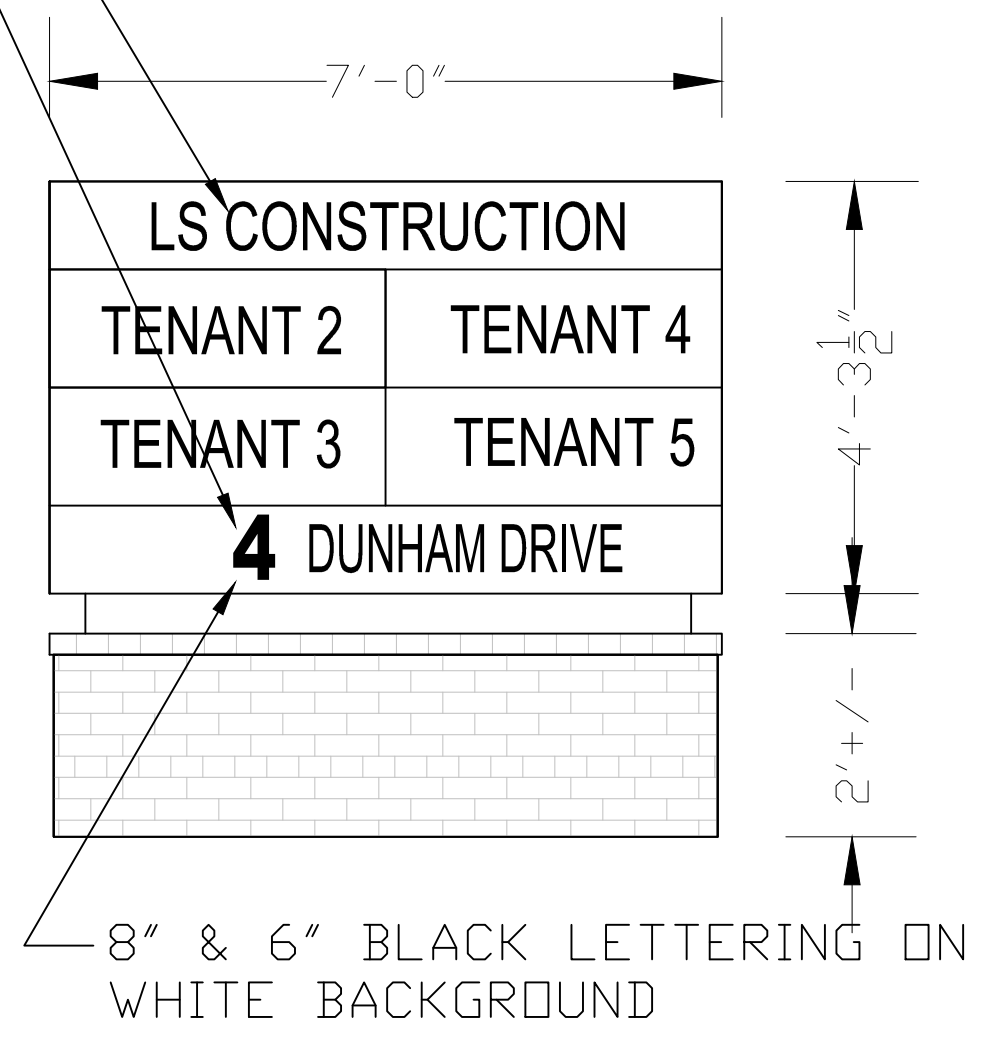
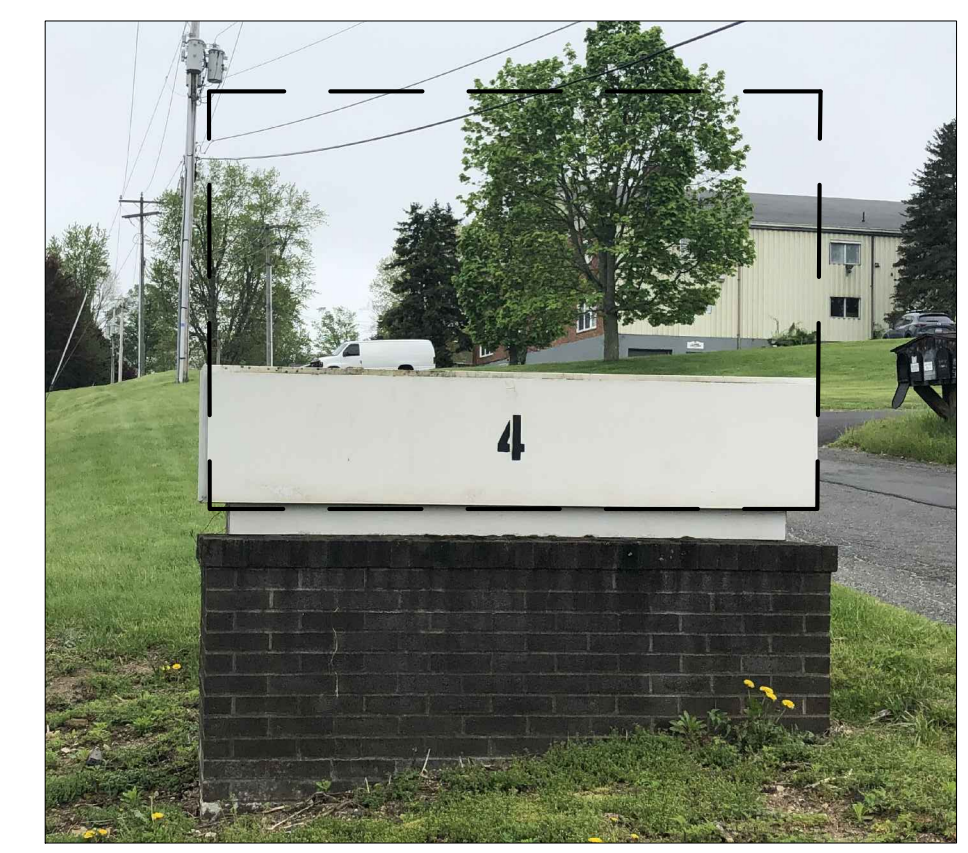
SIGNAGE CALCULATIONS
 100 LF OF BLDG FRONTAGE
 100 SF OF SIGNAGE ALLOWED
 3 TENANTS: 33 SF EACH

OWNER SIGN:
 (2) 2 SF LOGOS
 11 SF OF LETTERING
 TOTAL: 19 SF

The numbered marking itself shall be at least four (4) inches in height, and made of any material that provides reflective legibility at a distance of fifteen (15) feet, when illuminated by a beam of light during hours of darkness. The marking beam must likewise be clearly visible during daylight hours.

TWO SIDED SIGN (30 SF EA. SIDE)
 ILLUMINATED FROM GROUND LIGHT ON SOUTH FACE.

6" BLACK LETTERING ON WHITE BACKGROUND



⑦ MONUMENT SIGN
 SCALE: NONE



② PHOTO
 SCALE: NONE



③ PHOTO
 SCALE: NONE



④ PHOTO
 SCALE: NONE



⑤ PHOTO
 SCALE: NONE

LANDSCAPE_PHOTOS

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NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revision		Dwg. Title	SITE PLAN	Seal	Dwg. No.	
	No.	Date					Description
			Project Title	4 DUNHAM DRIVE, NEW FAIRFIELD		SY1	
			Proj. No.	Drawn by			M.A.
			Date	5/18/22			Scale