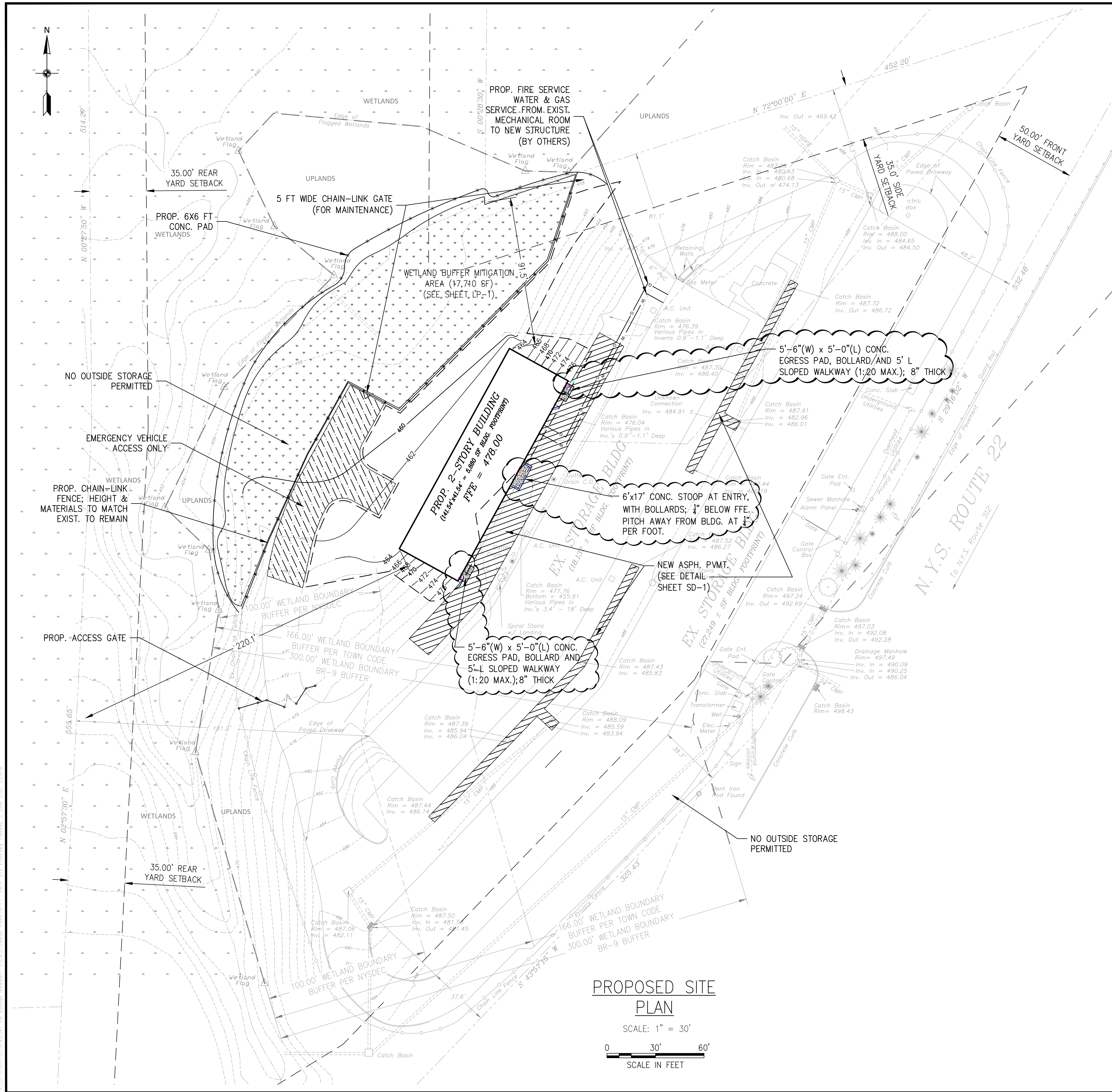




		HC ZONING	EXISTING	PROPOSED
MINIMUM LOT SIZE	SQUARE FEET (THOUSANDS)	40	435.6	435.6
	FRONTAGE (FEET)	150	1109.59	1109.59
	WIDTH (FEET)	150	244.14	244.14
	DEPTH (FEET)	150	1031.75	1031.75
MINIMUM YARDS	FRONT (FEET)	50	37.5 (EXIST. BUILDING)	37.6 (EXIST. BUILDING)
	SIDE (FEET)	35	181 (EXIST. BUILDING)	192.7 (PROP. BUILDING)
	REAR (FEET)	35	75.3 (EXIST. BUILDING)	90.0 (PROP. BUILDING)
MAXIMUM COVERAGE	BUILDING COVERAGE	15%	10.42%	11.81%
	FLOOR AREA RATIO	0.3	0.21	0.25
	LOT COVERAGE	45%	29.30%	25.60%
OPEN SPACE REQUIREMENTS	(PERCENTAGE OF LOT)	55%	70.70%	74.40%
MAXIMUM HEIGHT	STORIES	2	2	2
	FEET	35	14.8	22.42
PARKING SETBACK	FRONT (FEET)	25	122.27	122.27
	SIDE (FEET)	15	179.06	179.06
	REAR (FEET)	15	351.63	351.63

PARKING REQUIRED FOR WAREHOUSES = 1 SPACE PER 1.5 EMPLOYEES DURING THE LARGEST DAILY WORK SHIFT PERIOD,
TOTAL PARKING REQUIRED = 3
SPACES PROVIDED = 4
PARKING SPACE SIZE REQUIRED = 9'X18'
PARKING SPACE SIZE PROVIDED = 9'X18'

- KEY:
- WETLAND BUFFER MITIGATION
 - FULL DEPTH ASPHALT REPAIR
 - EX. GRAVEL PAVEMENT TO REMAIN
 - CHAIN-LINK FENCE
 - PROPOSED DISTURBANCE WITHIN 166' BUFFER = 16,150 SF
 - PROPOSED GAS SERVICE (BY OTHERS)
 - PROPOSED FIRE SERVICE WATER (BY OTHERS)

NOTE:
CONTRACTOR SHALL MAINTAIN ACCESS FOR PATRONS, EMPLOYEES AND EMERGENCY SERVICE VEHICLES TO THE EXISTING STORAGE BUILDINGS. PROVIDE TEMPORARY FENCING AS NEEDED DURING CONSTRUCTION TO MAINTAIN A SECURED SITE.



Greenman-Pedersen, Inc.
Engineering and Construction Services
In Western New York:
ROCHESTER
(585) 486-4859

JAMESTOWN
(716) 488-2803

GPI

STATE OF NEW YORK
GREENMAN PEDERSEN, INC.
REGISTERED PROFESSIONAL ENGINEER
No. 331
EXPIRATION DATE 12/31/2025

SCALE: AS NOTED
DATE: OCTOBER 18, 2019
DWG NO. SP-1

DRAWN BY: C.Y.
CHECKED BY: T.W.
JOB NO.: BUF-2015040.041

REVISIONS:
NO. BY DATE

1 UPDATED ARCH. PLANS; EGRESS PADS
JDE 6/02/20

SP-1_PROPOSED SITE & UTILITY PLAN

LIFE STORAGE, INC.
(SITE #230 BREWSTER)
TOWN OF SOUTHEAST - PUTNAM COUNTY, NY

SHEET NO.

05

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 7208 SUBDIVISION 2, STATE EDUCATION LAW, ARE PROHIBITED