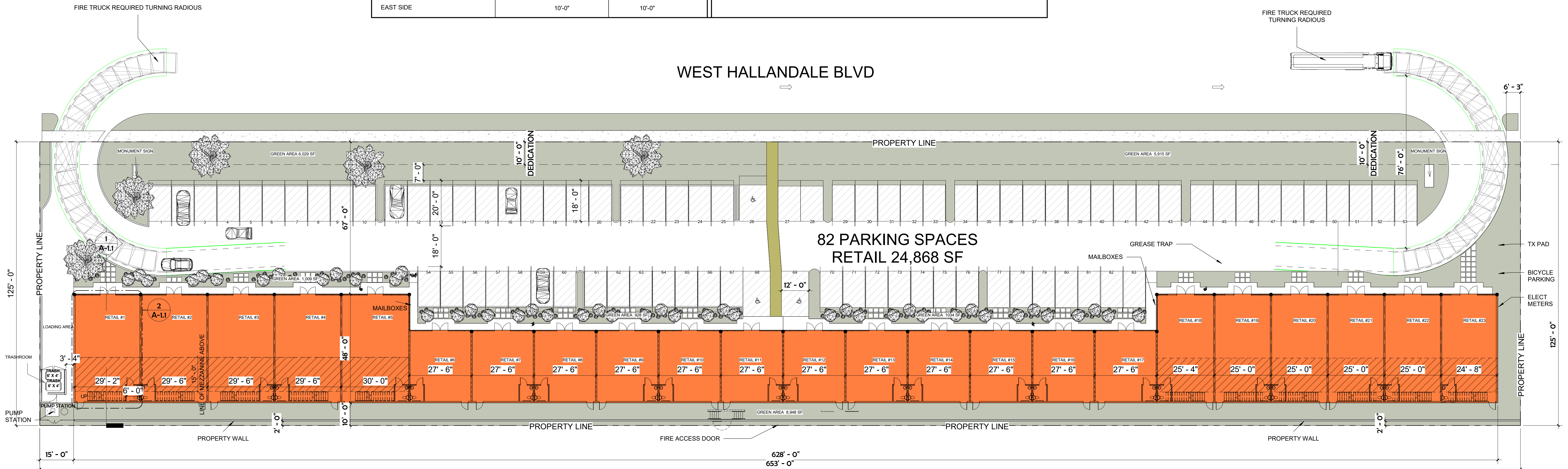
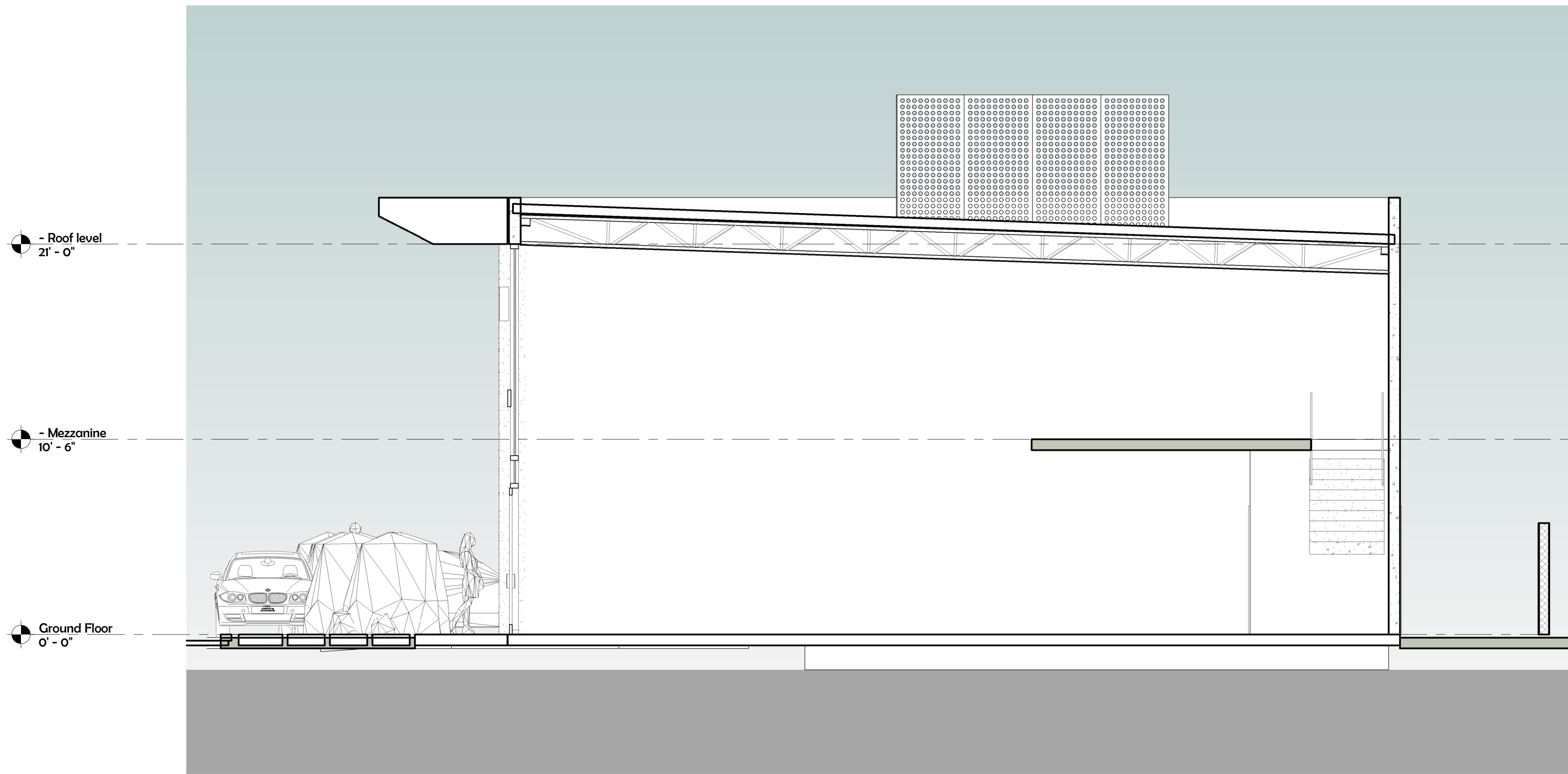
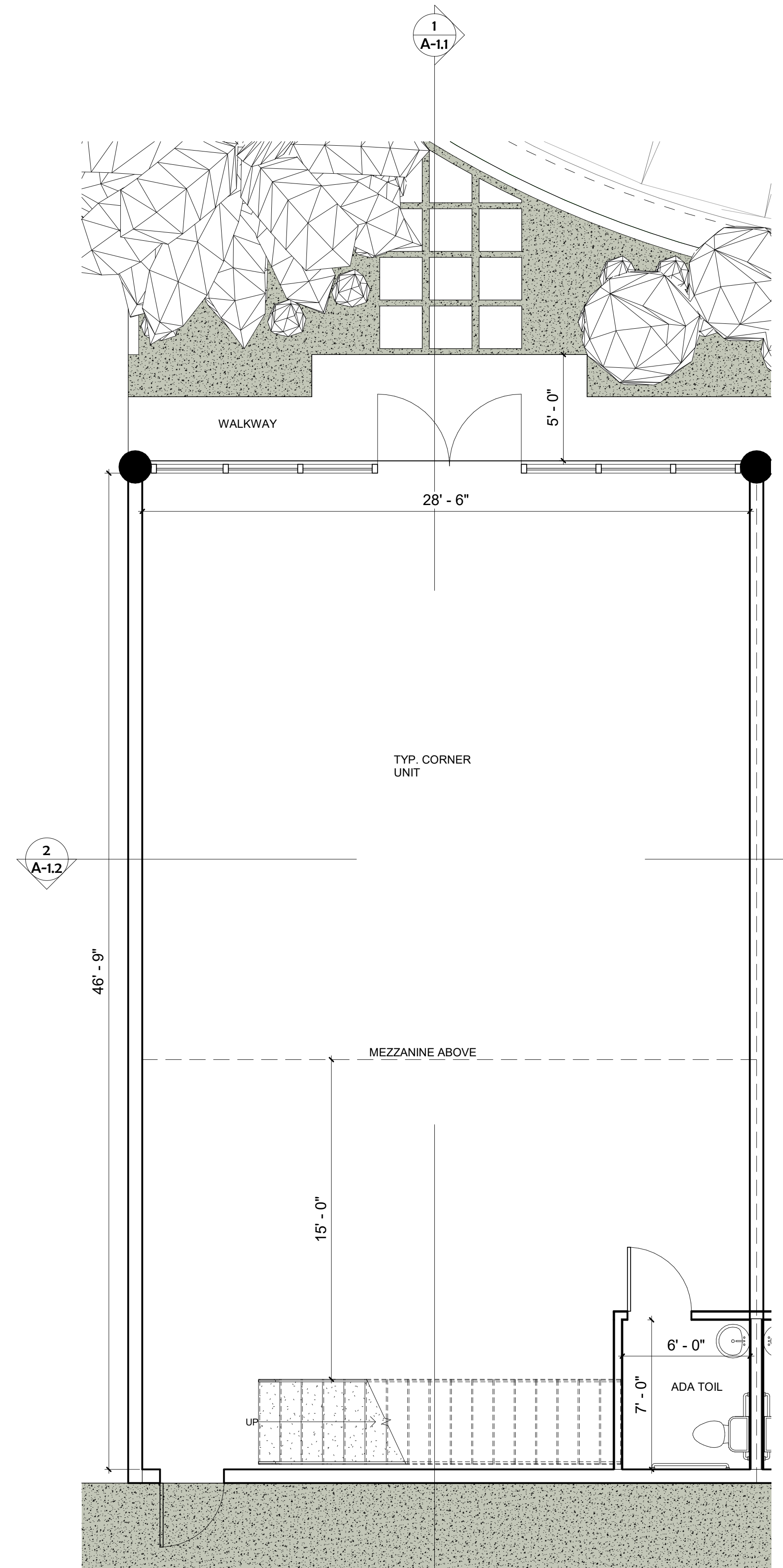


| ZONING LEGEND | | | |
|-----------------------------------|---------------------------------------|---------------------------------|--|
| GENERAL | REQ'D/ALLOWED | PROVIDED | |
| ZONING/LAND USE: | B-1 | B-1 | THE TOWN'S COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) THE FLUM DESIGNATION OF THE PROPERTY IS "C" - COMMERCIAL |
| LOT SIZE | 20,000 SF MIN. | 81,625 SF | |
| LOT SIZE FUTURE R.O.W. DEDICATION | 75,095 SF | N/A | |
| BUILDING LOT COVERAGE : | N/A | 24,868 SF. | |
| GROSS RETAIL AREA: | N/A | 24,868 SF. | VEHICULAR AREA CALCULATION VEHICULAR USE AREA CALCULATION = 23,623 SF |
| MEZZANINE STORAGE AREA: | | 4,440 SF | |
| TOTAL LANDSCAPE AREA: | 20% (75,095) = 15,019 SF | 23,863 SF | PEDESTRIAN CIRCULATION AREA PEDESTRIAN CIRCULATION AREA = 3,274 SF |
| TREES: | N/A | N/A | |
| FAR: | N/A | N/A | CALCULATIONS OF REQUIRED LANDSCAPE STRIP ALONG BUILDING REQUIRED: 10'-0" AVERAGE LANDSCAPE STRIP REQUIRED ALONG BUILDING FRONTAGE = 6,208 SF ALLOWED 50% = 3,140 SF PROVIDED: 10'-0" ALONG TWO END BAYS = 3,350 SF 5'-0" ALONG MIDDLE SECTION OF BUILDING (CENTRAL AREA) = 1,530 SF PROVIDED = 4,880 SF |
| HEIGHTS: | MAX. 100 FT | 25'-0" (Top of H. Parapet) | |
| PARKING SPACE REQUIREMENT | | | |
| NET RETAIL AREA | | 17,700 SF (Not incl. Bathroom.) | CALCULATIONS THE PERCENTAGE OF IMPERVIOUS SURFACE TOTAL LOT SIZE SQ X MAXIMUM PERCENTE IMPERVIOUS COVERAGE : 81,625 SF X 0.80 = 65,300 SF (MAX. LOT COVERAGE) MAXIMUM LOT COVERAGE : BUILDING LOT COVERAGE : 24,868 SF VEHICULAR USE AREA: 23,623 SF PEDESTRIAN AREA: 3,274 SF UTILITIES AREA: 310 SF PROPOSED IMPERVIOUS AREA = 52,075 SF (63.7%) |
| RETAIL PARKING REQ. | 1/300 SF | 17,700 SF / 300 = 59 SPACES | |
| RETAIL EMPLOYEE PARKING REQ. | 1 SP/ 4 EMPL. (1 EMPL / BAY= 23 BAYS) | 23 BAYS = 23 SPACES | |
| TOTAL PARKING | 82 SPACES | 83 SPACES | |
| BUILDING SETBACKS | | | |
| | REQ'D/ALLOWED | PROVIDED | |
| FRONT + 10' R.O.W DEDICATION | 20'-0" | 20'-0" | |
| FRONT TO BUILDING | 35'-0" | 63'-0" | |
| REAR | 10'-0" | 10'-0" | |
| WEST SIDE | 10'-0" | 15'-0" | |
| EAST SIDE | 10'-0" | 10'-0" | |

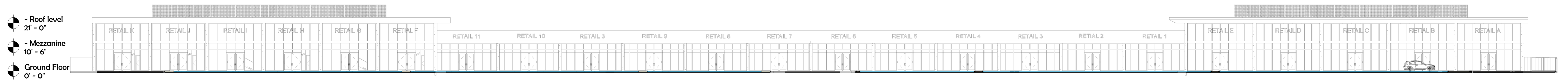




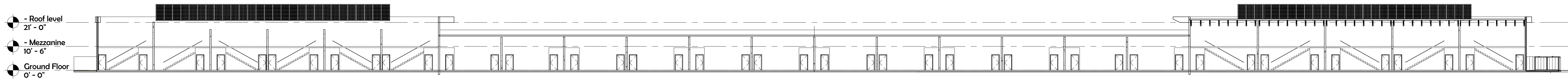
1 TYP. CRONER RETAIL UNIT SECTION1
1/4" = 1'-0"



2 TYPICAL CORNER RETAIL UNIT
1/4" = 1'-0"



1 - NORTH ELEVATION Copy 1
1" = 20'-0"



2 Longitudinal section
1" = 20'-0"

