

ZONING ANALYSIS TABLE			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONE DISTRICT	BUSINESS/COMMERCIAL		
EXISTING USE	BANK AND OFFICE		
PROPOSED USE	BANK, OFFICE, RESTAURANT, RETAIL AND FAST FOOD DRIVE-THRU RETAIL		
LOT: MIN. LOT AREA	1 ACRE	1.64 ACRES (71,431± SF)	NO CHANGE
MIN. ROAD FRONTAGE	150'	317.90 L.F.±	NO CHANGE
BUILDING: MIN. SETBACKS			
FRONT YARD	40'	31.6'±	NO CHANGE
SIDE YARD	20'	39.0'±	NO CHANGE
REAR YARD	20'	---	NO CHANGE
MAXIMUM HEIGHT	36'	<36'	NO CHANGE
BUILDING AREA	25%	14.31%	NO CHANGE
MAX. IMPERVIOUS SURFACES	75%	89.54%	74%
MAX. EFFECTIVE IMPERVIOUS COVERAGE	50%	---	---

PARKING:	REQUIRED	EXISTING	PROPOSED
RECS: 1 SPACE PER 150 S.F. OF GROSS FLOOR AREA ON THE FIRST FLOOR PLUS 1 SPACE PER 250 S.F. OF GROSS FLOOR AREA ON EACH UPPER FLOOR PLUS STACKING ROOM FOR 6 CARS PER DRIVE THROUGH WINDOW OR AUTOMATIC TELLER MACHINE LANE.			
3,175 S.F. G.F.A. FIRST FLOOR/150 = 21.17 SPACES			
RECS: 1 PARKING SPACE PER 250 S.F. OF GROSS FLOOR AREA			
3,889 S.F. G.F.A./250 = 15.48 SPACES			
RETAIL/SERVICE ESTABLISHMENT: (INCLUDES 1800 SF DUNKIN' DONUTS)			
1 PARKING SPACE PER 200 OF S.F. GROSS FLOOR AREA			
5380 S.F. G.F.A./250 = 21.52 SPACES			
DENTAL OFFICE: 1 PARKING SPACE PER 175 S.F. OF G.F.A. PLUS 1 SPACE PER EMPLOYEE			
2375 S.F. OF G.F.A./175= 13.57 + APPROX. 4 EMP= 17.57 SPACES			
RESTAURANT/TAKE-OUT (BRUNO'S): 1 PARKING SP. FOR EACH 50 SF OF G.F.A.			
1665 SF/50= 33.3 SPACES			
DUNKIN' DONUTS AND RESTAURANT STORAGE (UPPER LEVEL): 3460 SF= NO ADD'L EMP= NO PARKING REQ'D.			
TOTAL	110 SPACES	104 SPACES	89 SPACES
LOADING SPACES			1 SPACES

- ### GENERAL NOTES
- PROPERTY IS IDENTIFIED BY THE TOWN OF NEW FAIRFIELD ASSESSOR'S OFFICE AS: LOT 19/15/23A.
 - ALL INFORMATION PERTAINING TO BOUNDARY LINE LENGTHS & DIRECTIONS, EXISTING FEATURES, TOPOGRAPHIC INFORMATION, AND BUILDING LOCATIONS WAS TAKEN FROM A MAP ENTITLED "BOUNDARY & TOPOGRAPHICAL MAP PREPARED FOR ECB REALTY, LLC, 100 ROUTE 37 NEW FAIRFIELD, CONNECTICUT" DATED JUNE 16, 2015, PREPARED BY NEW ENGLAND LAND SURVEYING P.C., ROBINS COMMONS - 118 COAL PIT HILL ROAD, DANBURY, CONNECTICUT.
 - PROPERTY OWNER: 100 ROUTE 37 LLC
C/O UNIFORM CONTRACTING CO.
3102 ROUTE 9
COLD SPRING, NEW YORK 10516
 - PROPERTY AREA = 1.64 ACRES OR 71,438± S.F.
 - LOCATIONS OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION OR DEMOLITION. CALL "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 - LOCATIONS DEPICTED ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS, SITE CONDITIONS AND LOCATIONS/ELEVATIONS OF EXISTING UTILITIES.
 - IF AN UNFORESSEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED UTILITY OR STRUCTURE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
 - ANY DRAINAGE STRUCTURES, DITCHES, UTILITIES, GRASSED AREAS, CONCRETE, PAVEMENT OR CURBS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS.
 - ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY SEEDING AND MULCHING OR BY OTHER APPROVED MEANS OF STABILIZATION. SEEDING OF PROPOSED GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL, AS AN EROSION AND SILTATION CONTROL MEASURE.
 - THE CONTRACTOR IS TO ADHERE TO ALL APPLICABLE CONSTRUCTION SAFETY STANDARDS AS PUBLISHED IN THE CODE OF FEDERAL REGULATIONS 1926, AS AMENDED, AND ALL OTHER STATE, FEDERAL AND LOCAL LAWS.
 - THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO COMMENCEMENT OF ANY WORK.
 - THESE PLANS HAVE BEEN PREPARED FOR REVIEW AND APPROVAL BY TOWN AGENCIES ONLY. ADDITIONAL PLANS AND DETAILS MAY BE REQUIRED FOR CONSTRUCTION PURPOSES.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM STATE AND LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS.
 - IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY COMPANIES, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
 - THE LIMIT OF DISTURBANCE SHALL BE THE OF LIMIT OF GRADING AS DEPICTED ON THE GRADING AND UTILITY PLANS AND THE LOCATION OF PERIMETER SILT FENCE AS PROPOSED ON THE SEDIMENT AND EROSION CONTROL PLAN.
 - THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
 - THE GENERAL CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL BARRIERS AS REQUIRED PRIOR TO START OF EXCAVATION, CONSTRUCTION OR DEMOLITION.
 - CONTRACTOR SHALL COORDINATE WITH A STATE OF CONNECTICUT LICENSED SURVEYOR FOR STAKEOUT OF PROPOSED CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY DISCONNECTIONS, RELOCATIONS AND/OR CONNECTIONS/EXTENSIONS WITH APPROPRIATE UTILITY COMPANIES. INSTALLATION OF ALL UTILITIES ARE TO CONFORM WITH UTILITY COMPANY REQUIREMENTS.
 - ALL WORK WITHIN THE ROAD RIGHT OF WAY IS TO BE COMPLETED IN A MANNER ACCEPTABLE TO THE TOWN OF NEW FAIRFIELD AND/OR STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION (AS APPLICABLE).

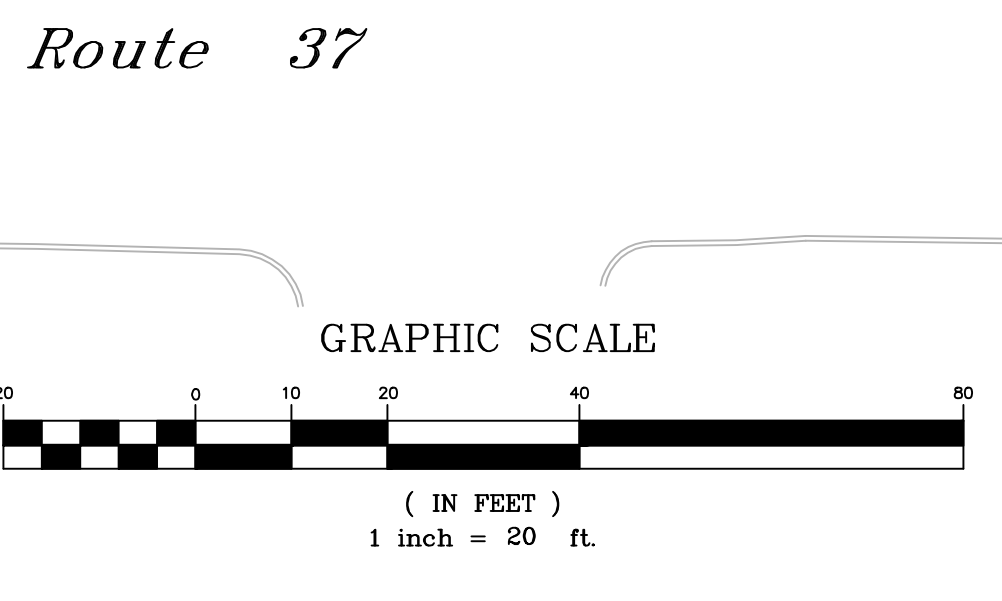
LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING CATCH BASIN
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING CL&P EASEMENT
	150' WETLANDS REVIEW AREA LINE


IMPORTANT NOTE:
CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" (1-800-922-4455) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION ON THE SITE.

IMPORTANT NOTE:
IT IS UNDERSTOOD THAT "ARTEL ENGINEERING GROUP, LLC" HAS NOT BEEN RETAINED FOR THE REVIEW OF THE IMPLEMENTATION OF THE DESIGN, AND OBSERVATION OF CONSTRUCTION. THE OWNER SHALL EMPLOY UNDER SEPARATE CONTRACT FOR SUCH SERVICE AS REQUIRED.

IMPORTANT NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



REV.	DATE	DESCRIPTION
1	10/12/15	MISC. REVISIONS PER TOWN COMMENTS
2	9/29/15	REVISED PER OF DSH COMMENTS



ARTEL ENGINEERING GROUP, LLC
304 FEDERAL ROAD - SUITE 308
BROOKFIELD, CONNECTICUT 06804
PHONE: (203) 740-2033 FAX: (203) 740-2067

CIVIL ENGINEERS PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS SITE PLANNERS
MUNICIPAL ENGINEERS PERMIT EXPEDITORS

BRIDGEWATER, CT DANBURY, CT

SITE PLAN

ECB REALTY, LLC.
100 ROUTE 37
NEW FAIRFIELD, CONNECTICUT

DRAWN BY: BH	CHECKED BY: DV
DATE: 8/11/15	SCALE: 1" = 20'
DRAWING No: DC15421	PROJECT No: DC15421
SHEET: 3	

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