

ZONING TABLE			
	REQUIRED	EXISTING	PROPOSED
FLOOR AREA RATIO (FAR)	0.50	0.53	0.53
MINIMUM LOT AREA	2 ACRES	22.9± ACRES	22.9± ACRES
MINIMUM LOT WIDTH	150 FT	289± FT	289± FT
MINIMUM LOT FRONTAGE	150 FT	289± FT	289± FT
MINIMUM FRONT YARD	50 FT	218± FT	218± FT
MINIMUM SIDE YARD	50 FT	5± FT	5± FT
TOTAL SIDE YARD	100 FT	230± FT	230± FT
MINIMUM REAR YARD	50 FT	5± FT	5± FT

DISTRICT SUMMARY	
SECTION:	68.08
BLOCK:	1
LOT:	5
AMBULANCE:	AM001
FIRE:	PEARL RIVER, FD004
POSTAL:	10985
SCHOOL:	NANUET UNION FREE, USFD 392008
SEWER:	ORANGETOWN SEWER DISTRICT
WATER:	UNITED WATER, W1003
LIGHTING:	PEARL RIVER
ZONING:	U

PARKING SUMMARY*			
USE:	REQUIRED (PER EMPLOYEE)	REQUIRED (PER SF)	PROVIDED**
WAREHOUSE, MANUFACTURING, AND LABORATORIES	318	1,761	867
ADA SPACES (2%)	7	36	11
STANDARD SPACES	311	1,725	856

*PARKING REQUIREMENTS BASED ON 1 SPACE PER TWO EMPLOYEES
** NO CHANGES TO PARKING FOR THE PROJECT.

PARKING CALCULATION			
TOTAL EXISTING BUILDING SQUARE FOOTAGE	TOTAL PROPOSED BUILDING SQUARE FOOTAGE	NUMBER OF EMPLOYEES	REQUIRED SPACES (PER NO. OF EMPLOYEES)
527,200 SF	531,658 SF	636	318

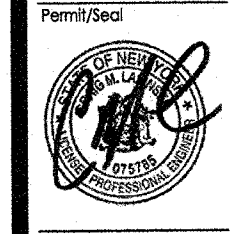
TOWN PARKING REQUIREMENTS: 1 SPACE PER TWO EMPLOYEES OR 1 SPACE PER 300 SQUARE FOOT.

- NOTES:
- EXISTING CONDITIONS WERE TAKEN FROM THE PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" DATED FEBRUARY 24, 2023 BY PERERA ENGINEERING, LLC OF SHELTON, CT 06484.
 - THE SUBJECT SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP EXPORTED FROM THE AUTHORITATIVE NFHL WEB SERVICES PROVIDED BY FEMA ON 10/25/2022.

DISCLAIMER:
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF THIS DOCUMENT IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DATE	ISSUED FOR PERMIT	BY	APP'D	DATE

File Name: U101.dwg
ID: LM TO 221123
Dwn. Dgn. Crk. YYY.MXD



Client/Project Logo



Client/Project
Pfizer Global Research and Development

Hamilton BIOS #2 Addition

Pearl River, NY

Title
OVERALL
PROPERTY PLAN

Project No.
20111246.54N
Revision
0

Scale
1"=60'
Drawing No.
GI-100