



ALL WORK WITHIN CITY STREET AREA, INCLUDING SIDEWALKS, TO CONFORM TO CITY OF NEW ROCHELLE STANDARDS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY ENGINEER. THIS SITE PLAN APPROVED WITH REGARD TO PROPOSED WORK IN CITY STREET AREA.

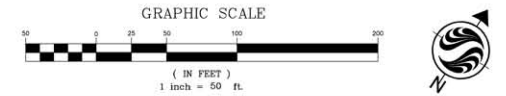
DATE: _____ CITY ENGINEER: _____
 THIS SITE PLAN CONFORMS IN ITS MAJOR ASPECTS TO THE ZONING ORDINANCE AND OTHER CODES OF THE CITY OF NEW ROCHELLE. *IN ACCORDANCE WITH THE VARIANCE GRANTED BY THE BOARD OF APPEALS ON ZONING, CASE NO. _____ CONSTRUCTION DETAILS TO INDICATE COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE NEW YORK STATE BUILDING CODE AND THE NEW ROCHELLE ZONING ORDINANCE WILL BE SHOWN ON THE WORKING DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO, ASPHALT SURFACING, SCREENING AND BUMPERS. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL REQUIRED EROSION CONTROL SYSTEMS ARE IN PLACE AND SITE HAS BEEN GRADED, AS NECESSARY, TO NOT CAUSE DRAINAGE IMPACTS ON SURROUNDING PROPERTIES.

DATE: _____ BUILDING OFFICIAL: _____
 THE PLANNING BOARD OF THE CITY OF NEW ROCHELLE, NEW YORK, ON APPROVED THIS SITE PLAN (PB NO. _____ AND RESOLUTION NO. _____) SUBJECT TO THE FOLLOWING CONDITIONS, WHICH SHALL BE SATISFIED PRIOR TO ISSUANCE OF A BUILDING PERMIT, UNLESS SPECIFIED DIFFERENTLY IN THE APPROVAL RESOLUTION:
 (LIST CONDITIONS OF APPROVAL HERE OR ELSEWHERE ON THIS SHEET)

BOARD MEMBER OR CLERK	COMMISSIONER OF DEVELOPMENT	OWNER/DEVELOPER OR AUTHORIZED AGENT
DATE	DATE	DATE

LOT: 49 BLOCK: 919 ZONED DISTRICT: ROS

USE(S) OF BUILDING/LAND	ZONING SCHEDULE	
	ALLOWED/REQUIRED	PROVIDED
TOTAL AREA OF PROPERTY IN SQUARE FEET	N/A	1,490,000 SF ±
TOTAL GROSS FLOOR AREA OF BUILDING IN SQUARE FEET	N/A	6,628 SF
FLOOR AREA RATIO	0.05	.004
PERCENT BUILDING COVERAGE OF TOTAL PROPERTY AREA	5%	0.4%
PERCENT IMPERVIOUS SURFACE COVERAGE OF TOTAL AREA (INCLUDING BUILDING)	10%	14%
TOTAL SQUARE FEET OF IMPERVIOUS SURFACE (INCLUDING BUILDING)	N/A	203,190 SF
SQUARE FEET INCREASE IN IMPERVIOUS SURFACE (INCLUDING BUILDING)	N/A	59,973 SF
NO. OF INTERIOR PARKING SPACES	N/A	N/A
NO. OF EXTERIOR PARKING SPACES	N/A	286
NO. OF HANDICAPPED/ACCESSIBLE PARKING SPACES	7	8
NO. OF INTERIOR LOADING SPACES	N/A	N/A
NO. OF EXTERIOR LOADING SPACES	N/A	N/A
HEIGHT OF BUILDING IN FEET	35	35
NO. OF STORES	2	2
NO. OF DWELLING UNITS ON SITE	N/A	N/A
FRONT YARD SETBACKS	35	> 35
SIDE YARD SETBACKS	20	> 20
REAR YARD SETBACKS	30	> 30



Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd.	YY.MM.DD	Issued	By	Appd.	YY.MM.DD

Permit Seal

Stantec

Stantec Consulting Services Inc.
 2321 Whitney Avenue
 Hamden, CT 06518
 Tel. 203.281.1350
 Fax. 203.281.1470
 www.stantec.com

Client/Project
 PHASE III CONSTRUCTION OF BASEBALL, SOFTBALL AND MULTI-PURPOSE FIELD, PLAYGROUND, SPLASH PAD AND PARK IMPROVEMENTS AT FLOWERS (CITY) PARK IN THE CITY OF NEW ROCHELLE, NEW YORK

Title
RENDERED SITE PLAN

03-02-2011
 Project No. 14-150-P12
 Drawing No. _____ Scale _____ Sheet _____ of _____ Revision _____ of _____