

PRELIMINARY SITE PLAN APPROVAL DRAWINGS

BOWMAN AVENUE DEVELOPMENT

BOWMAN AVENUE

VILLAGE OF RYE BROOK, NEW YORK

APPLICANT:

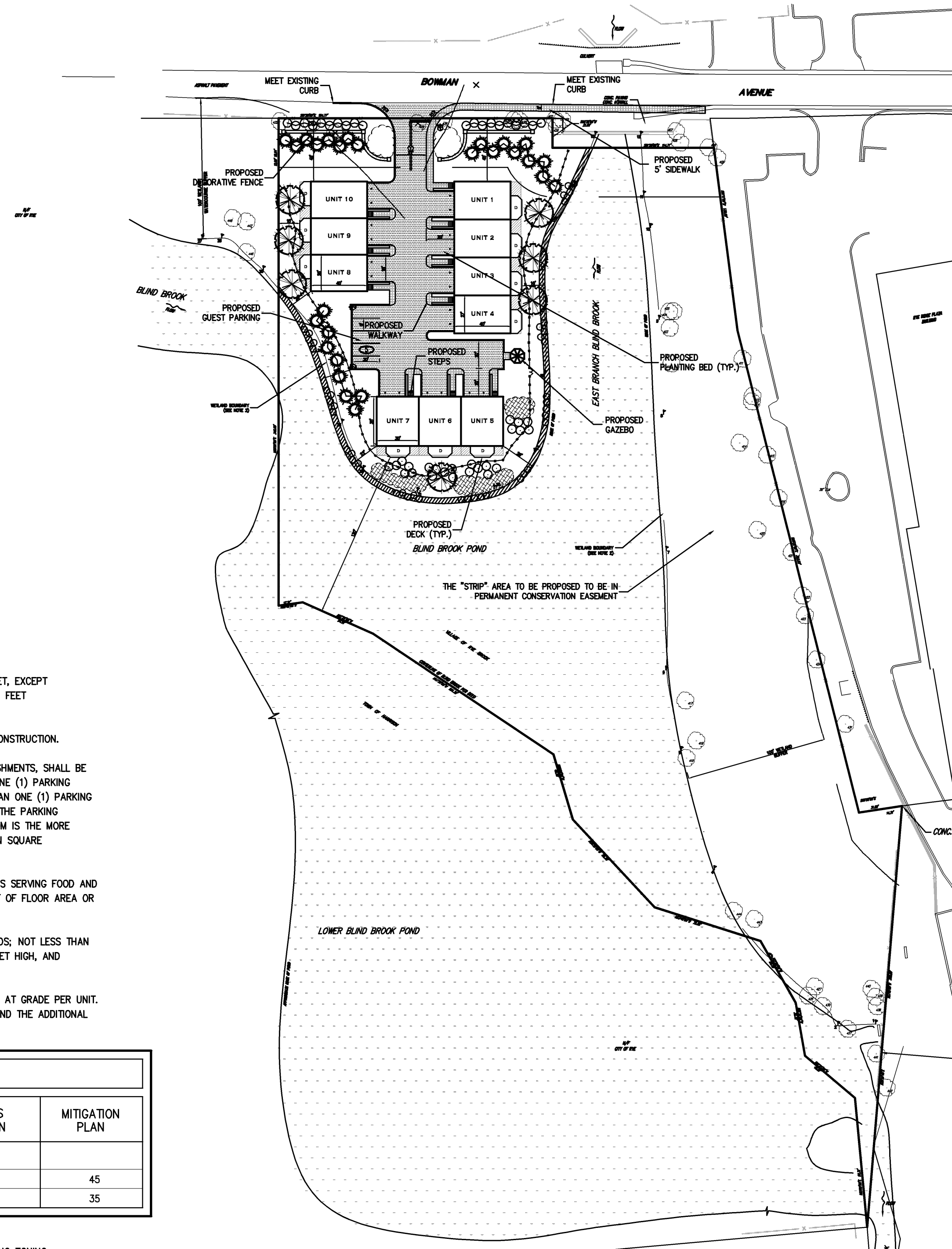
K & M REALTY GROUP, LTD.
 11 SYLVANLEIGH ROAD
 PURCHASE, NEW YORK 10577

**SITE PLANNERS/CIVIL ENGINEERS/
 TRAFFIC ENGINEERS & LANDSCAPE
 ARCHITECTS:**

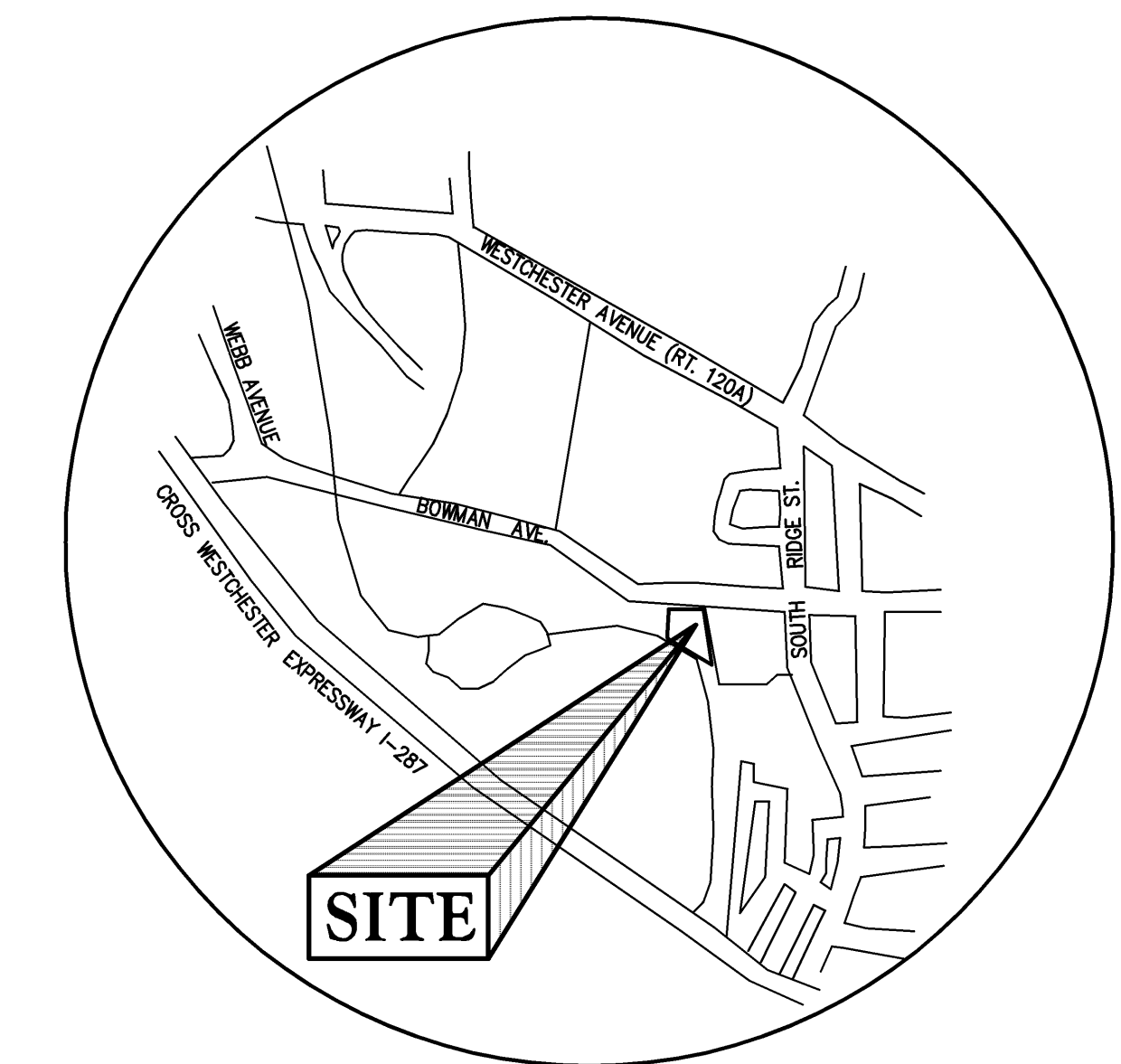
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JOHN MEYER CONSULTING, PC. DRAWINGS:

- M-1 COVER SHEET
- M-2 EXISTING CONDITIONS AND WETLANDS DELINEATION PLAN
- M-3 LAYOUT PLAN
- M-4 GRADING PLAN
- M-5 UTILITIES PLAN
- M-6 SEDIMENT AND EROSION CONTROL & WATER QUALITY MITIGATION PLAN
- M-7 LANDSCAPING PLAN
- M-8 SITE DETAILS
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SITE DEVELOPMENT AREA
 1" = 60'



SITE LOCATION MAP
 SCALE: N.T.S.

TABLE OF LAND USE		
DESCRIPTION	LOCAL C1 NEIGHBORHOOD RETAIL DISTRICT	MITIGATION PLAN
PERMITTED USES	ALL USES IN C1-P AND R DISTRICTS	ALL USES IN C1-P AND R DISTRICTS
MINIMUM LOT SIZE:		
AREA (SQUARE FEET/ACRES)	13,000/0.30	175,945/4.04
HORIZONTAL CIRCLE DIAMETER (FEET)	90	>90
FRONTAGE (FEET)	225	309.48
MAXIMUM FLOOR AREA RATIO	1.0	0.13
MINIMUM YARD DIMENSIONS:		
FRONT (FEET)	30	45
SIDE (FEET)	0 (1)	15
REAR (FEET)	30	120
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	2/30	2/435 (2)
MINIMUM USABLE OPEN SPACE ON LOT	200 S.F./DWELLING	2,000 S.F./DWELLING
MINIMUM PARKING REQUIREMENTS: (3)		
BUILDING A: RESTAURANT (4,000 S.F.)		
(1 SPACE/75 GROSS S.F.)	54	N/A
UNITS #1-9:		
OCCUPANTS STALLS (2 SPACES/UNIT)	18	N/A
VISITOR STALLS (1 SPACE/UNIT)	9	N/A
TOTAL	81	N/A
UNITS #1-10:		
OCCUPANTS STALLS (2 SPACES/UNIT)	20	30
VISITOR STALLS (1 SPACE/UNIT)	10	15
TOTAL	30	45 (6)
MINIMUM LOADING REQUIREMENTS: (3)(4)(5)		
BUILDING A: RESTAURANT (4,000 S.F.)		
(1 SPACE/4000 GROSS S.F.)	1	N/A
UNITS #1-9	0	0
UNITS #1-10	0	0
TOTAL	1	N/A

NOTES:

- (1) NO SIDE YARD REQUIRED, BUT IF PROVIDED, SHALL BE AT LEAST FOUR (4) FEET, EXCEPT WHERE THE LOT ADJOINS ANY R DISTRICT LINE, WHEN A SIDE YARD OF SIX (6) FEET SHALL BE REQUIRED.
- (2) 2 STORIES/4.35 FEET WILL BE PROVIDED OF FIREPROOF OR SEMI-FIREPROOF CONSTRUCTION.
- (3) EACH RESTAURANT, OR SIMILAR PLACE DISPENSING FOOD OR DRINK OR REFRESHMENTS, SHALL BE PROVIDED WITH ONE (1) PARKING SPACE FOR EVERY THREE (3) SEATS PLUS ONE (1) PARKING SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT, BUT NOT LESS THAN ONE (1) PARKING SPACE FOR EVERY SEVENTY-FIVE (75) SQUARE FEET OF GROSS FLOOR AREA. THE PARKING STANDARD FROM WHICH THE PARKING AND LOADING SPACES WAS DERIVED FROM IS THE MORE RESTRICTIVE OF THE TWO PARKING STANDARDS. THE STANDARD WAS BASED ON SQUARE FEET (1 PARKING SPACE PER 75 SQUARE FEET OF FLOOR AREA).
- (4) FOR RETAIL BUSINESS USES, HOTELS, RESTAURANTS, CAFES AND OTHER PLACES SERVING FOOD AND BEVERAGES, ONE (1) SPACE FOR EACH FOUR THOUSAND (4,000) SQUARE FEET OF FLOOR AREA OR MAJOR PORTION THEREOF USED FOR BUSINESS PURPOSES.
- (5) ANY OFF-STREET SPACE AVAILABLE FOR THE LOADING OR UNLOADING OF GOODS; NOT LESS THAN FIFTEEN (15) FEET WIDE, TWENTY FIVE (25) FEET LONG AND FOURTEEN (14) FEET HIGH, AND HAVING DIRECT USABLE ACCESS TO A STREET OR ALLEY.
- (6) PARKING CONSISTS OF TWO (2) GARAGE SPACES AND ONE (1) PARKING SPACE AT GRADE PER UNIT. VISITOR SPACES ARE 1.5 PER UNIT. THIS INCLUDES ONE (1) SPACE AT GRADE AND THE ADDITIONAL .5 SPACE IN THE PROPOSED GUEST PARKING AREA.

TABLE OF SROD			
DESCRIPTION	SCENIC ROADS OVERLAY DISTRICT (SROD) REQUIREMENTS	DEIS PLAN	MITIGATION PLAN
BOWMAN AVENUE:			
MINIMUM FRONT YARD SETBACK (FEET)	45 (7)	5	45
VEGETATIVE BUFFER (FEET)	35 (8)	0	35

NOTES:

- (7) MINIMUM FRONT YARD SETBACK IS INCREASED BY A FACTOR OF 1.5 (UNDERLYING ZONING DISTRICT). 1.5x30=45' (REQUIRED).
- (8) A 35' VEGETATIVE BUFFER AREA IS REQUIRED PERPENDICULAR FROM FRONT PROPERTY LINE RUNNING THE LENGTH OF THE LOT.

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NOT FOR CONSTRUCTION

NO.	REVISION	DATE	SCALE	CG	APPROVER	JAR
1.	GENERAL REVISIONS	04/27/2006				
2.	REVISED PER FEIS COMPLETENESS REVIEW COMMENTS	06/26/2006				

DATE:	04/07/2006
PROJ. NO.:	2001142
SITE.dwg	COVER.tbl
DRAWING NO.:	COVER.pcr
M-1	

Previous Editions Obsolete