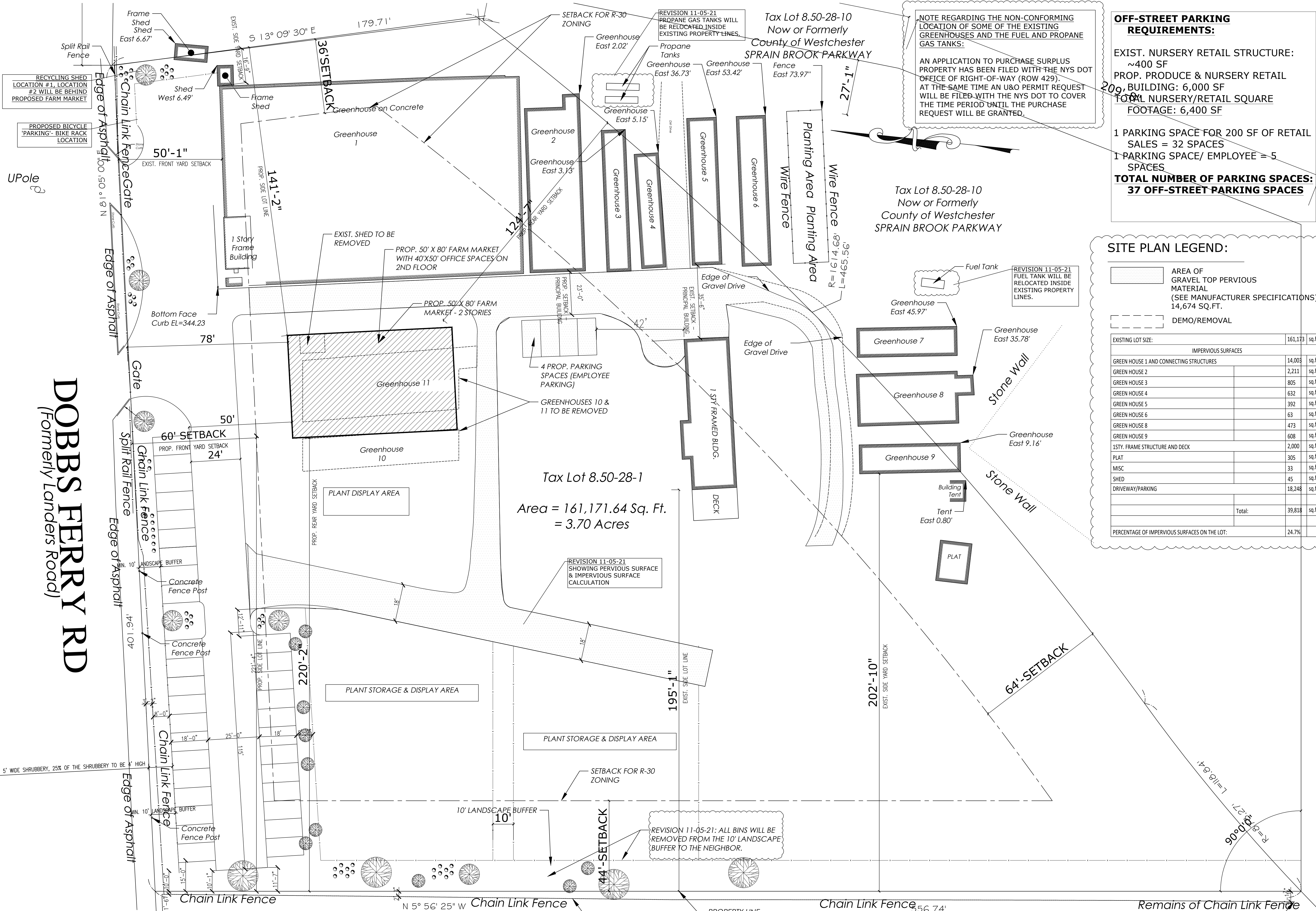


DOBBS FERRY RD (Formerly Landers Road)



OFF-STREET PARKING REQUIREMENTS:

EXIST. NURSERY RETAIL STRUCTURE: ~400 SF
 PROP. PRODUCE & NURSERY RETAIL BUILDING: 6,000 SF
 TOTAL NURSERY/RETAIL SQUARE FOOTAGE: 6,400 SF

1 PARKING SPACE FOR 200 SF OF RETAIL SALES = 32 SPACES
 1 PARKING SPACE/ EMPLOYEE = 5 SPACES
TOTAL NUMBER OF PARKING SPACES: 37 OFF-STREET PARKING SPACES

SITE PLAN LEGEND:

- AREA OF GRAVEL TOP PERVIOUS MATERIAL (SEE MANUFACTURER SPECIFICATIONS) 14,674 SQ.FT.
- DEMO/REMOVAL

EXISTING LOT SIZE:	161,173 sq.ft.
IMPERVIOUS SURFACES	
GREEN HOUSE 1 AND CONNECTING STRUCTURES	14,003 sq.ft.
GREEN HOUSE 2	2,211 sq.ft.
GREEN HOUSE 3	805 sq.ft.
GREEN HOUSE 4	632 sq.ft.
GREEN HOUSE 5	392 sq.ft.
GREEN HOUSE 6	63 sq.ft.
GREEN HOUSE 8	473 sq.ft.
GREEN HOUSE 9	608 sq.ft.
1STY. FRAME STRUCTURE AND DECK	2,000 sq.ft.
PLAT	305 sq.ft.
MISC	33 sq.ft.
SHED	45 sq.ft.
DRIVEWAY/PARKING	18,248 sq.ft.
Total:	39,818 sq.ft.
PERCENTAGE OF IMPVIOUS SURFACES ON THE LOT:	24.7%

Tax Lot 8.50-28-1
 Area = 161,171.64 Sq. Ft.
 = 3.70 Acres

PROPOSED SITE PLAN
 SCALE: 1" = 20'

PROPOSED SITE PLAN - CARLSON'S NURSERY

Plan Title

Title/Owner
 CARLSON'S NURSERY
 PROP. PRODUCE MARKET
 625 DOBBS FERRY RD
 WHITE PLAINS, NY 10607

Date: 7-15-21
 Revision:
 REV.1 11-05-21
 REV.2 11-01-22

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