

1531 E New York St



**Legend**

 Subject Property

**Zoned BB Business  
Boulevard District**



City of Aurora  
44 E Downer Pl

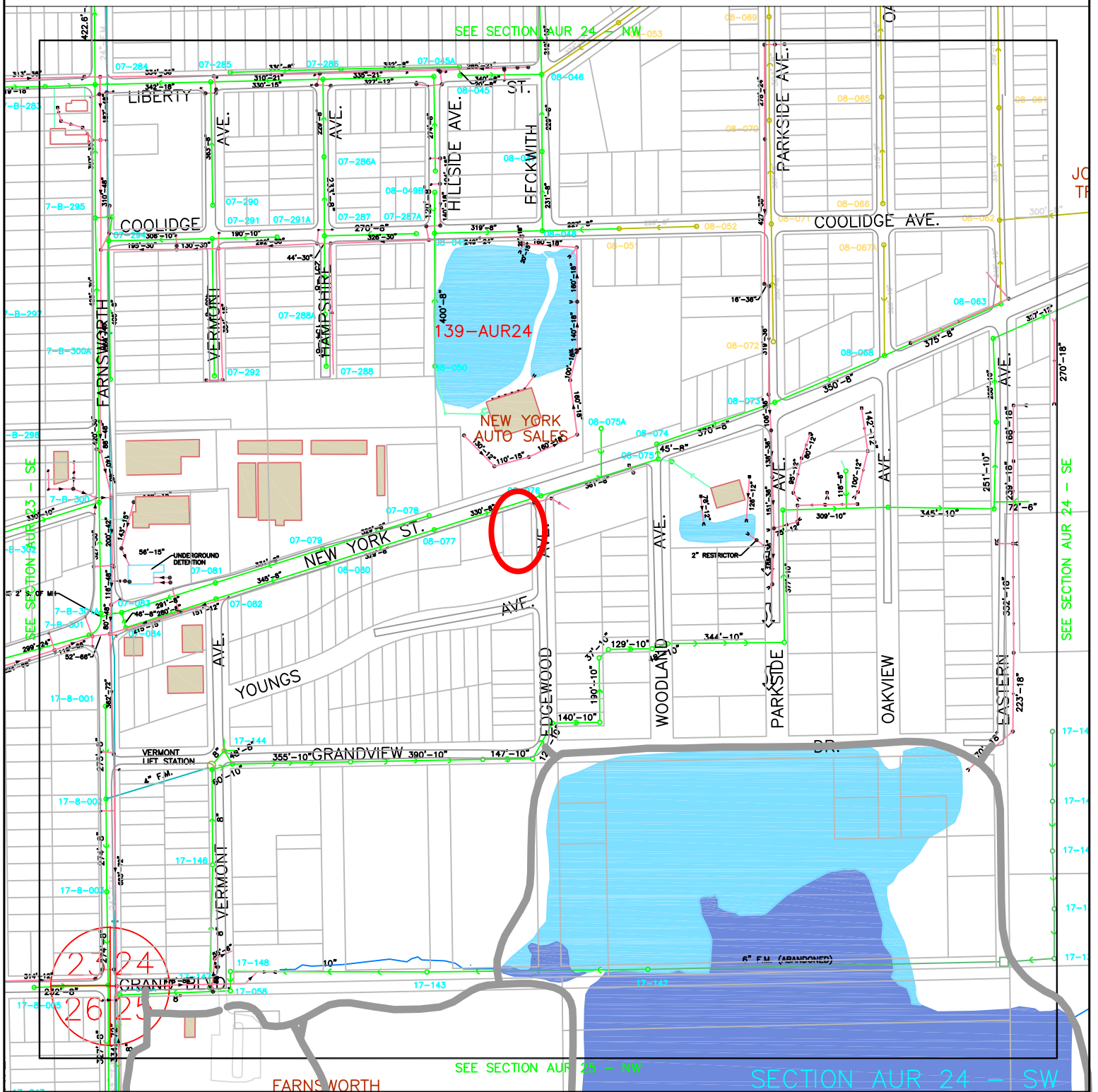






# SEWER ATLAS

# AUR 24 SW



CITY OF AURORA  
ENGINEERING  
44 E. DOWNER PLACE

DRAWN BY:	JJ	APPROVED BY:	LES
DATE:	10/2015	FILE NAME:	SEWER ATLAS

# PROPERTY SHEET FOR 1531 E. NEW YORK STREET

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## PROPERTY INFORMATION

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**Parcel Number:** 15-24-352-011

**Zoning:** B-B Business Boulevard District

**Historic District:** No

**Approximately Lot Size:** 12,050 sq ft

## ZONING REQUIREMENTS

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**Setbacks:**

**Front Yard:** 35 feet

**Side Yard:** 15feet (25feet if building is greater than 40feet in height)

**Rear Yard:** 20 feet

**Exterior Side Yard:** 20 feet

**Exterior Rear Yard:** N/A

**Infill Guidelines:**

Not applicable

## PROPOSED USE:

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**Desire Use:**

Commercial building. Need to meet parking requirements For some setback relief may rezoning to B-2.

## MISCELLANEOUS INFORMATION

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**Enviromental Disclosure:**

No known environmental site assessment on records

**Utilities:**

Overhead

**Engineering:**

Existing watermain and sanitary sewer available on E New York Street . Stormwater management will be required for this commercial site. An engineered site plan, prepared by a licensed professional engineer will be required. ROW dedication will be required. Approximately 22' of ROW dedication may be required.