

LOCATION MAP SCALE: 1" = 1,000'±

OWNER/APPLICANT:

VERUM MANAGEMENT LLC  
6 CURTIS STREET  
MARBLEHEAD, MA 01945

SITE DATA:

Zone: C-3  
Total Acreage: 3 AC. ±  
Tax Map No.: 37.14-2-52

GENERAL NOTES:

- Property lines and existing conditions mapping for Overall Plan is based on data from "Survey of Property prepared for CVS Plaza," prepared by Donald J. Donnelly, L.S., dated August 22, 1994 and field work as noted in General Note #2.
- Existing conditions and topography within the project area, as shown on the Enlarged Site Plans, is based on field work performed by Insite Engineering, Surveying & Landscape Architecture, P.C. completed May 11, 2018 and updated on July 16, 2020.
- Excess soil material from installation of proposed improvements will be trucked off-site by the project contractor.

C-3 ZONE REQUIREMENTS

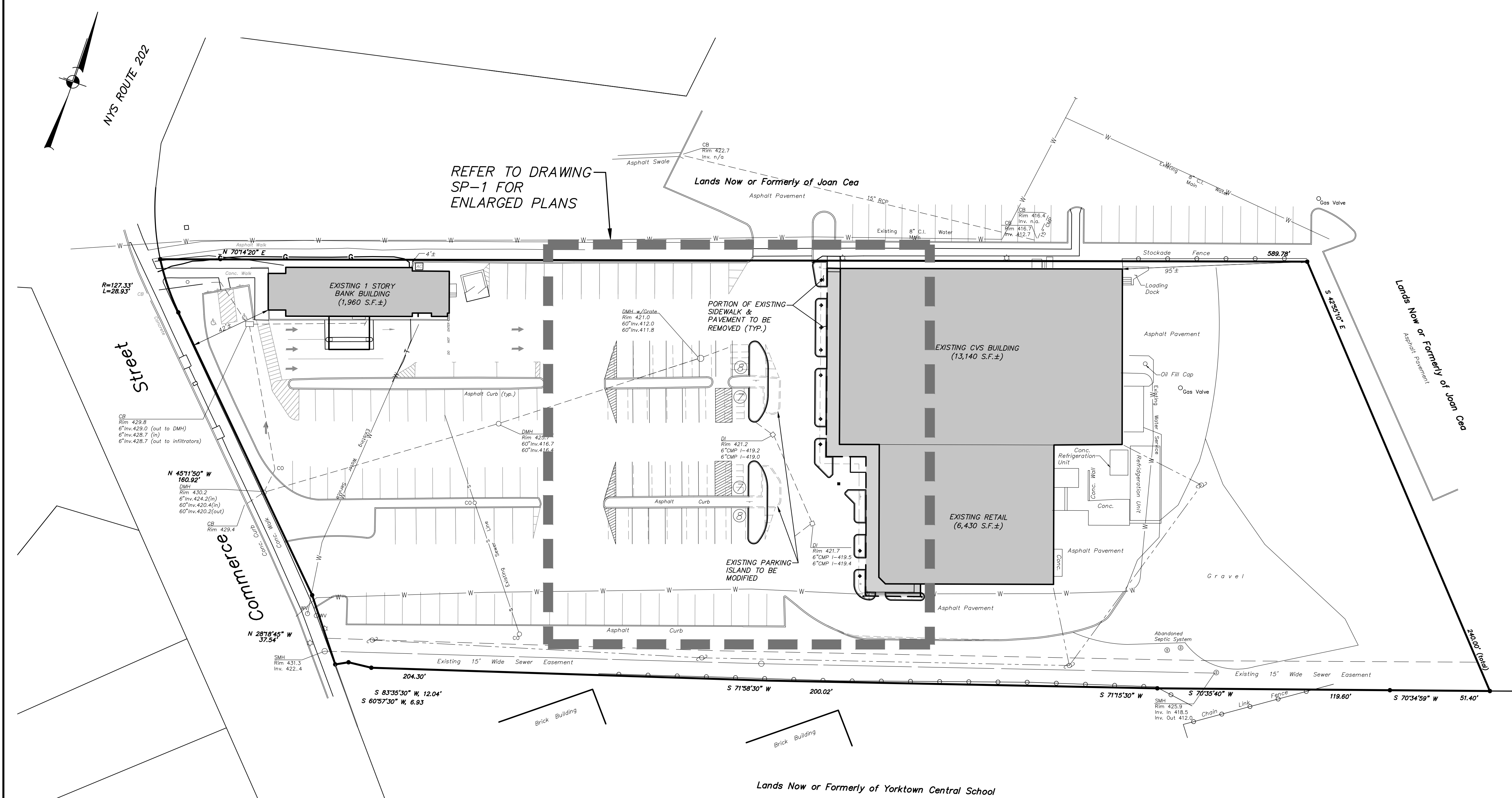
	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area:	10,000 S.F.	130,680 S.F.	NO CHANGE
Minimum Lot Width:	100'	216'±	NO CHANGE
Minimum Lot Depth:	NONE	593'±	NO CHANGE
Minimum Setbacks:			
Principal Bldg: Front Yard:	30' WITHOUT PARKING	N/A	NO CHANGE
Front Yard:	75' WITH PARKING	42'± **	NO CHANGE
Front Yard (Accessory Bldg):	50'	N/A	NO CHANGE
Side Yard:	NONE*	4'± **	NO CHANGE
Rear Yard:	30'	95'±	NO CHANGE
Rear Yard (Accessory Bldg):	30'	N/A	NO CHANGE
Maximum Building Height (Main Bldg):	35'	LESS THAN 35'	NO CHANGE
Maximum Building Height (Accessory Bldg):	20'	N/A	NO CHANGE
Maximum Building Coverage:	30%	18%±	NO CHANGE

\* None, but if provided will be 10 feet; if used as one-way vehicular access, shall be 17 feet; two-way vehicular access, 25 feet; if adjoins an R District shall be 50 feet.  
\*\* Pre-existing condition.

PARKING REQUIREMENTS:

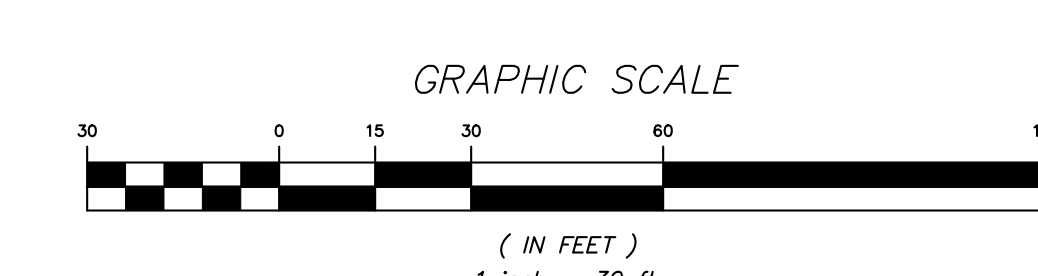
- CVS & Retail - approx. 20,000 s.f. @ 4 parking spaces/1,000 S.F. = 80 spaces required
- PCSB Bank - approx. 1,960 s.f. @ 4 spaces/1,000 S.F. = 8 spaces required

Total Spaces Required = 88 spaces required  
Total Spaces Existing = 106 spaces existing  
Total Spaces Provided = 107 spaces provided



REFER TO DRAWING SP-1 FOR ENLARGED PLANS

OVERALL SITE PLAN SCALE: 1" = 30'



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

1	8-21-20	REVISED PER PLANNING BOARD COMMENTS	JFR
NO.	DATE	REVISION	BY

**INSITE**  
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

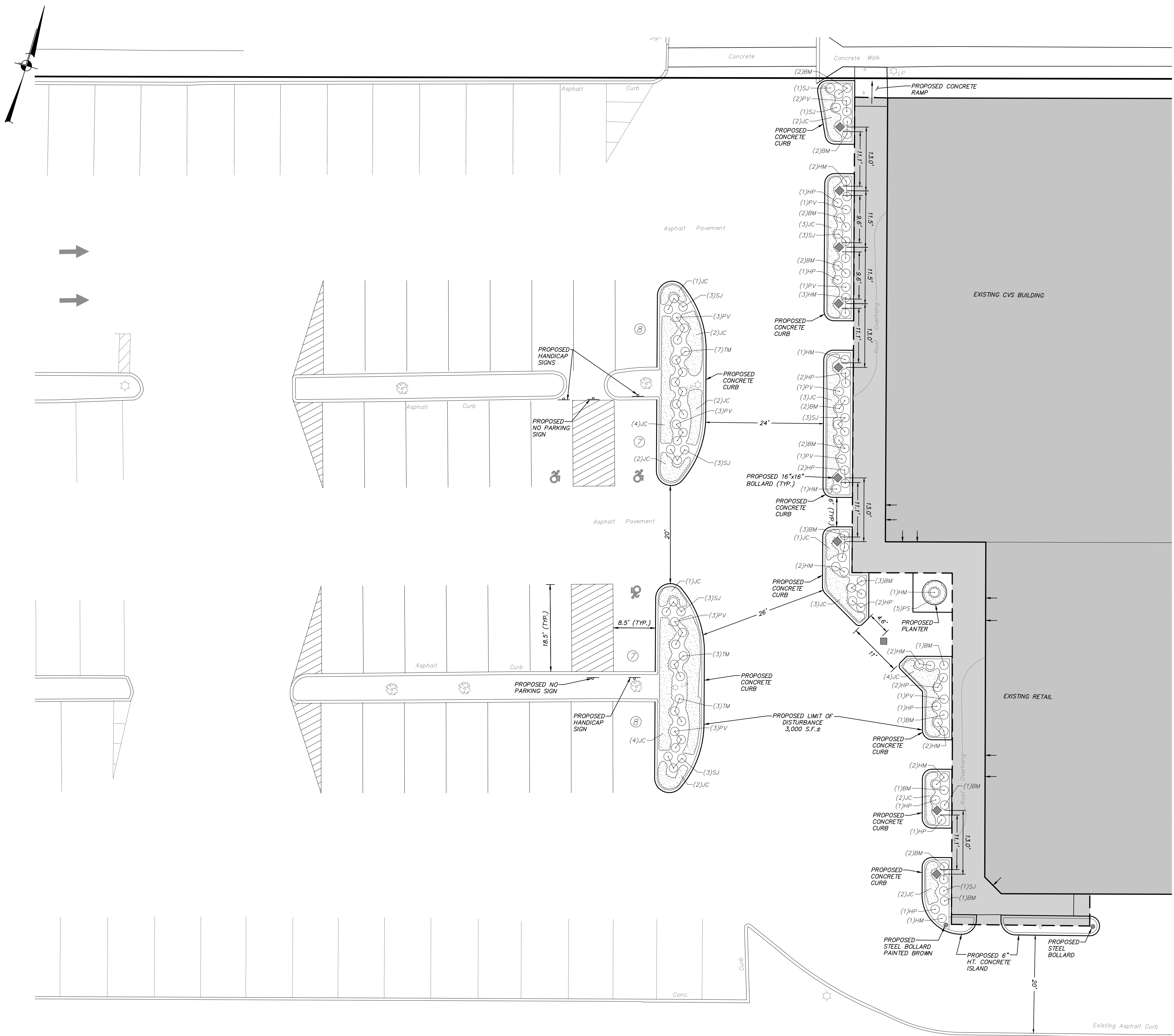
PROJECT: **CVS PLAZA**  
1990 COMMERCE STREET, TOWN OF YORKTOWN, WESTCHESTER CO., NY

DRAWING: **OVERALL SITE PLAN**

PROJECT NUMBER: 20130.100 PROJECT MANAGER: J.J.C.  
DATE: 7-27-20 DRAWN BY: M.E.U.  
SCALE: 1" = 30' CHECKED BY: D.L.M.

DRAWING NO. SHEET: **OP-1** / 3





**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING CURB
	EXISTING LIGHT POLE
	EXISTING TREE
	PROPOSED # OF STALLS TO BE STRIPED
	PROPOSED PAINTED HANDICAP PARKING SYMBOL
	PROPOSED STRIPED ISLAND
	PROPOSED BOLLARDS (SIZE NOTED ON PLAN)
	PROPOSED LANDSCAPING
	PROPOSED SIGN

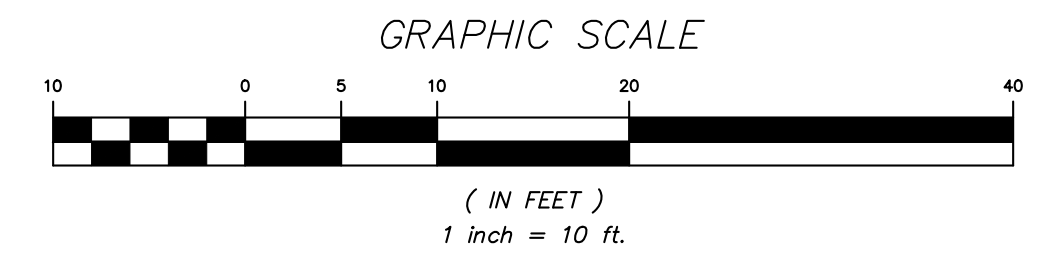
**PLANT LIST**

KEY	QTY.	BOTANICAL/Common NAME	SIZE	ROOT
<b>SHRUBS &amp; PERENNIALS</b>				
BM	25	Buxus microphylla 'Green Gem' / Green Gem Boxwood	18"-24" HT.	18" O.C.
HM	17	Hasta 'Minuteman' / Minuteman Hasta	#2 CONT.	24" O.C.
HP	14	Heuchera micrantha 'Palace Purple' / Palace Purple Heuchera	#1 CONT.	18" O.C.
JC	38	Juniperus conferta / Shore Juniper	#2 CONT./12" SPR	48" O.C.
PS	5	Phlox subulata / Creeping Phlox	#1 CONT.	18" O.C.
PV	19	Panicum virgatum 'Shenandoah' / Shenandoah Switchgrass	#2 CONT.	18" O.C.
SJ	21	Spiraea japonica 'Gold Mound' / Gold Mound Spirea	15"-18" SPR.	#3 CONT.
TM	13	Taxus x media 'Densiflomis' / Dense Spreading Yew	24"-30" SPR.	#5 CONT.

- GENERAL PLANTING NOTES:**
- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
  - Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
  - All plant material to be nursery grown.
  - Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
  - Plant material shall be taken from healthy nursery stock.
  - All plants shall be grown under climate conditions similar to those in the locality of the project.
  - Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
  - The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
  - Provide a 3" layer of shredded bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
  - All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

- FOUR SEASON MAINTENANCE NOTES**
- SPRING**  
- Clean up site and mulch beds.
  - SUMMER**  
- Trim hedges, if needed.  
- Pull weeds.  
- Water in periods of extreme drought.
  - FALL**  
- Leaf cleanup.  
- Cut back grasses and perennials at end of season once completely dormant.
  - WINTER**  
- Prune flowering trees while dormant, if needed.

**LAYOUT & LANDSCAPE PLAN**  
SCALE: 1" = 10'



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NO.	DATE	REVISION	BY	
		3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com		
<b>PROJECT:</b> CVS PLAZA 1990 COMMERCE STREET, TOWN OF YORKTOWN, WESTCHESTER CO., NY				
<b>DRAWING:</b> ENLARGED SITE PLAN			SHEET <b>SP-1</b> 2 3	
PROJECT NUMBER	20130.100	PROJECT MANAGER		J.J.C.
DATE	7-27-20	DRAWN BY		M.E.U.
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