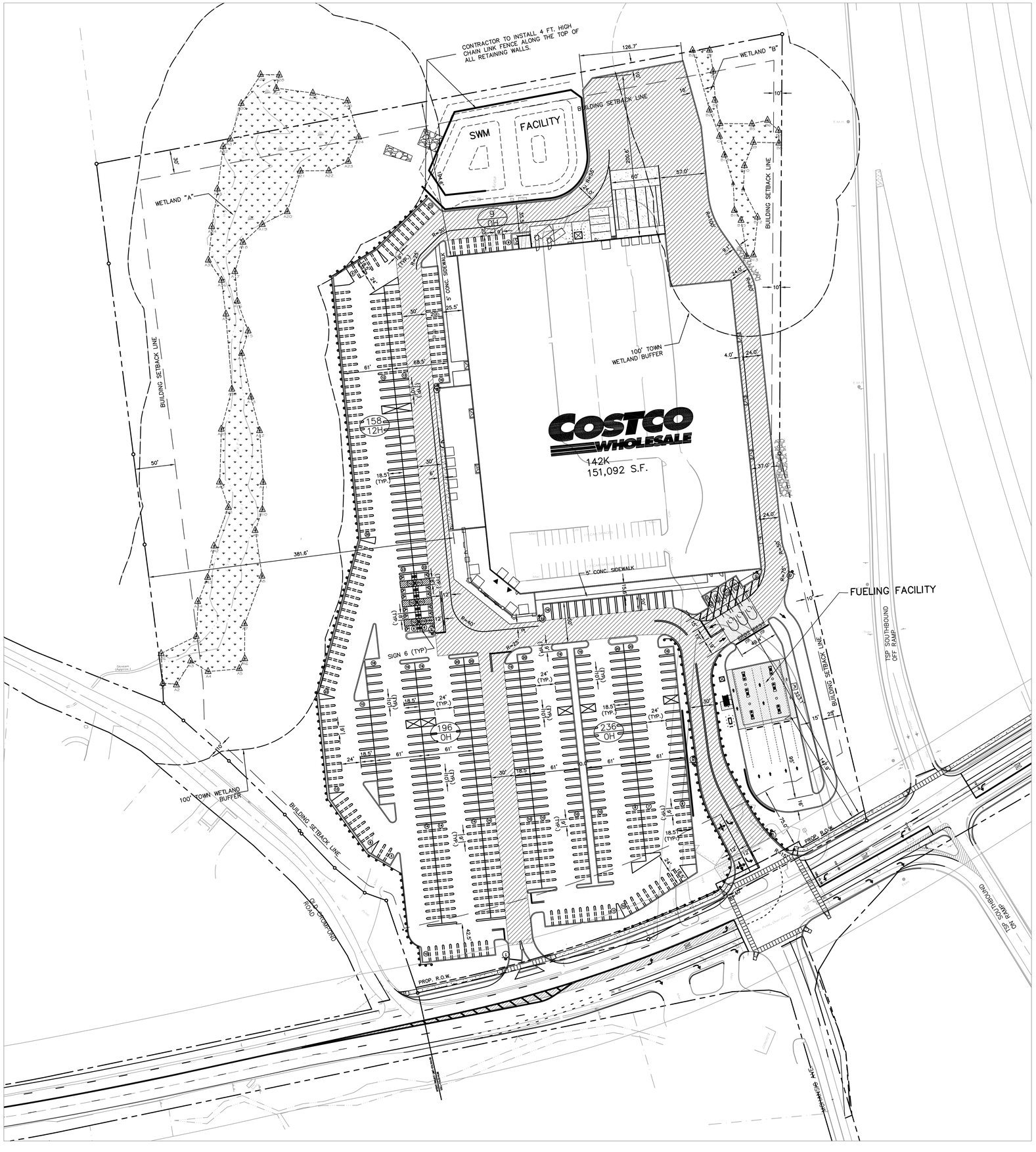

TABLE OF LAND USE AND ZONING

LOT/BLOCK	SECTION 26.18, BLOCK 1, LOTS 17, 18 & 19 SECTION 26.19, BLOCK 1, LOT 1	
ZONING DISTRICT	C3 – HIGHWAY COMMERCIAL	
ITEM	PERMITTED/REQUIRED	PROPOSED/PROVIDED
LOT AREA	10,000 SF MIN.	816,806 SF
FRONTAGE AT STREET LINE	100 FT MIN.	610 FT
MINIMUM REQUIRED YARD AREAS FRONT YARD SIDE YARD SIDE YARD (ADJOINS R DISTRICT) REAR YARD	 75 FT 10 FT 50 FT 30 FT	 147.9 FT/323.1 FT 37.0 FT 381.6 FT 194.6 FT
MAXIMUM HEIGHT OF BUILDING	35 FT	30.67 FT
GROSS FLOOR AREA	245,042 SF	151,092 SF
MAXIMUM BUILDING COVERAGE	30%	18.5%
OFF-STREET LOADING	1 SPACE FOR FIRST 4,000 SF PLUS 1 SPACE FOR EACH 40,000 SF	
NO. OF LOADING SPACES LOADING SPACE	5 SPACES 12' X 25'	5 SPACES 12' X 60' 12' X 40'
OFF-STREET PARKING	5 SPACES PER 1,000 SF OF GROSS FLOOR AREA	
NO. OF SPACES @ 9' x 18.5' NO. OF SPACES @ 9' x 20' NO. OF SPACES @ 10' x 18.5' NO. OF SPACES @ 10' x 20' NO. OF ACCESSIBLE SPACES SUB-TOTAL NO. OF SPACES 25% REDUCTION TOTAL NO. OF SPACES	 756 SPACES	272 SPACES 25 SPACES 286 SPACES 16 SPACES 12 SPACES 611 SPACES 611 SPACES SEE NOTE 2B
PARKING DIMENSIONS AISLES WIDTH PARKING SPACE: LARGE CARS	 24 FEET 9' X 18.5'	 24 FEET 9' x 18.5' 9' x 20' 10' x 18.5' 10' x 20'
ACCESSIBLE PARKING SPACE	96-INCH WIDE WITH 96-INCH AISLE FOR EVERY TWO SPACES PER NYS BUILDING CODE	

SIGN TABLE

LEGEND	MUTCD NO.	SIZE	TEXT / DESCRIPTION
1	R1-1	30" x 30"	STOP
2	R2-1	18" x 24"	SPEED LIMIT 15
3	W11-2	24" x 24"	PEDESTRIAN CROSSING
4	NYP1-2(MOD)	12" x 18"	NO PARKING FIRE LANE →
5	NYP1-2(MOD)	12" x 18"	NO PARKING FIRE LANE ←
6	R7-8	12" x 18"	RESERVED PARKING (SYMBOL)
7	NYP1-2(MOD)	12" x 18"	NO PARKING ANY TIME (NO ARROW)
8	NYR3-65	42" x 30"	LEFT ARROW W/ ONLY & LEFT,THRU,RIGHT ARROW
9	R5-11	30" x 24"	AUTHORIZED VEHICLES ONLY

Notes:
1. All signs shall conform to the NYCRR, Title 17, Chapter 5, Uniform Traffic Control Devices, latest revision
2. A minimum of two cross braces shall be provided on all single channel signs having any dimension greater than 24 inches.
3. All signs shall have a mounting height of 7'-0" to the bottom of the sign.
4. All signs shall utilize a channel-type mounting.
5. All Signs shall be reflectorized.

EXPLANATORY NOTES:

1. EXISTING CONDITIONS

A. THE SITE ACREAGE IS 18.75 ACRES.

B. THE SITE IS COMPRISED OF FOUR (4) TAX LOTS IDENTIFIED AS SECTION 26.18, BLOCK 1, LOTS 17, 18 AND 19, AND SECTION 26.19, BLOCK 1, LOT 1.

C. OWNERSHIP OF THE LOTS IS AS FOLLOWS:

(1) LOT 18 – 3220 CROMPOND, LTD.

(2) LOT 17 – JHONNY HERRARA

(3) LOTS 1 & 19 – BEST RENT PROPERTIES 202, LLC

D. APPROXIMATELY 10 ACRES OF THE 18.75-ACRE SITE HAS BEEN PREVIOUSLY DISTURBED TO DEVELOP THE EXISTING USES WHICH ARE DESCRIBED AS FOLLOWS:

(1) LOT 18 IS OCCUPIED BY A PLANT NURSERY/LAWN MOWER SERVICE CENTER COMPRISED OF THREE BUILDINGS.

(2) LOT 17 IS OCCUPIED BY A RESIDENTIAL PROPERTY HAVING TWO STRUCTURES.

(3) LOT 19 IS OCCUPIED BY A FORMER MOTEL COMPRISED OF TWO BUILDINGS AND TWO SHEDS.

(4) LOT 1 IS OCCUPIED BY A FENCING CONTRACTOR, WHICH IS LOCATED ON THE SITE OF THE FORMER TWO-BAY SERVICE STATION.

E. ALONG ITS EASTERLY PERIMETER, THE SITE'S TERRAIN RANGES FROM 30 TO 40 FEET BELOW THE LEVEL OF THE MAINLINE OF THE ADJACENT TACONIC STATE PARKWAY. GENERALLY, THE EASTERN HALF OF THE SITE, WHERE MOST OF THE PREVIOUS DEVELOPMENT IS LOCATED, HAS GRADIENTS WHICH AVERAGE 5% OR LESS. TO THE WEST, THE SITE TERRAIN FALLS OFF AN AVERAGE SLOPE OF SOME 15-20% TO LOW POINTS WITHIN AN EXISTING WETLANDS AREA. BEYOND THAT, SITE GRADIENTS RISE AGAIN AT AN AVERAGE SLOPE OF 10 PERCENT TO THE WESTERN PERIMETER OF THE SITE. THE GRADE DIFFERENCE BETWEEN THE EASTERN, MORE DEVELOPED AREA OF THE SITE AND THE LOW WETLANDS AREA IS APPROXIMATELY 60 FEET.

F. THE SITE INCLUDES TWO (2) WETLANDS AREAS, DELINEATED BY EVANS ASSOCIATES IN JUNE OF 2010, THE LARGER OF THE TWO WETLANDS, WHICH IS LOCATED WITHIN THE WESTERN THIRD OF THE SITE, ENCOMPASSES 0.91 ACRES OF AREA. THE WETLAND CONTAINSAN INTERMITTENT STREAM. A SMALLER 0.13 ACRE POCKET WETLAND IS LOCATED AT THE NORTHEAST CORNER OF THE SITE ADJACENT TO THE TACONIC PARKWAY. THE TOWN OF YORKTOWN AND US ARMY CORPS OF ENGINEERS HAVE JURISDICTION OVER THE LARGER WETLAND. THE SMALLER WETLAND IS ISOLATED AND THUS FALLS SOLEY UNDER THE JURISDICTION OF THE TOWN. THE WETLANDS AREA, THE 100-FOOT CONTROL AREA ESTABLISHED BY THE TOWN ARE SHOWN ON THE PLAN.

G. AS PART OF THE PROPOSED REDEVELOPMENT, THE ENTIRE EXISTING DEVELOPMENT AREA, INCLUDING BUILDINGS, PAVEMENT AND ITS RELATED INFRASTRUCTURE, WILL BE DEMOLISHED IN ACCORDANCE WITH LOCAL AND OTHER REGULATIONS.

H. GEOTECHNICAL STUDIES CONDUCTED BY TECTONIC ENGINEERING IN DECEMBER 2009 INDICATE THAT ROCK IS LOCATED FROM 4 FEET TO MORE THAN 15 FEET FROM EXISTING GROUND SURFACE. WITHIN THE EASTERN SECTOR OF THE SITE, IT IS ANTICIPATED THAT THERE WILL BE SOME ROCK EXCAVATION REQUIRING BLASTING. ALL BLASTING WILL BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

2. ZONING AND MASTER PLAN

A. THE PRESENT C-3 ZONE OF THE SITE PERMITS THE PROPOSED COSTCO USE AS OF RIGHT AND THE FUELING FACILITY BY SPECIAL PERMIT.

B. PARKING REQUIRED BY CODE IS 756 SPACES, BASED UPON YEARS OF EXPERIENCE WITH SIMILAR PROJECTS THROUGHOUT THE REGION, COSTCO REQUIRES SUBSTANTIALLY LESS PARKING THAN THAT REQUIRED BY CODE. ACCORDINGLY, THIS PLAN PROPOSES 610 PARKING SPACES, WHICH IS THE TYPICAL RANGE FOR PARKING REQUIRED BY A SIMILAR SIZE COSTCO USE. THE PLANNING BOARD WILL CONSIDER A WAIVER OF THE PARKING IF IT CAN BE DEMONSTRATED THAT PROVISION CAN BE MADE ONSITE TO ACCOMODATE THE REQUIRED PARKING. AS PART OF THE APPROVAL PROCESS, DATA WILL BE FURNISHED TO DEMONSTRATE THE ADEQUACY OF THE 610 PARKING SPACES.

C. THE TOWN COMPREHENSIVE PLAN AS CURRENTLY ENVISIONED CONTINUES TO SHOW THE PRESENT C-3 ZONING FOR THE SITE. THUS, THE PROPOSED USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

D. THE PROJECT WAS DETERMINED BY THE YORKTOWN PLANNING BOARD TO BE A TYPE 1 ACTION UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW PROCESS. THE DEIS SCOPE HAS BEEN ADOPTED AND THE DEIS IS BEING PREPARED.

3. STORMWATER MANAGEMENT

STORMWATER MANAGEMENT INCLUDES WATER QUALITY TREATMENT AND PEAK RATE ATTENUATION. WATER QUALITY IS PROVIDED IN LOALIZED RAIN GARDENS/VEGETATED SWALES AND IN A MICROPOOL EXTENDED DETENTION POND. PEAK RATED ATTENUATION IS PROVIDED IN THE DETENTION POND.

4. UTILITIES

A. WATER, GAS, TELEPHONE, ELECTRIC AND CABLE ARE AVAILABLE TO SERVE THE NEEDS OF THE PROJECT. SERVICE PROVISIONS LETTERS WILL BE SECURED FROM THE VARIOUS UTILITIES.

B. A SEWER LINE IS LOCATED SOME 2,200 FEET TO THE WEST OF THE SITE ALONG OLD CROMPOND ROAD. THE APPLICANT WILL EXTEND THAT SEWER FROM ITS TERMINUS POINT ALONG OLD CROMPOND ROAD IN ORDER TO PROVIDE SERVICE TO THE SITE. REQUIRED APPROVALS INCLUDE APPROVAL BY THE COUNTY LEGISLATURE TO EXTEND THE EXISTING COUNTY SEWER DISTRICT AND BY THE TOWN BOARD TO EXPAND THE EXISTING TOWN DISTRICT WHICH CURRENTLY SERVES ONLY A PART OF THE SITE. IN ADDITION, COUNTY HEALTH DEPARTMENT APPROVAL WILL BE REQUIRED FOR THE SEWER EXTENSION (SEE DRAWINGS OS-1 THRU OS-4).

C. NATURAL GAS IS SUPPLIED BY CONSOLIDATED EDISION, CONTRACTOR TO PROVIDE TRENCH EXCAVATION. AN EXISTING GAS MAIN IS LOCATED AT THE INTERSECTION OF STONEY STREET AND OLD CROMPOND ROAD. THE APPLICANT WILL EXTEND THE GAS MAIN ALONG OLD CROMPOND ROAD SOME 2200 FEET TO THE PROJECT SITE (SEE DRAWINGS OS-1 THRU OS-4).

6. OFF-SITE HIGHWAY IMPROVEMENTS

A. OFFSITE HIGHWAY IMPROVEMENTS ARE SHOWN BASED ON DRAWING CP-1 AS PREPARED BY JOHN COLLINS ENGINEERS, P.C.

B. A RIGHT-OF-WAY TAKING ALONG ROUTE 202/35 IS PROPOSED TWELVE (12) FEET BEYOND TEH PROPOSED LIMIT OF WIDENING.

INTERIM PRINT

DATE: 7/05/12

NO.	REVISION	DATE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED RETAINING WALL
- DY — DOUBLE YELLOW LINE
- SL — STOP LIMIT LINE
- (20) — NUMBER OF PARKING STALLS PER BAY LINE
- (21 / 10H) — NUMBER OF STANDARD SPACES / NUMBER OF HANDICAP SPACES
- PAINTED DIRECTIONAL ARROW
- CART CORRAL
- HEAVY DUTY PAVEMENT
- CONCRETE PAVEMENT
- 9' WIDE PARKING STALLS
- 10' WIDE PARKING STALLS
- GUIDERAIL

NORTH

50 40 30 20 10 0 50 100
SCALE IN FEET

Surveyor: J. Henry Carpenter & Co.
2070 Saw Mill River Road
Yorktown Heights, NY 10598-4108
Tel: (914) 962-2689
Fax: (914) 962-2623

Wetland Consultant: Evans Associates
205 Amity Road
Bethany, CT 06524
Tel: (203) 393-0690
Fax: (203) 393-0196

Architect: Malvanny G2 Architects
1110 112th Avenue NE, Suite 500
Bellevue, WA 98004
Tel: (425) 463-2000
Fax: (425) 463-2002

Applicant: Retail Store Construction Co., Inc.
c/0 Breslin Realty Development
500 Old Country Road
Garden City, NY 11560
Tel: (516) 741-7400
Fax: (516) 741-7128

TRC
TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532
Tel: (914) 592-4040
Fax: (914) 592-5046
www.trcsolutions.com

© TRC Engineers, Inc.

UNDER ARTICLE 145 (ENGINEERING), SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

COSTCO WHOLESALE

U.S. Route 202 / N.Y. Route 35
Yorktown, New York

TITLE:

Layout Plan

SCALE:	1"= 50'
DATE:	11/16/11
DRAWN BY:	BJS
CHECKED BY:	JAM
PROJECT:	165213
DRAWING NO.:	C-101

Z:\Jobs\165\165213\dwg\Construction\ALY Site Plan.DWG