

### Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	8.5' x 18.5'	9' x 18.5'	70	70
STANDARD ACCESSIBLE SPACES *	8' x 18.5'	8' x 18.5'	2	2
VAN ACCESSIBLE SPACES	8' x 18.5'	8' x 18.5'	1	2
TOTAL SPACES			73	74
LOADING BAYS **	15' x 25'	17' x 50'	1	1

\* ADA/STATE/LOCAL REQUIREMENTS: 1 VAN SPACE AND 3 TOTAL ACCESSIBLE SPACES REQUIRED FOR 74 TOTAL SPACES PROVIDED.  
 \*\* LOADING BAYS: ONE BAY FOR FIRST 4,000 SF OF FLOOR AREA AND ONE FOR EACH ADDITIONAL 40,000 SF

**Parking Requirements:**

CVS/PHARMACY	14,561 SF	x	4 SPACES / 1,000	=	59 SPACES
PROPOSED RETAIL	3,472 SF	x	4 SPACES / 1,000	=	14 SPACES
<b>TOTAL PARKING REQUIRED =</b>					<b>73 SPACES</b>

**NOTES:**

- A SIGN VARIANCE IS REQUIRED FROM THE ZBA
- THE APPROXIMATE FORMER LOCATION OF OLD CROMPOND ROAD IS SHOWN ON SHEET Sv-1 AND THIS PLAN. NO ABANDONMENT OR DISCONTINUANCE WAS FOUND ON RECORD. APPLICANT REQUESTS THAT THE PLANNING BOARD ABANDON FORMER LOCATION OF OLD CROMPOND ROAD.

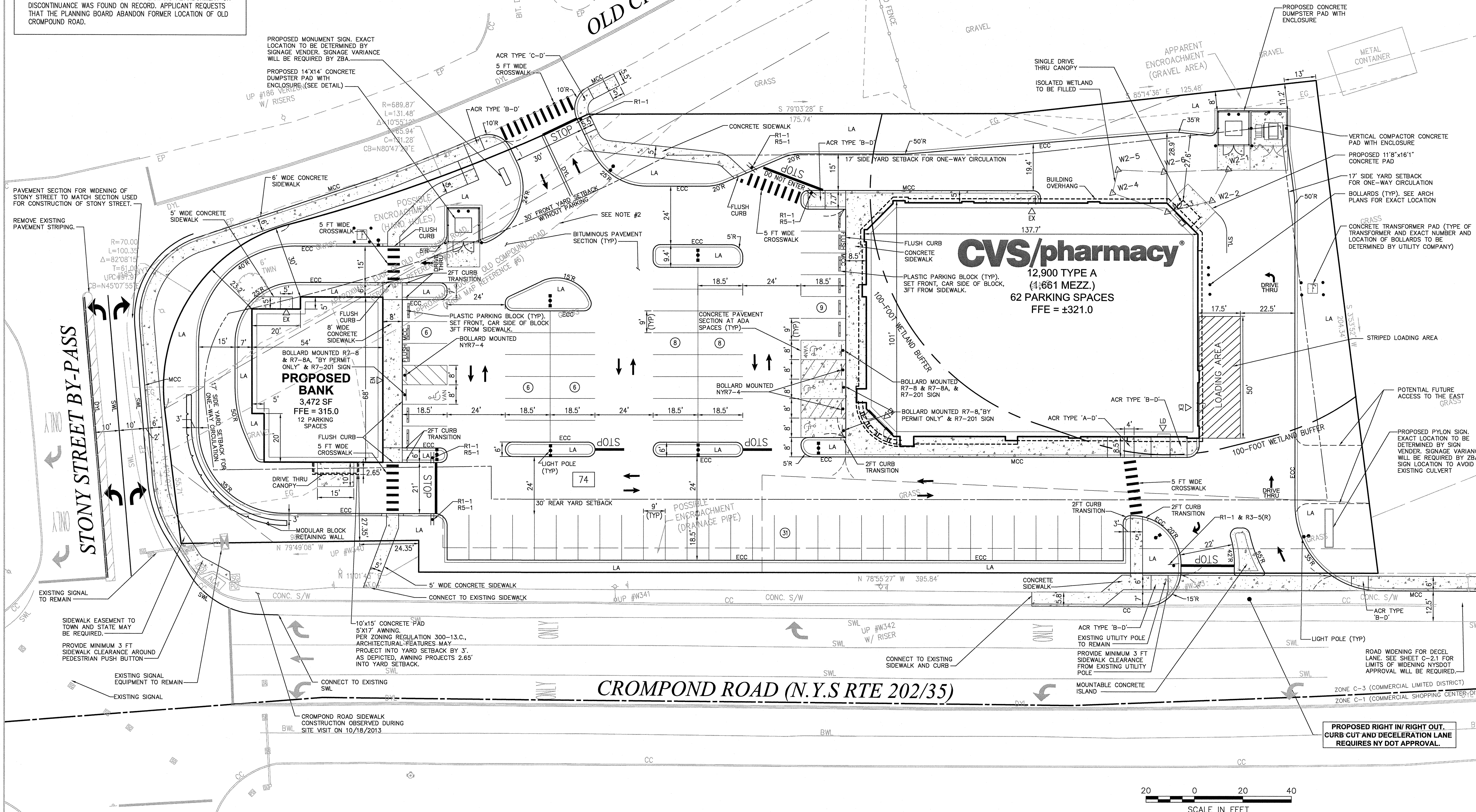
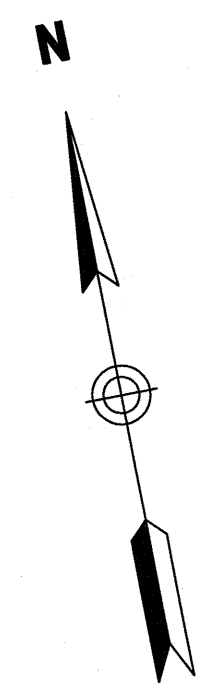
### Zoning Summary Chart

Zoning District(S):	C-3 Highway Commercial	
Zoning Regulation Requirements	Required	Provided
LOT AREA	10,000 SF	±85,339 SF
MINIMUM LOT WIDTH	100 FT	±130.1 FT
MINIMUM LOT DEPTH	N/A	N/A
FRONT YARD SETBACK	30 FT	30.0 FT
SIDE YARD SETBACK	17 FT	23.2 FT
REAR YARD SETBACK	30 FT	27.35 FT **
MAXIMUM BUILDING HEIGHT	35 FT	28 FT
MAXIMUM BUILDING COVERAGE	30 %	±19 %

\* YARD SETBACKS WERE CONFIRMED BY THE BUILDING INSPECTOR.  
 \*\* PER ZONING REGULATION 300-13.C, ARCHITECTURAL FEATURES MAY PROJECT INTO YARD SETBACK BY 3'. AS DEPICTED, AWNING PROJECTS 2.65' INTO YARD SETBACK.

### Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.	M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	24"	24"	STOP	R7-8	12"	18"	RESERVED PARKING
R5-1	30"	30"	DO NOT ENTER	R7-8A	12"	6"	VAN ACCESSIBLE
NYR7-4	12"	18"	NO STOPPING ANY TIME	R3-5(R)	24"	24"	ONLY



**NORTHERN 12,900-TYPE A**  
**CHAMFER DRIVE-THRU**  
**STORE NUMBER: 10570**  
 3320 CROMPOND ROAD & STONY STREET  
 YORKTOWN HEIGHTS, NEW YORK  
 PROJECT TYPE: NEW  
 DEAL TYPE: FEE FOR SERVICE  
**CS PROJECT NUMBER: 69531**

**ENGINEER:**



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**CONSULTANT:**

**DEVELOPER:**

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**SEAL:**



**REVISIONS:**

**PROJECT MANAGER:** PV

**PLANNING ENGINEER:** JPM/RS

**REVIEWED BY:** PV

**DATE:** February 11, 2015

**JOB NUMBER:** 41847.20

**TITLE:** LAYOUT & MATERIALS PLAN

**SHEET NUMBER:**

**C-2**

**COMMENTS:** NOT ISSUED FOR CONSTRUCTION  
 41847.20 - L1.DWG

