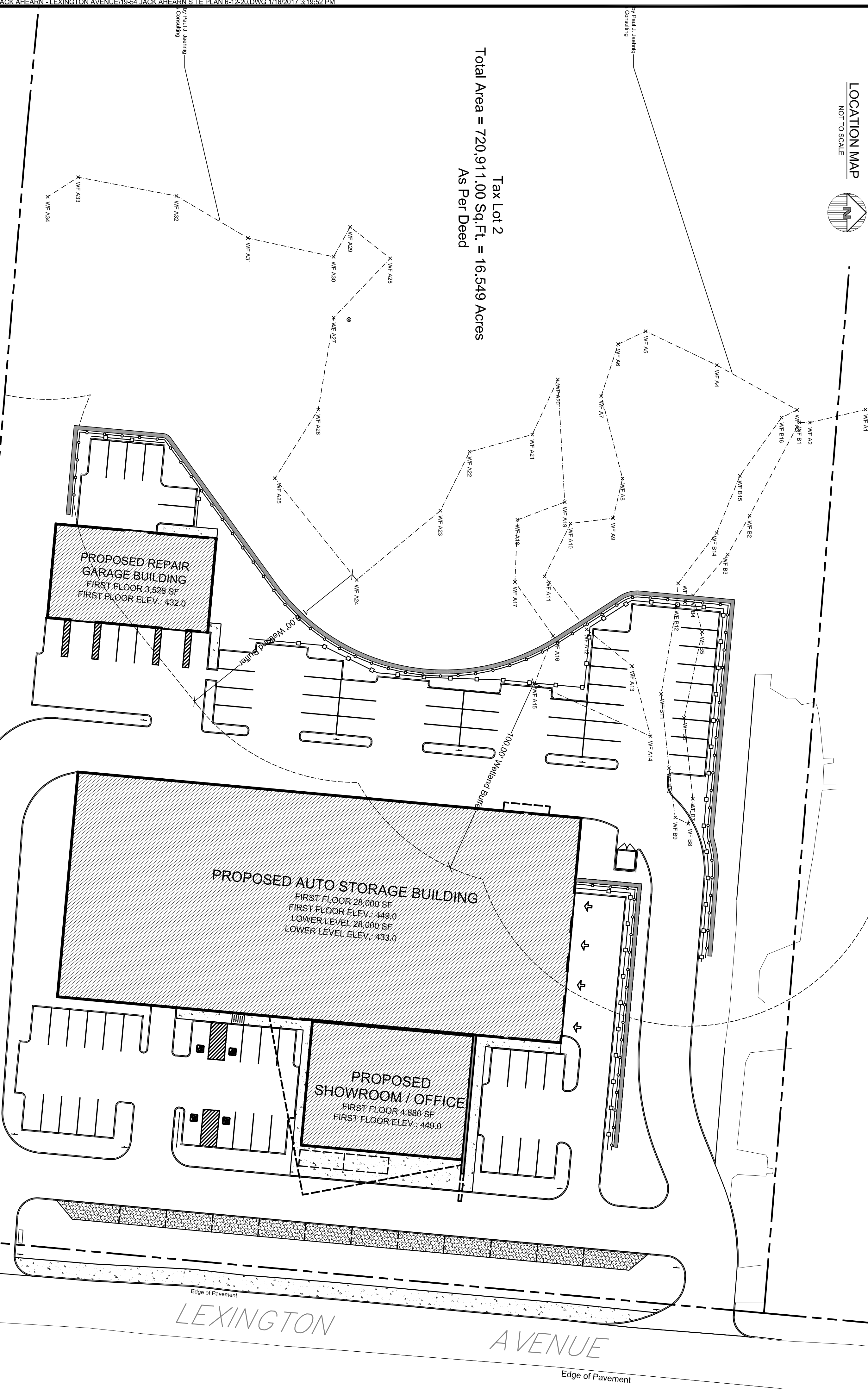




Tax Lot 2
Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
As Per Deed

Tax Lot 30
N/F Hymen Mendelowitz



NOTE:
THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DANIEL T. MERRITT, DATED 06/10/19, LAST REVISED 01/20/20. THE HORIZONTAL DATUM USED IS THE SAME BEARING SYSTEM OF THE DEED FOR THE PROPERTY RECORDED AS DEED CONTROL, NUMBER 991272617. THE VERTICAL DATUM THAT THE PROJECT IS IN IS THE NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD88). THE TOPO SHOWN BEYOND THE BORDERS OF THE SURVEY HAVE BEEN ACQUIRED FROM THE WESTCHESTER COUNTY GIS WEBSITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EITHER TOPO SOURCE.

SITE DATA:
OWNER / DEVELOPER: JACK AHEARN
20 PARK ROAD
BRAND JEFF MANOR, NY 10510
PROJECT LOCATION: 3451 LEXINGTON AVE
CORTLANDT, NEW YORK, 10547
EXISTING TOWN ZONING: HC, HIGHWAY COMMERCIAL
PROPOSED USE: AUTO STORAGE
TOWN TAX MAP DATA: SECTION 13.19, BLOCK 2, LOT 2
SITE AREA: 16.55 ACRES (720,911 SF)
SEWAGE FACILITIES: ONSITE SSTS
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING DISTRICT:	HC - Highway Commercial
MINIMUM SIZE OF LOT:	REQUIRED: 20,000 SF PROVIDED: 720,911 SF
MINIMUM LOT AREA:	REQUIRED: 100 FT. PROVIDED: 407.4 FT.
MINIMUM LOT WIDTH:	REQUIRED: 30 FT. PROVIDED: 37.5 FT.
PRINCIPAL BUILDING - FEET:	REQUIRED: 30 FT. PROVIDED: 706.6 FT.
FRONT YARD SETBACK:	REQUIRED: 30 FT. PROVIDED: 48.2 FT.
REAR YARD SETBACK:	REQUIRED: 30 FT. PROVIDED: 267.9 FT.
SIDE YARD SETBACK:	REQUIRED: 30 FT. PROVIDED: 644.9 FT.
ACCESSORY BUILDINGS - FEET:	REQUIRED: 30 FT. PROVIDED: 62.2 FT.
FRONT YARD SETBACK:	REQUIRED: 30 FT. PROVIDED: 644.9 FT.
REAR YARD SETBACK:	REQUIRED: 30 FT. PROVIDED: 62.2 FT.
SIDE YARD SETBACK:	REQUIRED: 30 FT. PROVIDED: 62.2 FT.
MAXIMUM % OF LOT TO BE OCCUPIED:	REQUIRED: 20% OF LOT AREA PROVIDED: 4.9% OF LOT AREA
PRINCIPAL BUILDING COVERAGE:	REQUIRED: 144,182.20 SF PROVIDED: 34,890 SF
MAXIMUM HEIGHT:	REQUIRED: 35 FEET PROVIDED: 34.51 FEET
PRINCIPAL BUILDING - STORIES:	REQUIRED: 2 1/2 PROVIDED: 2 1/2
ACCESSORY BUILDING - STORIES:	REQUIRED: 2 1/2 PROVIDED: 2 1/2
VARIANCE REQUIRED:	NONE

PARKING SCHEDULE

CAR STORAGE BUILDING:	1 SPACES PER 1000 SF OF BUILDING @ 56,000 = 56 SPACES
ACCESSORY STORAGE/AUTO REPAIR BUILDING:	1 SPACES PER 1000 SF OF BUILDING @ 1880 = 2 SPACES
SHOWROOM BUILDING:	1 SPACES PER 150 SF OF BUILDING @ 1880 = 13 SPACES
TOTAL REQUIRED PARKING:	71 PER 400 SF OF HABITABLE GROUND FLOOR SPACE @ 9,760 = 24 SPACES
TOTAL PROVIDED PARKING:	82 STANDARD 8 HANDICAP 33 VALET**
TOTAL PROVIDED PARKING:	88 SPACES 33 VALET SPACES**

PARKING VARIANCE REQUIRED:
0 SPACES

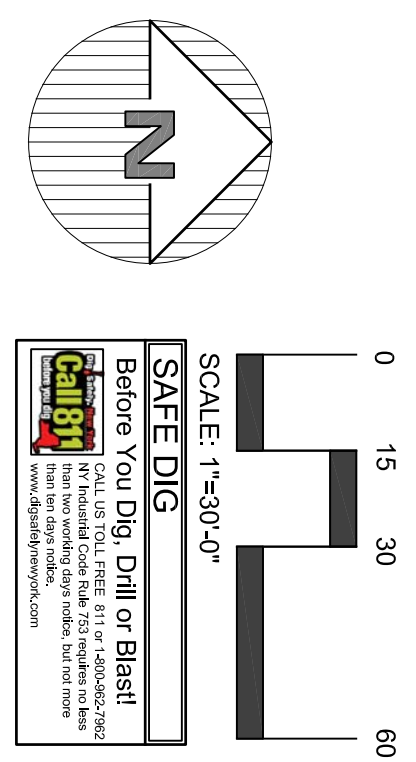
*THE AUTO REPAIR BUILDING WILL BE RESERVED ONLY FOR MEMBERS OF THE AUTO STORAGE BUILDING. THESE SPACES HAVE BEEN REMOVED FROM THE REQUIRED SPACES.
**THE VALET PARKING SPACES WILL BE UTILIZED DURING EVENTS.

NOTE:
THE SITE IS LOCATED IN A FEMA ZONE X DESIGNATED AS BEING OUTSIDE OF 0.2% CHANCE FLOOD PLAN

TOWN NOTES:

- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, ALL TOWN AND NYSDEC WETLANDS SHALL BE RE-FLAGGED AND SURVEYED. THE WETLAND BOUNDARIES SHALL BE INCLUDED IN THE STAKE OUT LIMIT SKETCH.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL OBTAIN COVERAGE UNDER THE NYSDEC SPES GENERAL PERMIT FOR CONSTRUCTION ACTIVITY.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AN OWNER OR OPERATOR SHALL HAVE EACH CONTRACTOR AND SUBCONTRACTOR THAT HAS BEEN IDENTIFIED AS BEING RESPONSIBLE FOR IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IDENTIFY AT LEAST ONE EMPLOYEE FROM THEIR COMPANY (TRAINED CONTRACTOR) THAT HAS RECEIVED 4 HOURS OF ENDORSED EROSION CONTROL TRAINING. THE TRAINED CONTRACTOR MUST BE ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED AND WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE PRACTICES INCLUDED IN THE SWPPP.
- AN OWNER OR OPERATOR OF A REGULATED CONSTRUCTION PROJECT, WITH SOME EXCEPTIONS, SHALL HAVE A QUALIFIED INSPECTOR CONDUCT SPECIFIC SITE INSPECTIONS. CERTAIN QUALIFIED INSPECTORS WHO WORK ON THESE SITES SHALL BE REQUIRED TO OBTAIN A PERMIT TO WORK ON A TOWN PROJECT AND AT THE SAME COMPANY AS A LICENSED PROFESSIONAL ENGINEER OR REGISTERED PROFESSIONAL ARCHITECT OR NYSJAE REQUIRED TO COMPLETE 4 HOURS OF EROSION CONTROL TRAINING UNDER THE GENERAL PERMIT.
- A ROAD OPENING PERMIT FILED WITH THE TOWN'S DEPARTMENT OF ENVIRONMENTAL SERVICES IS REQUIRED FOR ANY WORK WITHIN THE TOWN RIGHT-OF-WAY. CONTACT DES AT 914-737-9100.
- A WATER AND SEWER SERVICE PERMIT SHALL BE FILED WITH THE TOWN'S DEPARTMENT OF ENVIRONMENTAL SERVICES AS SHOWN ON THE APPROVED PLANS PRIOR TO THE RELEASE OF ANY BUILDING PERMIT.
- NO RECYCLED MATERIAL SHALL BE BROUGHT TO THE SITE WITHOUT PRIOR TOWN OF CORTLANDT WRITTEN ACKNOWLEDGEMENT. ALL RECYCLED MATERIAL MUST BE COMPLIANT WITH THE NYSDEC'S BENEFICIAL USE DETERMINATION AND BE UNCONTAMINATED.
- FILL MATERIAL PROPOSED TO BE IMPORTED AS PART OF THIS PROJECT SHALL MEET THE MATERIALS TESTING PROTOCOLS OF THE TOWN OF CORTLANDT AND NYSDEC AS MEET THE CRITERIA OF UNRESTRICTED FILL.
- CONCRETE AND OTHER WASTE MATERIAL SHALL NOT BE LEFT ON SITE. ALL MATERIALS SHALL BE DISPOSED OF IN A LAWFUL MANNER.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE APPLICANT'S ENGINEER SHALL SUBMIT HYDROLOGIC AND HYDRAULIC CALCULATIONS AND SHALL CERTIFY THAT ALL STORM WATER INFRASTRUCTURE IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT NO IMPACT TO ADJACENT OR ADJOINING LANDOWNERS OCCURRED.
- THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. UNSTABILIZED AREAS SHALL BE RESTORED AND STABILIZED PRIOR TO THE ASSURANCE OF A CERTIFICATE OF OCCUPANCY.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLIANCE, THE DESIGNER OF RECORD SHALL PROVIDE A SIGNED AND SEALED LETTER ADDRESSED TO "WHOM IT MAY CONCERN," STATING THAT THERE IS NO ADVERSE IMPACT TO ADJACENT OR ADJOINING.
- THE TOWN SHALL NOT PROVIDE PICKUP FOR TRASH ENCLOSURE AT THIS LOCATION.

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Sheet T-1	SITE PLAN PREPARED FOR 3451 LEXINGTON AVENUE, LLC. 3451 LEXINGTON AVENUE Town of Cortlandt Westchester County, New York	TITLE SHEET	SCALE: 1" = 30' DRAWN BY: TK DATE: 12/30/19	Revisions: <table border="1"> <tr><th>No.</th><th>Date</th><th>Comments</th></tr> <tr><td>1</td><td>4/14/20</td><td>Town Comments</td></tr> <tr><td>2</td><td>8/12/20</td><td>Update Wetlands</td></tr> <tr><td>3</td><td>9/22/20</td><td>Wetland Mitigation</td></tr> <tr><td>4</td><td>10/20/20</td><td>Parking Calculation</td></tr> </table>	No.	Date	Comments	1	4/14/20	Town Comments	2	8/12/20	Update Wetlands	3	9/22/20	Wetland Mitigation	4	10/20/20	Parking Calculation	Engineer: Joseph C. Riina, P.E. NYS Lic. No. 64431	Site Design Consultants Civil Engineers • Land Planners 251-F Underhill Avenue, Yorktown Heights, NY 10598 (914) 962-4488 - Fax: (914) 962-7386 www.sitedesignconsultants.com	 PROJECT # 13-05
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