

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
09/18/18	INITIAL REVIEW

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
STEPHEN J. POWERS
 PROFESSIONAL ENGINEER
 LICENSE NO. 093652

PROJECT MANAGER
 RICHARD PROCANIK

QUALITY CONTROL
 RICHARD PROCANIK

DRAWN BY
 ALVARO GUILLEN-SANDI

PROJECT NAME

THE HOME DEPOT CORTLANDT, NY
 CORTLANDT NEW YORK
 3051 E. MAIN ST
 MOHEGAN LAKE
 NY 10547



PROJECT NUMBER
 201811870

SHEET TITLE

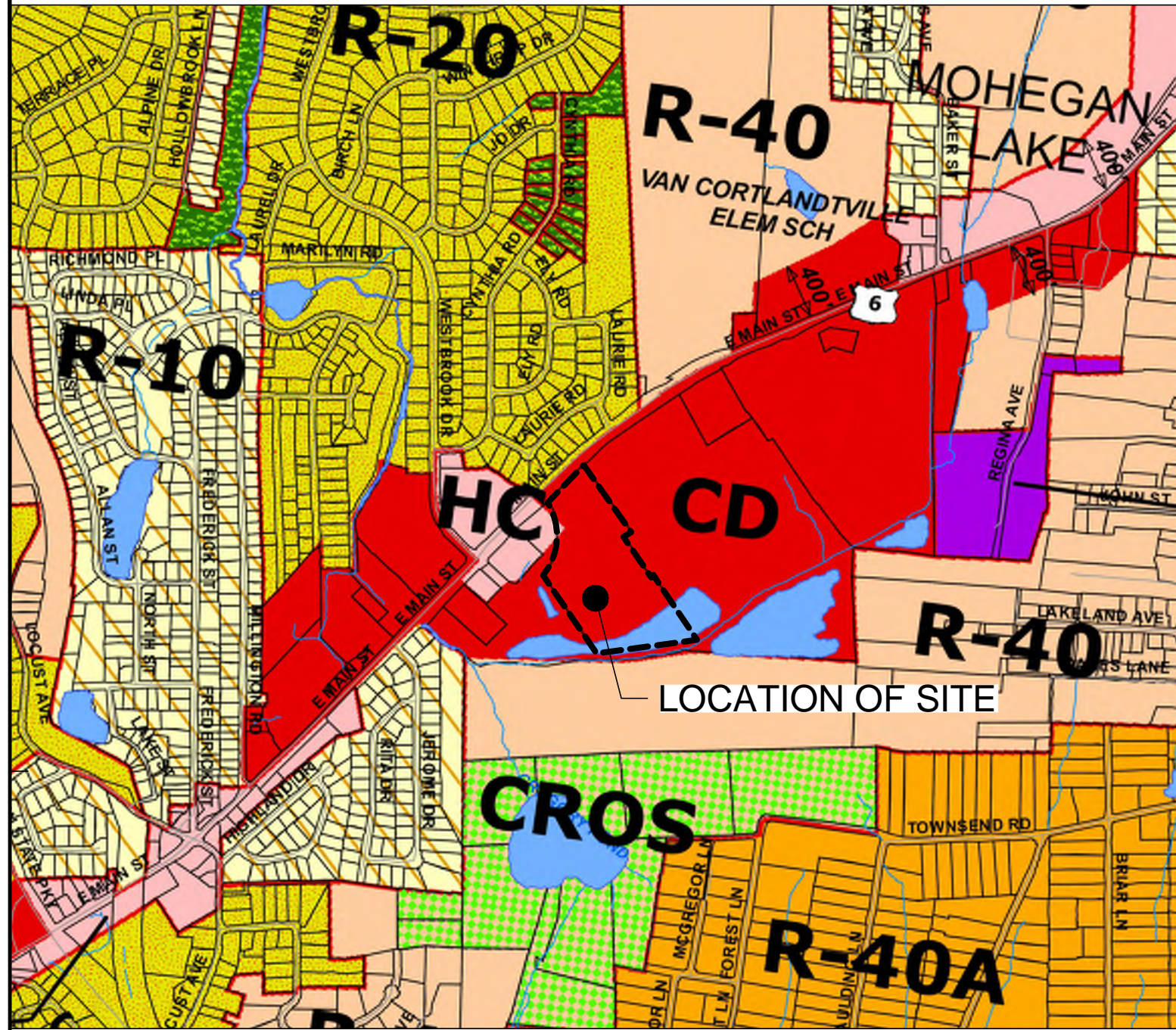
COVER SHEET

SHEET NUMBER

C-1.0

SHEET INDEX

- C-1.0 COVER SHEET
- C-2.0 PROPOSED LAYOUT PLAN
- C-3.0 PROPOSED STORE FRONT LAYOUT
- C-4.0 DETAIL SHEET



KEY MAP
 SCALE: 1"=1000'



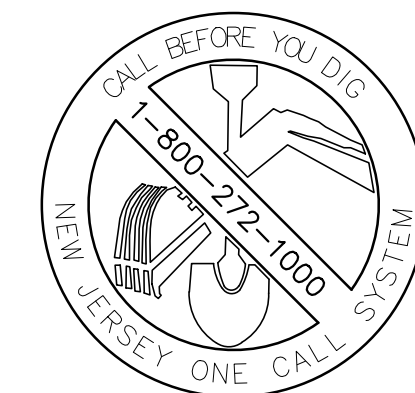
MINOR SITE PLAN APPLICATION
PROPOSED OUTDOOR SALES, STAGING AND DISPLAY AREAS
CORTLANDT, NY
STORE #1251

3051 EAST MAIN STREET
 SECTION 24.10 BLOCK 1 LOT 1.3
 WESTCHESTER COUNTY
 ZONED: CD (DESIGNED COMMERCIAL) DISTRICT

OWNER:
 HD DEVELOPMENT OF MARYLAND, INC.
 2455 PACES FERRY ROAD, NW, BUILDING C-20
 ATLANTA, GA 30339-4024
 ATTENTION: DEBORAH L. STRAW

APPLICANT/OPERATOR:
 HD DEVELOPMENT OF MARYLAND, INC.
 2455 PACES FERRY ROAD, NW, BUILDING C-20
 ATLANTA, GA 30339-4024
 ATTENTION: DEBORAH L. STRAW

ENGINEER:
 GREENBERG FARROW
 STEPHEN POWERS, PE
 3 EXECUTIVE DRIVE, SUITE 150, SOMERSET, NJ 08873
 (732) 537-0811



SIGNATURE BLOCK
 Required for Subdivisions and Site Plans

The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services
 Director _____ Date _____

Reviewed by the Department of Technical Services
 Director _____ Date _____

Approved by Resolution No. _____ of the Planning Board of the Town of Cortlandt, New York on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval.

Signed this _____ day of _____, 20____ by _____

Chairman of the Planning Board

Kathleen Bureson, Director DES 734-1050
 Edward F. Vergano, P.E., Director DOTS 734-1060

PROJECT TEAM

PROJECT INFORMATION			
SITE AREA			
ENTIRE SITE	15.53 AC		
BUILDING AREA			
BASE BUILDING	103,818 S.F.		
GARDEN CENTER	27,926 S.F.		
TOTAL	131,744 S.F.		
PARKING AREA SUMMARY			
REQUIRED	PROVIDED		
THE HOME DEPOT 659 SPACES (1 SPACES/200 S.F.)	571 SPACES		
OUTDOOR AREA SUMMARY			
INTENDED PURPOSE	EXISTING	PROPOSED	TOTAL
CART STORAGE (STORE FRONT)	1,296 S.F. (8 CART CORRALS)	699.6 S.F. (2 AREAS)	1,995.6 S.F.
PALLET/MERCH. STAGING (STORE REAR)	6,095.1 S.F. (6 AREAS)	578 S.F. (3 AREAS)	6,673.1 S.F.
MERCH. DISPLAYS (STORE FRONT)	100 S.F. (TO BE REPLACED)	2,036.4 S.F. (12 AREAS)	2,036.4 S.F.
SEASONAL SALES (SIDE PARKING AREA)	0 S.F.	20,923.7 S.F. (MISC. GOODS)	20,923.7 S.F.
LOADING AREA (SIDE PARKING AREA)	3,076.2 S.F. (3 AREAS)	513.1 S.F. (TO BE REMOVED)	2,563.1 S.F.
TOTAL AREA	10,567.3 S.F.	24,237.7 S.F.	34,805 S.F.

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VARIANCE SUMMARY

SECTION	REQUIREMENT
(307-14/307-15) TABLE OF PERMITTED USES	USE VARIANCE REQUIRED FOR OUTDOOR DISPLAY AND STORAGE OF GOODS OR EQUIPMENT (LIVE PLANT MATERIALS PERMITTED)
(307-65.8 (D)) OUTDOOR DISPLAYS OF MERCHANDISE	NO PARKING SPACE SHALL BE ELIMINATED BY THE OUTDOOR DISPLAY OF MERCHANDISE
307-65.8 (B) OUTDOOR DISPLAY AREA	MAXIMUM USAGE OF OUTDOOR DISPLAY TO BE 10% OF BUILDING (13,174 S.F. PERMITTED) (34,805 S.F. PROVIDED)
(307.29) OFF STREET PARKING	1 SPACE PER 200 S.F. OF HABITABLE GROUND FLOOR SPACE (659 REQUIRED) (571 PROVIDED)

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QUALITY CONTROL
RICHARD PROCANIK

DRAWN BY
ALVARO GUILLEN-SANDI

PROJECT NAME

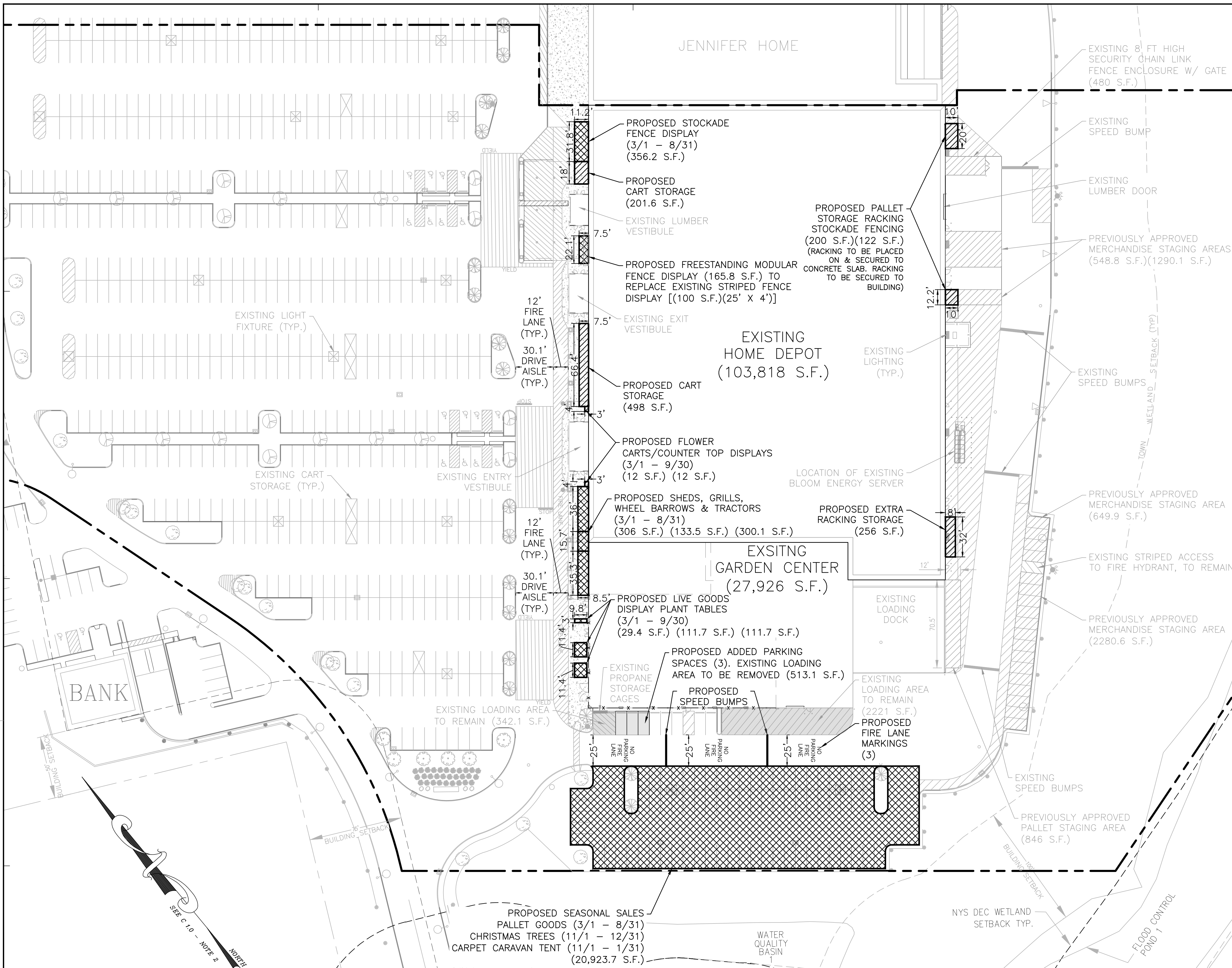
THE HOME DEPOT
CORTLANDT, NY
CORTLANDT
NEW YORK
3051 E. MAIN ST
MOHEGAN LAKE
NY 10547



PROJECT NUMBER
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SHEET TITLE
PROPOSED LAYOUT PLAN

SHEET NUMBER
C-2.0



PROPOSED STOCKADE FENCE DISPLAY (3/1 - 8/31) (356.2 S.F.)

PROPOSED CART STORAGE (201.6 S.F.)

EXISTING LUMBER VESTIBULE

PROPOSED FREESTANDING MODULAR FENCE DISPLAY (165.8 S.F.) TO REPLACE EXISTING STRIPED FENCE DISPLAY [(100 S.F.)(25' X 4')]

EXISTING EXIT VESTIBULE

PROPOSED CART STORAGE (498 S.F.)

PROPOSED FLOWER CARTS/COUNTER TOP DISPLAYS (3/1 - 8/31) (12 S.F.) (12 S.F.)

PROPOSED SHEDS, GRILLS, WHEEL BARROWS & TRACTORS (3/1 - 8/31) (306 S.F.) (133.5 S.F.) (300.1 S.F.)

PROPOSED LIVE GOODS DISPLAY PLANT TABLES (3/1 - 9/30) (29.4 S.F.) (111.7 S.F.) (111.7 S.F.)

PROPOSED ADDED PARKING SPACES (3). EXISTING LOADING AREA TO BE REMOVED (513.1 S.F.)

PROPOSED SEASONAL SALES PALLET GOODS (3/1 - 8/31) CHRISTMAS TREES (11/1 - 12/31) CARPET CARAVAN TENT (11/1 - 1/31) (20,923.7 S.F.)

GENERAL NOTES:

- This design has been prepared for the following applicant:
The Home Depot
3051 East Main Street
Mohegan Lake, NY 10547
(914) 528-1539
- Boundary, existing conditions from plans by KATO Services Inc., dated 11/01/06.
- Topography from plans by KATO Services Inc., dated 11/01/06.
- This property is located in the CD Zone.
- Trees, Light Poles, Inlets and other surface features are to be protected and preserved to current existing conditions.
- All utilities are to be protected and preserved to current existing conditions and design.
- This property is in the Commercial District. Applicant to conform with all zoning regulations.
- This site, buildings, or district area not listed on the State or National Historic Register.
- Applications have been filed for in request of Variance for the codes listed under "Variance Summary."
- There are no regulated flood plains on the site.
- Contractor to ensure all Fire Department Connections are identified and clearly marked around building
- Applicant to ensure all FDC and doorways remain free of obstruction.

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(Chairman of the Planning Board)

Kathleen Burleson, Director DES 734-1050
Edward F. Vergano, P.E., Director DOTS 734-1060

PROPOSED LAYOUT PLAN

SCALE: 1"=40'

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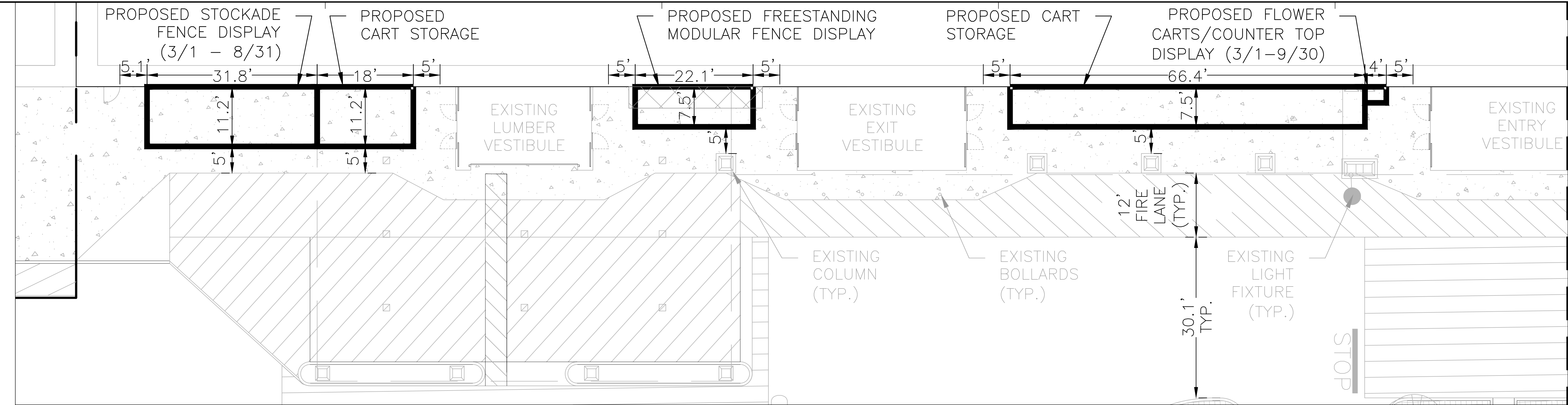
201811870

SHEET TITLE

**PROPOSED
STORE FRONT
LAYOUT**

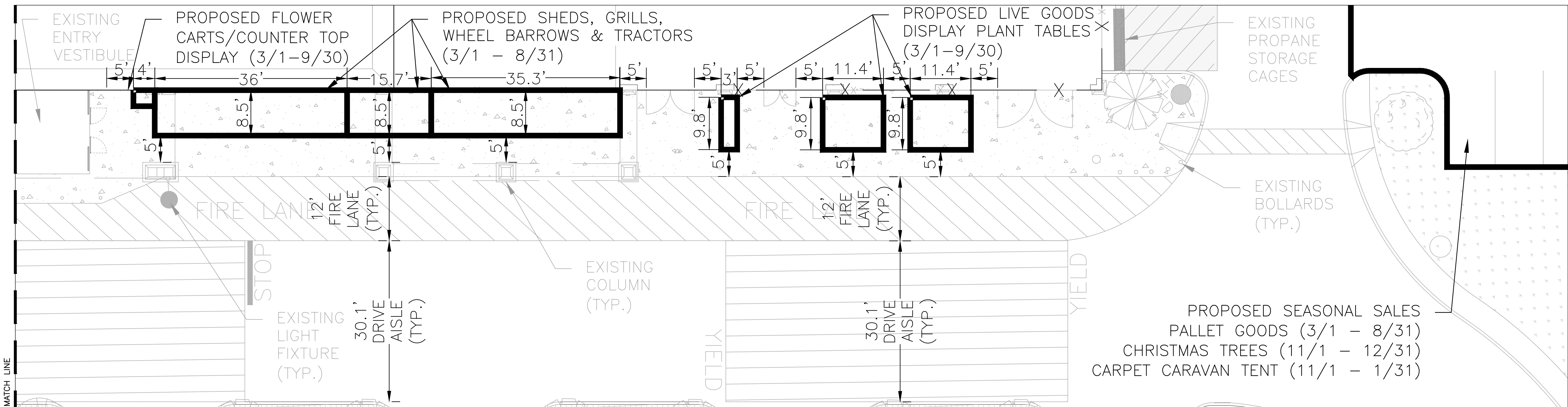
SHEET NUMBER

C-3.0



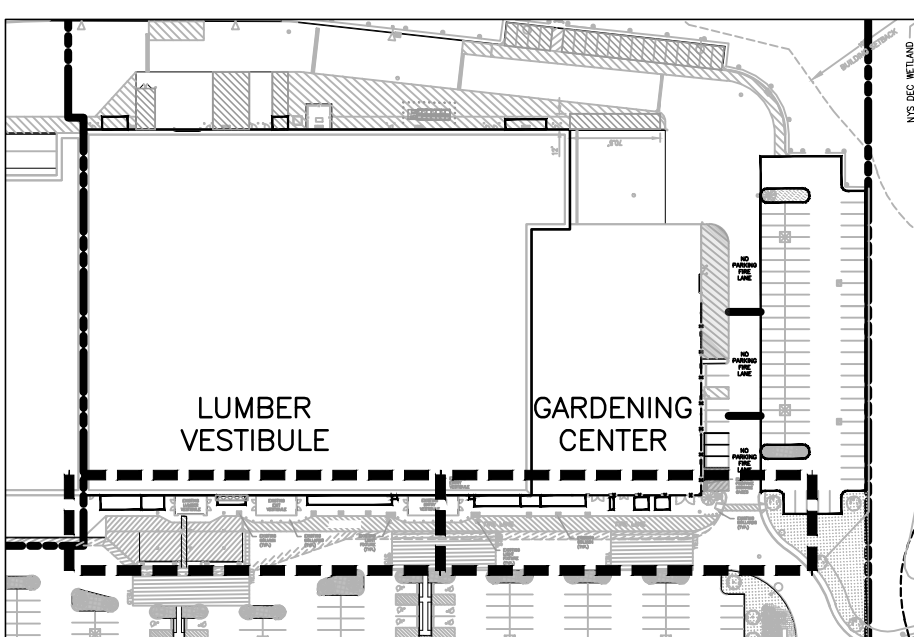
DETAILED AREA ENLARGEMENT - LUMBER VESTIBULE

SCALE: 1"=10'



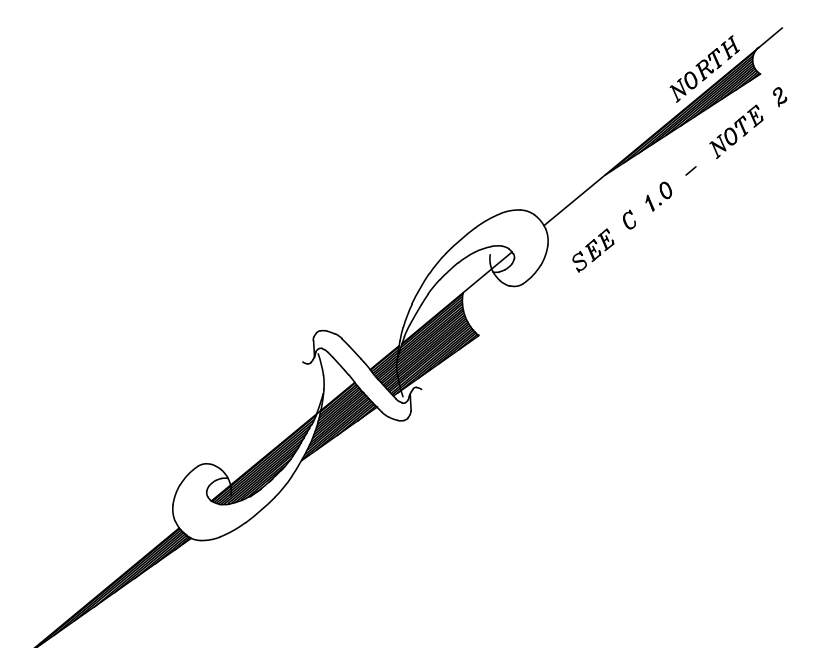
DETAILED AREA ENLARGEMENT - GARDENING CENTER

SCALE: 1"=10'



KEY MAP

SCALE: 1"=150'



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734-1050
734-1060

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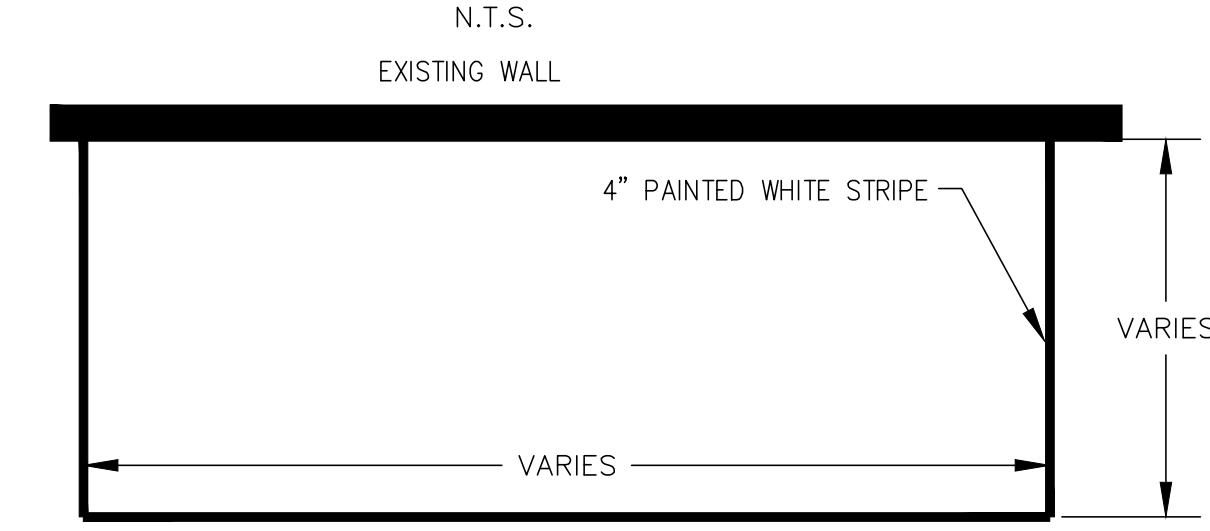
201811870

SHEET TITLE

DETAILS

SHEET NUMBER

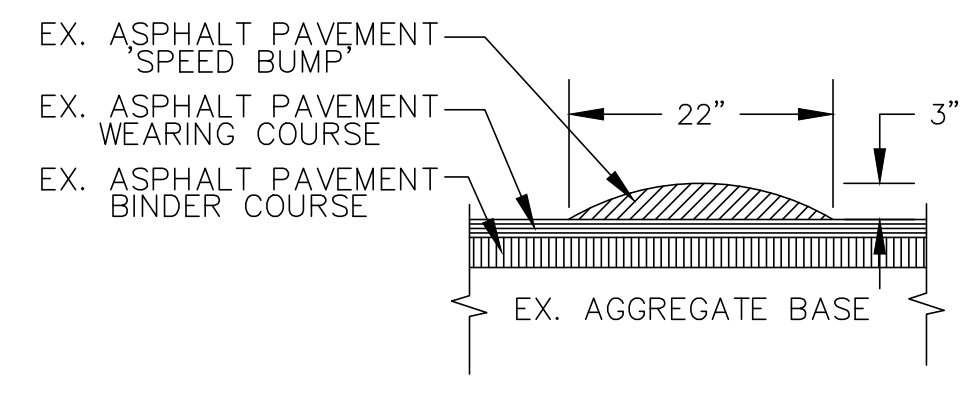
C-4.0



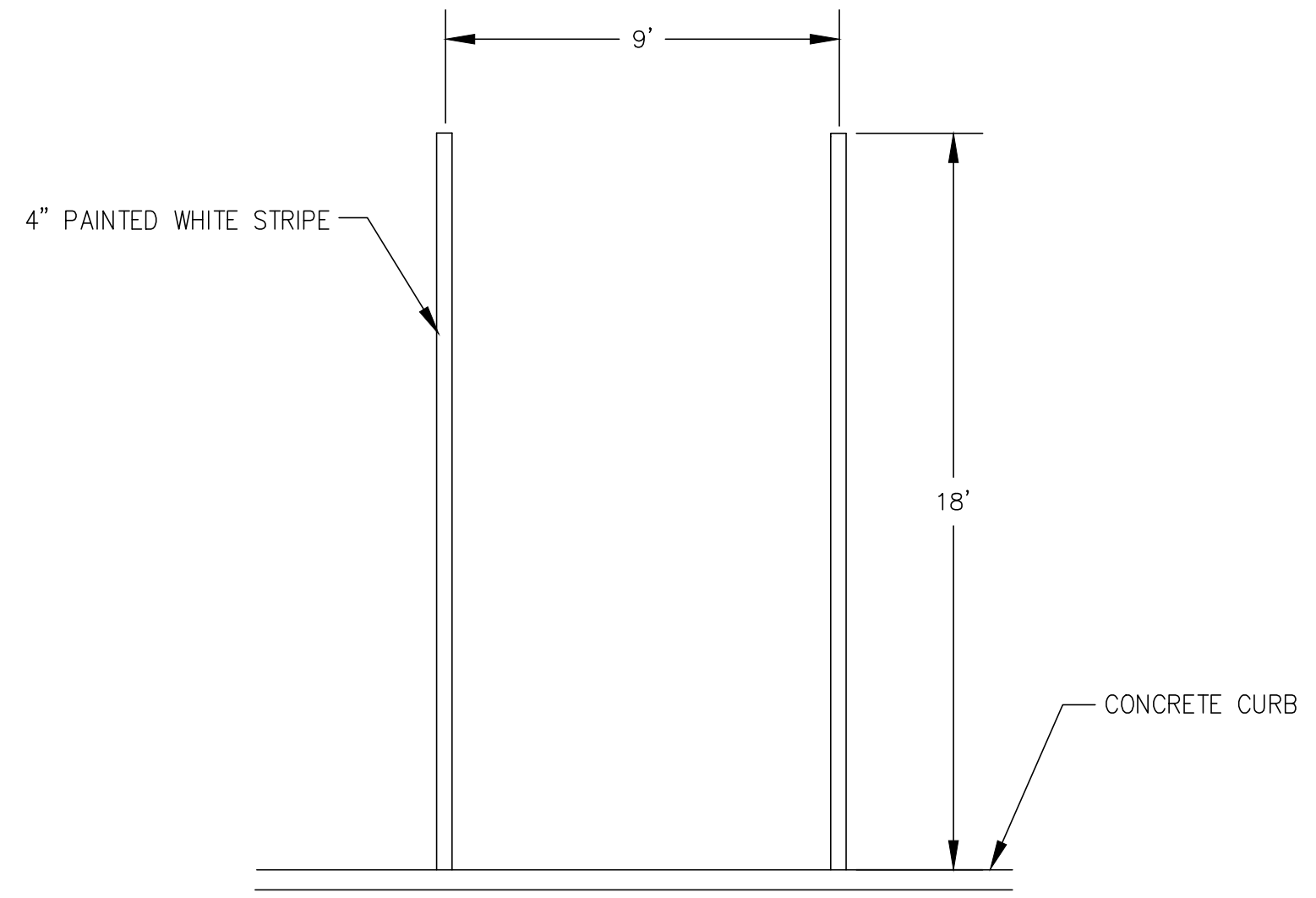
NOTES
 1.) CONTRACTOR TO INSTALL A SOLID WHITE LINE AROUND ALL STORAGE AND DISPLAY AREAS

TYPICAL DISPLAY ALONG BUILDING
 N.T.S.

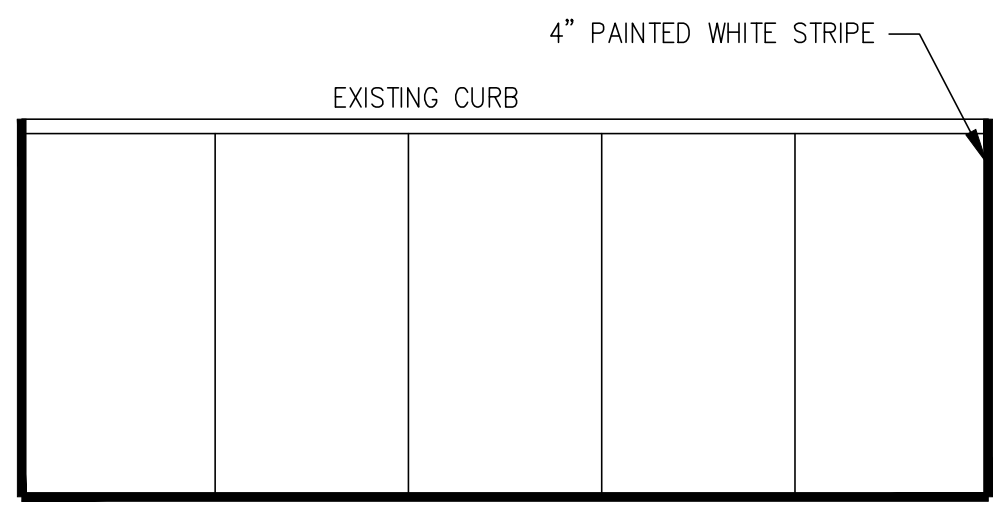
NOTE: EXISTING SPEED BUMPS ARE TO BE REPAIRED, REPAINTED OR REPLACED AS INDICATED IN MILONE & MACBROOM LETTER OF 10-14-08. TIMING OF THESE REPAIRS SHALL BE IN CONJUNCTION WITH IMPLEMENTATION OF OTHER SITE IMPROVEMENTS INCLUDED IN THIS APPROVED SITE PLAN.



TYPICAL SPEED BUMP DETAIL
 N.T.S.



TYPICAL PARKING SPACE DETAIL
 N.T.S.



NOTES
 1.) CONTRACTOR TO INSTALL A SOLID WHITE LINE AROUND ALL STORAGE AND DISPLAY AREAS

TYPICAL STAGING AROUND PARKING LOT
 N.T.S.

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