



KEY MAP
SCALE: 1"=250'



AMENDED MAJOR SITE PLAN PROPOSED OUTDOOR SALES DISPLAY AREAS BREWSTER, NY STORE #1271

80 INDEPENDENT WAY
TAX MAP: 56-1-23, PARCEL: A
PUTNAM COUNTY

ZONED: HC-1 HIGHWAY COMMERCIAL DISTRICT

OWNER:
HIGHLANDS CENTER, LLC
420 CLOCK TOWER COMMONS
BREWSTER, NY 10509

APPLICANT/OPERATOR:
HOME DEPOT U.S.A., INC.
2455 PACES FERRY ROAD, NW, BUILDING C-20
ATLANTA, GA 30339-4024
ATTENTION: DEBORAH L. STRAW

ENGINEER:
GREENBERG FARROW
RICHARD PROCANIK, PE
92 EAST MAIN STREET, SUITE 410, SOMERVILLE, NJ 08876
(732) 537-0811

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 PROPOSED LAYOUT PLAN
- C3.0 DETAILS AND FIRE TRUCK TURNING

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
04.13.2020	INITIAL REVIEW
05.13.2020	REVISED PER TWP. COMMENTS

PROFESSIONAL SEAL



05/13/2020

PROFESSIONAL IN CHARGE
RICHARD PROCANIK
PROFESSIONAL ENGINEER
LICENSE NO. 407700
PROJECT MANAGER
KIRAN MUPPALA, P.E.
QUALITY CONTROL
RICHARD PROCANIK, P.E.
DRAWN BY
KEROLS GHATAS

PROJECT NAME
THE HOME DEPOT
SEASONAL
SALES

**BREWSTER
NEW YORK**

80 INDEPENDENCE WAY
BREWSTER, NY 10509



PROJECT NUMBER
20181189.0

SHEET TITLE

**COVER
SHEET**

SHEET NUMBER

C1.0

LIST OF CONDITIONAL USE PERMITS:

OUTDOOR STORAGE AREA (SEC. 138-46.L(2)(a))



I HAVE REVIEWED THIS SITE PLAN AND CERTIFIED THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY

BOARD ENGINEER _____ DATE _____

BOARD CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

PROJECT TEAM

HOME DEPOT	116,593 SF
VESTIBULES	1,435 SF
GARDEN CENTER	18,725 SF
TOTAL	136,753 SF

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SHEET TITLE
PROPOSED LAYOUT PLAN

SHEET NUMBER

C2.0

PROJECT INFORMATION

ENTIRE SITE ±52.76 ACRES
HOME DEPOT PARCEL ±11.24 ACRES

BUILDING AREA

HOME DEPOT	116,593 SF
VESTIBULES	1,435 SF
GARDEN CENTER	18,725 SF
TOTAL	136,753 SF

PARKING SUMMARY

EXISTING PARKING	565
LOAD AND GO	4
SHED DISPLAY	10
WEEKEND SALES AREA	85
TOTAL PROPOSED PARKING PROVIDED	466
PARKING RATIO	3.41:1000

PARKING OVERALL SUMMARY

	REQUIRED	PROVIDED
THE HOME DEPOT	548 SPACES	466 SPACES
	(1 SPACES/250 SF)	
STALL SIZE:	9'x18'	9.5'x18'
DRIVE AISLE:	SILENT	24'

ZONING CLASSIFICATION

JURISDICTION: TOWN OF SOUTHEAST
EXISTING ZONING: (HC) HIGHWAY COMMERCIAL
REQUIRED ZONING: (HC) HIGHWAY COMMERCIAL

BULK SUMMARY

	REQUIRED	PROVIDED
MIN. LOT AREA:	40,000 SF	489,488 SF
MIN. LOT FRONTAGE:	150 FT	UNCHANGED
FRONT YARD SETBACK:	50 FT	UNCHANGED
REAR YARD SETBACK:	35 FT	UNCHANGED
SIDE YARD SETBACK:	35 FT	UNCHANGED
BUILDING COVERAGE:	15%	UNCHANGED
BUILDING HEIGHT:	35 FT	UNCHANGED
FAR:	0.30	UNCHANGED
PARKING SETBACK (FRONT):	25 FT	UNCHANGED
PARKING SETBACK (REAR):	15 FT	UNCHANGED
PARKING SETBACK (SIDE):	15 FT	UNCHANGED
PARKING SETBACK (SIDE):	15 FT	UNCHANGED
OUTDOOR STORAGE AREA:	5% or 25%**	11.42% (CUP)

**Outdoor storage area permitted: 5% of lot area. Outdoor storage may be increased to 25% subject to a conditional use permit from the planning board.

Reference:
The site plan references "Amended Site Plan Outdoor Display And Storage Areas", dated 10-04-2005, last revised 10-13-2006, prepared by this office.

NOTES: ALL EGRESS DOORS ARE TO BE KEPT CLEAR OF MERCHANDISE AT ALL TIMES.

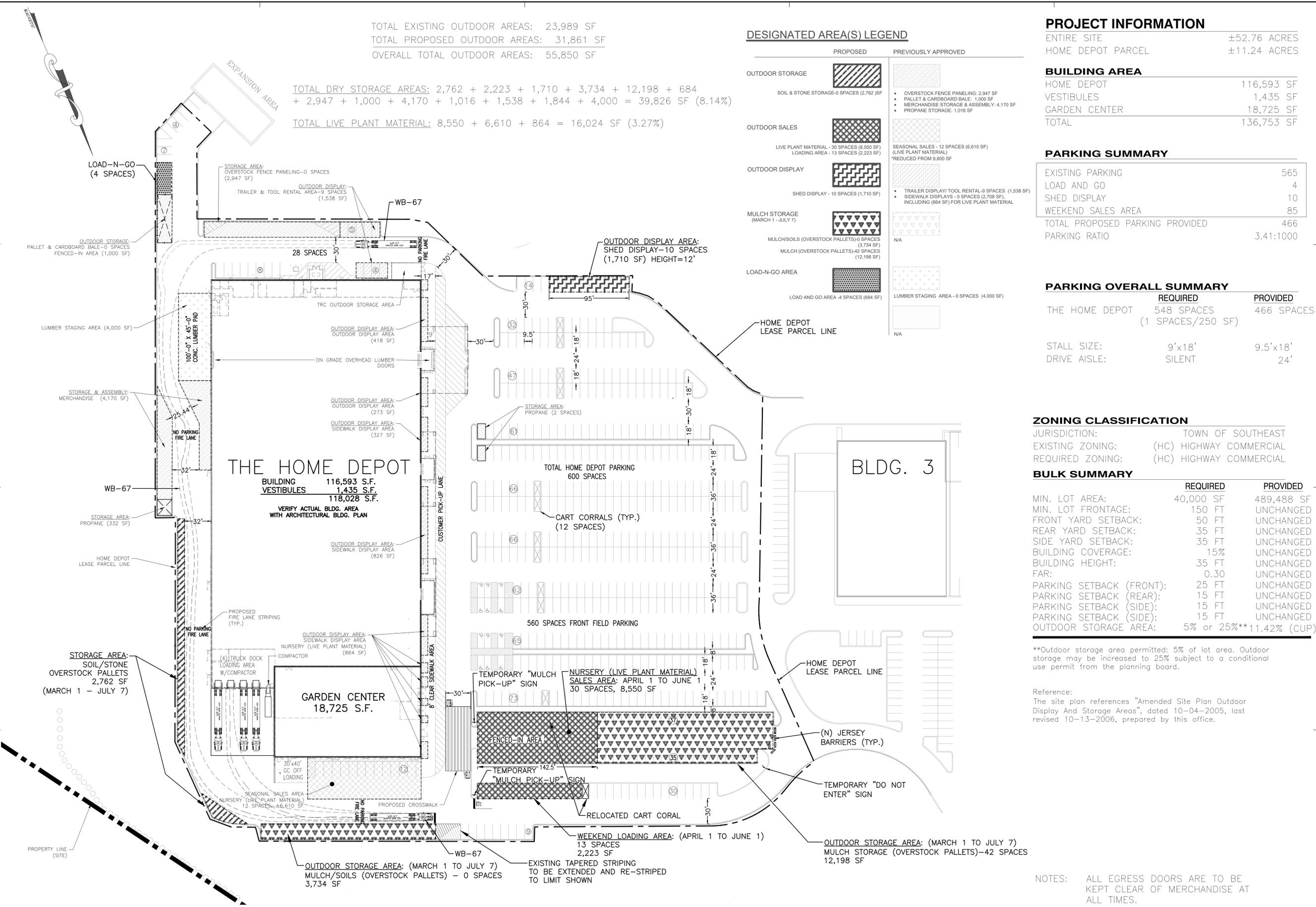
CONTRACTOR TO INSTALL A SOLID WHITE LINE AROUND ALL STAGING AND DISPLAY AREAS.

DESIGNATED AREA(S) LEGEND

PROPOSED	PREVIOUSLY APPROVED
OUTDOOR STORAGE SOIL & STONE STORAGE-0 SPACES (2,762 SF)	OVERSTOCK FENCE PANELING: 2,947 SF PALLET & CARDBOARD BALE: 1,000 SF MERCHANDISE STORAGE & ASSEMBLY: 4,170 SF PROPANE STORAGE: 1,016 SF
OUTDOOR SALES LIVE PLANT MATERIAL - 30 SPACES (8,550 SF) LOADING AREA - 13 SPACES (2,223 SF)	SEASONAL SALES - 12 SPACES (6,610 SF) (LIVE PLANT MATERIAL) *REDUCED FROM 9,800 SF
OUTDOOR DISPLAY SHED DISPLAY - 10 SPACES (1,710 SF)	TRAILER DISPLAY/ TOOL RENTAL-9 SPACES (1,538 SF) SIDEWALK DISPLAYS - 0 SPACES (2,708 SF) INCLUDING (864 SF) FOR LIVE PLANT MATERIAL
MULCH STORAGE (MARCH 1 - JULY 7)	N/A
MULCH/SOILS (OVERSTOCK PALLETS)-0 SPACES (3,734 SF) MULCH (OVERSTOCK PALLETS)-42 SPACES (12,198 SF)	N/A
LOAD-N-GO AREA LOAD AND GO AREA - 4 SPACES (864 SF)	LUMBER STAGING AREA - 0 SPACES (4,000 SF)
	N/A

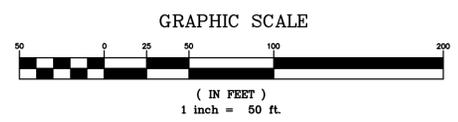
TOTAL EXISTING OUTDOOR AREAS: 23,989 SF
TOTAL PROPOSED OUTDOOR AREAS: 31,861 SF
OVERALL TOTAL OUTDOOR AREAS: 55,850 SF

TOTAL DRY STORAGE AREAS: 2,762 + 2,223 + 1,710 + 3,734 + 12,198 + 684 + 2,947 + 1,000 + 4,170 + 1,016 + 1,538 + 1,844 + 4,000 = 39,826 SF (8.14%)
TOTAL LIVE PLANT MATERIAL: 8,550 + 6,610 + 864 = 16,024 SF (3.27%)



PROPOSED LAYOUT PLAN

SCALE: 1"=50'



PROJECT TEAM

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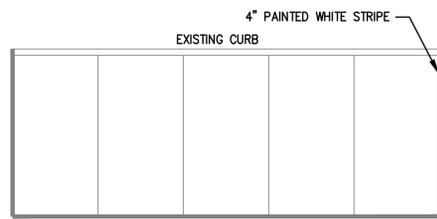


PROJECT NUMBER
20181189.0

SHEET TITLE
**DETAILS AND
FIRE TRUCK
TURNING**

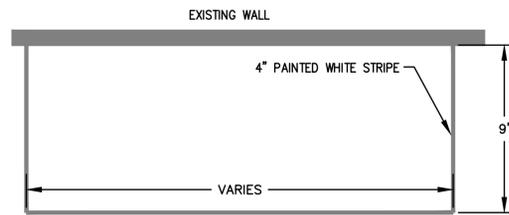
SHEET NUMBER

C3.0



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

1 STANDARD DISPLAY AREA IN PARKING LOT
N.T.S.



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

2 STANDARD DISPLAY AREA ALONG BUILDING
N.T.S.



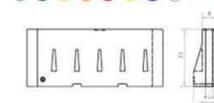
Information - JB-32 Low Water-filled Barriers

Height:	32in
Width:	18in
Length:	72in
Weights	
Empty:	85lbs
Filled:	97lbs

Available in all Colors:
Orange • White • Yellow • Red • Military Green • Desert Tan • Gray
Custom Colors Available



STANDARD COLORS

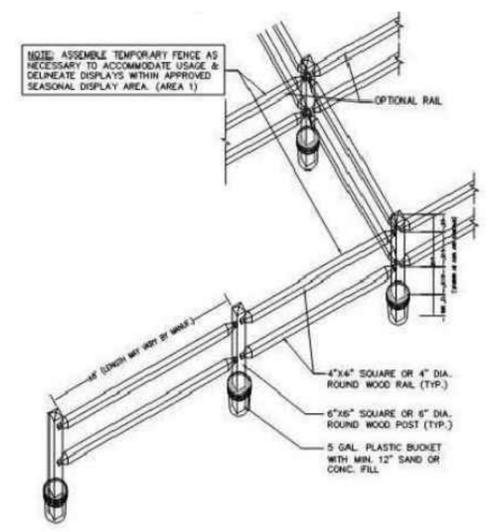


Specifications JB-32

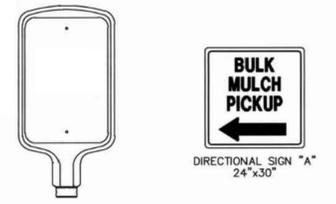
Approx Weight Empty: 85 lbs.
Approx Weight w/Water: 97 lbs.

TAMIS The Tamis Corporation | 10700 Frankstown Road, Suite 105 | Pittsburgh, PA 15235
Toll: 1-800-448-2647 | Local: 412-241-7161 | Fax: 800-722-5281
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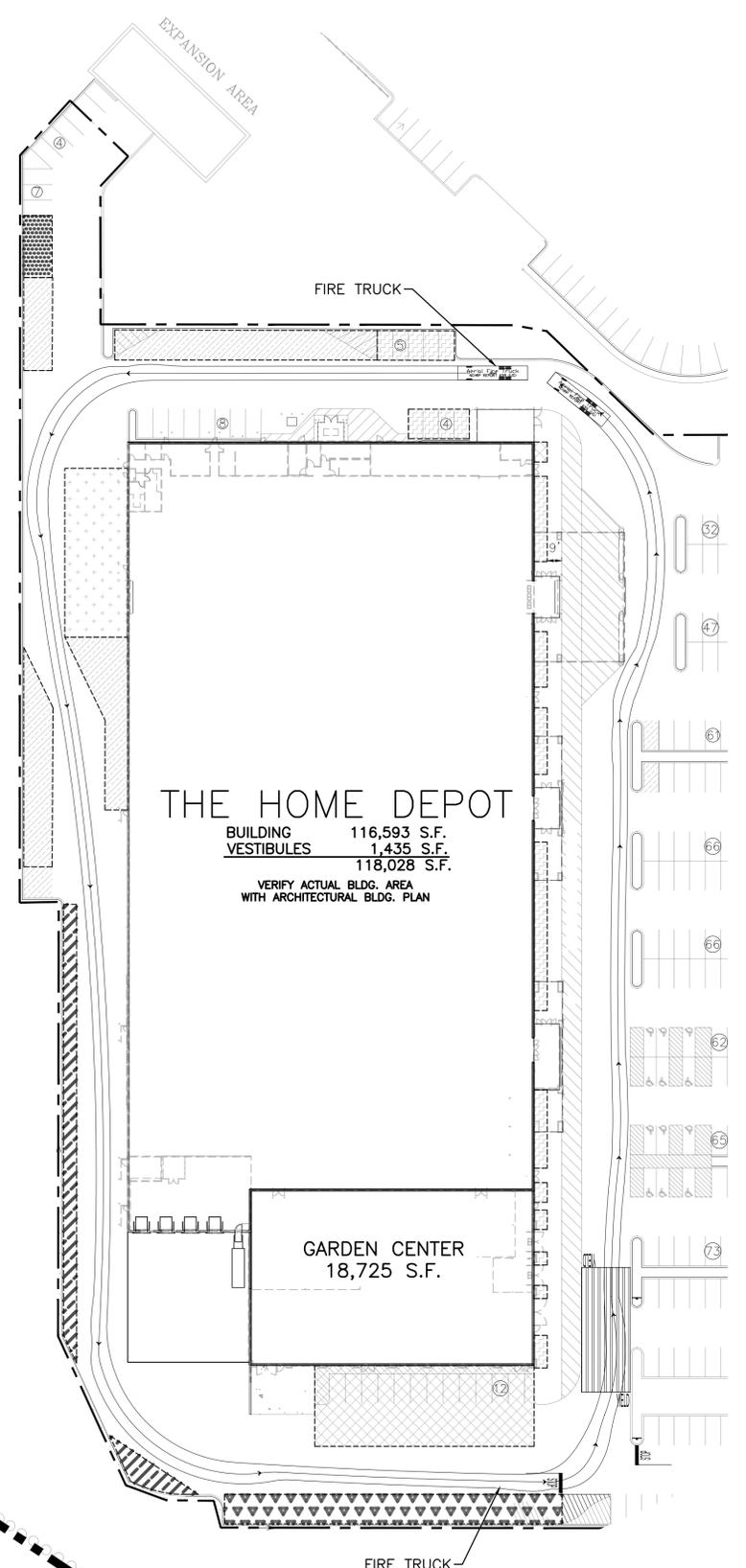
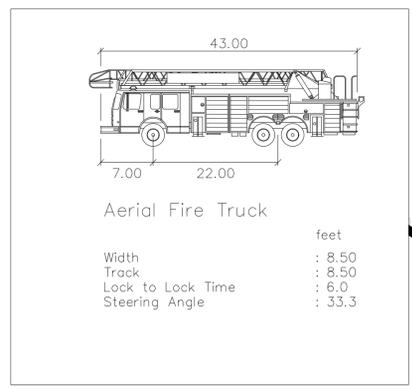
3 JERSEY BARRIER
SCALE: AS SHOWN



4 TEMPORARY POST & RAIL FENCE
SCALE: AS SHOWN



5 SIGNAGE
SCALE: AS SHOWN



FIRE TRUCK MANEUVER