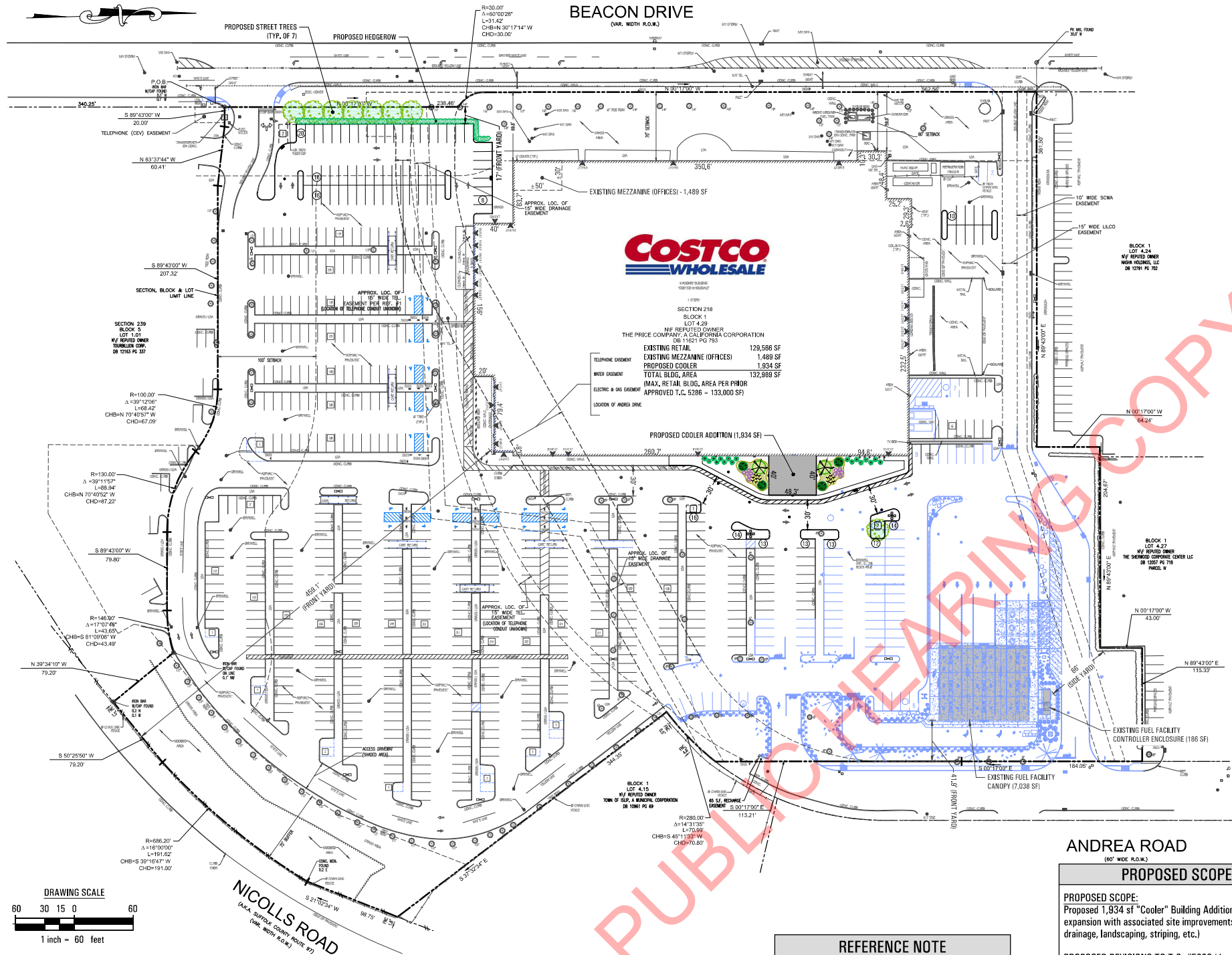


**Know what's below.
Call before you dig.
1-800-272-4480**

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



REFERENCE NOTE

SITE ITEMS SHOWN IN "BLUE" ARE PREVIOUSLY APPROVED AND NOT CONSTRUCTED.

4. A modification of deed covenants and restrictions associated with TC 4429 shall be granted as part of this application. All deed covenants and restrictions associated with parcel "A" of TC 4429 shall be deemed null and void and shall be replaced by these. All deed covenants and restrictions associated with parcel "B" of TC 4429 shall remain valid and enforceable.
5. The use of the subject parcel shall be limited to a single user bulk retail establishment not to exceed 133,000 sq. ft. Said use is permitted to include an eating area for members only for the purposes of serving snacks with a seating area not to exceed 49 square ft. A fire center shall also be permitted as part of this use.
6. A Town Board Special Permit for a gasoline service station also shall be deemed granted as part of this application.
7. Prior to the issuance of any building permits or Certificates of Occupancy, there shall be submitted to the Town of Belp Pre-Planning Department for review and subject to approval the following items. The approved site plan shall approve this plan for the purposes of regulating the subject property.
- a. A landscaping plan indicating in detail the proposed landscaping treatment in accordance with the Subdivision and Land Development Regulations. Said plan shall indicate the maintenance or installation of native plant species to the greatest extent possible. Said landscaping plan shall also show the following plantings/design elements:
 - 1. A minimum buffer area of 75 feet along Kitchell's Road and Sunrise Highway shall be required. All existing natural vegetation shall remain with the buffer. The buffer may also be supplemented with additional plantings, where necessary, pursuant to the direction of the Town of Belp Planning Department.
 - 2. A minimum landscape area of 60' shall be maintained along Beacon Drive. In addition, a continuous hedge shall be maintained to screen any existing or proposed parking.
 - b. A site plan showing the improvements specified in the Subdivision and Land Development Regulations including but not limited to: building locations, parking, curbs, sidewalks, curbs, landscaping, and drainage. The submitted plan shall be in substantial conformance to the plan prepared by The Lure Group and which is dated listed on 9/5/17. Said plan shall also show the following design elements:
 - 1. A parking relaxation shall be granted as part of this application. A minimum of 841 paved stalls shall be provided on site. An additional 15 landscaped stalls shall be permitted.
- The Planning Board reserves the right to modify any site plan requirements with the consent of the applicant/owner after due public hearing.
8. All plantings shall be maintained to the satisfaction of the Planning Board and all plant material shall be kept in a healthy well maintained condition. The subject property shall also be kept clear of fire and debris at all times. The Planning Board shall be solely responsible for the determination regarding adequate maintenance and litter clean up. Failure to maintain the site landscaping / failure to clean litter from the site in the violation of the Certificate of Occupancy and termination of the operation of the subject use, the applicant/owner shall be solely responsible for the cost of the maintenance and litter clean up. In the event applicant/owner fails to maintain the landscaping or clean up litter and debris as so directed, the Town of Belp also reserves the right to enter onto the subject property and complete the required maintenance and assess all costs associated with same to the applicant/owner.
9. All applicant/owner agrees to comply with the New York State Fire Code including but not limited to, provision of sprinkler systems, fire protection appliances, and all other fire-safety requirements. All restrictions contained herein shall not supersede the jurisdiction of the New York State Fire Code. In the cases of said jurisdiction, the more restrictive requirement shall apply.
10. Littering shall be prohibited on the subject parcel. Applicant/owner agrees to install fencing, lighting, and/or contract with a private security company and/or take other appropriate measures at the discretion of and with the approval of the Planning Commissioner, in order to ensure compliance with this requirement.
11. All lighting shall be positioned or shielded so as to illuminate only the subject property. The Planning Board reserves the right to further limit or shield lighting fixtures if it is determined that light is not being contained on the subject property. The Planning Board reserves the sole responsibility of determining if lighting is properly contained on the subject property.
12. All existing signage shall be permitted to remain as is. Prior to the issuance of any new sign permits, all exterior signs shall be subject to review and approval by the Town of Belp Planning Department. The Planning Department shall review the signs for design compatibility, color, materials, height, quantity and size.
13. Applicant/owner agrees to mill and repave the asphalt within the intersection of Beacon Drive and SR 27 Service Road pursuant to the direction and approval of the New York State Department of Transportation and Suffolk County Department of Public Works.
14. Any changes to the exterior of the building, or building additions, shall be subject to the review and approval of the Planning Department. All mechanical equipment, loading areas, track operations and dumpsters shall be screened to the satisfaction of the Town Engineers. Such screening may include masonry walls and/or landscaping.
15. The hours of operation for the single user bulk retail establishment (including all internal shall be limited to the following: 10:00 am to 8:30 pm Monday through Friday, 9:30 am to 8:00 pm on Saturday, and 10:00 am to 8:00 pm on Sunday. The hours of operation for the gasoline service station shall be limited to the following 6:30 am to 9:30 pm Monday through Friday, 8:00 am to 6:00 pm on Saturday, and 7:00 am to 7:00 pm on Sunday.
16. All shopping carts shall be adequately stored in order to prevent any conflict with vehicle maneuvering.
17. Applicant/owner agrees to allow the Town of Belp fire and open access to the existing Town of Belp pump situated on SCTM 905021-21820-011-020-04215. Applicant/owner agrees to maintain an entrance, satisfactory to the Town Attorney's Office in connection with same.

6. Applicant/Owner agrees to full compliance with the New York State Fire Code including but not limited to, provision of sprinkler systems, fire protection apparatus, and all other life-safety requirements. All restrictions contained herein shall not supersede the jurisdiction of the New York State Fire Code. In the case of dual jurisdiction, the more restrictive requirement shall apply.
7. Loitering shall be prohibited on the subject parcel. Applicant/Owner agrees to install fencing, lighting, and/or under contract with a private security company and/or take other appropriate measures at the direction of and with the approval of the Planning Commission, in order to ensure compliance with this requirement.
8. All light fixtures shall be positioned or shielded so as to illuminate only the subject parcel. The Planning Board reserves the right to further limit or shield light fixtures (if it is determined that light is not being contained on the subject property). The Planning Board reserves the sole responsibility of determining if lighting is properly contained on the subject property.
9. All existing signage shall be permitted to remain as is. Prior to the issuance of any new sign permits, all exterior signs shall be subject to review and approval by the Town of Bly Planning Department. The Planning Department shall review the signs for design compatibility, color, materials, height, quantity and size.
10. Applicant/Owner agrees to mill and repave the asphalt within the intersection of Beacon Drive and SR 27 Service Road pursuant to the direction and approval of the New York State Department of Transportation and/or Suffolk County Department of Public Works.
11. Any changes to the exterior of the building, or building additions, shall be subject to the review and approval of the Planning Department. All mechanical equipment, loading areas, trash compactors and dumpsters shall be screened to the satisfaction of the Town Engineers. Such screening may include masonry walls and/or landscaping.
12. The hours of operation for the single user bank retail establishment (including all internal) shall be limited to the following: 10:00 am to 8:30 pm Monday through Friday, 9:30 am to 8:00 pm on Saturday and 10:00 am to 8:00 pm on Sunday. The hours of operation for the gasoline service station shall be limited to the following: 6:30 am to 9:30 pm Monday through Friday, 6:00 am to 8:00 pm on Saturday, and 7:00 am to 7:00 pm on Sunday.
13. All shopping carts shall be adequately stored in order to prevent any conflict with vehicle maneuvering.

15. The applicant/owner shall make application to the Commissioner of the Department of Public Works to discontinue the cul-de-sac portion of Andrea Road as shown on the site plan submitted as part of this application by The Laura Group, last revised on July 4, 2017. Following the discontinuance of said cul-de-sac, applicant/owner shall request the Town Board of the Town of Elgo to declare this discontinued portion of the road surplus land and to allow the purchase thereof by the applicant/owner from the Town of Elgo for fair and adequate consideration.
16. Except as provided herein, applicant/owner agrees to comply in all respects with the Subdivision and Land Development Regulations and the Elgo Town Code.
17. All required permits, plan submissions, and physical property improvements described herein shall be completed within 24 months of the date of the Town Board resolution approving this application. Applicant/owner further agrees to permanently maintain all improvements and landscaping to the satisfaction of the Planning Board. If the applicant fails to comply with this restriction then the Town Board reserves the right, after due public hearing, to remove the zoning of the subject property, rescind any special permits and approvals on the subject property, or revoke the property's Certificate of Occupancy. The applicant/owner shall waive any right to non-conformity in the event that any of the above Town Board actions are taken.
18. The above-mentioned covenants and restrictions shall be and constitute read covenants running with the land and shall be binding upon the Declarant and any and all subsequent owners of the said real property or any part thereof, and upon their heirs, executors, and administrators (or their successors and assignees) subject, however, to the right of the Town of Elgo after a public hearing to amend, alter, amend or repeal any or all of the foregoing covenants and/or restrictions at any time with the consent of the owner or owners for the benefit of the premises hereinafter described, and such right shall not be affected by any exception provided for by any adjacent owner or other persons or lienors of any other property.

- Front Yard Buffer along Beacon Drive: 17 ft.
- Maximum Retail Establishment Area: 138,250 sf

SITE DATA

OWNER / APPLICANT:
Costco Wholesale Corporation
c/o Margaret McCulla
45940 Horseshoe Drive, Suite 150
Sterling, VA 20166
(703) 406-6817

SITE TAX MAP NO.:
District 500, Section 218, Block 1,
Lot 429

REFERENCES

Survey Prepared by:
Gallas Surveying Group
171 Church Lane
North Brunswick, NJ 08902
(732) 422-6700
DATED: 7/13/15 (Rev. 1)

Prior Approved Civil Drawings by:
 The Lauro Group
 1060 Veterans Memorial Hwy, Suite 330
 Lodi, NY 11749
 (315) 656-3222
 DATED: 5/29/18 (Rev. 12)

BULK REQUIREMENTS

ZONE: BUSINESS 3
USE: RETAIL & GASOLINE SERVICE STATION (EXISTING)
SCOPE: PROPOSED "COOLER" BUILDING ADDITION

ITEM	SECTION	PERMITTED	EXISTING / APPROVED	PROPOSED
Min. Lot Area	§68-308-C	7,500 SF	645,080 SF (14,81 AC)	NO CHANGE
Min. Lot Width	§68-310-A(5)	100'	924'	NO CHANGE
Max. Building Height	§68-306-A(1)	35'	±30'	NO CHANGE
Max. Percentage of Lot Occupancy	§68-307-A	0.25 FAR (161,710 SF) (133,000 SF Max. Bldg. Area per T.C. 5286)	Warehouse 0.20 (131,055 SF) <u>Fuel Station Fuel and Control Room</u> 0.011 (7,224 SF) = 0.214	Warehouse 0.204 (132,989 SF) <u>Fuel Station Canopy and Control Room</u> 0.011 (7,224 SF) = 0.217
Min. Front Yard	§68-311-A	25'	41.9'	NO CHANGE
Min. Side Yard	§68-312-A-1	10'	66'	NO CHANGE
LANDSCAPING				
ITEM	SECTION	PERMITTED	EXISTING / APPROVED	PROPOSED
Min. Landscape Area	§03.1	20% (129,616 SF)	22.8% (147,358 SF)	21.3% (137,882 SF)
Min. Landscape Area in Front Yard	§03.1	50% OF REQ'D (64,508 SF)	64.7% (95,332 SF)	65.5% (90,176 SF)
Min. Landscape Depth along Street Frontage	§03.1	8'	14.5'	NO CHANGE
Min. Street Trees	§03.5 (1 Tree / 20' Frontage)	1637' Frontage x (1 Tree / 20') = 82	21 (Exist. - Beacon Dr.) 52 (Exist. - Nicolls Rd.) 22 (Exist. - Andrea Rd.) TOTAL: 95	7 (Prop. - Beacon Dr.) 21 (Exist. - Beacon Dr.) 52 (Exist. - Nicolls Rd.) 22 (Exist. - Andrea Rd.) TOTAL: 102

PARKING REQUIREMENTS

ITEM	SECTION	PERMITTED	EXISTING/ APPROVED	PROPOSED
Min. Stall Size	§L-7.7.1	9' x 19' 9' x 20' (Perpendicular)	9' x 15' 9' x 20' (Perpendicular)	NO CHANGE
Min. Aisle Width	§L-7.7.1	23'	23' ±	NO CHANGE
Min. No. of Stalls	Appx. E	761 Stalls (see parking calculations below)	641 (constructed) + 15 handicapped (per Resolution T.C. 52980 - 658 Stalls	655 (constructed) + 15 handicapped (per Resolution T.C. 52980 + 5 (proposed handicapped) - 665 Stalls

PARKING CALCULATION

<p><u>SHOPPING CENTER (> 25,000 SF)</u></p> <p>1 space per 175 SF of GFA</p> <p>Costco Warehouse = 132,989 SF</p> <p>Costco Gas (Attended Self-Service) = 186 SF</p> <p>133,175 SF / 175 = 761 Spaces</p>
<p><u>TOTAL PARKING REQUIRED = 761 Spaces</u></p>

SITE ITEMS

Drainage

QUANTITY	NOTES
1	
See Drawing	
1	8 VF Effective Depth
6	10 VF Effective Depth

Site/Landscaping

QUANTITY	NOTES
See Drawing	See Landscape Schedule
See Drawing	
See Drawing	Heavy-Duty Asphalt pavers throughout 30 ft. main
1	

Utilities

QUANTITY	NOTES
See Drawing	Relocate existing; plus new light poles



VICINITY MAP

1" = 500'

SITE PLAN NOTES

1. The General Notes shall be part of this entire document package and is part of the contract documents. The Contractor is to familiarize himself and acknowledges his familiarity with all the General Notes as well as any and all drawing sheet specific notes below.
2. Signs to be field under separate applications.
3. Location of existing and proposed services shown are approximate and must be confirmed independently by the contractor with the utility companies prior to commencement of construction. If discrepancies exist, notify the engineer immediately in writing.
4. Stormwater runoff within property to be collected on-site with no overland runoff onto right-of-way or adjacent properties.
5. Unsuitable material, construction debris, excess soils, etc. shall be properly removed and disposed of off-site in accordance with all applicable codes, ordinances and laws.
6. The contractor is responsible to take erosion control measures necessary in accordance with NY Standards and Specification for Erosion and Sediment Control to prevent sediment and/or loose debris from washing onto adjacent properties.
7. Directional signing to comply with the latest NY MUTCD standards.
8. All sidewalks, curbs, and pavement damaged by construction activities shall be repaired or replaced, whether specified on this plan or not.
9. All on-site curbing to be concrete unless noted otherwise.
10. Reduction and/or removal of existing utility poles, traffic signs, etc., shall be coordinated by the contractor. The contractor is responsible for field-verifying their presence.
11. Excavation shall be properly backfilled with clean materials. The contractor shall treat is geotechnical reports. The contractor shall be responsible for compaction tests and shall submit such reports and results to the engineer of record and owner.
12. Work within the Right-of-Way of Andrew Road shall be performed in accordance with all applicable requirements of the Town of Hempstead Department of Public Works.
13. All landscape areas shall be maintained with a permanent underground sprinkler system.
14. A separate sign permit shall be required for all installations. Please contact Building Division directly for application procedures and design requirements (631.724.5446).

TOWN OF ISLIP NOTES

1. Contact the Engineering Inspector (331-224-5380) for at least 48 hours prior to start of any work. Work performed without inspection shall be certified to the Town Engineer's satisfaction at applicant's expense.
2. Coordinate and complete all utility relocations. All utilities shall be installed below grade.
3. Clearing limit lines shall be staked out by a licensed land surveyor, and either snow fencing or construction fencing shall be erected to protect areas from disturbance or encroachment prior to the start of any activities on site. Fencing shall not be removed prior to completion of final site grading operations.
4. Placement of fill, installation of retaining walls, dumping of material, excavation, mining, or similar disturbance of land requires an approved site plan. Commencement of any action of the above without approval is prohibited and subject to legal action.
5. Contractor shall contact the Fire Marshall's office (331-224-5477) prior to installation of any fire service water lines to provide for proper fire department coordination.
6. All existing or proposed subsurface electric, telephone or cable services shall be installed in appropriate conduit sleeves when permanent, improved surfaces are proposed over the routing path.
7. All RCA and Fill materials to be from an approved source, Recycled Portland Cement Concrete Aggregate (RCA) is to be certified. Documentation is to be provided showing that the material obtained is from a NYSDOT registered or permitted source and the material determination (C&D debris processing facility as specified in Section 360.1-6 of NYCRR Part 360, "Solid Waste Management Facilities").
8. Load tickets required for all fills/materials brought on site, identifying the source, and quantity of materials. All fill to satisfy the requirements of 100 lb/ft² or Item 25B.
9. All C&D materials exported from the subject parcel shall be transferred to an approved NYSDOT facility. Load/trailer tickets to be retained and copies provided to the Town of Ledy Engineering Inspector for the record.
10. The 100 lb/ft² Subdivision and Land Development Regulations, Section P, 5 shall be followed.
11. Applicants requiring the provision of a stabilized construction entrance shall follow the construction specifications as stated within the New York Standards and Specifications for Erosion and Sediment Control, page 5A.75 and 5A.78. Construction and Demolition debris material shall not be considered for use with stabilized construction entrance installations.
12. Obtain a Town of Ledy Highway Work Permit prior to construction within the Town right-of-way (331-224-5610).
13. Prior to the issuance of any Certificate of Occupancy, the Lighting Contractor or Electrician shall prepare an Underwriter's Laboratory Certificate and letter stating the lights have been maintained.
14. Refuse facilities shall be energized by the applicant/owner so as to offer any noxious or offensive odors and/or fumes. Applicant/owner shall maintain refuse enclosure gates in a closed position except at times the units are being accessed for loading or unloading of dumpsters.
15. Prior to the issuance of any Certificate of Occupancy, the (defendants) to the Town of Ledy shall be bonded with the Suffolk County Clerk.
16. Any cracked, broken or damaged concrete curb and/or concrete sidewalk in the right-of-ways shall be noted to be repaired and/or replaced with new as deemed necessary by the Engineering Field Inspectors.