

2 LOCATION PLAN

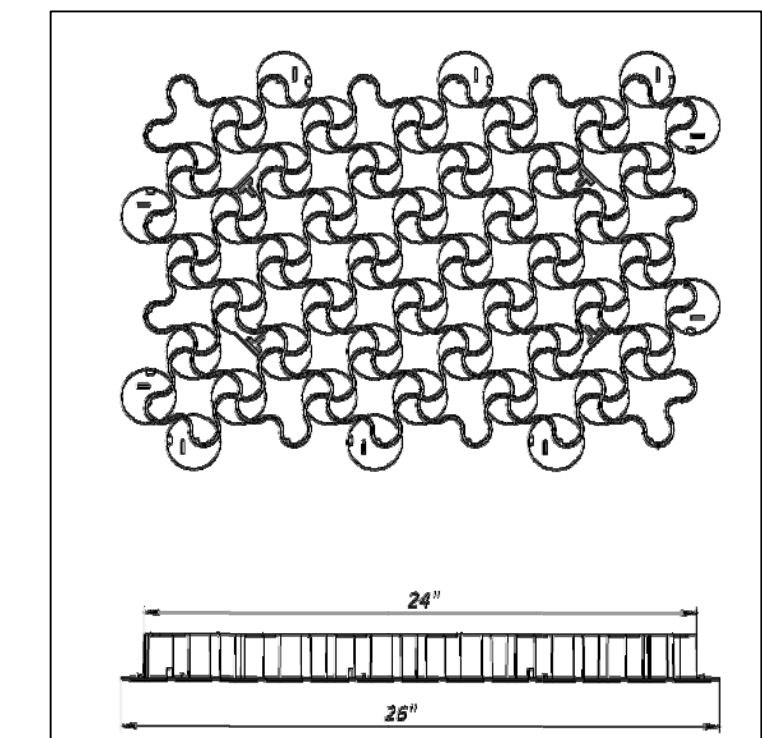
Map Unit Symbol	Map Unit Name	Acres in AOT	Percent of AOT
FF	Fluvaquents-Udultuents complex, frequently flooded	0.5	23.3%
Uc	Udorthents, wet substratum	1.8	75.6%
Uf	Urban land	0.0	1.2%
Totals for Area of Interest		2.4	100.0%

3 SOIL TYPES



4 EXISTING SIGN (TO REMAIN)

1 SITE PLAN
1" = 30'-0"



85% Open Permeable Paving System

PERMEABLE PAVING GRID

standartpark
EASYPAVE GRID
GRASS / GRAVEL PAVING SYSTEM

Introducing Standartpark's new EASYPAVE Grid, a new innovation in permeable paving. It's a 24" x 25" grid that allows for a 2" deep layer of grass or gravel to be installed in a 4" deep grid. This allows for a 2" deep layer of grass or gravel to be installed in a 4" deep grid. This allows for a 2" deep layer of grass or gravel to be installed in a 4" deep grid.

PARAMETERS

Grid Size	24" x 25"
Grid Depth	2"
Grid Material	High Density Polyethylene (HDPE)
Grid Weight	1.2 lbs/sq. ft.

standartpark-usa.com
info@standartpark.com, phone: 314.717.155

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 Cortland for which the Department Head is responsible. The project design including all public health and safety considerations are solely responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services

Steve Ferreira, P.E., Director _____ Date _____

Reviewed by the Department of Technical Services

Michael Preziosi, P.E., Director _____ Date _____

Approved by Resolution No. _____ of the Planning Board of the Town of Cortland, New York on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision except the addition of signatures, on this Plat or Site Plan, after the above date, shall void this approval.

Signed this _____ day of _____, 20____ by _____ chairman of the Planning Board

NOTE:

NO WORK WILL OCCUR WITHIN THE NYS DOT ROW.

NO CONSTRUCTION WORK WILL BE DONE IN THE WETLANDS OR THE EXISTING PERVIOUS BUFFER AREA. ALL WORK CAN BE COMPLETED WITHOUT CROSSING THE LINE OF WETLANDS DELINEATION.

EXISTING POLE SIGN AND LIGHT POLES TO REMAIN.

THE SUBJECT WETLAND IS A NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) REGULATED WETLAND.

THE APPLICANT INTENDS TO WORK WITH THE TOWN DEPARTMENT OF ENVIRONMENTAL SERVICES, THE NYSDEP AND EAST OF HUDSON FUND TO COMPLETE A PHOSPHOROUS REDUCTION PROJECT IN THE WETLAND. THE APPLICANT WILL GRANT AN EASEMENT FOR THIS PROJECT.

THERE IS NO CHANGE TO THE EXISTING STORMWATER.

DISPLAY CARS FOR SALE ARE SHOWN IN THE FRONT AND SIDE OF THE PROPERTY.

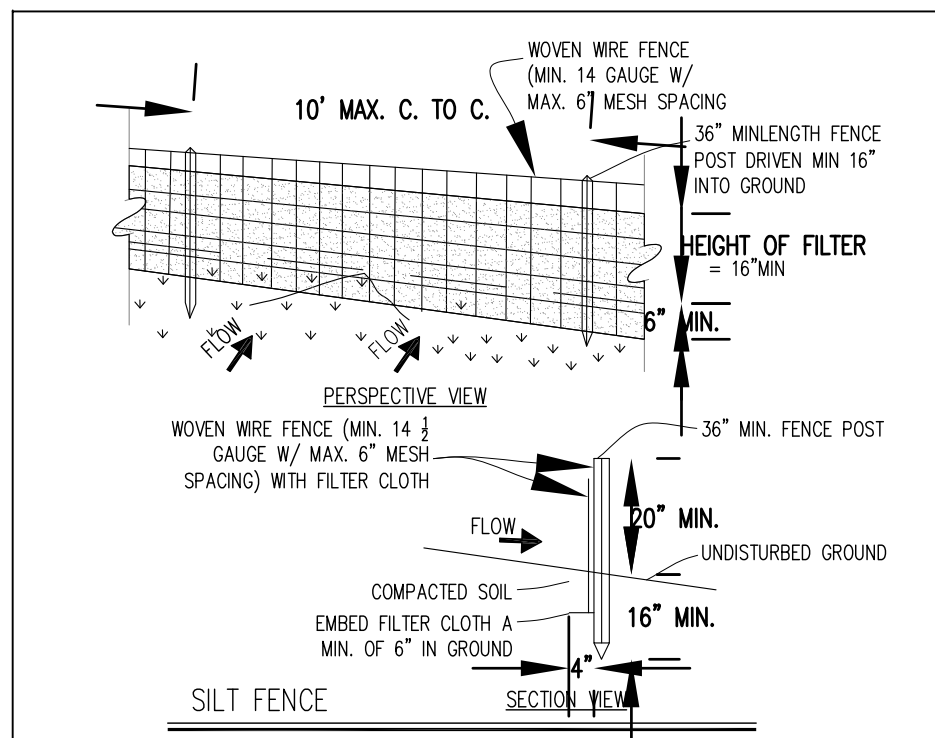
THERE WILL BE NO AUTO BODY WORK DONE ON THE PREMISES.

NOTE: CAR REPAIRS, BRAKES, TIRE INSTALLATIONS AND CAR CLEANING AND PREP WILL BE DONE IN THE NEW BUILDING. NO ONSITE STORAGE OF PARTS OR TIRES OR OIL. THESE WILL BE ON DEMAND AND DELIVERED AS NEEDED.

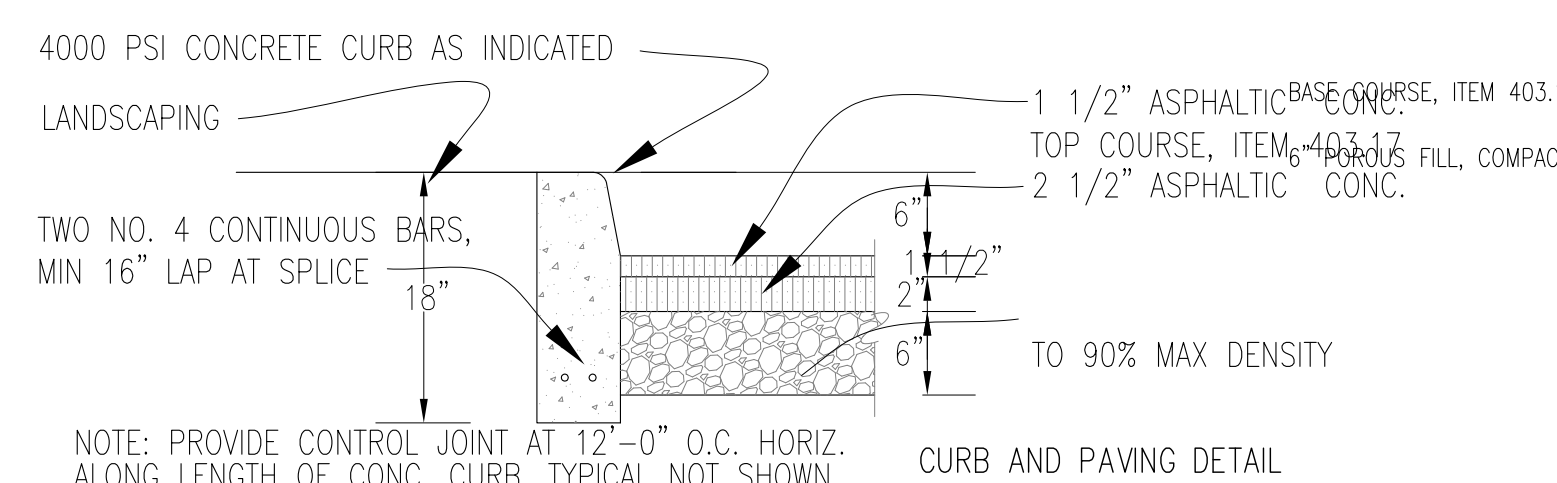
ALL DELIVERIES TO BE BY UPS, FEDEX, USPS OR SMALL LOCAL DELIVERY VEHICLES - SMALL PACKAGES DELIVERED AS NEEDED, NO ONSITE STORAGE. NO LARGE TRUCK DELIVERIES.

FIRE TRUCK CAN ENTER THE SITE FROM ONE ENTRANCES ON CROMPOND ROAD AND TWO ENTRANCES ON BUTTONWOOD ROAD. IT IS NOT NECESSARY FOR A FIRE TRUCK TO DRIVE AROUND THE BUILDING AS IT CAN BE ACCESSED FROM THREE SIDES. NEAREST FIRE HYDRANT IS ACROSS FROM ONE OF THE ENTRANCES ON BUTTONWOOD ROAD.

GARBAGE COMPANY TO ENTER THE SITE OFF OF CROMPOND ROAD AND GO TO THE TRASH ENCLOSURE AND THEN EXIT THE PROPERTY ON CROMPOND ROAD OR BUTTONWOOD ROAD.



- CONSTRUCTION SPECIFICATIONS:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE OF MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER # 6, MESH 190X, STABILINKA T40N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.



NOTE: PROVIDE CONTROL JOINT AT 12'-0" O.C. HORIZ. ALONG LENGTH OF CONC. CURB, TYPICAL NOT SHOWN

SITE DATA NOTES

NAME OF PROJECT / OWNER	WESTCHESTER AUTO EXCHANGE
PROJECT ADDRESS	2311 CROMPOND ROAD CORTLAND MANOR, NY 10567
TELEPHONE NO.	914-402-4959
TAX MAP #:	34.07-2-9
ZONING DISTRICT	HC ZONE
USE	AUTOMOBILE SALES AND SERVICE

ZONING DATA

ITEM	REQUIRED - ALLOWED	PROPOSED	VARIANCE REQUIRED
AREA	.459 ACRES (20,000 SF)	1.835 ACRES (79,963.63 SF)	NO
BUILDING COVERAGE	25%	2.5%	NO
FRONT YARD (NORTH)	30 FT	41.32 FT CROMPOND ROAD	NO
FRONT YARD (EAST)	30 FT	30.30 FT BUTTONWOOD ROAD	NO
SIDE YARD	25 EA	99.20 FT	NO
REAR YARD	25 FT	328.65 FT	NO
BUILDING HEIGHT	35 FT, 2 1/2 STORIES	30 FT	NO
LANDSCAPE	25%	85.6%	NO
LANDSCAPE BUFFER @ STREET	25 FT *	0 FT AT CROMPOND ROAD	PRE-EXISTING ZERO FT
LANDSCAPE BUFFER @ STREET	25 FT *	15 FT AT BUTTONWOOD ROAD	PRE-EXISTING .93 FT
PARKING	1 PER 300 SF 2026 SF BUILDING/300=6.75 2 SPOTS AT PARKING LOT 2 SPOTS INSIDE FOR SERVICE PLUS 7 PARKING SPACES	8 PROVIDED, ONE IS HANDICAPPED ACCESSIBLE. 6 SPOTS FOR CUSTOMERS (4 SPOTS AT PARKING LOT AND 2 SPOTS INSIDE FOR SERVICE) PLUS 2 SPOTS AT PARKING LOT FOR EMPLOYEES.	NO
IMPERVIOUS SURFACE	12,148 S.F. EXISTING	11,501 S.F. PROPOSED *** (5.3% DECREASE IN PAVEMENT) ***	

* NOTE: THE PLANNING BOARD PREVIOUSLY GRANTED SITE PLAN APPROVAL FOR THE USED CAR LOT (PB-10-07) BY PLANNING BOARD RESOLUTION 4-08 ON FEBRUARY 5, 2008. THE EXISTING CURB CUTS AND LANDSCAPE AREAS ARE TO REMAIN. ON CROMPOND ROAD THE CURB CUTS ARE TO BE PAINTED TO REDUCE WIDTH AND MAKE SINGLE IN AND SINGLE OUT. THE EXISTING CURB CUT AT BUTTONWOOD ROAD TO REMAIN. WE HAVE ADDED A LANDSCAPE ISLAND ALONG BUTTONWOOD ROAD AND HAVE MOVED PARKING INTO THE SITE BY 15 FT.

** NOTE: THE TOTAL NEW LAND DISTURBANCE IN THE BUFFER IS 0 S.F. THE ADDITION IS GOING IN EXISTING PAVED AREA.

*** NOTE: THE IMPERVIOUS SURFACE HAS DECREASED BY 647 S.F. OR 5.3%, DUE TO ADDED LANDSCAPE ISLANDS IN AREAS OF EXISTING PAVEMENT.

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP

2 MUSCOT ROAD NORTH MAHOPAC NY, 10541
P: 845-628-6613
F: 845-628-2807

PROJECT:
WESTCHESTER AUTO EXCHANGE

PROJECT ADDRESS: 2311 CROMPOND RD
CORTLAND MANOR, NY 10567
MAILING ADDRESS: 2311 CROMPOND RD
CORTLAND MANOR, NY 10567

TAX MAP NO. 34.07-2-9

ARCHITECTURAL SITE PLAN

ISSUANCE

DATE	DESCRIPTION
11-15-2011	FOR REVIEW
11-15-2011	FOR REVIEW
11-15-2011	FOR REVIEW
11-15-2011	FOR REVIEW
11-15-2011	FOR REVIEW
11-15-2011	FOR REVIEW
11-15-2011	FOR REVIEW
11-15-2011	FOR REVIEW
11-15-2011	FOR REVIEW
11-15-2011	FOR REVIEW
11-15-2011	FOR REVIEW

SCALE AS NOTED
DRAWN BY: CHKD BY: MLS / JLG
PROJECT NO. 01-10-011

AS-100