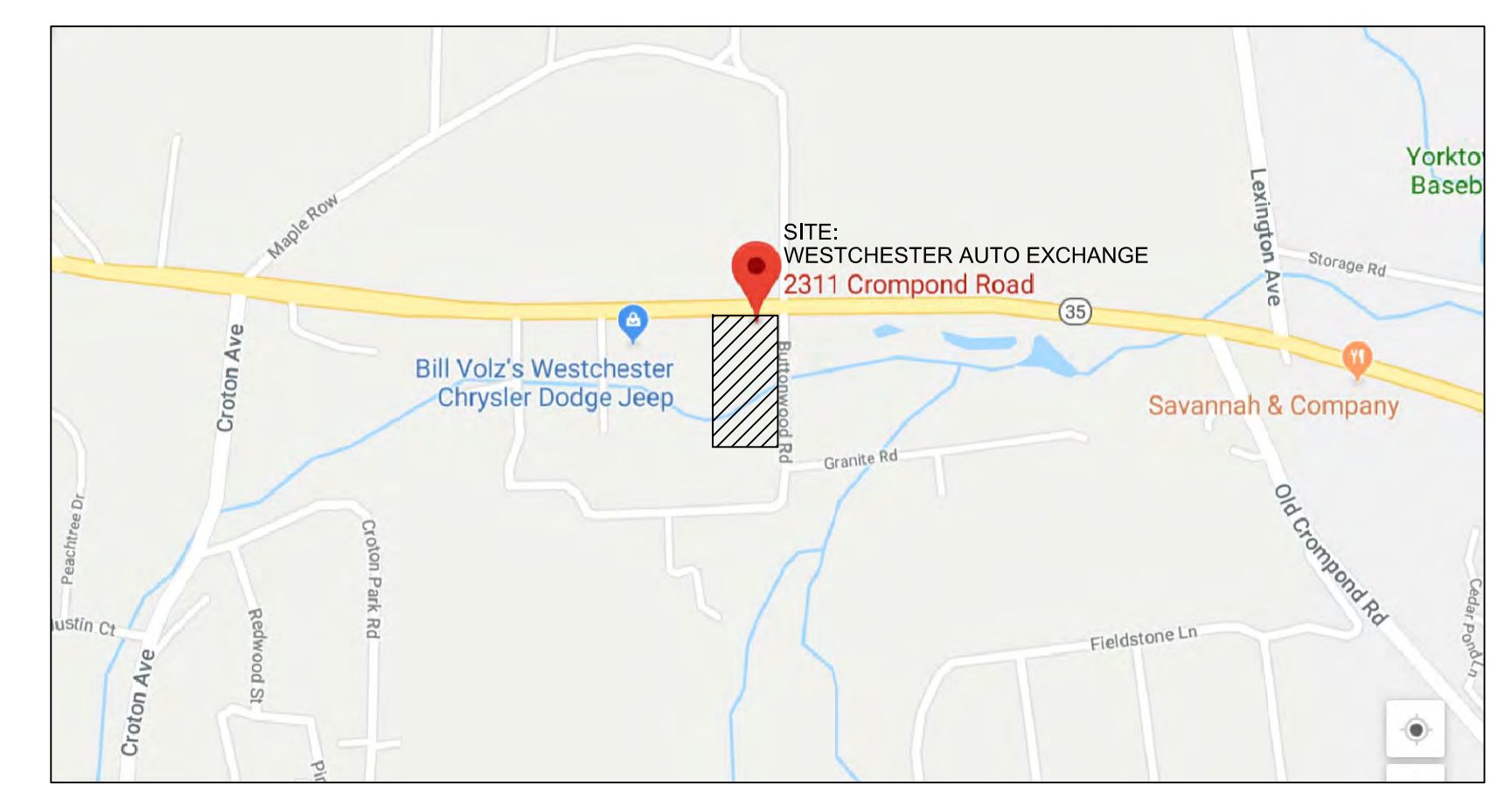


1 SITE PLAN
1" = 30'-0"



2 LOCATION PLAN

Map Unit Name	Acres In ADI	Percent of ADI
Fluvaquents-Udfluvents complex, frequently flooded	0.5	23.3%
Udorthents, wet substratum	1.8	75.6%
Urban land	0.0	1.2%
Totals for Area of Interest	2.4	100.0%

3 SOIL TYPES



4 EXISTING SIGN (TO REMAIN)

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 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 _____

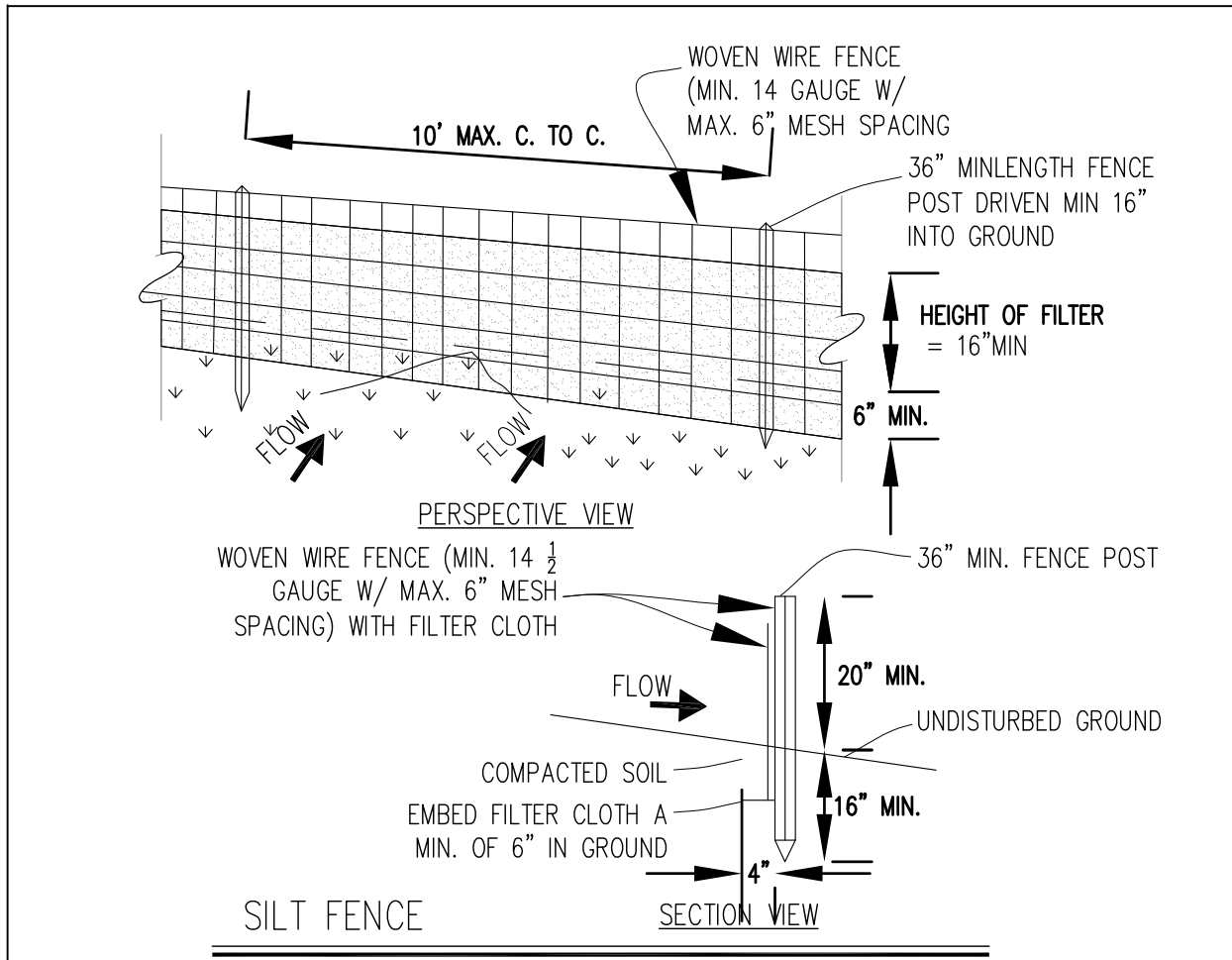
Reviewed by the Department of Technical Services
 Michael Preziosi, P.E., Director
 Date _____

Approved by Resolution No. _____ of the Planning Board of the Town of Cortlandt, 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.

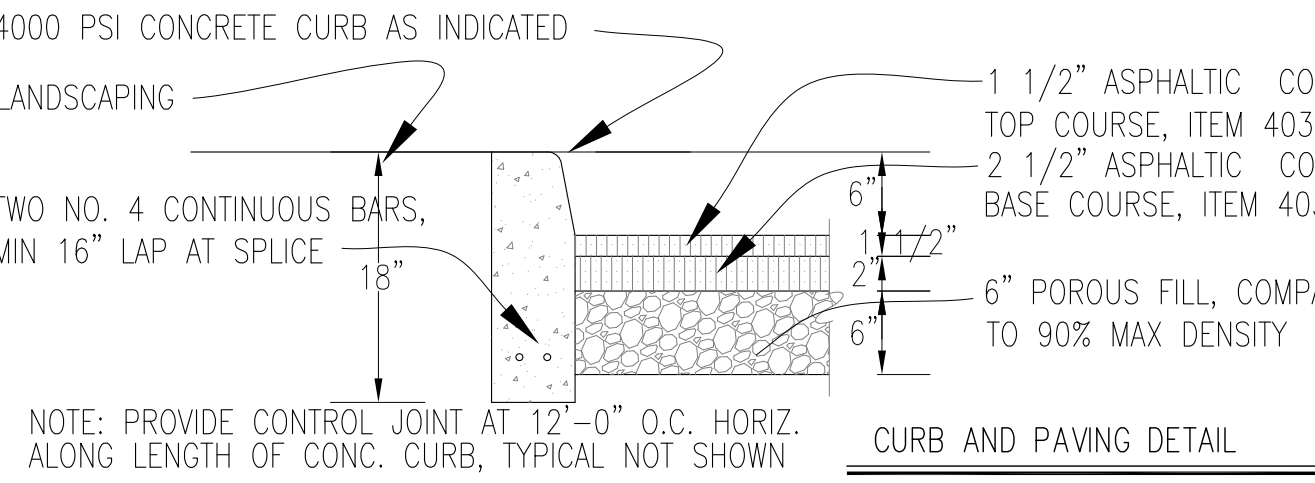
Signed this _____ day of _____, 20____ by _____
 chairman of the Planning Board

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	ROOT	QUANTITY
PH	BLACK DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES MOUDRY	3 GAL	CONT	76
BN	RIVER BIRCH BETULA NIGRA (3-TRUNK MAXIMUM)	8 GAL	CONT	12

NOTE:
 NO WORK WILL OCCUR WITHIN THE NYSDOT ROW.
 NO CONSTRUCTION WORK WILL BE DONE IN THE WETLANDS. 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 NYSDP AND EAST OF HUDSON FUND TO COMPLETE A PHOSPHOROUS REDUCTION PROJECT IN THE WETLAND.
 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 VANS - SMALL PACKAGES DELIVERED AS NEEDED, NO ONSITE STORAGE. NO BOX TRUCK DELIVERIES.
 FIRE TRUCK CAN ENTER THE SITE FROM TWO 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 BACK 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, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



ITEM	REQUIRED - ALLOWED	PROPOSED	VARIANCE REQUIRED
AREA	.459 ACRES (20,000 SF)	1.835 ACRES (79,963.63 SF)	NO
BUILDING COVERAGE	25%	4.5%	NO
FRONT YARD (NORTH)	30 FT	41.32 FT CROMPOND ROAD	NO
FRONT YARD (EAST)	30 FT	43.91 FT BUTTONWOOD ROAD	NO
SIDE YARD	25 EA	99.82 FT	NO
REAR YARD	25 FT	251.92 FT	NO
BUILDING HEIGHT	35 FT, 2 1/2 STORIES	25.75 FT, 1 STORY	NO
LANDSCAPE	25%	75.5%	NO
LANDSCAPE BUFFER @ STREET	25 FT *	0 FT AT CROMPOND ROAD	PRE-EXISTING ZERO FT
LANDSCAPE BUFFER @ STREET	25 FT *	14.56 FT AT BUTTONWOOD ROAD	PRE-EXISTING 12.56 FT
PARKING	1 PER 300 SF. 3300 SF BUILDING/300 = 11 PARKING SPACES	12 PROVIDED, ONE IS HANDICAPPED ACCESSIBLE. 9 SPOTS FOR CUSTOMERS AND 3 SPOTS FOR EMPLOYEES.	NO

* 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 UNTOUCHED ON CROMPOND ROAD AND AS WELL AS THE EXISTING CURB CUT AT BUTTONWOOD ROAD. WE HAVE ADDED A LANDSCAPE ISLAND ALONG BUTTONWOOD ROAD AND HAVE MOVED PARKING INTO THE SITE BY 14.56 FT.

ARCHITECTURAL VISIONS LLC
 A GREENBERG DESIGN GROUP
 2 MUSCOT ROAD NORTH MAHOPAC NY, 10541
 P: 845-628-6613 F: 845-628-2807
 JOEL.GREENBERG@ARCHVISIONS.COM

PROJECT: WESTCHESTER AUTO EXCHANGE
 PROJECT ADDRESS: 2311 CROMPOND RD, CORTLANDT MANOR, NY 10567
 MAILING ADDRESS: 2311 CROMPOND RD, CORTLANDT MANOR, NY 10567
 TAX MAP NO. 34.07-2-9

ARCHITECTURAL SITE PLAN

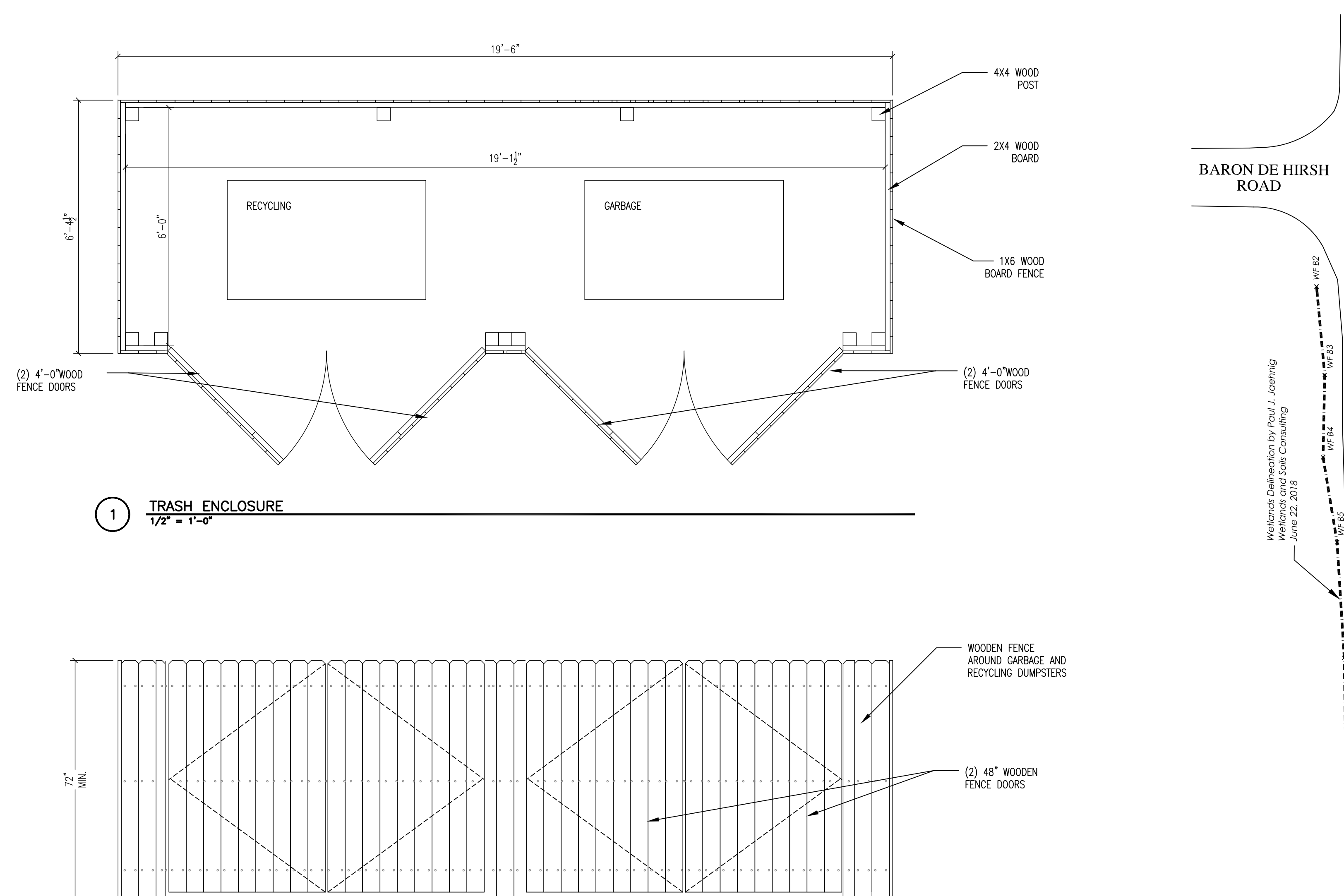
ISSUANCE

DATE	BY
3/16/2019	JLJ
2/27/2019	JLJ
2/26/2019	JLJ

SCALE AS NOTED
 DRAWN BY: CHKD BY: MLS/JLJ
 PROJECT NO. 01-19-011

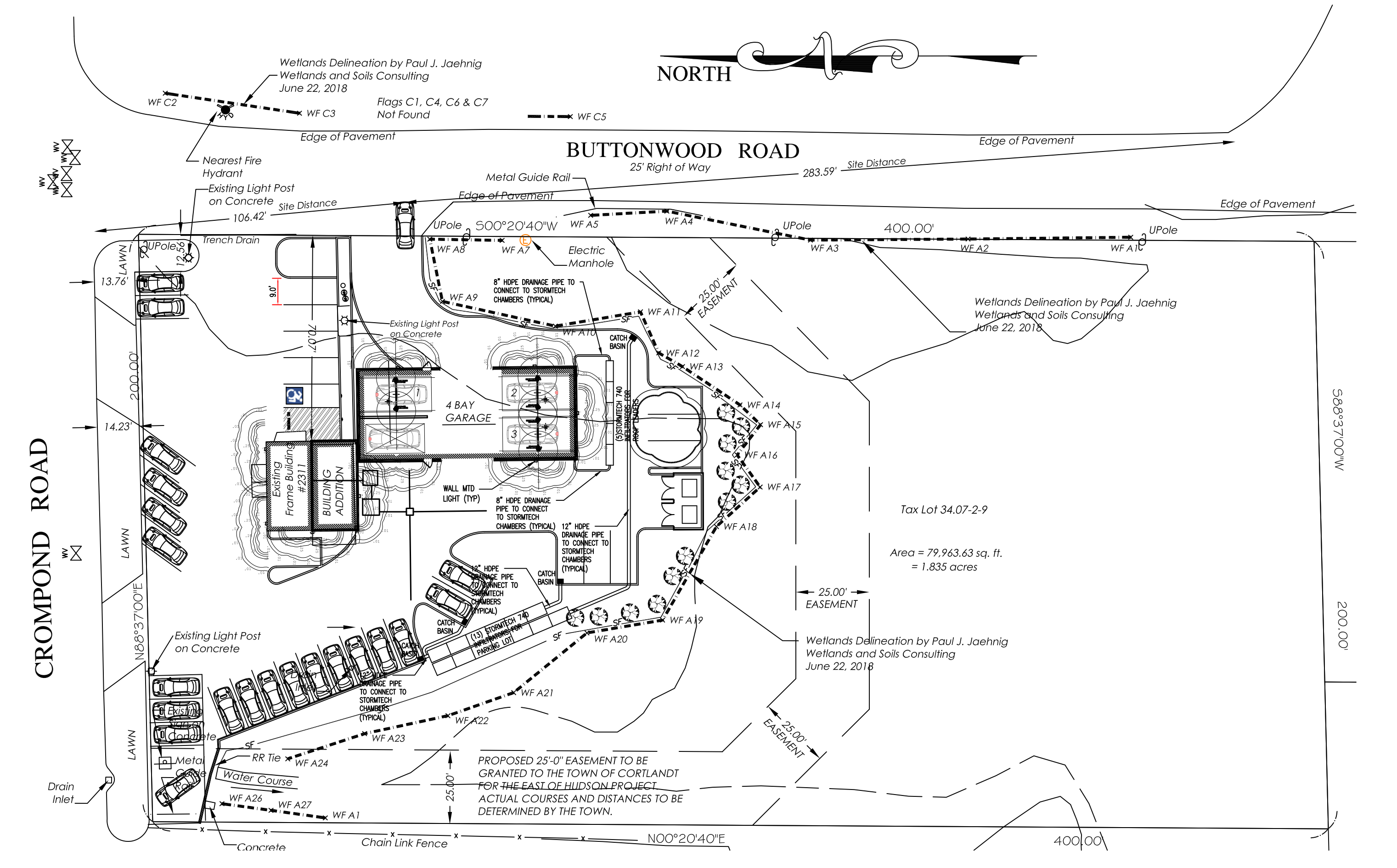
AS-100

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



1 TRASH ENCLOSURE
1/2" = 1'-0"

2 TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"



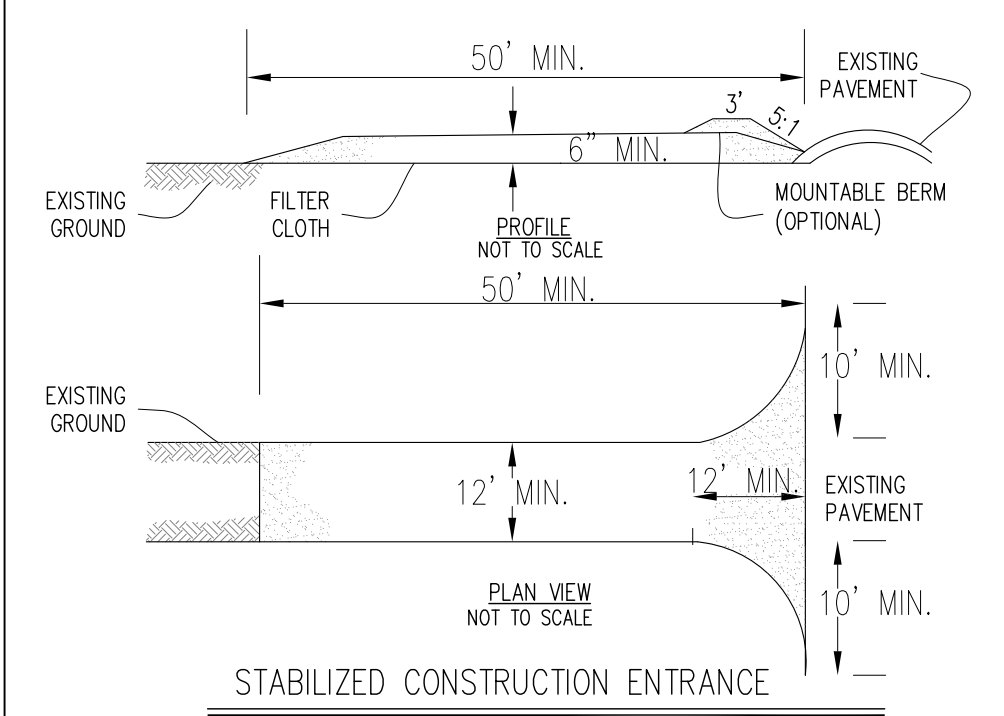
6 LIGHTING PLAN AND DRAINAGE PLAN
LIGHTS ON BUILDING AND EXISTING POLE LIGHTS TO BE ON A TIMER FROM DUSK TO 11:00 PM



3 HANDICAP PARKING SIGN

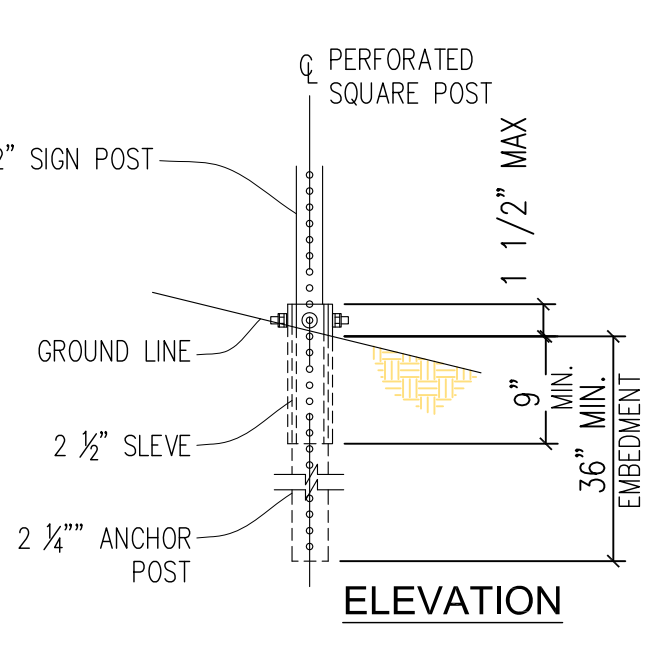


4 SIGN FOR HANDICAP PARKING AISLE

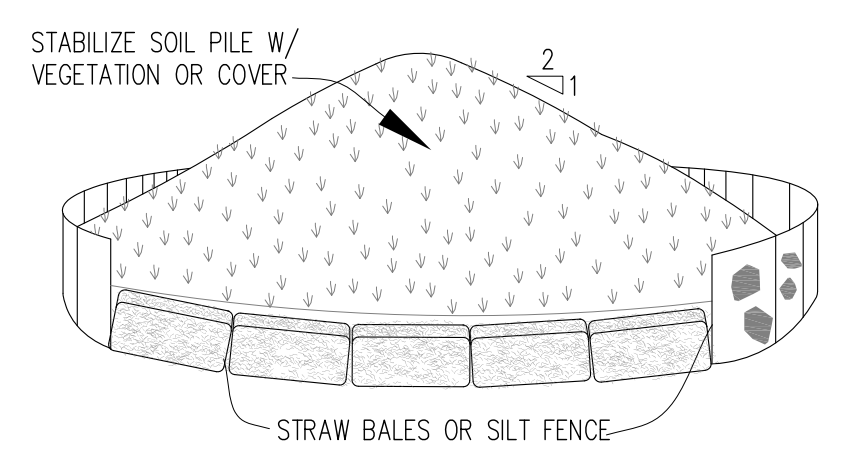


STABILIZED CONSTRUCTION ENTRANCE

- CONSTRUCTION SPECIFICATIONS:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. TWENTY-FOUR (24) FOOT IS SINGLE ENTRANCE TO SITE. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

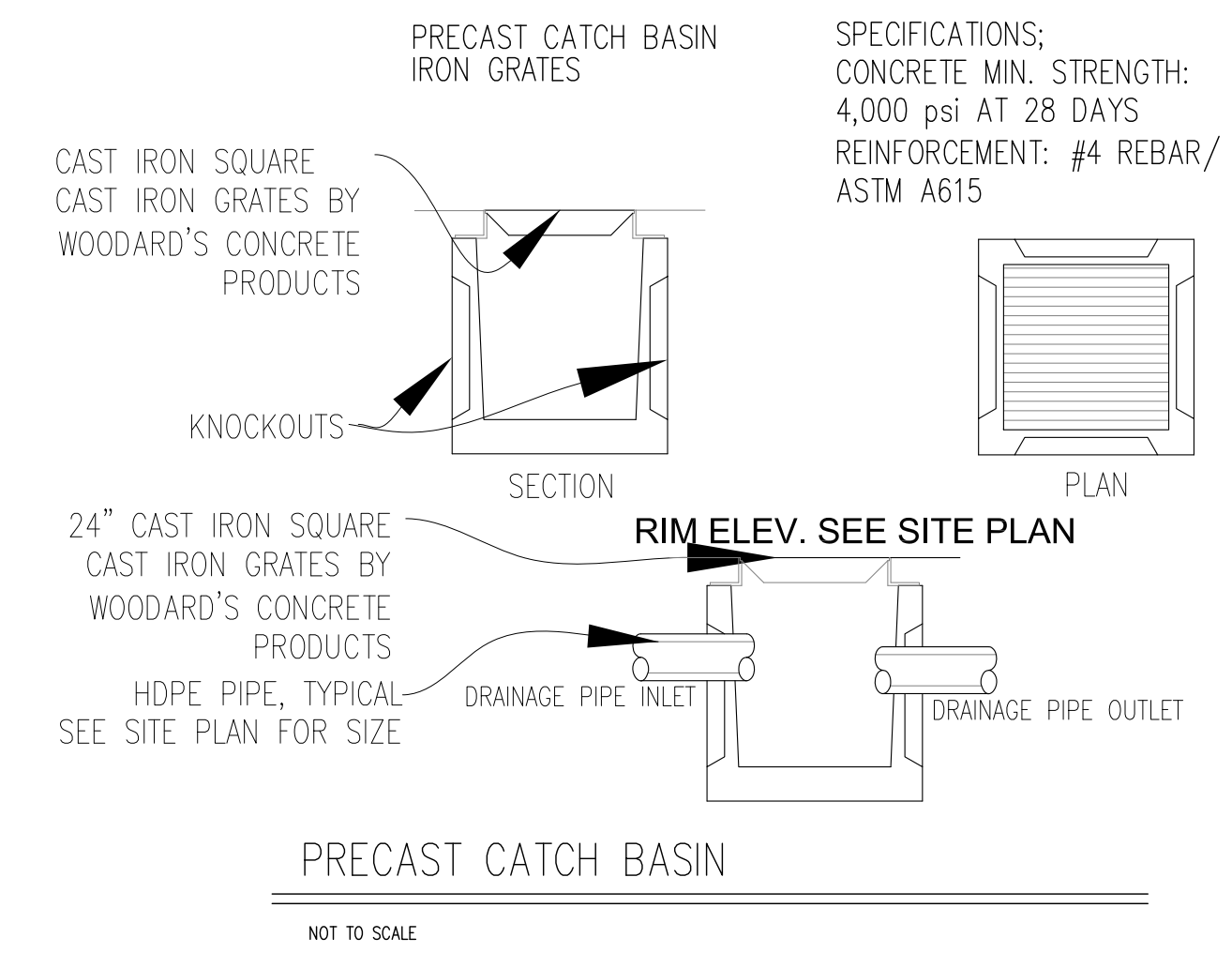


5 HANDICAP PARKING SIGN MOUNTING



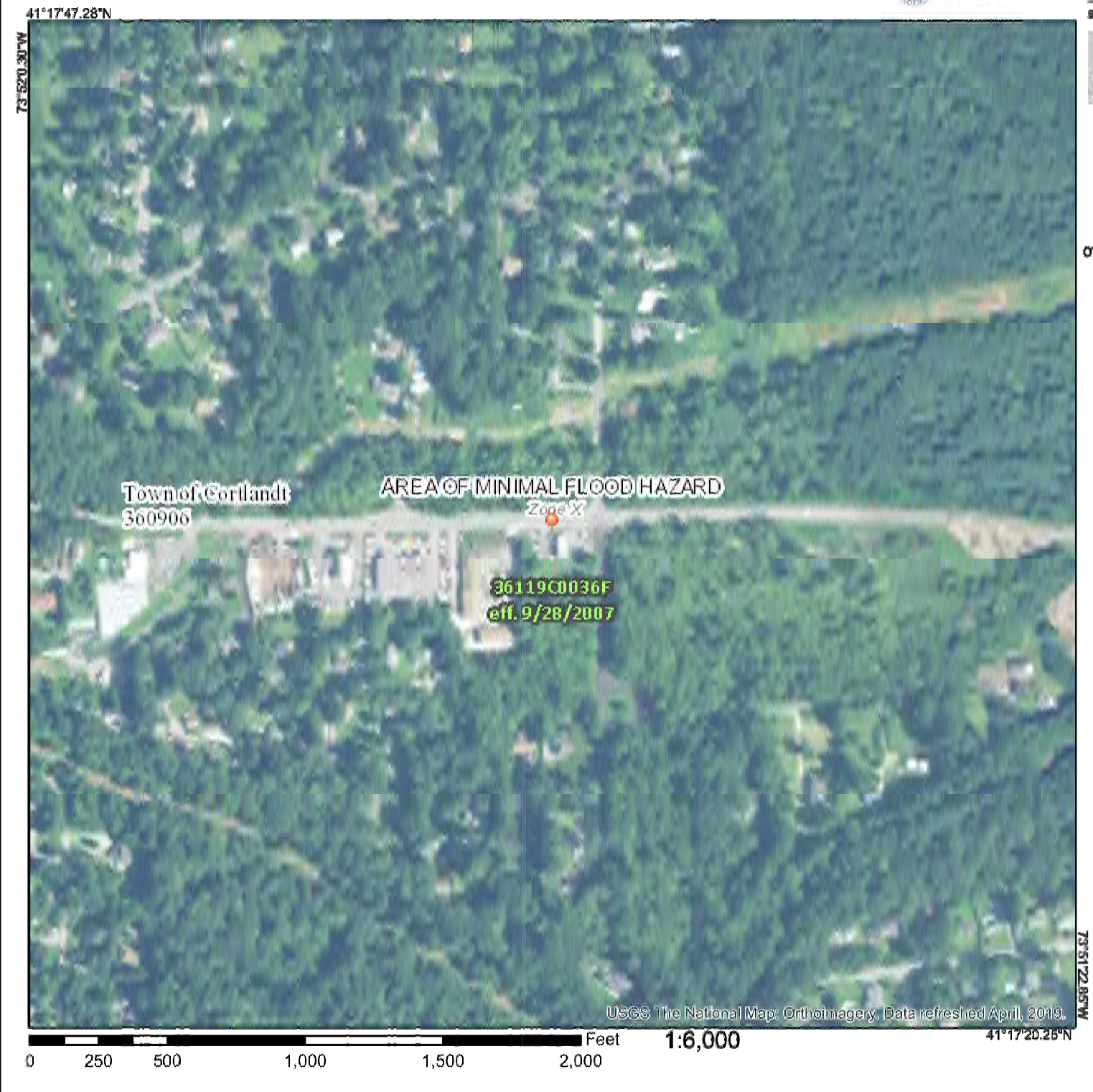
SOIL STOCKPILING DETAIL

- NOT TO SCALE
- NOTES:
1. AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE SAFE AND STABLE
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
 3. UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE STABILIZED WITH EITHER SILT FENCE OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED



PRECAST CATCH BASIN

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee, See Notes
- Area with Flood Risk due to Levee

OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard
- Effective LOMs
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

The map complies with FEMA's standards for the use of digital flood maps. If it is not valid as described below, the bearings shown comply with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL, and does not represent an authoritative property location.

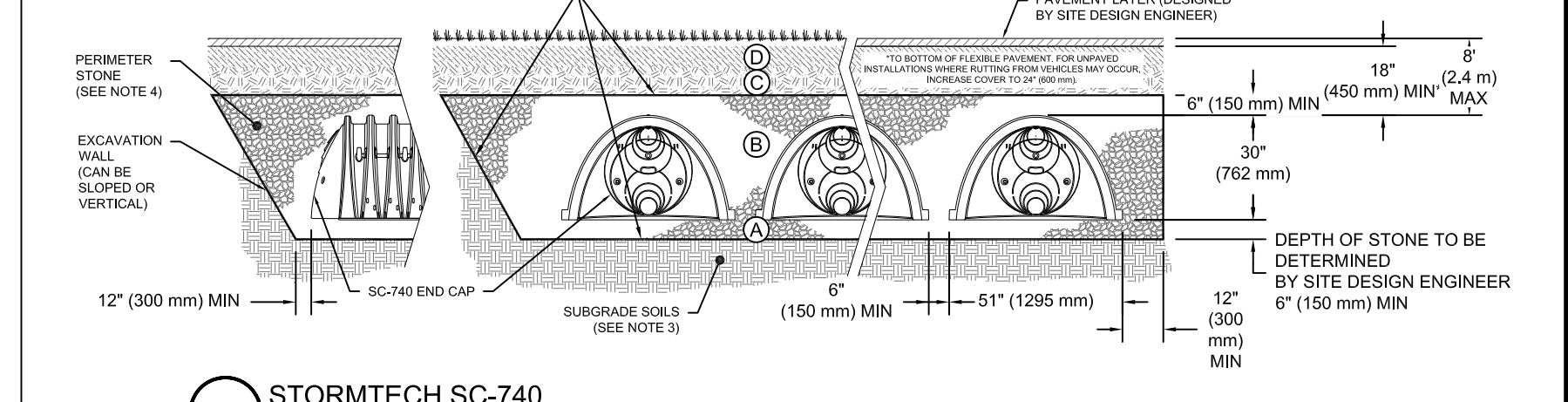
This map image is void if the one or more of the following map elements do not appear base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and uncommissioned areas cannot be used for regulatory purposes.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FILL FULL-DEPTH MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF SUBGRADE. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	NEA	PREPARE PER SITE DESIGN ENGINEER'S PLAN. PAVED REGULATIONS MAY HAVE STRONGER MATERIAL AND PREPARATION REQUIREMENTS.
C	FILL FULL-DEPTH MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDEDMENT STONE TO THE TOP OF THE SUBGRADE. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	AGGREGATE W/ FINES OR PROCESSED AGGREGATE	PREPARE PER SITE DESIGN ENGINEER'S PLAN. PAVED REGULATIONS MAY HAVE STRONGER MATERIAL AND PREPARATION REQUIREMENTS.
B	EMBEMENTMENT STONE FILL SUBGRADING THE CHAMBERS FROM THE SUBGRADE TO THE TOP OF THE C LAYER.	CLEAN CRUSHED, ANGULAR STONE	NO COMPACTOR REQUIRED.
A	FOUNDATION STONE FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT BOTTOM OF THE CHAMBER.	CLEAN CRUSHED, ANGULAR STONE	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.

PLEASE NOTE:

1. THE SETTED ASHTO DESIGNATIONS ARE FOR GUIDANCE ONLY. THE STONE MUST ALSO BE CLEAN CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR A STONE WOULD STATE: 'CLEAN CRUSHED, ANGULAR W/ #10 (47.5mm) SIEVE'.
2. FINEST FILL MATERIALS ARE NOT TO BE USED FOR LAYER C OR LAYER D. THESE MATERIALS MUST BE COMPACTED TO THE FULL DENSITY BY USING THE FULL COVERAGE AREA OF A ROLLER OR COMPACTOR.
3. UNDER AREA TRUCK SURFACES MAY BE COMPROMISED BY COMPACTOR FOR STANDARD DESIGN LOAD CONDITIONS. A FLAT SURFACE MAY BE ACHIEVED BY ROLLING OR DRAGGING WITHOUT COMPACTOR EQUIPMENT. FOR SPECIAL LOAD DESIGN, CONTACT STONETECH FOR COMPACTOR REQUIREMENTS.
4. ONCE LAYER C IS PLACED, ANY SOIL MATERIAL CAN BE PLACED LAYER D UP TO THE FINISH GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER C OR AT THE SITE DESIGN ENGINEER'S DISCRETION.



7 STORMTECH SC-740

ARCHITECTURAL VISIONS, PLLC
A GREENBERG DESIGN GROUP

2 MUSCOT ROAD NORTH
MAHOPAC NY, 10541

P: 845-628-6613
F: 845-628-2807

PROJECT:
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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

DETAILS & TRASH ENCLOSURE

ISSUANCE

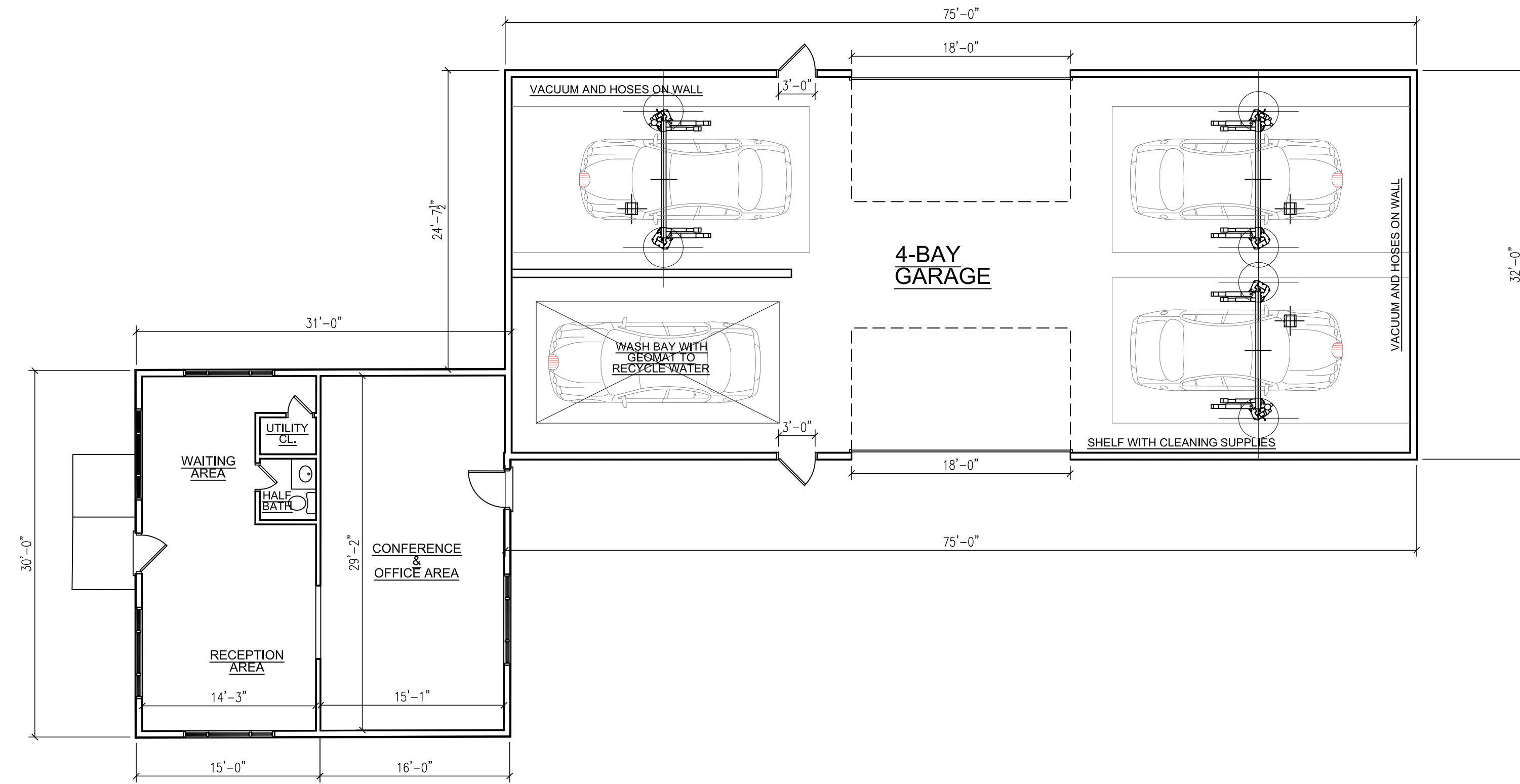
DATE	BY	REVISION
7/27/2019	JLJ	FOR REVIEW
8/26/2019	JLJ	FOR REVIEW

SCALE AS NOTED

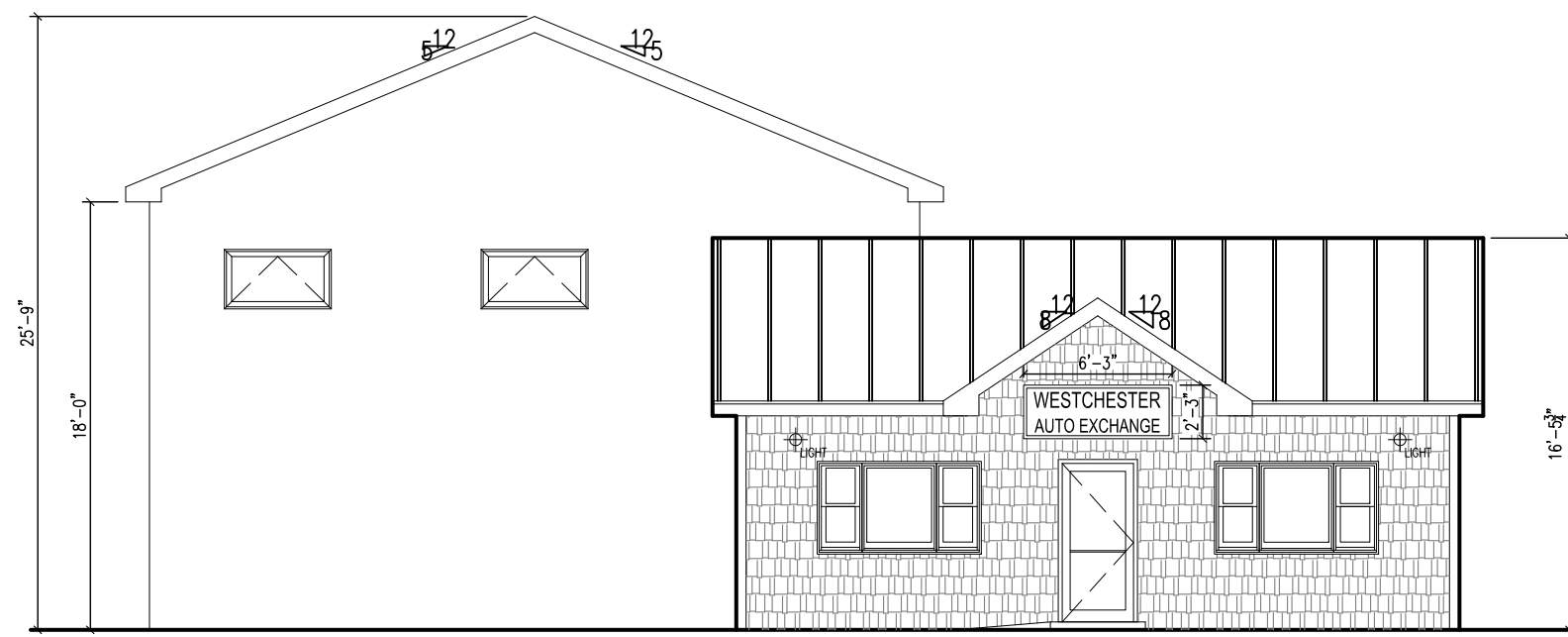
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PROJECT NO. 01-19-011

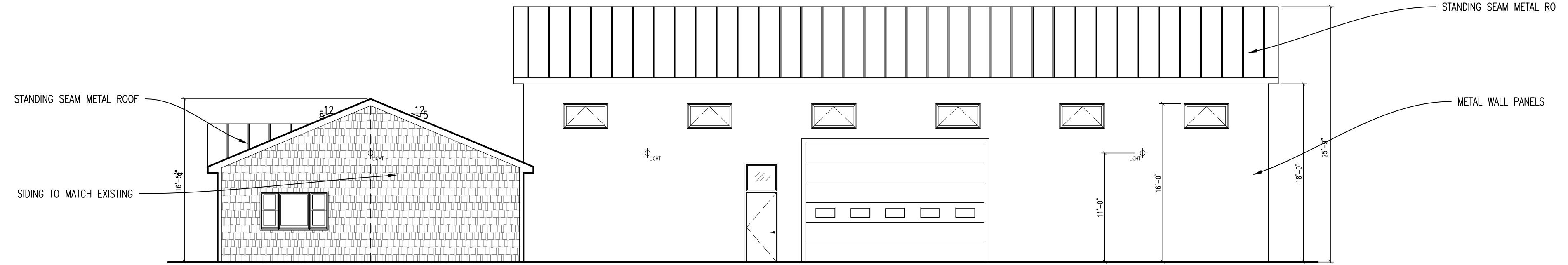
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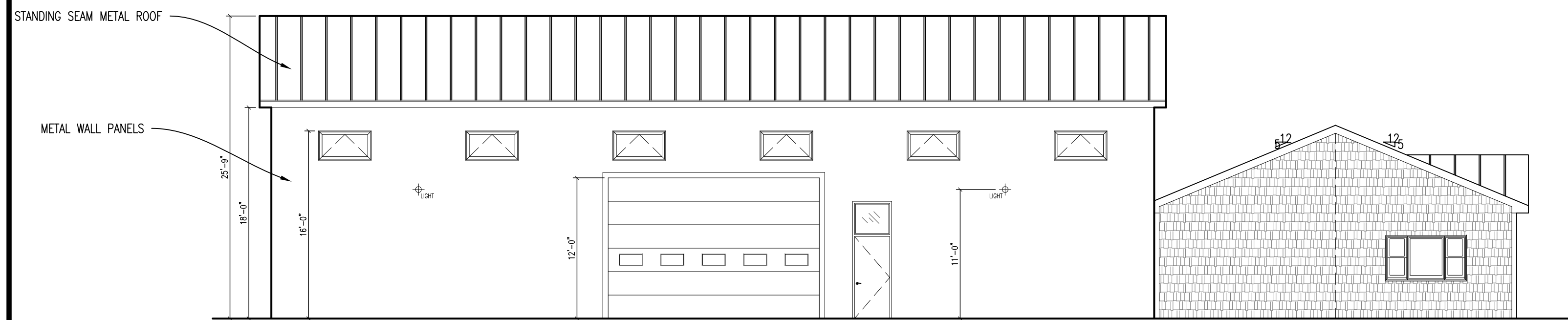
1 FLOOR PLAN
1/8" = 1'-0"



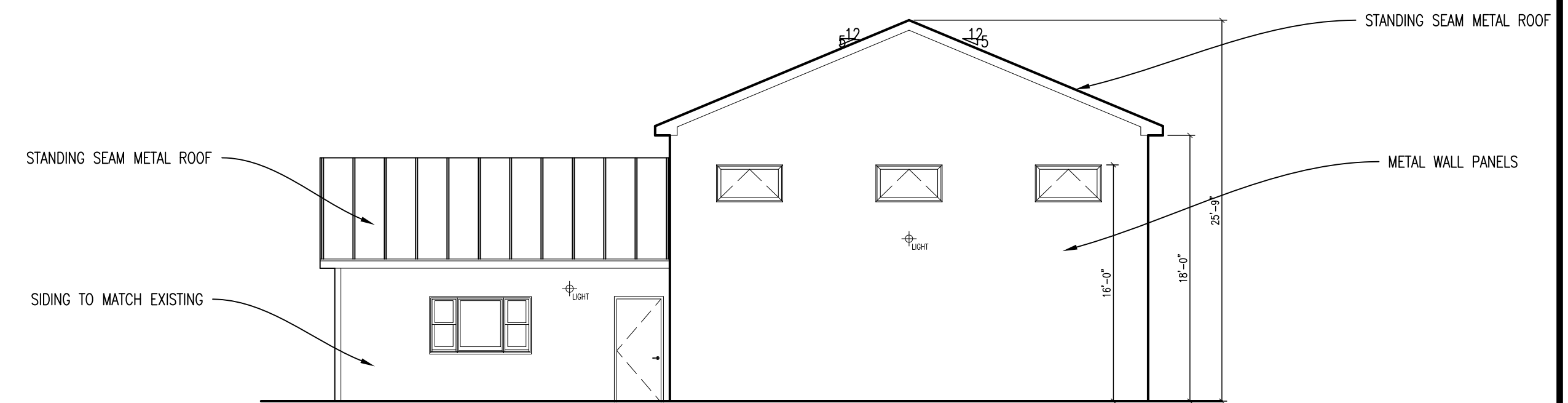
1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"



1 REAR ELEVATION
1/8" = 1'-0"

ISSUANCE	
JOB REVIEW	01/20/19
FOR REVIEW	03/20/19
SCALE	AS NOTED
DRAWN BY	CHKD BY
ML / JL	JL
PROJECT NO.	01-19-011
A-101	