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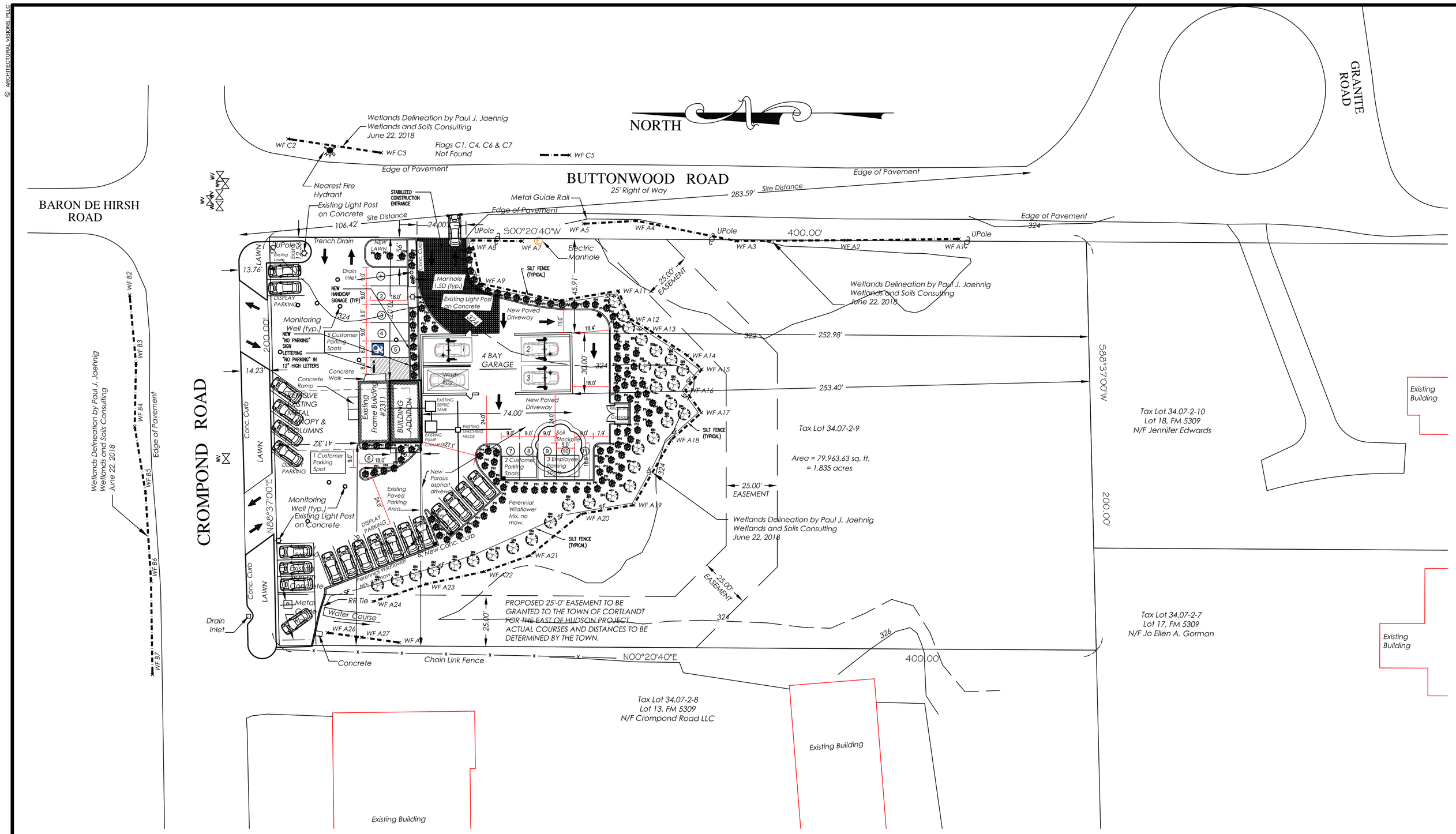
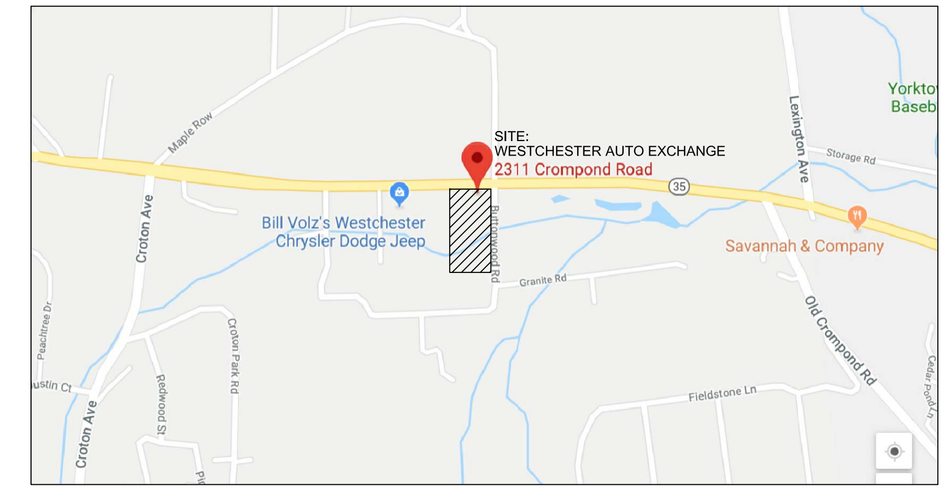
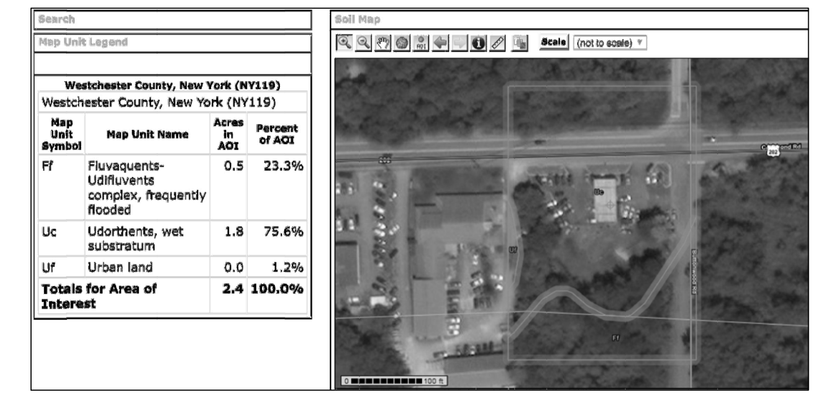


1 SITE PLAN
1" = 30'-0"



2 LOCATION PLAN



Westchester County, New York (NY119)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ff	Fluvaquents-Udifluvents 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)

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

NOTE:

NO WORK WILL OCCUR WITHIN THE NYSDOT ROW.

NO CONSTRUCTION WORK WILL 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 NYSDEP 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.

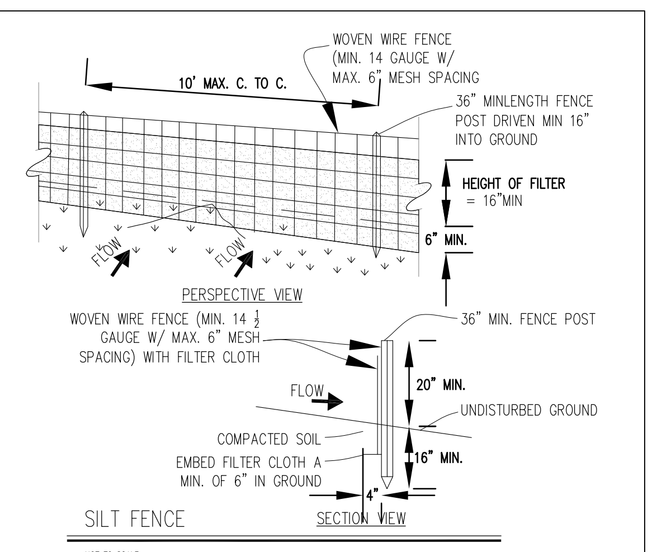
THERE WILL BE NO AUTO BODY WORK DONE ON THE PREMISES.

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.

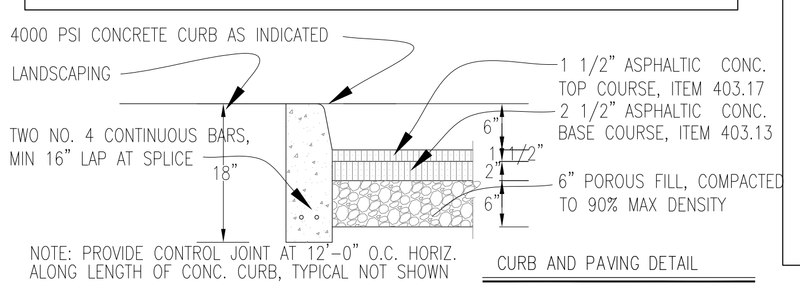


CONSTRUCTION SPECIFICATIONS:

1. 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.
2. 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.
3. 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.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BUILGES" DEVELOP IN THE SILT FENCE.

PLANTING SCHEDULE

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



CURB AND PAVING DETAIL

SITE DATA NOTES

NAME OF PROJECT / OWNER PROJECT ADDRESS TELEPHONE NO. TAX MAP #:	WESTCHESTER AUTO EXCHANGE 2311 CROMPOND ROAD CORTLANDT MANOR, NY 10567 914–402–4959 34.07–2–9
ZONING DISTRICT USE	HC ZONE 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%	4.5%	NO
FRONT YARD (NORTH)	30 FT	41.32 FT CROMPOND ROAD	NO
FRONT YARD (EAST)	30 FT	45.91 FT BUTTONWOOD ROAD	NO
SIDE YARD	25 EA	99.2 FT	NO
REAR YARD	25 FT	252.98 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. 3154 SF BUILDING/300=10.5 =11 PARKING SPACES	11 PROVIDED, ONE IS HANDICAPPED ACCESSIBLE. 8 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 LANDCAPE ISLAND ALONG BUTTONWOOD ROAD AND HAVE MOVED PARKING INTO THE SITE BY 14.56 FT.

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MAHOPAC NY, 10541
JOEL.GREENBERG@ARCHVISIONS.COM
P: 845-628-6613
F: 845-628-2807

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

ISSUANCE	DATE
FOR REVIEW	3/14/2019
FOR REVIEW	5/17/2019
FOR REVIEW	8/29/2019
FOR REVIEW	9/23/2019
FOR REVIEW	9/25/2019

SCALE
AS NOTED

DRAWN BY/CHKD BY
MLS / --- /JLG

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 TO HIS/HER ITEM THE 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.