**AGENDA PACKET**

**FEBUARY 28, 2023 MEETING**
**Part 1B of 3**


| | CAL# | PAGE |
|---|---|---|
| **AGENDA** | | **2** |
| | | |
| **MERCEDES BENZ OF GOLDENS BRIDGE, 321 MAIN STREET, GOLDENS BRIDGE** | **Cal #10-17PB** | **Cal #19-22SW** |
| Planning Board Resolutions, dated March 17, 2020 and January 17, 2023 | | **161** |
| Email, Stephen Spina, dated February 20, 2023 | | **184** |
| Site plans through phasing plans, JMC, dated July 25, 2022 | | **185** |

**TOWN OF LEWISBORO**
**Westchester County, New York**

**Planning Board**
**79 Bouton Road**
**South Salem, New York 10590**

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# AGENDA

**Tuesday, February 28, 2023** **Courtroom at 79 Bouton Road**

Meeting will start at 7:30 p.m. and end at or before 11:00 p.m.

## I. EXTENSION OF TIME REQUESTS

**Cal #08-14PB, Cal# 95-14WP, Cal# 20-14SW**
**Goldens Bridge Village Center, NYS Route 22, Goldens Bridge, NY 10526; Sheet 4, Block 11126, Lot 07 (Stephen Cipes, owner of record) –** The Planning Board Resolution for Site Development Plan Approval, Wetland Activity Permit Approval and Town Stormwater Permit granted on January 21, 2020 for modifications to the existing shopping center expired January 21, 2022.

**Cal #04-19PB, Cal #17-19WP, Cal #06-19SW**
**Pound Ridge Stone, 2 West Road, South Salem, NY 10590; Sheet 49B, Block 9831, Lot 1 (Two West Road LLC, owner of record)** – The Planning Board Resolution for a Negative Declaration of Significance, Site Development Plan Approval, Special Use Permit Approval, Town Wetland Activity Permit Approval and Town Stormwater Permit Approval granted on August 17, 2021 for site upgrades including additional parking and storage areas expired February 17, 2023.

## II. PUBLIC HEARINGS

**Cal #06-22PB, Cal #05-22WP, Cal #03-22SW**
**Waccabuc Country Club Snack Bar, 18 Perch Bay Road, Waccabuc, NY 10597; Sheet 25A, Block 10813, Lot 1 & 0 Tarry-A-Bit Lane, Waccabuc, NY 10597; Sheet 25, Block 11155, Lot 148 (Waccabuc Country Club Co., owner of record for both lots) -** Application for beachfront improvements including renovation of the boathouse, construction of a pavilion, replacement of the snack bar, and installation of accessible parking and walkways.

**Cal #02-20PB**
**Mandia Residences, 65 Old Bedford Road, Goldens Bridge, NY 10526; Sheet 4A, Block 11112, Lot 2 (Town of Lewisboro, owner of record) -** The Planning Board Resolution for Site Development Plan Approval, Special Use Permit Approval and Town Stormwater Permit Approval granted on June 19, 2020 included a construction performance bond for the four apartments and a request for a partial bond release has been submitted.

## III. DECISION

**Cal #10-17PB, Cal #19-22SW**
**Mercedes Benz of Goldens Bridge, 321 Main Street, Goldens Bridge, NY 10526; Sheet 4E, Block 11135, Lots 1, 2, 3, 4, 5, 6, 7 & 9 and Sheet 4E, Block 11137, Lot 42 (Celebrity Westchester Realty, LLC., owner of record for the nine lots)** – Based on the applicant's January 17, 2023 request for an amendment of the Approving Site Development Plan Approval and Town Stormwater Permit Approval Resolution (dated March 17, 2020) and Amended Resolution (dated January 17, 2023) for installation of a water treatment system.

## IV. SUBDIVISION

**Cal #15-22PB**
**Vandervoort/Rising Starr Subdivision, 93 Silver Spring Rd, Wilton, CT 06897; Sheet 48, Block 10057, Lots 14, 19, 84 & 134 (SJK, LLC & PVK, LLC, owners of record) -** Application for a subdivision.

## V. SITE DEVELOPMENT PLAN REVIEW

**Cal #18-22PB**
**Bichon LLC, 876 Route 35, Cross River, NY 10518; Sheet 20, Block 10801, Lot 2 (Bichon LLC – owner of record) –** Application for a change of use from residential to commercial (professional office and outdoor storage of containers).

## VI. WETLAND PERMIT REVIEW

**Cal #34-22WP, Cal #01-21WV**
**Maple Tree Farm, 400 Smith Ridge Road, South Salem, NY 10590; Sheet 24, Block 9831, Lot 49B (Maple Tree Farm, LLC, owner of record) -** Application for remediation of wetlands.

**Cal #39-22WP**
**Morrissey Residence, 10 Hoyt Street, South Salem, NY 10590; Sheet 36C, Block 11172, Lot 5 (Susan Morrissey, owner of record) -** Application for sunroom/porch, terrace and walkway.

**Cal #42-22WP and Cal #21-22SW**
**Simpkins Residence, 120 Mill River Road, South Salem, NY 10590; Sheet 45, Block 10299, Lot 86 (Nancy Simpkins, owner of record) –** Application for an addition.

**Cal #01-23WP**
**Vitiello residence, 43 Conant Valley Road, Pound Ridge, NY 10576; Sheet 49, Block 9827, Lot 100 (Linda & Michael Vitiello – owners of record) –** Application for driveway improvements.

**Cal #02-23WP**
**Ritacco Pool, 37 Gideon Reynolds Road, Cross River, NY 10518; Sheet 16, Block 10533, Lot 423 (George & Eileen Ritacco, owners of record) –** Application for a pool.

## VII. WETLAND VIOLATION

**Cal #01-23WV**

## VIII. DISCUSSION

**Cal #06-17PB**
**Wolf Conservation Center, Buck Run, South Salem, NY 10590; Sheet 21, Block 10803, Lots 3, 65, 67, 81, 82, 83, 86 & 88 (Wolf Conservation Center, owner of record) -** Application for a Subdivision and Special Use Permit associated with a private nature preserve.

## IX. SCHEDULE A POST-CONSTRUCTION SITE VISIT

**Cal #10-15 PB, Cal #20-17WP, Cal #5-17SW**
**Lewisboro Commons (Wilder Balter), 100 Beekman Lane, Goldens Bridge, NY 10526; Sheet 5, Block 10776, Lots 19, 20 & 21 (Lewisboro Commons Housing Development Fund Co., Inc., owner of record)**

## X. MINUTES OF January 17, 2023.

## XI. NEXT MEETING DATE: March 21, 2023.

## XII. ADJOURN MEETING.

RECEIVED BY
MAR 18 2020
Town Clerk
Town of Lewisboro

**RESOLUTION**
**LEWISBORO PLANNING BOARD**

**AMENDED SITE DEVELOPMENT PLAN APPROVAL**
**TOWN STORMWATER PERMIT**

**MERCEDES BENZ OF GOLDENS BRIDGE**
**321 MAIN STREET (NYS ROUTE 22)**

**Sheet 4E, Block 11135, Lot 1,2,3,4,5,6 and 7**
**Sheet 4E, Block 11137, Lots 9 and 42**
**Cal. #10-17 P.B.**

**March 17, 2020**

**WHEREAS**, the Planning Board has received an application from Celebrity Motor Cars, LLC (hereafter referred to as "the applicant") for Amended Site Development Plan Approval and a Town Stormwater Permit in connection with property located at 321 Main Street (NYS Route 22) within the GB Zoning District (hereafter referred to as "the subject property"); and

**WHEREAS,** the subject property totals ±5.1 acres of land and consists of several tax parcels identified on the Town of Lewisboro Tax Maps as Sheet 4E, Blocks 11135 and 11137, Lots 1, 2, 3, 4, 5, 6, 7, 9 and 42; and

**WHEREAS,** the subject property is currently developed and is used as the principal place of business for the Mercedes Bens of Goldens Bridge automobile sales dealership (Lots 1, 2, 3, 4, 6, 7, and 9), a separate retail business (Lot 9), and as a private residence (Lot 42); and

**WHEREAS,** the Town Board has amended the underlying Zoning District of Lots 5 and 42 from Retail Business (RB) and Residential (R-1/2A), respectively, to General Business (GB); and

**WHEREAS,** "*sales and service agencies for motor vehicles*" is a permitted use within the GB Zoning District; and

**WHEREAS,** the subject site is currently developed, and the majority of the subject property consists of impervious or previously disturbed land; and

**WHEREAS,** the site plan of record consists of the following sheets, prepared by JMC Planning, Engineering, Landscape Architecture, & Land Surveying, P.C., dated (last revised) November 7, 2014:

- Existing Site Plan (SP-1)
- Demolition & Berm Plan (SP-2)
- Details (SP-3 and SP-4)

**WHEREAS,** the applicant is proposing to redevelop the subject property by expanding the showroom and service buildings utilized by the car dealership; constructing a parking garage to be attached to the showroom building; constructing a parking lot for vehicle storage; reconfiguring the existing curb cuts and parking lots; and installing new drainage, lighting, parking, exterior vehicle lifts, landscaping, and other ancillary improvements (hereby referred to as "the proposed action"); and

**WHEREAS,** more specifically, the proposed action includes the expansion of the showroom to ±38,500 s.f. (±50,900 s.f. total), a ±2,700 s.f. addition to the existing ±18,200 s.f. service building, which is proposed to total ±20,900 s.f. and a 3-level (±38,460 s.f.) parking garage, which is proposed to be attached to the proposed showroom building; and

**WHEREAS,** the applicant proposed a 50-vehicle inventory storage parking lot on a portion of the subject property, which is currently developed with a single-family residence; and

**WHEREAS,** the Planning Board had granted the prior owner Amended Site Development Plan Approval associated with correcting prior violations related to the Site Plan of Record, the demolition of two (2) abandoned structures, and the construction of a landscaping berm located along the northern property boundary (see Planning Board Resolution Cal. #8-09, dated October 11, 2011); and

**WHEREAS,** the subject property does not contain wetlands, watercourses or associated buffer areas that are jurisdictional to the Town of Lewisboro, the New York State Department of Environmental Conservation (NYSDEC), the New York City Department of Environmental Protection (NYCDEP), or the Army Corps of Engineers (ACOE); and

**WHEREAS,** the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) as required by Chapter 189 of the Town of Lewisboro Town Code, the NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and the NYCDEP Rules and Regulations; and

**WHEREAS,** the project is considered a "redevelopment project" under the NYSDEC regulations and, therefore, the requirements of Chapter 9 of the NYS Stormwater Design Manual have been incorporated into the proposed drainage improvements; and

**WHEREAS,** under proposed conditions, stormwater runoff from the existing and new impervious surfaces, including parking areas, driveways, and building rooftops, will be collected and conveyed through underground pipes to the proposed subsurface stormwater management system; and

**WHEREAS,** the runoff generated by impervious surfaces located at the northern portion of the site will no longer flow off-site and onto the adjacent residential parcel, but will instead be collected and conveyed through the proposed stormwater system and discharged to the existing drainage system along NYS Route 22; and

**WHEREAS,** the proposed drainage improvements include a variety of stormwater practices, such as a green roof, porous pavement, tree planting areas, vegetated swales, underground infiltration units, underground detention and a hydrodynamic separator; and

**WHEREAS,** the proposed drainage improvements will result in significant reduction of peak rates of runoff for all storms and design points analyzed; and

**WHEREAS,** reference is made to the SWPPP, prepared by JMC and dated (last revised) November 26, 2019; and

**WHEREAS,** the proposed action will not require any new drilled water supply wells; it is anticipated to require additional water currently serving the dealership; an existing water system consisting of three (3) separate wells; and

**WHEREAS,** current/existing water usage has been monitored by the applicant and reported to the Westchester County Department of Health (WCDH); the existing facility has a long-term average demand of 493 gallons per day (gpd); and

**WHEREAS,** water demand is calculated as total domestic usage, divided by the number of employees, equaling usage per employee. Under the proposed condition, with a total of 54 "on-site" employees and a 10.72 gpd employee usage rate, the proposed facility is expected to demand 579 gpd, 86 gpd more than the existing condition; and

**WHEREAS,** based on the information supplied by the applicant to date, it is anticipated that the existing water system can accommodate this modest 86 gpd increase in demand; and

**WHEREAS,** the applicant is proposing to replace all existing plumbing fixtures and devices with new modern water saving fixtures, which is expected to reduce water consumption by approximately 20%; and

**WHEREAS,** the project does not involve any automated vehicle washing systems. Vehicles will be handwashed, indoors, as is the current practice, and the carwash shampoo will be a non-toxic biodegradable liquid; and

**WHEREAS,** the proposed improvements include a gray water reclamation system to assist in reusing water during vehicle washing; the gray water system is expected to reuse approximately 50% of the water expanded for vehicle washing; and

**WHEREAS,** reference is made to an "Engineering Report-Onsite Wastewater Treatment System", prepared by JMC, dated November 29, 2018; and

**WHEREAS,** the existing on-site septic system serving the showroom building is aged, and its condition and capacity are unknown; this existing system is proposed to be removed as part of the proposed action; and

**WHEREAS,** the existing septic system which serves the service building has an approved capacity of 810 gpd. This existing system is proposed to be protected during construction and will serve both the proposed service and showroom buildings; and

**WHEREAS,** the existing septic systems serving the existing retail and residential buildings (on Lots 9 and 42) are to be removed as part of the proposed action thereby reducing the total amount of effluent discharged to the ground and resulting in an overall environmental improvement; and

**WHEREAS,** reference is made to a letter submitted by the Goldens Bridge Fire District (GBFD), dated June 20, 2019, which comments have been addressed; and

**WHEREAS,** the applicant has demonstrated that fire apparatus can maneuver through the site and all improvements on the subject property with no obstructions; and

**WHEREAS,** the applicant is proposing a 10,000-gallon underground water tank with standpipe connections to be located in the vicinity of NYS Route 22. This tank will provide additional water for firefighting purposes; and

**WHEREAS,** the applicant has submitted a Traffic Study, prepared by JMC, dated (last revised) February 5, 2019; and

**WHEREAS**, the subject property currently contains a total of 10 existing curb cuts, including five (5) driveways along the east side of NYS Route 22. The northerly driveway is the primary driveway along NYS Route 22 and parked vehicles typically prevent the utilization of the two (2) middle driveways. The southern driveway is associated with a retail building, which has since been removed; and

**WHEREAS,** the proposed action will result in an overall reduction in the number of curb cuts, including a reduction from five (5) to two (2) driveways on NYS Route 22; and

**WHEREAS,** the projected traffic associated with the proposed action is based upon traffic counts that were conducted at the existing dealership driveway along NYS Route 22. The net additional traffic volumes generated by the proposed action compared to the existing dealership are 49, 77 and 58 vehicles trips during the peak weekday AM, weekday PM and Saturday midday hours, respectively; and

**WHEREAS**, intersection capacity analysis computed based upon 2021 build volumes demonstrate that the intersections analyzed will operate at the same (existing) levels of service, with the exception of one (1) turning movement. During the peak Saturday midday hour, the Connector Road (North Street) left turn movement onto NYS Route 22 is projected to increase in delay by 0.8 seconds from a Level of Service B (existing) to a Level of Service C (proposed); and

**WHEREAS,** the proposed action will result in the removal of 46 mature trees. Reference is made to a letter from the NYSDEC, dated February 20, 2018, which identifies that the subject property is located within or near known occurrences of the Northern long-eared bat, a NYS threatened species. As a result and as specified by the NYSDEC, all tree removal must be conducted between November 1st and March 31st to avoid impacts. If tree removal is planned outside of this time parameter, the applicant will be required to conduct a site assessment by a qualified biologist to be reviewed and approved by the NYSDEC prior to any tree removal; and

**WHEREAS,** the subject property is identified in the Town's 1985 Master Plan as being located within the "Hamlet Business" district. According to the Master Plan, Hamlet Business areas are intended to be the site of all types of locally-oriented business services including retail stores, personal services, offices, restaurants and trade services. The Planning Board finds that the proposed action is consistent with the Town's Master Plan; and

**WHEREAS,** the subject application and submission materials were referred to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law. The Westchester County Planning Board responded on November 30, 2018 with no additional comments; and

**WHEREAS,** the Planning Board is familiar with the subject property and the general surrounding area; and

**WHEREAS,** the proposed action requires a number of area variances from the Zoning Board of Appeals including, but not limited to, rear yard setback, side yard setback, gross floor area, site coverage, maximum entrance/exit grade, maximum parking entrance grade, and signage variances. The Zoning Board of Appeals approved these variances by Resolution adopted on January 6, 2020; and

**WHEREAS,** potential aesthetic impacts will be mitigated by implementing several features such as extensive landscaping, fencing, green roof on a portion of the showroom building, formalized parking, new updated lighting and light fixtures with house side shields to reduce light spillover, and increased setback distances of parked vehicles from the roadway; and

**WHEREAS,** the existing showroom building located at the south end of the subject property will remain and will be expanded southward toward Anderson Lane. As a result, it will undergo an extensive retrofit with a new façade, windows, lighting fixtures, accent features and signage. The architecture of the building and parking garage is sophisticated and attractive; and

**WHEREAS,** subject to approval by the Town Board and Highway Superintendent, the area within the Green Street right-of-way will be regraded to fill against the building to further reduce its height from the ground; and

**WHEREAS,** the applicant is proposing extensive landscaping, particularly along Green Street, as well as physical screens on the parking garage and vertical plantings on the façade of the garage to provide screening and aesthetic interest; and

**WHEREAS,** the applicant has advised that the service department will be open Monday through Saturday, 7:30 a.m. – 6:00 p.m.; the sales department will be open Monday through Thursday, 9:00 a.m. – 7:00 p.m., Friday 9:00 a.m. – 6:00 p.m. and Saturday from 9:00 a.m. – 5:00 p.m.; and 54 "on-site" employees are expected as part of the automobile dealership operation; and

**WHEREAS,** the loading and unloading of vehicles on car carriers will only take place within the subject property and not on or within any public right-of-way, including NYS Route 22; and

**WHEREAS,** reference is made to the following architectural drawings prepared by Sullivan Architecture, P.C., dated (last revised) November 26, 2019:

- "Service Building Proposed Lower Level" (Sheet A1.01)
- "Service Building Proposed Upper Level Plan" (Sheet A1.02)
- "Showroom Building Proposed Lower Level" (Sheet A2.03)
- "Showroom Building Roof Plan" (Sheet A2.05)
- "Showroom Building Roof Plan" (Sheet A2.07)
- "Showroom Building Proposed Exterior Elevations" (Sheet A3.00)
- "Service Building Proposed Exterior Elevations" (Sheet A3.01)
- "Showroom Building Exterior Elevations" (Sheet A3.03)

- "Showroom Building Exterior Elevations" (Sheet A3.04)
- "Exterior Signage" (Sheet A3.06)
- "Showroom Building Perspective Renderings" (Sheet A9.01)
- "Showroom Building Perspective Renderings" (Sheet A9.02)

**WHEREAS,** a duly noticed public hearing was opened on July 16, 2019 and was adjourned to and reopened at the August 20, 2019, September 17, 2019 and November 19, 2019 Planning Board meetings; the public hearing was closed for verbal public comment on November 19, 2019, however, the Board extended a written comment period to December 31, 2019; and

**WHEREAS,** during the public hearing process, all interested parties were granted the opportunity to be heard; and

**WHEREAS,** the proposed action is a Type I Action in accordance with the State Environmental Quality Review Act (SEQRA); the Planning Board issued a Negative Declaration of Significance on July 16, 2019, amended on August 20, 2019; and

**WHEREAS,** the Planning Board has considered the submitted Site Development Plan and Town Stormwater Permit Applications, materials submitted by the applicant in support of its proposal, the written and verbal comments from the Board's professional consultants, the written and verbal comments made by the public, the verbal commentary made during Planning Board meetings and the testimony of the applicant; and

**WHEREAS,** while final approvals have not been granted by the WCDH, NYCDEP, or NYSDOT, project related documents, reports, and plans have been forwarded to these agencies by both the applicant and their associated comment letters or Notices of Complete Application have been received by the Planning Board; and

**WHEREAS,** the application has been referred to and reviewed by the Conservation Advisory Council (CAC); and

**WHEREAS,** in addition to the Site Development Plan Approval and a Town Stormwater Permit from the Town Planning Board, the following outside agency approvals/permits have been identified by the applicant:

a. Town of Lewisboro Town Board – Zoning Map Amendment (previously granted) and License Agreement; and

b. Town of Lewisboro Zoning Board of Appeals – Area Variances (granted on January 6, 2020); and

c. Architecture and Community Appearance Review Council (ACARC) – Building and Signage (granted on December 11, 2019); and

d. Town of Lewisboro Highway Department – Driveway Work Permit; and

e. WCDH – Potable Water and Sewage Disposal; and

f. NYCDEP - Stormwater Pollution Prevention Plan (SWPPP); and

g. NYSDOT - Highway Work Permit/Occupancy and Use Permit; and

h. NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001); and

i. If the sewage design flow from the site is greater than 1,000 gpd, coverage is required under NYSDEC GP-0-05-001 (anticipated sewage design flow is under 1,000 gpd); and

**WHEREAS,** the submitted SWPPP has been found to be consistent with Chapter 189, Stormwater Management and Erosion and Sediment Control, of the Town Code.

**NOW THEREFORE BE IT RESOLVED THAT,** the Planning Board hereby approves the following drawings prepared by JMC, dated (last revised) November 26, 2019, subject to the below enumerated conditions:

- "Cover Sheet" (Sheet C-000)
- "Existing Conditions" (Sheet C-010)
- "Demolition Plan" (Sheet C-020)
- "Tree Removal Plan" (Sheet C-030)
- "Layout Plan" (Sheet C-100)
- "Parking Plan" (Sheet C-101)
- "Grading & Drainage Plan" (Sheet C-200)
- "Site Sections" (Sheet C-212)
- "Utilities Plan" (Sheet C-300)
- "Road Profiles" (Sheet C-314)
- "Road Profiles" (Sheet C-315)
- "Phase 1 Plan" (Sheet C-401)
- "Phase 2 Plan" (Sheet C-402)
- "Phase 3 Plan" (Sheet C-403)
- "Lighting Plan" (Sheet C-600)
- "Vehicle Deliver Truck Plan" (Sheet C-700)
- "Fire Truck Plan" (Sheet C-701)
- "Fire Truck Plan" (Sheet C-702)
- "Fire Truck Plan" (Sheet C-703)
- "Construction Details" (Sheet C-900)
- "Construction Details" (Sheet C-901)
- "Construction Details" (Sheet C-902)
- "Construction Details" (Sheet C-903)

- "Construction Details" (Sheet C-904)
- "Construction Details" (Sheet C-905)
- "Construction Details" (Sheet C-906)
- "Construction Details" (Sheet C-907)
- "Construction Details" (Sheet C-908)
- "Landscaping Plan" (Sheet L-100); and

**BE IT FURTHER RESOLVED THAT,** Site Development Plan Approval, defined as the signing of the plans by the Planning Board Chair, shall expire pursuant to Town Code §220-50, unless a Building Permit (associated with the proposed building) is applied for within one (1) year of the date of the signing of the plans or if all required improvements are not completed within three (3) years of the signing of the plans or if, following issuance of a Building Permit or Certificate of Occupancy, construction or use shall cease for more than one (1) year; and

**BE IT FURTHER RESOLVED THAT,** pursuant to Section 220-15B(7) of the Zoning Code, the Planning Board hereby grants a waiver to permit permanent encroachments into the landscape buffer, as shown on the Site Development Plans referenced herein; and

**BE IT FURTHER RESOLVED THAT,** the granting of this waiver is based on the fact that proposed encroachments are the minimum necessary, that encroachments into the landscape buffer currently exists, and that a significant amount of landscaping and fencing is being proposed to properly screen site activities from neighboring properties and thoroughfares; and

**BE IT FURTHER RESOLVED THAT,** any subsequent alterations, modifications, additions or changes to the approved and/or constructed improvements shall require the prior review and written approval by the Planning Board as a new, modified and/or amended application for Site Development Plan Approval; and

**BE IT FURTHER RESOLVED THAT,** failure to comply with the approved drawings or any of the conditions set forth herein shall be deemed a violation of Site Development Plan Approval, which may lead to the revocation of said approval or the revocation by the Building Inspector of any issued Certificate of Occupancy; and

**BE IT FURTHER RESOLVED THAT,** in consideration of the above and in accordance with Chapter 189-7B of the Town Code, the Planning Board hereby issues a Town Stormwater Permit, subject to the below-listed conditions; and

**BE IT FURTHER RESOLVED THAT,** the Town Stormwater Permit shall expire upon completion of work and shall be valid for a period of two (2) years from the date of this Resolution (February 25, 2020), unless extended by the Planning Board in accordance with Section 189-7G of the Town Code; and

**BE IT FURTHER RESOLVED THAT,** Conditions #1 through #16 must be fulfilled within nine (9) months of the date of this Resolution (December 17, 2020). Should such conditions not be completed within the allotted time frame, this Resolution shall become null and void unless an extension is requested by the applicant (in writing) within said period and granted by the Planning Board. In the event a request for an extension of this period is made necessary by the existence of a public health emergency associated with COVID-19 or related causes, the Planning Board shall expeditiously act upon such request and shall not unreasonably withhold such an extension.

**Conditions to be Satisfied Prior to the Signing of the Site Development Plans by the Planning Board Administrator and Chair:**

1. The applicant shall satisfy all outstanding written comments provided by the Town's professional consultants.

2. The updated Layout Plan (C-100), Grading and Drainage Plan (C-200) and Landscaping Plan (L-100) shall be revised to address any outstanding Planning Board or consultant comments and incorporated into the plan set. Typical construction details associated with the proposed walls and fencing shall be revised to address comments of the Planning Board, to the satisfaction of the Town's Consulting Professionals.

3. Each and every sheet of the Site Development Plans shall contain a common revision date with notation stating "Planning Board Approval", shall contain the Town's standard signature blocks, shall be signed and sealed by the Design Professional and shall contain the original signature of the applicant(s) and owner(s).

4. All applicable Town, County, City, State and Federal permits/approvals shall be obtained by the owner/applicant and copies of same submitted to the Planning Board and Building Department. Should the plans approved herein differ from those previously approved by an agency having jurisdiction, the applicant shall be responsible for obtaining amended permits/approvals, as determined necessary. The applicant has identified the following outstanding outside agency approvals, which shall be obtained prior to the signing of the approved plans, unless otherwise noted:

    a. Town of Lewisboro Town Board - License Agreement made between the applicant and the Town of Lewisboro Town Board (associated with proposed landscaping and drainage improvements within the Town right-of-way)
    b. Town of Lewisboro Highway Department - Driveway Work Permit (associated with work proposed within with Town right-of-way)
    c. WCHD – Approval of the water and sewage systems.
    d. NYCDEP – Approval of the SWPPP
    e. NYSDOT – Use and Occupancy Permit and Highway Work Permit
    f. NYSDEC – SPDES General Permit for Groundwater Discharge of Treated Sanitary Sewage (GP-0-15-001), if determined to be required.

g. NYSDEC – SPDES General Permit for Stormwater Discharges to Construction Activity (GP-0-20-001). This Permit shall be issued prior to commencement of construction.

5. The applicant shall submit an engineering/inspection fee equal to 5% of the estimated cost of construction (site work only as determined by the Town Engineer). Said estimate shall be prepared by a Licensed Professional Engineer and shall include unit costs, total costs and quantities for proposed site improvements; said estimate shall be provided by the applicant, in writing, and approved by the Town Engineer.

6. In accordance with Section 220-46G of the Zoning Code, the applicant shall supply a performance bond, or other form of security , to guarantee completion of project infrastructure in a sum approved by the Town Engineer based on a cost estimate to be prepared by the applicant's design engineer. The form of the performance bond shall be acceptable to the Town Attorney and Planning Board Attorney. The delivery and acceptance of this security does not relieve the applicant of the obligation to complete the project infrastructure. Said bond shall provide for project infrastructure to be completed within twenty-four (24) months of commencement of work and for the retention by the Town of 10% of the originally fixed amount for a period of one (1) year after the Certificate of Occupancy has been issued.

7. The applicant shall submit a planting cost estimate for plantings proposed within the Town right-of-way, to be approved by the Town's Professional Consultants. Proposed plantings within the Town right-of-way shall be bonded in an amount equal to the approved planting cost estimate. Said bond shall be in a form acceptable to the Planning Board Attorney, submitted to the Planning Board and shall be released following a five (5) year monitoring period (see Condition #58).

8. The applicant shall submit the NYSDEC Notice of Intent (NOI) and the NYSDEC MS4 SWPPP Acceptance Form for review and approval by the Town Engineer and Town Stormwater Management Officer. Following review and approval of these documents, the applicant shall submit the completed MS4 Acceptance Form and NOI to the NYSDEC, Division of Water.

9. The applicant shall prepare and submit a stormwater maintenance easement and agreement, prepared in accordance with Sections 189-13A and B of the Town Code, for review and approval by the Town Engineer and Planning Board Attorney. Said easement and maintenance agreement shall be filed in the office of the Westchester County Clerk. The applicant shall pay all recording charges and shall provide proof of filing to the Planning Board Administrator.

10. The applicant shall prepare a written maintenance agreement for the perpetual inspection, maintenance and operation of the underground water storage tank by the Town of Lewisboro and/or the GBFD. The agreement shall be prepared to the satisfaction

of the Planning Board Attorney and shall be filed with the GBFD and Westchester County Clerk's Office.

11. The applicant shall provide a written statement identifying the professional engineer or engineering firm responsible for oversight and inspection during construction, including required bi-weekly stormwater and erosion and sediment control inspections.

12. The applicant shall obtain a Town Stormwater Permit from the Town Engineer and Town Stormwater Management Officer.

13. The applicant shall submit a "check set" (2 copies) of the approved Site Development Plans, prepared in final form and in accordance with the conditions of this Resolution, for review by the Planning Board's consultants.

14. Following review and revision (if necessary) of the final plans, the applicant shall furnish the Planning Board with two (2) complete mylar sets of the approved Site Development Plans for final review by the Town's consultants and endorsement by the Town Engineer, Planning Board Chair and Administrator.

15. The applicant shall pay to the Town of Lewisboro, by certified or cashier's check, all outstanding professional review fees.

16. The applicant shall provide a written statement to the Planning Board Administrator acknowledging that they have read and will abide by all conditions of this Resolution.

**Conditions to be Satisfied Prior to the Issuance of any Building Permit:**

17. Following the endorsement of the final Site Development Plans by the Town Engineer, Planning Board Chair and Administrator, one (1) mylar set will be returned to the applicant for copying, and the second mylar set will be retained by the Planning Board as a record copy.

18. Within ten (10) days after endorsement of the final Site Development Plans by the Town Engineer, Planning Board Chair, and Planning Board Administrator, the applicant shall deliver to the Planning Board Administrator nine (9) printed sets of the final plans, collated and folded.

19. The applicant shall demonstrate that coverage has been obtained under the NYSDEC SPDES General Permit (GP-0-20-001).

**Conditions to be Satisfied Prior to Commencement of Work:**

20. No tree removal, demolition, or site related work shall commence prior to the issuance of a Building Permit. If deemed acceptable to the Building Inspector, a Building Permit relating to the site work (only) may be issued in advance of a Building Permit associated with proposed buildings and additions. Further, at the discretion of the Building Inspector and Town Engineer, certain limited landscape improvements (including limited tree removal) may commence without a Building Permit provided all other applicable conditions have been met and subject to any conditions the Building Inspector or Town Engineer may impose.

21. Prior to the commencement of any site work, a pre-condition assessment of Green Street shall be conducted by the applicant. The scope of this assessment and the manner in which it is undertaken shall be subject to the approval of the Town Engineer. A site walk shall be conducted with the applicant, contractor, Town Highway Superintendent and Town Engineer. The applicant shall document the condition Town-owned portions of Green Street, to the satisfaction of the Town Engineer.

22. Prior to the commencement of any site work (except for tree cutting), the applicant shall hold a "project staging" meeting with the contractor and surrounding property owners. All abutting property owners and any property owner that utilizes Green Street for access shall be notified of the meeting by mail at least two (2) weeks before it is held. The meeting may be conducted at the project site or may, in the event of public health concerns, be conducted via a video and audio-conferencing service allowing full participation by those property owners to be noticed pursuant to this provision. The purpose of this meeting shall be to inform surrounding property owners of construction related activities and timetables associated with construction and project related details that will affect these surrounding property owners and those who utilize Green Street.

23. Prior to commencement of any site work or construction activity, a site visit shall be conducted with the applicant, construction manager, Building Inspector, Town Engineer, and Town Planner. Prior to the site visit, all erosion and sedimentation controls shall be properly installed by the applicant and the limits of disturbance shall be staked by a NYS Licensed Land Surveyor and a construction fence installed along said limits.

**Conditions to be Satisfied During Construction:**

24. The sequence of construction shall be consistent with that specified on the Site Development Plans, unless due to unforeseen circumstances not currently anticipated, in which event the Town Engineer and Building Inspector shall be empowered to grant modifications to the sequence of construction.

25. All proposed retaining walls more than four (4) feet in height shall be fully designed by a New York State Licensed Professional Engineer and to the satisfaction of the Building

Inspector. Design drawings, details, and calculations shall be submitted to the Town Engineer and Building Inspector for review.

26. Prior to the issuance of a Building Permit for the showroom building, the applicant shall provide construction details, including specified plant material, associated with the "green wall" proposed in connection with the parking structure. Said detail shall be approved by the Building Inspector and the Town's Professional Consultants.

27. All development activities shall be completed in accordance with the approved Site Development Plans, subject to potential, non-substantive "field changes". For any reason, should modification to these plans be deemed necessary, the applicant shall immediately contact the Town's Professional Consultants and Building Inspector to review same and to determine if Amended Site Plan Approval is required. Any change to the construction details approved as part of the Site Development Plan shall be reviewed and approved by the Town's Professional Consultants and/or the Building Inspector, as applicable.

28. As required by the NYSDEC, all tree removal must be conducted between November 1st and March 31st (unless otherwise approved by the NYSDEC).

29. The applicant shall employ the services of a qualified inspector, as defined by the SPDES General Permit for Stormwater Discharges (GP-0-20-001), to inspect all erosion and sediment control practices to ensure integrity and effectiveness, all post-construction stormwater management practices to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved final stabilization and all points of discharge from the subject property. Reports, which shall be prepared in conformance with GP-0-20-001, shall be submitted on a weekly basis to the Planning Board Administrator and Town Engineer.

30. The applicant shall coordinate directly with the GBFD throughout construction to ensure that any fire safety and/or fire protections concerns are addressed. The GBFD shall be contacted and shall review/approve the final location of the underground fire storage tank, hydrants, and any Fire Department connections to either the tank, building or sprinkler system.

31. The applicant shall abide by the requirements of Chapter 160, Noise, of the Town Code. Construction-related activities shall be conducted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. The applicant shall take measures to limit the use of pile drivers, pneumatic hammers, gasoline- or electric-powered saws and/or heavy mechanical apparatus or equipment between the hours of 7 a.m. to 9 a.m. and 5 p.m. to 7 p.m. on Saturdays.

32. Construction access shall be from NYS Route 22, unless otherwise authorized by the Town Engineer (see Conditions #39 - #42).

33. Construction-related exterior lighting and generators shall be turned off during non-working hours.

34. During construction, the Town's Professional Consultants may conduct site inspections, as necessary, to determine compliance with the provisions of this Resolution and the approved Site Development Plans.

35. The Town Engineer shall be notified prior to the commencement of work, prior to the backfilling of any underground stormwater management practices, and prior to the installation of pavement.

36. Construction activities shall be supervised by a NYS Licensed Professional Engineer.

37. If blasting is determined to be required, the applicant shall obtain a Blasting Permit from the Building Inspector pursuant to Section 92-18 of the Town Code. In addition, before blasting is undertaken, a blasting protocol shall be submitted by the applicant for review and approval by the Building Inspector and Town Engineer. The protocol shall, at a minimum, provide for a pre-blast survey of the site and of structures within a five hundred (500) foot radius of the site. The protocol shall identify the on-site representative who will be present during blasting operations, set forth details as to the scope and timing of blasting, and describe a monitoring plan to be utilized during all blasting operations.

38. A copy of this Resolution and approved Site Development Plans shall be kept on site at all times.

**Conditions Relative to the Use of Green Street and Anderson Lane During Construction:**

39. The use of Green Street and Anderson Lane during construction and for construction equipment access shall be minimized to the maximum extent practicable.

40. Two-way traffic on all public roads shall be maintained throughout the duration of construction, unless partial road closures are necessary and are previously approved by the Town Highway Superintendent with all appropriate flaggers and signage provided.

41. No machinery, equipment, or vehicles shall be parked or stored within any Town right-of-way outside the hours of operation.

42. Signs reading "No Construction Vehicles Beyond This Point" shall be installed at points where private driveways intersect the Town right-of-way.

**Conditions to be Satisfied Prior to the Issuance of a Certificate of Occupancy:**

43. No Certificate of Occupancy shall issue until all proposed improvements, both site and building-related, are complete to the satisfaction of the Building Inspector and the Town's consultants.

44. The applicant shall obtain and submit all applicable certificates of compliance from the NYSDOT, WCHD, NYCDEP or any other regulatory agency having jurisdiction (to the extent said agencies require issuance of same).

45. Any damage to Green Street caused by construction-related activities shall be repaired by the applicant at its sole expense, to the satisfaction of the Town Highway Superintendent and Town Engineer.

46. Prior to the issuance of a Certificate of Occupancy, the underground water storage tank shall be filled with water and tested by the GBFD. All standpipe, water level gauges, and connections/fittings shall be to the satisfaction of the GBFD. The applicant shall work directly with the GBFD to ensure that the tank's installation is completed to its satisfaction. The applicant shall submit correspondence from the Goldens Bridge Fire Department identifying that the tank has been installed and is working to its satisfaction.

47. The applicant shall demonstrate that it has installed a gray water reclamation system, as proposed, and that this system is capturing gray water from vehicle washing and sinks.

48. Prior to the issuance of a Certificate of Occupancy, an as-built map depicting the planted material (within the subject property and within the Green Street right-of-way) shall be submitted to the Planning Board and Building Inspector.

49. Following the installation of all proposed plant material, the applicant agrees to install additional trees and shrubs on the subject property or within the Town right-of-way, to further screen the facility from adjacent and nearby residential uses. The location, quantity, specie type and size of additional plantings shall be to the satisfaction of the Town's Consulting Professionals and shall be reasonable and justified and shall cost no more than $10,000.00 (materials and labor).

50. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit an as-built survey, signed and sealed by a NYS Licensed Land Surveyor and Professional Engineer, demonstrating compliance with the approved Site Development Plan. This survey shall be prepared to the satisfaction of the Town Engineer and Building Inspector.

51. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit written certification by a NYS Professional Engineer that all stormwater management practices and associated improvements have been installed in conformance with the approved Site Development Plans and are functioning properly.

52. The Building Inspector and Town's consultants shall conduct a final site visit to determine conformance with the approved Site Development Plans and this Resolution. A final inspection report shall be prepared by the Town Consulting Engineer.

53. The applicant is responsible for completing all required landscaping prior to the issuance of the final Certificate of Occupancy related to the project. In the event that the request for a Certificate of Occupancy is made outside of the growing season and this condition cannot be satisfied due to weather conditions, the applicant may elect to establish a landscaping bond (8-month maximum expiration date), or other form of security found acceptable to the Planning Board Attorney, for the full plant and installation costs (plus 10% contingency), all to the satisfaction of the Town Engineer and Planning Board Attorney. Prior to the issuance of a certificate of occupancy or the release of the bond, an as-built planting plan shall be prepared to the satisfaction of the Town's consultants and submitted to the Planning Board.

54. Following completion and stabilization of all land construction activities, the owner/operator shall submit a completed Notice of Termination (NOT) to the NYSDEC, Division of Water and the Planning Board Administrator.

55. The applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees.

**Other Conditions:**

56. The applicant is responsible for the implementation of all plans and documents referenced herein.

57. All on-site infrastructure, utilities, facilities and systems shall be privately owned and maintained by the applicant.

58. Yearly inspections of the landscaping installed within the Green Street right-of-way shall be conducted by the applicant and yearly written reports shall be submitted to the Planning Board. Monitoring reports shall be submitted to the Planning Board no later than December 1st of each year and shall be based upon site reconnaissance conducted by a Landscape Architect or Certified Arborist prior to October 15th. The first year of monitoring shall be the first year that the landscaping has completed a full growing season. For monitoring purposes, a growing season starts no later than May 31st. Yearly reports shall itemize the specie type and quantity of all originally planted material and shall identify whether the tree or shrub is currently healthy/living or dead/diseased/missing. Each year, for a total of three (3) years, the applicant shall be responsible for replacing, in kind, any tree, shrub or other planting that does not survive, at his/her sole expense. Should the applicant fail to replace dead, diseased, or missing landscaping, the Town shall utilize the performance bond to carry out same (see

Condition #7). This condition shall be in addition to any maintenance responsibilities of the applicant as specified in the License Agreement made between the applicant and the Town of Lewisboro Town Board.

59. Landscaping shall be maintained for the life of the facility and in accordance with the approved landscaping plan. The applicant shall be responsible for any re-grading, replanting, or irrigation necessary to ensure that the landscaping is installed and maintained in accordance with the approved plan.

60. The applicant shall be responsible for proper irrigation of trees, shrubs and herbaceous plantings shown on the landscaping and mitigations plans. The applicant shall initiate an irrigation program immediately following plant installation through the month of November and shall resume watering throughout an additional full growing season.

61. The installation or use of vehicle stackers beyond that illustrated on the Site Development Plan is prohibited. The motor used to power the vehicle stackers shall be installed within the service building.

62. The underground water storage tank and associated connections, to be used as a water source for fire suppression, shall be owned and maintained by the applicant. The applicant shall ensure that the tank is filled with water and is in good operating condition at all times. The applicant is responsible for conducting annual flow tests/inspections of the tank and its connections and annual flow test/inspection reports shall be provided to the GBFD and Building Department within 30 days of said test/inspection. The GBFD shall have the right, but not the obligation, to inspect the tank and utilize the tank for training purposes with a minimum of 48 hours' notice given to the applicant.

63. The applicant shall be responsible for ensuring that parking spaces are utilized in a manner consistent with the approved Site Development Plan and the requirements of this resolution.

64. The applicant shall comply with Section 220-60 of the Zoning Code which regulates noise levels as taken from the property line.

65. All signage, if any, shall be fully compliant with Chapter 185, Signs, of the Town Code of the Town of Lewisboro, except to the extent signage variances are granted by the Zoning Board of Appeals. No signs, lights or other materials or devices, except as approved and detailed on the approved plans, shall be permitted to be supported, hung, flown, or otherwise attached to site buildings, structures or the site grounds. The applicant shall obtain any and all approvals from the ACARC relating to signage.

66. No outdoor vehicle washing is permitted. Car wash shampoo to be utilized shall be non-toxic and biodegradable. An automated vehicle washing system is not permitted unless approved by the Planning Board.

67. Vehicle delivery trucks shall unload in front of the showroom building; vehicle delivery trucks shall not enter the upper parking areas. The parking of a delivery truck/car carrier and/or the load and unloading of same is prohibited within any public right-of-way.

68. The storage and display of vehicles shall only be conducted on the subject property and in locations identified on the Site Development Plan.

69. The applicant is responsible for operating and maintaining exterior lighting in compliance with the approved Lighting Plan (Sheet C-600). No modifications to this plan, and no additional exterior light fixtures shall be installed, without prior approval of the Planning Board.

70. Interior lighting, utilized overnight and during non-operating hours, shall be limited to interior vehicle display areas, as represented by the applicant; said interior vehicles display lighting shall be dimmed by 25% of its normal output. All other interior lighting which is visible from off-site shall be turned off during non-operating hours. Exterior brand signage may remain lighted overnight and during non-operating hours.

71. All proposed stormwater infrastructure shall be maintained by the applicant in accordance with the maintenance procedures specified on the Site Development Plans and within the SWPPP.

72. The continued validity of a Certificate of Occupancy shall be subject to continued conformance with the approved Site Development Plans and the conditions of this Resolution.

73. All commitments, conditions and requirements set forth in this Resolution shall be binding upon the applicant, its agents, affiliates, transferees, successors and assigns.

## ADOPTION OF RESOLUTION

**WHEREUPON,** the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by: **Jerome Kerner**

The motion was seconded by: **Richard Sklarin**

The vote was as follows:

| | |
|---|---|
| **JANET ANDERSEN** | **AYE** |
| **JEROME KERNER** | **AYE** |
| **GREG LASORSA** | **AYE** |
| **RICHARD SKLARIN** | **AYE** |
| **MAUREEN MAGUIRE** | **AYE** |

Janet E Andersen

**Janet Andersen, Chair** **March 17, 2020**

RECEIVED BY

JAN 1 8 2023

Town Clerk
Town of Lewisboro

**AMENDMENT TO RESOLUTION**
**LEWISBORO PLANNING BOARD**

**AMENDED SITE DEVELOPMENT PLAN APPROVAL**
**TOWN STORMWATER PERMIT**

**MERCEDES BENZ OF GOLDENS BRIDGE**
**321 MAIN STREET (NYS ROUTE 22)**

**Sheet 4E, Block 11135, Lot 1,2,3,4,5,6 and 7**
**Sheet 4E, Block 11137, Lots 9 and 42**
**Cal. #10-17 P.B.**

**January 17, 2023**

**WHEREAS**, the Planning Board conditionally approved an application from Celebrity Motor Cars, LLC (hereafter referred to as "the applicant") for Amended Site Development Plan Approval and a Town Stormwater Permit in connection with property located at 321 Main Street (NYS Route 22) within the GB Zoning District (hereafter referred to as "the subject property"); and

**WHEREAS,** the subject property totals ±5.1 acres of land and consists of several Tax Parcels identified on the Town of Lewisboro Tax Maps as Sheet 4E, Blocks 11135 and 11137, Lots 1, 2, 3, 4, 5, 6, 7, 9 and 42; and

**WHEREAS,** reference is made to a Planning Board Resolution, dated March 17, 2020, for Cal. #10-17 P.B., which was extended on December 20, 2022 to December 19, 2023; and

**WHEREAS,** the conditions to be fulfilled prior to the signing of the Site Development Plans by the Planning Board Administrator and Chair have not yet been fully satisfied and the Site Development Plans have not been endorsed; and

**WHEREAS,** Condition #4 of the March 17, 2020 Resolution requires the applicant to obtain all Town, County, City, State and Federal permits/approvals, prior to the signing of the Site Development Plans; and

**WHEREAS,** while applications have been filed with the Westchester County Department of Health (WCDH), as required, and review of said applications is underway, approval from the WCDH remains pending; and

**WHEREAS,** through conservations had with the applicant, its representatives, and the WCDH, it's the Planning Board's understanding that the delay in obtaining the WCDH approvals is not due to project design or the ability of the water systems to be approved, but rather with the time required to complete the technical review, and addressing technical comments which will likely

have no significant impact or change to the Site Development Plans or to aspects of the project not under the Planning Board's purview; and

**WHEREAS,** the applicant has requested that the Planning Board amend its Resolution to allow for the signing of the Site Development Plan and the commencement of site work prior to the issuance of WCDH approvals; and

**WHEREAS,** the Negative Declaration of Significance for the project, issued by the Planning Board on August 20, 2019, makes reference to gray water reclamation systems for both vehicle washing and to recycle water from sinks to be reused within toilet tanks; and

**WHEREAS,** the WCDH has opined that it would not permit either system due to the potential for cross contamination with potable water and; therefore, both systems have been removed from the project by the applicant; and

**WHEREAS,** the applicant has stated that the reclamation systems were not required by any agency and were not used for mitigation, deductions, or credits when evaluating septic design flow. These systems were proposed by the applicant as a "green practice" to further the project's sustainability efforts; and

**WHEREAS,** while the reclamation systems were viewed as a positive by the Planning Board, they were not a major contributor in the Planning Board's decision-making process under SEQRA and the Town Code.

**NOW THEREFORE BE IT RESOLVED THAT,** the Planning Board hereby reconfirms its Negative Declaration of Significance, dated August 20, 2019, with the absence of the previously proposed gray water reclamation systems described herein; and

**BE IT FURTHER RESOLVED THAT,** the Planning Board hereby amends its March 17, 2020 Resolution to allow for the signing of the Site Development Plans prior to issuance of WCDH approval; and

**BE IT FURTHER RESOLVED THAT,** Building Permits shall be issued for site work only (demolition, grading, clearing, drainage, pavements, etc.), as determined by the Building Inspector in consultation with the Town Consulting Engineer, and no building construction shall be authorized or commenced prior to the issuance of all WCDH approvals; and

**BE IT FURTHER RESOLVED THAT,** with the exception allowing for the signing of the Site Development Plans and the commencement of site work prior to obtaining WCDH approval, all other recitals, conditions, plans, and procedures set forth in the March 17, 2020 shall remain in force as originally approved; and

**BE IT FURTHER RESOLVED THAT,** the sequence of construction and project phasing, as provided on the Site Development Plans, shall remain as originally approved.

## ADOPTION OF RESOLUTION

**WHEREUPON,** the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by: Charlene Indelicato

The motion was seconded by: Bruce Thompson

The vote was as follows:

| | |
|---|---|
| **JANET ANDERSEN** | aye |
| **JEROME KERNER** | absent |
| **CHARLENE INDELICATO** | aye |
| **BRUCE THOMPSON** | aye |

Janet E Andersen

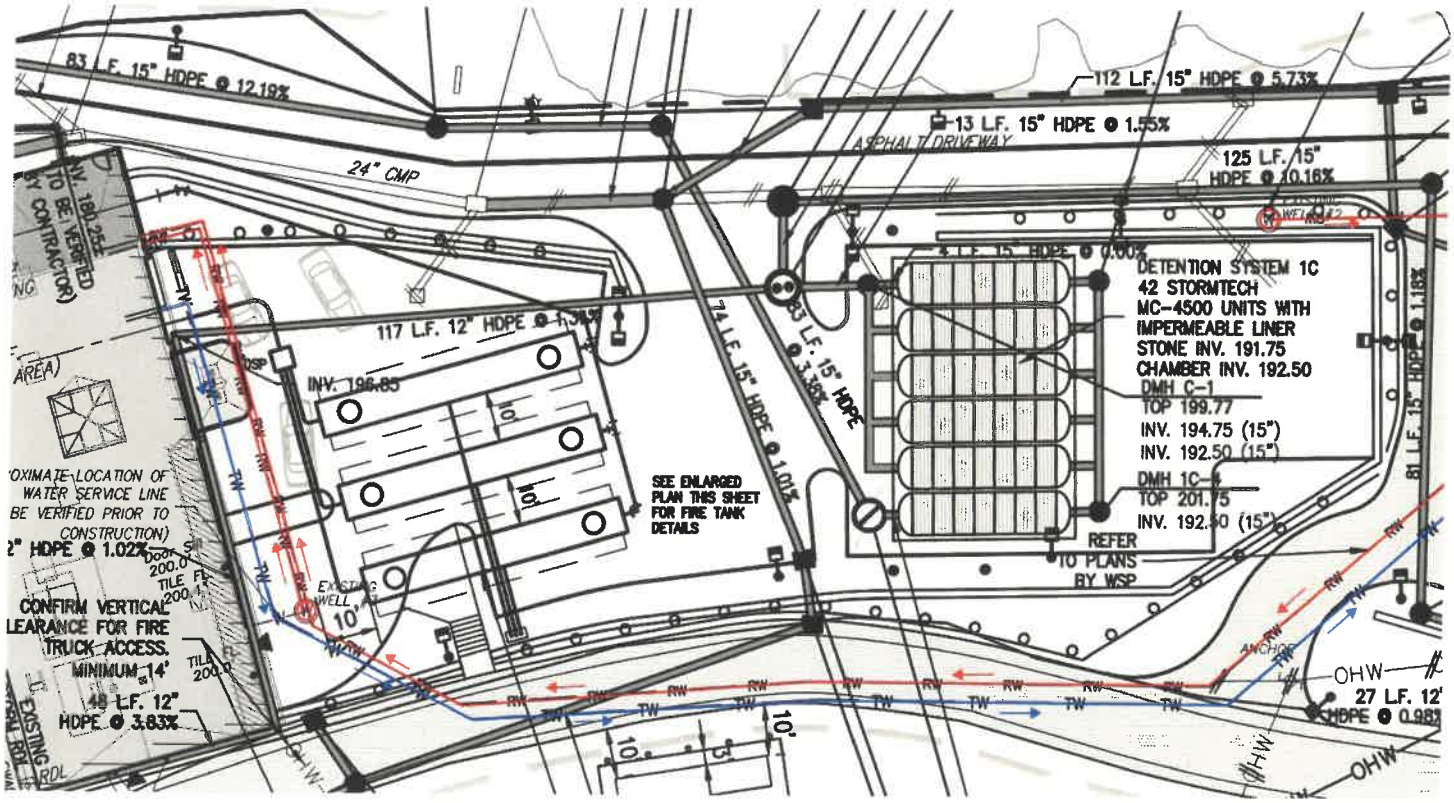
**Janet Andersen, Chair** **January 17, 2023**

## Ciorsdan Conran

| | |
|---|---|
| **From:** | Stephen Spina, PE <SSpina@jmcpllc.com> |
| **Sent:** | Monday, February 20, 2023 7:44 AM |
| **To:** | Bruce Thompson |
| **Cc:** | Janet Andersen; Ciorsdan Conran; Shortell, Michael; Michael Ghabrial; Anthony P. Nester, RLA; Drew Korn; Rick Bohlander, PE |
| **Subject:** | Mercedes-Benz of Goldens Bridge, 321 Route 22, Lewisboro, NY [JMC Project 16124] - Water system questions |
| **Attachments:** | 16124-C-300 (UTIL)-Water Sketch.pdf |

Hi Bruce,

I added my responses in blue in the email below. Attached is Drawing C-300 "Utilities Plan" last revised 07/25/2022. The attached drawing was marked up with the red "RW" (Raw Water) and blue "TW" (Treated Water) lines with arrows to help explain. Below is screen shot.




Sincerely,

**STEPHEN SPINA, PE**
Project Manager

**JMC**
**SITE DEVELOPMENT CONSULTANTS**

APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

*Owner* *Date*
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Planning Administrator* *Date*
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.

# SITE PLAN APPROVAL DRAWINGS

# MERCEDES BENZ OF GOLDENS BRIDGE

## WESTCHESTER COUNTY
## NYS ROUTE 22
## TOWN OF LEWISBORO, NY

### JMC Drawing List:

| | |
|---|---|
| C-000 | COVER SHEET |
| C-010 | EXISTING CONDITIONS |
| C-020 | DEMOLITION PLAN |
| C-030 | TREE REMOVAL PLAN |
| C-100 | LAYOUT PLAN |
| C-101 | PARKING PLAN |
| C-200 | GRADING & DRAINAGE PLAN |
| C-210 | SITE SECTIONS |
| C-211 | SITE SECTIONS |
| C-300 | UTILITIES PLAN |
| C-310 | STORM PROFILES |
| C-311 | STORM PROFILES |
| C-313 | SANITARY FORCE MAIN PROFILE |
| C-314 | ROAD PROFILES |
| C-315 | ROAD PROFILES |
| C-401 | PHASE 1 PLAN |
| C-402 | PHASE 2 PLAN |
| C-403 | PHASE 3 PLAN |
| C-600 | LIGHTING PLAN |
| C-700 | VEHICLE DELIVERY TRUCK PLAN |
| C-701 | FIRE TRUCK PLAN |
| C-702 | FIRE TRUCK PLAN |
| C-703 | FIRE TRUCK PLAN |
| OSFAP-1 | ON-SITE FIRE ACCESS PLAN |
| C-900 | CONSTRUCTION DETAILS |
| C-901 | CONSTRUCTION DETAILS |
| C-902 | CONSTRUCTION DETAILS |
| C-903 | CONSTRUCTION DETAILS |
| C-904 | CONSTRUCTION DETAILS |
| C-905 | CONSTRUCTION DETAILS |
| C-906 | CONSTRUCTION DETAILS |
| C-907 | CONSTRUCTION DETAILS |
| C-908 | CONSTRUCTION DETAILS |
| C-909 | CONSTRUCTION DETAILS |
| C-910 | CONSTRUCTION DETAILS |
| L-100 | LANDSCAPING PLAN |

### Roadway Improvement Drawing List:

| | |
|---|---|
| HP-1 | COVER SHEET |
| HP-2 | LAYOUT PLAN |
| HP-3 | SIGNING, STRIPING & LANDSCAPE PLAN |
| HP-4 | GRADING AND UTILITIES PLAN |
| HP-5 | EROSION & SEDIMENT CONTROL PLAN (PHASE 1) |
| HP-6 | EROSION & SEDIMENT CONTROL PLAN (PHASE 2) |
| HP-7 | WORK ZONE TRAFFIC CONTROL PLAN (PHASE 1) |
| HP-8 | WORK ZONE TRAFFIC CONTROL PLAN (PHASE 2) |
| HP-9 | NYSDOT DETAILS |
| HP-10 | NYSDOT DETAILS |
| HP-11 | NYSDOT DETAILS |
| HP-12 | NYSDOT DETAILS |

### Conlon Engineering Drawing List:

| | |
|---|---|
| CSK-1 | CAR LIFT PART PLAN, DETAILS & GENERAL NOTES |
| CSK-2 | FIRE TANK FOUNDATION PLAN, SECTION & GEN. NOTES |


### Applicant:
**CELEBRITY AUTO OF WESTCHESTER, LLC**
130 ROUTE 10
WHIPPANY, NJ 07981
(973) 727-7016

### Site Planner, Civil & Traffic Engineer, Surveyor and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

### Architect:
**SULLIVAN ARCHITECTURE, P.C.**
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601
(914) 761-4919

### Attorney:
**MICHAEL SIRIGNANO, ESQ.**
OLD POST PROFESSIONAL/ ROUTE 35
P.O. BOX 784
CROSS RIVER, NY 10518
(914) 763-5500

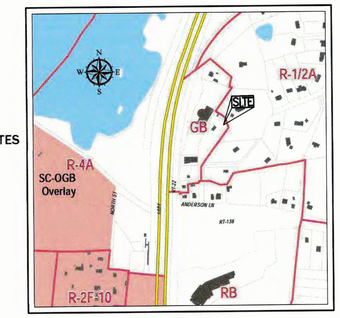
### Surveyor:
**INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.**
3 GARRETT PLACE
(845) 225-9690

### Geotechnical Engineer:
**CARLIN-SIMPSON & ASSOCIATES**
61 MAIN STREET
SAYREVILLE, NJ 08872
(732) 432-5757

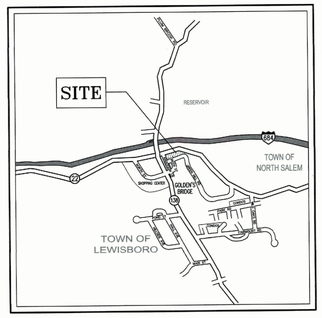
### Structural Engineer:
**CONLON ENGINEERING, LLC.**
246 FEDERAL ROAD B23
BROOKFIELD, CT 06804
(203) 740-0990

### MEP:
**STRUNK-ALBERT ENGINEERING**
804 SEVEN BRIDGE ROAD, ROUTE 209
EAST STROUDSBURG, PA. 18301
(570) 421-2025

**AREA MAP**
SCALE: 1" = 200'
SOURCE: NEAR MAP / 2017




**ZONING MAP**
SCALE: 1" = 2,000'
SOURCE: TOWN OF LEWISBORO ZONING MAP
DATED: MARCH 1, 2012




**VICINITY MAP**
SCALE: 1" = 2,000'

**Mercedes Benz of Goldens Bridge**
**General Business (GB) Zoning Districts**
**Zoning Conformance Table**

| Zoning Bulk Regulation | Required | Existing | Proposed | Total |
|---|---|---|---|---|
| **MINIMUM LOT AREA** (ACRES)(SF) | 0.5/21,780 | 5.106/222,448 | No Change | 5.106/222,448 |
| **MINIMUM STREET FRONTAGE** (LF) | 100 | ±425 | No Change | ±425 |
| **MINIMUM YARDS** (LF) | | | | |
| **FRONT FROM STREET TO CENTER LINE** | | | | |
| (SHOWROOM BLDG) | 45 | 70 | No Change | 70 |
| (SERVICE BLDG) | 45 | 130 | No Change | 130 |
| **FRONT FROM LOT LINE** | | | | |
| (SHOWROOM BLDG) | 20 | ±25 | No Change | 25 |
| (SERVICE BLDG) | 20 | ±39 | No Change | 39 |
| **SIDE** | | | | |
| (SHOWROOM BLDG) | 15 | ±245 | 19 | 19 |
| (SERVICE BLDG) | 15 | ±209 | No Change | 209 |
| **REAR** | | | | |
| (SHOWROOM BLDG) | 30 | ±3 (1) | 2 (2) | 2 (2) |
| (SERVICE BLDG) | 30 | ±23 (1) | No Change | 23 (1) (2) |
| **MINIMUM LANDSCAPE BUFFERS** (LF) | | | | |
| **FRONT** | | | | |
| (SHOWROOM BLDG) | 15 | 0 (1) | 0 (2)(4) | 0 (2) (4) |
| (SERVICE BLDG) | 15 | 0 (3) | 15 | 15 |
| **SIDE** | | | | |
| (SHOWROOM BLDG) | 15 | 0 (3) | 19 | 19 |
| (SERVICE BLDG) | 15 | ±35 | 50 | 50 |
| **REAR** | | | | |
| (SHOWROOM BLDG) | 30 | 0 (1) | 2 (1) (2) | 2 (1) (2) |
| (SERVICE BLDG) | 30 | ±20(1) | 20 (1) (2) | 20 (1) (2) |
| **GROSS FLOOR AREA** (SF) | | | | |
| SHOWROOM BUILDING | | 12,400 | 38,500 | 50,900 |
| SERVICE BUILDING | | 18,200 (5) | 2,700 | 20,900 (5) |
| 2 STORY BUILDING & 1 STORY GARAGE ON PARCEL IV | | 3,091 | -3,091 (6) | 0 |
| 2 STORY BUILDING ON PARCEL VI | | 1,806 | -1,806 (6) | 0 |
| 2 STORY BUILDING ON PARCEL VII | | 1,350 | -1,350 (6) | 0 |
| **SITE TOTAL** | | **36,847** | **34,953** | **71,800** |
| **MAXIMUM SINGLE STRUCTURE (SF)** | 10,000 | 18,200 (1) | 50,900 (2)(7) | 50,900 (2)(7) |
| **MAXIMUM BUILDING COVERAGE** (% OF LOT) | 20 | 10.9 | 15.2 | 24.7 (2) |
| **MAXIMUM BUILDING HEIGHT** | | | | |
| **SHOWROOM** | | | | |
| FEET | 30 | 25.5 | 36'-3.5" (2)(8) | 36'-3.5" (2)(8) |
| STORIES | 2 ½ | 2 | 3 | 3 |
| **SERVICE BUILDING** | | | | |
| FEET | 30 | 20 | 23 (8) | 23 (8) |
| STORIES | 2 ½ | 1 1/2 | 1 1/2 | 1 1/2 |
| **MAXIMUM FLOOR AREA RATIO** (TOTAL GROSS FLOOR AREA/TOTAL LOT AREA) | 0.40 | 0.17 | 0.17 | 0.34 |
| **PARKING SPACES** 1 SP./EMPLOYEE +1SP./500 S.F. OF GROSS FLOOR AREA (65 EMPLOYEES + 71,800 S.F./500 S.F.) | 209 | 130 | 210 (9) | 210 (9) |
| **LOADING SPACES** (1/4,000 SF GFA + 1/10,000 SF GFA FOR ADDITIONAL SF) | 8 | 0 | 2 | 2 |
| **MAXIMUM SITE COVERAGE** (% OF LOT AREA) | 60 | 46 (10) | 64.4 (2) | 64.4 (2) |

(1) Existing non-conformance to remain, based on approved site plan revised July 1982 and Amended Approved Site Plan revised 09/24/2012.
(2) Variance required.
(3) Existing non-conformance to be removed.
(4) Modified entrances onto NYS Route 22 with a landscape island.
(5) Includes existing Mezzanine.
(6) Existing buildings to be demolished.
(7) Includes Showroom Building Covered Display.
(8) Per Section 220-2B of the Zoning Code, Building Height equals the mean vertical distance measured from the mean average level of the finished grade adjacent to exterior walls of the building to the level of the highest point of the roof if the roof is flat, or to the mean level between the eaves and the highest point of the roof if the roof is of any other type. Mean building height includes the Showroom Covered Display and is 36.29 feet according to definition.
(9) Includes new and pre-owned storage and display, service department, service customer, showroom customer and employee parking both inside and outside. Does not include additional 246 storage spaces. See Proposed Parking Distribution Table on JMC Drawing C-100 "Layout Plan".
(10) Existing site coverage does not include gravel driveways and gravel parking areas.

p:\201616124\cad\acad\mercedes benz zoning conformance table.docx

| ZONING CODE SECTION | DESCRIPTION | REQUIRED | PROVIDED | DIFFERENCE |
|---|---|---|---|---|
| § 220–80(1)(b(2) | INCREASE IN NON–CONFORMITY OTHER THAN USE | – | – | – |
| § 220–24E(A) | REAR YARD SETBACK | MINIMUM 30' | 2' PROPOSED | 28' |
| § 220–24E | GROSS FLOOR AREA OF A SINGLE STRUCTURE | MAXIMUM 10,000 S.F. | 50,900 S.F. PROPOSED | 40,900 S.F. |
| § 220–24E | MAXIMUM BUILDING COVERAGE | MAXIMUM 20% | 24.7% PROPOSED | 4.7% |
| § 220–24E | MAXIMUM SITE COVERAGE | MAXIMUM 60% | 64.4% PROPOSED | 4.4% |
| § 220–24E | MAXIMUM BUILDING HEIGHT | MAXIMUM 30' | 36'–3 1/2" PROPOSED | 6'–3 1/2" |
| § 220–55C(3) | MINIMUM AISLE WIDTH | MINIMUM 25' | 19' PROPOSED | 6' |
| § 220–55D(2) | MAXIMUM ENTRANCE/EXIT GRADE WITHIN 30' OF STREET LINE | MAXIMUM 3% | 9.5% AND 7.4% PROPOSED | 6.5% AND 4.4% |
| § 220–55D(2) | MAXIMUM DRIVEWAY GRADE | MAXIMUM 12% | 14.5% PROPOSED | 2.5% |
| § 220–12E(1) | HEIGHT OF WALLS WITHIN REQUIRED YARD SETBACKS | MAXIMUM 6' | 11' PROPOSED | 5' |
| § 220–12E(1) | HEIGHT OF FENCE WITHIN REQUIRED YARD SETBACKS | MAXIMUM 6' | 8'–8" PROPOSED | 2'–8" |
| § 185–5F(3)(A) | LENGTH OF WALL SIGNS | MAXIMUM 20' | 46'–0" | 26'–0" |
| § 185–5F(3)(A) | HEIGHT OF WALL SIGNS | MAXIMUM 2' | 3'–3⅜" | 1'–3⅜" |
| § 185–5F(3)(A) | ALLOWS FOR NO MORE THAN TWO (2) WALL SIGNS SO LONG AS THE SECOND WALL SIGN MEETS THE STANDARDS PROVIDED IN § 185–5F(4) | 2 | 8 | 6 |
| § 185–5F(4) | PROVIDES STANDARDS FOR SECONDARY WALL SIGNS | 6 S.F. IN AREA | (5) SIGNS: 16.5 S.F. (2) SIGNS: 7.8 S.F. | (5) SIGNS: 10.5 S.F. (2) SIGNS: 1.8 S.F. |
| § 185–6C(4) | PROHIBITS WALL SIGNS FROM EXTENDING BEYOND THE SECOND STORY | 0 | 33'–1⅞" | 33'–1⅞" |
| § 185–6C(6) | PROHIBITS LETTERS ON WALL SIGNS IN EXCESS OF 12" | MAX. LETTER HEIGHT 12" | 24 ⅜" | 12 ⅜" |
| § 220–57B | TO ALLOW PROPOSED OFF–STREET LOADING AREAS TO TEMPORARILY BLOCK PARKING STALLS | – | – | – |
| § 220–24E | AUTO LIFTS ARE WITHIN THE REQUIRED SETBACKS. | 30' | 17' | 13' |
| § 220–55D(1) | ACCESS TO UPPER PARKING MUST BE A MINIMUM OF 20' WIDE | 20' | 16' | 4' |
| § 220–55D(2) | ACCESS TO UPPER PARKING SHALL NOT EXCEED A GRADE OF 3% WITHIN 30' OF THE STREET LINE OR 12% AT ANY OTHER POINT | 12% | 16% | 4% |
| § 220–55E(3) | IN ALL OFF–STREET PARKING AREAS CONTAINING 25 OR MORE PARKING SPACES, AT LEAST 10% OF THE SURFACE WITHIN THE PARKING PERIMETER SHALL CONSIST OF PLANTING ISLANDS. | 10% | < 10% | – |
| § 220–57C(1) | REQUIRES 1 LOADING SPACE FOR THE FIRST 4,000 S.F. OF GROSS FLOOR AREA OR MAJOR PORTION THEREOF AND 1 ADDITIONAL SPACE FOR 10,000 S.F. OF GROSS FLOOR AREA OR MAJOR PORTIONTHEREOF IN EXCESS OF 4,000 S.F. SHALL BE PROVIDED. 2 SPACES ARE INDICATED, A TOTAL OF 6 ARE REQUIRED | 6 | 2 | 4 |

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STATE OF NEW YORK · STEPHEN SPINA · 095985 · LICENSED PROFESSIONAL ENGINEER

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

| No. | Revision | Date | By |
|---|---|---|---|
| 3. | REVISED PER TOWN COMMENTS | 11/29/2018 | MT |
| 4. | REVISED PER TOWN COMMENTS | 12/26/2018 | TC |
| 5. | ADDED CORNER LOT & SHOWROOM BUILDING REVS | 04/30/2019 | SMN |
| 6. | GENERAL REVISIONS | 11/26/2019 | SMN |
| 7. | PLANNING BOARD APPROVAL | 04/24/2020 | AH |
| 8. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 9. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |
| 10. | CONSTRUCTION COORDINATION DETAILS | 07/25/2022 | DK |


JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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120 BEDFORD ROAD • ARMONK, NY 10504
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www.jmcpllc.com


| | | | |
|---|---|---|---|
| Drawn: | SS | Approved: | AN |
| Scale: | VARIES | | |
| Date: | 11/30/2017 | | |
| Project No: | 16124 | | |
| 16124–SITE | COVER | COVER.scr | |
| Drawing No: | C–000 | | |

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APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

*Owner* *Date*
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Planning Administrator* *Date*
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.

***NOTE:***

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 8/17/2017, REVISED 05/01/2019.
2. THE LOCATION OF THE EXISTING SUBSURFACE SEPTIC AND UTILITY INFORMATION WAS TAKEN FROM AN AS–BUILT AS SHOWN ON DRAWING SI–5 "SEWAGE PROPOSAL AND WATER SUPPLY", LAST REVISED 08/31/1983, AS ACCEPTED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH ON 09/27/1983.

## LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN

| No. | Revision | Date | By |
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| 6. | GENERAL REVISIONS | 11/26/2019 | SMN |
| 7. | PLANNING BOARD APPROVAL | 04/24/2020 | AH |
| 8. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 9. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

APPLICANT/OWNER:
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ARCHITECT:
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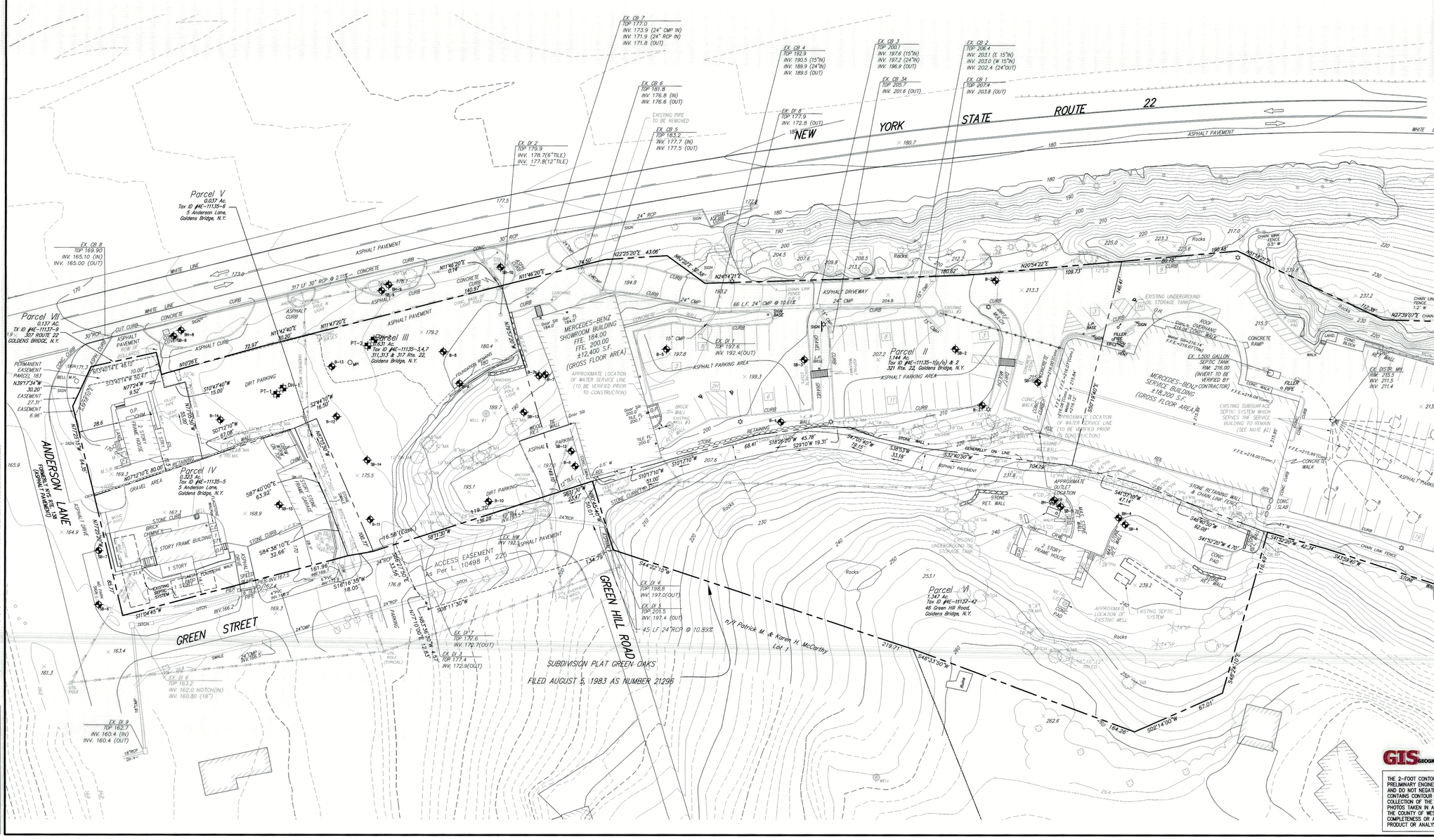


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STATE OF NEW YORK · STEPHEN SPINA · 085950 · LICENSED PROFESSIONAL ENGINEER

GIS GEOGRAPHIC INFORMATION SYSTEMS

THE 2–FOOT CONTOURS DEPICTED ON THIS PLAN ARE INTENDED TO BE USED FOR PLANNING & PRELIMINARY ENGINEERING APPLICATIONS. THEY ARE NOT INTENDED TO BE USED IN ENGINEERING DESIGN AND DO NOT NEGATE THE NEED FOR A FIELD SURVEY. THE WESTCHESTER COUNTY GIS DATASET CONTAINS CONTOUR LINES MODELED AT A TWO FOOT INTERVAL. THE SOURCE INFORMATION USED IN THE COLLECTION OF THE DATASET WAS PART OF THE NEW YORK STATE DIGITAL ORTHOIMAGERY PROGRAM; PHOTOS TAKEN IN APRIL 2004. VERTICAL DATUM IS NAVD88.
THE COUNTY OF WESTCHESTER MAKES NO WARRANTY, EXPRESS OR IMPLIED, CONCERNING THE COMPLETENESS OR ACCURACY OF THE DATA AND ASSUMES NO LIABILITY WHATSOEVER FOR ANY PRODUCT OR ANALYSIS DERIVED FROM OR BASED ON THE DATA.

# EXISTING CONDITIONS

MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

| | | | |
|---|---|---|---|
| Drawn: | DK | Approved: | AN |
| Scale: | 1" = 30' | | |
| Date: | 11/30/2017 | | |
| Project No: | 16124 | | |
| 16124–SIE | EXIST | EXIST.scr | |
| Drawing No: | C–010 | | |


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79 BOUTON ROAD
SOUTH SALEM, NY 10590

Planning Administrator — Date
CIORSDAN CONRAN
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SOUTH SALEM, NY 10590

Town Engineer's Certification — Date
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

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## NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 8/17/2017, REVISED 05/01/2019.
2. THE LOCATION OF THE EXISTING SUBSURFACE SEPTIC AND UTILITY INFORMATION WAS TAKEN FROM AN AS–BUILT AS SHOWN ON DRAWING SI–5 "SEWAGE PROPOSAL AND WATER SUPPLY", LAST REVISED 08/31/1983, AS ACCEPTED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH ON 09/27/1983.
3. PRIOR TO THE START OF ANY DEMOLITION, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF LEWISBORO AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
4. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF–SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
5. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
6. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF LEWISBORO OR JMC, PLLC.
7. ANY UNSUITABLE MATERIAL FOUND ON–SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF–SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
8. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
9. THIS PLAN IS TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
10. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC, PLLC PRIOR TO THE START OF CONSTRUCTION.
11. ALL SANITARY SEWER AND WATER UTILITIES THAT MUST BE REMOVED AND/OR ABANDONED MUST BE DONE IN ACCORDANCE WITH WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS.
12. THE EXISTING OWTS SERVICING THE CURRENT SERVICE BUILDING IS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION TO SERVE THE PROPOSED SHOWROOM AND SERVICE BUILDING EXPANSION.
13. LOCATIONS OF EXISTING SEPTIC SYSTEMS ON PARCELS IV, VI AND VII SHALL BE DETERMINED PRIOR TO CONSTRUCTION AND THE SYSTEMS SHALL BE REMOVED AND/OR ABANDONED IN ACCORDANCE WITH WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS.
14. THE EXISTING OIL STORAGE TANKS FOR LOT 5, LOT 42 AND THE SERVICE BUILDING ARE PROPOSED TO BE REMOVED IN ACCORDANCE WITH NYS, COUNTY HEALTH DEPARTMENT AND TOWN STANDARDS. PROPER DOCUMENTATION FOR SOIL TESTING AND REMOVAL SHALL BE PROVIDED.

## LEGEND

- EXISTING PROPERTY LINE
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- EXISTING EASEMENT LINE
- EXISTING BUILDING OVERHANG
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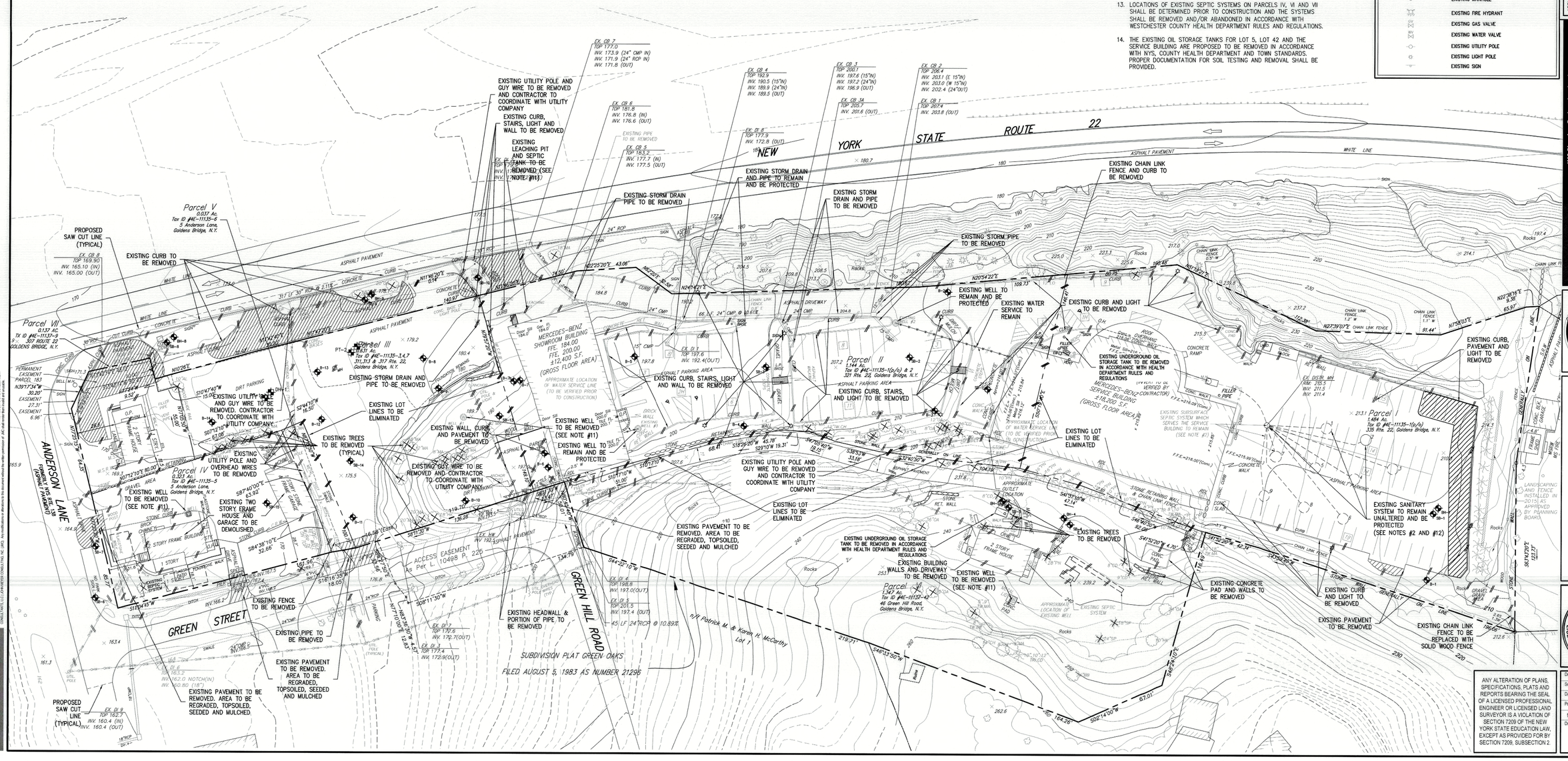


# DEMOLITION PLAN

MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK · STEPHEN SPINA · 085993 · LICENSED PROFESSIONAL ENGINEER

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| | | | |
|---|---|---|---|
| Drawn: | SS | Approved: | AN |
| Scale: | 1" = 30' | | |
| Date: | 11/30/2017 | | |
| Project No.: | 16124 | | |
| 16124-SITE | DEMO | DEMO.scr | |
| Drawing No: | C–020 | | |


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JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10-17 dated 03/17/2020.

# TREE LEGEND

DECIDUOUS TREE

EVERGREEN TREE

| TREE CODE | SPECIES | QUANTITY TO BE REMOVED |
|---|---|---|
| AL | AILANTHUS | 4 |
| BB | BLACK BIRCH | – |
| BR | BIRCH | – |
| CD | CEDAR | 8 |
| CH | CHERRY | 1 |
| HK | HICKORY | 4 |
| JM | JAPANESE MAPLE | 1 |
| LO | LOCUST | – |
| MA | MAPLE | 25 |
| OA | OAK | 11 |
| PN | PINE | 1 |
| PO | POPLAR | – |
| TR | TREE UNKNOWN | 3 |
| SP | SPRUCE | – |
| SY | SYCAMORE | – |
| | TOTAL | 58 |

## NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 8/17/2017, REVISED 05/01/2019.
2. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF LEWISBORO OR JMC, PLLC.
3. THIS PLAN IS TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC, PLLC PRIOR TO THE START OF CONSTRUCTION.
5. TREE SYMBOLS ARE SHOWN TO REPRESENT THE RELATIVE SIZE OF TREE STEMS AND ARE NOT INTENDED TO REPRESENT THE ACTUAL SIZE OF THE TREE CANOPY.
6. PER NYSDEC REQUIREMENTS, ALL TREE REMOVAL SHALL TAKE PLACE BETWEEN NOVEMBER 1ST AND MARCH 31ST TO REDUCE IMPACTS TO THE LONG-EARED BAT, WHICH IS A STATE AND FEDERALLY LISTED THREATENED SPECIES.
7. UPON TREE REMOVAL AND ROUGH GRADING, THE BARE SOIL SHALL BE PLANTED WITH A NATIVE SEED MEADOW MIX OF GRASSES AND WILD FLOWERS TO BE SPECIFIED BY THE PROJECT LANDSCAPE ARCHITECT.
8. TREE LOCATIONS, TYPES AND SIZES SHOWN ON THIS PLAN WERE TAKEN FROM THE SURVEY TITLED "TREE SURVEY OF PROPERTY", PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 01/29/2018.

## LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE TO BE REMOVED
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN

| No. | Revision | Date | By |
|---|---|---|---|
| 2. | REVISED PER TOWN COMMENTS | 11/29/2018 | MT |
| 3. | REVISED PER TOWN COMMENTS | 12/26/2018 | TC |
| 4. | ADDED CORNER LOT & SHOWROOM BUILDING REVS | 04/30/2019 | SMN |
| 5. | GENERAL REVISIONS | 11/26/2019 | SMN |
| 6. | PLANNING BOARD APPROVAL | 04/24/2020 | AH |
| 7. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 8. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

*Previous Editions Obsolete*

APPLICANT/OWNER:
CELEBRITY AUTO OF WESTCHESTER, LLC
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WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
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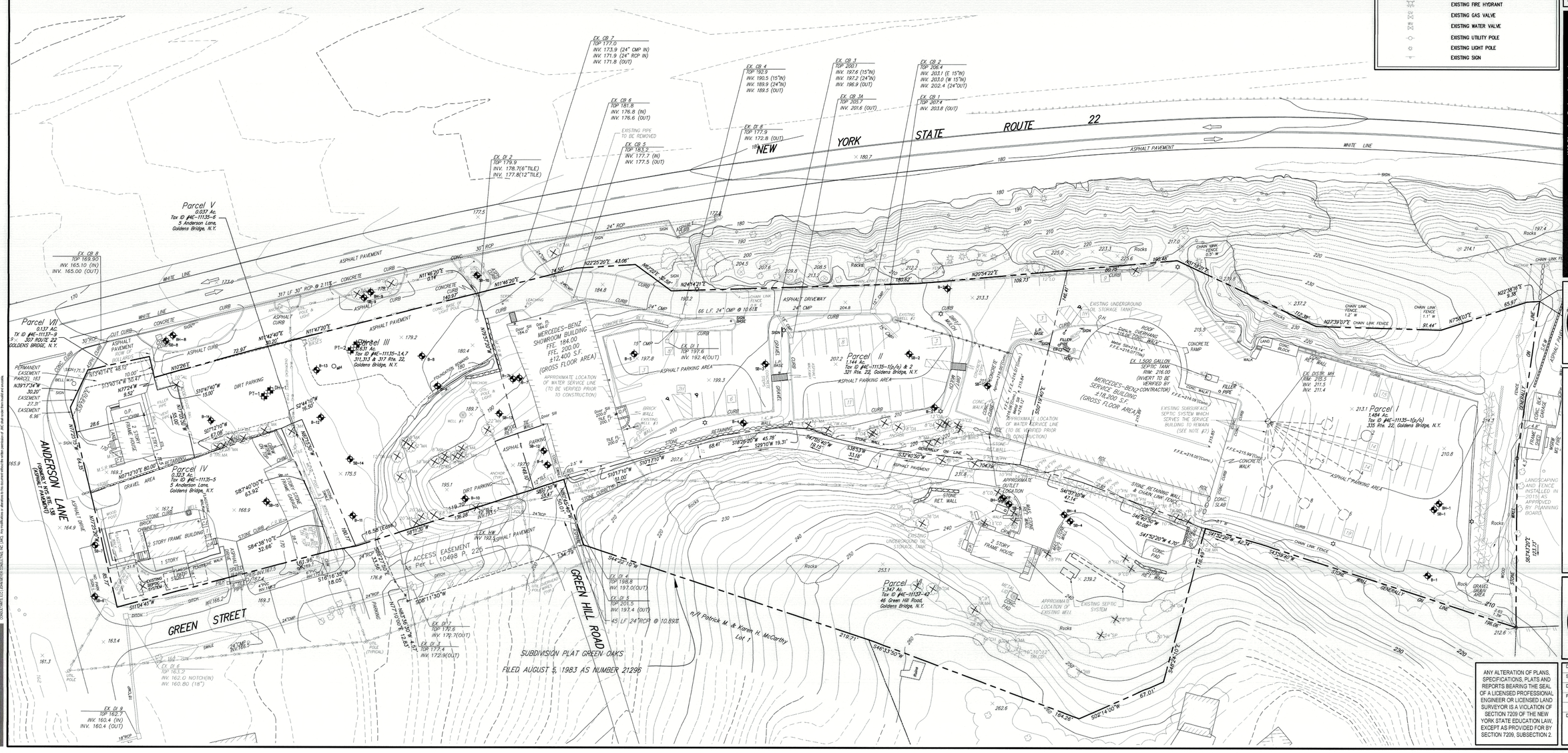
JMC

# TREE REMOVAL PLAN

MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK • STEPHEN SPINO • 085883 • LICENSED PROFESSIONAL ENGINEER

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| | | | |
|---|---|---|---|
| Drawn: | SS | Approved: | AN |
| Scale: | 1" = 30' | | |
| Date: | 02/06/2018 | | |
| Project No: | 16124 | | |
| N024-SITE | TREE REMOVAL | TREE DEMO.DGN | |
| Drawing No: | C-030 | | |


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APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

*Owner* *Date*
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Planning Administrator* *Date*
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.

## PROPOSED RETAINING WALL / FENCE SCHEDULE

| WALL DESIGNATION | MATERIAL | FENCE HEIGHT |
|---|---|---|
| 1 | G-FORCE WALL BY TECHO-BLOC W/BLACK DECORATIVE ALUMINUM SAFETY FENCE | 4' ABOVE WALL |
| 2 | G-FORCE WALL BY TECHO-BLOC W/BLACK DECORATIVE ALUMINUM SAFETY FENCE | 4' ABOVE WALL |
| 3 | COBBLESTONE RETAINING WALL BY REDI ROCK W/BLACK DECORATIVE ALUMINUM SAFETY FENCE | 4' ABOVE WALL |
| 4 | COBBLESTONE RETAINING WALL BY REDI ROCK W/BLACK VINYL COATED CHAIN LINK FENCE | 4' ABOVE WALL |
| 5 | COBBLESTONE RETAINING WALL BY REDI ROCK W/BLACK VINYL COATED CHAIN LINK FENCE | 4' ABOVE WALL |

## DESIGNATION NUMBER / SIGN / SIZE / DESCRIPTION / MOUNTING TYPE / MOUNTING HEIGHT / REGULATORY / DEFLECTIVIZED

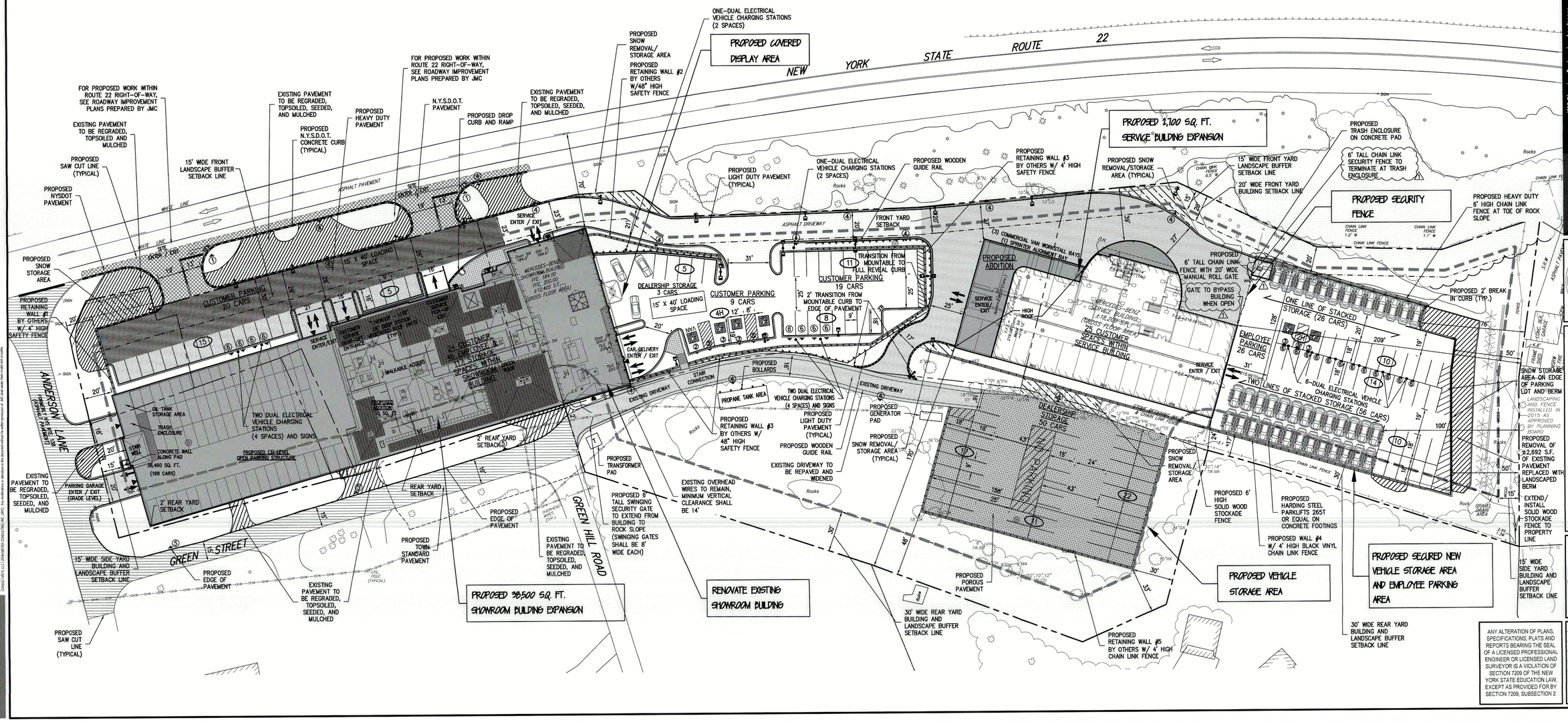
| DESIGNATION NUMBER | SIGN | SIZE | DESCRIPTION | MOUNTING TYPE | MOUNTING HEIGHT | REGULATORY | DEFLECTIVIZED |
|---|---|---|---|---|---|---|---|
| 1 | STOP | 30"X30" | WHITE ON RED | STEEL CHANNEL | 7'–0" | R1–1 | X |
| 2 | RESERVED PARKING | 12"X18" 12"X6" | GREEN & BLUE ON WHITE | STEEL CHANNEL | 7'–0" | R7–8 R7–8A | X |
| 3 | RESERVED PARKING | 12"X18" | GREEN & BLUE ON WHITE | STEEL CHANNEL | 7'–0" | R7–8 | X |
| 4 | NO PARKING FIRE LANE | 12"X18" | RED ON WHITE | STEEL CHANNEL | 7'–0" | R7–6 (MODIFIED) | X |
| 5 | NO PARKING ANY TIME | 12"X18" | RED ON WHITE | STEEL CHANNEL | 7'–0" | NYP1–2 | X |
| 6 | NO PARKING ANY TIME | 12"X18" | GREEN ON WHITE | STEEL CHANNEL | 7'–0" | NYP1–2 | X |

NOTES:

1. EXISTING INFORMATION WAS TAKEN FROM "SURVEY OF PROPERTY" FOR CELEBRITY OF WESTCHESTER, LLC AS PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED AUGUST 17, 2017, REVISED MAY 1, 2019.
2. PROPOSED BUILDING INFORMATION PROVIDED BY SULLIVAN ARCHITECTURE.
3. LOADING OPERATIONS SHALL BE PERFORMED DURING OFF PEAK HOURS.
4. ALL LOADING AND PARKING SHALL BE CONDUCTED ON THE PREMISES. THERE SHALL BE NO LOADING OR PARKING ON OR WITHIN AREA ROADWAYS AND STREETS.
5. ANY SIGN LOCATED WITHIN THE NYSDOT R.O.W. SHALL HAVE A BREAK AWAY OR SLIP IMPACT MOUNTING POST, IN ACCORDANCE WITH NYSDOT STANDARD DRAWINGS AND SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
6. DURING THE WINTER SEASON, THERE SHALL NOT BE ANY PLOWING OF SNOW ONTO OR ACROSS NYS RTE. 22, IN ACCORDANCE WITH THE NYS VEHICLE AND TRAFFIC LAW. SNOW PILES SHALL BE CONTAINED WITHIN THE SUBJECT PROPERTY IN THE AREAS SHOWN ON THIS PLAN WHICH ARE LOCATED SO AS NOT TO CREATE A DRAINAGE PROBLEM DURING SNOW MELT.
7. THE PROPOSED ACCESSIBLE PARKING SPACES ARE BASED ON THE TOTAL NUMBER OF CUSTOMER AND SERVICE DEPARTMENT PARKING SPACES AND DO NOT INCLUDE THE VEHICLE DISPLAY AND STORAGE PARKING AREAS.
8. NO OUTDOOR VEHICLE WASHING IS PERMITTED.
9. TO REDUCE NOISE RELATED IMPACTS, NO MORE THAN ONE EXTERIOR VEHICLE LIFT SHALL BE IN OPERATION AT ANY GIVEN TIME.
10. VEHICLE DELIVERY TRUCKS SHALL UNLOAD IN FRONT OF THE SHOWROOM BUILDING; VEHICLE DELIVERY TRUCKS SHALL NOT ENTER THE UPPER PARKING AREAS.
    VEHICLE DELIVERIES SHALL TAKE PLACE BETWEEN 6:00 P.M. AND 7:00 P.M. THE HOURS OF OPERATION HAVE BEEN IDENTIFIED BY THE APPLICANT TO BE:
    SERVICE DEPARTMENT – MONDAY THROUGH FRIDAY 7:30 A.M. TO 6:00 P.M.
    SALES DEPARTMENT – MONDAY THROUGH THURSDAY 9:00 A.M. TO 7:00 P.M., FRIDAY 9:00 A.M. TO 6:00 P.M. AND SATURDAY 9:00 A.M. TO 5:00 P.M.
11. THE EXISTING INTERIOR LOT LINES AND THE EXISTING PROPERTY LINES OF THE ADJOINING PROPERTIES IN CONTRACT SHALL BE MERGED TO FORM ONE OVERALL PROPERTY TO SERVICE THE AUTO DEALERSHIP.
12. ALL RETAINING WALLS IN EXCESS OF FOUR (4) FEET SHALL BE DESIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER, AND INSPECTED AND CERTIFIED FOR PROPER CONSTRUCTION BY THE DESIGN ENGINEER.
13. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE THE BUILDING DEPARTMENT WITH RETAINING WALL DESIGN CALCULATIONS AND CONSTRUCTION DETAILS, PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER, FOR AND ALL WALLS GREATER THAN FOUR (4) FEET IN HEIGHT.
14. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION, THE APPLICANT SHALL PROVIDE THE BUILDING DEPARTMENT WITH A CERTIFICATION BY THE DESIGN PROFESSIONAL STATING THAT THE RETAINING WALL AND ASSOCIATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE APPROVED DESIGN.

## LAYOUT LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER SETBACK LINE
- EXISTING PAVEMENT EDGE OR CURB LINE
- EXISTING FENCE
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING LIGHT STANDARD
- EXISTING UTILITY POLE
- EXISTING ROCK LEDGE
- PROPOSED BUILDING LINE
- PROPOSED BUILDING OVERHANG
- PROPOSED CONCRETE CURB
- PROPOSED N.Y.S.D.O.T. CONCRETE CURB
- PROPOSED MONOLITHIC CURB & SIDEWALK
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED RETAINING WALL & CHAIN LINK FENCE
- PROPOSED RETAINING WALL & DECORATIVE ALUMINUM SAFETY FENCE
- PROPOSED RETAINING WALL & SECURITY CHAIN LINK FENCE
- 18" WIDE WHITE STOP LINE WITH DOUBLE YELLOW LINE
- ARROW MARKING ON PAVEMENT
- PROPOSED SAW CUT LINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED STOCKADE FENCE
- PROPOSED WOODEN GUIDERAIL
- PROPOSED POROUS PAVEMENT
- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- N.Y.S.D.O.T. PAVEMENT
- TOWN STANDARD PAVEMENT
- SLM (SLICE MEDIUM)
- DOUBLE SLM (SLICE MEDIUM)
- BUILDING MOUNTED LIGHT




| No. | Revision | Date | By |
|---|---|---|---|
| 7. | ADDED CORNER LOT & SHOWROOM BUILDING REVS | 04/30/2019 | SMN |
| 8. | PARKING REVISIONS | 09/23/2019 | SMN |
| 9. | GENERAL REVISIONS | 11/26/2019 | SMN |
| 10. | NYSDOT SUBMISSION | 01/24/2020 | AM |
| 11. | PLANNING BOARD APPROVAL | 04/24/2020 | AM |
| 12. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 13. | SITE CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |
| 14. | REVISED PER REF. #1,2 & 3 | 05/09/2022 | DK |

APPLICANT/OWNER:
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ARCHITECT:
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# LAYOUT PLAN

## MERCEDES BENZ OF GOLDENS BRIDGE

NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK • STEPHEN SPINA • 085995 • LICENSED PROFESSIONAL ENGINEER

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| | |
|---|---|
| Drawn: | SS |
| Approved: | AN |
| Scale: | 1" = 30' |
| Date: | 11/30/2017 |
| Project No: | 16124 |
| 16124-SITE | LAYOUT LAY.scr |
| Drawing No: | C–100 |

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APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

*Owner* *Date*
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Planning Administrator* *Date*
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.

## PARKING DATA

**SITE/EXTERIOR PARKING SPACES:**

| | | |
|---|---|---|
| 1. | CUSTOMER PARKING COUNTED AS REQUIRED STRIPED SPACES | 48 |
| 2. | EMPLOYEE PARKING COUNTED AS REQUIRED STRIPED SPACES | 26 |
| 3. | DEALERSHIP STORAGE COUNTED AS REQUIRED STRIPED SPACES | 36 |
| 4. | DEALERSHIP STORAGE SPACES | 109 |
| | **SITE/EXTERIOR TOTAL:** | 219 |

**PARKING SPACES REFERENCED FROM BUILDING DRAWINGS:**

| | | |
|---|---|---|
| 1. | SERVICE BUILDING: CUSTOMER PARKING COUNTED AS REQUIRED STRIPED SPACES | 25 |
| 2. | SHOWROOM BUILDING: CUSTOMER PARKING COUNTED AS REQUIRED STRIPED SPACES | 20 |
| 3. | EMPLOYEE PARKING COUNTED AS REQUIRED STRIPED SPACES | 55 |
| 4. | DEALERSHIP STORAGE SPACES | 135 |
| | **BUILDING TOTAL:** | 235 |

**SUMMARY:**

| | |
|---|---|
| TOTAL PARKING COUNTED AS REQUIRED STRIPED SPACES | 210 |
| TOTAL DEALERSHIP STORAGE SPACES | 244 |
| **OVERALL TOTAL:** | **454** |

| DESIGNATION NUMBER | SIGN | SIZE | DESCRIPTION | MOUNTING TYPE | MOUNTING HEIGHT | REGULATORY | REFLECTORIZED |
|---|---|---|---|---|---|---|---|
| 1 | STOP | 30"X30" | WHITE ON RED | STEEL CHANNEL | 7'–0" | R1–1 | X |
| 2 | RESERVED PARKING VAN ACCESSIBLE | 12"X18" 12"X6" | GREEN & BLUE ON WHITE | STEEL CHANNEL | 7'–0" | R7–8 R7–8A | X |
| 3 | RESERVED PARKING | 12"X18" | GREEN & BLUE ON WHITE | STEEL CHANNEL | 7'–0" | R7–8 | X |
| 4 | NO PARKING FIRE LANE | 12"X18" | RED ON WHITE | STEEL CHANNEL | 7'–0" | P1–1C | X |
| 5 | NO PARKING ANY TIME | 12"X18" | RED ON WHITE | STEEL CHANNEL | 7'–0" | NYP1–2 | X |
| 6 | SLOW NO ALT. PARKING ONGOING SERVICE | 12"X18" | GREEN ON WHITE | STEEL CHANNEL | 7'–0" | NYP1–2 | X |

## EXTERIOR PARKING TABULATION

| DESCRIPTION | | COUNT |
|---|---|---|
| | COUNTED AS REQUIRED STRIPED SPACES | 110 SPACES |
| | EXTERIOR DEALERSHIP STORAGE | 109 SPACES |

1. ACCORDING TO THE ARCHITECTURAL BUILDING DRAWINGS BY SULLIVAN ARCHITECTURE THERE ARE AN ADDITIONAL 100 SPACES COUNTED AS REQUIRED AND 135 DEALERSHIP STORAGE SPACES WITHIN THE BUILDINGS. THEREFORE, THE TOTAL NUMBER OF PARKING COUNTED AS REQUIRED STRIPED SPACES IS 210 AND THE TOTAL NUMBER OF DEALERSHIP STORAGE SPACES IS 244.
2. THE TOTAL NUMBER OF SPACES IS 454.

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE OR CURB LINE
- EXISTING FENCE
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING LIGHT STANDARD
- EXISTING UTILITY POLE
- EXISTING ROCK LEDGE
- PROPOSED BUILDING LINE
- PROPOSED BUILDING OVERHANG
- PROPOSED CONCRETE CURB
- PROPOSED N.Y.S.D.O.T. CONCRETE CURB
- PROPOSED MONOLITHIC CURB & SIDEWALK
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED RETAINING WALL & CHAIN LINK SAFETY FENCE
- 18" WIDE WHITE STOP LINE WITH DOUBLE YELLOW LINE
- ARROW MARKING ON PAVEMENT
- ACCESSIBLE ROUTE
- ACCESSIBLE EXTERIOR DOORWAY
- NON ACCESSIBLE EXTERIOR DOORWAY

| No. | Revision | Date | By |
|---|---|---|---|
| 1. | PLANNING BOARD APPROVAL | 04/24/2020 | AH |
| 2. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 3. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

*Previous Editions Obsolete*

APPLICANT/OWNER:
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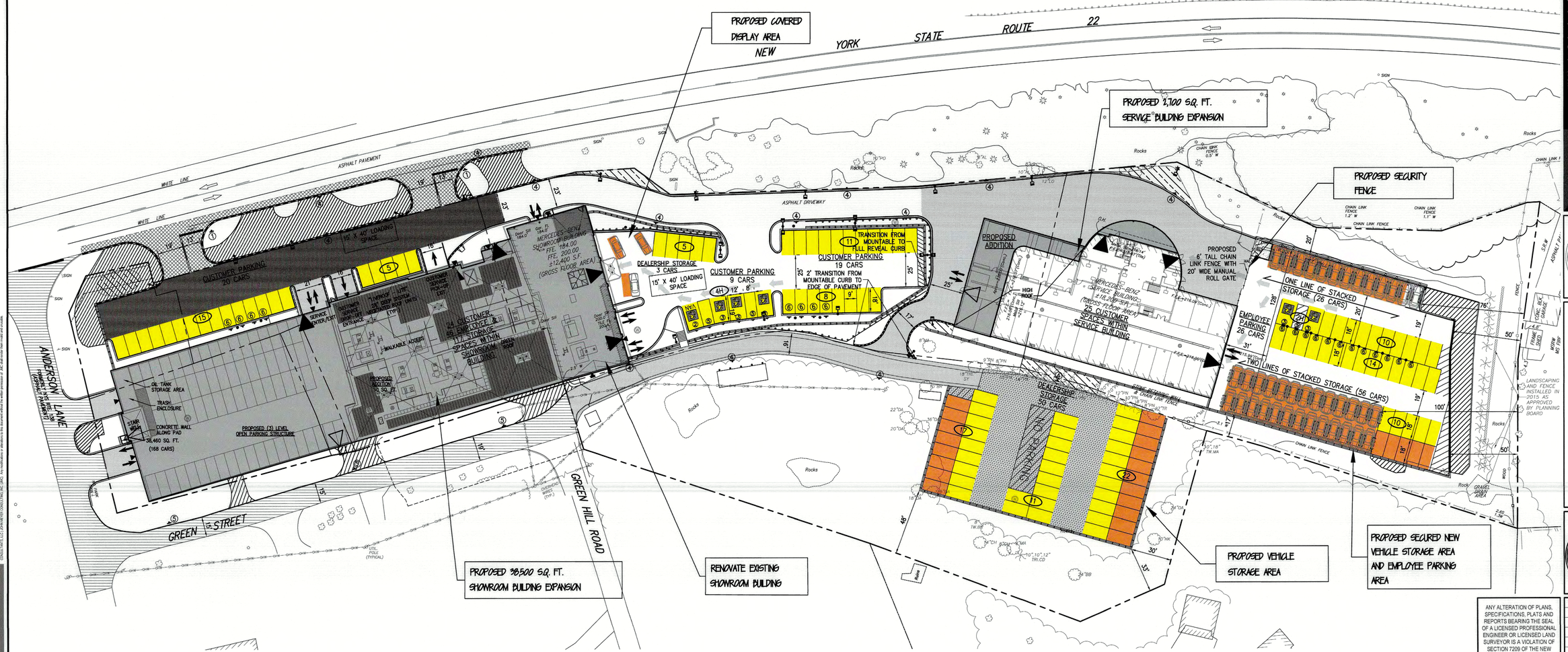
130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601





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# PARKING PLAN SKETCH

MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK · STEPHEN SPINA · 095850 · LICENSED PROFESSIONAL ENGINEER

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| | |
|---|---|
| Drawn: SS | Approved: AN |
| Scale: 1" = 30' | |
| Date: 09/06/2018 | |
| Project No: 16124 | |
| MEDIA-SITE | PARKING PLAN PARKINGPLAN.ACT |
| Drawing No: C–101 | |

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APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

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130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* *Date*
JANET ANDERSEN
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SOUTH SALEM, NY 10590

*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.

## BORING TABLE

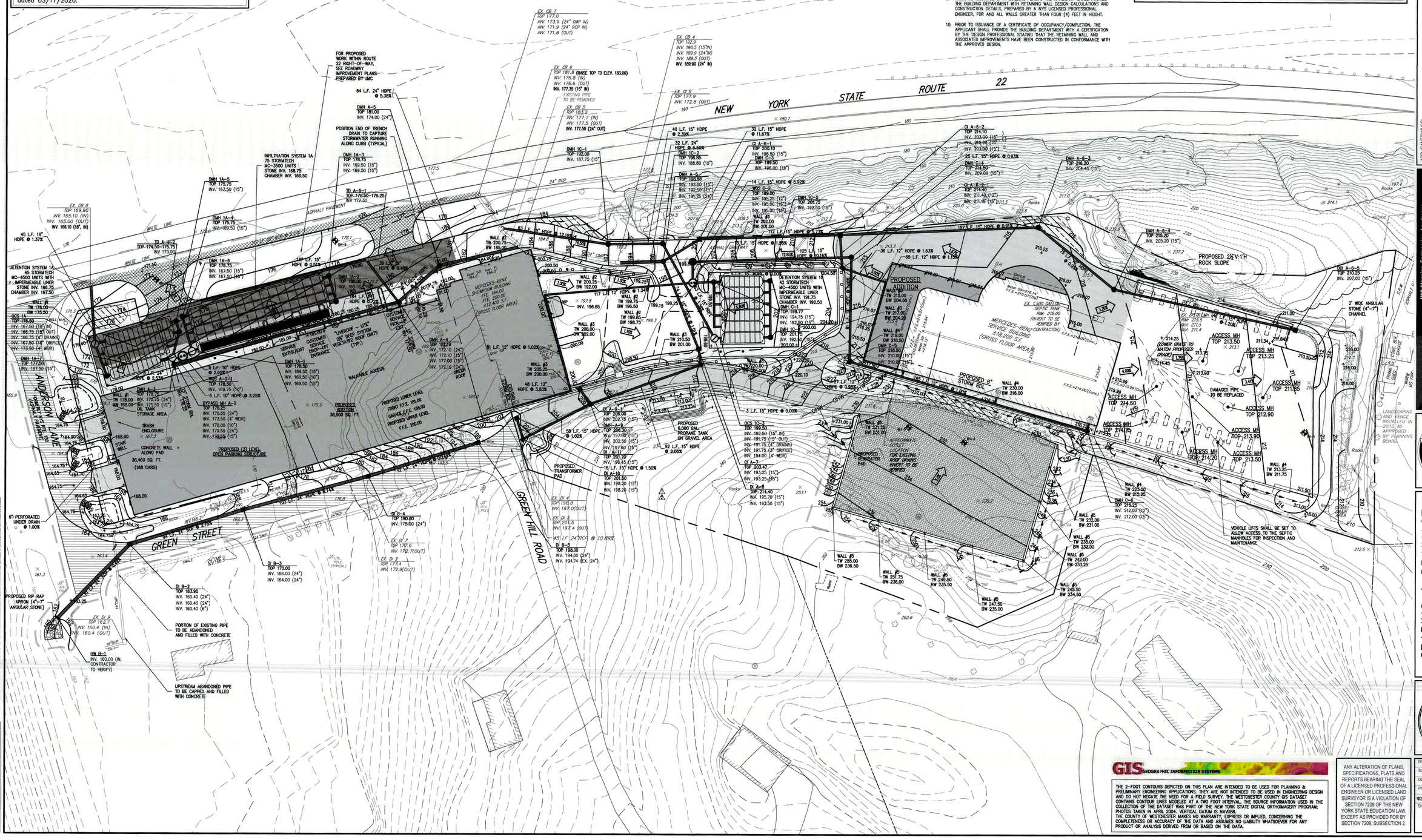
| BORING # | SURFACE ELEVATION | DEPTH TO BEDROCK (FEET) | DEPTH TO GROUNDWATER (FEET) |
|---|---|---|---|
| 1 | 211.8 | NOT ENCOUNTERED | 15 |
| 2 | 211.6 | 5 | NOT ENCOUNTERED |
| 3 | 210.2 | 19 | 10 |
| 4 | 202.1 | 6 | NOT ENCOUNTERED |
| 5 | 197.6 | 20.5 | 8.50 |
| 6 | 199.2 | 2 | NOT ENCOUNTERED |
| 7 | 189.0 | 4 | NOT ENCOUNTERED |
| 7b | 189.1 | 3 | NOT ENCOUNTERED |
| 8 | 179.8 | 9.5 | 8.50 |
| 9 | 180.3 | 3 | NOT ENCOUNTERED |
| 10 | 195.0 | 13 | NOT ENCOUNTERED |
| 11 | 175.5 | 11 | NOT ENCOUNTERED |
| 12 | 175.4 | 22 | 10.50 |
| 13 | 176.0 | 16.5 | 15 |
| 14 | 173.0 | NOT ENCOUNTERED | 10 |

## NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 8/17/2017, REVISED 05/01/2019.
2. THE LOCATION OF THE EXISTING SUBSURFACE SEPTIC UTILITY INFORMATION WAS TAKEN FROM AS BUILTS ON DRAWING SI–5 "SEWAGE PROPOSAL AND WATER SUPPLY", LAST REVISED 08/21/1983 AS ACCEPTED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH ON 09/27/1983.
3. ALL EXISTING STRUCTURES TO REMAIN SHALL HAVE THEIR TOPS AND GRATES ADJUSTED TO PROPOSED FINISHED GRADE.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL ROOF DRAIN LEADERS AND FOUNDATION DRAINS FOR CONNECTION INTO THE NEW STORMWATER MANAGEMENT SYSTEM.
5. AS REQUIRED BY THE TOWN ENGINEER, THE DESIGN ENGINEER SHALL CERTIFY PROPER INSTALLATION AND OPERATION OF THE STORMWATER SYSTEMS. THE TOWN OF LEWISBORO ENGINEER SHALL INSPECT ALL WORK ASSOCIATED WITH THE PROPOSED DRAINAGE SYSTEM AND DETERMINE THE SYSTEM SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIX, REPAIR OR REPLACE ANY AND ALL ITEMS NECESSARY IN THE EVENT IT IS DETERMINED BY THE TOWN ENGINEER THAT THE DRAINAGE SYSTEM IS NOT COMPLETED PER TOWN STANDARDS.
6. THE BORING LOCATIONS, DESIGNATIONS AND INFORMATION SHOWN ON THIS PLAN WERE TAKEN FROM THE "GEOTECHNICAL REPORT" DATED JULY 2011, PREPARED BY MCLAREN ENGINEERING GROUP. ADDITIONAL BORING LOCATIONS, DESIGNATIONS AND INFORMATION SHOWN ON THIS PLAN WERE TAKEN FROM THE "BORING LOCATION PLAN" DATED NOVEMBER 27, 2018, PREPARED BY CARLIN–SIMPSON AND ASSOCIATES.
7. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F–2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D–3212.
8. THIS PROJECT DRAINS TO THE MUSCOOT RESERVOIR, WHICH IS PART OF THE NYCDEP WATERSHED, THEREFORE ALL RULES AND REGULATIONS OF NYCDEP MUST BE MET.
9. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE THE BUILDING DEPARTMENT WITH RETAINING WALL DESIGN CALCULATIONS AND CONSTRUCTION DETAILS, PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER, FOR AND ALL WALLS GREATER THAN FOUR (4) FEET IN HEIGHT.
10. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION, THE APPLICANT SHALL PROVIDE THE BUILDING DEPARTMENT WITH A CERTIFICATION BY THE DESIGN PROFESSIONAL STATING THAT THE RETAINING WALL AND ASSOCIATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE APPROVED DESIGN.

## LEGEND

EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING BUILDING LINE
EXISTING PAVEMENT EDGE
EXISTING CURB LINE
EXISTING CONTOUR
EXISTING INDEX CONTOUR
EXISTING STONE WALL
EXISTING RETAINING WALL
EXISTING FENCE
EXISTING DRAIN INLET
EXISTING MANHOLE
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING SIGN
PROPOSED BUILDING LINE
PROPOSED CONCRETE CURB
PROPOSED CONCRETE SIDEWALK
PROPOSED SNOW STORAGE
PROPOSED FINISHED GRADE
PROPOSED SPOT GRADE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED STORM DRAIN MANHOLE
PROPOSED TYPE CI DRAIN INLET
PROPOSED TYPE DI DRAIN INLET
PROPOSED TRENCH DRAIN
PROPOSED HEADWALL
PROPOSED WATER QUALITY STRUCTURE
PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
PROPOSED CLEANOUT
PROPOSED RETAINING WALL (DESIGN BY OTHERS)
BORING LOCATION AND DESIGNATION
PROPOSED GRASS SWALE
PROPOSED RIP–RAP
EXISTING FEATURE TO BE REMOVED
PROPOSED LIMIT OF DISTURBANCE




| No. | Revision | Date | By |
|---|---|---|---|
| 5. | REVISED PER TOWN COMMENTS | 11/26/2018 | SMH |
| 6. | REVISED PER TOWN COMMENTS | 12/26/2018 | TC |
| 7. | ADDED CORNER LOT & SHOWROOM BUILDING REVS | 04/30/2019 | SMH |
| 8. | GENERAL REVISIONS | 11/26/2019 | SMH |
| 9. | NYSDOT SUBMISSION | 01/31/2020 | AH |
| 10. | PLANNING BOARD APPROVAL | 04/24/2020 | AH |
| 11. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 12. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

APPLICANT/OWNER:
CELEBRITY AUTO OF WESTCHESTER, LLC
130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601


JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
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# GRADING & DRAINAGE PLAN

MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

GIS GEOGRAPHIC INFORMATION SYSTEMS

THE 2–FOOT CONTOURS DEPICTED ON THIS PLAN ARE INTENDED TO BE USED FOR PLANNING & PRELIMINARY ENGINEERING APPLICATIONS. THEY ARE NOT INTENDED TO BE USED IN ENGINEERING DESIGN AND DO NOT NEGATE THE NEED FOR A FIELD SURVEY. THE WESTCHESTER COUNTY GIS DATASET CONTAINS CONTOUR LINES MODELED AT A TWO FOOT INTERVAL. THE SOURCE INFORMATION USED IN THE COLLECTION OF THE DATASET WAS PART OF THE NEW YORK STATE DIGITAL ORTHOIMAGERY PROGRAM; PHOTOS TAKEN IN APRIL 2004. VERTICAL DATUM IS NAVD88.
THE COUNTY OF WESTCHESTER MAKES NO WARRANTY, EXPRESS OR IMPLIED, CONCERNING THE COMPLETENESS OR ACCURACY OF THE DATA AND ASSUMES NO LIABILITY WHATSOEVER FOR ANY PRODUCT OR ANALYSIS DERIVED FROM OR BASED ON THE DATA.


ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.


| | |
|---|---|
| Drawn: SS | Approved: AN |
| Scale: 1" = 30' | |
| Date: 11/30/2017 | |
| Project No: 16124 | |
| 16124–GRAD–XTR | GRAD DRAIN GRAD–DRAIN.dwg |
| Drawing No: C–200 | |


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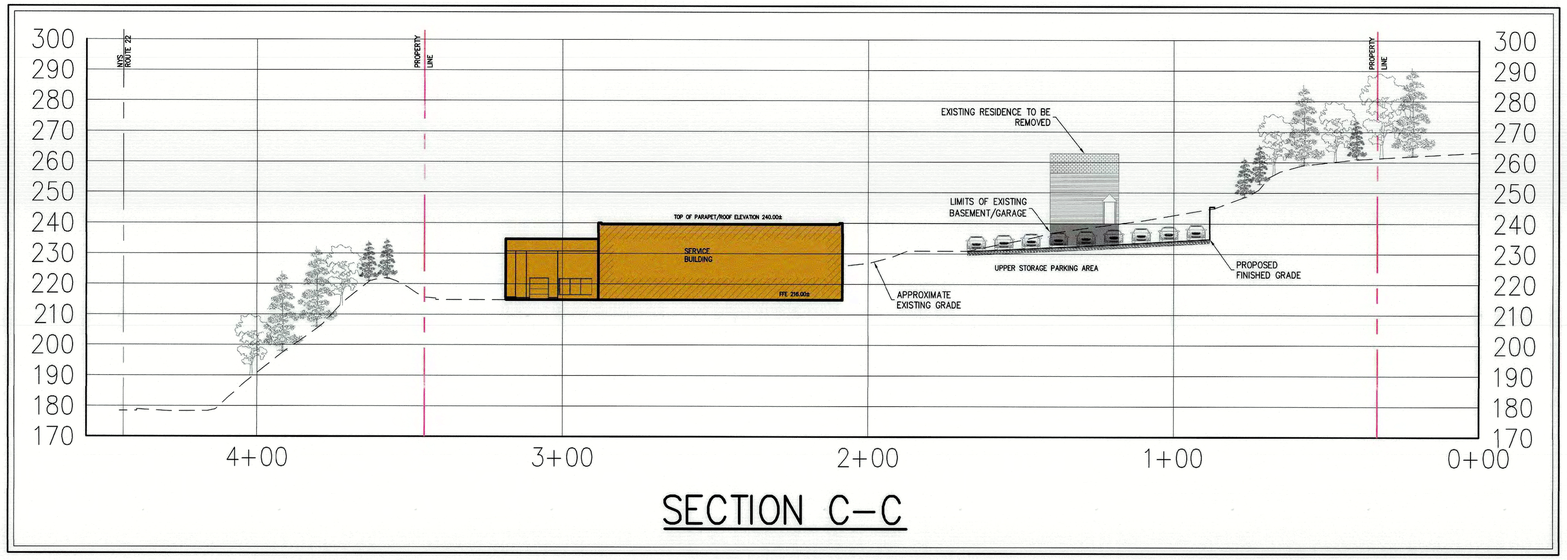



# SECTION C–C

SCALE:
1" = 20' H
1" = 20" V

**NOTES:**

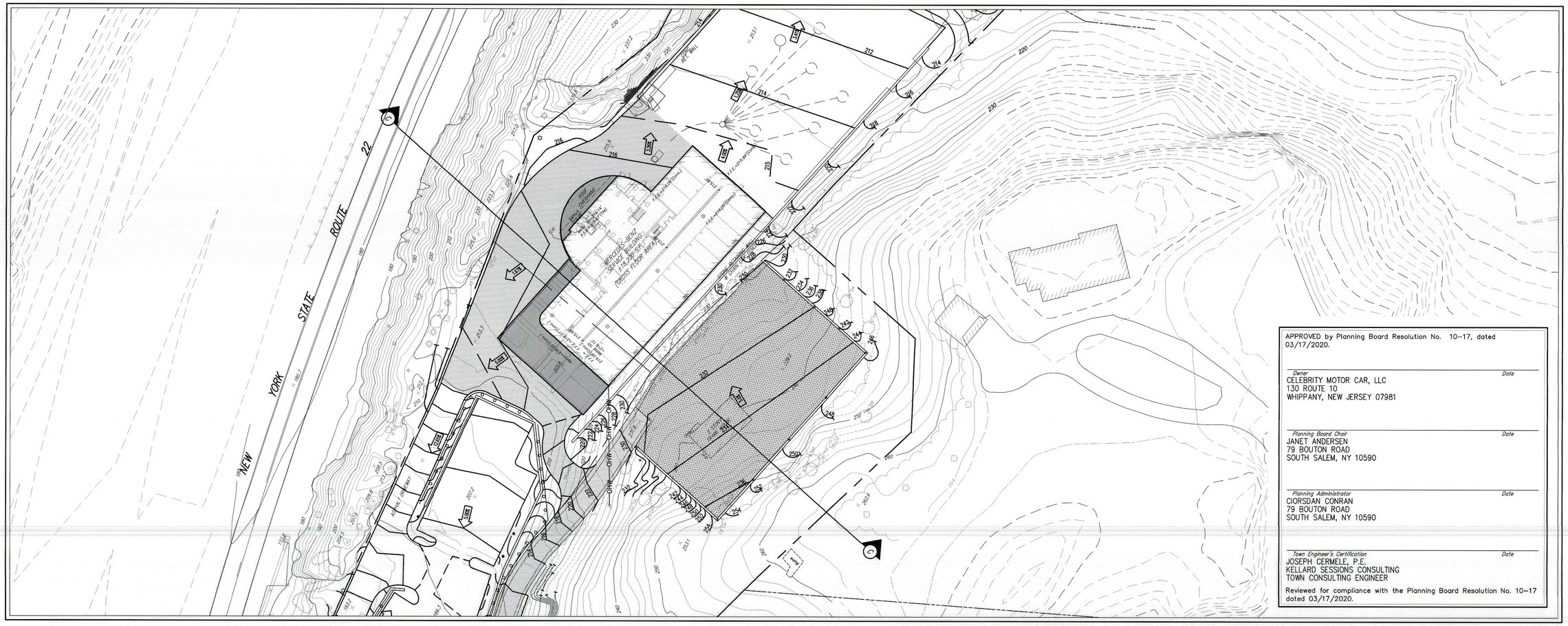
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 8/17/2017, REVISED 04/26/2018.
2. THIS PLAN IS PROVIDED FOR CROSS SECTION REFERENCE. REFER TO SITE SECTIONS DRAWINGS PREPARED BY SULLIVAN ARCHITECTURE.

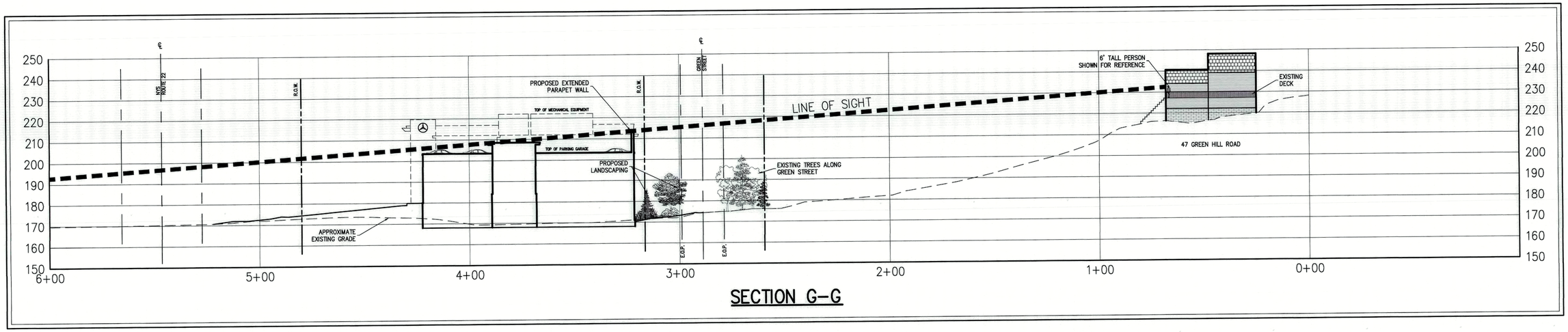
| No. | Revision | Date | By |
|---|---|---|---|
| 1. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 2. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

*Previous Editions Obsolete*

APPLICANT/OWNER:
CELEBRITY AUTO OF WESTCHESTER, LLC
130 ROUTE 10
WHIPPANY, NJ 07981

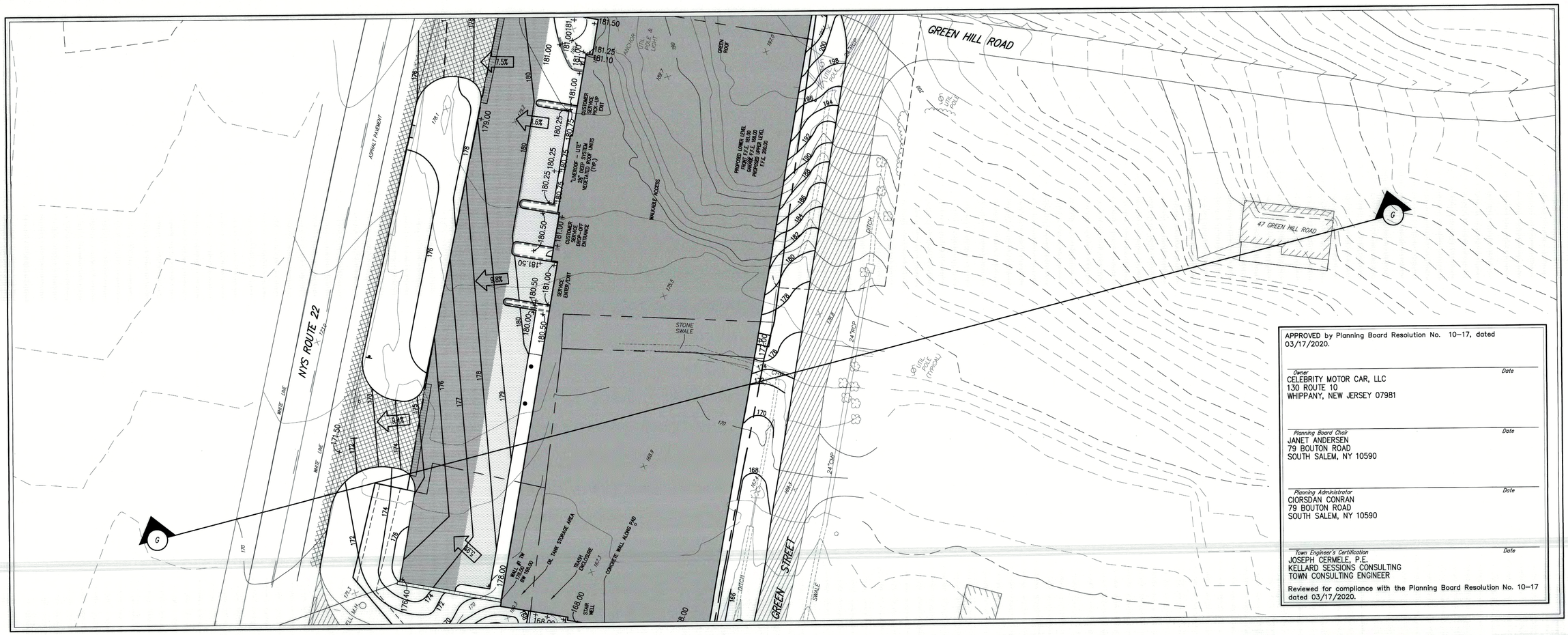
ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601


NEW YORK STATE ROUTE 22
RETAINING WALL
MERCEDES-BENZ SERVICE BUILDING
FFE 216.00±
(GROSS FLOOR AREA)
ROAD DRIVEWAY
ASPHALT DRIVEWAY
CONCRETE SIDEWALK
CONCRETE CURB
CHAIN LINK FENCE
WOOD FENCE
WOOD GUIDE RAIL
WOOD RETAINING WALL
TRANSFORMER
LIGHT POLE
SIGN
CATCH BASIN
DRAINAGE INLET
DRAINAGE MANHOLE
SANITARY MANHOLE
WATER VALVE
WATER MANHOLE
GAS VALVE
GAS MANHOLE
TELEPHONE MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
ELECTRIC MANHOLE
TREE
SHRUB
BENCHMARK
SPOT ELEVATION
TOP OF CURB ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
FLOW DIRECTION
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING TREE LINE
EXISTING WOODS
EXISTING WETLAND
EXISTING WETLAND BUFFER
EXISTING WATER
EXISTING ELECTRIC
EXISTING TELEPHONE
EXISTING GAS
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING WATER MAIN
EXISTING GAS MAIN
EXISTING ELECTRIC
EXISTING TELEPHONE
EXISTING FENCE
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING CONCRETE CURB
EXISTING CONCRETE SIDEWALK
EXISTING ASPHALT DRIVEWAY
EXISTING ROAD DRIVEWAY
EXISTING RETAINING WALL
EXISTING WOOD GUIDE RAIL
EXISTING WOOD RETAINING WALL
EXISTING TRANSFORMER
EXISTING LIGHT POLE
EXISTING SIGN
EXISTING CATCH BASIN
EXISTING DRAINAGE INLET
EXISTING DRAINAGE MANHOLE
EXISTING SANITARY MANHOLE
EXISTING WATER VALVE
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING GAS MANHOLE
EXISTING TELEPHONE MANHOLE
EXISTING ELECTRIC MANHOLE
EXISTING TREE
EXISTING SHRUB
EXISTING BENCHMARK
EXISTING SPOT ELEVATION
EXISTING TOP OF CURB ELEVATION
EXISTING TOP OF WALL ELEVATION
EXISTING BOTTOM OF WALL ELEVATION
EXISTING




## SECTION G–G

SCALE:
1" = 20' H
1" = 20" V




APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

Owner — Date
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

Planning Board Chair — Date
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

Planning Administrator — Date
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

Town Engineer's Certification — Date
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.

SCALE:
1" = 20'

GIS GEOGRAPHIC INFORMATION SYSTEMS

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| | | | |
|---|---|---|---|
| Drawn: | SS | Approved: | AN |
| Scale: | AS SHOWN | | |
| Date: | 09/25/2019 | | |
| Project No: | 16124 | | |
| 16124–GH40–GTA | C–211 | SECTION G–G.dwg | |
| Drawing No: | C–211 | | |

| No. | Revision | Date | By |
|---|---|---|---|
| 1. | GENERAL REVISIONS | 11/26/2019 | SMN |
| 2. | PLANNING BOARD APPROVAL | 04/24/2020 | AH |
| 3. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 4. | 95% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

Previous Editions Obsolete

APPLICANT/OWNER:
CELEBRITY AUTO OF WESTCHESTER, LLC
130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601

# SITE SECTIONS

MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK · STEPHEN SPINA · 089983 · LICENSED PROFESSIONAL ENGINEER

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
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120 BEDFORD ROAD • ARMONK, NY 10504
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SOUTH SALEM, NY 10590

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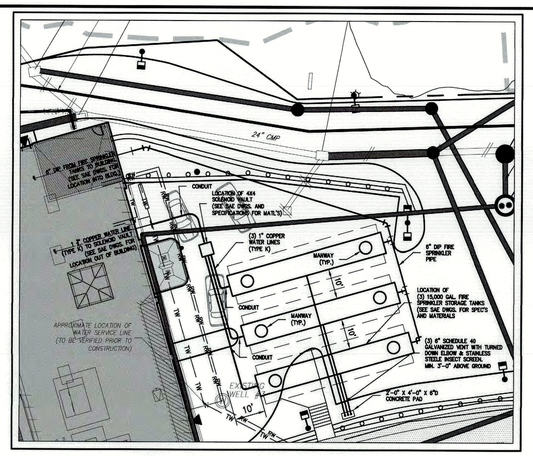
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10-17 dated 03/17/2020.




FIRE TANK ENLARGEMENT
1"=20'

## NOTES:

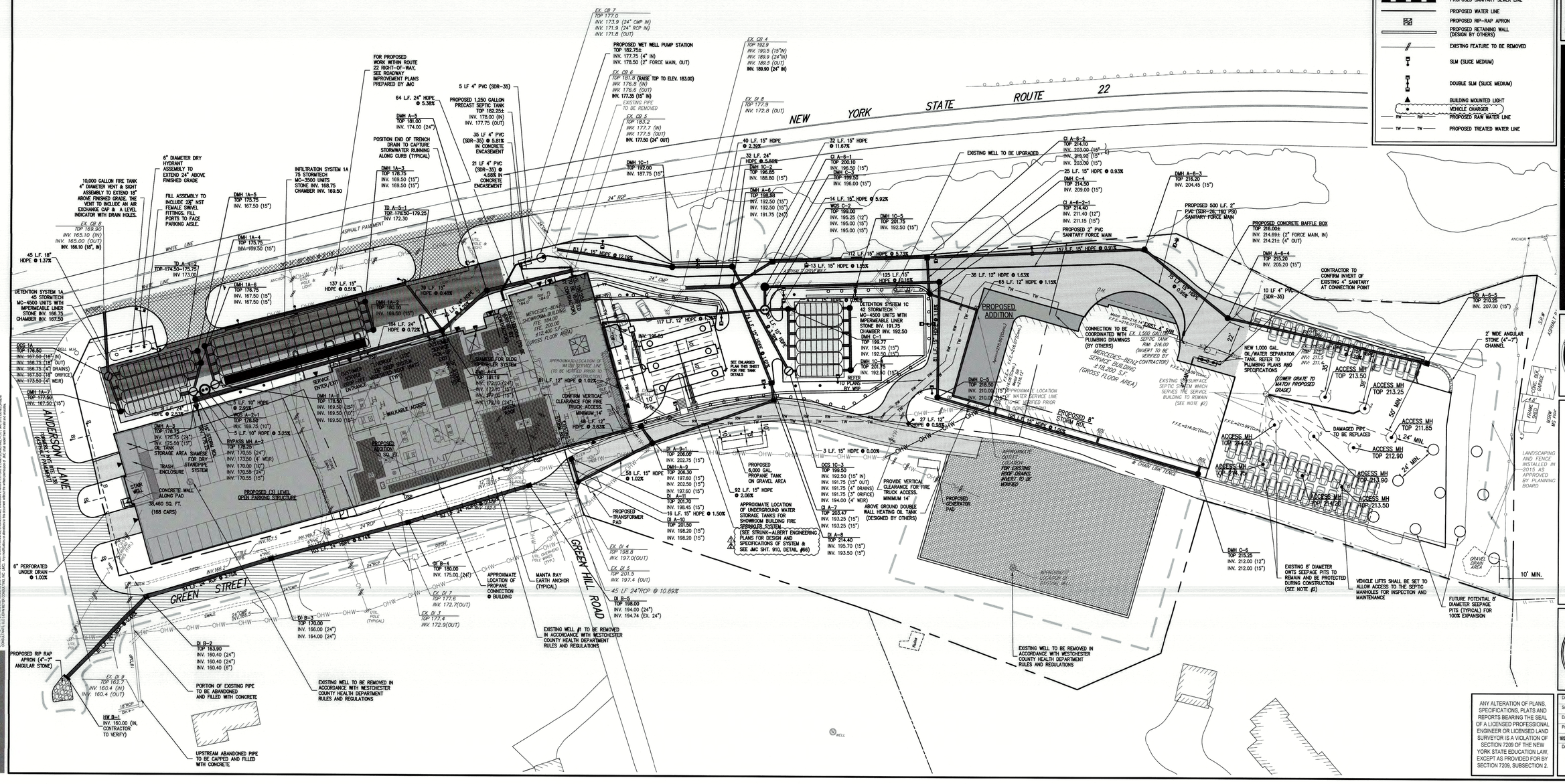
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 8/17/2017, REVISED 05/01/2019.
2. THE LOCATION OF THE EXISTING SUBSURFACE SEPTIC UTILITY INFORMATION WAS TAKEN FROM AS BUILTS ON DRAWING SI-5 "SEWAGE PROPOSAL AND WATER SUPPLY", LAST REVISED 08/31/1983 AS ACCEPTED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH ON 09/27/1983.
3. ALL EXISTING STRUCTURES TO REMAIN SHALL HAVE THEIR TOPS AND GRATES ADJUSTED TO PROPOSED FINISHED GRADE.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL ROOF DRAIN LEADERS AND FOUNDATION DRAINS FOR CONNECTION INTO THE NEW STORMWATER MANAGEMENT SYSTEM.
5. AS REQUIRED BY THE TOWN ENGINEER, THE DESIGN ENGINEER SHALL CERTIFY PROPER INSTALLATION AND OPERATION OF THE STORMWATER SYSTEMS. THE TOWN OF LEWISBORO ENGINEER SHALL INSPECT ALL WORK ASSOCIATED WITH THE PROPOSED DRAINAGE SYSTEM AND DETERMINE THE SYSTEM SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIX, REPAIR OR REPLACE ANY AND ALL ITEMS NECESSARY IN THE EVENT IT IS DETERMINED BY THE TOWN ENGINEER THAT THE DRAINAGE SYSTEM IS NOT COMPLETED PER TOWN STANDARDS.
6. ALL SANITARY SEWER AND WATER UTILITIES MUST BE REMOVED AND/OR ABANDONED IN ACCORDANCE WITH WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS.
7. THE MAINTENANCE OF THE UNDERGROUND WATER STORAGE TANK SHALL BE THE RESPONSIBILITY OF THE APPLICANT. YEARLY INSPECTIONS/TESTING OF THE TANK SHALL BE CONDUCTED BY THE APPLICANT, PROOF OF INSPECTION/TESTING SHALL BE SUBMITTED TO THE PLANNING BOARD SECRETARY.
8. ALL PROPOSED STORMWATER INFRASTRUCTURE SHALL BE MAINTAINED BY THE APPLICANT IN ACCORDANCE WITH THE MAINTENANCE PROCEDURES SPECIFIED ON THE SITE DEVELOPMENT PLANS AND WITHIN THE SWPPP.
9. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
10. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
11. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER FORCE MAINS SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (PVCPP), SDR-26, 160 PSI, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-2241.
12. UNLESS OTHERWISE SPECIFICED, PIPE FOR WATER LINES SHALL BE HIGH DENSITY POLYEHTYLENE PIPE (HDPE), SDR-9 WITH BARD JOINTS IN ACCORDANCE WITH AWWA C-901.
13. 6" DIAMETER FIRE SPRINKLER PIPE TO BE DUCTILE IRON CLASS 52. PROVIDE CEMENT LINED PIPE.
14. ELECTRIC AND TELEPHONE LINES, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
15. THERE SHALL BE NO TREES WITHIN 10 FEET OF THE OWTS.

THERE ARE NO WELLS WITHIN 200' OF OWTS UNLESS OTHERWISE SHOWN ON PLAN.PS

16. THERE ARE NO OWTS WITHIN 200' OF A WELL UNLESS OTHERWISE SHOWN ON PLAN.
17. THE EXISTING OWTS AREA SHALL BE ISOLATED AND PROTECTED AGAINST DAMAGE BY EROSION, STORAGE OF EARTH OR MATERIALS, DISPLACEMENT, COMPACTION OR OTHER ADVERSE PHYSICAL CHANGE IN THE CHARACTERISTICS OF THE SOIL OR IN THE DRAINAGE OF THE AREA.
18. IF FOR ANY REASON THE APPROVED CONSTRUCTION PLAN CANNOT BE FOLLOWED, A REVISED PLAN MUST BE PREPARED, SUBMITTED AND APPROVED BY WCDH.
19. THE DESIGN PROFESSIONAL SHALL SUPERVISE THE CONSTRUCTION OF THE OWTS AND MAKE AN OPEN WORKS INSPECTION.
20. WITHIN 24-HOURS OF THE COMPLETION OF THE OWTS, THE DESIGN PROFESSIONAL MUST NOTIFY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCDH) THAT THE OWTS IS READY FOR INSPECTION BY SUBMITTING A COMPLETED REQUEST FOR AN OPEN WORKS INSPECTION ON THE APPROPRIATE FOR TO WCDH.
21. THE INSTALLATION OF THE OWTS SHALL BE IN ACCORDANCE WITH THE RULES AN REGULATIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL SUBSURFACE SEWAGE TREAMENT SYSTEMS AND DRILLED WELLS IN WESTCHESTER COUNTY, NY.
22. ALL PIPES CONNECTING TO TANK AND BOXES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE BOX.
23. THE PROPOSED OWTS SHALL BE INSTALLED BY A WESTCHESTER COUNTY LICENSED SEPTIC CONTRACTOR.
24. PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1-800-962-7962.
25. THE WESTCHESTER COUNTY HEALTH DEPARTMENT APPROVAL EXPIRES ONE YEAR FROM THE DATE ON THE APPROVAL STAMP AND IS REQUIRED TO BE RENEWED ON OR BEFORE THE EXPIRATION DATE. THE APPROVAL IS REVOCABLE FOR CAUSE OR MAY BE AMENDED OR MODIFIED WHEN CONSIDERED NECESSARY BY THE DEPARTMENT.
26. THERE ARE NO RESERVOIRS, RESERVOIR STEMS OR CONTROLLED LAKE WITHIN 500 FEET OF THE PROPOSED OWTS UNLESS OTHERWISE SHOWN ON PLAN.
27. THERE ARE NO NYSDEC WETLANDS OR WATERCOURSES WITHIN 200 FEET OF THE PROPOSED OWTS UNLESS OTHERWISE SHOWN ON PLAN.
28. NYCDEP MUST BE CONTACTED AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION OF THE OWTS SO THAT THE NYCDEP MAY INSPECT AND MONITOR THE INSTALLATION.
29. INTERNAL OIL-WATER SEPARATORS WILL BE INSTALLED IN EACH BUILDING AND WILL FLOW INTO THE SANITARY SEWER. OIL-WATER SEPARATORS WILL BE SHOWN ON THE ARCHITECTURAL BUILDING DRAWINGS.
30. THE EXTERIOR ABOVE GROUND DOUBLE WALL HEATING OIL STORAGE TANKS SHOWN ON THE PLAN SHALL BE SIZED AND DESIGNED BY THE BUILDING MEP ENGINEER.

## LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- 172 — EXISTING CONTOUR
- 170 — EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- X — X — EXISTING FENCE
- 36" RCP — EXISTING STORM DRAIN LINE AND SIZE
- 8" SAN — EXISTING SANITARY LINE AND SIZE
- W — W — W — EXISTING WATER LINE
- OHW — OHW — EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- MH — PROPOSED STORM DRAIN MANHOLE
- CI — PROPOSED TYPE CI DRAIN INLET
- DI — PROPOSED TYPE DI DRAIN INLET
- PROPOSED TRENCH DRAIN
- PROPOSED HEADWALL
- WQS — PROPOSED WATER QUALITY STRUCTURE
- OCS — PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED RIP-RAP APRON
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- EXISTING FEATURE TO BE REMOVED
- SLM — SLM (SLICE MEDIUM)
- DOUBLE SLM (SLICE MEDIUM)
- BUILDING MOUNTED LIGHT
- VEHICLE CHARGER
- RW — RW — PROPOSED RAW WATER LINE
- TW — TW — PROPOSED TREATED WATER LINE




| No. | Revision | Date | By |
|---|---|---|---|
| 6. | ADDED CORNER LOT & SHOWROOM BUILDING REVS | 04/30/2019 | SMN |
| 7. | GENERAL REVISIONS | 11/26/2019 | AH |
| 8. | NYSDOT SUBMISSION | 01/31/2020 | SMN |
| 9. | PLANNING BOARD APPROVAL | 04/24/2020 | AH |
| 10. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 11. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |
| 12. | REVISED PER RFI #1,2 & 3 | 05/09/2022 | DK |
| 13. | REVISED FIRE SPRINKLER TANKS | 07/25/2022 | DK |

APPLICANT/OWNER:
CELEBRITY AUTO OF WESTCHESTER, LLC
130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601


JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
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voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com


# UTILITIES PLAN

MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK · STEPHEN SPINA · 085995 · LICENSED PROFESSIONAL ENGINEER

| | |
|---|---|
| Drawn: SS | Approved: AN |
| Scale: 1" = 30' | |
| Date: 11/30/2017 | |
| Project No: 16124 | |
| 16124-ZONE-UTIL | UTIL | UTIL.DWG |
| Drawing No: C-300 | |

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APPROVED by Planning Board Resolution No. 10-17, dated 03/17/2020.

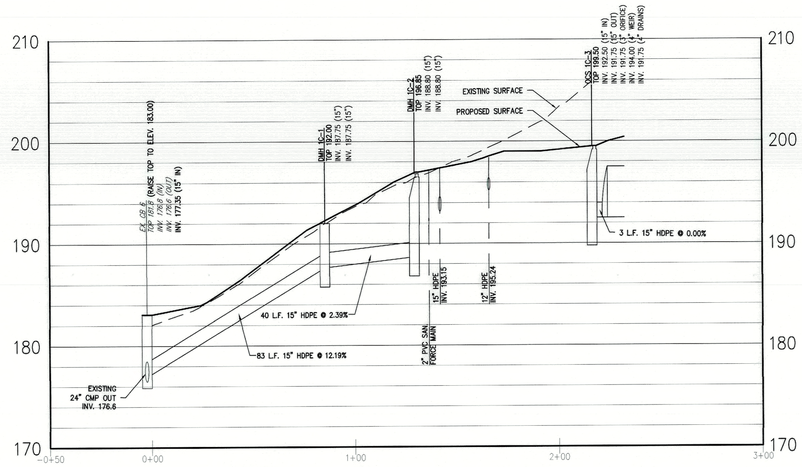
*Owner* *Date*
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

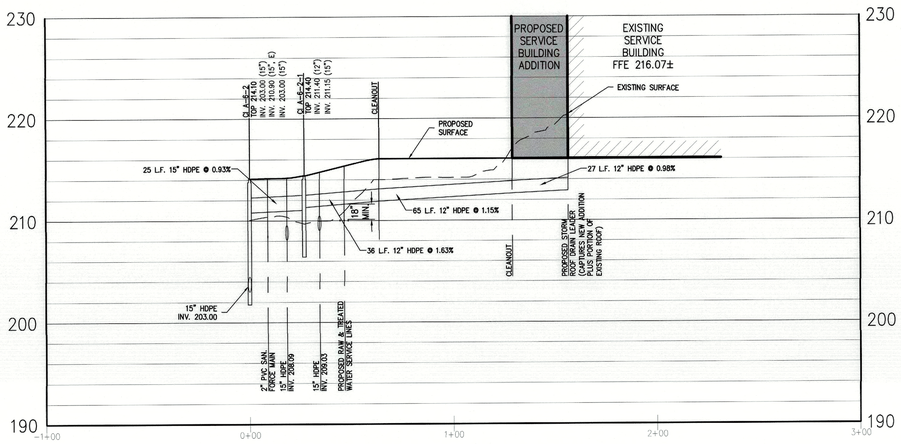
*Planning Administrator* *Date*
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

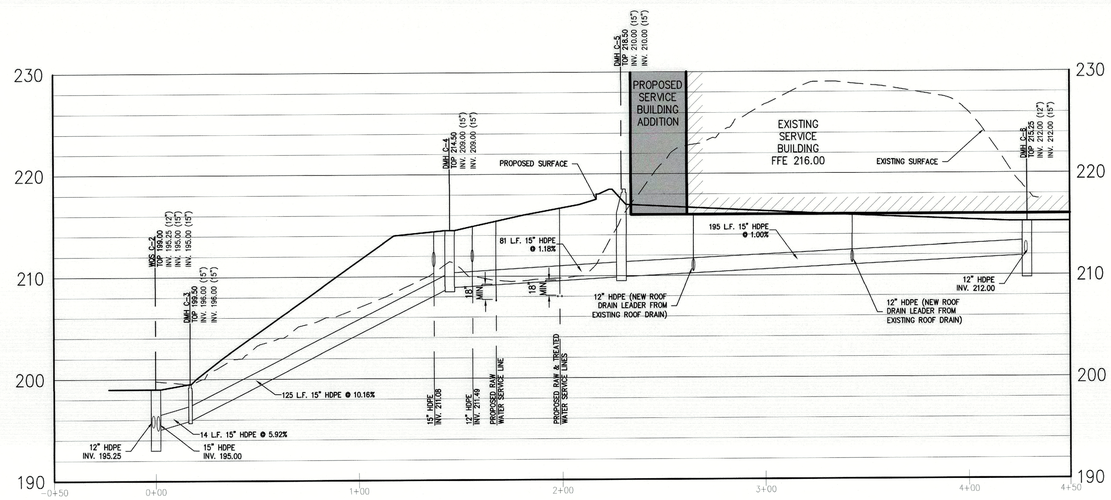
Reviewed for compliance with the Planning Board Resolution No. 10-17 dated 03/17/2020.



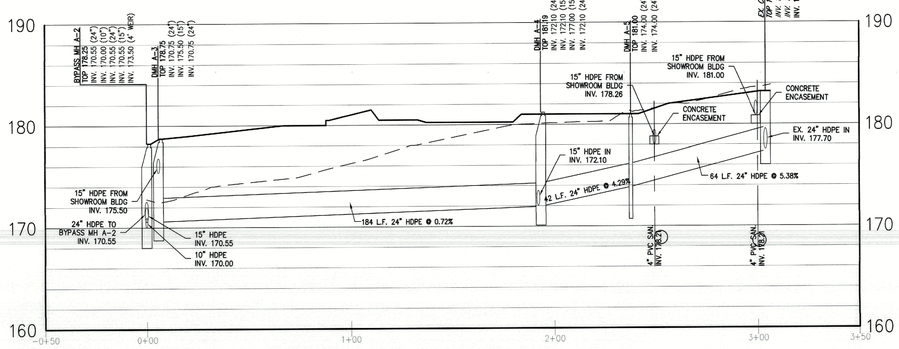

## EXISTING CB-6 TO OCS 1C-3



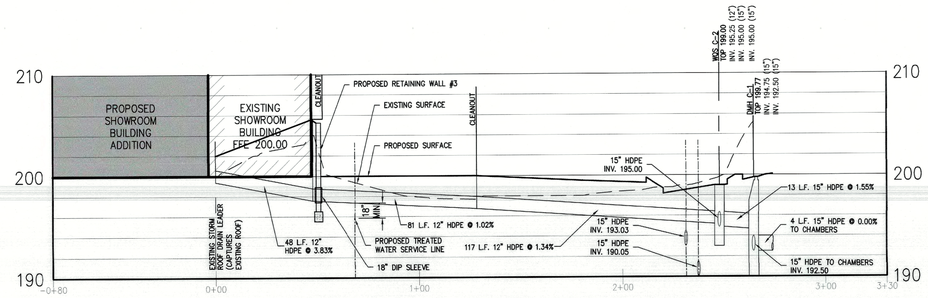

## CI A-6-2 TO SERVICE BUILDING




## WQS C-2 TO SERVICE BLDG




## BYPASS MH A-2 TO EX. CB 5




## SHOWROOM BLDG TO DMH C-1

| No. | Revision | Date | By |
|---|---|---|---|
| 1. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 2. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

*Previous Editions Obsolete*

APPLICANT/OWNER:
CELEBRITY AUTO OF WESTCHESTER, LLC
130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601


JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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John Meyer Consulting, Inc.
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# STORM PROFILES

MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK • STEPHEN SPINK • 085983 • LICENSED PROFESSIONAL ENGINEER

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Drawn: SS Approved: AN
Scale: 1" = 30'
Date: 04/24/2020
Project No: 16124
16124-SPAD-UTILSTORM PROFILE (A) UTIL.scr
Drawing No:
C-310

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APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

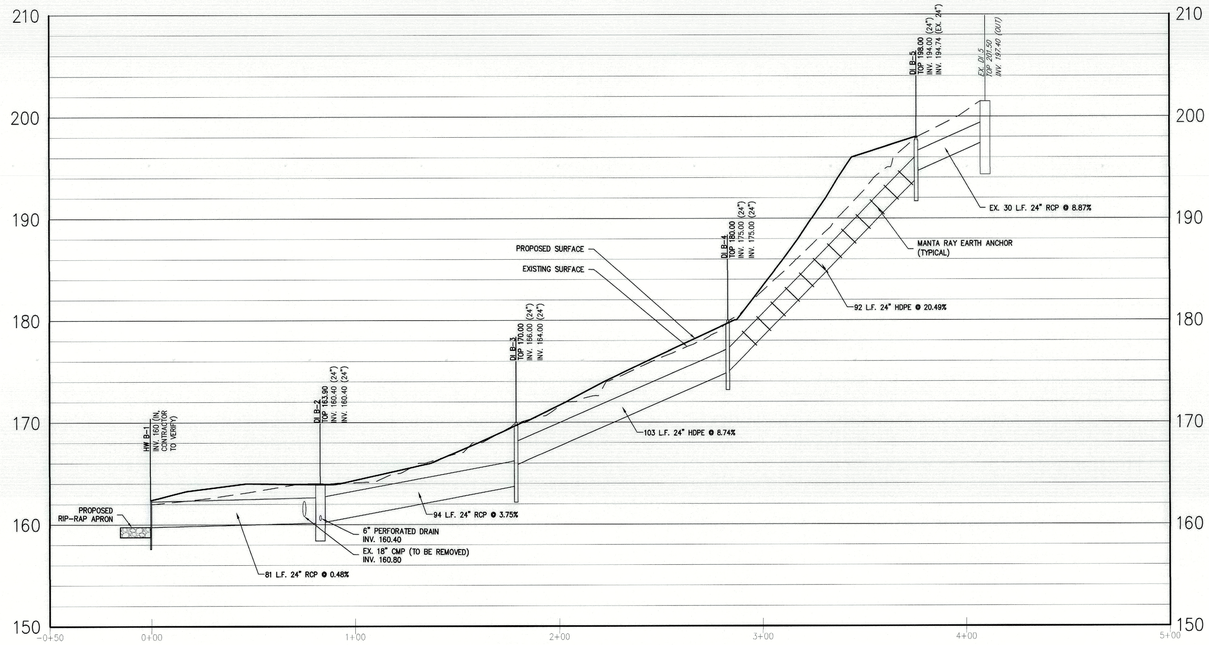
*Owner* *Date*
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

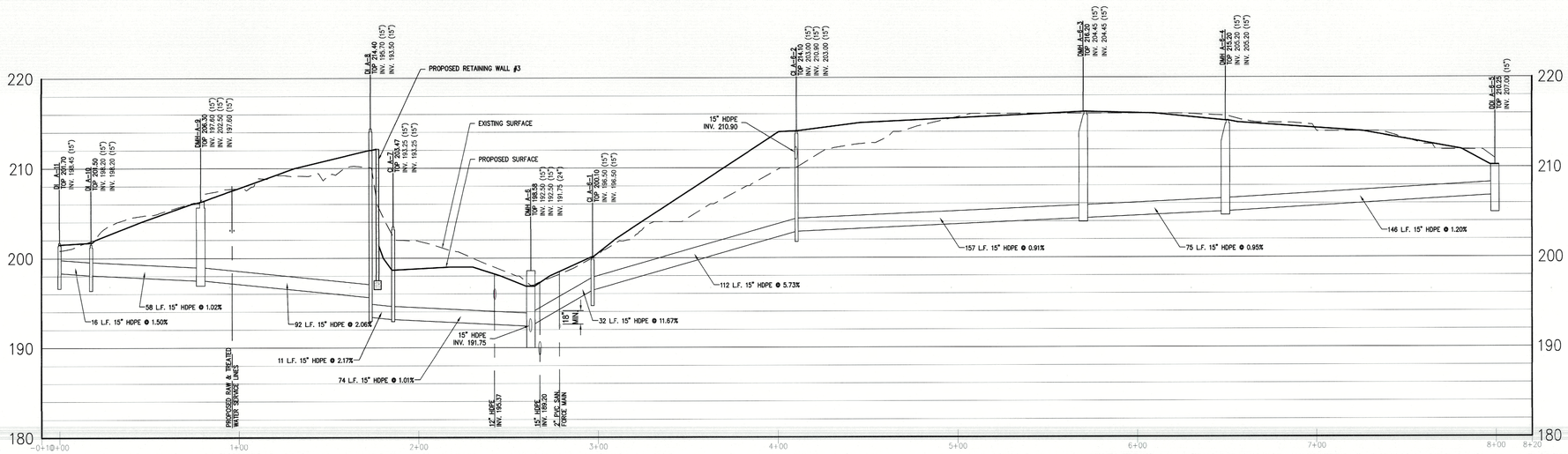
*Planning Administrator* *Date*
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.




## HW B-1 TO EX DI 5




## DI A-11 TO DDI A-6-5

| No. | Revision | Date | By |
|---|---|---|---|
| 1. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 2. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

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APPLICANT/OWNER:
CELEBRITY AUTO OF WESTCHESTER, LLC
130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601


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STORM PROFILES
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| | |
|---|---|
| Drawn: SS | Approved: AN |
| Scale: 1" = 30' | |
| Date: 04/24/2020 | |
| Project No: 16124 | |
| 16124-09A0-01&STORM PROFILE (B) UTIL.scr | |
| Drawing No: C–311 | |

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CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Planning Administrator* *Date*
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10-17 dated 03/17/2020.

***NOTES:***

1. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
2. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER FORCE MAINS SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (PVCPP), SDR-26, 160 PSI, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-2241.

| No. | Revision | Date | By |
|---|---|---|---|
| 1. | WCDH SUBMISSION | 06/26/2018 | SMN |
| 2. | TOWN PLANNING BOARD SUBMISSION | 09/06/2018 | SMN |
| 3. | REVISED PER TOWN COMMENTS | 11/29/2018 | MT |
| 4. | REVISED PER TOWN COMMENTS | 12/26/2018 | TC |
| 5. | PLANNING BOARD APPROVAL | 04/24/2020 | AH |
| 6. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 7. | SWR CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

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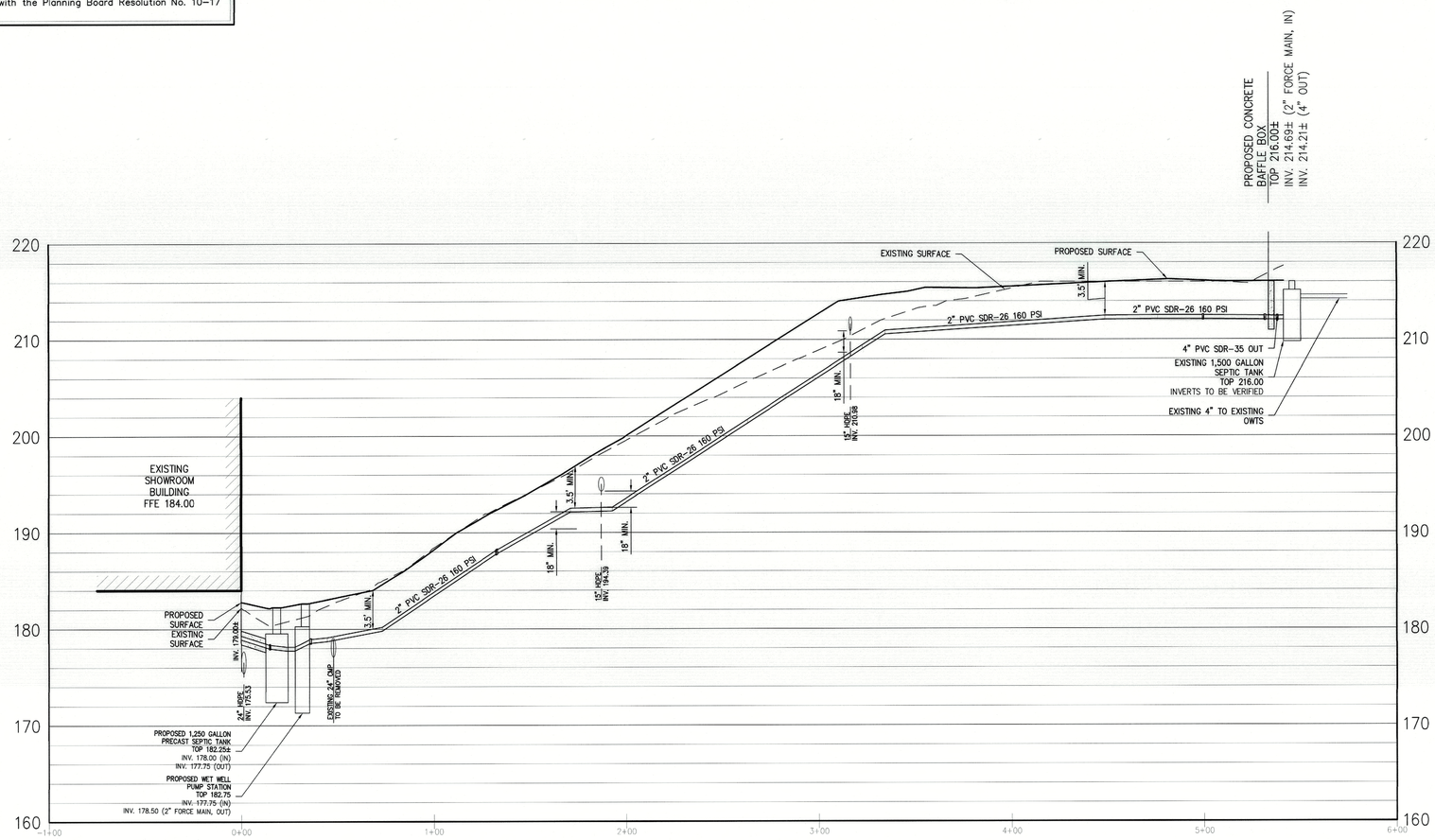
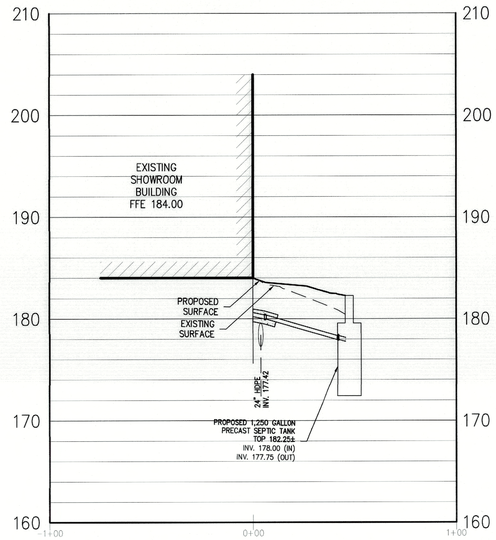
130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601




SANITARY FORCE MAIN BAFFLE BOX TO END




SANITARY FORCE MAIN

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmepllc.com

SANITARY FORCE MAIN PROFILE
MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK • STEPHEN SPIRA • 085196 • LICENSED PROFESSIONAL ENGINEER

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| | | | |
|---|---|---|---|
| Drawn: | SS | Approved: | AN |
| Scale: | 1" = 30' | | |
| Date: | 11/30/2017 | | |
| Project No: | 16124 | | |
| 16124-SPA2-UTL2 | SAN PROFILE | UTIL.scr | |
| Drawing No: | C-313 | | |

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APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

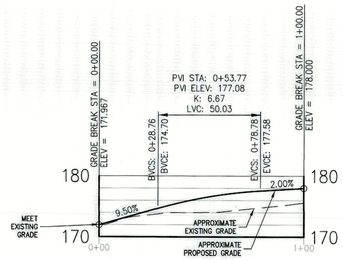
*Owner* *Date*
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Planning Administrator* *Date*
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

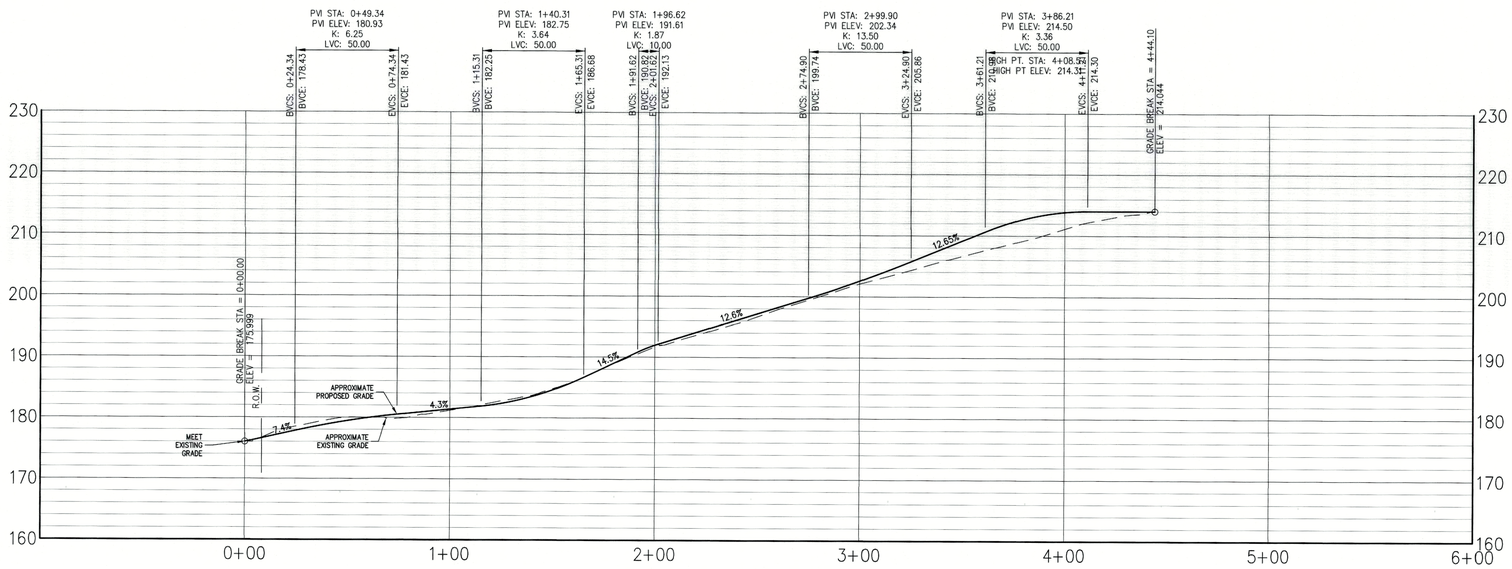
*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.




## SOUTH ENTRANCE

SCALE: HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'




## NORTH ENTRANCE

SCALE: HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

| No. | Revision | Date | By |
|---|---|---|---|
| 1. | REVISED PER TOWN COMMENTS | 11/29/2018 | MT |
| 2. | REVISED PER TOWN COMMENTS | 12/26/2018 | TC |
| 3. | ADDED CORNER LOT & SHOWROOM BUILDING REVS | 04/30/2019 | SMN |
| 4. | GENERAL REVISIONS | 11/26/2019 | AH |
| 5. | PLANNING BOARD APPROVAL | 04/24/2020 | AH |
| 6. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 7. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

*Previous Editions Obsolete*

APPLICANT/OWNER:
CELEBRITY AUTO OF WESTCHESTER, LLC
130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601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John Meyer Consulting, Inc.
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# ROAD PROFILES

MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK • STEPHEN SPINA • 085983 • LICENSED PROFESSIONAL ENGINEER

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| | | | |
|---|---|---|---|
| Drawn: | SS | Approved: | AN |
| Scale: | 1" = 30' | | |
| Date: | 11/29/2018 | | |
| Project No: | 16124 | | |
| 16124-GRAD-UTIL | C-314 | UTIL.scr | |
| Drawing No: | C-314 | | |

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APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

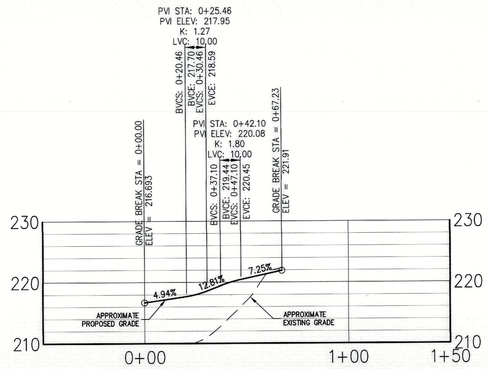
*Owner* *Date*
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

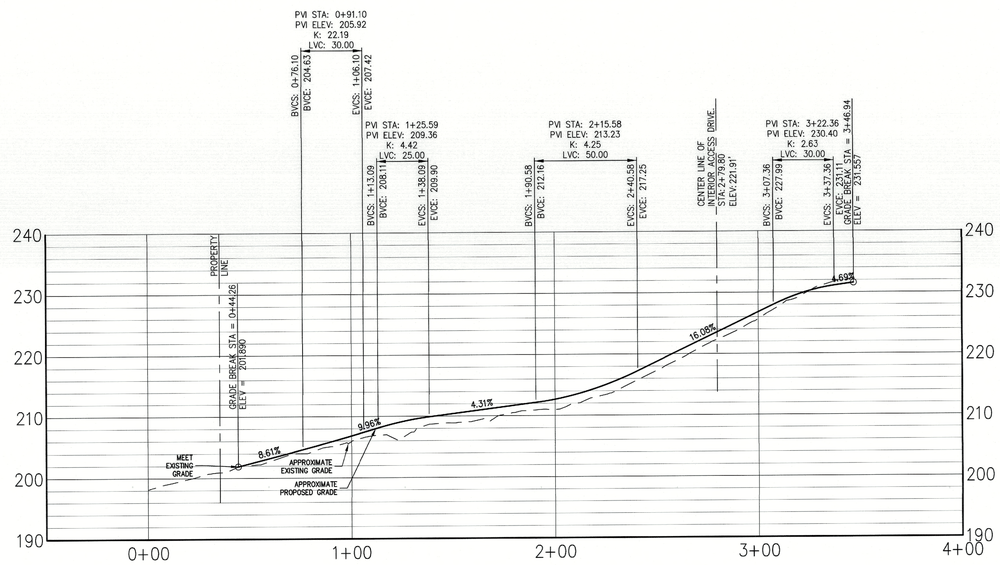
*Planning Administrator* *Date*
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.




## INTERIOR ACCESS DRIVE




## UPPER STORAGE LOT DRIVEWAY

| No. | Revision | Date | By |
|---|---|---|---|
| 1. | REVISED PER TOWN COMMENTS | 12/26/2018 | TC |
| 2. | ADDED CORNER LOT & SHOWROOM BUILDING REVS | 04/30/2019 | SMN |
| 3. | GENERAL REVISIONS | 11/26/2019 | AH |
| 4. | PLANNING BOARD APPROVAL | 04/14/2020 | AH |
| 5. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 6. | 99% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

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APPLICANT/OWNER:
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130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
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31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601


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| | | | |
|---|---|---|---|
| Drawn: | SS | Approved: | AN |
| Scale: | 1" = 30' | | |
| Date: | 11/29/2018 | | |
| Project No: | 16124 | | |
| 16124-GRAD-UTIL | C-315 | UTIL.scr | |
| Drawing No: | C–315 | | |

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*Planning Board Chair* *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Planning Administrator* *Date*
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79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Town Engineer's Certification* *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.

## PHASE 1 LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FINISHED GRADE
- PROPOSED SPOT GRADE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE C DRAIN INLET
- PROPOSED TYPE D DRAIN INLET
- PROPOSED TRENCH DRAIN
- PROPOSED HEADWALL
- PROPOSED WATER QUALITY STRUCTURE
- PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED CLEANOUT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- BORING LOCATION AND DESIGNATION
- PROPOSED GRASS SWALE
- PROPOSED RIP–RAP
- EXISTING FEATURE TO BE REMOVED

## SEDIMENT & EROSION CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL THE PLANS, PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING AND GRUBBING OR EARTHWORK.
3. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITHIN THE FOLLOWING DAYS MAX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION AT A RATE OF 6 POUNDS PER 1000 S.F. IN THE FOLLOWING PROPORTIONS:
   CREEPING RED FESCUE 30%
   PERENNIAL RYE GRASS 70%
4. GRASS SEED MIX FOR SEDIMENT AND EROSION CONTROL MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
5. SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 LBS. PER 1,000 S.F.)SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIER. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON–SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE CONTRACTOR.
8. CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
9. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
10. EXCAVATIONS AND FILLS SHALL BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH CONSTRUCTION DAY, UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
12. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
13. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON–SITE IN THE AREA DESIGNATED. STOCKPILED EXCAVATED MATERIAL SHALL HAVE SILT FENCE LOCATED AROUND PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON EXISTING TRAFFIC CIRCULATION ROUTES.
14. THIS PLAN IS FOR PHASING AND SEDIMENT AND EROSION CONTROL INFORMATION ONLY.
15. IF SOIL STOCKPILE AREA WILL NOT BE USED FOR AN EXTENDED PERIOD OF TIME, THE STOCKPILE AREA SHALL BE SEEDED AND STABILIZED.
16. SCHEDULE OF BLASTING SHALL BE FINALIZED WHEN CONSTRUCTION DOCUMENTS ARE SUBMITTED AND SUBSURFACE INVESTIGATION IS CONDUCTED TO DETERMINE EXTENT OF ROCK. BLASTING WILL COORDINATE WITH CAR DEALERSHIP HOURS OF OPERATION.

## GENERAL NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 08/17/2017, REVISED 05/01/2019.
2. PRIOR TO THE START OF ANY DEMOLITION, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF LEWISBORO AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
3. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF–SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
4. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
5. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF LEWISBORO OR JMC, PLLC.
6. ANY UNSUITABLE MATERIAL FOUND ON–SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF–SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
7. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
8. THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
9. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
10. ALL SANITARY SEWER AND WATER UTILITIES THAT MUST BE REMOVED AND/OR ABANDONED MUST BE DONE IN ACCORDANCE WITH WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS.
11. EOH WATERSHED REQUIREMENT SPECIFIED IN PART I.B. 1.9 OF THE SPDES GENERAL PERMIT GP–010–001 MUST BE ADHERED TO REGARDING SOIL STABILIZATION FOR EAST OF HUDSON WATERSHED IN PARTICULAR, THE REQUIREMENT FOR EOH WATERSHED.

## CONDITIONS RELATIVE TO THE USE OF GREEN STREET DURING CONSTRUCTION

1. THE USE OF GREEN STREET DURING CONSTRUCTION AND FOR CONSTRUCTION EQUIPMENT ACCESS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
2. NO CONSTRUCTION RELATED VEHICLES OR EQUIPMENT SHALL ENTER UPON PRIVATE PROPERTY WITHOUT THE PRIOR APPROVAL OF THE PROPERTY OWNER.
3. TWO–WAY TRAFFIC ON ALL PUBLIC ROADS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. UNLESS PARTIAL ROAD CLOSURES ARE NECESSARY AND ARE PREVIOUSLY APPROVED BY THE TOWN HIGHWAY SUPERINTENDENT WITH APPROPRIATE FLAGMEN AND SIGNAGE PROVIDED.
4. NO MACHINERY, EQUIPMENT OR VEHICLES SHALL BE PARKED OR STORED WITHIN ANY TOWN RIGHT–OF–WAY OUTSIDE THE HOURS OF OPERATION. PARKING OF CONSTRUCTION WORKERS VEHICLES AND DEBRIS SHALL NOT BE PERMITTED ON ROADWAY.
5. SIGNS READING "NO CONSTRUCTION VEHICLES BEYOND THIS POINT" SHALL BE INSTALLED AT POINTS WHERE PRIVATE DRIVEWAYS INTERSECT THE TOWN RIGHT–OF–WAY.
6. THE LIMITS OF RE–PAVING GREEN STREET SHALL BE DETERMINED BY THE TOWN HIGHWAY SUPERINTENDENT AND TOWN ENGINEER FOLLOWING THE INSTALLATION OF DRAINAGE INFRASTRUCTURE AND FOLLOWING THE USE OF GREEN STREET BY HEAVY MACHINERY.

## SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT & EROSION CONTROLS AS INDICATED ON EACH PHASING PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

PHASE 1:

1A. INSTALLATION OF PHASE 1 SEDIMENT & EROSION CONTROLS AS SHOWN ON DRAWING C-401 "PHASE 1 PLAN".
1B. INSTALL THE DRAINAGE CONVEYANCE PIPES FROM DMH A-6 TO DDI A-6-5, INCLUDING THE TEMPORARY 15" STORM PIPE WHICH ALLOWS THE STORMWATER TO BE DIRECTED AROUND THE FUTURE INFILTRATION SYSTEM UNTIL THE UPHILL AREAS ARE STABILIZED. PLACE A CAP ON THE DRAINAGE PIPE AT THE SOUTHERN OUTLET OF EX. CB-5 UNTIL THE UPHILL AREAS ARE STABILIZED. REMOVE EXISTING PAVEMENT AT THE NORTH EDGE OF THE NORTHERN PARKING LOT AND INSTALL CURB TO REDIRECT ALL DRAINAGE TO THE NEW DRAINAGE SYSTEM. INSTALL LANDSCAPED BERM AND EXTEND EXISTING WOOD FENCE ALONG NORTHERN PROPERTY BOUNDARY.
1C. INSTALL THE DRAINAGE CONVEYANCE PIPES FROM DMH A-6 TO CI A-7 LEAVING A STUB TO THE FUTURE DI A-8 THROUGH THE PROPOSED RETAINING WALL. INSTALL THE PROPOSED DRAINAGE SYSTEM ALONG GREEN STREET. INSTALL INLET PROTECTION ON ALL NEW DRAIN INLETS. REMOVE OR ABANDON EXISTING STRUCTURES AND PIPES ALONG GREEN STREET AS INDICATED.
1D. DEMOLITION OF EXISTING FRAME HOUSES, CURBS, PAVEMENTS AND UTILITY SERVICES AS REQUIRED. PROVIDE STAGING AREA AS REQUIRED. THE EXISTING DRAINAGE PIPE CONNECTING EX. CB-9 AND EX. CB-8 SHOULD REMAIN AND BE PROTECTED.
1E. INSTALL INFILTRATION SYSTEM 1A, ITS PRETREATMENT WATER QUALITY STRUCTURE AND THE DRAINAGE CONVEYANCE PIPES DOWNSTREAM OF THE EXISTING CATCH BASIN (EX. CB 5). A CAP ON THE DRAINAGE PIPE OUTLET LEAVING EX. CB 5 SHALL REMAIN UNTIL THE UPHILL AREAS ARE STABILIZED.
1F. REDIRECT THE ROOF DRAIN LEADER ON THE EXISTING SERVICE BUILDING TO TEMPORARILY ALLOW THE STORMWATER TO RUN OVERLAND INTO THE PROPOSED CATCH BASIN. DETENTION SYSTEM 1C IS INSTALLED LATER IN PHASE 1. EXTEND THE ROOF DRAIN ON THE EXISTING SHOWROOM BUILDING THROUGH THE PARKING LOT, NORTH OF THE EXISTING SHOWROOM BUILDING TOWARDS THE FUTURE LOCATION OF DETENTION SYSTEM 1C TO BE INSTALLED LATER IN PHASE 1.
1G. INSTALL THE PRECAST SEPTIC TANK AND WET WELL PUMP STATION BY THE SHOWROOM BUILDING. INSTALL THE SANITARY LINE FROM THE SHOWROOM BUILDING TO THE EXISTING 1,000 GALLON SEPTIC TANK BY THE SERVICE BUILDING. REPAIR AND REGRADE THE OWTS SEEPAGE PITS IN THE UPPER PARKING LOT.
1H. THE LOWER PARKING LOT ABOVE INFILTRATION SYSTEM 1A SHALL BE ROUGH GRADED AND STABILIZED WITH PAVEMENT SUB-BASE ON TOP OF THE FACILITY TO PROTECT THE SOILS SURROUNDING THE INFILTRATION SYSTEM.
1I. MAKE THE CONNECTION OF THE PROPOSED DRAINAGE SYSTEM TO THE EXISTING NYSDOT DRAINAGE SYSTEM ALONG NYS ROUTE 22. THE PROPOSED INFILTRATION SYSTEM 1A WILL NOT BE CONNECTED TO THE PIPE CONVEYANCE SYSTEM UNTIL ALL UPSTREAM CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
1J. INSPECTION OF ALL WORK ASSOCIATED WITH THE PROPOSED DRAINAGE SYSTEM BY THE TOWN ENGINEER TO DETERMINATE THE SYSTEM SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO RENOVATE THE EXISTING SHOWROOM BUILDING.
1K. CLEAN AND EXCAVATE SOUTH OF EXISTING SHOWROOM BUILDING AND BEGIN SHOWROOM BUILDING EXPANSION CONSTRUCTION.
1L. INSTALL PROPOSED WATER SYSTEM AND WELL UPGRADES, UNDERGROUND WATER STORAGE TANK AND DRY HYDRANT.
1M. FILL AND FINISH GRADE THE AREA BEHIND THE BUILDING EXPANSION, REDISTRIBUTE TOP SOIL, ESTABLISH VEGETATION AND INSTALL LANDSCAPING.
1N. CONSTRUCT PARKING AREA ON NORTH SIDE OF THE EXISTING SHOWROOM BUILDING. PROPOSED RETAINING WALLS ALONG THE EXISTING DRIVEWAY, PROPOSED RETAINING WALLS AND FENCES SURROUNDING THE MIDDLE PARKING AREA.
1O. INSTALL DETENTION SYSTEM 1C, ITS WATER QUALITY STRUCTURE, INLET AND OUTLET PIPES. CONNECT TO THE REMAINDER OF THE PREVIOUSLY INSTALLED PORTION OF THE ROOF DRAIN FROM THE EXISTING SHOWROOM BUILDING EARLIER IN PHASE 1.
1P. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
1Q. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING FOR PHASE 1 AREAS AND WITHIN NYSDOT AND TOWN ROW. COMPLETE ASPHALT PAVING TO BE APPLY PAVEMENT STRIPING.
1R. CLEAN ALL NEW DRAIN INLETS, TRENCH DRAINS, CONVEYANCE PIPES, ETC. OF ANY SEDIMENT AND DEBRIS. REMOVE CAP BETWEEN EX. CB 5 AND PROPOSED INFILTRATION SYSTEM 1A AND REMOVE OR ABANDON AND PLUG THE EXISTING DRAINAGE PIPE BETWEEN EX. CB 5 AND EX. CB-9.
1S. EACH PHASE OF CONSTRUCTION MUST BE STABILIZED (80%) BEFORE MOVING ON TO THE NEXT PHASE.

PHASE 2:

2A. INSTALLATION OF NEW PHASE 2 AND ANY PHASE 1 TO REMAIN SEDIMENT & EROSION CONTROLS AS SHOWN ON DRAWING C-402 "PHASE 2 PLAN".
2B. BEGIN RETAINING WALL AND FENCE CONSTRUCTION ALONG THE EAST SIDE OF THE SERVICE BUILDING CONTINUING THROUGH THE NORTHERN PARKING AREA. TEMPORARY SHORING SHALL BE IMPLEMENTED WHERE REQUIRED.
2C. CLEAN AND EXCAVATE SOUTH OF EXISTING SERVICE BUILDING AND BEGIN SERVICE BUILDING EXPANSION CONSTRUCTION.
2D. INSTALL ROOF DRAIN LEADERS AND CONNECTIONS TO PREVIOUSLY INSTALLED PORTIONS OF THE DRAINAGE SYSTEM CONVEYING THE NEW PORTION OF THE SERVICE BUILDING TO INFILTRATION SYSTEM 1A. REDIRECT THE ROOF DRAIN LEADERS ON THE EXISTING SERVICE BUILDING TO CONVEY THE STORMWATER TO DETENTION SYSTEM 1C INSTALLED IN PHASE 1. INSTALL INLET PROTECTION ON ALL NEW DRAIN INLETS.
2E. INSPECTION OF ALL WORK ASSOCIATED WITH THE PROPOSED DRAINAGE SYSTEM BY THE TOWN ENGINEER TO DETERMINATE THE SYSTEM SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO RENOVATE THE EXISTING SERVICE BUILDING.
2F. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
2G. FILL AND FINISH GRADE THE AREA ON EAST SIDE OF BEHIND THE SERVICE BUILDING, REDISTRIBUTE TOP SOIL, ESTABLISH VEGETATION AND INSTALL LANDSCAPING.
2H. BEGIN CONSTRUCTION OF PARKING AREAS AND ROADWAYS ON NORTH, WEST, AND SOUTH SIDES OF THE UPPER PARKING LOT AREA.
2I. COMPLETE REMAINING PARKING LOT CONSTRUCTION, FINE GRADING, AND INSTALL ASPHALT CONCRETE PAVEMENT. REMOVE OR ABANDON AND PLUG THE TEMPORARY PIPE INSTALLED IN BETWEEN CI A-6-1 AND DMH 1C-2 IN PHASE 1.
2J. FINISH GRADING, REDISTRIBUTE TOPSOIL, AND ESTABLISH VEGETATION AND/OR LANDSCAPING. COMPLETE ASPHALT PAVING TOP COURSE FOR PHASE 2 AND APPLY PAVEMENT STRIPING.
2K. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
2L. EACH PHASE OF CONSTRUCTION MUST BE STABILIZED (80%) BEFORE MOVING ON TO THE NEXT PHASE.

PHASE 3:

3A. INSTALLATION OF NEW PHASE 3 AND ANY PHASE 1 & 2 TO REMAIN SEDIMENT & EROSION CONTROLS AS SHOWN ON DRAWING C-403 "PHASE 3 PLAN".
3B. DEMOLITION OF EXISTING FRAME HOUSE, CURBS, PAVEMENTS AND UTILITY SERVICES AS REQUIRED. PROVIDE STAGING AREA AS REQUIRED.
3C. INSTALL PROPOSED RETAINING WALL AND FENCE ALONG THE NORTH, EAST, AND SOUTH SIDES OF THE UPPER PARKING LOT AREA.
3D. INSTALL THE DRAINAGE CONVEYANCE PIPES FROM DI A-8 TO DI A-11, LEAVING THE INLETS COVERED UNTIL THE UPHILL AREAS ARE STABILIZED.
3E. CONSTRUCT THE UPPER PARKING LOT AND DRIVEWAY EXPANSION. COMPLETE ASPHALT PAVING AND POROUS CONCRETE PLACEMENT.
3F. REMOVE CAPS/COVERS FROM INLETS LOCATED IN DRIVEWAY LEADING TO UPPER PARKING AREA.
3G. COMPLETE ALL NECESSARY IMPROVEMENTS INCLUDING REPAVING, STRIPING, SIGNAGE, LANDSCAPING, ETC. TO ANDERSON LANE.
3H. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

## TEMPORARY EROSION & SEDIMENT CONTROL INSPECTION & MAINTENANCE CHECKLIST

| EROSION AND SEDIMENT CONTROL MEASURE | INSPECTION/MAINTENANCE INTERVALS | INSPECTION/MAINTENANCE REQUIREMENTS |
|---|---|---|
| STABILIZED CONSTRUCTION ENTRANCE | DAILY | • PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE AS REQUIRED<br>• CLEAN SEDIMENT IN PUBLIC RIGHT–OF–WAYS IMMEDIATELY |
| SILT FENCE | DAILY + AFTER EACH RAIN | • REMOVE & REDISTRIBUTE SEDIMENT WHEN BULGES DEVELOP IN THE SILT FENCE |
| INLET PROTECTION | DAILY + AFTER EACH RAIN | • REFER TO FIGURES 5A.11, 5A.12, 5A.13 & 5A.14 WITHIN NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL |
| TEMPORARY SWALE (IF REQUIRED) | WEEKLY + AFTER EACH RAIN | • IMMEDIATELY REMOVE AND SEDIMENT AND REESTABLISH VEGETATIVE COVER AS REQUIRED<br>• INSPECT ENTIRE SWALE AND SURROUNDING AREA FOR BULGING AND REPAIR AS REQUIRED WITH THE PLACEMENT OF ADDITIONAL TOPSOIL, THEN SEEDING AND MULCHING AS OUTLINED IN FIGURE No. 5A.2 OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. |
| SEDIMENT SUMP PIT (IF REQUIRED) | DAILY + AFTER EACH RAIN | • CONFIRM THAT STORMWATER IN THE PERFORATED PIPE IS CLEAN AND FREE OF TURBIDITY.<br>• CONFIRM THAT FILTER FABRIC IS WRAPPED TIGHTLY AROUND THE PERFORATED PIPE AND THE CRUSHED STONE IN THE PIT IS CLEAN.<br>• EXCAVATE SEDIMENT AND DIRTY CRUSHED STONE AS NEEDED TO ENSURE PROPER FUNCTION AND TO PREVENT CLOGGING. |

## PERMANENT STORMWATER MANAGEMENT PRACTICES INSPECTION & MAINTENANCE CHECKLIST

| EROSION AND SEDIMENT CONTROL MEASURE | INSPECTION/MAINTENANCE INTERVALS | INSPECTION/MAINTENANCE REQUIREMENTS |
|---|---|---|
| VEGETATED SWALE | MONTHLY | • CHECK THAT CONTRIBUTING AREA IS CLEAN OF DEBRIS.<br>• CONFIRM VEGETATION IS ADEQUATELY MAINTAINED (MOWING, FERTILIZE,ETC.)<br>• CHECK FOR RILLING/EROSION AND REPAIR AS NEEDED.<br>• CONFIRM DEWATERING OCCURS BETWEEN STORMS. |
| SUBSURFACE STORMWATER MANAGEMENT DETENTION FACILITY | ANNUALLY + AFTER MAJOR STORMS | • CHECK LEVEL OF SEDIMENT AND DEBRIS ACCUMULATED WITHIN THE SYSTEM.<br>• CHECK STRUCTURAL INTEGRITY OF THE SYSTEM PIPES, STRUCTURES, ETC. FOR CRACKING, BULGING OR DETERIORATION. REPAIR/REMOVE AS NECESSARY.<br>• CONFIRM ALL INLETS AND OUTLET STRUCTURES/PIPES ARE OPERATING PROPERTY. |
| DRAIN INLETS AND TRENCH DRAINS | MONTHLY | • CHECK FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. REPAIR/REMOVE AS NECESSARY.<br>• CHECK FOR SEDIMENT AND DEBRIS COLLECTED WITHIN SUMPS AND CLEAN OUT AS NECESSARY. |
| NATIVE STONE WALL | ANNUALLY + AFTER MAJOR STORMS | • CHECK FOR EROSION AND/OR DAMAGE AND REPAIR AS NECESSARY. |
| STORMTECH SUBSURFACE RETENTION FACILITY | SEMI–ANNUALLY + AFTER MAJOR STORMS (SEE MAINTENANCE GUIDELINES IN APPENDIX H) | • CHECK LEVEL OF SEDIMENT ACCUMULATED WITHIN THE ISOLATOR ROW THROUGH THE ACCESS MANHOLE. IF SEDIMENT IS 3" (75 MM) OR GREATER, CLEAN OUT UTILIZING A FLOW BOOM OR SIMILAR DEVICE TO SCOUR AND SUSPEND SEDIMENTS.<br>• FLUSH ALL SEDIMENT TO ACCESS MANHOLE AND REMOVE USING A VACUUM TRUCK. |
| CDS WATER QUALITY STRUCTURE | QUARTERLY + AFTER MAJOR STORMS (SEE MAINTENANCE GUIDELINES IN APPENDIX D) | • OPEN ACCESS COVER FOR VISUAL INSPECTION AND MEASURE THE DISTANCE FROM THE STANDING WATER SURFACE TO THE SEDIMENT PILE WITH A MEASURING STICK OR TAPE. IF LESS THAN 4 FEET, INSERT HOSE FROM VACUUM TRUCK INTO THE SUMP AND SCREEN THROUGH BOTH ACCESS COVERS TO CLEAN OUT THE STANDING WATER, LAYER OF OIL, SEDIMENT, TRASH, ETC. THE SCREEN MUST BE POWERWASHED TO ENSURE IT IS FREE OF TRASH AND DEBRIS. |
| POROUS PAVEMENT | MONTHLY & AS NEEDED | • ENSURE THAT PAVING AREA IS CLEAN OF DEBRIS<br>• ENSURE THAT PAVING DEWATERS BETWEEN STORMS<br>• ENSURE THAT THE AREA IS CLEAN OF SEDIMENTS<br>• MOW UPLAND AND ADJACENT AREAS, AND SEED BARE AREAS |
| | QUARTERLY | • VACUUM SWEEP FREQUENTLY TO KEEP SURFACE FREE OF SEDIMENTS |
| | ANNUALLY | • INSPECT THE SURFACE FOR DETERIORATION OR SPALLING |
| GREEN ROOF | SPRING | • ANNUAL SOIL TEST BY REMOVING SMALL SOIL QUANTITIES AND SENDING TO A LABORATORY FOR NUTRIENT CONTENT, ETC.<br>• BEGIN BIWEEKLY WEED INSPECTION AND REMOVAL.<br>• JUDIOUSLY APPLY PHOSPHORUS FREE FERTILIZER IF NEEDED BASED ON THE ANNUAL SOIL TEST RESULTS.<br>• BIWEEKLY CHECK FOR DISPLACED SOIL, INSPECT ROOF DRAINS, REMOVE DEBRIS AND CHECK FOR PESTS. |
| | SUMMER | • CONTINUE BIWEEKLY WEED INSPECTION AND REMOVAL.<br>• CONTINUE BIWEEKLY INSPECTION FOR DISPLACED SOIL, INSPECT ROOF DRAINS, REMOVE DEBRIS AND CHECK FOR PESTS.<br>• IRRIGATION MAY BE REQUIRED EVERY 2 OR 3 WEEKS DURING PROLONGED, HOT, DRY WEATHER. |
| | FALL | • CONTINUE BIWEEKLY WEED INSPECTION AND REMOVAL.<br>• CONTINUE BIWEEKLY INSPECTION FOR DISPLACED SOIL, INSPECT ROOF DRAINS, REMOVE DEBRIS AND CHECK FOR PESTS. |
| | WINTER | • REMOVE SNOW AS NEEDED FROM ACCESS WALKWAYS |

| No. | Revision | Date | By |
|---|---|---|---|
| 1. | REVISED PER TWON COMMENTS | 12/26/2018 | TC |
| 2. | ADDED CORNER LOT & SHOWROOM BUILDING REVS | 04/30/2019 | SMH |
| 3. | GENERAL REVISIONS | 11/26/2019 | AH |
| 4. | PLANNING BOARD APPROVAL | 04/30/2020 | AH |
| 5. | REVISED PER NYSDOT COMMENTS | 03/08/2021 | AH |
| 6. | REVISED PER RESOLUTION OF APPROVAL | 01/24/2022 | DK |
| 7. | SPR CONSTRUCTION Phase 1 Erosc./Decks | 04/07/2022 | DK |

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JMC

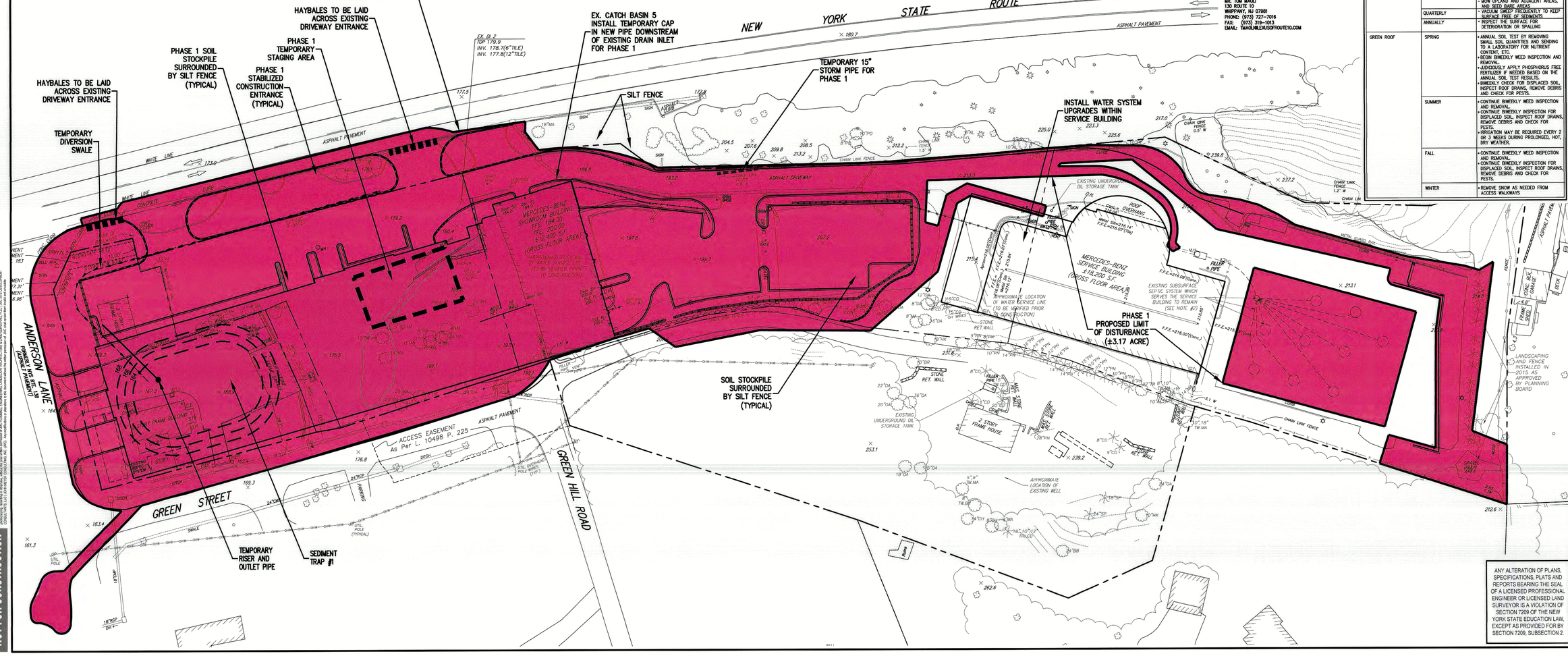
# PHASE 1 PLAN

MERCEDES BENZ OF GOLDENS BRIDGE
NYS ROUTE 22
TOWN OF LEWISBORO, NY

STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

| | |
|---|---|
| Drawn: SS | Approved: AN |
| Scale: 1" = 30' | |
| Date: 11/29/2018 | |
| Project No: 16124 | |
| 16124–SITE | PHASE 1 | PHASING.ts |
| Drawing No: C–401 | |





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NOT FOR CONSTRUCTION

APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

*Owner* — *Date*
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* — *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Planning Administrator* — *Date*
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*Town Engineer's Certification* — *Date*
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Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.

## PHASE 2 LEGEND

| | |
|---|---|
| PROPERTY LINE | PROPOSED FINISHED GRADE |
| ADJACENT PROPERTY LINE | PROPOSED SPOT GRADE |
| EXISTING BUILDING LINE | PROPOSED DRAINAGE MANHOLE |
| EXISTING PAVEMENT EDGE OR CURB LINE | PROPOSED DRAIN INLET, TYPE CI & DI |
| EXISTING FENCE | PROPOSED STORM LINE & SIZE |
| EXISTING OVERHEAD WIRE | PROPOSED SEWAGE SYSTEM STRUCTURES |
| EXISTING STONE WALL | PROPOSED SANITARY FORCE MAIN |
| EXISTING RETAINING WALL | DOUBLE DRAIN INLET |
| EXISTING LIGHT STANDARD | TRENCH DRAIN |
| EXISTING UTILITY POLE | PROPOSED CONCRETE CURB |
| EXISTING ROCK LEDGE | PROPOSED SOLID WOOD FENCE |
| EXISTING SPOT GRADE | PROPOSED BUILDING LINE |
| EXISTING MANHOLE | PROPOSED BUILDING OVERHANG |
| EXISTING DRAIN INLET | PROPOSED N.Y.S.D.O.T. CONCRETE CURB |
| EXISTING INDEX CONTOUR | PROPOSED MONOLITHIC CURB & SIDEWALK |
| EXISTING MINOR CONTOUR | PROPOSED STANDARD PARKING SPACES WITH NUMBER OF SPACES AND TYPE INDICATED |
| APPROXIMATE EXISTING GIS INDEX CONTOUR | TRAFFIC SIGN LOCATION & DESIGNATION |
| APPROXIMATE EXISTING GIS MINOR CONTOUR | PROPOSED RETAINING WALL |
| EXISTING TREE | 18" WIDE WHITE STOP LINE WITH DOUBLE YELLOW LINE |
| EXISTING WELL | ARROW MARKING ON PAVEMENT |
| EXISTING STORM LINE | PROPOSED LIGHT STANDARDS |
| EXISTING WATER LINE | PROPOSED/RELOCATED UTILITY POLE |
| EXISTING GAS LINE | PROPOSED WHITE PRIVACY PVC FENCE |
| EXISTING DRY WELL | STONE & BLOCK DROP INLET PROTECTION |
| EXISTING SIGNS | SILT FENCE |
| EXISTING HYDRANT | PROPOSED LIMIT OF DISTURBANCE |
| EXISTING WATER VALVE | SILT SACK INLET PROTECTION |
| EXISTING TRAFFIC SIGNAL BOX | STABILIZED CONSTRUCTION ENTRANCE |
| EXISTING TRAFFIC POLE | |
| EXISTING GAS VALVE | |
| EXISTING FEATURE TO BE REMOVED | |

## SEDIMENT TRAP INFORMATION

| TRAP NUMBER | TRAP TYPE | DRAINAGE AREA (ACRES) | STORAGE REQUIRED (CUBIC FEET) | STORAGE PROVIDED (CUBIC FEET) | OUTLET LENGTH (FT) OR PIPE SIZE | STORAGE DEPTH BELOW OUTLET OR CLEANOUT ELEVATION (FEET) | RISER/OUTLET ELEVATION | EMBANKMENT HEIGHT AND ELEVATION |
|---|---|---|---|---|---|---|---|---|
| 1. | PIPE OUTLET | 3.17 | 11,412 | 13,808 | 24" DIA. RISER, 21" DIA. BARREL | 2.5 | 166.50 | 4', 168.00 |
| 2. | PIPE OUTLET | 1.46 | 5,256 | 5,325 | 18" DIA. RISER, 15" DIA. BARREL | 2.5 | 210.50 | 4', 212.00 |

## SEDIMENT & EROSION CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL THE PLANS, PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING AND GRUBBING OR EARTHWORK.
3. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION. A RATE OF 5 POUNDS PER 1000 S.F. IN THE FOLLOWING PROPORTIONS:
   - CREEPING RED FESCUE — 30%
   - PERENNIAL RYE GRASS — 70%
4. GRASS SEED MIX FOR SEDIMENT AND EROSION CONTROL MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
5. SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 LBS. PER 1,000 S.F.)SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIER. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE CONTRACTOR.
8. CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
9. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
10. EXCAVATIONS AND FILLS SHALL BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH WORKING DATA, UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
12. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
13. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED. STOCKPILED EXCAVATED MATERIAL SHALL HAVE SILT FENCE LOCATED AROUND PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON EXISTING TRAFFIC CIRCULATION ROUTES.
14. THIS PLAN IS FOR PHASING AND SEDIMENT AND EROSION CONTROL INFORMATION ONLY.
15. IF SOIL STOCKPILE AREA WILL NOT BE USED FOR AN EXTENDED PERIOD OF TIME, THE STOCKPILE AREA SHALL BE SEEDED AND STABILIZED.
16. SCHEDULE OF BLASTING SHALL BE FINALIZED WHEN CONSTRUCTION DOCUMENTS ARE SUBMITTED AND SUBSURFACE INVESTIGATION IS CONDUCTED TO DETERMINE EXTENT OF ROCK. BLASTING WILL COORDINATE WITH CAR DEALERSHIP HOURS OF OPERATION.

NOTES:

1. THE PROPOSED CONSTRUCTION STAGING AREA AND ENGINEER'S FIELD OFFICE SHALL BE APPROVED BY THE TOWN AND JMC PRIOR TO CONSTRUCTION COMMENCEMENT.
2. THE PROPOSED CONSTRUCTION STAGING AREAS SHALL BE LOCATED IN LEVEL PAVED AREAS TO PREVENT SOIL DISTURBANCE. CHAIN LINK SECURITY FENCE AND HAYBALES SHALL SURROUND THE STAGING AREAS AS DEEMED NECESSARY.
3. THE PROPOSED CONSTRUCTION STAGING AREAS SHALL BE PREPARED AS FOLLOWS IN UNPAVED AREAS:
   A) STRIP TOPSOIL DOWN TO SUITABLE* MATERIAL AND STOCKPILE
   B) BACKFILL WITH SUITABLE MATERIAL, IF NECESSARY, IN ORDER TO PROVIDE DRIVABLE GRADES
   C) PLACE 3/4" CRUSHED STONE OR RECYCLE BLEND, 4" THICK

*= SUITABLE MATERIAL IS DEFINED AS ANY MINERAL (INORGANIC) SOIL, BLASTED OR BROKEN ROCK, AND SIMILAR MATERIAL OF NATURAL OR MAN MADE (I.E. RECYCLED) ORIGIN, INCLUDING MIXTURES THEREOF.

## GENERAL NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 08/17/2017, REVISED 05/09/2019.
2. PRIOR TO THE START OF ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF LEWISBORO AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
3. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
4. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
5. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF LEWISBORO OR JMC, PLLC.
6. ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
7. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
8. THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
9. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
10. ALL SANITARY SEWER AND WATER UTILITIES THAT MUST BE REMOVED AND/OR ABANDONED MUST BE DONE IN ACCORDANCE WITH WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS.
11. EOH WATERSHED REQUIREMENT SPECIFIED IN PART 1.B. 1.B OF THE SPDES GENERAL PERMIT GP–015–002 MUST BE ADHERED TO REGARDING SOIL STABILIZATION FOR EAST OF HUDSON WATERSHED IN PARTICULAR, THE REQUIREMENT FOR EOH WATERSHED.

## CONDITIONS RELATIVE TO THE USE OF GREEN STREET DURING CONSTRUCTION

1. THE USE OF GREEN STREET DURING CONSTRUCTION AND FOR CONSTRUCTION EQUIPMENT ACCESS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
2. NO CONSTRUCTION RELATED VEHICLES OR EQUIPMENT SHALL ENTER UPON PRIVATE PROPERTY WITHOUT THE PRIOR APPROVAL OF THE PROPERTY OWNER.
3. TWO–WAY TRAFFIC ON ALL PUBLIC ROADS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, UNLESS PARTIAL ROAD CLOSURES ARE NECESSARY AND ARE PREVIOUSLY APPROVED BY THE TOWN HIGHWAY SUPERINTENDENT WITH APPROPRIATE FLAGMEN AND SIGNAGE PROVIDED.
4. NO MACHINERY, EQUIPMENT OR VEHICLES SHALL BE PARKED OR STORED WITHIN ANY TOWN RIGHT–OF–WAY OUTSIDE THE HOURS OF OPERATION. PARKING OF CONSTRUCTION WORKERS VEHICLES AND DEBRIS SHALL NOT BE PERMITTED ON ROADWAY.
5. SIGNS READING "NO CONSTRUCTION VEHICLES BEYOND THIS POINT" SHALL BE INSTALLED AT POINTS WHERE PRIVATE DRIVEWAYS INTERSECT THE TOWN RIGHT–OF–WAY.
6. THE LIMITS OF RE–PAVING GREEN STREET SHALL BE DETERMINED BY THE TOWN HIGHWAY SUPERINTENDENT AND TOWN ENGINEER FOLLOWING THE INSTALLATION OF DRAINAGE INFRASTRUCTURE AND FOLLOWING THE USE OF GREEN STREET BY HEAVY MACHINERY.

## SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT & EROSION CONTROLS AS INDICATED ON EACH PHASING PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

PHASE 1:

1A. INSTALLATION OF PHASE 1 SEDIMENT & EROSION CONTROLS AS SHOWN ON DRAWING C-401 "PHASE 1 PLAN".
1B. INSTALL THE DRAINAGE CONVEYANCE PIPES FROM DMH A-8 TO DDI A-6.5, INCLUDING THE TEMPORARY 15" STORM PIPE WHICH ALLOWS THE STORMWATER TO BE DIRECTED AROUND THE FUTURE INFILTRATION SYSTEM UNTIL THE UPHILL AREAS ARE STABILIZED. PLACE A CAP ON THE DRAINAGE PIPE AT THE SOUTHERN OUTLET OF EX. CB-5 UNTIL THE UPHILL AREAS ARE STABILIZED. REMOVE EXISTING PAVEMENT AT THE NORTH EDGE OF THE NORTHERN PARKING LOT AND INSTALL CURB TO REDIRECT ALL DRAINAGE TO THE NEW DRAINAGE SYSTEM. INSTALL LANDSCAPED BERM AND EXTEND EXISTING WOOD FENCE ALONG NORTHERN PROPERTY BOUNDARY.
1C. INSTALL THE DRAINAGE CONVEYANCE PIPES FROM DMH A-8 TO CI A-7 LEAVING A STUB TO THE FUTURE DI A-8 THROUGH THE PROPOSED RETAINING WALL. INSTALL THE PROPOSED DRAINAGE SYSTEM ALONG GREEN STREET. INSTALL INLET PROTECTION ON ALL NEW DRAIN INLETS. REMOVE OR ABANDON EXISTING DRAINAGE STRUCTURES AND PIPES ALONG GREEN STREET AS INDICATED.
1D. DEMOLITION OF EXISTING FRAME HOUSES, CURBS, PAVEMENTS AND UTILITY SERVICES AS REQUIRED. PROVIDE STAGING AREA AS REQUIRED. THE EXISTING DRAINAGE PIPE CONNECTING EX. CB 5 AND EX. CB 6 SHOULD REMAIN AND BE PROTECTED.
1E. INSTALL INFILTRATION SYSTEM 1A, ITS PRETREATMENT WATER QUALITY STRUCTURE AND THE DRAINAGE CONVEYANCE PIPES DOWNSTREAM OF THE EXISTING CATCH BASIN (EX. CB 5). A CAP ON THE DRAINAGE PIPE OUTLET LEAVING EX. CB 5 SHALL REMAIN UNTIL THE UPHILL AREAS ARE STABILIZED.
1F. REDIRECT THE ROOF DRAIN LEADER ON THE EXISTING SERVICE BUILDING TO TEMPORARILY ALLOW THE STORMWATER TO RUN OVERLAND INTO THE PROPOSED CI A-8.2-1 STRUCTURE UNTIL DETENTION SYSTEM 1C IS INSTALLED LATER IN PHASE 1. EXTEND THE ROOF DRAIN ON THE EXISTING SHOWROOM BUILDING THROUGH THE PARKING LOT, NORTH OF THE EXISTING SHOWROOM BUILDING TOWARDS THE FUTURE LOCATION OF DETENTION SYSTEM 1C TO BE INSTALLED LATER IN PHASE 1.
1G. INSTALL THE PRECAST SEPTIC TANK AND WETWELL PUMP STATION BY THE SHOWROOM BUILDING. INSTALL THE SANITARY LINE FROM THE SHOWROOM BUILDING TO THE EXISTING 1,500 GALLON SEPTIC TANK BY THE SERVICE BUILDING. REPAIR AND REGRADE THE ONITS SEEPAGE PITS IN THE LOWER PARKING LOT.
1H. THE LOWER PARKING LOT ABOVE INFILTRATION SYSTEM 1A SHALL BE ROUGH GRADED AND STABILIZED WITH PAVEMENT SUB-BASE ON TOP OF THE FACILITY TO PROTECT THE SOILS SURROUNDING THE INFILTRATION SYSTEM.
1I. MAKE THE CONNECTION OF THE PROPOSED DRAINAGE SYSTEM TO THE EXISTING NYSDOT DRAINAGE SYSTEM ALONG NYS ROUTE 22. THE PROPOSED INFILTRATION SYSTEM 1A WILL NOT BE CONNECTED TO THE PIPE CONVEYANCE SYSTEM UNTIL ALL UPSTREAM CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
1J. INSTALLATION OF ALL WORK ASSOCIATED WITH THE PROPOSED DRAINAGE SYSTEM BY THE TOWN ENGINEER TO DETERMINATE THE SYSTEM SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO RENOVATE THE EXISTING SHOWROOM BUILDING.
1K. CLEAN AND EXCAVATE SOUTH OF EXISTING SHOWROOM BUILDING AND BEGIN SHOWROOM BUILDING EXPANSION CONSTRUCTION.
1L. INSTALL PROPOSED WATER SYSTEM AND WELL UPGRADES. UNDERGROUND WATER STORAGE TANK AND DRY HYDRANT.
1M. FILL AND FINISH GRADE THE AREA BEHIND THE BUILDING EXPANSION, REDISTRIBUTE TOP SOIL, ESTABLISH VEGETATION AND INSTALL LANDSCAPING.
1N. CONSTRUCT PARKING AREA ON NORTH SIDE OF THE EXISTING SHOWROOM BUILDING, PROPOSED RETAINING WALLS ALONG THE EXISTING DRIVEWAY, PROPOSED RETAINING WALLS AND FENCES SURROUNDING THE MIDDLE PARKING AREA.
1O. INSTALL DETENTION SYSTEM 1C, ITS WATER QUALITY STRUCTURE, INLET AND OUTLET PIPES. CONNECT TO THE REMAINDER OF THE PREVIOUSLY INSTALLED PORTION OF THE ROOF DRAIN FROM THE EXISTING SHOWROOM BUILDING EARLIER IN PHASE 1.
1P. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
1Q. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING FOR PHASE 1 AREAS AND WITHIN NYSDOT AND TOWN ROW. COMPLETE ASPHALT PAVING TOP COURSE FOR PHASE 1 AND APPLY PAVEMENT STRIPING.
1R. CLEAN ALL NEW DRAIN INLETS, TRENCH DRAINS, CONVEYANCE PIPES, ETC. OF ANY SEDIMENT AND DEBRIS. REMOVE CAP BETWEEN EX. CB 5 AND PROPOSED INFILTRATION SYSTEM 1A AND REMOVE OR ABANDON AND PLUG THE EXISTING DRAINAGE PIPE BETWEEN EX. CB 5 AND EX. CB 6.
1S. EACH PHASE OF CONSTRUCTION MUST BE STABILIZED (80%) BEFORE MOVING ON TO THE NEXT PHASE.

PHASE 2:

2A. INSTALLATION OF NEW PHASE 2 AND ANY PHASE 1 TO REMAIN SEDIMENT & EROSION CONTROLS AS SHOWN ON DRAWING C-402 "PHASE 2 PLAN".
2B. BEGIN RETAINING WALL AND FENCE CONSTRUCTION ALONG THE EAST SIDE OF THE SERVICE BUILDING CONTINUING THROUGH THE NORTHERN PARKING AREA. TEMPORARY SHORING SHALL BE IMPLEMENTED WHERE REQUIRED.
2C. CLEAR AND EXCAVATE OF EXISTING SERVICE BUILDING AND BEGIN SERVICE BUILDING EXPANSION CONSTRUCTION.
2D. INSTALL ROOF DRAIN LEADERS AND CONNECTIONS TO PREVIOUSLY INSTALLED PORTION OF THE DRAINAGE SYSTEM CONVEYING THE NEW PORTION OF THE SERVICE BUILDING TO INFILTRATION SYSTEM 1A. REDIRECT THE ROOF DRAIN LEADERS ON THE EXISTING SERVICE BUILDING TO CONVEY THE STORMWATER TO DETENTION SYSTEM 1C INSTALLED IN PHASE 1. INSTALL INLET PROTECTION ON ALL NEW DRAIN INLETS.
2E. INSPECTION OF ALL WORK ASSOCIATED WITH THE PROPOSED DRAINAGE SYSTEM BY THE TOWN ENGINEER TO DETERMINATE THE SYSTEM SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO RENOVATE THE EXISTING SERVICE BUILDING.
2F. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
2G. FILL AND FINISH GRADE THE AREA ON EAST SIDE OF BEHIND THE SERVICE BUILDING, REDISTRIBUTE TOP SOIL, ESTABLISH VEGETATION AND INSTALL LANDSCAPING.
2H. BEGIN CONSTRUCTION OF PARKING AREAS AND ROADWAYS ON NORTH, WEST, AND SOUTH SIDES OF THE SERVICE BUILDING.
2I. COMPLETE REMAINING PARKING LOT CONSTRUCTION, FINE GRADING, AND INSTALL ASPHALT CONCRETE PAVEMENT. REMOVE OR ABANDON AND PLUG THE TEMPORARY PIPE INSTALLED IN BETWEEN CI A-6.1 AND DMH 1C-2 IN PHASE 1.
2J. FINISH GRADING, REDISTRIBUTE TOPSOIL, AND ESTABLISH VEGETATION AND/OR LANDSCAPING. COMPLETE ASPHALT PAVING TOP COURSE FOR PHASE 2 AND APPLY PAVEMENT STRIPING.
2K. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
2L. EACH PHASE OF CONSTRUCTION MUST BE STABILIZED (80%) BEFORE MOVING ON TO THE NEXT PHASE.

PHASE 3:

3A. INSTALLATION OF NEW PHASE 3 AND ANY PHASE 1 & 2 TO REMAIN SEDIMENT & EROSION CONTROLS AS SHOWN ON DRAWING C-403 "PHASE 3 PLAN".
3B. DEMOLITION OF EXISTING FRAME HOUSE, CURBS, PAVEMENTS AND UTILITY SERVICES AS REQUIRED. PROVIDE STAGING AREA AS REQUIRED.
3C. INSTALL PROPOSED RETAINING WALL AND FENCE ALONG THE NORTH, EAST, AND SOUTH SIDES OF THE UPPER PARKING LOT AREA.
3D. INSTALL THE DRAINAGE CONVEYANCE PIPES FROM DI A-8 TO DI A-11, LEAVING THE INLETS COVERED UNTIL THE UPHILL AREAS ARE STABILIZED.
3E. CONSTRUCT THE UPPER PARKING LOT AND DRIVEWAY EXPANSION. COMPLETE ASPHALT PAVING AND POROUS CONCRETE PLACEMENT.
3F. REMOVE CAPS/COVERS FROM INLETS LOCATED IN DRIVEWAY LEADING TO UPPER PARKING AREA.
3G. COMPLETE ALL NECESSARY IMPROVEMENTS INCLUDING REPAVING, STRIPING, SIGNAGE, LANDSCAPING, ETC. TO ANDERSON LANE, GREEN STREET AND GREEN HILL ROAD.
3H. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

**NOTE:**
**THE OWNER/OPERATOR RESPONSIBLE FOR INSPECTION AND MAINTENANCE AS OUTLINED ABOVE AND IN THE STORMWATER POLLUTION PREVENTION PLAN IS:**
**CELEBRITY AUTO OF WESTCHESTER, LLC**
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## TEMPORARY EROSION & SEDIMENT CONTROL INSPECTION & MAINTENANCE CHECKLIST

| EROSION AND SEDIMENT CONTROL MEASURE | INSPECTION/MAINTENANCE INTERVALS | INSPECTION/MAINTENANCE REQUIREMENTS |
|---|---|---|
| STABILIZED CONSTRUCTION ENTRANCE | DAILY | • PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE AS REQUIRED • CLEAN SEDIMENT IN PUBLIC RIGHT–OF–WAYS IMMEDIATELY |
| SILT FENCE | DAILY + AFTER EACH RAIN | • REMOVE & REDISTRIBUTE SEDIMENT WHEN BULGES DEVELOP IN THE SILT FENCE |
| INLET PROTECTION | DAILY + AFTER EACH RAIN | • REFER TO FIGURES 5A.11, 5A.12, 5A.13 & 5A.14 WITHIN NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. |
| TEMPORARY SWALE (IF REQUIRED) | WEEKLY + AFTER EACH RAIN | • IMMEDIATELY REMOVE AND SEDIMENT AND REESTABLISH VEGETATIVE COVER AS REQUIRED • INSPECT ENTIRE SWALE AND SURROUNDING AREA FOR RILLING AND REPAIR AS REQUIRED WITH THE PLACEMENT OF ADDITIONAL TOPSOIL, THEN SEEDING AND MULCHING AS UNLINED IN FIGURE No. 5A.2 OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. |
| SEDIMENT SUMP PIT (IF REQUIRED) | DAILY + AFTER EACH RAIN | • CONFIRM THAT STORMWATER IN THE PERFORATED PIPE IS CLEAN AND FREE OF TURBIDITY. • CONFIRM THAT FILTER FABRIC IS WRAPPED TIGHTLY AROUND THE PERFORATED PIPE AND THE CRUSHED STONE IN THE PIT IS CLEAN. • EXCAVATE SEDIMENT AND DIRTY CRUSHED STONE AS NEEDED TO ENSURE PROPER FUNCTION AND TO PREVENT CLOGGING. |

## PERMANENT STORMWATER MANAGEMENT PRACTICES INSPECTION & MAINTENANCE CHECKLIST

| EROSION AND SEDIMENT CONTROL MEASURE | INSPECTION/MAINTENANCE INTERVALS | INSPECTION/MAINTENANCE REQUIREMENTS |
|---|---|---|
| VEGETATED SWALE | MONTHLY | • CHECK THAT CONTRIBUTING AREA IS CLEAN OF DEBRIS. • CONFIRM VEGETATION IS ADEQUATELY MAINTAINED (MOWING, FERTILIZER,ETC.) • CHECK FOR RILLING/EROSION AND REPAIR AS NEEDED. • CONFIRM DEWATERING OCCURS BETWEEN STORMS. |
| SUBSURFACE STORMWATER MANAGEMENT DETENTION FACILITY | ANNUALLY + AFTER MAJOR STORMS | • CHECK LEVEL OF SEDIMENT AND DEBRIS ACCUMULATED WITHIN THE SYSTEM. • CHECK STRUCTURAL INTEGRITY OF THE SYSTEM PIPES, STRUCTURES, ETC. FOR CRACKING, BULGING OR DETERIORATION. REPAIR/REMOVE AS NECESSARY. • CONFIRM ALL INLETS AND OUTLET STRUCTURES/PIPES ARE OPERATING PROPERLY. |
| DRAIN INLETS AND TRENCH DRAINS | MONTHLY | • CHECK FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. REPAIR/REMOVE AS NECESSARY. • CHECK FOR SEDIMENT AND DEBRIS COLLECTED WITHIN SUMPS AND CLEAN OUT AS NECESSARY. |
| NATIVE STONE WALL | ANNUALLY + AFTER MAJOR STORMS | • CHECK FOR EROSION AND/OR DAMAGE AND REPAIR AS NECESSARY. |
| STORMTECH SUBSURFACE RETENTION FACILITY | SEMI–ANNUALLY + AFTER MAJOR STORMS (SEE MAINTENANCE GUIDELINES IN APPENDIX H) | • CHECK LEVEL OF SEDIMENT ACCUMULATED WITHIN THE ISOLATOR ROW THROUGH THE ACCESS MANHOLE. IF 3 INCHES OF SEDIMENT OR GREATER, CLEAN OUT UTILIZING A HIGH PRESSURE WATER NOZZLE TO SCOUR AND SUSPEND SEDIMENTS. • FLUSH ALL SEDIMENT TO ACCESS MANHOLE AND REMOVE USING A VACUUM TRUCK. |
| CDS WATER QUALITY STRUCTURE | QUARTERLY + AFTER MAJOR STORMS (SEE MAINTENANCE GUIDELINES IN APPENDIX D) | • OPEN ACCESS COVER FOR VISUAL INSPECTION AND MEASURE THE DISTANCE FROM THE STANDING WATER SURFACE TO THE SEDIMENT PILE WITH A MEASURING STICK OR TAPE. IF LESS THAN 4 FEET, INSERT HOSE FROM VACUUM TRUCK INTO THE SUMP AND FLUSH THROUGH BOTH ACCESS COVERS TO CLEAN OUT THE STANDING WATER, LAYER OF OIL, SEDIMENT, TRASH, ETC. THE SCREEN MUST BE POWERWASHED TO ENSURE IT IS FREE OF TRASH AND DEBRIS. |
| POROUS PAVEMENT | MONTHLY & AS NEEDED | • ENSURE THAT PAVING AREA IS CLEAN OF DEBRIS • ENSURE THAT PAVING DEWATERS BETWEEN STORMS • ENSURE THAT THE AREA IS CLEAN OF SEDIMENTS • MOW UPLAND AND ADJACENT AREAS, AND SEED BARE AREAS |
| | QUARTERLY | • VACUUM SWEEP FREQUENTLY TO KEEP SURFACE FREE OF SEDIMENTS |
| | ANNUALLY | • INSPECT THE SURFACE FOR DETERIORATION OR SPALLING |
| GREEN ROOF | SPRING | • ANNUAL SOIL TEST BY REMOVING SMALL SOIL QUANTITIES AND SENDING TO A LABORATORY FOR NUTRIENT CONTENT, ETC. • BEGIN BWEEKLY WEED INSPECTION AND REMOVAL. • ADDITIONALLY APPLY PHOSPHORUS FREE FERTILIZER IF NEEDED BASED ON THE ANNUAL SOIL TEST RESULTS. • BWEEKLY CHECK FOR DISPLACED SOIL, INSPECT ROOF DRAINS, REMOVE DEBRIS AND CHECK FOR PESTS. |
| | SUMMER | • CONTINUE BWEEKLY WEED INSPECTION AND REMOVAL. • CONTINUE BWEEKLY INSPECTION FOR DISPLACED SOIL, INSPECT ROOF DRAINS, REMOVE DEBRIS AND CHECK FOR PESTS. • IRRIGATION MAY BE REQUIRED EVERY 2 OR 3 WEEKS DURING PROLONGED, HOT, DRY WEATHER. |
| | FALL | • CONTINUE BWEEKLY WEED INSPECTION AND REMOVAL. • CONTINUE BWEEKLY INSPECTION FOR DISPLACED SOIL, INSPECT ROOF DRAINS, REMOVE DEBRIS AND CHECK FOR PESTS. |
| | WINTER | • REMOVE SNOW AS NEEDED FROM ACCESS WALKWAYS |

| No. | Revision | Date | By |
|---|---|---|---|
| 1. | REVISED PER TOWN COMMENTS | 12/26/2018 | TC |
| 2. | ADDED CORNER LOT & SHOWROOM BUILDING | 11/26/2019 | SH |
| 3. | GENERAL REVISION | 04/24/2020 | AH |
| 4. | REVISED PER GEOTECH APPROVAL | 03/08/2021 | AH |
| 5. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 7. | 30% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |
| | *Previous Editions Obsolete* | | |

APPLICANT/OWNER:
CELEBRITY AUTO OF WESTCHESTER, LLC
130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MAMARONECK AVENUE
WHITE PLAINS, NY 10601


JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
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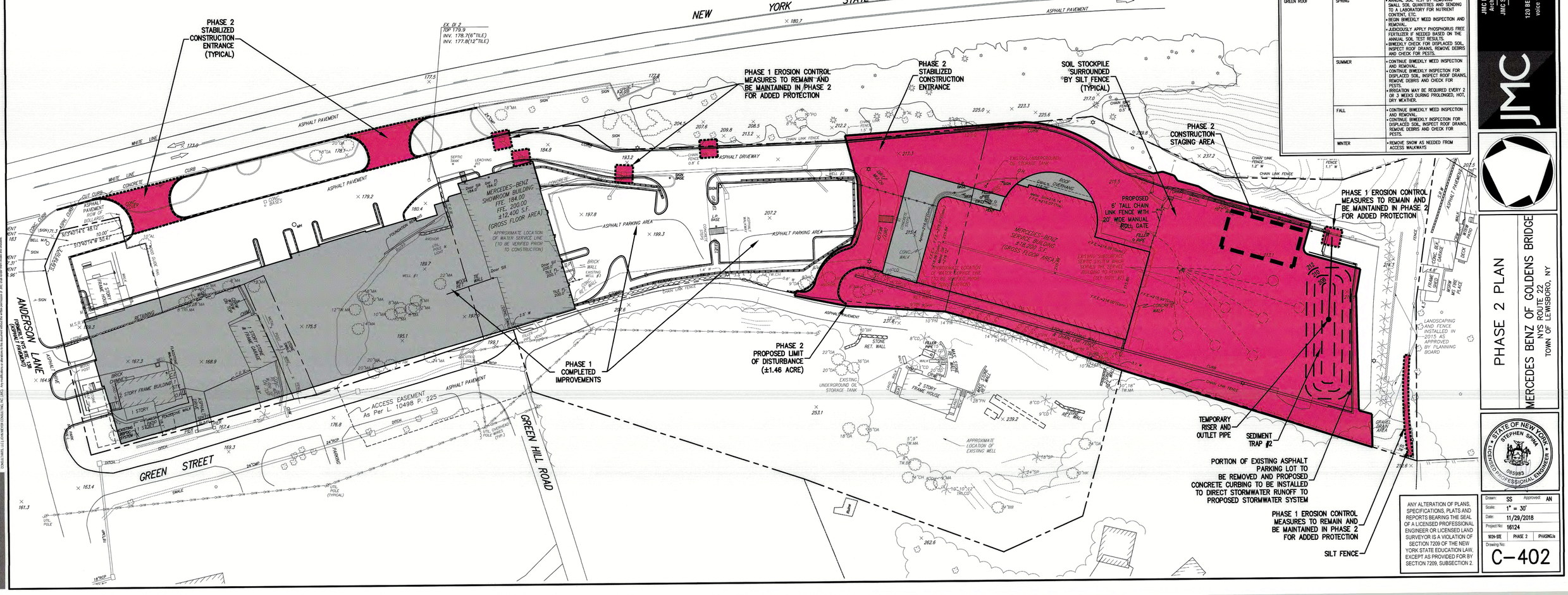

PHASE 2 STABILIZED CONSTRUCTION ENTRANCE (TYPICAL)
PHASE 1 EROSION CONTROL MEASURES TO REMAIN AND BE MAINTAINED IN PHASE 2 FOR ADDED PROTECTION
PHASE 2 STABILIZED CONSTRUCTION ENTRANCE
SOIL STOCKPILE SURROUNDED BY SILT FENCE (TYPICAL)
PHASE 2 CONSTRUCTION STAGING AREA
PHASE 1 EROSION CONTROL MEASURES TO REMAIN AND BE MAINTAINED IN PHASE 2 FOR ADDED PROTECTION
PROPOSED 6' TALL CHAIN LINK FENCE WITH 20' WIDE MANUAL ROLL GATE
PHASE 2 PROPOSED LIMIT OF DISTURBANCE (±1.46 ACRE)
PHASE 1 COMPLETED IMPROVEMENTS
TEMPORARY RISER AND OU

APPROVED by Planning Board Resolution No. 10–17, dated 03/17/2020.

*Owner* — *Date*
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

*Planning Board Chair* — *Date*
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Planning Administrator* — *Date*
CIORSDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

*Town Engineer's Certification* — *Date*
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10–17 dated 03/17/2020.

## PHASE 3 LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING BUILDING LINE
EXISTING PAVEMENT EDGE OR CURB LINE
EXISTING FENCE
EXISTING OVERHEAD WIRE
EXISTING STONE WALL
EXISTING RETAINING WALL
EXISTING LIGHT STANDARD
EXISTING UTILITY POLE
EXISTING ROCK LEDGE
EXISTING SPOT GRADE
EXISTING MANHOLE
EXISTING DRAIN INLET
EXISTING INDEX CONTOUR
EXISTING MINOR CONTOUR
APPROXIMATE EXISTING GIS INDEX CONTOUR
APPROXIMATE EXISTING GIS MINOR CONTOUR
EXISTING TREE
EXISTING WELL
EXISTING STORM LINE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING DRY WELL
EXISTING SIGNS
EXISTING HYDRANT
EXISTING WATER VALVE
EXISTING TRAFFIC SIGNAL BOX
EXISTING TRAFFIC POLE
EXISTING GAS VALVE
EXISTING FEATURE TO BE REMOVED
PROPOSED FINISHED GRADE
PROPOSED SPOT GRADE
PROPOSED DRAINAGE MANHOLE
PROPOSED DRAIN INLET, TYPE CI & DI
PROPOSED STORM LINE & SIZE
PROPOSED WATER QUALITY STRUCTURE
PROPOSED RETAINING WALL
PROPOSED LIGHT STANDARDS
STONE & BLOCK DROP INLET PROTECTION
PROPOSED LIMIT OF DISTURBANCE
SILT SACK INLET PROTECTION
STABILIZED CONSTRUCTION ENTRANCE

## SEDIMENT & EROSION CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL THE PLANS, PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING AND GRUBBING OR EARTHWORK.
3. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION AT A RATE OF 6 POUNDS PER 1000 S.F. IN THE FOLLOWING PROPORTIONS:
   CREEPING RED FESCUE 30%
   PERENNIAL RYE GRASS 70%
4. GRASS SEED MIX FOR SEEDING AND EROSION CONTROL MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
5. SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 LBS. PER 1000 S.F.)SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIER. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON–SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE CONTRACTOR.
8. CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
9. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
10. EXCAVATIONS AND FILLS SHALL BE ROUGHED, SEALED AND STABILIZED AT COMPLETION OF EACH CONSTRUCTION DAY, UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL CONSTANTLY MONITOR CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
12. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
13. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON–SITE IN THE AREA DESIGNATED. STOCKPILED EXCAVATED MATERIAL SHALL HAVE SILT FENCE LOCATED AROUND PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON EXISTING TRAFFIC CIRCULATION ROUTES.
14. THIS PLAN IS FOR PHASING AND SEDIMENT AND EROSION CONTROL INFORMATION ONLY.
15. IF SOIL STOCKPILE AREA WILL NOT BE USED FOR AN EXTENDED PERIOD OF TIME, THE STOCKPILE AREA SHALL BE SEEDED AND STABILIZED.
16. SCHEDULE OF BLASTING SHALL BE FINALIZED WHEN CONSTRUCTION DOCUMENTS ARE SUBMITTED AND SUBSURFACE INVESTIGATION IS CONDUCTED TO DETERMINE EXTENT OF ROCK. BLASTING WILL COORDINATE WITH CAR DEALERSHIP HOURS OF OPERATION.

NOTES:

1. THE PROPOSED CONSTRUCTION STAGING AREA AND ENGINEER'S FIELD OFFICE SHALL BE APPROVED BY THE TOWN AND JMC PRIOR TO CONSTRUCTION COMMENCEMENT.
2. THE PROPOSED CONSTRUCTION STAGING AREAS SHALL BE LOCATED IN LEVEL PAVED AREAS TO PREVENT SOIL DISTURBANCE. CHAIN LINK SECURITY FENCE AND HAYBALES SHALL SURROUND THE STAGING AREAS IN PAVEMENT AS NECESSARY.
3. THE PROPOSED CONSTRUCTION STAGING AREAS SHALL BE PREPARED AS FOLLOWS IN UNPAVED AREAS:
   A) STRIP TOPSOIL DOWN TO SUITABLE* MATERIAL AND STOCKPILE
   B) BACKFILL WITH SUITABLE* MATERIAL, IF NECESSARY, IN ORDER TO PROVIDE DRIVABLE GRADES
   C) PLACE 3/4" CRUSHED STONE OR RECYCLE BLEND, 4" THICK

*= SUITABLE MATERIAL IS DEFINED AS ANY MINERAL (INORGANIC) SOIL, BLASTED OR BROKEN ROCK, AND SIMILAR MATERIAL OF NATURAL OR MAN MADE (I.E. RECYCLED) ORIGIN, INCLUDING MIXTURES THEREOF.

## GENERAL NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 08/17/2017, REVISED 05/01/2019.
2. PRIOR TO THE START OF ANY DEMOLITION, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF LEWISBORO AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
3. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF–SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
4. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
5. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF LEWISBORO OR JMC, PLLC.
6. ANY UNSUITABLE MATERIAL FOUND ON–SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF–SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
7. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
8. THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
9. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
10. ALL SANITARY SEWER AND WATER UTILITIES THAT MUST BE REMOVED AND/OR ABANDONED MUST BE DONE IN ACCORDANCE WITH WESTCHESTER COUNTY HEALTH DEPARTMENT RULES AND REGULATIONS.
11. EPA WATERSHED REQUIREMENT SPECIFIED IN PART 1.B. 1.B OF THE SPDES GENERAL PERMIT GP–015–002 MUST BE ADHERED TO REGARDING SOIL STABILIZATION FOR EAST OF HUDSON WATERSHED IN PARTICULAR, THE REQUIREMENT FOR EAH WATERSHED.

## CONDITIONS RELATIVE TO THE USE OF GREEN STREET DURING CONSTRUCTION

1. THE USE OF GREEN STREET DURING CONSTRUCTION AND FOR CONSTRUCTION EQUIPMENT ACCESS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
2. NO CONSTRUCTION RELATED VEHICLES OR EQUIPMENT SHALL ENTER UPON PRIVATE PROPERTY WITHOUT THE PRIOR APPROVAL OF THE PROPERTY OWNER.
3. TWO–WAY TRAFFIC ON ALL PUBLIC ROADS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, UNLESS PARTIAL ROAD CLOSURES ARE NECESSARY AND ARE PREVIOUSLY APPROVED BY THE TOWN HIGHWAY SUPERINTENDENT WITH APPROPRIATE FLAGMEN AND SIGNAGE PROVIDED.
4. NO MACHINERY, EQUIPMENT OR VEHICLES SHALL BE PARKED OR STORED WITHIN ANY TOWN RIGHT–OF–WAY OUTSIDE THE HOURS OF OPERATION. PARKING OF CONSTRUCTION WORKERS VEHICLES AND DEBRIS SHALL NOT BE PERMITTED ON ROADWAY.
5. SIGNS READING "NO CONSTRUCTION VEHICLES BEYOND THIS POINT" SHALL BE INSTALLED AT POINTS WHERE PRIVATE DRIVEWAYS INTERSECT THE TOWN RIGHT–OF–WAY.
6. THE LIMITS OF RE–PAVING GREEN STREET SHALL BE DETERMINED BY THE TOWN HIGHWAY SUPERINTENDENT AND TOWN ENGINEER FOLLOWING THE INSTALLATION OF DRAINAGE INFRASTRUCTURE AND FOLLOWING THE USE OF GREEN STREET BY HEAVY MACHINERY.

## SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT & EROSION CONTROLS AS INDICATED ON EACH PHASING PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

PHASE 1:

1A. INSTALLATION OF PHASE 1 SEDIMENT & EROSION CONTROLS AS SHOWN ON DRAWING C-401 "PHASE 1 PLAN"
1B. INSTALL THE DRAINAGE CONVEYANCE PIPES FROM DMH A-6 TO DI 20 A-6-5, INCLUDING THE TEMPORARY 15" STORM PIPE WHICH ALLOWS THE STORMWATER TO BE DIRECTED AROUND THE FUTURE INFILTRATION SYSTEM UNTIL THE UPHILL AREAS ARE STABILIZED. PLACE A CAP ON THE DRAINAGE PIPE AT THE SOUTHERN OUTLET OF EX. CB-5 UNTIL THE UPHILL AREAS ARE STABILIZED. REMOVE EXISTING PAVEMENT AT THE NORTH EDGE OF THE NORTHERN PARKING LOT AND INSTALL CURB TO REDIRECT ALL DRAINAGE TO THE NEW DRAINAGE SYSTEM. INSTALL LANDSCAPED BERM AND EXTEND EXISTING WOOD FENCE ALONG NORTHERN PROPERTY BOUNDARY.
1C. INSTALL THE DRAINAGE CONVEYANCE PIPES FROM DMH A-6 TO DI A-7 LEAVING A STUB TO THE FUTURE DI A-8 THROUGH THE PROPOSED RETAINING WALL. INSTALL THE PROPOSED DRAINAGE SYSTEM ALONG GREEN STREET. INSTALL INLET PROTECTION ON ALL NEW DRAIN INLETS. REMOVE OR ABANDON EXISTING DRAINAGE STRUCTURES AND PIPES ALONG GREEN STREET AS INDICATED.
1D. DEMOLITION OF EXISTING DRAINAGE HOUSES, CURBS, PAVEMENTS AND UTILITY SERVICES AS REQUIRED. PROVIDE STAGING AREA AS REQUIRED. THE EXISTING DRAINAGE PIPE CONNECTING EX. CB 5 AND EX. CB 6 SHOULD REMAIN AND BE PROTECTED.
1E. INSTALL INFILTRATION SYSTEM 1A, ITS PRETREATMENT WATER QUALITY STRUCTURE AND THE DRAINAGE CONVEYANCE PIPES DOWNSTREAM OF THE EXISTING CATCH BASIN (EX. CB 5). A CAP ON THE DRAINAGE PIPE OUTLET LEAVING EX. CB 5 SHALL REMAIN UNTIL THE UPHILL AREAS ARE STABILIZED.
1F. REDIRECT THE ROOF DRAIN LEADER ON THE EXISTING SERVICE BUILDING TO TEMPORARILY ALLOW THE STORMWATER TO RUN OVERLAND INTO THE PROPOSED DI A-6-2-1 STRUCTURE UNTIL DETENTION SYSTEM 1C IS INSTALLED LATER IN PHASE 1. EXTEND THE ROOF DRAIN ON THE EXISTING SHOWROOM BUILDING THROUGH THE PARKING LOT, NORTH OF THE EXISTING SHOWROOM BUILDING TOWARDS THE FUTURE LOCATION OF DETENTION SYSTEM 1C TO BE INSTALLED LATER IN PHASE 1.
1G. INSTALL THE PRECAST SEPTIC TANK AND WET WELL PUMP STATION BY THE SHOWROOM BUILDING. INSTALL THE SANITARY LINE FROM THE SHOWROOM BUILDING TO THE EXISTING 1,500 GALLON SEPTIC TANK BY THE SERVICE BUILDING. REPAIR AND REGRADE THE OWTS SEEPAGE PITS IN THE UPPER PARKING LOT.
1H. THE LOWER PARKING LOT ABOVE INFILTRATION SYSTEM 1A SHALL BE ROUGH GRADED AND STABILIZED WITH PAVEMENT SUB-BASE ON TOP OF THE FACE TO PROTECT THE SOILS SURROUNDING THE INFILTRATION SYSTEM.
1I. MAKE THE CONNECTION OF THE PROPOSED DRAINAGE SYSTEM TO THE EXISTING NYSDOT DRAINAGE SYSTEM ALONG NYS ROUTE 22. THE PROPOSED INFILTRATION SYSTEM 1A WILL NOT BE CONNECTED TO THE PIPE CONVEYANCE SYSTEM UNTIL ALL UPSTREAM CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
1J. INSPECTION OF ALL WORK ASSOCIATED WITH THE PROPOSED DRAINAGE SYSTEM BY THE TOWN ENGINEER TO DETERMINATE THE SYSTEM SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO RENOVATE THE EXISTING SHOWROOM BUILDING.
1K. CLEAR AND EXCAVATE SOUTH OF EXISTING SHOWROOM BUILDING AND BEGIN SHOWROOM BUILDING EXPANSION CONSTRUCTION.
1L. INSTALL PROPOSED WATER SYSTEM AND WELL UPGRADES, UNDERGROUND WATER STORAGE TANK AND DRY HYDRANT.
1M. FILL AND FINISH GRADE THE AREA BEHIND THE BUILDING EXPANSION, REDISTRIBUTE TOP SOIL, ESTABLISH VEGETATION AND INSTALL LANDSCAPING.
1N. CONSTRUCT PARKING AREA ON NORTH SIDE OF THE EXISTING SHOWROOM BUILDING, PROPOSED RETAINING WALLS ALONG THE EXISTING DRIVEWAY, PROPOSED RETAINING WALLS AND FENCES SURROUNDING THE MIDDLE PARKING AREA.
1O. INSTALL DETENTION SYSTEM 1C, ITS WATER QUALITY STRUCTURE, INLET AND OUTLET PIPES, CONNECT TO THE REMAINDER OF THE PREVIOUSLY INSTALLED PORTION OF THE ROOF DRAIN FROM THE EXISTING SHOWROOM BUILDING EARLIER IN PHASE 1.
1P. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
1Q. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING FOR PHASE 1 AREAS AND WITHIN NYSDOT AND TOWN ROW. COMPLETE ASPHALT PAVING TOP COURSE FOR PHASE 1 AND APPLY PAVEMENT STRIPING.
1R. CLEAN ALL NEW DRAIN INLETS, TRENCH DRAINS, CONVEYANCE PIPES, ETC. OF ANY SEDIMENT AND DEBRIS. REMOVE CAP BETWEEN EX. CB 5 AND PROPOSED INFILTRATION SYSTEM 1A AND REMOVE OR ABANDON AND PLUG THE EXISTING DRAINAGE PIPE BETWEEN EX. CB 5 AND EX. CB 6.
1S. EACH PHASE OF CONSTRUCTION MUST BE STABILIZED (80%) BEFORE MOVING ON TO THE NEXT PHASE.

PHASE 2:

2A. INSTALLATION OF NEW PHASE 2 AND ANY PHASE 1 TO REMAIN SEDIMENT & EROSION CONTROLS AS SHOWN ON DRAWING C-402 "PHASE 2 PLAN".
2B. BEGIN RETAINING WALL AND FENCE CONSTRUCTION ALONG THE EAST SIDE OF THE SERVICE BUILDING CONTINUING THROUGH THE NORTHERN PARKING AREA. TEMPORARY SHORING SHALL BE IMPLEMENTED WHERE REQUIRED.
2C. CLEAR AND EXCAVATE SOUTH OF EXISTING SERVICE BUILDING AND BEGIN SERVICE BUILDING EXPANSION CONSTRUCTION.
2D. INSTALL ROOF DRAIN LEADERS AND CONNECTIONS TO PREVIOUSLY INSTALLED PORTION OF THE DRAINAGE SYSTEM CONVEYING THE NEW PORTION OF THE SERVICE BUILDING TO INFILTRATION SYSTEM 1A. REDIRECT THE ROOF DRAIN LEADERS ON THE EXISTING SERVICE BUILDING TO COMPLETELY THE STORMWATER TO DETENTION SYSTEM 1C INSTALLED IN PHASE 1. INSTALL INLET PROTECTION ON ALL NEW DRAIN INLETS.
2E. INSPECTION OF ALL WORK ASSOCIATED WITH THE PROPOSED DRAINAGE SYSTEM BY THE TOWN ENGINEER TO DETERMINATE THE SYSTEM SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO RENOVATE THE EXISTING SERVICE BUILDING.
2F. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
2G. FILL AND FINISH GRADE THE AREA ON EAST SIDE OF BEHIND THE SERVICE BUILDING, REDISTRIBUTE TOP SOIL, ESTABLISH VEGETATION AND INSTALL LANDSCAPING.
2H. BEGIN CONSTRUCTION OF PARKING AREAS AND ROADWAYS ON NORTH, WEST, AND SOUTH SIDES OF THE SERVICE BUILDING.
2I. COMPLETE REMAINING PARKING LOT CONSTRUCTION, FINE GRADING, AND INSTALL ASPHALT CONCRETE PAVEMENT. REMOVE OR ABANDON AND PLUG THE TEMPORARY PIPE INSTALLED IN BETWEEN DI A-6-1 AND DMH 10-2 IN PHASE 1.
2J. FINISH GRADING, REDISTRIBUTE TOPSOIL, AND ESTABLISH VEGETATION AND/OR LANDSCAPING. COMPLETE ASPHALT PAVING TOP COURSE FOR PHASE 2 AND APPLY PAVEMENT STRIPING.
2K. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
2L. EACH PHASE OF CONSTRUCTION MUST BE STABILIZED (80%) BEFORE MOVING ON TO THE NEXT PHASE.

PHASE 3:

3A. INSTALLATION OF NEW PHASE 3 AND ANY PHASE 1 & 2 TO REMAIN SEDIMENT & EROSION CONTROLS AS SHOWN ON DRAWING C-403 "PHASE 3 PLAN".
3B. DEMOLITION OF EXISTING FRAME HOUSE, CURBS, PAVEMENTS AND UTILITY SERVICES AS REQUIRED. PROVIDE STAGING AREA AS REQUIRED.
3C. INSTALL PROPOSED RETAINING WALL AND FENCE ALONG THE NORTH, EAST, AND SOUTH SIDES OF THE UPPER PARKING LOT AREA.
3D. INSTALL THE DRAINAGE CONVEYANCE PIPES FROM DI A-8 TO DI A-11, LEAVING THE INLETS COVERED UNTIL THE UPHILL AREAS ARE STABILIZED.
3E. CONSTRUCT THE UPPER PARKING LOT AND DRIVEWAY EXPANSION. COMPLETE ASPHALT PAVING AND POROUS CONCRETE PLACEMENT.
3F. REMOVE CAPS/COVERS FROM INLETS LOCATED IN DRIVEWAY LEADING TO UPPER PARKING AREA.
3G. COMPLETE ALL NECESSARY IMPROVEMENTS INCLUDING REPAVING, STRIPING, SIGNAGE, LANDSCAPING, ETC. TO ANDERSON LANE, GREEN STREET AND GREEN HILL ROAD.
3H. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

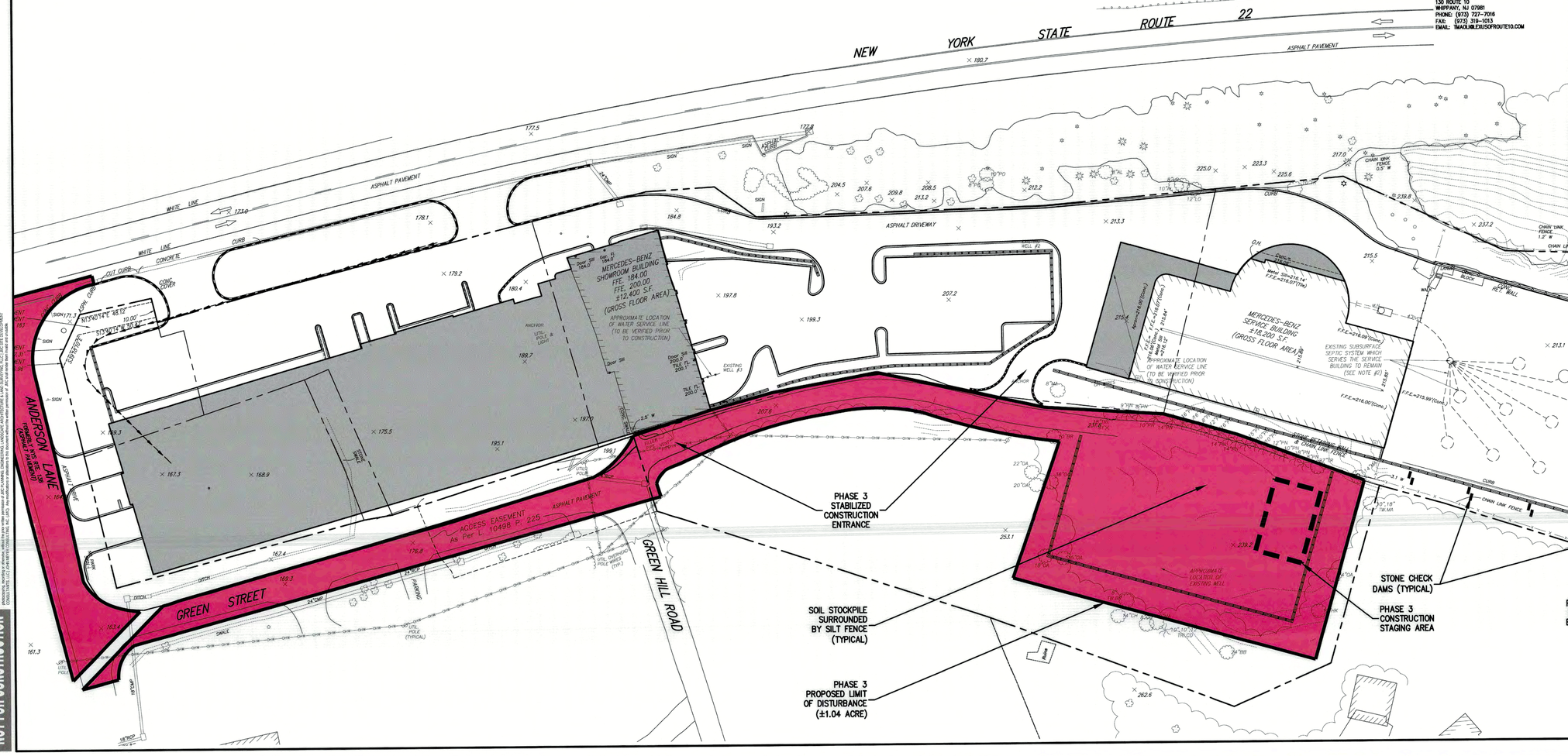
**NOTE:**
**THE OWNER/OPERATOR RESPONSIBLE FOR INSPECTION AND MAINTENANCE AS OUTLINED ABOVE AND IN THE STORMWATER POLLUTION PREVENTION PLAN IS:**
**CELEBRITY AUTO OF WESTCHESTER, LLC**
**MR. TOM MACKI**
**130 ROUTE 10**
**WHIPPANY, NJ 07981**
**PHONE: (973) 727–7016**
**FAX: (973) 319–1013**
**EMAIL: TMACKI@LEXUSOFROUTE10.COM**

## TEMPORARY EROSION & SEDIMENT CONTROL INSPECTION & MAINTENANCE CHECKLIST

| EROSION AND SEDIMENT CONTROL MEASURE | INSPECTION/MAINTENANCE INTERVALS | INSPECTION/MAINTENANCE REQUIREMENTS |
|---|---|---|
| STABILIZED CONSTRUCTION ENTRANCE | DAILY | • PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE AS REQUIRED<br>• CLEAN SEDIMENT IN PUBLIC RIGHT–OF–WAYS IMMEDIATELY |
| SILT FENCE | DAILY + AFTER EACH RAIN | • REMOVE & REDISTRIBUTE SEDIMENT WHEN BULGES DEVELOP IN THE SILT FENCE |
| INLET PROTECTION | DAILY + AFTER EACH RAIN | • REFER TO FIGURES 5A.11, 5A.12, 5A.13 & 5A.14 WITHIN NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. |
| TEMPORARY SWALE (IF REQUIRED) | WEEKLY + AFTER EACH RAIN | • IMMEDIATELY REMOVE AND SEDIMENT AND (RE)STABILIZE VEGETATIVE COVER AS REQUIRED<br>• INSPECT ENTIRE SWALE AND SURROUNDING AREA FOR RILLING AND REPAIR AS REQUIRED WITH THE PLACEMENT OF ADDITIONAL TOPSOIL, THEN SEEDING AND MULCHING AS UNLINED IN FIGURE 5A.2 OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. |
| SEDIMENT SUMP PIT (IF REQUIRED) | DAILY + AFTER EACH RAIN | • CONFIRM THAT STORMWATER IN THE PERFORATED PIPE IS CLEAN AND FREE OF SEDIMENT<br>• CONFIRM THAT FILTER FABRIC IS WRAPPED TIGHTLY AROUND THE PERFORATED PIPE AND THE CRUSHED STONE IN THE PIT IS CLEAN. EXCAVATE SEDIMENT AND DIRTY CRUSHED STONE AS NEEDED TO ENSURE PROPER FUNCTION AND TO PREVENT CLOGGING. |

## PERMANENT STORMWATER MANAGEMENT PRACTICES INSPECTION & MAINTENANCE CHECKLIST

| EROSION AND SEDIMENT CONTROL MEASURE | INSPECTION/MAINTENANCE INTERVALS | INSPECTION/MAINTENANCE REQUIREMENTS |
|---|---|---|
| VEGETATED SWALE | MONTHLY | • CHECK THAT CONTRIBUTING AREA IS CLEAN OF DEBRIS.<br>• CONFIRM VEGETATION IS ADEQUATELY MAINTAINED (MOWING, FERTILIZER,ETC.)<br>• CHECK FOR RILLING/EROSION AND REPAIR AS NEEDED.<br>• CONFIRM DEWATERING OCCURS BETWEEN STORMS. |
| SUBSURFACE STORMWATER MANAGEMENT DETENTION FACILITY | ANNUALLY + AFTER MAJOR STORMS | • CHECK LEVEL OF SEDIMENT AND DEBRIS ACCUMULATED WITHIN THE SYSTEM.<br>• CHECK STRUCTURAL INTEGRITY OF THE SYSTEM INCLUDING STRUCTURES, ETC. FOR DRAINAGE, BULGING OR DETERIORATION. REPAIR/REMOVE AS NECESSARY.<br>• CONFIRM ALL INLETS AND OUTLET STRUCTURES/PIPES ARE OPERATING PROPERLY. |
| DRAIN INLETS AND TRENCH DRAINS | MONTHLY | • CHECK FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. REPAIR/REMOVE AS NECESSARY.<br>• CHECK FOR SEDIMENT AND DEBRIS COLLECTED WITHIN SUMPS AND CLEAN OUT AS NECESSARY. |
| NATIVE STONE WALL | ANNUALLY + AFTER MAJOR STORMS | • CHECK FOR EROSION AND/OR DAMAGE AND REPAIR AS NECESSARY. |
| STORMTECH SUBSURFACE RETENTION FACILITY | SEMI–ANNUALLY + AFTER MAJOR STORMS (SEE MAINTENANCE GUIDELINES IN APPENDIX H) | • CHECK LEVEL OF SEDIMENT ACCUMULATED WITHIN THE ISOLATOR ROW THROUGH THE ACCESS MANHOLE. IF 3 INCHES OF SEDIMENT OR GREATER, CLEAN OUT UTILIZING A HIGH PRESSURE WATER JETTING TO SCOUR AND SUSPEND SEDIMENTS.<br>• FLUSH ALL SEDIMENT TO ACCESS MANHOLE AND REMOVE USING A VACUUM TRUCK. |
| CDS WATER QUALITY STRUCTURE | QUARTERLY + AFTER MAJOR STORMS (SEE MAINTENANCE GUIDELINES IN APPENDIX D) | • OPEN ACCESS COVER FOR VISUAL INSPECTION AND MEASURE THE DISTANCE FROM THE STANDING WATER SURFACE TO THE SEDIMENT PILE WITH A MEASURING STICK OR TAPE. IF LESS THAN 4 FEET, INSERT HOSE FROM VACUUM TRUCK INTO THE SUMP AND SCREEN THROUGH BOTH ACCESS COVERS TO CLEAN OUT THE STANDING WATER, LAYER OF OIL, SEDIMENT, TRASH, ETC. THE SCREEN MUST BE POWERWASHED TO ENSURE IT IS FREE OF TRASH AND DEBRIS. |
| POROUS PAVEMENT | MONTHLY & AS NEEDED | • ENSURE THAT PAVING AREA IS CLEAN OF DEBRIS<br>• ENSURE THAT PAVING DEWATERS BETWEEN STORMS<br>• ENSURE THAT THE AREA IS CLEAN OF SEDIMENTS<br>• MOW UPLAND AND ADJACENT AREAS, AND SEED BARE AREAS |
| | QUARTERLY | • VACUUM SWEEP FREQUENTLY TO KEEP SURFACE FREE OF SEDIMENTS |
| | ANNUALLY | • INSPECT THE SURFACE FOR DETERIORATION OR SPALLING |
| GREEN ROOF | SPRING | • ANNUAL SOIL TEST BY REMOVING SMALL SOIL QUANTITIES AND SENDING TO A LABORATORY FOR NUTRIENT CONTENT, ETC.<br>• BEGIN BIWEEKLY WEED INSPECTION AND REMOVAL<br>• JUDICIOUSLY APPLY PHOSPHORUS FREE FERTILIZER IF NEEDED BASED ON THE ANNUAL SOIL TEST RESULTS.<br>• BIWEEKLY CHECK FOR DISPLACED SOIL, INSPECT ROOF DRAINS, REMOVE DEBRIS AND CHECK FOR PESTS. |
| | SUMMER | • CONTINUE BIWEEKLY WEED INSPECTION AND REMOVAL.<br>• CONTINUE BIWEEKLY INSPECTION FOR DISPLACED SOIL, INSPECT ROOF DRAINS, REMOVE DEBRIS AND CHECK FOR PESTS.<br>• IRRIGATION MAY BE REQUIRED EVERY 2 OR 3 WEEKS DURING PROLONGED, HOT, DRY WEATHER. |
| | FALL | • CONTINUE BIWEEKLY WEED INSPECTION AND REMOVAL.<br>• CONTINUE BIWEEKLY INSPECTION FOR DISPLACED SOIL, INSPECT ROOF DRAINS, REMOVE DEBRIS AND CHECK FOR PESTS. |
| | WINTER | • REMOVE SNOW AS NEEDED FROM ACCESS WALKWAYS |

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| | |
|---|---|
| Drawn: SS | Approved: AN |
| Scale: 1" = 30' | |
| Date: 11/29/2018 | |
| Project No: 16124 | |
| 16124–SITE | PHASE 3 | PHASING.tin |
| Drawing No: C–403 | |

| No. | Revision | Date | By |
|---|---|---|---|
| 1. | REVISED PER TOWN COMMENTS | 12/26/2018 | TC |
| 2. | ADDED CONVERSIONS | 04/30/2019 | SMN |
| 3. | REVISED PER SHOWROOM BUILDING REVS | 11/26/2019 | AH |
| 4. | PLANNING BOARD APPROVAL | 04/24/2020 | AH |
| 5. | REVISED PER NYSDOT COMMENTS | 03/08/2021 | AH |
| 6. | REVISED PER RESOLUTION OF APPROVAL | 11/24/2021 | DK |
| 7. | 90% CONSTRUCTION BID DOCUMENTS | 04/07/2022 | DK |

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# PHASE 3 PLAN

## MERCEDES