

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

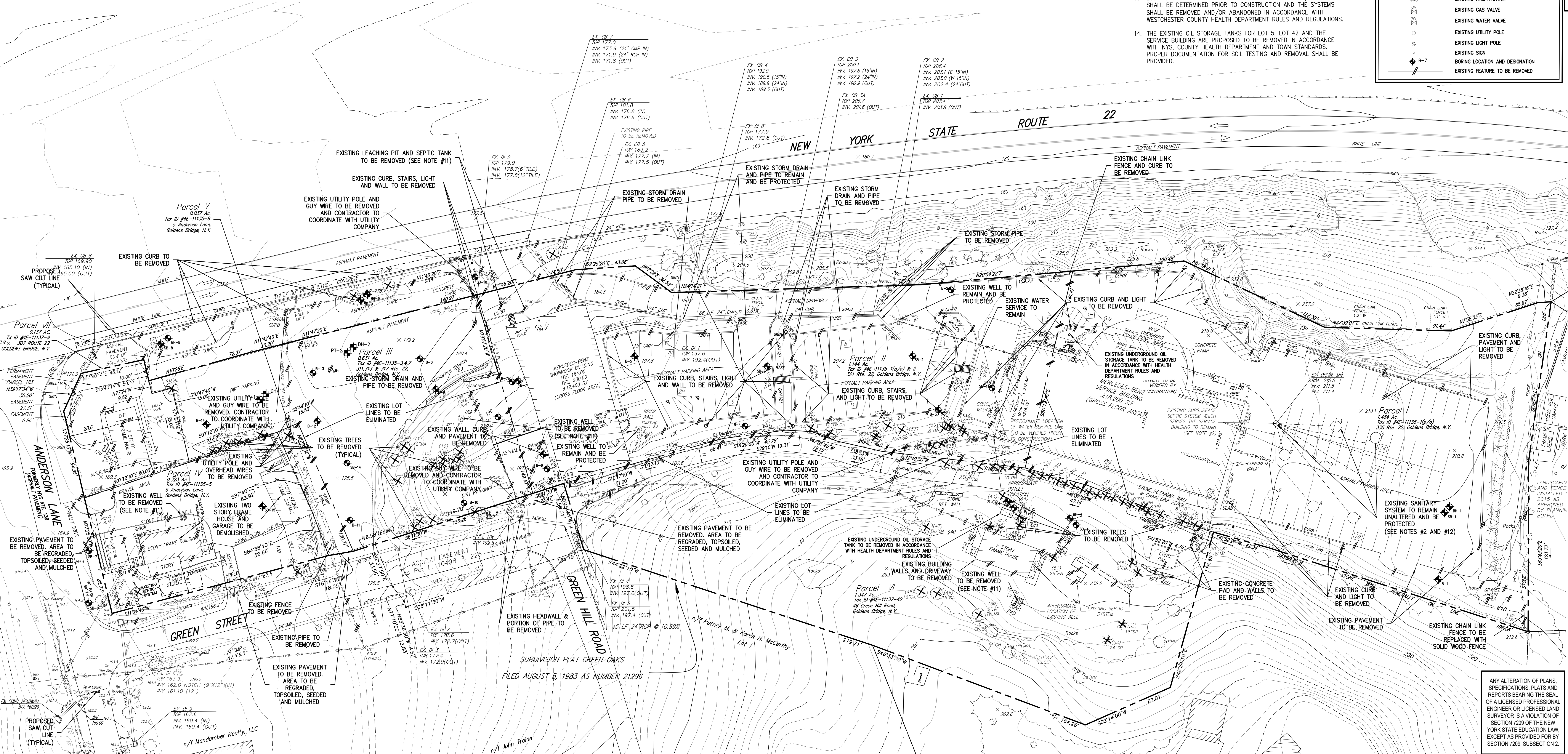
Owner
CELEBRITY WESTCHESTER REALTY, LLC
5 ANDERSON LANE
GOLDENS BRIDGE, NY 10526

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

Planning Administrator
CIORDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

Town Engineer's Certification
JOSEPH CERMELE, P.E.
KSCJ CONSULTING ENGINEER
TOWN CONSULTING ENGINEER

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



NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY OF PROPERTY," PREPARED BY INSTE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED 8/17/2017, REVISED 05/01/2019.
- 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.
- 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.
- 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.
- ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
- 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.
- 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.
- EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

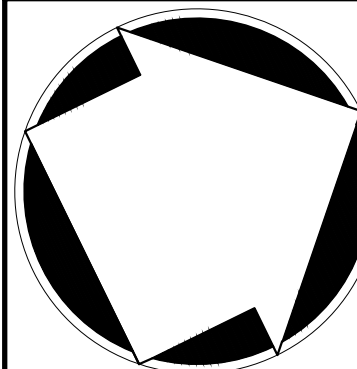
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING 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
	BORING LOCATION AND DESIGNATION
	EXISTING FEATURE TO BE REMOVED

APPLICANT/OWNER:
CELEBRITY WESTCHESTER REALTY, LLC
5 ANDERSON LANE
GOLDENS BRIDGE, NY 10526

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MANAFONE 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 • ARTHUR, NY 10504
voice 914.273.5225 • fax 914.273.2192
www.jmcpllc.com

JMC



DEMOLITION PLAN

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

Drawn: SS Approved: AN
Scale: 1" = 30'
Date: 05/01/2024
Project No: 16124
Sheet No: DEMO
Drawing No: C-020