### Applicant:

**CELEBRITY WESTCHESTER REALTY, LLC 5 ANDERSON LANE GOLDENS BRIDGE, NY 10526** (973) 727-7016



Site Planner, Civil & Traffic Engineer, **Surveyor and Landscape Architect:** 

#### **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

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

## AMENDED SITE PLAN APPROVAL DRAWINGS

# MERCEDES BENZ OF GOLDENS BRIDGE

WESTCHESTER COUNTY NYS ROUTE 22 TOWN OF LEWISBORO, NY

#### **JMC Drawing List:**

**COVER SHEET** 

LAYOUT PLAN

ZONING VARIANCE PLAN

**EXISTING CONDITIONS** 

TREE REMOVAL PLAN

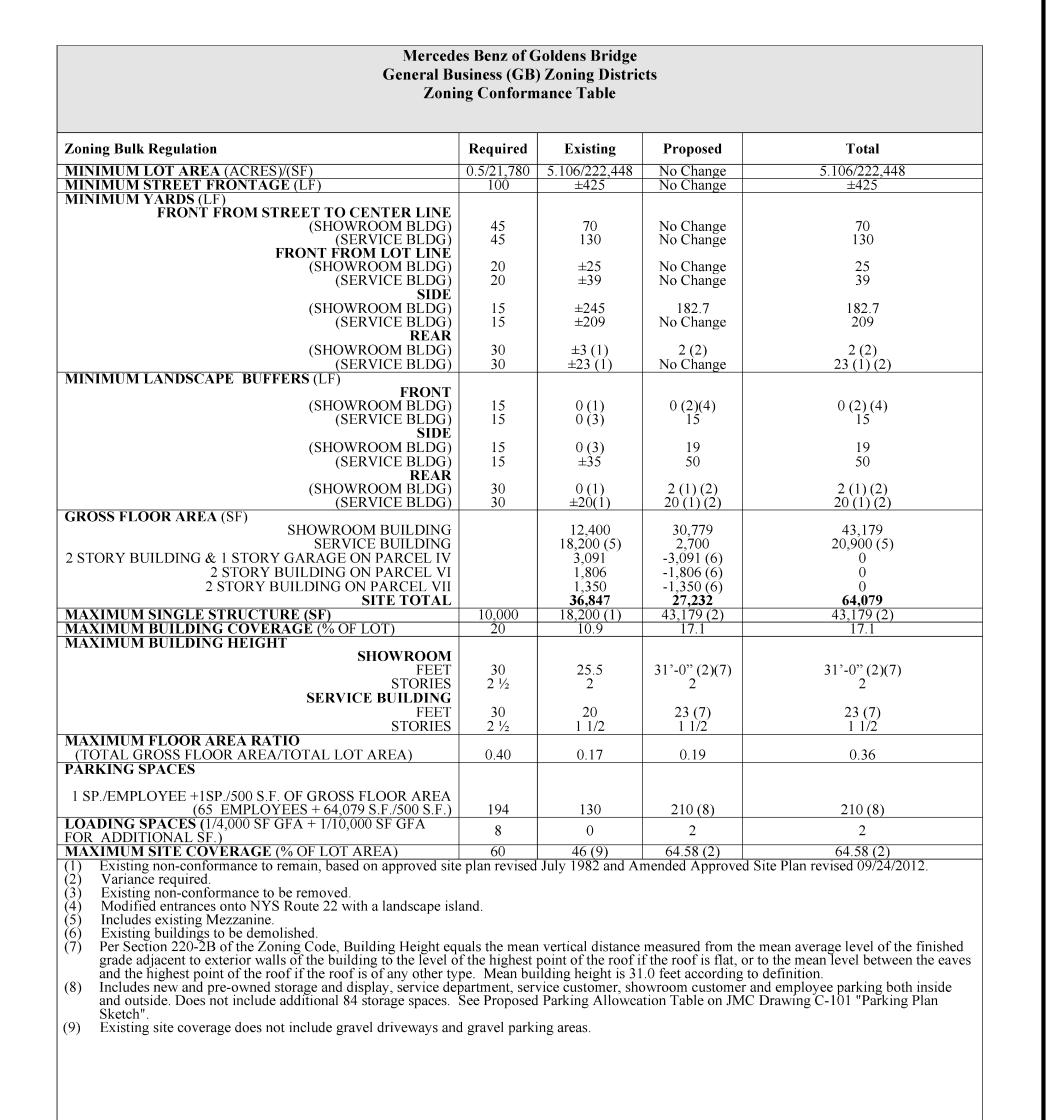
**DEMOLITION PLAN** 

**GRADING & DRAINAGE PLAN** SITE SECTIONS SITE SECTIONS SANITARY FORCE MAIN PROFILE C-315 ROAD PROFILES PHASE 1 PLAN **PHASE 3 PLAN** VEHICLE DELIVERY TRUCK PLAN FIRE TRUCK PLAN FIRE TRUCK PLAN FIRE TRUCK PLAN OSFAP-1 ON-SITE FIRE ACCESS PLAN **CONSTRUCTION DETAILS** CONSTRUCTION DETAILS **CONSTRUCTION DETAILS CONSTRUCTION DETAILS** CONSTRUCTION DETAILS **CONSTRUCTION DETAILS CONSTRUCTION DETAILS CONSTRUCTION DETAILS** CONSTRUCTION DETAILS **CONSTRUCTION DETAILS** 

**CONSTRUCTION DETAILS** 

LANDSCAPING PLAN





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MAXIMUM 6'

LESS THAN 30'

MAXIMUM 20'

MAXIMUM 2'

6 S.F. IN AREA

MAX. LETTER HEIGHT 12"

30'

12%

MAXIMUM 5%

VARIANCE ELIMINATED

PREVIOUSLY GRANTED VARIANCE REDUCED PREVIOUSLY GRANTED VARIANCE INCREASE PREVIOUSLY PROVIDED

2' PROPOSED

50,900 S.F. PROPOSED

19' PROPOSED

14.5% PROPOSED

11' PROPOSED

8-8" PROPOSED

46'-0"

3'-3 1/2"

(5) SIGNS: 16.5 S.F

24 1/2"

PREVIOUS DIFFERENCE

26'-0"

1'-3 1/2"

(5) SIGNS: 10.5 S.F.

(2) SIGNS: 1.8 S.F.

12 1/2"

PROPOSED AMENDED SITE PLAN

NO CHANGE TO APPROVED

43,179

17.10%

NO CHANGE TO APPROVED

NO CHANGE TO APPROVED

NO CHANGE TO APPROVED

NO CHANGE TO APPROVED

[1] 29'-0"

NO CHANGE TO APPROVED

CREATED ADDITIONAL PARKING AREA ITH MORE THAN 25 PARKING SPACE

WITH NO INTERIOR LANDSCAPING

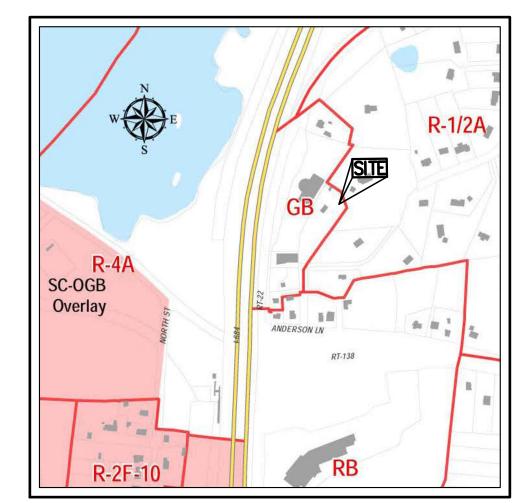
BEING PROPOSED

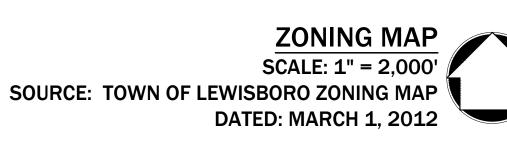
NO AUTO LIFTS

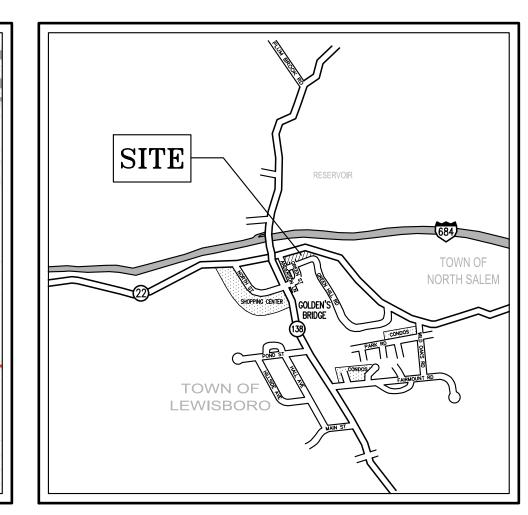
PROPOSED DIFFERENCE

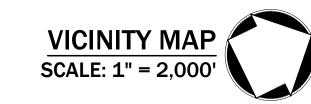
33,179

N/A

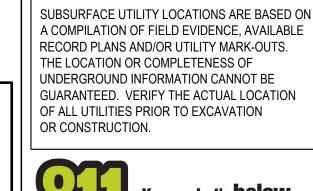


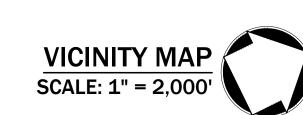


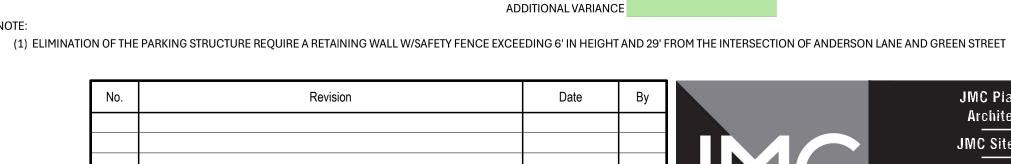




ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.







VARIANCES REQUIRED

INCREASE IN NON-CONFORMITY OTHER THAN USE

REAR YARD SETBACK

GROSS FLOOR AREA OF A SINGLE STRUCTURE

MINIMUM AISLE WIDTH

MAXIMUM DRIVEWAY GRADE

HEIGHT OF WALLS WITHIN REQUIRED YARD SETBACKS

HEIGHT OF FENCE WITHIN REQUIRED YARD SETBACKS

FENCE LESS THAN 30 FEET FROM THE STREET CENTER LINE

LENGTH OF WALL SIGNS

ALLOWS FOR NO MORE THAN TWO (2) WALL SIGNS SO LONG AS THE

SECOND WALL SIGN MEETS THE STANDARDS PROVIDED IN § 185-5F(4)

PROVIDES STANDARDS FOR SECONDARY WALL SIGNS

PROHIBITS WALL SIGNS FROM EXTENDING BEYOND THE SECOND STORY

PROHIBITS LETTERS ON WALL SIGNS IN EXCESS OF 12"

ALLOW PROPOSED OFF-STREET LOADING AREAS TO TEMPORARILY BLOCK PARKING STALLS

ACCESS TO UPPER PARKING MUST BE A MINIMUM OF 20' WIDE

ACCESS TO UPPER PARKING SHALL NOT EXCEED A GRADE OF 3% WITHIN 30' OF

N 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

OUIRES 1 LOADING SPACE FOR THE FIRST 4.000 S.F. OF GROSS FLOOR AREA OR MAJOR PORTION THEREOF AND ADDITIONAL SPACE FOR 10.000 S.F. OF GROSS FLOOR AREA OR MAJOR PORTION THEREOF IN EXCESS OF 4.000 S.F. SHALL BE PROVIDED. 2 SPACES ARE INDICATED, A TOTAL OF 6 ARE REQUIRED

THE MAXIMUM SLOPE WITHIN A PARKING AREA SHALL NOT EXCEED 5%.

THE STREET LINE OR 12% AT ANY OTHER POINT

SECTION

§ 220-9D(1)&(2)

§ 220-24E(1)

§ 220-24E

§ 220-24E

§ 220-24E § 220-55C(3)

§ 220-55D(2)

§ 220-12E(1)

§ 220-12E(1)

§ 185-5F(3)(A)

§ 185-5F(3)(A)

§ 185-5F(3)(A)

§ 185-5F(4)

§ 185-6C(4)

§ 185-6C(6)

§ 220-57B

§ 220-55D(1)

§ 220-55D(2)

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.jmcpllc.com

Project No: **16124** 16124-SITE COVER COVER.scr

A COMPILATION OF FIELD EVIDENCE, AVAILABLE GUARANTEED. VERIFY THE ACTUAL LOCATION