

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  
TOWN CONSULTING ENGINEER

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

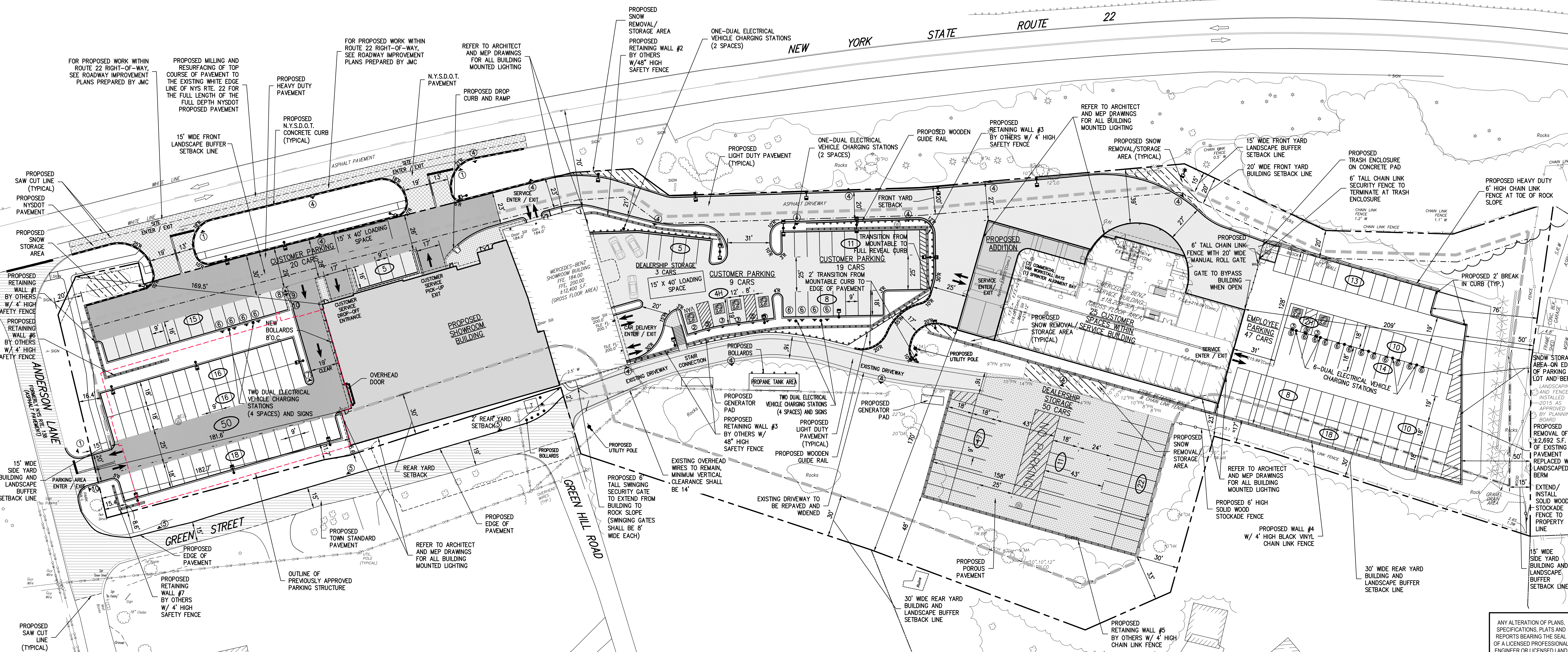
PROPOSED RETAINING WALL / FENCE SCHEDULE			
WALL DESIGNATION	MATERIAL	FENCE HEIGHT	
1	G-FORCE WALL BY TCHO-BLOC W/BLACK DECORATIVE ALUMINUM SAFETY FENCE	4' ABOVE WALL	
2	G-FORCE WALL BY TCHO-BLOC W/BLACK DECORATIVE ALUMINUM SAFETY FENCE	4' ABOVE WALL	
3	COBBLESTONE RETAINING WALL BY RED ROCK W/BLACK DECORATIVE ALUMINUM SAFETY FENCE	4' ABOVE WALL	
4	COBBLESTONE RETAINING WALL BY RED ROCK W/BLACK DECORATIVE ALUMINUM SAFETY FENCE	4' ABOVE WALL	
5	COBBLESTONE RETAINING WALL BY RED ROCK W/BLACK DECORATIVE ALUMINUM SAFETY FENCE	4' ABOVE WALL	
6	G-FORCE WALL BY TCHO-BLOC W/BLACK DECORATIVE ALUMINUM SAFETY FENCE	4' ABOVE WALL	
7	G-FORCE WALL BY TCHO-BLOC W/BLACK DECORATIVE ALUMINUM SAFETY FENCE	4' ABOVE WALL	

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY REFLECTORIZED
1	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1
2	PERMIT TO PARK	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-B R7-BA
3	PERMIT TO PARK	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-B
4	NO PARKING	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	R7-E (MODIFIED)
5	NO PARKING	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2
6	NO PARKING	12"x18"	GREEN ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2
7	NO PARKING	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	RS-1
8	NO PARKING	36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1R
9	NO PARKING	36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1L
10	NO PARKING	12"x18"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	CUSTOM

#### NOTES:

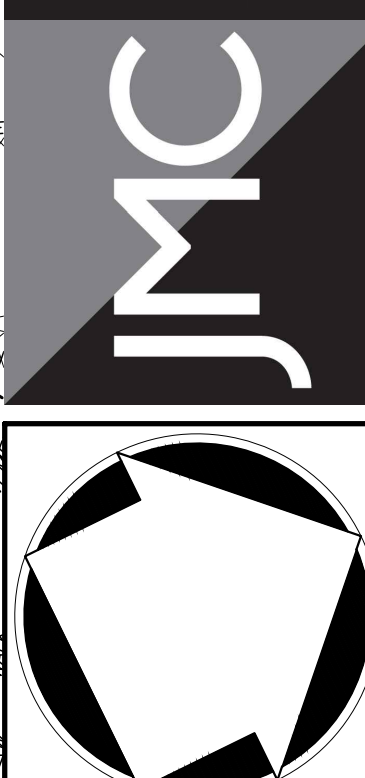
- EXISTING INFORMATION WAS TAKEN FROM "SURVEY OF PROPERTY" FOR CELEBRITY WESTCHESTER, LLC AS PREPARED BY NSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED AUGUST 17, 2017, REVISED MAY 1, 2019.
- PROPOSED BUILDING INFORMATION PROVIDED BY SULLIVAN ARCHITECTURE.
- LOADING OPERATIONS SHALL BE PERFORMED DURING OFF PEAK HOURS.
- ALL LOADING AND PARKING SHALL BE CONDUCTED ON THE PREMISES. THERE SHALL BE NO LOADING OR PARKING ON OR WITHIN AREA ROADWAYS AND STREETS.
- ANY SIGN LOCATED WITHIN THE NYS DOT R.O.W. SHALL HAVE A BREAK AWAY OR SLIP IMPACT MOUNTING POST IN ACCORDANCE WITH NYS DOT STANDARD DRAWINGS AND SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
- 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.
- 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.
- NO OUTDOOR VEHICLE WASHING IS PERMITTED.
- TO REDUCE NOISE RELATED IMPACTS, NO MORE THAN ONE EXTERIOR VEHICLE LIFT SHALL BE IN OPERATION AT ANY GIVEN TIME.
- 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.
- 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.
- 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 ALL WALLS GREATER THAN FOUR (4) FEET IN HEIGHT.
- 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.
- REFER TO ARCHITECTURAL AND MEP PLANS FOR BUILDING MOUNTED LIGHTING.

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 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 (SLOPE MEDIUM)
	DOUBLE SLM (SLOPE MEDIUM)
	PROPOSED UTILITY POLE
	PROPOSED BOLLARD



APPLICANT/OWNER:  
**CELEBRITY WESTCHESTER REALTY, LLC**  
5 ANDERSON LANE  
GOLDENS BRIDGE, NY 10526  
ARCHITECT:  
**SULLIVAN ARCHITECTURE**  
31 MANAFONECK 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  
voice 914.273.5225 • fax 914.273.2102  
www.jmcpa.com



LAYOUT 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: LAYOUT  
Drawing No: C-100