

# FINAL LAND DEVELOPMENT SITE PLANS

FOR

## GROUP ONE AUTOMOTIVE - BILL KOLB SUBARU

252 ROUTE 303, TOWN OF ORANGETOWN,  
ROCKLAND COUNTY, NEW YORK 10962

PARCEL ID: 74.11-1-21

**PROPERTY:**  
252 ROUTE 303  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NY 10962

PARCEL ID: 74.11-1-21  
AREA: 0.485 +/- ACRES  
PARCEL ID: 74.11-1-22  
AREA: 1.299 +/- ACRES  
ZONING USE: LI - ROUTE 303 OVERLAY (LIGHT INDUSTRIAL)

**APPLICANT:**  
GROUP 1 AUTOMOTIVE INC  
800 GESSNER ROAD  
HOUSTON, TX 77024  
PHONE: (281) 658-6486

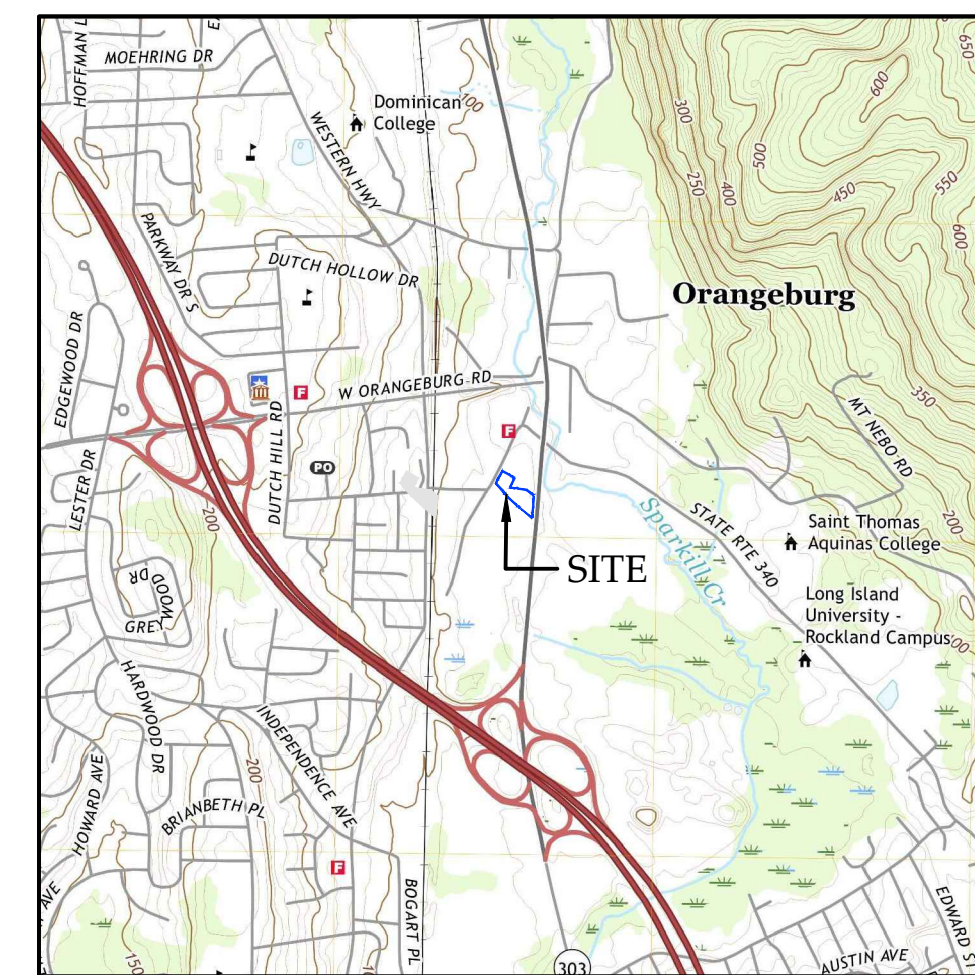
**ENGINEER:**  
INDEPENDENCE ENGINEERING LLC  
102 FARNSWORTH AVENUE, SUITE 310  
BORDENTOWN, NJ 08505  
PHONE: (609) 496-9369

**ARCHITECT:**  
CLEAR ARCHITECTURAL DESIGN  
10605 CONCORD STREET, SUITE 440  
KENSINGTON, MD 20895  
PHONE: (240) 396-2453

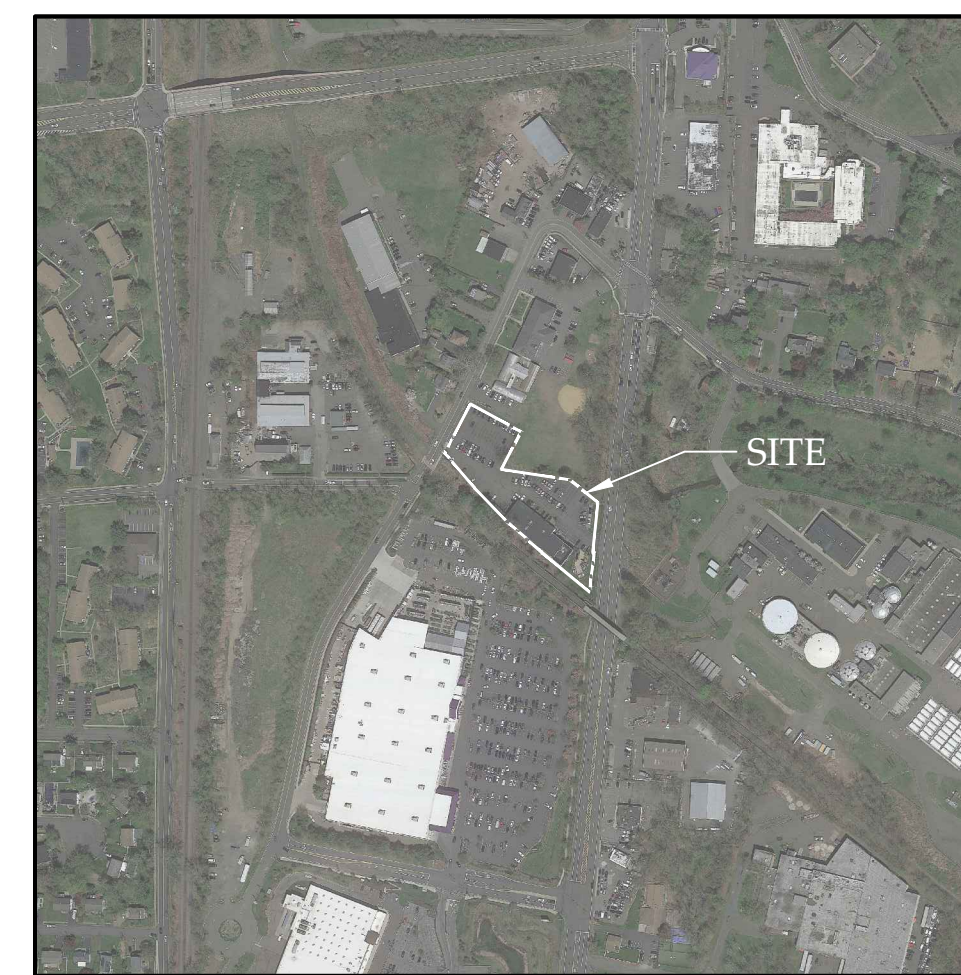
**STRUCTURAL ENGINEER:**  
NANNIS & ASSOCIATES, INC.  
218 SOUTH HILL STREET  
BUFORD, GA 30518  
PHONE: (770) 614-6114

**SURVEYOR:**  
LANC & TULLY ENGINEERING AND SURVEYING P.C.  
P.O. BOX 687 ROUTE 207  
GOSHEN, NY 10924  
PHONE: (845) 294-3700

**DEVELOPMENT DESCRIPTION:**  
THIS DEVELOPMENT PROPOSES THE BUILDING RENOVATION OF AN EXISTING DEALERSHIP. THE SURROUNDING CURBING AND WALK PATH WILL BE REMOVED AND CONSTRUCTED PER THESE PLANS. THE AUTOMOBILE PARKING AREA IS TO BE RESTRIPTED TO ALLOW FOR STORAGE OF NEW VEHICLES TO BE SOLD. NO STORMWATER MANAGEMENT IS PROPOSED WITH THIS DEVELOPMENT.



USGS QUAD MAP - NYACK, NY  
SCALE: 1" = 2,000'



AERIAL MAP  
SCALE: 1" = 500'

| SHEET INDEX | REFERENCE | SHEET TITLE     |
|-------------|-----------|-----------------|
| 1           | C000      | COVER SHEET     |
| 2           | C300      | DEMOLITION PLAN |
| 3           | C400      | SITE PLAN       |
| 4           | C500      | GRADING PLAN    |
| 5           | C600      | UTILITY PLAN    |
| 6           | C800      | DETAIL SHEET    |

GENERAL LOT AND BUILDING INFORMATION:

|  | LOT 74.11-1-21                            | LOT 74.11-1-22                            |
|--|---|---|
| EXISTING BUILDING SQUARE FOOT  | 0   | 10,365                                    |
| RENOVATED BUILDING SQUARE FOOT   | 0   | 10,521                                    |
| OCCUPANCY CLASSIFICATION   | N/A                                       | B (SECTION 304)                           |
| USE  | N/A                                       | AUTOMOBILE SHOWROOM AND OFFICES           |
| ZONE DISTRICT  | LI - LIGHT INDUSTRIAL - ROUTE 303 OVERLAY | LI - LIGHT INDUSTRIAL - ROUTE 303 OVERLAY |
| ADDITIONAL INFORMATION LOCATED WITHIN THE NOTES ON THIS PLAN SET AND ON THE BUILDING ARCHITECTURAL PLANS PREPARED BY CLEAR ARCHITECTURAL DESIGN. |   |   |

| REV | DATE     | DESCRIPTION  | BY  |
|-----|----------|--|-----|
| 1.  | 12/27/22 | REVISED PER BUILDING INSPECTOR COMMENTS DATED 12/09/22 | JWI |

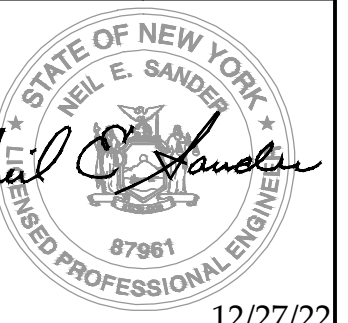
**Independence**  
ENGINEERING LLC  
102 FARNSWORTH AVENUE, SUITE 310  
BORDENTOWN, NJ 08505  
(609) 496-9369  
INDEPENDENCE@INDEPENDENCEENGINEERING.COM

FINAL LAND DEVELOPMENT SITE PLANS  
COVER SHEET  
FOR  
GROUP ONE AUTOMOTIVE - BILL KOLB SUBARU  
252 ROUTE 303, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK 10962



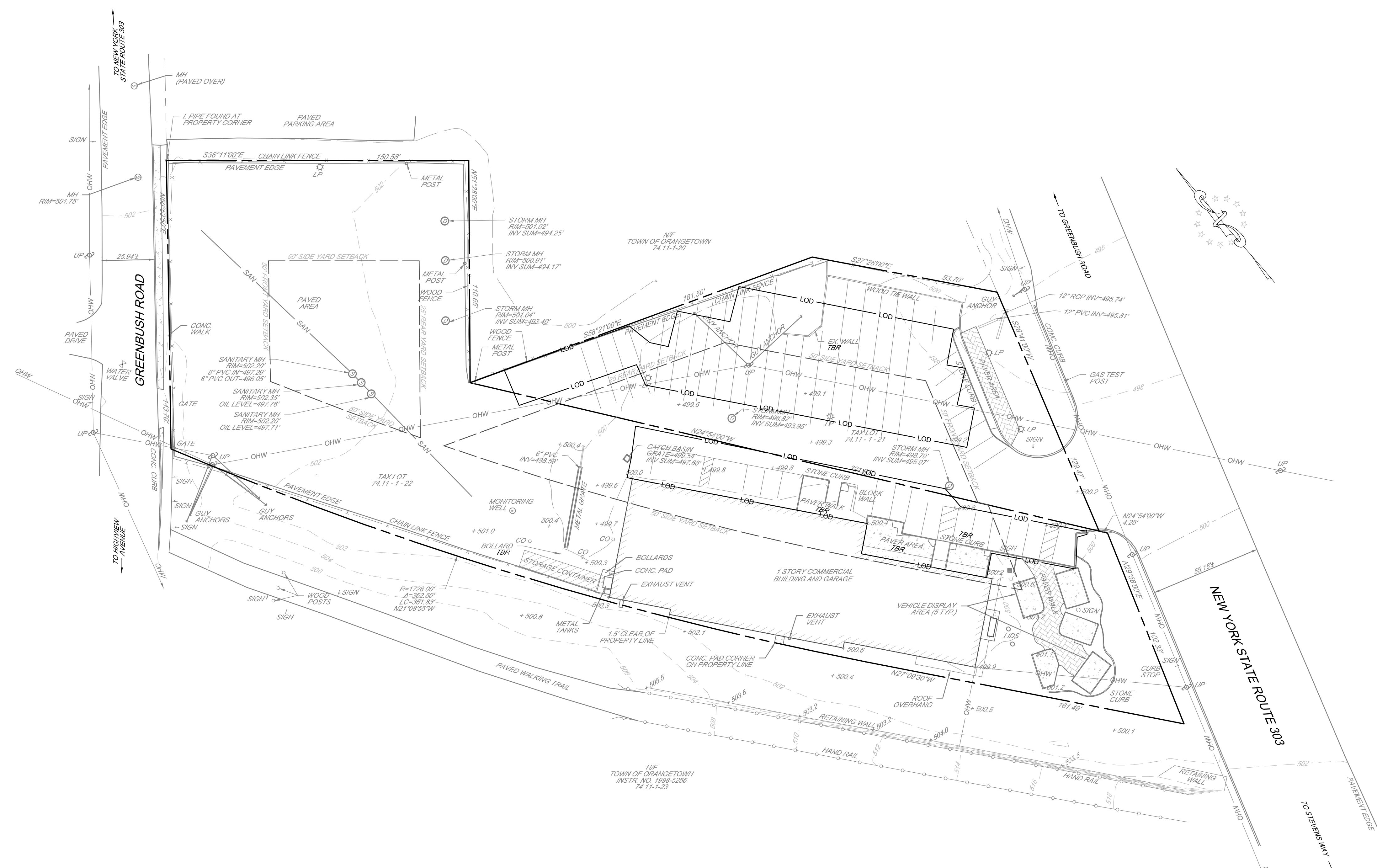
ID #

|          |          |
|----------|----------|
| PROJECT  | 004-020  |
| DATE     | 10/31/22 |
| SCALE    | DRAWN    |
| AS NOTED | MAS      |
| DESIGNED | CHECKED  |
| NES      | NES      |



12/27/22  
**C000**  
SHEET 1 OF 6

N:\DDA\GROUP1\AUTODRAWING\001\BILL KOLB SUBARU\PROJECT ENGINEERING\DRAWINGS\004-020-DEMVO - ERSKINE.CDR\11-2022-12-27



- GENERAL DEMOLITION NOTES:**
- ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID AND SHALL BE ADJUSTED IF NECESSARY. BASE MAP AND BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "SURVEY PREPARED FOR GSK LLC" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C., P.O. BOX 881 ROUTE 207, GOSHEN, NEW YORK, DATED 08/11/2022.
  - CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 FOR UTILITY MARK OUT PRIOR TO ANY EXCAVATION.
  - CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ALL DEMOLITION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
  - DEMOLITION SHALL PROCEED FROM THE TOP OF THE STRUCTURE TO THE GROUND.
  - ALL DEMOLITION WORK SHALL BE COMPLETED ON A GIVEN FLOOR OF A BUILDING BEFORE ANY STRUCTURAL ELEMENTS OF THE LOWER FLOORS ARE DISTURBED.
  - CONCRETE AND MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS.
  - CONCRETE SLABS-ON-GRADE SHALL BE REMOVED AND LOWERED TO THE GROUND USING HOISTS, DERRICKS, AND/OR OTHER INDUSTRY-ACCEPTED METHODS.
  - CONCRETE SLABS-ON-GRADE SHALL BE BROKEN UP UNLESS OTHERWISE DIRECTED.
  - DEMOLITION EQUIPMENT SHALL BE LOCATED SPARSELY THROUGHOUT THE STRUCTURE AND MATERIALS REMOVED IN A MANNER TO AVOID THE IMPOSITION OF EXCESSIVE LOADS ON REMAINING STRUCTURAL ELEMENTS.
  - INTERIOR AND EXTERIOR SHORING, BRACING, AND/OR SUPPORTS SHALL BE PROVIDED TO PREVENT MOVEMENT, SETTLEMENT, AND COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES.
  - ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE FOOTPRINT OF THE FUTURE STRUCTURE SHALL BE DEMOLISHED. ALL OTHER FOUNDATION SYSTEMS SHALL BE DEMOLISHED TO A DEPTH OF NO LESS THAN TWELVE (12) INCHES BELOW THE GRADE OF PROPOSED PAVEMENT. BASEMENT FLOOR SLABS SHALL BE BROKEN. ALL OPEN UTILITY LINES SHALL BE SEALED WITH CONCRETE.
  - COVERED PASSAGEWAYS SHALL BE ERECTED ADJACENT TO AREAS OF DEMOLITION TO PROVIDE SAFE PASSAGE TO PEDESTRIANS. ALL DEMOLITION OPERATIONS SHALL BE PERFORMED TO PREVENT DAMAGE TO STRUCTURES AND ADJACENT BUILDINGS, AND INJURY TO PERSONS.
  - EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND AUTHORITIES HAVING JURISDICTION.
  - DEMOLITION SHALL BE PERFORMED TO MINIMIZE INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER WAYS. ROADS, STREETS, WALKS, AND OTHER WAYS SHALL NOT BE CLOSED WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND AUTHORITIES HAVING JURISDICTION. ALTERNATE TRAVEL ROUTES SHALL BE PROVIDED AROUND CLOSED OR OBSTRUCTED WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
  - WATERING, TEMPORARY ENCLOSURES, AND/OR OTHER APPROPRIATE METHODS SHALL BE EMPLOYED AS NECESSARY TO MINIMIZE THE AMOUNT OF DUST LEAVING THE DEMOLITION SITE. ADJACENT AREAS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. ALL ADJACENT AREAS SHALL BE RETURNED TO THE CONDITIONS IN EXISTENCE AT THE COMMENCEMENT OF WORK.
  - DEMOLITION SHALL BE PERFORMED TO PREVENT UNAUTHORIZED ENTRY OF ANY PERSONS TO THE SITE AT ANY TIME.
  - BELOW GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES AND FOUNDATIONS SHALL BE FILLED WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES LARGER THAN SIX (6) INCHES IN DIMENSION SHALL NOT BE USED. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. AREAS TO BE FILLED SHALL BE FREE STANDING WATER, FROST, FROZEN MATERIAL, TRASH, AND DEBRIS PRIOR TO FILLING. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING SIX (6) INCHES IN LOOSE DEPTH, AND EACH COMPACTED TO 95% OPTIMUM DRY DENSITY. THE SURFACE SHALL BE GRADED TO MEET ADJACENT CONTOURS AND TO PROVIDE ADEQUATE SURFACE DRAINAGE AWAY FROM FILL AREA.
  - ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, AND HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED FROM THE SITE AT THE EARLIEST POSSIBLE TIME. MATERIALS TO BE REMOVED MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND PROCEDURES ENFORCED BY THE FIRE DEPARTMENT AND OTHER AUTHORITIES HAVING JURISDICTION.
  - ALL UTILITIES SERVING STRUCTURES TO BE DEMOLISHED SHALL BE DISCONNECTED, SHUT OFF, AND SEALED IN CONCRETE PRIOR TO THE COMMENCEMENT OF DEMOLITION. ALL UTILITY, DRAINAGE, AND SANITARY LINES SHALL BE MARKED FOR POSITION PRIOR TO DISCONNECTION, AND ALL ACTIVE LINES SHALL BE PROTECTED CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS. ALL UTILITY SERVICES TO BE INTERRUPTED SHALL BE CLEARLY MARKED PRIOR TO DEMOLITION, AND ALL LOCAL UTILITY AGENCIES SHALL BE NOTIFIED TO ENSURE THE CONTINUATION OF SERVICE.
  - ALL EXISTING UTILITIES SHALL BE REMOVED, AS NECESSARY, IN ACCORDANCE WITH LOCAL UTILITY AGENCY REQUIREMENTS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
  - TEMPORARY SEEDING TO BE IN ACCORDANCE WITH LOCAL AND STATE EROSION AND SEDIMENT CONTROL STANDARDS.

**LEGEND**

|  |                                   |
|--|-----------------------------------|
|  | EXISTING RIGHT-OF-WAY             |
|  | EXISTING PROPERTY LINE            |
|  | EXISTING PROPERTY LINE-COMBINED   |
|  | EXISTING FENCE                    |
|  | EXISTING CONTOUR LINE - MAJOR     |
|  | EXISTING CONTOUR LINE - MINOR     |
|  | LIMIT OF DISTURBANCE              |
|  | EXISTING OVERHEAD WIRES           |
|  | EXISTING SANITARY PIPE            |
|  | EXISTING UTILITY POLE W/ GUY WIRE |
|  | EXISTING SANITARY MANHOLE         |
|  | EXISTING STORM MANHOLE            |
|  | EXISTING STORM INLET              |
|  | EXISTING FEATURE TO BE REMOVED    |

| REV | DATE       | DESCRIPTION  |
|-----|------------|--|
| 1.  | 12/27/2022 | REVISED PER BUILDING INSPECTOR COMMENTS DATED 12/09/2022 |

**Independence**  
ENGINEERING LLC  
102 FARNSWORTH AVENUE, SUITE 310  
BORDENTOWN, NJ 08805  
(609) 496-9369  
INDEPENDENCE@INDEPENDENCEENGINEERING.COM

FINAL LAND DEVELOPMENT SITE PLANS  
**DEMOLITION PLAN**  
FOR  
**GROUP ONE AUTOMOTIVE - BILL KOLB SUBARU**  
252 ROUTE 303, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK 10962

ID # \_\_\_\_\_  
  
GRAPHIC SCALE: 1" = 30'

|          |          |
|----------|----------|
| PROJECT  | 004-020  |
| DATE     | 10/31/22 |
| SCALE    | 1" = 30' |
| DESIGNED | NES      |
| CHECKED  | NES      |

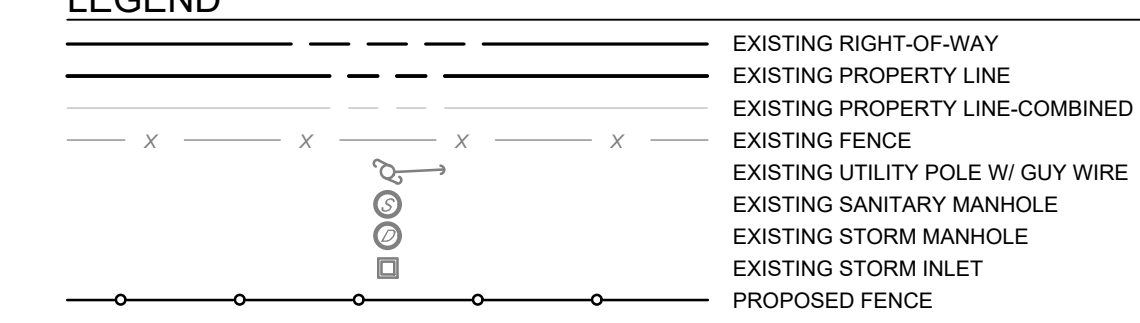
NEIL E. SANDERSON  
REGISTERED PROFESSIONAL ENGINEER

12/27/22  
**C300**  
SHEET 2 OF 6

**SITE PLAN NOTES:**

- PROPERTY:  
252 ROUTE 303  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NY 10962  
  
PARCEL ID: 74.11-1-21  
AREA: 0.485 +/- ACRES  
PARCEL ID: 74.11-1-22  
AREA: 1.299 +/- ACRES  
ZONING USE: LI - ROUTE 303 OVERLAY (LIGHT INDUSTRIAL)
- APPLICANT:  
GROUP 1 AUTOMOTIVE INC  
800 GESSNER ROAD  
HOUSTON, TX 77024  
PHONE: (281) 658-6486
- ENGINEER:  
INDEPENDENCE ENGINEERING LLC  
102 FARNSWORTH AVENUE, SUITE 310  
BORDENTOWN, NJ 08805  
PHONE: (609) 496-9369
- ARCHITECT:  
CLEAR ARCHITECTURAL DESIGN  
10605 CONCORD STREET, SUITE 440  
KENSINGTON, MD 20895  
PHONE: (240) 396-2453
- STRUCTURAL ENGINEER:  
NANNIS & ASSOCIATES, INC.  
218 SOUTH HILL STREET  
BUFORD, GA 30518  
PHONE: (770) 614-6114
- SURVEYOR:  
LANC & TULLY ENGINEERING AND SURVEYING P.C.  
P.O. BOX 687 ROUTE 207  
GOSHEN, NY 10924  
PHONE: (845) 294-3700
- ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID AWARD FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
- BASE MAP AND BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "SURVEY" PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING P.C., OF GOSHEN, NY, DATED 08/09/2022, SIGNED 08/11/2022.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUESTED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
- SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING CONSTRUCTION. SHORING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CURRENT OSHA STANDARDS. CONTRACTOR SHALL MAKE SUFFICIENT ADDITIONAL PROVISIONS TO ENSURE STABILITY OF ALL CONTIGUOUS AND ADJACENT STRUCTURES, AS FIELD CONDITIONS MAY DICTATE.
- CONTRACTOR AND ANY SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, AND COMMERCIAL GENERAL LIABILITY INSURANCE AT REQUIRED LIMITS OF COVERAGE. ALL CONTRACTORS SHALL HAVE CGL POLICIES ISSUED TO INCLUDE INDEPENDENCE ENGINEERING LLC, WITH ITS SUBCONSULTANTS LISTED AS ADDITIONAL INSURED. ALL CONTRACTORS MUST FURNISH INDEPENDENCE ENGINEERING LLC WITH CERTIFICATES OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK, AND UPON RENEWAL OF EACH POLICY DURING THE TERM OF CONSTRUCTION. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS INDEPENDENCE ENGINEERING LLC AND ITS SUBCONSULTANTS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- NEITHER THE PROFESSIONAL ACTIVITIES OF INDEPENDENCE ENGINEERING LLC NOR THE PRESENCE OF ITS EMPLOYEES AT THE PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS DUTIES, OBLIGATIONS, AND/OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, SEQUENCING AND/OR PROTOCOLS NECESSARY FOR PERFORMING, COORDINATING, AND/OR SUPERINTENDING THE WORK IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPLICABLE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR SITE SAFETY PLANNING, PROVISIONING, IMPLEMENTATION, AND MAINTENANCE. INDEPENDENCE ENGINEERING LLC BEARS NO AUTHORITY TO EXERCISE CONTROL OVER CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH CONSTRUCTION.
- INDEPENDENCE ENGINEERING LLC SHALL REVIEW AND TAKE APPROPRIATE ACTION ON SUBMITTALS TO BE SUBMITTED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PRODUCT, DATA, AND MATERIAL SAMPLES. INDEPENDENCE ENGINEERING LLC SHALL REVIEW SUBMITTALS ONLY FOR CONSISTENCY WITH THE DESIGN DRAWINGS. SUBMITTALS SHALL NOT BE REVIEWED FOR CONSTRUCTION MEANS AND METHODS, COORDINATION OF TRADES, OR SITE SAFETY, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INDEPENDENCE ENGINEERING LLC SHALL NOT BE LIABLE FOR DEVIATIONS OR THE RESULTS THEREFROM FROM THE APPROVED CONSTRUCTION DRAWINGS, UNLESS SAID DEVIATIONS ARE PROVIDED IN WRITING BY THE CONTRACTOR PRIOR TO IMPLEMENTATION, AND APPROVED IN WRITING BY INDEPENDENCE ENGINEERING LLC.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES THEREON, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INDEPENDENCE ENGINEERING LLC AND THE PROJECT OWNER. SHOULD THE CONTRACTOR DEVIATE FROM THE APPROVED PROJECT DOCUMENTS, HE SHALL BEAR SOLE RESPONSIBILITY FOR FINES, PENALTIES, AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM. IN SUCH CASE, THE CONTRACTOR SHALL INDEMNIFY AND HOLD INDEPENDENCE ENGINEERING LLC HARMLESS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- DISPUTES BETWEEN INDEPENDENCE ENGINEERING LLC AND THE CONTRACTOR SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL INCLUDE A PROVISION IN THEIR CONTRACTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, AND SUPPLIERS, PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION BETWEEN THOSE PARTIES.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, INCLUDING LOCALLY ADOPTED REVISIONS THERETO.
- BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "DIG SAFE 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS.
- THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES SHALL NOT BE LARGER THAN 6 INCHES IN ANY DIMENSION. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- ALL DEBRIS, RUBBISH, SALVAGE, HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED AT THE EARLIEST POSSIBLE TIME. REMOVED MATERIALS MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH PROCEDURES ADOPTED BY THE LOCAL FIRE DEPARTMENT AND OTHER JURISDICTIONAL AGENCIES.

**LEGEND**



**TABLE OF LOT REQUIREMENTS FOR THE TOWN OF ORANGETOWN:**

| BULK & AREA CRITERIA                 | REQUIRED | EXISTING    | PROPOSED    |
|--------------------------------------|----------|-------------|-------------|
| MINIMUM FLOOR AREA RATIO             | 0.50     | 0.13        | 0.14        |
| MINIMUM TOTAL LOT AREA (SQUARE FEET) | 2 ACRES  | 1,784 (EC)  | 1,784 (EC)  |
| MINIMUM WIDTH (FEET)                 | 150      | 236         | 236         |
| MINIMUM FRONTAGE (FEET)              | 150      | 380         | 380         |
| MAXIMUM BUILDING HEIGHT (FEET)       | 25       | 18          | 18          |
| MAXIMUM LOT SURFACE COVERAGE (%)     | 80       | 90 +/- (EC) | 90 +/- (EC) |
| FRONT YARD SETBACK (FEET)            | 50       | 62          | 62          |
| SIDE YARD SETBACK (FEET)             | 50       | 1.50 (EC)   | 1.50 (EC)   |
| SIDE YARD SETBACK (BOTH) (FEET)      | 100      | 72 (EC)     | 72 (EC)     |
| REAR YARD SETBACK (FEET)             | 25       | NA          | NA          |

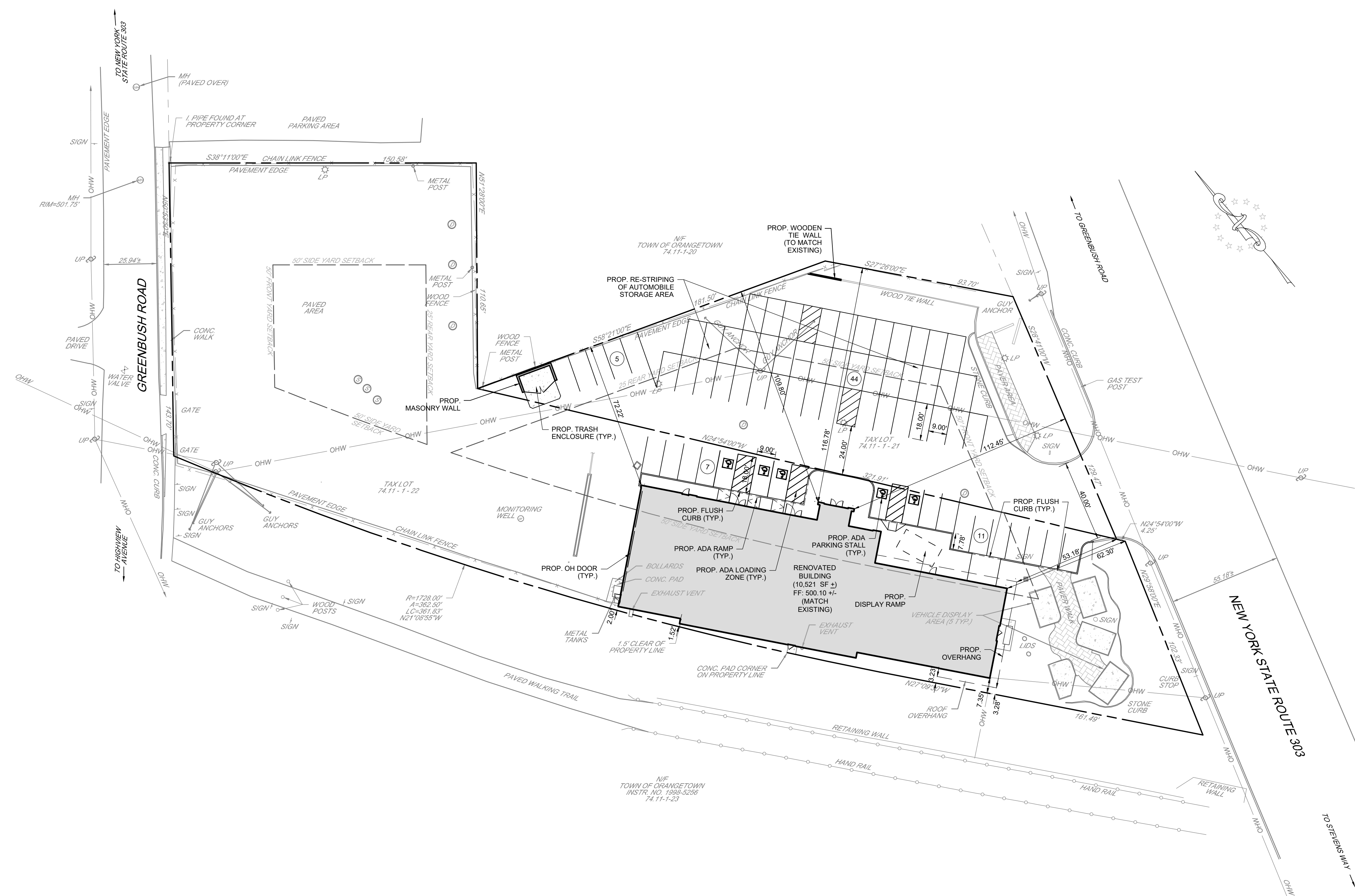
**§ 6.3 - PARKING:**

| PARKING REQUIREMENTS FOR AUTOMOTIVE DEALERSHIP<br>= ONE (1) SPACE PER 600 SQUARE FEET OF GROSS FLOOR AREA | REQUIRED                    | PROPOSED  |
|---|-----------------------------|-----------|
|   | 10,521 SQUARE FOOT FACILITY | 18 SPACES |

**GENERAL LOT AND BUILDING INFORMATION:**

|                                | LOT 74.11-1-21                            | LOT 74.11-1-22                            |
|--------------------------------|---|---|
| EXISTING BUILDING SQUARE FOOT  | 0   | 10,385                                    |
| RENOVATED BUILDING SQUARE FOOT | 0   | 10,521                                    |
| OCCUPANCY CLASSIFICATION       | N/A                                       | B (SECTION 304)                           |
| USE                            | N/A                                       | AUTOMOBILE SHOWROOM AND OFFICES           |
| ZONE DISTRICT                  | LI - LIGHT INDUSTRIAL - ROUTE 303 OVERLAY | LI - LIGHT INDUSTRIAL - ROUTE 303 OVERLAY |

ADDITIONAL INFORMATION LOCATED WITHIN THE NOTES ON THIS SHEET (C400) AND ON THE BUILDING ARCHITECTURAL PLANS PREPARED BY CLEAR ARCHITECTURAL DESIGN.



BY: J.W.I.

DESCRIPTION: REVISED PER BUILDING INSPECTOR COMMENTS DATED 12/09/2022

DATE: 12/27/2022

REV: 1.

**Independence ENGINEERING LLC**  
102 FARNSWORTH AVENUE, SUITE 310  
BORDENTOWN, NJ 08805  
(609) 496-9369  
INDEPENDENCE@INDEPENDENCEENGINEERING.COM

FINAL LAND DEVELOPMENT SITE PLANS  
**SITE PLAN**  
FOR  
**GROUP ONE AUTOMOTIVE - BILL KOLB SUBARU**  
252 ROUTE 303, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK 10962

**811**

ID #

0 15 30  
GRAPHIC SCALE: 1" = 30'

PROJECT: 004-020  
DATE: 10/31/22  
SCALE: 1" = 30'  
DRAWN: MAS  
DESIGNED: NES  
CHECKED: NES

STATE OF NEW YORK  
WILL E. SANDER  
Professional Engineer  
No. 87961  
12/27/22

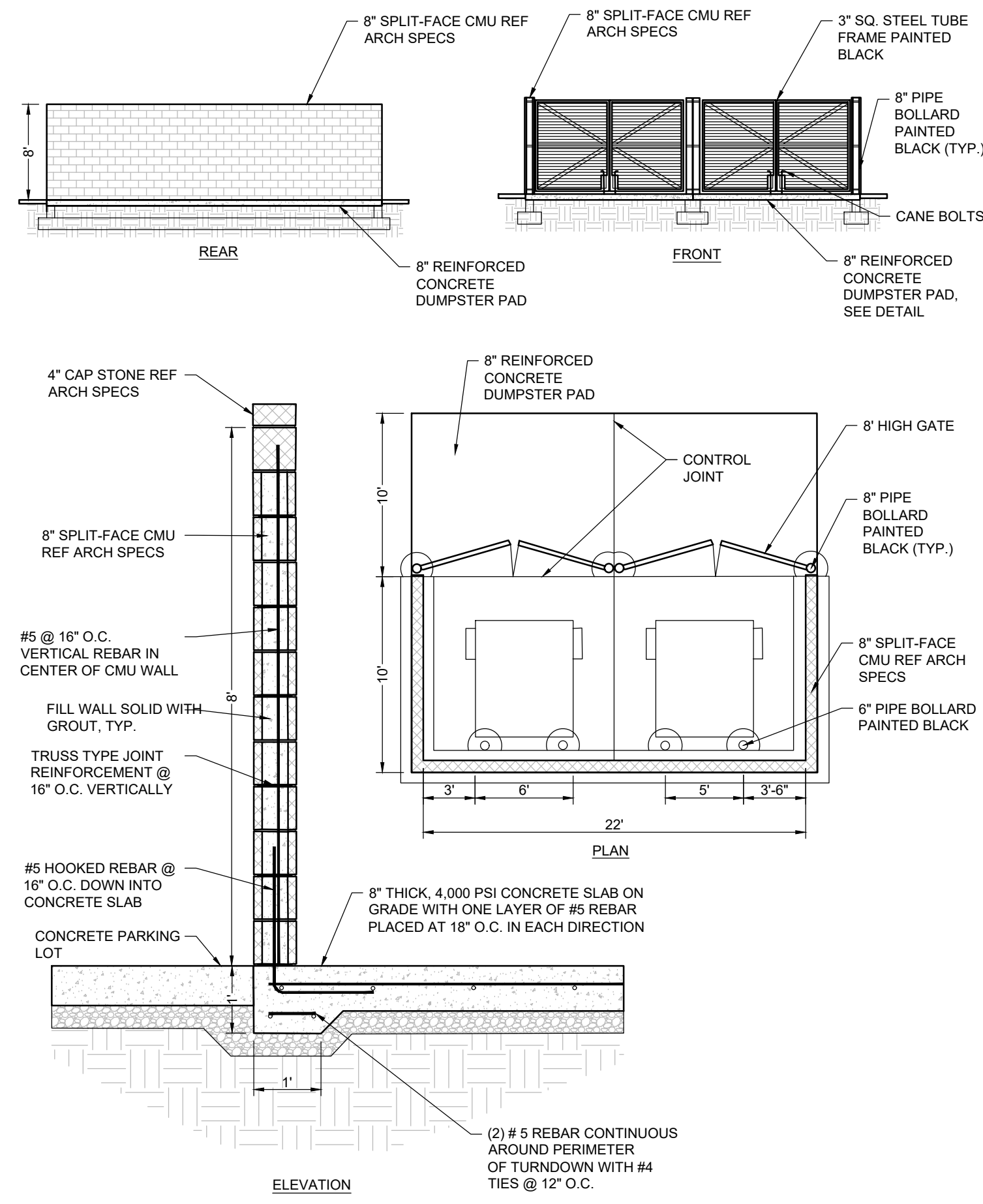
**C400**

SHEET 3 OF 6

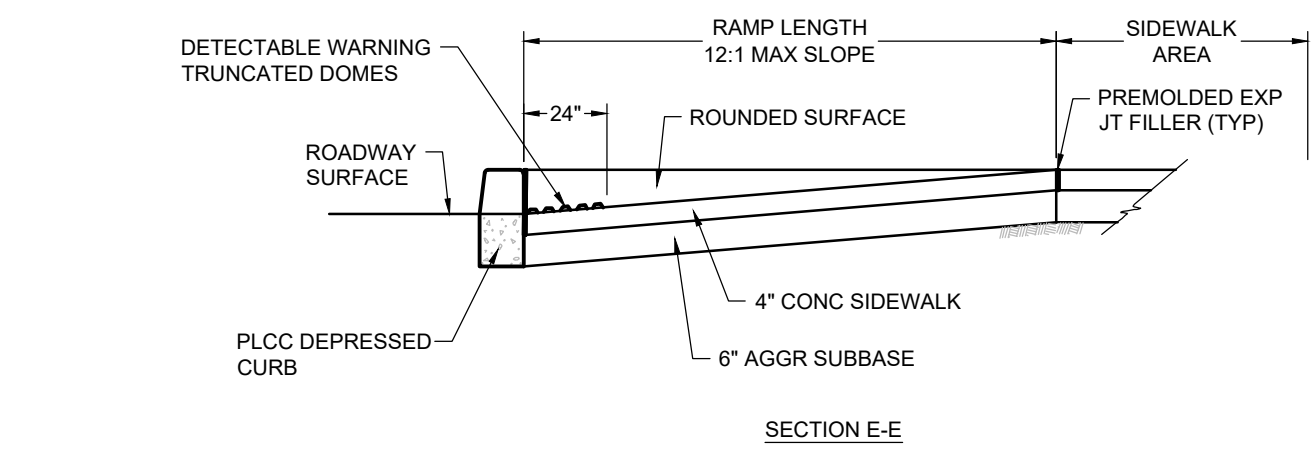
N:\04 - GROUP 1 - AUTOMOTIVE\020 - BILL KOLB SUBARU\PROJECT\ENGINEERING\DRAWINGS\004-020-SITE - ERFINE.CDRPLOT2022-12-27



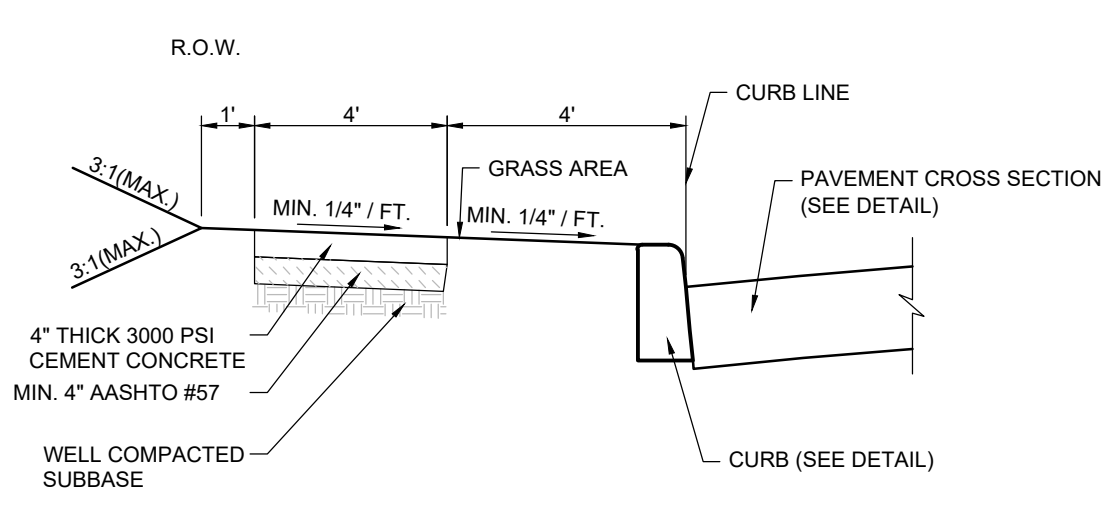
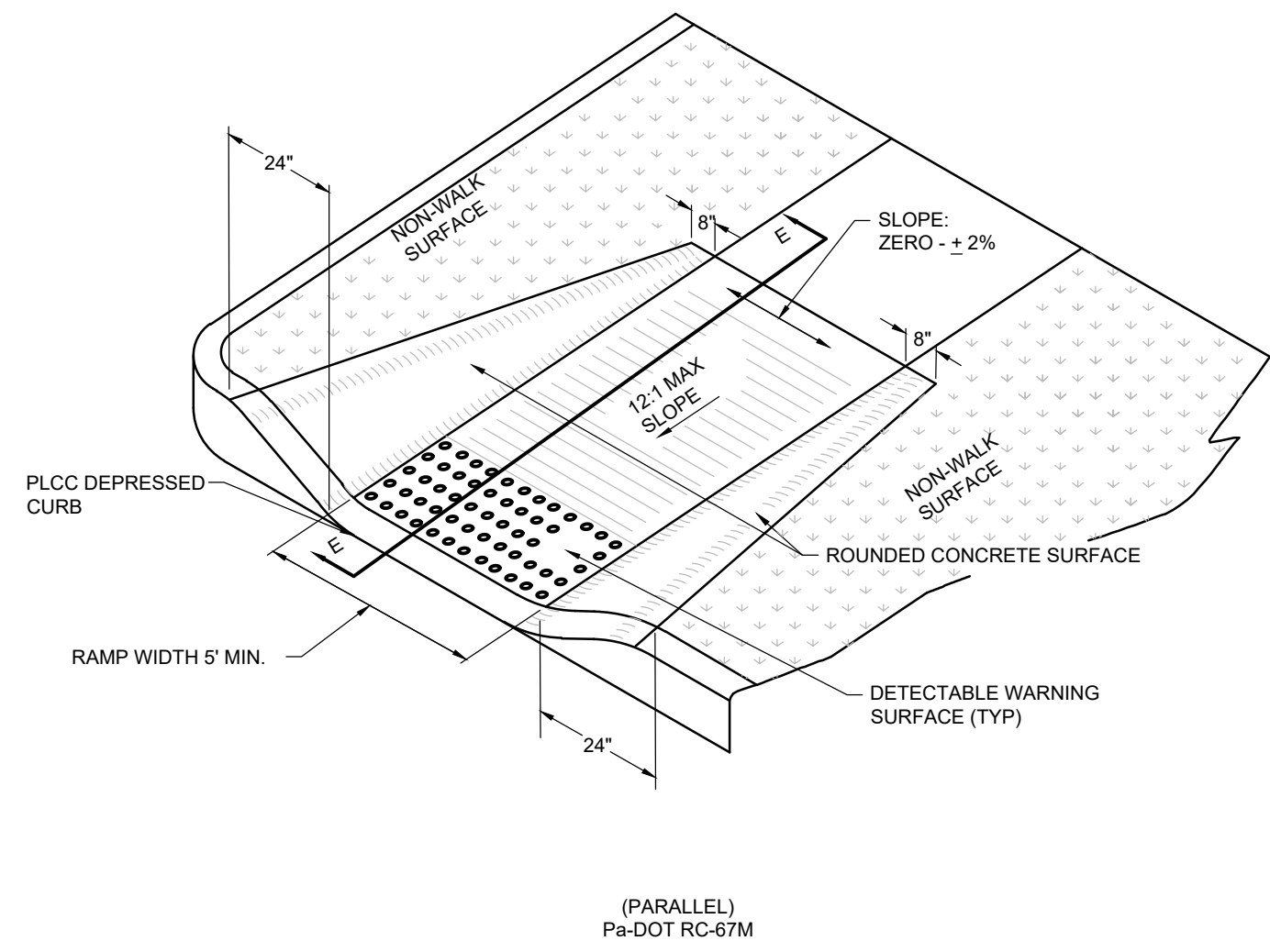




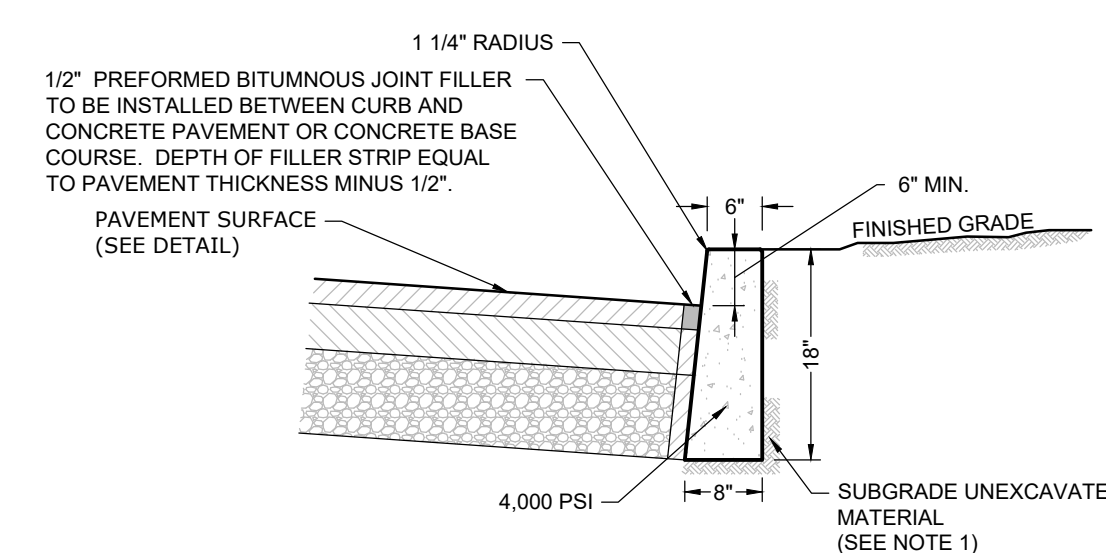
**DUAL TRASH ENCLOSURE DETAIL**  
N.T.S.



**TYPE 4A CURB RAMP DETAIL**  
N.T.S.



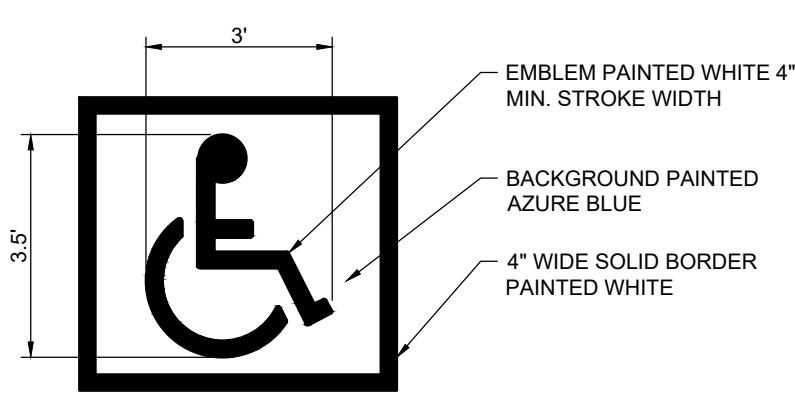
**CONCRETE SIDEWALK DETAIL**  
N.T.S.



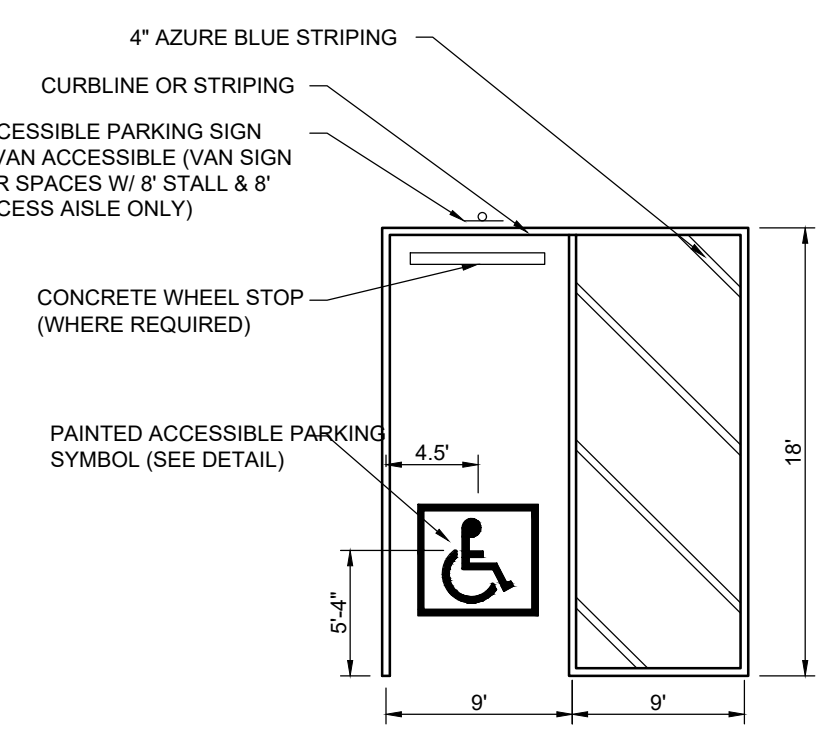
**6" REVEAL CURB DETAIL**  
N.T.S.

- NOTES:**
1. ALL CONSTRUCTION PRACTICES AND MATERIALS TO MEET PENNDOT PUB. 408 SPECIFICATIONS UNLESS OTHERWISE NOTED.
  2. CONCRETE SIDEWALK TO HAVE A CONTROL JOINT EVERY 5' WITH A 1/2" EXPANSION JOINT EVERY 30'.
  3. ALL EDGES TO BE ROUNDED WITH A 1/4" TOOL.
  4. ALL SIDEWALKS SHALL RECEIVE A BROOM FINISH.
  5. 6" THICK @ DRIVEWAY CROSSINGS. (SEE DETAIL).

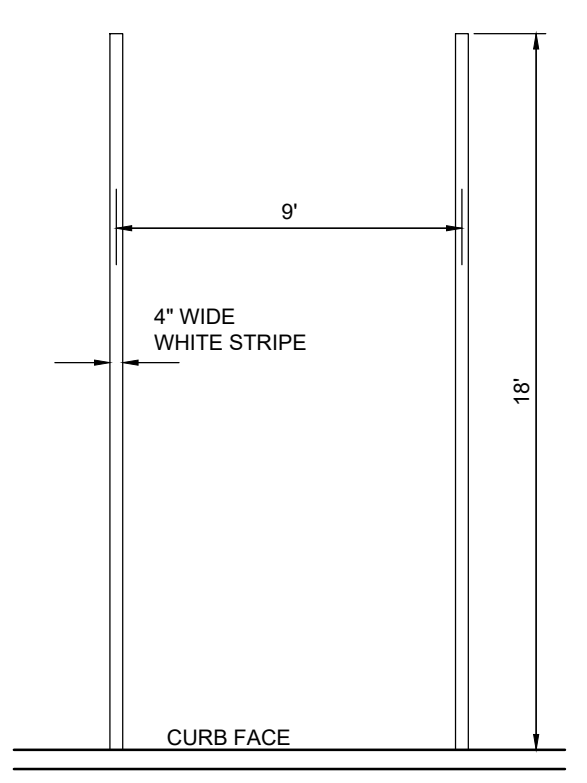
- NOTES:**
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVEREXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE MUNICIPAL ENGINEER PRIOR TO POURING.
  2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" FROM THE FRONT FACE AND TOP OF CURB.
  3. DUMMY (FORMED) JOINTS SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
  4. TRANSITION JOINTS BETWEEN NEW CONCRETE CURB AND EXISTING CONCRETE CURB SHALL BE SEALED WITH HOT RUBBERIZED ASPHALT SEALANT TO PREVENT POTENTIAL WATER PENETRATION.



**PAINTED ACCESSIBLE PARKING SYMBOL DETAIL**  
N.T.S.



**ACCESSIBLE PARKING STALL STRIPING DETAIL**  
N.T.S.



**PARKING STALL DETAIL**  
N.T.S.

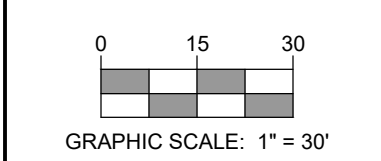
- NOTES:**
- ALL PAVEMENT STRIPING, MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ACCESSIBILITY STANDARDS.

- NOTES:**
1. PAVEMENT STRIPING FOR ALL ACCESSIBLE PARKING SPACES SHALL BE PAINTED AZURE BLUE.
  2. WHERE AN ACCESSIBLE PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED.
  3. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ACCESSIBILITY STANDARDS.

|             |  |
|-------------|--|
| BY          | J.W.I.   |
| DESCRIPTION | REVISED PER BUILDING INSPECTOR COMMENTS DATED 12/08/2022 |
| DATE        | 12/27/2022   |
| REV         | 1.   |

**Independence**  
ENGINEERING LLC  
102 FARNSWORTH AVENUE, SUITE 310  
BORDENTOWN, NJ 08505  
(609) 496-9369  
INDEPENDENCE@INDEPENDENCEENGINEERING.COM

FINAL LAND DEVELOPMENT SITE PLANS  
DETAIL SHEET  
FOR  
GROUP ONE AUTOMOTIVE - BILL KOLB SUBARU  
252 ROUTE 303, TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK 10962



|          |          |
|----------|----------|
| PROJECT  | 004-020  |
| DATE     | 10/31/22 |
| SCALE    | 1" = 30' |
| DESIGNED | NES      |
| CHECKED  | NES      |



N:\DDI\GROUP1\AUTOMOTIVE\020-BILL KOLB SUBARU\PROJECT ENGINEERING\DRAWINGS\0400-020-DETAILS\ERIKKINE\_COPRIN\_2022-12-27