k:\whp_civil\112130011_carvana buffalo_newstead, ny\7. civil\2. cad\plansheets\C-0.0 COVER SHEET AND GENERAL NOTES.dwg

SITE PLAN APPLICATION PLANS

FOR

CARVANA BUFFALO

12200 MAIN STREET

AKRON, NY 14001

PROJECT TEAM

CIVIL ENGINEER
KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
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WHITE PLAINS, NY 10601
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TEL: (914) 368-9200
CONTACT: MICHAEL BARNICLE, RLA



SITE LOCATION MAP

SOURCE: NEARMAP IMAGERY

NORTH

GRAPHIC SCALE IN FEET
0 250 500 1000

PROPERTY INFORMATION

APPLICANT
CARVANA
300 E. RIO SALADO PKWY, BLDG 1
TEMPE, AZ 85281
TEL: (630) 470-5480
CONTACT: BRETT HANLON

OWNER
ADESA NEW YORK LLC
PO BOX 361
AKRON, NY 14001

SECTION: 60.00
BLOCK: 2
LOTS: 27.1, 28, 62.1, 62.2, & 63.1

ZONE: I-2 (INDUSTRIAL DISTRICT) & RVP
(RECREATIONAL VEHICLE AND CAMPGROUND PARK)

PROJECT NARRATIVE

THE PROJECT PROPOSES THE EXPANSION OF THE EXISTING ADESA AUTO AUCTION FACILITY TO INCLUDE CONSTRUCTION OF A CARVANA INSPECTION AND RECONDITIONING CENTER (IRC), CONSISTING OF A NEW APPROXIMATELY 108,138-SQUARE-FOOT BUILDING AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING PAVING AND RESTRIPING OF VEHICLE STORAGE AREAS AND DEMOLITION OF VACANT BUILDINGS

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LT-1.0	LIGHTING PLAN
LT-1.1	LIGHTING DETAILS

811

Know what's BELOW.
CALL before you dig.

CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG

DIG ALERT

THE EXACT LOCATION OF UTILITIES SHOWN IN THIS PLAN SET ARE UNKNOWN. THE CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) BY CALLING 811 AT LEAST 2 WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.

NO.	REVISIONS	DATE	BY

FOR PERMIT REVIEW

Kimley»Horn
New York

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CARVANA

STATE OF NEW YORK
TRENTON ALLAN SUDDETH
LICENSED PROFESSIONAL ENGINEER
111067
10/12/2026

KHA PROJECT	112130011
DATE	10/12/2026
SCALE:	AS SHOWN
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	KH

COVER SHEET

CARVANA - BUFFALO
12200 MAIN STREET
AKRON, NEW YORK 14001
TOWN OF NEWSTEAD NEW YORK

SHEET NUMBER
C-0.0

Saved Monday, October 12, 2026 5:07:21 PM TRENT SUDDETH Plotted Monday, October 12, 2026 5:07:52 PM Suddeth, Trent

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Saved Monday, October 12, 2026 5:07:21 PM, TRENT.SUDDETH Plotted Monday, October 12, 2026 5:08:04 PM.Sudderth, Trent

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ANY AND ALL CHANGES RELATED TO FIELD CONDITIONS, INCLUDING AREAS OF ROCK EXCAVATION. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS PREPARED BY A NYS LICENSED LAND SURVEYOR SHOWING AND LOCATING ALL FEATURES OF THE WORK AS INSTALLED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF NEW YORK PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE OWNER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/ OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
14. WORK OF THIS CONTRACT IS TO INCLUDE, BUT NOT LIMITED TO, DEMOLITION OF EXISTING BUILDING FOUNDATIONS AND OLD UTILITY SYSTEMS, SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITIES, UTILITY STRUCTURES, ASPHALT AND CONCRETE PAVEMENT. CONCRETE PAVERS. CONCRETE AND GRANITE CURBING, DRIVEWAY APRONS, CONCRETE AND ASPHALT RAMPS, SIDEWALKS. FENCING, RAILINGS, SIGNAGE, SITE LIGHTING, RETAINING WALLS AND MISCELLANEOUS STRUCTURES.
15. HOURS OF CONSTRUCTION ACTIVITY MUST COMPLY WITH THE TOWN OF NEWSTEAD CODE.
16. PRIOR STARTING CONSTRUCTION ALL ACTIVE UTILITIES SHOULD BE IDENTIFIED, MARKED OUT IN THE FIELD, AND SECURED AS NECESSARY.
16. CONTRACTOR IS ALSO TO FAMILIARIZE HIMSELF WITH THE SUBSURFACE EXPLORATIONS AND GEOTECHNICAL REPORTS APPLICABLE TO THE PROJECT. ASSUMED PROVIDED BY OTHERS.
17. INFORMATION GIVEN IN THE SUBSURFACE EXPLORATIONS AND GEOTECHNICAL ENGINEERING REPORTS WAS OBTAINED FOR USE BY THE OWNER IN EXECUTION OF DESIGN. THE SUBSURFACE CONDITIONS DESCRIBED IN THE REPORTS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY. THE SUBSURFACE STRATIGRAPHY SHOWN IN THE REPORTS ARE BASED ON NECESSARY INTERPOLATIONS BETWEEN BORINGS AND MAY OR MAY NOT REPRESENT ACTUAL SUBSURFACE CONDITIONS. THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS MADE FROM THE DATA IN THE REPORTS BY THE CONTRACTOR.
18. CONDUCT A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING ANY WORK OF THIS CONTRACT. THE MEETING WILL BE ARRANGED BY THE OWNER UPON NOTIFICATION OF THE CONTRACTOR AND IS TO BE ATTENDED BY REPRESENTATIVES OF THE CONTRACTOR, OWNER, CONSTRUCTION MANAGER, GEOTECHNICAL ENGINEER, SITE/CIVIL ENGINEER AND REPRESENTATIVES OF THE TOWN OF NEWSTEAD.
19. ADJOINING PROPERTY OWNERS WILL CONTINUE TO OCCUPY THEIR FACILITIES IMMEDIATELY ADJACENT TO THE PROJECT SITE AND DEMOLITION AREAS. THUS, THE CONTRACTOR MUST CONDUCT HIS OPERATIONS IN SUCH A MANNER AND MAKE ANY ARRANGEMENTS NECESSARY SO THAT THE ADJOINING PROPERTY OWNER'S USE OF THEIR FACILITIES WILL NOT BE DISRUPTED DURING THE COURSE OF THE WORK.
20. PROVIDE NOT LESS THAN SEVENTY-TWO (72) HOURS' NOTICE TO THE OWNER AND ADJACENT PROPERTY OWNERS OF ACTIVITIES THAT WILL AFFECT THEIR RESPECTIVE USE OF THEIR PROPERTY.
21. MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
22. DO NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION OR THE AFFECTED PROPERTY OWNER.
23. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE CONDUCT OF THE WORK. HOWEVER, IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE OWNER AND CONSTRUCTION MANAGER. HAZARDOUS MATERIALS WILL BE REMOVED BY THE OWNER AND/OR CONTRACTOR UNDER A SEPARATE CONTRACT.
24. REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY OWNER. OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE SAME AS THOSE INDICATED IN PROJECT RECORD DOCUMENTS.
25. THE CONTRACTOR IS RESPONSIBLE FOR ENGAGING A PROFESSIONAL ENGINEER TO PERFORM AN ENGINEERING SURVEY OF THE CONDITION OF ANY REMAINING BUILDING STRUCTURE OR FOUNDATION SYSTEM TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THAT STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION OPERATIONS.
26. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
27. EXISTING UTILITIES: MAINTAIN ACTIVE UTILITY SERVICES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
28. DO NOT INTERRUPT EXISTING UTILITIES SERVING BOTH ON SITE AND OFF SITE ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
29. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO AUTHORITIES HAVING JURISDICTION.
30. PROVIDE AT LEAST SEVENTY-TWO (72) HOURS' NOTICE TO OWNER IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.
31. TEMPORARY PROTECTION: ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED.
32. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
33. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
34. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND BUILDING DEMOLITION AREA AND TO AND FROM OCCUPIED PORTIONS OF ADJACENT BUILDINGS AND STRUCTURES.
35. PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS OR OTHER CONSTRUCTION ACTIVITY.
36. GENERAL: DEMOLISH ALL ITEMS, AS EITHER INDICATED ON THE PLANS OR ENCOUNTERED IN THE FIELD DURING THE WORK, COMPLETELY. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
37. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. MAINTAIN FIRE WATCH AND PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
38. MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
39. LOCATE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND OTHER MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING OF ADJOINING STRUCTURES.
40. ENGINEERING SURVEYS: PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS THAT MAY RESULT FROM BUILDING DEMOLITION ACTIVITIES.
41. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
42. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS. OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
43. USE WATER MIST AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION.
44. REMOVE STRUCTURES AND OTHER SITE IMPROVEMENTS INTACT WHEN PERMITTED BY AUTHORITIES HAVING JURISDICTION.
45. CONCRETE: CUT CONCRETE FULL DEPTH AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, USING POWER-DRIVEN SAW, THEN REMOVE CONCRETE BETWEEN SAW CUTS.
46. MASONRY: CUT MASONRY AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, USING POWER-DRIVEN SAW, THEN REMOVE MASONRY BETWEEN SAW CUTS.
47. CONCRETE SLABS-ON-GRADE: SAW-CUT PERIMETER OF AREA TO BE DEMOLISHED AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, THEN BREAK UP AND REMOVE.
48. EQUIPMENT: DISCONNECT EQUIPMENT AT NEAREST FITTING CONNECTION TO SERVICES, COMPLETE WITH SERVICE VALVES. REMOVE AS WHOLE UNITS, COMPLETE WITH CONTROLS.
49. BELOW-GRADE CONSTRUCTION: DEMOLISH EXISTING FOUNDATIONS AND FOOTINGS, FOUNDATION WALLS, WALLS, SLABS AND OTHER BELOW-GRADE CONSTRUCTION THAT IS WITHIN TEN (10) FEET OUTSIDE OF FOOTPRINT INDICATED FOR NEW CONSTRUCTION. ABANDON BELOW-GRADE CONSTRUCTION OUTSIDE THIS AREA.
50. REMOVE BELOW-GRADE CONSTRUCTION TO DEPTHS INDICATED ON THE PLANS.
51. EXISTING BELOW GRADE CONSTRUCTION SHOULD BE REMOVED ENTIRELY FROM BELOW PROPOSED FOUNDATIONS AND THEIR ZONES OF INFLUENCE (IF DETERMINED BY LINES EXTENDING AT LEAST ONE (1) FOOT LATERALLY BEYOND FOOTING EDGES FOR EACH VERTICAL FOOT OF DEPTH) AND EXCAVATED TO AT LEAST TWO (2) FEET BELOW PROPOSED CONSTRUCTION SUBGRADE LEVELS ELSEWHERE.
52. FOUNDATION AND SLABS MAY REMAIN IN PLACE BELOW THESE DEPTHS BELOW GROUND SUPPORTED SLABS, PAVEMENTS AND LANDSCAPED AREAS, PROVIDED THEY ARE APPROVED BY THE GEOTECHNICAL ENGINEER AND DO NOT INTERFERE WITH FUTURE CONSTRUCTION (INCLUDING UTILITIES); HOWEVER, IF EXISTING SLAB OR STRUCTURE TO REMAIN SHOULD BE THOROUGHLY BROKEN TO ALLOW VERTICAL DRAINAGE OF INFILTRATING WATER.
53. EXISTING UTILITIES: ABANDON EXISTING UTILITIES AND BELOW-(3RADE UTILITY STRUCTURES. CUT UTILITIES FLUSH WITH GRADE.
54. EXISTING UTILITIES: DEMOLISH EXISTING UTILITIES AND BELOW-GRADE UTILITY STRUCTURES THAT ARE WITHIN TEN (10) FEET OUTSIDE OF FOOTPRINT INDICATED FOR NEW CONSTRUCTION. ABANDON UTILITIES OUTSIDE THIS AREA.
55. FILL ABANDONED UTILITY STRUCTURES AND PIPING WITH EITHER LEAN CONCRETE OR SATISFACTORY SOIL MATERIALS APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
56. EXISTING UTILITIES: DEMOLISH AND REMOVE EXISTING UTILITIES AND BELOW-GRADE UTILITY STRUCTURES.
57. SITE DRAINAGE: SITE SOILS MAY SOFTEN WHEN EXPOSED TO WATER, EVERY EFFORT MUST BE MADE TO MAINTAIN DRAINAGE OF SURFACE WATER RUNOFF AWAY FROM CONSTRUCTION AREAS AND OPEN EXCAVATIONS BY GRADING AND LIMITING THE EXPOSURE OF EXCAVATIONS AND PREPARED SUBGRADES TO RAINFALL.
58. BELOW-GRADE AREAS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM BUILDING DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS APPROVED BY THE OWNER AND/OR GEOTECHNICAL ENGINEER.
59. SITE GRADING: UNIFORMLY ROUGH GRADE AREA OF DEMOLISHED CONSTRUCTION TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
60. SEPARATE RECYCLABLE DEMOLISHED MATERIALS FROM OTHER DEMOLISHED MATERIALS TO THE MAXIMUM EXTENT POSSIBLE. SEPARATE RECYCLABLE MATERIALS BY TYPE.
61. PROVIDE CONTAINERS OR OTHER STORAGE METHOD APPROVED BY ARCHITECT FOR CONTROLLING RECYCLABLE MATERIALS UNTIL THEY ARE REMOVED FROM PROJECT SITE.
62. STOCKPILE PROCESSED MATERIALS ON-SITE WITHOUT INTERMIXING WITH OTHER MATERIALS. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
63. STOCKPILE MATERIALS IN DESIGNATED AREAS SHOWN ON THE PLANS OR AS APPROVED IN THE FIELD BY THE OWNER OR CONSTRUCTION MANAGER.
64. IF RECYCLABLE MATERIAL CANNOT BE USED ON-SITE, THE CONTRACTOR SHALL TRANSPORT THE RECYCLABLE MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH THE SWP.
65. DEMOLITION MATERIAL, FREE OF ENVIRONMENTAL CONCERNS, AND APPROVED BY NYSDEC, MAY BE USED AS FILL MATERIAL. PROVIDED THE MATERIAL IS PROPERLY SEGREGATED AND PROCESSED AS FOLLOWS AND APPROVED FOR REUSE ON THE SITE BY THE GEOTECHNICAL ENGINEER:
66. CONCRETE MASONRY MATERIALS SHOULD BE CRUSHED TO A WELL GRADED BLEND WITH A MAXIMUM SIZE OF THREE (3) INCHES IN DIAMETER, PER EARTHWORK SPECIFICATIONS.
67. MILLED OR RECYCLED ASPHALT PAVEMENT (RAP) MAY BE REUSED AS GRANULAR BASE MATERIAL FOR PAVEMENTS PROVIDED THAT THE RAP PARTICLE SIZE MEETS THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR GRANULAR BASE AND NO MORE THAN FIFTY (50) PERCENT OF THE PAVEMENT GRANULAR BASE CONTAINS RAP.
68. OTHER ASPHALTIC MATERIALS AND DELETERIOUS BUILDING MATERIALS SUCH AS WOOD, INSULATION, METAL, SHINGLES, ETC. SHOULD NOT BE USED AS GENERAL STRUCTURAL FILL MATERIAL.
69. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE RECYCLED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL.
70. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
71. BURNING: ON SITE BURNING OF RUBBISH AND OTHER DEMOLITION DEBRIS WILL NOT BE PERMITTED.
72. DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND PROVIDE FOR THE LEGAL OFF SITE DISPOSAL OF THE MATERIAL IN ACCORDANCE WITH THE SMP.
73. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.
74. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE OWNER WITH A SURVEY PREPARED BY A NYS LICENSED LAND SURVEYOR SHOWING THE LOCATION AND THE ELEVATIONS TO WHICH THE DEMARCATION BARRIER IS INSTALLED.
75. THE CONTRACTOR IS TO NOTE THAT THE WORK OF THIS CONTRACT WILL INCLUDE WORK BY OTHERS AND THE CONTRACTOR SHALL COORDINATE HIS WORK AND MAKE EVERY REASONABLE EFFORT TO PERMIT THE EXECUTION OF SUCH WORK BY OTHERS WITHOUT DELAY.
76. IF TEMPORARY UTILITY SERVICES ARE REQUIRED THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED AT NO ADDITIONAL COST TO THE OWNER AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THEIR WORK.
77. ALL WORK OF THIS CONTRACT SHALL CONFORM TO THESE CONTRACT DRAWINGS AND SPECIFICATIONS AS WELL AS TO THE APPLICABLE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY BUILDING, PUBLIC WORKS, AND FIRE DEPARTMENTS, AS WELL AS THE COGNIZANT PUBLIC UTILITY COMPANIES.
78. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL RULES, LAWS, AND REGULATIONS.
79. ALL PROJECT RELATED LINES AND GRADES ARE TO BE ESTABLISHED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.
80. SIZES OF EXISTING UTILITY LINES ARE TO BE VERIFIED IN THE FIELD BY CAREFUL TEST EXCAVATIONS BY THE CONTRACTOR PRIOR TO STARTING THE WORK ANY SUBSTANTIVE VARIATIONS FROM THE SURVEY DATA PROVIDED ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER SO THAT APPROPRIATE DESIGN MODIFICATIONS MAY BE MADE.
81. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING DRAINAGE OR UTILITY SYSTEMS WITHIN OR ADJACENT TO THE WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL IMMEDIATELY BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE AND TO THE SATISFACTION OF THE OWNER OR UTILITY COMPANY INVOLVED.
82. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES REQUIRED BY THE CONTRACT WORK AND SHALL OBTAIN AU. REQUIRED BONDS, PERMITS, ETC. REQUIRED FOR THE EXECUTION OF THE WORK AND CONFORM THE WORK WITH ALL APPLICABLE CODES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES. THE CONTRACTOR IN ACCORDANCE WITH NEW YORK STATE LAW (CODE RULE 53) SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO COMMENCING ANY EXCAVATION WORK AND SHALL NOTIFY THE "CALL BEFORE YOU DIG" HOTLINE @ 1-800-962-7962 PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
83. SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES TO THE ADJACENT BUILDINGS WHILE THE WORK IS PROGRESSING. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL OF THE OWNER A CONSTRUCTION SEQUENCE SCHEDULE AND PLAN FOR PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
84. ALL UNPAVED AREAS WITHIN THE WORK AREAS AND ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE STABILIZED IN ACCORDANCE WITH THE NYSDEC APPROVED STORMWATER POLLUTION PREVENTION PLAN. UNLESS OTHERWISE DIRECTED BY OWNER, TURFED AREAS DISTURBED BY REGRADING AND OTHER WORK OF CONTRACTOR, SHALL BE BROUGHT TO THE PROPER SUBGRADE ELEVATION, TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES SHALL BE PLACED AND, LIMING, FERTILIZING AND SEEDING ACCOMPLISHED, AS SPECIFIED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE SEEDED AREAS UNTIL THEY HAVE BECOME WELL ESTABLISHED.
85. EXISTING PAVEMENT WHICH IS TO REMAIN AND WHICH IS REMOVED OR DAMAGED DURING THE CONSTRUCTION WORK OF THIS CONTRACT IS TO BE RESTORED TO ITS ORIGINAL CONDITION.
86. UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL MATCH THE MATERIALS, TYPES, THICKNESS AND QUALITY OF EXISTING BITUMINOUS CONCRETE PAVEMENTS, WALKWAYS AND CURBS WITHIN THE PUBLIC RIGHT-OF-WAY WHICH ARE TO BE REPLACED.
87. ASA REFERENCE STANDARD ALL WORK CONTAINED HEREIN SHALL BE GOVERNED BY THE REQUIREMENTS SET FORTH IN THE "STANDARD SPECIFICATIONS. CONSTRUCTION AND MATERIALS" AS PUBLISHED BY THE NYSDOT, DESIGN AND CONSTRUCTION DIVISION, DATED JANUARY 2, 2002, INCLUDING ALL LATEST AMENDMENTS THERETO
88. AT NO TIME, SHALL ANY EXCAVATED AREAS BE LEFT UNATTENDED UNLESS APPROPRIATE MARKING AND BARRICADING IS EMPLOYED.
89. WITH REGARD TO EXISTING UTILITIES TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING UTILITY VALVES, MANHOLE FRAMES, COVERS, RIMS, INVERTS AND HYDRANTS TO MEET NEW FINISH GRADE OR AS OTHERWISE REQUIRED TO FUNCTION PROPERLY.
90. CONTRACTOR SHALL REVIEW PLANS FROM SITE PREPARATION AND SITE PACKAGE CONTRACT AND FAMILIARIZE THEMSELVES WITH PREVIOUS SCOPE OF WORK.
91. CONTRACTOR SHALL LIMIT ACTIVITIES IN AREAS OF DEVELOPMENT THAT ARE OCCUPIED.

PAVING, GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL MAINTAIN GRADES AT ENTRANCES TO PHASE 2 CONSTRUCTION.
2. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR NEW YORK STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
3. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND REPAIRED TO EXISTING CONDITION OR BETTER.
4. TRAFFIC CONTROL ON ALL NYSDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
5. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL AN ADEQUATE STABILIZATION OCCURS.
6. ALL OPEN AREAS WITHIN THE

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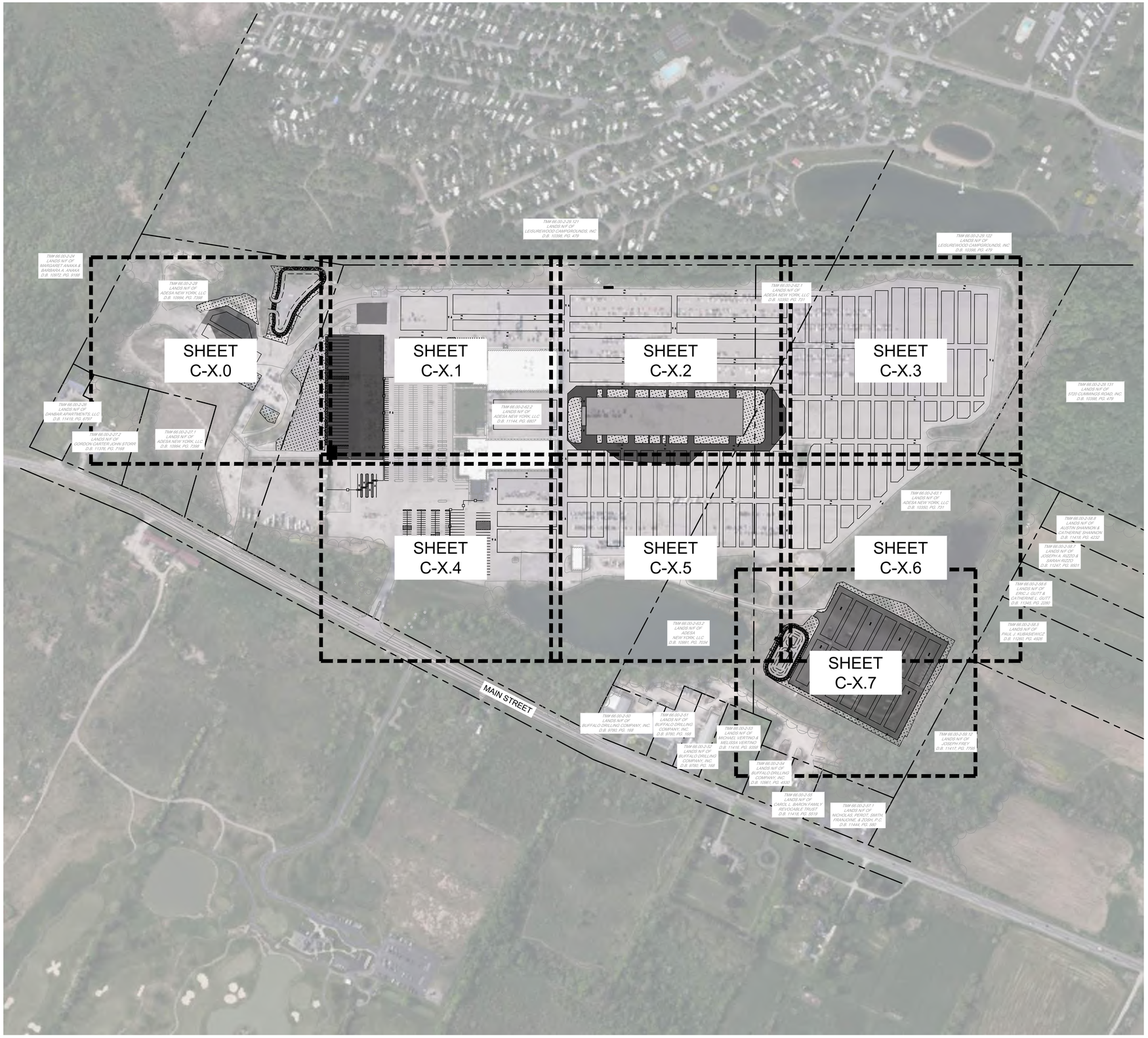

ZONING REQUIREMENTS

ZONING DISTRICT	I-2 INDUSTRIAL DISTRICT		
EXISTING USE	NEW AND USED MOTOR VEHICLE SALES AND SERVICE		
PROPOSED USE	NEW AND USED MOTOR VEHICLE SALES AND SERVICE		
	REQUIRED	**EXISTING**	**PROPOSED**
MIN. LOT AREA	45,000 SF	6,581,916 SF	NO CHANGE
MIN. FRONTAGE	100 FT	2,250 FT	NO CHANGE
MIN. LOT WIDTH	300 FT	1,098 FT	NO CHANGE
FRONT YARD SETBACK	50 FT	569.40 FT	NO CHANGE
SIDE YARD SETBACK	10 FT / 100 FT ADJ TO R-DISTRICT	326.7 FT	503.3 FT
REAR YARD SETBACK	10 FT / 100 FT ADJ TO R-DISTRICT	238.2 FT	362.0 FT
MAX. BUILDING HEIGHT	40 FT	~25 FT	25'-1 1/4"

PARKING REQUIREMENTS

	REQUIRED	**PROPOSED**
STANDARD SPACES[1]		
STANDARD	-	517 SPACES
ADA	-	14 SPACES[2]
TOTAL	225 SPACES	531 SPACES

1 - PARKING REQUIREMENTS FOR NEW OR USED CAR SALES:
1 FOR EACH 700 SQUARE FEET OF SALES AREA WITHIN BUILDING, BUT NOT FEWER THAN 5 FOR CUSTOMER PARKING AND 1 FOR EACH 2 EMPLOYEES. SUCH SPACES SHALL BE CLEARLY MARKED AND SHALL NOT BE USED FOR THE PARKING OF UNREGISTERED MOTOR VEHICLES.
THERE IS NO SALE FLOOR AREA AND THERE WILL BE 450 EMPLOYEES

2 - FOR 505 PROPOSED SPACES, 11 ARE REQUIRED TO BE ADA SPACES



GRAPHIC SCALE IN FEET
0 100 200 400

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CARVANA

STATE OF NEW YORK
TRENTON ALLAN SUDDETH
LICENSED PROFESSIONAL ENGINEER
111067
10/12/2026

KHA PROJECT:	112130011
DATE:	10/12/2026
SCALE:	AS SHOWN
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	KH

KEY MAP & ZONING INFO

CARVANA - BUFFALO
12200 MAIN STREET
AKRON, NEW YORK 14001
TOWN OF NEWSTEAD NEW YORK

SHEET NUMBER
C-1.1

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k:\whp_civil\112130011_carvana buffalo_newstead, ny\7. civil\2. cad\plansheets\C-2.0 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg





SCALE: 1" = 1,200'

EXISTING CONDITIONS & DEMO PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- LOW — LIMIT OF WORK
- EXISTING WOODED AREA LINE
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111067
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10/12/2026

KHA PROJECT	112130011
DATE	10/12/2026
SCALE:	AS SHOWN
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	KH

EXISTING CONDITIONS AND DEMOLITION PLAN

CARVANA - BUFFALO
12200 MAIN STREET
AKRON, NEW YORK 14001
TOWN OF NEWSTEAD NEW YORK

SHEET NUMBER
C-2.0

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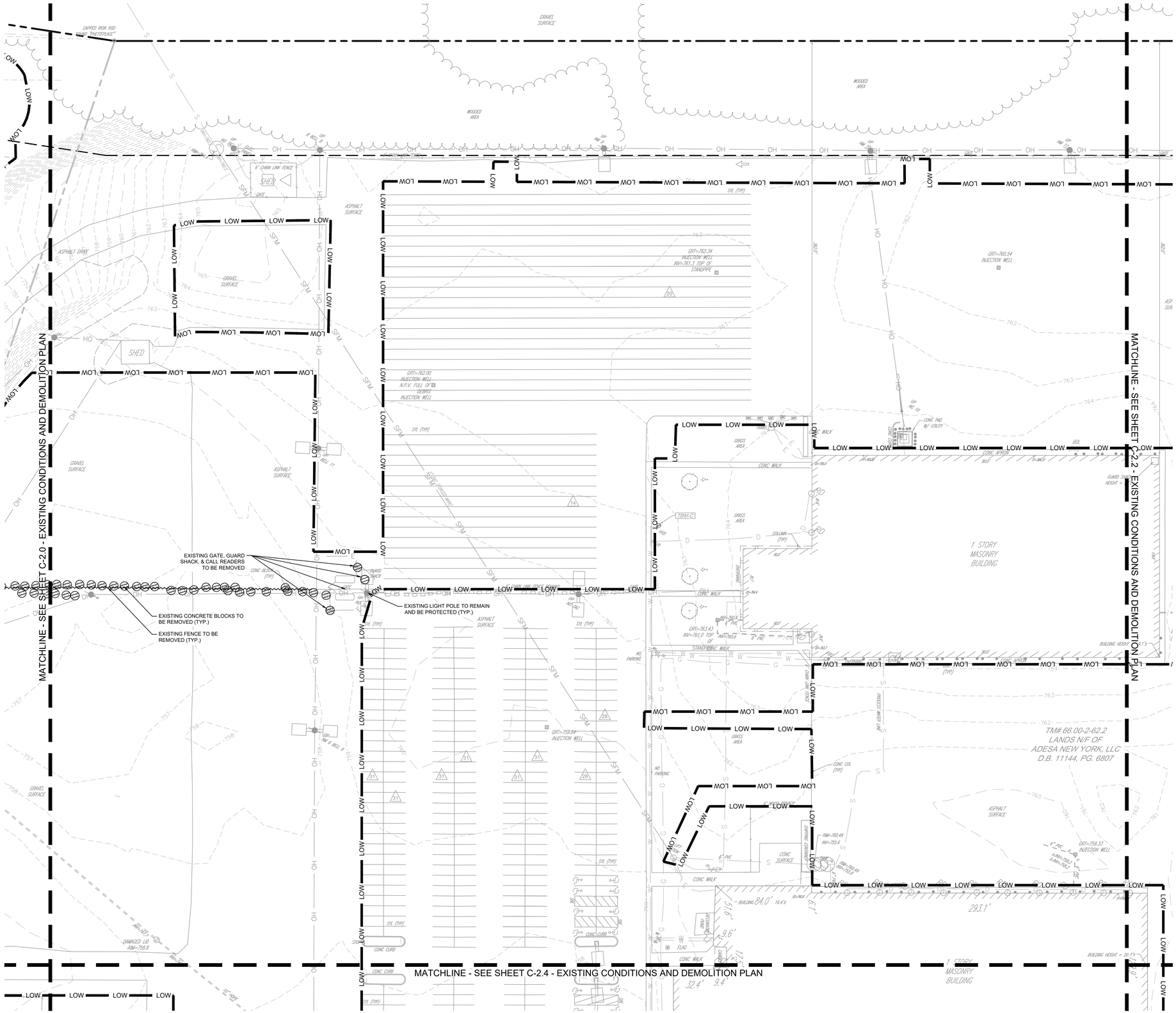



SCALE: 1" = 1,200'

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USE CAUTION: NEAR EXISTING UTILITIES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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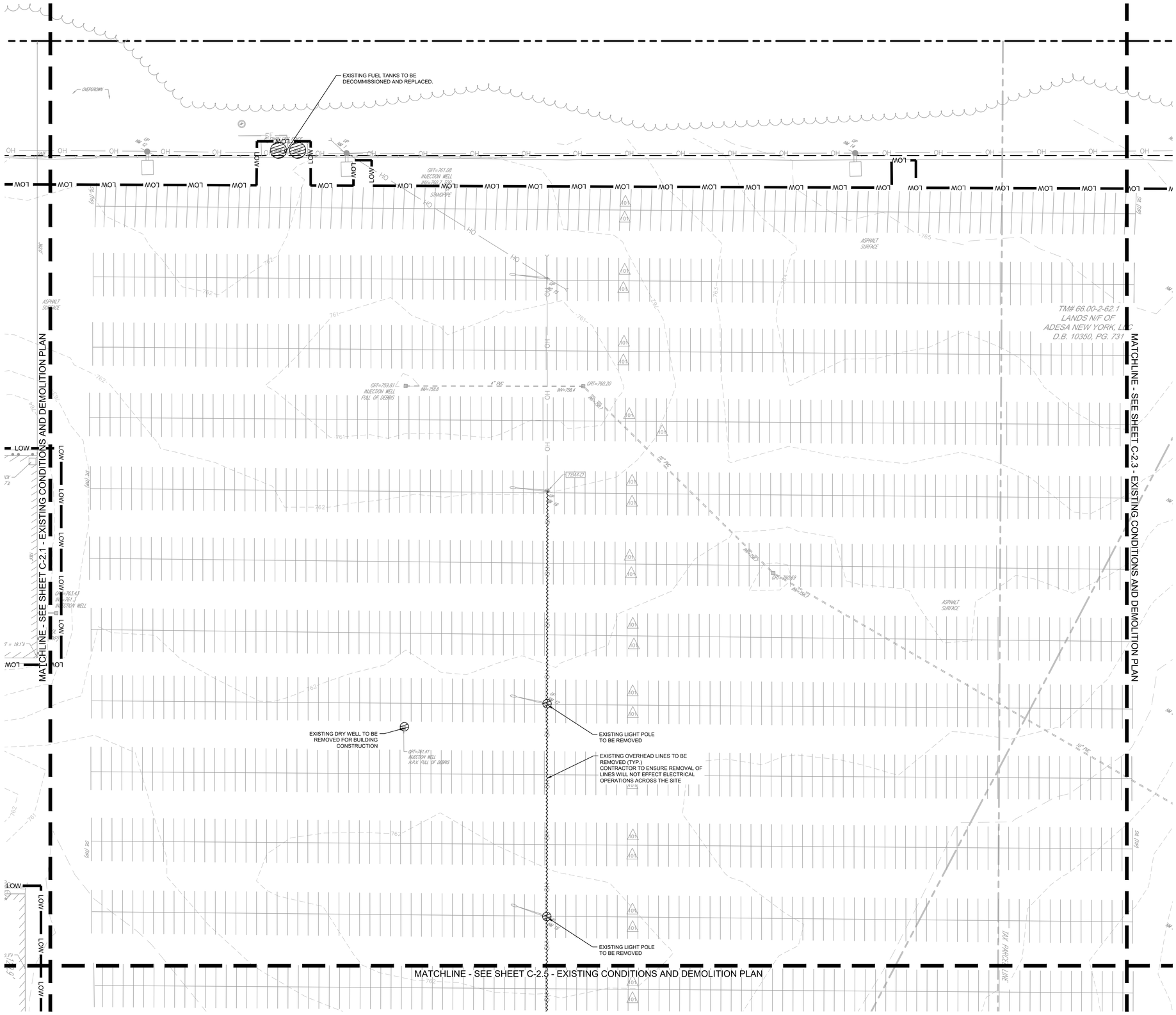
k:\whp_civil\112130011_carvana buffalo_newstead, ny\7. civil\2. cad\plansheets\C-2.0 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg





SCALE: 1" = 1,200'

EXISTING CONDITIONS & DEMO PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- LOW — LIMIT OF WORK
- EXISTING WOODED AREA LINE
- EXISTING WATER EDGE LINE
- EXISTING GRAVEL EDGE LINE
- EXISTING FENCE LINE
- W — EXISTING WATER LINE
- S — EXISTING SANITARY SEWER LINE
- SFM — EXISTING SANITARY FORCE MAIN LINE
- D — EXISTING ROOF DRAIN STORM LINE
- EXISTING STORM LINE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- E — EXISTING ELECTRIC CONDUIT
- T — EXISTING TELECOM CONDUIT
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- ITEM TO BE REMOVED
- BUILDING / PAVEMENT TO BE REMOVED

EXISTING CONDITIONS & DEMO NOTES

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USE CAUTION: NEAR EXISTING UTILITIES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

NO.	REVISIONS	DATE	BY

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CARVANA



KHA PROJECT	112130011
DATE:	10/12/2026
SCALE:	AS SHOWN
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	KH

EXISTING CONDITIONS AND DEMOLITION PLAN

CARVANA - BUFFALO
12200 MAIN STREET
AKRON, NEW YORK 14001
NEW YORK
TOWN OF NEWSTEAD

SHEET NUMBER
C-2.2

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SCALE: 1" = 1,200'

EXISTING CONDITIONS & DEMO PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- LOW — LIMIT OF WORK
- EXISTING WOODED AREA LINE
- EXISTING WATER EDGE LINE
- EXISTING GRAVEL EDGE LINE
- EXISTING FENCE LINE
- W — EXISTING WATER LINE
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NO.	REVISIONS	DATE	BY

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CARVANA

STATE OF NEW YORK
TRENTON ALLAN SUDDETH
LICENSED PROFESSIONAL ENGINEER
111067
10/12/2026

KHA PROJECT	112130011
DATE	10/12/2026
SCALE:	AS SHOWN
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	KH

EXISTING CONDITIONS AND DEMOLITION PLAN

CARVANA - BUFFALO
12200 MAIN STREET
AKRON, NEW YORK 14001
TOWN OF NEWSTEAD NEW YORK

SHEET NUMBER
C-2.3

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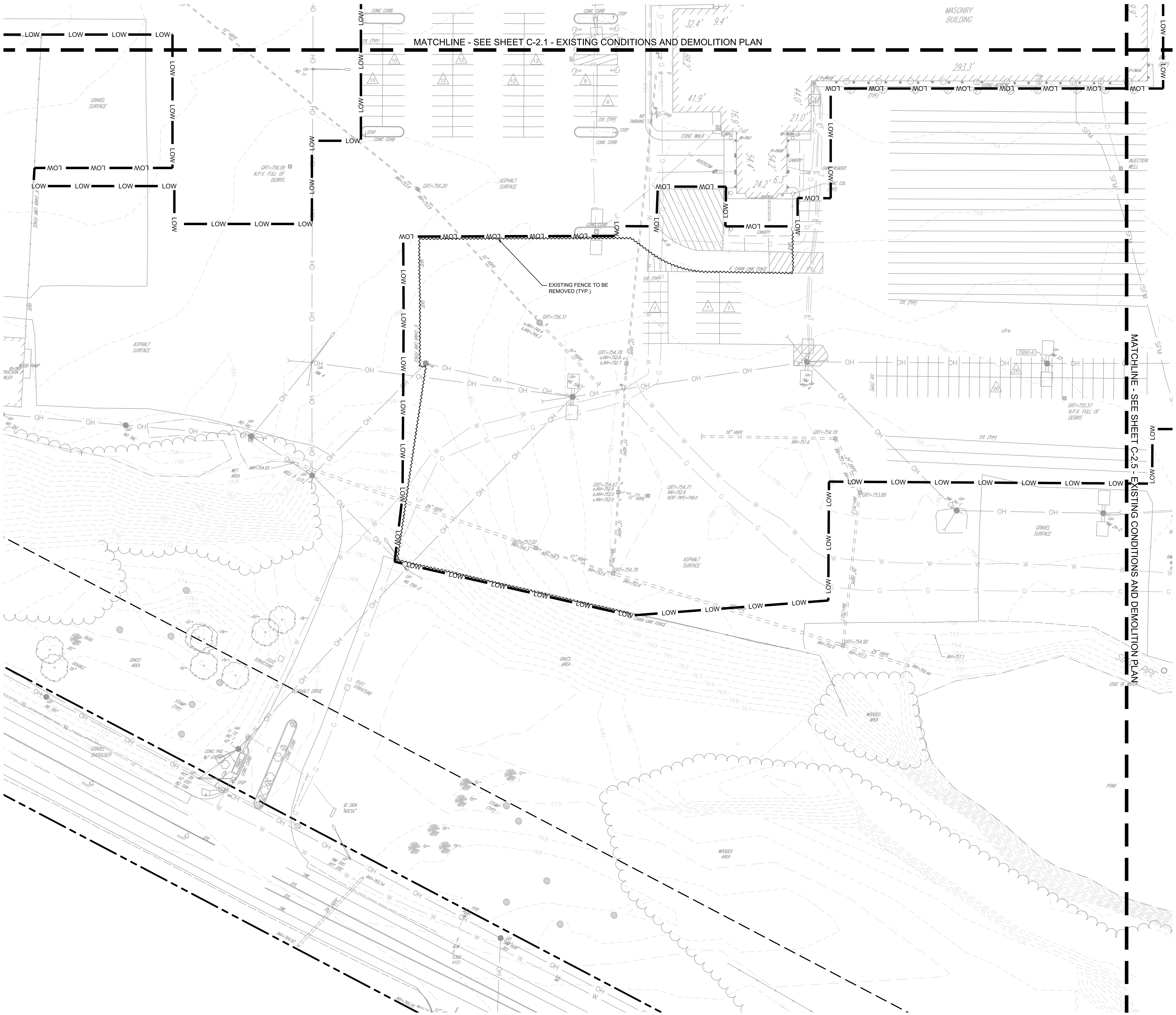



SCALE: 1" = 1,200'

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USE CAUTION: NEAR EXISTING UTILITIES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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CARVANA

STATE OF NEW YORK
TRENTON ALLAN SUDDETH
LICENSED PROFESSIONAL ENGINEER
111067
10/12/2026

KHA PROJECT	DATE	SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
112130011	10/12/2026	AS SHOWN	KH	KH	KH

EXISTING CONDITIONS AND DEMOLITION PLAN

CARVANA - BUFFALO
12200 MAIN STREET
AKRON, NEW YORK 14001
TOWN OF NEWSTEAD, NEW YORK

SHEET NUMBER
C-2.4

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MATCHLINE - SEE SHEET C-2.2 - EXISTING CONDITIONS AND DEMOLITION PLAN

MATCHLINE - SEE SHEET C-2.4 - EXISTING CONDITIONS AND DEMOLITION PLAN

MATCHLINE - SEE SHEET C-2.6 - EXISTING CONDITIONS AND DEMOLITION PLAN



SCALE: 1" = 1,200'

EXISTING CONDITIONS & DEMO PLAN LEGEND

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9. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVICING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DISCONNECTION AND CAPPING INDICATED NEW UTILITY SERVICES AND DEMOLITION OF EXISTING UTILITIES TO BE ABANDONED/DEMOLISHED. ALL UNDERGROUND UTILITIES TO BE ABANDONED ARE TO BE DISCONNECTED, REMOVED (WHERE FEASIBLE) OR FILLED IN PLACE WITH A 2000 PSI FLOWABLE FILL OR ENGINEER-APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH EXCAVATION OR COMPACTED STRUCTURAL FILL AS APPROVED BY THE ENGINEER. TO GEOTECHNICAL ENGINEER, 100% OF MODIFIED PROCTOR DENSITY WITH MINIMUM OF 10% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY PRIOR TO COMMENCING WORK.

USE CAUTION: NEAR EXISTING UTILITIES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

NO.	REVISIONS	DATE	BY

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New York
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WWW.KIMLEY-HORN.COM

CARVANA

STATE OF NEW YORK — TRENTON ALLAN SUDDETH — LICENSED PROFESSIONAL ENGINEER — 111067 — 10/12/2026

KHA PROJECT	112130011
DATE:	10/12/2026
SCALE:	AS SHOWN
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	KH

EXISTING CONDITIONS AND DEMOLITION PLAN

CARVANA - BUFFALO
12200 MAIN STREET
AKRON, NEW YORK 14001
TOWN OF NEWSTEAD NEW YORK

SHEET NUMBER
C-2.5

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k:\whp_civil\112130011_carvana buffalo_newstead, ny\7. civil\2. cad\plansheets\C-2.0 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg

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MATCHLINE - SEE SHEET C-2.3 - EXISTING CONDITIONS AND DEMOLITION PLAN

MATCHLINE - SEE SHEET C-2.5 - EXISTING CONDITIONS AND DEMOLITION PLAN

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ADESA NEW YORK, LLC
D.B. 10350, PG. 731

TM# 66.00-2-58.5
LANDS N/F OF
PAUL J. KUBASIEWICZ
D.B. 11260, PG. 4926

EXISTING GRAVEL TO BE REMOVED

RIP RAP AREA SLOPE PAVED

CRT=754.51

CRT=753.85

CRT=754.54

CRT= INJECTOR INVERT

CBS DAMAGED LID FULL OF DEBRIS

DETENTION BASIN

WOODED AREA

OVERGROWN

USE CAUTION: NEAR EXISTING UTILITIES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



SCALE: 1" = 1,200'

EXISTING CONDITIONS & DEMO PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- LOW — LIMIT OF WORK
- EXISTING WOODED AREA LINE
- EXISTING WATER EDGE LINE
- EXISTING GRAVEL EDGE LINE
- EXISTING FENCE LINE
- W — EXISTING WATER LINE
- S — EXISTING SANITARY SEWER LINE
- SFM — EXISTING SANITARY FORCE MAIN LINE
- D — EXISTING ROOF DRAIN STORM LINE
- EXISTING STORM LINE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- E — EXISTING ELECTRIC CONDUIT
- T — EXISTING TELECOM CONDUIT
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- ITEM TO BE REMOVED
- BUILDING / PAVEMENT TO BE REMOVED

EXISTING CONDITIONS & DEMO NOTES

1. PROPERTY LINES AND EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY MAP ENTITLED "BOUNDARY & LOCATION SURVEY 12200 MAIN STREET" PREPARED BY CONTROL POINT ASSOCIATES INC PC, DATED MAY 4TH, 2026, OR LATEST VERSION.
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CARVANA

LICENSED PROFESSIONAL ENGINEER
STATE OF NEW YORK
TRENTON ALLAN SUDDETH
111067
10/12/2026

KHA PROJECT	112130011
DATE:	10/12/2026
SCALE:	AS SHOWN
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	KH

EXISTING CONDITIONS AND DEMOLITION PLAN

CARVANA - BUFFALO
12200 MAIN STREET
AKRON, NEW YORK 14001

NEW YORK
TOWN OF NEWSTEAD

SHEET NUMBER
C-2.6

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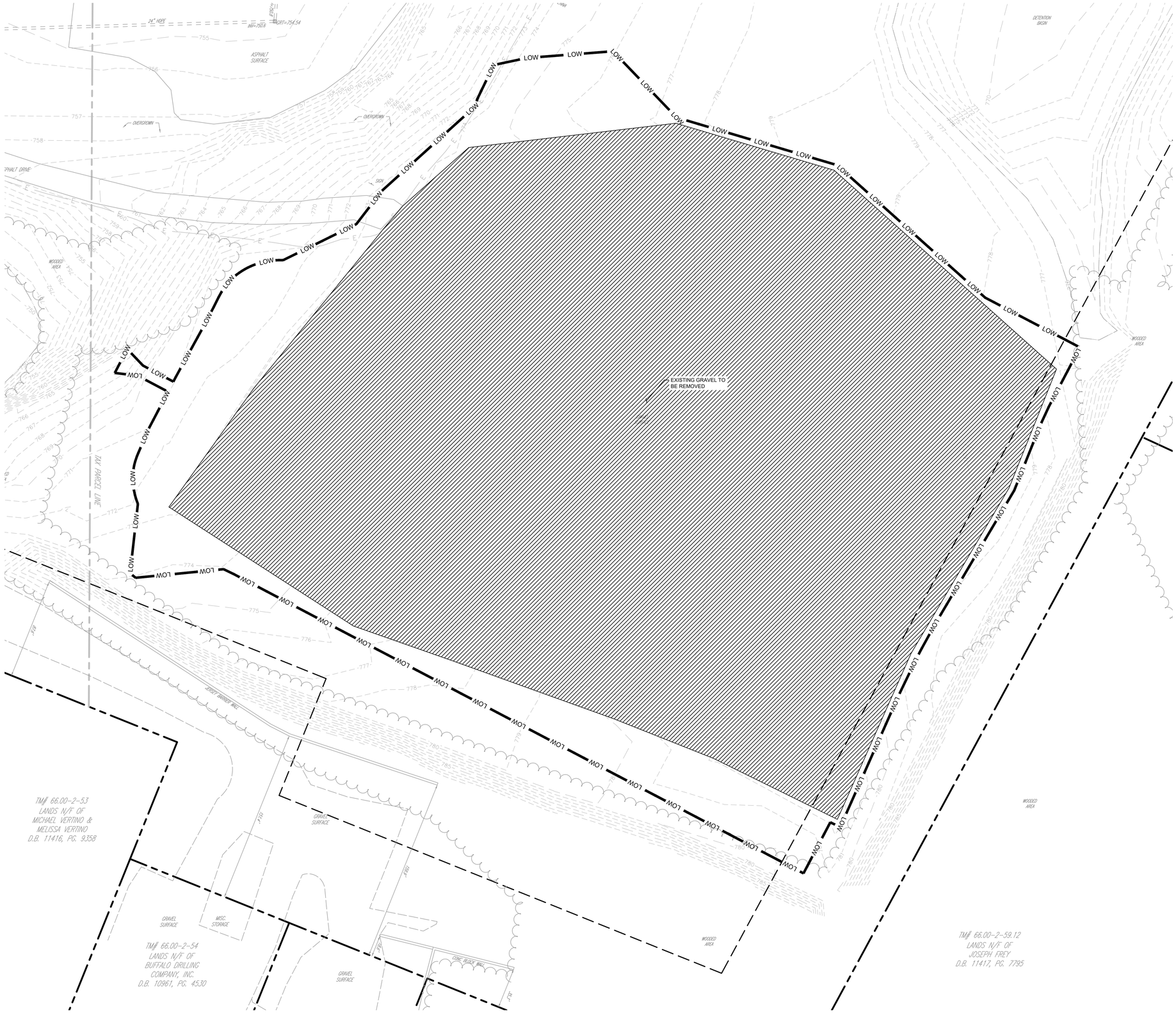

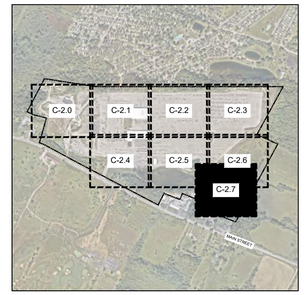

SCALE: 1" = 1,200'

EXISTING CONDITIONS & DEMO PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- LOW — LIMIT OF WORK
- EXISTING WOODED AREA LINE
- EXISTING WATER EDGE LINE
- EXISTING GRAVEL EDGE LINE
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- BUILDING / PAVEMENT TO BE REMOVED

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USE CAUTION: NEAR EXISTING UTILITIES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

NO.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

CARVANA

STATE OF NEW YORK
TRENTON ALLAN SUDDETH
LICENSED PROFESSIONAL ENGINEER
111067
10/12/2026

KHA PROJECT	112130011
DATE	10/12/2026
SCALE:	AS SHOWN
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	KH

EXISTING CONDITIONS AND DEMOLITION PLAN

CARVANA - BUFFALO
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AKRON, NEW YORK 14001
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NEW YORK

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SCALE: 1" = 1,200'

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- LOW — LIMIT OF WORK
- PROPOSED SECURITY FENCE
- PROPOSED 4' CHAINLINK FENCE
- PROPOSED PAVEMENT STRIPING
- PROPOSED CONCRETE
- PROPOSED STANDARD PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED GRASS
- PROPOSED GRAVEL
- PROPOSED LIGHT FIXTURES

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS AND MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMESNIOEND ON THIS PLAN SHALL BE 5-FEET, TYPICAL.
5. ALL ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING DETAILS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

NO.	REVISIONS	DATE	BY

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CARVANA

STATE OF NEW YORK
TRENTON ALLAN SUDDETH
LICENSED PROFESSIONAL ENGINEER
111067
10/12/2026

KHA PROJECT	112130011
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SITE LAYOUT PLAN

CARVANA - BUFFALO
12200 MAIN STREET
AKRON, NEW YORK 14001
TOWN OF NEWSTEAD NEW YORK

SHEET NUMBER
C-3.0

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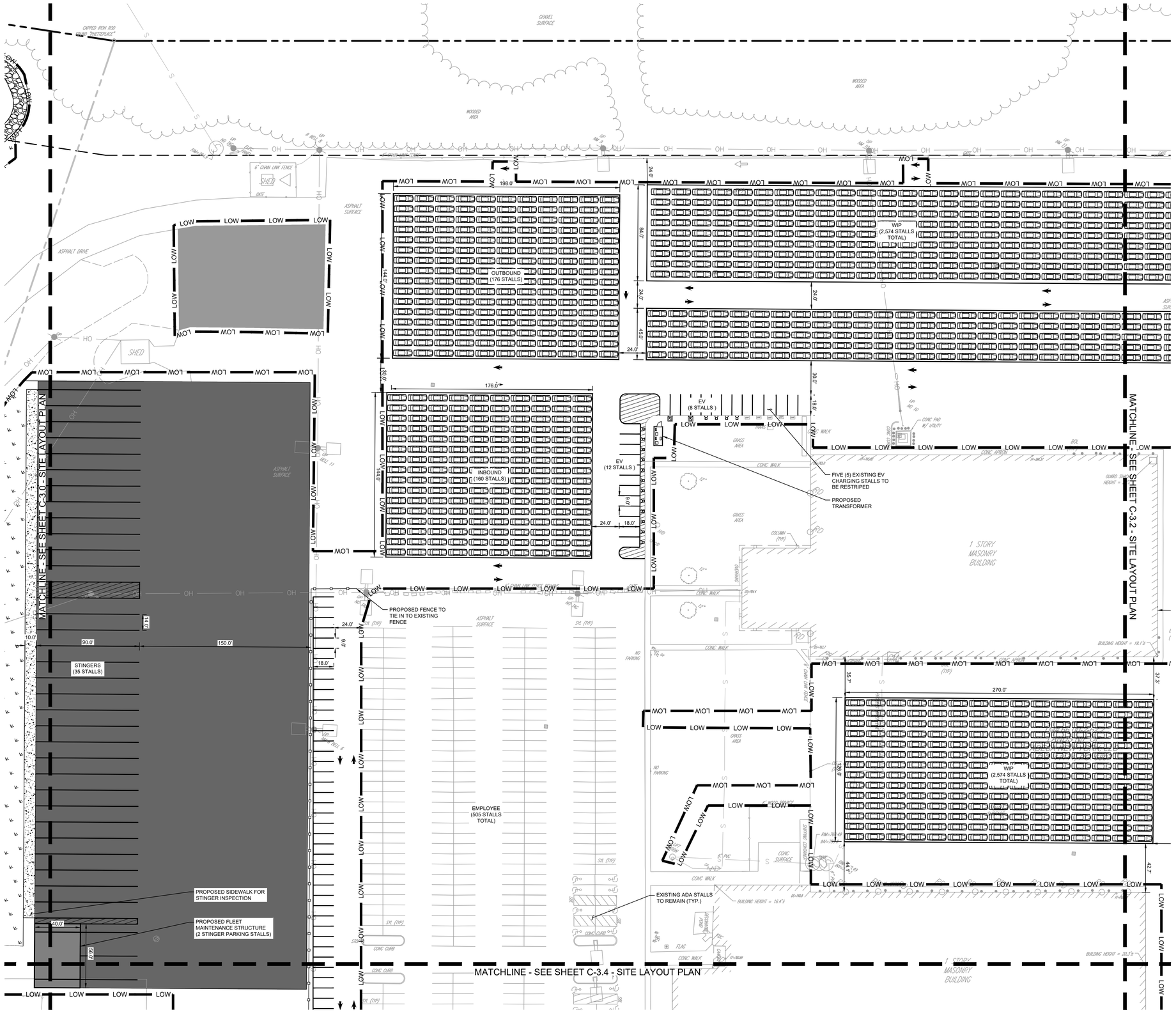



SCALE: 1" = 1,200'

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CARVANA

LICENSED PROFESSIONAL ENGINEER
TRENTON ALLAN SUDDETH
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10/12/2026

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SITE LAYOUT PLAN

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TOWN OF NEWSTEAD NEW YORK

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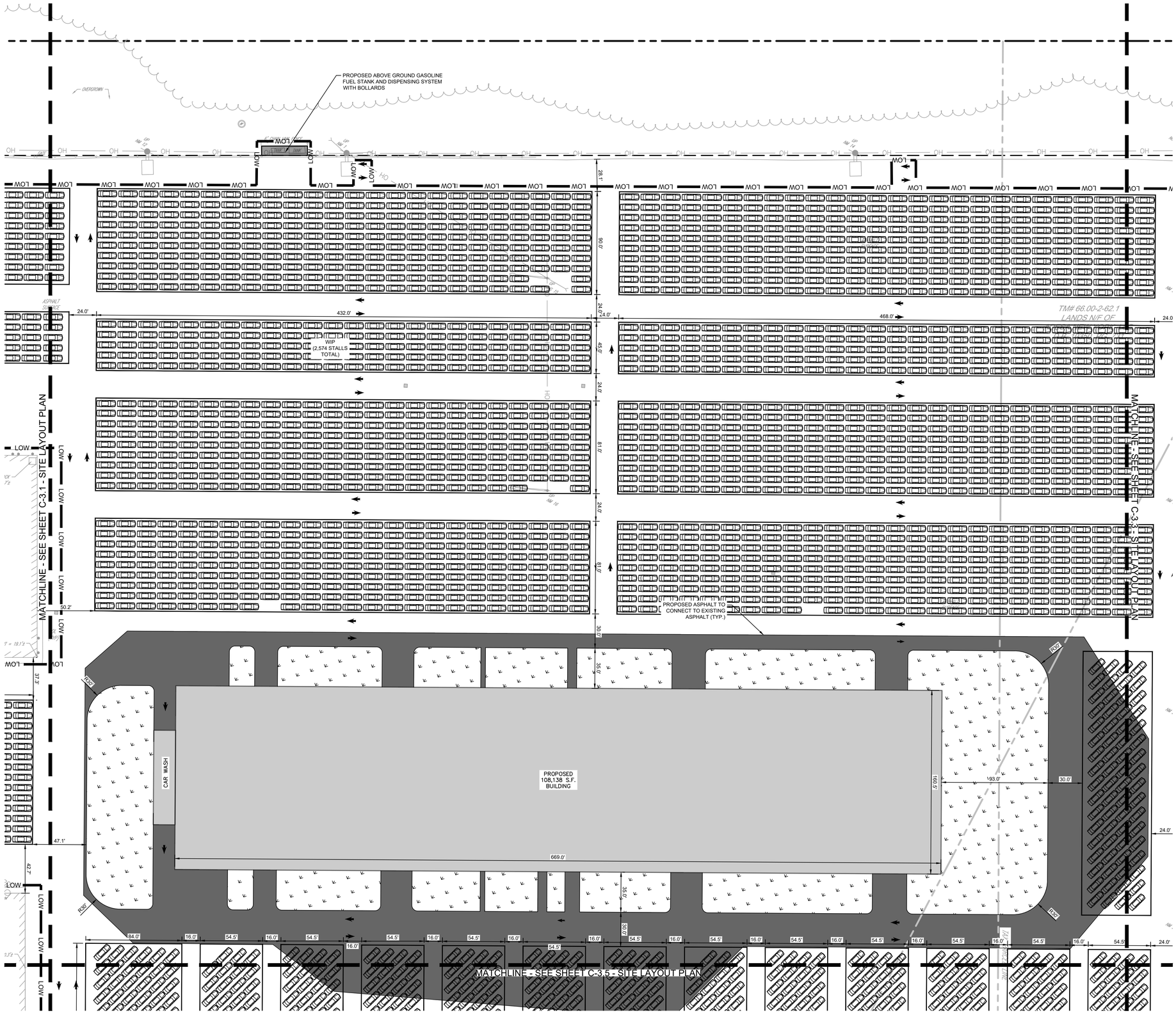
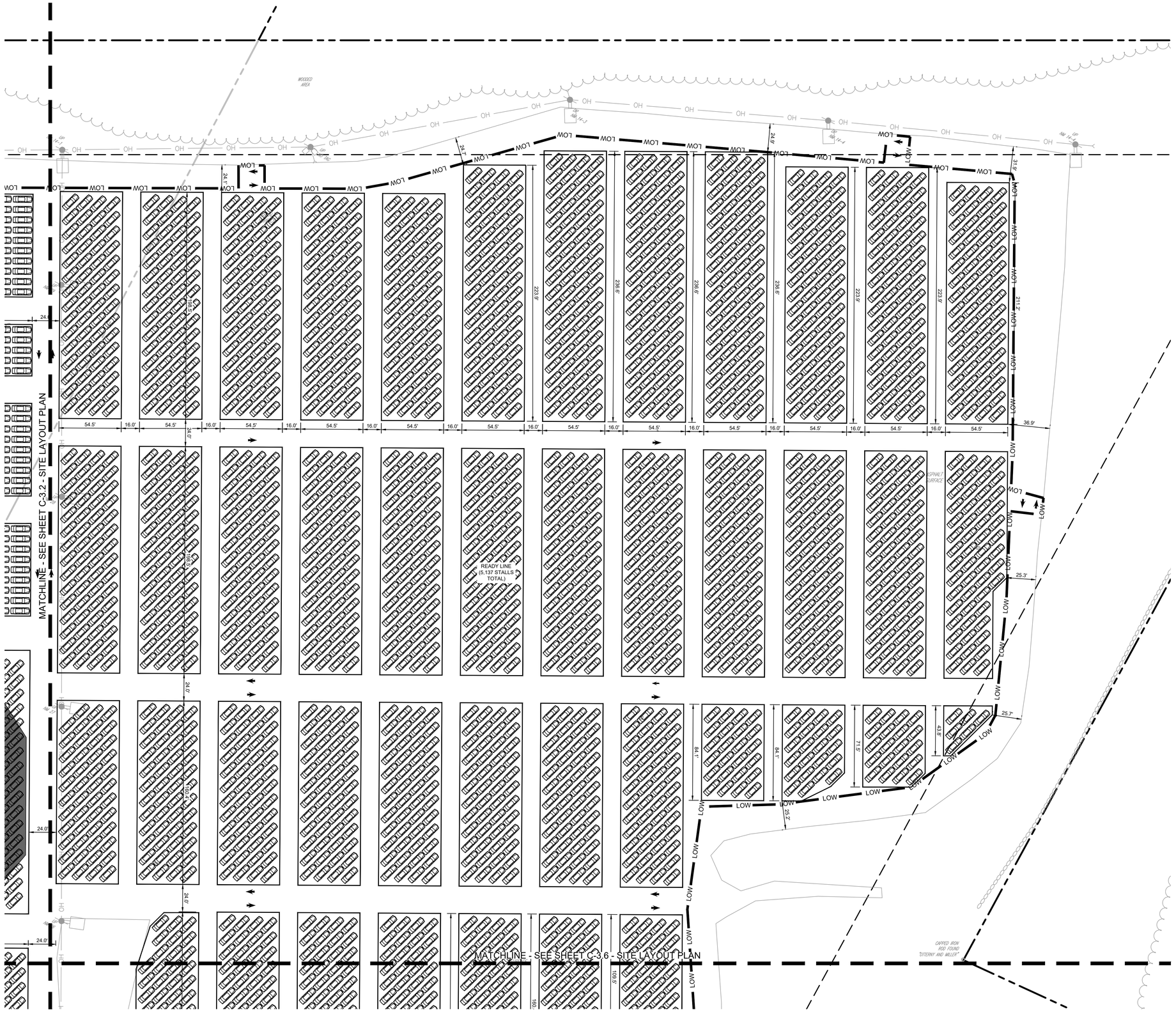

PROPOSED ABOVE GROUND GASOLINE FUEL STANK AND DISPENSING SYSTEM WITH BOLLARDS
OVERSTORY
OH
GAS
LOW
HQ
NW IR
28.1'
90.0'
24.0'
24.0'
24

k:\whp_civil\112130011_carvana buffalo_newstead, ny\7. civil\2. cad\plansheets\C-3.0 SITE LAYOUT PLAN.dwg





SCALE: 1" = 1,200'

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- LOW — LIMIT OF WORK
- PROPOSED SECURITY FENCE
- PROPOSED 4' CHAINLINK FENCE
- PROPOSED PAVEMENT STRIPING
- PROPOSED CONCRETE
- PROPOSED STANDARD PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED GRASS
- PROPOSED GRAVEL
- PROPOSED LIGHT FIXTURES

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS AND MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMESNIOEND ON THIS PLAN SHALL BE 5-FEET, TYPICAL.
5. ALL ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING DETAILS

NO.	REVISIONS	DATE	BY

FOR PERMIT REVIEW

Kimley»Horn
New York
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1 NORTH BROADWAY, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-8200
WWW.KIMLEY-HORN.COM

CARVANA

STATE OF NEW YORK — TRENTON ALLAN SUDDETH — LICENSED PROFESSIONAL ENGINEER — 111067
10/12/2026

KHA PROJECT	112130011
DATE	10/12/2026
SCALE:	AS SHOWN
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	KH

SITE LAYOUT PLAN

CARVANA - BUFFALO
12200 MAIN STREET
AKRON, NEW YORK 14001
TOWN OF NEWSTEAD NEW YORK

SHEET NUMBER
C-3.3

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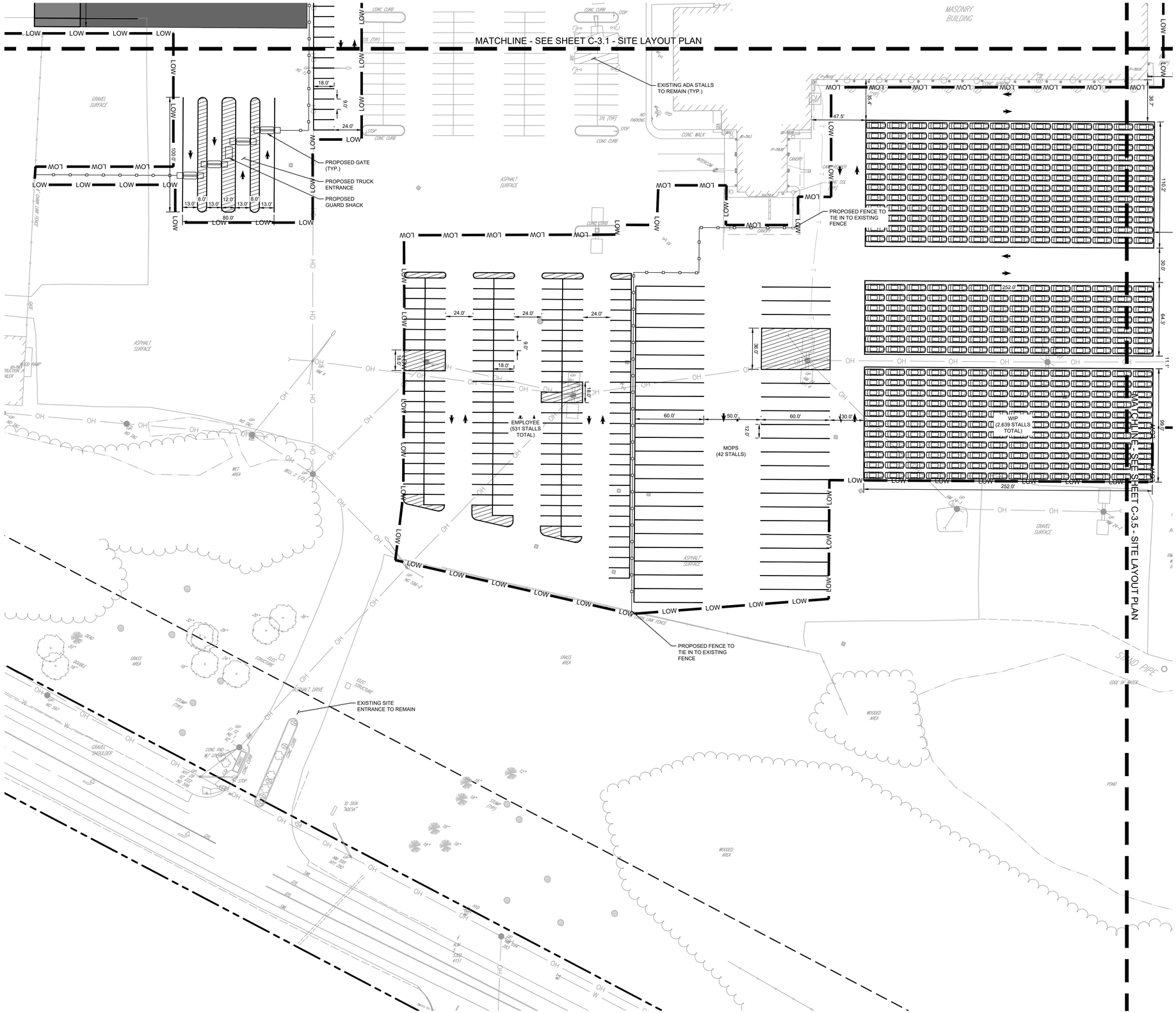



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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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STATE OF NEW YORK
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10/12/2026

KHA PROJECT	112130011
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SCALE:	AS SHOWN
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	KH

SITE LAYOUT PLAN

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TOWN OF NEWSTEAD NEW YORK

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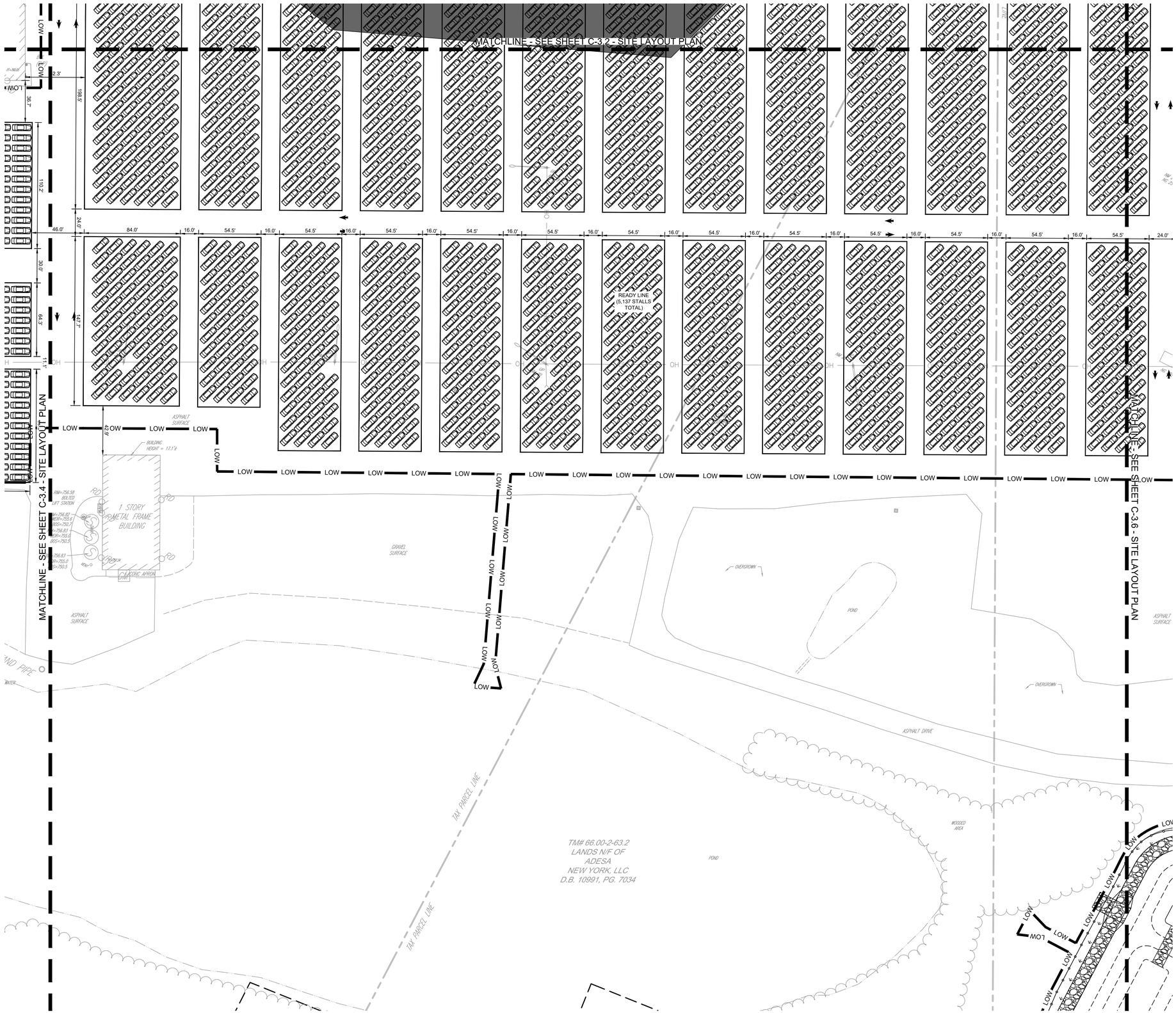



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SITE LAYOUT PLAN

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