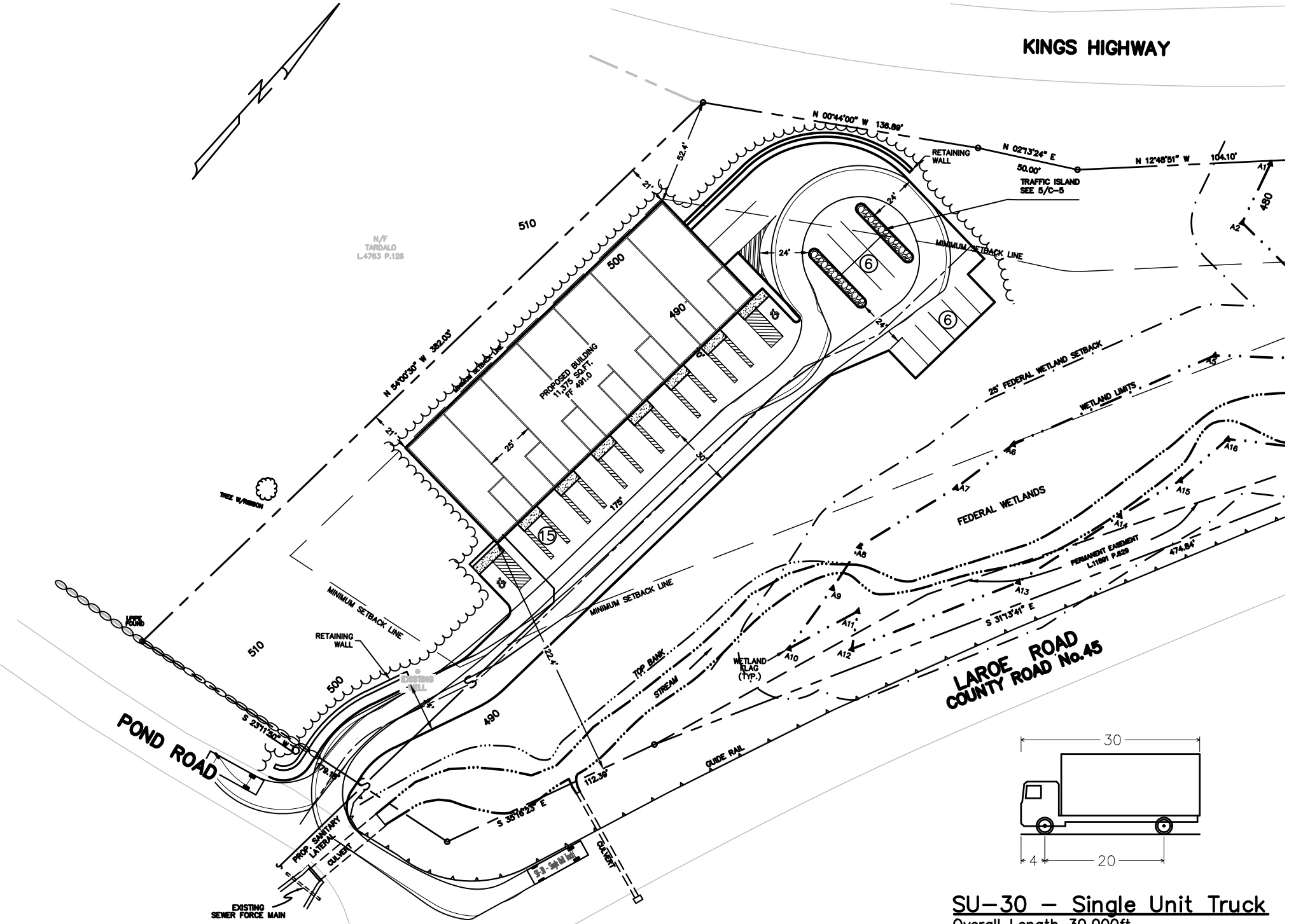


- GENERAL NOTES:
- RECORD OWNER & APPLICANT:
BELL STATION CORP.
P.O. BOX 132
CHESTER, NY 10918
 - TAX MAP NUMBER:
SECTION 4, BLOCK 1, LOT 6.22
 - AREA:
3.80 ACRES
 - ZONING DISTRICT: GC-DISTRICT
- | BULK REQUIREMENTS | | |
|---------------------|-----------|------------|
| LOT AREA: | REQUIRED | PROPOSED |
| 1 ACRE | 1 ACRE | 3.80 ACRES |
| LOT WIDTH: | 200' MIN. | 208.2' |
| FRONT YARD SETBACK: | 75' MIN. | 122.4' |
| SIDE YARD: | 20' MIN. | 21' |
| YARDS: | 40' MIN. | N/A |
| REAR YARD SETBACK: | 50' MIN. | 52.4' |
| BUILDING HEIGHT: | 40' | TBD |
| BUILDING COVERAGE: | 30% MAX. | 8% |
- BASE MAP INFORMATION TAKEN FROM THE FOLLOWING SOURCE:
A "SITE PLAN FOR BELL STATION CORP., TOWN OF CHESTER, ORANGE COUNTY, NEW YORK," PREPARED BY JAMES A DILLIN, PLS. PROFESSIONAL LAND SURVEYOR DATED 07/07/21.
 - CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
 - SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE OR DISCLOSED TO MJS ENGINEERING & LAND SURVEYING, PC. A SUBSURFACE UTILITY SURVEY WAS NOT CONTRACTED FOR OR PERFORMED AS PART OF THIS APPLICATION. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

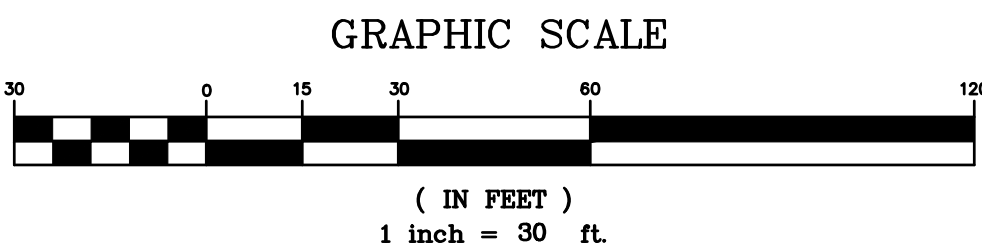
PARKING REQUIREMENTS:		
	REQUIRED	
OFFICE	= 1 PER 200 SQ. FT.	1,400/200 = 7
WAREHOUSE	= 1 PER 500 SQ. FT.	9,975/500 = 20
		TOTAL REQ'D = 27
		TOTAL PROVIDED = 27



SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

SITE PLAN

SCALE: 1" = 30'



SU-30 CIRCULATION DETAIL

SCALE: 1" = 60'

NO.	DATE	REVISION	BY	CK.
B	08/28/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
A	05/24/23	SUBMITTED TO PLANNING BOARD	TW	BGC

BRADLEY G. CLEVERLEY, PE
NY PROFESSIONAL ENGINEER, LIC. No. 72492

DRAWN BY:
DEPT. CK. M. SANDOR
DEP. APPR.
COORD. CK.
P.M. APPR.
CLIENT APPR.

MJS ENGINEERING &
LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:

SITE PLAN

JOB NAME:

BELL STATION CORP.
SECTION 4 BLOCK 1 LOT 6.22
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

DATE: 05/24/23

JOB NO.

210150

SCALE:

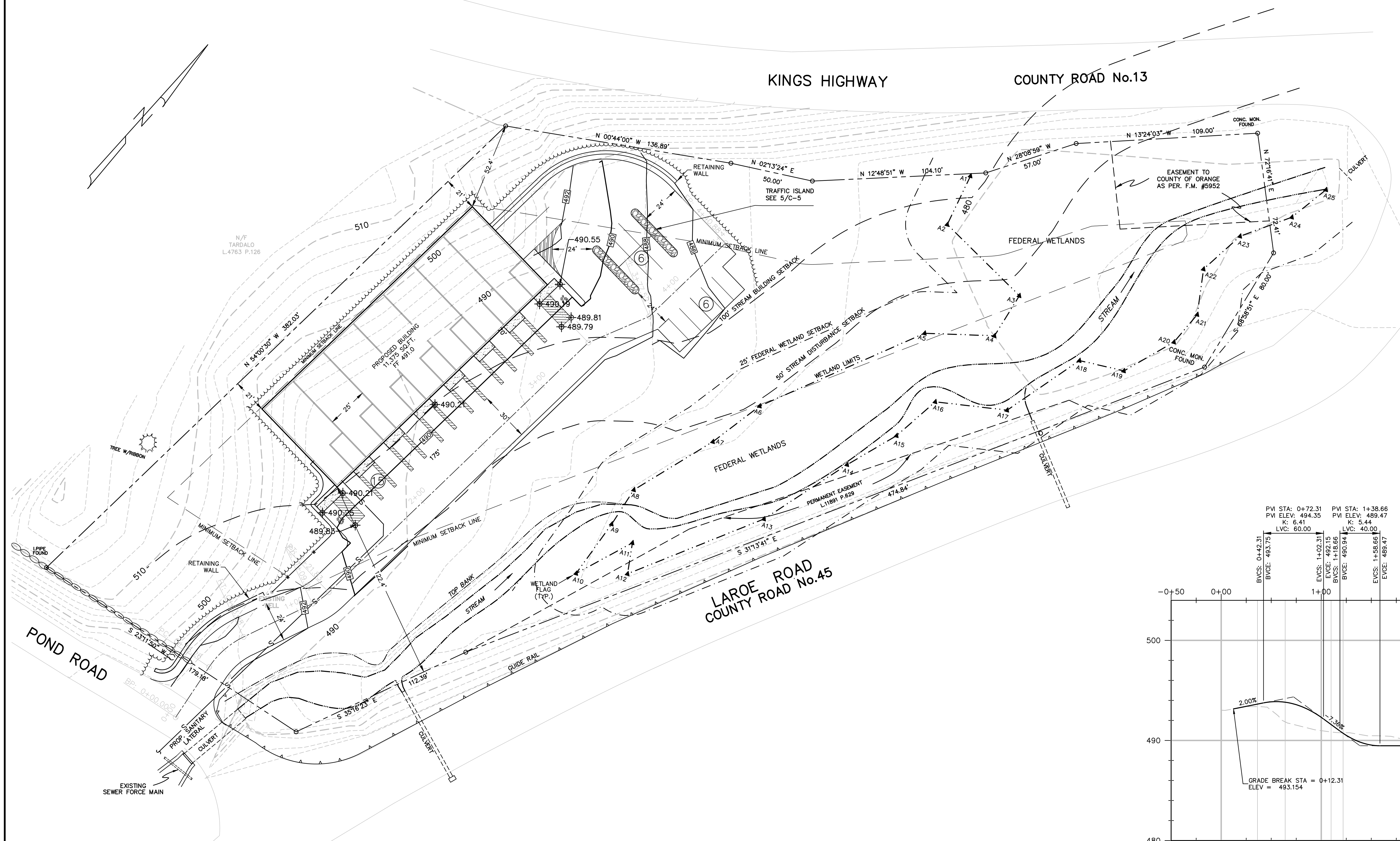
1" = 30'

REV. NO. B

DWG. NO.

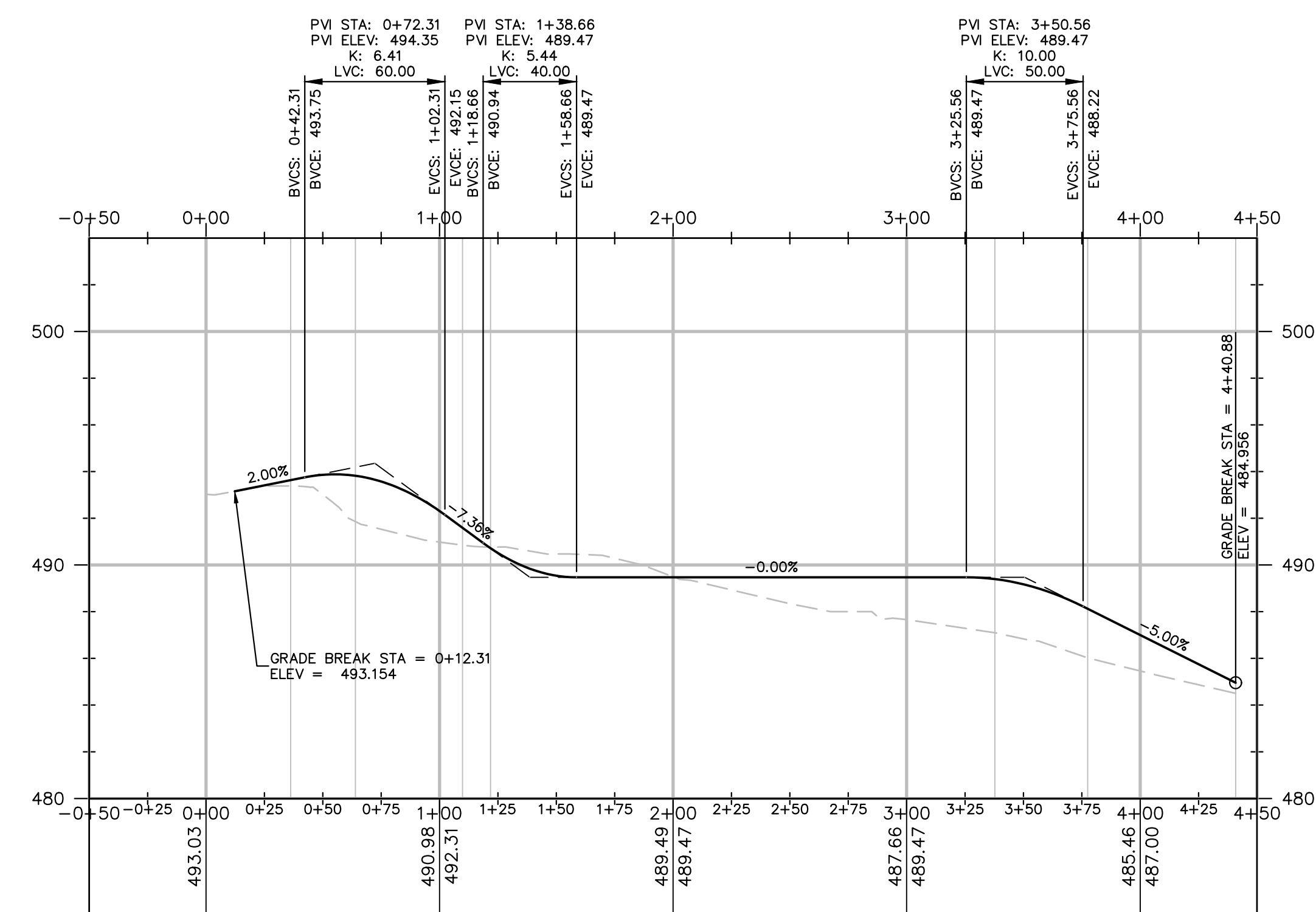
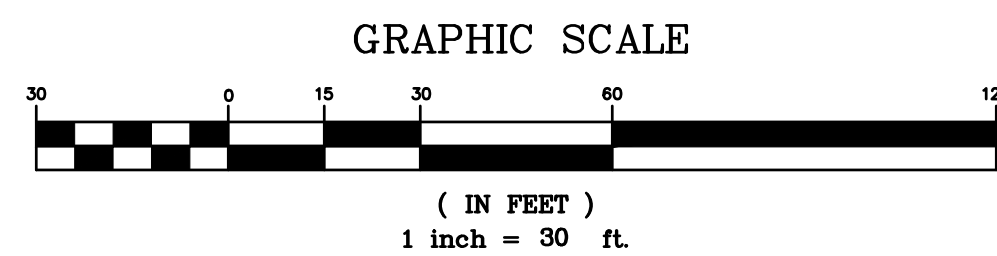
C-1

SHEET 1 OF 5



GRADING & DRAINAGE PLAN

SCALE: 1" = 30'



DRIVEWAY PROFILE

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

NO.	DATE	REVISION	BY	CK.
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SHEET TITLE:

GRADING & DRAINAGE
PLAN

JOB NAME:

BELL STATION CORP.
SECTION 4 BLOCK 1 LOT 6.22
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

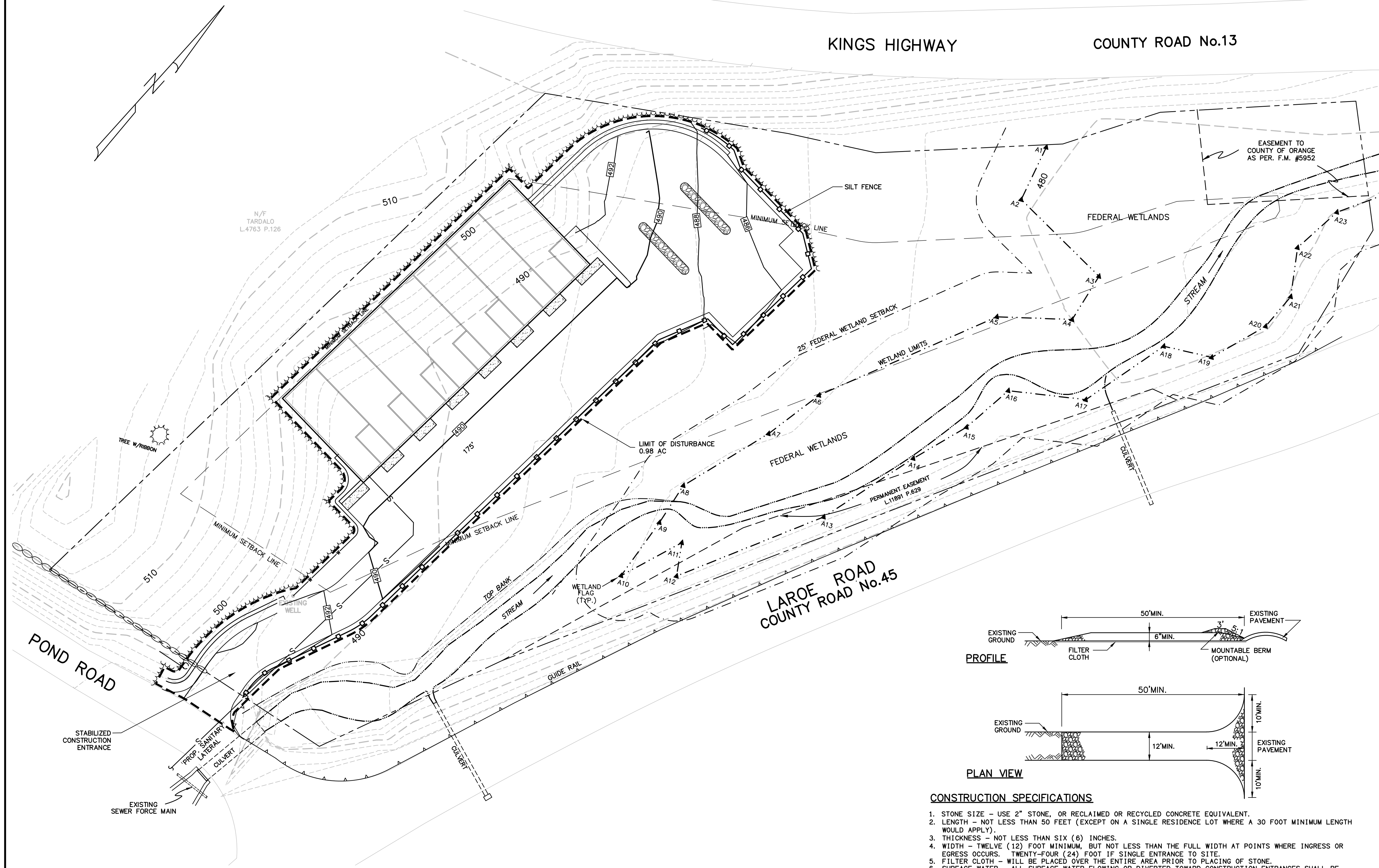
DATE: 08/28/23

JOB NO.
210150

SCALE:
1" = 30'

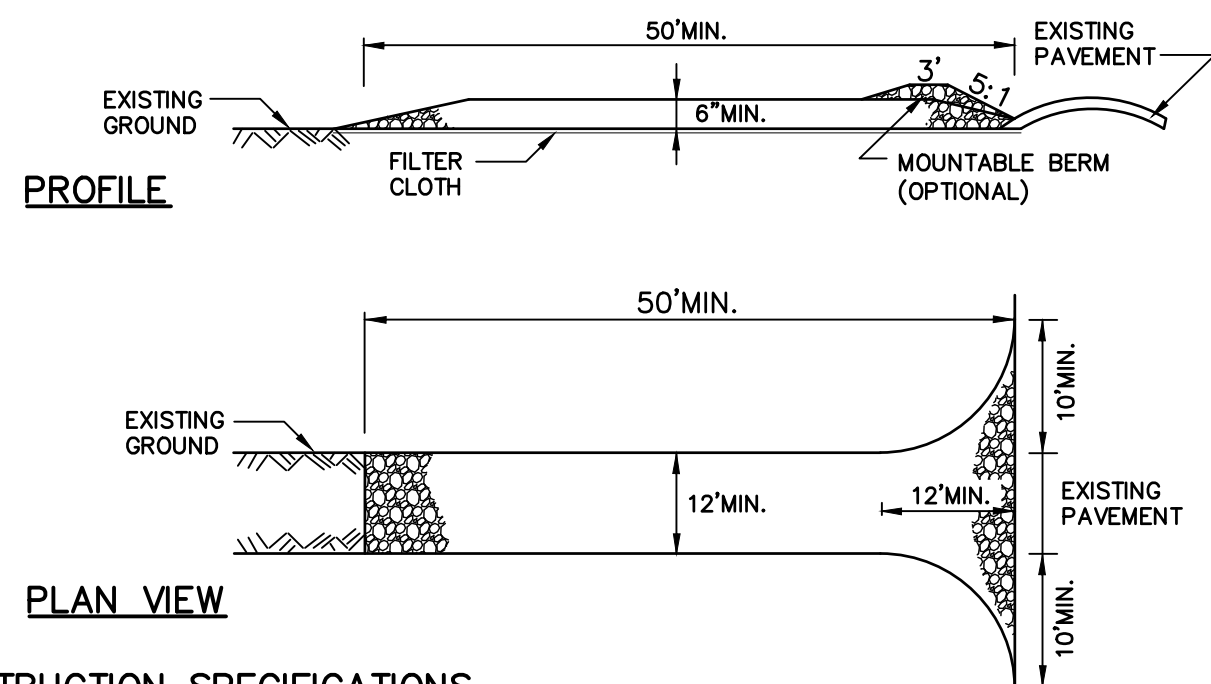
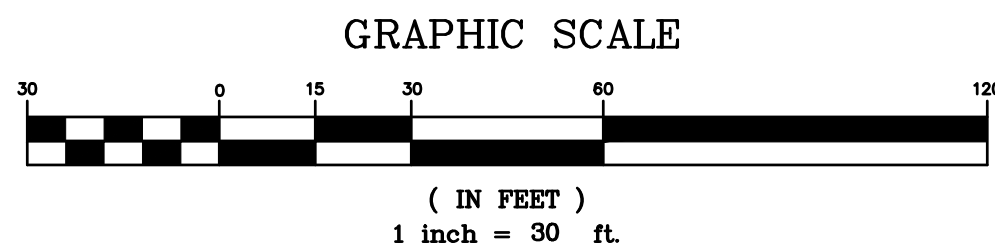
REV. NO. A

DWG. NO.
C-2
SHEET 2 OF 5



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

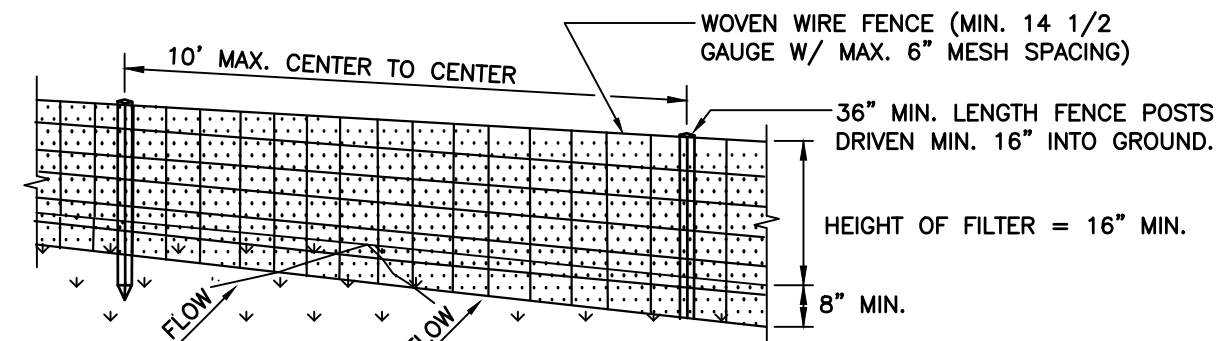


CONSTRUCTION SPECIFICATIONS

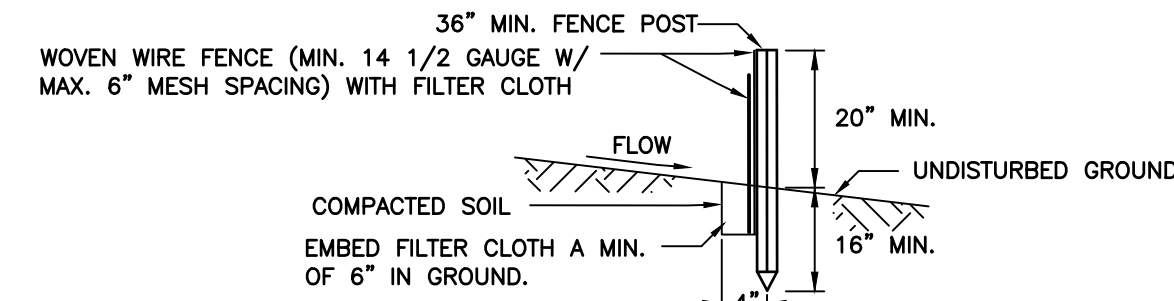
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS



PERSPECTIVE VIEW



SECTION VIEW

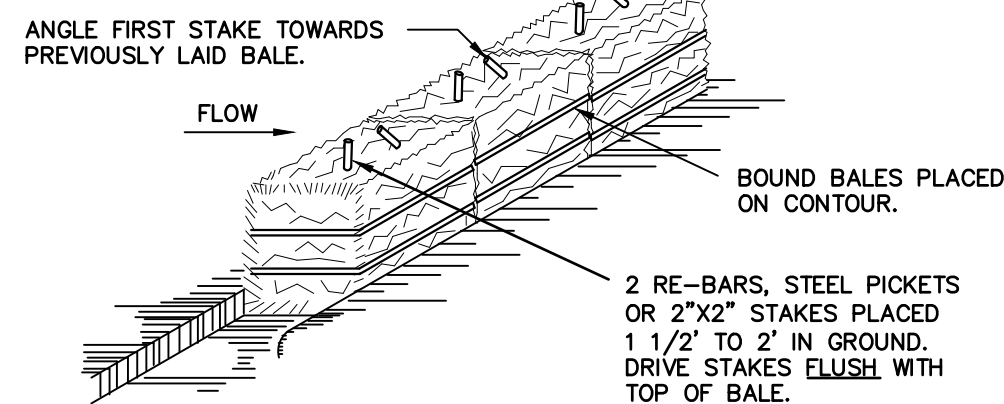
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

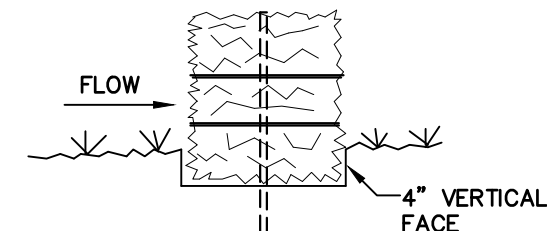
SCALE: NTS

DRAINAGE AREA NO MORE THAN 1/4 ACRE PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.



ANCHORING DETAIL

NTS



BEDDING DETAIL

NTS

CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE

SCALE: NTS

P:\210150\DWG\210150_Plan.dwg ESC

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BRADLEY G. CLEVERLEY, PE
NY PROFESSIONAL ENGINEER, LIC. No. 72492

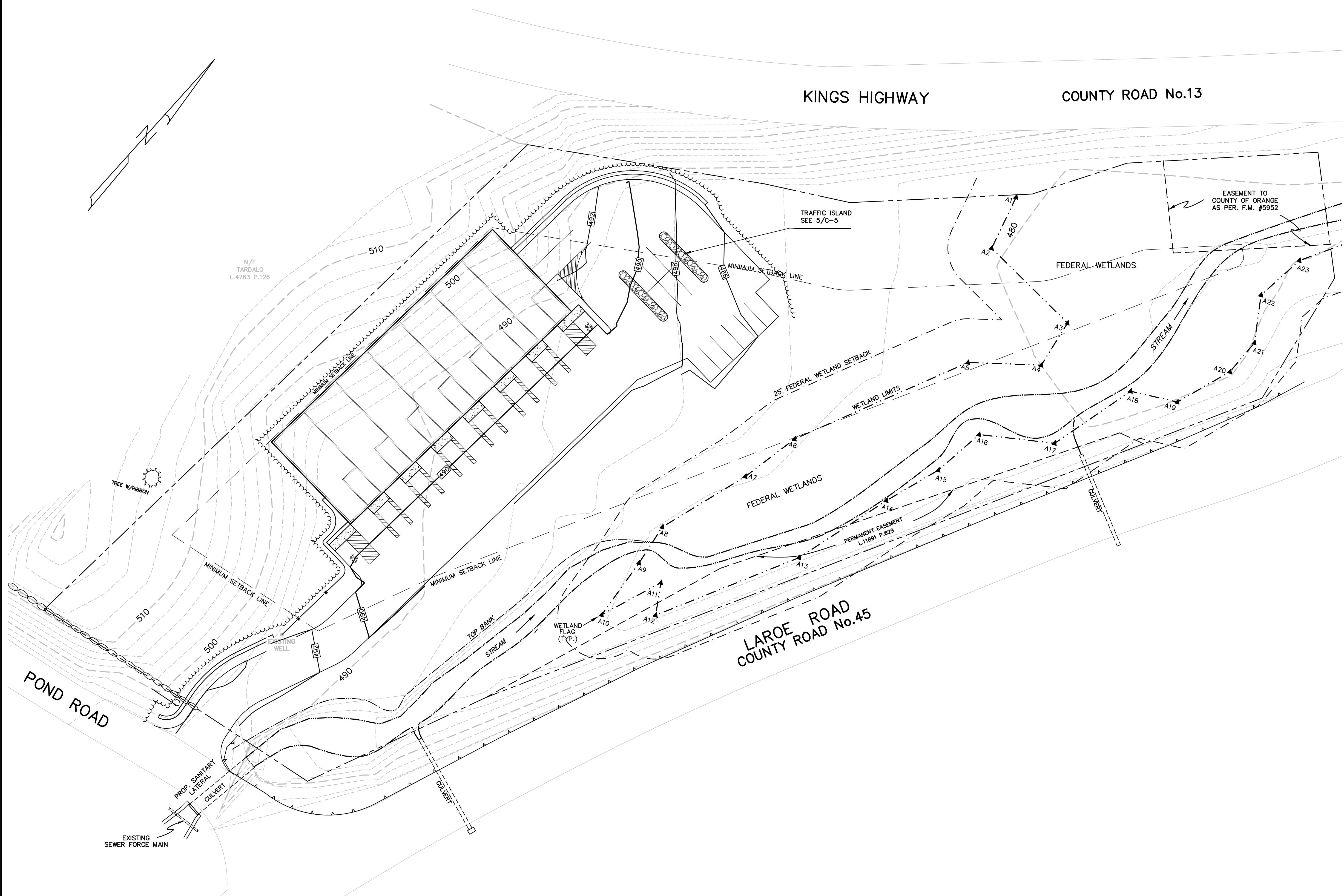
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CLIENT APPR.	

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Goshen, NY 10924
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SHEET TITLE:
**EROSION & SEDIMENT
CONTROL PLAN**

JOB NAME:
**BELL STATION CORP.
SECTION 4 BLOCK 1 LOT 6.22
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK**

DATE: 05/24/23
JOB NO.
210150
SCALE:
1" = 30'
REV. NO. B
DWG. NO.
C-3
SHEET 3 OF 5



SEEDING:

1. GROUND PREPARATION:
- AREAS TO BE SEEDED WITH TURF SEEDS SHALL BE MAINTAINED AT APPROVED GRADES AND IRREGULARITIES THAT WILL HOLD WATER SHALL BE ELIMINATED. LIMESTONE, FERTILIZER AND SEEDS IN THE AMOUNTS SPECIFIED SHALL BE EVENLY DISTRIBUTED ON THE AREAS TO BE SEEDED.
- THE FINISHED SURFACE OF ANY AREA THAT IS SEEDED SHALL NOT BE ROUGHER, MORE UNEVEN, OR HAVE MORE OR LARGER STONES, CLODS, ROOTS, OR OTHER FOREIGN MATERIALS THAN THE AREA IT ADJOINS. IN BUILD-UP AND RESIDENTIAL AREAS, HAND RAKING WILL USUALLY BE NECESSARY TO PRODUCE THE REQUIRED SMOOTHNESS AND UNIFORMITY, PARTICULARLY WHERE GRADING AND TURF ESTABLISHMENT IS TO BE ADJACENT TO LAWNS.
- AREAS TO BE SEEDED SHALL BE SCARIFIED SUFFICIENTLY TO BREAK UP THE SURFACE CRUST IMMEDIATELY BEFORE SEEDING EXCEPT WHERE THE GROUND IS ALREADY LOOSE AND FRITABLE AS IMMEDIATELY FOLLOWING GRADING. ALL STONES AND OTHER OBJECTS OVER TWO INCHES IN GREATEST DIMENSION, OR OTHER SIZES AS SPECIFIED, SHALL BE REMOVED AND DISPOSED OF AS APPROVED. ONLY LIMESTONE AND/OR FERTILIZERS MAY BE MIXED TOGETHER WITH THE SEEDS (INCLUDING LEGUME INOCULANTS WHEN REQUIRED) IMMEDIATELY BEFORE SOWING. ANY METHOD OF SOWING THAT DOES NOT INJURE THE SEEDS IN THE PROCESS OF SPREADING WILL BE ACCEPTABLE.
2. RATES:
- APPLICATION RATES FOR TURF ESTABLISHMENT MATERIALS SHALL BE:
- | | | |
|-----------------|---|-----------------------------------|
| FERTILIZER | - | 85 POUNDS PURE LIVE SEED PER ACRE |
| MULCH | - | 2 TONS PER ACRE |
| MULCH ANCHORAGE | - | MANUFACTURER'S RECOMMENDED RATE |
3. SEED:
- | PERMANENT WT. OF PURE LIVE SEED NAME | VARIETY | LBS. PER ACRE |
|--------------------------------------|------------|---------------|
| RED FESCUE (FESTUCA RUBRA) | COMMERCIAL | 50 |
| PERENNIAL RYEGRASS (LOLIUM PERENNE) | COMMERCIAL | 30 |
| WHITE CLOVER (TRIFOLIUM REPENS) | COMMERCIAL | 5 |
| MAX. 25% HARD SEED TOTAL | | 85 LBS. |

TEMPORARY SEED

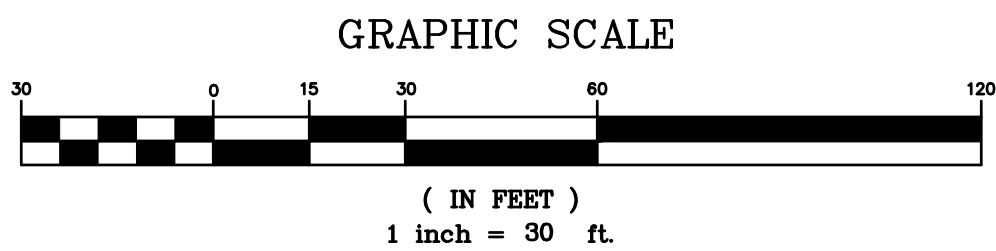
	LBS. /ACRE	LBS. /1,000 SQ. FT.
FOR SPRING SEEDING:		
A) ANNUAL RYEGRASS	30	0.70
B) SPRING OATS	80 (2 1/2 BU)	2.00
C) ANNUAL RYEGRASS	15	0.35
AND SPRING OATS	64 (2 BU)	1.50
D) PERENNIAL RYEGRASS	30	0.70
FOR LATE SPRING & SUMMER SEEDING:		
A) SUDANGRASS	40 (1.0 BU)	0.90
B) ANNUAL RYEGRASS	30	0.70
C) PERENNIAL RYEGRASS	30	0.70
FOR LATE SUMMER & FALL SEEDING:		
A) ANNUAL RYEGRASS (COMMON)	30	0.70
B) WINTER RYE (AROOSTOOK)	112 (2 BU)	2.50
C) WINTER WHEAT	120 (2 BU)	2.75
D) PERENNIAL RYEGRASS (PENNFINE)	30	0.70

TEMPORARY SEEDING:

- MULCHING AS REQUIRED ON SITES DIFFICULT TO VEGETATE (SANDS, SLOPES, OR HYDROSEEDINGS AND OFF-SEASON OPERATIONS).
- A. MULCH MATERIALS SHALL BE UNROTTED SALT HAY, HAY OR SMALL GRAIN STRAW AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FOOT. MULCH BLOWERS SHOULD NOT GRIND OR CHOP TILE MATERIAL.
- B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75 PERCENT TO 95 PERCENT OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- C. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING ON THE SIZE OF THE AREA, AND STEEPNESS OF SLOPES:
- PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - MULCH NETTING: STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTING TO THE TOP SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED
 - MULCH ANCHORING TOOL: (A TRACTOR DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE.) TOOL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHALL BE DONE ON THE CONTOUR.

LANDSCAPING & LIGHTING PLAN

SCALE: 1" = 30'



A	08/28/23	SUBMITTED TO PLANNING BOARD	JCD	BGC	
NO.	DATE	REVISION	BY	CK.	

BRADLEY G. CLEVERLEY, PE
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SHEET TITLE:

LANDSCAPING &
LIGHTING PLAN

JOB NAME:

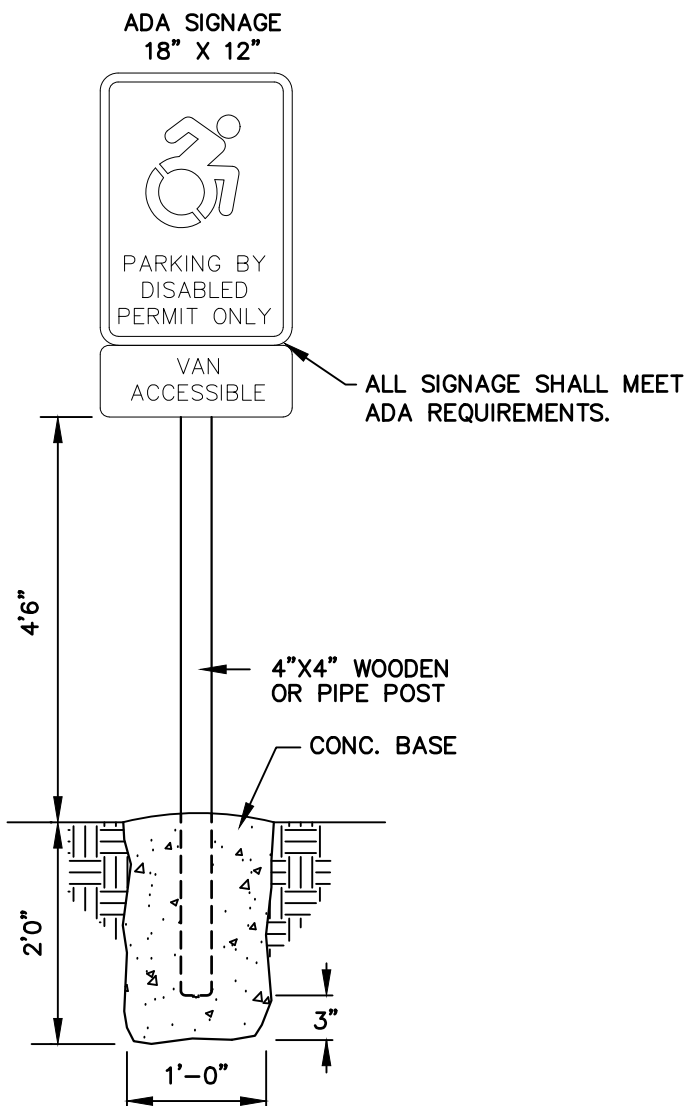
BELL STATION CORP.
SECTION 4 BLOCK 1 LOT 6.22
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

DATE: 08/28/23

JOB NO.
210150
SCALE:
1" = 30'

REV. NO. A

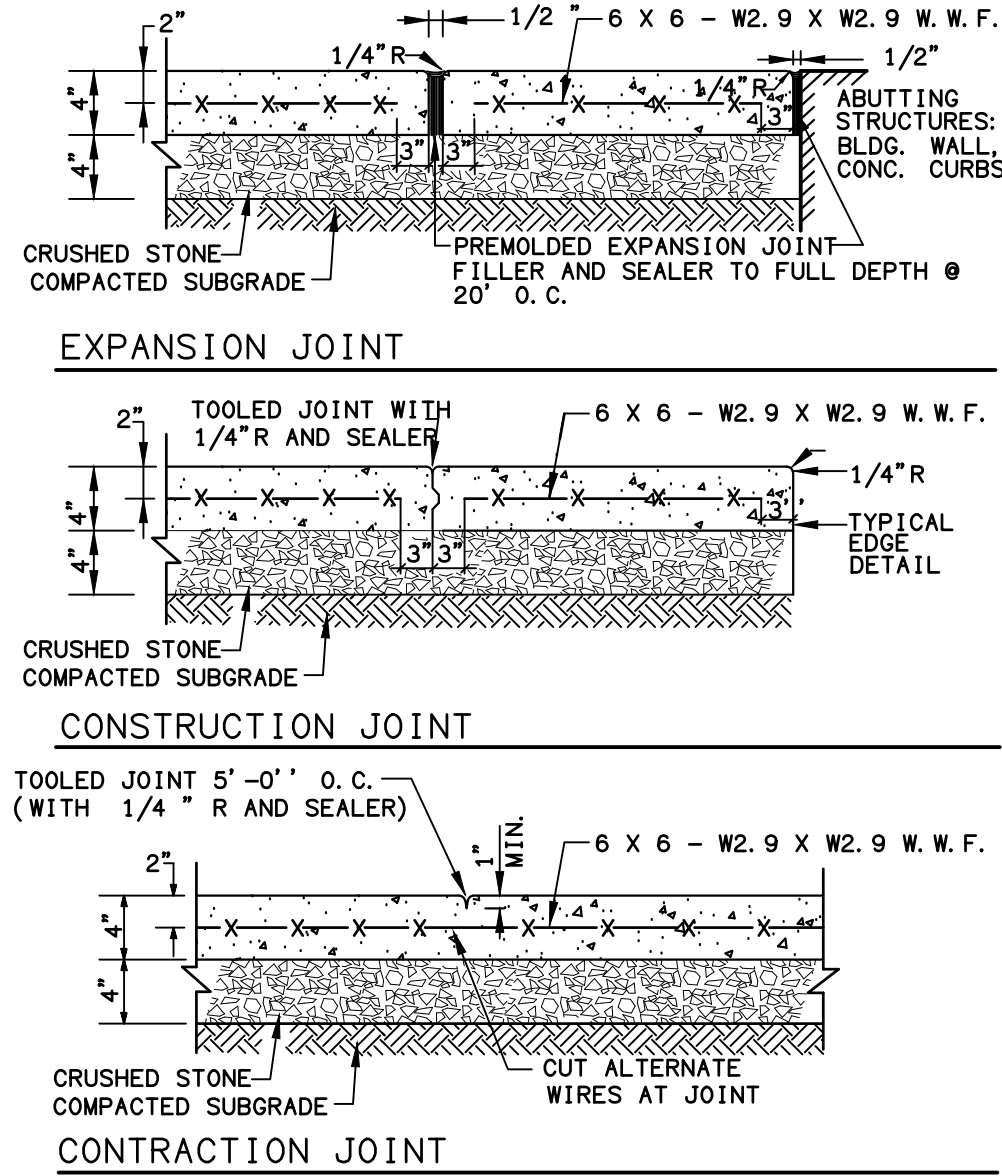
DWG. NO.
C-4
SHEET 4 OF 5



HANDICAP PARKING SIGN

SCALE: NTS

1
C-5



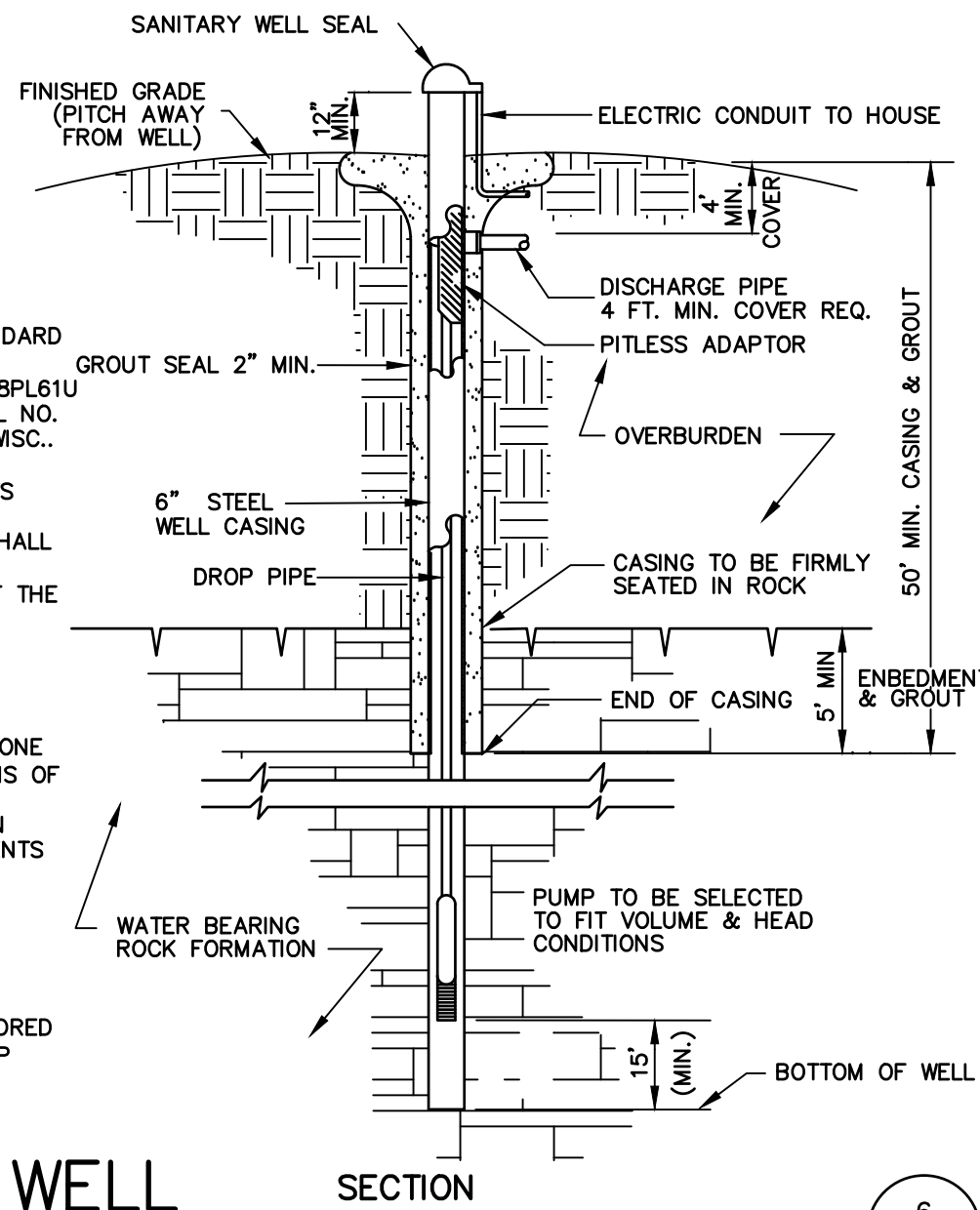
CONCRETE WALKWAY DETAIL

SCALE: NTS

4
C-5

NOTES:

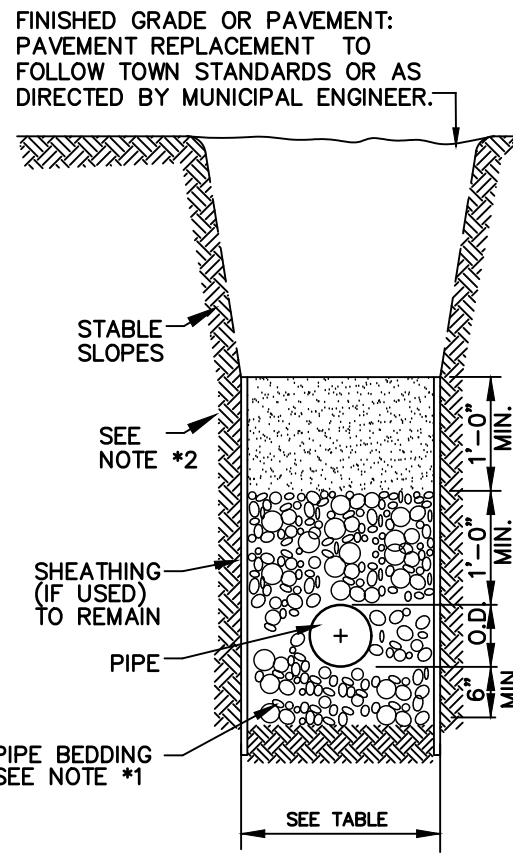
- WELL IS TO BE CASED AND GROUTED FOR A MIN. OF 50'.
- OVERSIZED DRILL HOLE (FOR GROUTING) TO BE 10" IN DIAMETER & A MIN. OF 50' IN LENGTH.
- EXPECTED DEPTH OF OVERBURDEN = 110'.
- EXPECTED DEPTH OF WATER BEARING FORMATION = 140'.
- WELL CASING TO CONFORM TO AWWA STANDARD A-100 (CURRENT REQUIREMENTS).
- PITLESS ADAPTER TO BE MONITOR MODEL 8PL61U AND SANITARY WELL SEAL MONITOR MODEL NO. 6WE1, BY BAKER MFG. CO.; EVANSVILLE, WISC..
- DISCHARGE PIPE: 1" MIN. OF HEAVY DUTY POLYETHYLENE MEETING THE REQUIREMENTS OF NSF.
- WATER SERVICE LINES UNDER PRESSURE SHALL NOT PASS CLOSER THAN 10' OF A SEPTIC TANK, TILE FIELD OR ANY OTHER PART OF THE SEWAGE DISPOSAL SYSTEM.
- CAST IRON PIPES WITH ELASTOMETRIC COMPRESSION JOINTS ARE REQUIRED FOR SEWAGE LINES WITHIN 50' OF ANY WELL.
- MIN. WELL CAPACITY TO BE 5 GPM.
- CEMENT GROUT SHALL BE A MIXTURE OF ONE BAG OF CEMENT AND 5 TO 5 1/2 GALLONS OF CLEAN WATER.
- ELECTRICAL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "RURAL WATER SUPPLY", N.Y.S. DEPT. OF HEALTH, LATEST EDITION.
- LOTS TO BE LOCATED WITHIN A ONE HUNDRED (100) YEAR FLOOD LEVEL SHALL HAVE TOP OF A WELL CASING 2' ABOVE THE LEVEL.



DRILLED ROCK WELL

SCALE: NTS

6
C-5

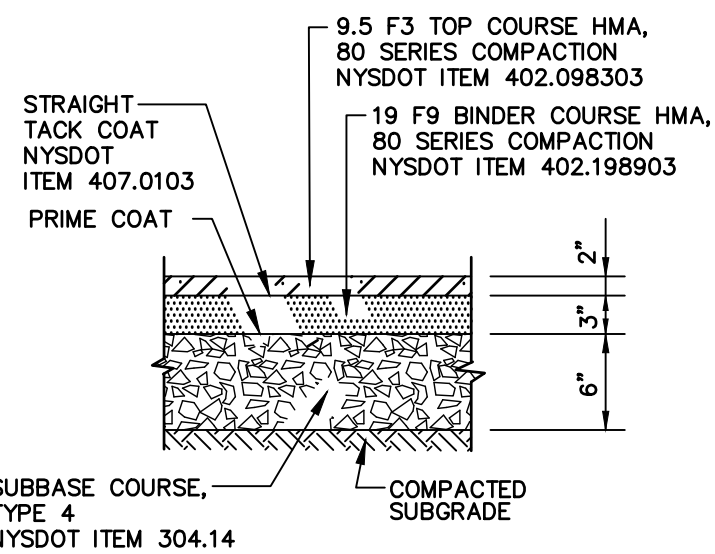


PIPE O.D.	MIN. TRENCH WIDTH
24" AND SMALLER	O.D. + 1'-4"
30" AND LARGER	O.D. + 2'-0"

TRENCH DETAIL (SANITARY SEWER)

SCALE: NTS

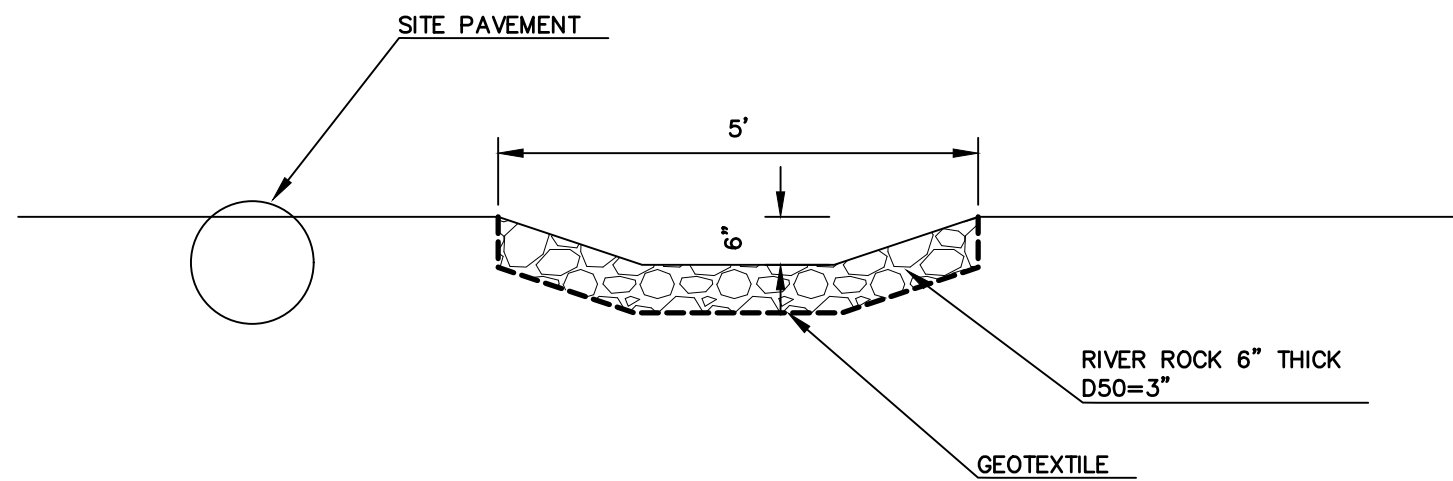
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C-5



SITE PAVEMENT SECTION

SCALE: NTS

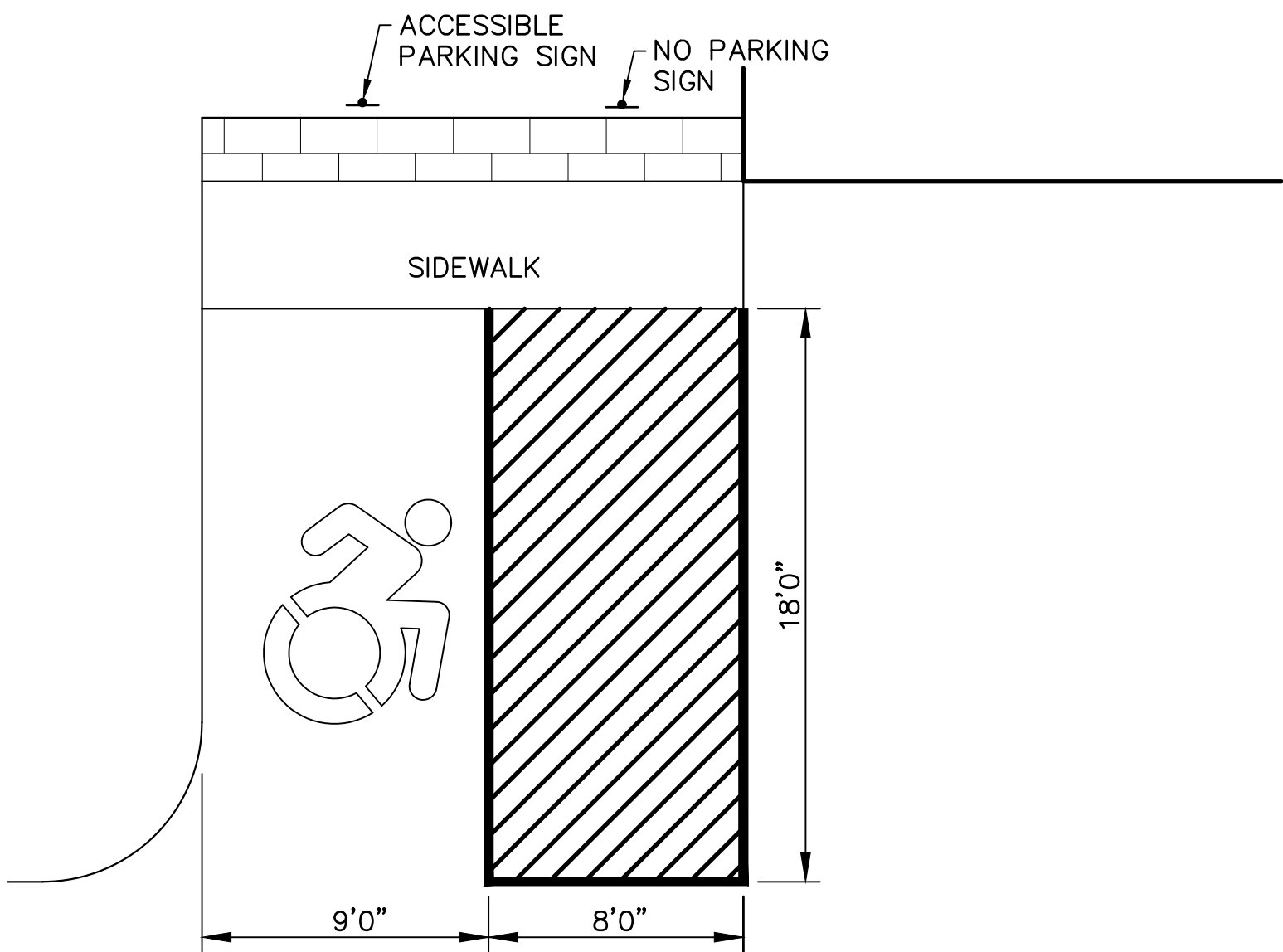
2
C-5



TRAFFIC ISLAND

SCALE: 1" = 2'

5
C-5



ADA PARKING SPACE LAYOUT

SCALE: 1" = 5'

3
C-5

P:\210150\DWG\210150_PR.dwg DETAILS

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SHEET TITLE:

DETAILS

JOB NAME:

BELL STATION CORP.

SECTION 4 BLOCK 1 LOT 6.22
TOWN OF CHESTER, ORANGE COUNTY, NEW YORK

DATE: 08/28/23

JOB NO.

210150

SCALE:

AS SHOWN

REV. NO. A

DWG. NO.

C-5

SHEET 5 OF 5