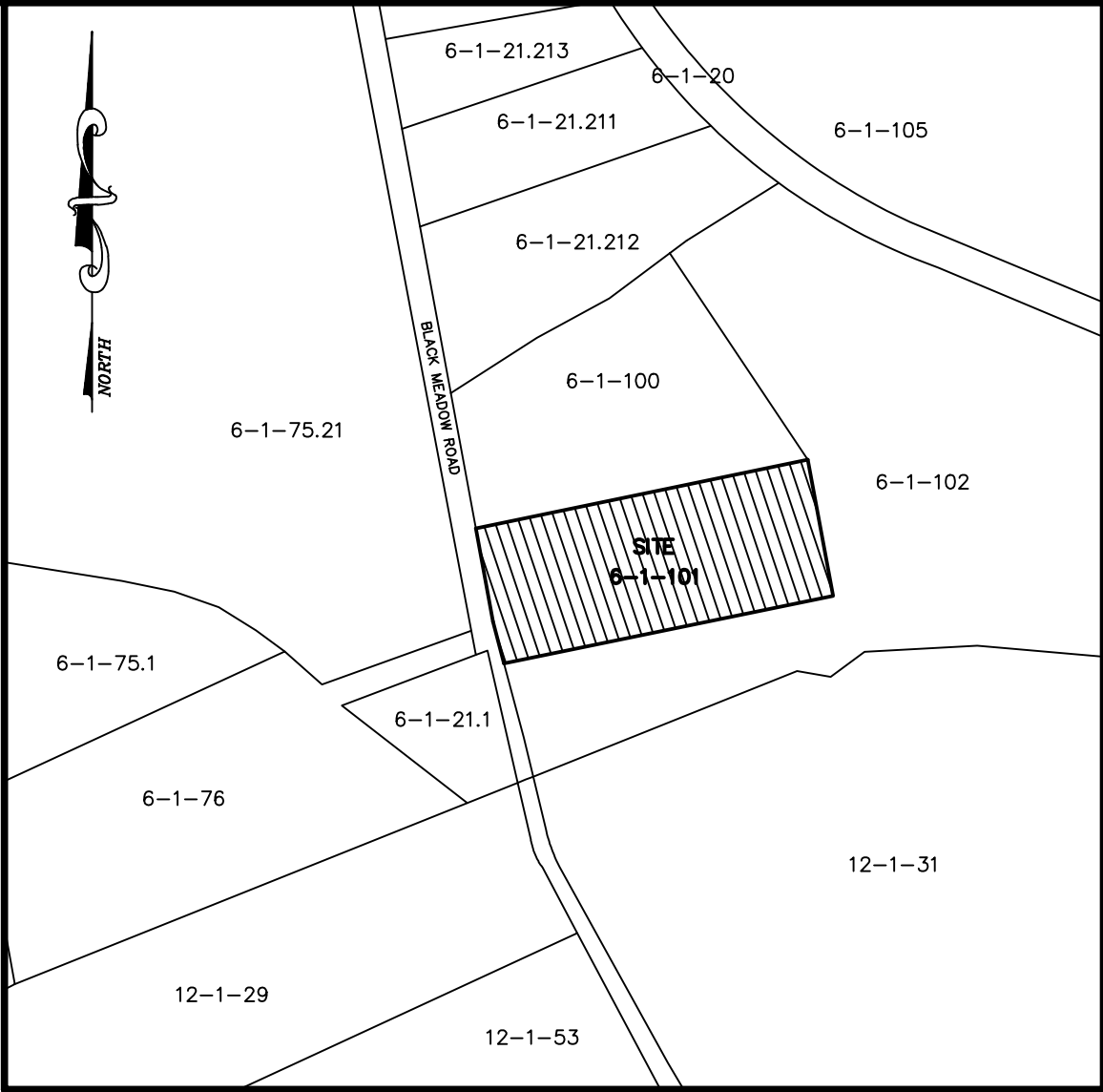
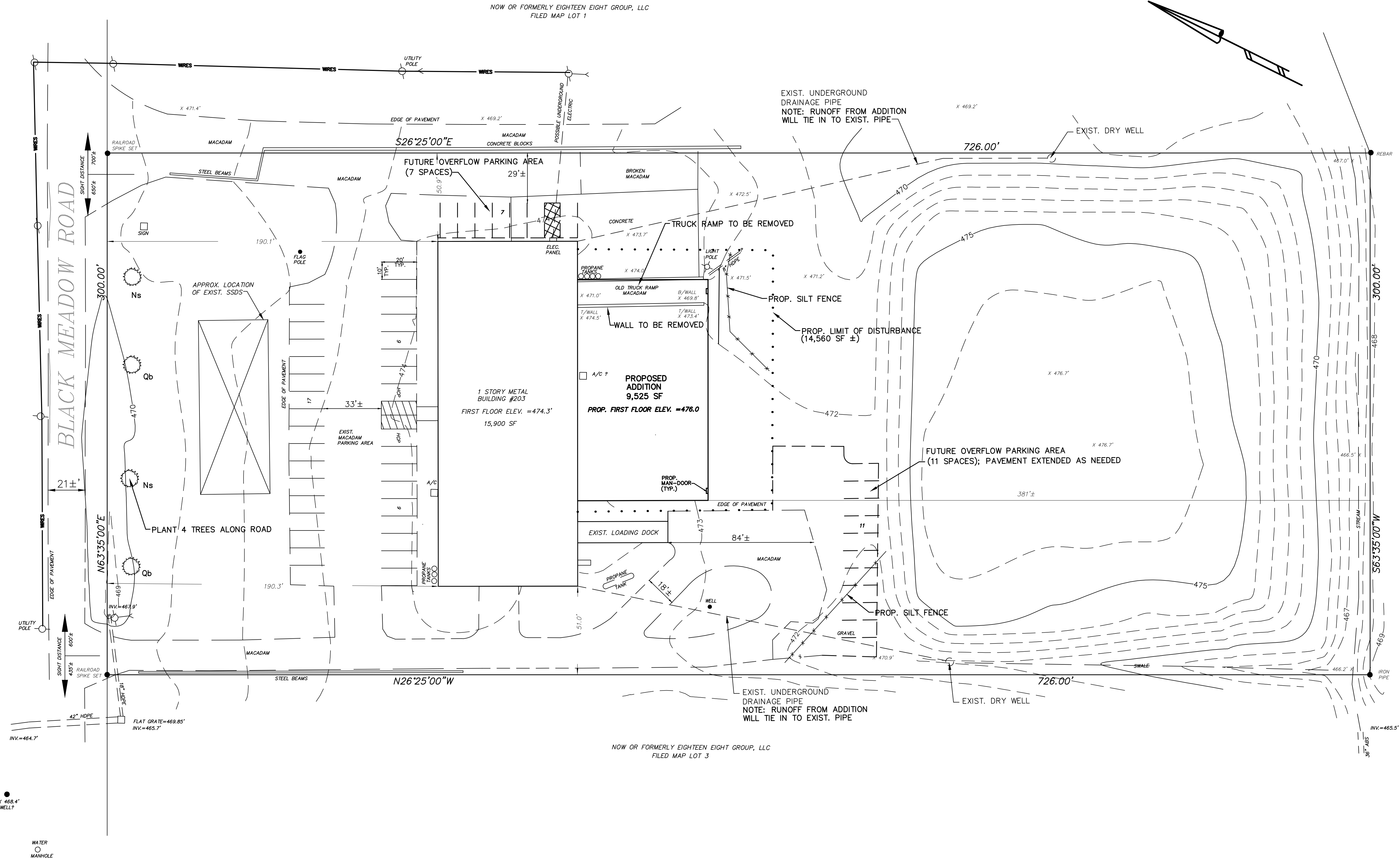
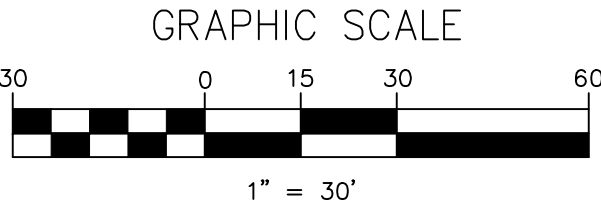




VICINITY MAP
SCALE: 1" = 400'

GENERAL NOTES

- TAX MAP DESIGNATION: SECTION 6, BLOCK 1, LOT 101
- APPLICANT / RECORD OWNER:
DP. HAMLING HOLDINGS, LLC
100 N. MAIN STREET
FLORIDA, NY 10921
- PROPERTY AREA: 5.0 ACRES
- ZONING DISTRICT: INDUSTRIAL PARK (IP)
- EXISTING/PROPOSED USE: WHOLESALE OPERATIONS - LIGHT INDUSTRIAL
- EXISTING WATER SUPPLY: INDIVIDUAL WELL
- EXISTING SEWAGE DISPOSAL: INDIVIDUAL SUBSURFACE SYSTEM
DESIGN CRITERIA: 40 PERSONS MAX., 25 GPD/PERSON, PERC RATE: 1"/5 MIN.
1,000 GALLON SEPTIC TANK
ABSORPTION RATE: 1.0 GAL/SF/DAY
LEACH FIELD: 500 LF OF TRENCH
SSDS DESIGN BY STEPHEN DEUTSCH, P.E., NYS LIC. #45900 FOR THE EIGHTEEN EIGHT GROUP, LLC. PLANNING BOARD APPROVED 7-28-03.
- BOUNDARY & TOPOGRAPHIC INFORMATION FROM A SURVEY COMPLETED BY JOHN ROBERT NELTING, PLS. DATED SEPTEMBER 2, 2015. DATUM: NAVD 88.
- PROPOSED LIMIT OF DISTURBANCE: 14,560 SF
- NUMBER OF EMPLOYEES: CURRENTLY - 7
PROPOSED - 17
- HOURS OF OPERATION: 24 HOURS, MON.-SUN.
- PARKING CALCULATIONS: 1 SPACE/500 SF GFA
26,070 SF TOTAL WAREHOUSE SPACE x 1 SPACE/500 SF = 52.1, SAY 53 REQUIRED SPACES. EXISTING PARKING = 35 SPACES.
BANKED PARKING = 18 SPACES.
- THE 100-YEAR FLOOD ELEVATION AT THE PROJECT SITE IS 474.0 FEET, BASED ON THE FEMA FLOOD INSURANCE STUDY, MAP NO. 36071C0458E, EFFECTIVE DATE 8/3/2009.
- THE PROJECT SITE IS LOCATED OUTSIDE ALL FLOODWAY AREAS DELINEATED IN THE FLOOD INSURANCE STUDY.
- NO OUTSIDE STORAGE IS ALLOWED.



PROPERTY OWNERS WITHIN 500 FT.

6-1-21.1	VILLAGE OF CHESTER 47 MAIN STREET CHESTER, NY 10918
6-1-75.1	LAFARGE NORTH AMERICA BLUE CIRCLE MATERIALS, INC. NORTH TOWER SUITE 300 8700 WEST BRYN MAWR AVENUE CHICAGO, IL 60631
6-1-76	
6-1-75.21	CHESTER LOGISTICS, LLC 7 CORPORATE DRIVE KEENE, NH 03431
6-1-100	193 BMD LLC P.O. BOX 2368 MONROE, NY 10949
6-1-102	EIGHTEEN EIGHT GROUP LLC P.O. BOX 388 SUGAR LOAF, NY 10981
6-1-106	KIPS BAY HOLDINGS OF KIPS LLC 173 BLACK MEADOW RD. WARWICK, NY 10990
12-1-29	SHIRLEY SHUNOSKI P.O. BOX 209 CHESTER, NY 10918
12-1-31	BDR GROUP LLC P.O. 259 GARNERVILLE, NY 10923

SUMMARY OF ZONING REQUIREMENTS

(IP DISTRICT, USE GROUP 7)

REQUIREMENT	REQUIRED OR ALLOWED	PROPOSED
LOT AREA	5.0+ ACRES	5.0 ACRES±
LOT WIDTH	300 FT.	300 FT.±
FRONT SETBACK	100 FT.	190.3 FT.±
REAR SETBACK	100 FT.	381 FT.±
ONE SIDE SETBACK	90 FT.	50.9 FT.*
BOTH SIDE SETBACKS	180 FT.	101.9 FT.*
MAX. BLDG. COVERAGE	40%	30% ±
BUILDING HEIGHT	65 FT. MAX.	22 FT. ± FOR ADDITION 28 FT. ± MAIN BLDG.

*PRE-EXISTING, NONCONFORMING

APPROVED FOR FILING:

OWNER _____ DATE _____

APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF
THE PLANNING BOARD OF THE TOWN OF CHESTER.

CHAIRMAN _____

DATE _____

ADDITION TO WAREHOUSE FOR
ZIRCAR CERAMICS, INC.
SECTION 6, BLOCK 1, LOT 101
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

SITE PLAN

LEHMAN & GETZ, P.C.
CONSULTING ENGINEERS
PH. 845-986-7737 FAX 845-986-0245
17 RIVER STREET WARWICK, NEW YORK 10990

DAVID A. GETZ, P.E.
N.Y.S. LIC. No. 61265

DRAWN BY KHE	CHECKED BY DAG	SCALE 1"=30'	JOB NO. 506.4	SHEET NO. 1 OF 2
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