

VICINITY MAP  
N.T.S

PARKING CALCULATIONS

OFFICE BUILDING  
1 SPACE PER 200 SQAURE FEET OF FLOOR AREA FOR THE FIRST 20,000  
SQUARE FEET OF FLOOR AREA, AND THEN 1 SPACE PER 300 SQUARE FEET  
OF ANY ADDITIONAL FLOOR AREA

3,980 SF / 200 SF = 19.9  
20 SPACES REQUIRED

WAREHOUSE  
1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA

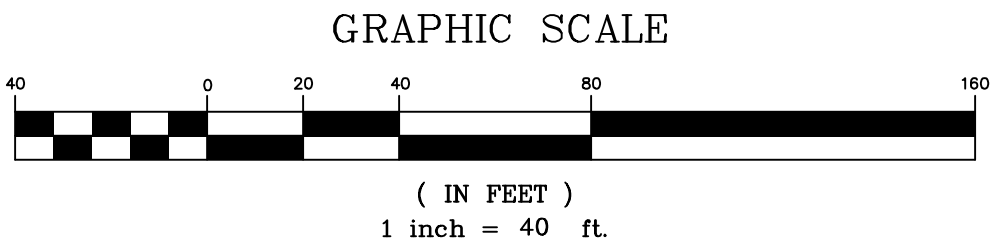
50,000 SF / 500 SF = 100  
100 SPACES REQUIRED

TOTAL OF 120 SPACES REQUIRED  
69 PARKING SPACES INCLUDING 1 HANDICAPPED SPACE PROVIDED

GENERAL NOTES

- 1. RECORD OWNER AND APPLICANT:  
193 BMD LLC.  
P.O. BOX 2368  
MONROE NY, 10949
- 2. TAX PARCELS: 6-1-100
- 3. OVERALL AREA: 5.8953 ACRES OR 256,800 SQ. FT.
- 4. PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN HEREON WAS  
COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC ON MARCH 20,  
2021
- 5. WETLAND BOUNDARY SHOWN HERON FLAGGED BY MICHAEL NORWICKI  
ON AUGUST 1, 2020 AND FIELD LOCATED BY CIVIL TEC ENGINEERING &  
SURVEYING PC.

Bulk Requirements: IP Wholesale Operations of a Light Industry Nature / Fully Enclosed Warehouse								
	Min. Lot Area (acres)	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Total Side Yard (feet)	Min. Rear Yard (feet)	Max. Building Height (feet)	Max. Building Coverage
Required	5	300	100	90	180	100	65	40%
Provided	5.9	300	86.6*	70.4*	189.6	314.6	< 65	28.50%
Existing*								



DATE	ISSUE	DESCRIPTION
		S.B.L 6-1-100
		SITE PLAN - WAREHOUSE ADDITION FOR SUPERIO-193 BLACK MEADOW RD TOWN OF CHESTER - ORANGE COUNTY - NEW YORK
<b>CIVIL TEC</b> Engineering & Surveying PC		DATE: 5/3/2021
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY: DC
55 Brookside Avenue Chester, NY 10918 845.610.3621		CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		JOB No. 3835
		SCALE: 1"=40'
		DWG No. 1 OF2