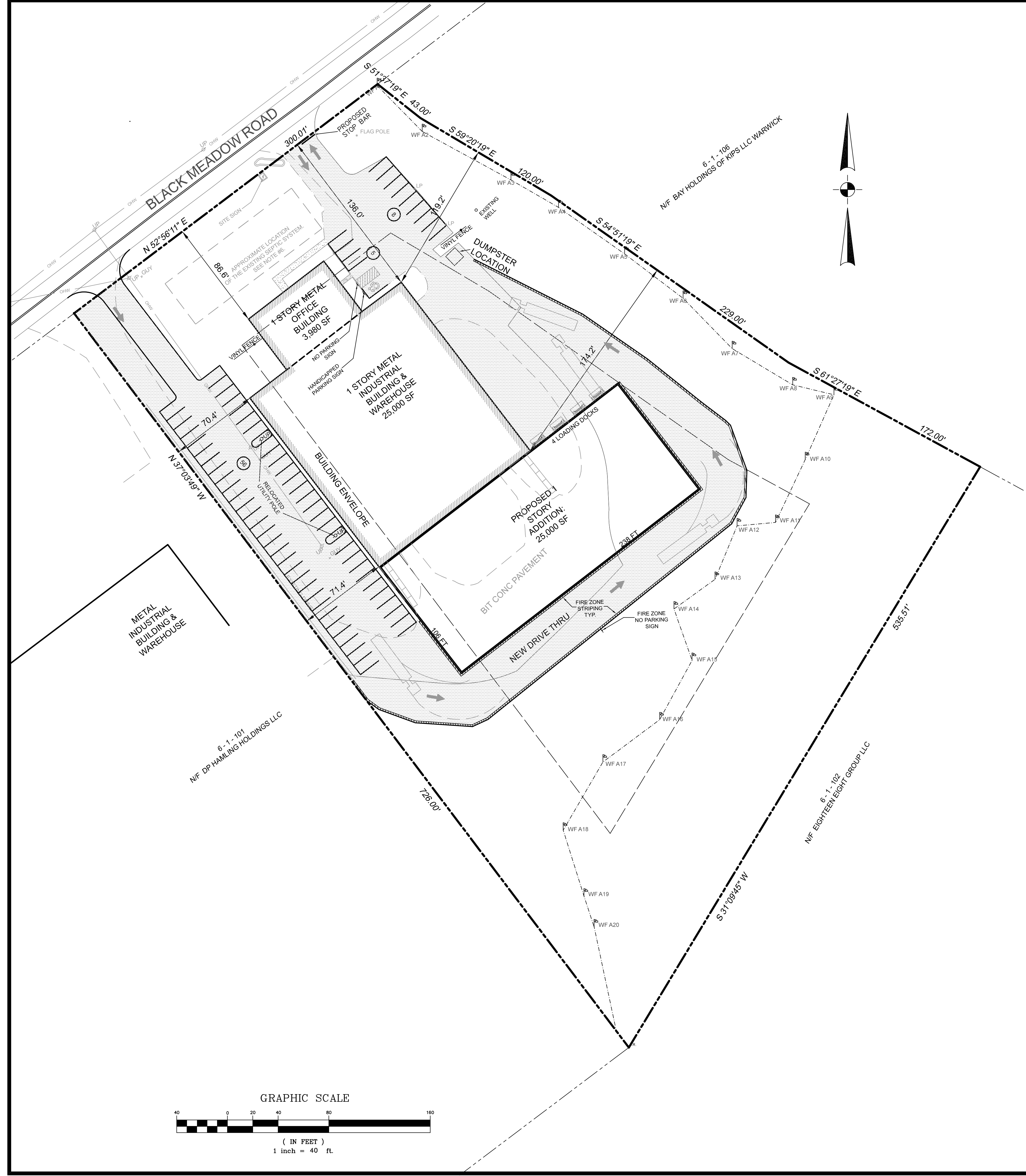




PARKING CALCULATIONS

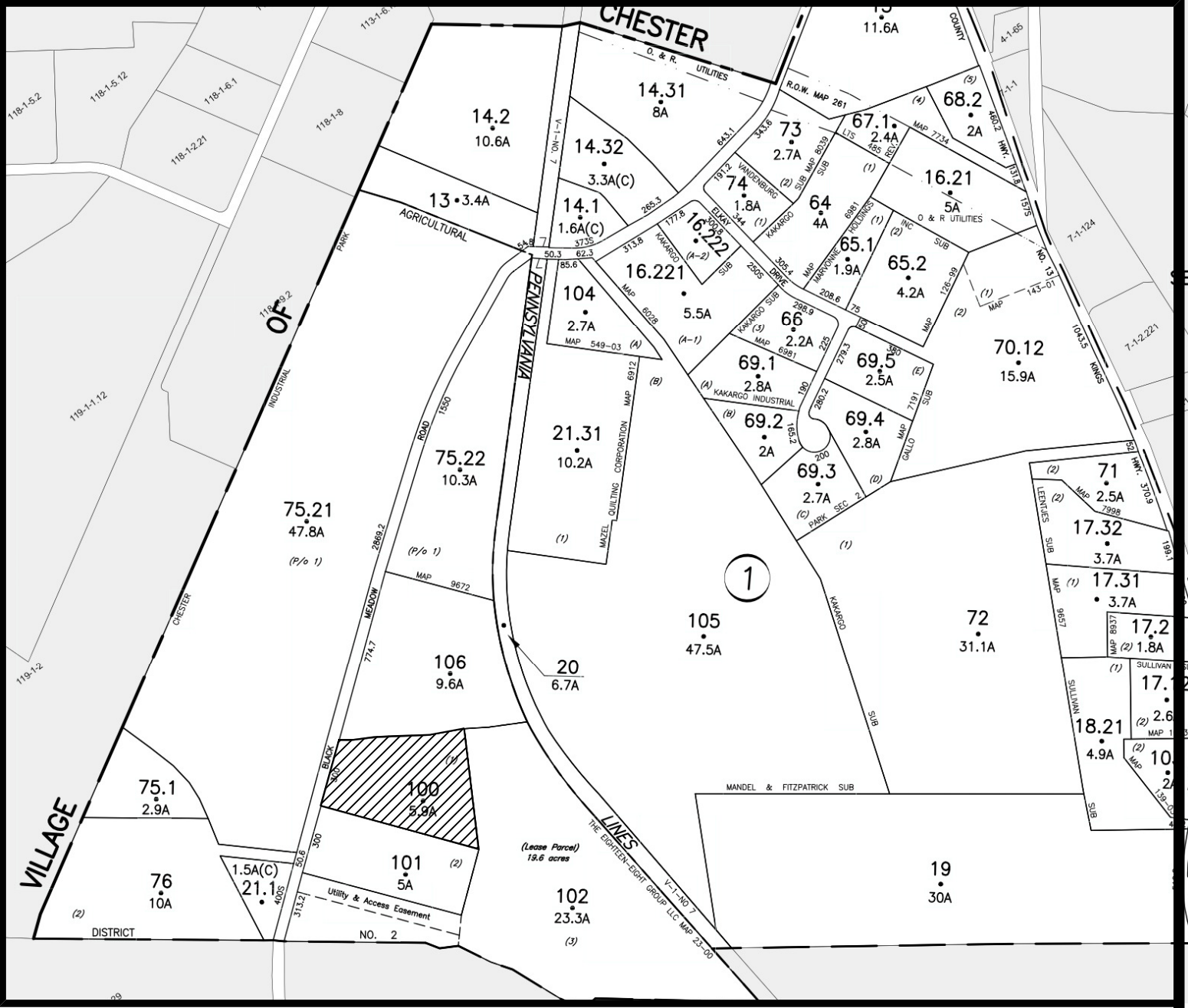
OFFICE BUILDING
1 SPACE PER 200 SQAURE FEET OF FLOOR AREA FOR THE FIRST 20,000
SQUARE FEET OF FLOOR AREA, AND THEN 1 SPACE PER 300 SQUARE FEET
OF ANY ADDITIONAL FLOOR AREA

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.
VARIANCE GRANTED FOR # OF PARKING SPACES; SEE NOTE #7.



VICINITY MAP
N.T.S

GENERAL NOTES

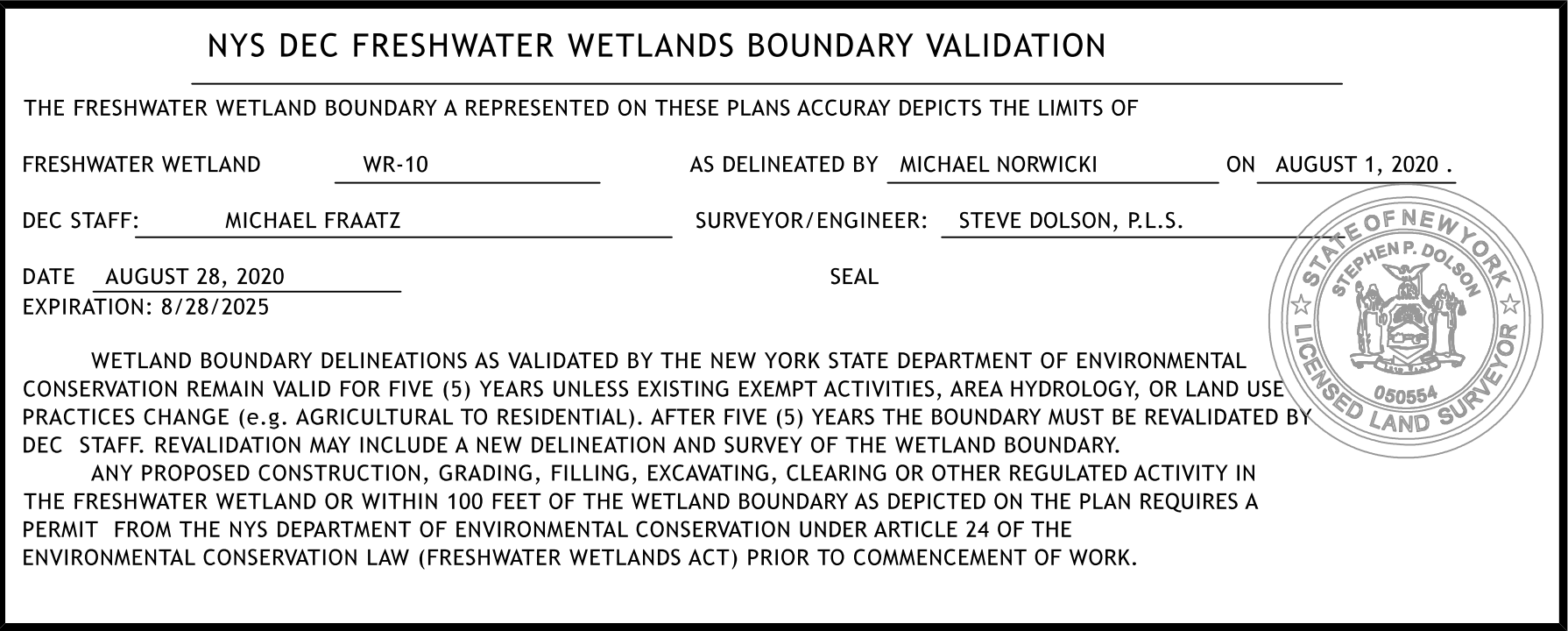
- RECORD OWNER AND APPLICANT:
193 BMD LLC,
P.O. BOX 2398
MONROE NY, 10949
- TAX PARCELS: 6-1-100
- OVERALL AREA: 5.8953 ACRES OR 256,800 SQ. FT.
- PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN HEREON WAS
COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC ON MARCH 20,
2021
- WETLAND BOUNDARY SHOWN HERON FLAGGED BY MICHAEL NORWICKI
ON AUGUST 1, 2020 AND FIELD LOCATED BY CIVIL TEC ENGINEERING &
SURVEYING PC.
- THE APPROXIMATE LOCATION OF THE EXISTING SEPTIC SYSTEM SHOWN
IS BASED UPON A PLAN ENTITLED, "SEPTIC SYSTEM DESIGN FOR THE
EIGHTEEN EIGHT GROUP LLC", PREPARED BY STEPHEN DEUTSCH, P.E. LAST
REVISED 8-27-02 AND APPROVED BY THE TOWN OF CHESTER PLANNING
BOARD ON 07-28-03.
- THE FOLLOWING VARIANCES WERE GRANTED BY THE TOWN OF CHESTER
ZONING BOARD OF APPEALS ON APRIL 14, 2022.
 - VARIANCE OF A SIDE YARD OF 70.4 FEET WHERE 90 FEET IS REQUIRED.
 - AREA VARIANCE FOR AN EXISTING FRONT YARD OF 86.6 FEET WHERE
THE CODE REQUIRES A MINIMUM OF 100 FEET.
 - AN AREA VARIANCE GRANTING RELIEF FROM THE MINIMUM PARKING
SPACES REQUIRED OF 120 AND A REQUEST FOR 69 SPACES.THE VARIANCES WERE CONDITIONED UPON THAT THE PARKING VARIANCE
WOULD BECOME NULL AND VOID IN THE EVENT THE NUMBER OF
EMPLOYEES AT ANY ONE TIME WORKING WITHIN THE WAREHOUSE
EXCEEDS 60 EMPLOYEES.
- HOURS OF OPERATION:
MONDAY - FRIDAY: 9 AM TO 5 PM (TYPICALLY)
OCCASIONALLY A 7 AM START FOR SOME WAREHOUSE EMPLOYEES

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	21.10%

* Variance granted; See Note #7

JULY 18, 2022 3 REVISE AS PER COMMENTS FROM THE PB AND ENGINEER
JUNE 21, 2022 2 RE-SUBMIT TO PB AFTER VARIANCES GRANTED.

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		
CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DATE: 5/3/2021
55 Brookside Avenue Chester, NY 10918 845.610.3621		DRAWN BY: DC
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com		
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981		CHKD BY: RB/LT
		JOB No. 3835
		SCALE: 1"=40'
		DWG No. 1 OF 6



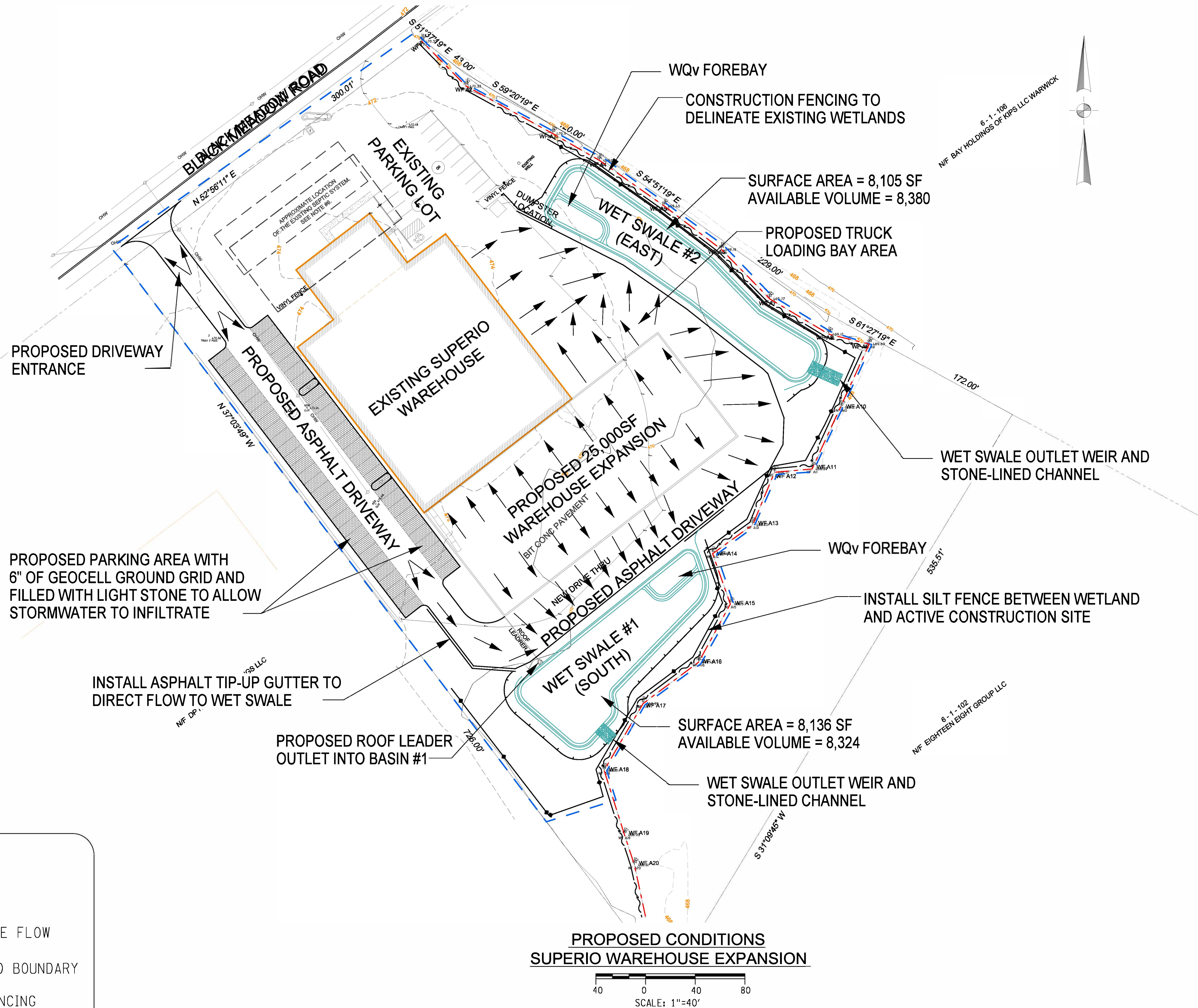
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DATE = 8/16/2022
TIME = 1:55:00 PM

DESIGNED BY
CHECKED BY
ESTIMATED BY
DRAFTED BY
CHECKED BY

LEGEND:

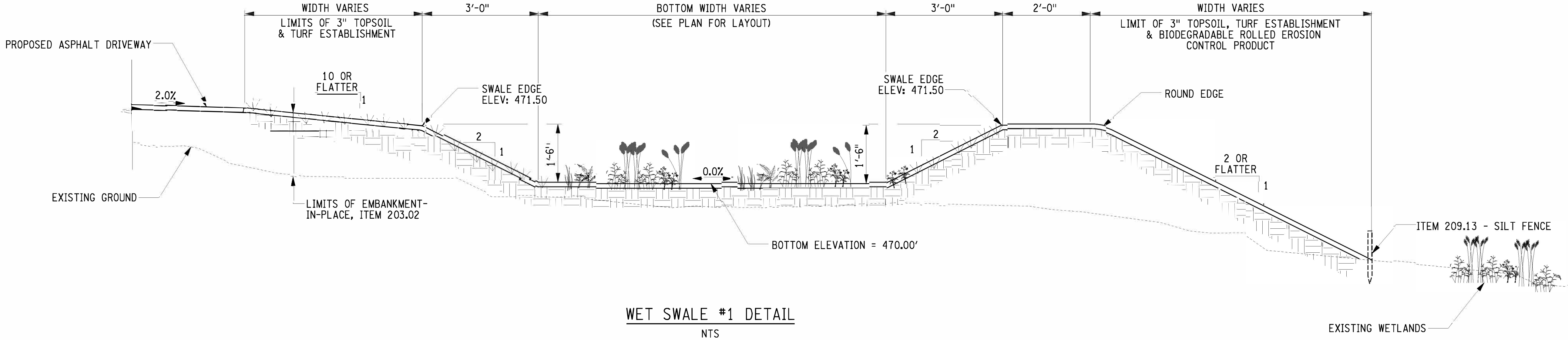
- PROJECT LIMITS
- PROPOSED SURFACE FLOW
- EXISTING WETLAND BOUNDARY
- CONSTRUCTION FENCING
- SILT FENCE



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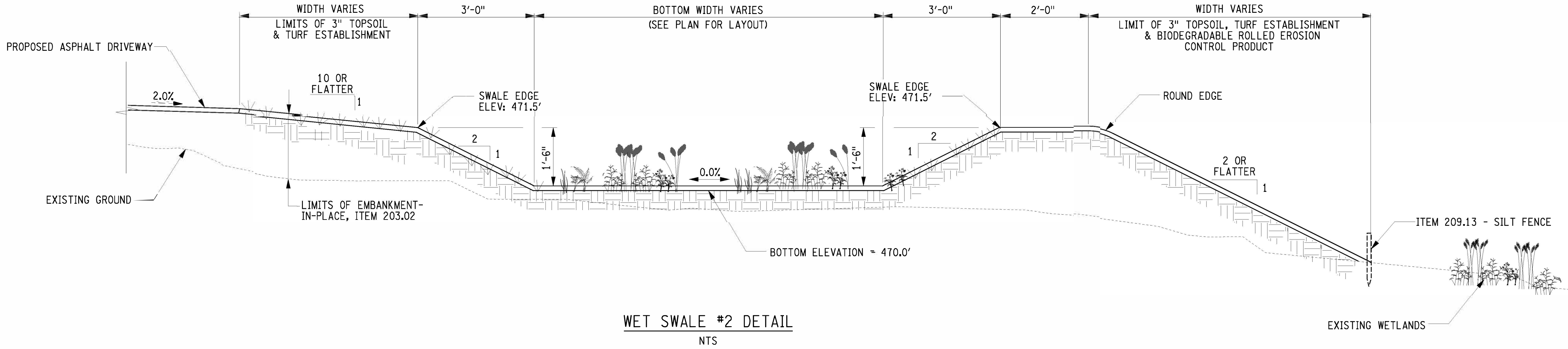
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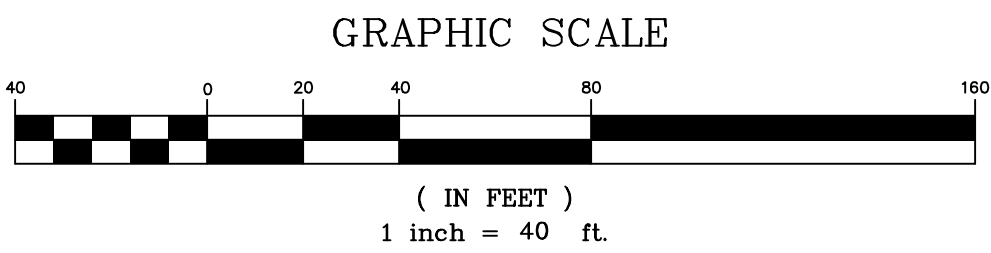
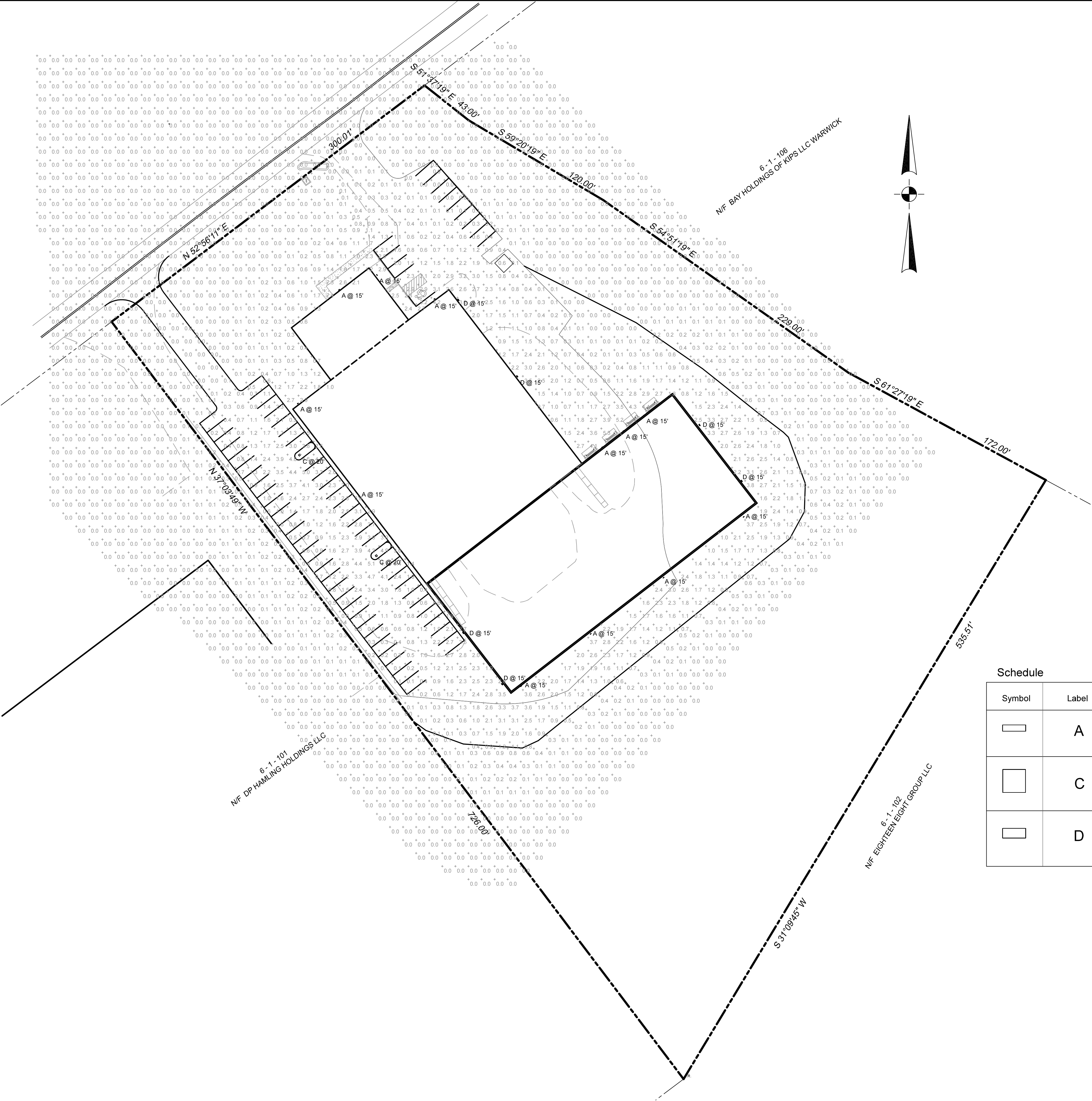
WET SWALE #1 DETAIL
NTS

- NOTES:
1. SLOPES GREATER THAN 25% (1:4) SHALL RECEIVE ROLLED EROSION CONTROL PRODUCT CLASS II, TYPE C OR NYSDOT APPROVED EQUAL.
 2. SILT FENCE SHALL BE PLACED DOWN GRADIENT OF THE WETLAND ADJACENT SLOPES.



WET SWALE #2 DETAIL
NTS

XX	
NO.	DATE
BY	REVISION
Barton & Loguidice	
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7208	
SUPERIO WAREHOUSE EXPANSION	
TOWN OF CHESTER	
ORANGE COUNTY	
MISCELLANEOUS DETAILS	
SCALE: NONE	
DATE ISSUED: 8/2022	
DRAWING	
4 OF 6	



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.4 fc	5.3 fc	0.0 fc	N/A	N/A
Trespass	+	0.1 fc	3.1 fc	0.0 fc	N/A	N/A

Schedule

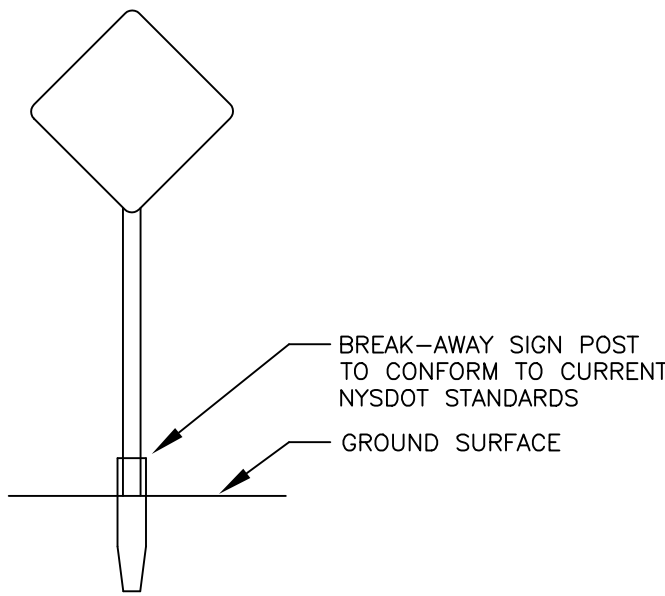
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	12	Holophane	HLWPC2 P30 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	1	7058	0.85	71
	C	2	Holophane	MGLEDM P1 30K XXXXX FG	Mongoose Medium, P1 Performance Package, 3000K, Forward Throw (Type 4) with Refractor	1	14519	0.85	104.9
	D	6	Holophane	HLWPC2 P30 30K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Forward Throw Medium	1	7507	0.85	71

DATE	ISSUE	DESCRIPTION
S.B.L 6-1-100		
LIGHTING PLAN		
FOR		
193 BLACK MEADOW RD		
TOWN OF CHESTER - ORANGE COUNTY - NEW YORK		
CIVIL TEC Engineering & Surveying PC		DATE: 7/18/22
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: LT
Civil Engineering & Land Surveying Services that Build Your Future www.Civil-Tec.com		JOB No. 3835
		SCALE: 1"=40'
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981		DWG No. 5 OF 6



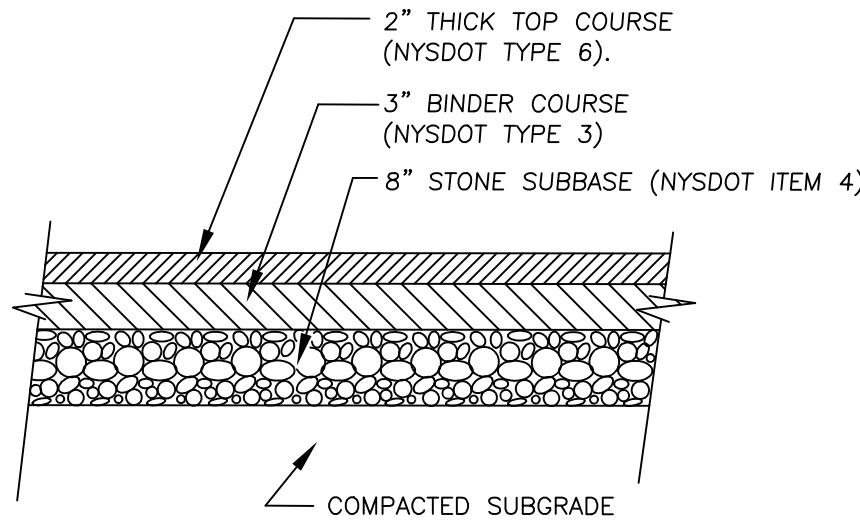
- NOTES:
1. DESIGNATIONS PER MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 2. STREET SIGN PER VILLAGE OF MONROE SPECIFICATIONS.
 3. PRIOR TO INSTALLATION, THE LOCATION OF THE STREET SIGNS SHALL BE CONFIRMED WITH THE HIGHWAY SUPERINTENDENT.

SIGNAGE
NOT TO SCALE



**TYPICAL PERMANENT SIGN
INSTALLATION**
NOT TO SCALE

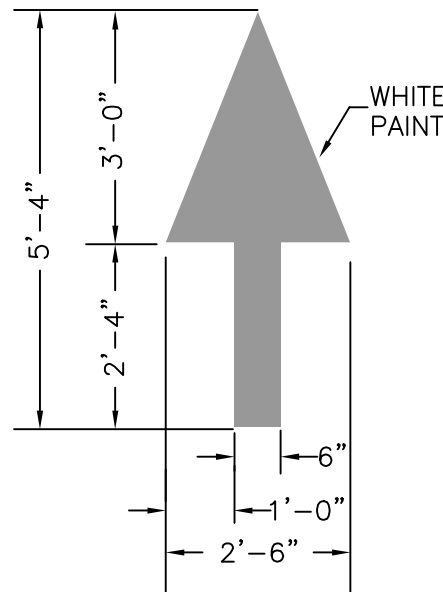
- NOTES:
1. SIGN TO BE MOUNTED AS REQUIRED BY FEDERAL MUTCD AND NYSOT SUPPLEMENT STANDARDS.
 2. SIGN POSTS MUST BE 4LB GALVANIZED (HEAVYWEIGHT) STEEL WITH BREAKAWAY JOINTS.
 3. SIGNS ARE TO BE MOUNTED WITH BREAK AWAY FACING TRAFFIC.
 4. SIGNS TO BE MOUNTED 7 FT IN HEIGHT.
 5. STOP SIGNS MUST HAVE REFLECTORIZED STRIPS ON POSTS.



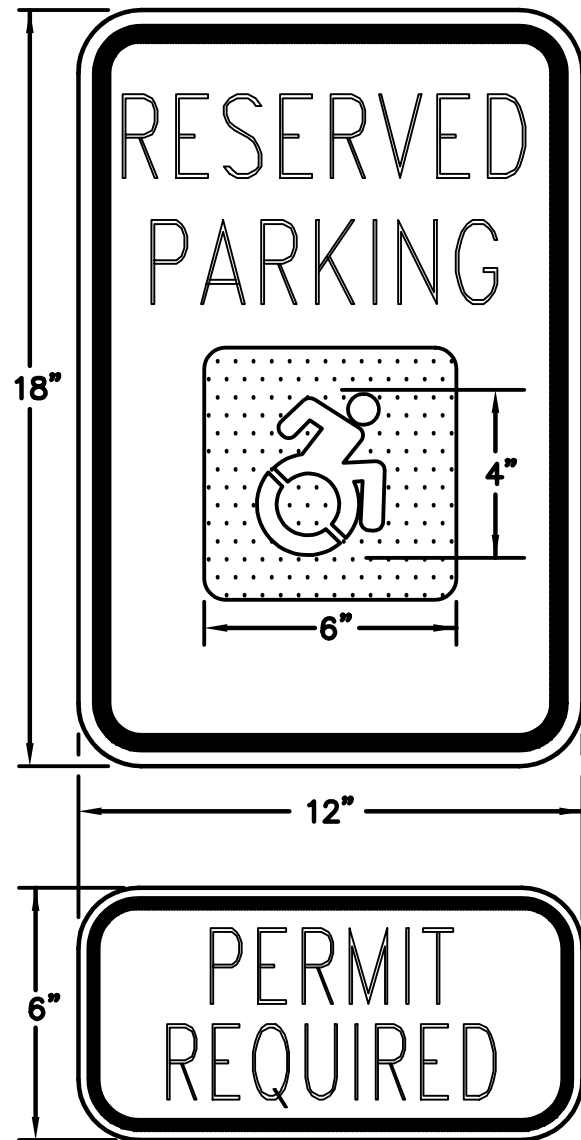
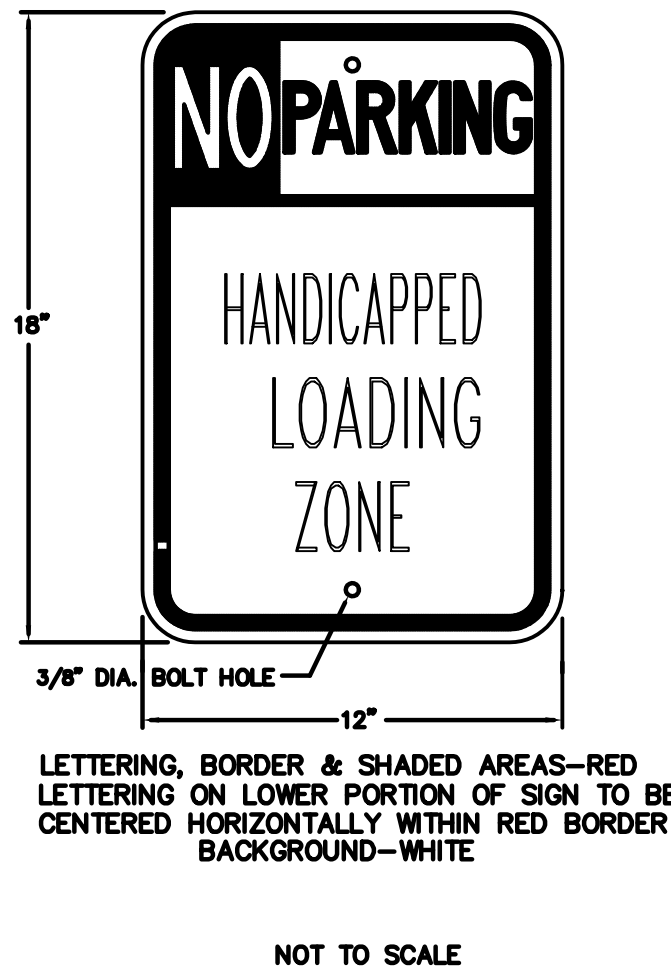
PAVEMENT DETAIL
N.T.S.



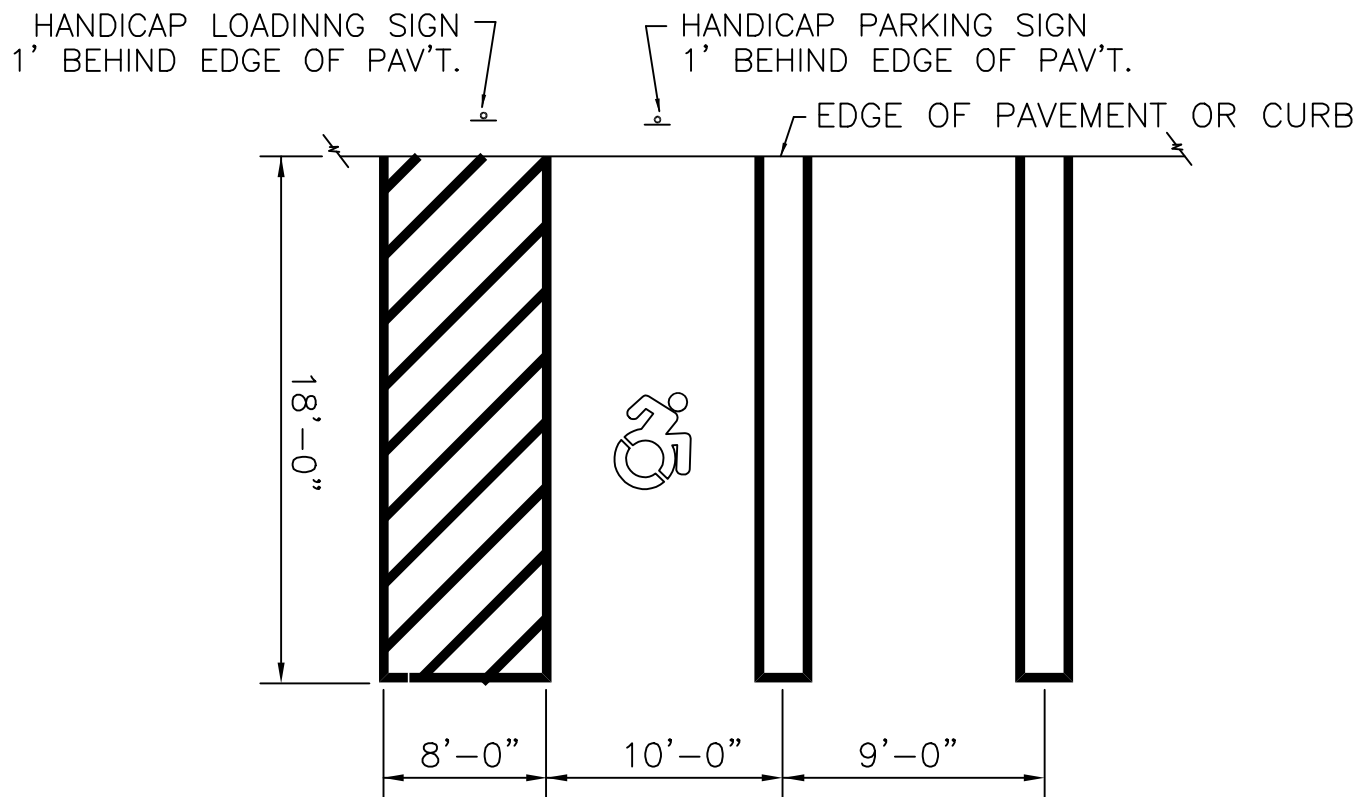
STOP BAR DETAIL
N.T.S.



**ARROW PAVEMENT
MARKING DETAIL**
N.T.S.



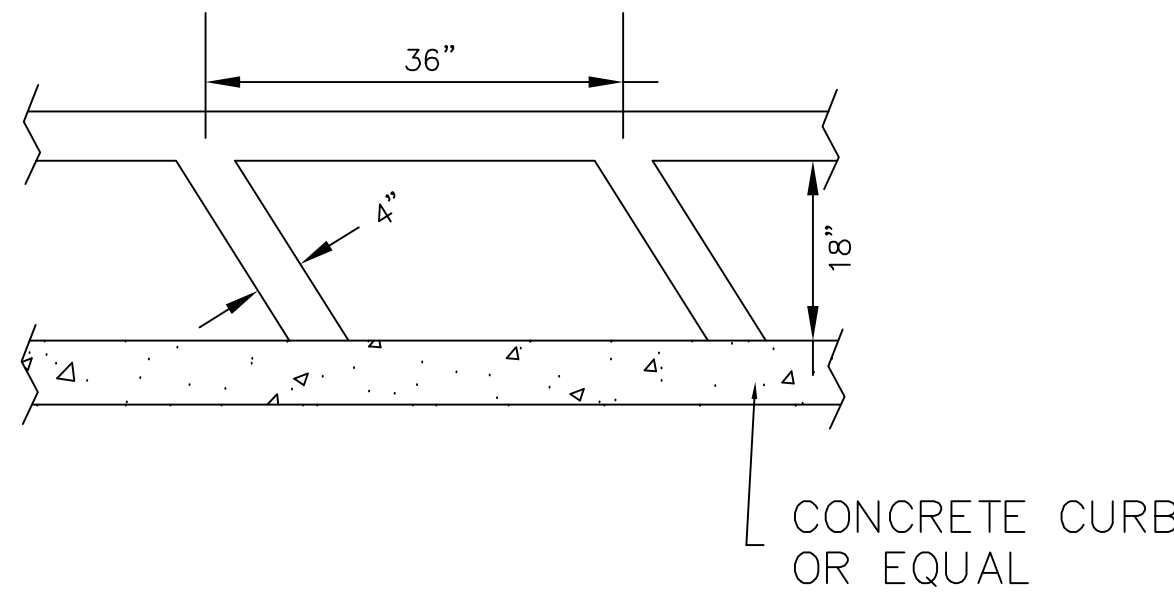
**HANDICAPPED
PARKING SIGN**
NOT TO SCALE



HANDICAP PARKING STALL DIMENSIONS
N.T.S.



SIGN DETAIL
SCALE: N. T. S.



FIRE LANE STRIPING DETAIL
SCALE: N. T. S.

PAINT STRIPES WITH BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

JULY 18, 2022		2	REVISE AS PER COMMENTS FROM THE PB AND ENGINEER	
DATE	ISSUE	DESCRIPTION		
S.B.L. 6-1-100				
DETAILS				
FOR				
139 BLACK MEADOW RD				
TOWN OF CHESTER - ORANGE COUNTY - NEW YORK				
CIVIL TEC Engineering & Surveying PC			DATE:	
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY:	
55 Brookside Avenue Chester, NY 10918 845.610.3621			CHKD BY:	
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			JOB No.	
 Lawrence E. Torro, P.E. N.Y. Lic. No. 68981			SCALE:	
			DWG No.	