


VICINITY MAP  
N.T.S

## GENERAL NOTES

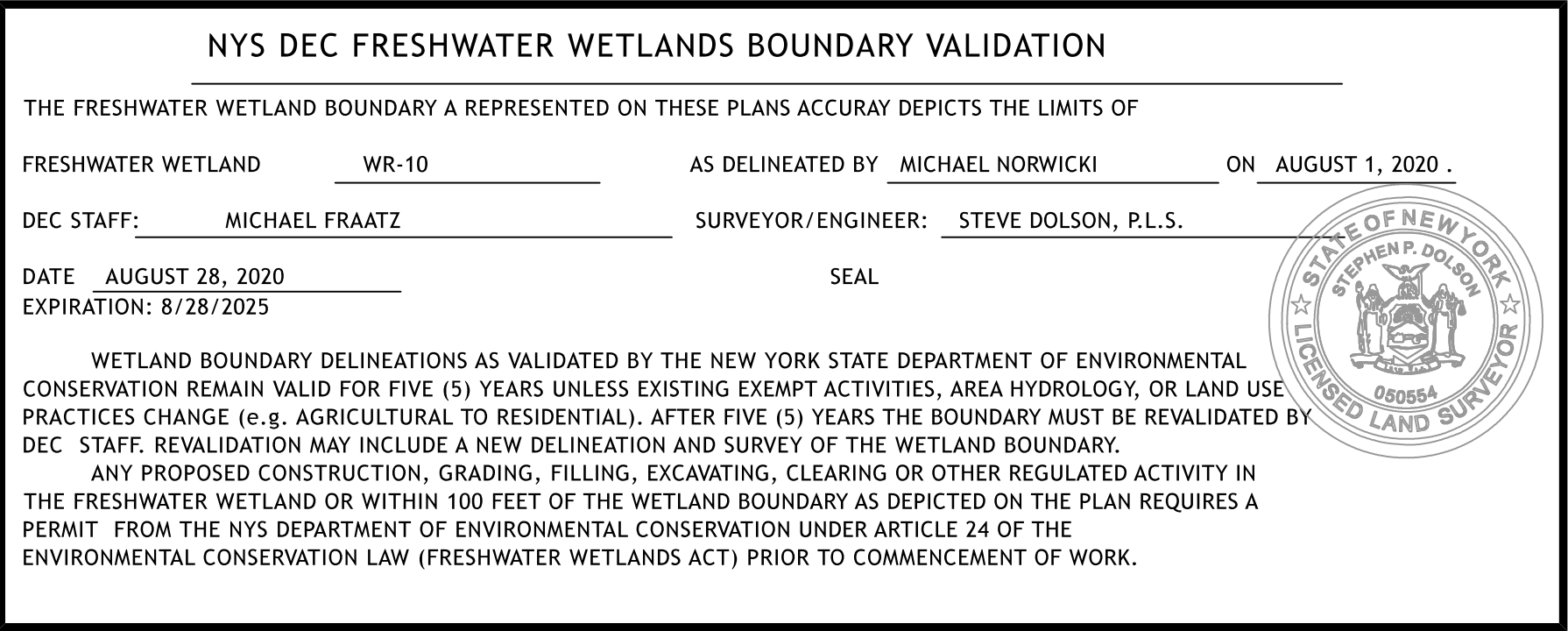
1. RECORD OWNER AND APPLICANT:  
193 BMD LLC  
P.O. BOX 2368  
MONROE NY, 10949
2. TAX PARCELS: 6-1-100
3. OVERALL AREA: 5.8953 ACRES OR 256,800 SQ. FT.
4. PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN HEREON WAS COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC ON MARCH 20, 2021
5. WETLAND BOUNDARY SHOWN HEREON FLAGGED BY MICHAEL NORWICKI ON AUGUST 1, 2020 AND FIELD LOCATED BY CIVIL TEC ENGINEERING & SURVEYING PC.
6. 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.
7. THE FOLLOWING VARIANCES WERE GRANTED BY THE TOWN OF CHESTER ZONING BOARD 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 86.5 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.
8. HOURS OF OPERATION:  
MONDAY - FRIDAY: 9 AM TO 5 PM (TYPICALLY)  
OCCASIONALLY 7 AM START FOR SOME WAREHOUSE EMPLOYEES
9. THE 27 PARKING SPACES ALONG THE BUILDING ARE TO BE KEPT IN "RESERVE" FOR FUTURE USE IF REQUIRED. THE AREA IS TO BE HAVE A LAWN SURFACE. IF AT SUCH TIME IT IS DEEMED NECESSARY THAT THE SPACES ARE REQUIRED THEY ARE TO BE CONSTRUCTED AS SHOWN ON THE PLANS.
10. FIRE PROTECTION FOR THE FACILITY WILL BE PROVIDED BY AN ONSITE WATER STORAGE TANK AND PUMP SYSTEM. THE DESIGN IS TO BE INCLUDED IN THE PLANS SUBMITTED FOR A BUILDING PERMIT AT THE TIME OF CONSTRUCTION.

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						

SEPTEMBER 20, 2022	4	REVISE AS PER COMMENTS FROM THE PB AND TOWN ENGINEER
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	<b>SITE PLAN - WAREHOUSE ADDITION FOR SUPERIO-193 BLACK MEADOW RD TOWN OF CHESTER - ORANGE COUNTY - NEW YORK</b>		
<b>CIVIL TEC Engineering &amp; Surveying PC</b> 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243	55 Brookside Avenue Chester, NY 10918 845.610.3621	DATE: 5/3/2012  DRAWN BY: DC  CHKD BY: RBL/T	JOB No. 3835  SCALE: 1"=40'  DWG No. 1 OF 6
Civil Engineering & Land Surveying Services that Build the Future <a href="http://www.Civil-Tec.com">www.Civil-Tec.com</a>			
 Lawrence E. Torro, P.E. N.Y. Lic. No. 68981			







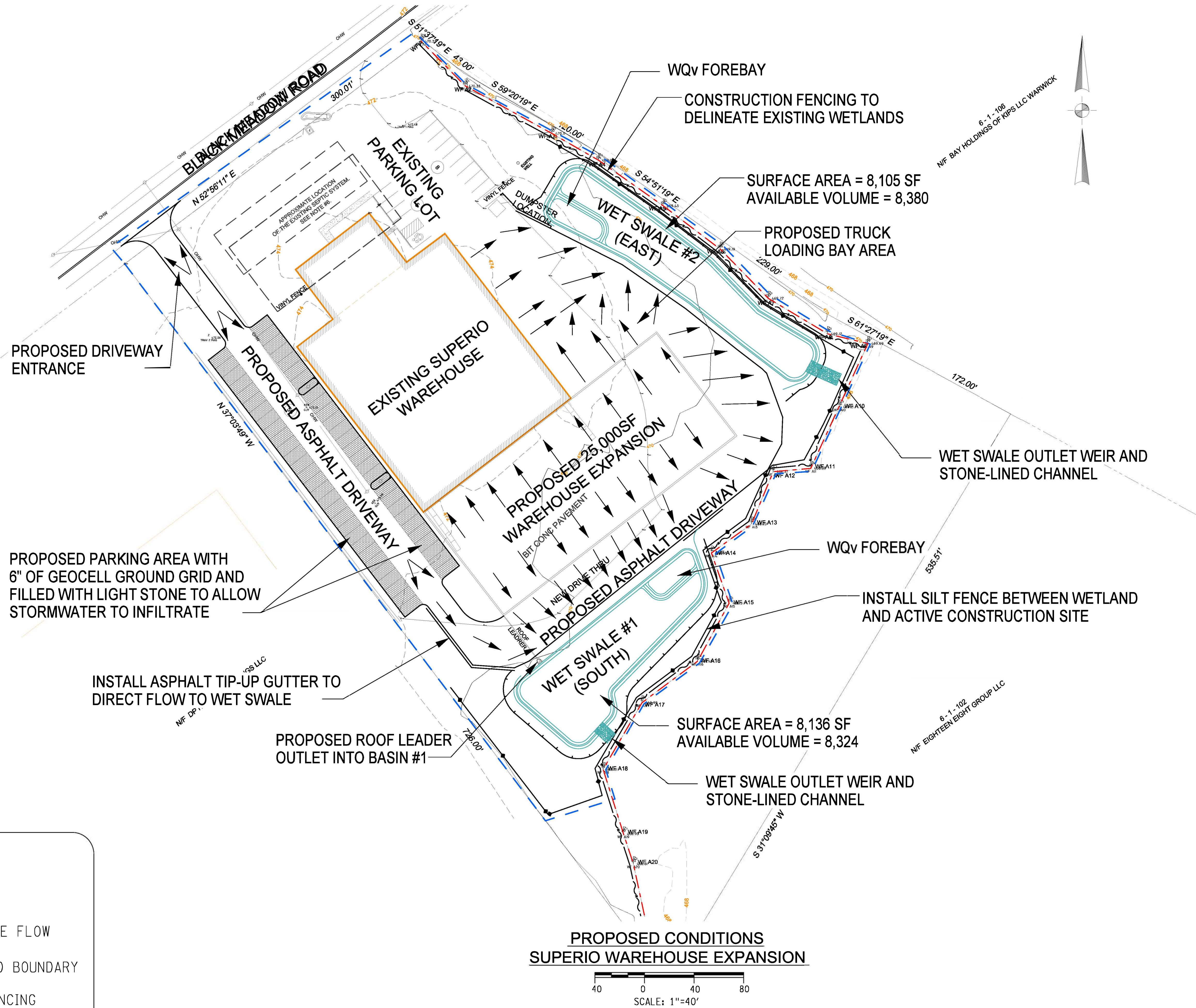
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DATE = 8/16/2022  
TIME = 1:55:00 PM

DESIGNED BY  
CHECKED BY  
ESTIMATED BY  
DRAFTED BY  
CHECKED BY

LEGEND:

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



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

EROSION &  
SEDIMENT  
CONTROL PLAN

SCALE: 1" = 40'  
DATE ISSUED: 6/2022  
DRAWING

3 OF 6

XX



25

NO.	DATE	BY	REVISION
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**Barton  
& Loguidice**

UNAUTHORIZED ALTERATION OR ADDITION TO THIS  
DRAWING IS A VIOLATION OF THE NEW YORK STATE  
EDUCATION LAW ARTICLE 145 SECTION 7209

**SUPERIO WAREHOUSE EXPANSION**

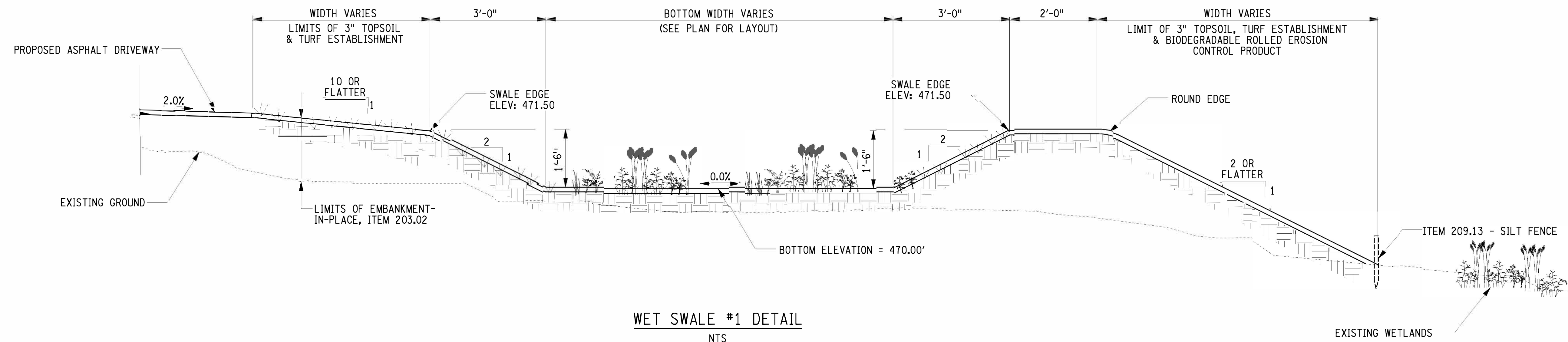
TOWN OF CHESTER

ORANGE COUNTY

### MISCELLANEOUS DETAILS

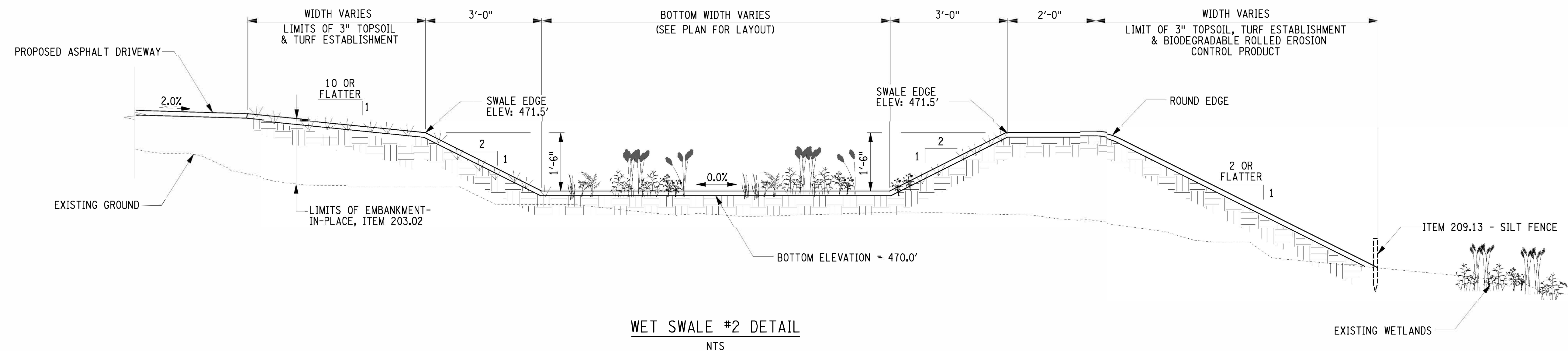
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DATE ISSUED: 6/2022

DRAWING  
4 OF 6

NOTES:

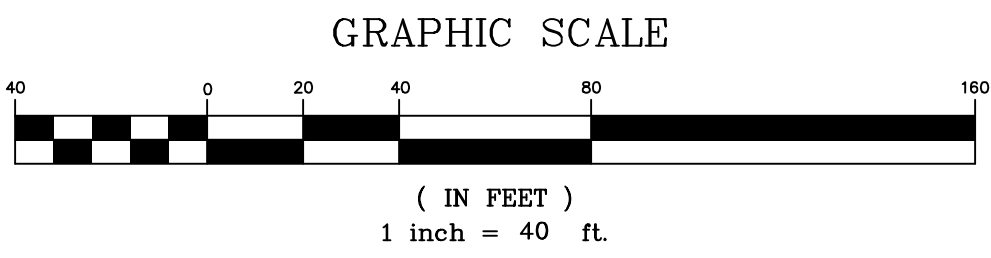
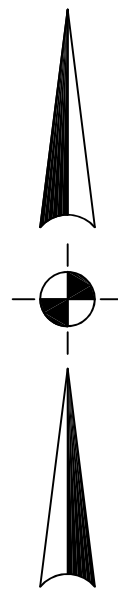
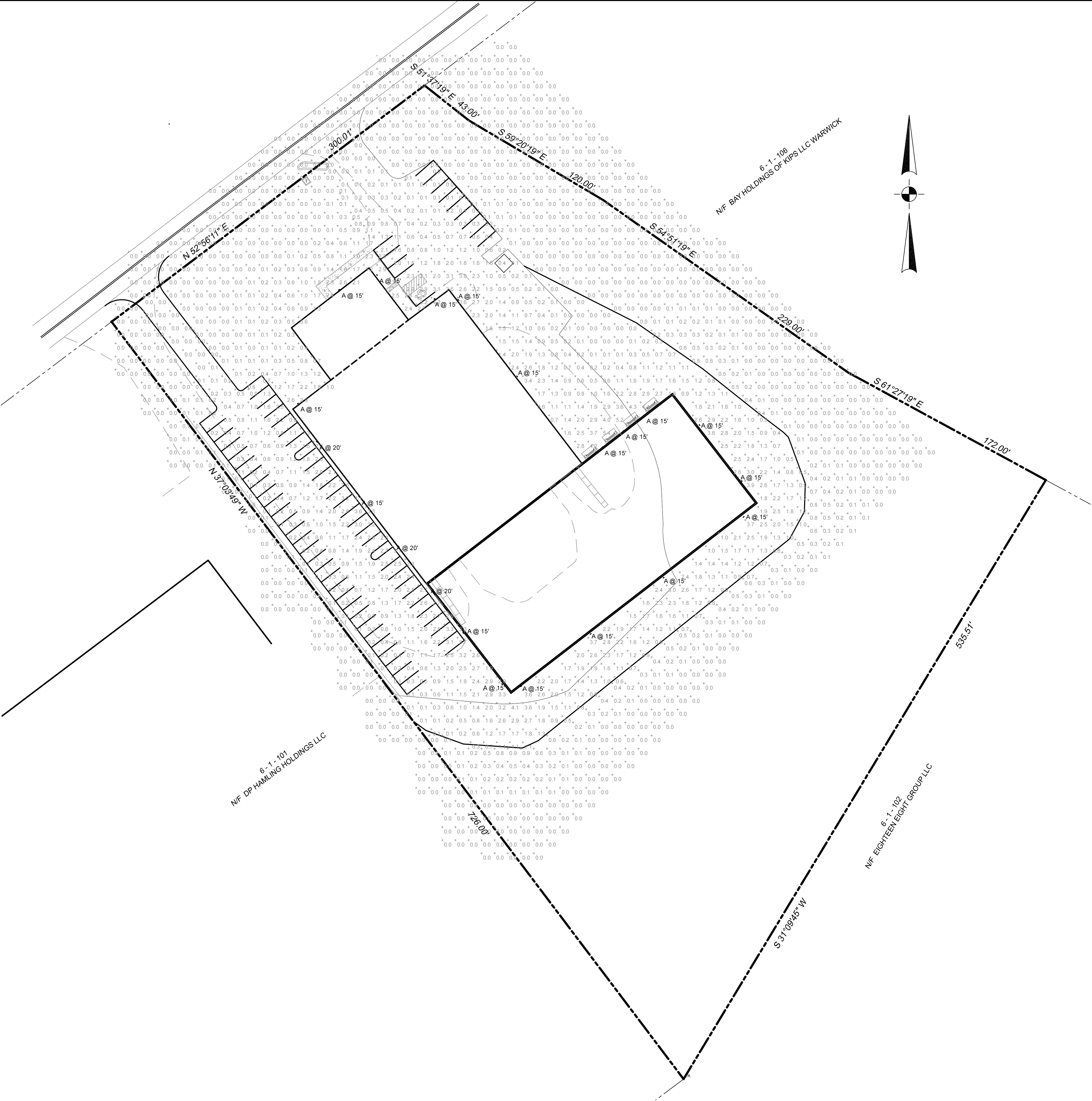
1. SLOPES GREATER THAN 25% (1:4) SHALL RECEIVE ROLLED EROSION CONTROL PRODUCT CLASS II, TYPE C OR NYSDOT APPROVED EQUAL.
2. SILT FENCE SHALL BE PLACED DOWN GRADIENT OF THE WETLAND ADJACENT SLOPES.



comh  
L:\MicroStation\Bentley\_V8i\WorkSpace\Plot\SITE\NYSDOT\SIZE\_B.TBL  
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IN CHARGE OF \_\_\_\_\_ DESIGNED BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_ ESTIMATED BY \_\_\_\_\_ DRAFTED BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.3 fc	5.4 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	21	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

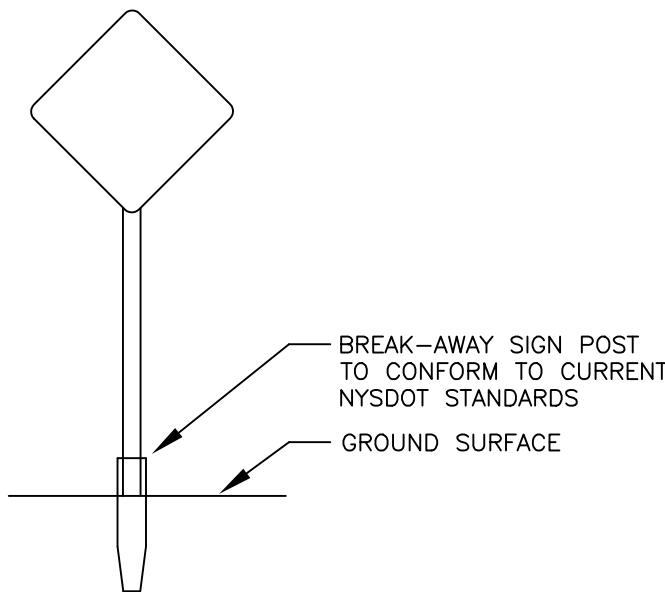
SEPTEMBER 20, 20222REVISE AS PER COMMENTS FROM THE PB AND TOWN ENGINEER

DATE	ISSUE	DESCRIPTION
S.B.L. 6-1-100		
LIGHTING PLAN		
FOR		
193 BLACK MEADOW RD		
TOWN OF CHESTER - ORANGE COUNTY - NEW YORK		
<b>CIVIL TEC</b> 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 Confidence www.Civil-Tec.com		JOB No. 3835
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981		SCALE: 1"=40'
		DWG No. 5 OF 6



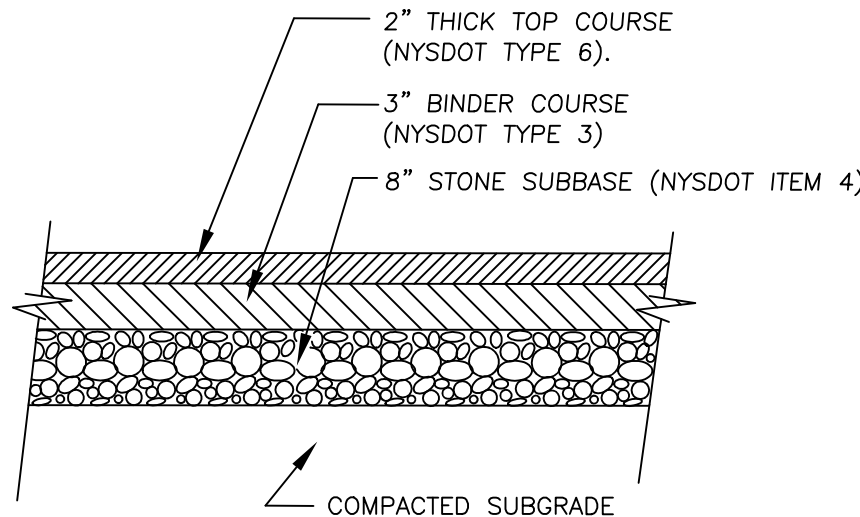
- NOTES:
1. DESIGNATIONS PER MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  2. STREET SIGN PER VILLAGE OF MONROE SPECIFICATIONS.
  3. PRIOR TO INSTALLATION, THE LOCATION OF THE STREET SIGNS SHALL BE CONFIRMED WITH THE HIGHWAY SUPERINTENDENT.

**SIGNAGE**  
NOT TO SCALE



**TYPICAL PERMANENT SIGN  
INSTALLATION**  
NOT TO SCALE

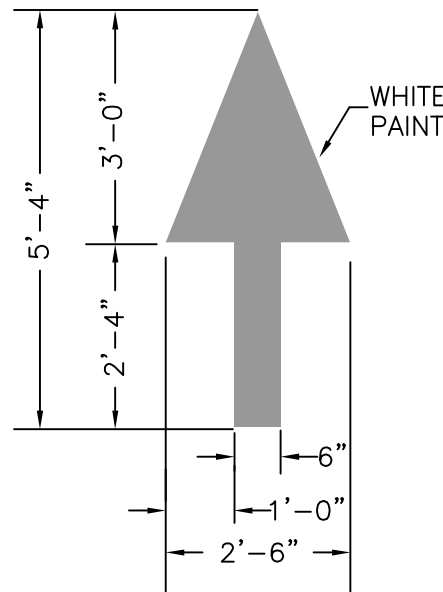
- NOTES:
1. SIGN TO BE MOUNTED AS REQUIRED BY FEDERAL MUTCD AND NYSOT SUPPLEMENT STANDARDS.
  2. SIGN POSTS MUST BE 4LB GALVANIZED (HEAVYWEIGHT) STEEL WITH BREAKAWAY JOINTS.
  3. SIGNS ARE TO BE MOUNTED WITH BREAK AWAY FACING TRAFFIC.
  4. SIGNS TO BE MOUNTED 7 FT IN HEIGHT.
  5. STOP SIGNS MUST HAVE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



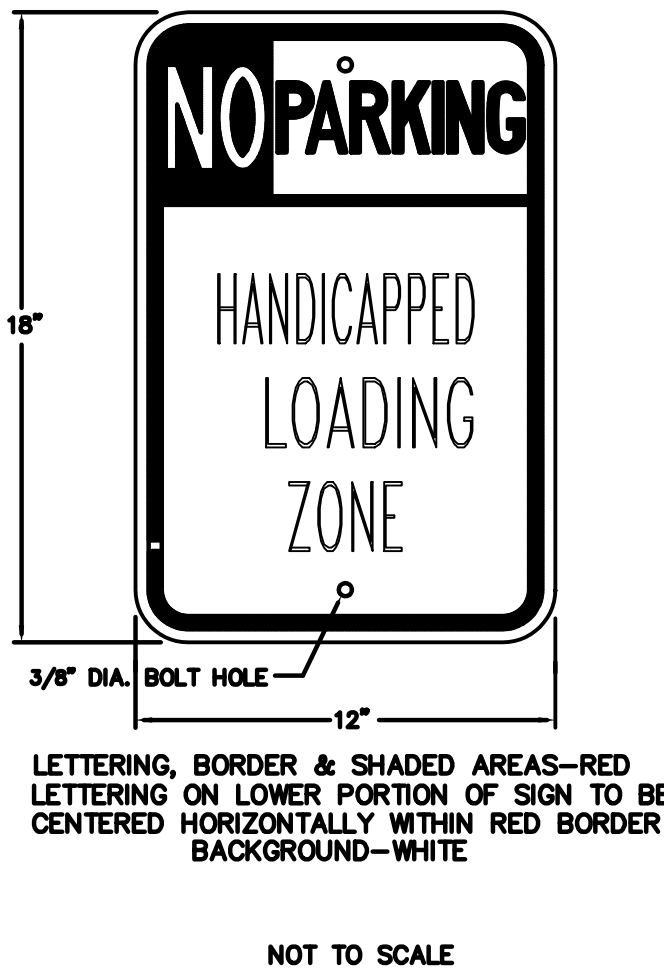
**PAVEMENT DETAIL**  
N.T.S.



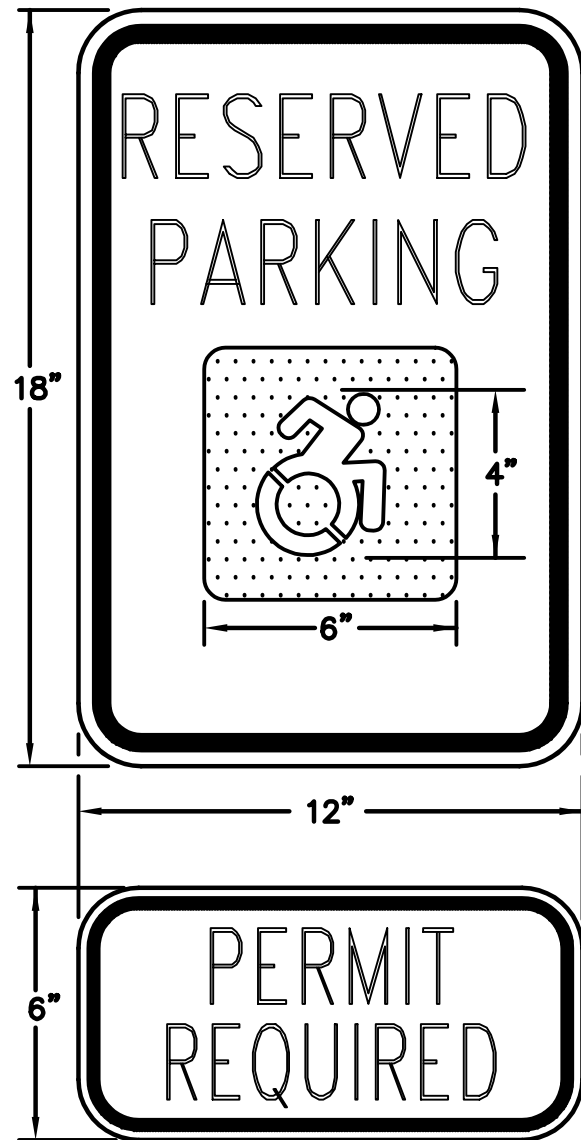
**STOP BAR DETAIL**  
N.T.S.



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

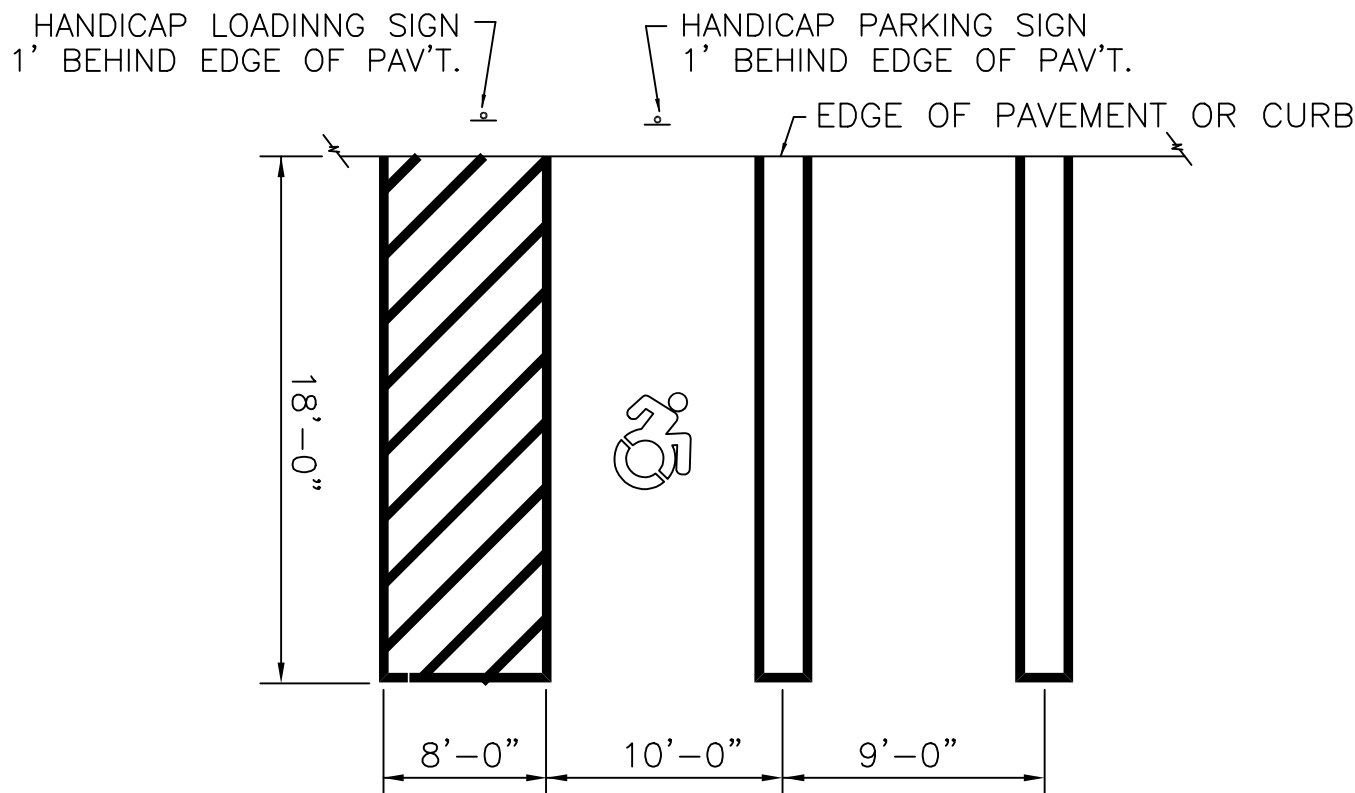


NOT TO SCALE



LETTERING AND BORDER - GREEN  
WHITE SYMBOL ON BLUE BACKGROUND  
BACKGROUND - WHITE

**HANDICAPPED  
PARKING SIGN**  
NOT TO SCALE

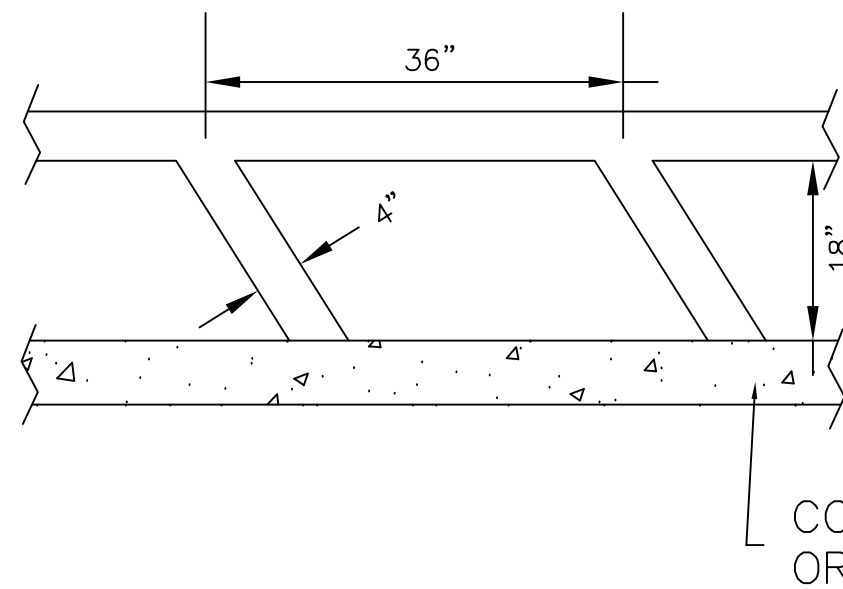


**HANDICAP PARKING STALL DIMENSIONS**

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	DATE:	6/21/22
S.B.L. 6-1-100 DETAILS FOR 139 BLACK MEADOW RD TOWN OF CHESTER - ORANGE COUNTY - NEW YORK				
<b>CIVIL TEC</b> Engineering & Surveying PC 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 Communities www.Civil-Tec.com			JOB No.	3835
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981			SCALE:	NTS
			DWG No.	6 OF 6