

VICINITY MAP
N.T.S

GENERAL NOTES

- RECORD OWNER AND APPLICANT:
193 BMD LLC,
P.O. BOX 2368
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.

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

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

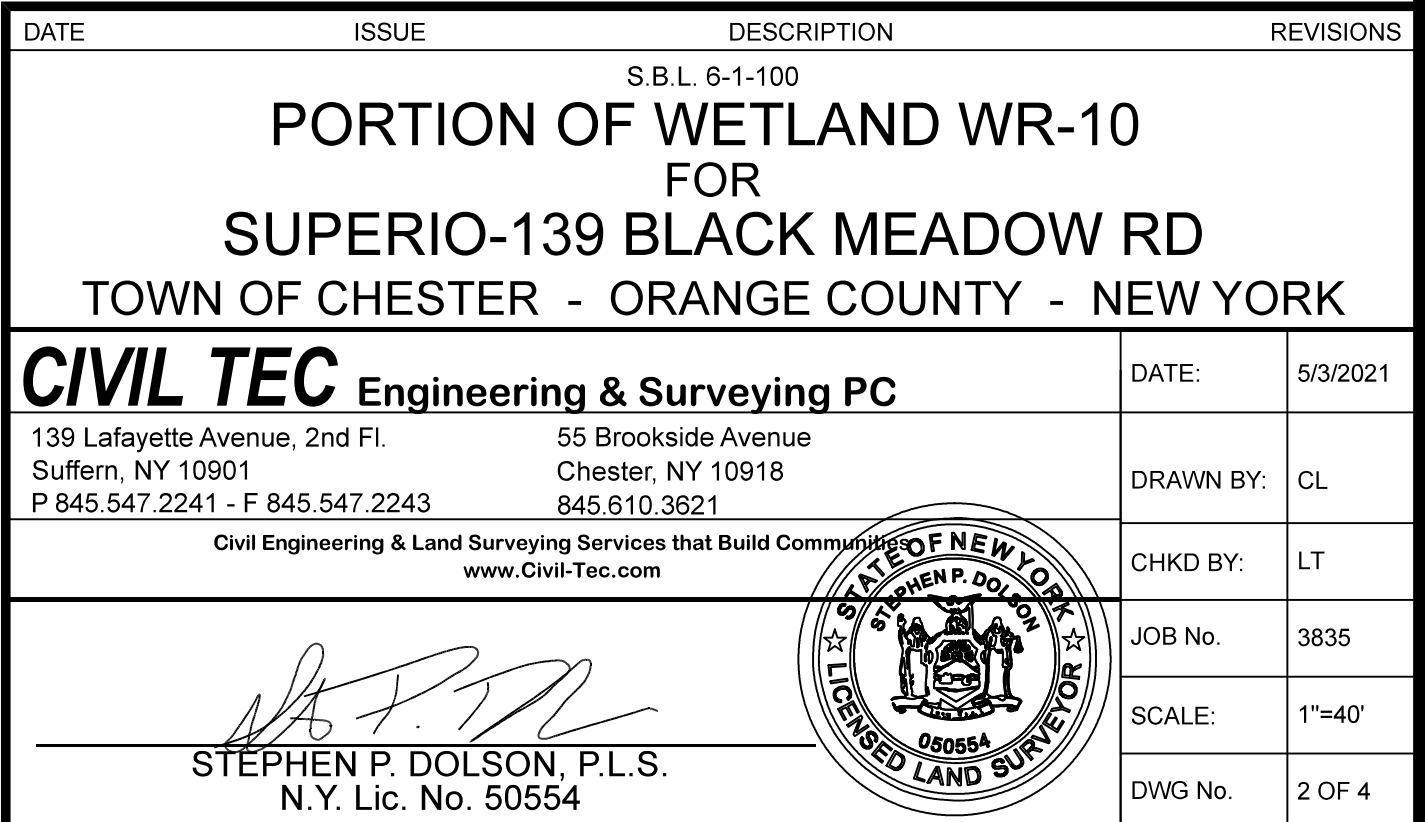
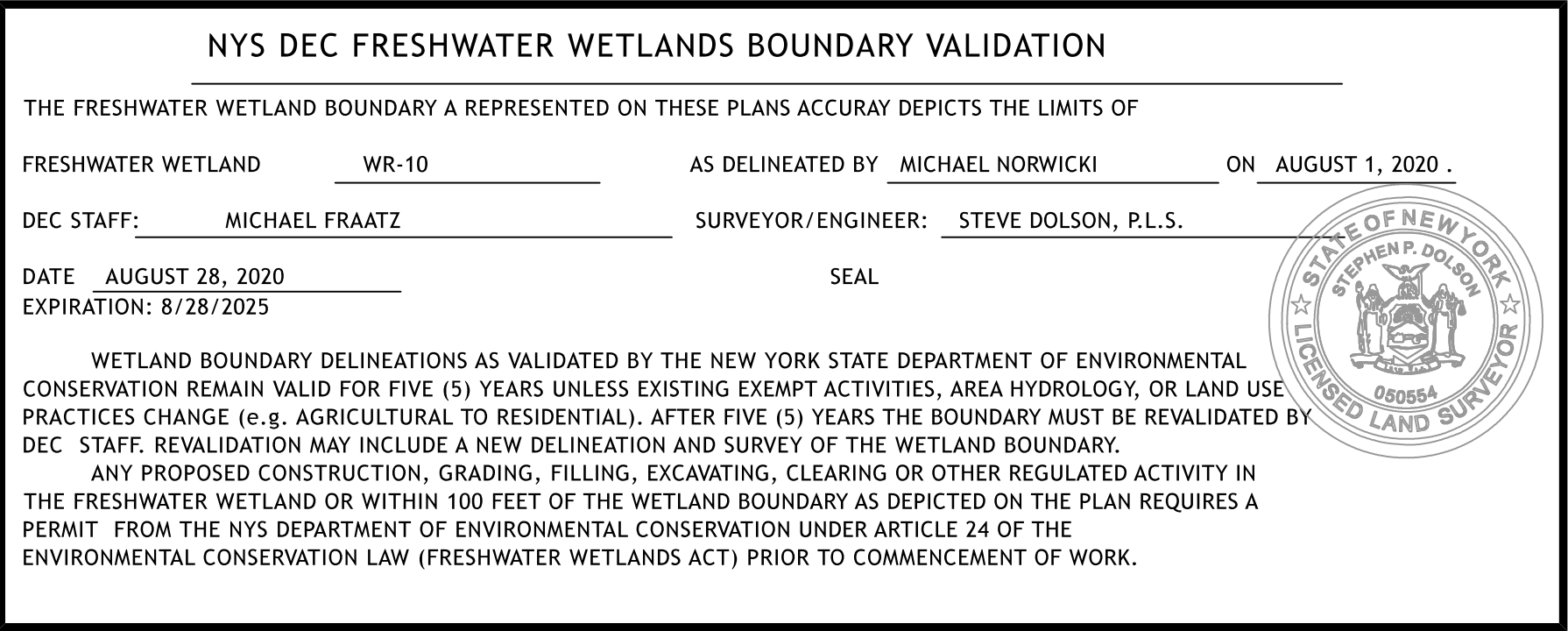
3,980 SF / 200 SF = 19.9
20 SPACES REQUIRED

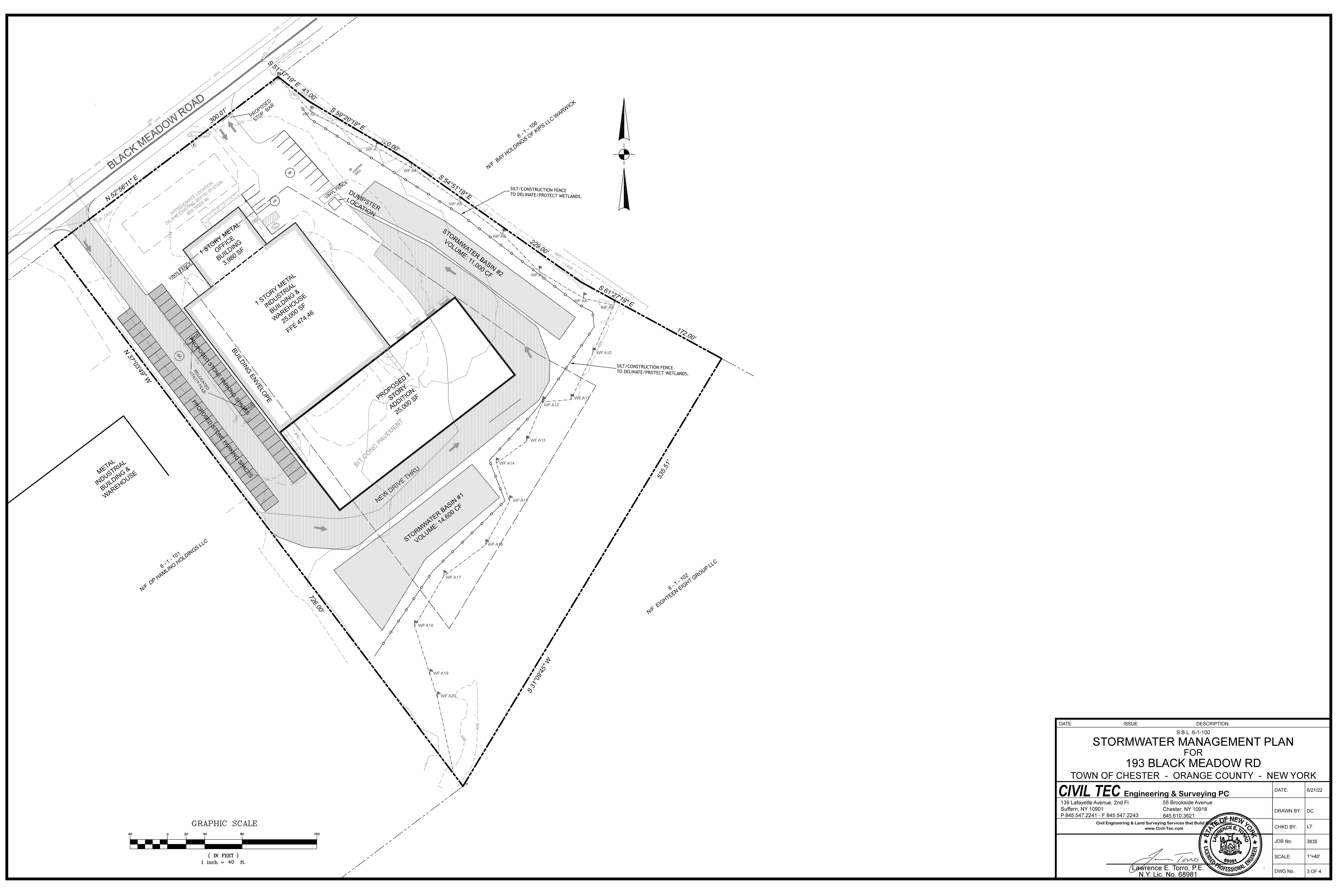
WAREHOUSE
1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA

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.

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				DATE:	5/3/2021
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	
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com					
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981				DRAWN BY:	DC
				CHKD BY:	RB/LT
				JOB No.	3835
				SCALE:	1"=40'
				DWG No.	1 OF 4



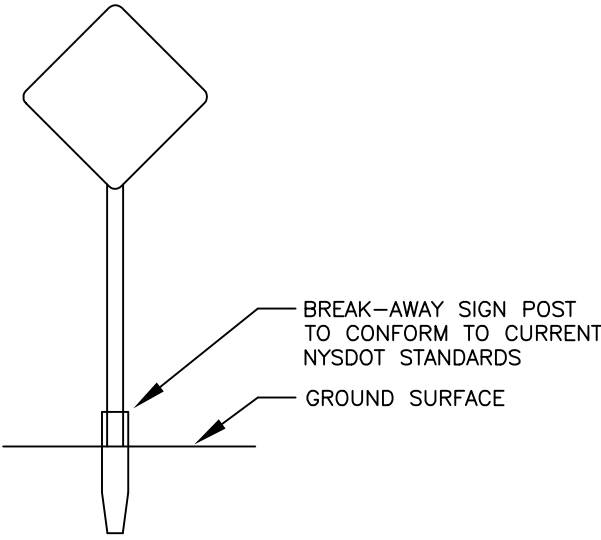


DATE	ISSUE	DESCRIPTION
	S.B.L. 6-1-100	
STORMWATER MANAGEMENT PLAN FOR 193 BLACK MEADOW RD TOWN OF CHESTER - ORANGE COUNTY - NEW YORK		
CIVIL TEC Engineering & Surveying PC		DATE: 6/21/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY: DC
55 Brookside Avenue Chester, NY 10918 845.610.3621		CHKD BY: LT
Civil Engineering & Land Surveying Services that Build www.Civil-Tec.com		JOB No. 3835
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981		SCALE: 1"=40'
		DWG No. 3 OF 4



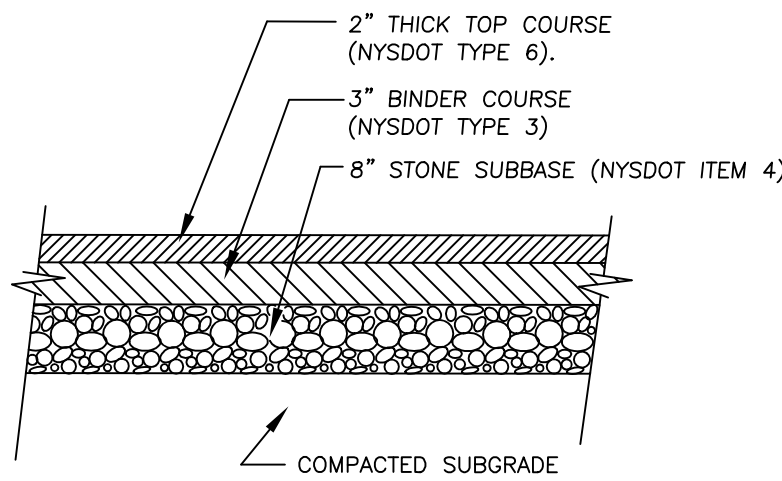
- NOTES:
1. DESIGNATIONS PER MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 2. STREET SIGN PER VILLAGE OF MONROE SPECIFICATIONS.
 3. PRIOR TO INSTALLATION, THE LOCATION OF THE STREET SIGNS SHALL BE CONFIRMED WITH THE HIGHWAY SUPERINTENDENT.

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.

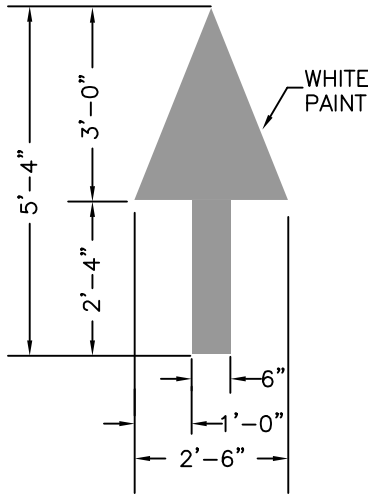


PAVEMENT DETAIL

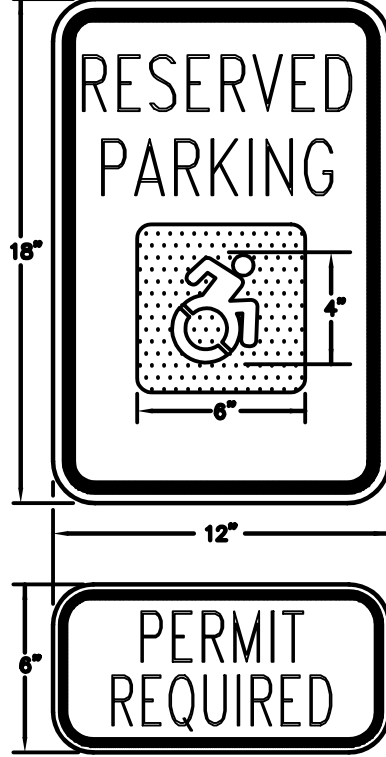
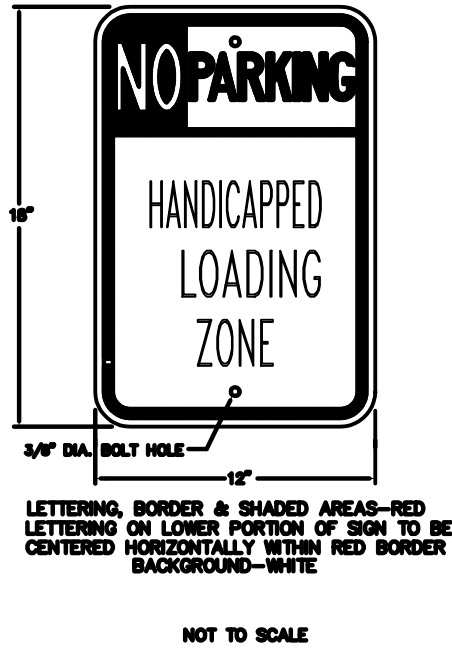
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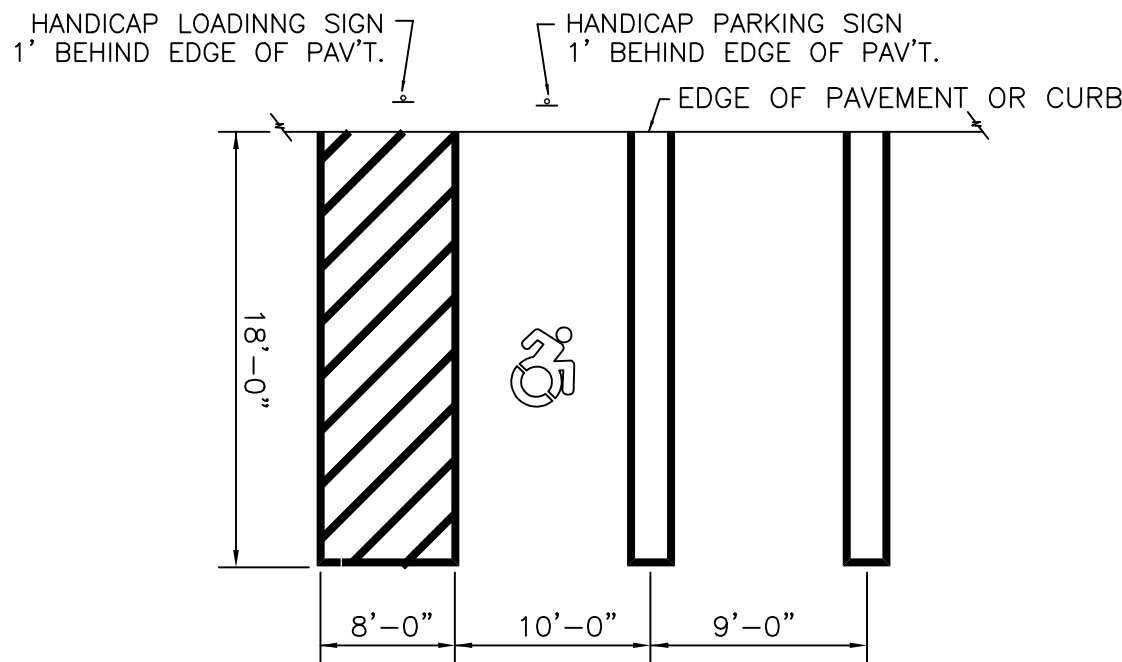
STOP BAR DETAIL
N.T.S.



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



**HANDICAPPED
PARKING SIGN**
NOT TO SCALE



HANDICAP PARKING STALL DIMENSIONS

N.T.S.

DATE	ISSUE	DESCRIPTION	REVISIONS
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:	6/21/22
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 Communities www.Civil-Tec.com		JOB No.	3835
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981		SCALE:	NTS
		DWG No.	4 OF 4