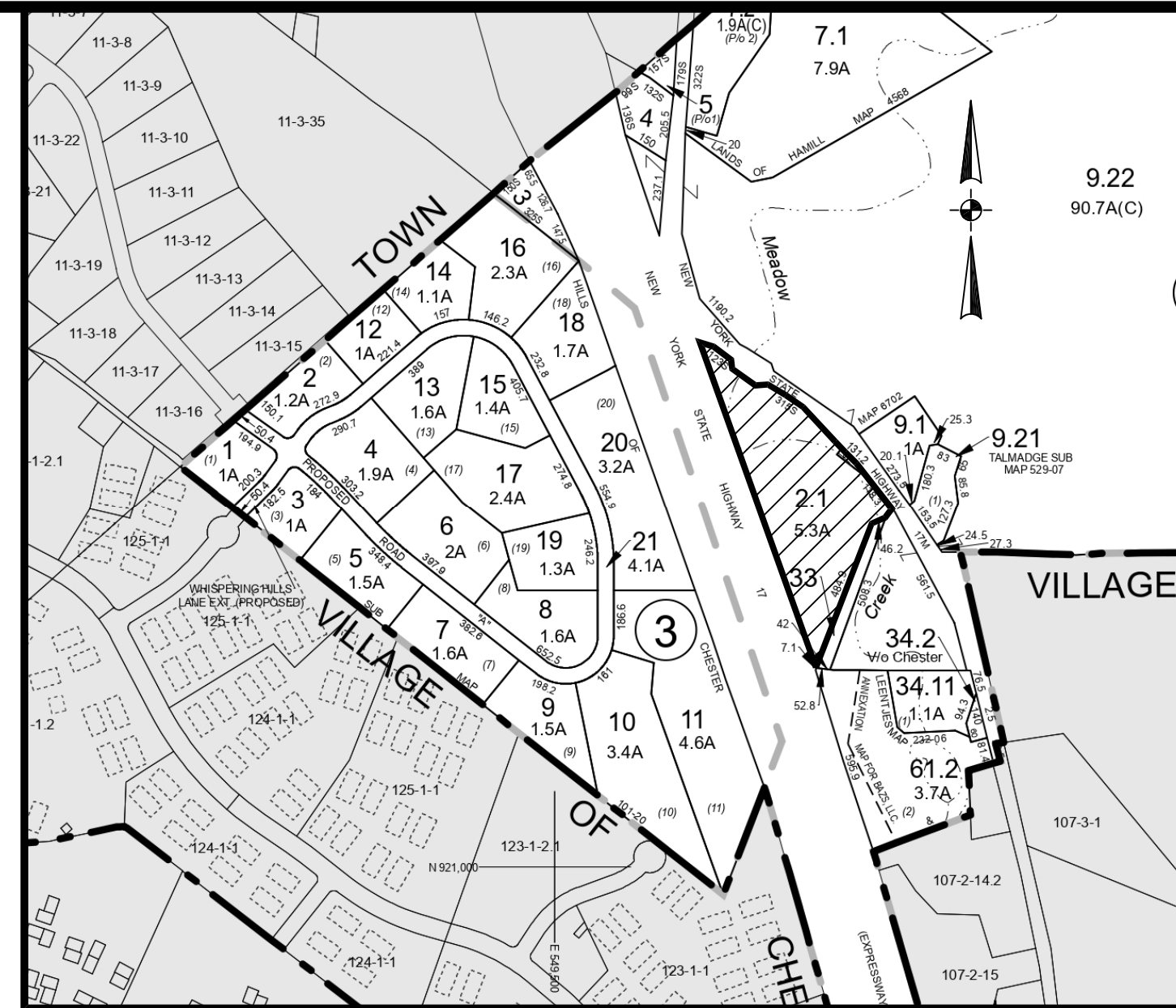
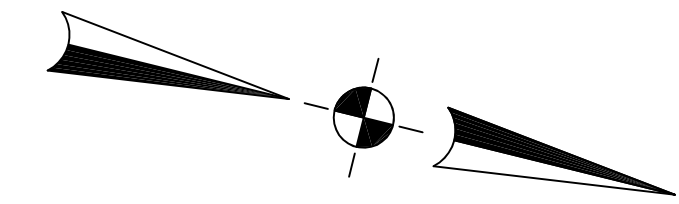
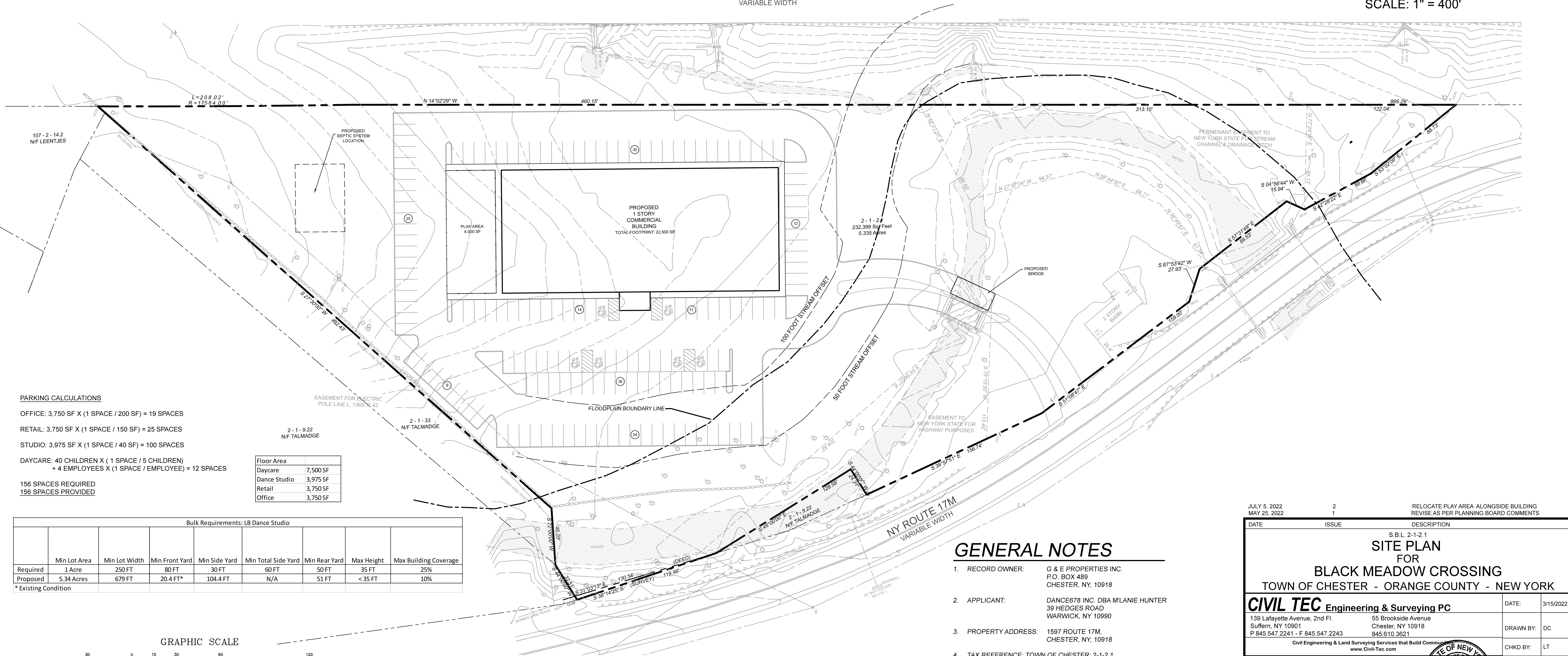




NEW YORK STATE HIGHWAY ROUTE 17
VARIABLE WIDTH

LOCATION MAP
SCALE: 1" = 400'



PARKING CALCULATIONS

OFFICE: 3,750 SF X (1 SPACE / 200 SF) = 19 SPACES

RETAIL: 3,750 SF X (1 SPACE / 150 SF) = 25 SPACES

STUDIO: 3,975 SF X (1 SPACE / 40 SF) = 100 SPACES

DAYCARE: 40 CHILDREN X (1 SPACE / 5 CHILDREN)
+ 4 EMPLOYEES X (1 SPACE / EMPLOYEE) = 12 SPACES

156 SPACES REQUIRED

156 SPACES PROVIDED

Floor Area	
Daycare	7,500 SF
Dance Studio	3,975 SF
Retail	3,750 SF
Office	3,750 SF

Bulk Requirements: LB Dance Studio								
	Min Lot Area	Min Lot Width	Min Front Yard	Min Side Yard	Min Total Side Yard	Min Rear Yard	Max Height	Max Building Coverage
Required	1 Acre	250 FT	80 FT	30 FT	60 FT	50 FT	35 FT	25%
Proposed	5.34 Acres	679 FT	20.4 FT*	104.4 FT	N/A	51 FT	< 35 FT	10%
* Existing Condition								

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

- RECORD OWNER: G & E PROPERTIES INC.
P.O. BOX 489
CHESTER, NY, 10918
- APPLICANT: DANCE678 INC. DBA M'LANIE HUNTER
39 HEDGES ROAD
WARWICK, NY 10990
- PROPERTY ADDRESS: 1597 ROUTE 17M,
CHESTER, NY, 10918
- TAX REFERENCE: TOWN OF CHESTER: 2-1-2.1
- TOTAL AREA = 232,399 SF OR 5.335 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC ON JANUARY 31, 2022.

JULY 5, 2022 MAY 25, 2022		2 1	RELOCATE PLAY AREA ALONGSIDE BUILDING REVISE AS PER PLANNING BOARD COMMENTS
DATE	ISSUE	DESCRIPTION	
S.B.L. 2-1-2.1 SITE PLAN FOR BLACK MEADOW CROSSING 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: 3/15/2022 DRAWN BY: DC CHKD BY: LT JOB No. 4062 SCALE: 1"=30' DWG No. 1 OF 1	
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		Lawrence E. Torro, P.E. N.Y. Lic. No. 68981	