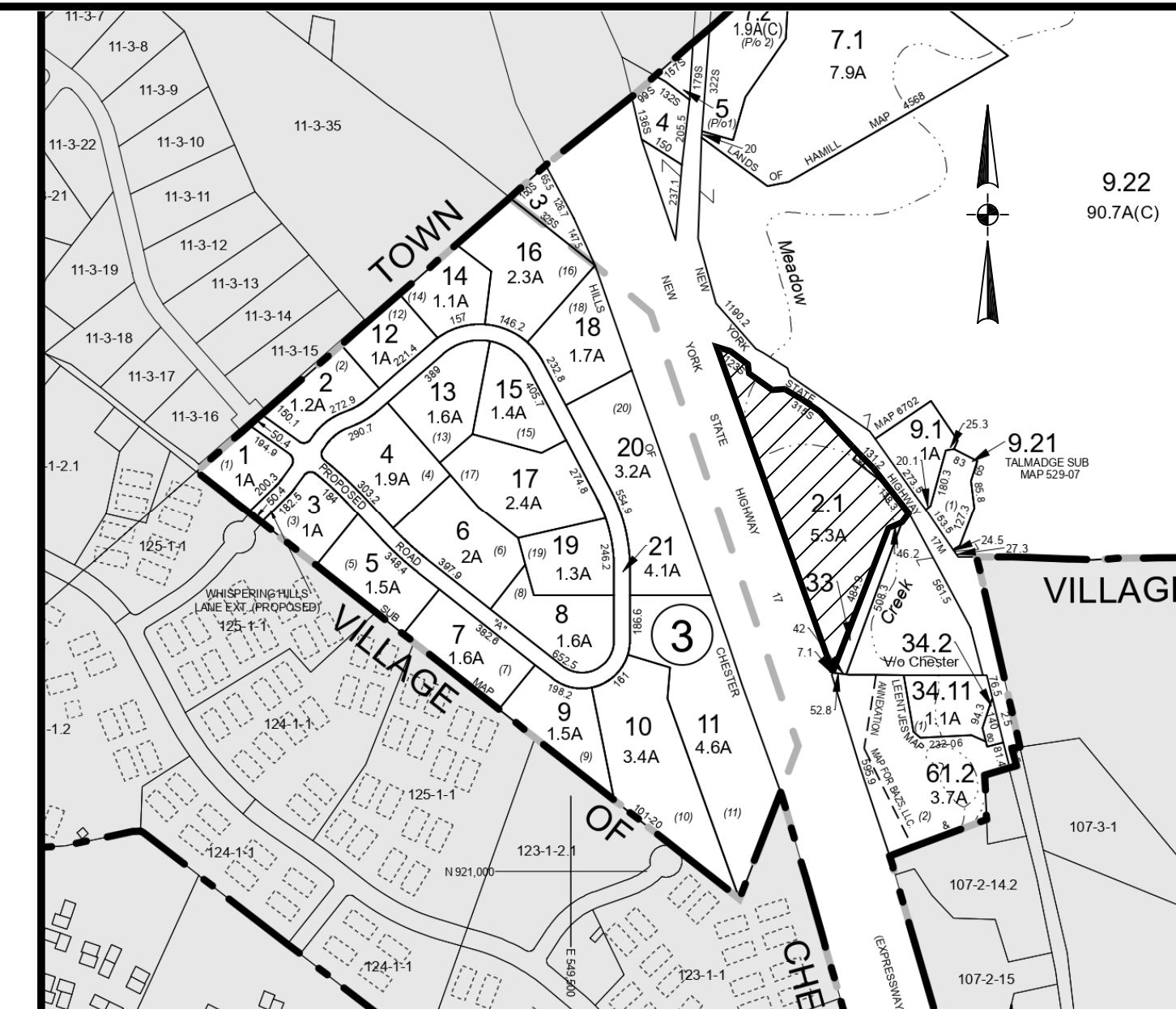
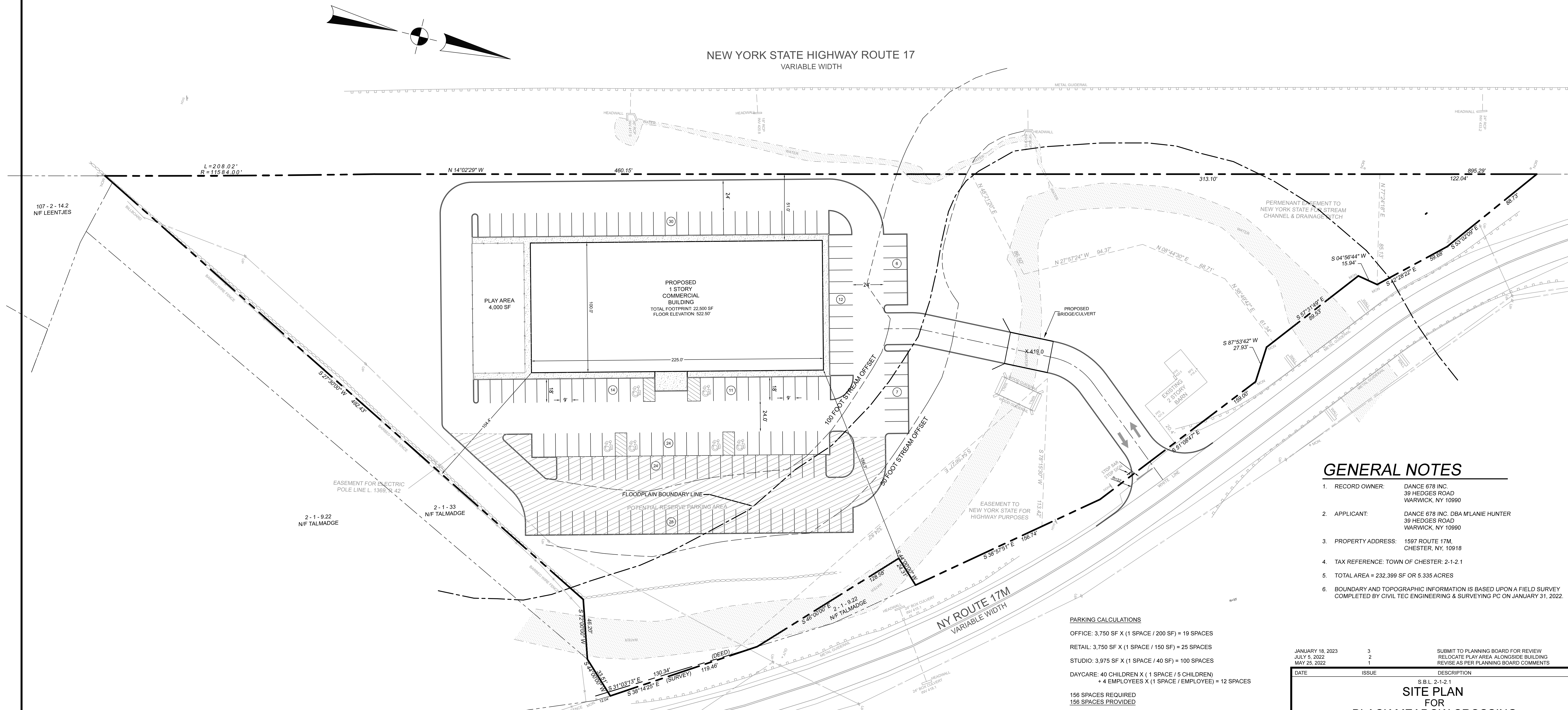


BLACK MEADOW CROSSING

TOWN OF CHESTER - ORANGE COUNTY - NEW YORK



LOCATION MAP
SCALE: 1" = 400'



GENERAL NOTES

- RECORD OWNER: DANCE 678 INC.
39 HEDGES ROAD
WARWICK, NY 10990
- APPLICANT: DANCE 678 INC. DBA MLANIE 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.

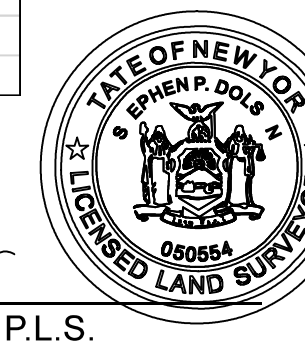
PARKING CALCULATIONS

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
PROPOSED 52 SPACES TO BE IN RESERVE (SHOWN IN THE HATCHED AREA).

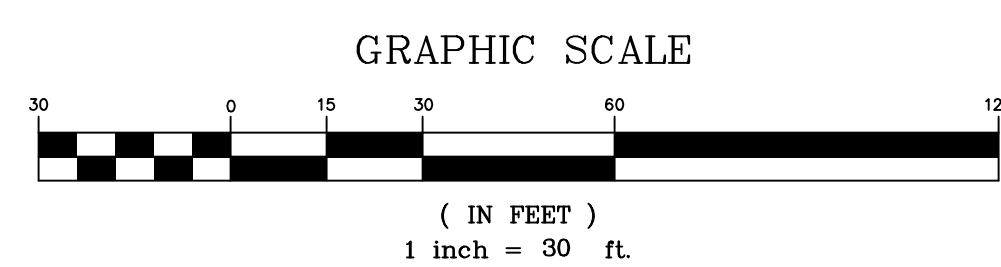
Floor Area	
Daycare	7,500 SF
Dance Studio	3,975 SF
Retail	3,750 SF
Office	3,750 SF

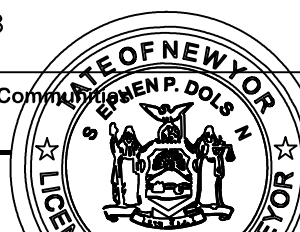
STEPHEN P. DOLSON, P.L.S.
N.Y. Lic. No. 50554

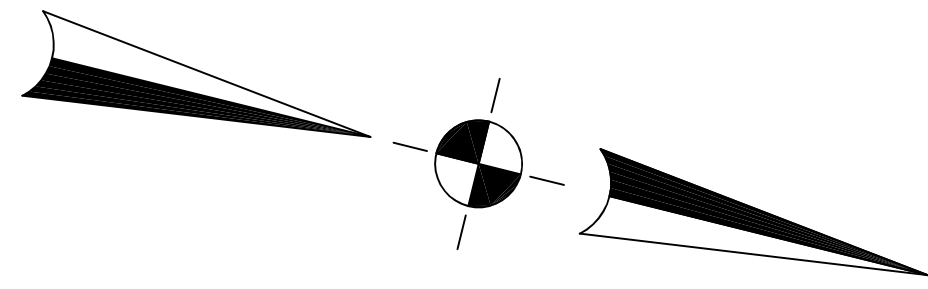


JANUARY 18, 2023 3 SUBMIT TO PLANNING BOARD FOR REVIEW
JULY 5, 2022 2 RELOCATE PLAY AREA ALONGSIDE BUILDING
MAY 25, 2022 1 REVISE AS PER PLANNING BOARD COMMENTS

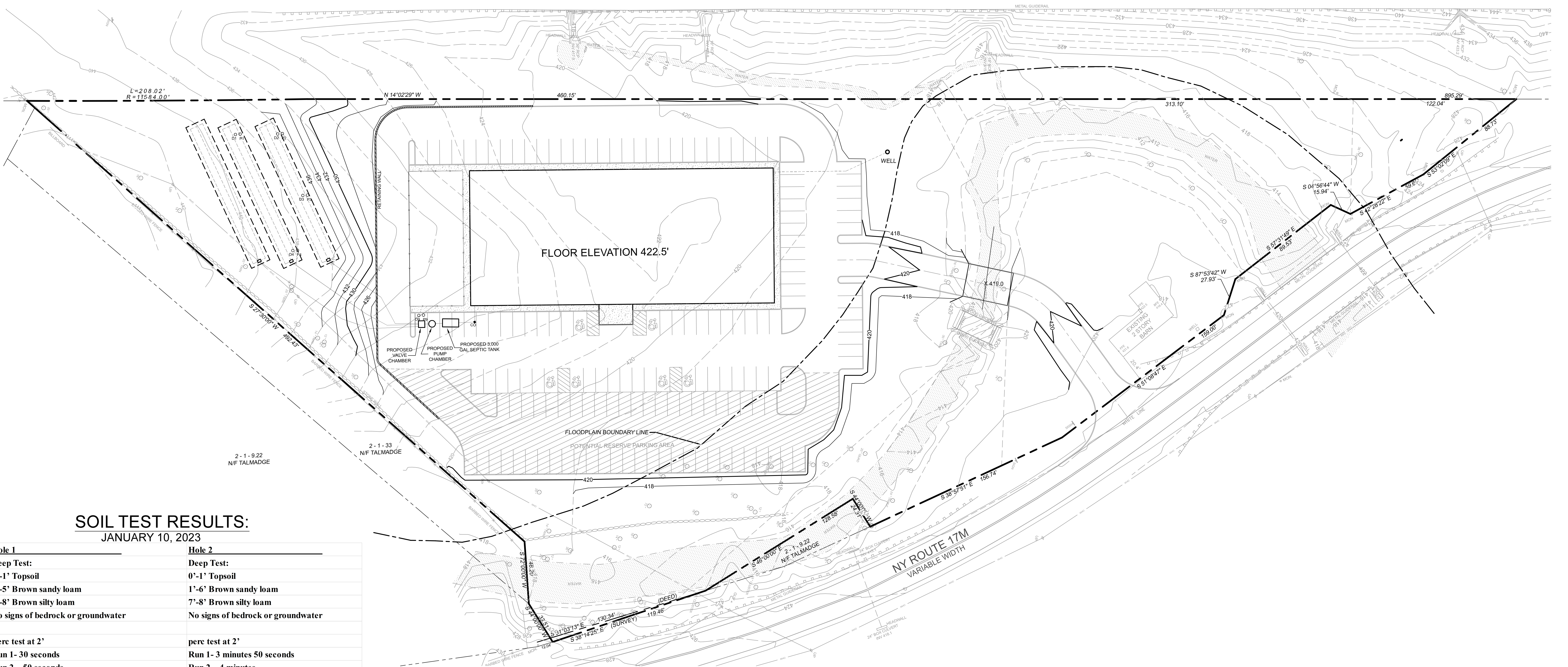
DATE	ISSUE	DESCRIPTION
S.B.L. 2-1-2.1		
SITE PLAN FOR BLACK MEADOW CROSSING TOWN OF CHESTER - ORANGE COUNTY - NEW YORK		
CIVIL TEC Engineering & Surveying PC		DATE: 3/15/2022
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2243 - F 845.547.2243 Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		DRAWN BY: DC
55 Brookside Avenue Chester, NY 10918 845.610.3621		CHKD BY: LT
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981		JOB No. 4062
		SCALE: 1"=30'
		DWG No. 1 OF 4



JANUARY 18, 2023	2	SUBMIT TO PLANNING BOARD FOR REVIEW	
MAY 25, 2022	3	REV PER PLANNING BOARD COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L 2-1-2.1 EXISTING CONDITIONS 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 Civil Engineering & Land Surveying Services that Build Confidence www.Civil-TEC.com		DATE: 3/15/2022 DRAWN BY: DC CHKD BY: LT JOB NO: 4062 SCALE: 1"=30' DWG NO: 2 OF 4	
 STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			



NEW YORK STATE HIGHWAY ROUTE 17
VARIABLE WIDTH



SOIL TEST RESULTS:

JANUARY 10, 2023

Hole 1	Hole 2
Deep Test:	Deep Test:
0'-1' Topsoil	0'-1' Topsoil
1'-5' Brown sandy loam	1'-6' Brown sandy loam
5'-8' Brown silty loam	7'-8' Brown silty loam
No signs of bedrock or groundwater	No signs of bedrock or groundwater
perc test at 2'	perc test at 2'
Run 1 - 30 seconds	Run 1 - 3 minutes 50 seconds
Run 2 - 50 seconds	Run 2 - 4 minutes
Run 3 - 55 seconds	Run 3 - 5 minutes 30 seconds
Run 4 - 56 seconds	Run 4 - 5 minutes 30 seconds
Run 5 - 56 seconds	Run 5 - 5 minutes 50 seconds
Hole 3	Hole 4
Deep Test:	Deep Test:
0'-1' Topsoil	0'-1' Topsoil
1'-4' Brown silty loam	1'-4' Brown silty loam
4'-8' Brown sandy loam	4'-8' Brown sandy loam
No signs of bedrock or groundwater	No signs of bedrock or groundwater
perc test at 2'	perc test at 2'
Run 1 - 2 minutes 30 seconds	Run 1 - 3 minutes 55 seconds
Run 2 - 3 minutes 40 seconds	Run 2 - 3 minutes 57 seconds
Run 3 - 4 minutes	Run 3 - 4 minutes 20 seconds
Run 4 - 4 minutes 30 seconds	Run 4 - 4 minutes 25 seconds
Run 5 - 4 minutes 40 seconds	Run 5 - 4 minutes 25 seconds
Run 6 - 5 minutes	
Run 7 - 5 minutes 20 seconds	
Run 8 - 5 minutes 25 seconds	

SEPTIC SYSTEM DESIGN:

ANTICIPATED FLOWS

OFFICE: 3,750 SF X (0.1 GPD / SF) = 375 GPD

RETAIL: 3,750 SF X (0.1 GPD / SF) = 375 GPD

STUDIO: 40 STUDENTS X (10 GPD / STUDENT) = 400 GPD

DAYCARE: 40 CHILDREN X (20 GPD / CHILD) = 800 GPD

4 EMPLOYEES X (20 GPD/EMP) = 80 GPD

TOTAL: 2,030 GPD

APPLICATION RATE (11-15 MINUTES PER INCH): 0.80 GPD / SF

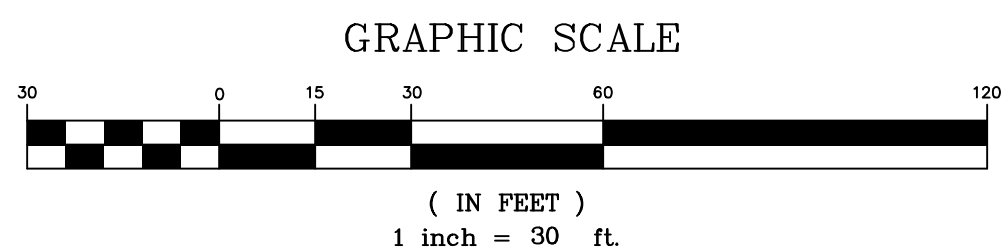
FOR BED DESIGN: 75% OF APPLICATION RATE: 0.80 GPD/SF X 0.75 = 0.60 GPD/SF

AREA REQUIRED: 2,030 GPD/0.60 GPD/SF = 3,383 SF.

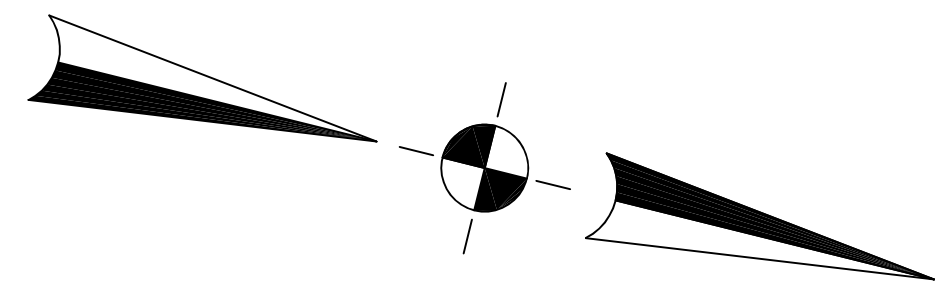
PROVIDE 2 BEDS: 15 FT X 115 FT = 1,725 SF X 2 = 3,450 SF.

PROVIDE 3 BEDS @ 15 FT X 115 FT TO ALTERNATE BEDS

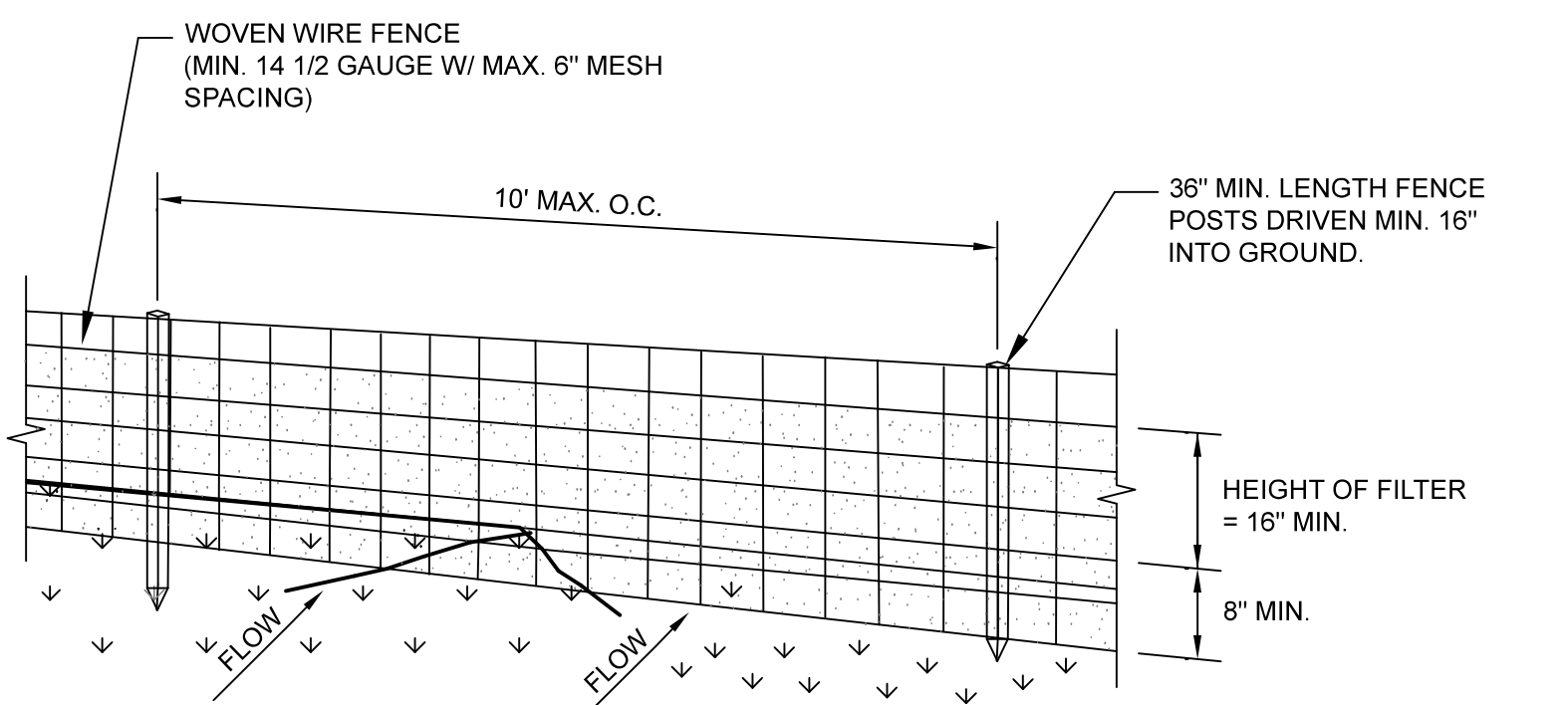
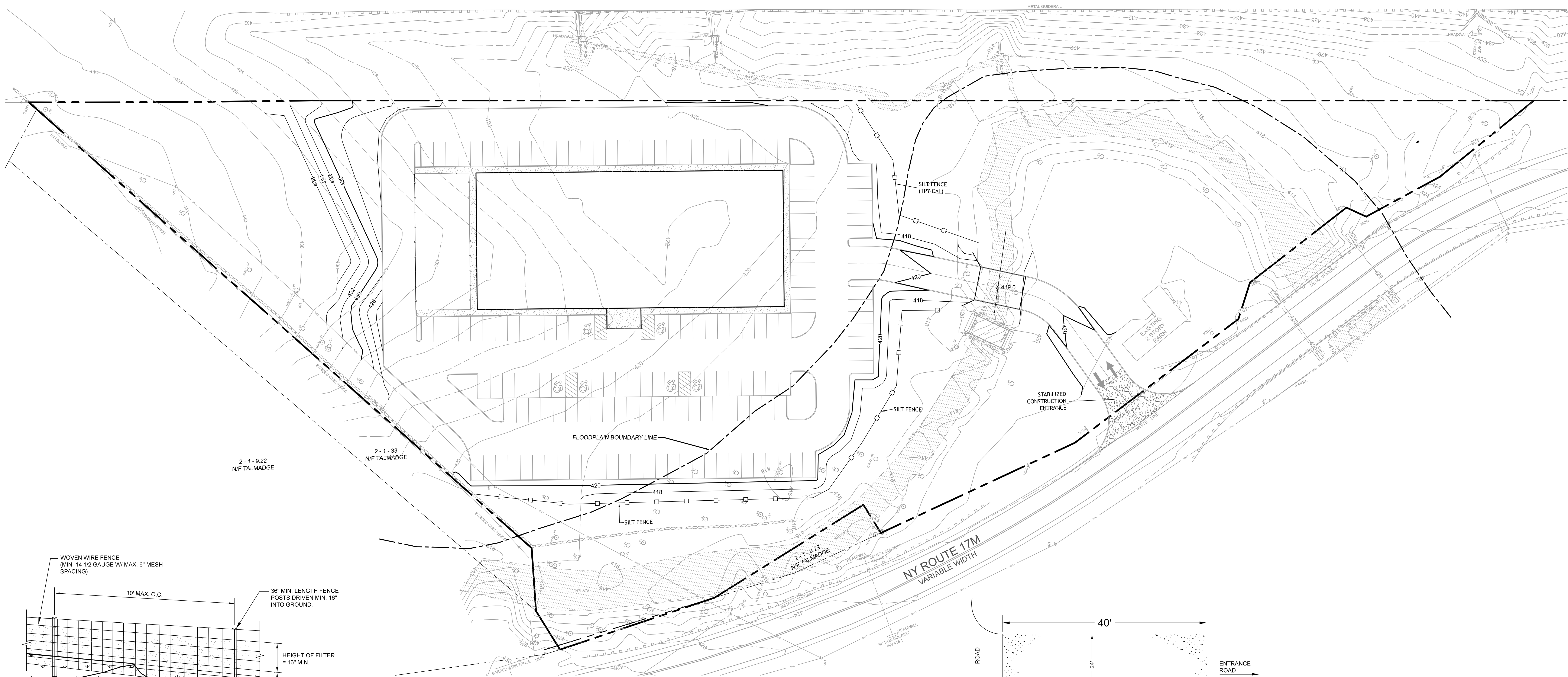
REQUIRED SEPTIC TANK: 1.5Q = 1.5 X 2,030 = 3,045 GALLONS USE 3,000 GAL. TANK



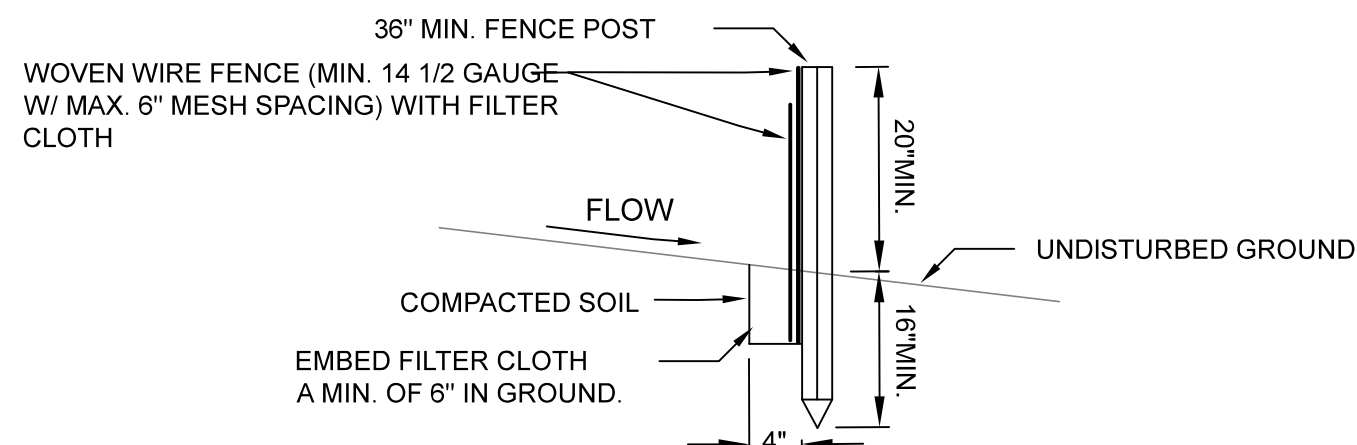
JANUARY 18, 2023	3	SUBMIT TO PLANNING BOARD FOR REVIEW	
MAY 25, 2022	2	REV PER PLANNING BOARD COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 2-1-2.1			
GRADING, UTILITIES, & DRAINAGE PLAN FOR BLACK MEADOW CROSSING TOWN OF CHESTER - ORANGE COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	3/15/2022
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.	4062
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981		SCALE:	1"=30'
		DWG No.	3 OF 4



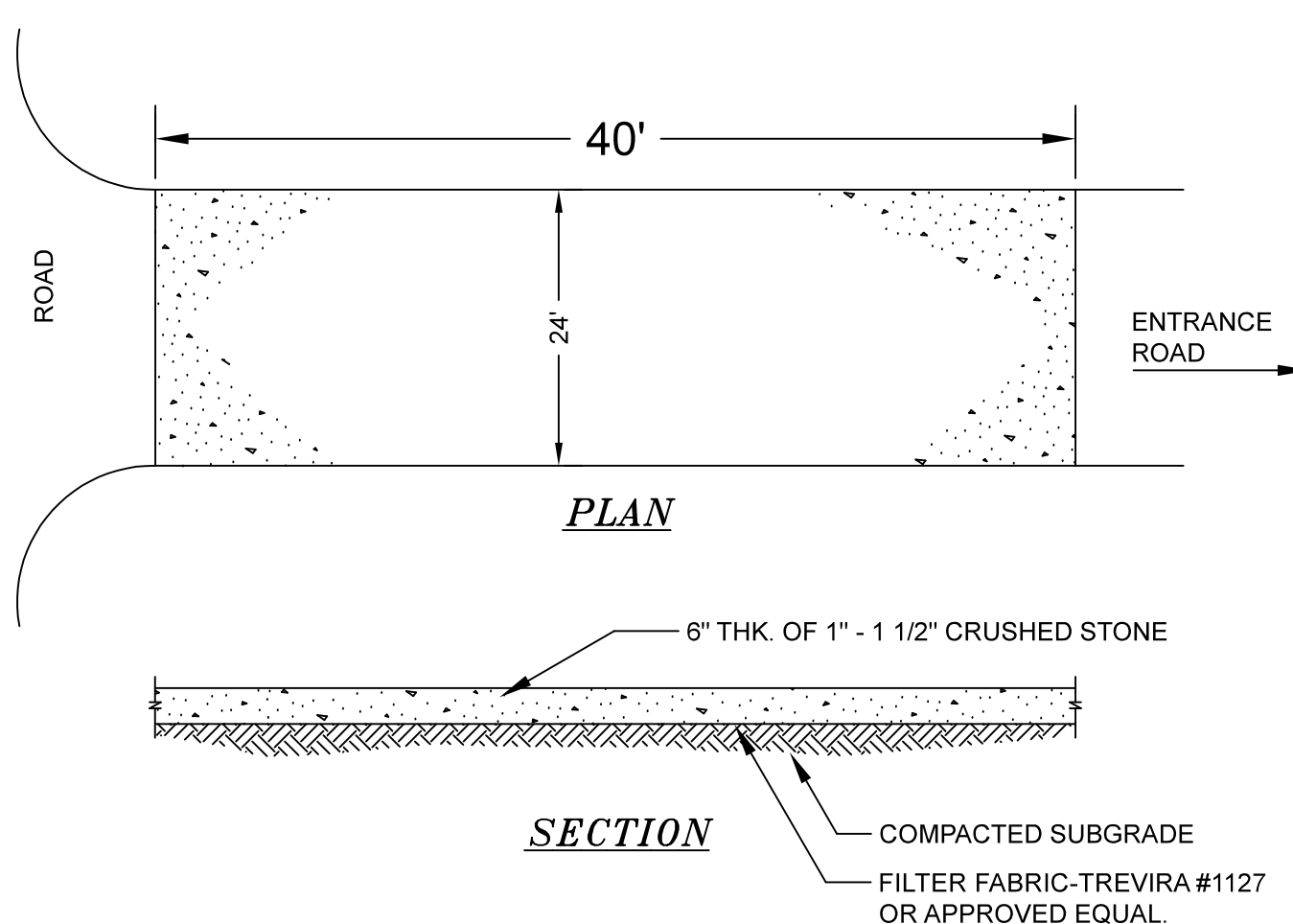
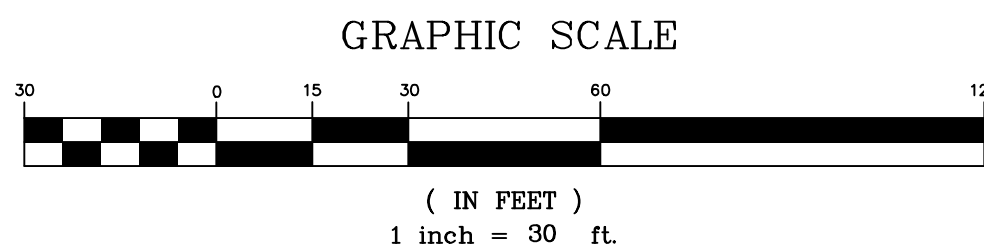
NEW YORK STATE HIGHWAY ROUTE 17
VARIABLE WIDTH



PERSPECTIVE VIEW



SECTION VIEW



NOTE:
ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT
TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.

A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1" - 1 1/2" CRUSHED STONE. WILL BE AT LEAST 30' X 100' AND SHOULD BE PLACED ON COMPACTED SUB-GRADE AND SHALL BE MAINTAINED.

ALL DRIVEWAYS MUST BE STABILIZED WITH 1" - 1 1/2" CRUSHED STONE OR SUB-BASE PRIOR TO INDIVIDUAL HOME CONSTRUCTION.

PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

ALL CATCH BASIN INLETS WILL BE PROTECTED WITH A CRUSHED STONE OR HAYBALE FILTER (FILTER DETAILS APPEAR ON PLAN).

ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES MUST BE DETAILED ON THE PLAN.

CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOPAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILTATION FENCE
NOT TO SCALE

JANUARY 18, 2023	3	SUBMIT TO PLANNING BOARD FOR REVIEW	
MAY 25, 2022	2	REV PER PLANNING BOARD COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 2-1-2.1	
SOIL EROSION AND SEDIMENT CONTROL PLAN			
FOR			
BLACK MEADOW CROSSING			
TOWN OF CHESTER - ORANGE COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/15/2022
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: DC
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Civil Engineering & Land Surveying Services that Build www.Civil-Tec.com			JOB No. 4062
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981			SCALE: 1"=30'
			DWG No. 4 OF 4