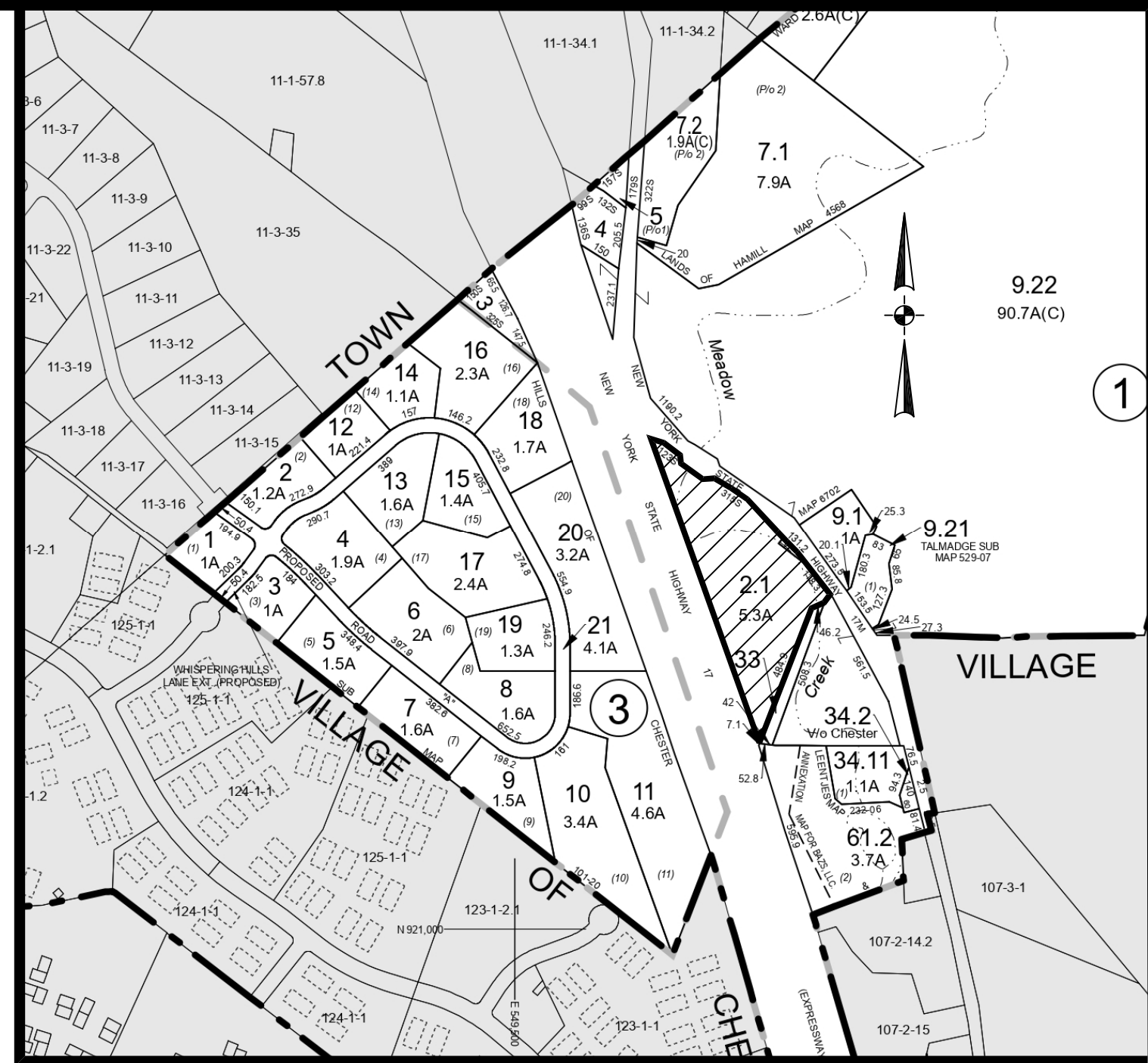
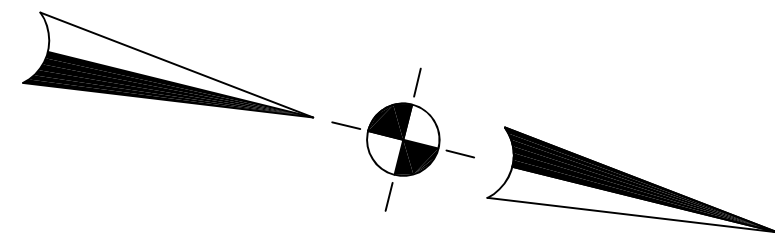
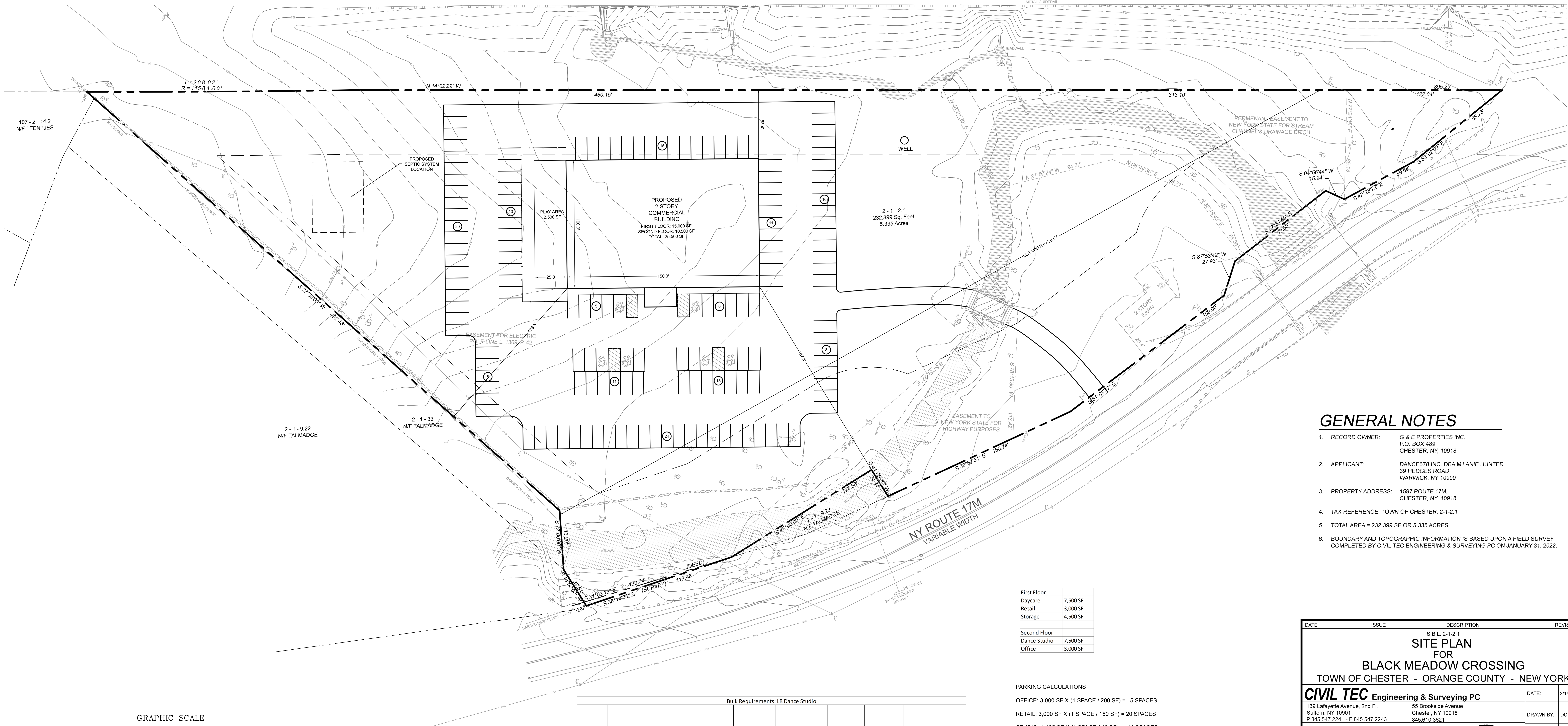




LOCATION MAP
SCALE: 1" = 400'

NEW YORK STATE HIGHWAY ROUTE 17
VARIABLE WIDTH



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.

First Floor	
Daycare	7,500 SF
Retail	3,000 SF
Storage	4,500 SF
Second Floor	
Dance Studio	7,500 SF
Office	3,000 SF

PARKING CALCULATIONS

OFFICE: 3,000 SF X (1 SPACE / 200 SF) = 15 SPACES

RETAIL: 3,000 SF X (1 SPACE / 150 SF) = 20 SPACES

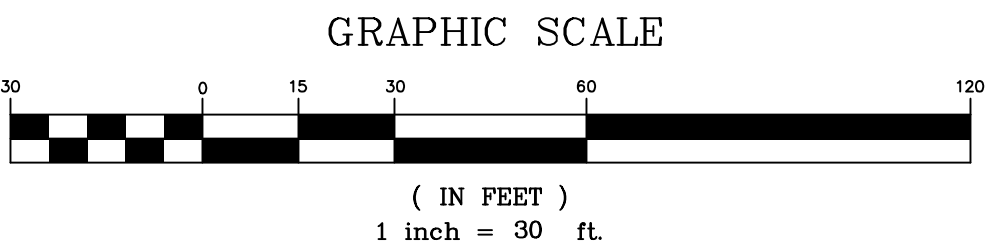
STUDIO: 4,425 SF X (1 SPACE / 40 SF) = 111 SPACES

DAYCARE: 4 EMPLOYEES X (1 SPACE / 2 EMPLOYEES) = 2 SPACES

148 SPACES REQUIRED

148 SPACES PROVIDED

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*	133.5 FT	N/A	53.4 FT	< 35 FT	7%
* Existing Condition								



DATE	ISSUE	DESCRIPTION	REVISIONS
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 845.547.2241 - 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.	4062
Lawrence E. Torro, P.E. N.Y. Lic. No. 68961		SCALE:	1"=30'
		DWG No.	1 OF 1