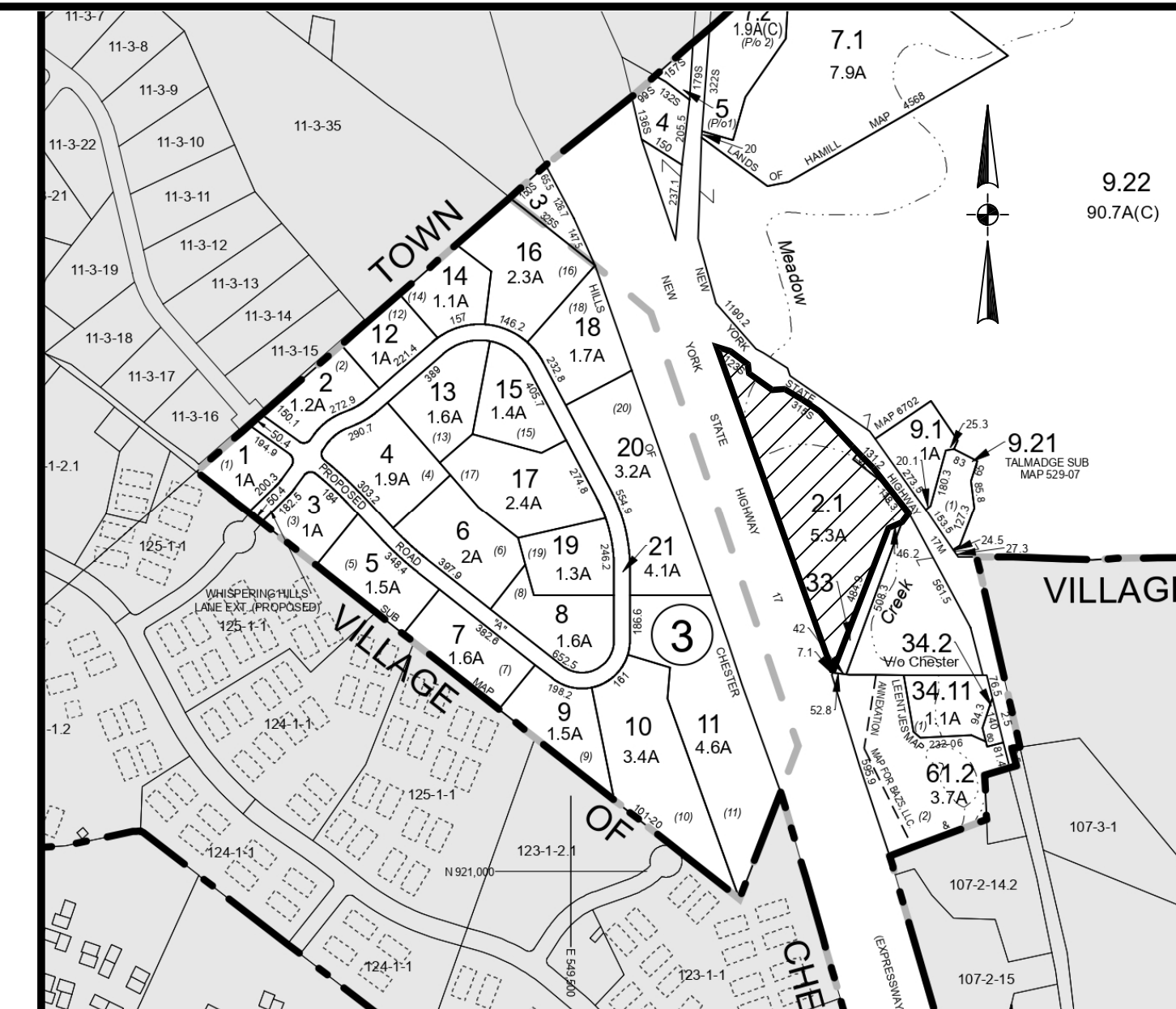
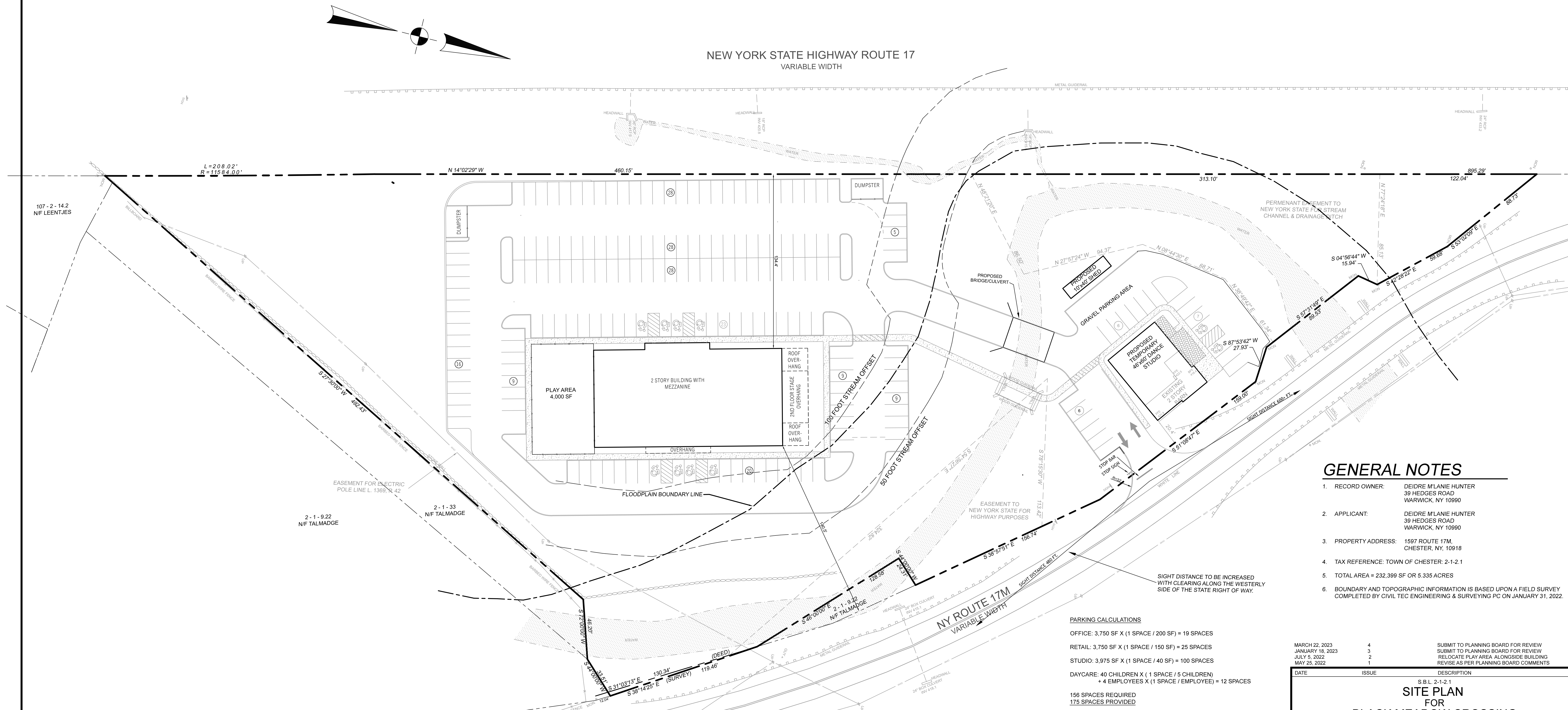


BLACK MEADOW CROSSING

TOWN OF CHESTER - ORANGE COUNTY - NEW YORK



LOCATION MAP
SCALE: 1" = 400'



GENERAL NOTES

- RECORD OWNER: DEIDRE MLANIE HUNTER
39 HEDGES ROAD
WARWICK, NY 10990
- APPLICANT: DEIDRE 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.

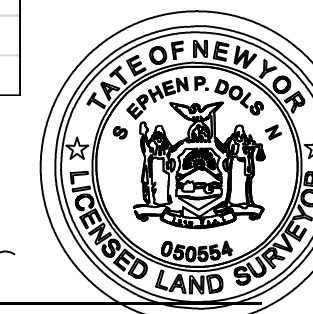
PARKING CALCULATIONS

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
175 SPACES PROVIDED

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



MARCH 22, 2023 4 SUBMIT TO PLANNING BOARD FOR REVIEW
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		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. 68981		SCALE: 1"=30'
		DWG No. 1 OF 7