

SCALE: 1"=2000'

	<u>MINIMUM REQUIRED</u>	<u>PROVIDED</u>
LOT AREA (ACRES)	2+	9.61
LOT WIDTH (FT.)	200	>200
LOT DEPTH (FT.)	200	>200
FRONT YARD (FT.)	75	<75*
REAR YARD (FT.)	75	>75
ONE SIDE YARD (FT.)	70	>70
BOTH SIDE YARDS (FT.)	140	>140

BUILDING HEIGHT (FT.)	45	<45
LOT COVERAGE (%)	40	<40

*AREA VARIANCE REQUESTED FOR PARKING LOCATION
*AREA VARIANCE GRANTED ON JUNE 18, 2009

WAREHOUSE OR WHOLESALE:
1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA
EXISTING GROSS FLOOR AREA = 34,260 S.F.
34,260 S.F./500 S.F.=68.52 SPACES REQUIRED - 18 SPACES EXISTING
TOTAL PROPOSED GROSS FLOOR AREA = 41,019 S.F.
41,019 S.F./500 S.F.=83 SPACES REQUIRED - 24 SPACES PROVIDED**

**AREA VARIANCE REQUESTED FOR PARKING REQUIREMENTS
**AREA VARIANCE GRANTED ON JUNE 18, 2009

1. WETLANDS DELINEATION ON MAY 16, 2008
BY ERS CONSULTANTS, INC.
2. TOPOGRAPHY PREPARED BY ACTUAL FIELD METHODS
BY ERS CONSULTANTS, INC. ON OCT. 30, 2008.
3. TOPOGRAPHIC DATUM BASED ON NGVD 1929.
4. PER FEMA COMMUNITY PANEL NO. 0458E, EFFECTIVE
DATE: AUGUST 3, 2009, THE SITE IS WITHIN THE 100
YEAR FLOOD PLAIN, FLOOD PLAIN ELEVATION PER FEMA
MAP NO. 36071C0458E = 474.00
5. THE BUILDING CONSTRUCTION MUST CONFORM WITH
CHAPTER 52 (FLOOD DAMAGE CONTROL) OF THE TOWN
CHESTER CODE.

NO.	DESCRIPTION	DATE	
REVISIONS			
SITE PLAN			
BUILDING EXPANSION PLAN PREPARED FOR TRADE TRANS CORP. SECTION 6 BLOCK 1 LOT 106 TOWN OF CHESTER, COUNTY OF ORANGE, NEW YORK			
ERS ENGINEERING CONSULTANTS, P.C. PHONE: (845) 987-1775 FAX: (845) 987-1788 11 FORESTER AVE., WARWICK, NEW YORK 10990			
SCALE: 1"=50'	DATE: 06-26-15	JOB NO.	SHEET NO. 1 OF 2

PROFESSIONAL ENGINEER
N.J. LIC. NO. 42708
N.Y. LIC. NO. 077703

EXISTING GROUND

4'-6"

2'-6"

2'-0"

FILTER FABRIC

WOOD POST

1'

FLOW

FILTER FABRIC

BACKFILL

NATIVE SOIL

7' - 8' O.C.

2'-0"

1'

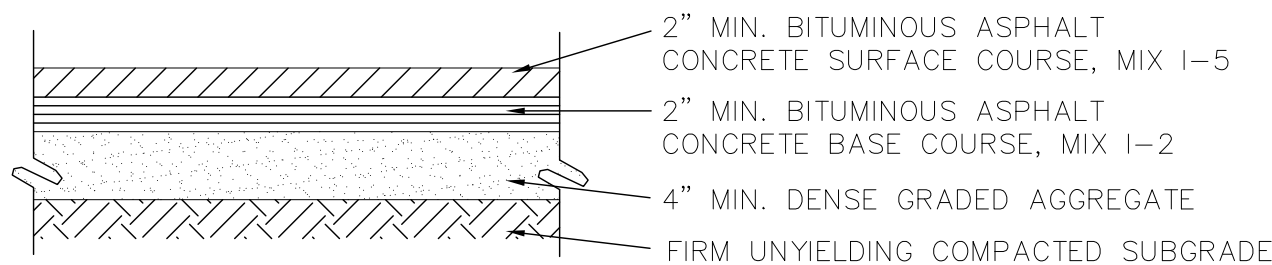
2'-6"

EXISTING GRADE

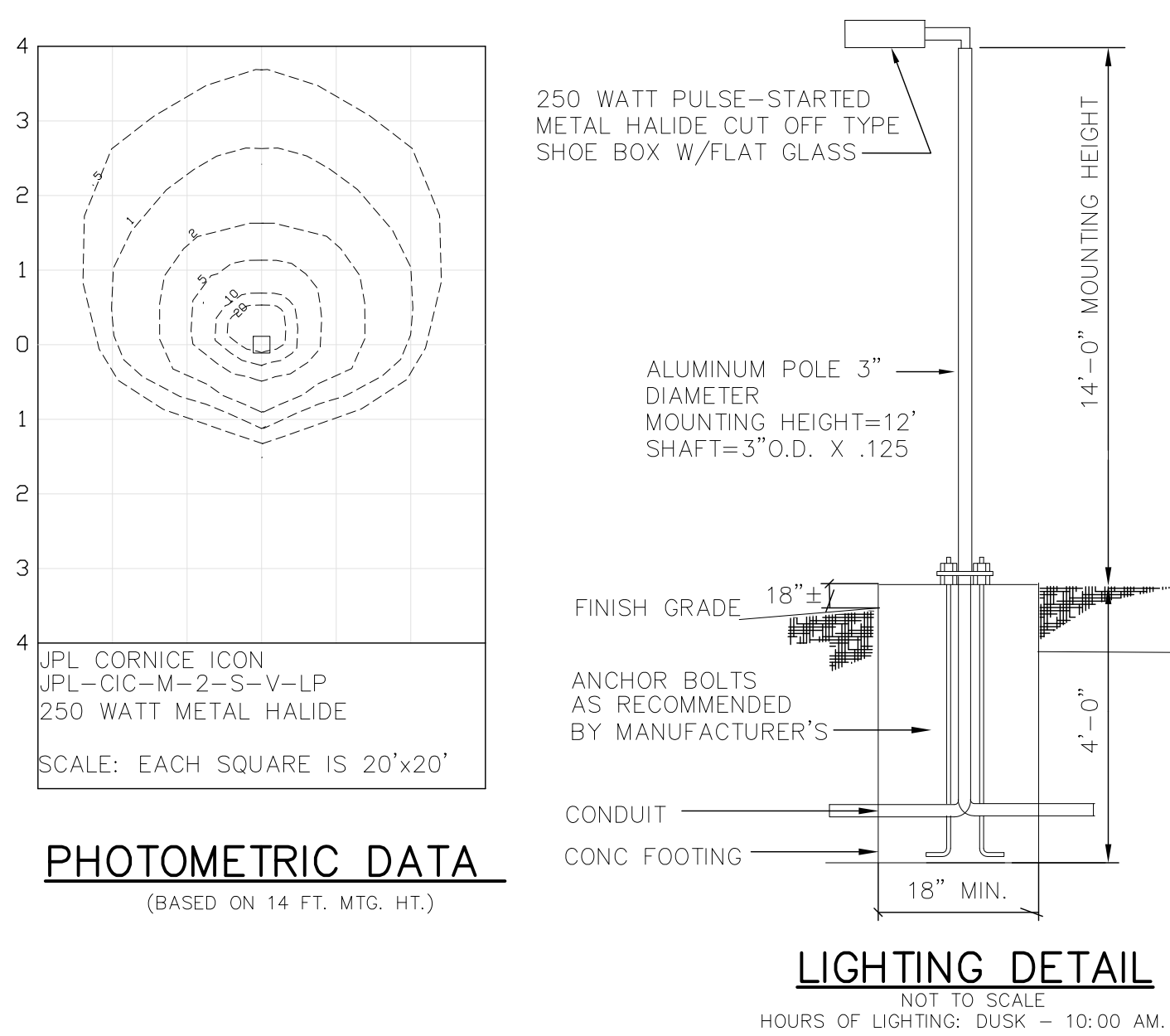
BOTTOM OF FABRIC FENCE

"SILT STOP" SEDIMENT CONTROL FENCING
NO. SF 26 BY AMXCO AMERICAN EXCELSIOR
COMPANY, OR APPROVED EQUAL.

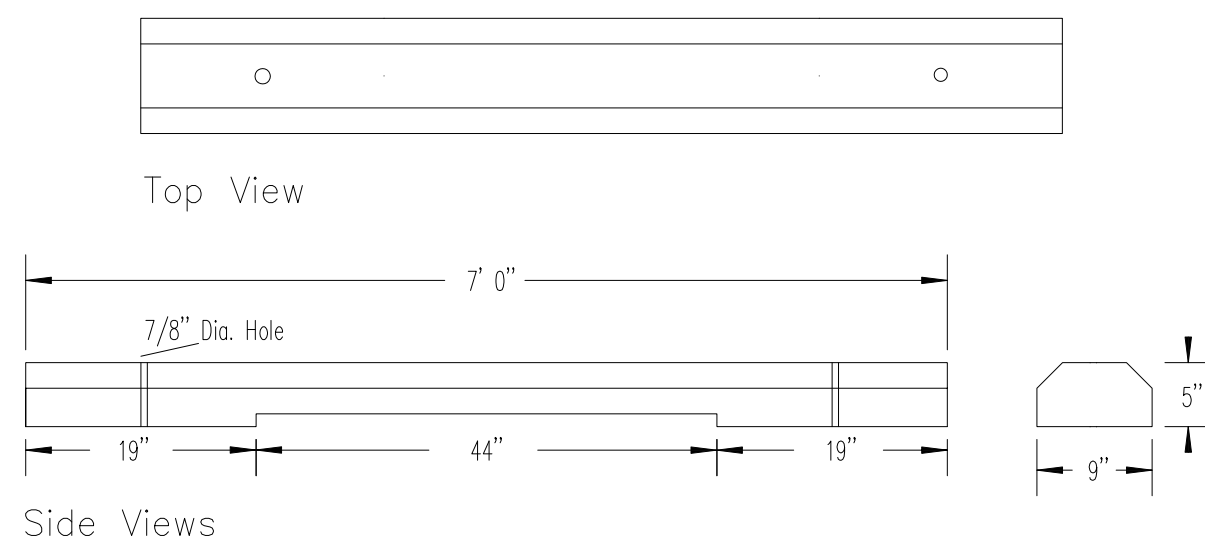
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE
HOURS OF LIGHTING: DUSK - 10:00 AM.



NOT TO SCALE

Seed Mixtures for Permanent Seeding:		For areas to be left un-mowed: Lofts Reclaim	
For lawn areas around buildings: lawn seed mixture		Native Grass Mix	
	<u>Lbs/1000 ft²</u>		<u>Lbs/1000 ft²</u>
Red Fescue	.90	Little Bluestem	.30
Kentucky Bluegrass	.90	Indian Grass	.20
Perennial Ryegrass	.45	Azure Blue Fescue	.20
		Switch Grass	.05
Total	2.25	Side Oats Grama	.15
		Big Bluestem	.10
		Total	1.00

Lofts Reclaim Conservation Mix (1-800-708-8873) For lawn areas around basin		Lofts Reclaim Native Grass Mix For Stormwater Detention Basin	
	<u>5 Lbs/1000 ft²</u>		<u>40-60 Lbs/acre</u>
Rebel II Tall Fescue	.45	Little Bluestem	.30
Palmer II Perennial Ryegrass	.10	Indiangrass	.20
Laser Poo Trifolium	.25	Azure Blue Fescue	.20
Streaker Redtop	.05	Switchgrass	.05
Reed Canarygrass	.05	Side Oats Grama	.15
Salty Alkaligrass	.10	Big Bluestem	.10
Total	1.00	Total	1.00

SEEDING : 4 lbs. ANNUAL (OR PERENNIAL) RYE/1000 SQ. FT.

SEEDING : 4 lbs. ANNUAL (OR PERENNIAL) RYE/1000 SQ. FT.

FERTILIZING : 16 lbs. 10-20-10 COMMERCIAL FERTILIZER/1000 SQ. FT.

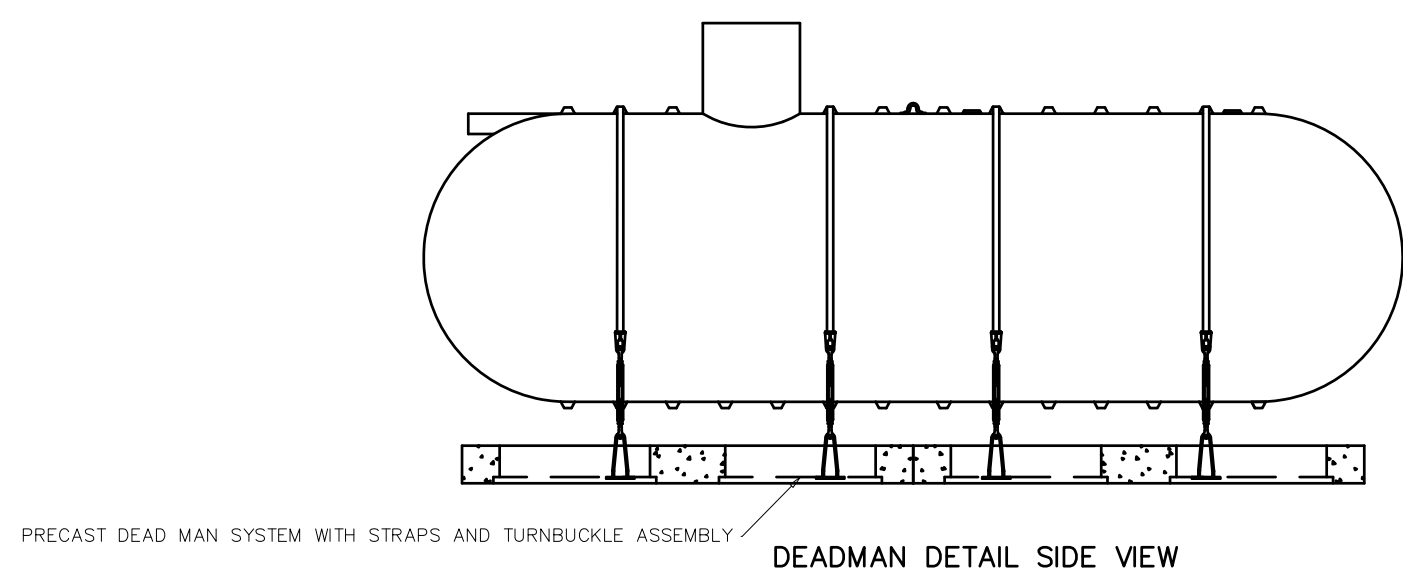
LIMING : 90 lbs. PULVERIZED LIMESTONE/1000 SQ. FT.

MULCH : 80 lbs. SALT HAY OR STRAW/1000 SQ. FT. ANCHOR WITH A STARCH POWDER TACKING MIX APPLIED AT 50 lbs./ACRE.

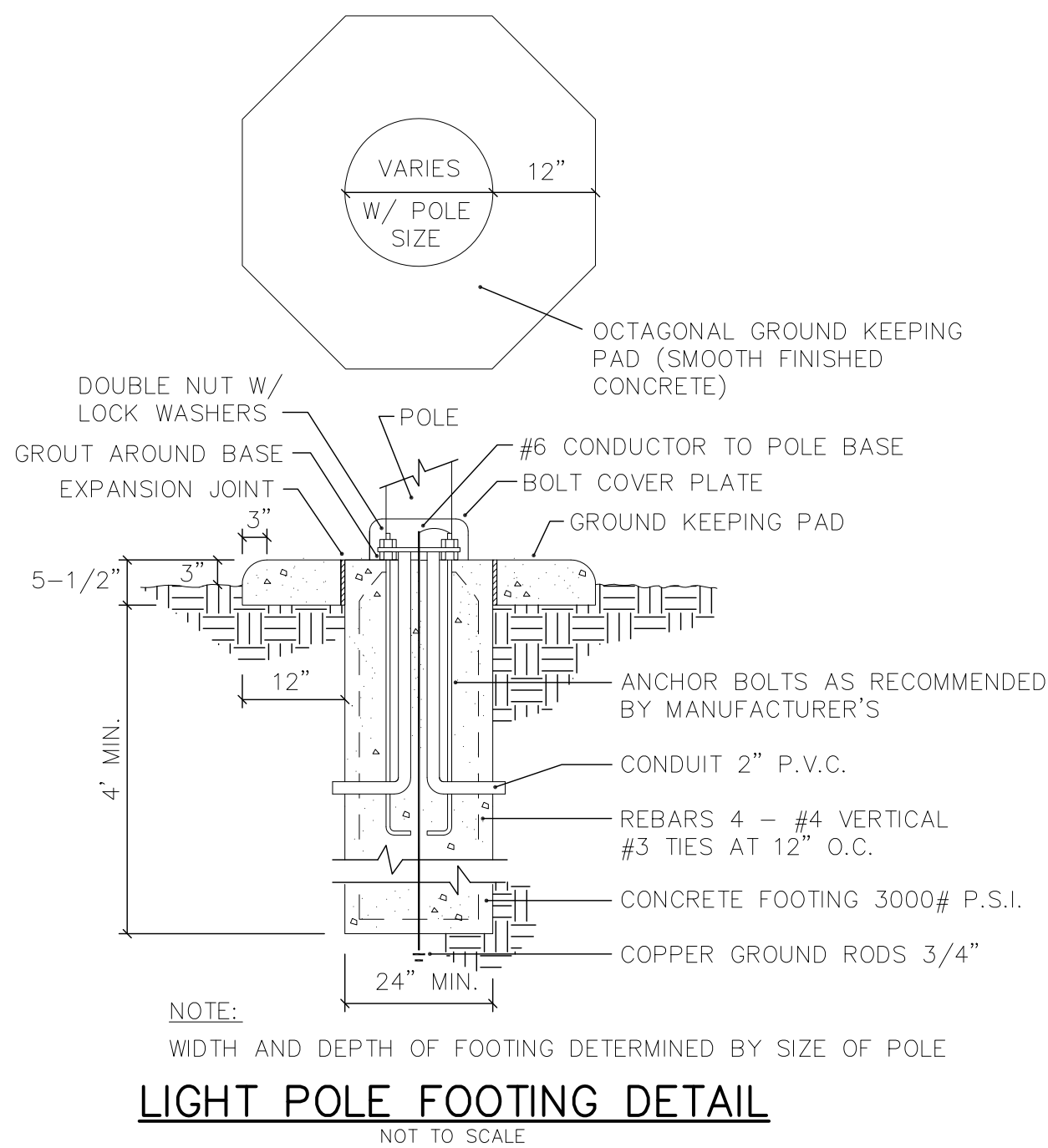
PERMANENT SOIL STABILIZATION TO BE COMPLETED WITHIN 10 DAYS OF FINAL GRADING.

CHARACTERISTICS THAT SHOULD BE EVALUATED PRIOR TO REMOVING OR PROTECTING A TREE :

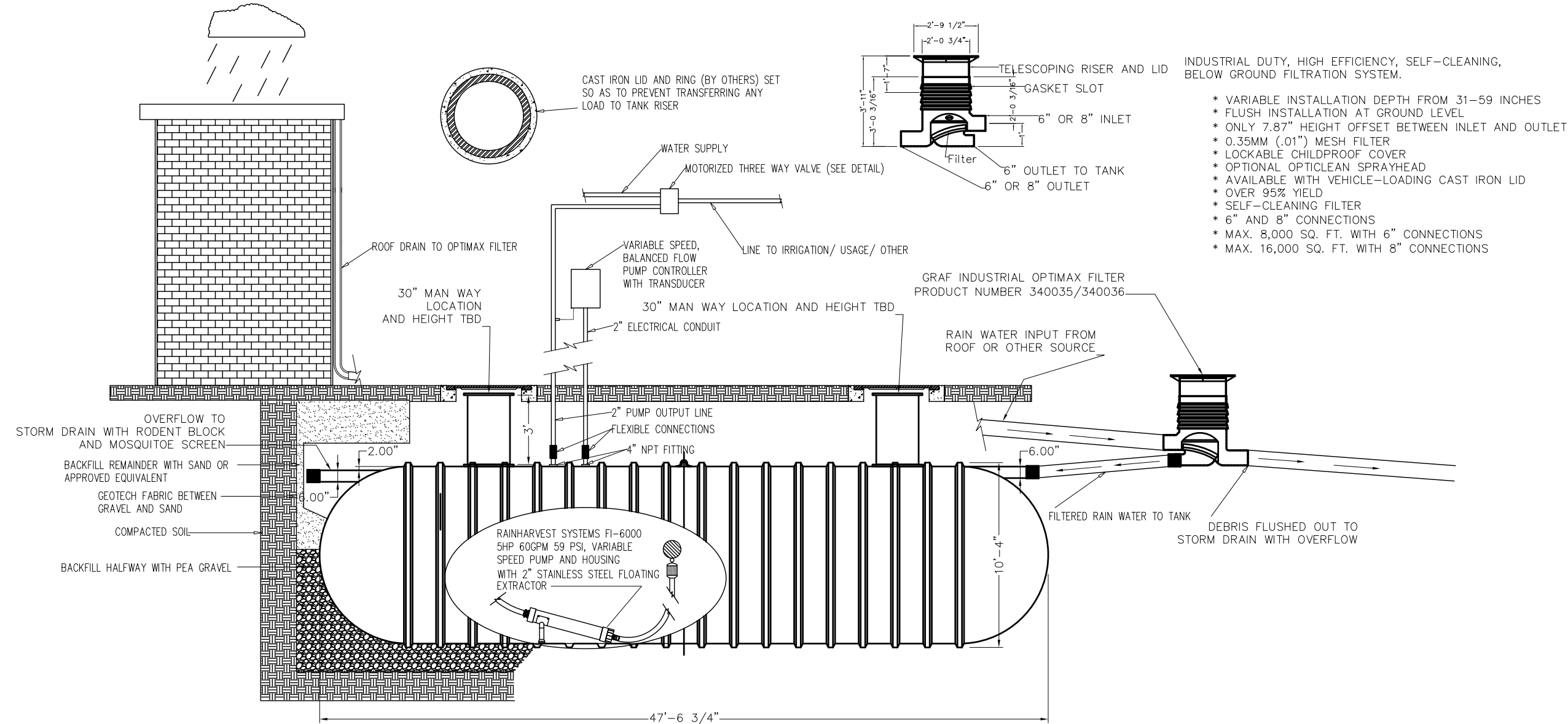
- a) TREE VIGOR : AVOID SAVING HOLLOW OR ROTTEN TREES, TREES THAT ARE CRACKED, SPLIT, LEANING OR CROOKED, GOING SAP OR WITH BROKEN TOPS OR TREES SUBJECT TO INSECT AND DISEASE. TREE AGE : OLD TREES REQUIRE EXTENSIVE PROTECTION MEASURES.
- b) IF LEAVING AN OLD TREE, MAKE SURE IT IS HEALTHY.
- c) BOX TREES WITHIN 25' OF CONSTRUCTION. FENCE SHOULD BE INSTALLED AT DRIP LINE AND FEEDER ROOTS SHOULD NOT BE CUT BEYOND THE FENCE.



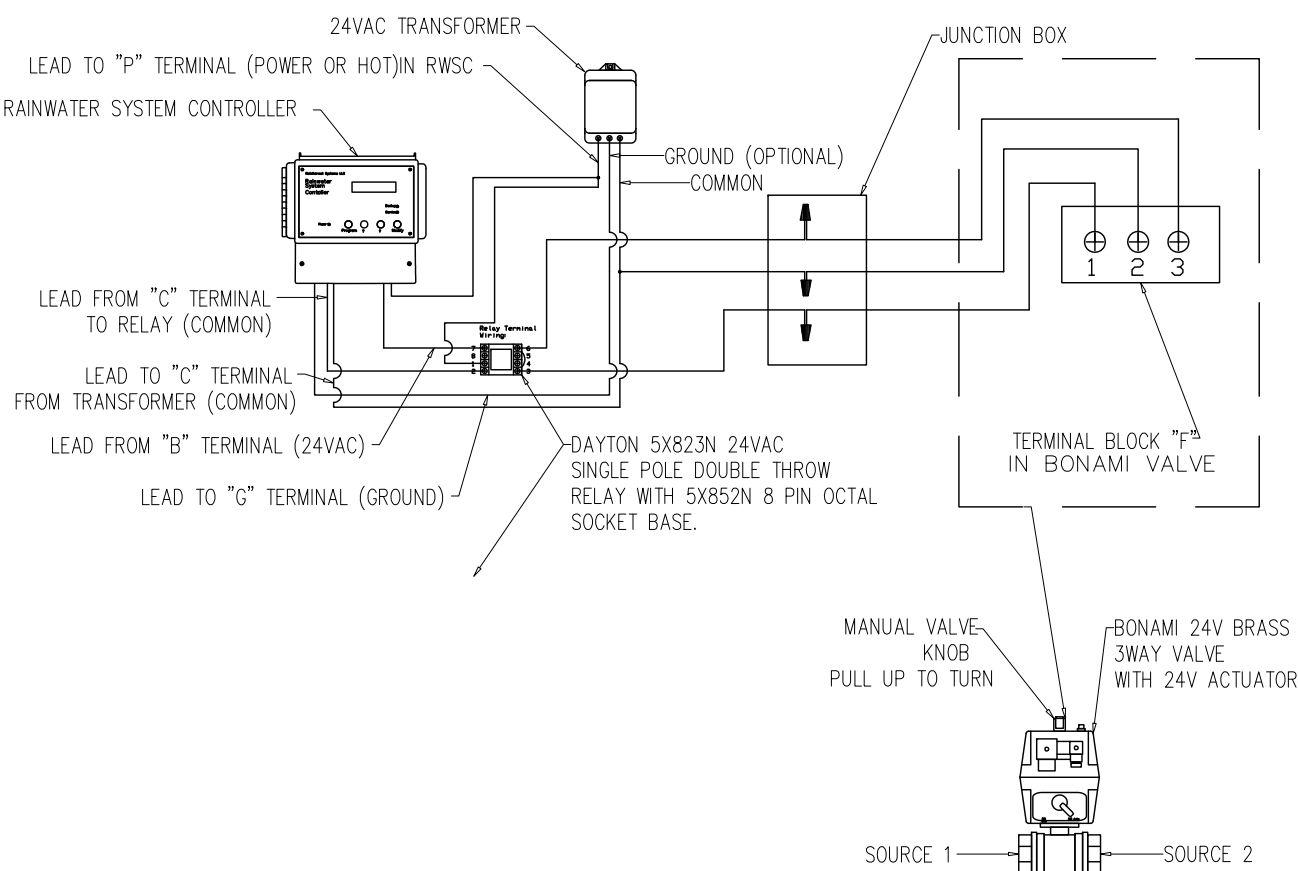
DEADMAN DETAIL SIDE VIEW



NOT TO SCALE



NOT TO SCALE



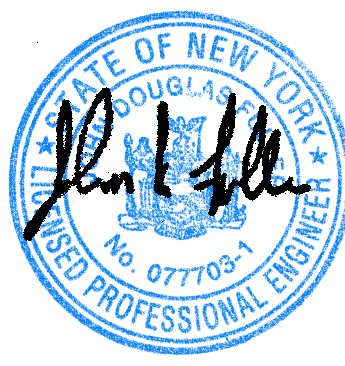
NOT TO SCALE

APPROVED AS A FINAL SITE PLAN AS
RESOLVED BY THE PLANNING BOARD OF THE
TOWN OF CHESTER ON

PLANNING BOARD CHAIRMAN	DATE
-------------------------	------

PLANNING BOARD ENGINEER	DATE
-------------------------	------

JOHN D. FULLER, P.E.



PROFESSIONAL ENGINEER
N.J. LIC. NO. 42708
N.Y. LIC. NO. 077703

NO.	DESCRIPTION	DATE
REVISIONS		
<div style="text-align: center;"> SITE DETAILS </div>		
<div style="text-align: center;"> BUILDING EXPANSION PLAN PREPARED FOR TRADE TRANS CORP. </div>		
<div style="text-align: center;"> SECTION 6 BLOCK 1 LOT 106 TOWN OF CHESTER, COUNTY OF ORANGE, NEW YORK </div>		
<div style="text-align: center;"> ERS ENGINEERING CONSULTANTS, P.C. </div>		
<div style="text-align: center;"> PHONE: (845) 987-1775 FAX: (845) 987-1788 11 FORESTER AVE., WARWICK, NEW YORK 10990 </div>		
SCALE: AS NOTED	DATE: 06-26-15	JOB NO. SHEET NO. 2 OF 2