REPUTED OWNER: THE FROZEN ROCK, LLC TAX MAP ID: 6-1-15 DEED BOOK: 12878, PAGE: 214 MACHINE (TO BE REMOVED) REAR YARD SETBACK 50.3'± COVER SIDE YARD -SETBACK REPUTED OWNER: -/ PROPØSED LIMIT / **BURT HUNTER, CO INC.** TAX MAP ID: 6-1-67.1 DEED BOOK: 2457, PAGE: 158 /2,800 sfRETAIL - SIDE YARD 🤰 SETBACK FRONT YARD SETBÁCK - PROPOSÉD REPUTED OWNER: BURT HUNTER, CO INC. TAX MAP ID: 6-1-67.1 DEED BOOK: 2457, PAGE: 158 — <u>-----</u> ____ · C — ws — EXISTING LIMIT OF TREE LINES ZONE BOUNDARY

GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: 6-1-68.2 (±2.0 ACRES)
- 2. ZONING DISTRICT: GENERAL COMMERCIAL (GC)
- 3. BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED UPON A SURVEY MAP AS PREPARED BY ENGINEERING AND SURVEYING PROPERTIES, PC DATED JUNE 16, 2015.

BURT HUNTER CO. INC. 32 CROSBY COURT PINE BUSH, NEW YORK, 12566 4. OWNER:

5. APPLICANT: JJLV PROPERTIES 48 FOUR CORNERS ROAD

WARWICK, NEW YORK, 10990

6. PROPOSED USE: GAS STATION (WITH ACCESSORY CONVENIENCE RETAIL)

7. THERE ARE NO WETLANDS ON-SITE.

8. THERE IS NO FLOODPLAIN ON-SITE.

BULK REQUIREMENTS

TOWN OF CHESTER - ZONING DISTRICT GC

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED	
LOT AREA	2 ACRES	± 2.0 ACRES	
LOT WIDTH	200 FEET	426.1 FEET	
FRONT YARD	75 FEET	134.2 FEET	
REAR YARD	50 FEET	52.0 FEET	
SIDE YARD (ONE/BOTH)	20/40 FEET	45.9/209.3 FEET	

< 30%

MAXIMUM ALLOWABLE MAXIMUM BUILDING HEIGHT

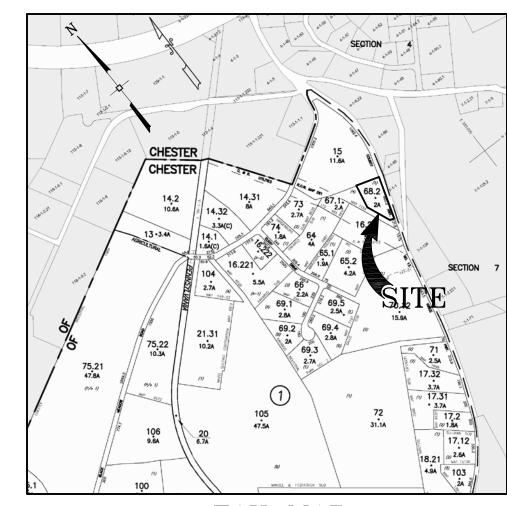
PARKING REQUIREMENTS

PROPOSED USE
GAS STATION WITH ACCESSORY CONVENIENCE RETAIL

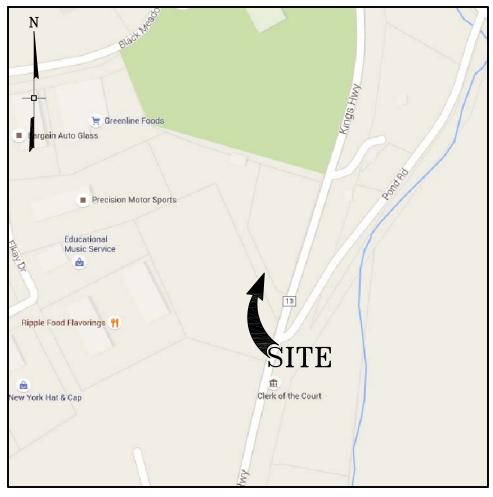
MAXIMUM BUILDING COVERAGE

TOTAL SPACES REQUIRED: 1 SPACE PER 150 S.F. RETAIL (2,800 S.F. / 150 = 19 SPACES)

TOTAL SPACES PROVIDED: 24 SPACES + 6 SPACES @ PUMPS



TAX MAP SCALE: 1" = 1000'



LOCATION MAP SCALE: NTS

No.	DATE	DESCRIPTION

DRAWING STATUS		ISSUE DATE:		
		06/17/15		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER			
CONCEPT APPROVAL	1	OF	1	
☐ PLANNING BOARD APPROVAL	N/A	OF	N/A	
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A	
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A	
NYSDEC APPROVAL	N/A	OF	N/A	
NYSDOT APPROVAL	N/A	OF	N/A	
OTHER	N/A	OF	N/A	
☐ FOR BID	N/A	OF	N/A	
☐ FOR CONSTRUCTION	N/A	OF	N/A	
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE				

APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE JAY SAMUELSON, P.E. EDUCATION LAW. 1 inch = 30 ft.

	NGINE & SURV ROPE chieving Succ with Innova	VEYING RTIE	Es M	71 CLINTON STREET ONTGOMERY, NY 12549 Ph: (845) 457-7727 Fx: (845) 457-1899	
		SKET	CH PLA	AN	
LAVIANO COUNTY ROUTE 13 TOWN OF CHESTER ORANGE COUNTY, NEW YORK					
JOB #:	1114.01	DRAWN B	Y: JS		
DATE:	06/17/15	SCALE:	1" = 30'	SK-1	
REVISION	۷:	TAX LOT:	C 1 CO 2		

LEGEND

	BUILDING LINE
	BUILDING GARAGE LINE
	BUILDING ROOF LINE
· · · · · · · · · · · · · · · · · · ·	CONCRETE PAD LINE
4 4 4	CONCRETE HATCH
310	MAJOR CONTOUR LINE
422 ———	MINOR CONTOUR LINE
	EOP & CURB LINE
· · · _	LIMIT OF DISTURBANCE LINE
	DRIVEWAY LINE
	EASEMENT LINE
	SILT FENCE LINES
xxxxx	FENCE LINES
0 0 0	GUIDERAIL LINES
· · · · · · · · · · · · · · · · · · ·	PARKING STALL STRIPE
	EDGE OF PAVEMENT LINE
	SEPTIC SYSTEM LATERALS
	BUILDING SETBACK LINES
	STRIPING LINE
	LIMIT OF TREE CLEARING LINES
ws — ws — ws — ws —	WATER SERVICE LINES
· · · · · · · · · · · · · · · · · ·	DRAINAGE SWALE
310	EXISTING MAJOR CONTOUR LIN
- — — — 422 — — — — — —	EXISTING MINOR CONTOUR LIN
_	EXISTING CURB LINE
	EXISTING EDGE OF PAVEMENT L
XXXXXX	EXISTING FENCE LINES
	EXISTING GUIDERAIL LINES
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY LINE

T LINE

EXISTING ROAD CENTERLINE

CATCH BASIN YARD DRAIN FILTER FABRIC DROP INLET PROTECTION STORM DRAINAGE MANHOLE STORM DRAINAGE PIPE END SECTION 6 HOLE DROP BOX PUMP CHAMBER 1500 GALLON SEPTIC TANK END SECTION RIP-RAP OUTLET PROTECTION POND OUTLET STRUCTURE RETAINING WALL LINES SPOT GRADE ELEVATION PERC TEST LOCATION DEEP TEST HOLE LOCATION GAS VALVE LIGHT POLE SIGN & POST WELL LOCATION SEWER CLEANOUT UTILITY POLE STONE CHECK DAM FIRST FLOOR ELEVATION FF = 288.25LOWEST SEWERABLE ELEVATION LSE = 284.25

TOWN OF CHESTER PLANNING BOARD APPROVAL BOX