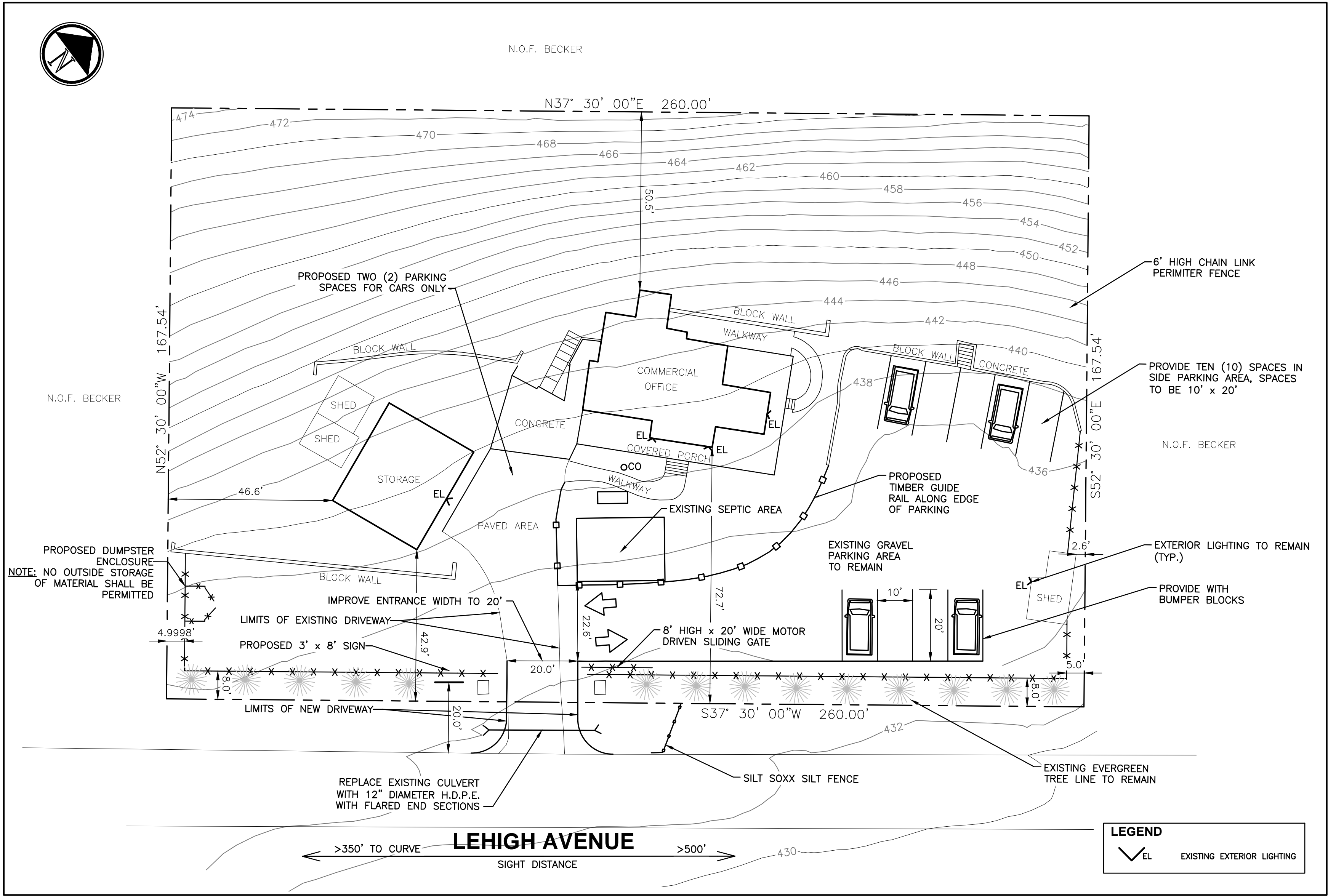


File Name: C:\Users\jwg\appdata\local\temp\AcPublish_68160C-101.dwg (Layout: Layout1)
Date: Wed, Mar 21, 2018 - 2:07 PM (Name: zwg)



1 SITE PLAN
1" = 20'

NEW YORK STATE SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ANY DISTURBED AREAS THAT ARE LEFT EXPOSED FOR MORE THAN FOURTEEN (14) DAYS, AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC MUST IMMEDIATELY RECIEVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR AN EQUIVALENT MATERIAL. THE SEEDING WILL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
- ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL RECIEVE PERMANENT VEGITATIVE COVER IN COMBINATION WITH SUITABLE MULCH WITHIN TEN (10) DAYS AS PER THE SPECIFICATION.
- PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
- STORMWATER FROM DISTURBED AREAS MUST BE PASSED THROUGH A PROTECTIVE (SILT SOXX) BARRIER OR OTHER CONTROL DEVICE BEFORE BEING DISCHARHED BEYOND DISTURBED AREAS, IN TO INLETS, OR IN TO OTHER DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL INSPECT THE EFFECTIVENESS AND CONDITION OF EROSION CONTROL DEVICES DURING STORM EVENTS, AFTER EACH RAINFALL OF ONE-HALF INCH (1/2") MAGNITUDE OR GREATER, PRIOR TO WEEKENDS, AND PRIOR TO FORECASTED STORM EVENTS.
- THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED EROSION CONTROL DEVICES IMMEDIATELY AND IN NO CASE, MORE THAN TWENTY-FOUR (24) HOURS AFTER OBSERVING SUCH DEFICIENCIES.
- THE CONTRACTOR SHALL BE PREPARED TO IMPLEMENT INTERIM DRAINAGE CONTROL AND EROSION CONTROL MEASURES AS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE AVAILABLE ONSITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EMERGENCY EROSION CONTROL AND DRAINAGE IMPROVEMENTS WITHIN FOUR (4) HOURS OF ANY IMPENDING EMERGENCY SITUATION.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (NYSDEC, AUG. 2005)
- THE TOWN OF CHESTER OR DESIGN ENGINEER MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE THE POTENTIAL FOR ONSITE OR OFFSITE EROSION PROBLEMS THAT MAY OCCUR DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THESE MEASURES.

GENERAL NOTES:

MINIMUM OFFSTREET PARKING:
AS PER SECTION 98-22,
OFFICE REQUIRES "ONE (1) PER TWO-HUNDRED (200) SQUARE FEET OF FLOOR AREA AND THEN ONE (1) PER THREE-HUNDRED (300) SQUARE FEET OF ANY ADDITIONAL FLOOR AREA."

TOTAL FLOOR AREA = 2092 SQ.FT. PER SPACE = 10.45 SPACES = 11 SPACES.

TOTAL SPACES PROVIDED: 12 SPACES

PARKING:
THERE ARE NO CUSTOMERS THAT COME TO THIS BUSINESS. ALL PARKING IS FOR EMPLOYEES AND BUSINESS VEHICLES.

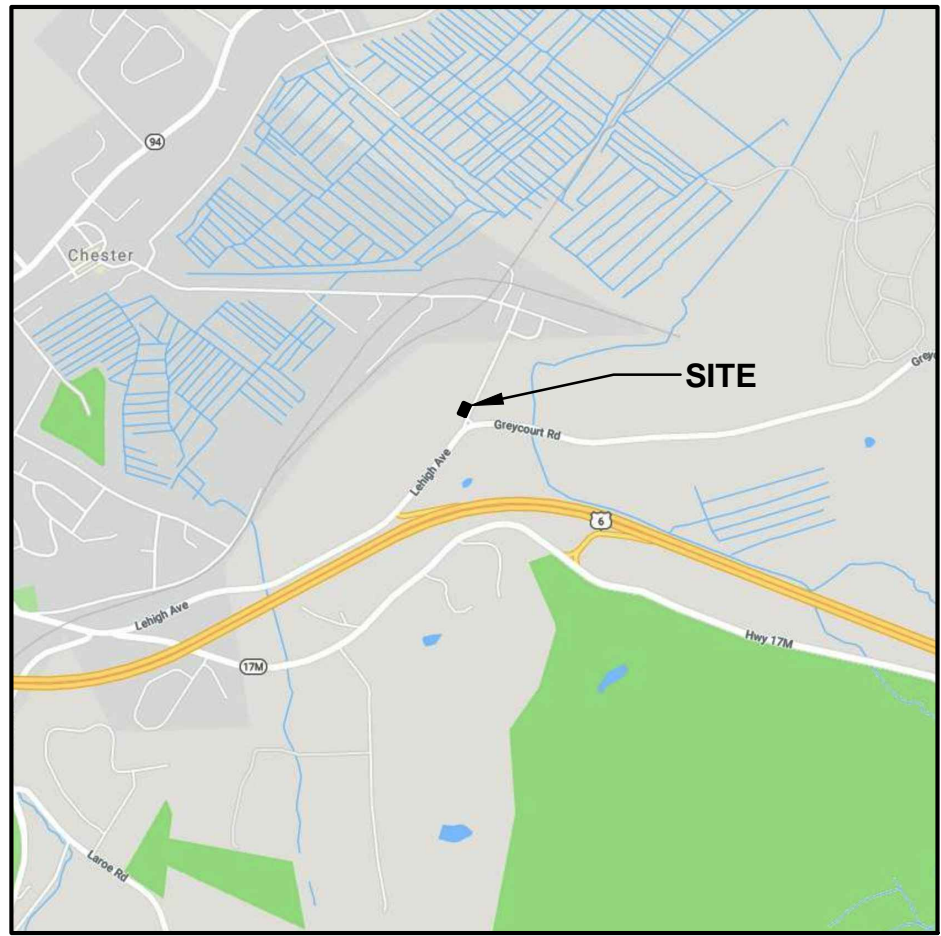
REQUESTING WAIVER FOR SECTION 98-22, SUBSECTION "E" #1
"OFF-STREET PARKING AREAS FOR MORE THAN TEN (10) AUTOMOBILES SHALL BE ADEQUATELY PAVED, GRADED, AND DRAINED SO AS TO DISPOSE OF ALL SURFACE WATERS TO THE SATISFACTION OF THE TOWN ENGINEER."

VEHICLE PARKING SHALL BE LIMITED TO CARS, SMALL TRUCKS, AND CARGO VANS ONLY.

SIGN NOTES:
AS PER SECTION 98-21(c),
1(a) "FOR EACH ESTABLISHMENT, ONE IDENTITY SIGN FOR EACH STREET FRONTAGE, EACH WITH A MAXIMUM AREA OF ONE SQUARE FOOT FOR EACH LINEAR FOOT OF A BUILDING FACADE WHICH FRONTS ON A STREET."
= 52 SQ.FT. MAXIMUM

LIMITS:
2(a) SIGNS MAY BE FLAT WALL SIGNS LOCATED ANYWHERE ON THE SURFACE OF THE BUILDING, BUT IN NO CASE SHALL THEY PROJECT ABOVE THE ROOF LINE, OR GROUND-MOUNTED SIGNS NOT TO EXCEED FIVE (5) FEET IN HEIGHT AND SET BACK AT LEAST TEN (10) FEET FROM A STREET LINE.

(b) NO PRODUCTS OR PRODUCT CONTAINERS OR SIGNS SHALL BE CLOSER TO A STREET LINE THAN 20 FEET.



VICINITY MAP
1" = 2000'

SITE VERIFICATION NOTES:

- PRIOR TO SUBMISSION OF THE BID, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO SUBMISSION OF THE BID, AND IF NOT RESOLVED TO SATISFACTION, SHALL BE SUBMITTED AS A WRITTEN QUALIFICATION OF THE BID. SUBMISSION OF A BID SHALL BE EVIDENCE THAT SITE VERIFICATION HAS BEEN PERFORMED AS DESCRIBED ABOVE.
- THE LOCATION OF ALL UTILITIES MUST BE VERIFIED.

SEWAGE DISPOSAL NOTES:

THE EXISTING SEPTIC SYSTEM WAS HYDRAULICALLY TESTED ON SEPTEMBER 16, 2017 FOR THE USE AS CURRENTLY DESIGNED, THERE WAS NO SIGN OF FAILURE OR MALFUNCTION. THE SYSTEM IS FUNCTIONING PROPERLY.

DRAINAGE NOTES:

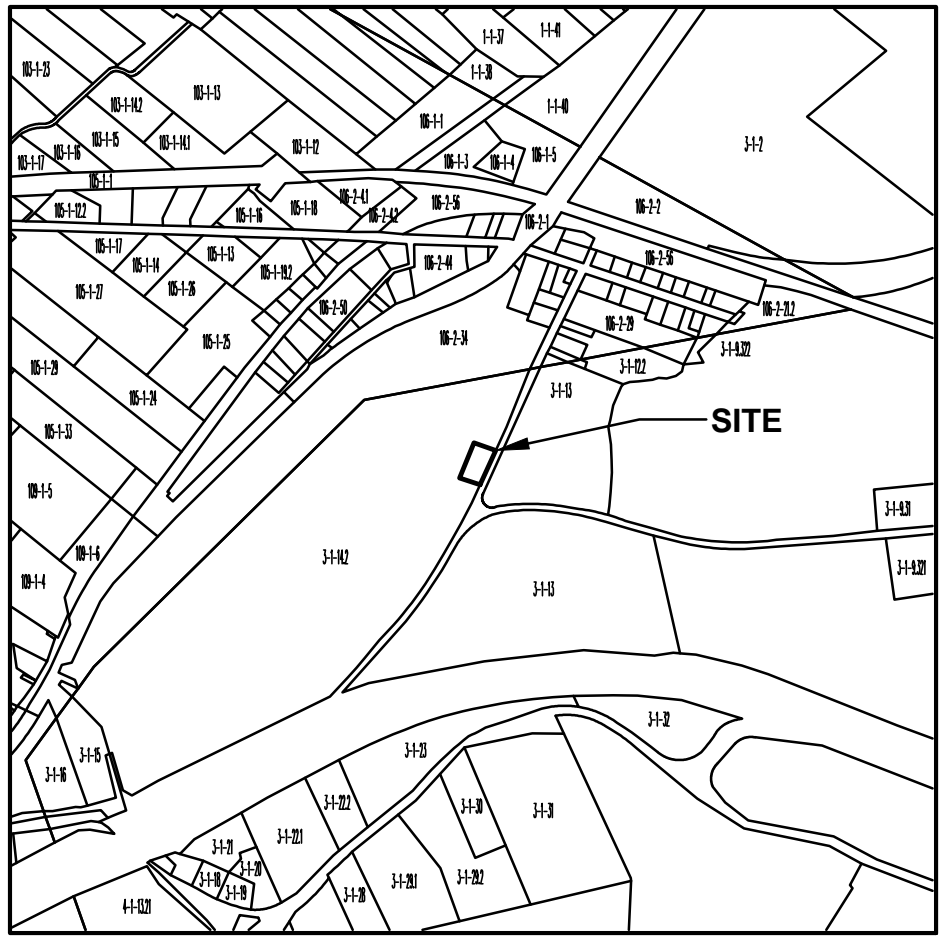
THE AMOUNT OF IMPERVIOUS COVERAGE FOR THIS PROJECT HAS DECREASED. HENCE NO DRAINAGE SYSTEM IS BEING PROPOSED.

EXCAVATION:

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE NEW YORK ONE CALL SYSTEM INCORPORATED AT 1-800-962-7962 FOR BURIED UTILITIES LOCATIONS.

HOURS OF OPERATION:

MONDAY - FRIDAY: 7:00 AM TO 6:00 PM



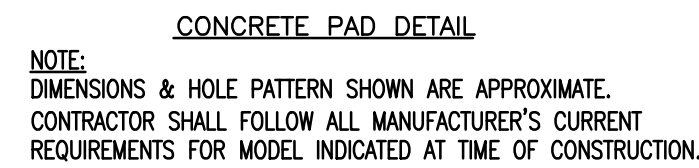
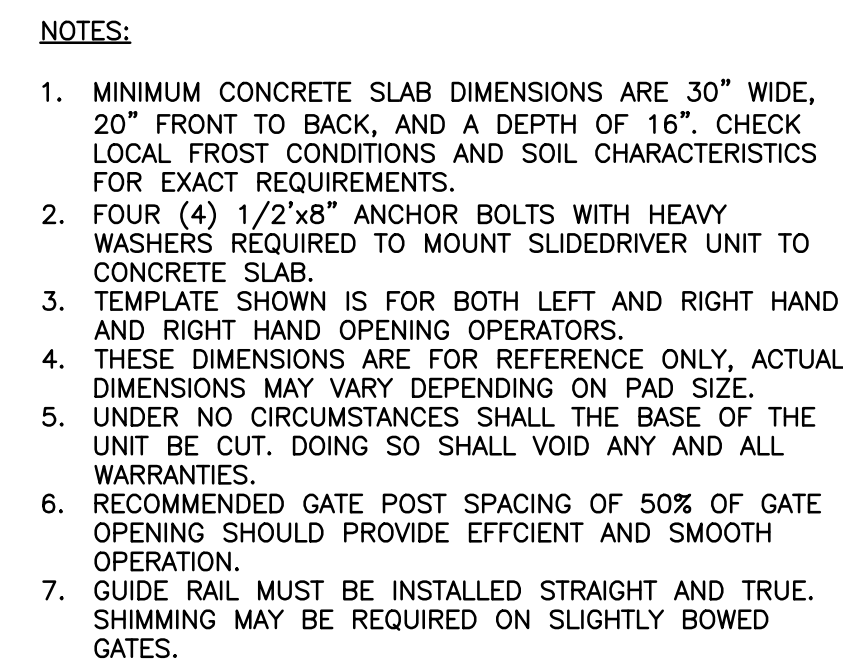
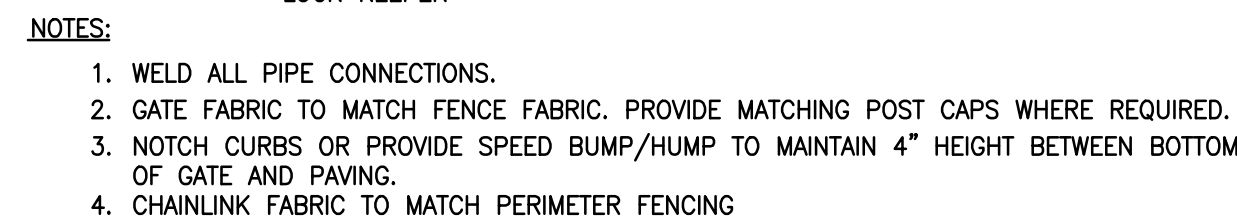
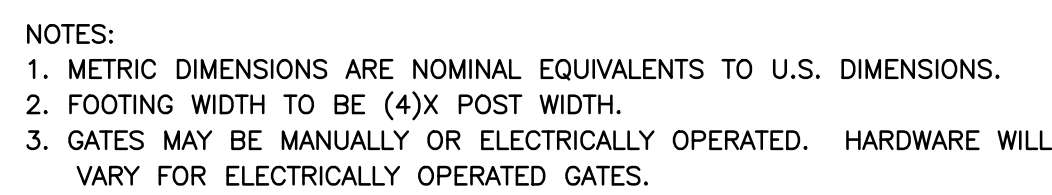
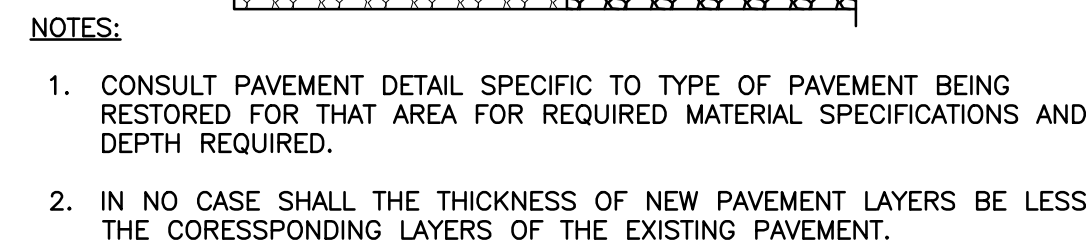
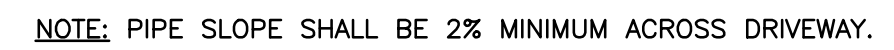
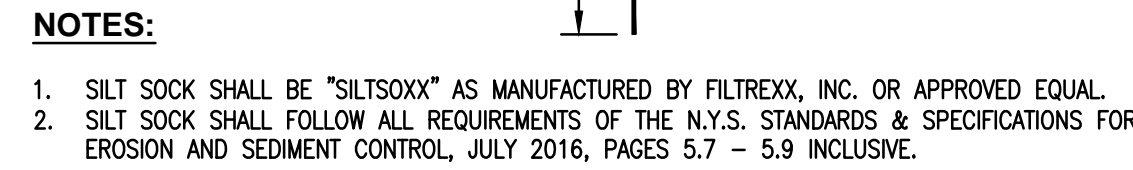
TAX MAP
1" = 1000'

BULK REQUIREMENTS O.P. ZONE (TOWN OF CHESTER) OFFICE PARK		
BULK TABLE REQUIREMENTS		
MINIMUM REQUIRED		
BULK ITEM	REQUIRED	PROVIDED
LOT AREA (SQ. FT.)	43,560	43,560
LOT WIDTH (FT)	150	260
FRONT SETBACK (FT)	60	72.7
REAR SETBACK (FT)	50	50.4
ONE SIDE (FT)	20	>20
BOTH SIDES (FT)	50	>50
MAXIMUM PERMITTED		
BULK ITEM	PERMITTED	PROVIDED
BLDG. COVERAGE(%)	20	18.5
BLDG. HEIGHT (FT)	45	<45
PROPERTY ADDRESS 191 LEHIGH AVENUE CHESTER, NY 10918		
TAX MAP SECTION 3, BLOCK 1, LOT 14.1 TOWN OF CHESTER, NY		
OWNER & DEVELOPER JOEL WERZGER 191 LEHIGH AVENUE CHESTER, NY 10918		
EXISTING USE COMMERCIAL/RESIDENTIAL		
PROPOSED USE COMMERCIAL OFFICE SPACE		
REFERENCE SURVEY BY EDWARD T. GANNON, P.L.S. ENTITLED "SURVEY OF PROPERTY PREPARED FOR 191 LEHIGH AVENUE" DATED FEBRUARY 27, 2017.		

REV #	DATE	REMARKS:	ISSUE #	DATE	ISSUED FOR:
<div>1/2" 1/4" 1/2" 0 1" 2" REFERENCE SCALE</div>					
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.					
<div><div>FELLENZER III ENGINEERING LLP 22 Mulberry St., Suite 2A, Middletown, NY 10940 t 845-343-1481 fx 845-343-4986</div><div>181 Church St., Suite 100, Poughkeepsie, NY 12601 t 845-454-9704 fx 855-320-8735</div><div>www.fellp.com</div></div>					
STAMP:		PROJECT TITLE: LEHIGH AVENUE SITE PLAN 191 LEHIGH AVENUE CHESTER, NY			
DRAWING TITLE: SITE PLAN					
DESIGNED BY: SAR	DRAWN BY: ZWG	APPROVED BY P.E.: ACL	APPROVED BY P.E.: MOF	DRAWING #: C-101	
DATE: 03/21/2018	SCALE: AS SHOWN	FE PROJECT #: 18-055		PAGE 1 OF 2	



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<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> PROGRESS PRINT 3/21/18 NOT FOR CONSTRUCTION </div>	STAMP:		PROJECT TITLE:			
			LEHIGH AVENUE SITE PLAN 191 LEHIGH AVENUE CHESTER, NY			
			DRAWING TITLE:			
			DETAILS			
	DESIGNED BY:	DRAWN BY:	APPROVED BY P.M.:	APPROVED BY P.C.:	DRAWING #:	
	SAR	ZWG	ACL	MDF	C-901	
	DATE:	SCALE:	FE PROJECT #:		PAGE 2 OF 2	
	03/21/2018	AS SHOWN	18-055			