

SITE LOCATION MAP  
NOT TO SCALE

OWNER:  
COLUMBIA CHESTER GROUP, LLC

TOTAL AREA:  
72,262 SQ. FT OR 1.659 ACRES

ZONING: B-2 GENERAL BUSINESS ZONING DISTRICT

MINIMUM REQUIREMENTS

LOT AREA	= 15000 SQ.FT
LOT WIDTH	= 100 FT
FRONT YARD	= 50 FT
ONE SIDE YARD	= 15 FT
BOTH SIDE YARDS	= 30 FT
REAR YARD	= 20 FT

MAX HEIGHT = 35 FT OR 3 STORIES

LEGEND

- MONUMENT FOUND
- PIN OR REBAR FOUND
- ⊠ PIPE FOUND
- BOL/POST BOLLARD OR POST
- HH RECTANGULAR HANDHOLE
- ⊕ HANDICAP SYMBOL
- ⊞ ELECTRIC BOX
- ⊞ ELECTRIC METER
- ⊞ GAS VALVE OR SERVICE
- ⊞ GAS METER
- ⊞ LIGHTPOLE (ONE HEAD)
- ⊞ UTILITY POLE
- GW GUY WIRE
- SP TRAFFIC SIGNAL POLE
- PSP TRAFFIC PEDESTRIAN SIGNAL POLE
- ⊞ TRAFFIC CONTROL HANDHOLE
- CB CATCH BASIN
- EDGE OF WOODS
- CHAIN LINK FENCE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING SLAT FENCE
- PROPOSED SLAT FENCE

NOTES:

- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE. UNDERGROUND UTILITIES ARE NOT CERTIFIED TO THEIR LOCATION OR COMPLETENESS.
- NO ABSTRACT OF TITLE PROVIDED, PROPERTY IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES OR RESTRICTIONS THAT AN ABSTRACT OF TITLE WOULD SHOW.
- THE HORIZONTAL DATUM IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83) THROUGH GPS OBSERVATIONS.
- THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) THROUGH GPS OBSERVATIONS.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE PROPERTY IS SHOWN AS BEING LOCATED IN "ZONE X", AN AREA OF MINIMAL FLOODING ACCORDING TO FEMA PANEL 36071C0456E, EFFECTIVE ON 08/03/2009.

STANDARD NOTES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

SITE LOCATION

# Rite-Aid 2428

# Walgreen's 19578

89 Brookside Ave  
Chester, NY

PREPARED FOR

# Walgreen Co.

106 Wilmot Road  
Deerfield, IL 60015



Bergmann Associates, Architects, Engineers,  
Landscape Architects & Surveyors, D.P.C.  
2665 Coming Road  
Horseheads, NY 14845  
office: 607.795.1110

www.bergmannpc.com

REVISIONS			
NO.	DATE	DESCRIPTION	REV. CKD

VILLAGE OF CHESTER PLANNING BOARD  
VILLAGE PROJECT NUMBER: 18-04

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Note: Unauthorized alteration or addition to this drawing is a violation of the New York State Education Law Article 145, Section 7209.

Project Manager	Checked By
SCOTT WRASMAN	
Designed By	
DESIGN-BY	T. BABCOCK
Date	2/01/2019
Scale	1" = 20'
Project Number	012661.14

## AMENDED SITE PLAN

012661.14

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ORANGE COUNTY DEPARTMENT OF HEALTH

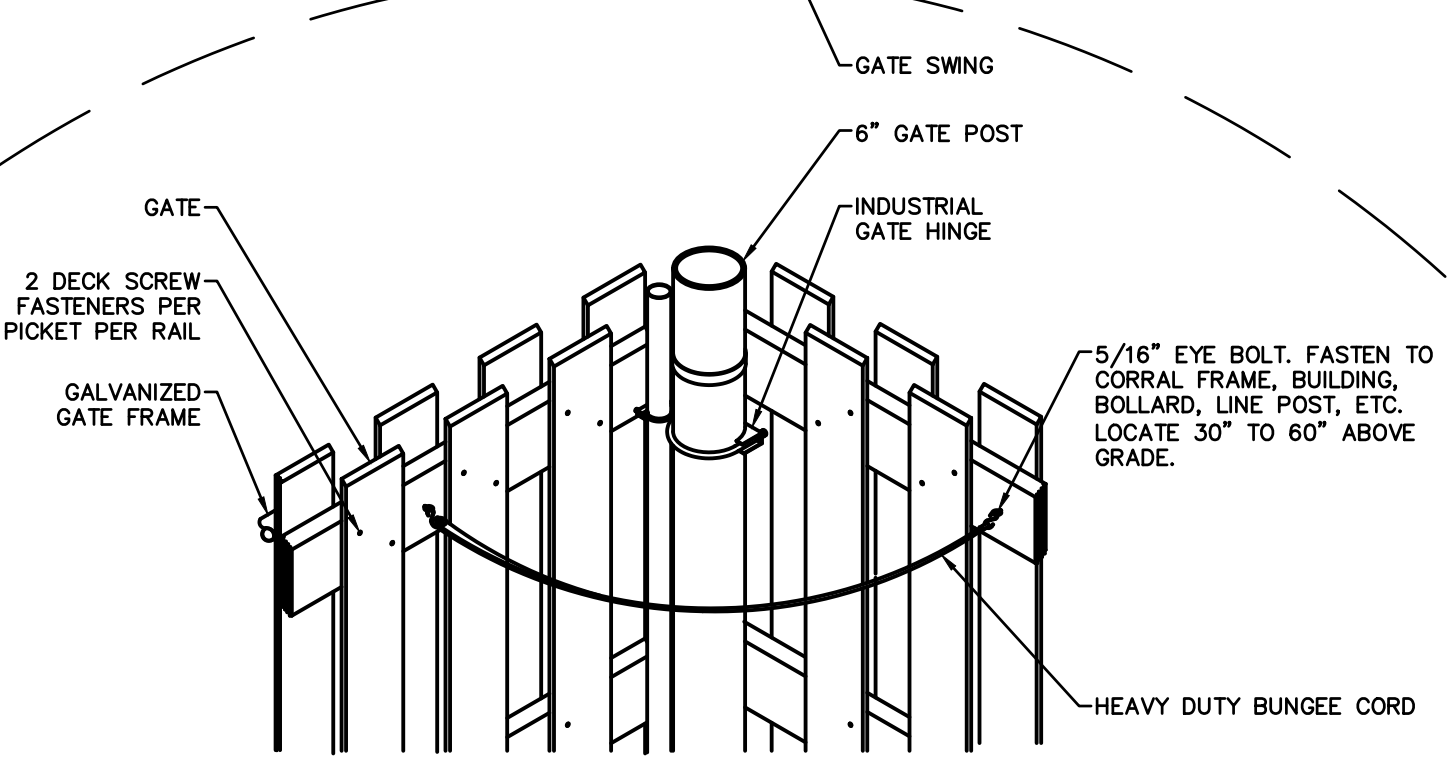
1 FENCE DETAIL  
1 1/2" = 1'-0"



NOTE: BOTTOM OF PICKETS TO BE 6" ABOVE CONCRETE PAD.

WOOD FENCE ENCLOSURE:  
CEDAR WOOD BOARD ON BOARD FENCE WITH CLEAR PROTECTIVE FINISH. 2.375" O.D. NOMINAL GALVANIZED LINE POSTS.

2 COMPACTOR GATE HOLD OPEN DETAIL  
3/4" = 1'-0"



PARKING TALLY

EXISTING SPACES: 61
REQUIRED SPACES: 59
(8,827SF SALES SPACE @ 1/150)
PROVIDED SPACES: 59

SITE PLAN AMENDMENT

THIS SITE PLAN AMENDMENT PROPOSES THE ADDITION OF TWO PORTABLE STORAGE UNITS ON THE SITE. NO OTHER MODIFICATIONS ARE PROPOSED. ALL OTHER PROVISIONS AND REQUIREMENTS OF THE PRIOR SITE PLAN APPROVAL REMAIN IN FULL FORCE AND EFFECT

ANTICIPATED DATE OF OCCUPANCY: MAY 2019

