Parcel Information:

TAX PARCEL: 114 - 1 - 7.1
AREA: 2.3 ACRES
VILLAGE OF CHESTER
COUNTY OF ORANGE

Record Owner:

SD CHESTER, LLC
39 BROOKSIDE AVENUE
CHESTER, NEW YORK 10918

Applicant:

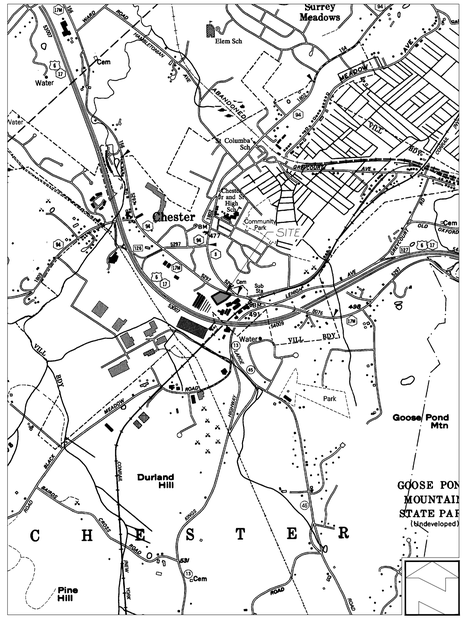
SD CHESTER, LLC
39 BROOKSIDE AVENUE
CHESTER, NEW YORK 10918

Project Engineer:

LAWRENCE MARSHALL, P.E.
MERCURIO-NORTON-TAROLLI-MARSHALL (MNTM)
ENGINEERING & LAND SURVEYING, P.C.
PO BOX 166 - 45 MAIN STREET
PINE BUSH, NEW YORK 12566
(845) 744-3620

Detailed Site Plan
for

Beer World - Chester



Location Map
SCALE: 1" = 2,000'

Notes:

1.) BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A MAP ENTITLED "SURVEY OF PROPERTY FOR SD CHESTER REALTY, LLC" PREPARED BY JAMES A. DILLIN, L.S. DATED AUGUST 21, 2017.

2.) SITE TOPOGRAPHY AND IMPROVEMENTS ARE BASED UPON A FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL (MNTM) ENGINEERING & LAND SURVEYING, P.C. IN JULY 2019.

3. VERTICAL DATUM IS NAVD88.

4.) IN ACCORDANCE WITH SECTION 98-28.E OF THE VILLAGE CODE A WAIVER IS REQUESTED TO PERMIT A MINIMUM OF THIRTY-FOUR (34) PARKING SPACES.

Legend

	PROPERTY LINE & CORNER		PROPOSED CONTOUR LINE
	SET 5/8" IRON ROAD AT PROPERTY CORNER		PROPOSED MASONRY REFUSE ENCLOSURE (SEE DETAIL)
	ADJOINER PROPERTY LINE		PROPOSED STRUCTURE
L. XXXX, P. XXX	DEED LIBER, PAGE		PROPOSED SIDEWALK
XX-X-XX	TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)		PROPOSED CONCRETE CURB (SEE DETAIL)
UL UL	EXISTING UTILITY POLE & LINE		PROPOSED PARKING STRIPING
XX"	EXISTING CULVERT & SIZE	A	PROPOSED POLE-MOUNTED LIGHTING FIXTURE & DESIGNATION
	STONE WALL		
X	WIRE FENCE		
	WATERCOURSE		
	APPROXIMATE LOCATION OF EXISTING BUILDING / STRUCTURE		
	SIGN LOCATION		
	ZONING MINIMUM SETBACK LINE		
	LIMITS OF TREELINE		
	UNPAVED DRIVEWAY		
XXX	EXISTING CONTOUR LINE		
W	WELL LOCATION		
	EXISTING CURBING		
300 BLOCK 1084	EXISTING MILE MARKER & INFORMATION		
SL SL	APPROXIMATE LOCATION OF EXISTING SEWER LINE		
WL WL	APPROXIMATE LOCATION OF EXISTING WATER LINE		
WV	WATER VALVE		
	EXISTING HYDRANT		
S	EXISTING SEWER MANHOLE		

Zoning Legend: B-2

RETAIL STORE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 S.F.	101,802 S.F.	101,802 S.F.
MINIMUM LOT WIDTH	100'	321.2'	321.2'
MINIMUM FRONT YARD (1)	30'	28.5'	28.5'
MINIMUM SIDE YARD (ONE)	15'	18.0'	18.0
MINIMUM SIDE YARD	30'	163.3'	101.3'
MINIMUM REAR YARD	20'	192.6'	172.8
MAXIMUM HEIGHT	35'	<35'	<35'

(1) SECTION 98 ATTACHMENT 2.2: FRONT YARD MAY BE REDUCED TO 30 FEET WHERE NO PARKING IS LOCATED IN THE FRONT YARD.

VILLAGE OF CHESTER PLANNING BOARD APPROVAL

VILLAGE OF CHESTER PROJECT NO. 20-04

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

SHEET	DESCRIPTION	REVISION DATE 7-1-20						
1	COVER SHEET	●						
2	SITE PLAN	●						
3	GRADING PLAN	●						
4	EXISTING CONDITIONS PLAN	●						
5	DEMOLITION PLAN	●						
6	CONSTRUCTION DETAIL SHEET	●						
7	LANDSCAPING DETAIL SHEET	●						
8	LIGHTING DETAIL SHEET	●						
9	TURNING DIAGRAM & SIGNAGE DETAIL SHEET	●						

NYS Route 17M
(BROOKSIDE AVENUE)

GAS STATION

17M
830'
Sill

CATCH BASIN
FRAME: 1220.45
NW INV: 1210.45
SE INV: 1210.45

CATCH BASIN
FRAME: 1222.85
NW INV: 1220.36
SE INV: 1220.36

RESTAURANT

OVERHANG

PROPOSED "DO NOT ENTER" SIGN

OVERHANG ENCROACHES BY ±1.3'

PROPOSED REFUSE ENCLOSURE & DUMPSTER AREA (SEE DETAIL)

DO NOT ENTER

TIMBER CURB

PRESUMED LOCATION OF EXISTING WATER SERVICE

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING "BEER WORLD" (±12,630 S.F.)

PROPOSED PYLON SIGN

2 SPACES

6 SPACES

8 SPACES

4 SPACES

4 SPACES

10 SPACES

UTILITY EASEMENT

CATCH BASIN
FRAME: 1216.57
NE INV: 1213.14
SW INV: 1213.14

CATCH BASIN
FRAME: 1217.35
NW INV: 1214.15
SE INV: 1214.15

PVC VENT

REMAINS OF PAVEMENT

GRAVEL AREA

RESERVE PARKING AREA (24 SPACES)

REMAINS OF PAVEMENT

GRAVEL AREA

GRAVEL AREA

POTENTIAL DISTURBANCE 'B' (±0.27 ACRES)

CATCH BASIN
FRAME: 1215.19
NE INV: 1212.89
SW INV: 1212.89

CHAIN LINK FENCE

B-2 Zoning District
M-2 Zoning District

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Parking Requirements

USE:	PARKING REQUIREMENT:	PARKING CRITERIA:	SPACES REQUIRED:	SPACES PROVIDED:
RETAIL	1 SPACE PER 150 SF SELLING SPACE (1)	±8,614 SF (4)	58	34
RETAIL	1 SPACE PER 400 SF SELLING SPACE (2)	±8,614 SF (4)	22	
LIQUOR STORE	1.72 SPACES PER 1,000 SF GROSS FLOOR AREA (3)	12,380 SF	22	

(1) AS PER VILLAGE CODE CHAPTER 98, ZONING, ATTACHMENT 2 FOR B-2 ZONE
(2) AS PER VILLAGE CODE CHAPTER 98, ZONING, ATTACHMENT 2 FOR B-1 ZONE
(3) AS PER INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) PARKING GENERATION MANUAL, 9TH EDITION
(4) TOTAL PROPOSED BUILDING AREA = ±12,380 S.F.
TOTAL PROPOSED SELLING SPACE = ±8,614 S.F.

Notes:

1.) BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A MAP ENTITLED "SURVEY OF PROPERTY FOR SD CHESTER REALTY, LLC" PREPARED BY JAMES A. DILLIN, LS DATED AUGUST 21, 2017.

2.) SITE TOPOGRAPHY AND IMPROVEMENTS BASED UPON A FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL (MNTM) ENGINEERING & LAND SURVEYING, P.C. IN JULY 2019.

3.) VERTICAL DATUM IS NAVD88.

4.) IN ACCORDANCE WITH SECTION 98-28.E OF THE VILLAGE CODE A WAIVER IS REQUESTED TO PERMIT A MINIMUM OF THIRTY-FOUR (34) PARKING SPACES.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
1	5-11-20	WORK SESSION COMMENTS	ZAP

STATE OF NEW YORK
ZACHARY ALEXANDER PETERS
LICENSED PROFESSIONAL ENGINEER
093918

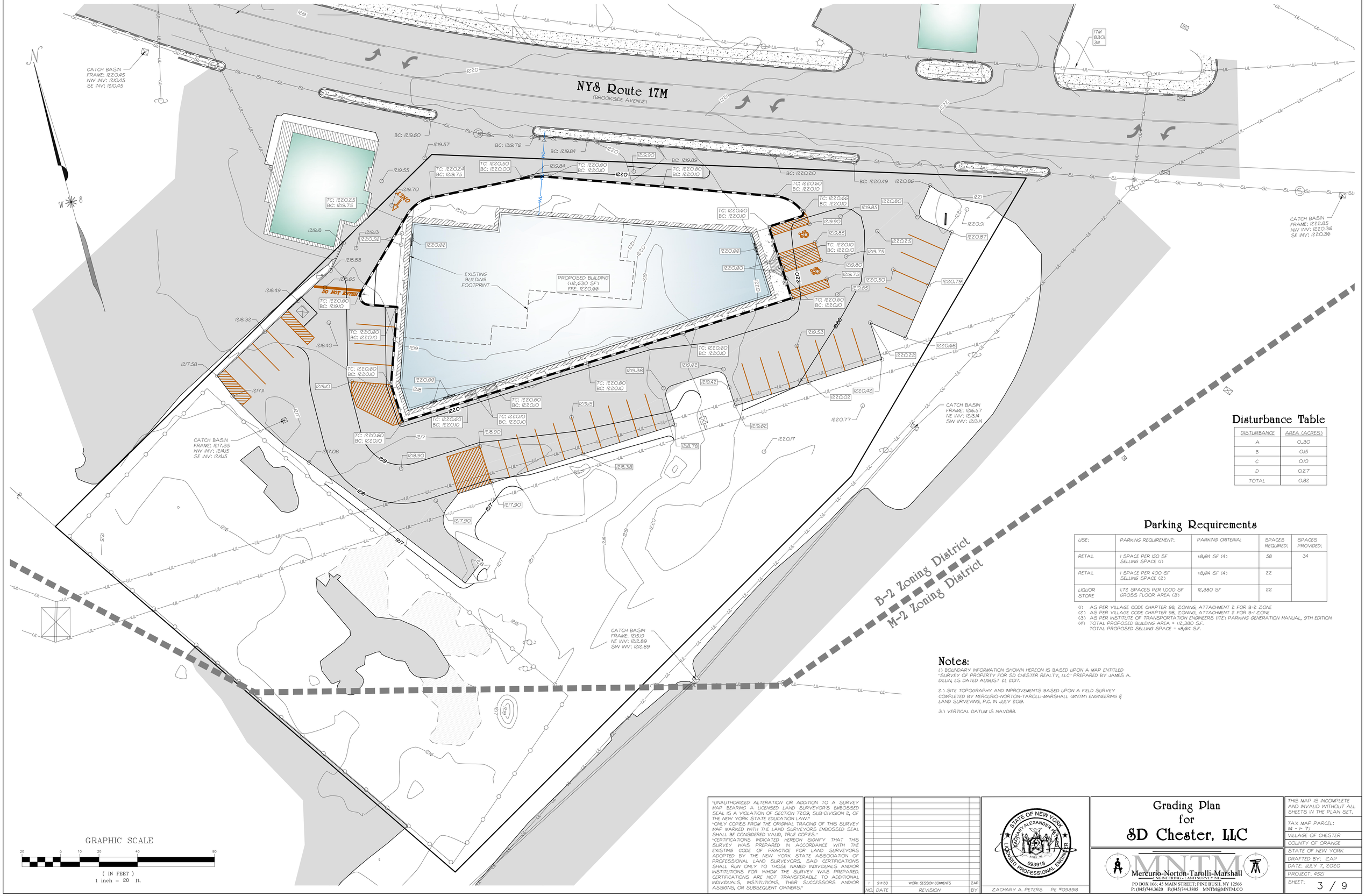
ZACHARY A. PETERS PE #093918

Site Plan for SD Chester, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL:
96 - 1 - 7.1
VILLAGE OF CHESTER
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: RTS
DATE: OCTOBER 30, 2019
PROJECT: 452.1
SHEET: 2 / 9



Disturbance Table

DISTURBANCE	AREA (ACRES)
A	0.30
B	0.15
C	0.10
D	0.27
TOTAL	0.82

Parking Requirements

USE:	PARKING REQUIREMENT:	PARKING CRITERIA:	SPACES REQUIRED:	SPACES PROVIDED:
RETAIL	1 SPACE PER 150 SF SELLING SPACE (1)	18,614 SF (4)	58	34
RETAIL	1 SPACE PER 400 SF SELLING SPACE (2)	18,614 SF (4)	22	
LIQUOR STORE	1.72 SPACES PER 1000 SF GROSS FLOOR AREA (3)	12,380 SF	22	

(1) AS PER VILLAGE CODE CHAPTER 98, ZONING, ATTACHMENT 2 FOR B-2 ZONE
(2) AS PER VILLAGE CODE CHAPTER 98, ZONING, ATTACHMENT 2 FOR B-1 ZONE
(3) AS PER INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) PARKING GENERATION MANUAL, 9TH EDITION
(4) TOTAL PROPOSED BUILDING AREA = 12,380 S.F.
TOTAL PROPOSED SELLING SPACE = 18,614 S.F.

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NO.	DATE	REVISION	BY
1	5-1-20	WORK SESSION COMMENTS	ZAP

STATE OF NEW YORK
ZACHARY ALEXANDER PETERS
LICENSED PROFESSIONAL ENGINEER
093918

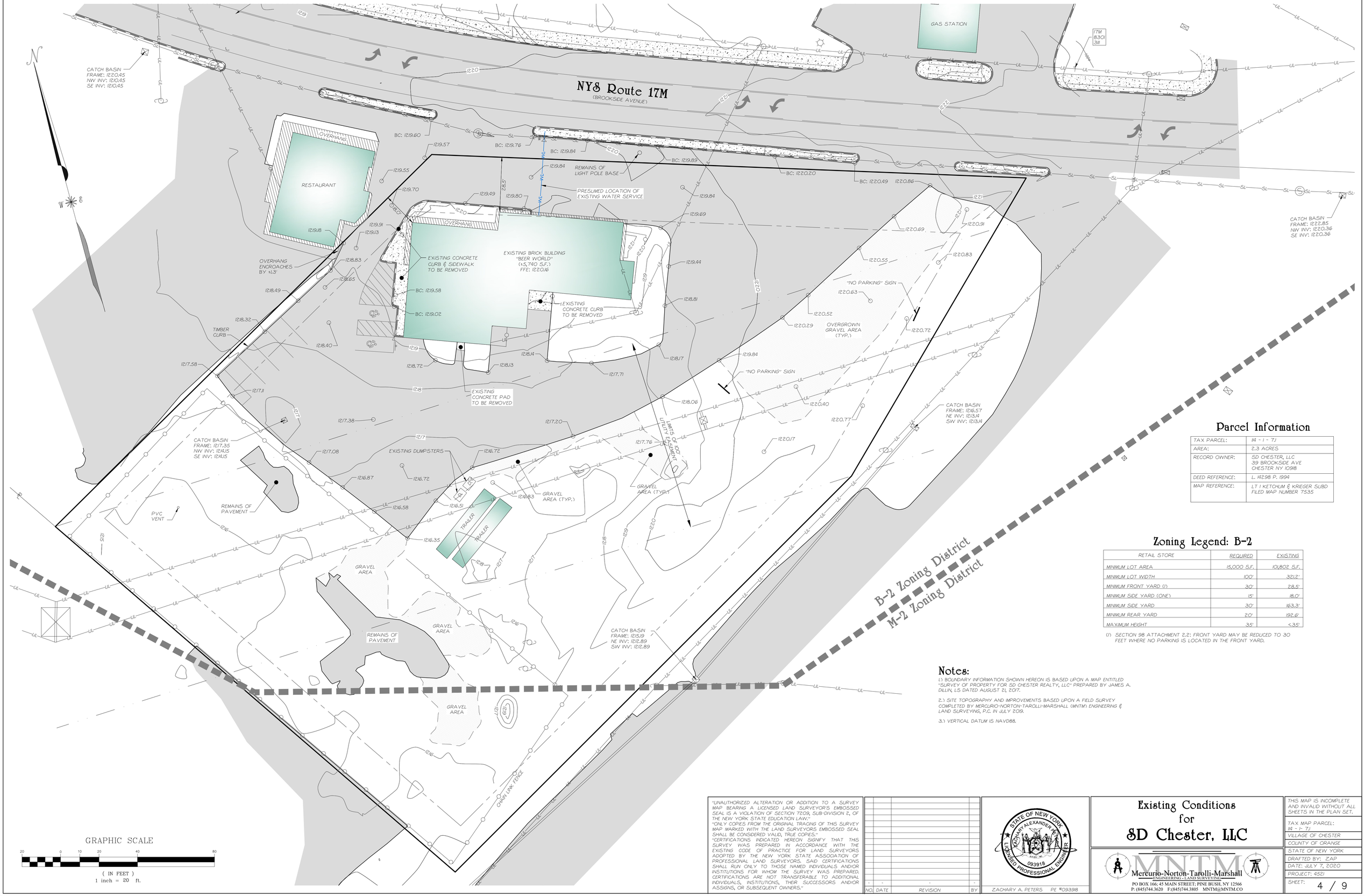
ZACHARY A. PETERS PE #093918

Grading Plan for SD Chester, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166: 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL:
(84 - 1- 7.)
VILLAGE OF CHESTER
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: ZAP
DATE: JULY 7, 2020
PROJECT: 4521
SHEET: 3 / 9



Parcel Information

TAX PARCEL:	84 - 1 - 7.1
AREA:	2.3 ACRES
RECORD OWNER:	SD CHESTER, LLC 39 BROOKSIDE AVE CHESTER NY 10918
DEED REFERENCE:	L. 14298 P. 1994
MAP REFERENCE:	LT 1 KETCHUM & KRIEGER SUBD FILED MAP NUMBER 7535

Zoning Legend: B-2

RETAIL STORE	REQUIRED	EXISTING
MINIMUM LOT AREA	15,000 S.F.	101,802 S.F.
MINIMUM LOT WIDTH	100'	321.2'
MINIMUM FRONT YARD (1)	30'	28.5'
MINIMUM SIDE YARD (ONE)	15'	18.0'
MINIMUM SIDE YARD	30'	163.3'
MINIMUM REAR YARD	20'	192.6'
MAXIMUM HEIGHT	35'	<35'

(1) SECTION 98 ATTACHMENT 2.2: FRONT YARD MAY BE REDUCED TO 30 FEET WHERE NO PARKING IS LOCATED IN THE FRONT YARD.

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3.) VERTICAL DATUM IS NAVD88.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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NO.	DATE	REVISION	BY
-	-	-	-

ZACHARY A. PETERS PE #093918

STATE OF NEW YORK · ZACHARY ALEXANDER PETERS · 093918 · LICENSED PROFESSIONAL ENGINEER

Existing Conditions for SD Chester, LLC

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

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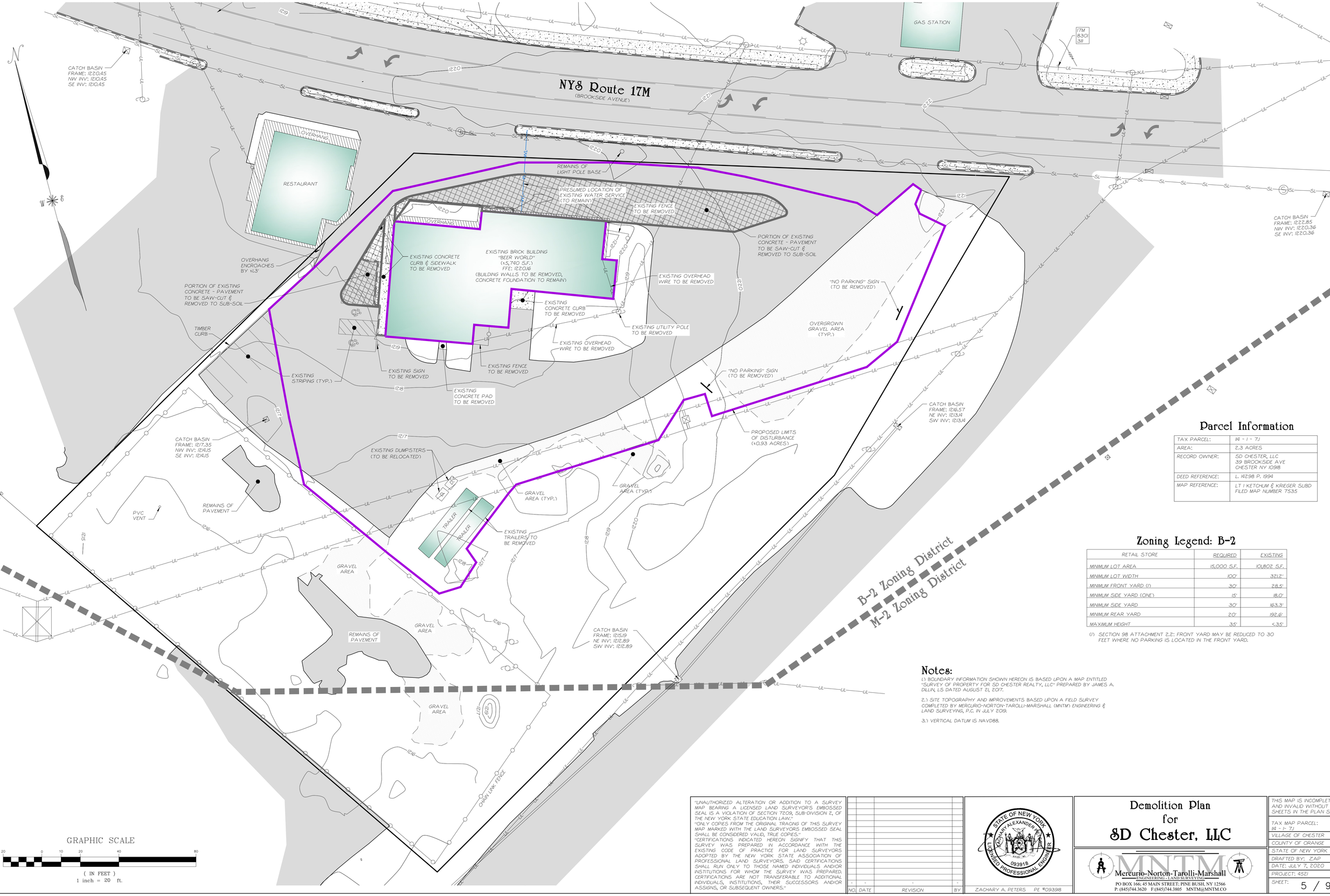
TAX MAP PARCEL: 84 - 1 - 7.1
VILLAGE OF CHESTER
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: ZAP
DATE: JULY 7, 2020
PROJECT: 4521
SHEET: 4 / 9



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

Parcel Information

TAX PARCEL:	84 - 1 - 7.1
AREA:	2.3 ACRES
RECORD OWNER:	SD CHESTER, LLC 39 BROOKSIDE AVE CHESTER NY 10918
DEED REFERENCE:	L. 14298 P. 1994
MAP REFERENCE:	LT 1 KETCHUM & KRIEGER SUBD FILED MAP NUMBER 7535

Zoning Legend: B-2

RETAIL STORE	REQUIRED	EXISTING
MINIMUM LOT AREA	15,000 S.F.	101,802 S.F.
MINIMUM LOT WIDTH	100'	321.2'
MINIMUM FRONT YARD (1)	30'	28.5'
MINIMUM SIDE YARD (ONE)	15'	18.0'
MINIMUM SIDE YARD	30'	163.3'
MINIMUM REAR YARD	20'	192.6'
MAXIMUM HEIGHT	35'	<35'

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NO.	DATE	REVISION	BY
-	-	-	-

STATE OF NEW YORK
ZACHARY ALEXANDER PETERS
LICENSED PROFESSIONAL ENGINEER
093918

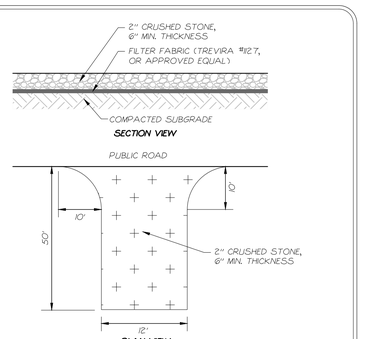
ZACHARY A. PETERS PE #093918

Demolition Plan for SD Chester, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: 84 - 1 - 7.1
VILLAGE OF CHESTER
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: ZAP
DATE: JULY 7, 2020
PROJECT: 4521
SHEET: 5 / 9



NOTES:
1. STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).

3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT THE POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.

5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

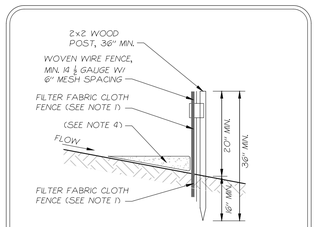
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

Stabilized Construction Entrance Detail

NOT TO SCALE



NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.

2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24' AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.

3. WHEN TWO SECTION OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY 6" AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

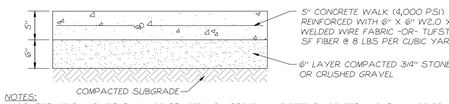
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AN MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

Silt Fence Detail

NOT TO SCALE

NOTES:
1.) GEOTEXTILE IS ONLY REQUIRED IN AREAS WHERE SUBBASE IS NOT ACCEPTABLY STABLE. GEOTEXTILE SHALL BE APPROVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

Standard Asphalt Pavement Section

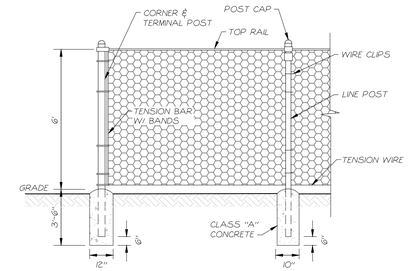


NOTES:
1.) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 15 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS

2.) DOWELS SHALL BE PLACED ACROSS SLAB EXPANSION JOINTS TO LIMIT DIFFERENTIAL SETTLEMENTS.

3.) THE OUTER 2 FEET OF CONCRETE SHALL HAVE A THICKNESS OF 12 INCHES WHERE THE CONCRETE ADJOINS THE ASPHALT PAVEMENT. THE THICKNESS SHALL TAPER BACK TO THE THICKNESS SHOWN AT A 45 DEGREE ANGLE.

Standard Concrete Pavement Detail



NOTES:
1.) CHAIN LINK FENCE SPECIFICATIONS:
FABRIC: 72" 9 GA. GALVANIZED (2" MESH) CHAIN LINK FABRIC.
TOP RAIL: 1-5/8" O.D. FULL WEIGHT PIPE, 2.27 LBS PER FOOT (MIN.), TO BE JOINED WITH 1-5/8" SLEEVE.
LINE POST: 2-1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS PER FOOT (MIN.), 10' O.C. MAX SPACING.
TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS PER FOOT (MIN.).
TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE.
FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOOP CAP, PRESSED STEEL CAP, 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
TIE WIRE: 8-1/4" 12 GA. STEEL TIE WIRE AND 6-1/2" 12 GA. STEEL WIRE SPACED 15" O.C. FOR LINE POST AND 24" O.C. FOR RAILS.
GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS PER FOOT (MIN.).
GATES: 1-5/8" FULL WEIGHT PIPE FRAMEWORK, 2.27 LBS PER FOOT (MIN.). GATES BRACED AND TRUSSED AS NECESSARY.

Typical Chain Link Fence Detail

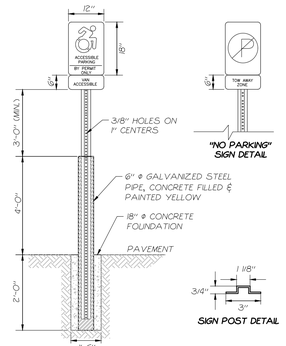
NOT TO SCALE

NOTES:
1.) SEE STANDARD CONCRETE PAVEMENT DETAIL FOR MATERIAL SPECIFICATIONS.

2.) SIDEWALK REINFORCEMENT SHALL CONSIST OF 6"x6" W2.9xW2.9 WELDED WIRE FABRIC.

Typical Sidewalk Detail

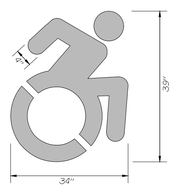
NOT TO SCALE



NOTES:
1. SIGNS TO BE MOUNTED ON POST AS SHOWN

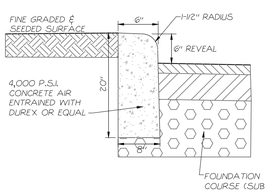
Sign Details

NOT TO SCALE



Accessibile Parking Symbol

NOT TO SCALE

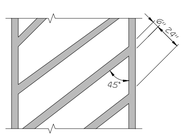


NOTES:
1.) CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE INSTALLED WHERE REQUIRED (AT CURB BOXES, CATCH BASINS, BRIDGES, ETC.). CONTRACTION (CONTROL) JOINTS SHALL BE INSTALLED AT 20' INTERVALS.

2.) THIS DETAIL SHALL BE UTILIZED FOR INSTALLATION OF CURBING WITHIN PROJECT SITE (CURBED ISLANDS, ETC.).

Standard Curb Detail

NOT TO SCALE



NOTES:
1.) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
PARKING LOT STRIPING: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOWTM5494

Island Striping Detail

NOT TO SCALE

Erosion & Sediment Control Notes:

1.) DUST CONTROL SHALL BE PROVIDED IN TIMES OF DRY WEATHER. AREAS SHALL BE SPRAYED WITH WATER TO PREVENT DUST FROM TRANSFERRING TO ADJACENT PROPERTIES.

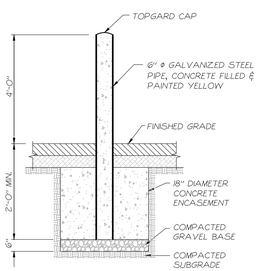
2.) THE PROPOSED AREA OF DISTURBANCE IS APPROXIMATELY x ACRES.

3.) IDLE DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION REQUIREMENTS IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, JULY 2016 EDITION. TEMPORARY STABILIZATION SPECIFICATIONS INCLUDE:

- ANNUAL OR PERENNIAL RYEGRASS SEEDING WITH STRAW MULCHING AT A RATE OF 30 LBS PER ACRE.
- COARSE WOOD CHIPS AT A RATE OF 500 LBS PER ACRE.
- WOOD FIBER HYDROMULCH, AS PER MANUFACTURERS SPECIFICATIONS.

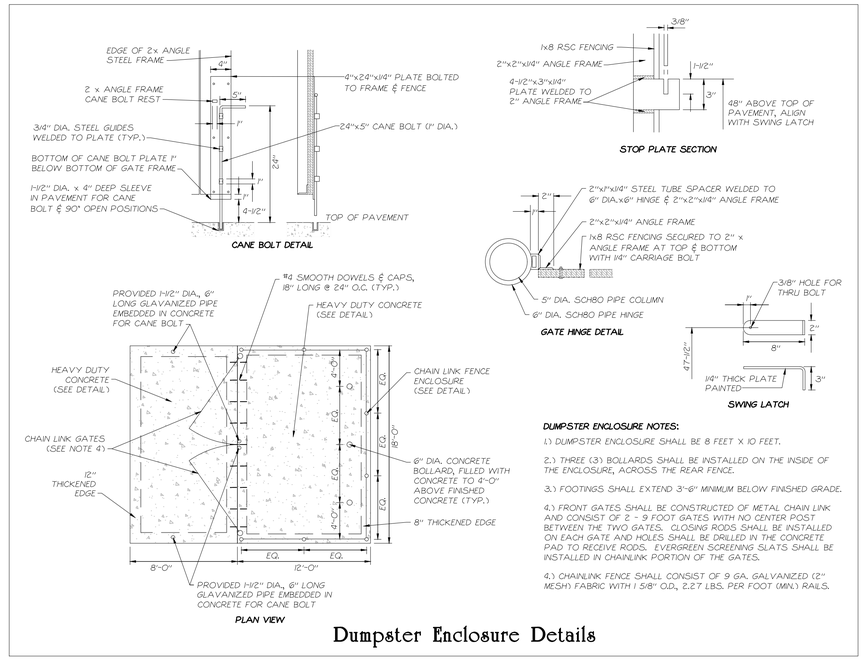
4.) ALL DISTURBED AREAS NOT ENCUMBERED BY LANDSCAPING MULCH, PAVEMENT, CONCRETE, OR OTHER IMPERVIOUS COVER BE STABILIZED WITH BLUE GRASS BLEND, WITH THE FOLLOWING SPECIFICATIONS:
- 25% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE)
- 15% LOLIUM PERENNE (PERENNIAL RYEGRASS)
- 60% POA PRATENSIS (KENTUCKY BLUEGRASS)

5.) SEEDING SHALL BE PERFORMED AT A RATE OF FIVE (5) LBS. PER ACRE.



Bollard Detail

NOT TO SCALE



DUMPSTER ENCLOSURE NOTES:

1.) DUMPSTER ENCLOSURE SHALL BE 8 FEET X 10 FEET.

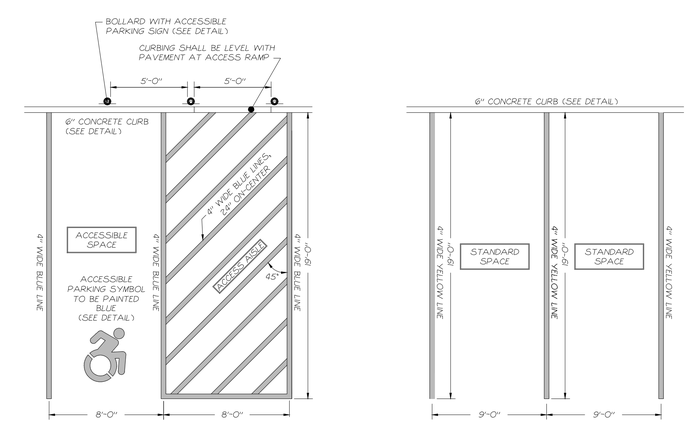
2.) THREE (3) BOLLARDS SHALL BE INSTALLED ON THE INSIDE OF THE ENCLOSURE, ACROSS THE REAR FENCE.

3.) FOOTINGS SHALL EXTEND 3'-6" MINIMUM BELOW FINISHED GRADE.

4.) FRONT GATES SHALL BE CONSTRUCTED OF METAL CHAIN LINK AND CONSIST OF 2 - 9 FOOT GATES WITH NO CENTER POST BETWEEN THE TWO GATES. CLOSING RODS SHALL BE INSTALLED ON EACH GATE AND HOLES SHALL BE DRILLED IN THE CONCRETE PAD TO RECEIVE RODS. EVERGREEN SCREENING SLATS SHALL BE INSTALLED IN CHAINLINK PORTION OF THE GATES.

5.) CHAINLINK FENCE SHALL CONSIST OF 9 GA. GALVANIZED (2" MESH) FABRIC WITH 1 5/8" O.D., 2.27 LBS. PER FOOT (MIN.) RAILS.

Dumpster Enclosure Details



NOTES:
1.) ALL ACCESSIBLE RAMP AND ACCESS AISLES SHALL MEET ALL CURRENT CODES AND ADAAG REGULATIONS.

2.) PROPOSED ACCESS RAMP SHALL CONSIST OF COLORED TOOLED/SERRATE SLIP RESISTANT SURFACING AND/OR TACTILE WARNING DEVICE AS REQUIRED BY AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND CODE REGULATIONS.

3.) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
CURBING & BOLLARDS: TWO (2) COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL, SAFETY YELLOW B55Y300
PARKING LOT STRIPING & WHEELSTOPS: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOWTM5494
ACCESSIBLE STRIPING & DETAIL: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, "H.C." BLUE

4.) ALL CURBING LESS THAN 6" HIGH SHALL BE PAINTED IN KIND WITH THE BOLLARDS.

5.) THE MAXIMUM SLOPE ACROSS THE ACCESIBLE SPACES AND ACCESS AISLES SHALL BE 2.0%.

Typical Parking Space Details

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
-	-	-	-

JOHN TAROLLI LS #049201

STATE OF NEW YORK ZACHARY ALEXANDER PETERS LICENSED PROFESSIONAL ENGINEER 093918

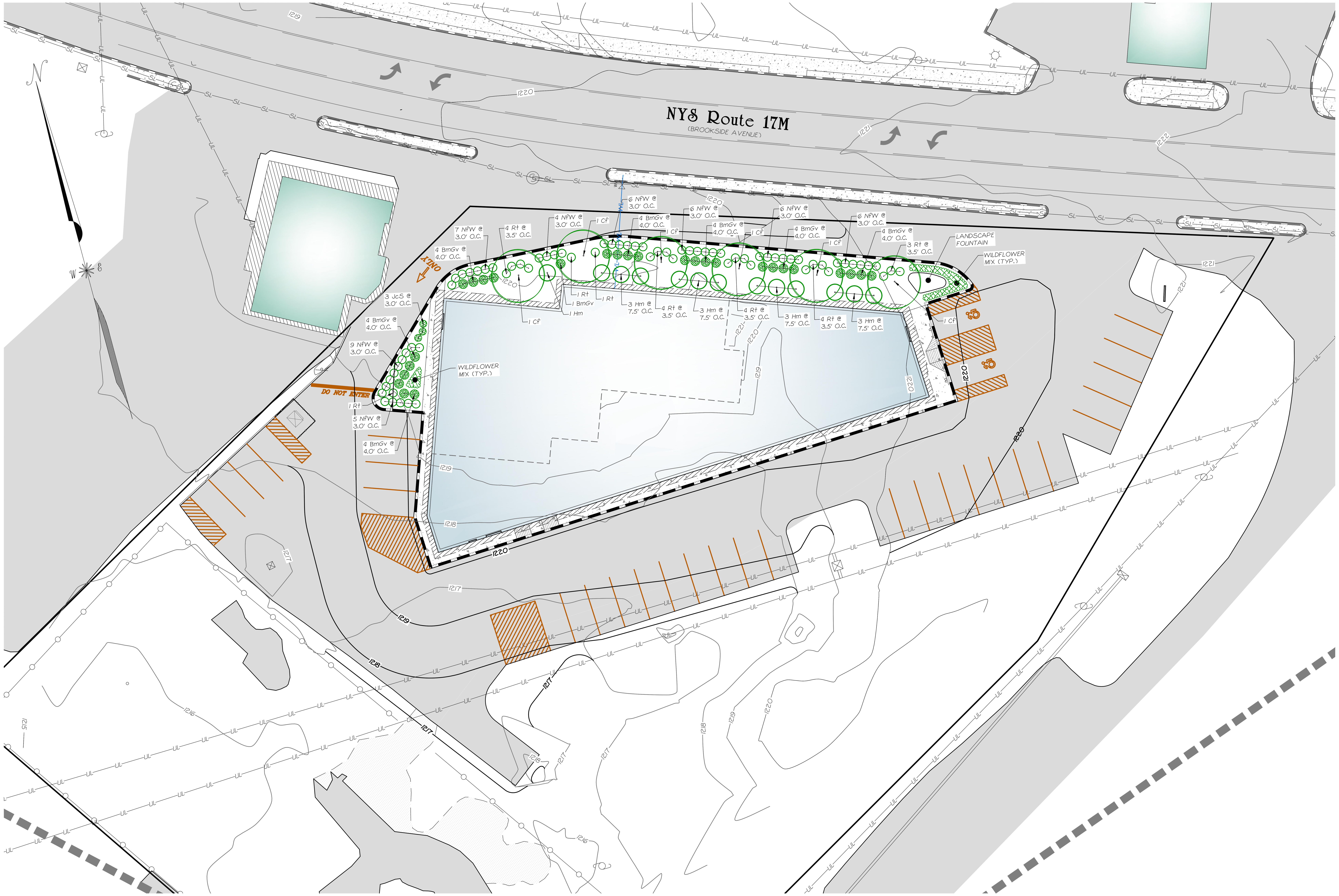
ZACHARY A. PETERS PE #093918

Construction Detail Sheet for SD Chester, LLC

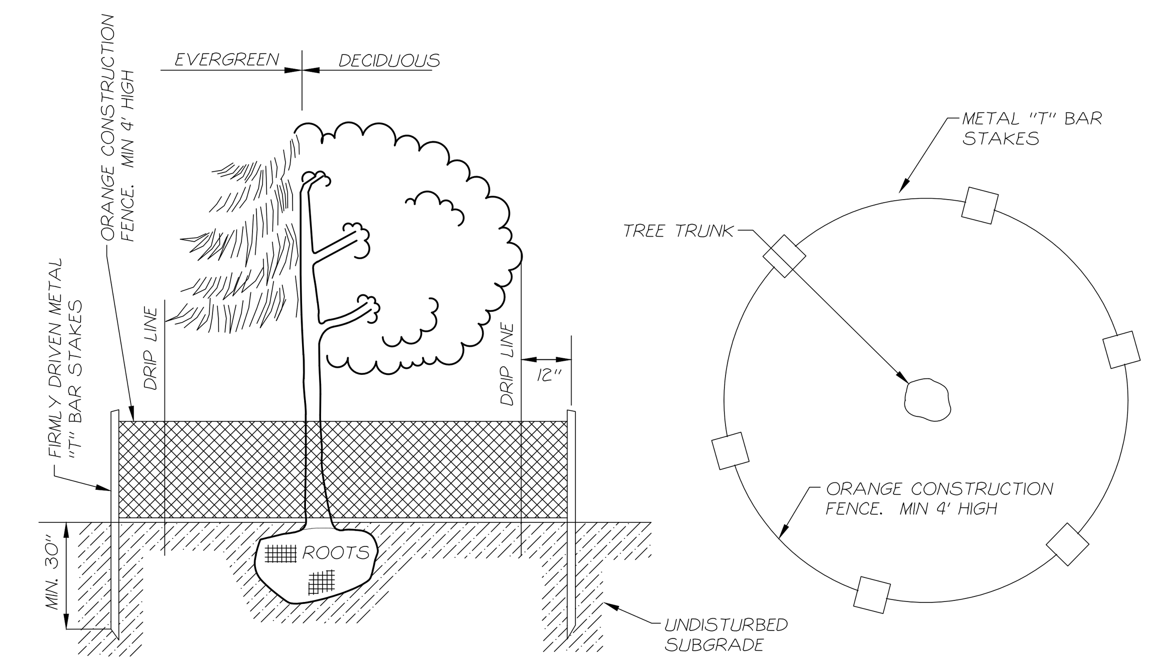
MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING + LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: 94 - 1- 7.1
VILLAGE OF CHESTER
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: ZAP
DATE: JULY 7, 2020
PROJECT: 4521
SHEET: 6 / 9



Tree Protection Detail



NOTES:
1) BARRIER PREVENTS COMPACTION OF SOIL AROUND ROOTS BY CONSTRUCTION EQUIPMENT.

2) ORANGE CONSTRUCTION FENCING TO BE INSTALLED AROUND ALL TREES TO REMAIN (WITHIN LIMITS OF DISTURBANCE AREA) PRIOR TO ANY EARTHWORK COMMENCING.

3) STAKES SHALL BE LOCATED ONE (1) FOOT BEYOND THE DRIP LINE.

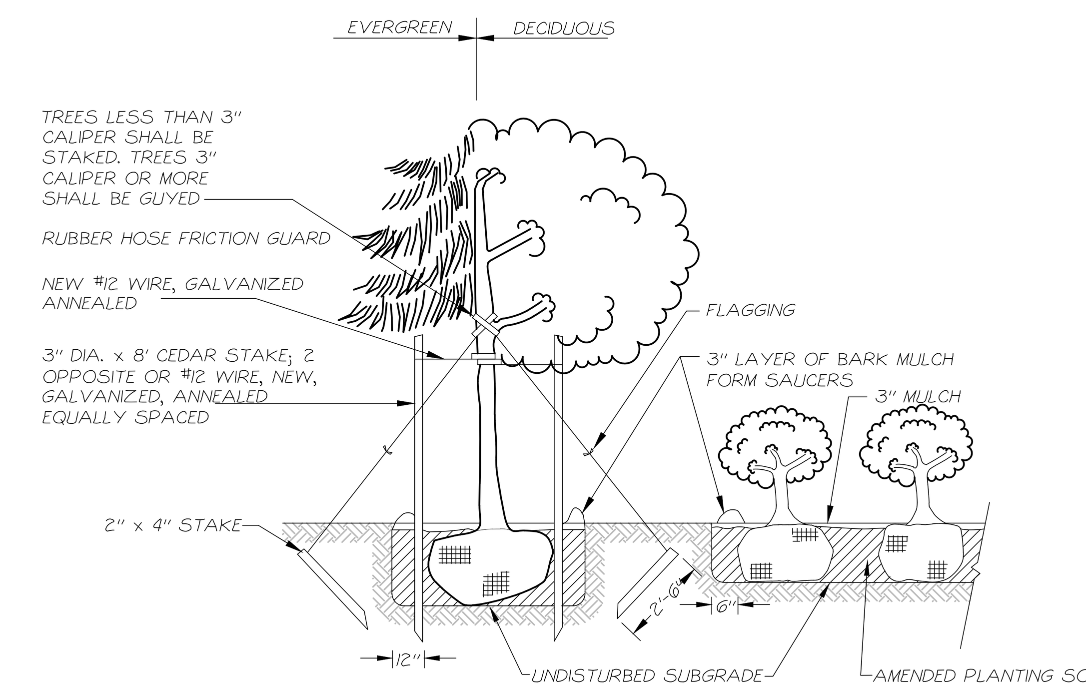
4) STAKES SHALL BE DRIVEN FIRMLY INTO THE GROUND TO A MINIMUM DEPTH OF AT LEAST 30".

5) REMOVE ALL FENCING AND STAKES IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.

6) IF REMOVED OR DAMAGED DURING CONSTRUCTION, TREES AND/OR SHRUBS LOCATED WITHIN PROTECTIVE FENCING OR BEYOND THE LIMITS OF DISTURBANCE SHALL BE REPLACED IN KIND, OR WITH A SUITABLE EQUIVALENT SIZE AND TYPE.

Tree Protection Detail

NOT TO SCALE



NOTES:
1.) ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL AT TIME OF PLANTING.

2.) ALL TREES SHALL BE WARRANTIED TO BE HEALTHY FOR 2-YEARS FROM TIME OF PLANTING.

3.) ALL PROPOSED LANDSCAPE PLANTS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK.

4.) TREE WRAPPING SHALL BE PROVIDED AROUND BASE OF TREE TO 8" ABOVE RUBBER HOSE (DECIDUOUS TREES ONLY).

Typical Planting Detail

NOT TO SCALE

Landscaping Notes:

1.) TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS TO A MINIMUM COMPACTED THICKNESS OF 4". TOPSOIL SHALL BE FINELY GRADED AND LOOSENED TO REMOVE STONES AND ENSURE SEED ACCEPTANCE.

2.) DISTURBED AREAS SHALL BE STABILIZED WITH BLUE GRASS BLEND WITH THE FOLLOWING SPECIFICATION:
25% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE)
15% LOLIUM PERENNE (PERENNIAL RYEGRASS)
60% POA PRATENSIS (KENTUCKY BLUEGRASS)

3.) ALL SEEDING SHALL BE PERFORMED AT A RATE OF FIVE (5) LBS. PER ACRE.

4.) TREE AND SHRUB PLANTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
SPRING PLANTING: MARCH 1 - JUNE 30
FALL PLANTING: SEPTEMBER 1 - NOVEMBER 1

5.) PLANTING BEDS SHALL CONSIST OF HARDWOOD MULCH.

6.) WILDFLOWER MIX SHALL CONSIST OF EQUAL PARTS BLACK-EYED SUSAN (RUDBECKIA GOLDSTRUM) AND PURPLE CONEFLOWER (ECHINACEA PURPUREA), PLANTED 24" ON CENTER.

Site Planting Table

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	TYPE	HARDINESS ZONE	PLANTING SIZE	MATURE SIZE
Cf	WHITE FLOWERING DOGWOOD	CORNUS FLORIDIA	6	DECIDUOUS TREES	5 - 9	1.5" - 2.0" C.	20' - 30'
NfW	WALKERS LOW CATMINT	NEPETA X FAASSENII 'WALKERS LOW'	49	DECIDUOUS SHRUBS	4 - 9	#2 CANS	24" - 36"
Rt	ARCTIC FIRE RED TWIG DOGWOOD	CORNUS STOLORIFERA 'ARCTIC FIRE'	22	DECIDUOUS SHRUBS	3 - 7	18" - 24"	4' - 6'
BmGv	GREEN VELVET BOXWOOD	BUXUS MICROPHYLLA 'GREEN VELVET'	27	EVERGREEN SHRUBS	5 - 8	24" - 30"	2' - 4'
JhM	MOTHER LODE JUNIPER	JUNIPERUS HORIZONTALIS 'MOTHER LODE'	3	EVERGREEN SHRUBS	3 - 9	#2 CANS	6" HGT.
Rg	BLACK EYED SUSAN	RUDBECKIA 'GOLDSTRUM'	20	PERENNIAL	3 - 9	#2 CANS	18" - 30"
Ep	PURPLE CONEFLOWER	ECHINACEA PURPUREA	20	PERENNIAL	4 - 9	#2 CANS	18" - 30"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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NO.	DATE	REVISION	BY
1	5-11-20	WORK SESSION COMMENTS	ZAP

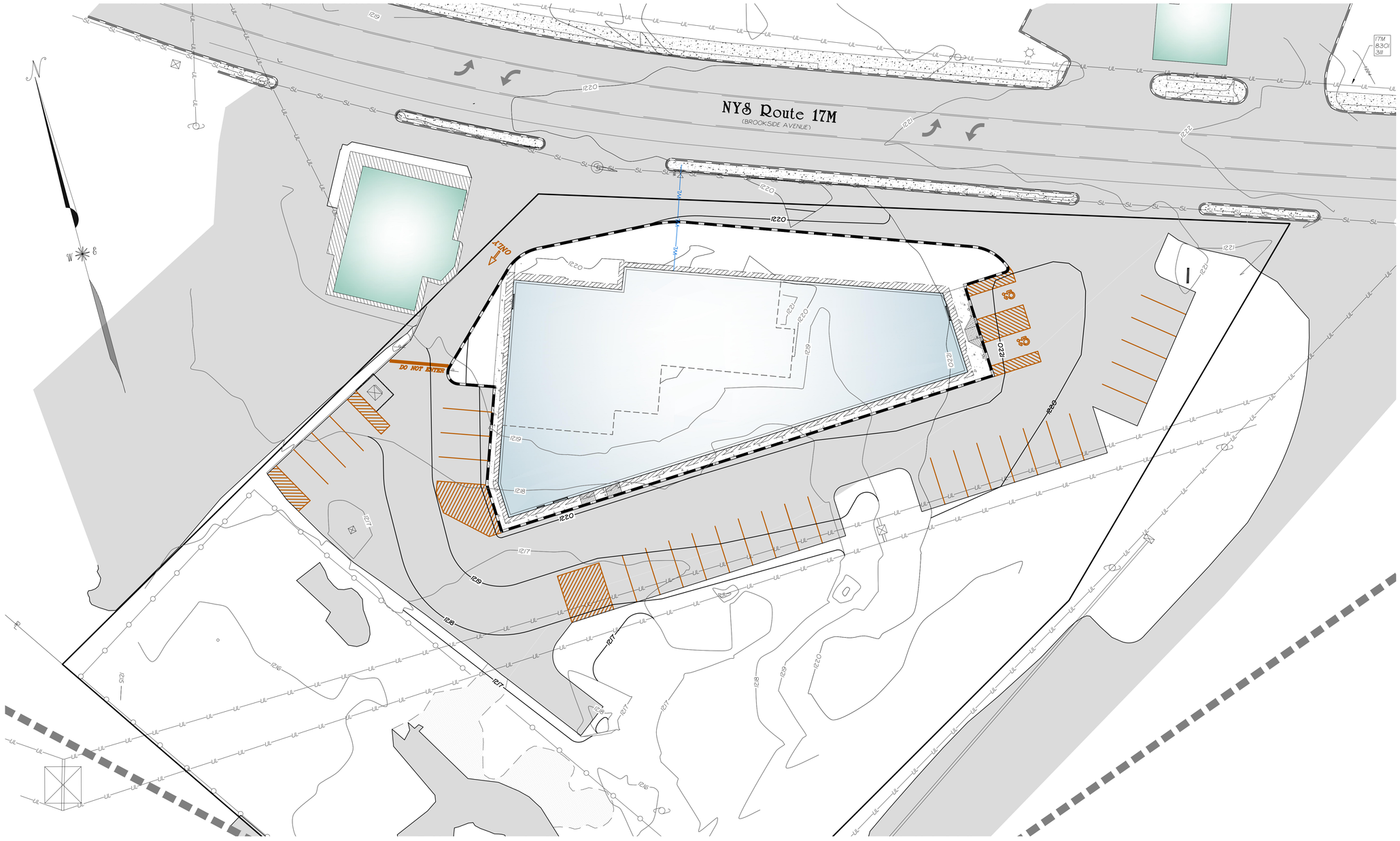
ZACHARY A. PETERS PE #093918

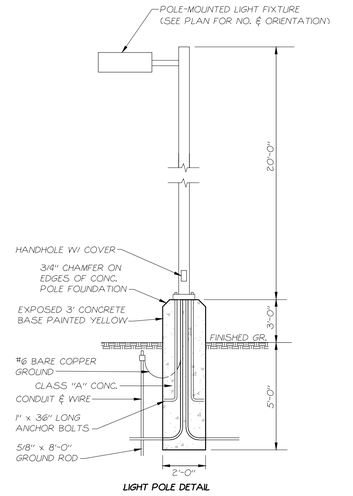
Landscaping Detail Sheet for SD Chester, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

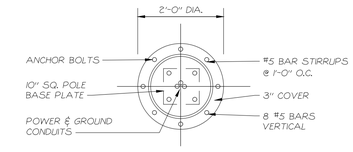
THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: 114 - 1- 7.1
VILLAGE OF CHESTER
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: ZAP
DATE: JULY 7, 2020
PROJECT: 4521





LIGHT POLE DETAIL



POLE FOUNDATION SECTION

Light Pole Detail

Lighting Legend

- PROPOSED POLE MOUNTED FIXTURE (SEE LIGHTING SCHEDULE)
- PROPOSED WALL MOUNTED FIXTURE (SEE LIGHTING SCHEDULE)
- (A) LIGHT KEY

Lighting Notes:

1.) ALL LIGHT INTENSITIES PROVIDED BY:
RAB LIGHTING
170 LUDLOW AVENUE
NORTHVALE, NJ 07647
(888)722-1000
RABLIGHTING.COM

2.) ALL LIGHTING FIXTURES SHALL BE DOWNWARD FACING.

Lighting Schedule

LIGHT	QUANTITY	MANUFACTURER	ARRANGEMENT	CATALOG NUMBER	DESCRIPTION	LUMENS	WATTS	HEIGHT (H)	BUG RATING
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-

CALCULATION SUMMARY

LABEL	AVG	MAX	MIN
SITE	-	-	-

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLAN

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
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NO.	DATE	REVISION	BY
1	5-1-20	WORK SESSION COMMENTS	ZAP

STATE OF NEW YORK · ZACHARY ALEXANDER PETERS · 093918 · LICENSED PROFESSIONAL ENGINEER

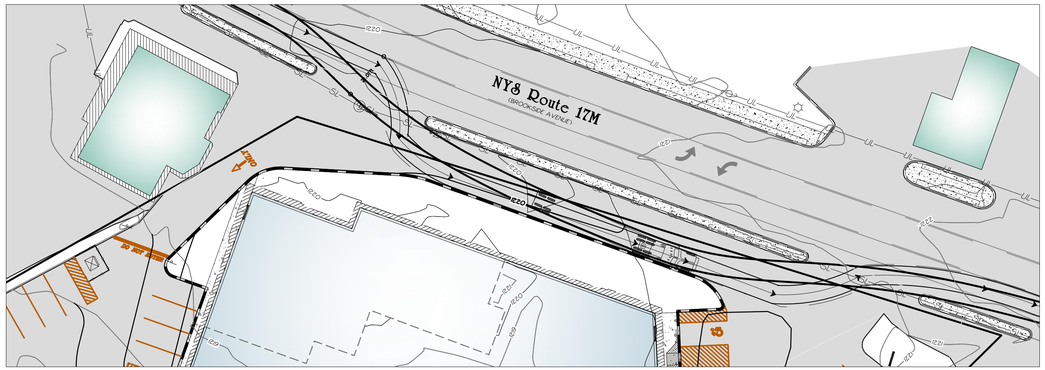
ZACHARY A. PETERS PE #093918

Lighting Detail Sheet for
SD Chester, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING · LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

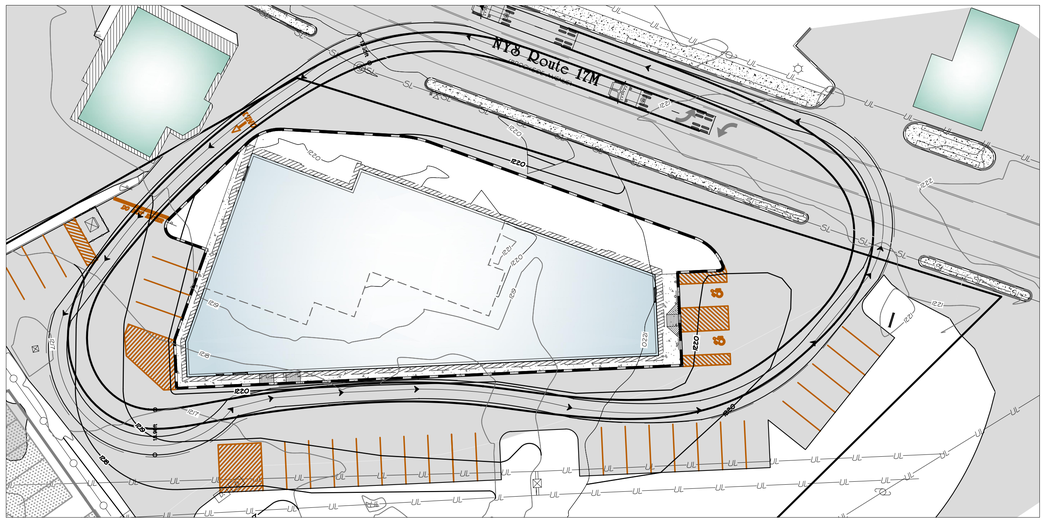
THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: 88 - 1 - 7.1
VILLAGE OF CHESTER
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: ZAP
DATE: JULY 7, 2020
PROJECT: 4521
SHEET: 8 / 9



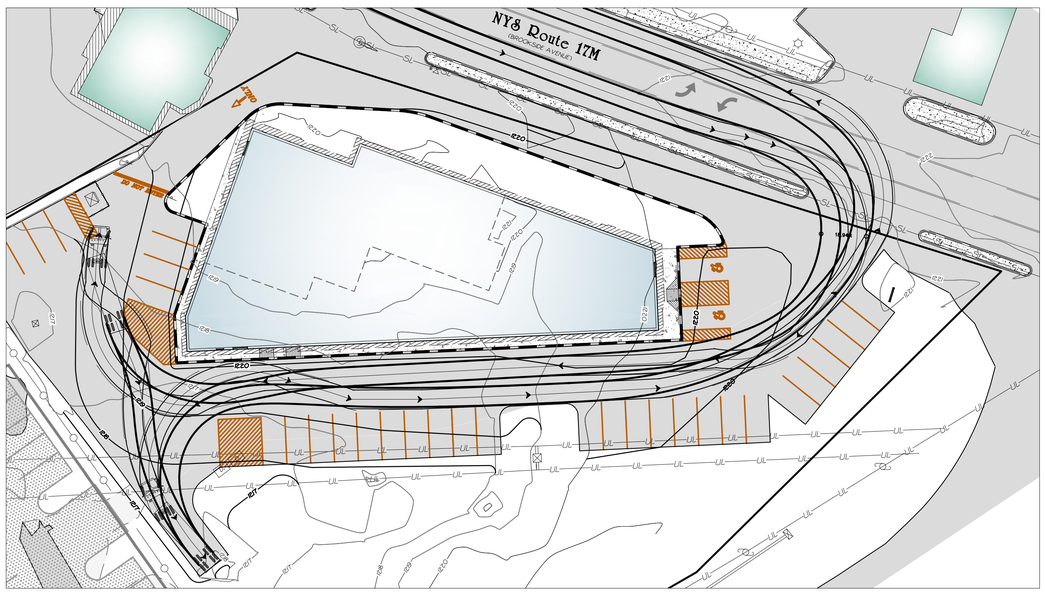
Turning Diagram #1: Eastbound Entry, Eastbound Exit

SCALE: 1" = 30'



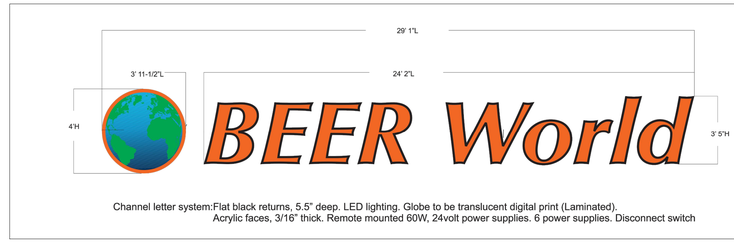
Turning Diagram #2: Westbound Entry, Westbound Exit

SCALE: 1" = 30'



Turning Diagram #3: Eastbound Entry, Westbound Exit

SCALE: 1" = 30'



Channel letter system:Flat black returns, 5.5" deep. LED lighting. Globe to be translucent digital print (Laminated).
Acrylic faces, 3/16" thick. Remote mounted 60W, 24volt power supplies. 6 power supplies. Disconnect switch

NOTES:
1.) THE WALL-MOUNTED SIGN SHALL CONSIST OF AN INTERNALLY LIT CHANNEL LETTER SYSTEM WITH FLAT BLACK RETURNS, 5.5" DEEP.

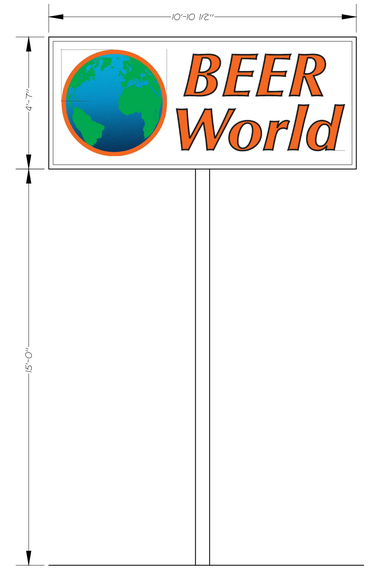
2.) THE GLOBE SHALL BE TRANSLUCENT PRINT (LAMINATED). ACRYLIC LETTER FACES SHALL BE 3/16" THICK.

3.) INTERIOR LIGHTING SHALL BE LED LIGHTING WITH REMOTE-MOUNTED 60W, 24 VOLT POWER SUPPLIES. THE SIGN SHALL INCLUDE 6 POWER SUPPLIES WITH A DISCONNECT SWITCH.

4.) THE TOTAL SIGN AREA OF A RECTANGLE AROUND THE CHANNEL LETTERS AND THE CIRCULAR GLOBE IS 95.2 SQUARE FEET. A TOTAL OF 4 WALL-MOUNTED SIGNS WILL BE INSTALLED ON THE BUILDING. TWO ON THE FRONT (ONE ON THE EAST END AND ONE ON THE WEST END), ONE ON THE WESTERLY SIDE OF THE BUILDING ABOVE THE REDEMPTION ENTRANCE AND ONE ON THE EASTERLY SIDE OF THE BUILDING ABOVE THE MAIN ENTRANCE. A TOTAL SIGN AREA OF 190.4 SQUARE FEET IS PROPOSED ON THE FRONT OF THE BUILDING AND 380.8 SQUARE FEET OF SIGN AREA PROPOSED ON THE ENTIRE BUILDING.

Wall-Mounted Sign Detail

NOT TO SCALE

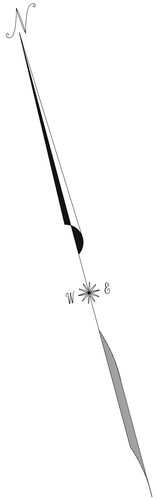


NOTES:
1.) OUTSIDE DIMENSIONS OF PYLON SIGN SHALL BE 10'-10 ½" X 4'-7" FOR A TOTAL OF 49.84 SQUARE FEET.

2.) PYLON SIGN SHALL BE INTERNALLY LIT.

Pylon Sign Detail

NOT TO SCALE



Notes:

1.) TURNING ANALYSIS COMPLETED USING AUTOTURN PRO 3D SOFTWARE.

2.) TURNING ANALYSIS #1 COMPLETED USING STANDARD AASHTO DESIGN VEHICLE WB-67.

3.) TURNING ANALYSIS #2 AND #3 COMPLETED USING STANDARD AASHTO DESIGN VEHICLE WB-40. THE CHOSEN DESIGN VEHICLE IS THE LARGEST VEHICLE ANTICIPATED TO ACCESS THE SITE.

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
-	-	-	-

STATE OF NEW YORK
ZACHARY ALEXANDER PETERS
093918
LICENSED PROFESSIONAL ENGINEER

ZACHARY A. PETERS PE #093918

Turning Diagram & Signage Detail Sheet for SD Chester, LLC

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING · LAND SURVEYING
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THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.

TAX MAP PARCEL: 18 - 1- 71

VILLAGE OF CHESTER

COUNTY OF ORANGE

STATE OF NEW YORK

DRAFTED BY: ZAP

DATE: JULY 7, 2020

PROJECT: 4521

SHEET: 9 / 9