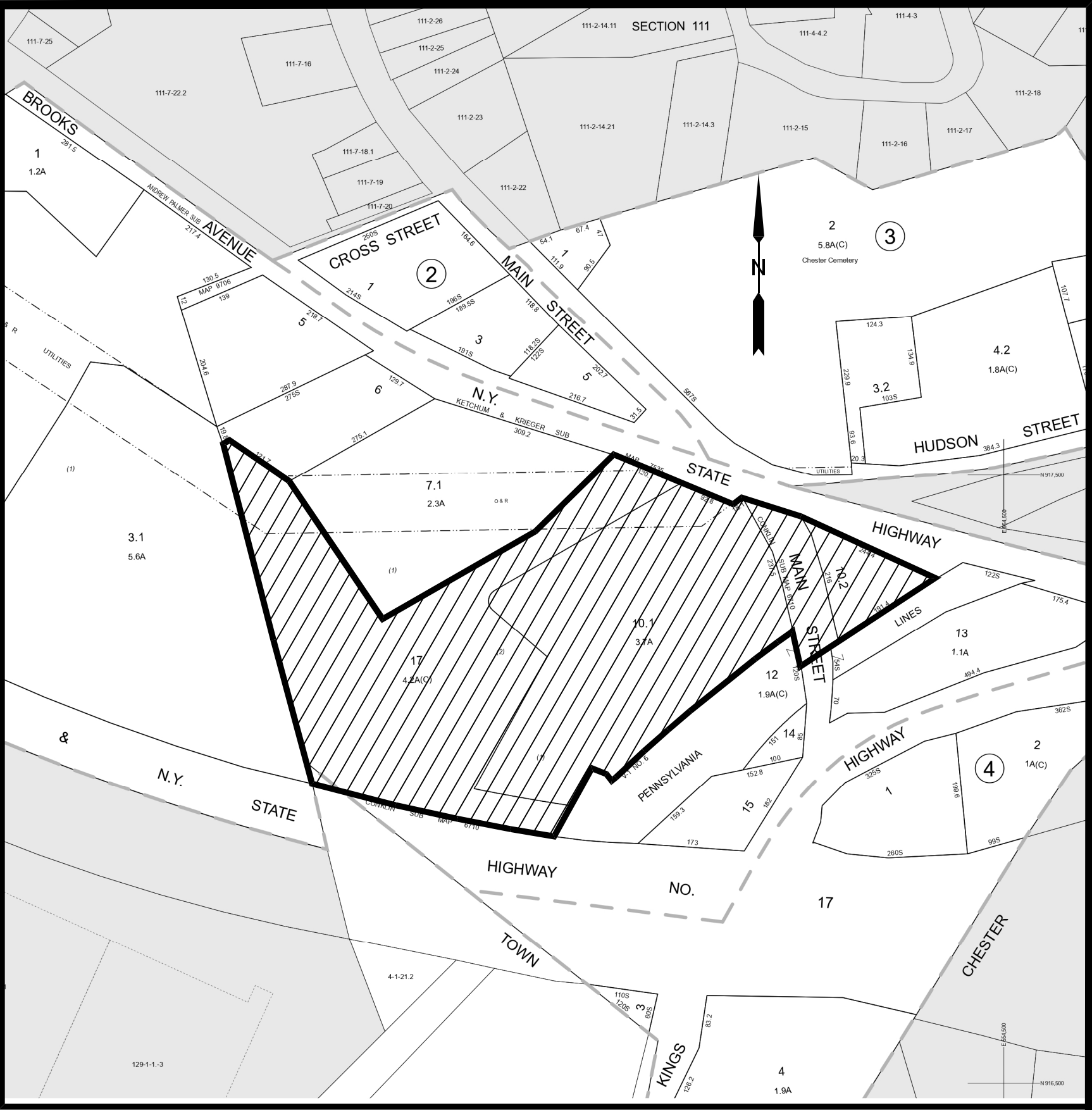
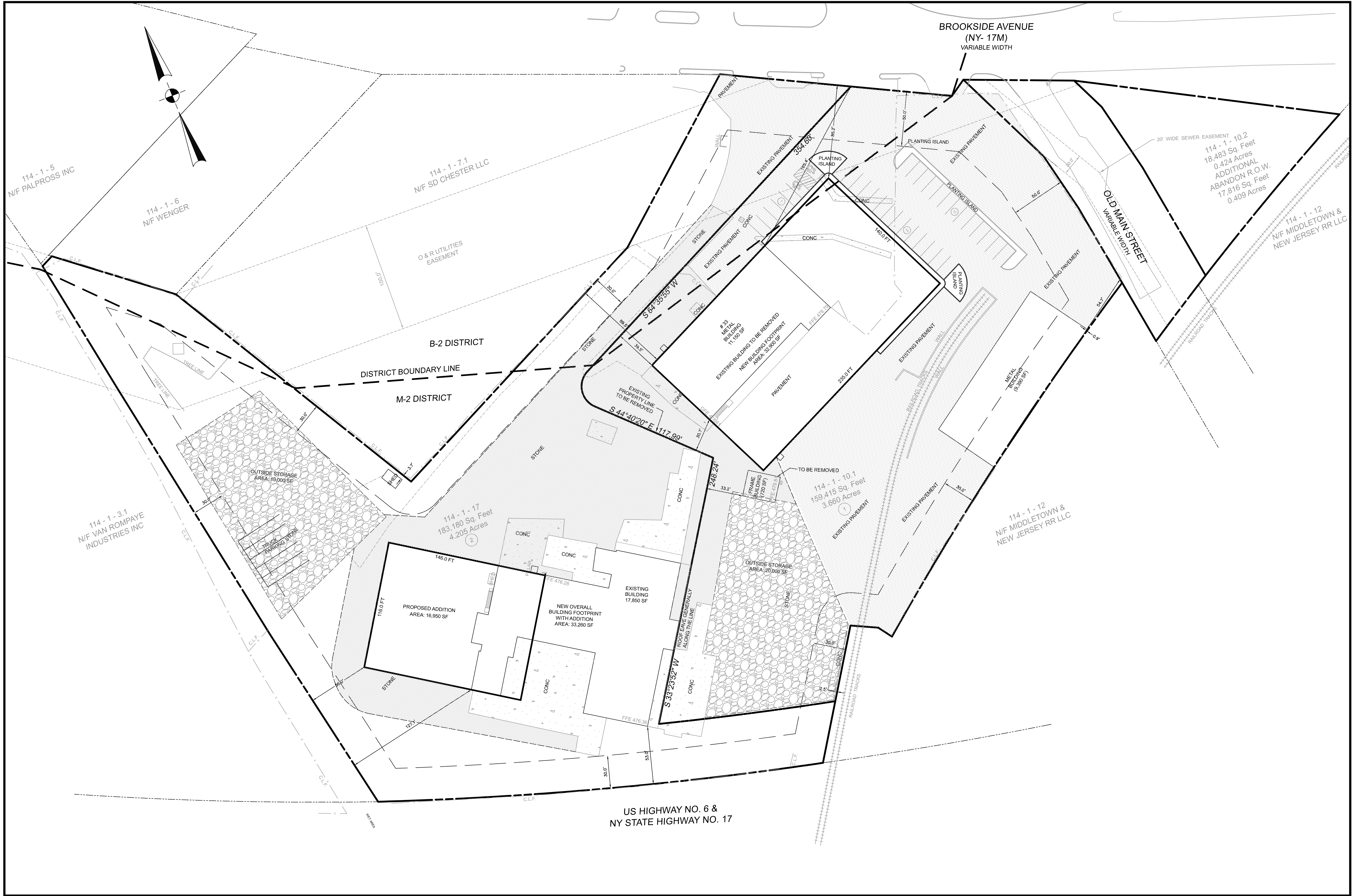


# SITE PLAN FOR PDJ TRUSS

## VILLAGE OF CHESTER

### ORANGE COUNTY, NEW YORK



LOCATION PLAN  
NTS

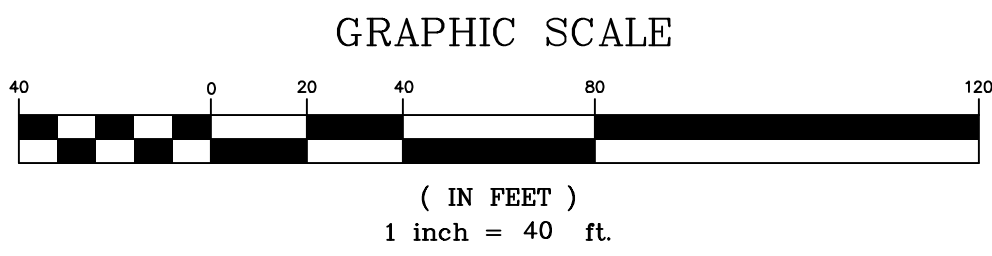
#### GENERAL NOTES

- RECORD OWNER AND APPLICANT:  
35 BROOKSIDE AVE LLC  
35 BROOKSIDE AVE  
CHESTER, NY 10918
- TAX PARCELS: 114-1-10.1, 10.2 & 17
- OVERALL AREA: 360,411 S.F. OR 8.274 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC ON NOVEMBER 10, 2021.

#### PARKING REQUIREMENTS

- PARKING REQUIRED:  
- 2 SPACES FOR EVERY 3 EMPLOYEES.
- LARGEST SHIFT:  
- 50 EMPLOYEES (OFFICE AND MANUFACTURING).
- 50 EMPLOYEES/3 EMPLOYEES X 2 SPACES = 34 SPACES.
- PARKING PROVIDED: 34 SPACES, INCLUDING 2 ADA SPACES.

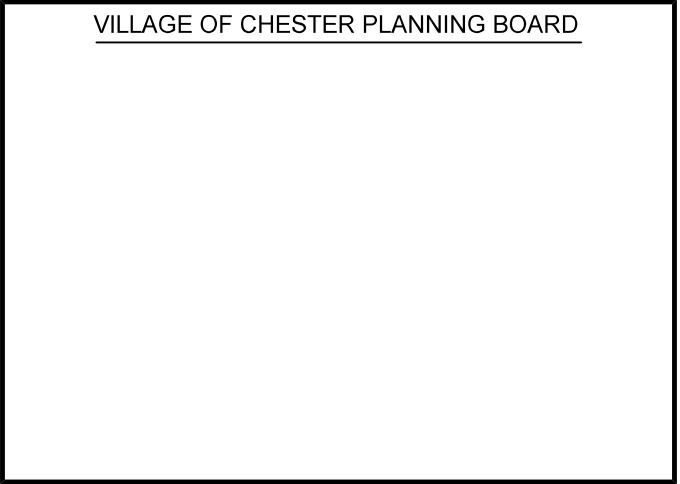
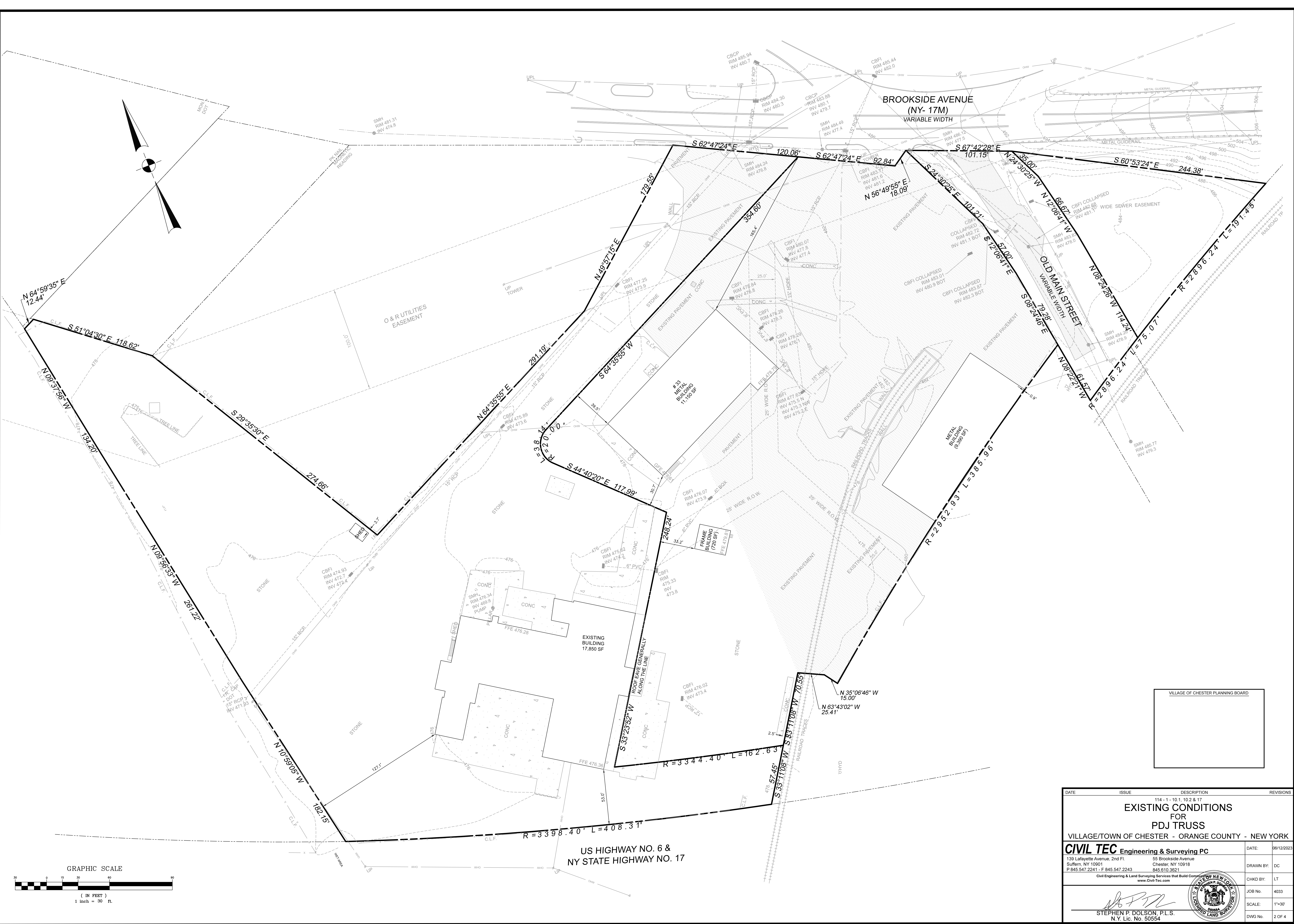
VILLAGE OF CHESTER PLANNING BOARD



BULK REQUIREMENTS: M-2; MANUFACTURING										
	Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Total Side Yards	Min. Rear Yard	Max. Lot Coverage	Max. Building Height	Min. Habitable Dwelling Area	
Required (M-2)	1 acre	150 FT	50 FT	30 FT	60 FT	30 FT	60%	40 FT	2 Stories	500 SF
Provided	7.9 acres	330 FT	85.2 FT	0.9 FT*	90.4 FT	53 FT	21%	<40 FT	<2 Stories	N/A
*Existing Condition										

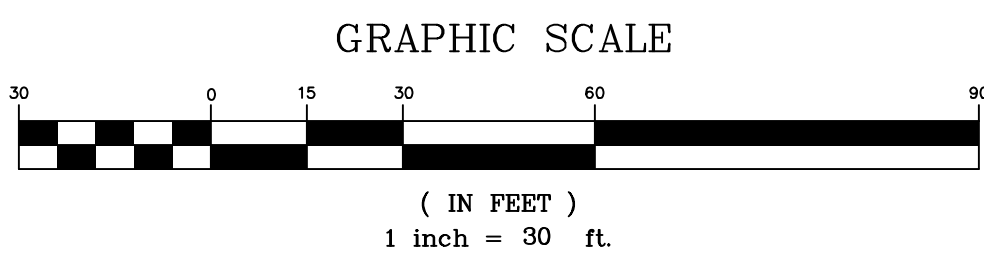
DATE	ISSUE	DESCRIPTION	REVISIONS
114 - 1 - 10.1, 10.2 & 17			
COVER SHEET FOR PDJ TRUSS			
VILLAGE/TOWN OF CHESTER - ORANGE COUNTY - NEW YORK			
<b>CIVIL TEC Engineering &amp; Surveying PC</b>			DATE: 06/12/2023
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243 Civil Engineering & Land Surveying Services that B			DRAWN BY: DC
55 Brookside Avenue Chester, NY 10918 845.910.3621 www.Civil-Tec.com			CHKD BY: LT
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981			JOB No. 4033
SCALE: 1"=40'			DWG No. 1 OF 4







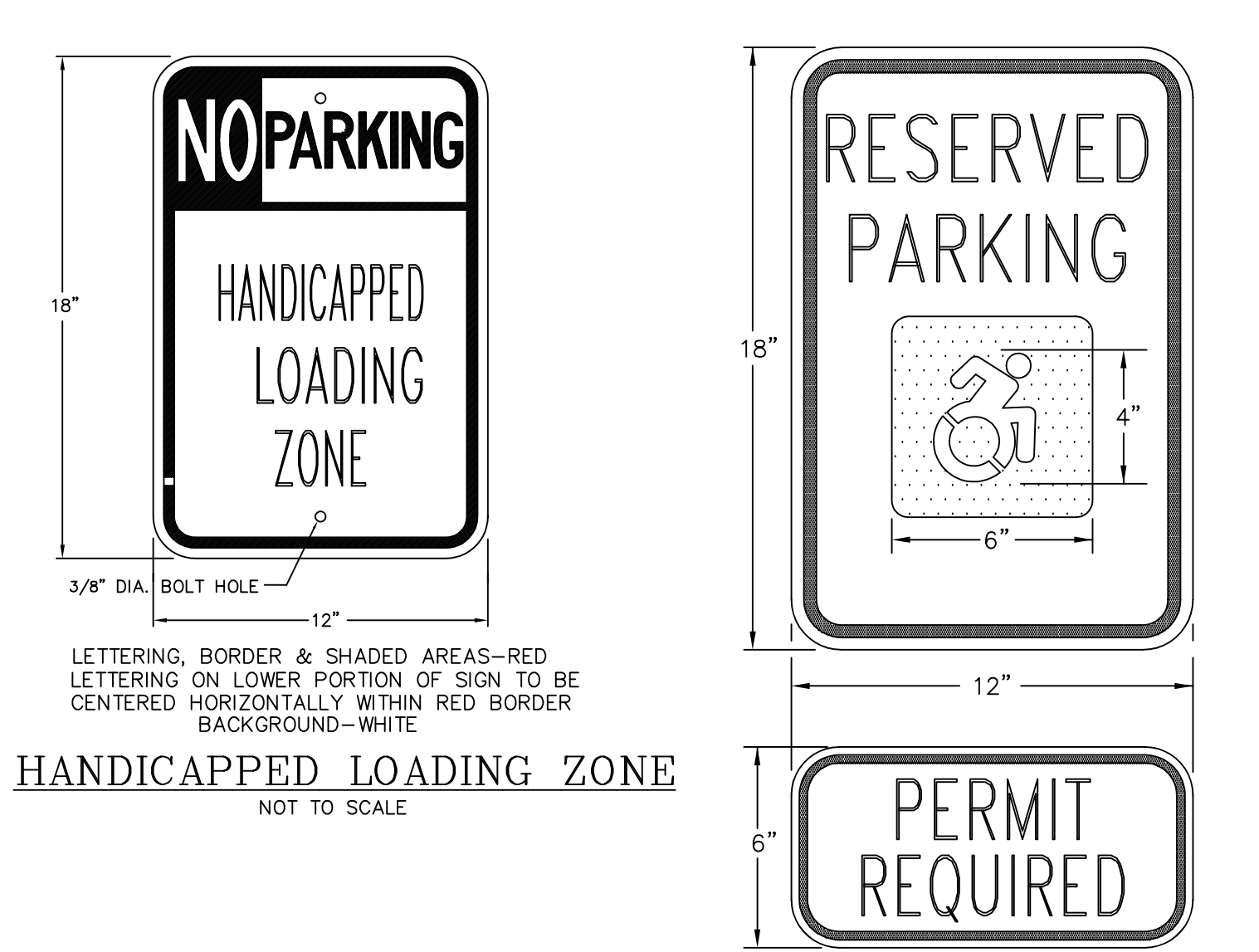
DATE	ISSUE	DESCRIPTION	REVISIONS
114-1-10.1, 10.2 & 17			
EXISTING CONDITIONS FOR PDJ TRUSS			
VILLAGE/TOWN OF CHESTER - ORANGE COUNTY - NEW YORK			
<b>CIVIL TEC</b> Engineering & Surveying PC			DATE: 06/12/2023
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: DC
55 Brookside Avenue Chester, NY 10918 845.610.3621			CHKD BY: LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			JOB No. 4033
STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			SCALE: 1"=30'
			DWG No. 2 OF 4





DATE	ISSUE	DESCRIPTION	REVISIONS
<p style="text-align: center;">114 - 1 - 10.1, 10.2 &amp; 17</p> <p style="text-align: center;"><b>SITE PLAN FOR PDJ TRUSS</b></p> <p style="text-align: center;"><b>VILLAGE/TOWN OF CHESTER - ORANGE COUNTY - NEW YORK</b></p>			
<p><b>CIVIL TEC Engineering &amp; Surveying PC</b></p> <p>139 Lafayette Avenue, 2nd Fl.      55 Brookside Avenue  Suffern, NY 10901      Chester, NY 10918  P 845.547.2241 - F 845.547.2243      845.610.3621</p> <p style="text-align: center;">Civil Engineering &amp; Land Surveying Services that Build Communities  <a href="http://www.CivilTec.com">www.CivilTec.com</a></p>			<p>DATE: 06/12/2023</p> <p>DRAWN BY: DC</p> <p>CHKD BY: LT</p> <p>JOB No. 4033</p> <p>SCALE: 1"=30'</p> <p>DWG No. 3 OF 4</p>
<p style="text-align: center;">   <b>Lawrence E. Torro, P.E.</b>  <b>N.Y. Lic. No. 68981</b> </p>			<p style="text-align: center;">  </p>

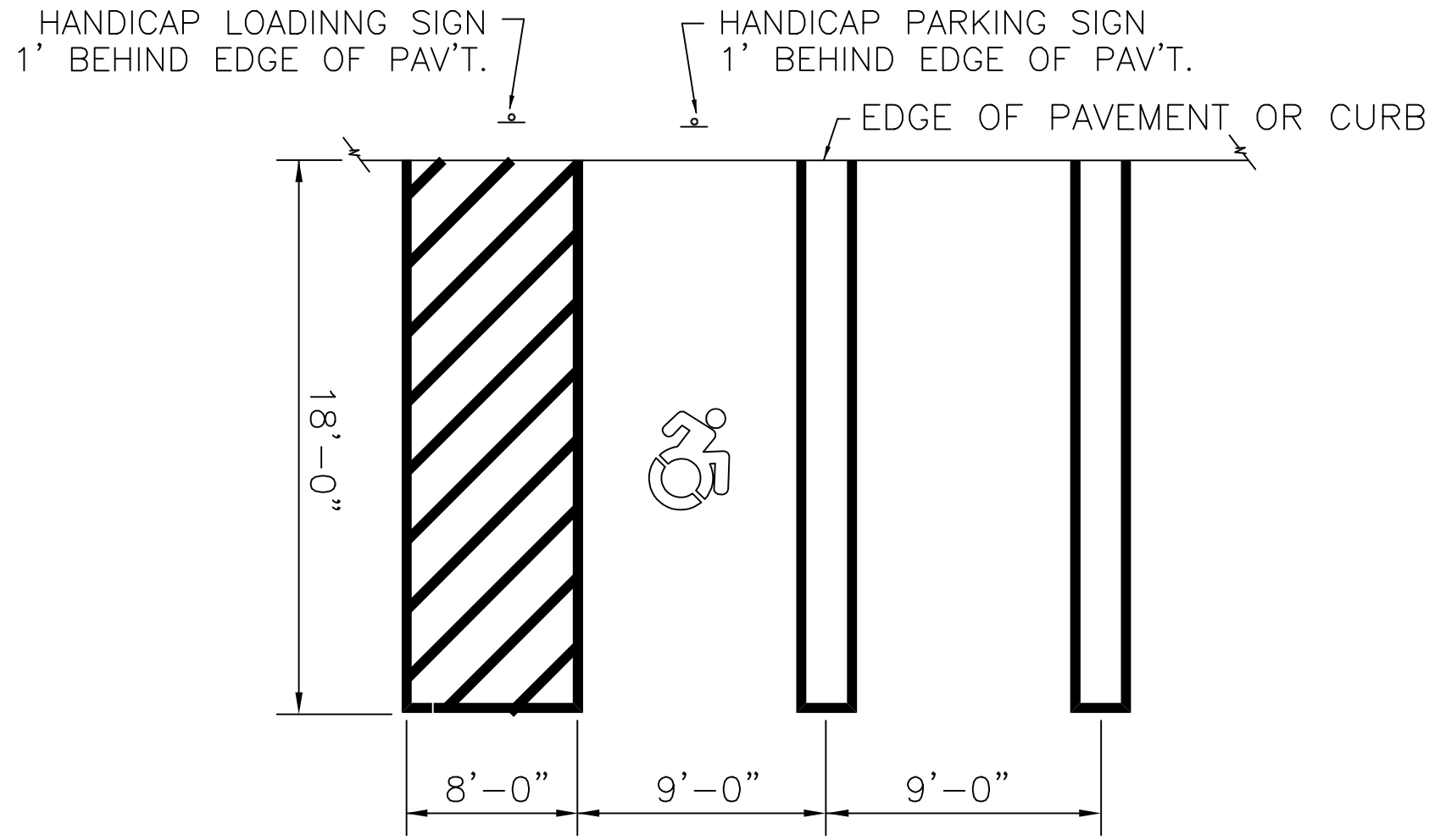




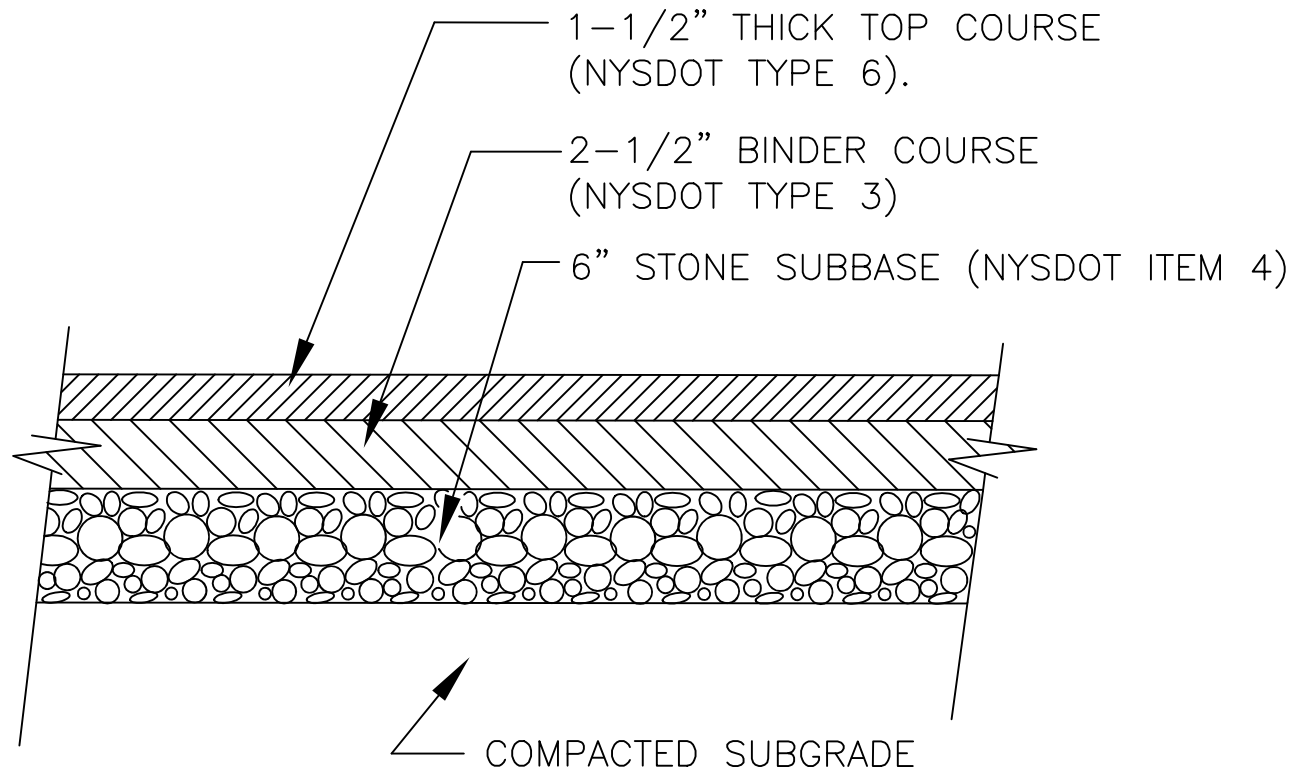
HANDICAPPED LOADING ZONE  
NOT TO SCALE

LETTERING AND BORDER - GREEN  
WHITE SYMBOL ON BLUE BACKGROUND  
BACKGROUND - WHITE

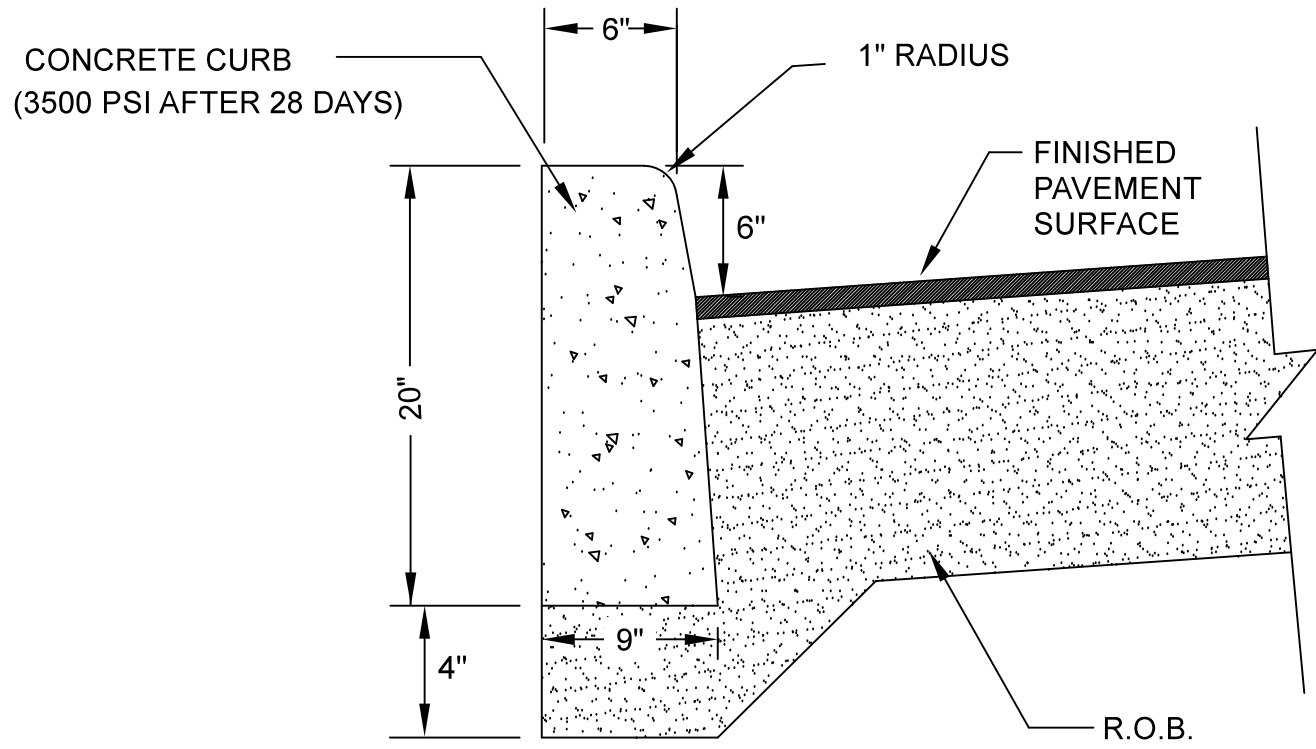
HANDICAPPED  
PARKING SIGN  
NOT TO SCALE



HANDICAP PARKING STALL DIMENSIONS  
N.T.S.

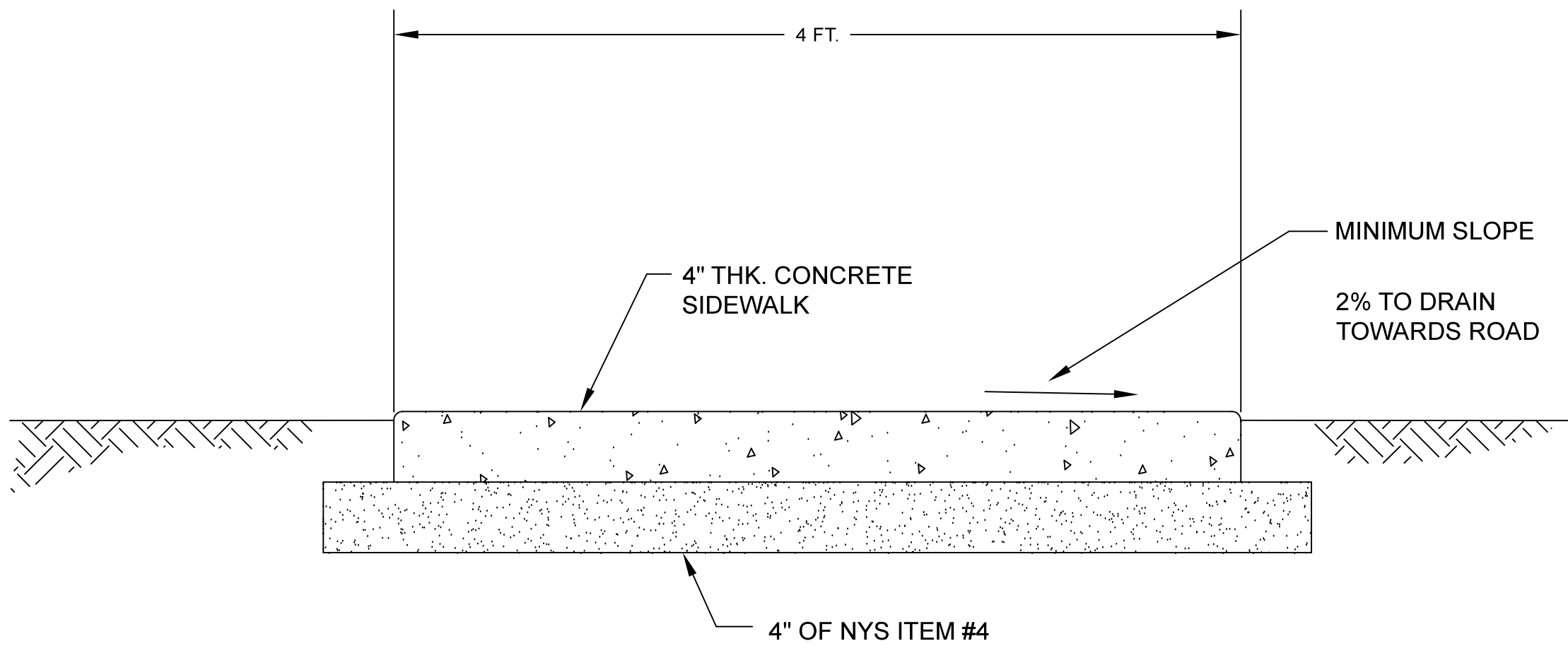


PARKING PAVEMENT DETAIL  
N.T.S.



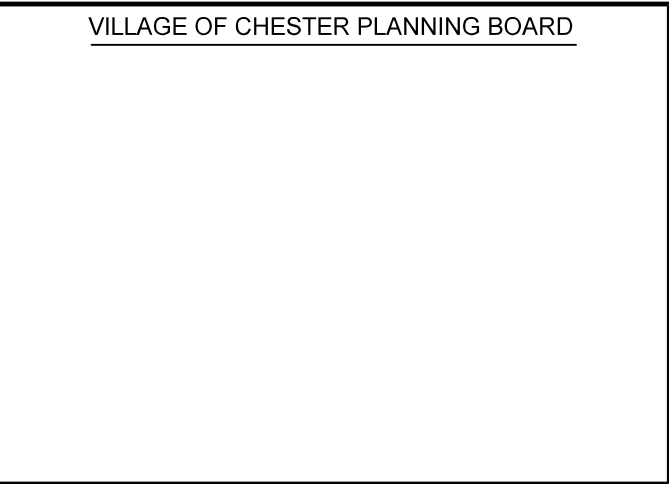
NOTE:  
CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS.

CONCRETE CURB  
NOT TO SCALE



- NOTES:
1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
  2. CONTRACTION JOINTS 1" DEEP HAVING 1/4" RADIUS EDGES SHALL BE PLACED AT 5'-0" INTERVALS IN SIDEWALK.
  3. EDGES SHALL HAVE 1/2" RADIUS.
  4. USE 3500 PSI CONCRETE.
  5. BROOM FINISH TOP SURFACE.
  6. CONCRETE TO BE FIBER REINFORCED.

STANDARD SIDEWALK DETAIL  
NOT TO SCALE



DATE	ISSUE	DESCRIPTION	REVISIONS
114-1-10.1, 10.2 & 17			
DETAILS FOR PDJ TRUSS			
VILLAGE/TOWN OF CHESTER - ORANGE COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	06/12/2023
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243 Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		DRAWN BY:	DC
		CHKD BY:	LT
		JOB No.	4033
		SCALE:	1"=30'
		DWG No.	4 OF 4