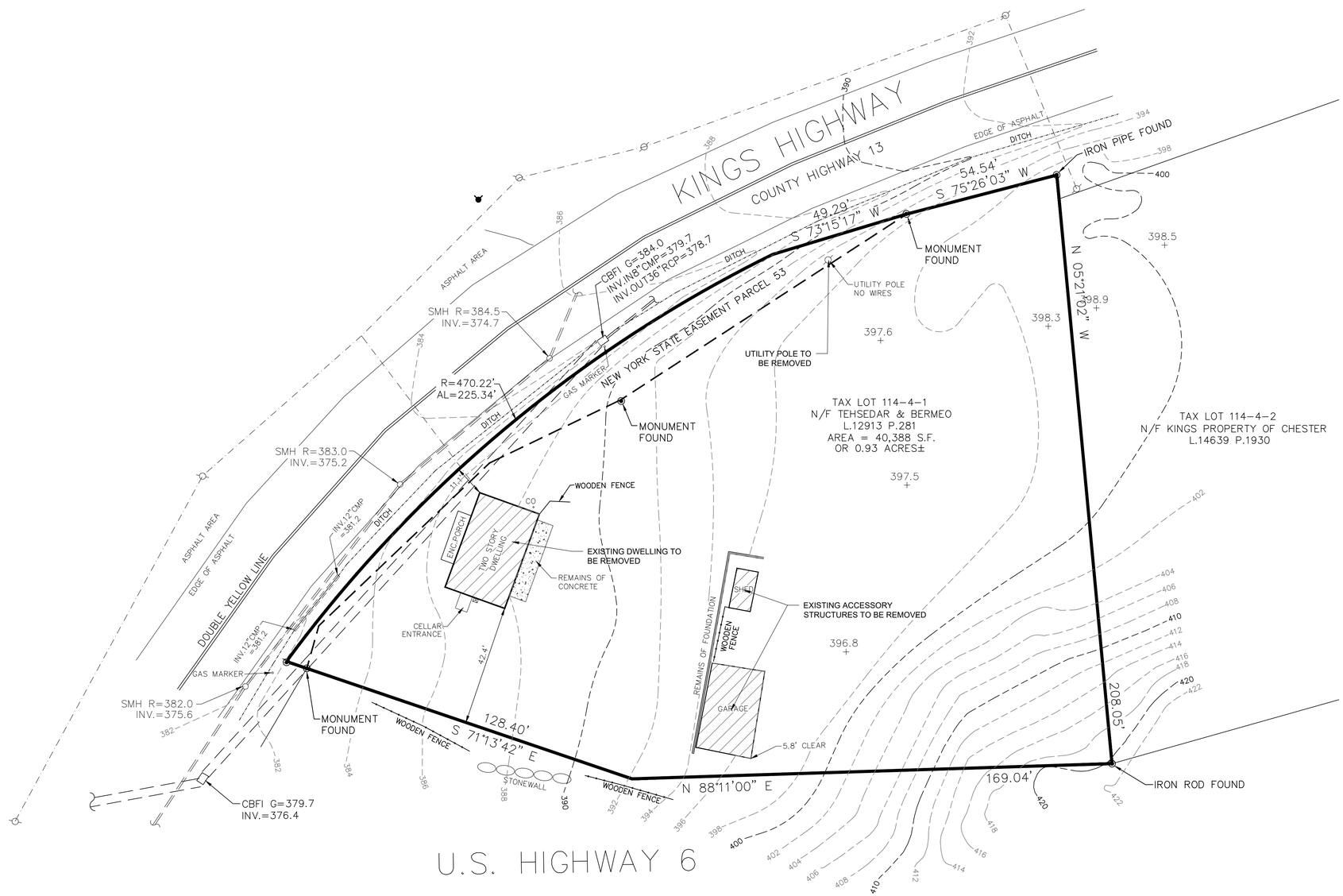
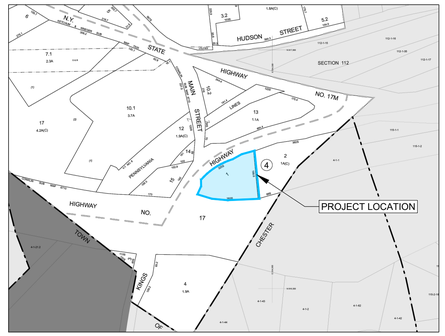


1 / C-1 EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1"=20'

NOTES:

1. PLAN BASED "BOUNDARY & TOPOGRAPHIC SURVEY LOCATED AT 6 KINGS HIGHWAY" BY DARREN J. STRIDIRON, P.L.S. DATED 2/16/23.



2 / C-1 VICINITY MAP

SCALE: 1"=300'

REFERENCES:

1. VILLAGE OF CHESTER TAX MAP SECTION 114
2. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS: L.12913 P.281 L.14639 P.1930
3. PARTIAL SURVEY OF SUBJECT PROPERTY WITH NO TITLE OR DATE DEPICTING THE NEW YORK STATE EASEMENT AND SITE FEATURES. (PROVIDED BY CLIENT)

SURVEYOR NOTES:

I HEREBY CERTIFY THAT:

THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN. ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN. ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN. ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

LIST OF SHEETS

SHEET NO.	TITLE
C-1	EXISTING CONDITIONS & DEMO PLAN
C-2	SITE PLAN
C-3	GRADING PLAN
C-4	UTILITIES & STORMWATER MANAGEMENT PLAN
C-5	LIGHTING & LANDSCAPING PLAN
C-6	EROSION CONTROL PLAN
C-7	CONSTRUCTION DETAILS
C-7.1	CONSTRUCTION DETAILS

OWNER INFORMATION:

OWNER NAME: 6 KINGS HWY LLC

ADDRESS: 13 KARLSBURG RD 303 MONROE, NY 10950

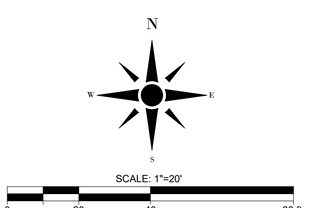
PHONE NO: (845) 662-5805

APPLICANT INFORMATION:

NAME: DAVID NIEMOTKO ARCHITECT, P.C.

ADDRESS: 167 STAGE RD MONROE, NY 10950

PHONE NO: (845) 774-7523



No.	DATE	REVISION
1	04.26.2023	CLIENT REVIEW
2	08.14.2023	PLANNING BOARD SUBMISSION
3	09.14.2023	PLANNING BOARD SUBMISSION
4	10.12.2023	

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www.niemotkoarchitects.com

NOTE
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SIGNATURE MUST
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FOR REVIEW

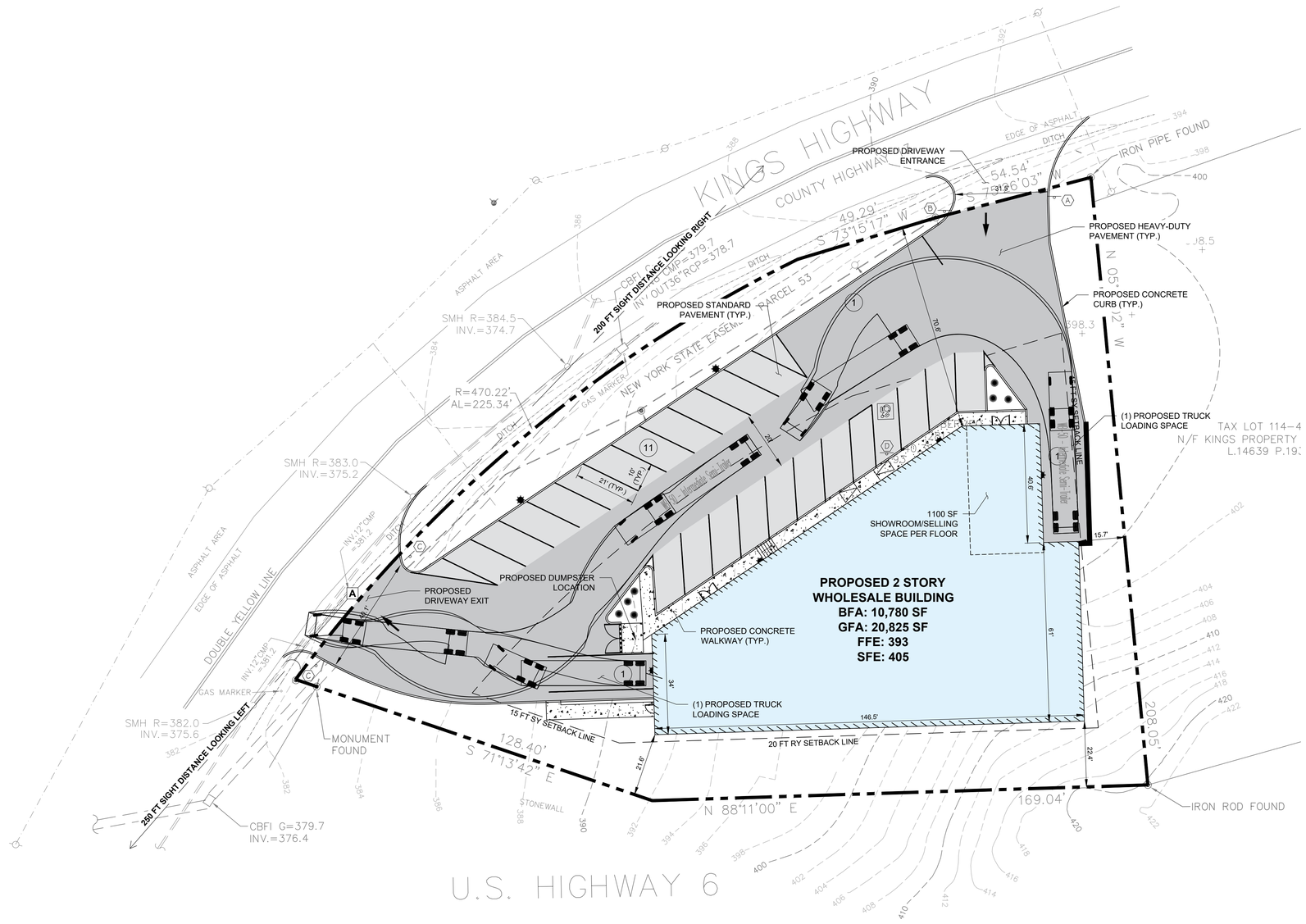
SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT: NEW WHOLESALE BUILDING
6 KINGS HWY
CHESTER, NY 10918
VILLAGE OF CHESTER, SBL: 114-4-1

CLIENT: 6 KINGS HWY LLC
13 KARLSBURG RD 303
MONROE, NY 10950

SCALE:
DRAWN BY: J.S.
CHECKED BY: D.N.
JOB #
PLOT DATE: 04/28/2023

SHEET No.
C-1



1 C-2 SITE PLAN
SCALE: 1"=20'

ZONING TABLE

SECTION, LOT, BLOCK:	114-4-1		
ZONE:	B-2, BUSINESS		
PROPOSED USE:	WHOLESALE & STORAGE		
MINIMUMS REQUIRED			
	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	43,560 (1 Ac.)	40,388 (0.93 Ac.) (E)	NO CHANGE
LOT WIDTH (FT)	150	271	NO CHANGE
FRONT SETBACK (FT)	50	11.1 (E)	70.6
SIDE SETBACK (ONE / TOTAL FT)	15 / 30	42.4 / 241.5	15.7 / 37.3
REAR SETBACK (FT)	20	74.9	22.4
MAXIMUMS PERMITTED			
LOT COVERAGE (%)	-	4.4% (1768.5 SF)	70.1% (28,300 SF)
BUILDING HEIGHT (FT / STORIES)	35 / 3	35 / 3	35 / 2

(E) - EXISTING NON-CONFORMITY
(V) - VARIANCE REQUESTED

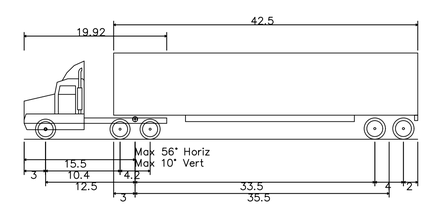
PARKING REQUIREMENTS

USE	REQUIREMENT	REQUIRED	EXISTING	PROPOSED
RETAIL / SERVICE	1 / 150 SF OF SELLING SPACE	15 (2200 SF)	N/A	15
WAREHOUSE / STORAGE	2 SPACES / 3 EMPLOYEES	7 (10 EMPLOYEES)	N/A	7
TOTAL		22	-	22

LOADING REQUIREMENTS

AGGREGATE FLOOR AREA (SF)	REQUIRED	EXISTING	PROPOSED
21,560	1	0	3

TRUCK TEMPLATE



WB-50 - Intermediate Semi-Trailer

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

PROJECT DESCRIPTION & NOTES:

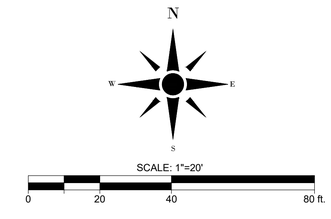
1. NEW TWO (2) STORY WHOLESALE AND STORAGE BUILDING.
2. HOURS OF OPERATION ARE 7:00 AM TO 6:00 PM MONDAY TO FRIDAY, 8:00 AM TO 5:00 PM ON SATURDAY.
3. NEW SEWER AND WATER CONNECTION PROPOSED.
4. PLAN BASED "BOUNDARY & TOPOGRAPHIC SURVEY LOCATED AT 6 KINGS HIGHWAY" BY DARREN J. STRIDIRON, P.L.S. DATED 2/16/23.

DRIVEWAY SIGHT DISTANCES

LOCATION	SIGHT DIRECTION	RECOMMENDED DISTANCE	PROVIDED DISTANCE
A (30 MPH SPEED LIMIT)	EXITING SIGHT DISTANCE LOOKING RIGHT TO APPROACHING VEHICLE	175	±200
	EXITING SIGHT DISTANCE LOOKING LEFT TO APPROACHING VEHICLE	175	±250

LEGEND

- STANDARD PAVEMENT
- HEAVY-DUTY PAVEMENT
- CONCRETE WALKWAY



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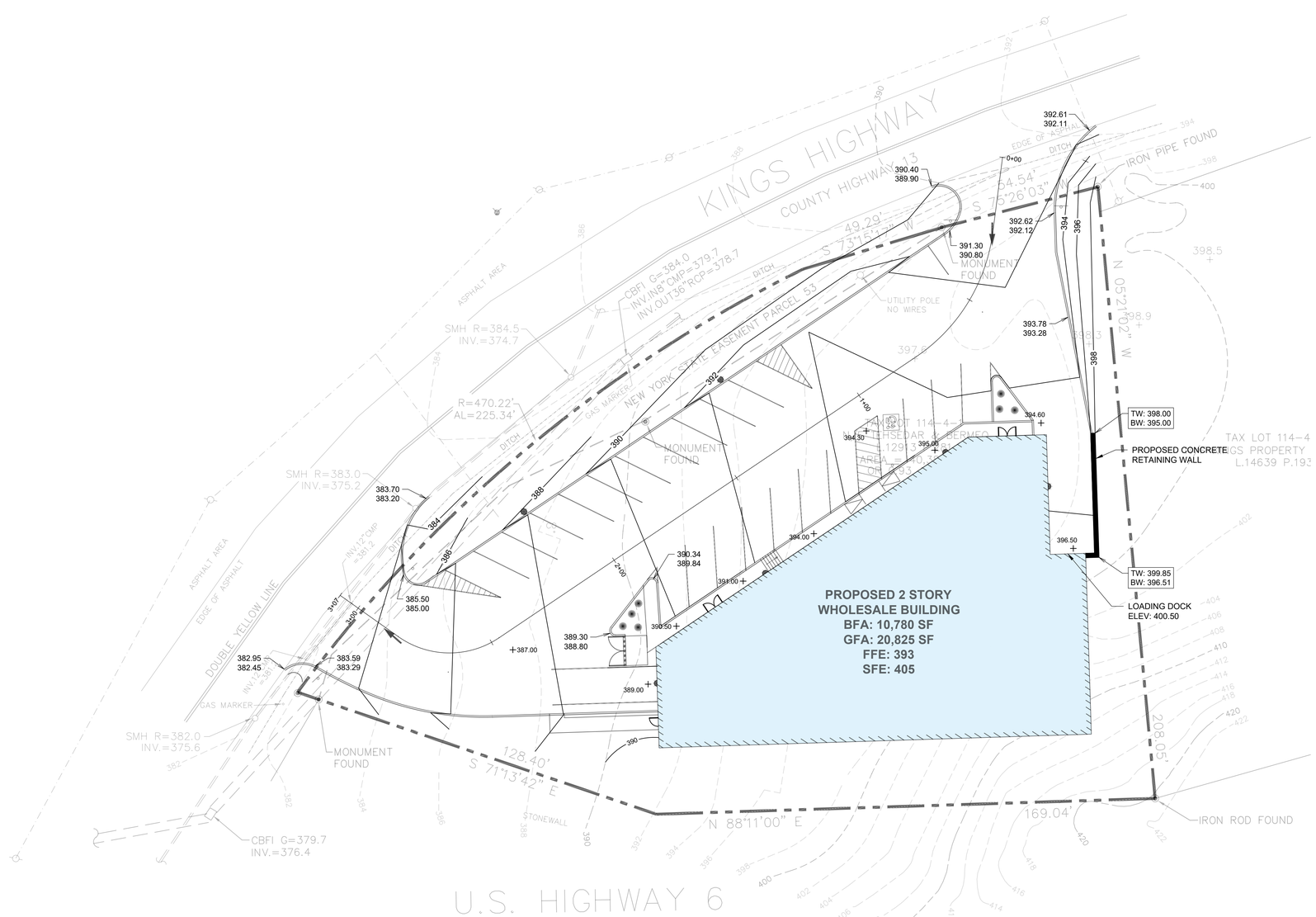
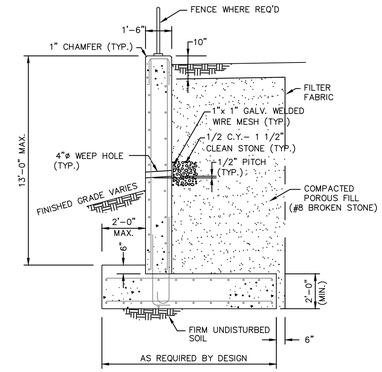
FOR REVIEW

SHEET TITLE: SITE PLAN
PROJECT: NEW WHOLESALE BUILDING
6 KINGS HWY
CHESTER, NY 10918
VILLAGE OF CHESTER, SBL: 114-4-1
CLIENT: 6 KINGS HWY LLC
13 KARLSBURG RD 303
MONROE, NY 10950

SCALE:
DRAWN BY: J.S.
CHECKED BY: D.N.
JOB #
PLOT DATE: 04/28/2023

SHEET No.
C-2





TYPICAL SECTION REINFORCED CONCRETE RETAINING WALL

SCALE: N.T.S.

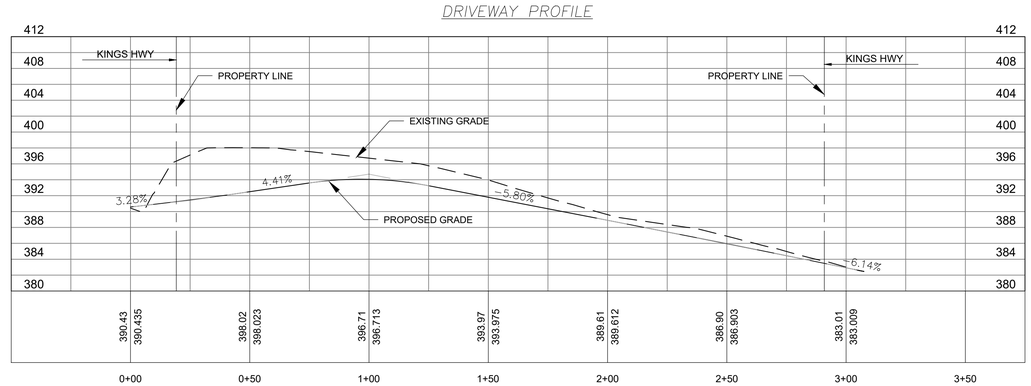
NOTE:
DETAILED DESIGN AND STABILITY CALCULATIONS PREPARED BY A P.E. TO BE PROVIDED TO THE MUNICIPAL ENGINEER PRIOR TO CONSTRUCTION.

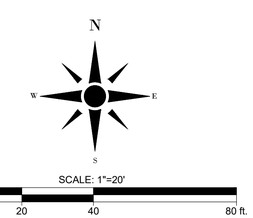
1 / C-3 *GRADING PLAN*
SCALE: 1"=20'

NOTES:

1. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
2. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 2 FEET.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING SUBGRADE PREPARATION REQUIREMENTS.
5. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
6. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL CONFORM TO ADA STANDARDS.

DRIVEWAY PROFILE





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FOR REVIEW

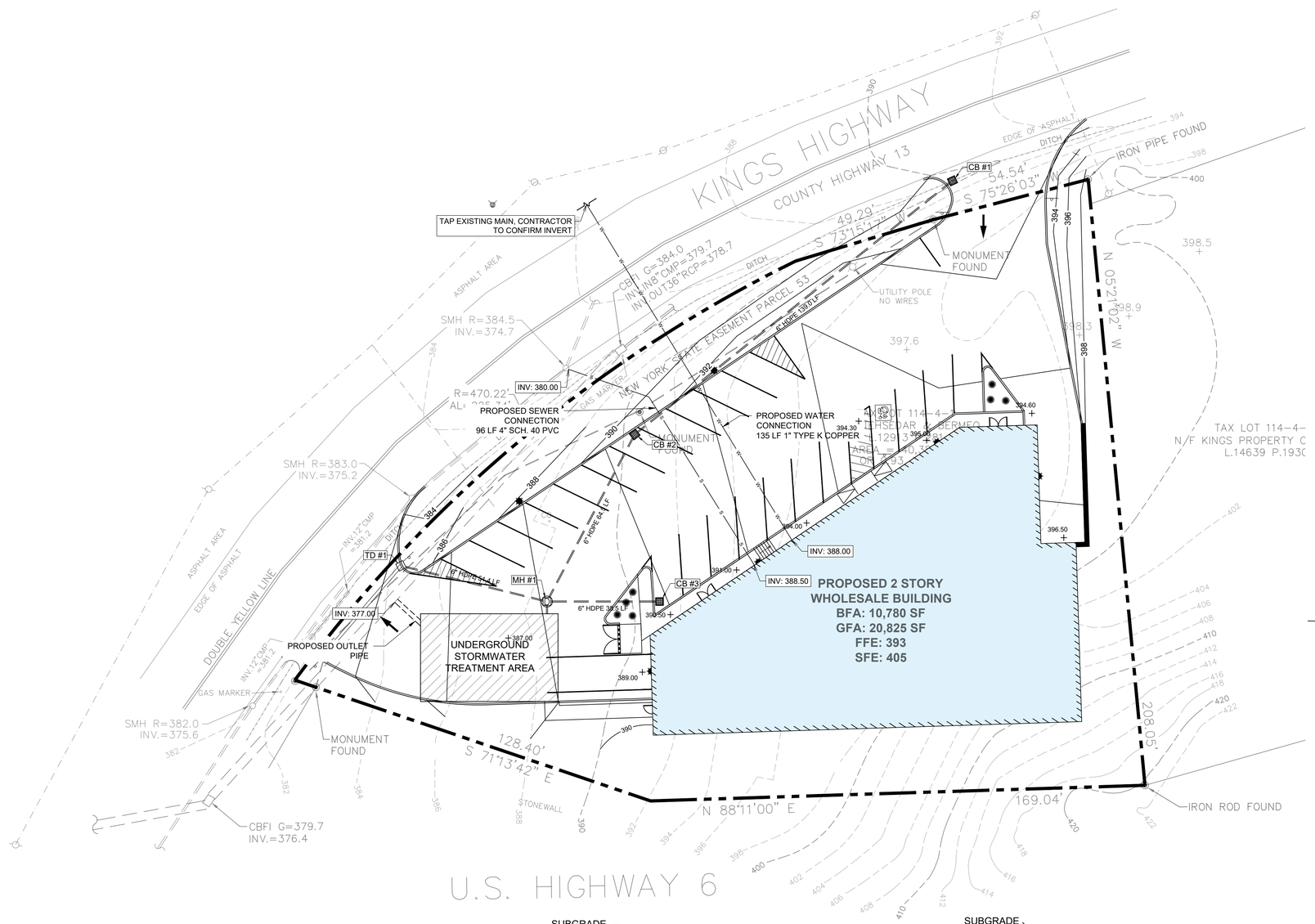
SHEET TITLE: *GRADING PLAN*

PROJECT: *NEW WHOLESALE BUILDING*
6 KINGS HWY
CHESTER, NY 10918
VILLAGE OF CHESTER, SBL: 114-4-1

CLIENT: *6 KINGS HWY LLC*
13 KARLSBURG RD 303
MONROE, NY 10950

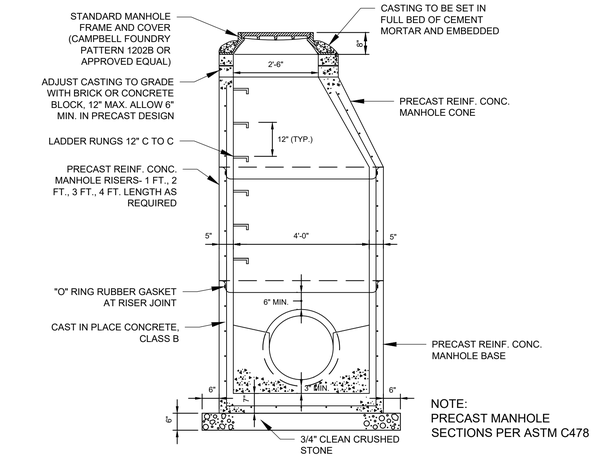
SCALE:
DRAWN BY: *J.S.*
CHECKED BY: *D.N.*
JOB #
PLOT DATE: *04/28/2023*

SHEET No.
C-3

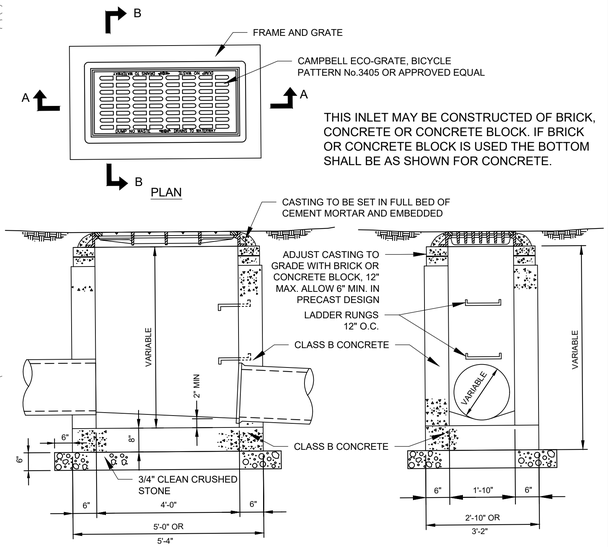


1 C-4 UTILITY & STORMWATER PLAN
SCALE: 1"=20'

STRUCTURE TABLE	
NAME	DETAILS
CB #1	RIM = 388.87 INV OUT = 388.00
CB #2	RIM = 386.27 INV IN = 385.40 INV OUT = 384.00
CB #3	RIM = 389.90 INV OUT = 384.00
MH #1	RIM = 388.00 INV IN = 382.70 INV IN = 383.40 INV IN = 380.00 INV OUT = 379.90
TD #1	RIM = 381.87 INV OUT = 381.00



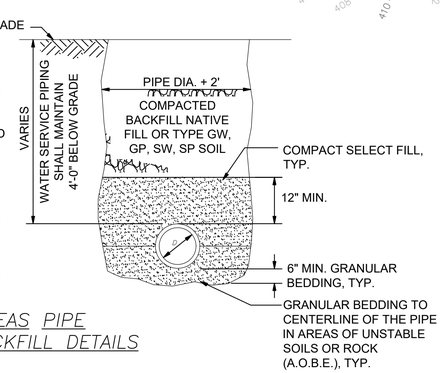
STORM MANHOLES, PRECAST
SCALE: N.T.S.



STORMWATER INLET
SCALE: N.T.S.

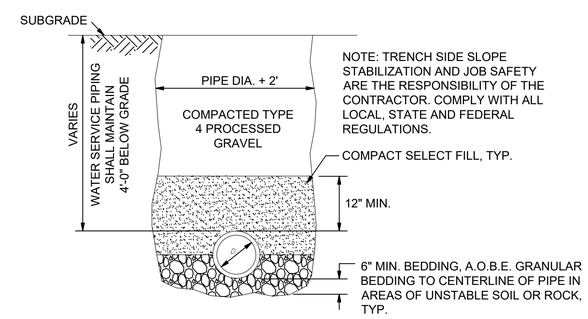
BACKFILL NOTES
PIPE ZONE BEDDING MATERIAL
1. WATER MAINS - SAND OR RUN-OF-BANK GRAVEL, OR AS APPROVED BY THE DESIGN PROFESSIONAL
2. STORM SEWER - 1/4" CRUSHED STONE

PIPE ZONE BACKFILL MATERIAL
1. WATER MAINS - ON SITE MATERIAL FREE OF STONE, IMPORTED FILL SAND OR AS APPROVED BY THE ENGINEER
2. STORM SEWER - ON SITE MATERIAL FREE OF STONES, IMPORTED FILL OR AS APPROVED BY THE ENGINEER



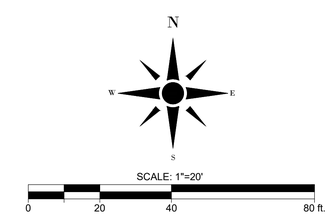
UNPAVED AREAS PIPE BEDDING-BACKFILL DETAILS
SCALE: NTS

NOTES:
1. TRENCH SIDE SLOPE STABILIZATION AND JOB SAFETY ARE THE RESPONSIBILITY OF THE CONTRACTOR. COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.



PIPE BEDDING-BACKFILL DETAILS - PAVED AREAS
SCALE: NTS

NOTES:
PIPE ZONE BEDDING MATERIAL
1. WATER MAINS - SAND OR RUN-OF-BANK GRAVEL, OR AS APPROVED BY THE ENGINEER
2. STORM SEWER - 1/4" CRUSHED STONE



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FOR REVIEW

SHEET TITLE: UTILITIES & STORMWATER MANAGEMENT PLAN
PROJECT: NEW WHOLESALE BUILDING, 6 KINGS HWY, CHESTER, NY 10918, VILLAGE OF CHESTER, SBL: 114-4-1
CLIENT: 6 KINGS HWY LLC, 13 KARLSBURG RD 303, MONROE, NY 10950

SCALE:
DRAWN BY: J.S.
CHECKED BY: D.N.
JOB #
PLOT DATE: 04/28/2023

SHEET No.
C-4

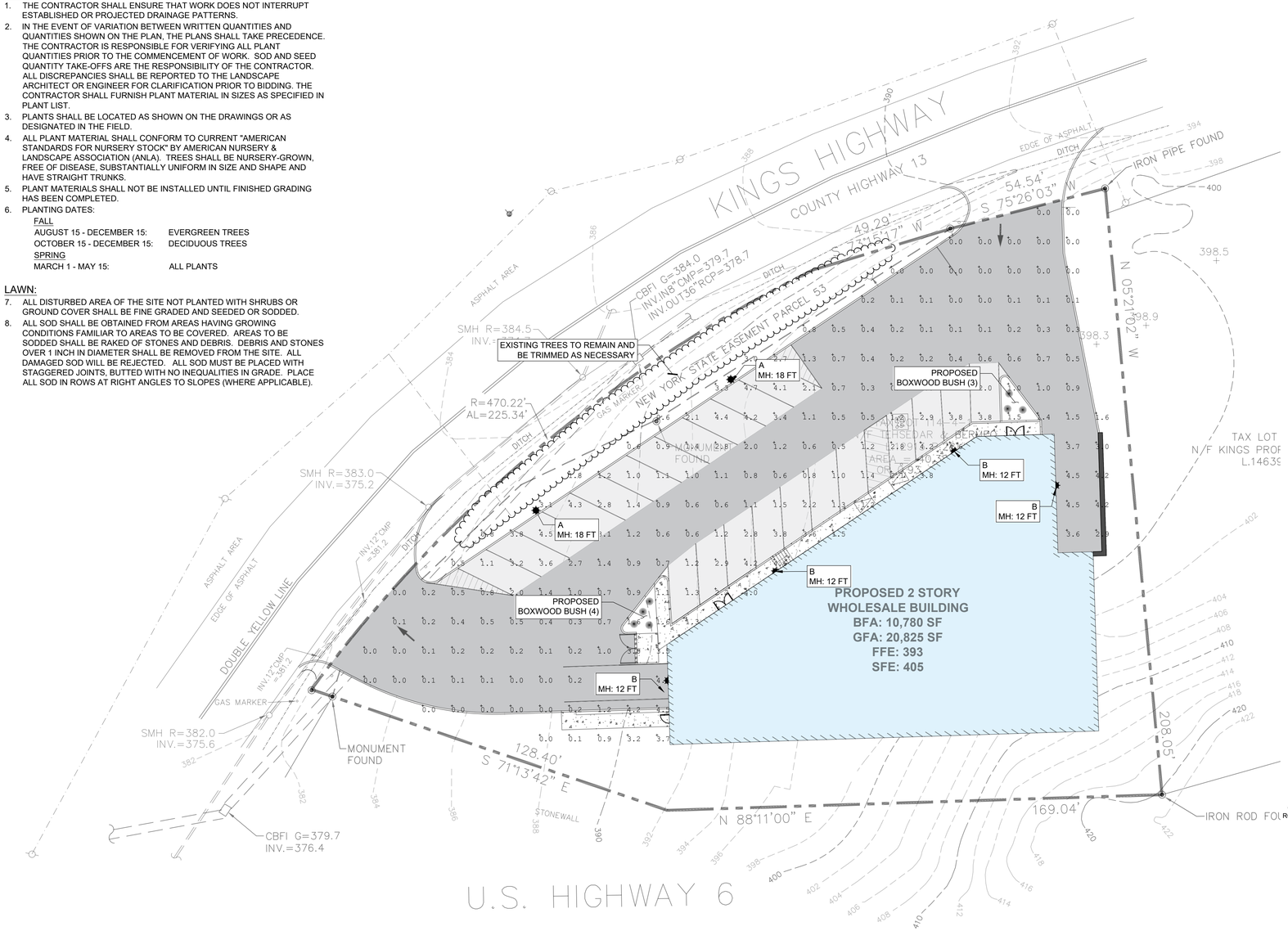
PLANTING:

1. THE CONTRACTOR SHALL ENSURE THAT WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
2. IN THE EVENT OF VARIATION BETWEEN WRITTEN QUANTITIES AND QUANTITIES SHOWN ON THE PLAN, THE PLANS SHALL TAKE PRECEDENCE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOD AND SEED QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
3. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD.
4. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). TREES SHALL BE NURSERY-GROWN, FREE OF DISEASE, SUBSTANTIALLY UNIFORM IN SIZE AND SHAPE AND HAVE STRAIGHT TRUNKS.
5. PLANT MATERIALS SHALL NOT BE INSTALLED UNTIL FINISHED GRADING HAS BEEN COMPLETED.
6. PLANTING DATES:

FALL	
AUGUST 15 - DECEMBER 15:	EVERGREEN TREES
OCTOBER 15 - DECEMBER 15:	DECIDUOUS TREES
SPRING	
MARCH 1 - MAY 15:	ALL PLANTS

LAWN:

7. ALL DISTURBED AREA OF THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEEDED OR SODDED.
8. ALL SOD SHALL BE OBTAINED FROM AREAS HAVING GROWING CONDITIONS FAMILIAR TO AREAS TO BE COVERED. AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1 INCH IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, BUTTED WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).



1 / C-5 LIGHTING & LANDSCAPING PLAN
SCALE: 1"=20'

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	aledm2tya_90w_dlf2302103-8a_1	Single	ALEDM2TYA, POLE MOUNT	A	0.900	6773	90.2	180.4
	4	aledm2tya_90w_dlf2302103-8a	Single	ALEDM2TYA, WALL MOUNT	B	0.900	6773	90.2	360.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.40	4.7	0.0	N.A.	N.A.

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	HEIGHT (FT)	QUANTITY	DESCRIPTION
	BUXUS MICROPHYLLA	3'	7	BABY GEM BOXWOOD - SMALL CONIFEROUS SHRUB

ALEDM2TYAB

RAB

Color: Black

Weight: 16.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	90/78W
120V	1.25A	Color Temp	Amber
208V	0.73A	Color Accuracy	N/A
240V	0.63A	L70 Lifespan	100,000 Hours
277V	0.55A	Lumens	6,773/6,022 lm
Input Watts	90.2/73.9W	Efficacy	75.1/81.5 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):
Field adjustable light output in 2 discrete steps: Medium Housing:90W/78W (factory default 90W)

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

LEDs:
Long-life, high-efficacy, discrete, surface-mount LEDs

Electrical

Driver:
78W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.65A, 208V: 0.38A, 240V: 0.33A, 277V: 0.29A

90W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.75A, 208V: 0.44A, 240V: 0.38A, 277V: 0.33A

150W: Constant Current, Non-Class 2, 120-277V, 50/60 Hz, 120V: 1.25A, 208V: 0.73A, 240V: 0.63A, 277V: 0.55A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
5.65% at 120V, 12.17% at 277V

Power Factor:
99.8% at 120V, 90% at 277V

Surge Protection:
Line to Line: 10kV
Line to Ground: 6kV

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 400W Metal Halide

Construction

IES Classification:
The Type II distribution is meant for lighting large areas, located by the roadside. Typically found on wide walkways, on ramps, entrace roadways and bike paths.

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Ambient Temperature :
Max Power Temp Rating: 40°C (104°F)
Middle Power Temp Rating: 52°C (125°F)
Low Power Temp Rating: 54°C (130°F)

Housing:
Die-cast aluminum

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Lens:
Polycarbonate lens

ALEDM2TYAB

RAB

Technical Specifications (continued)

Reflector:
Aluminum reflector with white polycarbonate

Vibration Rating:
3G vibration rating per ANSI C136.31

Effective Projected Area:
EPA = 0.34

Gaskets:
High-temperature silicone gaskets

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

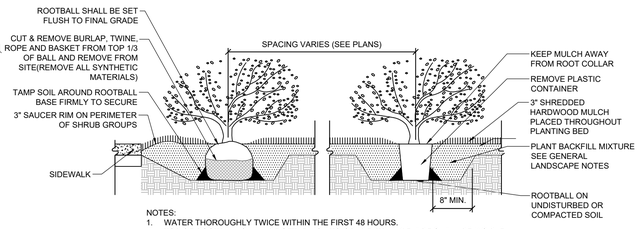
Optical

BUG Rating:
BUG Rating 90W: B2 U0 G1
BUG Rating 78W: B2 U0 G1

Other

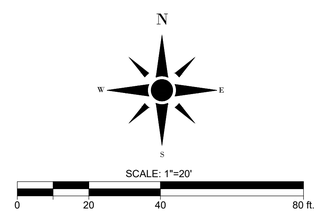
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.



NOTES:
1. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.
2. TOP OF ROOTBALL SHALL BE SET FLUSH TO GRADE. TRUNK FLARE SHALL BE VISIBLE AT TOP OF ROOTBALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.
3. IF SHRUB IS IN LEAF APPLY WILT-PROOF, OR EQUAL AS PER MANUFACTURERS RECOMMENDATION.

SHRUB PLANTING
N.T.S.



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FOR REVIEW

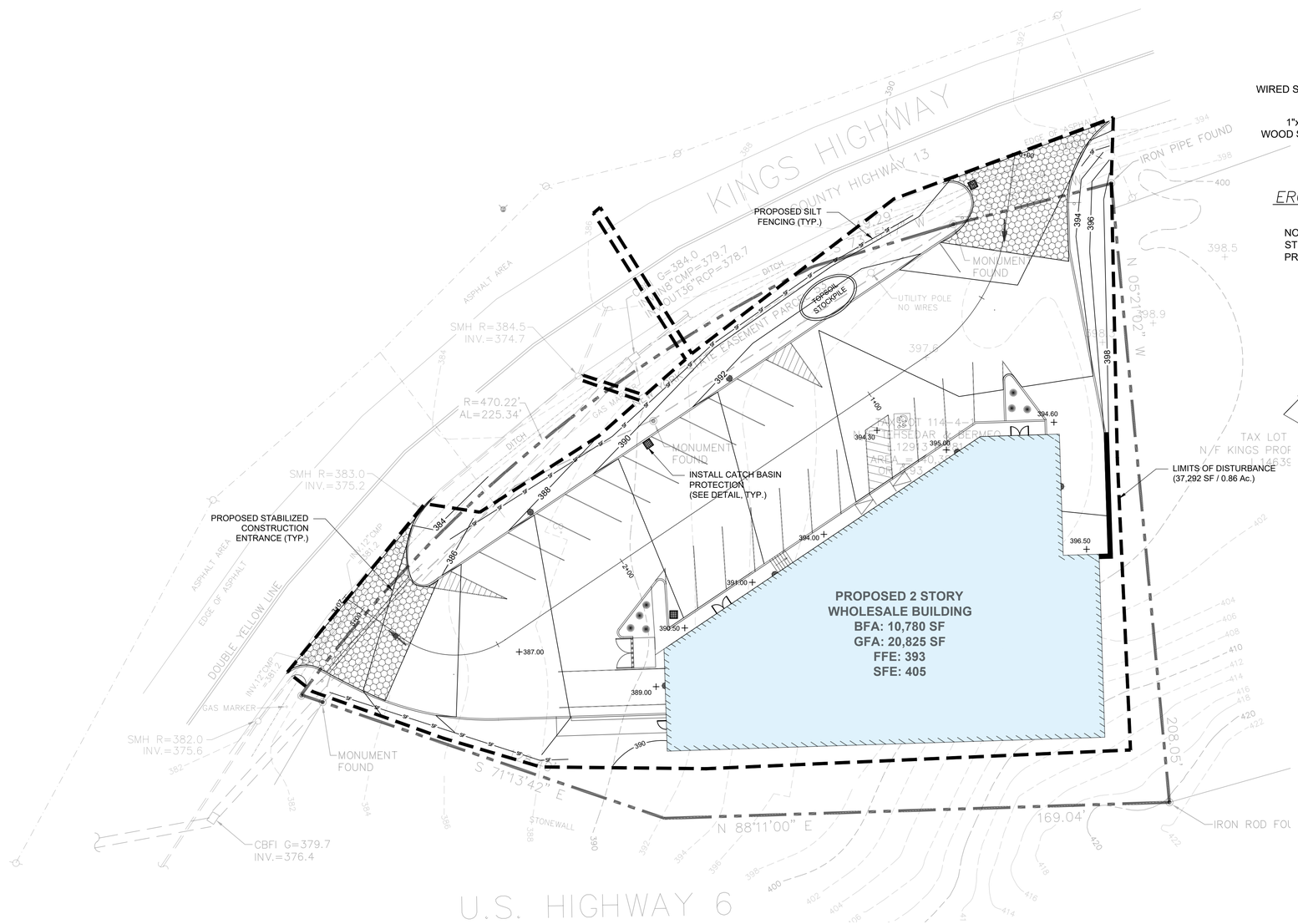
SHEET TITLE: LIGHTING & LANDSCAPING PLAN

PROJECT: NEW WHOLESALE BUILDING
6 KINGS HWY
CHESTER, NY 10918
VILLAGE OF CHESTER, SBL: 114-4-1

CLIENT: 6 KINGS HWY LLC
13 KARLSBURG RD 303
MONROE, NY 10950

SCALE:
DRAWN BY: J.S.
CHECKED BY: D.N.
JOB #
PLOT DATE: 04/28/2023

SHEET No.
C-5

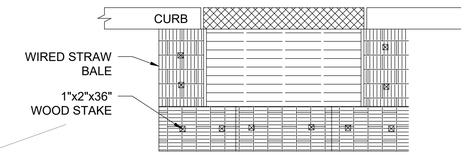


1 C-6 EROSION CONTROL PLAN

SCALE: 1"=20'

NOTES:

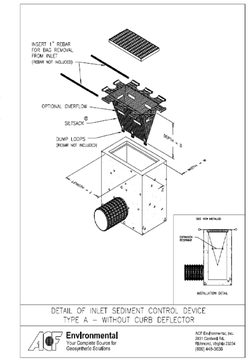
1. ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST "URBAN EROSION AND SEDIMENT CONTROL GUIDEBOOK" OF THE ORANGE COUNTY SOIL AND WATER CONSERVATION DISTRICT AS WELL AS THE LATEST NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
2. ONCE ROUGH GRADING HAS BEEN COMPLETED, A TEMPORARY COVER CONSISTING OF RYE GRASS SHALL BE SEEDED AT A RATE OF $\frac{1}{2}$ LB. PER 1,000 S.F. OF AREA.
3. NO CUT OR FILL SLOPE SHALL EXCEED 2:1 UNLESS RETAINING WALLS ARE BEING INSTALLED. ALL DISTURBED AREA NOT BEING WORKED ON WITHIN 14 DAYS SHALL BE TEMPORARILY SEEDED WITH RYE GRASS AT A RATE OF $\frac{1}{2}$ LB. PER 1,000 S.F.
4. SILTATION FENCING SHALL BE USED TO PROTECT THE EXISTING DRAINAGE SWALE AND NEIGHBORING PROPERTIES.
5. ANY SILT THAT LEAVES THE SITE DESPITE PRECAUTIONS TAKEN SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE AGENCIES HAVING JURISDICTION.
6. FILL MATERIAL, IF NECESSARY, SHALL BE FREE OF ALL DECOMPOSBALE MATERIAL.
7. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS GRADED, PLANTED AND TREATED TO FINISH IN ACCORDANCE WITH THE APPROVED PLANS.
8. ALL TREE CLEARING MUST OCCUR BETWEEN OCTOBER 1 AND MARCH 31.

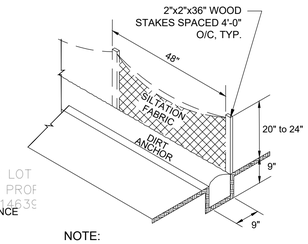


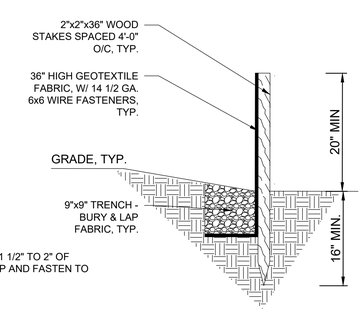
EROSION CONTROL CATCH BASIN DETAIL

SCALE: NTS

NOTE :
STRAW BALES TO REMAIN IN PLACE UNTIL ROADWAY IS TO BE PREPARED FOR FINAL PAVEMENT.







NOTE:

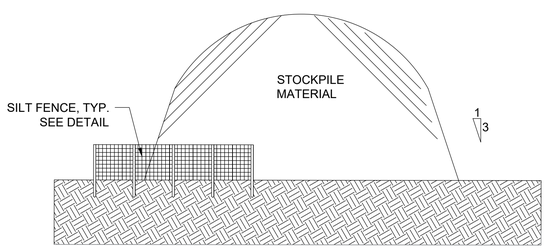
DIG A TRENCH, 9" DEEP, OVERLAP FRONT LIP WITH 1 1/2" TO 2" OF FABRIC AND LINE ENTIRE TRENCH. BRING FABRIC UP AND FASTEN TO THE STAKES, TYP.

SILT FENCE DETAIL

SCALE: NTS

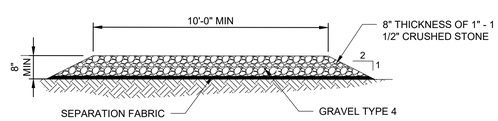
NOTES

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 12" O/C AT TOP AND MID SECTION.
3. ALL SILT FENCES SHALL RUN PARALLEL TO THE CONTOUR OF THE LAND.
4. ALL SILT FENCING SHALL MEET THE MINIMUM REQUIREMENTS AS STATED UNLESS OTHERWISE NOTED AND APPROVED BY THE BUILDING INSPECTOR AND/OR MUNICIPAL ENGINEER.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP ALONG THE SILT FENCE.
6. THE MAXIMUM TRIBUTARY DRAINAGE AREA FOR THE OVER FLOW TO A SILT FENCE SHALL NOT EXCEED $\frac{1}{4}$ ACRE PER 100 L.F. OF FENCE.
7. MIRAFI 100X OR APPROVED EQUAL.

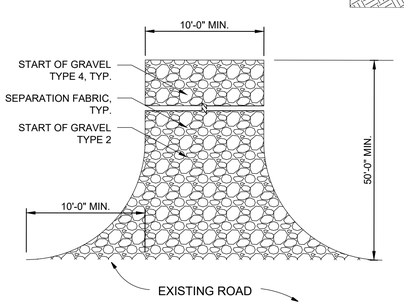


TYPICAL STOCKPILE DETAIL

SCALE: NTS



PROFILE

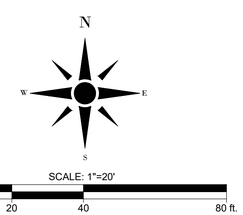


STABILIZED CONSTRUCTION ENTRANCE & STAGING AREA

SCALE: NTS

NOTES

1. ENTRANCE TO BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC ROAD OR R.O.W.
2. SPILLED OR DROPPED SEDIMENT TO BE REMOVED IMMEDIATELY.
3. A CRUSHED STONE, VEHICLE WHEEL CLEANING AREA SHALL BE INSTALLED WHERE THE CONSTRUCTION ACCESS ROAD INTERSECTS A PUBLIC ROAD. THE AREA SHALL BE COMPOSED OF CRUSHED STONE WITH A FILTER FABRIC UNDERNEATH THE ENTIRE AREA. SEE PLAN FOR DIMENSIONS.
4. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL PIPED UNDERNEATH WITH MOUNTABLE BERMS ALONGSIDE.



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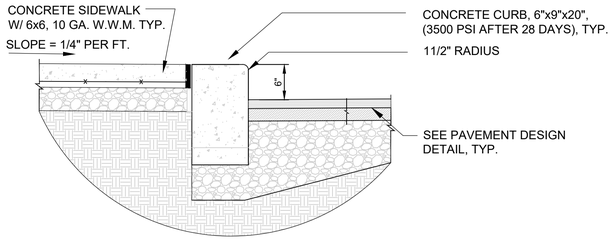
SHEET TITLE: EROSION CONTROL PLAN

PROJECT: NEW WHOLESALE BUILDING
6 KINGS HWY
CHESTER, NY 10918
VILLAGE OF CHESTER, SBL: 114-4-1

CLIENT: 6 KINGS HWY LLC
13 KARLSBURG RD 303
MONROE, NY 10950

SCALE:
DRAWN BY: J.S.
CHECKED BY: D.N.
JOB #
PLOT DATE: 04/28/2023

SHEET No.
C-6

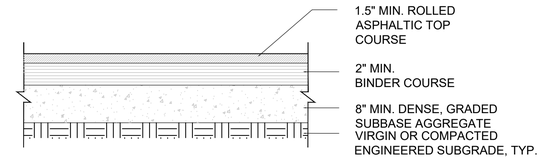


CURB DETAIL

SCALE: 3/4" = 1'-0"

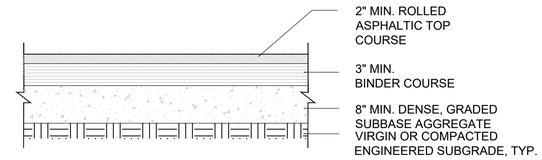
NOTES:

1. EXPANSION JOINTS CONSISTING OF 1/2" PRE-MOULDED FIBER JOINT FILLER SHALL BE
INSTALLED AT 10' INTERVALS IN CURBING AND SIDEWALKS AND AT JOINTS BETWEEN CURB & SIDEWALK AND SIDEWALK & BUILDING.
2. CONSTRUCTION JOINTS SHALL NE INSTALLED 5' O/C.
3. CONCRETE FOR CURBING AND SIDEWALKS SHALL BE 4,000 PSI DESIGN MIX.
4. CURBS TO BE INSTALLED IN 10 FOOT LENGTHS.



STANDARD PAVEMENT DESIGN

SCALE: NTS



HEAVY–DUTY PAVEMENT DESIGN

SCALE: NTS

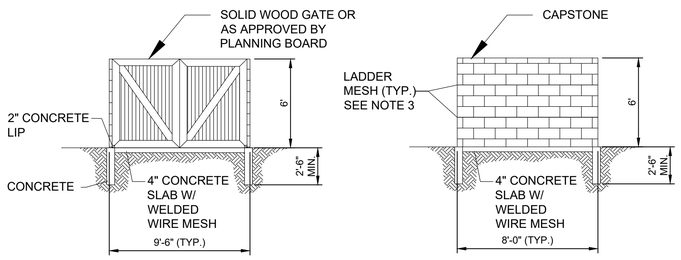
SIGN SYMBOL	SIGN LAYOUT	SIGN DESIGNATION	SIGN COLORS	NEW SIGNS REQUIRED	NEW OR RELOCATED
A	12" ONE WAY 36"	R6-1R	BLACK ON WHITE	1	INSTALL 1 NEW SIGN
B	12" ONE WAY 36"	R6-1L	BLACK ON WHITE	1	INSTALL 1 NEW SIGN
C	24" DO NOT ENTER 24"	R5-1	RED ON WHITE	2	INSTALL 2 NEW SIGNS
D	18" HANDICAPPED PARKING ONLY 12"	R7-5HPO	WHITE ON BLUE	1	INSTALL 1 NEW SIGN

TYPICAL SIGN DETAILS

SCALE: NTS

NOTES:

1. REFLECTIVITY OF THE ONE WAY SIGNS TO BE IN CONFORMANCE WITH ASTM TYPE III.



PICK UP ENTRANCE

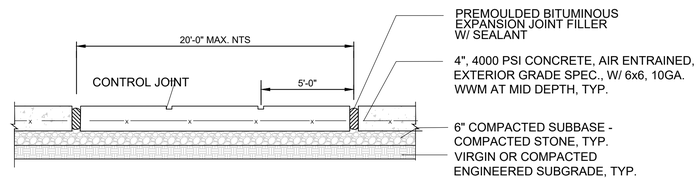
ENCLOSED SIDES

REFUSE STORAGE ENCLOSURE DETAIL

SCALE: NTS

NOTES

1. REFUSE ENCLOSED TO BE CONSTRUCTED OF 8" SOLID TEXTURED MASONRY BLOCK WITH FACADE TO MATCH PROPOSED BUILDING OR AS APPROVED BY PLANNING BOARD.
2. CONCRETE SLAB TO HAVE 2" RAISED LIP AROUND 3 SIDES.
3. LADDER MESH REINFORCEMENT EVERY 3RD ROW OR AS RECOMMEND BY THE MANUFACTURER.

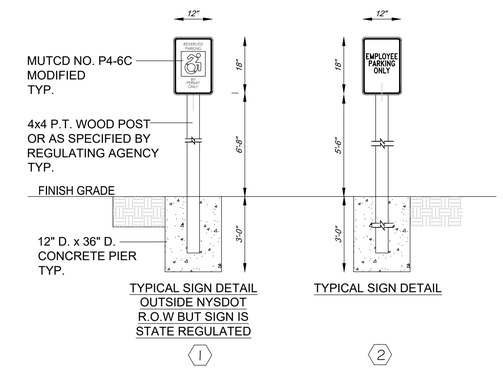


CONCRETE SIDEWALK DETAIL

SCALE: 1/4" = 1'-0"

NOTES

1. BROOM FINISH SLAB AT 90 DEGREES TO EACH SUCCEEDING SECTION.
2. CONTROL JOINTS TO BE 1 INCH DEEP.
3. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK.
4. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT @ 24" O/C AND AT ALL ABUTMENTS TO OTHER STRUCTURES.
5. CONCRETE SHALL BE PORTLAND CEMENT, AIR-ENTRAINED, EXTERIOR DESIGN MIX, WITH AN AIR CONTENT OF 5% TO 7% MAX. AND A SLUMP OF 3" TO 5" MAX.
6. ALL CONCRETE SIDEWALK PLACEMENT SHALL BE INSTALLED IN FULL PANEL LIMITS.
7. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINES, AT CURBS AND ALL INTERSECTING ELEMENTS.



TYPICAL SIGN DETAIL
OUTSIDE NYSDOT
R.O.W BUT SIGN IS
STATE REGULATED

1

TYPICAL SIGN DETAIL

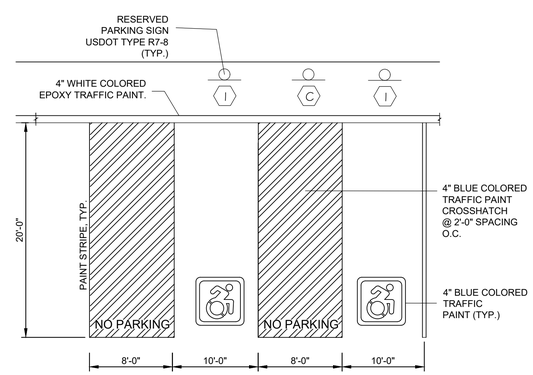
2

TYPICAL SIGN DETAILS

SCALE: NTS

NOTES:

1. SIGNS SHALL BE M.U.T.C.D NO. R7-1
2. BOTTOM OF SIGN SHALL BE AT LEAST 6'-8" ABOVE PAVEMENT SURFACE U.O.N.
3. WOOD POSTS TO BE 4x4 MIN. AND PRESSURE TREATED.
4. ADA SIGN SHALL BE M.U.T.C.D. NO. P4-6.

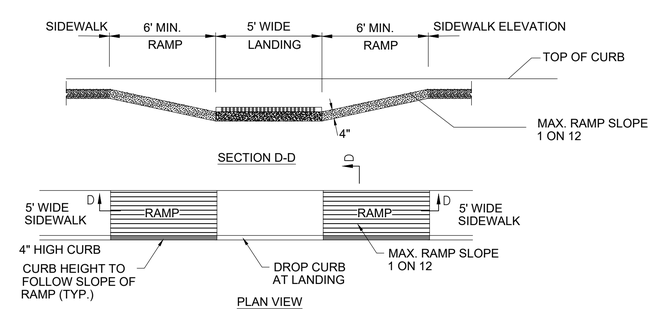


ADA ACCESSIBLE PARKING DETAILS & TYPICAL PARKING SPACE REQUIREMENTS

SCALE: NTS

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA MANUAL AND CODE INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING WITH BLUE BACKGROUND AND WHITE BORDER.
2. ADA PARKING SHALL BE LOCATED AS CLOSE AS POSSIBLE TO ACCESSIBLE ENTRANCES



(THIS TYPE OF RAMP IS LOCATED OUTSIDE OF NYSDOT R.O.W.)

ADA HANDICAP SIDEWALK RAMP

SCALE: NTS

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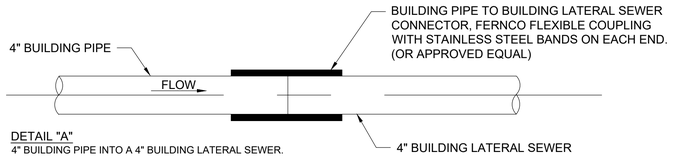
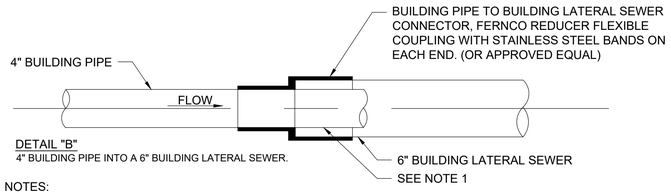


DETAIL "A"
4" BUILDING PIPE INTO A 4" BUILDING LATERAL SEWER.

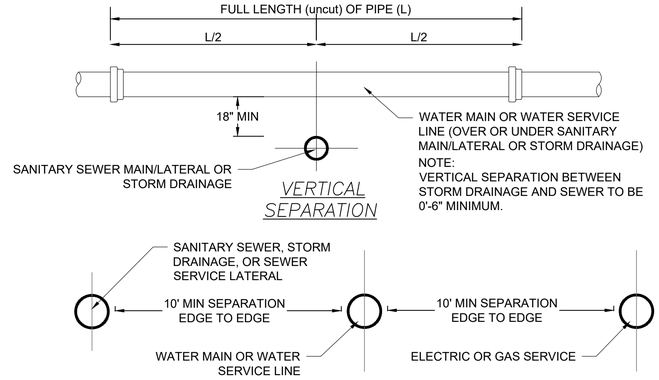


DETAIL "B"
4" BUILDING PIPE INTO A 6" BUILDING LATERAL SEWER.

NOTES:
1. 4" BUILDING PIPE TO STUB APPROX. 6" INTO 6" BUILDING LATERAL SEWER.
2. EACH 4" BUILDING LATERAL SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE AND TWO FAMILY DWELLINGS ONLY.
3. EACH 6" BUILDING LATERAL SEWER SHALL BE REQUIRED FOR ALL COMMERCIAL USES AND SERVE NO MORE THAN 12 EQUIVALENT LIVING UNITS
4. BUILDING PIPE SHALL NOT EXCEED MORE THAN 10 FEET FROM THE EXTERIOR OF THE FOUNDATION.
5. 6" BUILDING PIPE TO 6" BUILDING LATERAL SEWER SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).

BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION

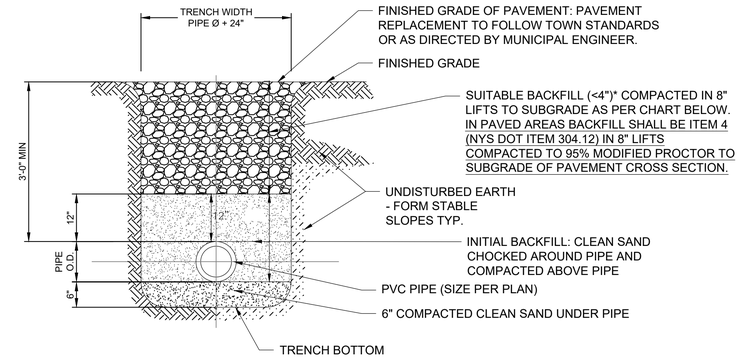
SCALE: NTS



NOTE: THE SEPARATION REQUIREMENT SHALL. CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY. ANY DEVIATION FROM THE ABOVE SEPARATION REQUIREMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE ORANGE COUNTY DEPARTMENT OF HEALTH.

SANITARY SEWER/WATER/STORM DRAINAGE SEPARATION REQUIREMENTS

SCALE: NTS

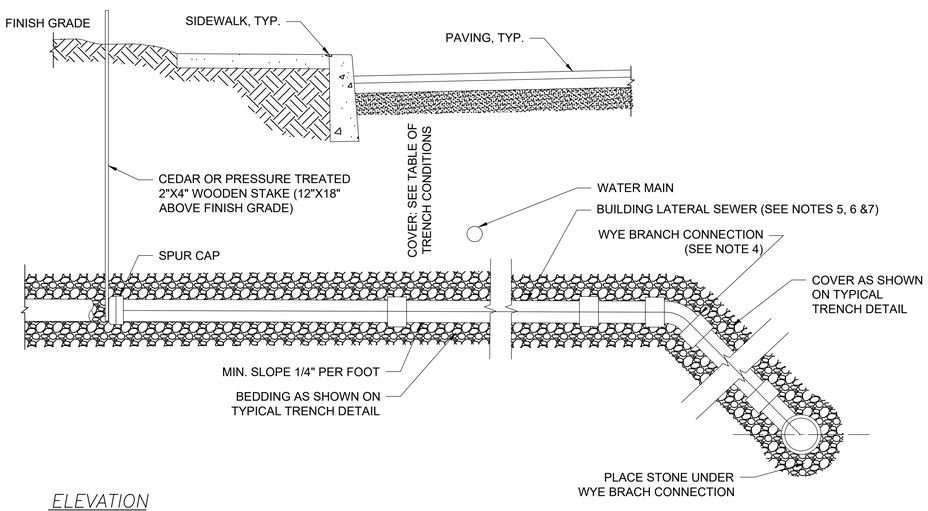


PIPE O.D..	TRENCH WIDTH
24" AND SMALLER	O.D. + 1'-4"
30" AND LARGER	O.D. + 2'-0"

SANITARY SEWER TRENCH CROSS SECTION

SCALE: NTS

NOTES:
1. BACKFILL SHALL CONTAIN NO STONES OVER 4" IN ANY DIMENSION.
2. INORGANIC SILTS, CLAYS, AND OTHER CLASS IV MATERIALS ARE NOT PERMITTED.
3. DESIGN SHEETING MAY BE REQUIRED DUE TO SOILS. IF SO, SHEETING TO BE REMOVED PRIOR TO BACKFILL OPERATION. SHEETING TO COMPLY WITH OSHA REQUIREMENTS.
4. PIPE BEDDING SHALL BE A CLASS I ASTM 02321 EMBEDMENT MATERIAL THAT SHALL BE EITHER CRUSHED STONE OR WASHED GRAVEL PASSING A 3/4 " SIEVE AND RETAINED ON A 3/8 " SIEVE. THE EMBEDMENT MATERIAL SHALL BE HAND TAMPED OR COMPACTED TO 90% OF THE MAXIMUM DENSITY OF THE EMBEDMENT MATERIAL AS DETERMINED BY THE STANDARD PROCTOR TEST IN ACCORDANCE WITH AASHTO DESIGNATION T-99. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A GO-NO-GO TESTING GAUGE, AS DEFINED IN THE GREEN-TITE (TRADEMARK) PVC GRAVITY SEWER PIPE INSTALLATION GUIDE AS PUBLISHED BY J-M PIPE (OR APPROVED EOUAL) FOR TESTING DEFLECTION OF MAIN LINE SEWER PIPE, AS DIRECTED BY OCSD. MAXIMUM MAIN LINE SEWER %. DEFLECTION SHALL BE NO GREATER THAN 5
5. BACKFILL MATERIAL ABOVE PIPE BEDDING MATERIAL SHALL BE 3/4" CLEAN CRUSHED STONE UP TO THE BOTTOM OF THE 6" SUB-BASE MATERIAL. SEE SHOULDER RESTORATION DETAIL.
6. PLACE EMBEDMENT MATERIAL BY HAND AND HAND COMPACT UNDER AND AROUND SIDES OF PIPE. PLACE EMBEDMENT MATERIAL IN 6" LAYERS ABOVE TOP OF PIPE, AND HAND COMPACT TO A POINT 12 INCH MINIMUM ABOVE THE TOP OF PIPE.
7. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPETENT PERSON DURING ALL PHASES OF CONSTRUCTION WHOSE DUTY SHALL BE TO INSURE THAT ALL PHASES OF CONSTRUCTION ARE IN FULL COMPLIANCE WITH OCSD NO.1 SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES, RULES, REGULATIONS AND LAWS INCLUDING, BUT NOT LIMITED TO UNITED UNITED DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND NEW YORK STATE DEPARTMENT OF LABOR OR OSHA SECTION 1910.146 PERMIT REQUIRBD CONFINED SPACE ENTRY, OSHA SECTION 1926.650 EXCAVATION GENERAL PROTECTION REQUIREMENTS AND OSHA SECTION 1926.651 TRENCHING AND SHORING, STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES AND NATIONAL PROTECTION ASSOCIATION CODES.
8. ALL APPROVED MAIN LINE SEWER PIPE SHALL BE THE SAME MATERIAL FROM MANHOLE TO MANHOLE
9. FILL SECTION AREA MUST GRADED WITH THE PLACEMENT OF SUITABLE SOIL MATERIAL, AS DETERMINED BY THE PROJECT SITE ENGINEER, IN 12" (MAX.) LAYERS COMPACTED TO 95% OF THE MAXIMUM DENSITY OF THE SOIL AS DETERMINED BY THE STANDARD PROCTOR TEST (AASHTO) DESIGNATION T-99) TO 2'-0" (MIN.) ABOVE TOP OF PIPE AT A MINIMUM WIDTH OF 0.D. 4'-0" BEFORE TRENCH EXCAVATING. (ANY FILL SECTION AREA THAT DOES NOT CONFORM TO THIS FILL SECTION AREA COMPACTION STANDARD SHALL REQUIRE THE INSTALLATION OF CLASS 52 DIP, TAR COATED INSIDE AND OUT. FROM MANHOLE TO MANHOLE FOR SEWER MAINS AND ALONG THE ENTIRE SERVICE LINE RUN FOR BUILDING LATERAL SEWERS.) ALL FILL SECTION AREAS SHALL REQUIRE REVIEW AND APPROVAL BY OCSD1 BEFORE INSTALLING PIPE.
10. WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM. UNDERCUT MUST BE MADE BETWEEN 12" MIN. TO 24" MAX.
11. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM. UNDERCUT T0 SUITABLE MATERIAL (AS APPROVED).



ELEVATION

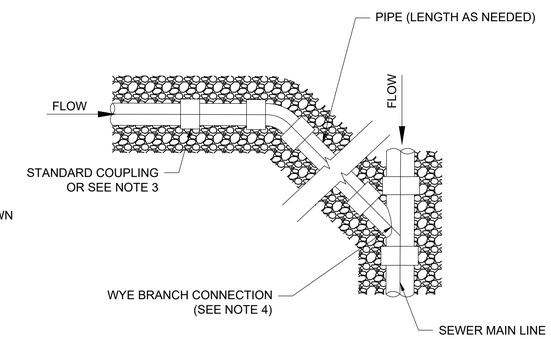
N.T.S.

BUILDING LATERAL SEWER CONNECTION

SANITARY SEWER SPECIFICATIONS (FOR BUILDING LATERAL

SEWERS AND SEWER MAINLINE

NOTES:
1. ALL APPROVED BUILDING LATERAL SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
2. MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2'-0". IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL 'DISTANCE OF 2'-0" ONTO ALL BUILDING LOT PROPERTIES.
3. TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).
4. WYE BRANCH CONNECTION SHALL BE A FITTING CONSTRUCTED SPECFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).
5. THE BUILDINGS LATERAL SEWER SHOWN FROM THE MAIN LINE SOURCE WYE BRANCH CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR ii) BUILDING LATERAL SEWER.
6. 4" BUILDING LATERAL SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY. ALL OTHER BUILDING LATERAL SEWERS (INCLUDING ALL COMMERCIAL USES) SHALL BE 6" IN DIAMETER.
7. EACH 6" BUILDING LATERAL SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS AS DETERMINED BY OCSD N0. 1 UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY OCSD N0. 1.



PLAN

N.T.S.

SPECIAL CONDITIONS FOR SHALLOW TRENCH CONDITIONS	
COVER	PIPE
LESS THAN 4'-0"	CLASS 52 DUCTILE IRON PIPE OR CAST IRON EXTRA HEAVY OR APPROVED EQUAL

SPECIFICATIONS

I) REQUIRED MAIN LINE SEWER (OR APPROVED EQUAL):
A) ABS-TRUSS PIPE:
I) PIPE: STAMPED ASTM D2680.
II) FITTINGS: STAMPED ASTM D2680.
III) JOINTS: SOLVENT WELD, ASTM D2235.
B) PVC- TRUSS PIPE:
I) PIPE: STAMPED ASTM D2680.
II) FITTINGS: STAMPED ASTM D2680.
III) JOINTS: SOLVENT WELD, ASTM 02564 OR ELASTOMERIC (GASKET).
C) PVC - SDR 25 HEAVY WALL PIPE
I) PIPE (8' - 15" DIAMETER): STAMPED ASTM D3034 PIPE (18" AND GREATER DIAMETER): STAMPED ASTM F679.
II) FITTINGS: STAMPED ASTM D3034 OR F679.
III) JOINTS: SOLVENT WELD ASTM D2564 OR ELASTOMERIC GASKET.
D) PVC - SDR 35 SOLID WALL PIPE:
I) PIPE (8"-15" DIAMETER): STAMPED ASTM D3034. PIPE (18" AND GREATER DIAMETER): STAMPED ASTM F679.
II) FITTINGS: STAMPED ASTM D3034 OR ASTM F679.
III) JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564

II) REQUIRED 4" OR 6" (AS APPROVED) BUILDING LATERAL SEWER (OR APDROVED EQUAL):
A) PVC - SDR 35 SOLID WALL PIPE:
I) PIPE: STAMPED ASTM D3034 AND SDR 35.
II) FITTINGS: STAMPED SDR 35 AND ASTM D3034.
III) JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
B) SDR 26 HEAVY WALL PIPE:
I) PIPE: STAMPED ASTM 03034 AND SDR 26.
II) FITTINGS: STAMPED D3034 AND SDR 26.
III) JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
C) SDR 23.5 ABS SOLID WALL PIPE:
I) PIPE: STAM=ED ASTM D2751 AND SDR 23.5
II) FITTINGS: STAMPED SDR 23.5 ASTM D2751
III) JOINTS: SOLVENT WELD, ASTM D2235
III) OTHER RECUIRED PIPE MATERIALS FOR BUILDING LATERAL SEWERS AND SEWER MAIN LINE (OR APPROVED EOUAL): ASTM C-564
A) CAST IRON, EXTRA HEAVY, COATED HUB & PLAIN END. ASTM C-74 WITH ELASTOMERIC COMPRESSION GASKET
B) DUCTILE IRON PIPE: CLASS 52, CEMENT LINED AND TAR, COATED INSIDE AND OUT.

No.	DATE	REVISION
1	04.26.2023	CLIENT REVIEW
2	09.14.2023	PLANNING BOARD SUBMISSION
3	09.14.2023	PLANNING BOARD SUBMISSION
4	10.12.2023	PLANNING BOARD SUBMISSION

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NOTE
FOR AUTHENTICITY SEAL MUST BE ORIGINAL AND SIGNATURE MUST BE IN COLOR -BOTH CANNOT BE COPIED

FOR REVIEW

SHEET TITLE: CONSTRUCTION DETAILS

PROJECT: NEW WHOLESALE BUILDING
6 KINGS HWY
CHESTER, NY 10918
VILLAGE OF CHESTER, SBL: 114-4-1

CLIENT: 6 KINGS HWY LLC
13 KARLSBURG RD 303
MONROE, NY 10950

SCALE:
DRAWN BY: J.S.
CHECKED BY: D.N.
JOB #
PLOT DATE: 04/28/2023

SHEET No.
C-7.1