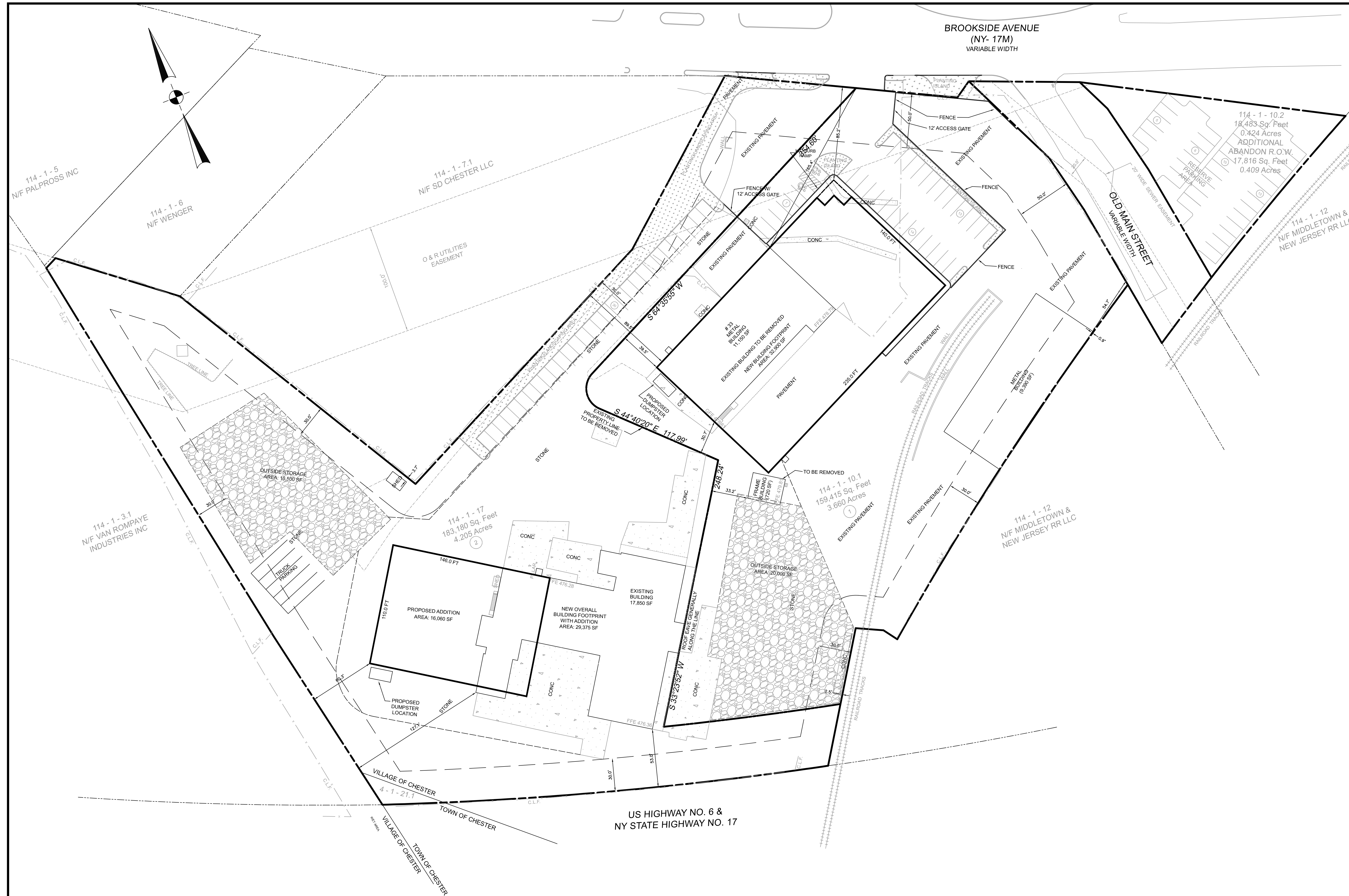


SITE PLAN FOR PDJ TRUSS

VILLAGE OF CHESTER

ORANGE COUNTY, NEW YORK



LOCATION PLAN
NTS

GENERAL NOTES

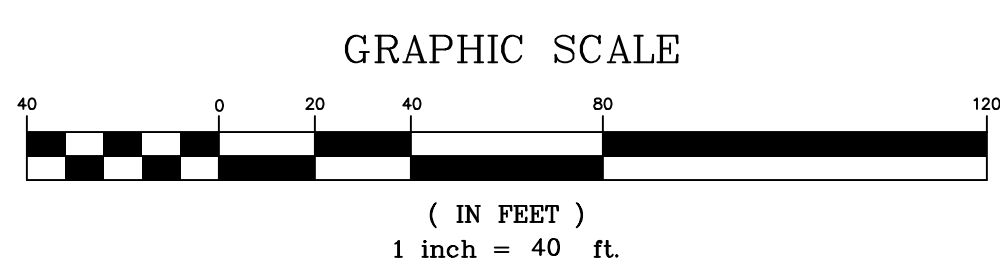
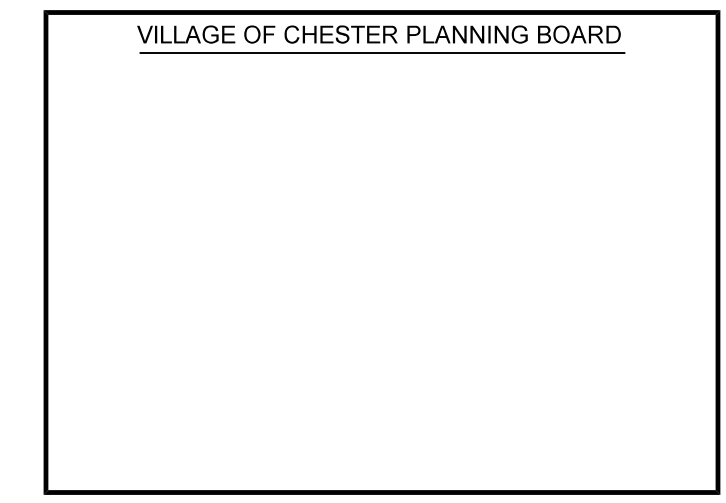
- RECORD OWNER AND APPLICANT:
35 BROOKSIDE AVE LLC
35 BROOKSIDE AVE
CHESTER, NY 10918
- TAX PARCELS: 114-1-10.1 & 17
- OVERALL AREA: 360,411 S.F. OR 7.865 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC ON NOVEMBER 10, 2021.

PARKING REQUIREMENTS

- PARKING REQUIREMENTS:**
- 2 LARGEST SUCCESSIVE SHIFTS: 2 SPACES FOR EVERY 3 EMPLOYEES.
 - OFFICE: 1 SPACE PER 200 SF
- LARGEST SHIFT:**
- 35 EMPLOYEES (MANUFACTURING);
 - 35 x 2 (SHIFTS) = 70 EMPLOYEES/EMPLOYEES X 2 SPACES = 46.7 SPACES.
- OFFICE:**
- 7,250 SF + 2,775 SF = 10,025 SF
 - 10,025 SF/1 SPACE/200 SF = 50.1 SPACES
- TOTAL SPACES REQUIRED: 97 SPACES**
- PARKING PROVIDED: 64 SPACES, INCLUDING 2 ADA SPACES.**
- 34 RESERVE SPACES**
- TOTAL: 98 SPACES**

BUILDING USE BREAKDOWN

- FRONT BUILDING:**
- OFFICE: 7,250 SF
 - MANUFACTURING: 19,200 SF
 - COMMON/OPEN SPACE: 2,150 SF
 - STORAGE: 6,600 SF
- REAR BUILDING:**
- OFFICE: 2,775 SF
 - MANUFACTURING: 14,100 SF (NEW) + 13,315 SF (EXIST) = 27,415 SF
 - COMMON/OPEN SPACE: 1,200 SF



BULK REQUIREMENTS: B-2; BUSINESS										
	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 (B-2)	15,000 SF	100 FT	50 FT	15 FT	30 FT	20 FT	N/A	35 FT 3 Stories	N/A	
Provided	7.9 acres	330 FT	85.2 FT	0.9 FT*	61.2 FT	53 FT	21%	< 35 FT 2 Stories	N/A	
*Existing Condition										

OCTOBER 12, 2023 2 REVISE AS PER VILLAGE ENGINEER'S COMMENTS

DATE ISSUE DESCRIPTION

114-1-10.1 & 17

COVER SHEET
FOR
PDJ TRUSS

VILLAGE/TOWN OF CHESTER - ORANGE COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

139 Lafayette Avenue, 2nd Fl. 111 Main Street
Suffern, NY 10991 Chester, NY 10918
P: 845.547.2241 - F: 845.547.2243 845.610.3621

Civil Engineering & Land Surveying Services that Build Communities
www.Civil-Tec.com

DATE: 06/12/2023

DRAWN BY: DC

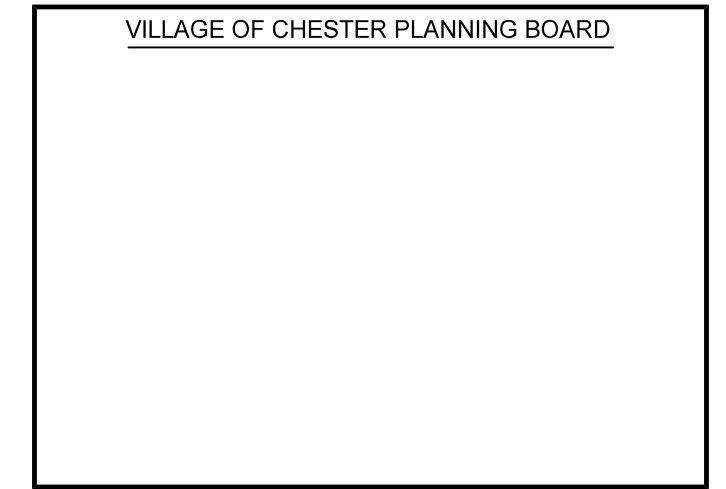
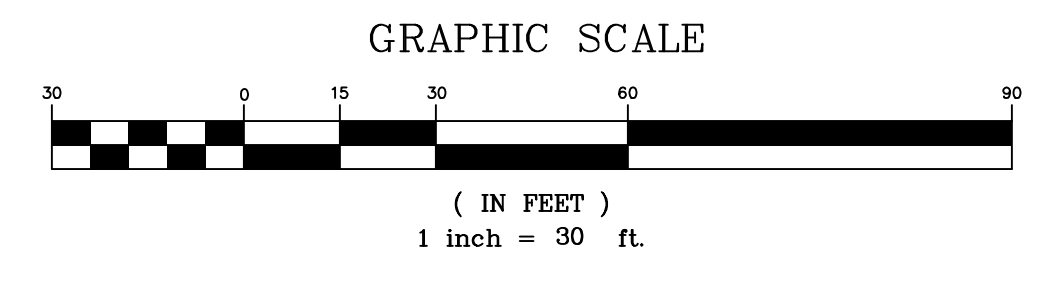
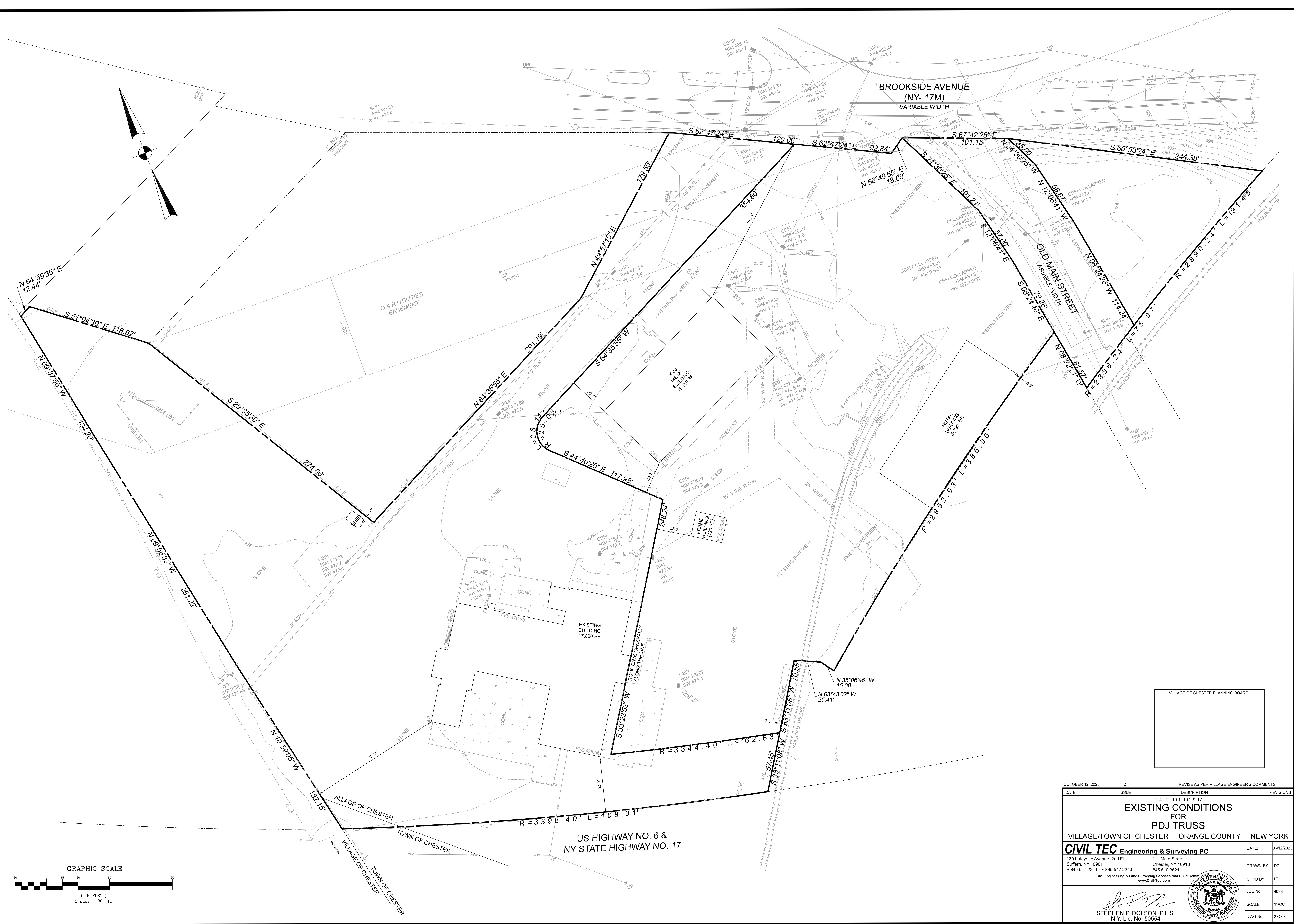
CHKD BY: LT

JOB No.: 4033

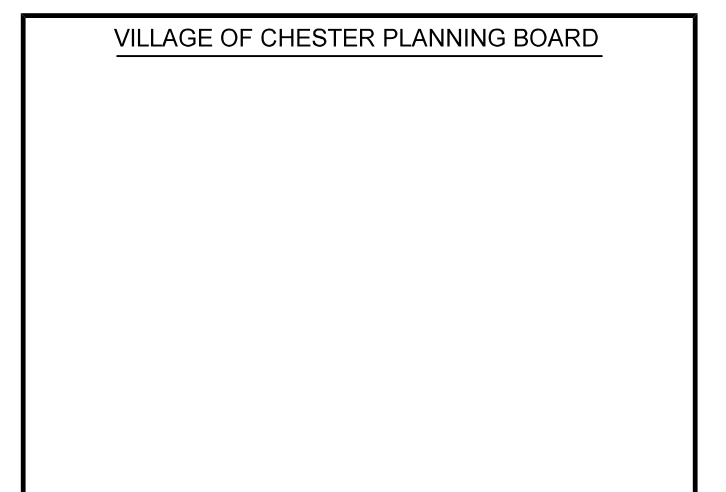
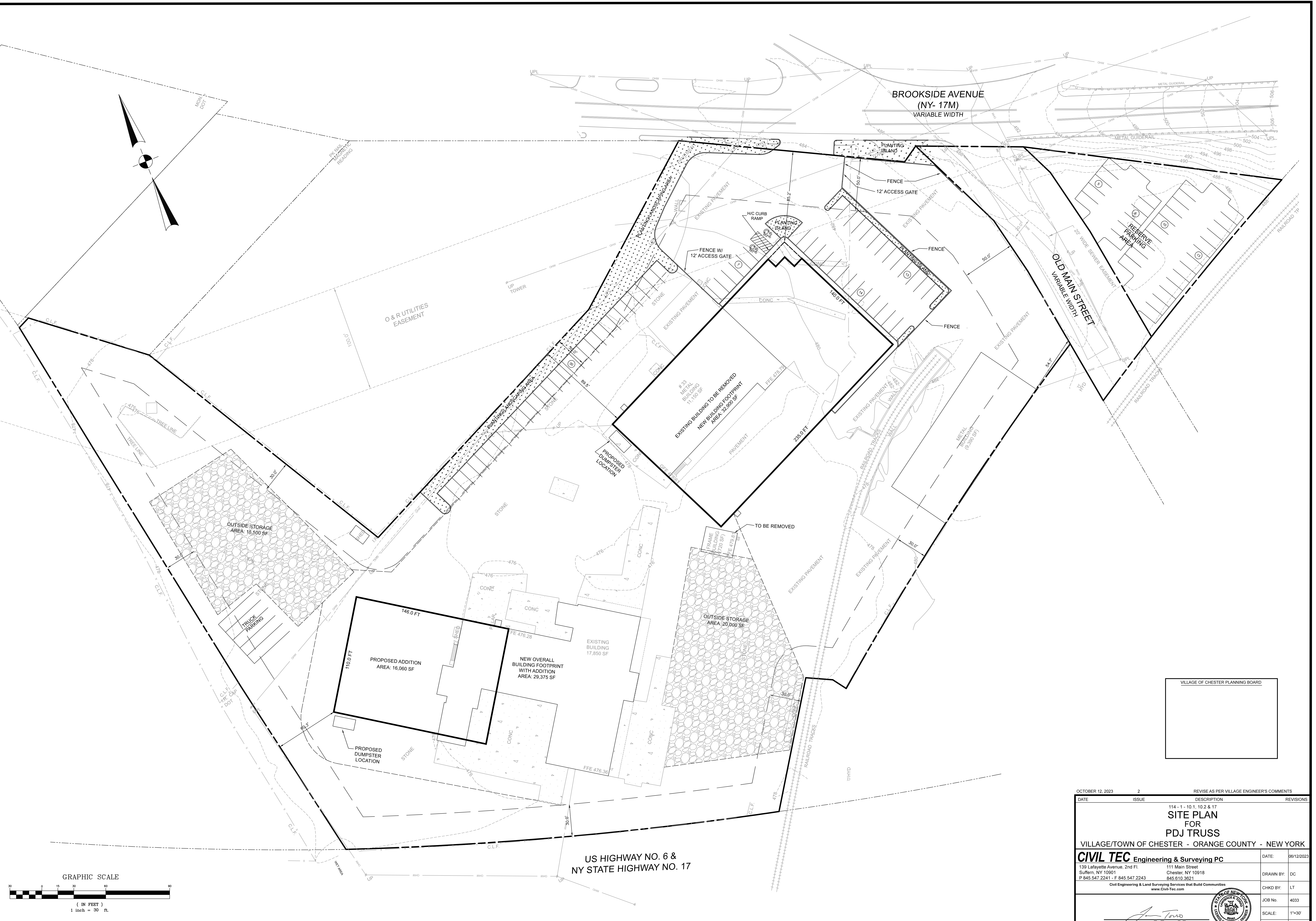
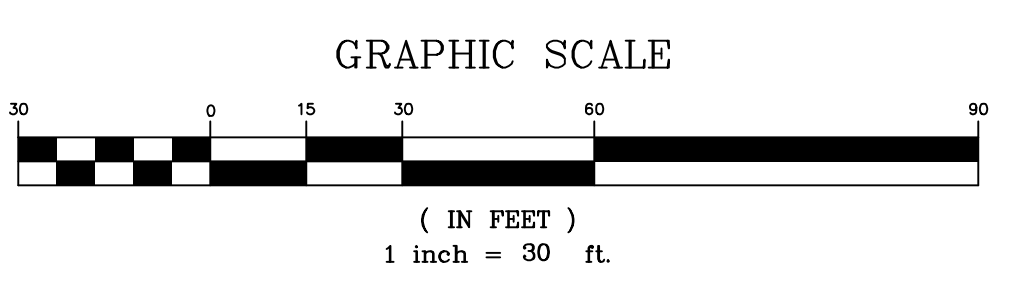
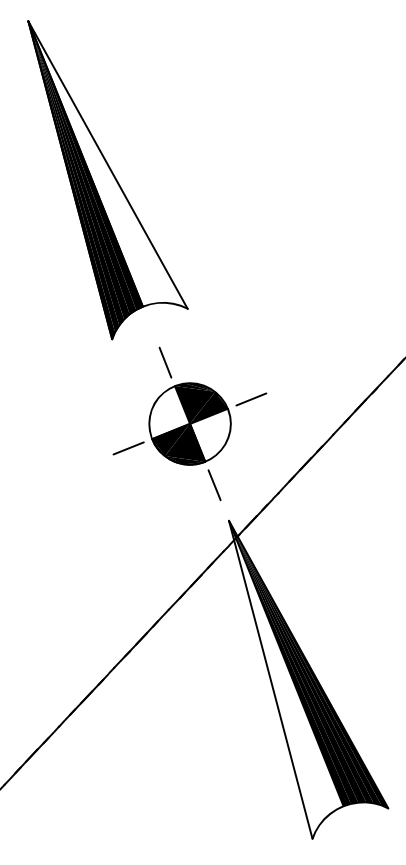
SCALE: 1"=40'

DWG No.: 1 OF 4

Lawrence E. Totto, P.E.
N.Y. Lic. No. 68981



OCTOBER 12, 2023		2	REVISE AS PER VILLAGE ENGINEER'S COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS	
		114 - 1 - 10.1, 10.2 & 17		
EXISTING CONDITIONS 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 10991 P 845.547.2241 - F 845.547.2243			DRAWN BY:	DC
111 Main Street Chester, NY 10918 845.610.3621 Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			CHKD BY:	LT
 STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			JOB No.:	4033
			SCALE:	1"=30'
			DWG No.:	2 OF 4

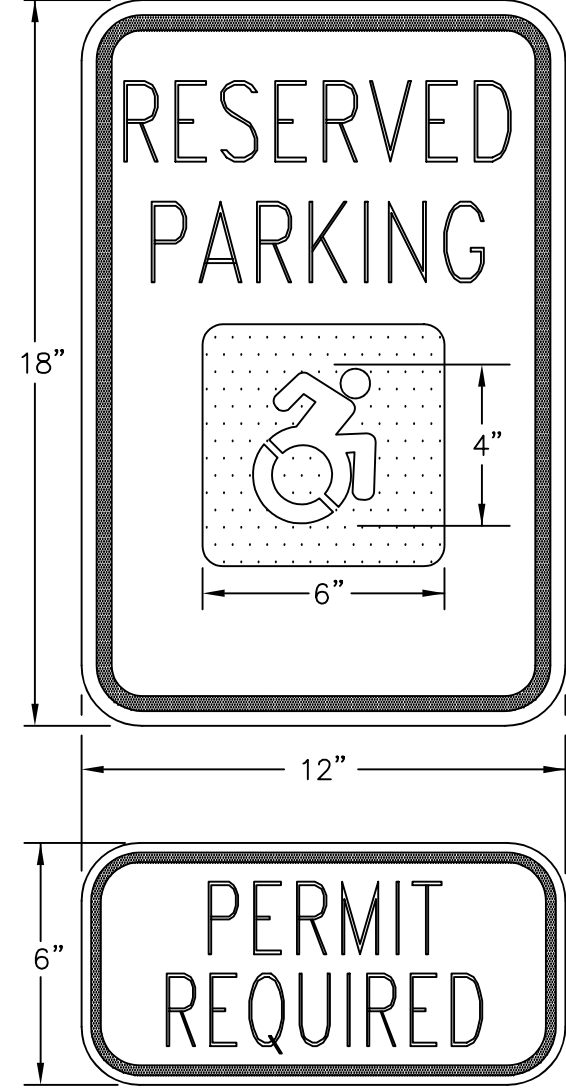


OCTOBER 12, 2023		2		REVISE AS PER VILLAGE ENGINEER'S COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS		
114 - 1 - 10.1, 10.2 & 17					
SITE PLAN					
FOR					
PDJ TRUSS					
VILLAGE/TOWN OF CHESTER - ORANGE COUNTY - NEW YORK					
CIVIL TEC Engineering & Surveying PC			DATE: 06/12/2023		
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901			DRAWN BY: DC		
111 Main Street Chester, NY 10918 P 845.547.2241 - F 845.547.2243 www.Civil-Tec.com			CHKD BY: LT		
Civil Engineering & Land Surveying Services that Build Communities			JOB No: 4033		
Lawrence E. Torro, P.E. N.Y. Lic. No. 68981			SCALE: 1"=30'		
			DWG No: 3 OF 4		

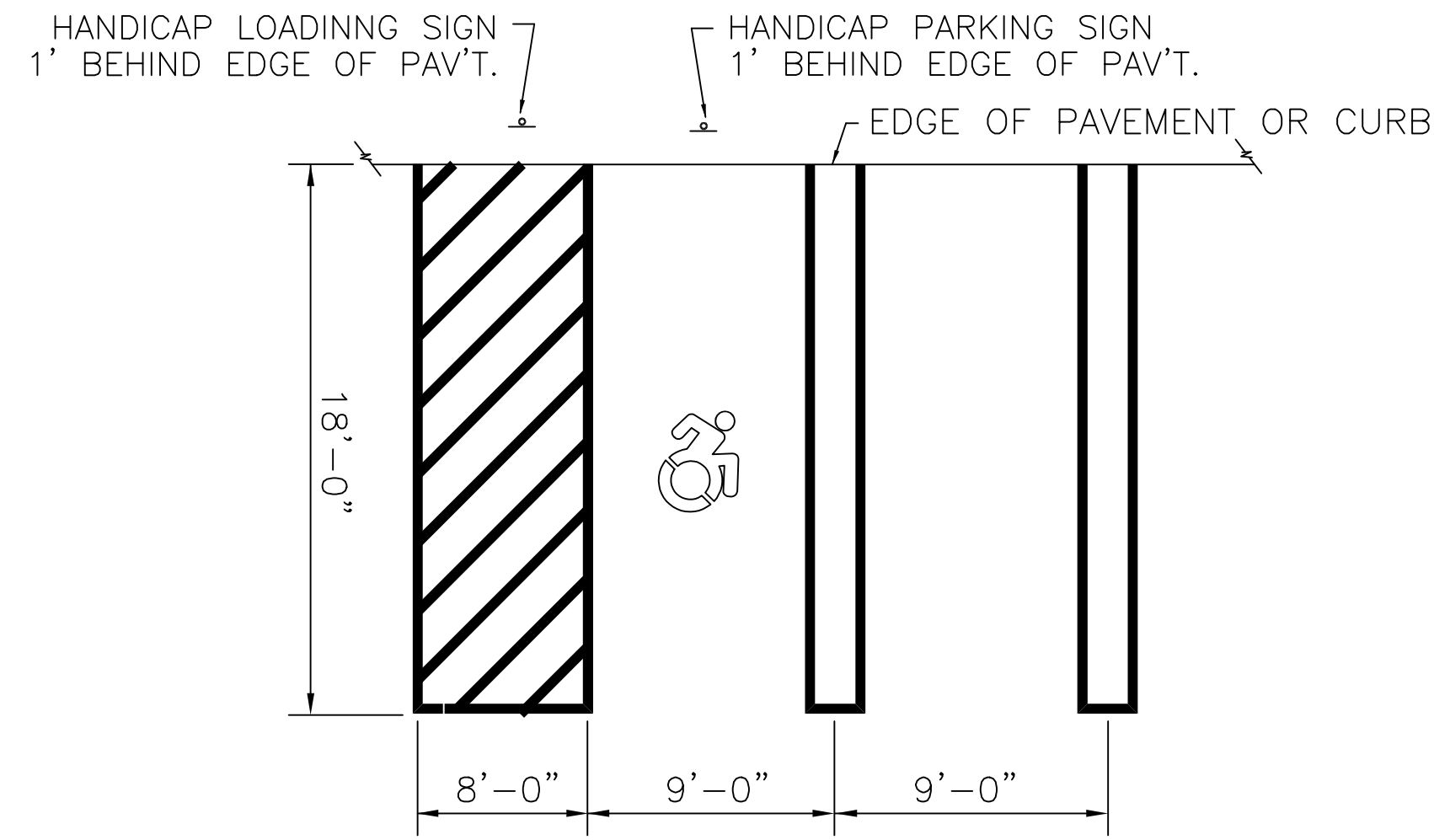




LETTERING, BORDER & SHADED AREAS-RED
LETTERING ON LOWER PORTION OF SIGN TO BE
CENTERED HORIZONTALLY WITHIN RED BORDER
BACKGROUND-WHITE
HANDICAPPED LOADING ZONE
NOT TO SCALE

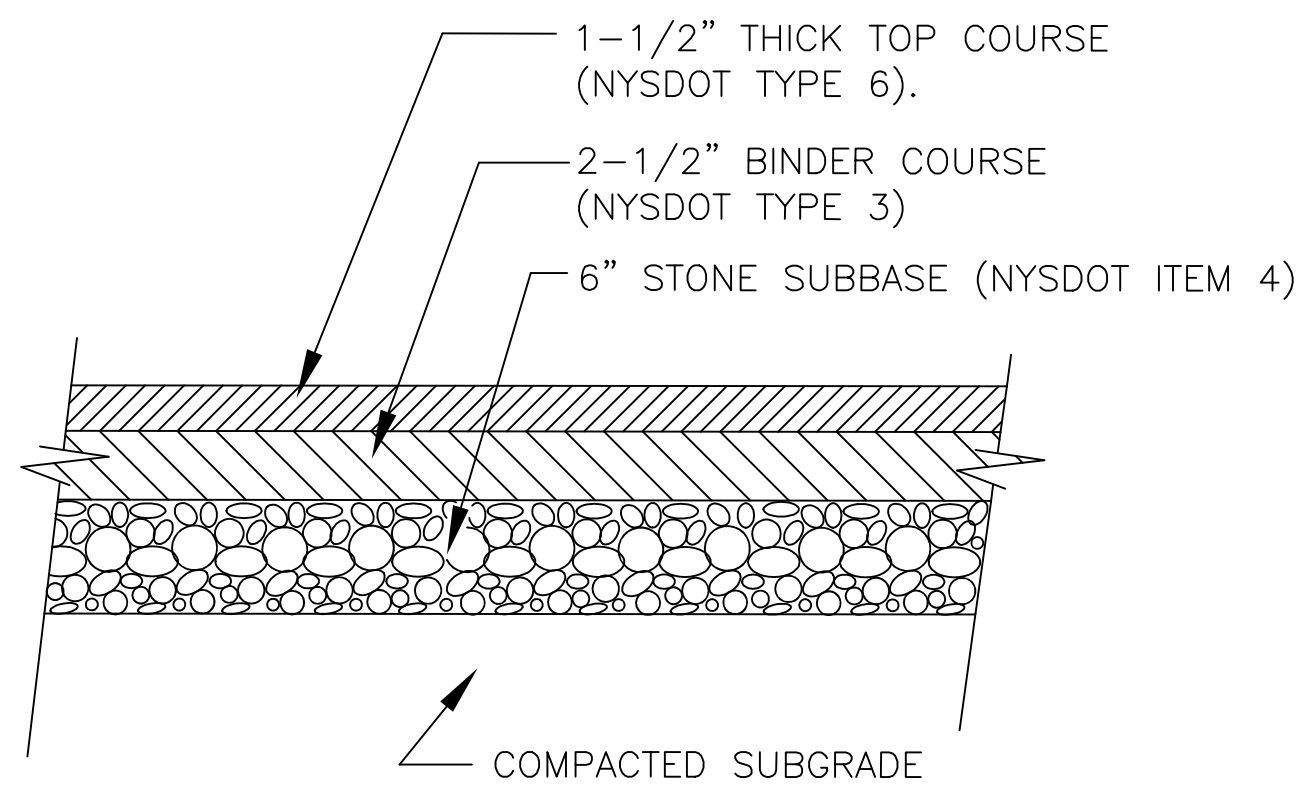


LETTERING AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE
HANDICAPPED PARKING SIGN
NOT TO SCALE



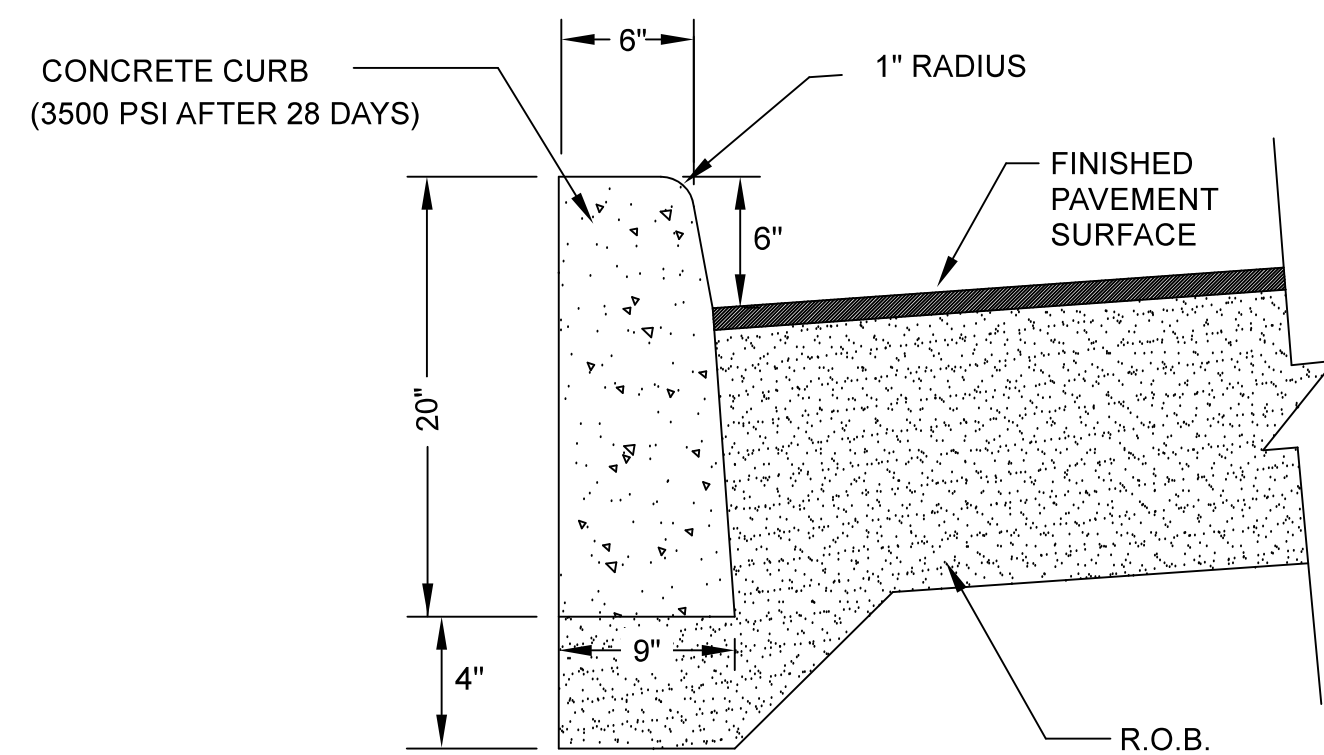
HANDICAP PARKING STALL DIMENSIONS

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

STANDARD SIDEWALK DETAIL

NOT TO SCALE

GENERAL NOTES:

THE PUBLIC SIDEWALK CURB RAMP STANDARDS DEPICTED HERE MAY NOT BE APPROPRIATE FOR ALL LOCATIONS. FIELD CONDITIONS AT INDIVIDUAL LOCATIONS MAY REQUIRE SPECIFIC DESIGNS. DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF THIS SHEET TO THE MAXIMUM EXTENT FEASIBLE ON ALTERATION PROJECTS AND WHEN STRUCTURALLY PRACTICABLE ON NEW CONSTRUCTION PROJECTS AS REQUIRED BY THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

THERE SHALL BE A LANDING AT THE TOP OF EACH CURB RAMP. THERE SHALL BE A LANDING AT THE TOP AND AT THE BOTTOM OF EACH PARALLEL AND PARALLEL/PERPENDICULAR RAMP.

LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 60" BY 60" SQUARE. THE MAXIMUM CROSS SLOPE AT LANDINGS IS 2 PERCENT IN ANY DIRECTION. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING LANDINGS MAY OVERLAP WITH THE CLEAR GROUND SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.

CROSS SLOPES. THE MAXIMUM CROSS SLOPE OF CURB RAMPS SHALL BE 2 PERCENT. CURB RAMP SURFACES SHALL GENERALLY LIE IN CONTINUOUS PLANES WITH A MINIMUM OF SURFACE WARP.

THE RUNNING GRADE OF CURB RAMPS SHOULD BE AS FLAT AS PRACTICABLE. THE MAXIMUM RUNNING GRADE OF ANY PORTION OF ANY CURB RAMP SHALL BE 1:12 (8.3%). CURB RAMPS ARE NOT REQUIRED TO BE LONGER THAN 15'.

CURB RAMPS LOCATED WHERE PEDESTRIANS MAY WALK ACROSS THE CURB RAMP SHALL HAVE FLARED SIDES. THE LENGTH OF THE FLARES SHALL BE AT LEAST TEN (10) TIMES THE CURB HEIGHT, MEASURED ALONG THE CURB LINE. WHEN INFEASIBLE OR IMPRACTICABLE TO PROVIDE A LANDING THAT IS AT LEAST 60" WIDE (MEASURED FROM THE TOP OF THE RAMP TO THE BACK OF THE SIDEWALK), THE LENGTH OF THE FLARES SHALL BE TWELVE (12) TIMES THE CURB HEIGHT MEASURED ALONG THE CURB LINE.

THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING GROOVES.

RAMP TRANSITIONS BETWEEN WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX.).

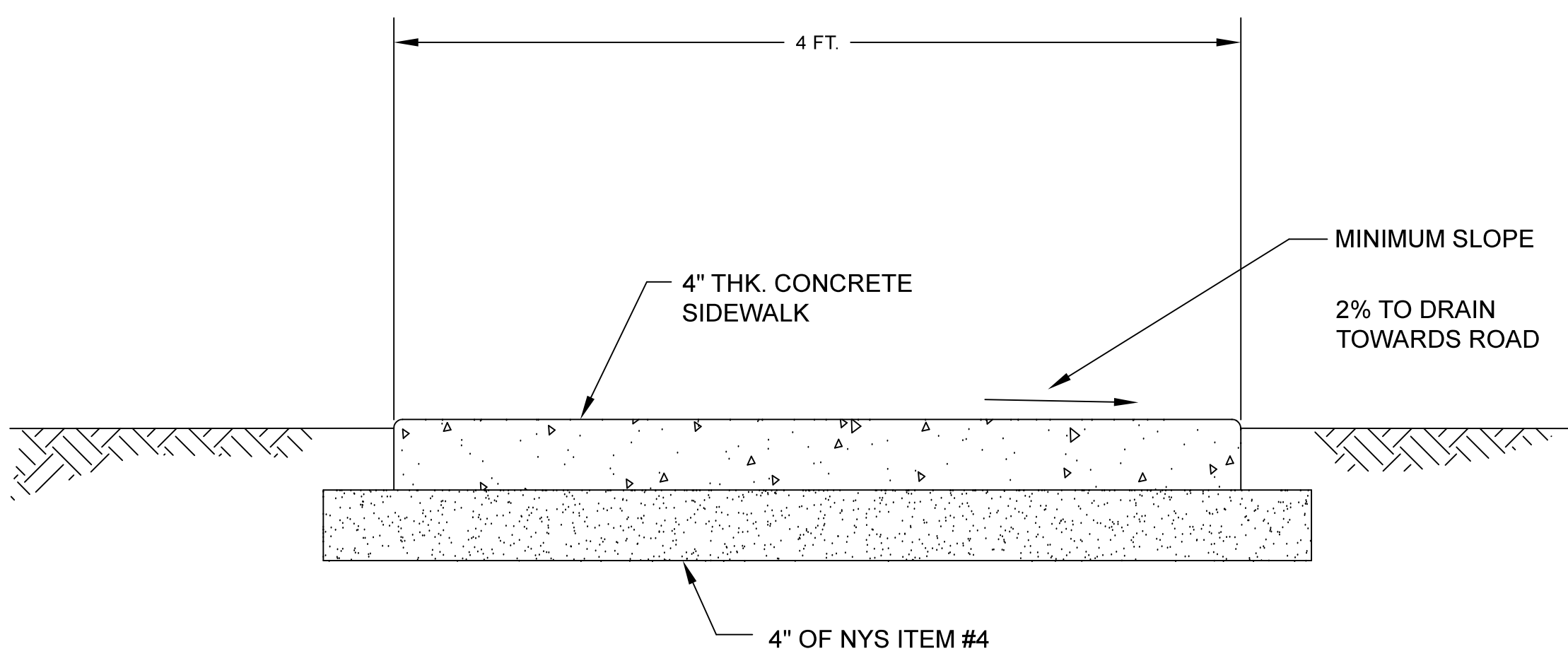
COORDINATE ALL TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD. DRAINAGE GRATES AND UTILITY ACCESS COVERS ARE NOT ALLOWED IN RAMP WALKING SURFACES OR LANDINGS.

WHERE FEASIBLE, E.G. WHERE R.O.W. WIDTH PROVIDES SUFFICIENT SPACE TO INSTALL SIDEWALKS SET BACK FROM THE CURBS, RAMP TYPES 2A AND 3A SHOULD BE INSTALLED AS THE SEPARATION PROVIDED BETWEEN SIDEWALK AND CURB OR TRAVELWAY MAKE FOR AS GREATER PEDESTRIAN SAFETY AND COMFORT.

AT MARKED CROSSINGS, THE FULL WIDTH OF THE RAMP SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. THE SIDES OF THE RAMPS (THE FLARES) NEED NOT BE WITHIN THE WIDTH OF THE MARKINGS.

DETAILS ILLUSTRATE THAT DETECTABLE GROOVES ARE REQUIRED. SEE THE CURRENT DETECTABLE WARNING STANDARD SHEET FOR SPECIFIC DETECTABLE WARNING REQUIREMENTS. DETAILS DO NOT SHOW DROPPED CURBS AT BOTTOMS OF CURB RAMPS. DROP CURBS MAY BE SPECIFIED.

SLOPES ON BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 2% (1 ON 50) IN ANY DIRECTION.

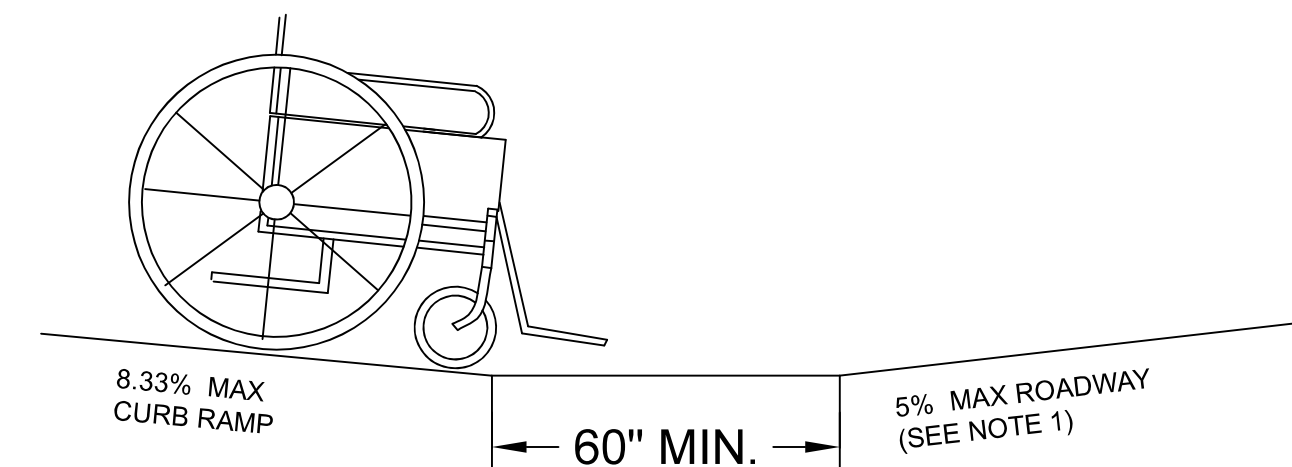


NOTES:

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

STANDARD SIDEWALK DETAIL

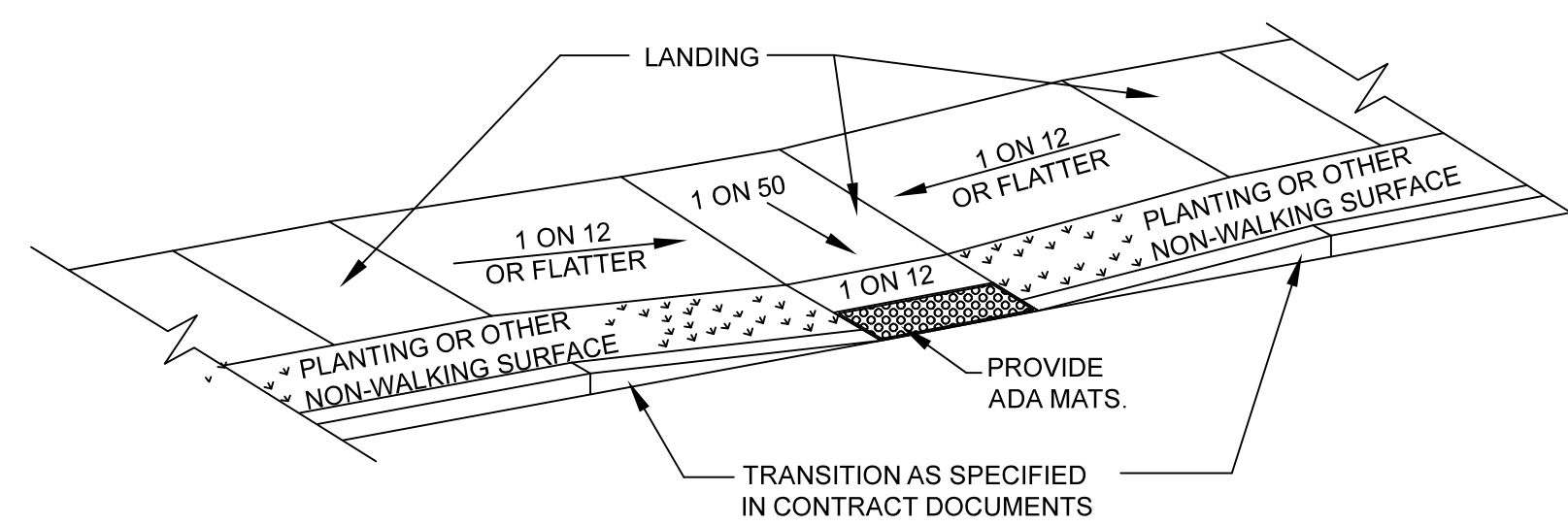
NOT TO SCALE



NOTE:
TO AVOID WHEEL CHAIR FOOTREST STRIKING PAVEMENT, PROVIDE 24" LEVEL STRIP (1:50 MAX. IN DIRECTION OF PEDESTRIAN TRAVEL) IF ALGEBRAIC DIFFERENCE BETWEEN CURB RAMP SLOPE & ROADWAY CROSS SLOPE EXCEEDS 11%.

COUNTER SLOPE CONDITIONS

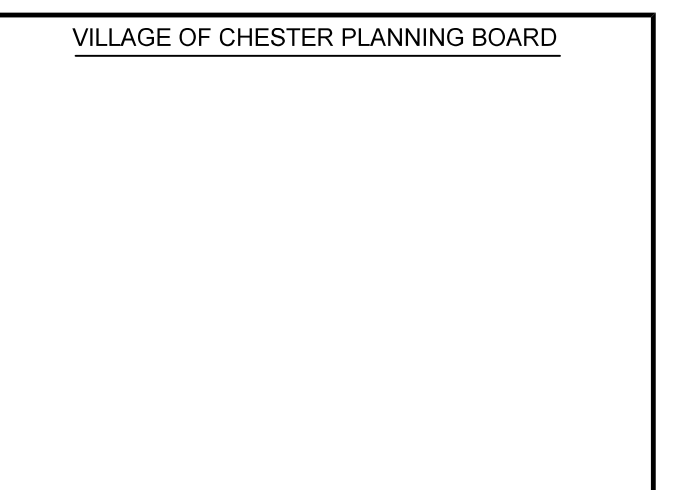
NOT TO SCALE



NOTE:
THESE PARALLEL AND PARALLEL/PERPENDICULAR CURB RAMPS MAY BE USED AT INTERSECTIONS AND MID BLOCK LOCATIONS.

COMBINED PARALLEL/PERPENDICULAR CURB RAMP (TYPE 2A)

NOT TO SCALE



OCTOBER 12, 2023 2 REVISE AS PER VILLAGE ENGINEER'S COMMENTS

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. 111 Main Street
Suffern, NY 10901 Chester, NY 10918
P 845.547.2241 - F 845.547.2243 845.910.3621

DRAWN BY: DC

CHKD BY: LT

JOB No. 4033

SCALE: 1"=30'

DWG No. 4 OF 4

Lawrence E. Torro, P.E.
N.Y. Lic. No. 68981

