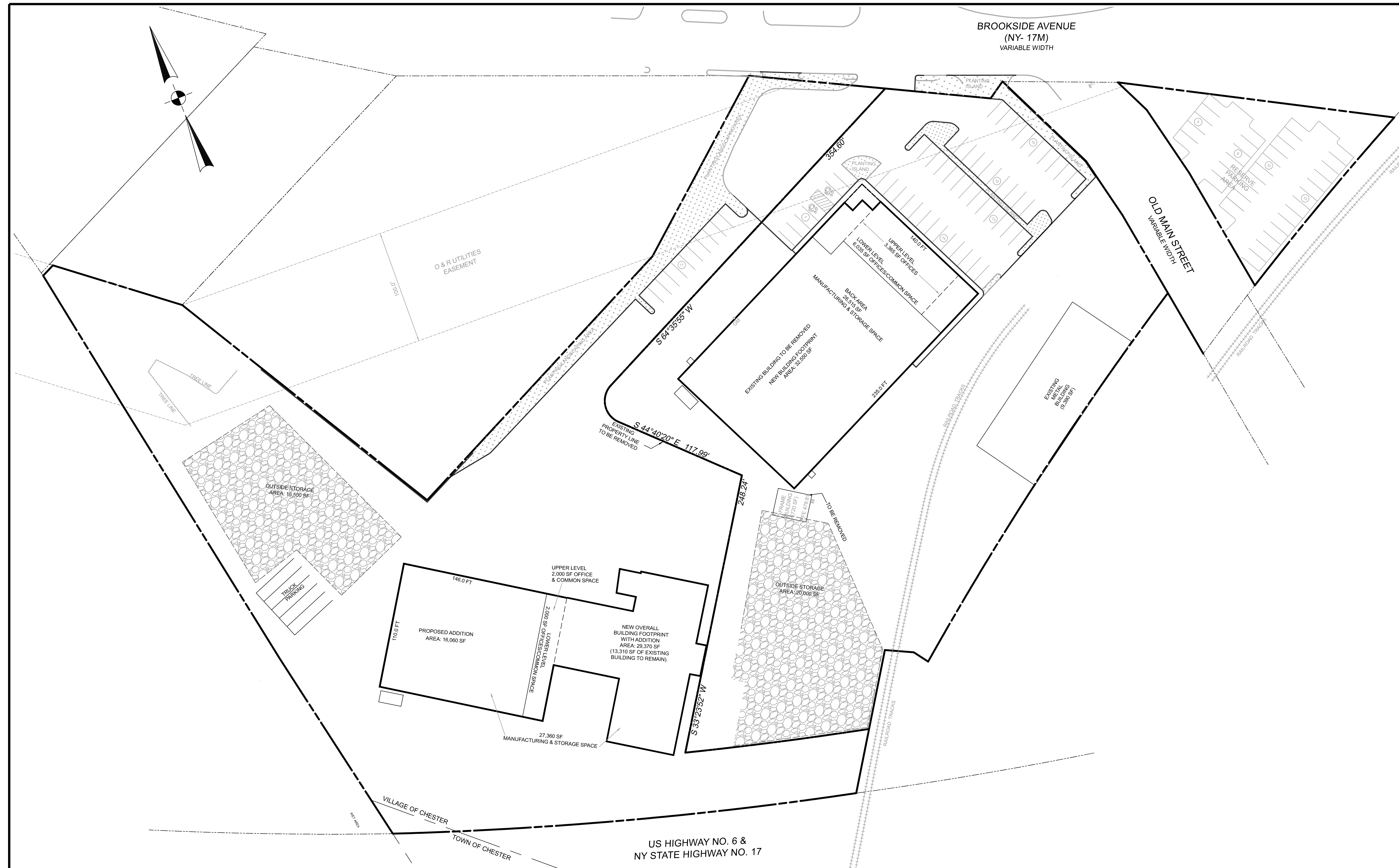


SITE PLAN FOR PDJ TRUSS

VILLAGE OF CHESTER ORANGE COUNTY, NEW YORK



LOCATION PLAN
NTS

GENERAL NOTES

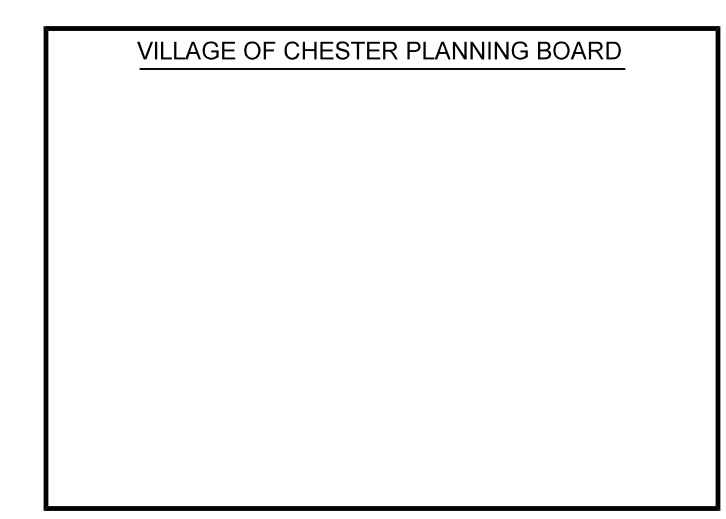
- RECORD OWNER AND APPLICANT:
35 BROOKSIDE AVE LLC
35 BROOKSIDE AVE
CHESTER, NY 10918
- TAX PARCELS: 114-1-10.1, 10.2 & 17
- OVERALL AREA: 341,746 S.F. OR 7.845 ACRES (LOTS 10.1 & 17)
18,483 S.F. OR 0.424 ACRES (LOT 10.2)
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY COMPLETED BY 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/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:**
- BUILDING FOOTPRINT: 32,550 SF
 - OFFICE: 7,250 SF
 - MANUFACTURING: 19,200 SF
 - COMMON/OPEN SPACE: 2,150 SF
 - STORAGE: 7,315 SF
- REAR BUILDING:**
- BUILDING FOOTPRINT: 29,370 SF
 - OFFICE: 2,775 SF
 - MANUFACTURING: 14,060 SF (NEW) + 13,310 SF (EXIST) = 27,370 SF
 - COMMON/OPEN SPACE: 1,225 SF



WATER USAGE:

- Currently bathroom fixtures are pre-1994:
- With the new construction all fixtures to be replaced with water saving fixtures.

Residential Onsite Wastewater treatment Design Handbook

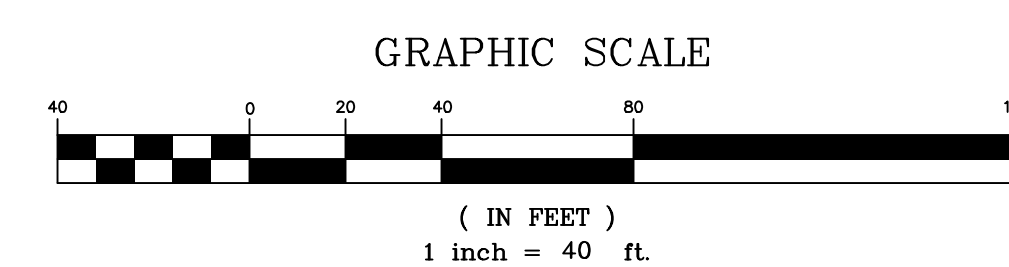
- Pre-1994: 3.5 gallons/flush
- Post-1994: 1.6 gallons/flush

Water savings due to fixture replacement:
1.6 gpf/3.5 gpf = 46%

Current # of Employees:
Manufacturing: 50 (total both shifts)
Office: 11
Total # of Employees: 61

Proposed # of Additional Employees:
Manufacturing: 20 (total both shifts)
Office: 5
Total # of Additional Employees: 25 Employees

Additional # of Employees to be accommodated by the water savings:
61 employees x 0.46 = 27 Employees



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*	90.4 FT	53 FT	21%	29.5 FT	2 Stories	N/A
*Existing Condition										

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%	29.5 FT	< 2 Stories	N/A
*Existing Condition										

APRIL 9, 2024 4 REVISION PARKING LAYOUT, ADD WATER USAGE CHART
MARCH 10, 2024 3 REVISION AS PER VILLAGE ENGINEER'S COMMENTS
OCTOBER 12, 2023 2 REVISION AS PER VILLAGE ENGINEER'S COMMENTS

DATE	ISSUE	DESCRIPTION
114 - 1 - 10.1, 10.2 & 17 COVER SHEET FOR PDJ TRUSS VILLAGE/TOWN OF CHESTER - ORANGE COUNTY - NEW YORK		
CIVIL TEC Engineering & Surveying PC		
DATE:	06/12/2023	
DRAWN BY:	DC	
CHKD BY:	LT	
JOB No:	4033	
SCALE:	1"=40'	
DWG No:	1 OF 6	

139 Lafayette Avenue, 2nd Fl. 111 Main Street
Suffern, NY 10991 Chester, NY 10918
P 845.547.2241 - F 845.547.2243 845.910.3621
Civil Engineering & Land Surveying Services that Build Communities
www.Civil-Tec.com

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

