

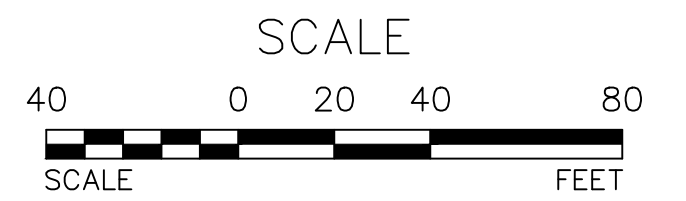
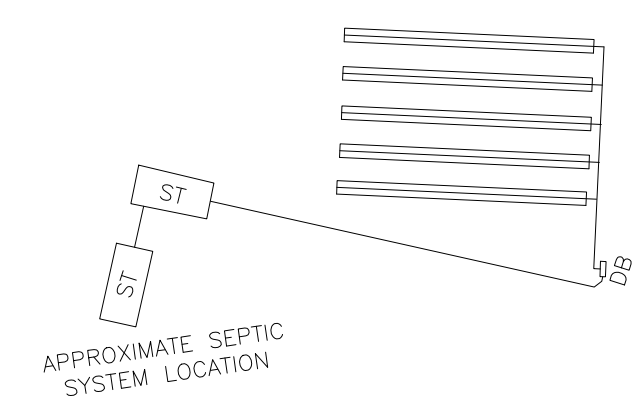
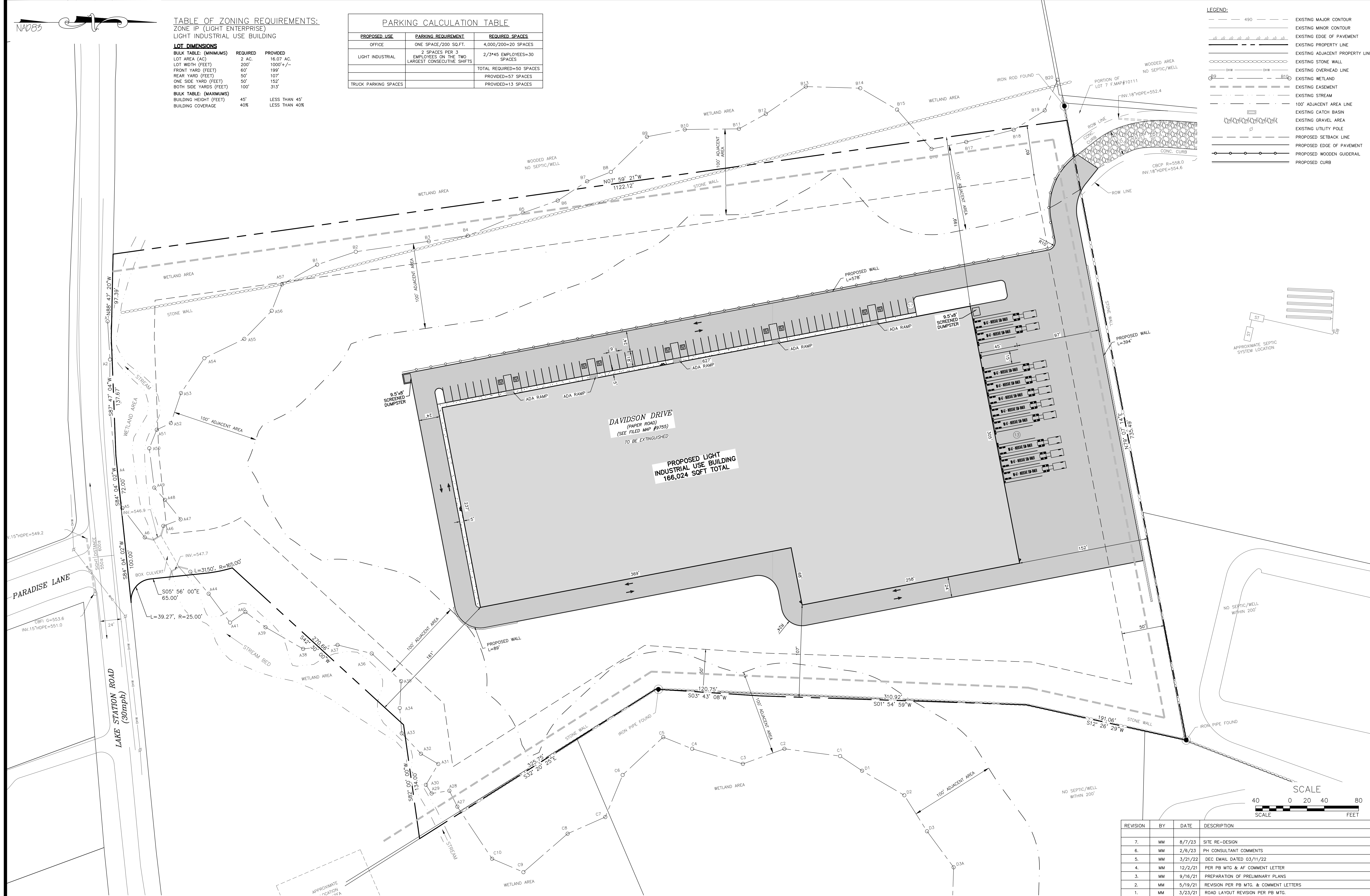
TABLE OF ZONING REQUIREMENTS:
ZONE IP (LIGHT ENTERPRISE)
LIGHT INDUSTRIAL USE BUILDING

LOT DIMENSIONS		
BULK TABLE: (MINIMUMS)	REQUIRED	PROVIDED
LOT AREA (AC)	2 AC	16.07 AC
LOT WIDTH (FEET)	200'	1000'+/-
FRONT YARD (FEET)	60'	199'
REAR YARD (FEET)	50'	107'
ONE SIDE YARD (FEET)	50'	152'
BOTH SIDE YARDS (FEET)	100'	313'
BULK TABLE: (MAXIMUMS)		
BUILDING HEIGHT (FEET)	45'	LESS THAN 45'
BUILDING COVERAGE	40%	LESS THAN 40%

PARKING CALCULATION TABLE		
PROPOSED USE	PARKING REQUIREMENT	REQUIRED SPACES
OFFICE	ONE SPACE/200 SQ.FT.	4,000/200=20 SPACES
LIGHT INDUSTRIAL	2 SPACES PER 3 EMPLOYEES PER 3 LARGEST CONSECUTIVE SHIFTS	2/3*45 EMPLOYEES=30 SPACES
		TOTAL REQUIRED=50 SPACES
		PROVIDED=57 SPACES
TRUCK PARKING SPACES		PROVIDED=13 SPACES

LEGEND:

---	490	EXISTING MAJOR CONTOUR
---		EXISTING MINOR CONTOUR
---		EXISTING EDGE OF PAVEMENT
---		EXISTING PROPERTY LINE
---		EXISTING ADJACENT PROPERTY LINE
---		EXISTING STONE WALL
---		EXISTING OVERHEAD LINE
---		EXISTING WETLAND
---		EXISTING EASEMENT
---		EXISTING STREAM
---		100' ADJACENT AREA LINE
---		EXISTING CATCH BASIN
---		EXISTING UTILITY POLE
---		PROPOSED SETBACK LINE
---		PROPOSED EDGE OF PAVEMENT
---		PROPOSED WOODEN GUIDERAIL
---		PROPOSED CURB



REVISION	BY	DATE	DESCRIPTION
7.	MM	8/7/23	SITE RE-DESIGN
6.	MM	2/6/23	PH CONSULTANT COMMENTS
5.	MM	3/21/22	DEC EMAIL DATED 03/11/22
4.	MM	12/2/21	PER PB MTG & AF COMMENT LETTER
3.	MM	9/16/21	PREPARATION OF PRELIMINARY PLANS
2.	MM	5/19/21	REVISION PER PB MTG. & COMMENT LETTERS
1.	MM	3/23/21	ROAD LAYOUT REVISION PER PB MTG.

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

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SITE PLAN & LOT LINE COMBINATION FOR
DAVIDSON DRIVE HOLDINGS, LLC
LAKE STATION ROAD
TOWN OF CHESTER, COUNTY OF ORANGE, NY

JOB#: 190-030
SCALE: AS NOTED
DATE: 03-21-22
DRAWN: MM
CHECKED: MM
SHEET NO. 04 OF 10

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2

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