SITE REFERENCE DATA:

1.) REFERENCE PLAN: SURVEY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP TITLED "SURVEY AND TOPOGRAPHIC CONTOURS, LANDS OF MICHAEL R. AND RICHARD MESSINA" DATED: 2/12/03
PREPARED BY: DANIEL P. YANOSH, L.S.
P.O. BOX 320
CIRCLEVILLE, N.Y. 10919

2.) APPLICANT: CHESTNUT PETROLEUM DISTRIBUTORS, INC.
536 MAIN STREET
NEW PALTZ, N.Y. 12561

3.) OWNERS: CHESTNUT PETROLEUM DISTRIBUTORS, INC.
536 MAIN STREET
NEW PALTZ, N.Y. 12561

4.) ARCHITECT: CIRO INTERRANTE ARCHITECT
85 MARKET ST.
POUGHKEEPSIE, N.Y. 12601
(845) 473-7572

5.) ZONING DATA: SECT. 109.1, BLK 4, LOT 14

DATA TABLE

		REQUIRED	EXISTING	PROPOSED
	ZONE HD			
*	LOT AREA (MIN.)	2.0 AC.	1.93 Ac. (83,952 S.F.)	1.93 Ac. (83,952 S.F.)
	LOT WIDTH (MIN.)	200 FT.	394 FT. AT WIDEST POINT	394 FT. AT WIDEST POINT
	LOT DEPTH (MIN.)	200 FT.	256 FT.	256 FT.
	YARDS (MIN.) HD			
*	FRONT	75 FT.	24 FT.	99 +/- FT BUILDING 15 +/- FT. ACCESSORY STRUCTURES
	SIDE	25 FT. / 50 FT.	210 FT. / 111 FT.	74 FT. / 190 FT.
	REAR	75 FT.	104 FT.	47 FT.
	BUILDING HEIGHT (MAX.)	2 1/2 STY. / 30 FT.	1 STY / 24 FT.	1 STY / 26 FT.
	BUILDING AREA		2,358 SF	5,400 SF
	BUILDING COVERAGE	30% MAX	2.8%	6.4%
	PARKING 1/500 SQ. FT.	11 CARS	17 CARS	28 CARS & 14 @ PUMPS

NOTE: * = VARIANCE REQUIRED

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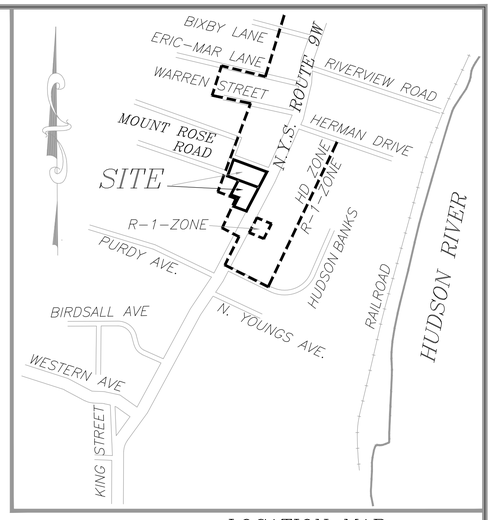


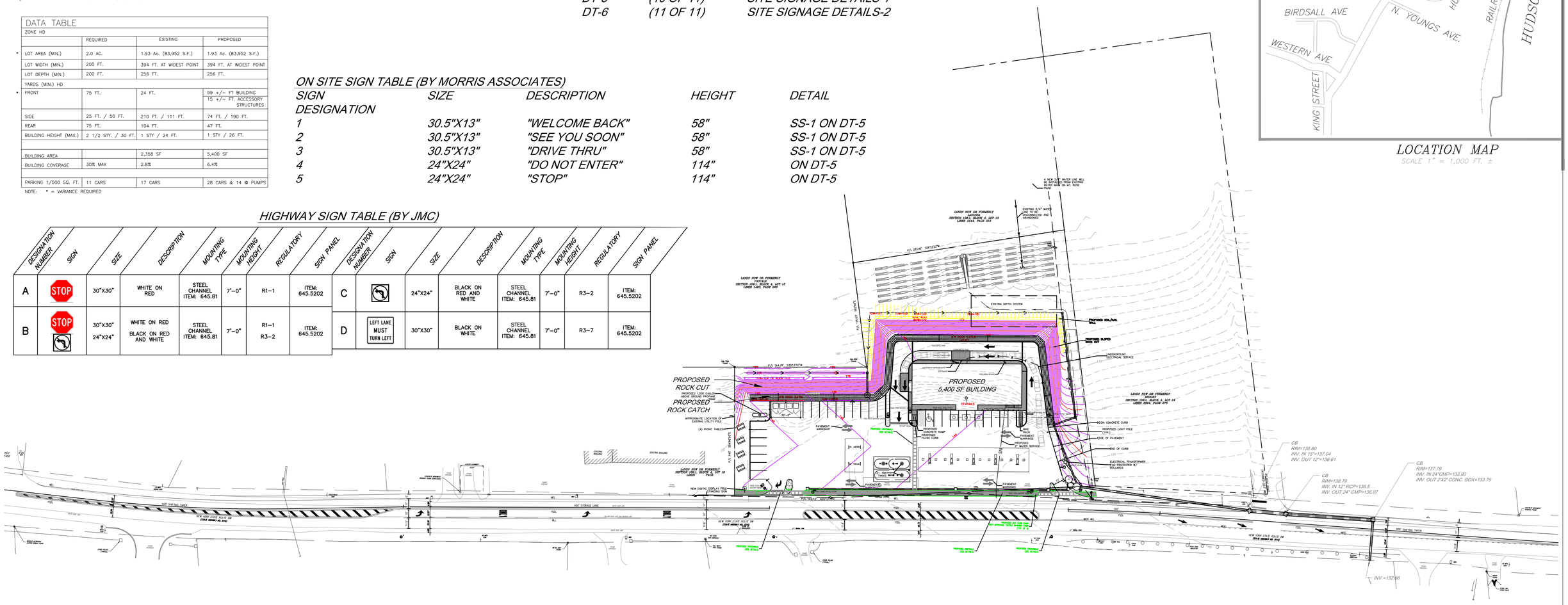
LOCATION MAP
SCALE 1" = 1,000 FT. ±

ON SITE SIGN TABLE (BY MORRIS ASSOCIATES)

SIGN DESIGNATION	SIZE	DESCRIPTION	HEIGHT	DETAIL
1	30.5"X13"	"WELCOME BACK"	58"	SS-1 ON DT-5
2	30.5"X13"	"SEE YOU SOON"	58"	SS-1 ON DT-5
3	30.5"X13"	"DRIVE THRU"	58"	SS-1 ON DT-5
4	24"X24"	"DO NOT ENTER"	114"	ON DT-5
5	24"X24"	"STOP"	114"	ON DT-5

HIGHWAY SIGN TABLE (BY JMC)

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	SIGN PANEL
A	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL ITEM: 645.81	7'-0"	R1-1	ITEM: 645.5202
B	STOP	30"X30" 24"X24"	WHITE ON RED BLACK ON RED AND WHITE	STEEL CHANNEL ITEM: 645.81	7'-0"	R1-1 R3-2	ITEM: 645.5202
C		24"X24"	BLACK ON RED AND WHITE	STEEL CHANNEL ITEM: 645.81	7'-0"	R3-2	ITEM: 645.5202
D	LEFT LANE MUST TURN LEFT	30"X30"	BLACK ON WHITE	STEEL CHANNEL ITEM: 645.81	7'-0"	R3-7	ITEM: 645.5202



OVERALL SITE PLAN

SCALE: 1"= 50'

SIDEWALK EASEMENT NOTE:

A PERMANENT EASEMENT SHALL BE GRANTED TO BOTH THE NYSDOT AND TOWN OF MARLBOROUGH FOR ANY PORTION OF THE PROPOSED SIDEWALK ALONG ROUTE 9W THAT WILL EXISTING WITHIN THE APPLICANT'S PRIVATE PROPERTY..

LEGEND

- PROPOSED ADA ACCESSIBLE PARKING
- PROPOSED SINGLE POLE SIGN
- PROPOSED BOLLARD
- PROPOSED CONCRETE

PLANNING BOARD APPROVAL BLOCK

OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HERON.

APPLICANT DATE

NOTES:

1. BASE MAPPING SHOWN IS FROM SURVEYS BY DANIEL P. YANOSH, NYSLS FROM 2003 AND ENGINEERING + SURVEYING PROPERTIES FOR THE 2015 HIGHWAY RIGHT OF WAY AND TOPOGRAPHIC SURVEY.
2. REFER TO DRAWINGS BY CIRO INTERRANTE ARCHITECT, P.C. FOR BUILDING LAYOUTS AND WASTEWATER DISPOSAL AND WATER SUPPLY PLANS
3. REFER TO HIGHWAY REALIGNMENT PLANS BY JMC SITE DEVELOPMENT CONSULTANTS.
4. ROCK CUTS AND CATCH DETAILS WERE DEVELOPED FROM A GEOTECHNICAL ANALYSIS PERFORMED BY RAYMOND P. JENEIRO, P.E. OF GEODESIGN INC. P.C.

NOTE:
BEFORE ANY DIGGING ON THE SITE TAKES PLACE, THE CONTRACTOR MUST FIRST CALL THE UNDERGROUND FACILITIES PROTECTION ORGANIZATION (UFPO) AT 1-800-962-7962 TO IDENTIFY AND LOCATE ALL UNDERGROUND FACILITIES.

CPD ENERGY CORP.

dunkin' brands

REV. No.	DESCRIPTION	DATE	BY
2	REVISED FOR P.B. SUBMISSION	01/30/2017	THH
1	REVISED FOR P.B. SUBMISSION	12/14/2016	THH

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

STATE OF NEW YORK · EDWARD D. SEE · 070 · LICENSED PROFESSIONAL ENGINEER

CHESTNUT MART OF MARLBOROUGH
CHESTNUT PETROLEUM DISTRIBUTORS, INC.
TOWN OF MARLBOROUGH ULSTER COUNTY, NY

OVERALL SITE PLAN

MORRIS ASSOCIATES,
ENGINEERING & SURVEYING CONSULTANTS, PLLC
9 Elks Lane, Poughkeepsie, New York 12601
Phone No. (845) 454-3411 Fax No. (845) 473-1962
64 Green Street - Suite 1, Hudson, New York 12534
Phone No. (518) 828-2300 Fax No. (518) 828-3963

DATE	SCALE			FILE No.	DRAWING No.
11/22/16	1"=50'	DESIGNED BY: THH DRAWN BY: THH CHECKED BY: PDS		215016	SP-1 1 of 11