

### 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: 2/2/03

PREPARED BY: DANIEL P. YANOSH, L.S. P.O. BOX 320 CIRCLEVILLE, N.Y. 10514

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. POUGHKEESE, N.Y. 12601 (845) 455-7572

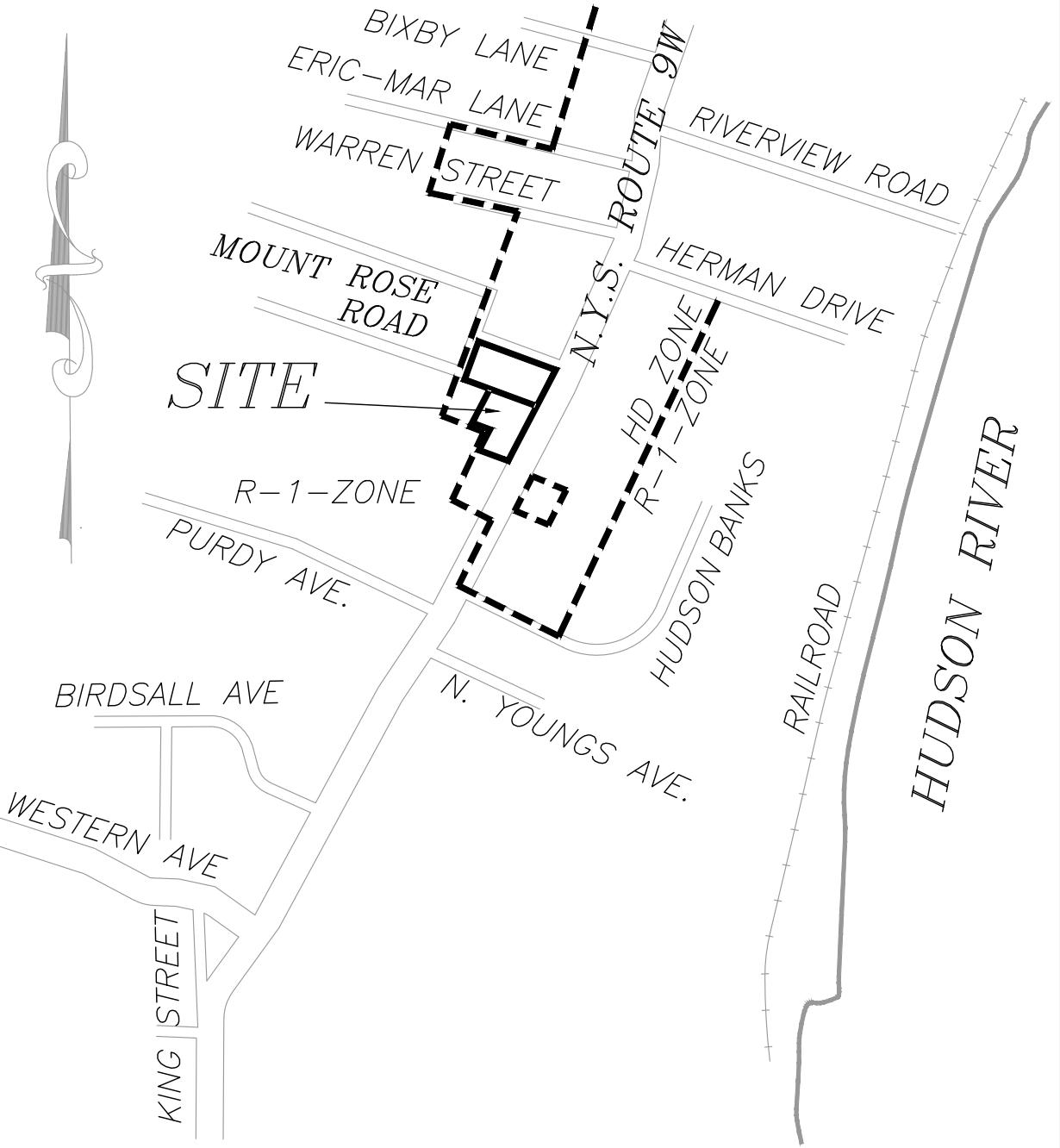
5.) ZONING DATA: SECT. 101.1, BLK 4, LOT 14

DATA TABLE			
ZONE HD	REQUIRED	EXISTING	PROPOSED
• 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 RETAIL 1/300 SQ. FT.		3,400 S.F.=11.3 SPACES	
PARKING RESTAURANT 1/3 SEATS		32 SEATS=10.6 SPACES	
TOTAL PARKING	22 PARKING SPACES REQ'D	25 SPACES	

NOTE: \* = VARIANCE GRANTED

### TABLE OF CONTENTS - CPL PLANS

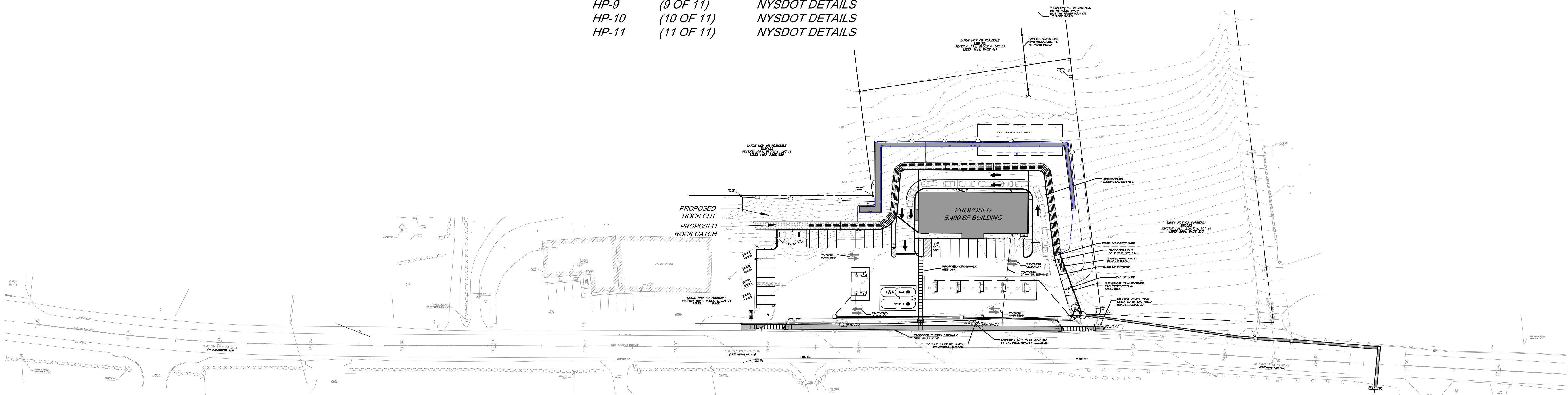
SP-1	(1 OF 12)	OVERALL SITE PLAN
SP-2	(2 OF 12)	DETAILED SITE PLAN
GD-1	(3 OF 12)	GRADING & DRAINAGE PLAN
GD-2	(4 OF 12)	CANOPY DRAINAGE PLAN
ES-1	(5 OF 12)	EROSION & SEDIMENT CONTROL PLAN
LS-1	(6 OF 12)	LANDSCAPING PLAN
DT-1	(7 OF 12)	SITE DETAILS-1
DT-2	(8 OF 12)	SITE DETAILS-2
DT-3	(9 OF 12)	STORMWATER DETAILS
DT-4	(10 OF 12)	GRADING & EROSION CONTROL DETAILS
DT-5	(11 OF 12)	SITE SIGNAGE DETAILS-1
DT-6	(12 OF 12)	SITE SIGNAGE DETAILS-2



LOCATION MAP  
SCALE 1" = 1,000 FT. ±

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HP-3	(3 OF 11)	STRIPING PLAN
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HP-7	(7 OF 11)	NYSDOT DETAILS
HP-8	(8 OF 11)	NYSDOT DETAILS
HP-9	(9 OF 11)	NYSDOT DETAILS
HP-10	(10 OF 11)	NYSDOT DETAILS
HP-11	(11 OF 11)	NYSDOT DETAILS



### 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 9N THAT WILL EXIST WITHIN THE APPLICANT'S PRIVATE PROPERTY.

### LEGEND

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

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

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

### OVERALL SITE PLAN

9 ELKS LANE  
POUGHKEESE, NEW YORK 12601  
TEL (845) 454-3411  
FAX (845) 473-1962

CPLteam.com

SP-1  
DATE 11/22/16 SCALE 1"=50' DESIGNED BY: THH FILE No. 215016 DRAWING No. 1 of 12  
DRAWN BY: THH CHECKED BY: PDS

PLANNING BOARD APPROVAL BLOCK

### OWNER'S CONSENT

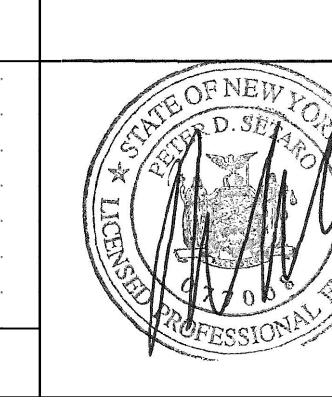
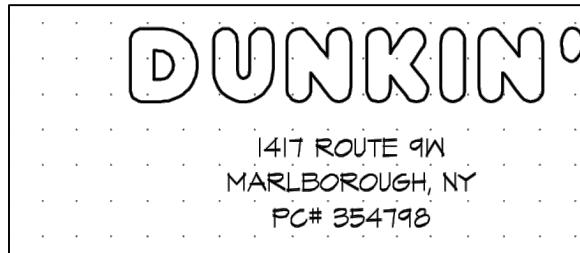
THE UNDERSIGNED OWNER OF THIS PROPERTY HEREBY STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

APPLICANT DATE

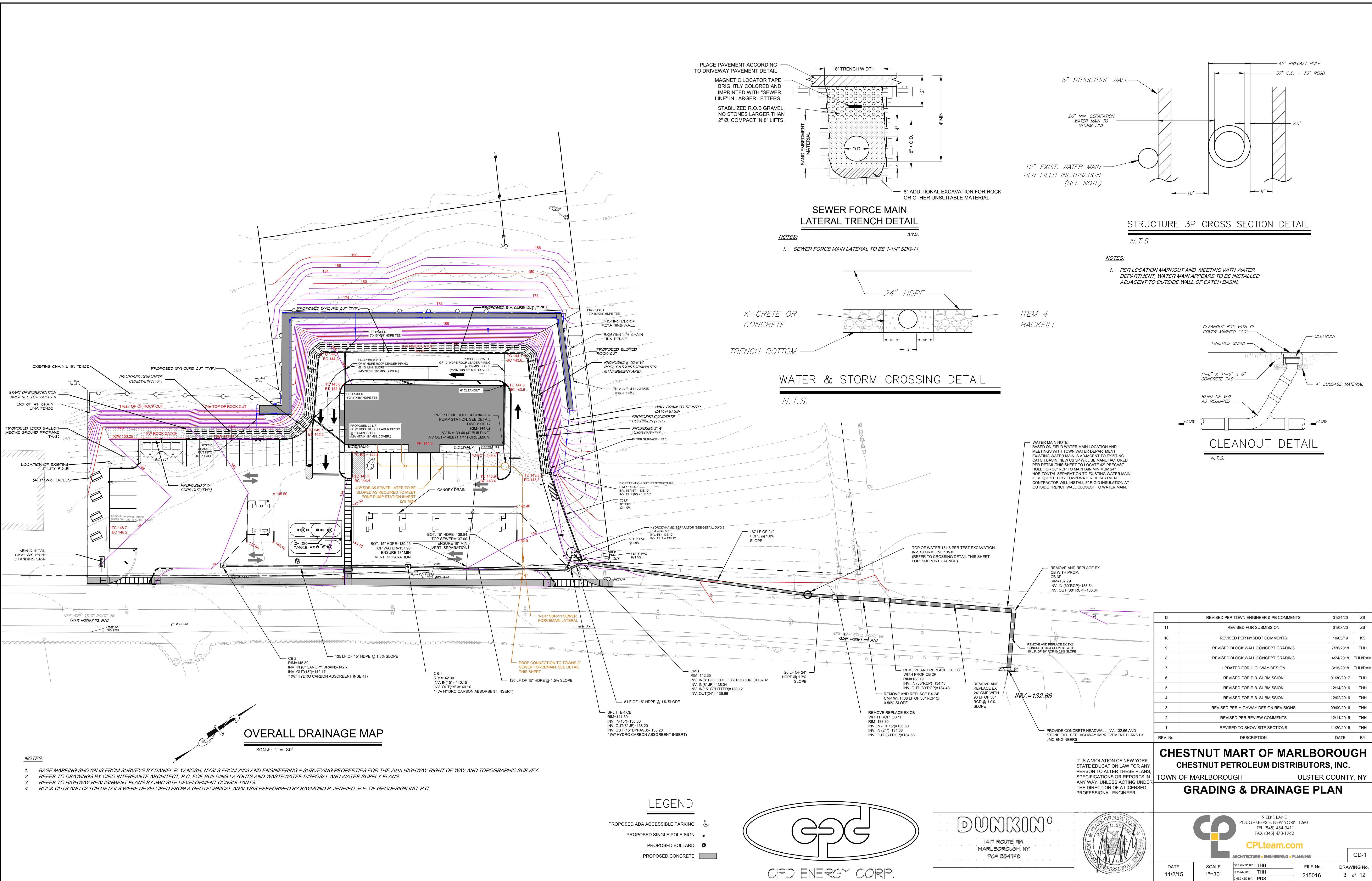
### NOTES:

1. BASE MAPPING SHOWN IS FROM SURVEYS BY DANIEL P. YANOSH, NYSLIS 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.

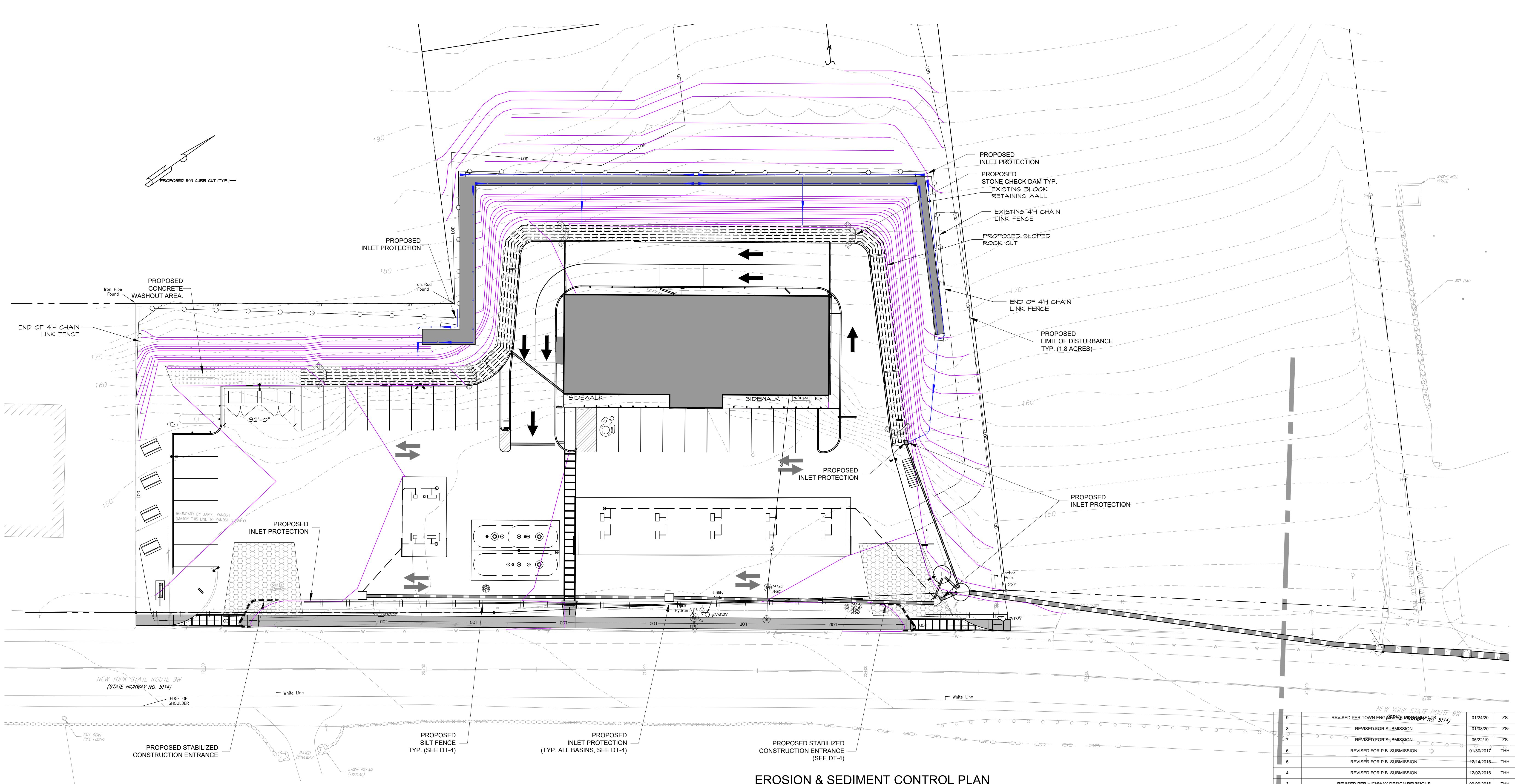
NOTE:  
BEFORE ANY DIGGING ON THE SITE TAKES PLACE, THE CONTRACTOR MUST FIRST CALL THE UNDERGROUND FACILITIES PROTECTION ORGANIZATION (UFGO) AT 1-800-462-7462 TO IDENTIFY AND LOCATE ALL UNDERGROUND FACILITIES.











## EROSION & SEDIMENT CONTROL PLAN

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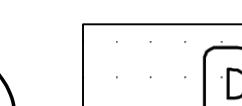
SCALE 1" = 20'

## LEGEND

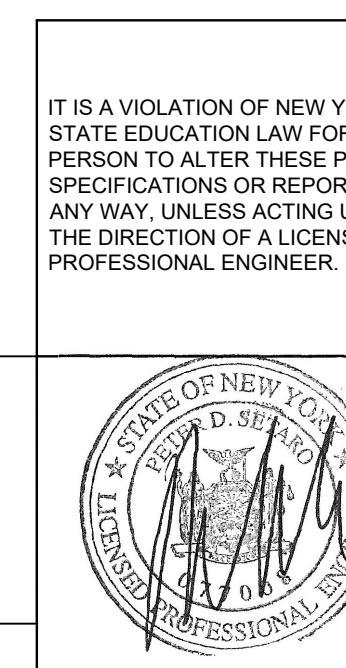
- PROPOSED ADA ACCESSIBLE PARKING 
- PROPOSED SINGLE POLE SIGN 
- PROPOSED BOLLARD 
- PROPOSED CONCRETE 



# CPD ENERGY CORP.



1. 1. 1. 1.



# **CHESTNUT MART OF MARLBOROUGH**

## **CHESTNUT PETROLEUM DISTRIBUTORS, INC.**

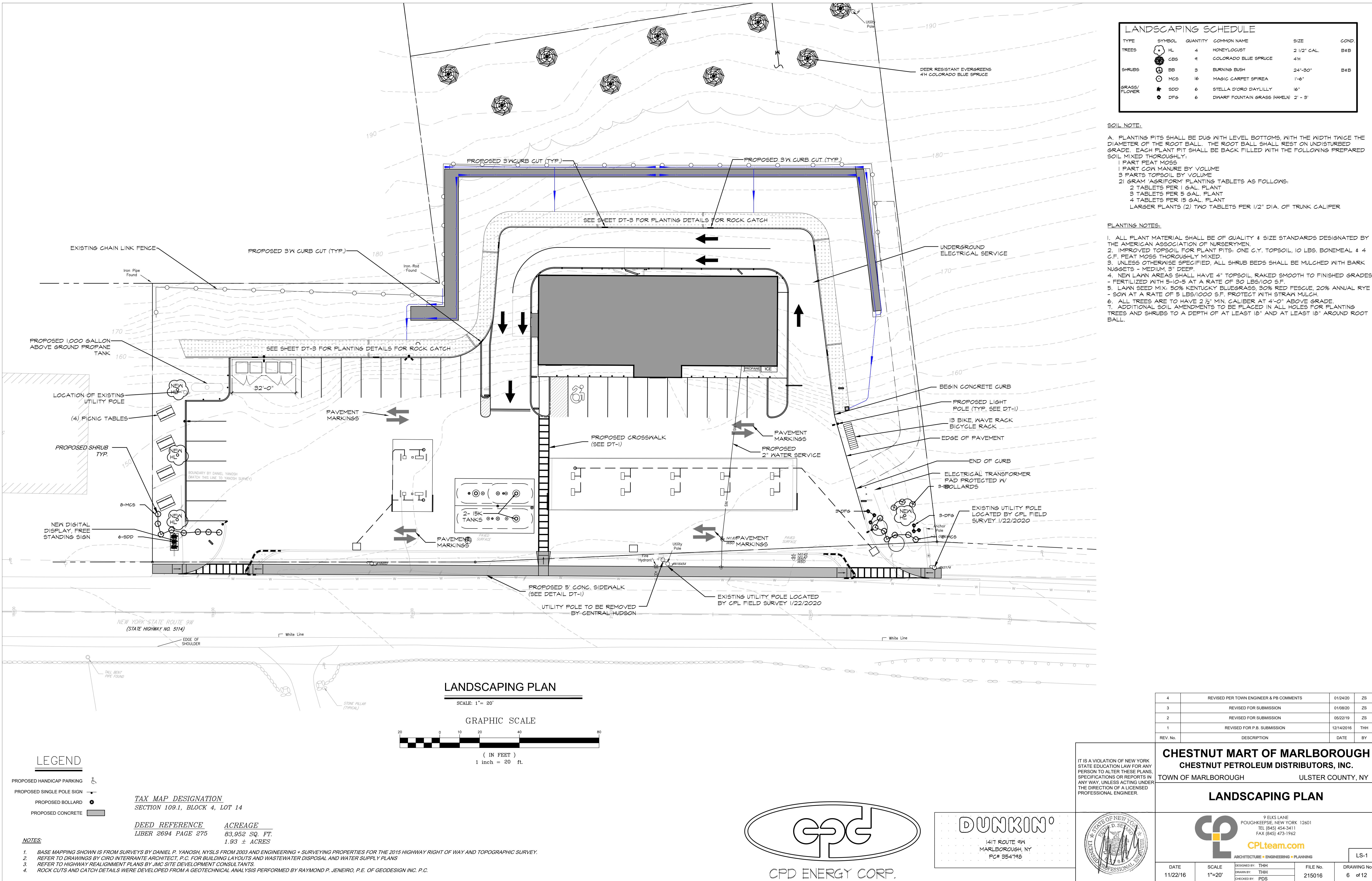


ARCHITECTURE ■ ENGINEERING ■ PLANNING

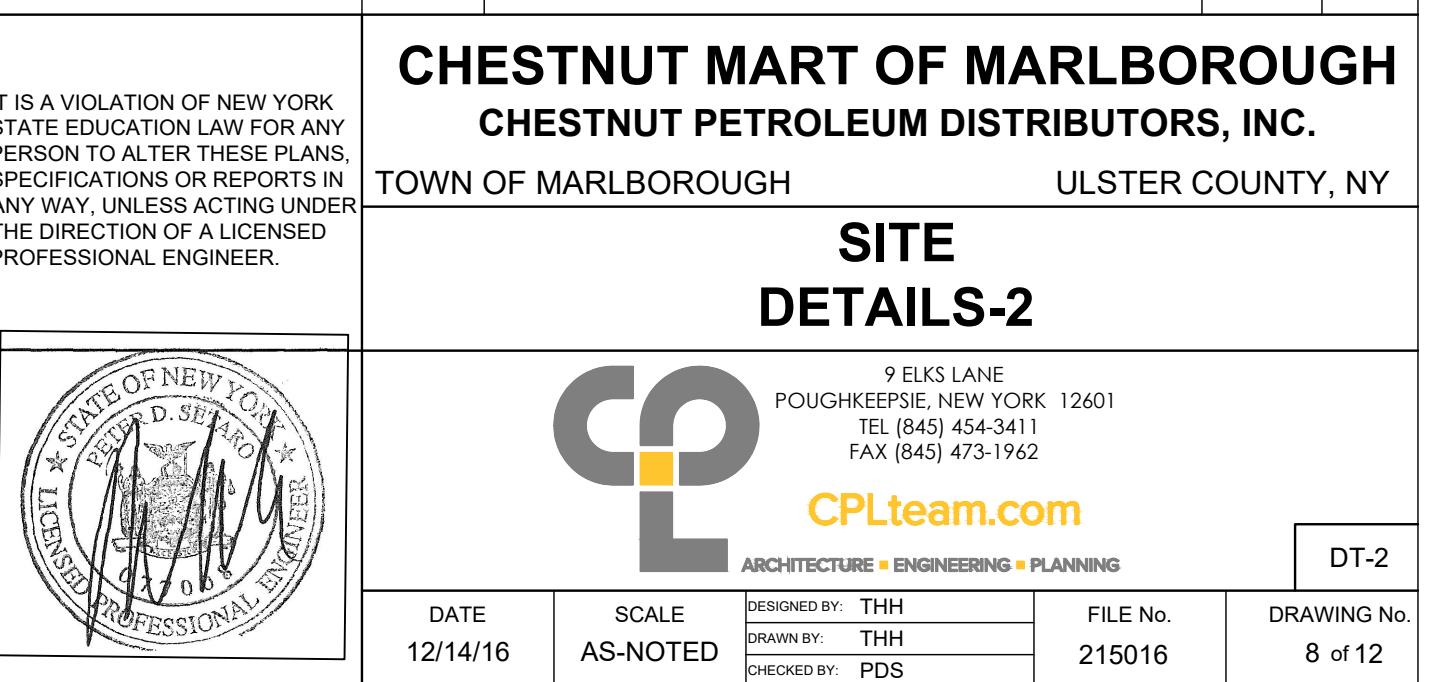
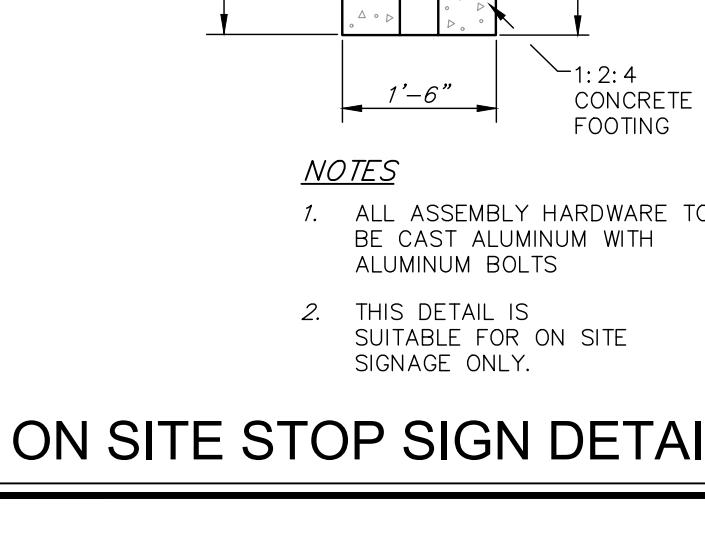
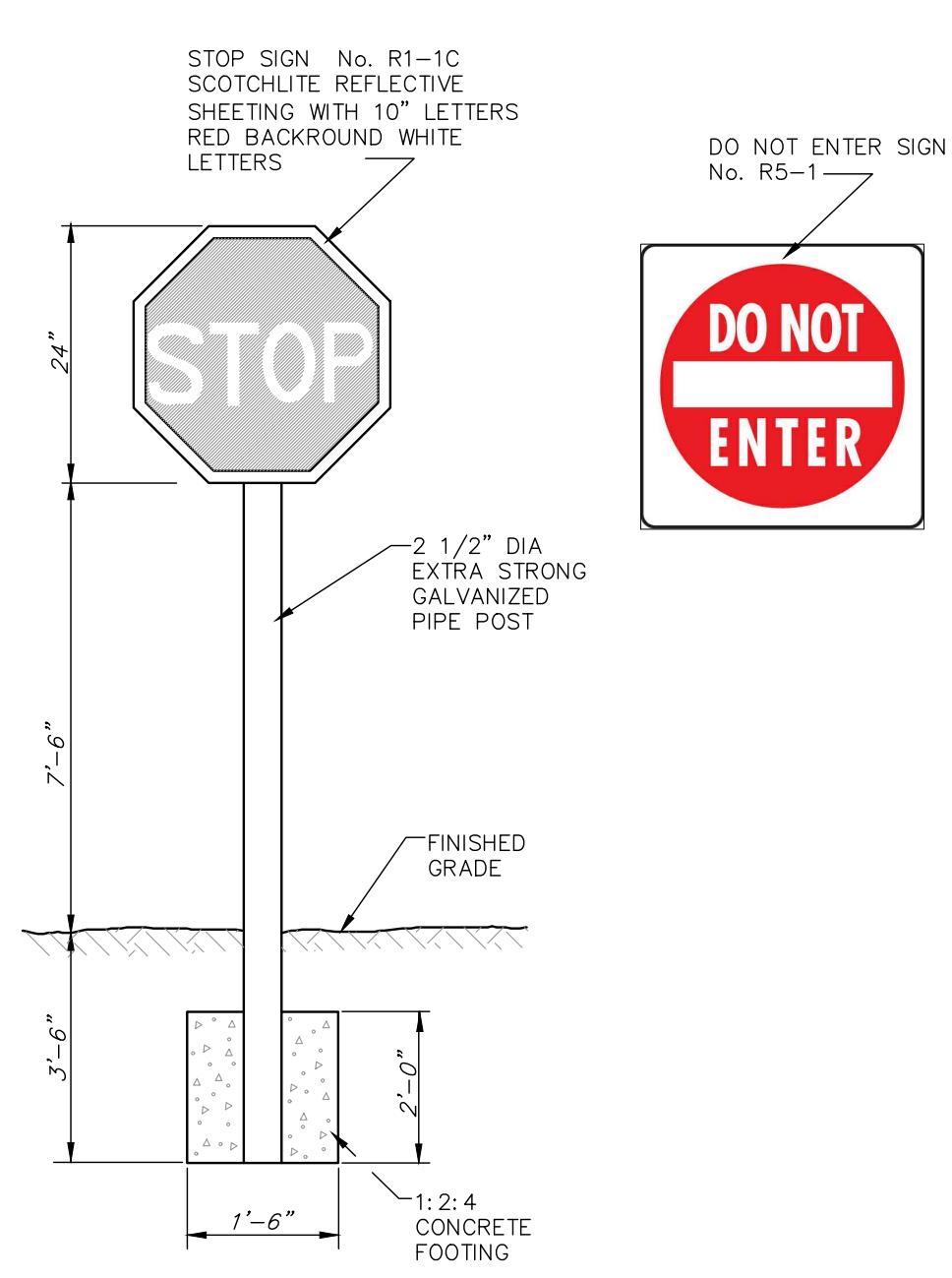
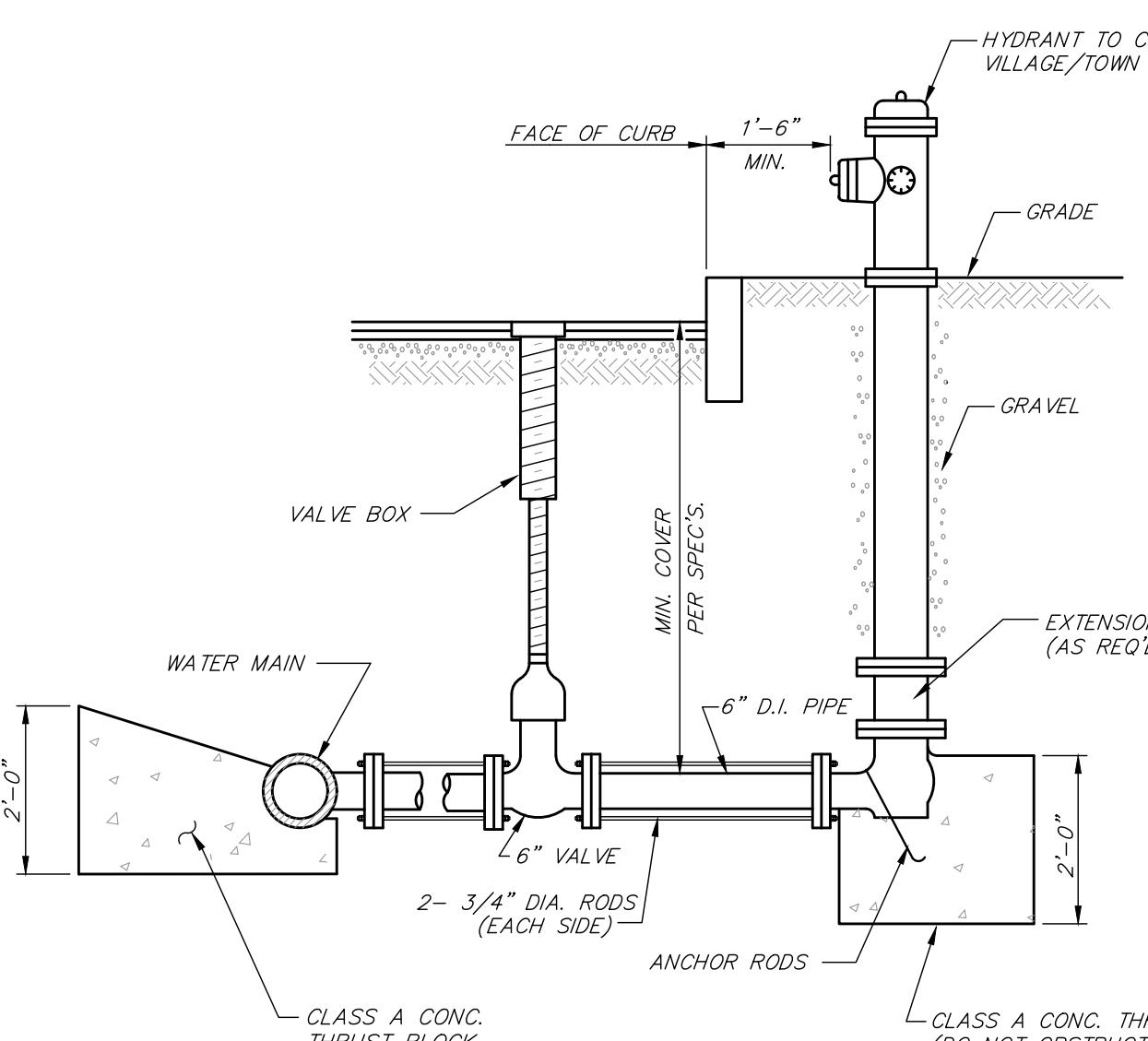
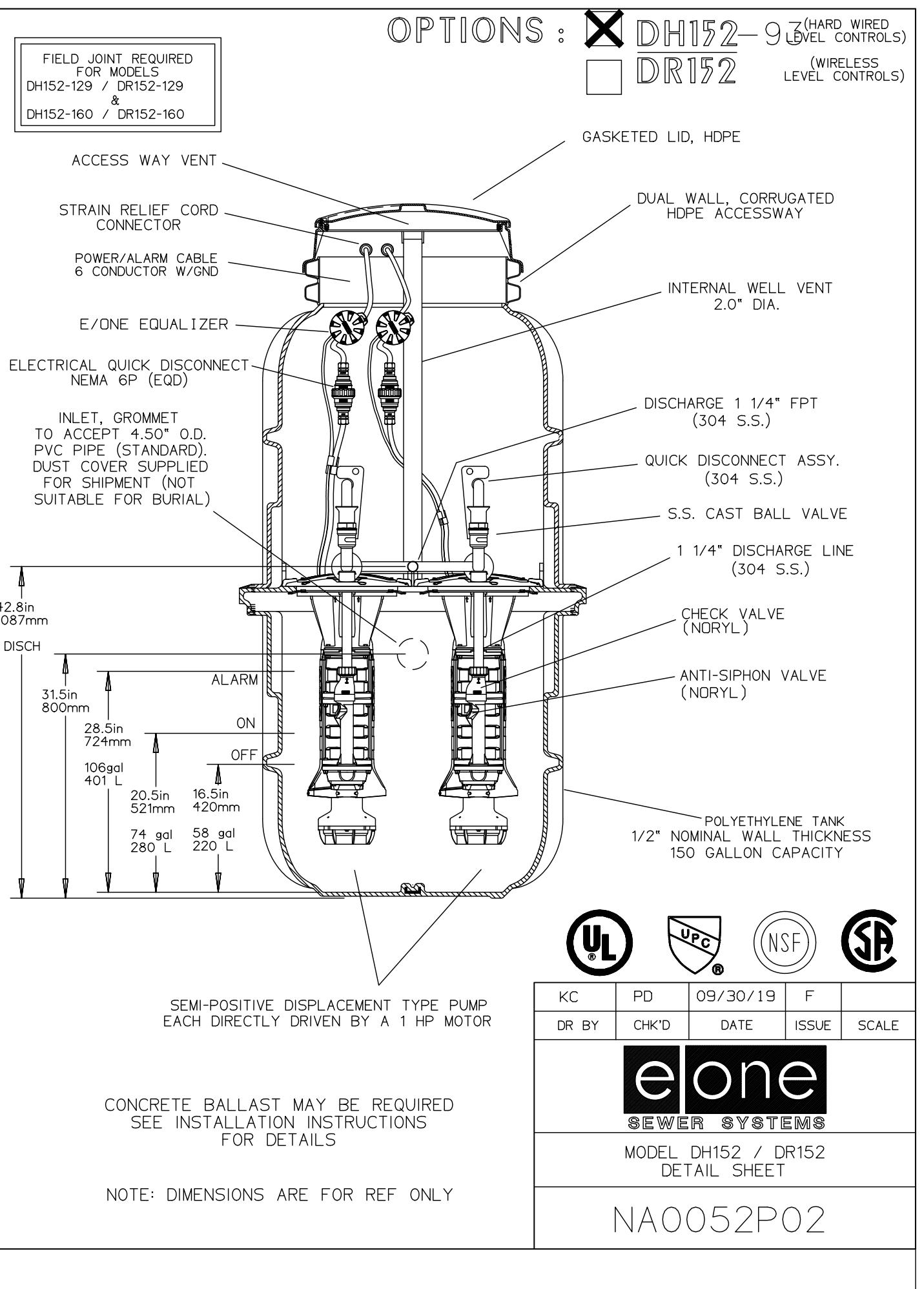
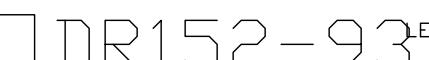
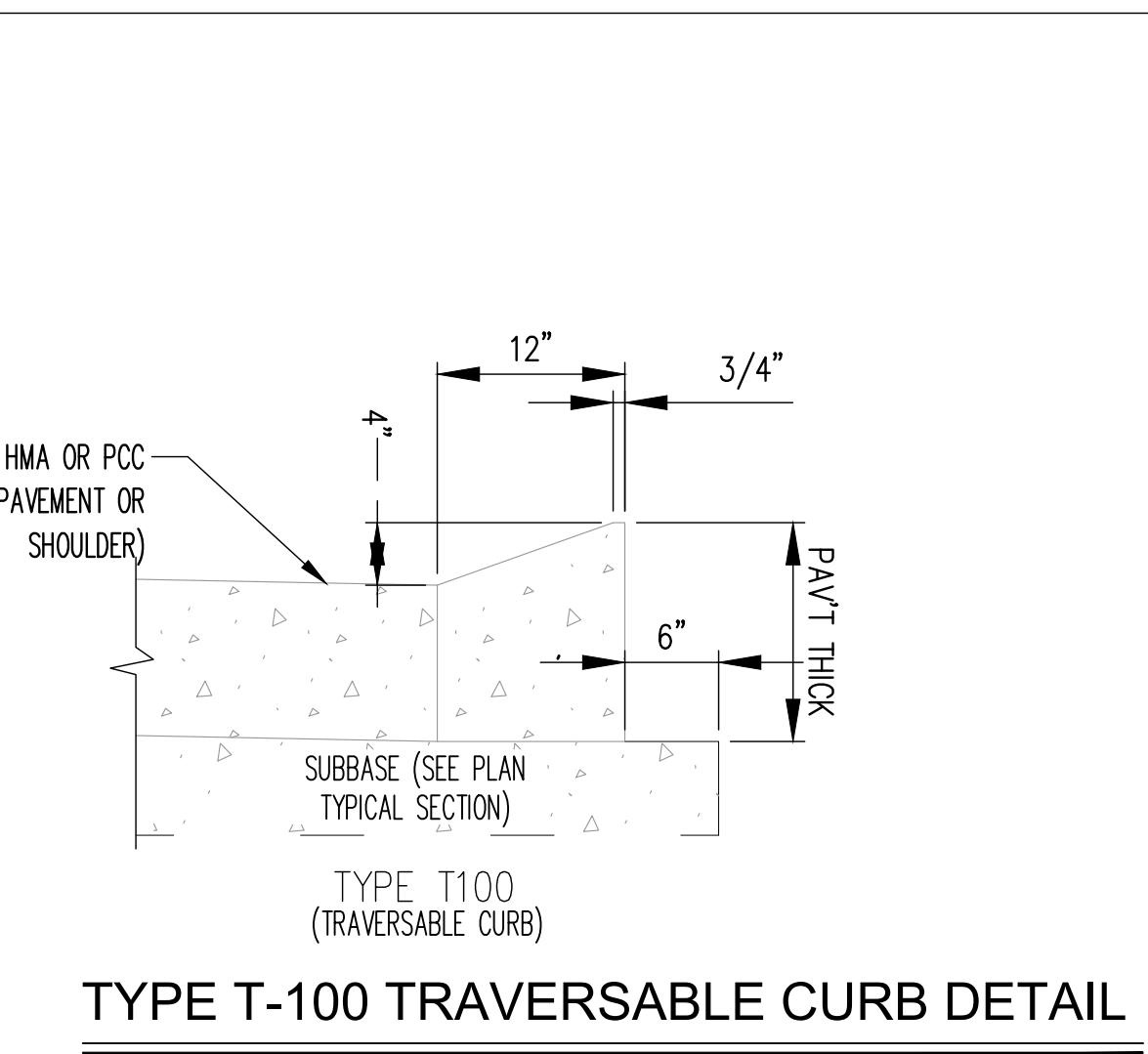
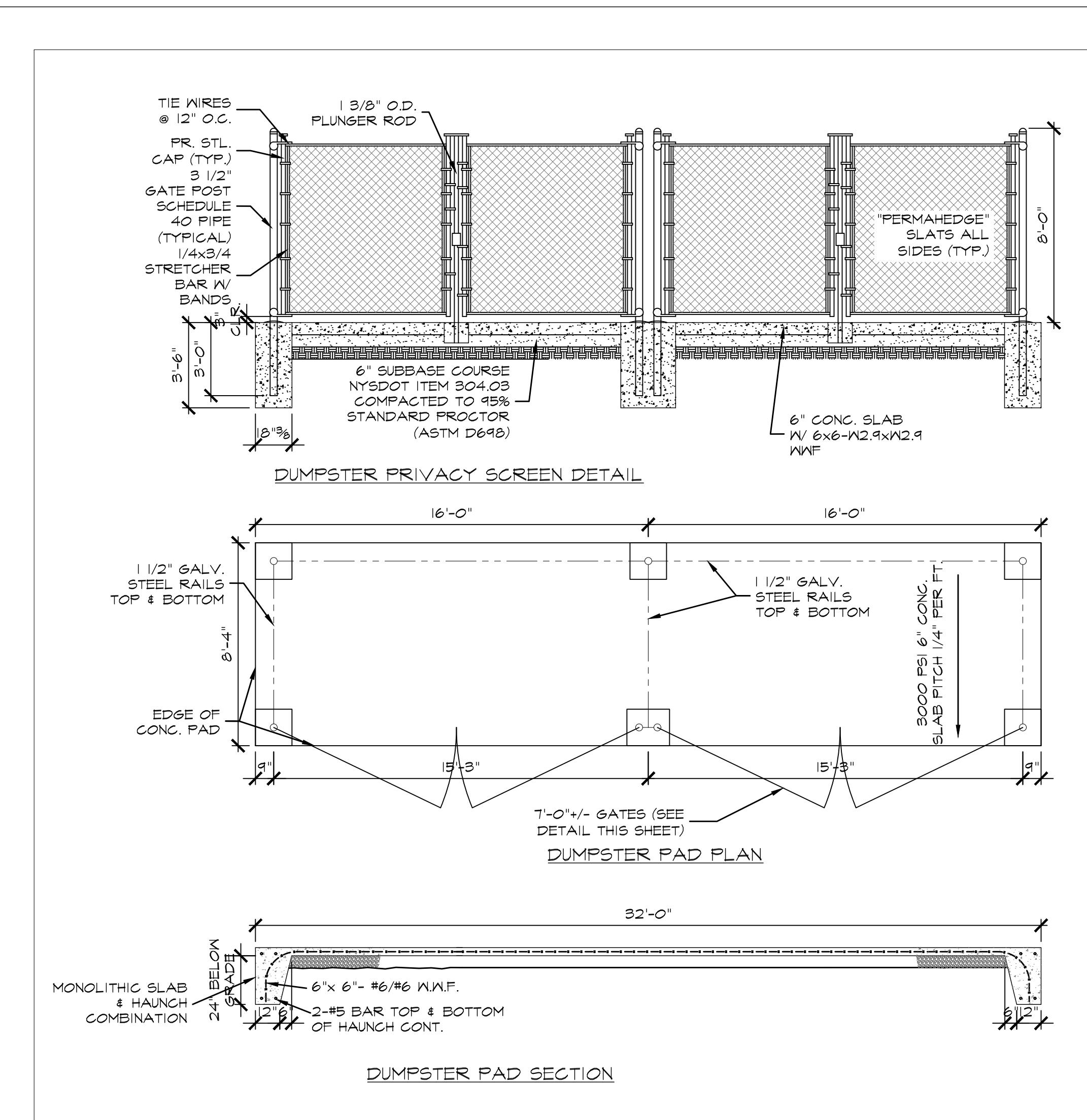
SIGNED BY: THH

AWN BY: THH

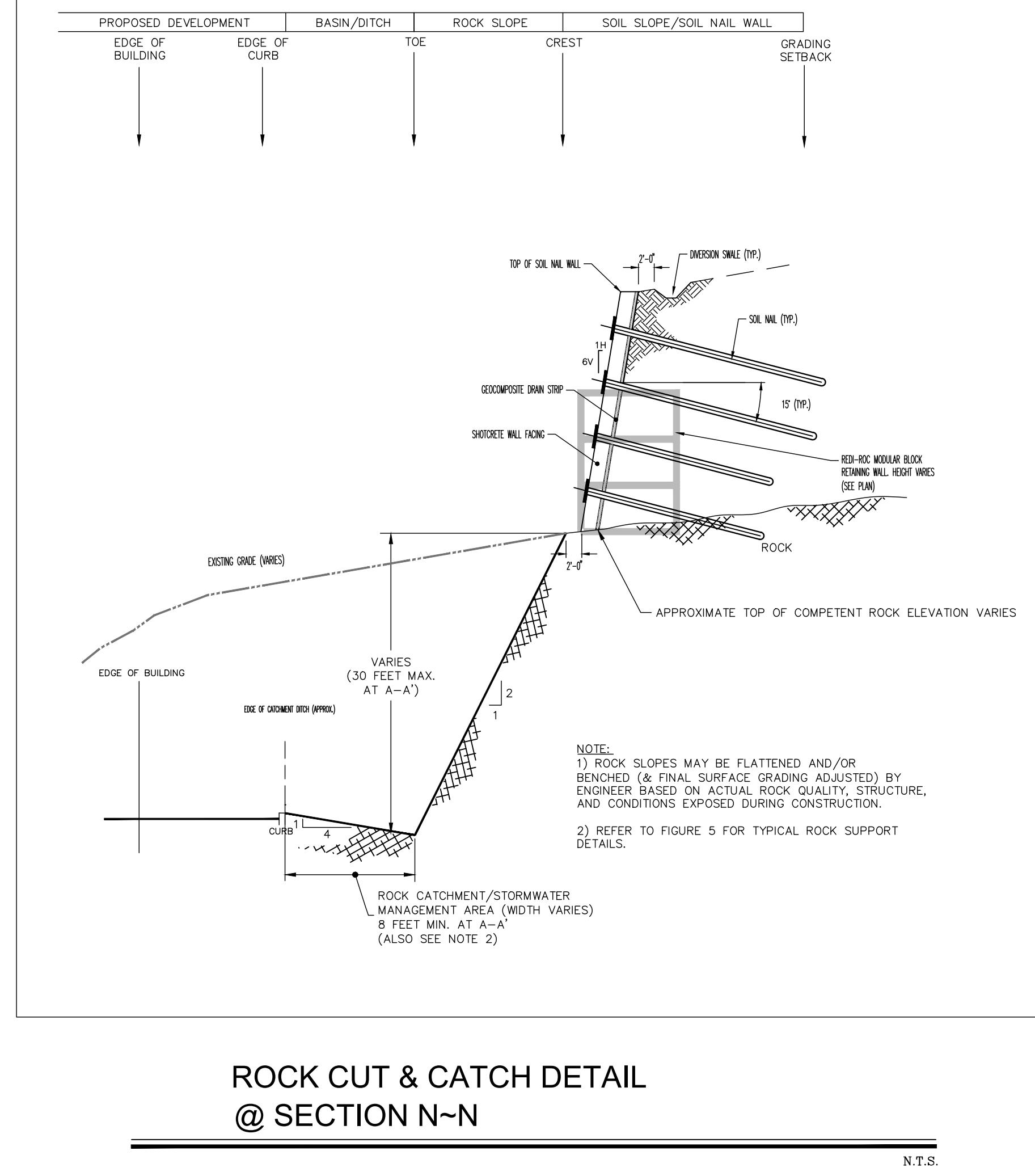
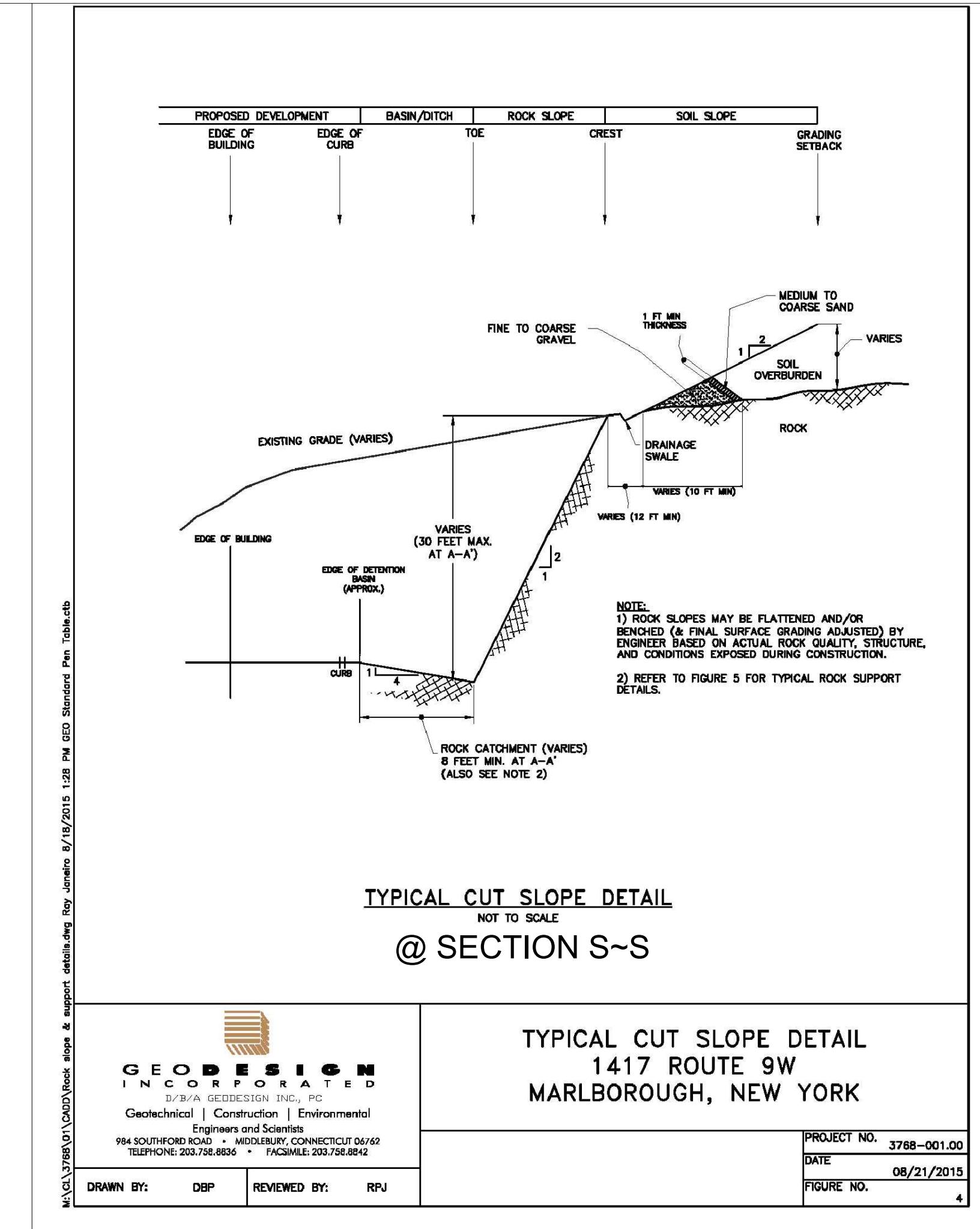
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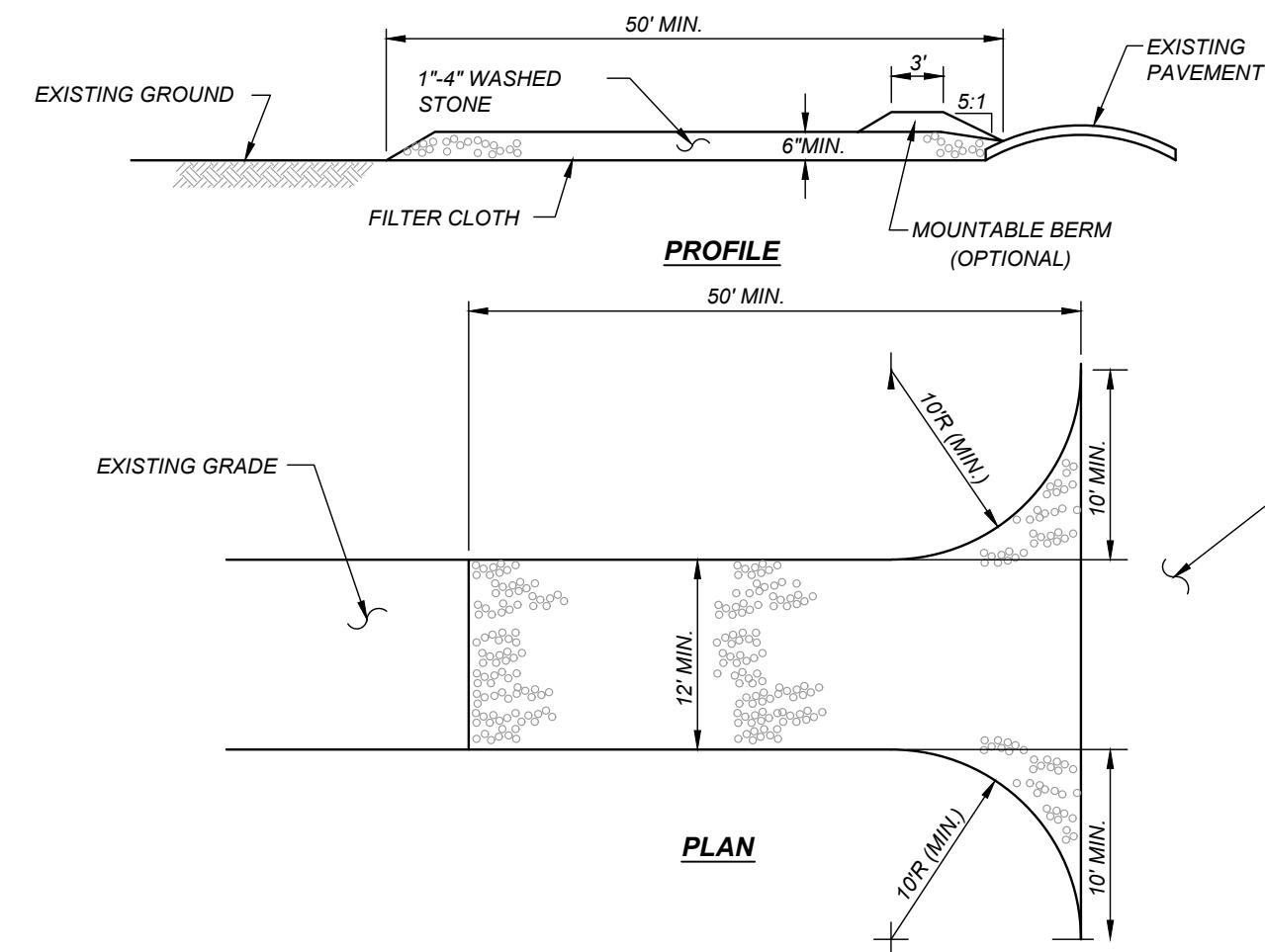






**SOIL EROSION AND SEDIMENT CONTROL NOTES:**

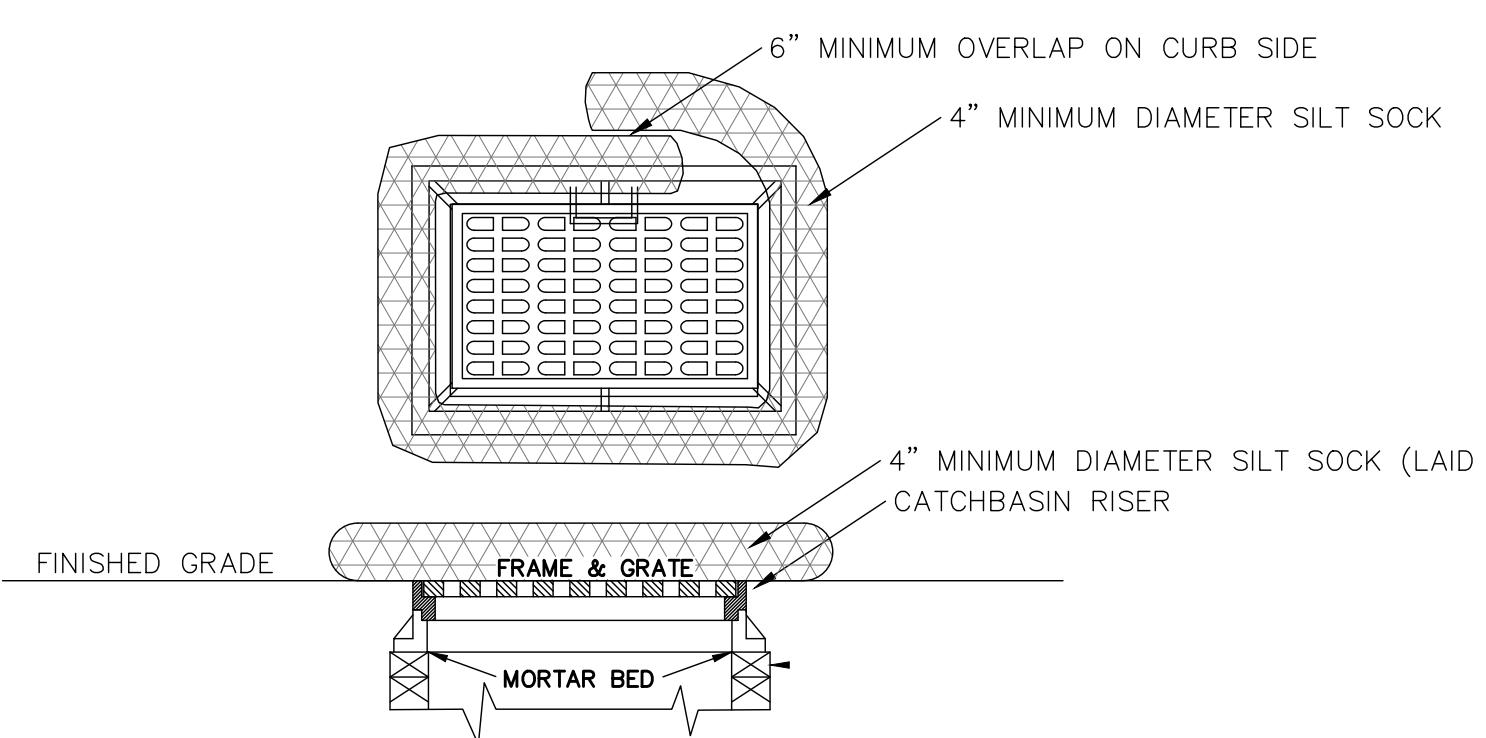
1. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL (2005), AS PUBLISHED BY THE NEW YORK STATE SOIL AND WATER CONSERVATION SOCIETY AND RECOMMENDED BY THE U.S. DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE. (REFERRED TO IN REMAINING TEXT AS "THE NEW YORK GUIDELINES".)
2. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS SHALL BE BLENCHED WITH STRAW OR EQUIVALENT MATERIAL. THE SEEDING SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK GUIDELINES AS FOLLOWS:
  - A) SEED ANNUAL RYE GRASS APPLIED AT A RATE OF 30 LBS./ACRE OTHER SELECT MIXTURE AS DESCRIBED IN THE NEW YORK GUIDELINES.
  - B) LATE FALL OR EARLY WINTER SEED WITH CERTIFIED "ARUOSTOK" WINTER RYE, AT 100 LBS./ACRE.
  - C) MULCH OLD HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF NINETY (90) POUNDS PER ONE THOUSAND SQUARE FT. OR TWO TONS PER ACRE TO BE APPLIED AND ANCHORED ACCORDING TO THE NEW YORK GUIDELINES.
3. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK GUIDELINES AS FOLLOWS:
  - A) STEEP OR EROSION SLOPES GREATER THAN 21° (H:V) REFER TO PERMANENT CRITICAL AREA PLANTING NOTES.
  - B) RECREATIONAL AREAS AND LAWN REFER TO RECREATIONAL AREA IMPROVEMENT NOTES.
4. SLOPES STEEPER THAN ONE ON THREE SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. PAVED ROADWAYS SHALL BE KEPT CLEAR AT ALL TIMES.
6. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAIN SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION OR SEDIMENT CONTROL FACILITIES, EXCEPT FOR MINOR PERIMETER EMBANKMENT AREAS. ALL GRADE AREA SHALL BE DIRECTED THROUGH ONE OF THE SEDIMENT BARRIERS. DIVERSION SWALES MAY BE USED TO DIRECT DRAINAGE RUNOFF UNTIL PERMANENT STORM DRAINAGE SYSTEM IS IN PLACE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS.
8. STOCKPILES SHALL NOT BE LOCATED WITHIN FIFTY FEET (50') OF ROADWAYS OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A SILT FENCE, HAY BALES BARRIER OR COMBINATION OF BOTH.
9. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS TO ENSURE THAT TEMPORARY AND PERMANENT DITCHES, PIPES AND STRUCTURES ARE CLEAR OF DEBRIS. THAT EMBANKMENTS AND BERMS ARE NOT BREACHED, AND THAT ALL BARRIERS ARE INTACT.
10. MANDATORY STORMWATER INSPECTIONS SHALL BE PERFORMED WEEKLY. INSPECTIONS ARE TO BE PERFORMED BY A TRAINED INSPECTOR.
11. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER UPON CERTIFICATION OF FINAL ACCEPTANCE. THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OR PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
12. ALL DRAINAGE OUTLETS AND INLETS SHALL BE LINED WITH STONE RIP-RIP AS SPECIFIED ON THE PLANS AND/OR PER ENGINEER.
13. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES.
14. CONSTRUCTION SHALL BE DIVIDED INTO FOUR (4) PHASES AS TO LIMIT THE DISTURBANCE TO LESS THAN 5.0 ACRES AT ONE TIME.
15. SOILS DISTURBED ON SITE SHALL BE RE-USED AND RETURNED TO THEIR NATURAL PROPERTIES SO TO MAINTAIN THE SITE'S NATURAL INTEGRITY. ANY DISTURBED SOILS LEFT IDLE FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED.



**STABILIZED CONSTRUCTION ENTRANCE NOTES:**

1. USE 1"-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 50' IN LENGTH (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
3. PAD THICKNESS SHALL NOT BE LESS THAN 6".
4. 12' MINIMUM WIDTH, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, OR CONCRETE DRAINS, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE.

**STABILIZED CONSTRUCTION ENTRANCE**

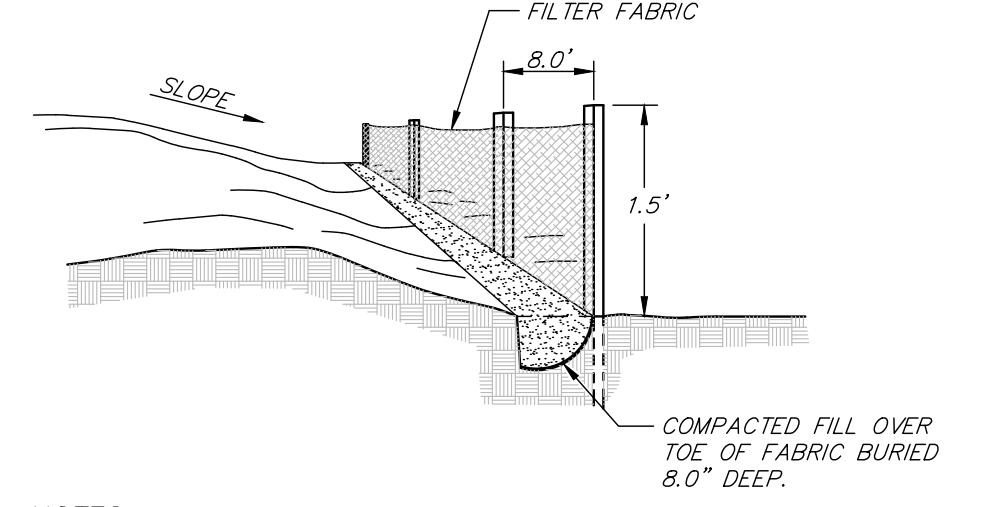


**TEMPORARY INLET PROTECTION DETAIL**

NOTE:  
THE VEHICLE WASH AREA SHALL BE LOCATED UPSTREAM FROM A PROPOSED CATCH BASIN THAT DRAINS TOWARDS THE TEMPORARY SEDIMENT BASIN. ANY EXCESS WASH FROM THIS AREA SHALL BE DIVERTED TO A TEMPORARY SEDIMENT TRAPPING DEVICE

**VEHICLE WASH DETAIL**

N.T.S.



**NOTES:**

1. LOCATE POSTS DOWNSIDE OF FABRIC TO HELP SUPPORT FENCING.
2. BURY TOE OF FENCE APPROXIMATELY 8" DEEP TO PREVENT UNDERCUTTING.
3. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVERLAP TO THE NEXT POST.

**TYPICAL SILT FENCE DETAIL**

4	REVISED PER TOWN ENGINEER AND PB COMMENTS	01/24/20	ZS
3	REVISED FOR SUBMISSION	01/08/20	ZS
2	REVISED FOR SUBMISSION	05/22/19	ZS
1	REVISED FOR P.B. SUBMISSION	12/14/16	THH
REV No.	DESCRIPTION	DATE	BY

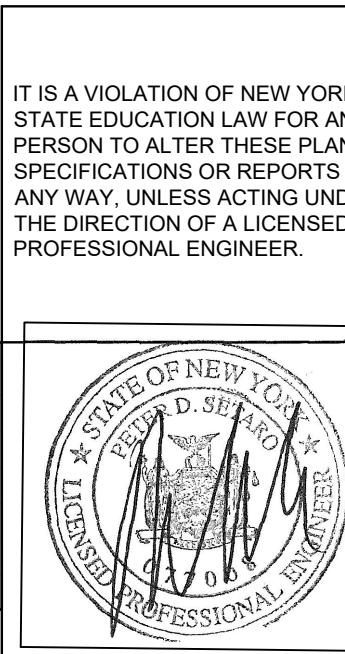
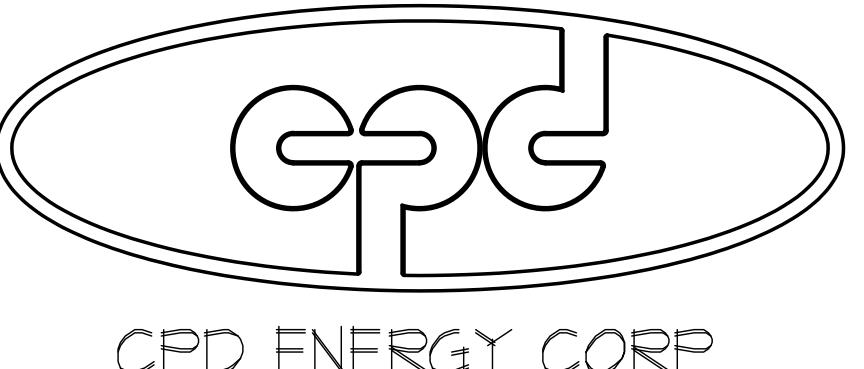
**CHESTNUT MART OF MARLBOROUGH**  
**CHESTNUT PETROLEUM DISTRIBUTORS, INC.**  
TOWN OF MARLBOROUGH      ULSTER COUNTY, NY

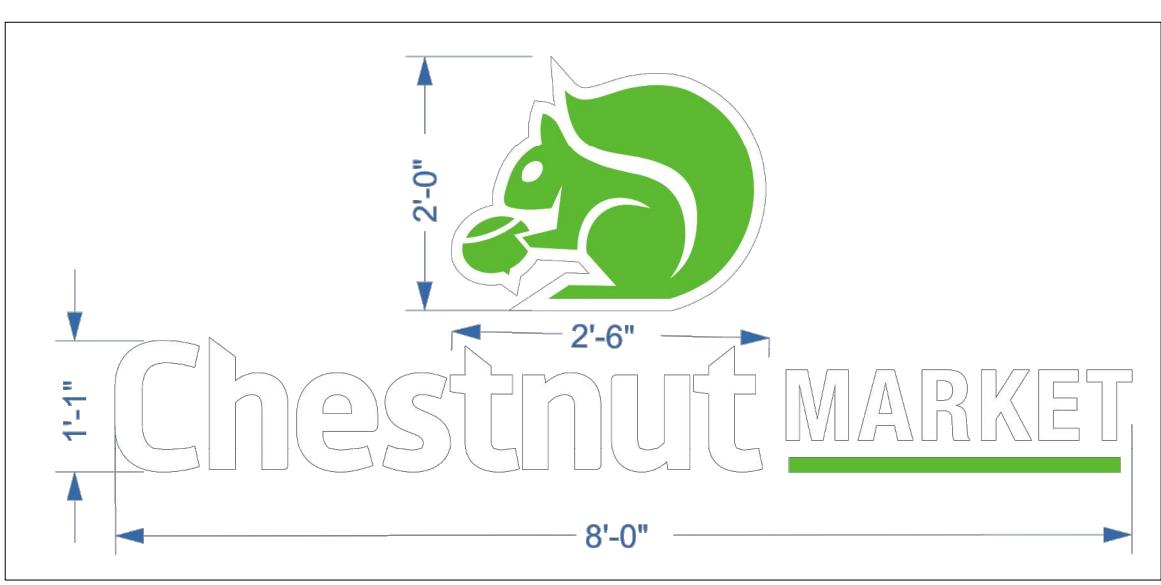
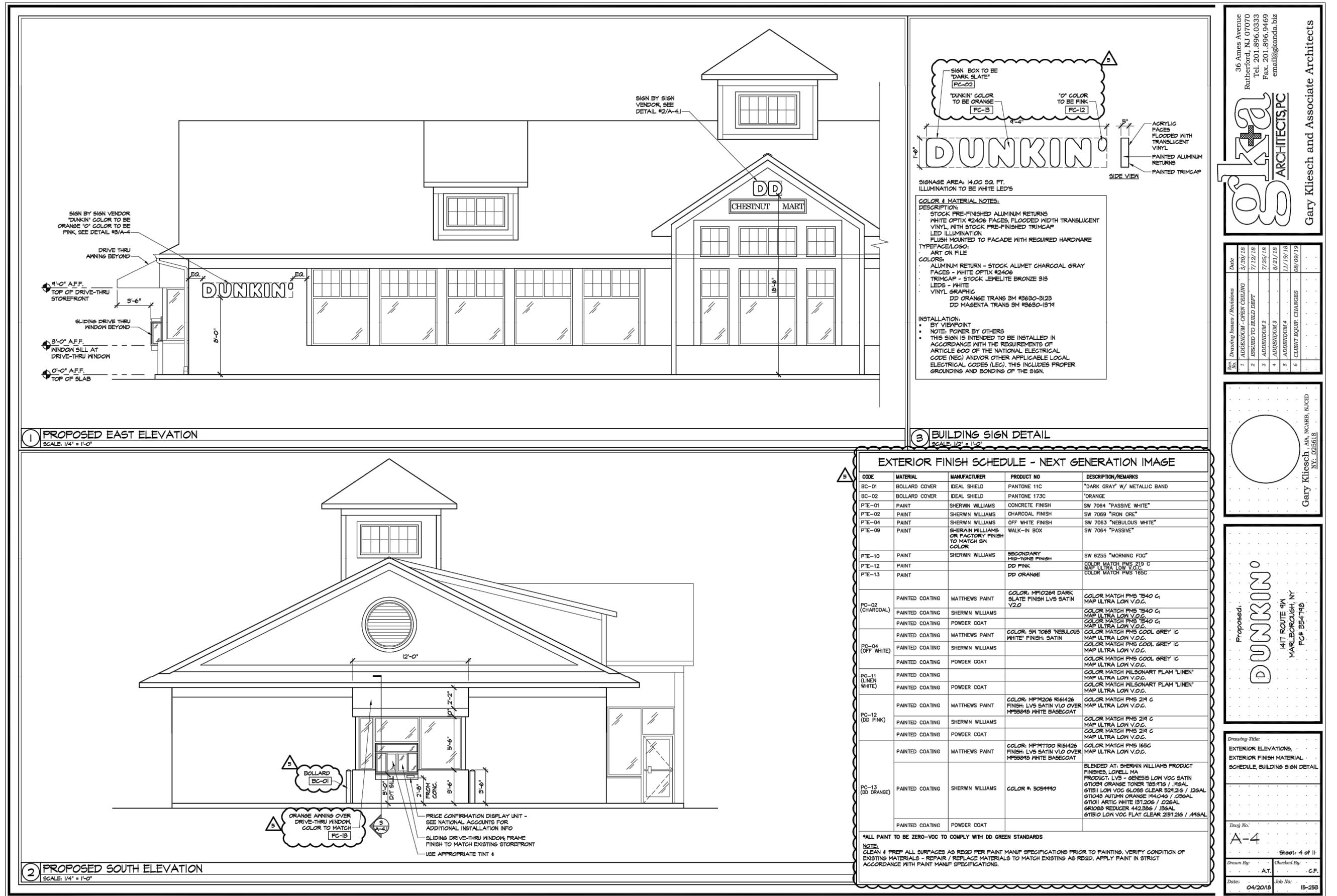
**GRADING & EROSION CONTROL DETAILS**

9 ELLIS LANE  
POUGHKEE, NEW YORK 12601  
TEL (845) 454-3411  
FAX (845) 473-1922

CPteam.com

DATE	SCALE	DESIGNED BY	FILE No.
11/22/16	AS-NOTED	THH	215016





CHESTNUT MARKET SIGN DETAIL

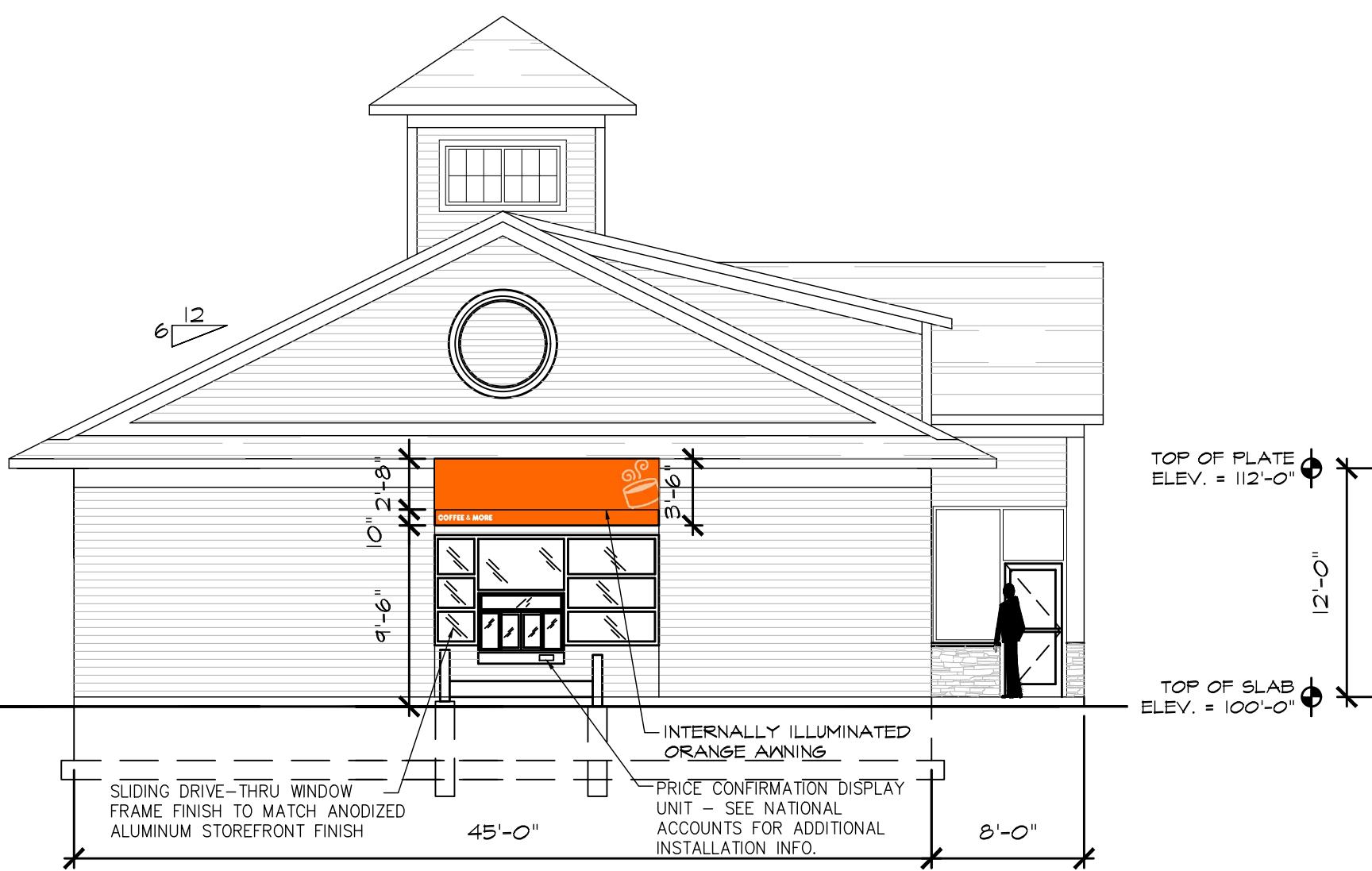
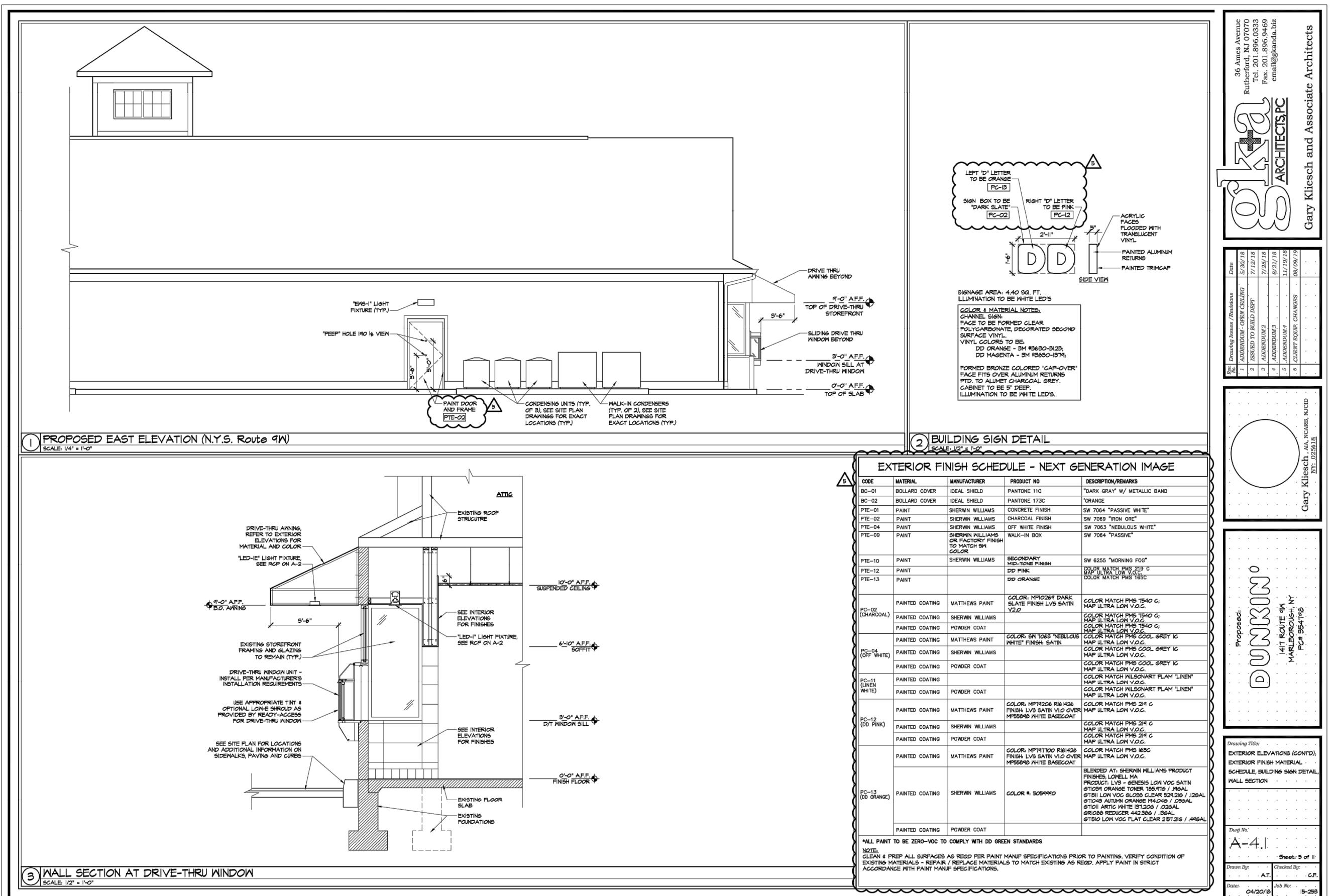
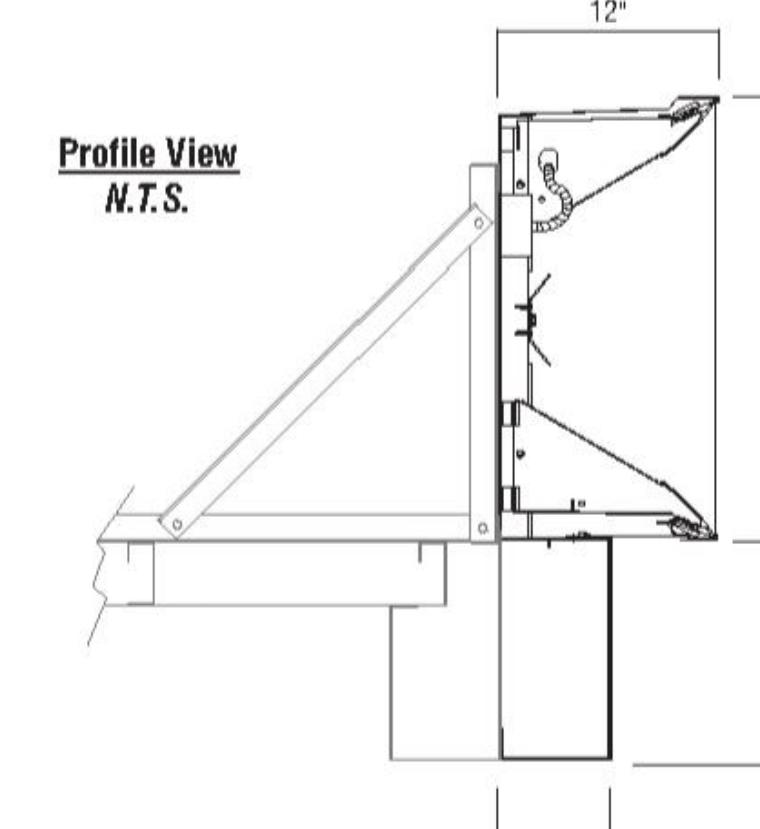


BUILDING FRONT ELEVATION

(INCLUDED FOR BUILDING MOUNTED SIGN LOCATIONS ONLY, SEE ARCHITECT'S PLANS FOR BUILDING DESIGN.)

### Mobil 3D Canopy Fascia

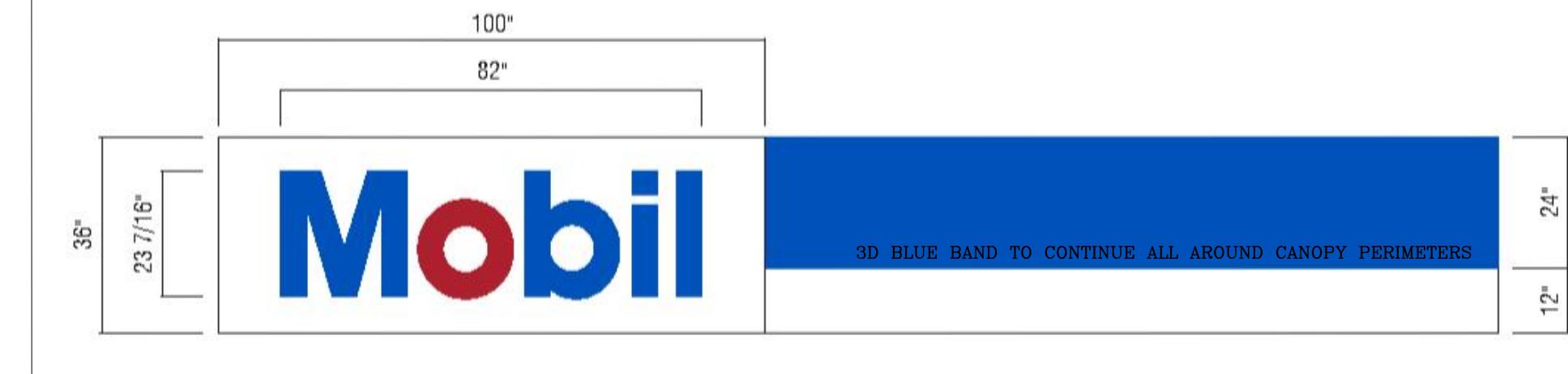
36'ht Canopy Fascia  
LED Illuminated Logo Box  
3D LED Illuminated Canopy Fascia



BUILDING SOUTH ELEVATION

(INCLUDED FOR BUILDING MOUNTED SIGN LOCATIONS ONLY, SEE ARCHITECT'S PLANS FOR BUILDING DESIGN.)

N.T.S.



MOBIL CANOPY SIGN DETAIL

N.T.S.

4	REVISED FOR SUBMISSION	01/08/20	ZS
3	REVISED FOR SUBMISSION	05/22/19	ZS
2	REVISED FOR SUBMISSION	05/22/19	ZS
1	REVISED FOR P.B. SUBMISSION	01/30/2017	THH
REV No.	DESCRIPTION	DATE	BY

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

### CHESTNUT MART OF MARLBOROUGH CHESTNUT PETROLEUM DISTRIBUTORS, INC.

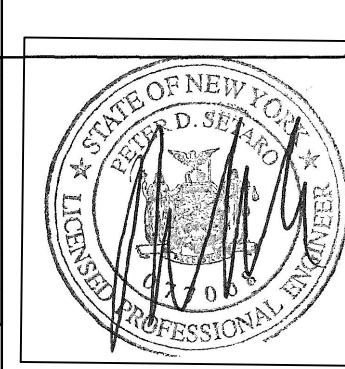
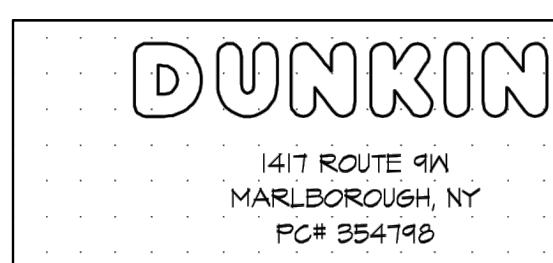
TOWN OF MARLBOROUGH ULSTER COUNTY, NY

SITE SIGNAGE  
DETAILS-1

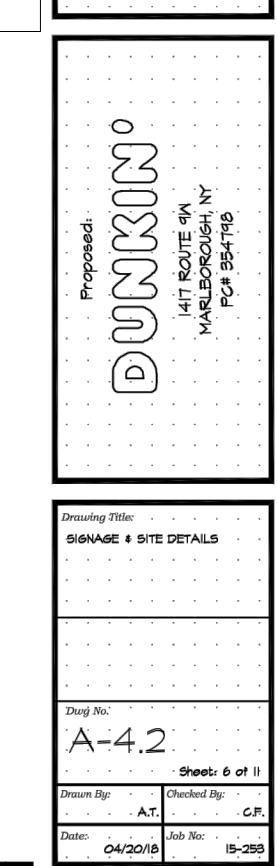
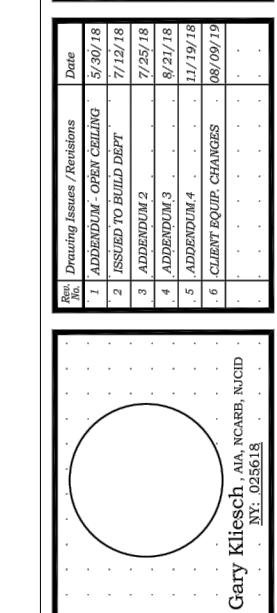
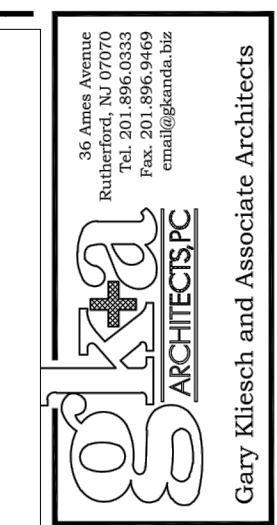
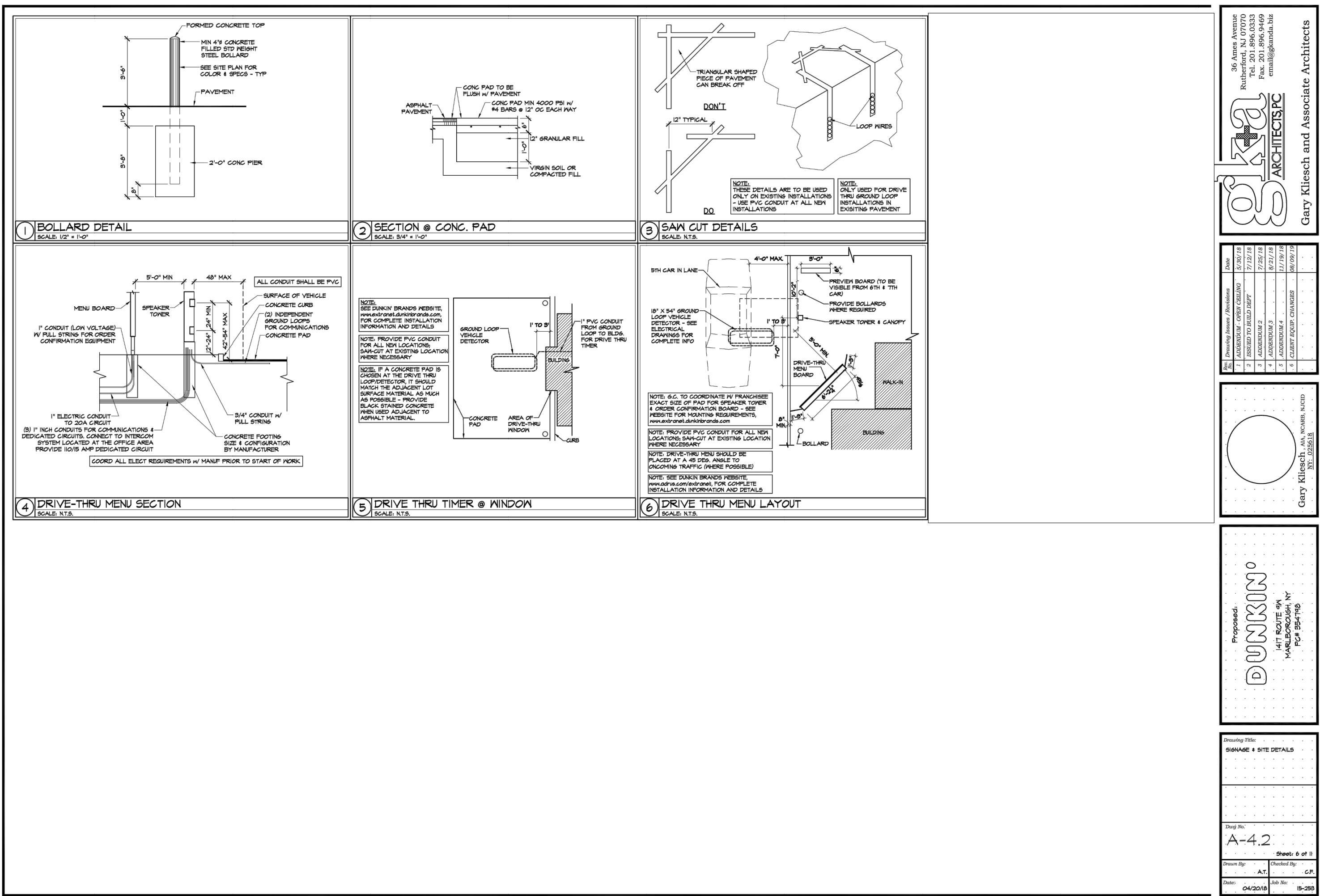
9 ELLIS LANE  
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TEL (845) 454-3411  
FAX (845) 473-1922  
CPLteam.com

DATE	SCALE	DESIGNED BY	THH
12/14/16	AS-NOTED	DRAWN BY	THH
		CHECKED BY	PDS

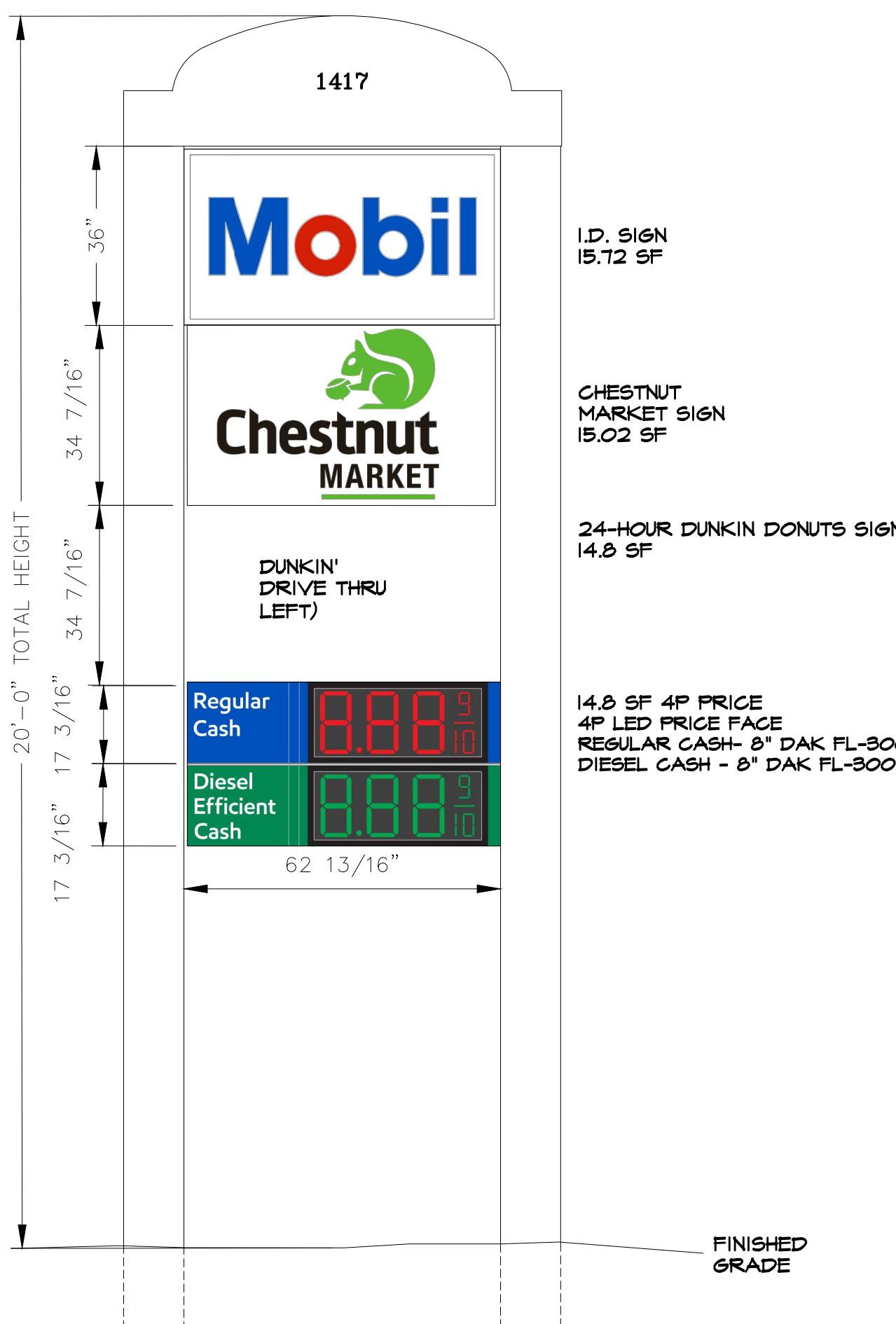
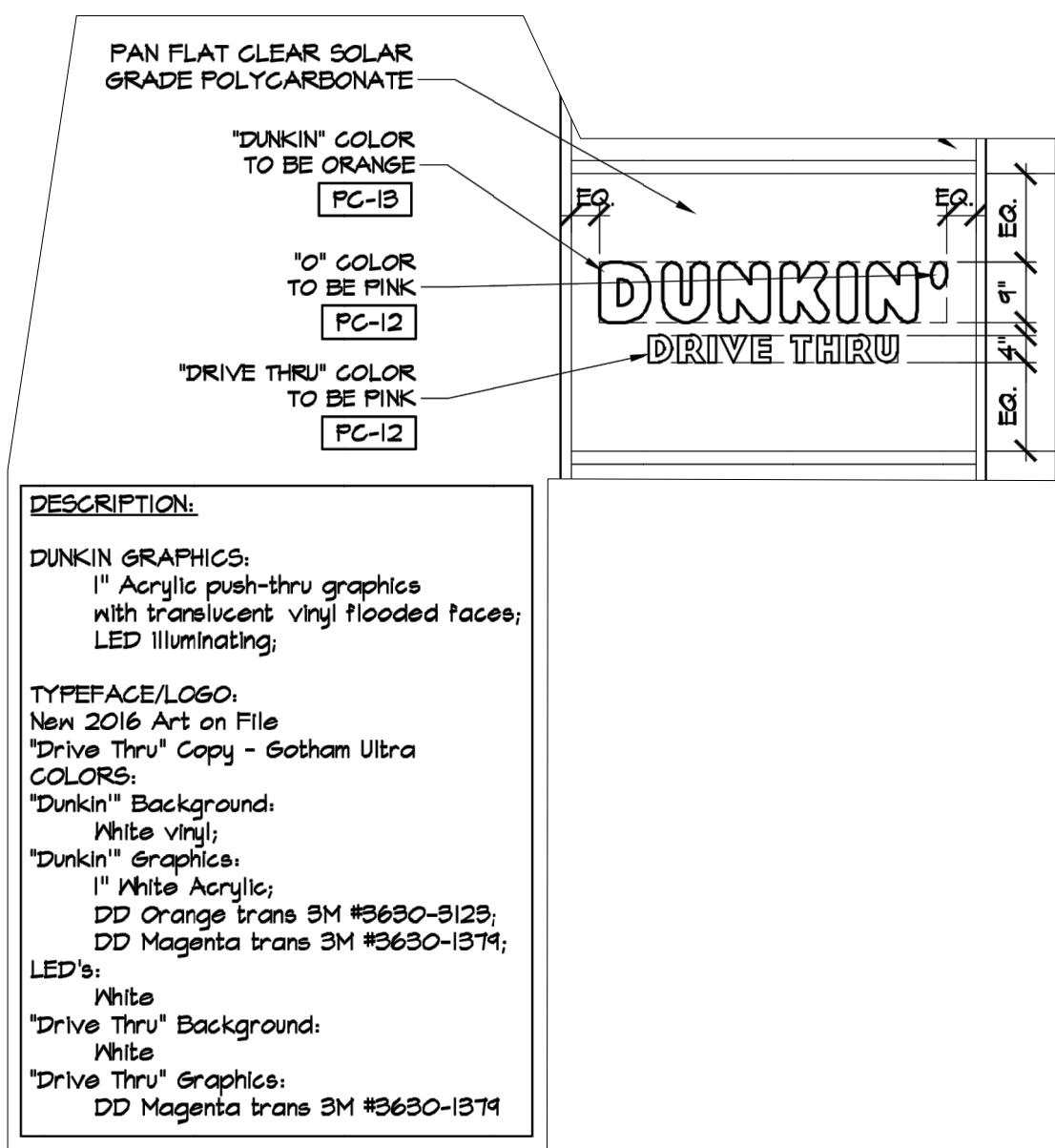
ARCHITECTURE ■ ENGINEERING ■ PLANNING  
FILE No. 215016  
DRAWING No. 11 of 12



DT-5

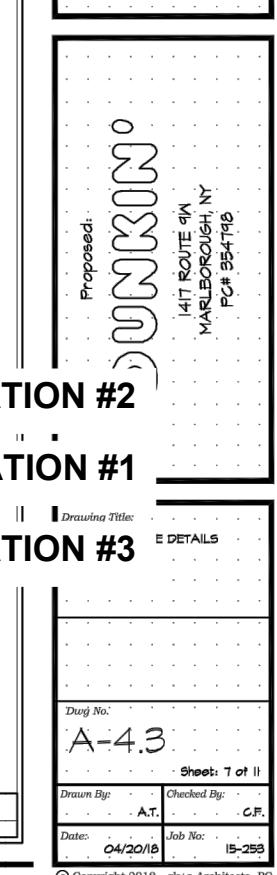
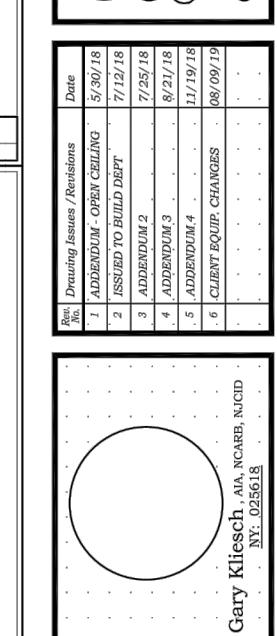
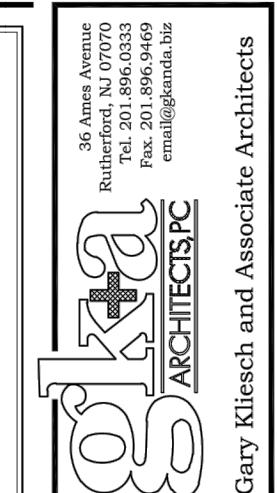
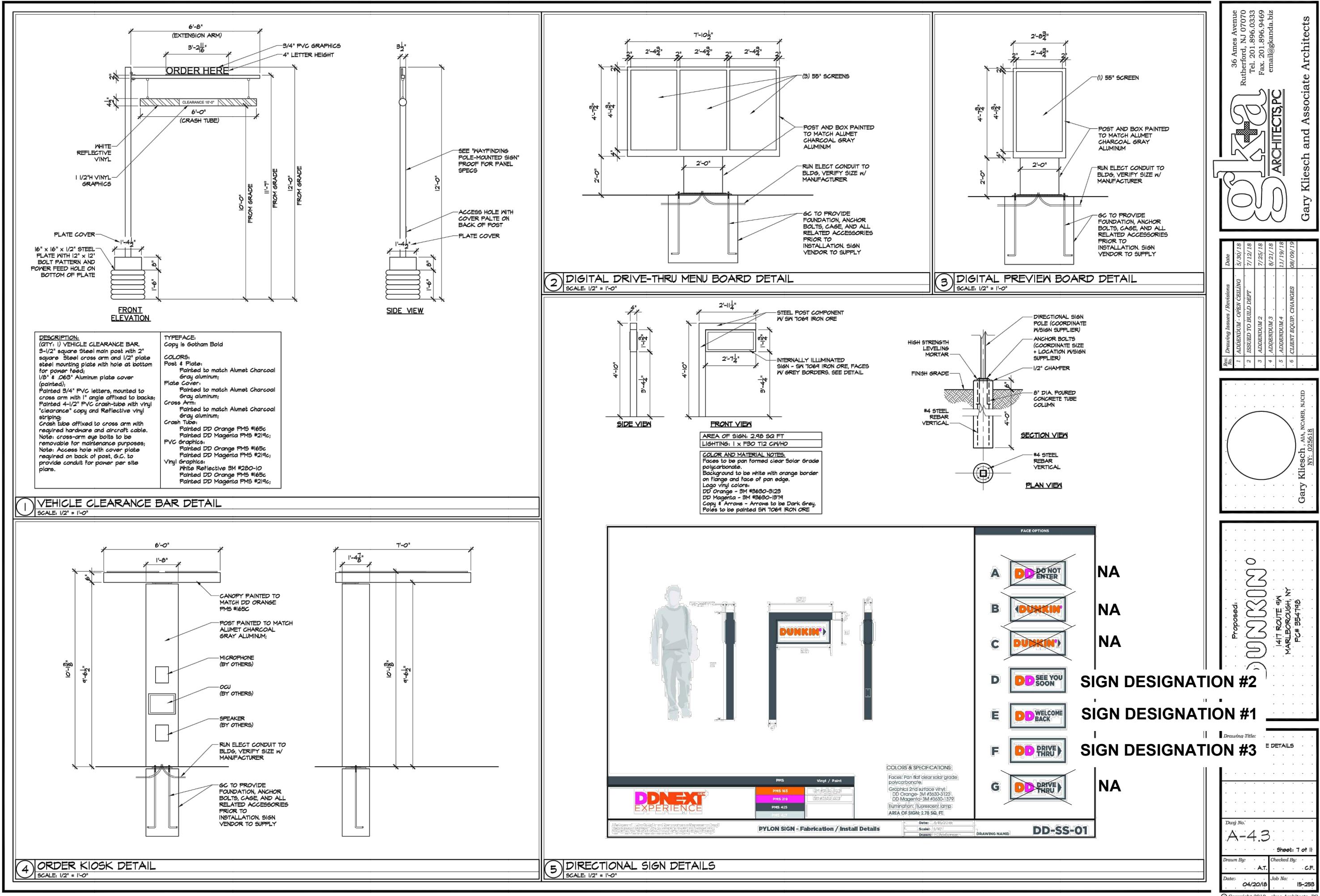


(REFER TO "CHESTNUT MARKET SIGN DETAIL" ON DT-5)



## MOBIL AND DUNKIN LADDER SIGN DETAIL

N.T.S.



2	REVISED FOR SUBMISSION	01/08/20	ZS
1	REVISED TO CLARIFY SIGN OPTIONS	03/20/2017	THH
REV. NO.	DESCRIPTION	DATE	BY

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

**SITE SIGNAGE DETAILS-2**

9 ELM LANE  
POUGHKEEPSIE, NEW YORK 12601  
TEL (845) 454-3411  
FAX (845) 473-1922  
CPDteam.com

DATE 12/14/16  
SCALE AS-NOTED  
DESIGNED BY THH  
DRAWN BY THH  
CHECKED BY PDS  
FILE No. 215016  
DRAWING No. 12 of 12