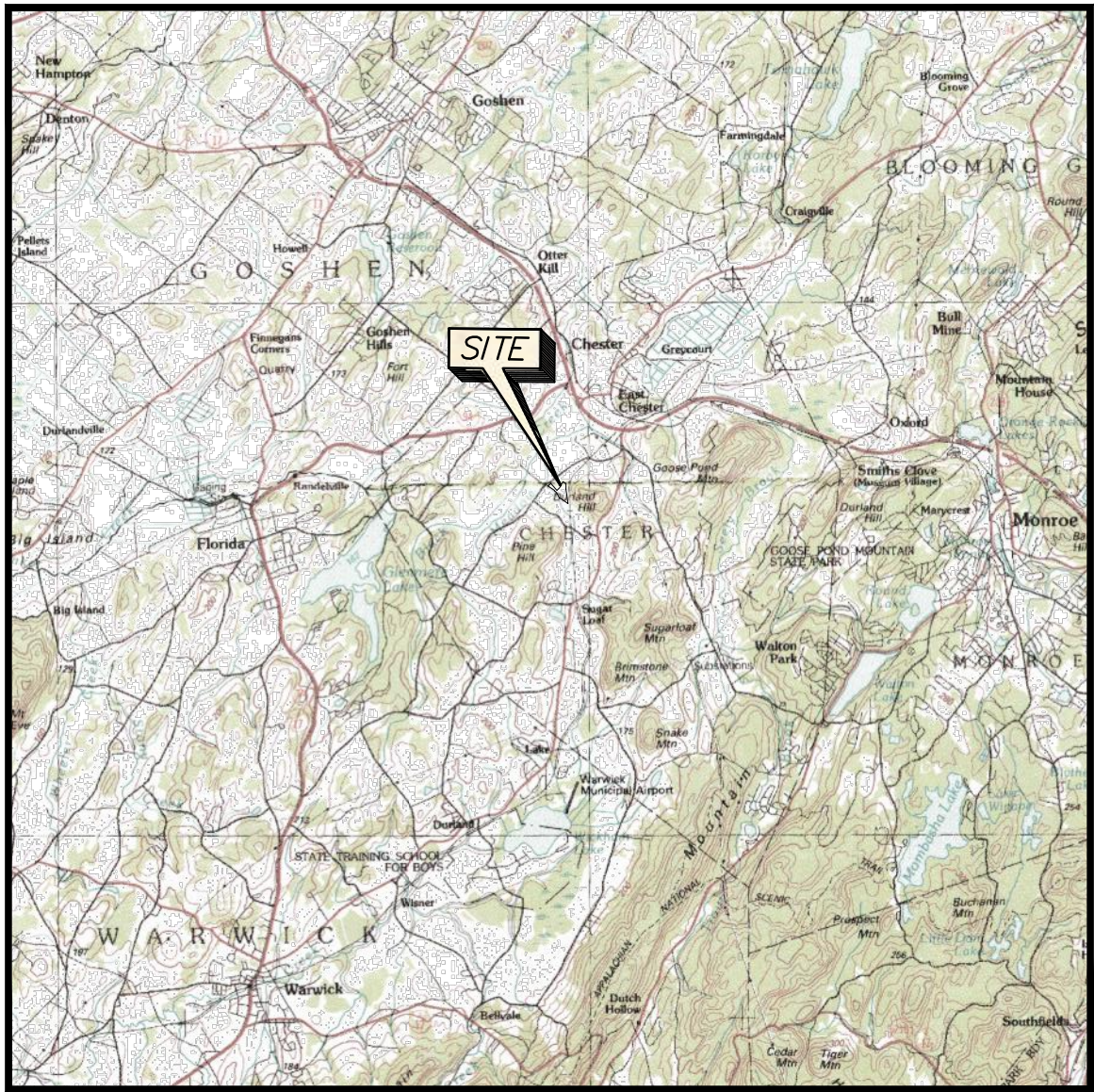




LOCATION MAP
SCALE: 1:100,000

PLANTINGS SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
✱	6	Thuja plicata x standishii	Green Giant Eastern Arborvitae	6'-8'
✱	2	Forsythia intermedia	Forsythia	24"-36"
✱	6	Viburnum dentato	Arrowwood Viburnum	24"-36"

Town of Chester
1 District
Schedule of Use and Area Requirements
[Amended 9-9-2008 by L.L. No. 4-2008]

Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot		Minimum Required Yards (feet)				Maximum Building Height (feet)	Maximum Percentage of Building Coverage
			Area (acres)	Width (feet)	Front	One Side	Total Side	Rear		
1. Government-owned and -operated buildings and uses, including fire stations, offices, libraries, parks, museums, etc., and passenger transportation depot or station.	1. Manufacturing ¹ assembly, converting, packaging, altering, finishing, cleaning or any other processing of materials involving the use of only oil, gas, or electricity for fuel.	1. Customary accessory buildings and uses.	3	150	100	75	150	100	45	40%
	2. Office buildings for business and professional use.	2. Customary accessory uses, including parking and loading facilities as required and signs pursuant to § 98-21.	2	200	75	70	140	75	45	
	3. Fully enclosed warehouse distribution centers and storage facilities.	3. Caretaker's or watchman's dwelling only as accessory to a commercial or industrial use as may be specifically allowed by the Planning Board at the time of site plan approval of the primary use or amendment thereto.	2+ 5+ 40+	200 300 500	75 100 200	70 90 200	140 180 400	75 100 200	45 65 65 to 90'	
	4. Truck and transportation terminals, storage and repair facilities. ²	4. Schools of instruction relating to an industrial use.	5	300	100	90	180	100	45	
	5. Contractor's storage ² , offices and buildings and outdoor storage of equipment, materials and manufactured products fully screened behind fences, berms, or vegetation from roads and residential areas to the satisfaction of the Planning Board.									
	6. Self-service storage ² per § 98-29; includes the outside storage of recreational vehicles, boats and trucks.		3	250	75	40	80	75		
	7. Research facilities, experimental and testing laboratories.									
	8. Newspaper and printing establishments.									
	9. Lumber and building material and equipment sales and storage. ²									
	10. Outdoor processing of materials ² fully screened from roads and residential uses to the satisfaction of the Planning Board.									
	11. Excavations as regulated in § 98-12. Quarries, stone crushers, screening plants, and storage of quarry screenings accessory to such uses with DEC permit.									
	12. Concrete and asphalt manufacturing plants, ² for use of materials off the site.		5	300	150	100	200	100	55	
	13. Public utility structures and rights-of-way per § 98-29.									
As required by the appropriate regulatory agency.										

NOTES:
1. A building height up to 90 feet is allowed only with Town Board authorization prior to site plan approval.
2. Uses that allow outdoor storage of goods in this district pursuant to L.L. No. 4-2008.

Tax Lot Number

Town of Chester

Section - 6

Block - 1

Lot - 102

Parcel Area

23.3± Acres

Applicant

Clean Energy Collective, LLC

361 Centennial Parkway

Third Floor

Louisville, CO 80027

Owner

BDA Properties, LLC

70 Black Meadow Rd.

Chester, N.Y. 10918

Notes

1.) WETLAND LOCATION SURVEY PROVIDED BY JAMES A. DILLIN PLS. PROFESSIONAL LAND SURVEYOR, DATED APRIL 18, 2016.

2.) ARRAY AREA SHOWN IS ILLUSTRATIVE AND DELINEATES THE MAXIMUM UTILIZATION OF THE PROPOSED AREA. ACTUAL ARRAY COUNT AND SIZING OF INDIVIDUAL UNITS MAY VARY FROM THAT SHOWN HEREON.

3.) PLANTINGS SHOWN FOR WESTERN ARRAY SHALL BE INSTALLED AFTER RECLAMATION OF THE LAY DOWN AREA BY DEEP RIPPING AND PLACEMENT OF TOPSOIL.

4.) SITE DISTURBANCE SHALL BE LIMITED TO THE INTERNAL ACCESS ROADS AND LAYDOWN AREAS SHOWN HEREON. SITE DISTURBANCE SHALL BE LIMITED TO 0.96 ACRES.

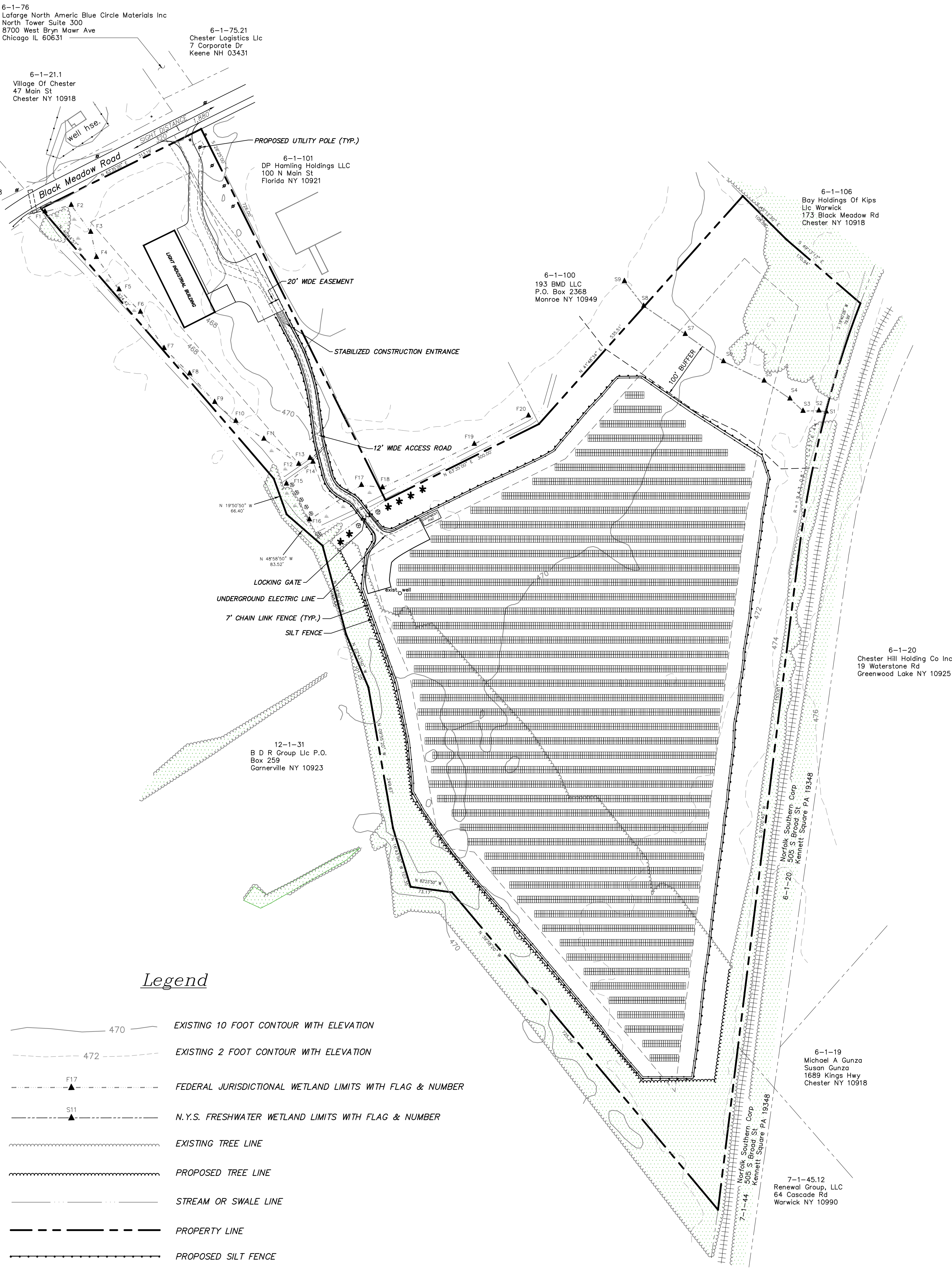
5.) SOLAR PANEL SURFACE COVERAGE IS 4.78 ACRES.

6.) LOT BUILDING COVERAGE (SOLAR PANELS) IS 20.5%.

7.) THE PARCEL IS IN THE AE FLOOD ZONE AND IS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 45B OF 630, MAP NUMBER 36071C0458E DATED AUGUST 3, 2009 - ELEVATIONS ON THIS MAP ARE NAVD88, IS PER FEMA REQUIREMENTS.

8.) REFERENCE EIGHTEEN-EIGHT GROUP LLC. SUBDIVISION MAP 23-00.

9.) AREA=23.3± ACRES.



Legend

470	EXISTING 10 FOOT CONTOUR WITH ELEVATION
472	EXISTING 2 FOOT CONTOUR WITH ELEVATION
F17	FEDERAL JURISDICTIONAL WETLAND LIMITS WITH FLAG & NUMBER
S11	N.Y.S. FRESHWATER WETLAND LIMITS WITH FLAG & NUMBER
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	STREAM OR SWALE LINE
---	PROPERTY LINE
---	PROPOSED SILT FENCE
---	PROPOSED CHAIN LINK FENCE LINE
---	ADJOINING PROPERTY LINE
---	BUILDING SETBACK LINE
---	SOLAR ARRAY (TYP.)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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SANDERS ENGINEERING, PLLC

P.O. BOX 946
LIVINGSTON MANOR, NEW YORK 12758



P.O. BOX 145
MONTGOMERY, NEW YORK 12549



Site Plan - Chester B

TOWN OF CHESTER ORANGE COUNTY, NEW YORK

DATE 12/5/17 SCALE 1 = 100' JOB NUMBER 1655 SHEET NUMBER 1

Planning Board Approval

ENGINEER