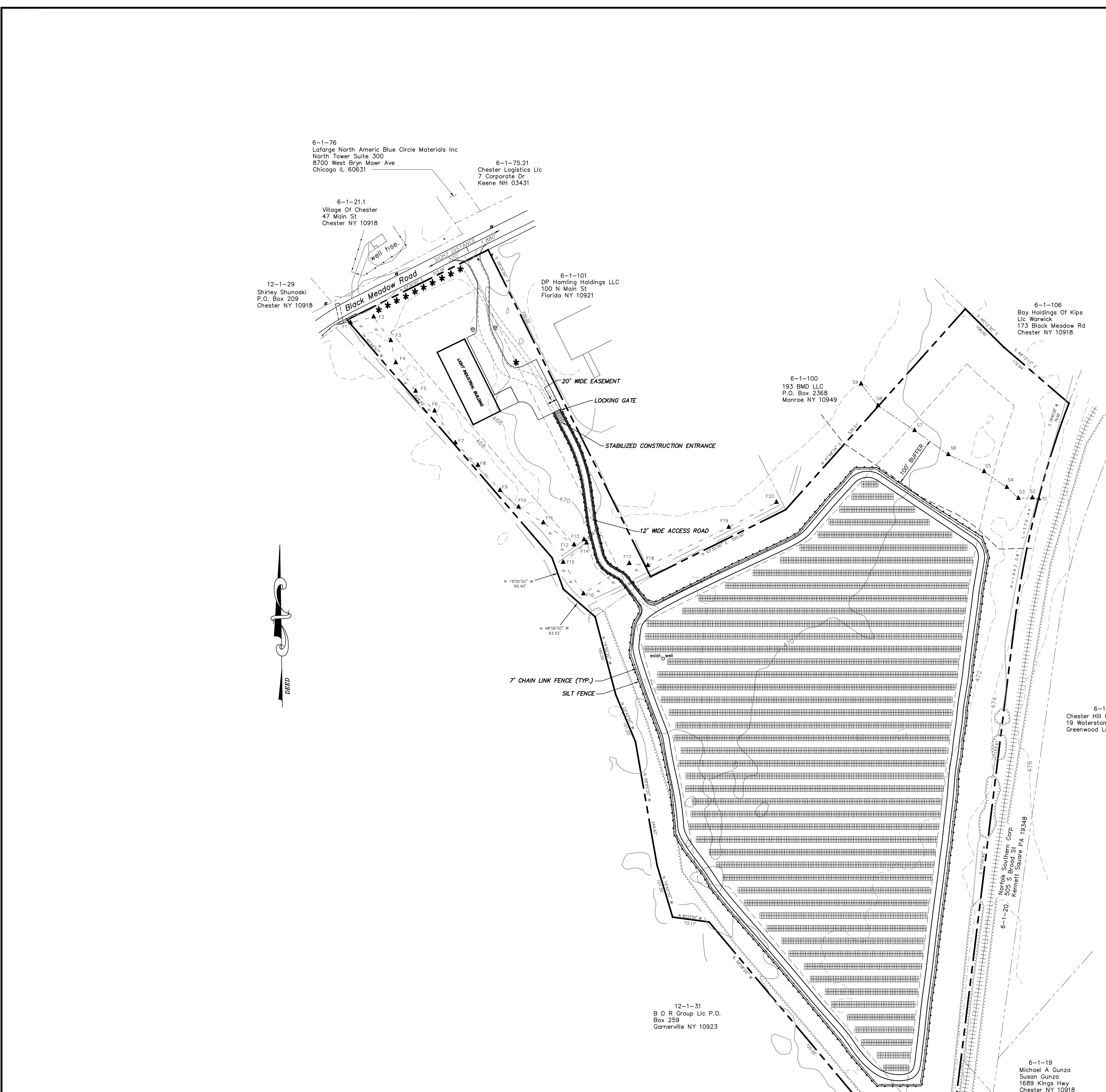
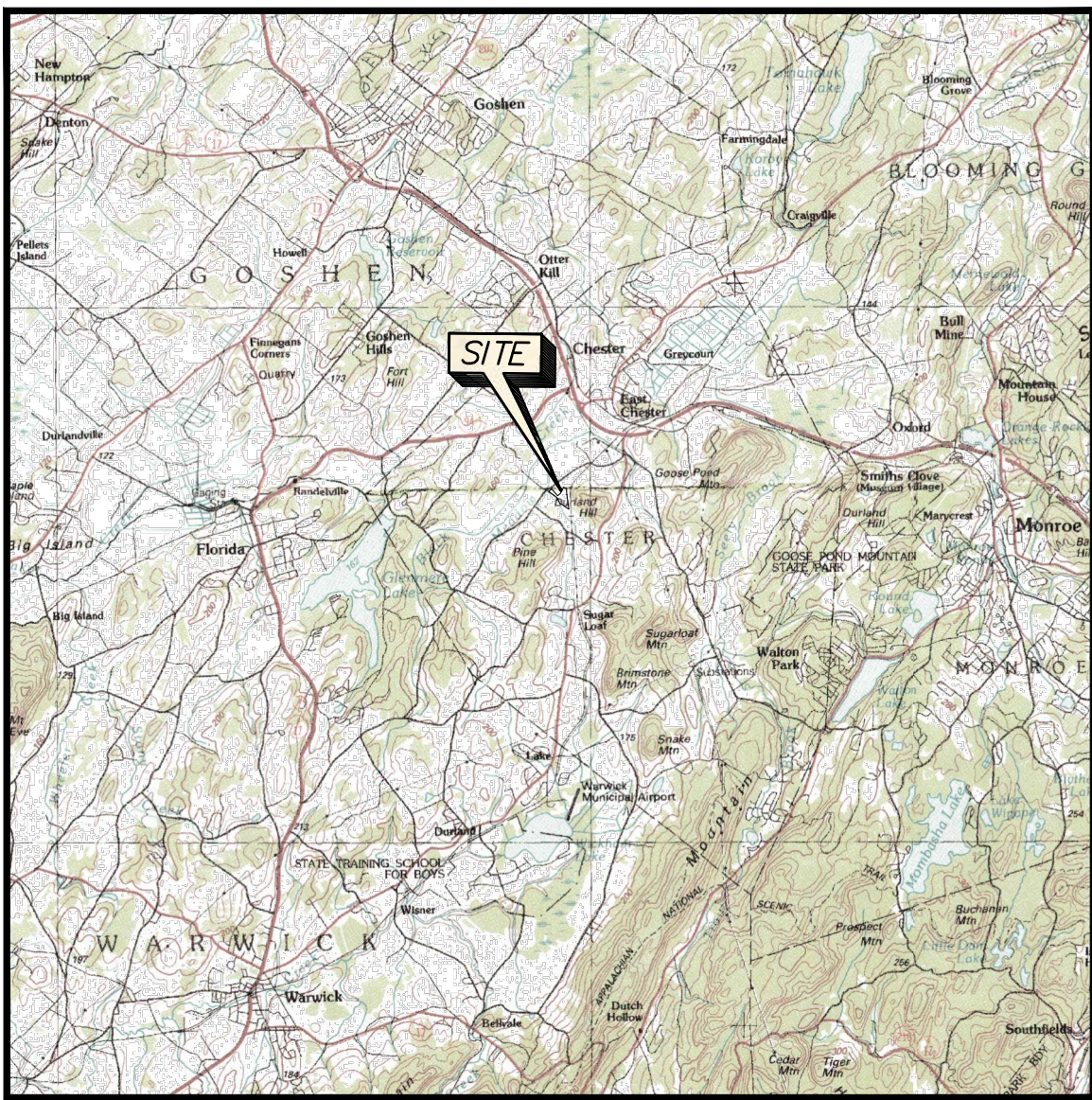


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SUBSEQUENT TO PLANNING BOARD AND AGENCY
APPROVALS.
THE PLANS SHOW SUBSURFACE STRUCTURES AND/OR
UTILITIES FROM FIELD LOCATION AND RECORD DRAWINGS.
EXISTS LOCATIONS MUST BE SHOWN FROM THE LOCATION
INDICATED IN PARTICULAR THE LOCATION OF THE
UTILITIES. THE EXACT OR EVEN APPROXIMATE LOCATION OF
SUBSURFACE PLANS, SUBSURFACE STRUCTURES AND/OR
UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT
SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE THE
RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY
EXISTING ANY WORK 48 HOURS BEFORE THE DATE OF
OR REPLY CALL (FIELD PHONE NUMBER) BY



PLANTINGS SCHEDULE			
KEY	QTY.	COMMON NAME	SIZE
★	11	White Pine	6'-8"
🌳	2	Red Sunset Maple	24"-36"



LOCATION MAP
SCALE: 1:100 000

Town of Chester															
I District															
Schedule of Use and Area Requirements (Amended 9-9-2008 by I.L. No. 4-2008)															
Permitted Uses	Uses Requiring Site Plan Approval	Accessory Uses	Minimum Lot (feet)		Minimum Required Yards				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, assembly, covering, packaging, storing, finishing, cleaning or any other processing of materials involving the use of only oil, gas, or electricity for fuel. 2. Office buildings for business and professional use. 3. Fully enclosed warehouse distribution centers and storage facilities. 4. Truck and transportation terminals, storage and repair facilities. 5. Customer's storage, 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-storage as per § 19-2-20 to include the outside storage of recreational vehicles, boats and trucks. 7. Research facilities, experimental and testing laboratories. 8. Newspaper and printing establishments. 9. Lumber and building material and equipment sales and storage. 10. Outdoor processing of materials' fully screened from roads and residential uses to the satisfaction of the Planning Board. 11. Excavation as regulated in § 98-1-2. Quarries, stone crushers, screening plants, and storage of quarry screening accessories to such uses with DEC permit. 12. Concrete and asphalt manufacturing plants, but not of materials off the site. 13. Public utility structures and rights-of-way per § 98-2.	1. Customer accessory uses, including parking and uses.	3	350	100	75	150	100	45	40%					
		2. Customer accessory uses, including parking and loading facilities as required and signs pursuant to § 98-21.	2	200	75	70	140	75	45						
		3. Gasoline or gasoline/diesel filling only as accessory to a commercial or industrial use as may be specifically allowed by the Planning Board at the time of the site plan of the primary use or amendment thereto.	24 54 40+	200 300 300	75 100 200	70 90 200	140 180 400	75 100 200	45 65 to 90'						
		4. School of instruction relating to an industrial use.	5	300	100	90	180	100	45						
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.

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 0.98 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 36071C045B8 DATED AUGUST 3, 2009.
- 8.) REFERENCE EIGHTEEN-EIGHT GROUP LLC. SUBDIVISION MAP 23-00.
- 9.) AREA=23.3± ACRES.

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

SANDERS ENGINEERING, PLLC
LIVINGSTON MANOR, NEW YORK 12758



Site Plan - Chester B

TOWN OF CHESTER ORANGE COUNTY, NEW YORK
DATE: 8/4/17 SCALE: 1" = 100' JOB NUMBER: 1655 SHEET NUMBER: 1

Planning Board Approval		ENGINEER	
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