

LOCATION MAP : 1"=500'

GENERAL NOTES

- 1. BASE SURVEY AND TOPOGRAPHY SECURED FROM A PLAN PREPARED BY JOHN A. MCGLOIN, P.L.S. DATED MARCH 22, 2019, ENTITLED "SURVEY AND TOPOGRAPHY FOR SYNERGY".
- 2. TAX MAP DESIGNATION: SECTION 17, BLOCK 1, LOT 9.1.
- 3. DEED REFERENCE: LIBER 3478, PAGE 208.
- 4. UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- 5. NO PLANTINGS, SIGNS OR LANDSCAPING FEATURES (TREES, SHRUBS, GATES, FENCES, STONE WALLS, STONE PILLARS, SIGNS, ETC.) SHALL BE PLACED WITHIN THE COUNTY RIGHT-OF-WAY.
- 6. ALL PROPOSED SIGNS ARE REQUIRED TO BE OFFSET FROM THE RIGHT-OF-WAY/FRONT PROPERTY BOUNDARY BY FOUR (4) FEET AND MUST BE FULLY CONTAINED ON PROVIDE PROPERTY. ALL PROPOSED FENCES, WALLS, GATES, AND LANDSCAPING FEATURES ARE REQUIRED TO BE OFFSET BY FIVE (5) FEET FROM THE PROPERTY BOUNDARY AND MUST BE FULLY CONTAINED ON, AND MAINTAINED FROM, PRIVATE PROPERTY.
- 7. SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
- 8. MISSING PROPERTY CORNERS WERE NOT PLACED AS PART OF THIS SURVEY.
- 9. TOPOGRAPHIC DATUM: NAVD 1988.
- 10. HOURS OF OPERATION : MONDAY - SUNDAY 8:00am - 7:00pm.
- 11. NUMBER OF EMPLOYEES : 10 max..

BULK TABLE REQUIREMENTS : IP ZONE

REQUIRED:	EXISTING:
LOT AREA = 2 ACRES	4.53 ACRES
LOT WIDTH = 150 FEET	480 FEET
FRONT SETBACK = 60 FEET	*42.4 FEET
ONE SIDE YARD SETBACK = 50 FEET	83.5 FEET
BOTH SIDE YARD SETBACKS = 100 FEET	292.07 FEET
REAR YARD SETBACK = 50 FEET	207.5 FEET
MAXIMUM BUILDING HEIGHT = 45 FEET	<45 FEET
MAXIMUM BUILDING COVERAGE = 40%	4.72%

\*EXISTING NON-CONFORMING

OWNER:

JACK LAROE, MARK LAROE, JR.  
and MARK LAROE  
P.O. BOX 127  
SUGAR LOAF, NY 10981

APPLICANT:

RYAN WESTERVELT  
1407 KINGS HIGHWAY UNIT 422  
SUGAR LOAF, NY 10981

ADJOINING OWNERS:

1251 KINGS HIGHWAY LLC  
1251 KINGS HIGHWAY  
CHESTER, NY 10918  
S.B.L. 17-1-99.221

PLANT SPECIES	AMOUNT
BLUE SPRUCE (PICEA PUNGENS)	45

NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW.

MICHAEL W. WEEKS, P.E. LICENSE # 077707



UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

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SYNERGY

TOWN OF CHESTER  
ORANGE COUNTY, N.Y.

SITE PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
1.	AS PER P.B. COMMENTS	8/12/19
2.	AS PER P.B. COMMENTS	9/13/19
3.	AS PER O.C.D.P.W. COMMENTS	10/24/19

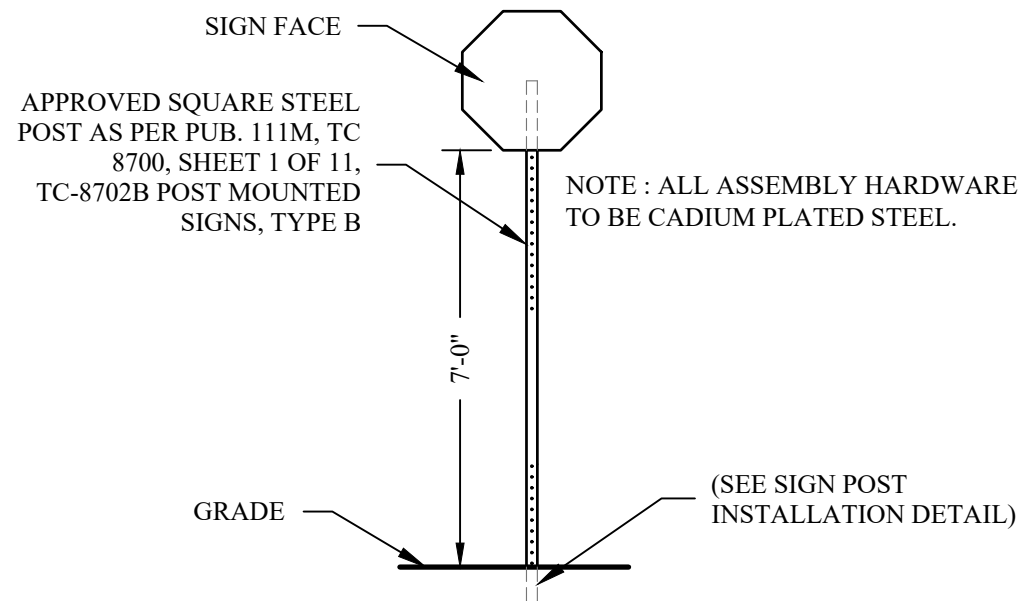
ISSUED DATE:	28 MAY 2019
DESIGN BY:	JV
DRAWN BY:	HPBjr
CHECKED BY:	JV
REVIEWED BY:	MWW
<input type="checkbox"/> CONCEPT	<input checked="" type="checkbox"/> PRELIMINARY
<input type="checkbox"/> FINAL	<input type="checkbox"/> CONSTRUCTION
SHEET NO.	

C-100

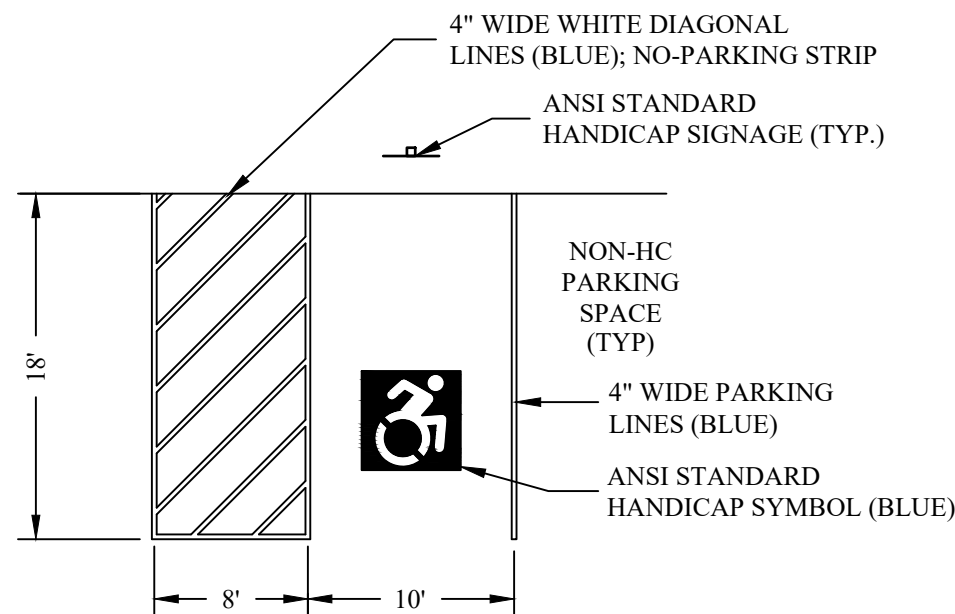
PROJECT # 19-719 TASK #



NO.	DESCRIPTION	DATE
1.	AS PER P.B. COMMENTS	8/12/19
2.	AS PER P.B. COMMENTS	9/13/19
3.	AS PER O.C.D.P.W. COMMENTS	10/24/19



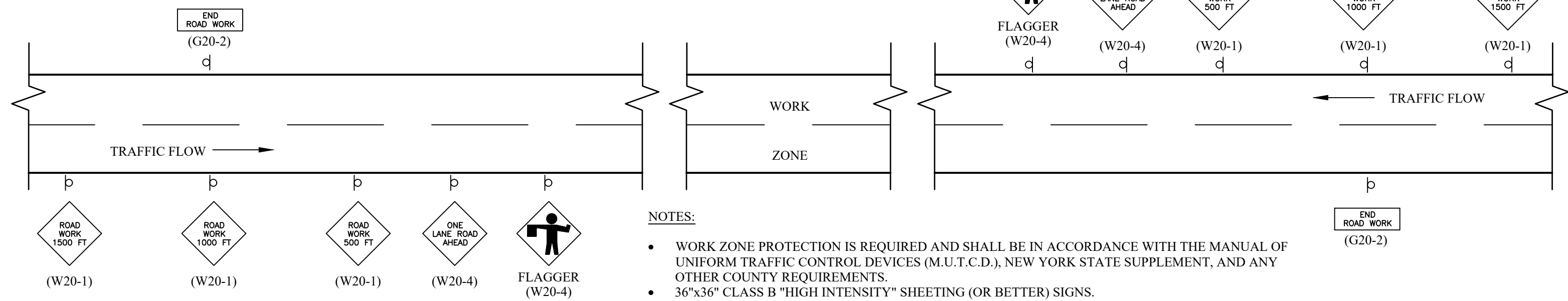
**SIGN INSTALLATION DETAIL**  
SCALE: NONE



**PARKING AND ACCESSIBILITY NOTES:**

- ACCESSIBLE PARKING SPACE AND ADJACENT ACCESS AISLE SHALL NOT BE SLOPED STEEPER THAN 1:48 IN ALL DIRECTIONS. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
- ACCESSIBLE ROUTE SHALL NOT HAVE A RUNNING SLOPE STEEPER THAN 1:20. THE CROSS SLOPE OF THE ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:48 IN ACCORDANCE WITH ICC/ANSI 117.1-2003.
- ACCESSIBLE PARKING SPACES SHALL BE IN CONFORMANCE WITH ICC/ANSI A117.1 EXCEPT THAT SPACES SHALL BE PROVIDED WITH ACCESS AISLES AT LEAST 8' IN WIDTH.

**TYPICAL ACCESSIBLE PARKING LAYOUT**  
SCALE: NONE

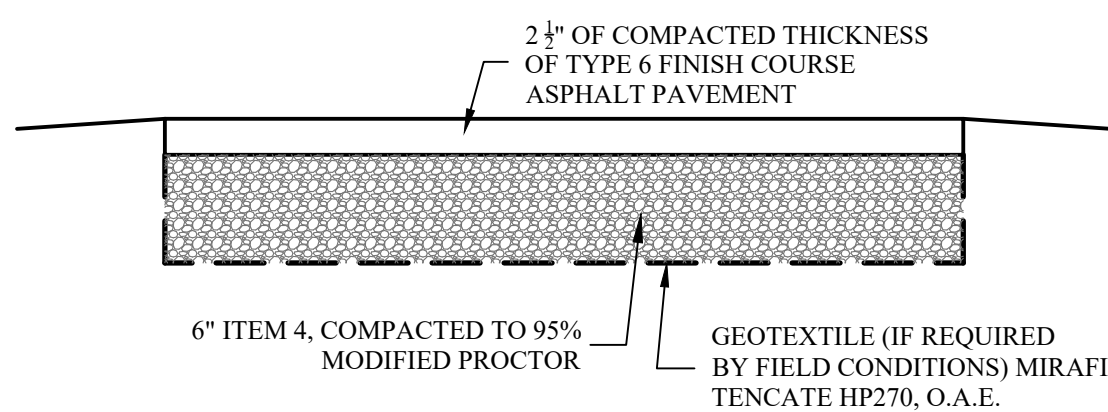


**NOTES:**

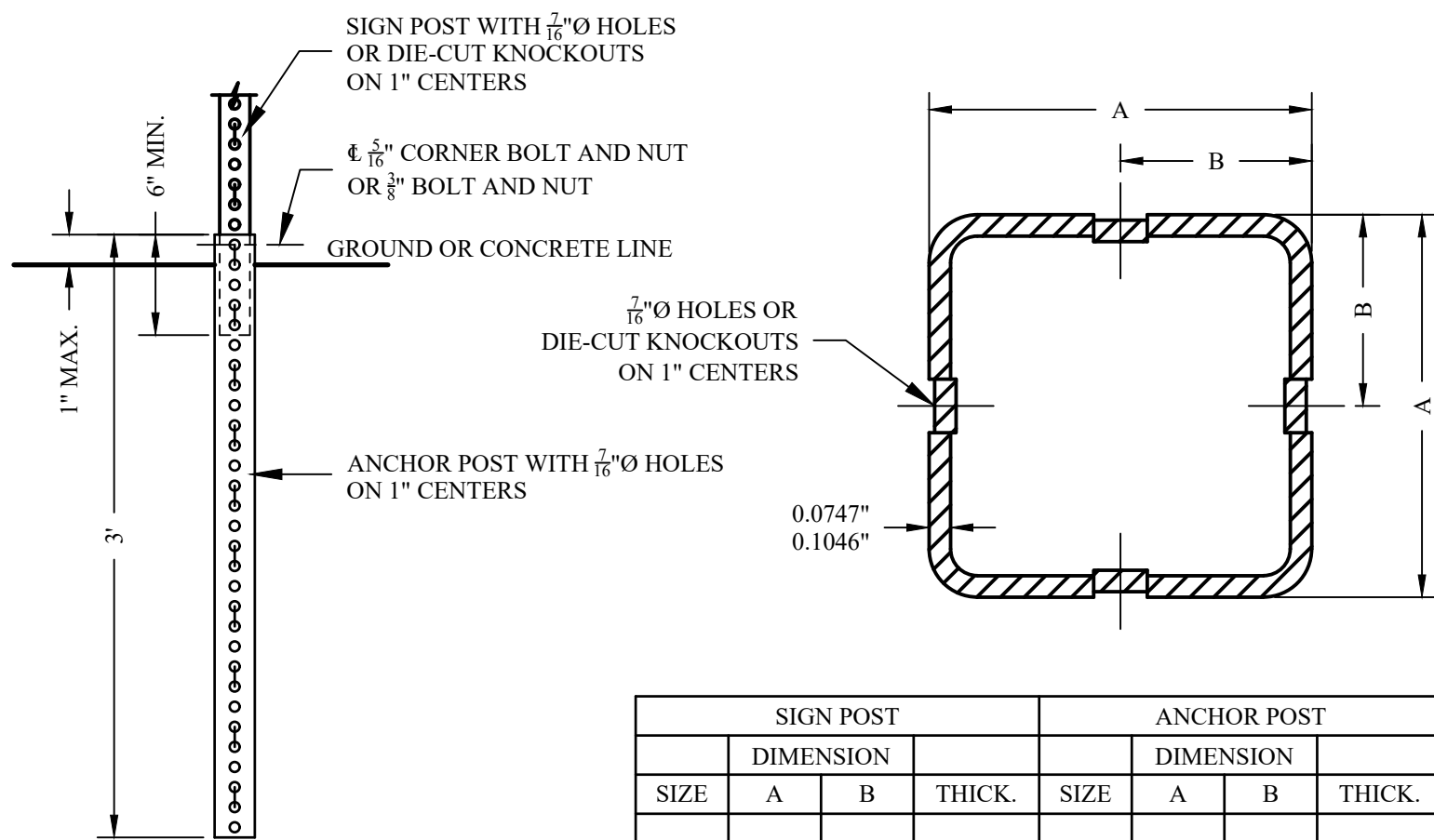
- WORK ZONE PROTECTION IS REQUIRED AND SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), NEW YORK STATE SUPPLEMENT, AND ANY OTHER COUNTY REQUIREMENTS.
- 36"x36" CLASS B "HIGH INTENSITY" SHEETING (OR BETTER) SIGNS.
- 7 FT. SIGN HEIGHT.
- IF FLAGGER & ONE LANE ROAD AHEAD SIGNS ARE NOT PORTABLE, SIGNS ARE TO BE COVERED AT THE END OF EACH WORK DAY.

**MAINTENANCE AND PROTECTION OF TRAFFIC PLAN - FIGURE 19**

SCALE: NONE



**PAVEMENT DETAIL**  
SCALE: NONE



**INSTALLATION DETAIL**

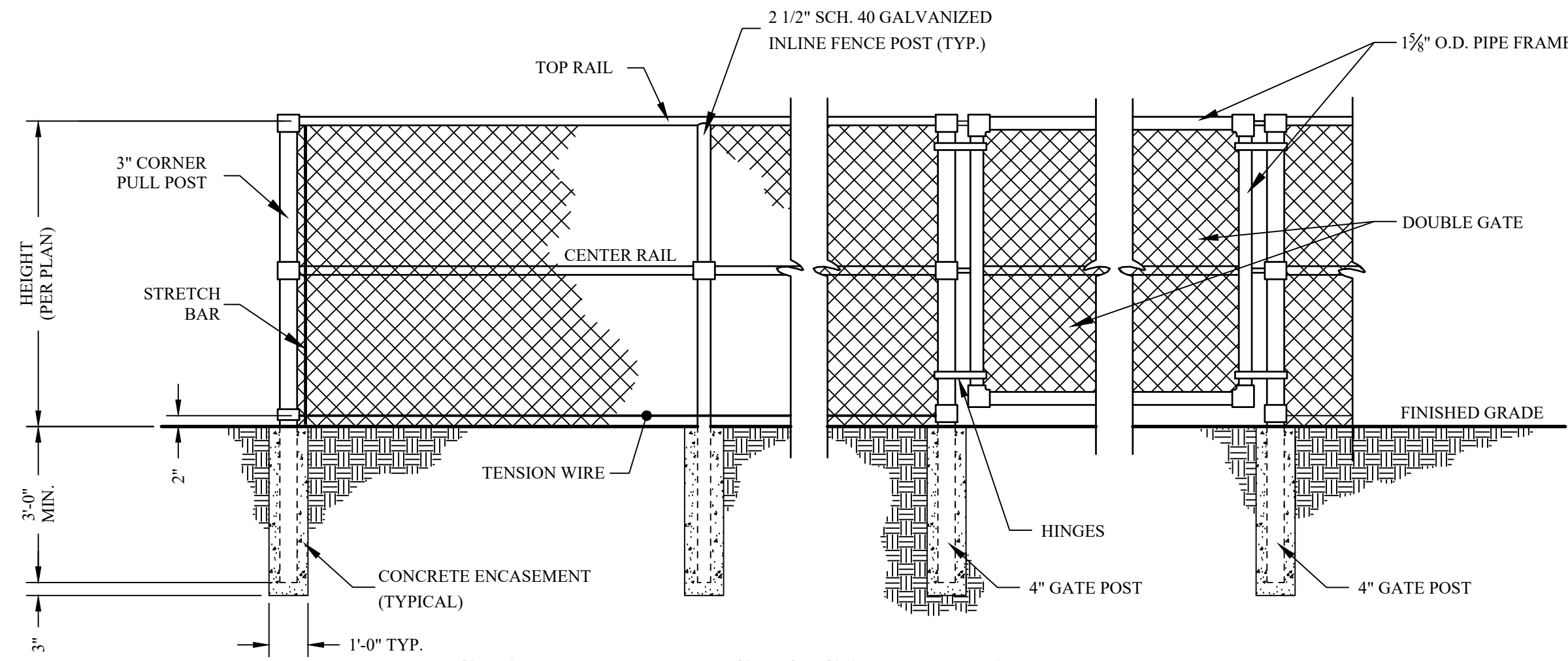
SIGN POST				ANCHOR POST				ANCHOR SLEEVE*				SPLICE SLEEVE			
DIMENSION				DIMENSION				DIMENSION				DIMENSION			
SIZE	A	B	THICK.	SIZE	A	B	THICK.	SIZE	A	B	THICK.	SIZE	A	B	THICK.
1.75"	1.75"	0.875"	0.0747"	2.00"	2.00"	1.000"	0.1046"	2.25"	2.25"	1.125"	0.1046"	1.50"	1.50"	0.750"	0.0747"
2.00"	2.00"	1.000"	0.0747"	2.25"	2.25"	1.125"	0.1046"	2.50"	2.50"	1.250"	0.1046"	1.75"	1.75"	0.875"	0.0747"
2.25"	2.25"	1.125"	0.00747"	2.50"	2.50"	1.250"	0.1046"	3.00"	3.00"	1.500"	0.1875"	2.00"	2.00"	1.000"	0.0747"

\*ONLY REQUIRED FOR INSTALLATIONS IN CONCRETE.

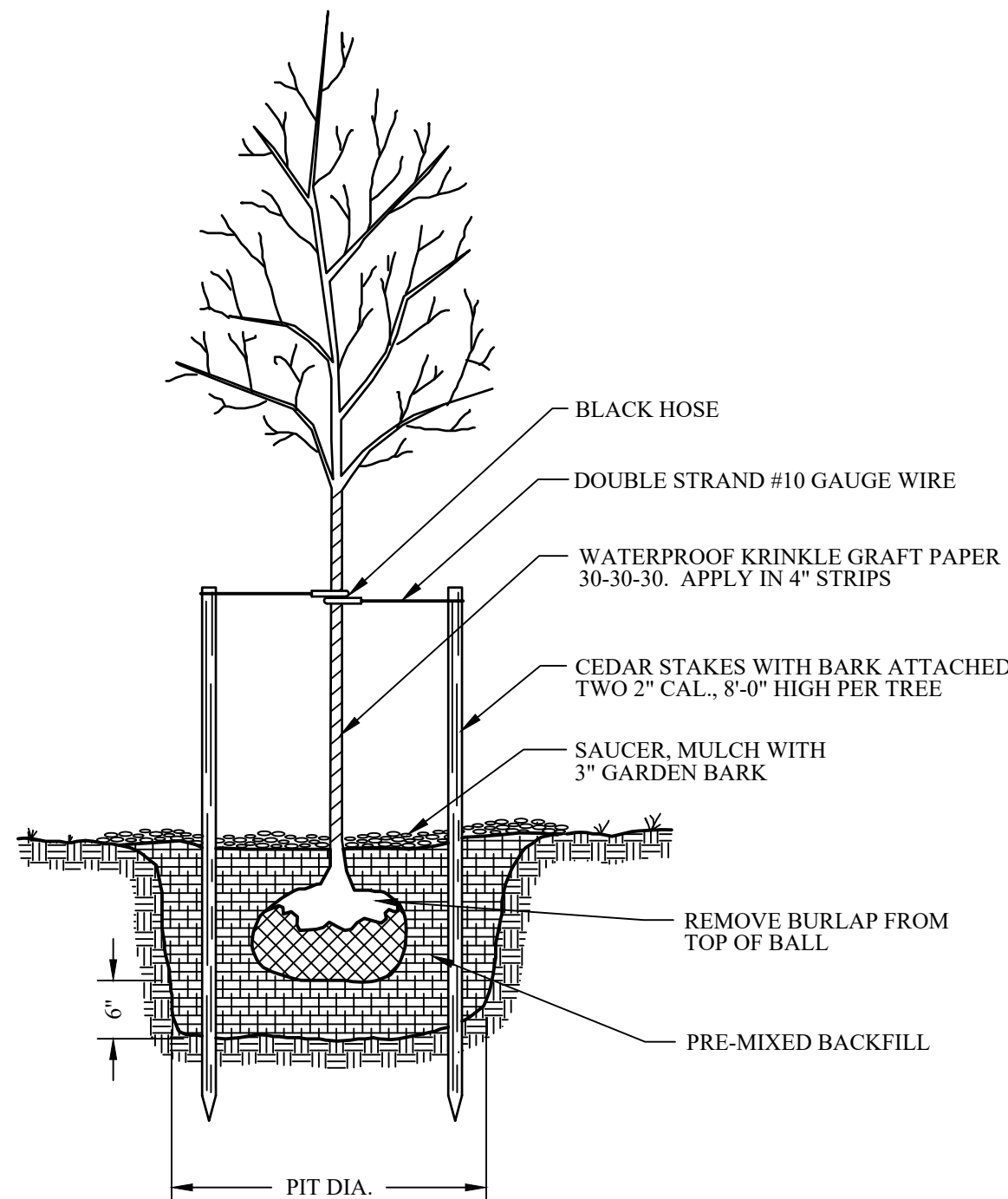
**SQUARE STEEL POSTS - SYSTEM A**

SCALE: NONE

0.1046" AND 0.0747" - 60 KSI



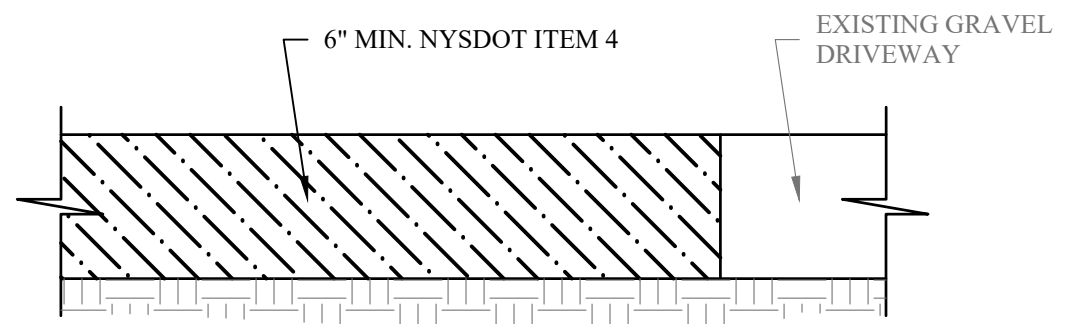
**CHAIN LINK FENCE & GATE DETAIL**  
SCALE: NONE



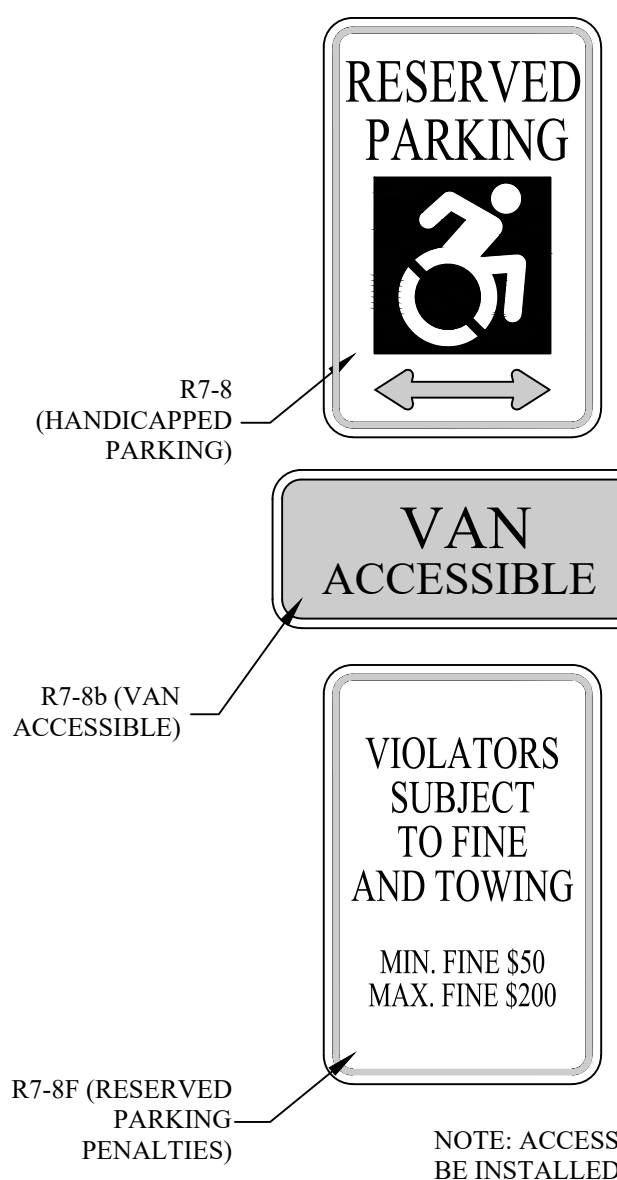
**TREE PLANTING DETAIL**  
SCALE: NONE



**SIGN DETAIL**  
SCALE: NONE



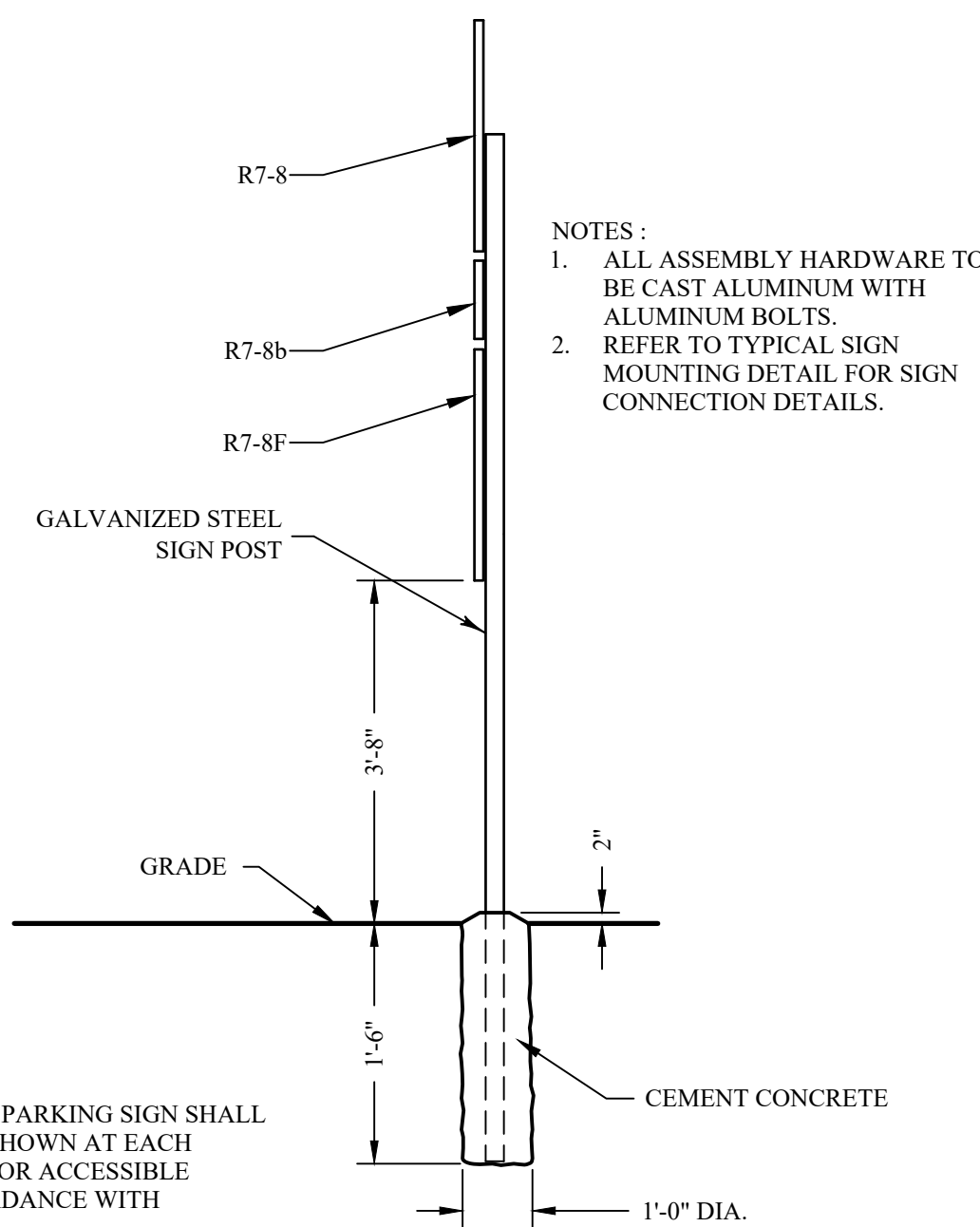
**DRIVEWAY DETAIL**  
SCALE: NONE



NOTE: ACCESSIBLE PARKING SIGN SHALL BE INSTALLED AS SHOWN AT EACH SPACE RESERVED FOR ACCESSIBLE PARKING IN ACCORDANCE WITH CABO/ANSI A117.1.

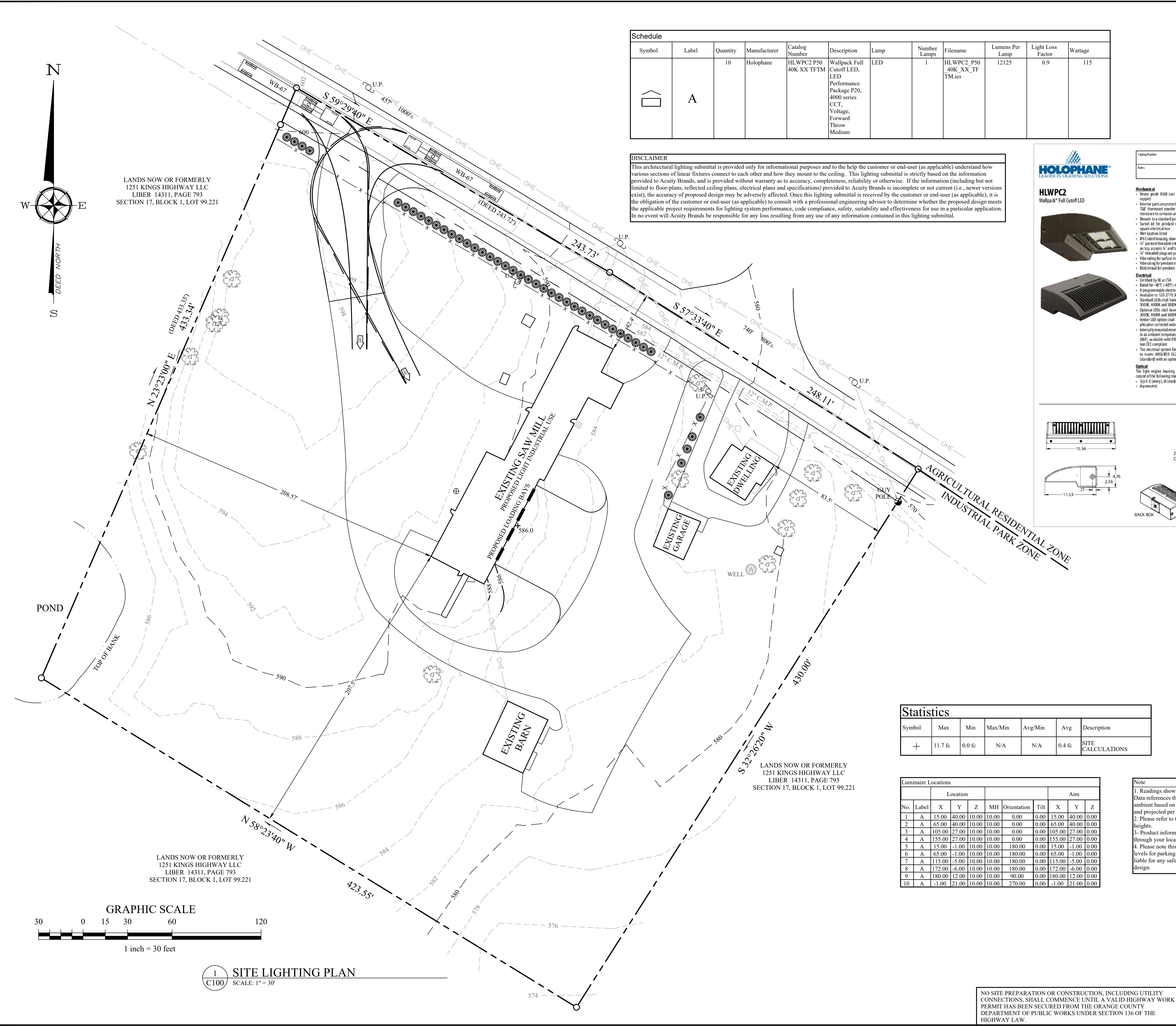
**ACCESSIBLE PARKING SIGN DETAIL**

SCALE: NONE



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MICHAEL W. WEEKS, P.E. LICENSE # 077707

Dig Safely. New York  
**Call 811**  
before you dig

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TOWN OF CHESTER  
ORANGE COUNTY, N.Y.

## SITE LIGHTING PLAN

### REVISIONS

NO.	DESCRIPTION	DATE
1.	AS PER P.B. COMMENTS	8/12/19
2.	AS PER P.B. COMMENTS	9/13/19
3.	AS PER O.C.D.P.W. COMMENTS	10/24/19

ISSUED DATE:	28 MAY 2019
DESIGN BY:	R.A. MCILRATH
DRAWN BY:	HPBJr
CHECKED BY:	JV
REVIEWED BY:	MWW
<input type="checkbox"/> CONCEPT	<input type="checkbox"/> PRELIMINARY
<input type="checkbox"/> FINAL	<input type="checkbox"/> CONSTRUCTION

SHEET NO.

C-102

PROJECT # 19-719

TASK #