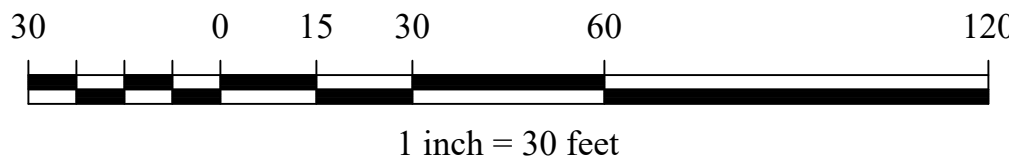


LANDS NOW OR FORMERLY
1251 KINGS HIGHWAY LLC
LIBER 14311, PAGE 793
SECTION 17, BLOCK 1, LOT 99.221

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LIBER 14311, PAGE 793
SECTION 17, BLOCK 1, LOT 99.221

GRAPHIC SCALE



1 SITE PLAN
C100 SCALE: 1" = 30'

ORANGE COUNTY HIGHWAY No. 82
(A.K.A. BELLVALE ROAD)

WHITE OAK DRIVE

SITE

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. SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
6. MISSING PROPERTY CORNERS WERE NOT PLACED AS PART OF THIS SURVEY.
7. TOPOGRAPHIC DATUM: NAVD 1988.
8. HOURS OF OPERATION : MONDAY - SUNDAY 8:00am - 7:00pm.
9. NUMBER OF EMPLOYEES : 10 max..

BULK TABLE REQUIREMENTS : IP ZONE

REQUIRED:
LOT AREA = 2 ACRES
LOT WIDTH = 150 FEET
FRONT SETBACK = 60 FEET
ONE SIDE YARD SETBACK = 50 FEET
BOTH SIDE YARD SETBACKS = 100 FEET
REAR YARD SETBACK = 50 FEET

EXISTING:
4.53 ACRES
480 FEET
*42.4 FEET
83.5 FEET
292.07 FEET
207.5 FEET

MAXIMUM BUILDING HEIGHT = 45 FEET
MAXIMUM BUILDING COVERAGE = 40%

<45 FEET
4.72%

*EXISTING NON-CONFORMING

OWNER:

JACK LAROE, MARK LAROE, JR.
and MARK LAROE
P.O. BOX 122
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

MHE^D_C

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, D.P.C.

33 Airport Center Drive
New Windsor, New York 12553
(845) 567-3100

111 Wheatfield Drive, Suite 1
Millford, Pennsylvania 18337
(570) 296-2765

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

Dig Safely. New York
Call 811
before you dig

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SYNERGY

TOWN OF CHESTER
ORANGE COUNTY, N.Y.

SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DATE: 28 MAY 2019

DESIGN BY: JV

DRAWN BY: HPBjr

CHECKED BY: JV

REVIEWED BY: MWW

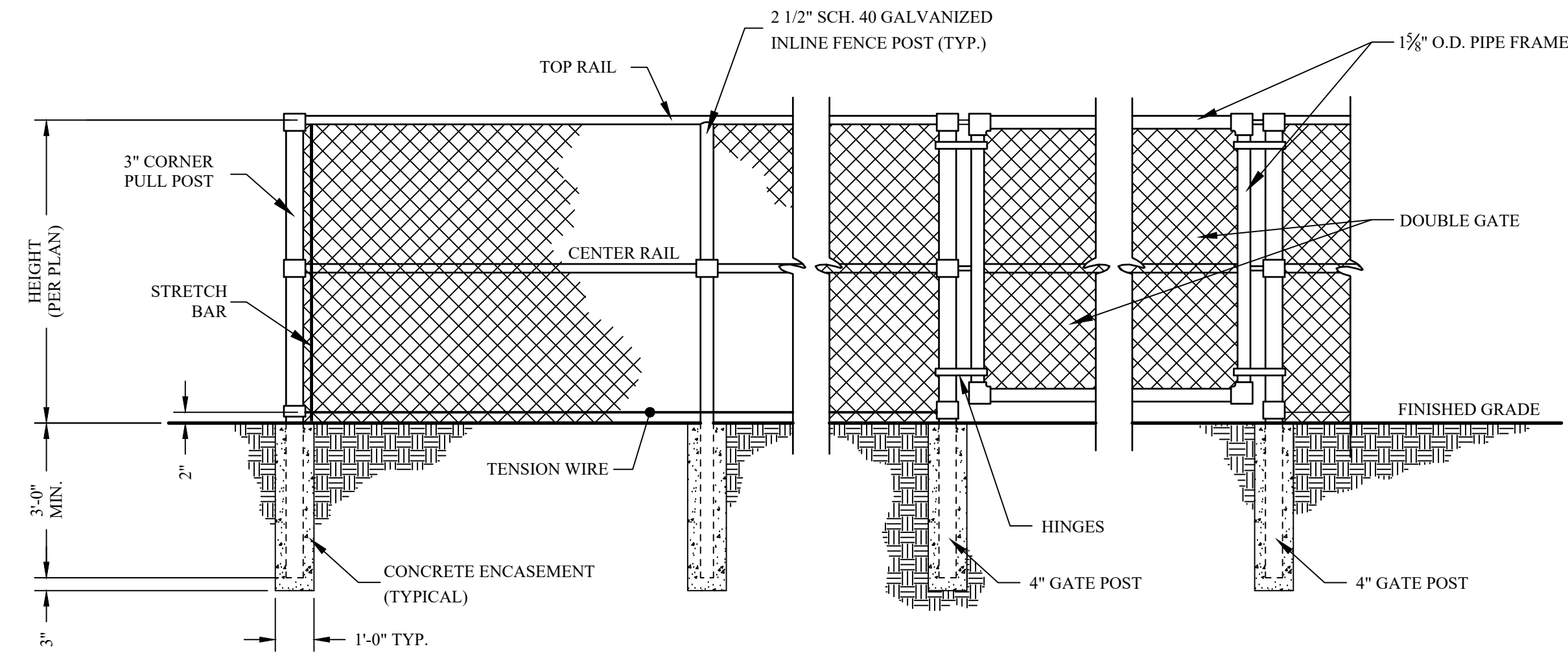
CONCEPT PRELIMINARY
FINAL CONSTRUCTION

SHEET NO.

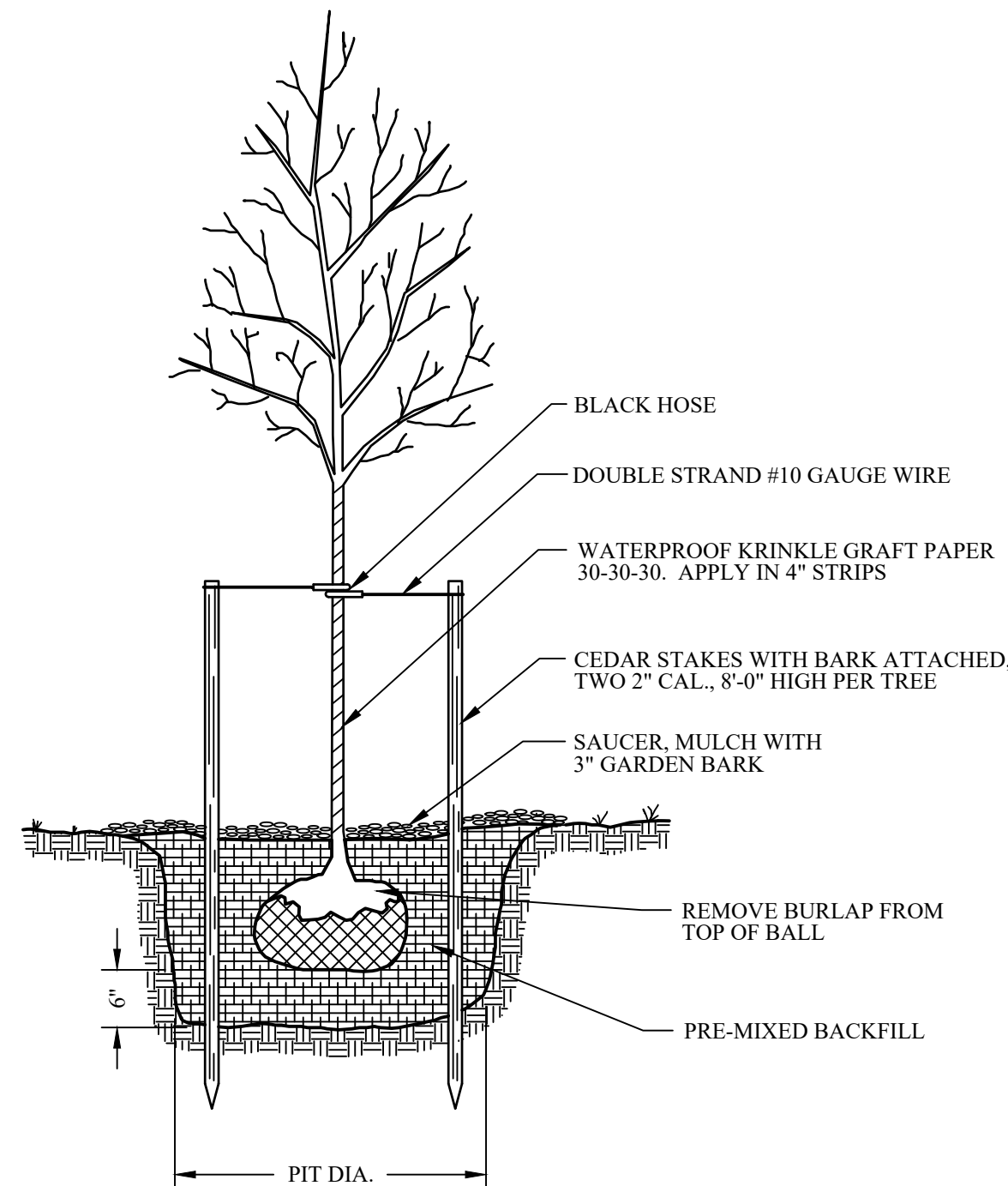
C-100

PROJECT # 19-719

TASK #



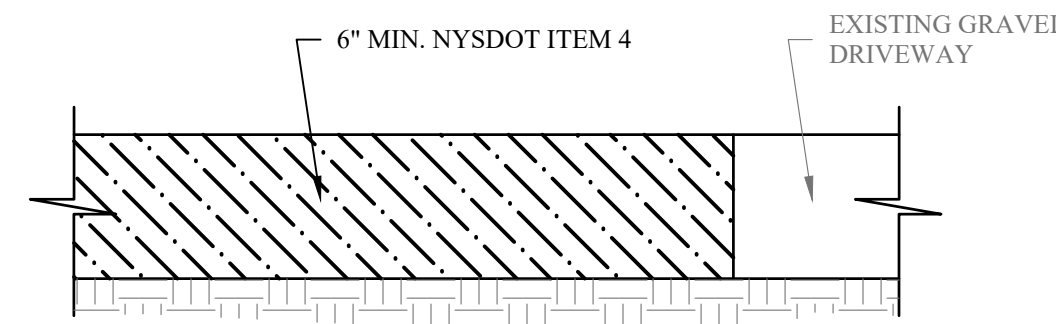
CHAIN LINK FENCE & GATE DETAIL
SCALE: NONE



TREE PLANTING DETAIL
SCALE: NONE



SIGN DETAIL
SCALE: NONE



DRIVEWAY DETAIL
SCALE: NONE



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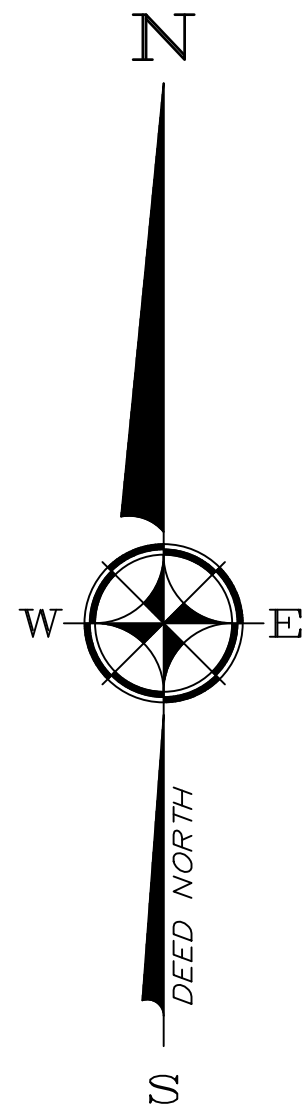
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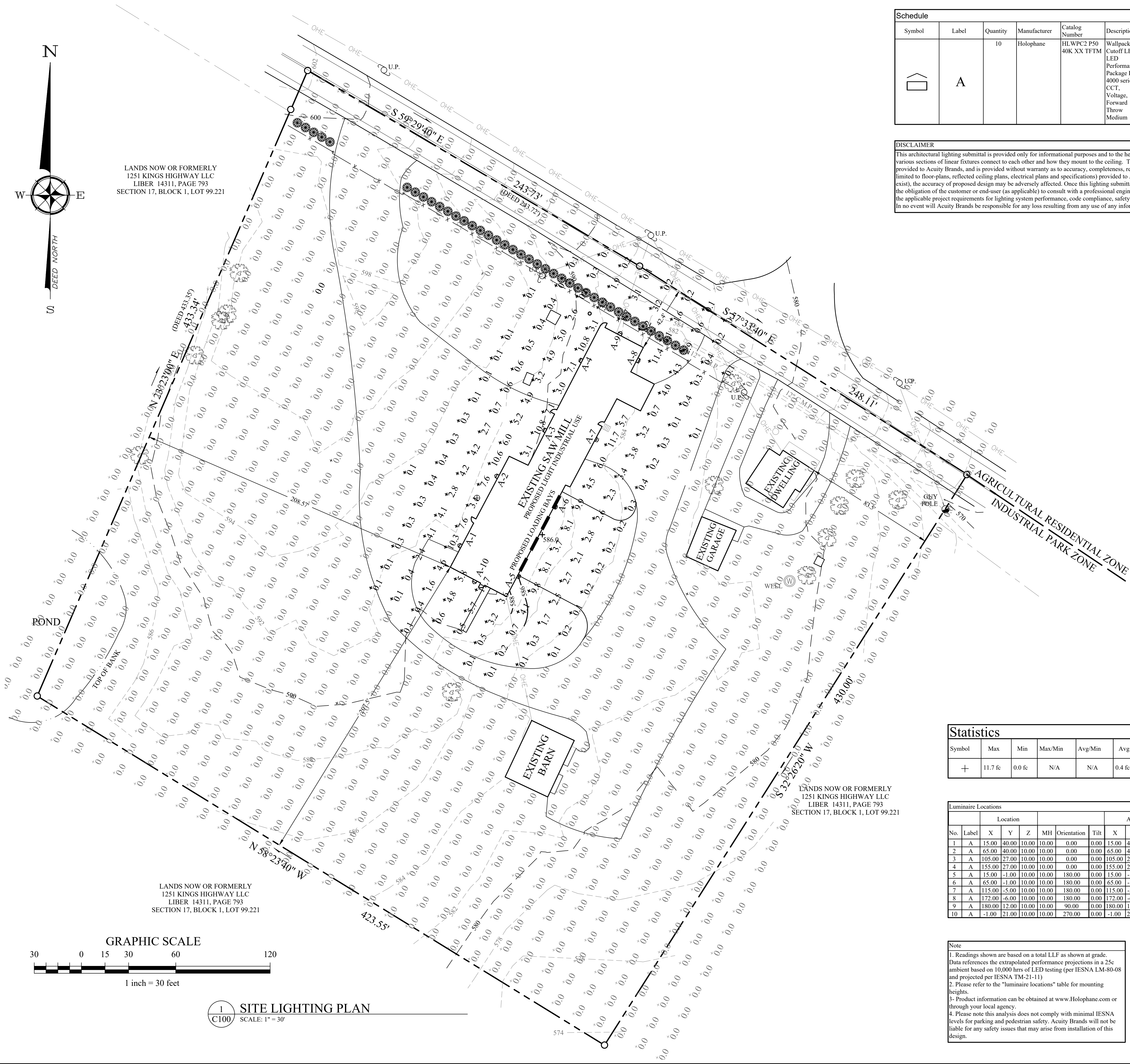
TOWN OF CHESTER
ORANGE COUNTY, N.Y.


SITE DETAILS

REVISIONS		
NO.	DESCRIPTION	DATE
ISSUED DATE: 28 MAY 2019		
DESIGN BY: JV		
DRAWN BY: HPBjr		
CHECKED BY: JV		
REVIEWED BY: MWW		
<div><div> </div> CONCEPT</div> <div><div> </div> PRELIMINARY</div> <div><div> </div> FINAL</div> <div><div> </div> CONSTRUCTION</div>		
SHEET NO.		
C-101		
PROJECT # 19-719 TASK #		



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1251 KINGS HIGHWAY LLC
LIBER 14311, PAGE 793
SECTION 17, BLOCK 1, LOT 99.221



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	Holophane	HLWPC2 P50 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	LED	1	HLWPC2_P50_40K_XX_TF TM.ies	12125	0.9	115

DISCLAIMER
This architectural lighting submittal is provided only for informational purposes and to the help the customer or end-user (as applicable) understand how various sections of linear fixtures connect to each other and how they mount to the ceiling. This lighting submittal is strictly based on the information provided to Acuity Brands, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (as applicable), it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands be responsible for any loss resulting from any use of any information contained in this lighting submittal.

Statistics						
Symbol	Max	Min	Max/Min	Avg/Min	Avg	Description
+	11.7 fc	0.0 fc	N/A	N/A	0.4 fc	SITE CALCULATIONS

Luminaire Locations										
		Location					Aim			
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	15.00	40.00	10.00	10.00	0.00	0.00	15.00	40.00	0.00
2	A	65.00	40.00	10.00	10.00	0.00	0.00	65.00	40.00	0.00
3	A	105.00	27.00	10.00	10.00	0.00	0.00	105.00	27.00	0.00
4	A	155.00	27.00	10.00	10.00	0.00	0.00	155.00	27.00	0.00
5	A	15.00	-1.00	10.00	10.00	180.00	0.00	15.00	-1.00	0.00
6	A	65.00	-1.00	10.00	10.00	180.00	0.00	65.00	-1.00	0.00
7	A	115.00	-5.00	10.00	10.00	180.00	0.00	115.00	-5.00	0.00
8	A	172.00	-6.00	10.00	10.00	180.00	0.00	172.00	-6.00	0.00
9	A	180.00	12.00	10.00	10.00	90.00	0.00	180.00	12.00	0.00
10	A	-1.00	21.00	10.00	10.00	270.00	0.00	-1.00	21.00	0.00

Note
1. Readings shown are based on a total LLF as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11)
2. Please refer to the "luminaire locations" table for mounting heights.
3. Product information can be obtained at www.Holophane.com or through your local agency.
4. Please note this analysis does not comply with minimal IESNA levels for parking and pedestrian safety. Acuity Brands will not be liable for any safety issues that may arise from installation of this design.



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SYNERGY

TOWN OF CHESTER
ORANGE COUNTY, N.Y.

SITE LIGHTING PLAN

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DATE: 28 MAY 2019
DESIGN BY: R.A. MCILRATH
DRAWN BY: HPBjr
CHECKED BY: JV
REVIEWED BY: MW

☐ CONCEPT ☒ PRELIMINARY
☐ FINAL ☐ CONSTRUCTION

SHEET NO.

C-102

PROJECT # 19-719 TASK #