

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 inch = 30 feet

1  
C100

SITE PLAN

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<sup>D</sup>PC**

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

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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

ISSUED DATE: 28 MAY 2019

DESIGN BY: JV

DRAWN BY: HPBjr

CHECKED BY: JV

REVIEWED BY: MWW

☐ CONCEPT ☒ PRELIMINARY  
☐ FINAL ☐ CONSTRUCTION

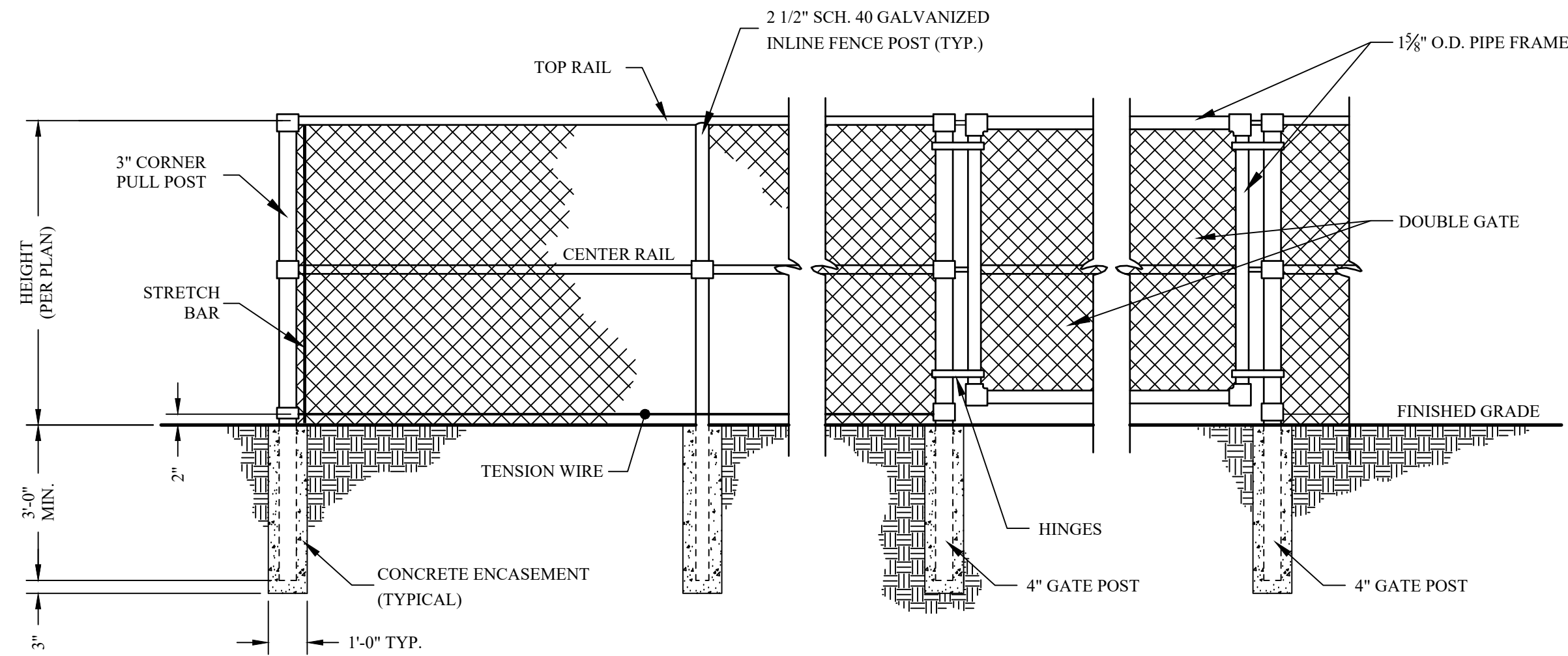
SHEET NO.

C-100

PROJECT # 19-719

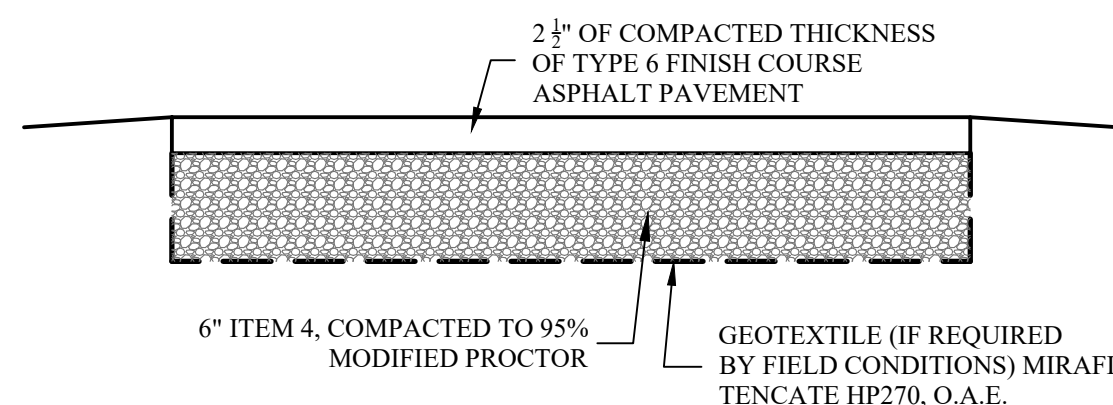
TASK #





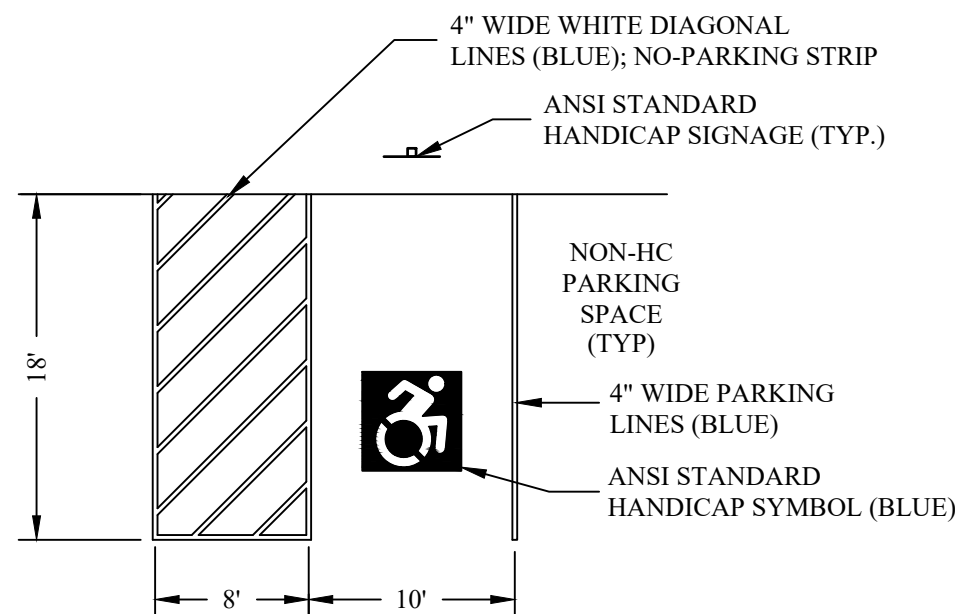
CHAIN LINK FENCE & GATE DETAIL

SCALE: NONE



PAVEMENT DETAIL

SCALE: NONE

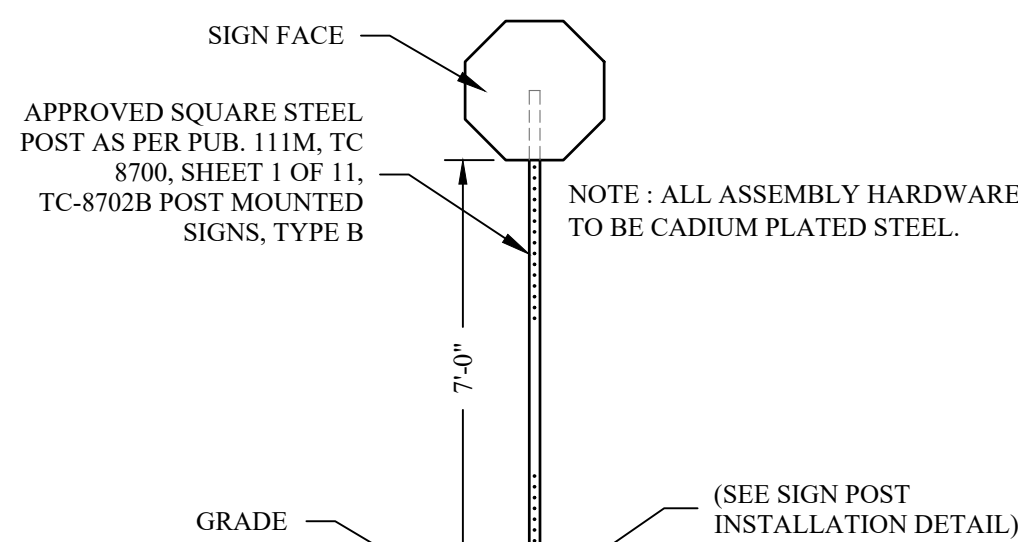


PARKING AND ACCESSIBILITY NOTES:

- 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.

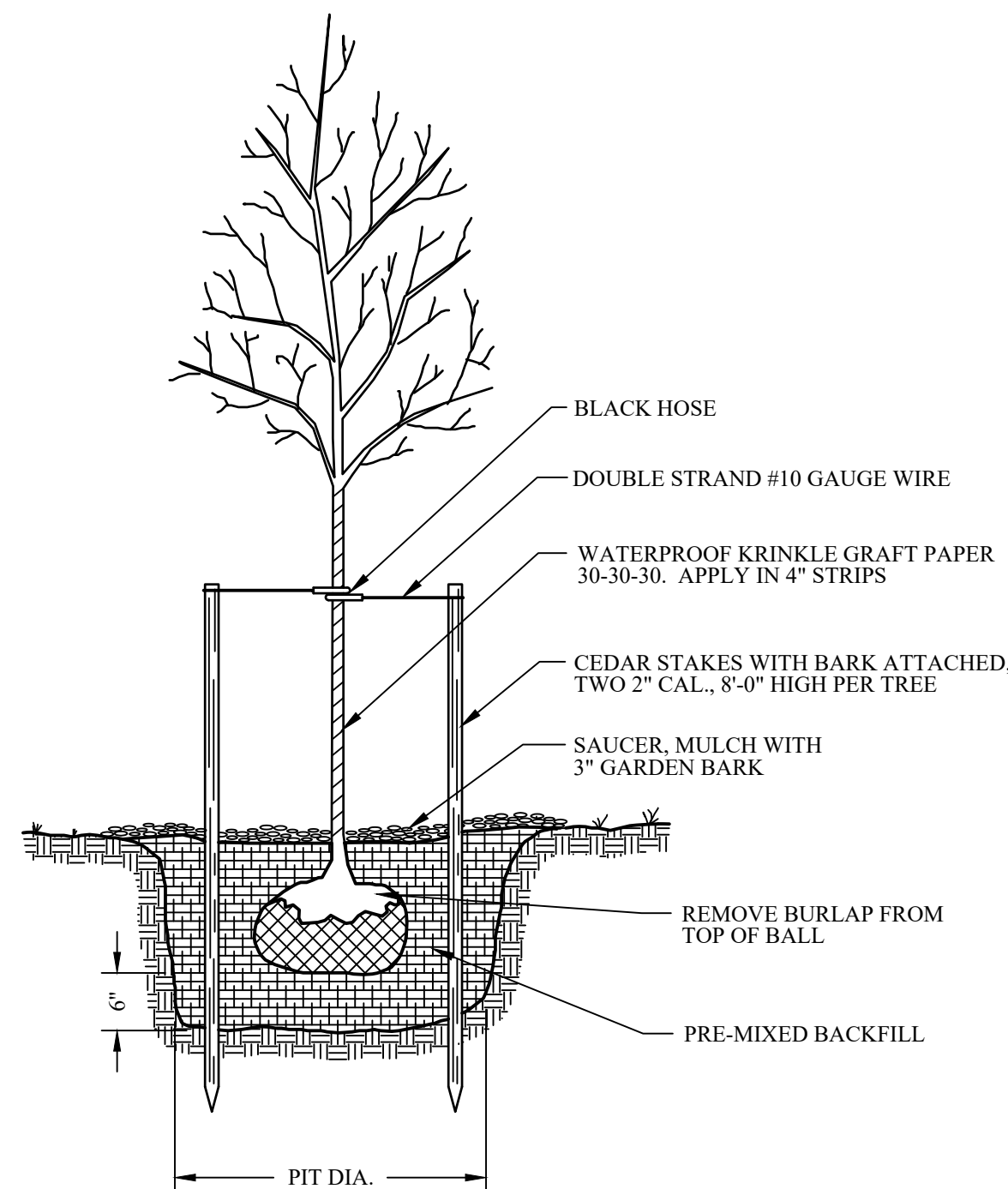
TYPICAL ACCESSIBLE PARKING LAYOUT

SCALE: NONE



SIGN INSTALLATION DETAIL

SCALE: NONE



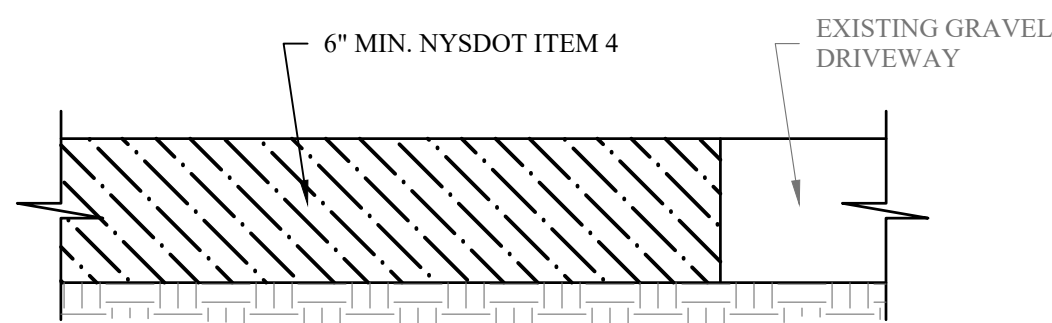
TREE PLANTING DETAIL

SCALE: NONE



SIGN DETAIL

SCALE: NONE



DRIVEWAY DETAIL

SCALE: NONE

INSTALLATION INSTRUCTIONS:

- DETERMINE THE PROPER SIZE AND NUMBER OF SIGN POSTS.
- PUNCH OUT APPROPRIATE KNOCKOUTS AND ATTACH THE SIGN.
- DETERMINE THE PROPER SIZE ANCHOR POST FROM THE SQUARE STEEL POSTS TABLE ON THIS SHEET.
- DRIVE THE ANCHOR POST INTO THE GROUND, USING THE APPROPRIATE SIZE DRIVE CAP, UNTIL ONLY ONE HOLE REMAINS ABOVE THE GROUND OR FINISHED ELEVATION OF THE CONCRETE.
- PUNCH OUT THE SIXTH KNOCKOUTS FROM THE BOTTOM OF THE SIGN POST.
- SLIDE A MINIMUM OF 6" OF THE SIGN POST INTO THE ANCHOR POST.
- ATTACH THE SIGN POST TO THE ANCHOR POST WITH ONE 5/8" CORNER BOLT AND NUT (OR ALTERNATELY ONE 3/4" BOLT AND NUT) THROUGH THE TOP HOLE OF THE ANCHOR POST.
- TIGHTEN THE BOLT AND NUT BY THE TURN-OF-NUT METHOD. BRING NUT TO A SNUG CONDITION TO ENSURE THAT ALL PARTS ARE BROUGHT TOGETHER INTO FULL CONTACT WITH EACH OTHER, THEN TIGHTEN AN ADDITIONAL 1/2 TURN.

INSTALLATION IN CONCRETE:

INSTALL AS NOTED ABOVE, BUT PLACE A 18" LONG ANCHOR SLEEVE OUTSIDE THE ANCHOR POST SO THAT THE TOPS OF THE ANCHOR POST AND ANCHOR SLEEVE ARE EVEN. SELECT THE PROPER SIZE ANCHOR SLEEVE FROM THE SQUARE STEEL POSTS TABLE ON THIS SHEET.

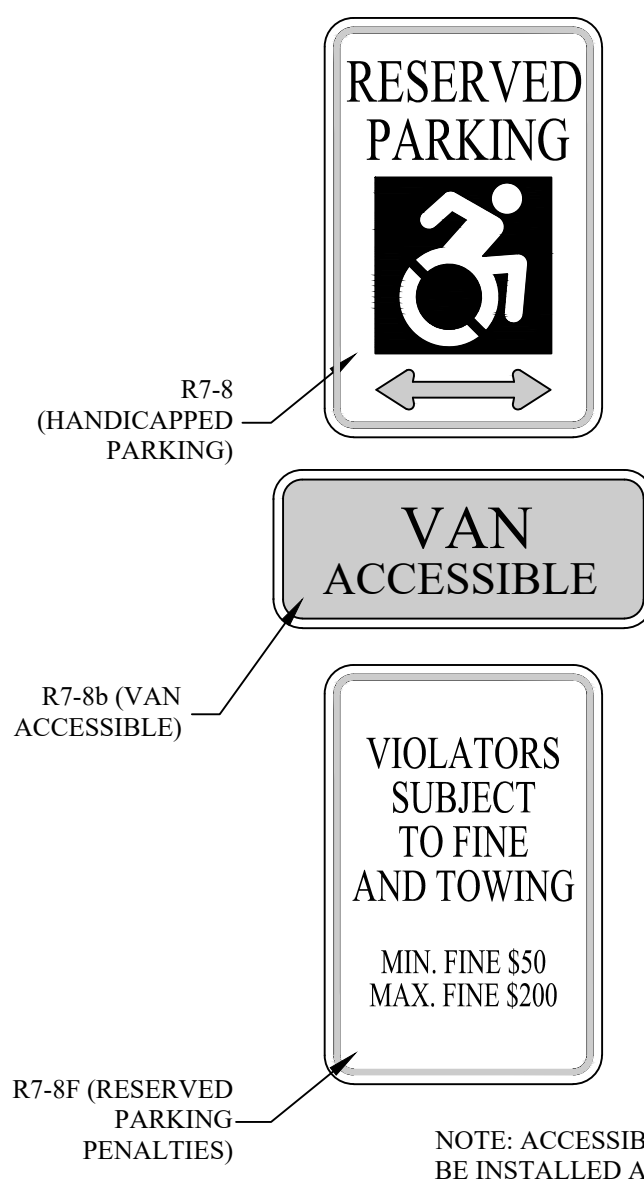
SIGN POST				ANCHOR POST				ANCHOR SLEEVE*				SPLICE SLEEVE			
SIZE	A	B	THICK.	SIZE	A	B	THICK.	SIZE	A	B	THICK.	SIZE	A	B	THICK.
1.75"	1.75"	0.875"	0.0747"	2.00"	2.00"	1.000"	0.1046"	2.25"	2.25"	1.125"	0.1046"	1.50"	1.50"	0.750"	0.0747"
2.00"	2.00"	1.000"	0.0747"	2.25"	2.25"	1.125"	0.1046"	2.50"	2.50"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

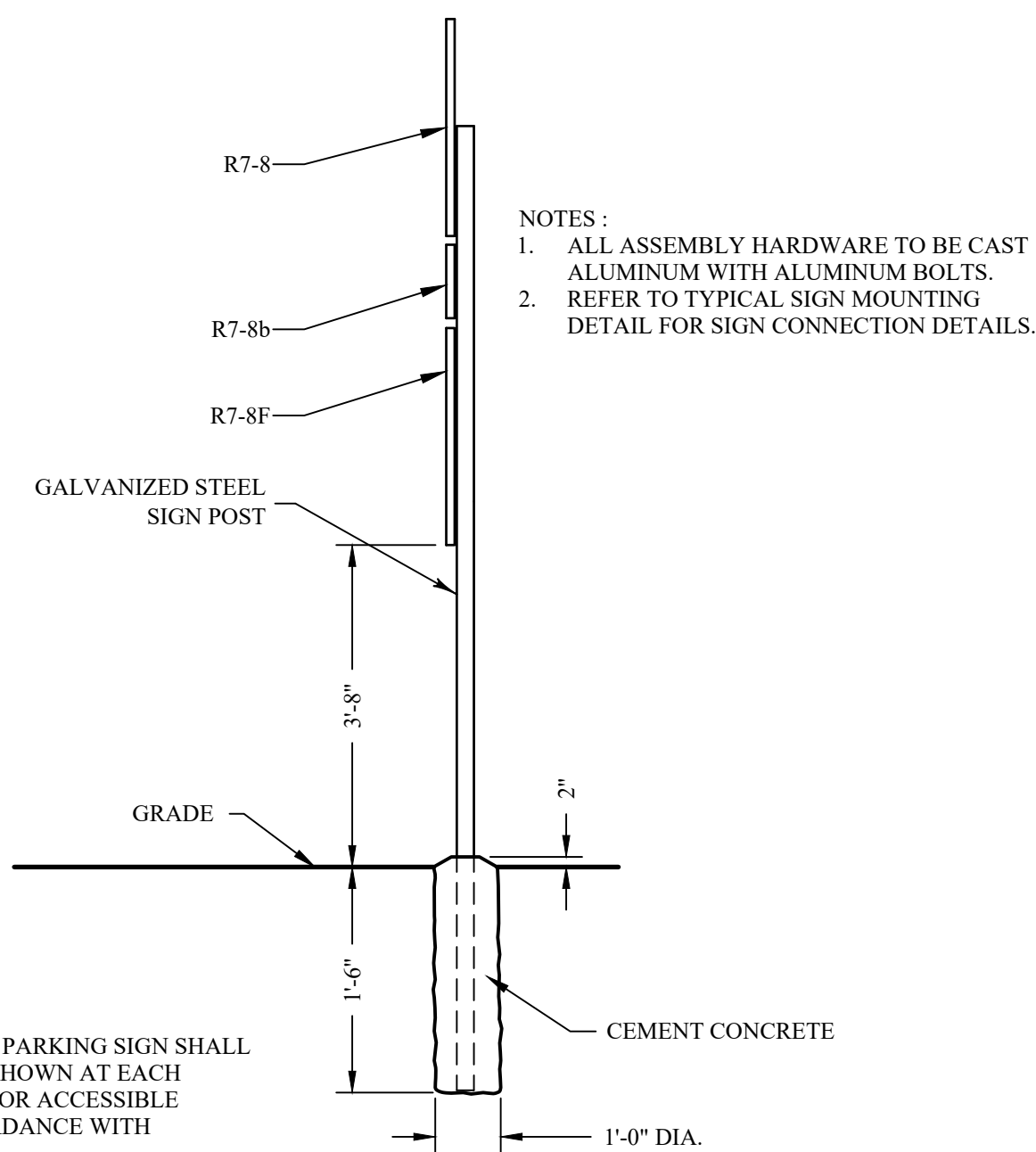
SCALE: NONE

0.1046" AND 0.0747" - 60 KSI



ACCESSIBLE PARKING SIGN DETAIL

SCALE: NONE



SYNERGY

TOWN OF CHESTER  
ORANGE COUNTY, N.Y.

SITE DETAILS

REVISIONS		
NO.	DESCRIPTION	DATE
1.	AS PER P.B. COMMENTS	8/12/19

ISSUED DATE:	28 MAY 2019
DESIGN BY:	JV
DRAWN BY:	HPBjr
CHECKED BY:	JV
REVIEWED BY:	MWW
CONCEPT	PRELIMINARY
FINAL	CONSTRUCTION

SHEET NO.

C-101


PROJECT # 19-719

TASK #





33 Airport Center Drive New Windsor, New York 12553 (845) 567-3100	111 Wheatfield Drive, Suite 1 Milford, Pennsylvania 18337 (570) 296-2765
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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 submission is provided only for informational purposes and to 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 submission 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 submission 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 submission.



Catalog Number	
Notes	Type

### Mechanical

- Heavy grade A380 cast aluminum (aluminum with < 1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TIG, thermostat powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Swivel kit for pendant mount applications: mounts to 4" square electrical box
- Wet location listed
- IP65 rated housing, down light only
- 3/4" painted threaded entry (1/4" - 14 NPT) on each side and on top, accepts 3/4" and 1/2" conduit
- 3/4" threaded plugs are painted on each side
- Vibrating for surface mount: 3G
- Vibrating for pendant mount: 36 at 1.5', excludes swivel kit
- Birds shroud for pendant mount

### Optical Material Options

- Borosilicate glass lens (GL)
  - Polycarbonate lens (PL)
  - Zero uplight (FC)
- Controls**
- Field adjustable output (AO)
  - Button style photocontrol (PE)
  - Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights
  - XPint™ Wireless control
  - XPint™ Wireless UL924, CEC compliant

### Certification and Standards

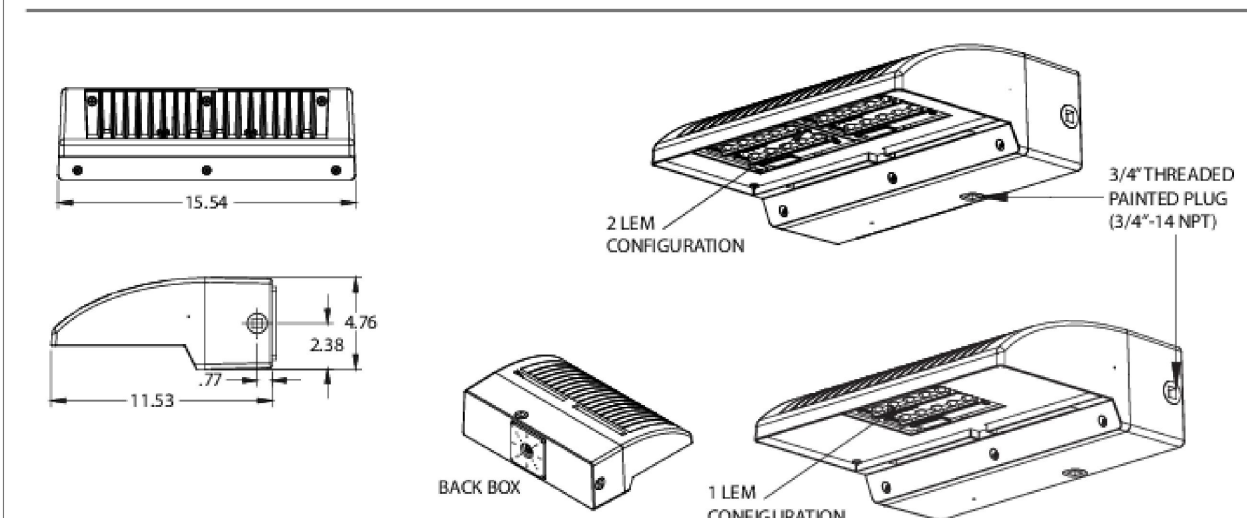
- 1/4" threaded pins are painted on each side
  - Vibe ratings for surface mount: 3G
  - Vibrating for pendant mount: 36 at 1/5, excludes swivel kit
  - Birdstrand for pendant mount
- Electrical**
- Certified by UL as CSA
  - Based for 40°C (104°F) minimum ambient
  - A programmable electronic drive with 0-10V control leads
  - Available in: 120-277V/50/60Hz; 240-480V/50/60Hz
  - Standard LEDs shall have a minimum of 70 000 available in 300K, 4000K and 5000K CRI
- Certification and Standards**
- Luminaire shall be UL or CSA listed per CSA luminaires standard CSA
  - Suitable for operation in an ambient temperature up to 40°C (104°F) per UL or CSA certification
  - Design Lights Consortium (DLC) qualified product. Not a variation of this product may be DQC qualified. Please check the DLC Qualified Product List at: [www.designlights.org](http://www.designlights.org) QPL to confirm which versions are qualified.
  - The project LED Lumen Maintenance shall be based on all per ESI-80-08 and TM-21

- Optional LEDs are 3000K, 4000K and 5000K CCT

- Amber LED option shall limited wavelength amber and no phosphor attached amber (8 week lead-time).
  - Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20C (-4F) to 30C (86F), available with P10 thru P40 performance packages, non CE/Compliant
  - The electrical system for a single circuit shall be designed to meet ANSI/IEEE 62.41.2 and includes a 20W/10VA
- 5-year limited warranty, complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_Conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx)
- Notes:** Actual performance may differ as a result of end-use environment and application.  
All values are design or typical values, measured under laboratory conditions at 25°C.  
Specifications subject to change without notice.

## Optical

- Typ V: E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric



## Statistics

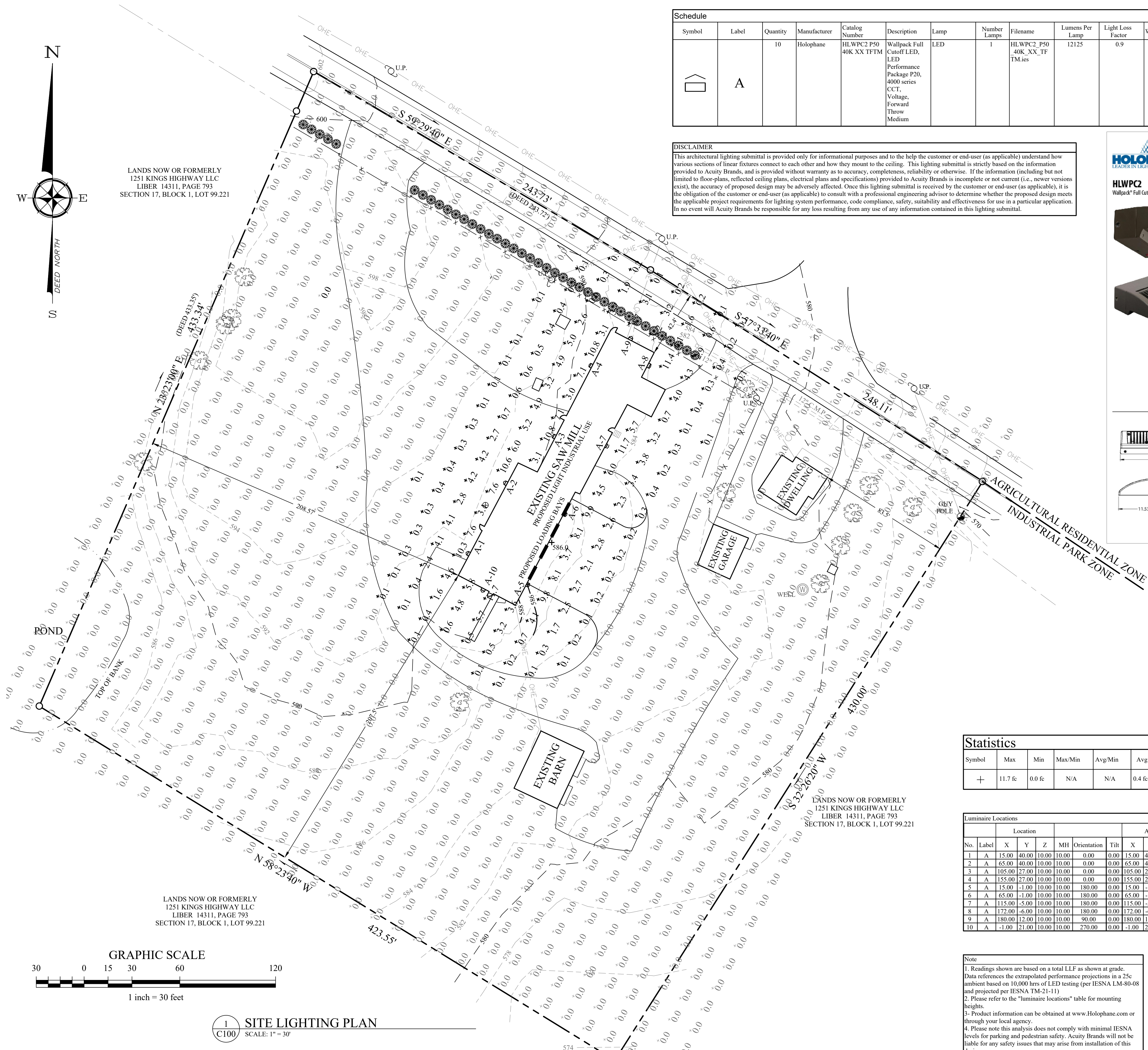
Symbol	Max	Min	Max/Min	Avg/Min	Avg	Description
+	11.7 fc	0.0 fc	N/A	N/A	0.4 fc	SITE CALCULATIONS

### Luminaire Locations

		Location					Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y
1	A	15.00	40.00	10.00	0.00	0.00	0.00	15.00	40.00
2	A	65.00	40.00	10.00	10.00	0.00	0.00	65.00	40.00
3	A	105.00	27.00	10.00	10.00	0.00	0.00	105.00	27.00
4	A	155.00	27.00	10.00	10.00	0.00	0.00	155.00	27.00
5	A	15.00	-17.00	10.00	10.00	180.00	0.00	15.00	-17.00
6	A	65.00	-17.00	10.00	10.00	180.00	0.00	65.00	-17.00
7	A	105.00	-5.00	10.00	10.00	180.00	0.00	105.00	-5.00
8	A	172.00	-6.00	10.00	10.00	180.00	0.00	172.00	-6.00
9	A	180.00	12.00	10.00	10.00	90.00	0.00	180.00	12.00
10	A	-1.00	21.00	10.00	10.00	270.00	0.00	-1.00	21.00

### Note

1. Readings shown are based on a total LFL as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hours 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](http://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.



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

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## SYNERGY

TOWN OF CHESTER  
ORANGE COUNTY, N.Y.

# SITE LIGHTING PLAN

## REVISIONS

NO.	DESCRIPTION	DATE
1.	AS PER P.B. COMMENTS	8/12/19


ISSUED DATE: 28 MAY 2019

DESIGN BY: R.A. MCILRATH

DRAWN BY: HPB.Jr

CHECKED BY: JV

REVIEWED BY: MWW

CONCERT

☐ CONCEPT      ☒ PRELIMINARY  
☐ FINAL      ☐ CONSTRUCTION

SHEET NO.

# C-102

PROJECT # 19-719

TASK #