

## GENERAL NOTES

1. BASE SURVEY AND TOPOGRAPHY SECURED FROM A PLAN PREPARED BY JOHN A. MCGLOIN, P.L.S. DATED MARCH 22, 1919, 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, STONE 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 PRIVATE 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: 1
12. THE DEVELOPER/OWNER IRREVOCABLY OFFERS TO CEDE TITLE FOR ALL LAND AREAS SHOWN ON THE PLAT AS STREETS, WIDENING OF STREETS, RIGHT-OF-WAYS, AND OTHER LAND AREAS DESIGNATED AS OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE.
13. THE DEVELOPER/OWNER CONTRIBUTES GRADE THE DITCH LINE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE INTO AND OUT OF THE PROPOSED DRIVEWAY CULVERT.

## 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 FEET
ONE SIDE YARD SETBACK = 50 FEET	50.0 FEET
BOTH SIDE YARD SETBACKS = 100 FEET	133 FEET
REAR YARD SETBACK = 50 FEET	52 FEET

MAXIMUM BUILDING HEIGHT = 45 FEET	<45 FEET
MAXIMUM BUILDING COVERAGE = 40%	8.83%

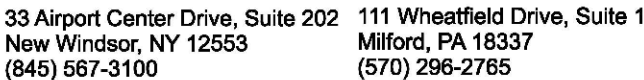
\*EXISTING NON-CONFORMING

## OWNER/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



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## SYNERGY

TOWN OF CHESTER  
ORANGE COUNTY, NEW YORK

## SITE PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
1.	AS PER THE BOARD'S COMMENTS	2/16/2022
2.	AS PER THE BOARD'S COMMENTS	3/16/2022
3.	AS PER THE BOARD'S COMMENTS	4/12/2022

ISSUED DATE: 21 December, 2021

DESIGN BY: JV

DRAWN BY: JI

CHECKED BY: J

REVIEWED BY: \_\_\_\_\_

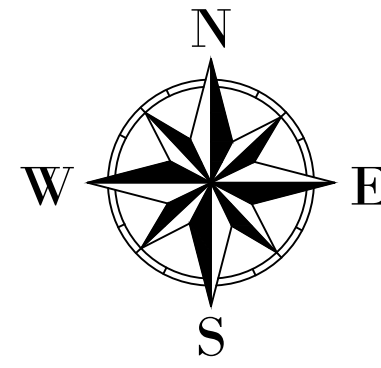
SHEET NO.

# C-100

PROJECT # 21-733

PHASE #





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

PROPOSED  
BIORETENTION  
BASIN #1  
ELEV. 591.0  
OVERFLOW  
SPILLWAY  
ELEV. 591.5  
UNDERDRAIN  
OUTLET  
ELEV. 586.0

POND

TOP OF BANK

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

1 SITE PLAN  
C-100 SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

1 inch = 30 feet

## LEGEND:

- LIMIT OF DISTURBANCE .....  
SILT FENCE — x — x —  
CONSTRUCTION ENTRANCE [Pattern]  
PROP.GRAVEL SURFACE [Shaded Box]

## EROSION AND SEDIMENT CONTROL RECOMMENDED CONSTRUCTION SEQUENCE:

- SCHEDULE ON-SITE PRECONSTRUCTION MEETING WITH CONTRACTORS, PROJECT ENGINEER AND TOWN OF CHESTER REPRESENTATIVES AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
- INSTALL FILTER SOCKS / SILT FENCE AT PLACES SHOWN ON PLAN, AROUND INLET PROTECTION, AND ALL AREAS NEEDED ON SITE.
- MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
- RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES AS SITE CONDITIONS CHANGE TO ENSURE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH APPLICABLE STANDARDS.
- COVER ALL AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, OR EQUIVALENT.
- SEED OR SOD ANY AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPs REMOVED IF APPROPRIATE.

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.

**MHE**  
ENGINEERING

33 Airport Center Drive, Suite 202 111 Wheatfield Drive, Suite 1  
New Windsor, NY 12553 Milford, PA 18337  
(845) 567-3100 (570) 296-2765

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ORANGE COUNTY, NEW YORK

## SEDIMENT AND EROSION CONTROL PLAN

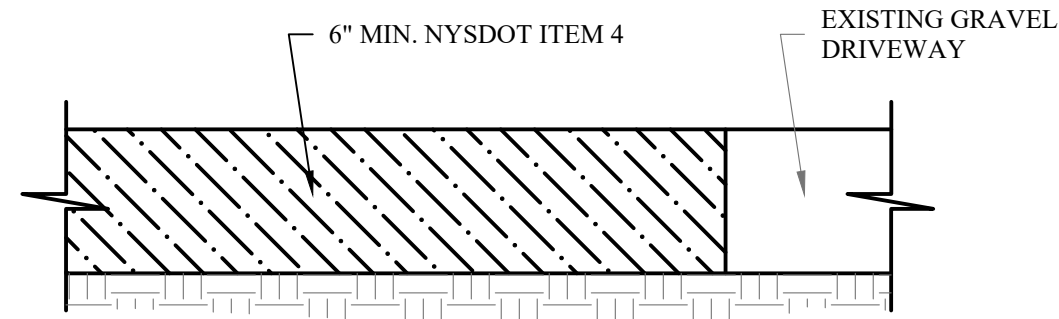
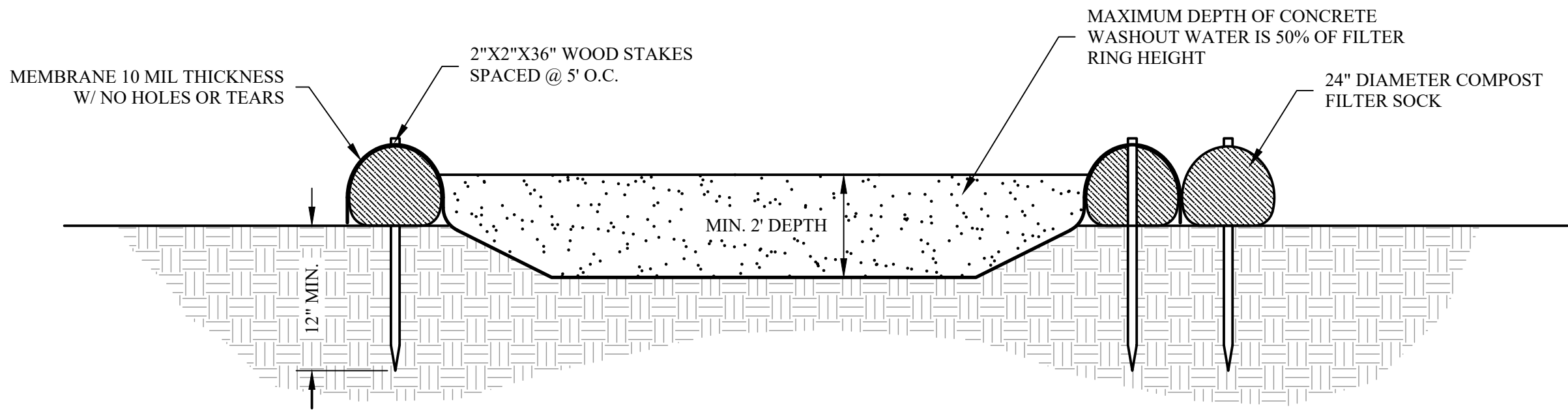
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ISSUED DATE:	21 December, 2021
DESIGN BY:	JV
DRAWN BY:	JRJ
CHECKED BY:	JV
REVIEWED BY:	MWW

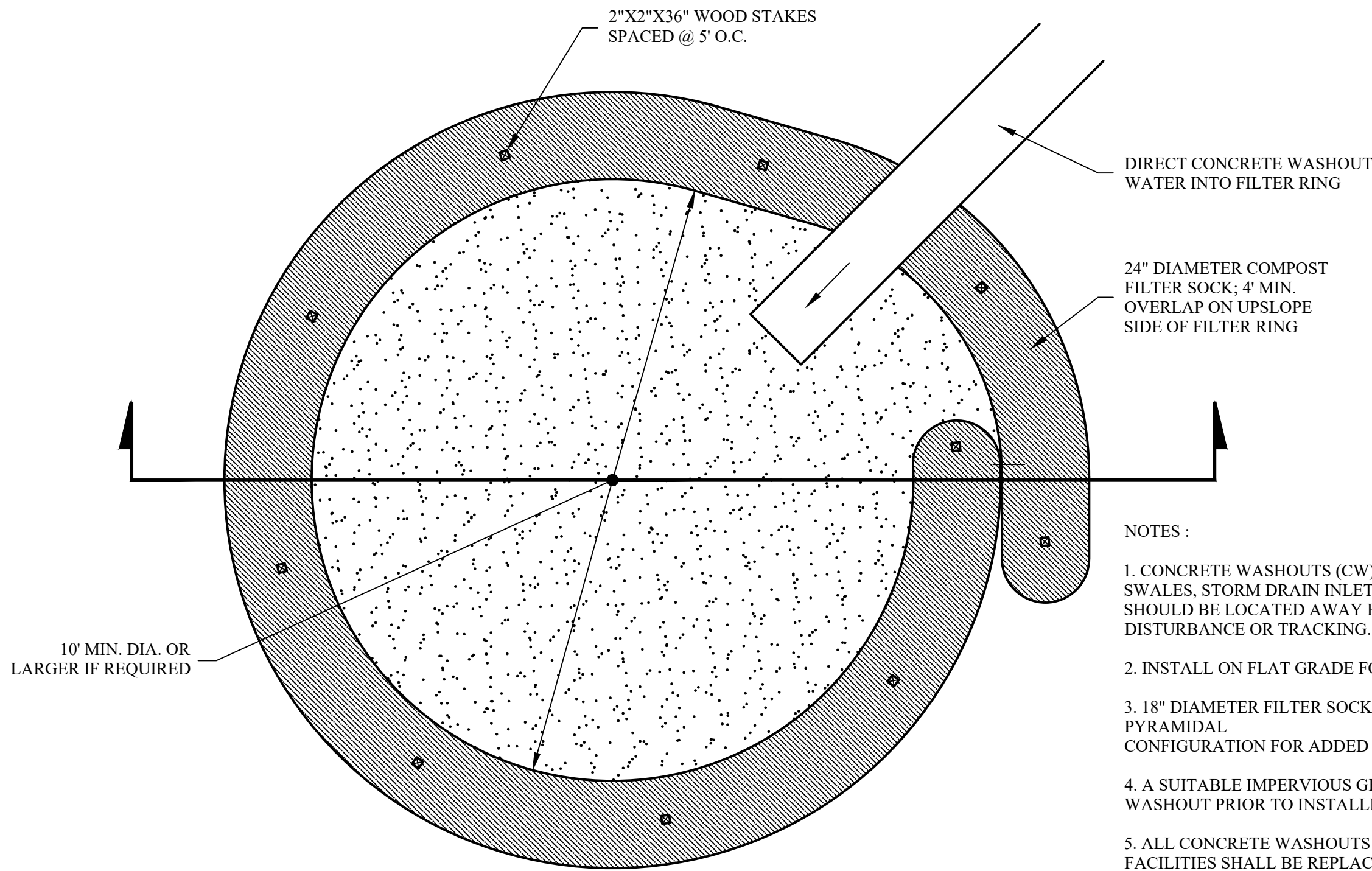
SHEET NO.

**C-101**

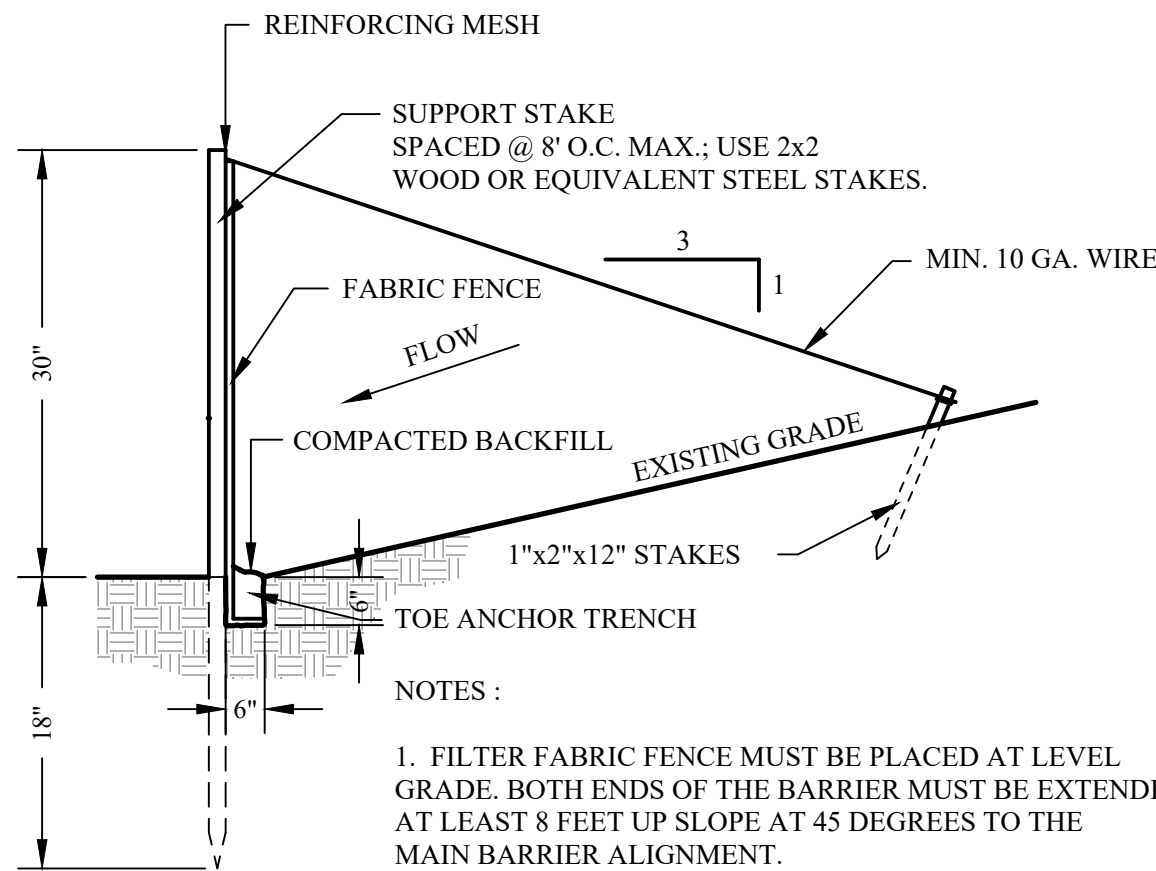
PROJECT # 21-733 PHASE #



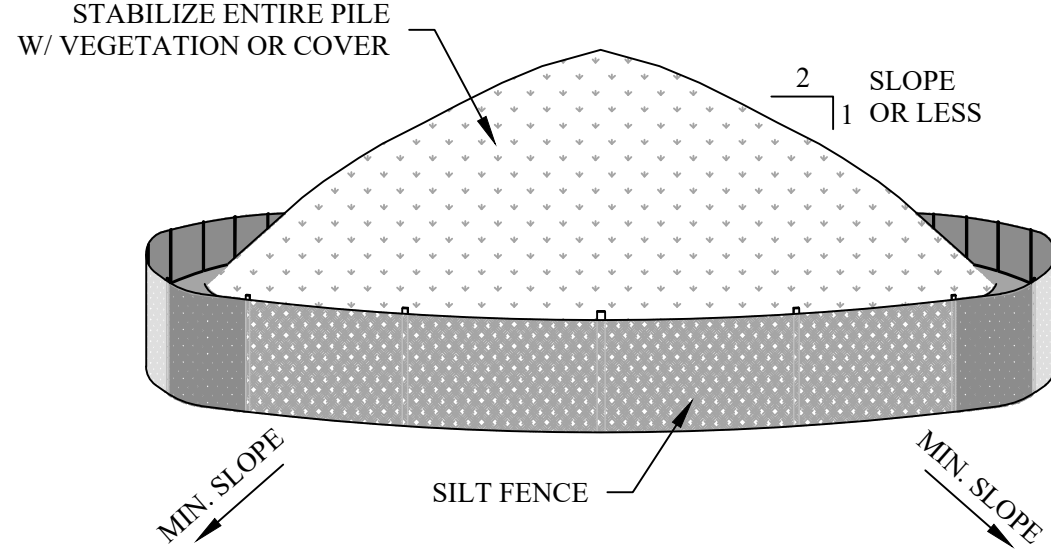
DRIVEWAY DETAIL  
SCALE: NONE



TYPICAL CONCRETE WASHOUT DETAIL  
SCALE: NONE

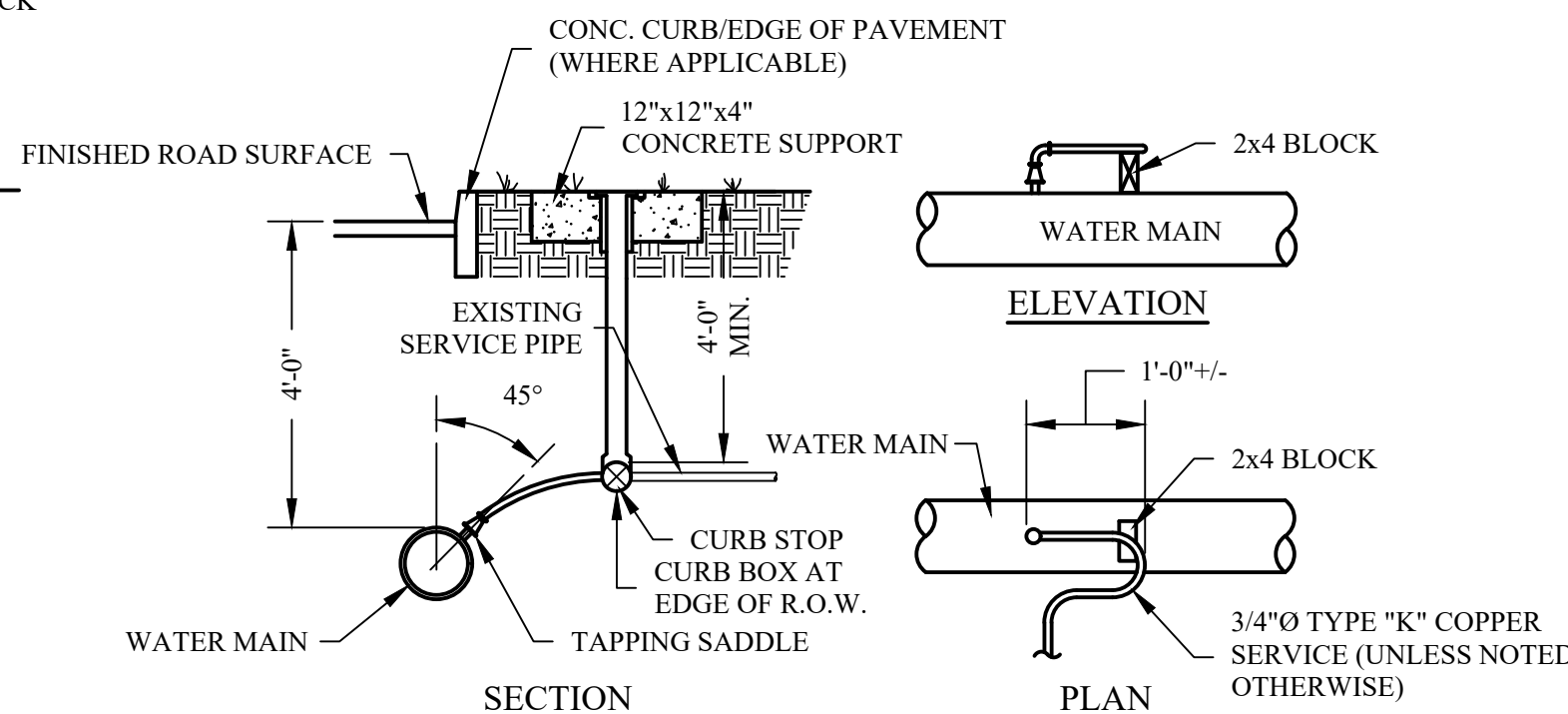


30" SILT FENCE BARRIER DETAIL  
SCALE: NONE

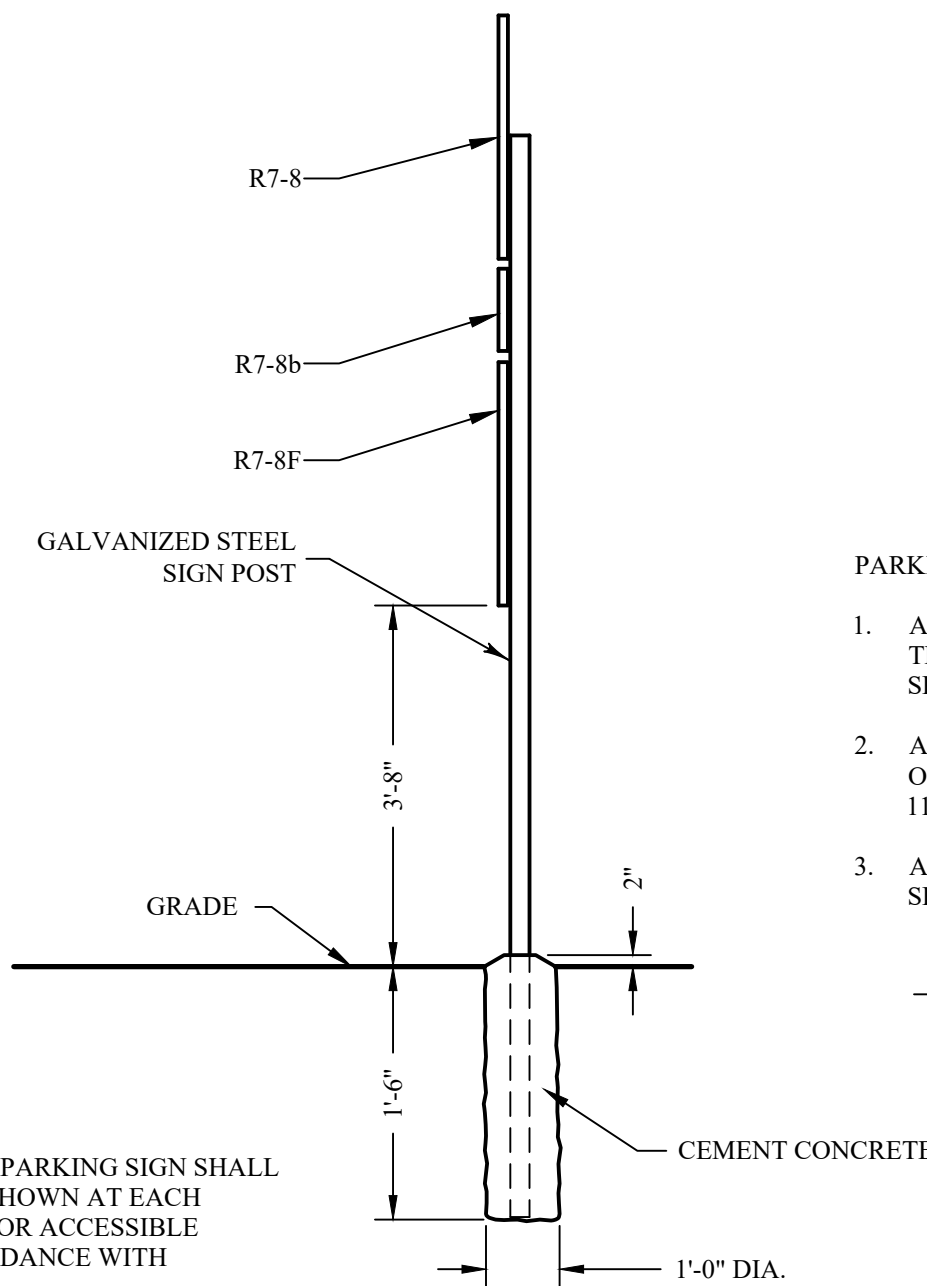
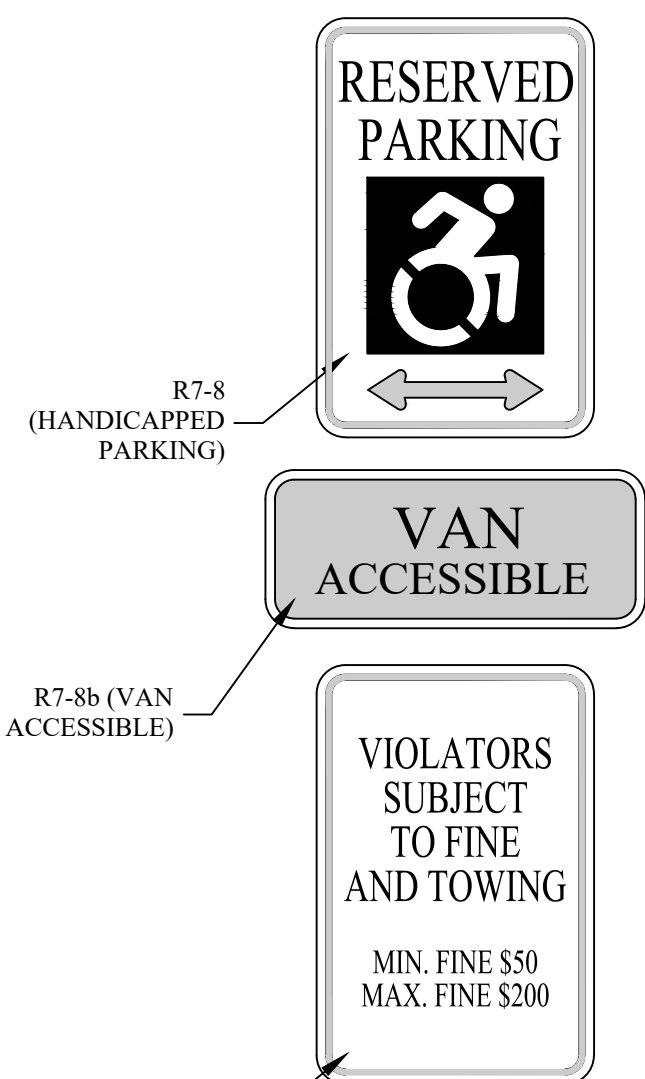


- INSTALLATION NOTES
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
  4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

TEMPORARY SOIL STOCKPILE DETAIL  
SCALE: NONE

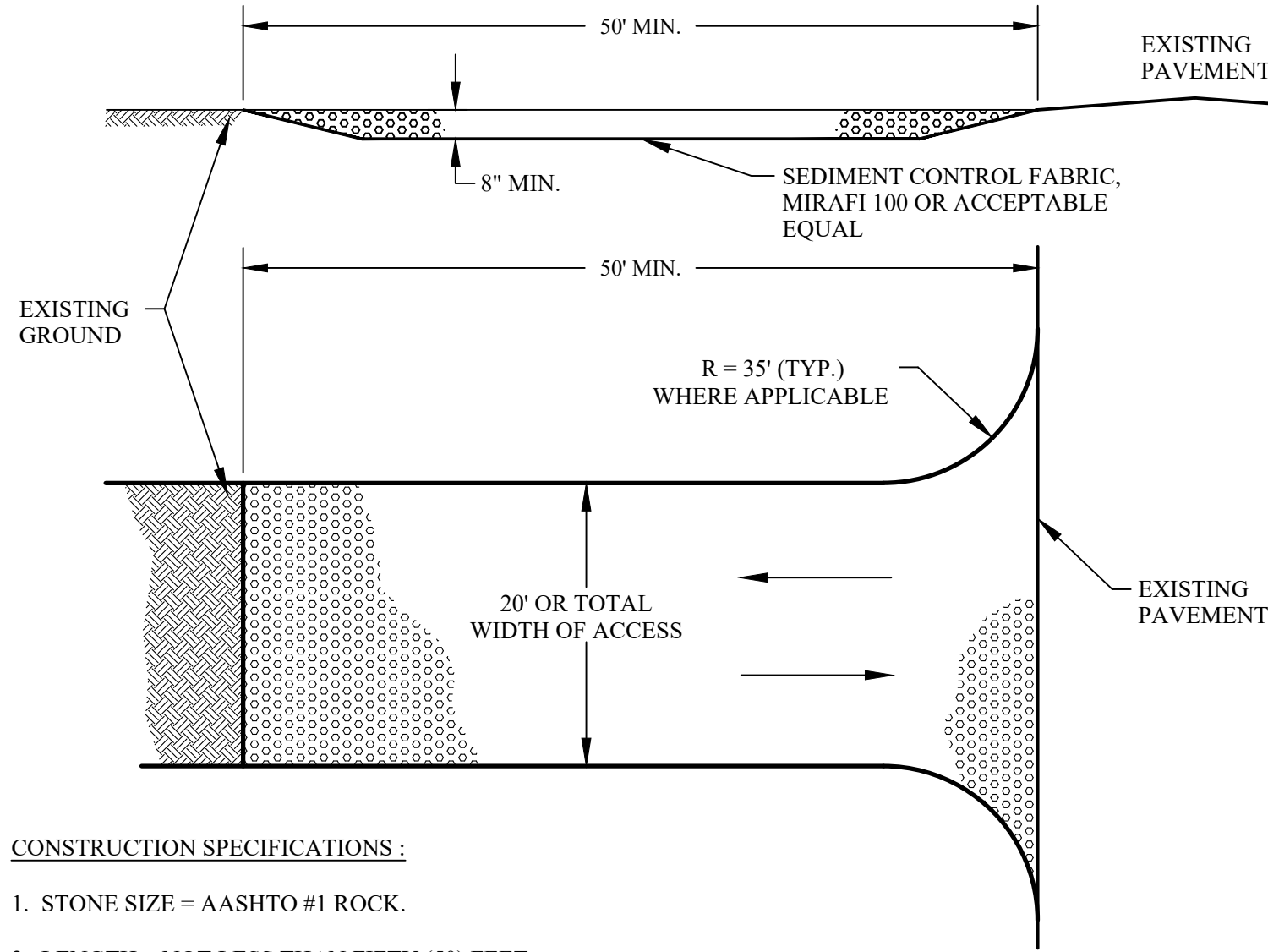


TYPICAL WATER SERVICE DETAIL  
SCALE: NONE



ACCESSIBLE PARKING SIGN DETAIL  
SCALE: NONE

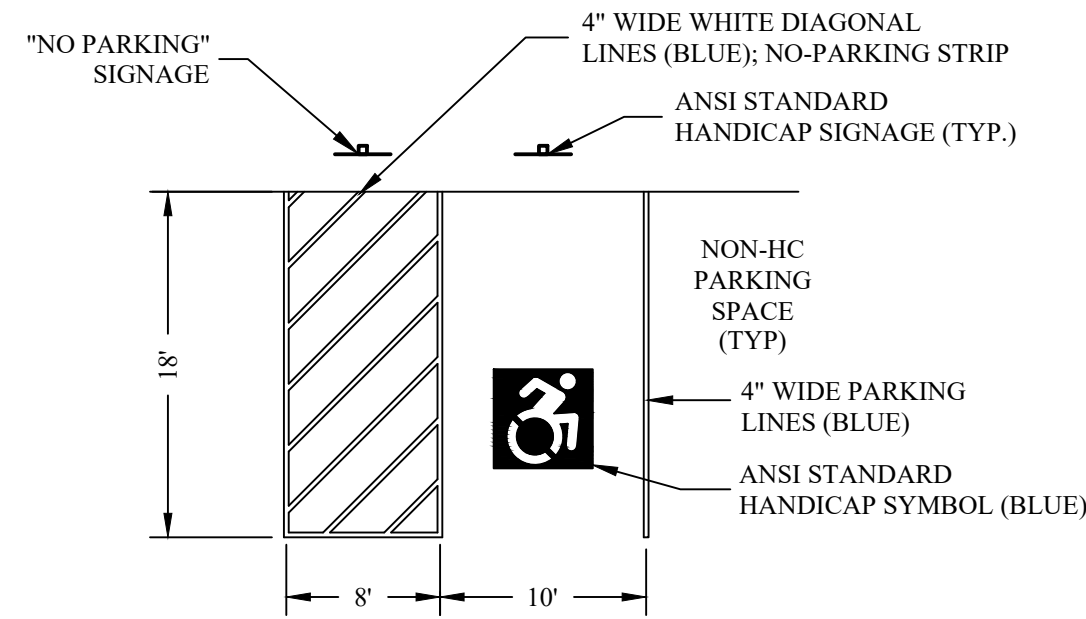
- NOTES:
1. ALL ASSEMBLY HARDWARE TO BE CAST ALUMINUM WITH ALUMINUM BOLTS.
  2. REFER TO TYPICAL SIGN MOUNTING DETAIL FOR SIGN CONNECTION DETAILS.



CONSTRUCTION SPECIFICATIONS :

1. STONE SIZE = AASHTO #1 ROCK.
2. LENGTH = NOT LESS THAN FIFTY (50) FEET.
3. THICKNESS = NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH = TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWELVE (12) FEET IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. TEMPORARY CONSTRUCTION ENTRANCES, EXITS AND TEMPORARY ACCESS SHALL BE SUBJECT TO THE APPROVAL OF THE APPROPRIATE AUTHORITIES.

STABILIZED CONSTRUCTION ENTRANCE DETAILS  
SCALE: NONE



PARKING AND ACCESSIBILITY NOTES:

1. 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.
2. 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.
3. 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

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TYPICAL DETAILS

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DRAWN BY: JRJ  
CHECKED BY: JV  
REVIEWED BY: MWW

SHEET NO.

**C-102**

PROJECT # 21-733

PHASE #



