

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

PROPOSED 1,000
GALLON SEPTIC
TANK

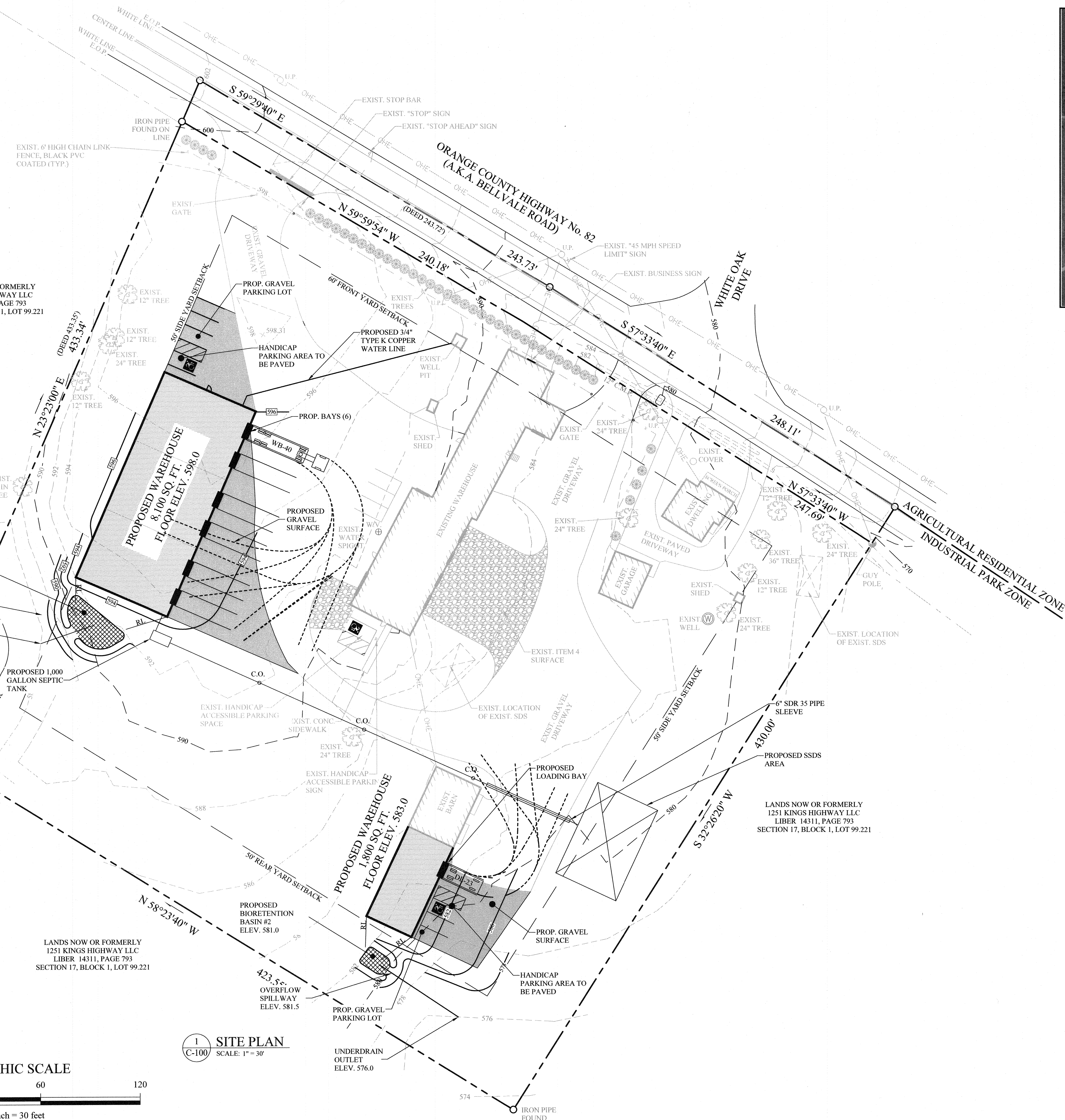
LANDS NOW OR FORMERLY
1251 KINGS HIGHWAY LLC
LIBER 14311, PAGE 793
SECTION 17, BLOCK 1, LOT 99.221

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

GRAPHIC SCALE

30 0 15 30 60 120

1 inch = 30 feet



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.
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 SITE CONTRACTOR SHALL 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
MAXIMUM BUILDING COVERAGE = 40%

*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

ISSUED DATE: 21 December, 2021

DESIGN BY: JV

DRAWN BY: JRJ

CHECKED BY: JV

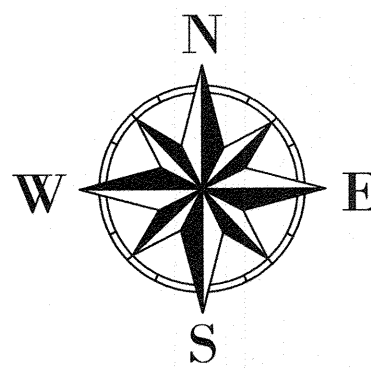
REVIEWED BY: MWV

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

(DEED 433.35)
N 23°23'00" E
433.34'

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



1 inch = 30 feet

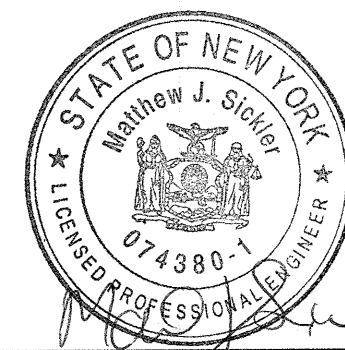
LEGEND:

LIMIT OF DISTURBANCE

SILT FENCE

CONSTRUCTION ENTRANCE

PROP.GRAVEL SURFACE



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TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

SEDIMENT AND EROSION CONTROL 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

ISSUED DATE: 21 December, 2021

DESIGN BY: JV

DRAWN BY: JRJ

CHECKED BY: JV

REVIEWED BY: MWW

SHEET NO.

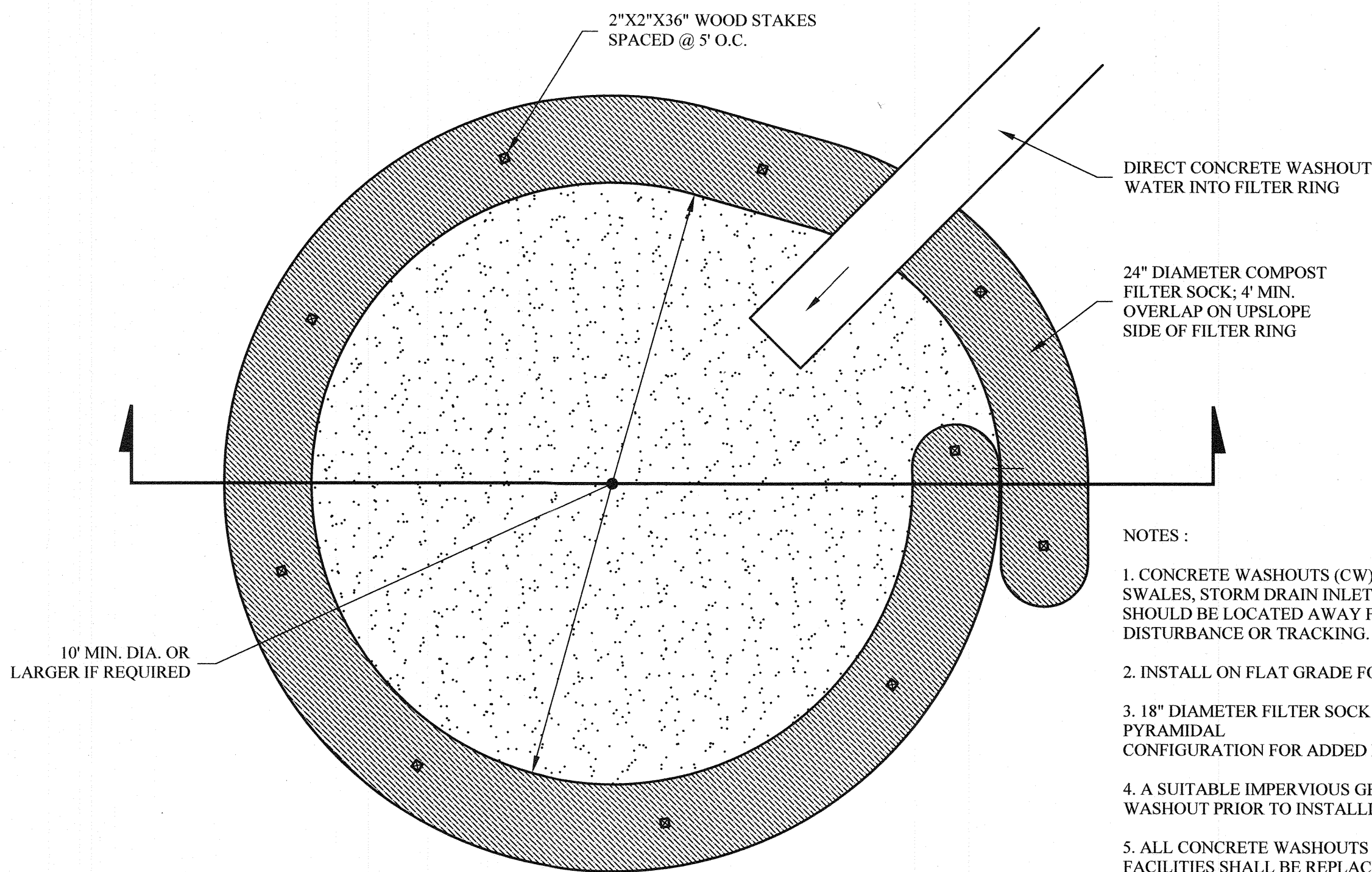
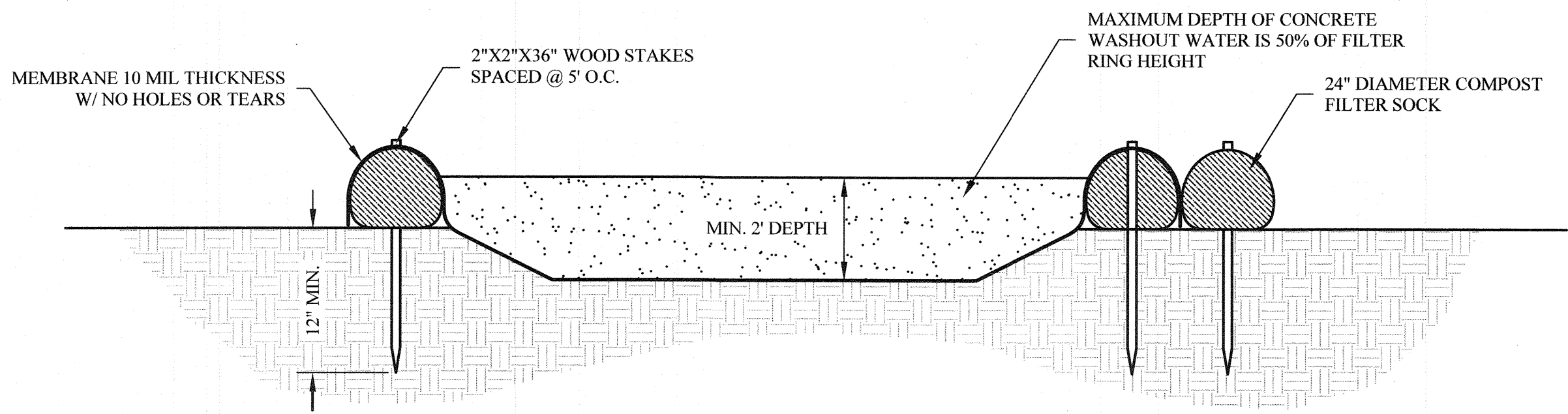
C-101

PROJECT # 21-733

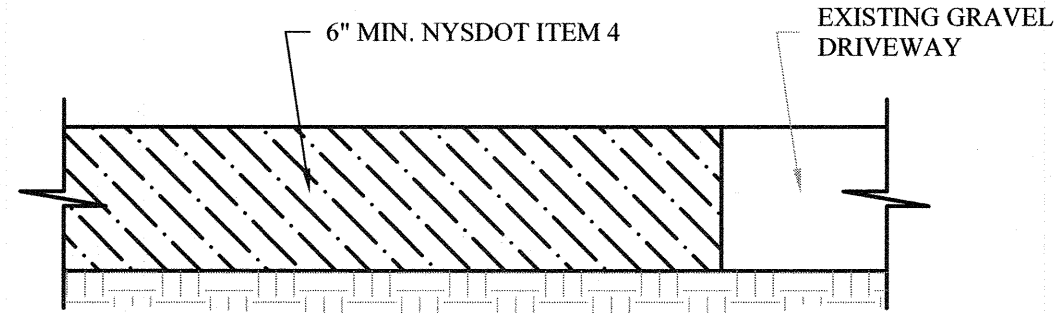
PHASE #

EROSION AND SEDIMENT CONTROL RECOMMENDED CONSTRUCTION SEQUENCE:

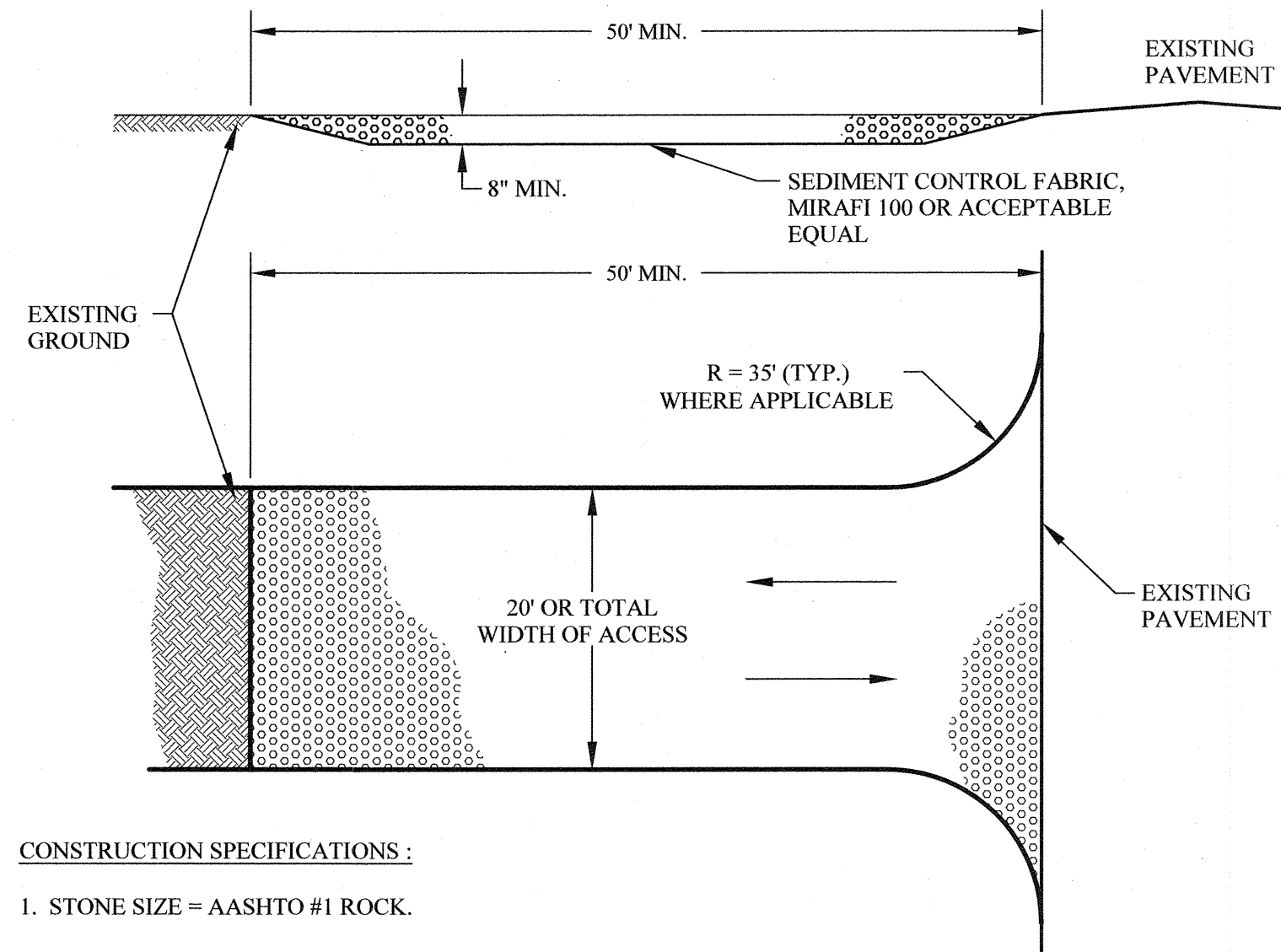
- SCHEDULE ON-SITE PRECONSTRUCTION MEETING WITH CONTRACTORS, PROJECT ENGINEER AND TOWN OF CHESTER REPRESENTATIVES AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
- INSTALL FILTER SOCKS / SILT FENCE AT PLACES SHOWN ON PLAN, AROUND INLET PROTECTION, 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.



TYPICAL CONCRETE WASHOUT DETAIL
SCALE : NONE



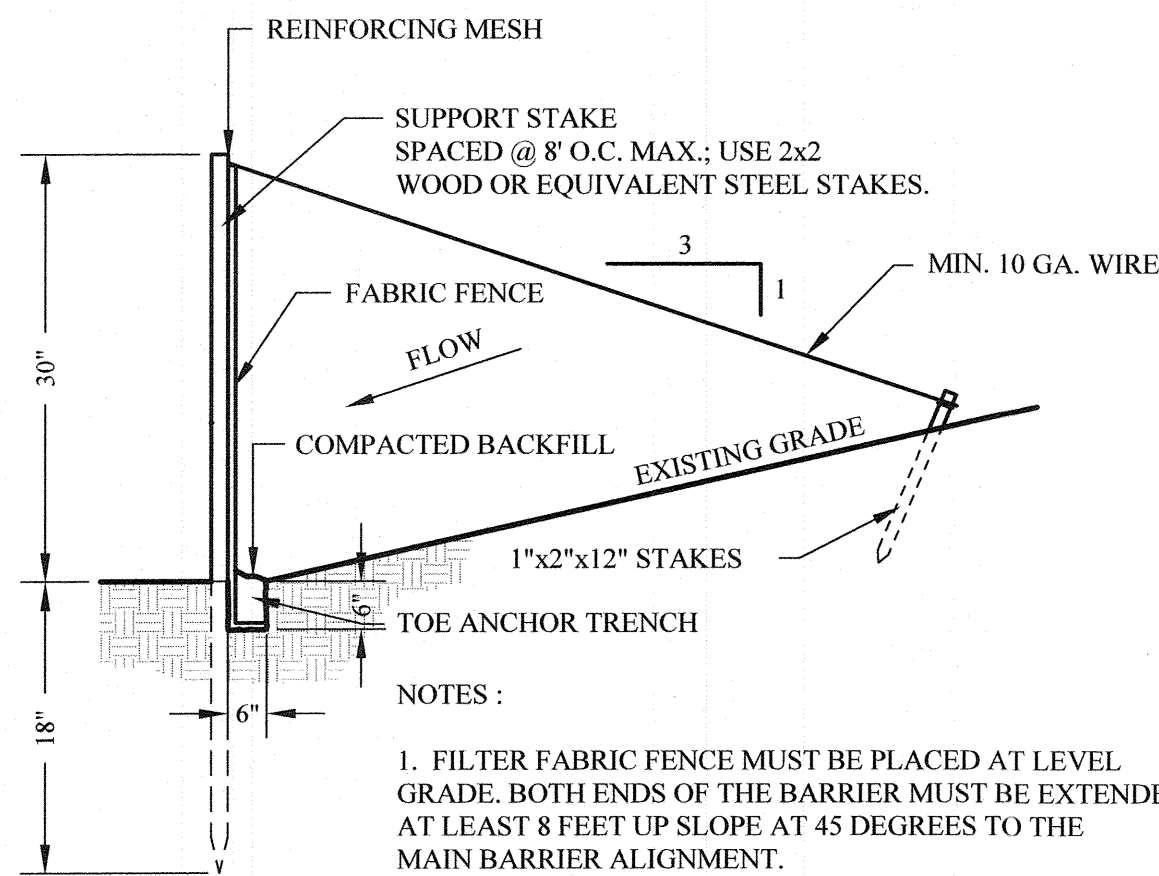
DRIVEWAY DETAIL
SCALE: NONE



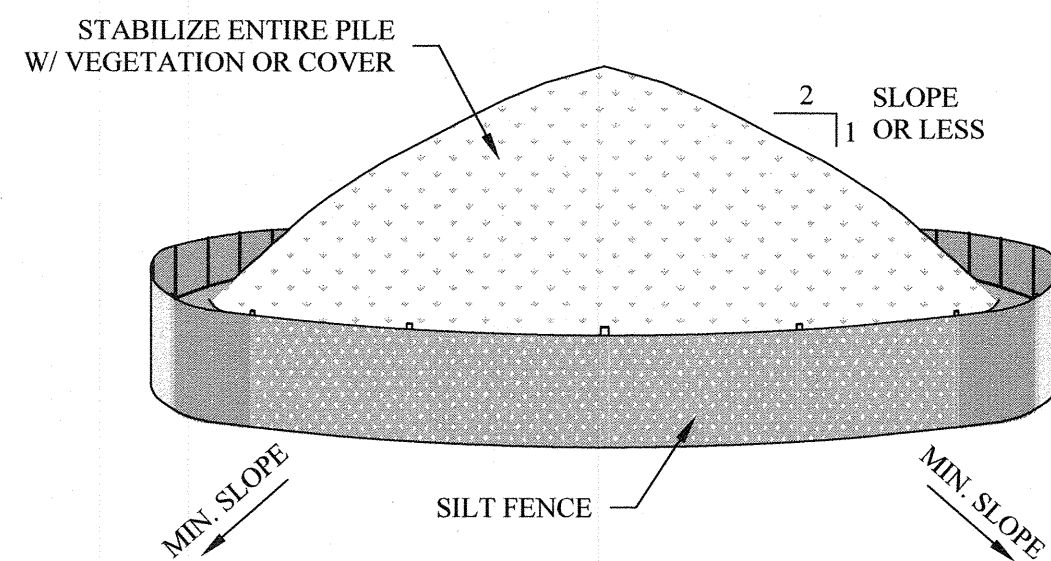
CONSTRUCTION SPECIFICATIONS :

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

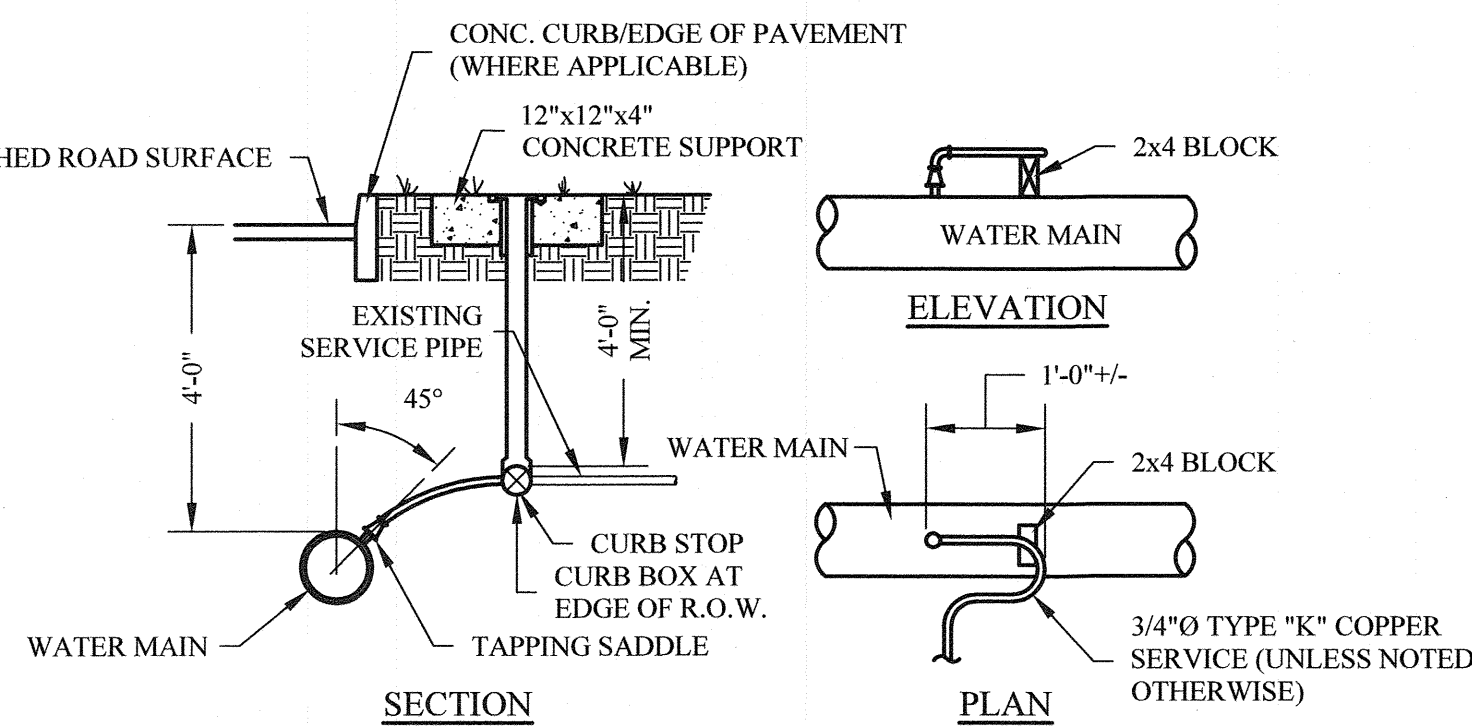


30" SILT FENCE BARRIER DETAIL
SCALE : NONE

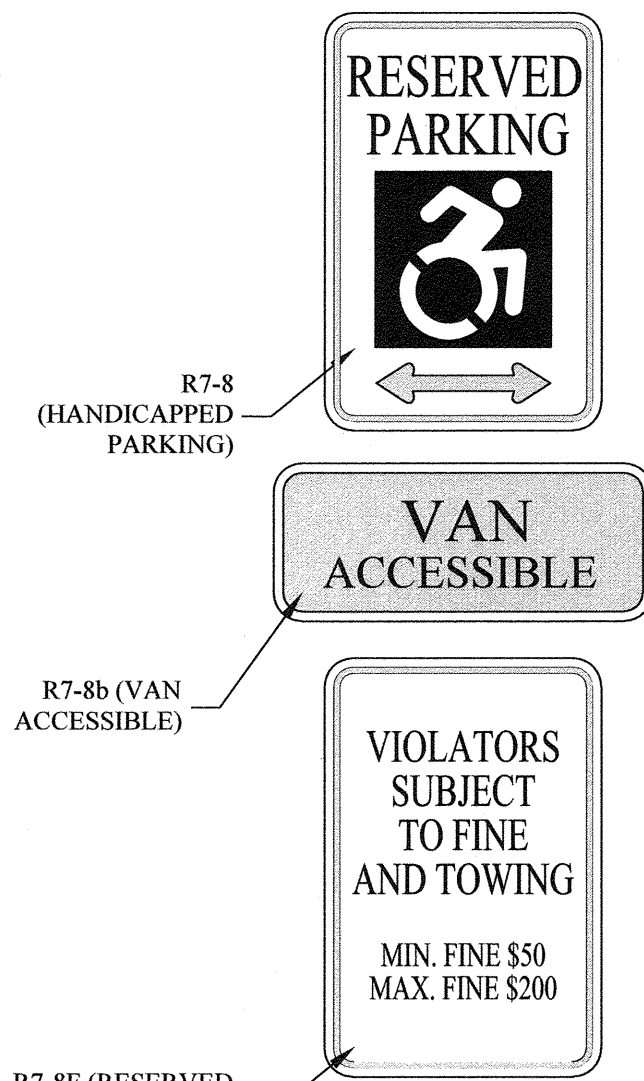


- INSTALLATION NOTES**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH
 4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

TEMPORARY SOIL STOCKPILE DETAIL
SCALE: NONE



TYPICAL WATER SERVICE DETAIL
SCALE: NONE

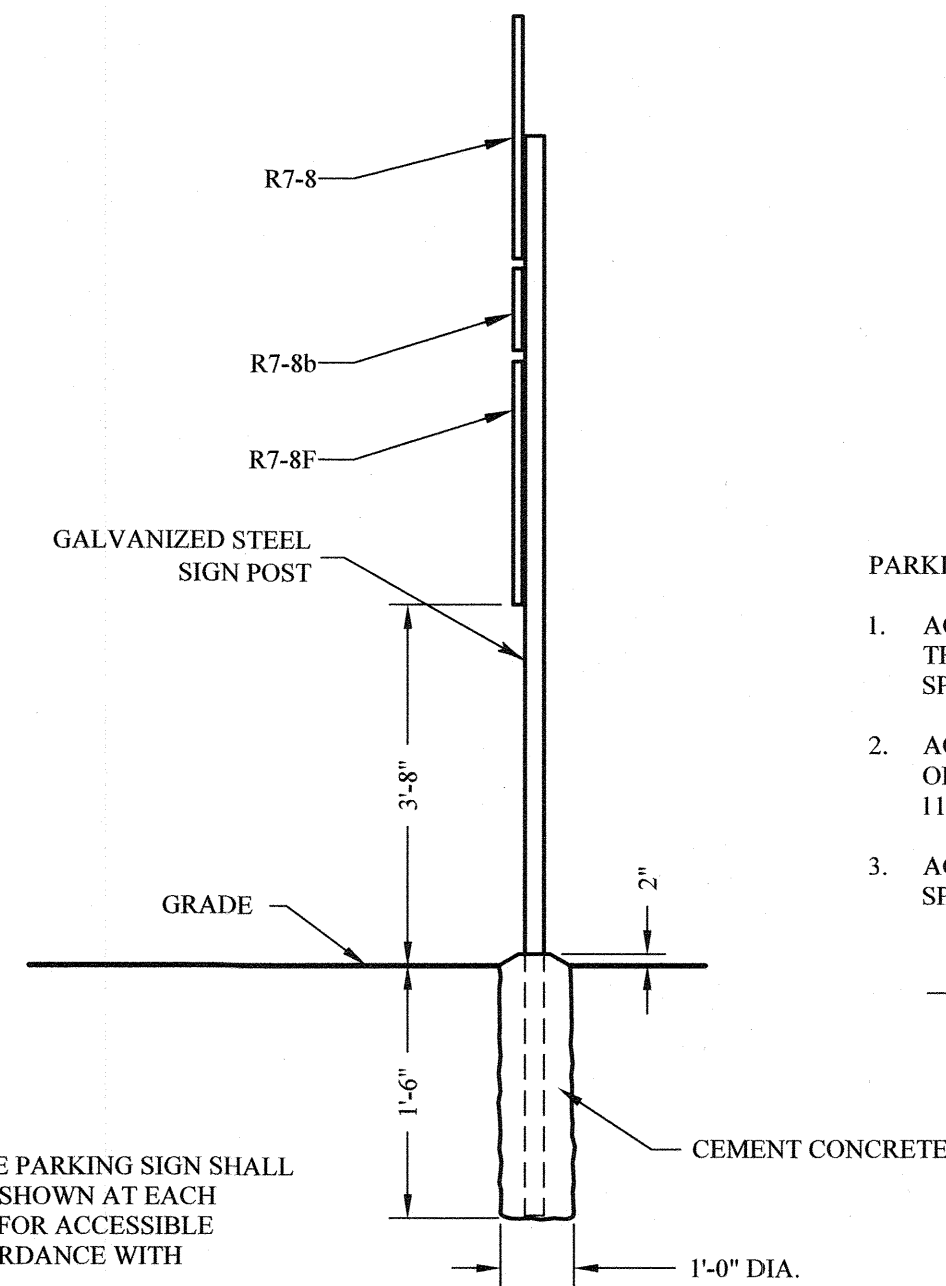


NOTE: ACCESSIBLE PARKING SIGN SHALL BE INSTALLED AS SHOWN AT EACH SPACE RESERVED FOR ACCESSIBLE PARKING IN ACCORDANCE WITH CABO/ANSI A117.1.

ACCESSIBLE PARKING SIGN DETAIL

SCALE: NONE

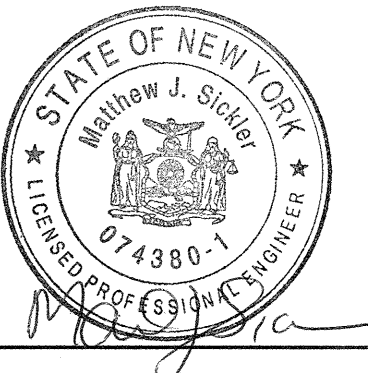
- NOTES :**
1. ALL ASSEMBLY HARDWARE TO BE CAST ALUMINUM WITH ALUMINUM BOLTS.
 2. REFER TO TYPICAL SIGN MOUNTING DETAIL FOR SIGN CONNECTION DETAILS.



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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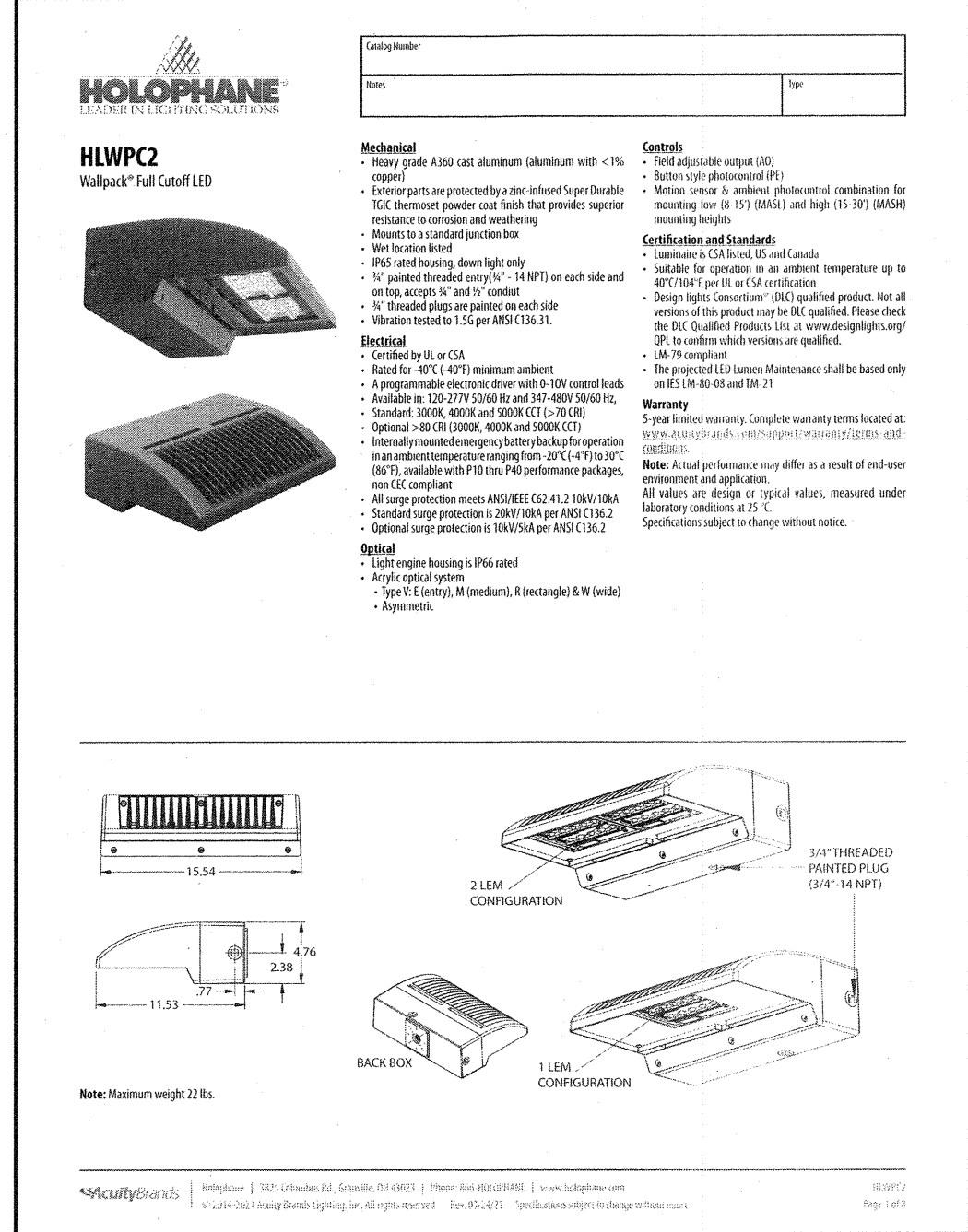
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

TYPICAL DETAILS

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



ISSUED DATE:	21 December, 2021
DESIGN BY:	JV
DRAWN BY:	JRJ
CHECKED BY:	JV
REVIEWED BY:	MWW
SHEET NO.	

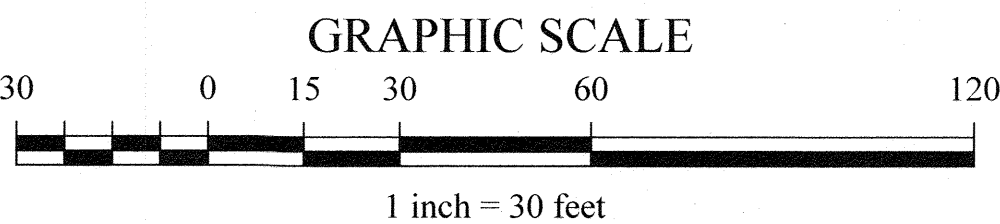
C-102



Luminaire Locations						
		Location				
No.	Label	X	Y	Z	MH	Orientation
1	WP	311.37	124.98	15.00	15.00	115.71
2	WP	335.47	176.09	15.00	15.00	115.71
3	WP	329.77	201.93	15.00	15.00	24.62
4	A	423.76	275.13	20.00	20.00	244.55
5	WP	280.58	295.93	15.00	15.00	208.48
6	WP	309.41	302.50	15.00	15.00	118.47
7	WP	266.45	309.04	15.00	15.00	295.77
8	WP	126.27	309.61	15.00	15.00	202.29
9	WP	167.11	325.86	15.00	15.00	112.97
10	WP	335.48	351.49	15.00	15.00	118.47
11	WP	294.20	361.46	15.00	15.00	295.77
12	WP	362.11	395.90	15.00	15.00	118.47
13	WP	197.20	396.13	15.00	15.00	112.97
14	A	431.67	401.18	20.00	20.00	294.94
15	WP	335.88	413.27	15.00	15.00	295.77
16	WP	179.63	434.56	15.00	15.00	24.62
17	A	282.69	435.00	20.00	20.00	210.00
18	A	236.27	487.64	20.00	20.00	255.52

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BARN AREA SUMMARY	⌘	2.8 fe	6.3 fe	0.4 fe	15.8:1	7.0:1
EXISTING WAREHOUSE PARKING SUMMARY	⌘	3.2 fe	6.5 fe	0.5 fe	13.0:1	6.4:1
GRAVEL AREA SUMMARY	⌘	1.5 fe	5.5 fe	0.2 fe	27.5:1	7.5:1
OPEN PAVED AREA SUMMARY	⌘	2.3 fe	5.9 fe	0.3 fe	19.7:1	7.7:1
PROPOSED WAREHOUSE PARKING SUMMARY	⌘	3.1 fe	5.6 fe	1.0 fe	5.6:1	3.1:1
SPLIT SUMMARY	+	0.4 fe	6.5 fe	0.0 fe	N/A	N/A

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Total Lamp Lumens	Wattage	Distribution
	A	4	American Electric Lighting	ATB0 P205 R4 4K	Autobahn Small P205 Package Roadway Type IV 4000K/5000K	1	13829	0.91	13829	102	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G3
	WP	14	Holophane	HLWP/PC 520 40K XX TETM	Workpack Full Cutoff LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	1	12125	0.9	12125	115	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2



(C-103) SCALE: 1" = 30'

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.

DISCLAIMER

This architectural lighting submittal 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 submittal is strictly based on the information provided by the customer or end-user (as applicable) and is not intended to constitute a warranty, liability 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., new versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received, 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 other applicable requirements. The customer or end-user (as applicable) will be responsible for any loss resulting from any use of any information contained in this lighting submittal.