

LOCATION MAP
SCALE: 1"=2000'

**BULK REQUIREMENTS
LI (LIGHT INDUSTRIAL) ZONE
USE GROUP "N/A"**

	MINIMUM REQUIRED	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	N/A	1,271,952
LOT WIDTH (FT.)	N/A	740
FRONT SETBACK (FT.)	N/A	975.3
FRONT YARD (FT.)	N/A	335
SIDE SETBACK (FT.)	N/A	119.6
TOTAL SIDE SETBACK (FT.)	N/A	659.1
SIDE YARD (FT.)	N/A	119.8
SIDE YARD 25' OF A RESIDENTIAL DISTRICT BOUNDARY (FT.)	N/A	119.77
REAR SETBACK (FT.)	N/A	683.3
REAR YARD (FT.)	N/A	683.9
REAR YARD 25' OF A RESIDENTIAL DISTRICT BOUNDARY (FT.)	N/A	683.3
STREET FRONTAGE (FT.)	N/A	162
FLOOR AREA RATIO	N/A	N/A
	MAXIMUM ALLOWED	PROPOSED
BUILDING HEIGHT (FT.)	N/A	>35
BUILDING COVERAGE (%)	N/A	0.01%

SHEET INDEX

1. SITE PLAN
2. ELECTRICAL SERVICE TRANSMISSION PLAN & ENLARGED SITE & SEDIMENT & EROSION CONTROL PLAN
3. PROPOSED LIGHTING PLAN
4. PROPOSED LIGHTING PLAN
5. SITE DETAILS

RECORD OWNER
WARWICK VALLEY BBA LLC
P.O. BOX 469
WARWICK NY 10990

APPLICANT
CONVERGENT ENERGY + POWER
7 TIMES SQUARE TOWER, SUITE 3504
NEW YORK, N.Y. 10036

NO.	DESCRIPTION	DATE
5	REVISED PER PLANNING BOARD COMMENTS DATED 12-08-20	12-09-20
4	REVISED PER PLANNING BOARD COMMENTS DATED 11-03-20	11-11-20
3	O&R SOURCE DATA ADDED TO PLANS	09-10-20
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1	REVISED PER PLANNING BOARD COMMENTS DATED 07-06-20	07-16-20

SITE PLAN

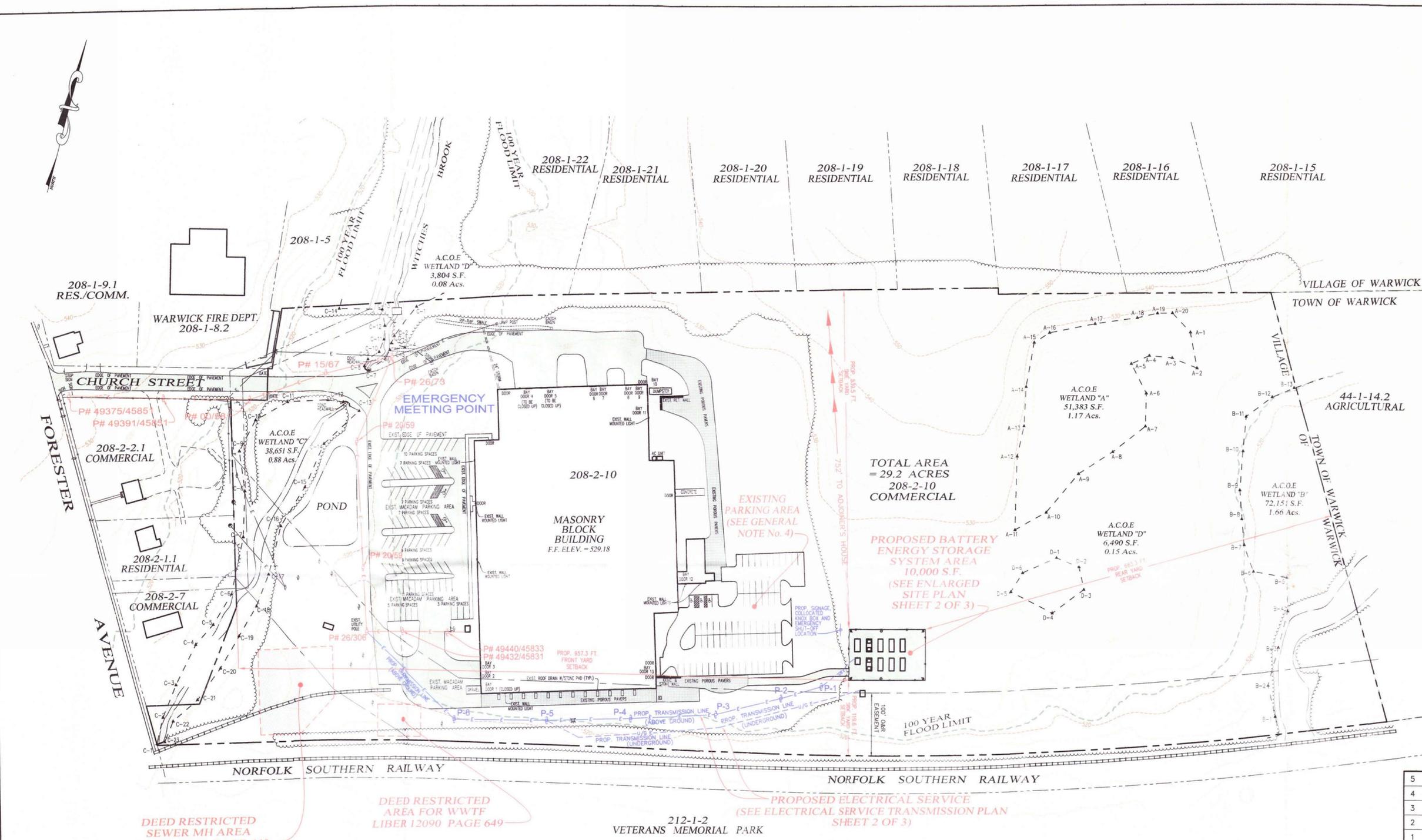
PROPOSED BATTERY ENERGY STORAGE SYSTEM AREA
PREPARED FOR



SECTION 208 BLOCK 2 LOT 10
VILLAGE OF WARWICK - ORANGE COUNTY - NEW YORK

ERS ENGINEERING CONSULTANTS, P.C.
PHONE: (845) 987-1775 FAX: (845) 987-1788
11 FORESTER AVE., WARWICK, NEW YORK 10990

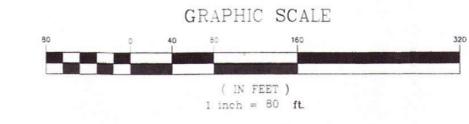
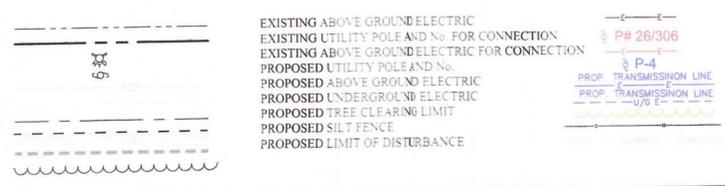
SCALE:	DATE:	JOB NO.	SHEET NO.
1"=80'	03-31-20	3121	1 OF 3



- GENERAL NOTES:**
1. TOPOGRAPHIC DATA PREPARED BY ERS CONSULTANTS, INC.
 2. WETLAND DELINEATION PREPARED BY ERS CONSULTANTS ON 03-11-20.
 3. FLOOD MAPPING PER FIRM PANEL No. 36071C046E DATED 08-03-09.
 4. EXISTING PARKING AREA: PERMIT ISSUED ON 03-16-20 FROM THE VILLAGE OF WARWICK BUILDING DEPT.

REFERENCE SITE PLAN:
SITE PLAN ENTITLED "SITE PLAN PREPARED FOR WARWICK VALLEY BBA, LLC & CACTUS PETE BEEF JERKY, LLC" PREPARED BY ERS ENGINEERING CONSULTANTS, P.C. AND DATED: 05-13-16. LAST REVISION DATE: 07-20-16

- LEGEND:**
- ADJOINER'S PROPERTY LINE
 - APPLICANT'S PROPERTY LINE
 - EXISTING HYDRANT
 - EXISTING UTILITY POLE
 - EXISTING INTERMEDIATE CONTOUR
 - EXISTING INDEX CONTOUR
 - UTILITY EASEMENT
 - A.C.O.E. WETLAND LIMIT LINE
 - 100 YEAR FLOOD LIMIT LINE
 - EXISTING TREELINE



APPROVED AS A FINAL SITE PLAN AS RESOLVED BY THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON DECEMBER 8, 2020

John D. Fuller 3/13/21
PLANNING BOARD CHAIRMAN

Del Lora 3/22/21
PLANNING BOARD ENGINEER

OWNER

APPLICANT

JOHN D. FULLER, P.E.

PROFESSIONAL ENGINEER
N.J. LIC. NO. 42708
N.Y. LIC. NO. 077703

212-1-2 VETERANS MEMORIAL PARK

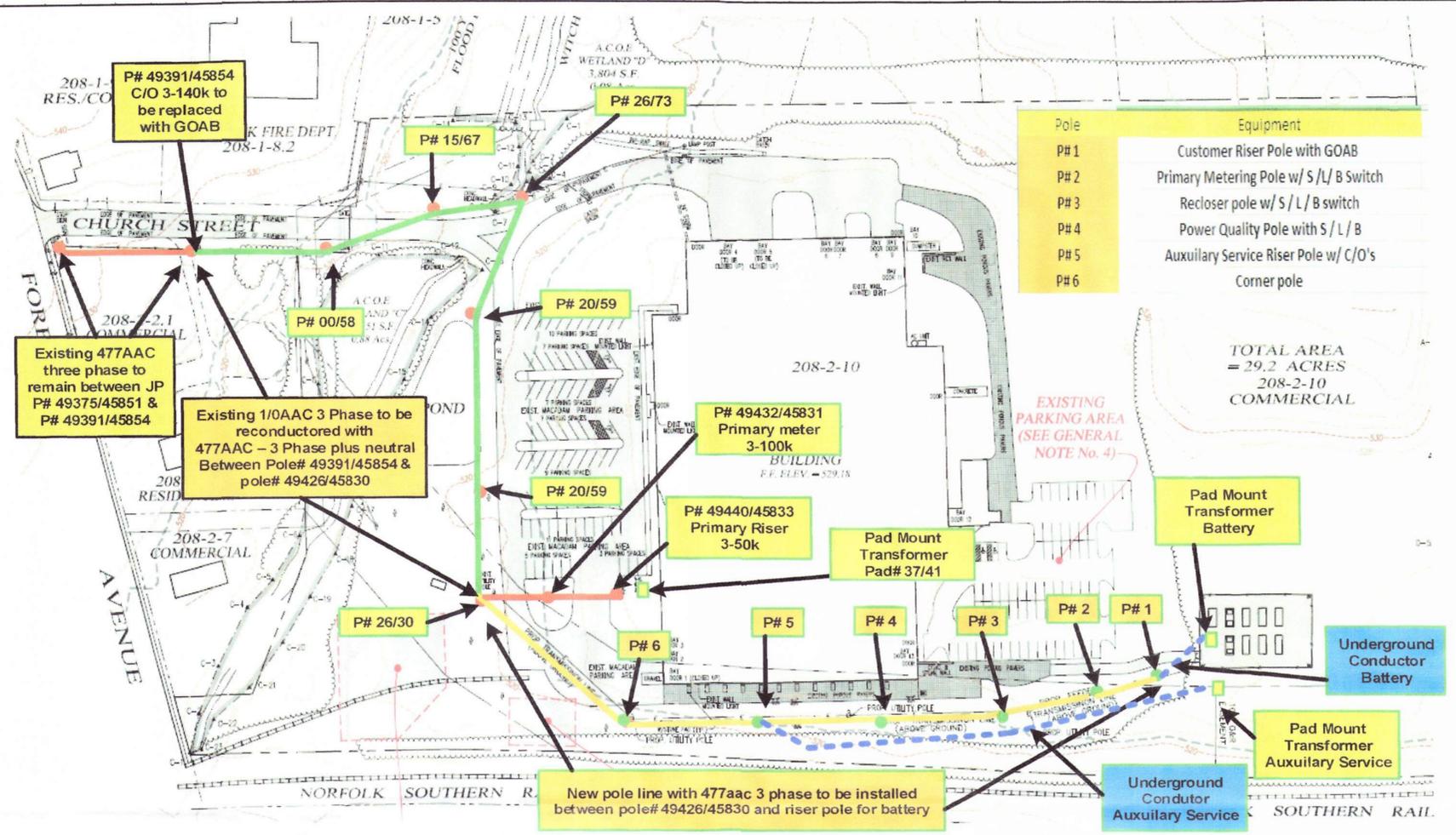
PROPOSED ELECTRICAL SERVICE (SEE ELECTRICAL SERVICE TRANSMISSION PLAN SHEET 2 OF 3)

TOTAL AREA = 29.2 ACRES
208-2-10 COMMERCIAL

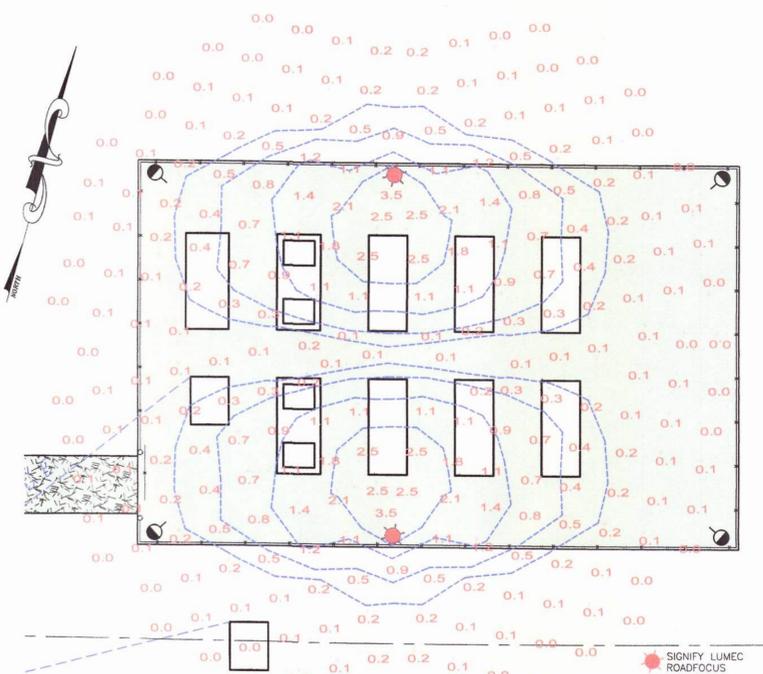
PROPOSED BATTERY ENERGY STORAGE SYSTEM AREA 10,000 S.F. (SEE ENLARGED SITE PLAN SHEET 2 OF 3)

DEED RESTRICTED SEWER MH AREA LIBER 12090 PAGE 649

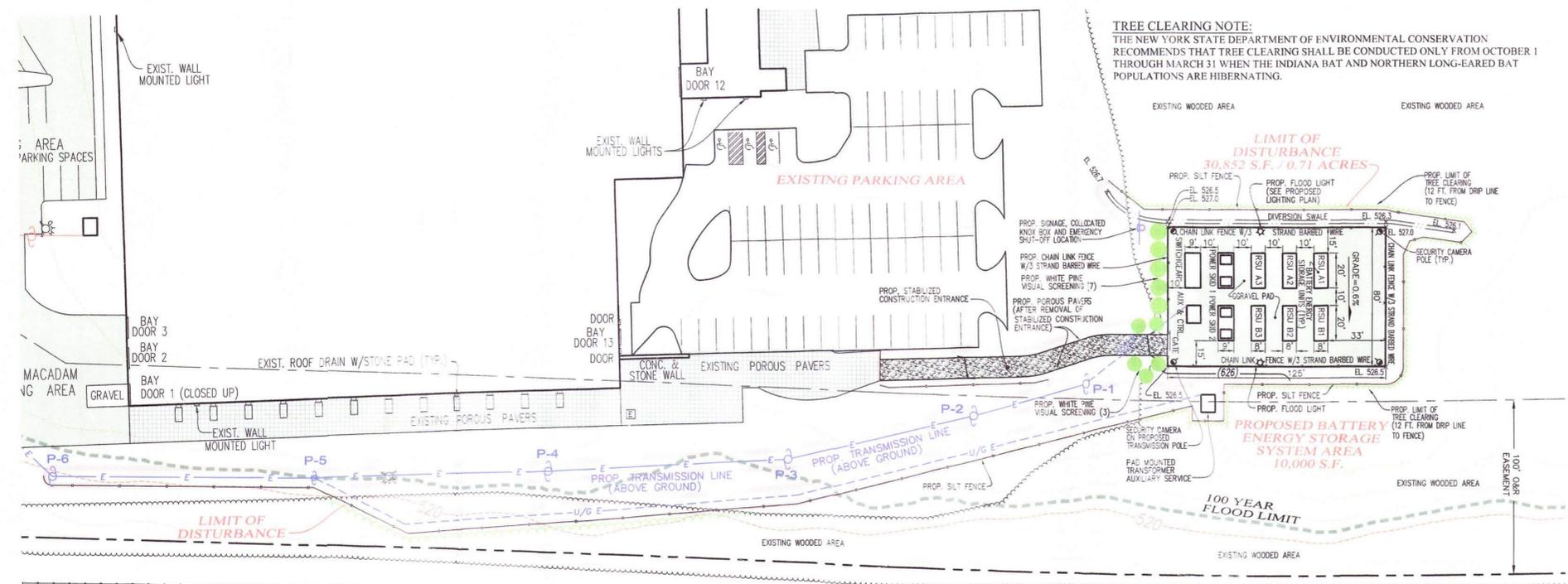
DEED RESTRICTED AREA FOR WWTF LIBER 12090 PAGE 649



ELECTRICAL SERVICE TRANSMISSION PLAN
(SOURCE: ORANGE & ROCKLAND UTILITIES)
SCALE: 1"=80'



PROPOSED LIGHTING PLAN
SCALE: 1"=20'
(SEE ENLARGED SITE & SEDIMENT & EROSION CONTROL PLAN FOR DETAILS)



ENLARGED SITE & SEDIMENT & EROSION CONTROL PLAN
SCALE: 1"=40'

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ELECTRICAL SERVICE TRANSMISSION PLAN
ENLARGED SITE & SEDIMENT & EROSION CONTROL PLAN
PROPOSED LIGHTING PLAN
PROPOSED BATTERY ENERGY STORAGE SYSTEM AREA
PREPARED FOR

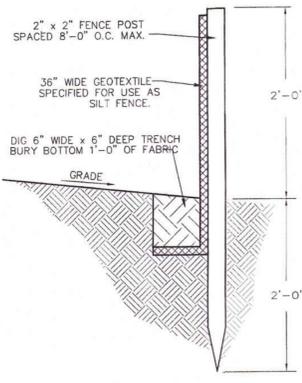
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CONVERGENT
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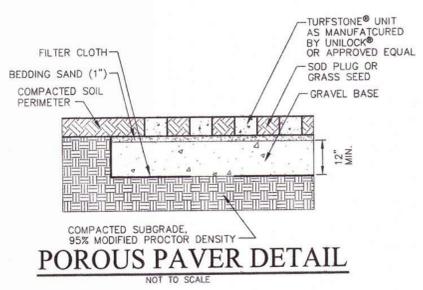
SCALE: AS NOTED	DATE: 03-31-20	JOB NO. 3121	SHEET NO. 2 OF 3
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FENCE PROPERTIES	MINIMUM VALUE	STANDARD
GRAB TENSILE STRENGTH (LBS)	90	ASTM 1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
MULEN BURST STRENGTH (PSI)	190	ASTM D3786
PUNCTURE STRENGTH (LBS)	40	ASTM D751 (MODIFIED)
SLURRY FLOW RATE (GAL./MIN./SF)	0.3	
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE CW-02215
ULTRAVIOLET RADIATION STABILITY (%)	90	ASTM G-26
SLOPE STEEPNESS	MAXIMUM FENCE SPACING (FT)	
2:1	50	
3:1	75	
4:1	125	
5:1	175	
FLATTER THAN 5:1	200	

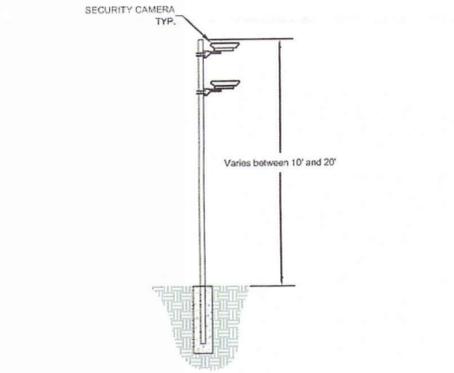


- NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. ALL SILT FENCES SHALL RUN PARALLEL TO THE CONTOUR OF THE LAND.
 4. ALL SILT FENCING SHALL MEET THE MINIMUM REQUIREMENTS AS STATED UNLESS OTHERWISE NOTED AND APPROVED BY THE BUILDING INSPECTOR AND ENGINEER.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN "BUBBLES" DEVELOP IN THE SILT FENCE.

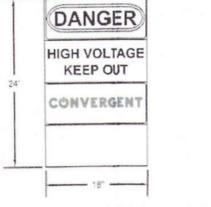
FILTER FABRIC SILT FENCE DETAIL
NOT TO SCALE



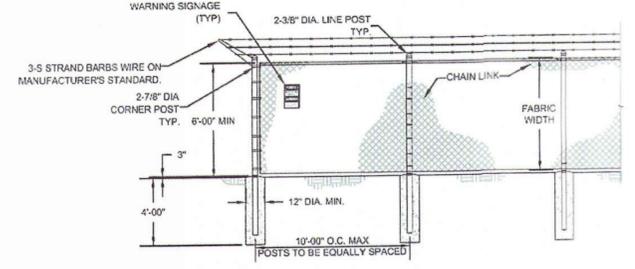
POROUS PAVER DETAIL
NOT TO SCALE



SECURITY CAMERA POLE DETAIL
NOT TO SCALE

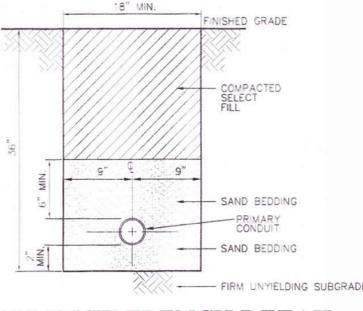


WARNING SIGNAGE
NOT TO SCALE

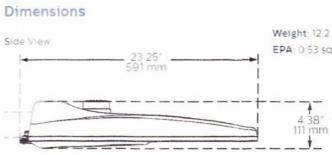


1. CHAIN LINK SHALL BE 2" MESH NO. 9 GAGE WHERE SECURITY FASTENED TO LINE POSTS AND RAILS WIRE FASTENERS AND THE CLIPS SHALL BE NO. 11 GAGE.
2. WIRE CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL.
3. CHAIN LINK FENCE TO BE FITTED WITH UV-RESISTANT MESH FABRIC. COLOR PER CUSTOMER REQUEST.
4. ELECTRICAL SAFETY SIGNAGE TO BE PLACED ALONG PERIMETER.

CHAIN LINK FENCE DETAIL
NOT TO SCALE



CONDUIT TRENCH DETAIL
NOT TO SCALE



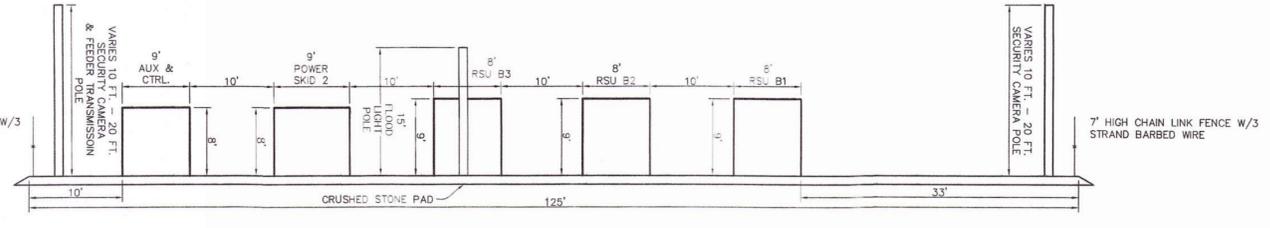
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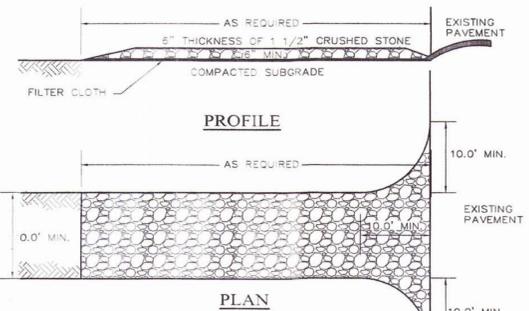
Bottom View

MANUFACTURER: SIGNIFY LUMED
LUMINAIRE CATALOG: RFM-1654R4B4K-02-4
LUMINAIRE: ROADFOCUS LED COBRA HEAD - MEDIUM (RPM), 48 LEDs, 4000K C
LAMP: (3) LEDGNE ARRAYS DRIVEN AT 1050MA

SIGNIFY ROADFOCUS LED COBRA HEAD LUMINAIRE DETAIL
NOT TO SCALE

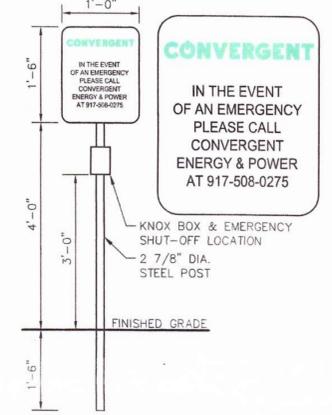


ELEVATION VIEW - PROPOSED BATTERY ENERGY STORAGE SYSTEM AREA
SCALE: 1"=10'

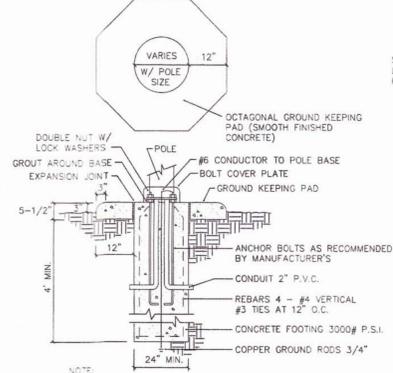


- CONSTRUCTION SPECIFICATIONS:**
1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC R.O.W.
 2. A CRUSHED STONE VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHERE A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. THE BLANKET SHALL BE COMPOSED OF 6" DEPTH OF 1-1/2" CRUSHED STONE.
 3. A FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 4. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE WIPED ACROSS THE ENTRANCE IF PAVING IS IMPRACTICAL. A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

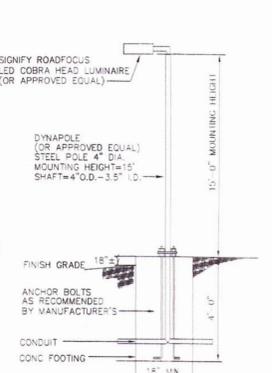
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



PROPOSED SIGNAGE & COLLOCATED KNOX BOX DETAIL
NOT TO SCALE



FLOOD LIGHT FOOTING DETAIL
NOT TO SCALE



FLOOD LIGHT DETAIL
NOT TO SCALE

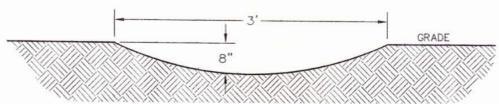
SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. SILT FENCE BARRIERS TO BE INSTALLED PRIOR TO CONSTRUCTION.
2. DISTURBANCE TO BE LIMITED TO NECESSARY GRADING ON ROADS, BUILDING LOCATIONS, DRIVEWAYS AND IN AREAS AS CALLED OUT FOR IN THE PLANS.
3. TEMPORARY SEEDING WITH ANNUAL RYE GRASS OR OTHER RAPID GROWING MIXTURE TO BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN ONE MONTH AS FOLLOWS:
 - A. LOOSEN SEEDS BY DISCING TO 4" DEPTH.
 - B. FERTILIZE WITH 400 LBS. PER ACRE PERENNIAL RYE GRASS.
 - C. SEED WITH 20 LBS. PER ACRE PERENNIAL RYE GRASS.
 - D. MULCH WITH 90 LBS. PER ACRE STRAW, BOUND IN PLACE WITH 200 GALLONS PER ACRE CUTBACK ASPHALT (RC-70).
4. ALL DISTURBED AREAS TO BE MULCHED TO PREVENT EROSION, THE CONTRACTOR SHALL COMPLY WITH ALL REQUESTS OF THE VILLAGE ENGINEER OR BUILDING INSPECTOR DURING CONSTRUCTION WITH REGARD TO EROSION CONTROL DEVICES.
5. EROSION CONTROL MEASURES TO REMAIN IN PLACE AND BE MAINTAINED BY CONTRACTOR UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

CONSTRUCTION SEQUENCE

1. ERECT SNOW FENCING AROUND TREES, STRUCTURES, AND OTHER FEATURES TO BE PROTECTED.
2. CONSTRUCT SILT FENCE BARRIERS DOWNSLOPE OF ALL AREAS TO BE DISTURBED.
3. CLEAR AND GRUB VEGETATION IN AREAS TO BE REGRADED.*
4. PERFORM GRADING, EXCAVATION, CONSTRUCTION OF PARKING AREAS, BUILDINGS, UTILITIES, PAVING, ETC..
5. MAINTAIN SILT FENCE BARRIERS AND OTHER MEASURES IN PROPER CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. AS CONSTRUCTION PROCEEDS, ALL DISTURBED AREAS SHALL BE PLANTED, SEEDS, OR PAVED IN A TIMELY MANNER TO PREVENT UNNECESSARY EROSION. ONCE DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED, SILT FENCE, TEMPORARY BERMS, TEMPORARY SWALES, ETC. SHALL BE REMOVED.
7. ADDITIONAL SILT FENCE BARRIERS OR OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OR BUILDING INSPECTOR.

*THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION RECOMMENDS THAT TREE CLEARING SHALL BE CONDUCTED ONLY FROM OCTOBER 1 THROUGH MARCH 31 WHEN THE INDIANA BAT AND NORTHERN LONG-EARED BAT POPULATIONS ARE HIBERNATING.



DIVERSION SWALE SECTION
NOT TO SCALE

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REVISIONS

SITE DETAILS

PROPOSED BATTERY ENERGY STORAGE SYSTEM AREA
PREPARED FOR



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AS NOTED	03-31-20	3121	3 OF 3