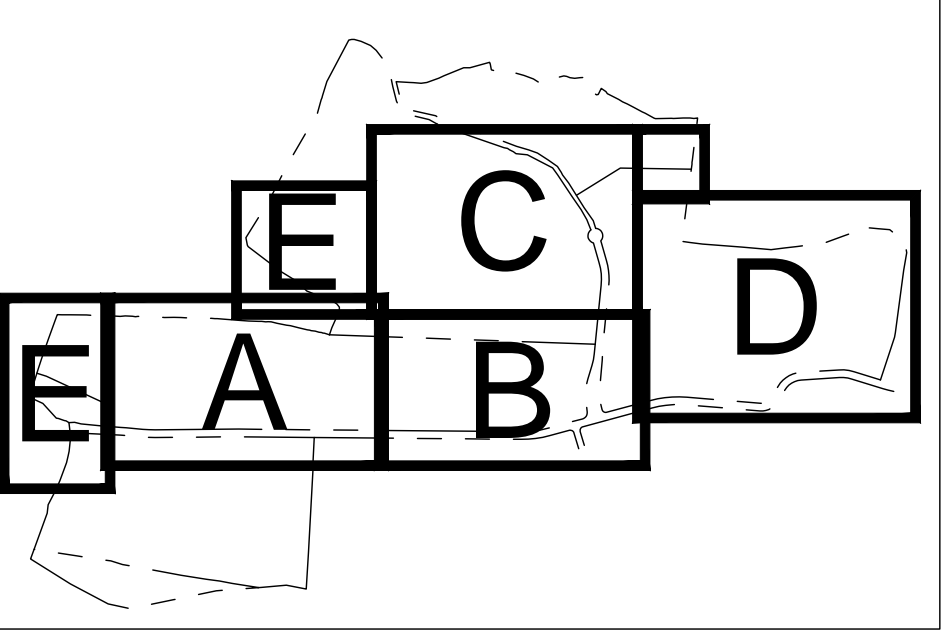


PARKING AND LOADING TABLE								
DESCRIPTION	BUILDING SIZE (SF)	ANTICIPATED EMPLOYEES (1 EMPLOYEE / 1,695 SF ON MAXIMUM SHIFT) (SEE NOTE 1 & 2)	TOWN PARKING REQUIREMENT (SPACE / 1.5 EMPLOYEE ON MAXIMUM SHIFT)	PARKING PROVIDED			LOADING DOCKS AND TRAILER SPACES	
				PROPOSED	LANDBANKED	TOTAL PROVIDED	LOADING DOCKS	TRAILER PARKING
BUILDING A	303,100	179	120	119	131	250	56	19
BUILDING B	618,000	365	244	240 (SEE NOTE 3)	271	511 (SEE NOTE 3)	120	115
TOTAL	921,100	544	363	359 (SEE NOTE 3)	402	761 (SEE NOTE 3)	176	134
TOTAL PROVIDED								
310								

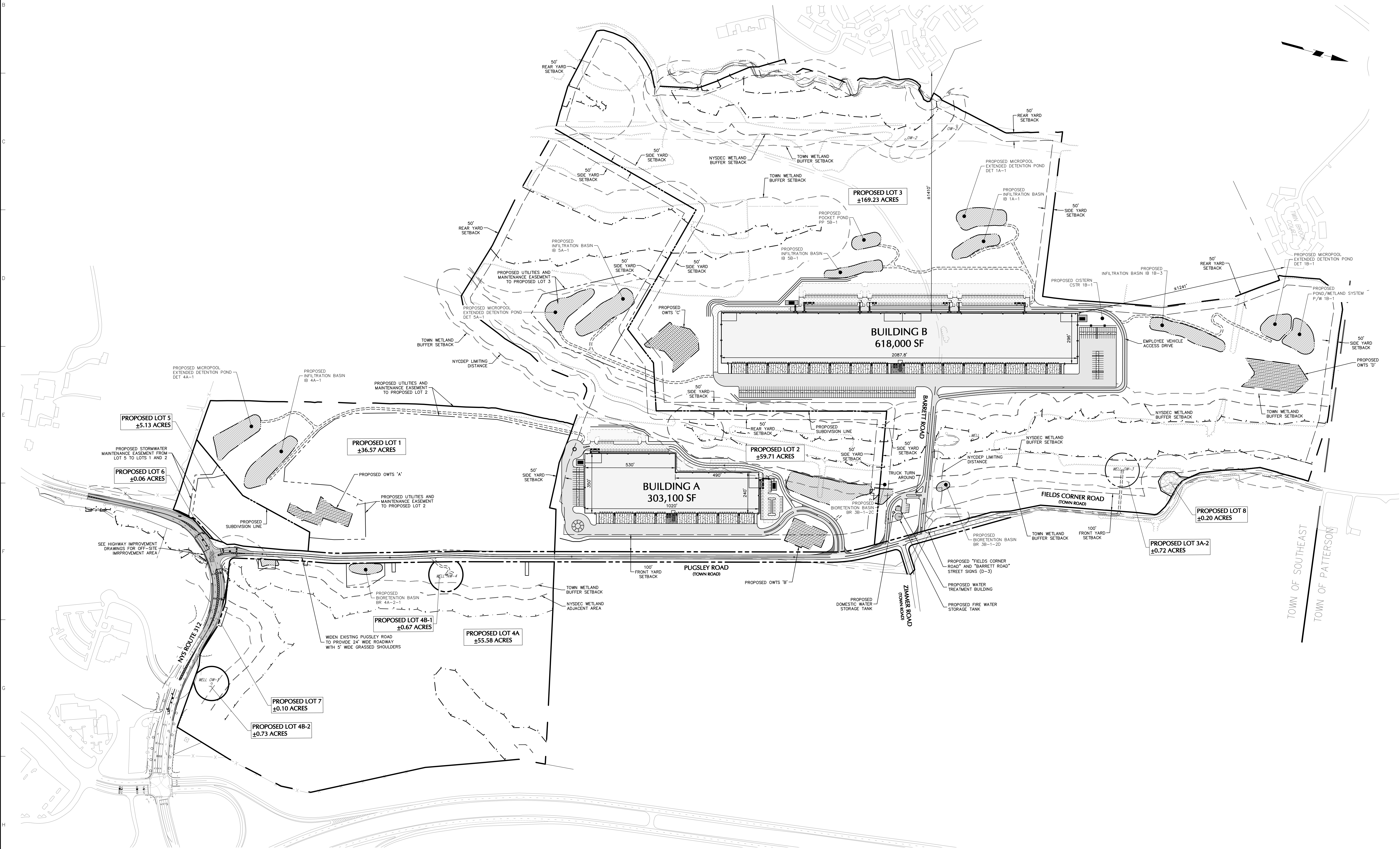
NOTES:  
1. THE ANTICIPATED NUMBER OF EMPLOYEES IS BASED ON THE RATIO OF EMPLOYEES TO SQUARE FEET OF FLOOR AREA ON THE MAXIMUM SHIFT PUBLISHED BY ENERGYSTAR.GOV FOR TYPICAL WAREHOUSE SPACE. NEW CONSTRUCTION HIGHLY MECHANIZED WAREHOUSE SPACES TYPICALLY HAVE LOWER EMPLOYEE DENSITIES.  
2. SEPTIC AREAS HAVE BEEN CONSERVATIVELY SIZED FOR THE POTENTIAL DAILY EMPLOYEE TOTALS UTILIZING THE NYSDEC PUBLICATION "NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", DATED MARCH 5 2014. THE PUBLICATION ALLOWS FOR A 20 PERCENT REDUCTION FROM THE 15 GALLONS PER DAY (GPD) RECOMMENDATION FOR LOW FLOW EQUATING TO A DESIGN FLOW RATE OF 12 GPD PER EMPLOYEE.  
3. BUILDING A: 375 EMPLOYEES (4,500 GPD REQUIRED)  
BUILDING B: 665 EMPLOYEES (7,980 GPD REQUIRED)  
TOTAL: 1040 EMPLOYEES  
4. THE FIVE (5) PARKING SPACES PROPOSED ADJACENT TO THE WATER TREATMENT BUILDING, WITHIN THE FENCED AREA, HAVE NOT BEEN INCLUDED IN THE PROPOSED PARKING SUPPLY.



KEY MAP  
SCALE: 1" = 1,500'

LEGEND	
	EXISTING/PROPOSED PROPERTY LINE
	PROPOSED SUBDIVISION LINE
	ADJACENT PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING NYSDOT WETLAND BUFFER
	EXISTING TOWN WETLAND BUFFER
	EXISTING NYSDOT LIMITING DISTANCE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING POINT
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING TREE AND DESIGNATION
	EXISTING TREE TO BE REMOVED
	PROPOSED HYDRANT
	PROPOSED UTILITY POLE
	PROPOSED BUILDING LINE
	PROPOSED WATER STORAGE TANK LINE
	PROPOSED SITE CURB
	PROPOSED MOUNTING CURB
	PROPOSED FLUSH CURB
	PROPOSED NYSDOT CURB
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SAND/SILT LINE
	PROPOSED 24' WIDE WHITE STOP LINE
	PROPOSED 2-4' WIDE YELLOW LINES 8' O.C.
	PROPOSED ARROW MARKING ON PAVEMENT
	PROPOSED WORD MARKING ON PAVEMENT
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES TO BE "LANDBANKED"
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED HEAVY DUTY SITE PAVEMENT
	PROPOSED LIGHT DUTY SITE PAVEMENT
	PROPOSED NYSDOT PAVEMENT
	PROPOSED CONCRETE APRON
	PROPOSED TOWN ROAD PAVEMENT
	PROPOSED LANDBANKED PAVEMENT
	PROPOSED MAINTENANCE ACCESS ROAD
	PROPOSED PERMEABLE PAVEMENT SECTION
	PROPOSED RETAINING WALL WITH FENCE IN N. TOP OF WALL (DESIGNED BY ARCO)
	PROPOSED RETAINING WALL (DESIGNED BY ARCO)
	PROPOSED GUIDE RAIL
	PROPOSED BOX BEAM GUIDE RAIL
	PROPOSED FENCE
	PROPOSED POLE MOUNTED LIGHTING STANDARD
	PROPOSED WALL MOUNTED LIGHTING STANDARD
	TRAFFIC SIGN LOCATION & DESIGNATION
	EXISTING FEATURE TO BE REMOVED

NOTES  
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEYS PREPARED BY BADEY & WATSON, SURVEYING AND ENGINEERING, P.C.  
2. LEGEND IS DEPICTED ON DRAWING C-105.



10/14/2022	REV. FOR NYSDOT SUBMISSION	3
03/25/2022	REV. PER TOWN COMMENTS	2
03/07/2022	REV. PER TOWN COMMENTS	1
Date	Description	No.
Revisions		

200	0	100	200
SCALE IN FEET			
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.			

STATE OF NEW YORK	11/7/2022
Signature	Date
PROFESSIONAL ENGINEER	LEED-AP
PROFESSIONAL LAND SURVEYOR	NY Lic. No. 081473

<b>LANGAN</b>	Project
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Project	Drawing Title
Lincoln Logistics Brewster	OVERALL SITE PLAN
TOWN OF SOUTHEAST NEW YORK	

Project No.	Drawing No.
190065201	C-100
Date	1/28/2022
Drawn By	JMSK
Checked By	CZ/MF

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