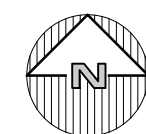


LOCATION MAP  
NOT TO SCALE



**SITE DATA:**

APPLICANT:

NESTLE WATERS NORTH AMERICA INC.  
900 LONG RIDGE ROAD  
STAMFORD, CT 06902-1138  
3775 CROMPOND ROAD  
TOWN OF YORKTOWN, NY  
C-4 COMMERCIAL  
BOTTLING WORKS  
SECTION 35.08, BLOCK 1, LOT 16  
1.9 +/- ACRES  
PUBLIC SEWERS  
PUBLIC WATER FACILITIES

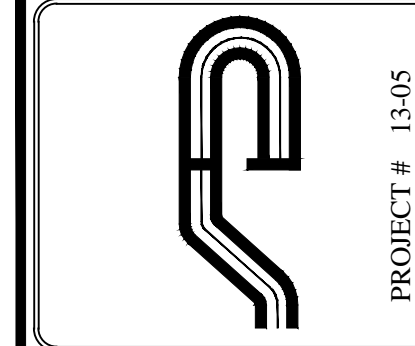
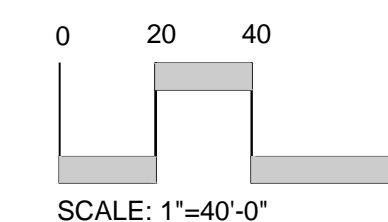
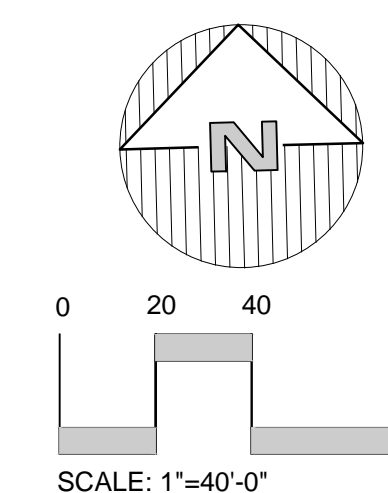
PROJECT LOCATION:

EXISTING TOWN ZONING:  
PROPOSED USE:  
TOWN TAX MAP DATA:  
SITE AREA :  
SEWAGE FACILITIES:  
WATER FACILITIES:



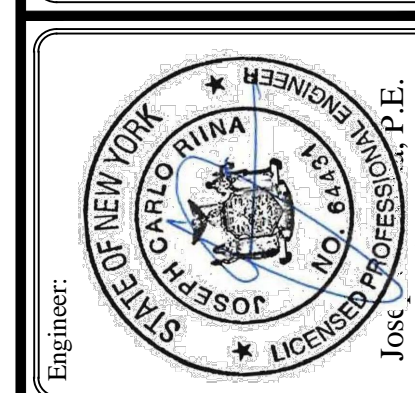
# VICINITY AERIAL VIEW

SCALE: 1" = 40'



PROJECT # 13-05

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Revisions:	No.	Date	Comments
	1.	1-22-20	Parking rev.
	2.	2-13-20	Parking rev - Light
	3.	3-02-20	Landscape - Light

SCALE: 1" = 40'  
DRAWN BY: TK  
DATE: 1-10-20

**PROPOSED  
PARKING PLAN &  
SITE  
IMPROVEMENTS**

SITE PLAN  
PREPARED FOR  
**NESTLE WATERS NORTH  
AMERICA, INC.**  
3775 CROMPOND ROAD  
Town of Yorktown  
Westchester County, NY

Sheet **T-1**

E:\2018\13-05\NESTLE - 3775 CROMPOND ROAD\ENGINEERING\CADD\CD 13-05\NESTLE - 3775 CROMPOND ROAD\DWG\13-05\NESTLE SITE PLAN 3.12.20.DWG 11/6/2017 2:10:52 PM

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**ZONING SCHEDULE:**

C-4, BUSINESS			
ZONING DISTRICT:	REQUIRED	PROVIDED	VARIANCE REQUIRED
<b>MINIMUM SIZE OF LOT:</b>			
MINIMUM LOT AREA:	NONE	84,249 SF	NONE
MINIMUM LOT WIDTH:	25 FT.	451 FT. +/-	NONE
MINIMUM LOT DEPTH:	100 FT.	195 FT.	NONE
<b>MINIMUM YARD DIMENSIONS:</b>			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	15 FT.	25.5 FT.	NONE
REAR YARD SETBACK:	30 FT.	26.2'	PRE EXISTING
SIDE YARD SETBACK:	NONE*	35 FT.	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	15 FT.	N/A	NONE
REAR YARD SETBACK:	30 FT.	N/A	NONE
SIDE YARD SETBACK:	NONE*	N/A	NONE
<b>MAXIMUM % OF LOT TO BE OCCUPIED:</b>			
BUILDING COVERAGE:	30% OF LOT AREA	29.6 % OF LOT AREA	NONE
<b>MAXIMUM HEIGHT:</b>			
PRINCIPAL BUILDING - FEET:	35 FEET	18 FT. +/-	NONE
ACCESSORY BUILDING - FEET:	20 FEET	N/A	NONE

\* NO SIDE YARD SETBACK REQUIRED, BUT IF PROVIDED SHALL BE 10'; IF USED AS ONE-WAY VEHICULAR ACCESS, SHALL BE 17'; TWO-WAY VEHICULAR ACCESS, 25'; IF ADJOINS AN "R" DISTRICT, SHALL BE 50'.

**ZONING REGULATION NOTES:**

- PARKING PLAN APPROVAL IS REQUIRED IN ACCORDANCE WITH § 300-179 THROUGH 300-182 AND 300-183 THROUGH 300-186.
- SEPERATE STRUCTURES LESS THAN 500 SF SHALL NOT BE PERMITTED.

**PARKING SCHEDULE**

REQUIRED PARKING:	1 SPACE PER 2 EMPLOYEES
WHOLESALE DISTRIBUTION BUILDING:	35 EMPLOYEES @ 1 SPACE PER 2 EMPLOYEES = 18 SPACES
PROVIDED PARKING:	
EMPLOYEE PARKING:	20 SPACES
ROUTE TRUCK PARKING:	37 SPACES
HANDICAP PARKING:	1 SPACES
TOTAL PROVIDED PARKING:	55 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

**LEGEND:**

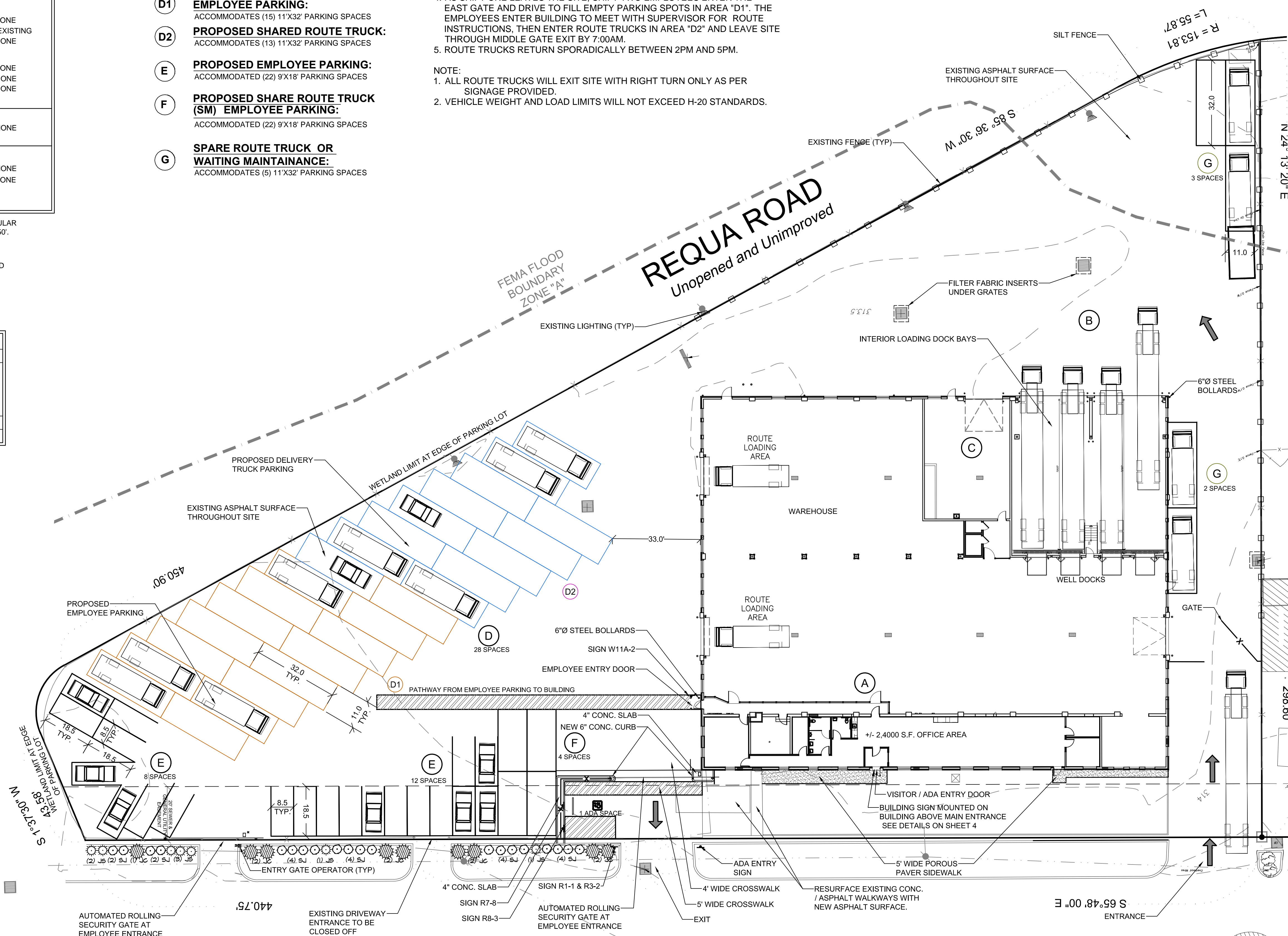
- (A) PROPOSED NEW OFFICE SPACE:**  
± 3,683 SQ. FT.
- (B) WELL DOCKS:**  
(4) TRAILERS
- (C) FLEET SHOP:**  
(1) TRUCK
- (D1) PROPOSED SHARED ROUTE TRUCK / EMPLOYEE PARKING:**  
ACCOMMODATES (15) 11'X32' PARKING SPACES
- (D2) PROPOSED SHARED ROUTE TRUCK:**  
ACCOMMODATES (13) 11'X32' PARKING SPACES
- (E) PROPOSED EMPLOYEE PARKING:**  
ACCOMMODATED (22) 9'X18' PARKING SPACES
- (F) PROPOSED SHARE ROUTE TRUCK (SM) EMPLOYEE PARKING:**  
ACCOMMODATED (22) 9'X18' PARKING SPACES
- (G) SPARE ROUTE TRUCK OR WAITING MAINTENANCE:**  
ACCOMMODATES (5) 11'X32' PARKING SPACES

**DAILY VEHICLE TRAFFIC PATTERN:**

- TRACTOR TRAILER DELIVERIES ARRIVING BETWEEN 8PM TO 2PM AND ARE OFF LOADED TO LEAVE BY 6AM. NO MORE THAN FOUR TRUCKS PER DAY.
- WHILE DELIVERIES ARE OFF LOADED FROM TRACTOR TRAILERS, THE ROUTE TRUCKS ARE STOCKED INSIDE THE BUILDING, TWO AT A TIME. AFTER EACH ROUTE TRUCK IS STOCKED IT IS PARKED IN AREA "D" FACING OUT.
- PRIOR TO 6AM SHIFT ONE EMPLOYEES ARRIVE THROUGH THE EAST GATE AND FILL PARKING SPACES IN AREA "E". EMPLOYEES ENTER BUILDING TO MEET WITH SUPERVISOR FOR ROUTE INSTRUCTIONS, THEN ENTER ROUTE TRUCKS IN AREA "D1" AND LEAVE SITE THROUGH MIDDLE GATE EXIT BY 6:30AM.
- AS SHIFT ONE LEAVES THE SITE, SHIFT TWO EMPLOYEES ENTER THE EAST GATE AND DRIVE TO FILL EMPTY PARKING SPOTS IN AREA "D1". THE EMPLOYEES ENTER BUILDING TO MEET WITH SUPERVISOR FOR ROUTE INSTRUCTIONS, THEN ENTER ROUTE TRUCKS IN AREA "D2" AND LEAVE SITE THROUGH MIDDLE GATE EXIT BY 7:00AM.
- ROUTE TRUCKS RETURN SPORADICALLY BETWEEN 2PM AND 5PM.

**NOTE:**

- ALL ROUTE TRUCKS WILL EXIT SITE WITH RIGHT TURN ONLY AS PER SIGNAGE PROVIDED.
- VEHICLE WEIGHT AND LOAD LIMITS WILL NOT EXCEED H-20 STANDARDS.

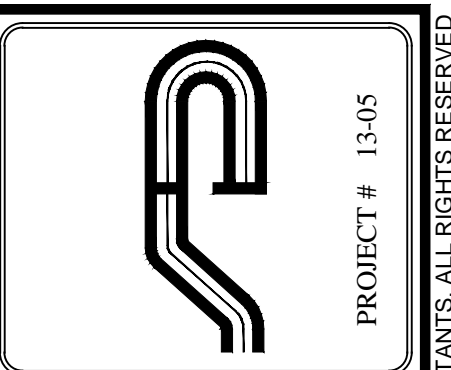


**PLANT SCHEDULE**

CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
SHRUB	JC	9	JUNIPERUS CHINENSIS 'OLD GOLD'	OLD GOLD JUNIPER	3 GAL.	CONT.
	JS	7	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	3 GAL.	CONT.
	SJ	20	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	3 GAL.	CONT.

**NOTE:**  
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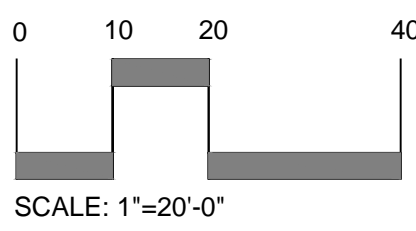
Revisions:	No.	Date	Comments
	1.	1-22-20	Parking rev. - Light
	2.	2-13-20	Parking rev. - Light
	3.	3-02-20	Landscape - Light

SCALE: 1" = 20'  
DRAWN BY: TK  
DATE: 1-10-20

**PROPOSED PARKING PLAN & SITE IMPROVEMENTS**

**NESTLE WATERS NORTH AMERICA, INC.**  
3775 CROMPOND ROAD  
Town of Yorktown  
Westchester County, NY

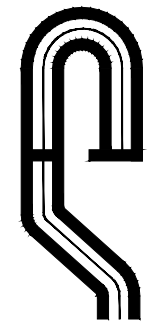
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www.digalertnetwork.com



E:\2018\18-06\NESTLE - 3775 CROMPOND ROAD\ENGINEERING\CADD\18-06\NESTLE - 3775 CROMPOND ROAD\DWG\18-06\NESTLE SITE PLAN 2.10.20.DWG, 11/6/2017 2:10:52 PM

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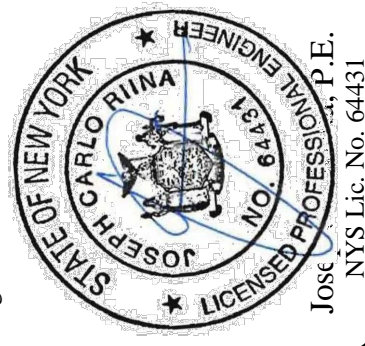




PROJECT # 13-05

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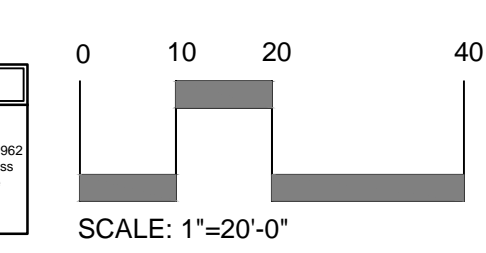
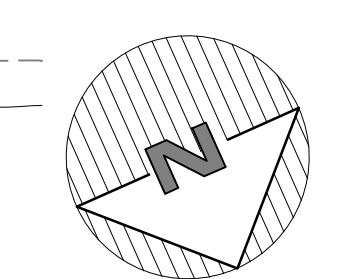
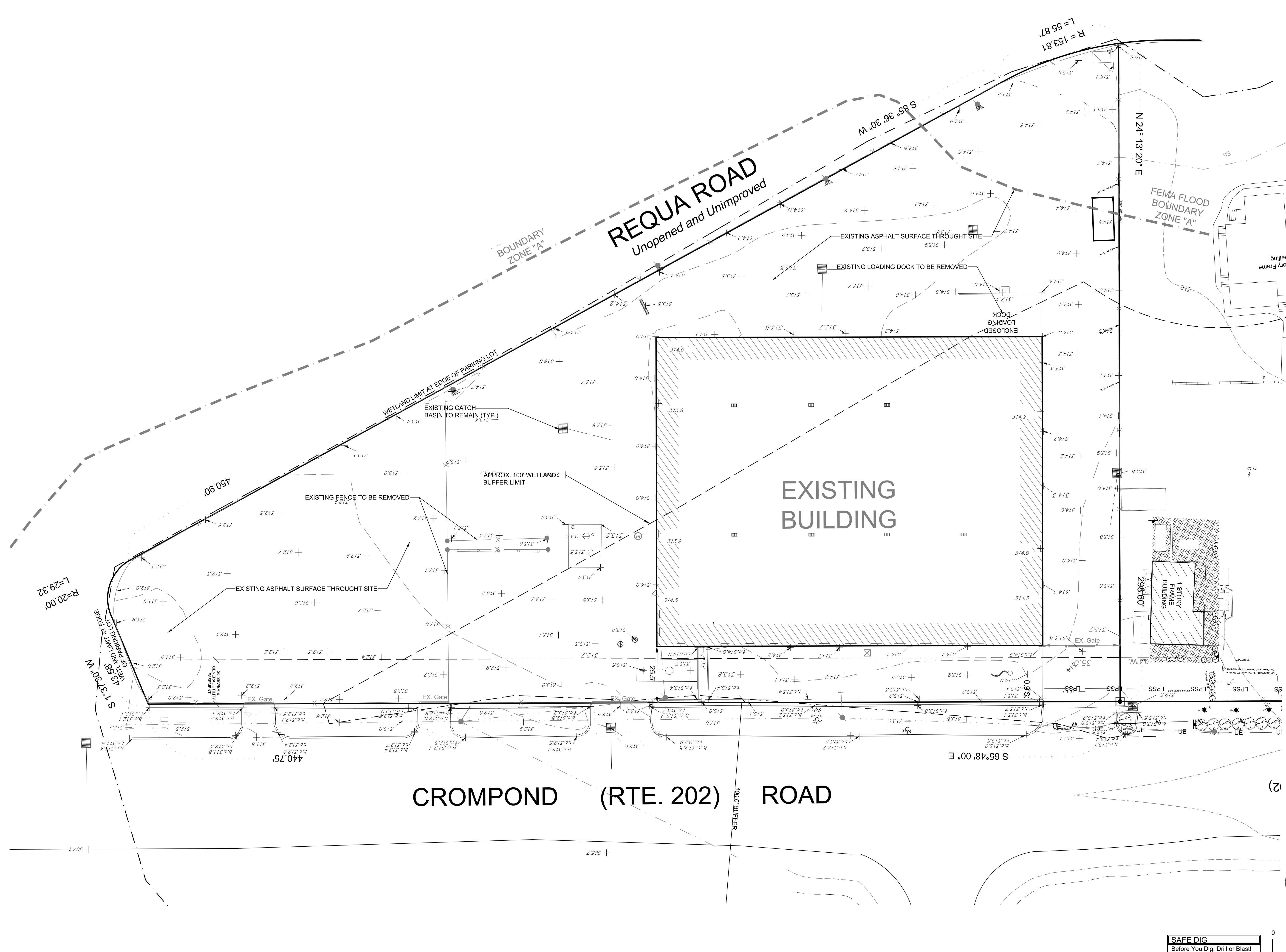


Revisions:	No.	Date	Comments
	1	1-22-20	Parking rev.
	2	2-13-20	Parking rev. - Light
	3	3-02-20	Landscape - Light

SCALE:	1" = 20'
DRAWN BY:	TK
DATE:	1-10-20

## EXISTING CONDITIONS & REMOVALS PLAN

SITE PLAN PREPARED FOR  
**NESTLE WATERS NORTH AMERICA, INC.**  
3775 CROMPOND ROAD  
Town of Yorktown  
Westchester County, NY



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**EIKO**  
BOX FLOOD LIGHT

**DESCRIPTION**  
The BOX fixture is an ideal flood light for square box configurations in outdoor wet area applications, because from its yoke mounting allows for direct replacement of traditional technologies, saving energy and installation time.

**FEATURES**  
• Easy installation  
• NEMA 7 Wet Location  
• Built in 7-pin NEMA protocol receptacle  
• Includes mounting lip  
• 1/2 O.D. for accessories

**LISTINGS**  
• UL Listed for wet locations  
• NEMA 7 Rated  
• Design Lights Consortium Premium Qualified - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance

**PERFORMANCE**  
• Rated Lifetime: 100,000 Hours  
• 5000K CCT  
• CR: 70+

**ELECTRICAL**  
• Input voltage: 120-277V  
• 0-10V Dimming (to 100%)  
• Power Factor > 0.99  
• THD < 20%

**THERMAL**  
• -40°F up to 104°F (-40°C up to 40°C) operating temperature

**CONSTRUCTION**  
• Die-cast aluminum heat sink for low weight and thermal performance  
• UV resistant polycarbonate optical lens  
• Durable powder coating for corrosion resistance  
• Stainless steel hardware

**WARRANTY**  
• 5-year limited warranty, see eiko.com for warranty details

**ORDERING INFORMATION**  
EXAMPLE: BOX-65/50/7x10-U-D-Y-BZ

Model	Package	CR	CCT	Voltage	Dimming	Distribution	Mount	Finish
BOX 65H Flood Light	750W, 7500lm, 50W 1500W, 15000lm, 100W 3000W, 30000lm, 200W	70+	5000K	120-277V	0-10V Dimming	84x84, NEMA 7x10x10 (200W)	Y-1046	BZ, Bronze

**PERFORMANCE SUMMARY**

Order Code	Item #	Watts	Minimal Luminaires	CCT	CR	Volts	Photometric HET	DLC
10824	BOX1-75/50W/7x10-U-D-BZ	75W	3.00	5000K	70+	120-277V	Up to 520W	✓
10825	BOX1-150/50W/7x10-U-D-BZ	150W	10.00	5000K	70+	120-277V	Up to 520W	✓
10826	BOX2-255/150W/7x10-U-D-BZ	150W	20.00	5000K	70+	120-277V	Up to 400W	✓
10828	BOX2-310/220W/7x10-U-D-BZ	220W	31.00	5000K	70+	120-277V	Up to 1000W	✓

**AVAILABLE ACCESSORIES**

Order Code	Item #	Description
10827	BOX-15P-BZ	BOX1-15P 150W/7x10-U-D-BZ
10842	FCI-4000	Flashing Ring 120-240V/15A
10841	FCI-4305-U	PhotoCell Triac 120-277V/2A
10842	FCI-4305-U	PhotoCell Triac 120-277V/2A
10843	FCI-4305-U	PhotoCell Triac 120-277V/2A
10844	FCI-4305-U	PhotoCell Triac 120-277V/2A
10845	FCI-4305-U	PhotoCell Triac 120-277V/2A
10846	FCI-4305-U	PhotoCell Triac 120-277V/2A
10847	FCI-4305-U	PhotoCell Triac 120-277V/2A
10848	FCI-4305-U	PhotoCell Triac 120-277V/2A
10849	FCI-4305-U	PhotoCell Triac 120-277V/2A
10850	FCI-4305-U	PhotoCell Triac 120-277V/2A

**DISTRIBUTION**

BOX1-75/50W/7x10  
BOX1-150/50W/7x10  
BOX2-255/150W/7x10  
BOX2-310/220W/7x10

**DIMENSIONS**

**Luminaire Schedule**

Symbol	Qty	Label	Description	Arrangement	LLF
14	4	BOX1-150/50W/7x10-U-D	EIKO-BOX FLOOD LIGHT 80W	SINGLE	0.950
5	5	XCPL400-50KUN45	HERCULES G2 300W 5000K 45D	SINGLE	0.950
9	9	XCPL400-50KUN45	HERCULES G2 400W 5000K 45D	SINGLE	0.950
2	2	XCPL400-50KUN15	EIKO-BOX FLOOD LIGHT 50W	SINGLE	0.950

**Numeric Summary**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Illuminance	Fc	7.43	64.4	0.5	14.88	128.80	
Pedestrian Walkway	Fc	7.99	16.1	4.7	1.70	3.43	

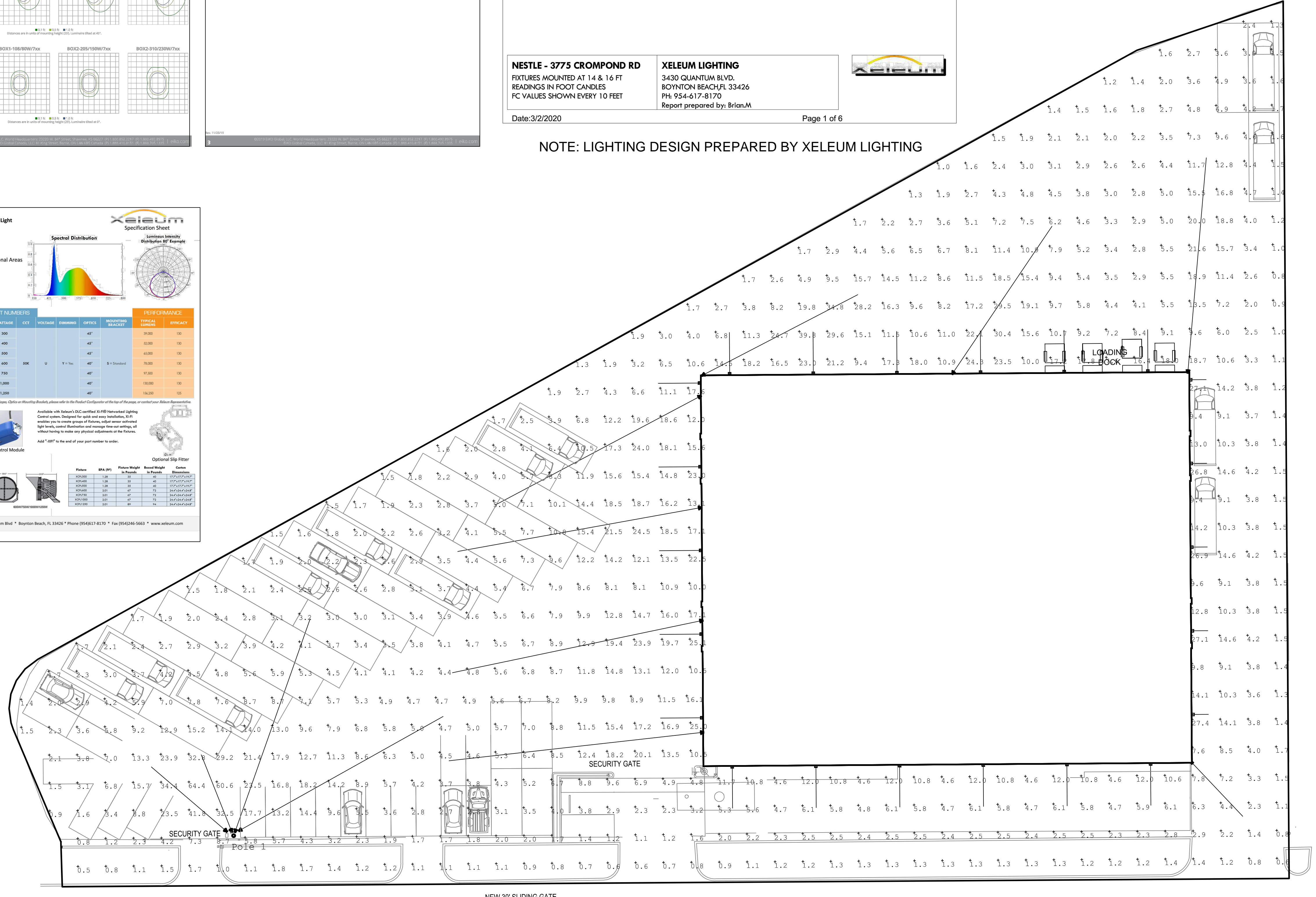
\*Highlighted Calc (RED): FC < 2

**NESTLE - 3775 CROMPOD RD**  
FIXTURES MOUNTED AT 14 & 16 FT  
READINGS IN FOOT CANDLES  
FC VALUES SHOWN EVERY 10 FEET

**XELEUM LIGHTING**  
3430 QUANTUM BLVD.  
BOYNTON BEACH, FL 33426  
PH: 954-617-8170  
Report prepared by: Brian M.

Date: 3/2/2020 Page 1 of 6

NOTE: LIGHTING DESIGN PREPARED BY XELEUM LIGHTING



**Xeleum Specification Sheet**  
Hercules G2 Series LED Power Light

**Product Features**  
• Various Wattages from 300-1200W  
• 130 lm/W and higher  
• 240° adjustable bracket  
• >100,000 hours TM-21 LED life  
• IP66 Rated  
• Standard beam angle - 45° (15° & 80° optional)  
• Dimmable  
• UL 1588 Certified  
• 5-Year Warranty

**Adjustable angle 240°**

**Fixture Specifications**

POWER FACTOR	VOLTAGE	CR	MATERIAL	CERTIFICATION	WORKING TEMP	SURGE PROTECTION
>0.95	100-277 VAC (480 Optional)	>75	Powder Coated Aluminum	CE / ETL / RoHS / DLC	-22°F to 122°F	200V

**PRODUCT CONFIGURATION**

WATTAGE	CCT	VOLTAGE	DIMMING	OPTICS	MOUNTING BRACKET
300	Standard CCT	120-277VAC	Y = Yes	Standard	Y = Standard
400	400K ± 500K ±	Standard	N = No	45° Standard	C = Cutting
600	Standard CCT	120-277VAC	N = No	15° & 80° Optional	
750	400K ± 500K ±	Standard	N = No	45° Standard	
1,000	400K ± 500K ±	Standard	N = No	15° & 80° Optional	
1,200	Standard CCT	120-277VAC	N = No	45° Standard	

Example: XCPL 600-50KUN45

RoHS CE ETL LISTED MW MEAN WELL OSRAM

Xeleum Lighting, LLC 3430 Quantum Blvd • Boynton Beach, FL 33426 • Phone (954)617-8170 • Fax (954)246-5663 • www.xeleum.com

**Hercules G2 Series LED Power Light**

**Applications**  
• Stadiums  
• Airports  
• School and Park Recreational Areas  
• Tennis Courts  
• Exhibition Halls  
• Large Construction Areas  
• Refineries

**Spectral Distribution**

**Luminaire Efficacy Example**

**STANDARD ORDERING PART NUMBERS**

PART NUMBER	WATTAGE	CCT	VOLTAGE	DIMMING	OPTICS	MOUNTING BRACKET	TYPICAL EFFICACY	EFFICACY
XCPL300-50KUN45	300	400K	120-277V	Y = Yes	Standard	Y = Standard	100.00	100
XCPL400-50KUN45	400	400K	120-277V	Y = Yes	Standard	Y = Standard	100.00	100
XCPL600-50KUN45	600	400K	120-277V	Y = Yes	Standard	Y = Standard	100.00	100
XCPL750-50KUN45	750	400K	120-277V	Y = Yes	Standard	Y = Standard	100.00	100
XCPL1000-50KUN45	1,000	400K	120-277V	Y = Yes	Standard	Y = Standard	100.00	100
XCPL1200-50KUN45	1,200	400K	120-277V	Y = Yes	Standard	Y = Standard	100.00	100

**Dimensions**

Fixture	Wattage	Power Weight	Mount Height	Center
XCPL300	300	1.2	10	100.00
XCPL400	400	1.2	10	100.00
XCPL600	600	1.2	10	100.00
XCPL750	750	1.2	10	100.00
XCPL1000	1000	1.2	10	100.00
XCPL1200	1200	1.2	10	100.00

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Engineer: Joseph C. Riina, P.E.  
NYS Lic. No. 64431

Revisions:

No.	Date	Comments
1	1-22-20	Parking rev.
2	2-13-20	Parking rev. - Light
3	3-02-20	Landscape - Light

SCALE: 1" = 20'

DRAWN BY: RMS

DATE: 2-13-20

**LIGHTING PLAN**

SITE PLAN PREPARED FOR  
**NESTLE WATERS NORTH AMERICA, INC.**  
3775 CROMPOD ROAD  
Town of Yorktown Westchester County, NY

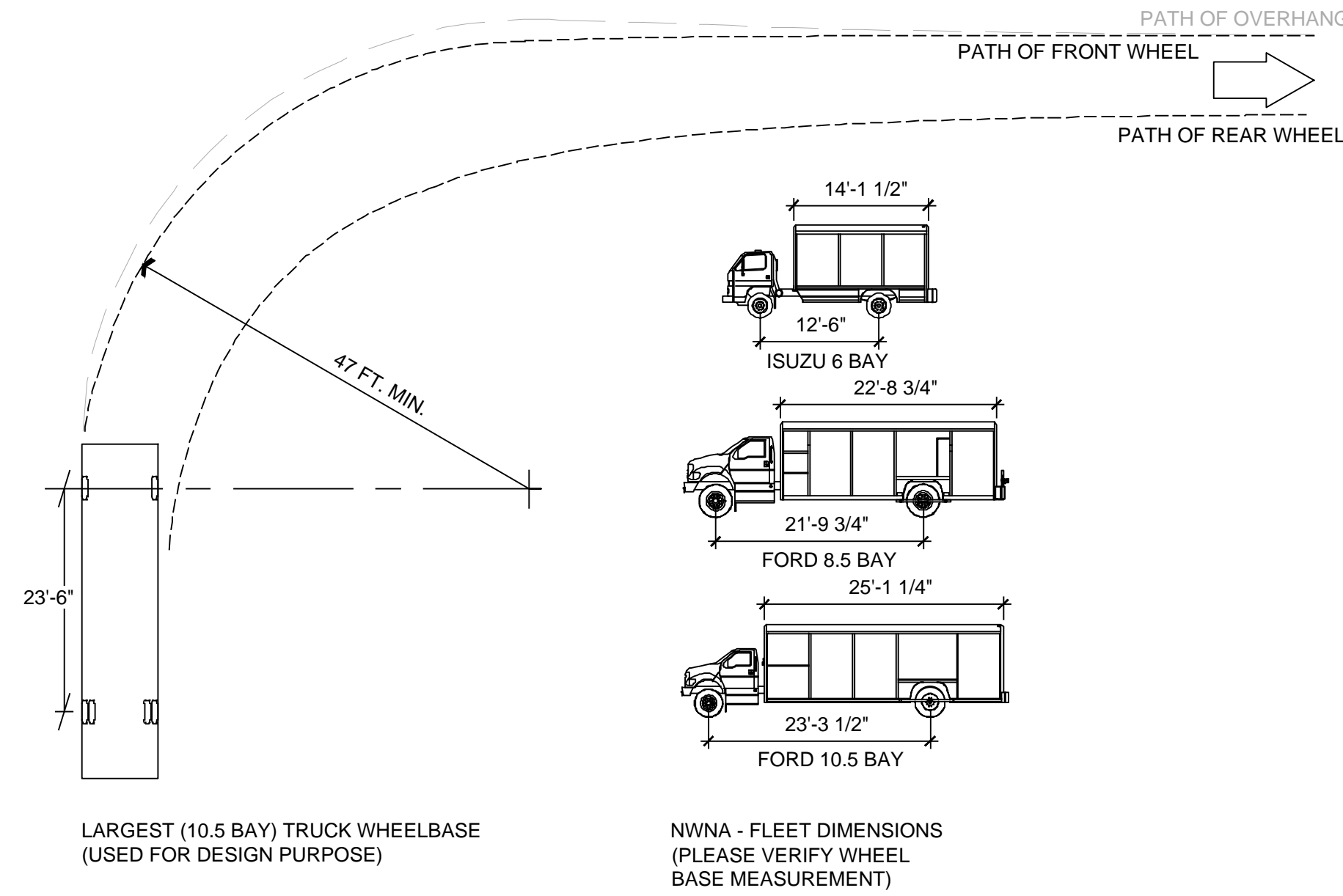
Sheet 3 of 6

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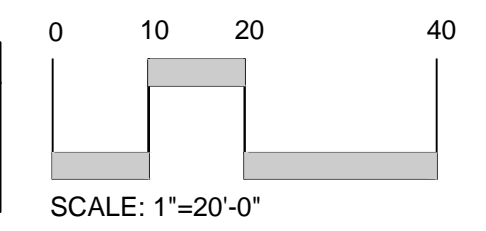
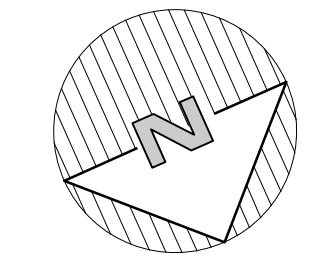
**ROUTE TRUCK INFORMATION**  
NOT TO SCALE

NWNA - FLEET DIMENSIONS  
(PLEASE VERIFY WHEEL  
BASE MEASUREMENT)

**REQUA ROAD**  
Unopened and Unimproved

EXISTING  
BUILDING

**CROMPOND (RTE. 202) ROAD**

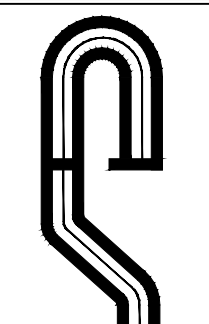


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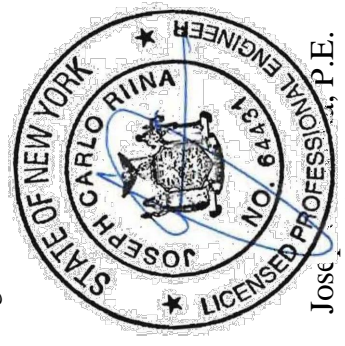


PROJECT # 13-05

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Engineer:  
Joseph Carlo Rithia, P.E.  
NYS Lic. No. 64431

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Revisions:	No.	Date	Comments
	1.	1-22-20	Parking rev. - Light
	2.	2-13-20	Parking rev. - Light
	3.	3-02-20	Landscape - Light

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SCALE: 1" = 20'	DRAWN BY: TK	DATE: 1-10-20
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**TRUCK TURNING MOVEMENTS**

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**SITE PLAN**  
 PREPARED FOR  
**NESTLE WATERS NORTH AMERICA, INC.**  
 3775 CROMPOND ROAD  
 Town of Yorktown Westchester County, NY

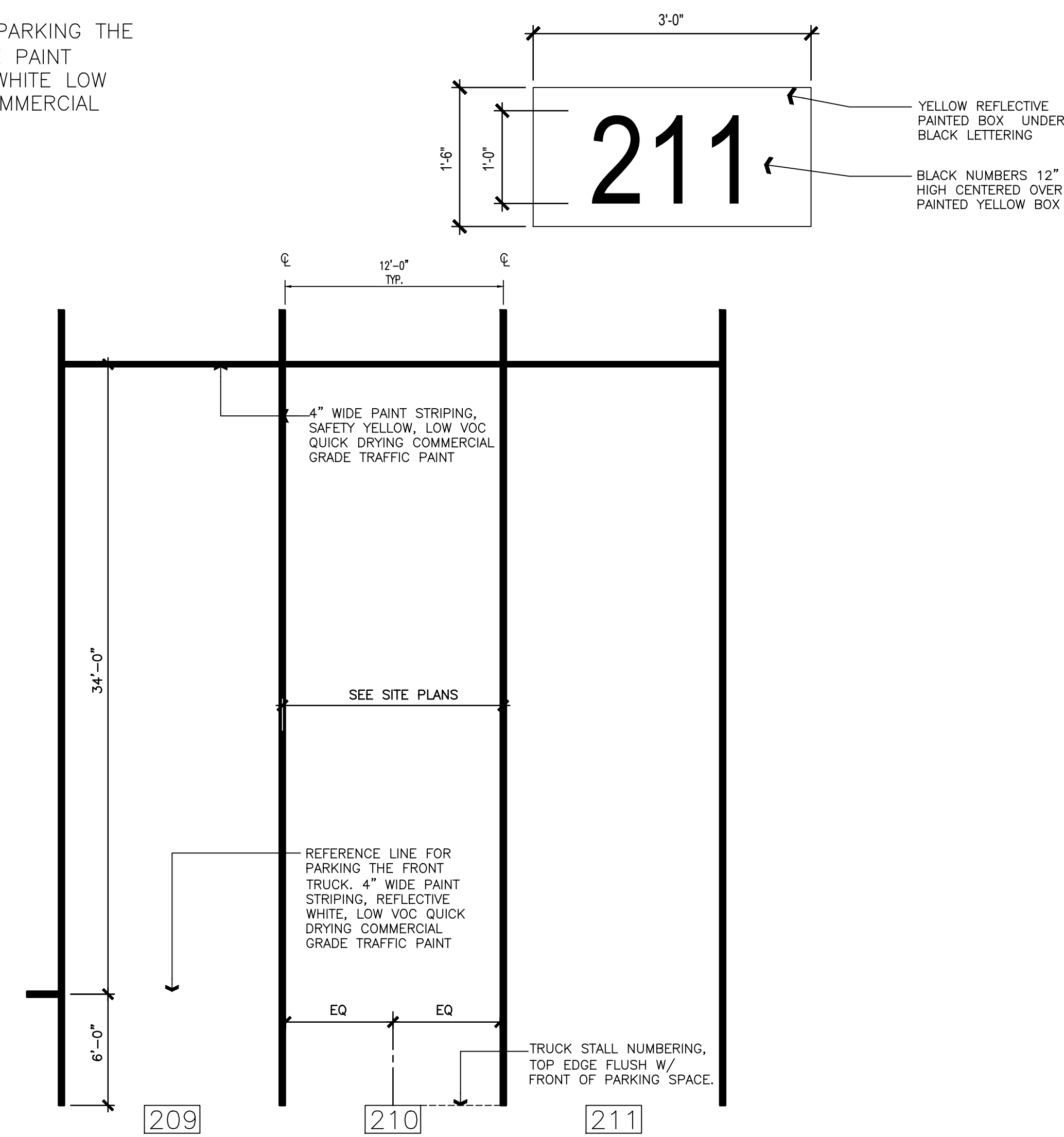
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Sheet 4 of 6

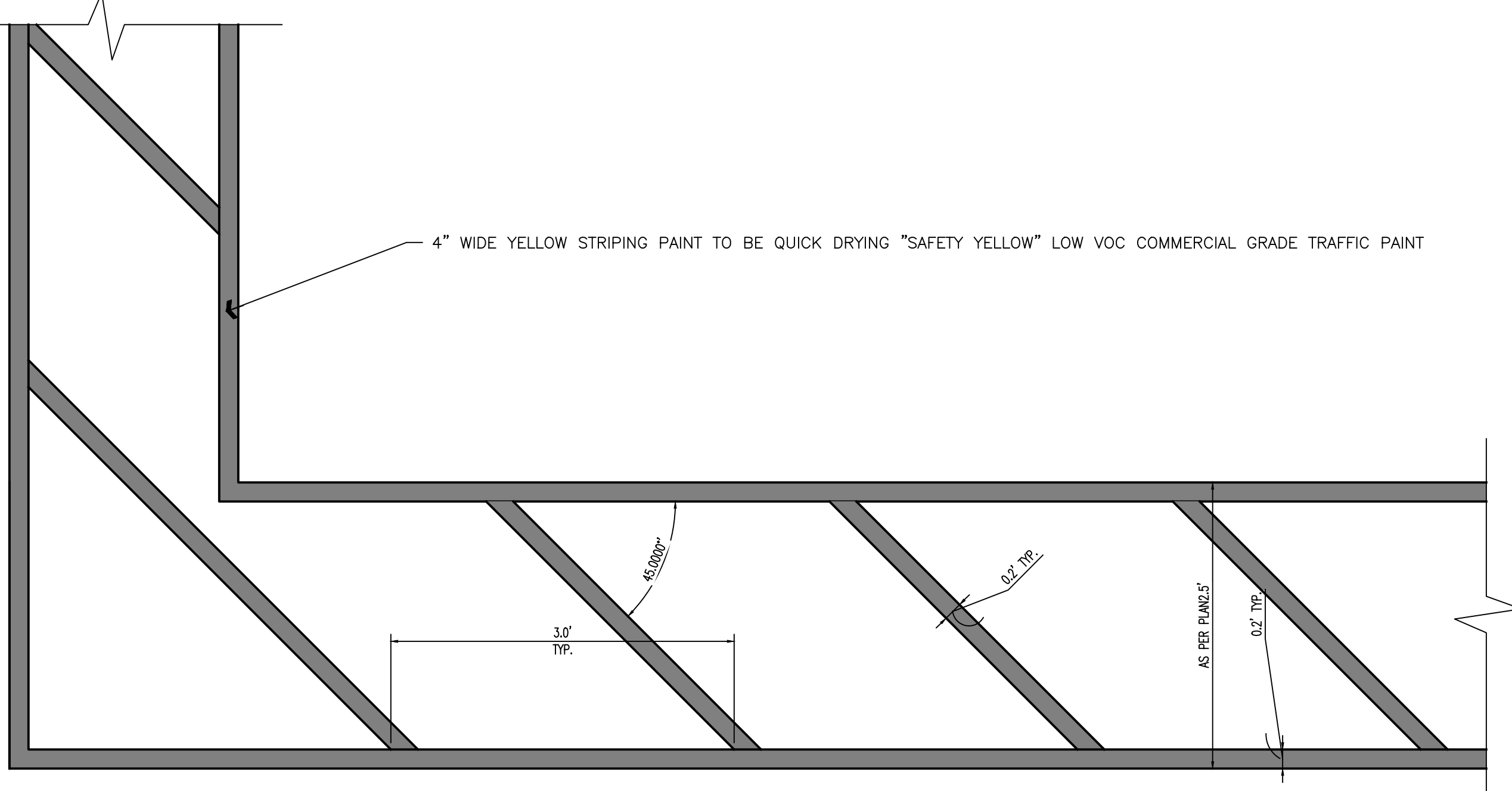
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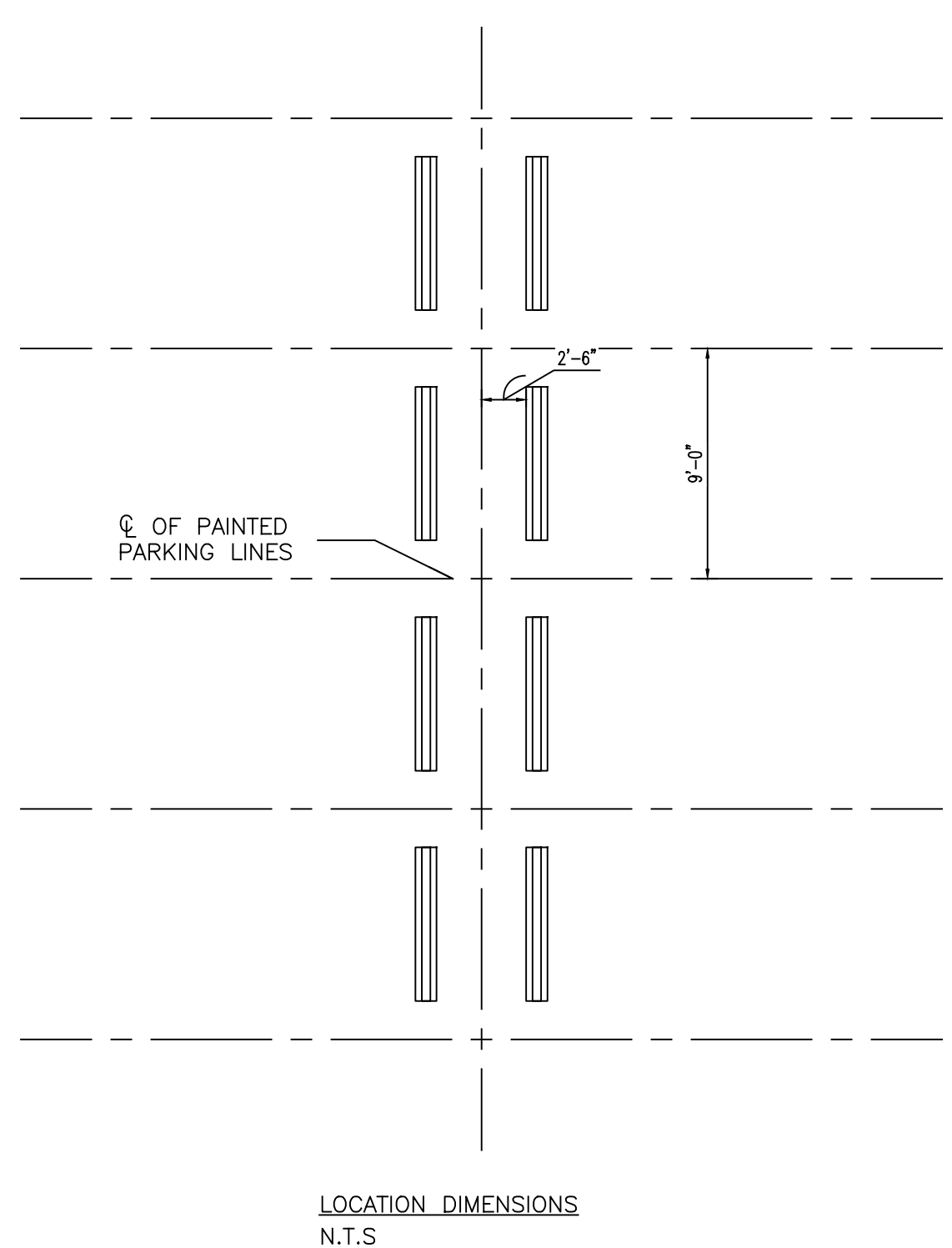
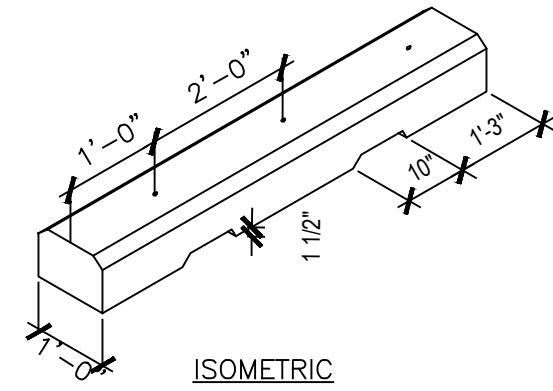
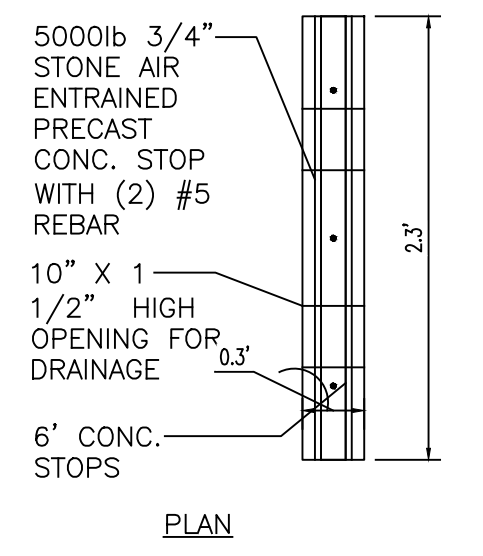
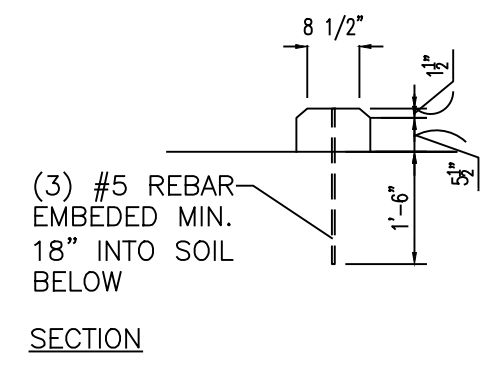
REFERENCE LINE FOR PARKING THE FRONT TRUCK. 4" WIDE PAINT STRIPING, REFLECTIVE WHITE LOW VOC QUICK DRYING COMMERCIAL GRADE TRAFFIC PAINT



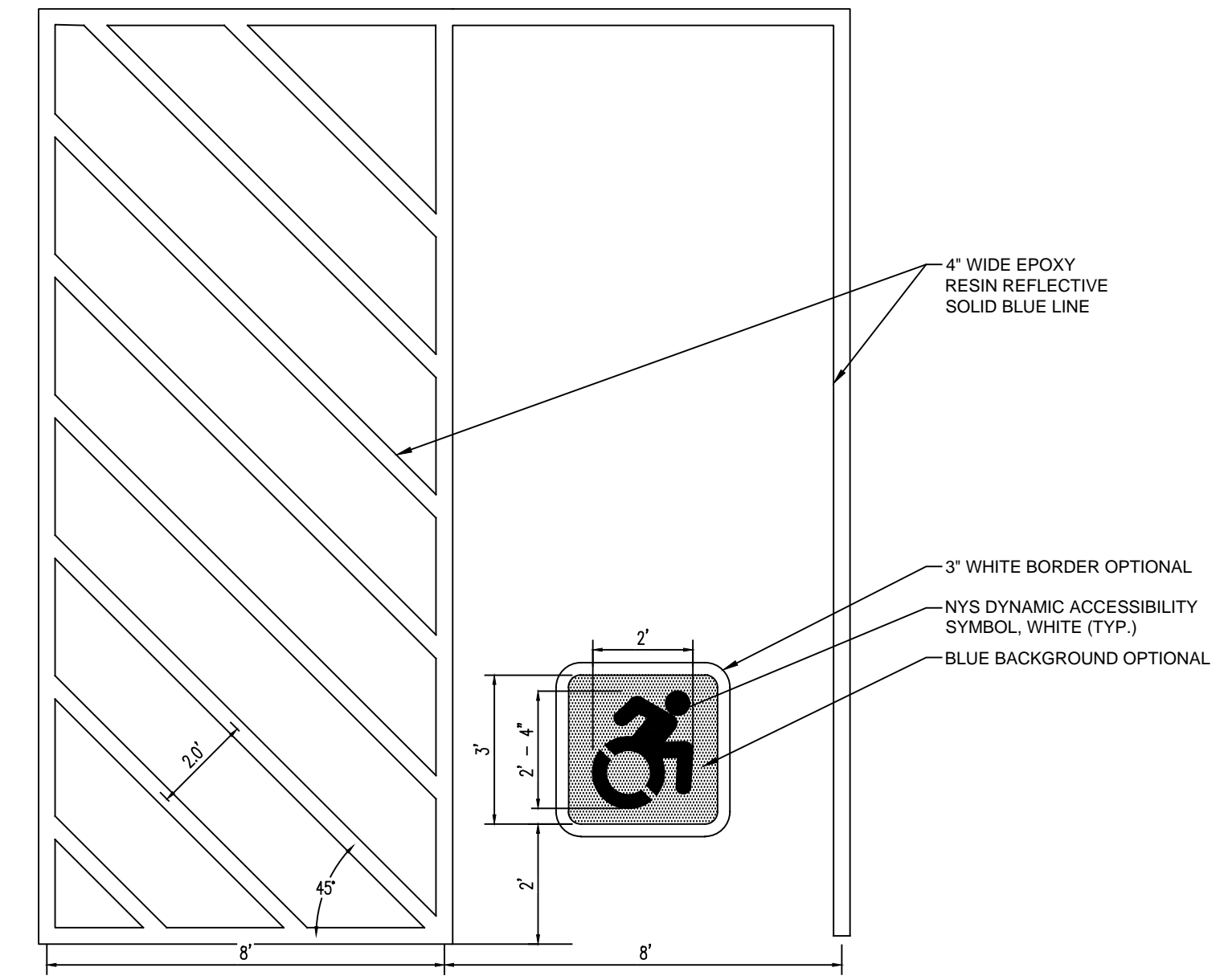
**P-1** TRUCK PARKING DIMENSION DETAIL NOT TO SCALE



**P-3** PEDESTRIAN CROSSWALK DETAIL NOT TO SCALE

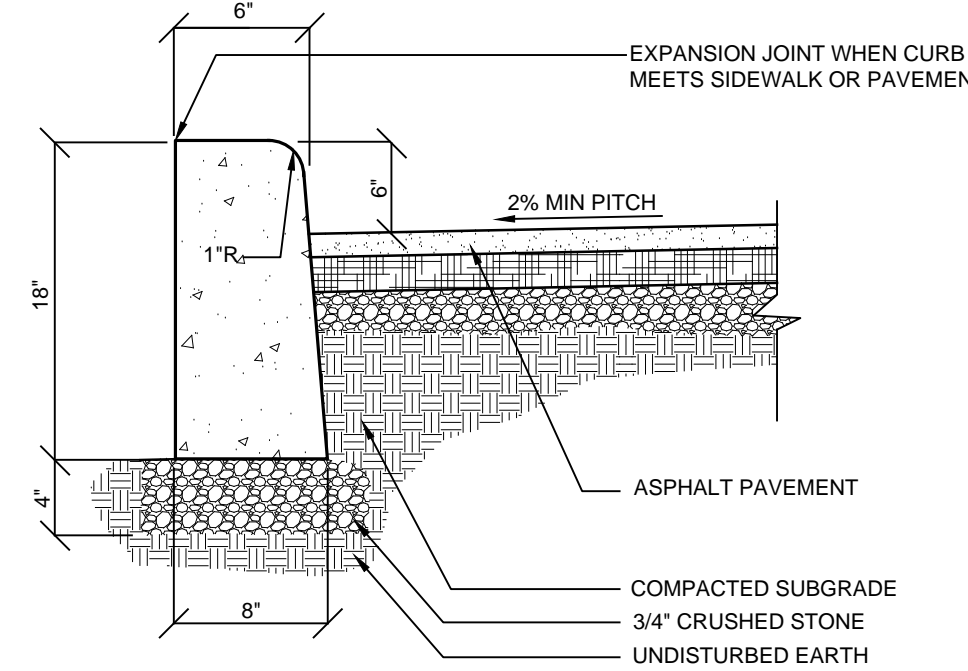


**P-2** PASSENGER VEHICLE WHEELSTOP AND PARKING DIMENSION DETAIL NOT TO SCALE



NOTE:  
1. Handicap parking spaces shall be located as shown on plan.

**P-4** ADA PARKING DETAIL NOT TO SCALE



NOTE:  
1. Provide 1/2" expansion joint in concrete curb every ten feet.  
2. Construct curb with class A concrete (3000 psi).

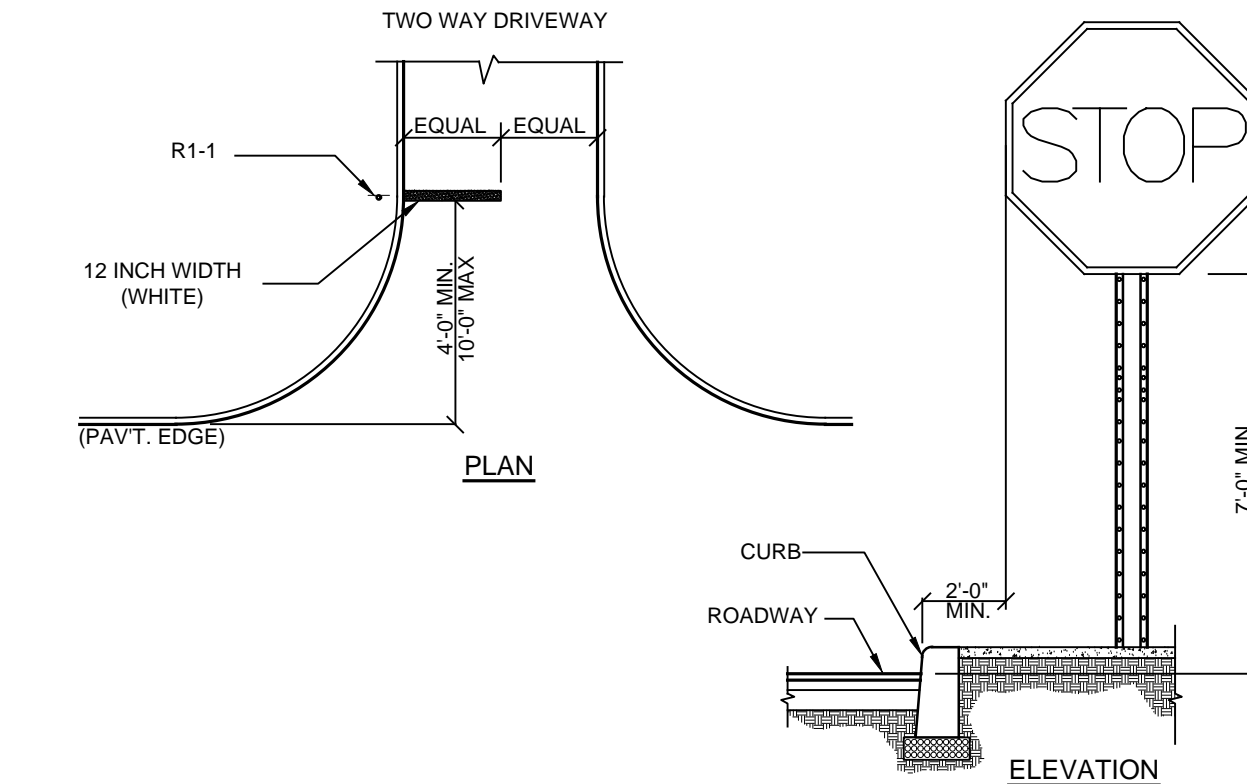
**R-1** CONCRETE CURB DETAIL NOT TO SCALE

SYMBOL	DESCRIPTION
GR. MT.	GROUND MOUNTED
B.M.T.	BUILDING MOUNTED
+ OR P	APPROXIMATE LOCATION OF SIGN

TYPICAL INSTALLATION GUIDELINES

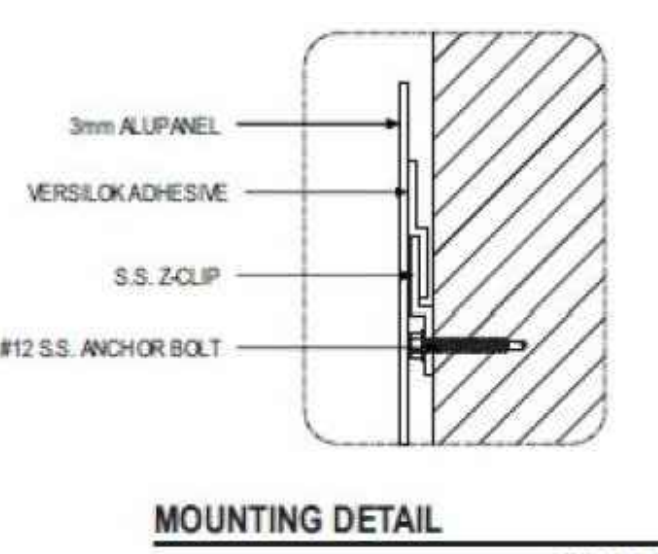
SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
STOP	R1-1	30" X 30"	GR. MT.
RESERVED PARKING	R7-8	12" X 18"	GR. MT.
WALKING PERSON	W11A-2	18" X 18"	GR. MT.
ONE WAY	R3-12 (L) R3-13 (R)	12" X 18"	GR. MT.
NO PARKING ANY TIME	P1-2 (SEE NOTE 4)	12" X 18"	B.M.T.
NO PARKING	R8-3	12" X 18"	GR. MT.
NO LEFT TURN	R3-2	24" X 24"	GR. MT.

6 am TO 6 pm

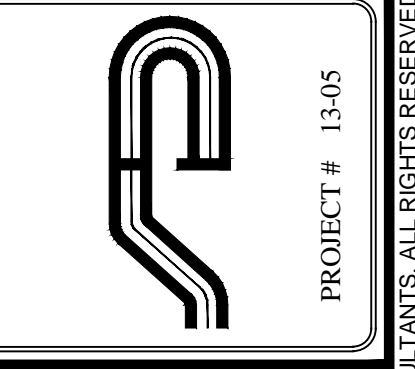


GENERAL NOTES:  
1. All signage shall be in accordance with the latest edition of the national MUTCD and the N.Y.S Supplement (MUTCD), September 2007, including the following:  
A. Letter size and series  
B. Legend and background color  
C. Reflectivity  
D. Size of sign  
2. The type of characters as specified in the standard specifications shall be as follows:  
MUTCD CODE LETTER TYPE OF CHARACTER  
G.I. TYPE IV  
R.P.W.M. TYPE IV OR V  
3. Sign locations as shown on plans are approximate. The Contractor shall relocate existing signs and install new signs in accordance with the MUTCD, latest edition. The Contractor shall contact the Town Engineer to discuss/resolve problem areas.  
4. Except where otherwise specified, parking signs shall be placed facing approaching traffic at an angle of between 30 and 45 degrees with the line of traffic flow. Parking signs shall be placed at each end of a regulation (single-headed arrows) and, within the regulation (double-headed arrows), at intervals not to exceed 200 ft.  
5. Where new signs are installed the Contractor shall affix a label to the back of the sign panel. This label will show the date of installation and identification numbers.  
6. Placement of W3-17 sign is prescribed in the General Municipal Law.

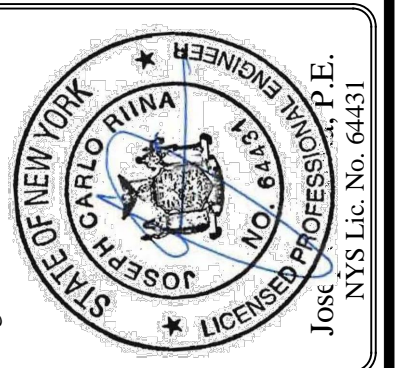
**SN-1** TRAFFIC SIGN DETAIL NOT TO SCALE



**R-2** READYREFRESH NESTLE DETAIL NOT TO SCALE



**Site Design Consultants**  
Civil Engineers • Land Planners  
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(914) 962-4488 - Fax: (914) 962-7386  
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Revisions:

No.	Date	Comments
1.	1-22-20	Parking rev.
2.	2-13-20	Parking rev. - Light
3.	3-02-20	Landscape - Light

SCALE: NTS

DRAWN BY: TK

DATE: 1-10-20

**PARKING AREA REHABILITATION DETAILS**

SITE PLAN PREPARED FOR  
**NESTLE WATERS NORTH AMERICA, INC.**  
3775 CROMPOD ROAD  
Westchester County, NY  
Town of Yorktown

E:\2018\18-05-NESTLE-3775 CROMPOD ROAD\ENGINEERING\CADD\CAD\18-05-NESTLE-SITE PLAN\2-D\DWG\_116\2018.116\2018.2.10.02.DWG

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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