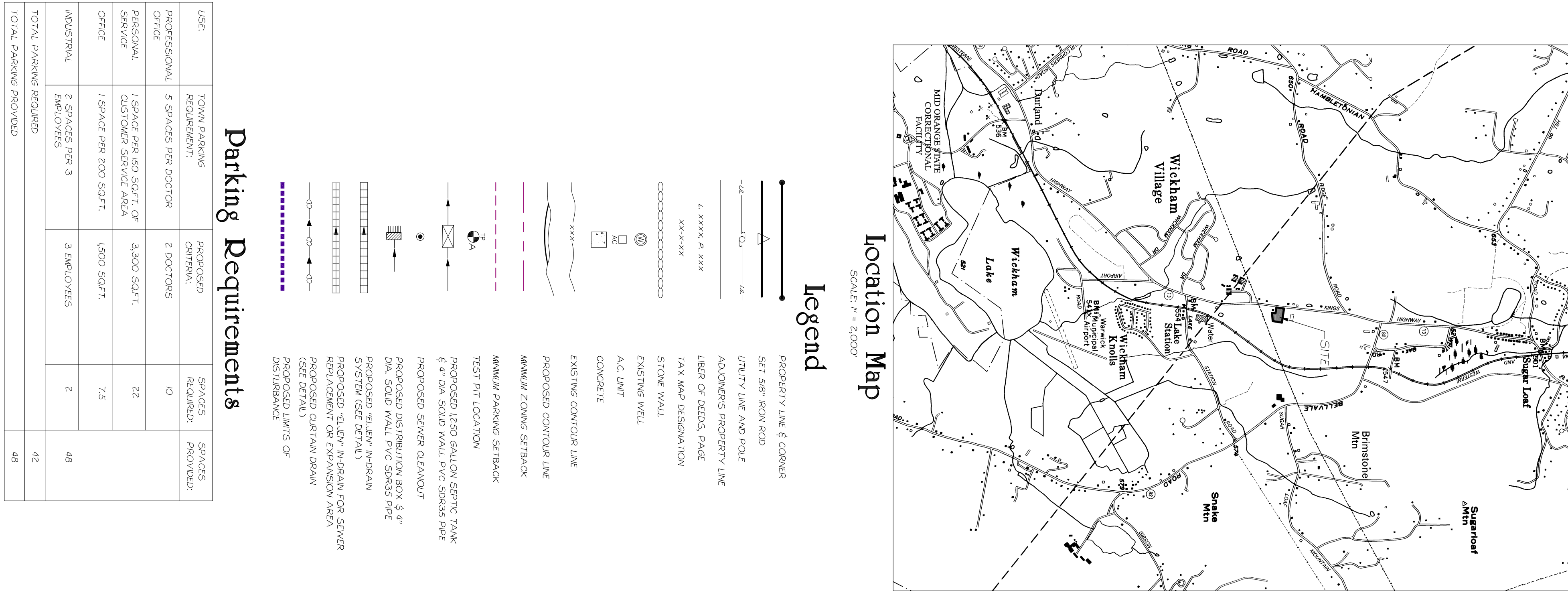


USE: MIXED USE

MINIMAL LOT AREA	RECEIVED F. 1965	RECOVERED F. 1965
MINIMAL LOT WIDTH	60'	60'
MINIMAL FRONT SETBACK	60'	65.9'
MINIMAL REAR SETBACK	50'	76.0'
MINIMAL SIDE SETBACK (COR.)	50'	71.4'
MINIMAL SIDE SETBACK (CORN.)	100'	150.0'
MINIMAL BUILDING HEIGHT	45'	≤45'
MINIMAL BUILDING COVERAGE	30%	15.02%



## Parking Requirements

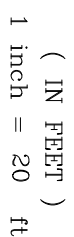
USE:	OWN PARKING REQUIREMENT:	PROPOSED CONTRA:	SPACES REQUIRED:	SPACES PROVIDED:
PROFESSIONAL OFFICE	5 SPACES PER DOCTOR	2 DOCTORS	10	
PERSONAL SERVICE OFFICE	1 SPACE PER 150 SQ.FT. OF CUSTOMER SERVICE AREA	3,300 SQ.FT.	22	
INDUSTRIAL	1 SPACE PER 200 SQ.FT.	1,500 SQ.FT.	7.5	
	2 SPACES PER 3 EMPLOYEES	3 EMPLOYEES	2	48
TOTAL PARKING REQUIRED			42	
TOTAL PARKING PROVIDED				48

## Notes:

- 1) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 2) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF KINGS HIGHWAY FOR USE AS A PUBLIC HIGHWAY.

## Parcel Information

TAX PARCEL:	17 - 1 - 101
AREA:	2.00 ACRES
REFERENCE:	LIBER 4029, PAGE 1235
RECORD OWNER:	LAKE STATION PLAZA, LLC 72 SLEEPY VALLEY WARWICK, NY 10990



"UNAUTHORIZED ALTERATION OR ADDITION TO A SLIPKEY MAY BEARING A LICENSED LAND SLIPKEY'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7203, SUBDIVISION 2, OF THE NYS VEHICLE AND TRAFFIC LAW. IF THIS SLIPKEY IS USED FOR ANY PURPOSE, SUCH AS EVIDENCE OF TITLE, THE SLIPKEY SHALL BE CONSIDERED A VOID, RALE COINER'S EMBOSSED SEAL SHALL BE IGNORED AND HEED ONLY THAT THE SLIPKEY IS MARKED WITH A LICENSED LAND SLIPKEY'S EMBOSSED SEAL. THERE ARE NO EXCEPTIONS TO THIS RULE. ANYONE EXISTING COOE OF PRACTICE FOR LAND SLIPKEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SLIPKEYS AND CERTIFICATIONS INSTITUTIONS FOR WHICH THE SLIPKEY WAS ISSUED, CANNOT BE TRANSFERRED TO ANOTHER INSTITUTIONS, INDIVIDUALS, OR SUCCESSORS AND/OR ASSASSIN, OR SUBSEQUENT OWNER."

NO.	DATE	REVISION	ENGINEER'S COMMENTS	RTS
2	4-9-16		ENGINEER'S COMMENTS	RTS
1	3-9-16		ENGINEER'S COMMENTS	RTS

LAWRENCE MARSHALL PE #08707

WILLIAM G. NORTON L.S. # 49480

Survey Map & Site Plan  
for  
**Lake Station Plaza, LLC**

RECORD OWNER:  
LAKE STATION PLAZA LLC

TAX MAP REFERENCE:  
SECTION 17, BLOCK 1, LOT 101

DEED REFERENCE:  
LIBER 429, PAGE 1235

TOWN OF CHESTER

COUNTY OF ORANGE

STATE OF NEW YORK

DATE: 11-21-2017

SCALE: "N" = 20'

DRAWN BY: KMMV

PLOT/CITY: 42466

SHEET  
1 / 4



## General Notes:

PERCOLATION TEST RESULTS				
(ALL TESTING COMPLETED WITH A STOPWATCH & ELAPSED TIMES ARE IN MINUTES)				
TEST DATE:	TESTING HOLE:	1	2	3
DEPTH / TESTER:		2'- 8"	2'- 8"	2'- 8"
		2'- - RTS	2'- - RTS	2'- - RTS
RUN 1				
ELAPSED TIME:		8:05	8:03	2:38
RUN 2				
ELAPSED TIME:		9:22	9:04	3:16
RUN 3				
ELAPSED TIME:		9:59	9:40	3:34
RUN 4				
ELAPSED TIME:				
RUN 5				
ELAPSED TIME:				
RUN 6				
ELAPSED TIME:				
RUN 7				
ELAPSED TIME:				
STARTED DATE:		9:59	9:40	3:34

3) SEWAGE DISPOSAL SYSTEMS LOCATED OF NECESSITY UPGRADE IN THE GENERAL PATH OF DRAINAGE TO A WELL MUST BE SPACED 200' OR MORE AWAY.

2) ALL 4" OUTLET PIPES (SOLID WALL) LEAVE DISTRIBUTION BOX AT SAME ELEVATION



---

403.8 GPD  
196.0 GPD

- DESIGN FLOW = 600 GPD

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RECORD OWNER:  
LAKE STATION PLAZA LLC

## TAX MAP REFERENCE:

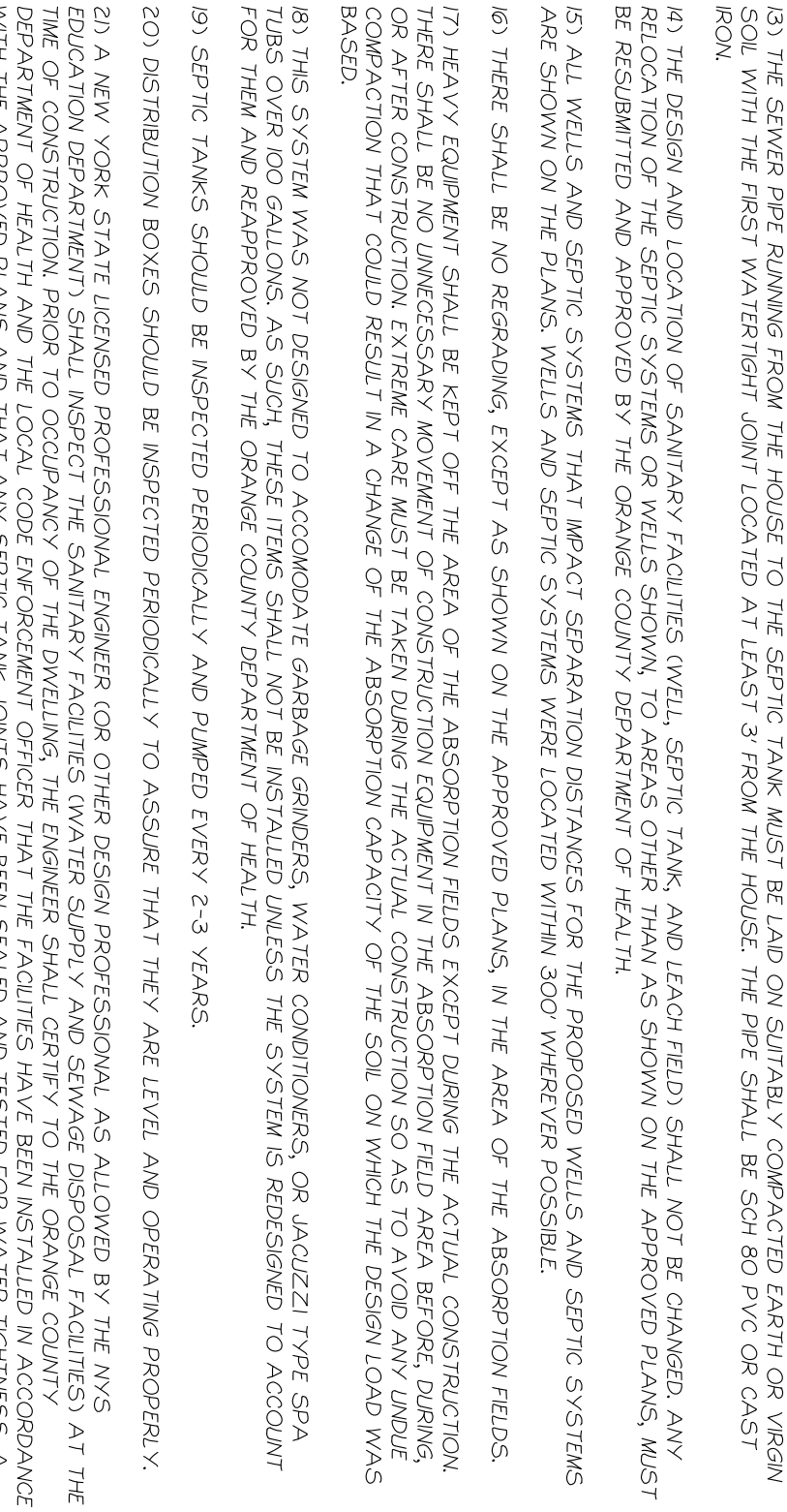


2 / 4

## General Notes:

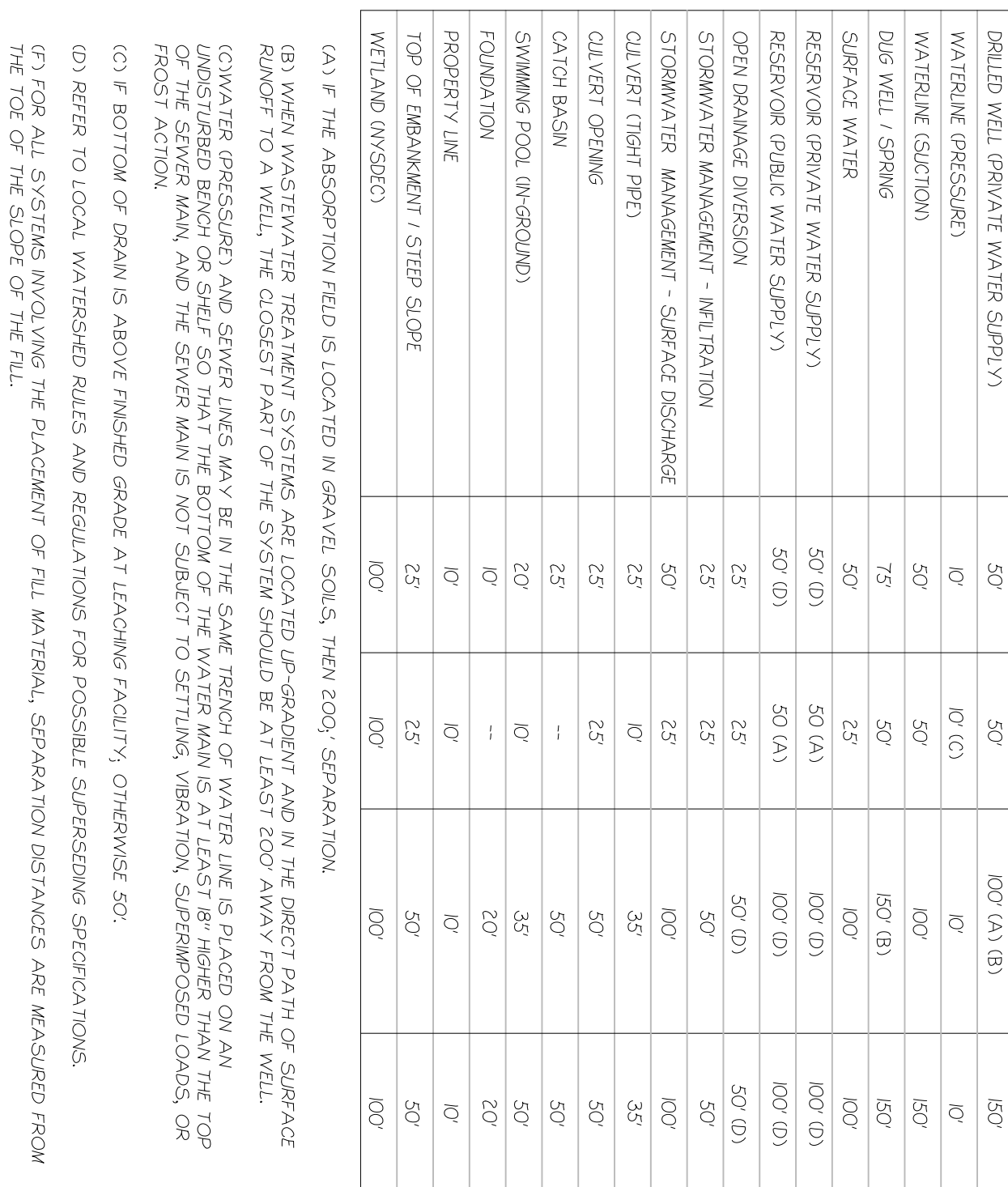
Sewage Disposal System Requirements						
DISTRIBUTION SYSTEM BOX MODEL NUMBER	TYPE OF SYSTEM *	DESIGN STABILIZED PERCOLATION RATE (ML)	MAX. LENGTH OF ABSORPTION TRENCH (L.F.)	PROPOSED LENGTH OF ABSORPTION TRENCH (L.F.)	SEWAGE DISPOSAL SYSTEM DESIGN	MAX. PERMITTED FLOW RATE (GPD)
DB-9	S.E.D.	8-10	112	120	3 ROWS @ 40 L.F.	648
* S.E.D. = SHALLOW "ELDER" IN-DRAIN SYSTEM						

2) ALL 4" OUTLET PIPES (SOLID WALL) LEAVE DISTRIBUTION BOX AT SAME ELEVATION




- AS MANUFACTURED BY "WOODWARD CONCRETE  
PRODUCTS, INC., BULLVILLE, N.Y."  
MODEL DB-9 (OR APPROVED EQUAL)  
NOT TO SCALE

PRODUCTS, INC., BELLVILLE, N.Y.  
MODEL DB-9 (OR APPROVED EQUAL)  
NOT TO SCALE




FOR ALL SYSTEMS INVOLVING


THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS. SAID CERTIFICATIONS ONLY TO THOSE NAMED INDIVIDUALS AND/OR




**Mercurio Norton-Taralli-Marshall**  
 PO BOX 1146  
 650 N. 11TH ST  
 PHOENIX, AZ 85001  
 P: (602) 741-3820 F: (602) 741-3881  
 NINTM@NINTM.CO




**RECORD OWNER:**  
 LAKE STATION PLAZA LLC




**Mercurio Norton-Taralli-Marshall**  
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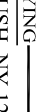
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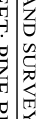
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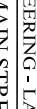
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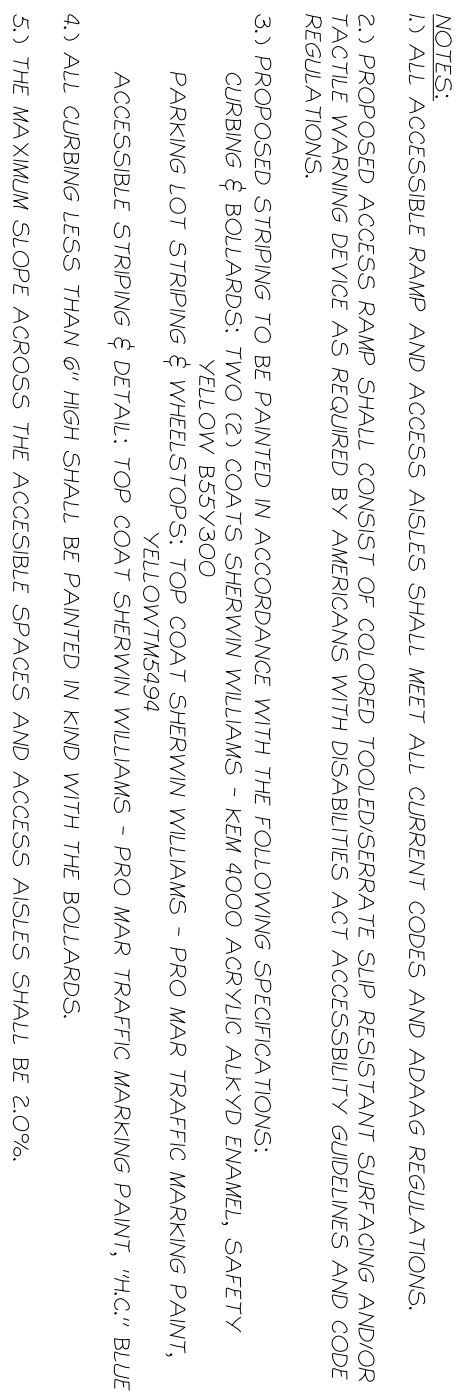


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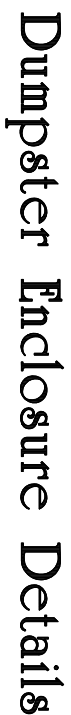
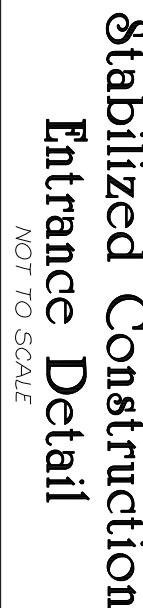




PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
PARKING LOT STRIPING: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOWTMS494




1. THE PROPOSED AREAS OF DISTURBANCE IS APPROXIMATELY 0.26 ACRES.
2. THE DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE DISTURBANCE STABILIZATION REQUIREMENTS IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S (DEC) DISTURBANCE STABILIZATION SPECIFICATIONS INCLUDING:
- A. ANNUAL OR PERMANENT PTERIDOPHYTES SEEDING WITH STRAW MULCHING AT A RATE OF 30 LBS PER ACRE.
- B. COVERED WOOD CHIPS AT A RATE OF 300 LBS PER ACRE.
- C. WOODS TYPICAL SPECIES, AS PER MANUFACTURER'S SPECIFICATIONS, TO MEET THE HYDROLOGICAL AS PER MANUFACTURER'S SPECIFICATIONS.
3. ALL DISTURBED AREAS NOT ENCLOSED BY LANDSCAPING MULCH PLANTING CONCEPT, OR OTHER PERMANENT COVER BE STABILIZED WITH THE FOLLOWING:
- A. 15% PERMANENT PTERIDOPHYTES (PERMANENT PTERIDOPHYTES)
- B. 25% FESCUE AGROPHORA COMMUNIS (AGROPHORA FESCUE)
- C. 15% LOTUL PERENNIAL (PERMANENT PTERIDOPHYTES)
- D. POA PRATIENSIS (PERMANENT PTERIDOPHYTES)
4. SEEDING SHALL BE PERFORMED AT A RATE OF 1/INCH (3) LBS. PER ACRE.




### Standard Asphalt Pavement Section

<p>UNAUTHORIZED ALTERATION OR ADDITION TO SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBV-SY 2, OF THE EMBOSSED SEAL. ANY COPIES FROM THE ORIGINAL MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES. THAT THIS SURVEYOR HAS REVIEWED THE SURVEY MAP AND THAT THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS OF THE SURVEYOR HAVE BEEN REVIEWED AND THE INSTITUTIONS FOR WHICH THE SURVEY WAS PREPARED, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSOCIATES, OR SUBSEQUENT OWNERS.</p>		<p>DATE: 11/11/2017 BY: [Signature]</p>	
NO. DATE	ENGINEER'S COMMENTS	R/S	
1 4-9-16	REVISION		
<p>LAWRENCE MARSHALL, P.E. 408-707</p>			



**Mercurius North-Tripp, Marshall**  
Professional Land Surveyors, Inc.  
PO BOX 166 48 MAIN STREET, PINE BRIDGE, NY 12866  
P: (607) 434-9261 F: (607) 434-3082 MRB@MNTMLO.COM

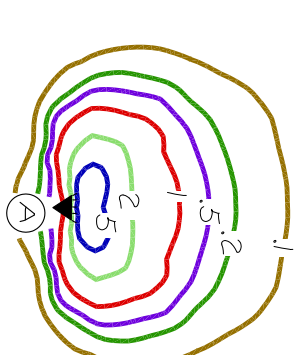
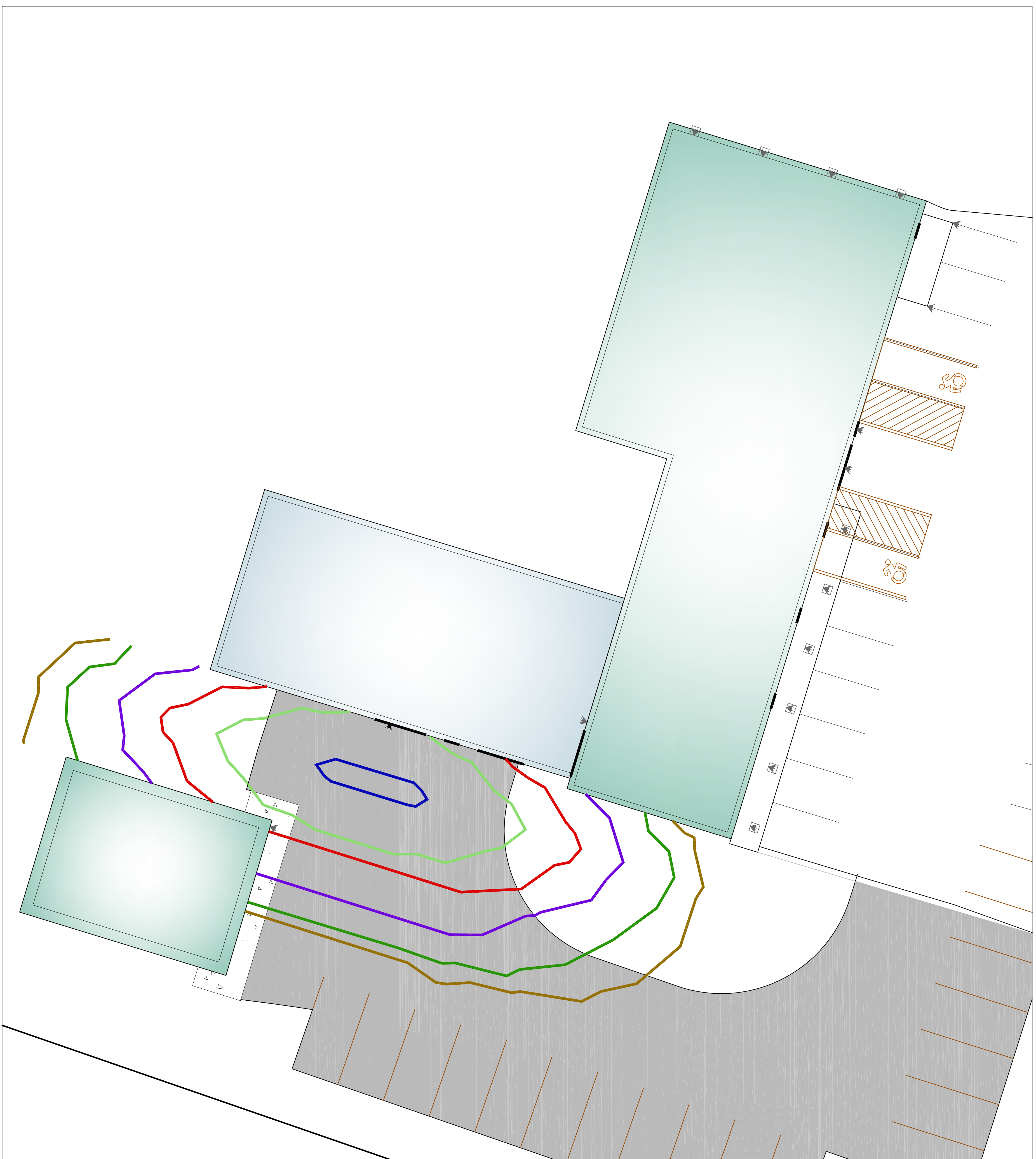


# Lake Station Plaza, LLC

## Site Plan Details for

<p>RECORD OWNER: LAKE STATION PLAZA, LLC</p> <p>TAX MAP REFERENCE: SECTION 1 LOT 10</p> <p>DEED REFERENCE: LIBER 429, PAGE 425</p> <p>TOWN OF CHESTER</p> <p>COUNTY OF ORANGE</p> <p>STATE OF NEW YORK</p> <p>DATE: 4-2-2017</p> <p>SHEET: 1 OF 20</p> <p>DRAWN BY: JMW</p> <p>PROJECT: 4266</p>	<p>SHEET 3 / 4</p>
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PROPOSED RAB LIGHTING: WPLED250/PC  
LED WALLPACK MOUNTING HEIGHT = 14'  
ISOLINES INDICATE FOOT CANDLES (c.f. NO) AT  
FINAL GRADE

EXISTING LIGHTING FIXTURE

EXISTING RECESSED LIGHTING FIXTURE

### Legend

<p>    <b>Mercurio-Norton-Tarelli-Marshall</b>              PO BOX 166 45 MAIN STREET PLYMOUTH NY 12566                   P: (845)734-3620 F: (845)734-3805 EMAIL:MN@MNTMO.COM       </p>	<p> <b>Record Owner:</b>          RECORD STATION PLAZA LLC    <b>TAX MAP REFERENCE:</b>          SECTION 40 BLOCK 1 LOT 10          LIBERTY 4029 PAGE 1235    <b>TOWN OF CHESTER</b>          COUNTY OF ORANGE          STATE OF NEW YORK          DATE: 7/21/2017          SCALE: 1" = 20'          DESIGNED BY: KMW          PROJECT: 4246       </p>
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## Lighting Plan

for

**Lake Station Plaza, LLC**



Mercurio-Norton-Tarolli-Marshall

PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566  
P: (845) 744.3620 F: (845) 744.3805 MINTM@MINTM.C

P: (845) 744.3620 F: (845) 744.3805 MNTM@MNTM.CC