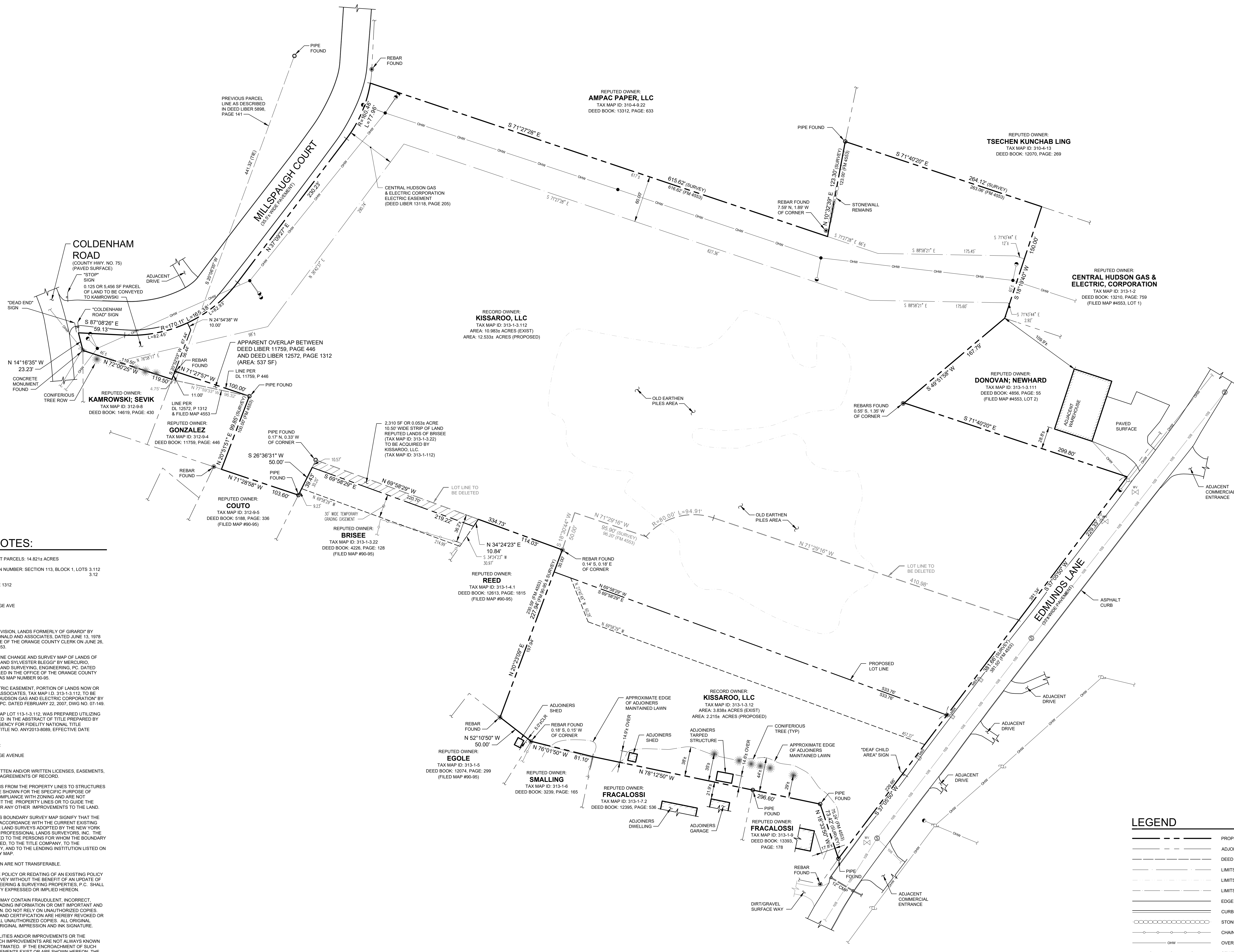


LOCATION MAP
USGS WALDEN QUADRANGLE
SCALE: 1" = 2000'



GENERAL NOTES:

- TOTAL AREA OF SUBJECT PARCELS: 14.821± ACRES
- TAX MAP IDENTIFICATION NUMBER: SECTION 113, BLOCK 1, LOTS 3, 112, 3, 12
- DEED REFERENCE: DEED LIBER 12572, PAGE 1312
- OWNER & APPLICANT: KISSAROO, LLC
PO BOX 366, 156 ORANGE AVE
WALDEN, NY 12586
- MAP REFERENCES:
 - A MAP ENTITLED "SUBDIVISION, LANDS FORMERLY OF GIRARDI" BY SILVERI, LUECK, MADONALDI AND ASSOCIATES, DATED JUNE 13, 1978 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON JUNE 28, 1978 AS MAP NUMBER 4553.
 - A MAP ENTITLED "LOT LINE CHANGE AND SURVEY MAP OF LANDS OF THE ESTATE OF REGINA AND SYLVESTER BLESSIG" BY MERCURIO, NORTON AND TAROLLI LAND SURVEYING, ENGINEERING, P.C. DATED NOVEMBER 1978 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK ON MAY 31, 1988 AS MAP NUMBER 9036.
 - A MAP ENTITLED "ELECTRIC EASEMENT, PORTION OF LANDS NOW OR FORMERLY OF CEEJAY ASSOCIATES, TAX MAP ID. 313-1-112, TO BE GRANTED TO CENTRAL HUDSON GAS AND ELECTRIC CORPORATION" BY C.T. MALE ASSOCIATES, P.C. DATED FEBRUARY 22, 2007, DWG NO. 07-149.
- THE SURVEY FOR TAX MAP LOT 113-1-3, 112, WAS PREPARED UTILIZING INFORMATION CONTAINED IN THE ABSTRACT OF TITLE PREPARED BY ALL NEW YORK TITLE AGENCY FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. ANY2013-8089, EFFECTIVE DATE NOVEMBER 12, 2012.
- OWNER AND APPLICANT: KISSAROO, LLC
PO BOX 366, 156 ORANGE AVENUE
WALDEN, NY 12586
- SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS OF RECORD.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.
- ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY ENGINEERING & SURVEYING PROPERTIES, P.C. SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
- UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT RELY ON UNAUTHORIZED COPIES. THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED OR OTHERWISE VOID ON ALL UNAUTHORIZED COPIES. ALL ORIGINAL DOCUMENTS BEAR AN ORIGINAL IMPRESSION AND INK SIGNATURE.
- ALL UNDERGROUND UTILITIES AND/OR IMPROVEMENTS OR THE ENCROACHMENT OF SUCH IMPROVEMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF THE ENCROACHMENT OF SUCH UNDERGROUND IMPROVEMENTS EXIST OR ARE SHOWN HEREON, THE ENCROACHMENTS OF SUCH UNDERGROUND UTILITIES AND/OR IMPROVEMENTS ARE NOT COVERED BY THIS CERTIFICATE.
- DUE TO 6" SNOW COVER AT TIME OF SURVEY, SOME TRAILS AND ACCESS WAYS KNOWN TO EXIST THAT INDICATE INGRESS/EGRESS OVER THE SUBJECT PARCELS, WHERE NOT LOCATED IN THE FIELD OR SHOWN HEREON AND ARE NOT COVERED BY THIS CERTIFICATE.

BULK REQUIREMENTS

VILLAGE OF WALDEN - ZONING DISTRICT O-L1 (OFFICE LIGHT INDUSTRY)			
MINIMUM BUILDING REQUIREMENTS	REQUIRED	NEW LOT 3, 112	
LOT AREA	40,000 SF	545,943± SF	
LOT WIDTH	150 FEET	379.7± FEET	
FRONT YARD	50 FEET	80.58± FEET	
REAR YARD	50 FEET	N/A	
SIDE YARD (ONE-BOTH)	30/60 FEET	56.62±/116.62± FEET	
SIDE YARD ABUTTING SIDE STREET	50 FEET	N/A	
MAXIMUM ALLOWABLE			
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	
LOT COVERAGE	40%	±35.8%	

VILLAGE OF WALDEN - ZONING DISTRICT R-3 (ONE-FAMILY RESIDENCE ON 12,000-SQUARE-FOOT LOT)			
MINIMUM BUILDING REQUIREMENTS	REQUIRED	NEW LOT 3, 112	
LOT AREA	12,000 SF	96,491± SF	
LOT WIDTH	90 FEET	195± FEET	
FRONT YARD	35 FEET	> 35 FEET	
REAR YARD	35 FEET	> 35 FEET	
SIDE YARD (ONE-BOTH)	15/30 FEET	> 15/30 FEET	
SIDE YARD ABUTTING SIDE STREET	35 FEET	> 35 FEET	
MAXIMUM ALLOWABLE			
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FEET	
LOT COVERAGE	25%	< 25%	

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW:

KISSAROO, LLC;
VILLAGE OF WALDEN;

THAT THIS SURVEY MAP IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON DATA CONTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON, TOGETHER WITH EVIDENCE FOUND IN THE FIELD, AND THAT THERE ARE NO SURFACE ENCROACHMENTS EXCEPT AS OTHERWISE SHOWN HEREON, AS COMPLETED ON JANUARY 18, 2025.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

LIST OF DRAWINGS

DRAWING #	TITLE	SHEET #
RS-1	BOUNDARY SURVEY & LOT LINE CHANGE PLAN	1
C-100	SITE PLAN	2
C-101	EXISTING CONDITIONS PLAN	3
C-102	GRADING, DRAINAGE, & UTILITIES PLAN	4
C-103	EROSION & SEDIMENT CONTROL PLAN	5
C-104	LIGHTING PLAN	6
C-105	LANDSCAPE PLAN	7
C-201	VIEWSHED ANALYSIS	8
C-202	PROFILES	9
C-301	DETAILS	10
C-302	DETAILS	11
C-303	DETAILS	12
C-304	DETAILS	13
C-305	DETAILS	14

No.	DATE	DESCRIPTION
0	01/23/13	LAUNCH
1	11/01/23	REVISED TO SHOW 10.5' ACQUISITIONS ONLY
2	10/07/24	REVISED TO SHOW LOT LINE CHANGE
3	12/30/24	REVISED TO SHOW KAMROWSKI LOT LINE CHANGE

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		12/30/24
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A	
<input type="checkbox"/> PLANNING BOARD APPROVAL	1 OF 14	
<input type="checkbox"/> OGDOR REALTY SUBDIVISION APPROVAL	N/A OF N/A	
<input type="checkbox"/> OGDOR WATERMAIN EXTENSION APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYSDEC APPROVAL	N/A OF N/A	
<input type="checkbox"/> NYS DOT APPROVAL	N/A OF N/A	
<input type="checkbox"/> OTHER: _____	1 OF 1	
<input type="checkbox"/> FOR BID / CONSTRUCTION	N/A OF N/A	

THIS PLAN AND ALL THE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE BY WHOM THE SERVICES WERE CONTRACTED OR TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE LICENSED PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

BRIAN D. BABCOCK, L.S.
NEW YORK STATE LICENSE # 050830

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- DEED LINE
- LIMITS OF OLD EARTHEN PILES (APPROX.)
- LIMITS OF MAINTAINED LAWN (APPROX.)
- EDGE OF ROAD
- CURB LINE
- STONEWALL
- CHAINLINK FENCE
- OVERHEAD WIRE
- SEWER MAIN (SIZE NOTED)
- DRAINAGE PIPE
- ☼ CONFIEROUS TREE
- ☼ HYDRANT
- ☼ SEWER MANHOLE
- ☼ WATER VALVE
- ☼ METAL UTILITY POLE
- ☼ UTILITY POLE
- ☼ GUY ANCHOR
- PIPE FOUND
- REBAR FOUND
- CONCRETE MONUMENT
- CATCH BASIN
- MAILBOX
- SIGN (TYPE NOTED)

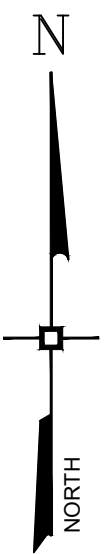
ENGINEERING & SURVEYING PROPERTIES
MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12548
PH: (845) 457-7722
WWW.EP-PC.COM

BOUNDARY SURVEY & LOT LINE CHANGE PLAN
KISSAROO, LLC
VILLAGE OF WALDEN
ORANGE COUNTY, NEW YORK

JOB #: 1039.01
DATE: 01/23/13
REVISION: 3 - 12/30/24

DRAWN BY: BOB
SCALE: 1" = 50'
TAX LOT: 313-1-3, 112, 3, 12

S-1

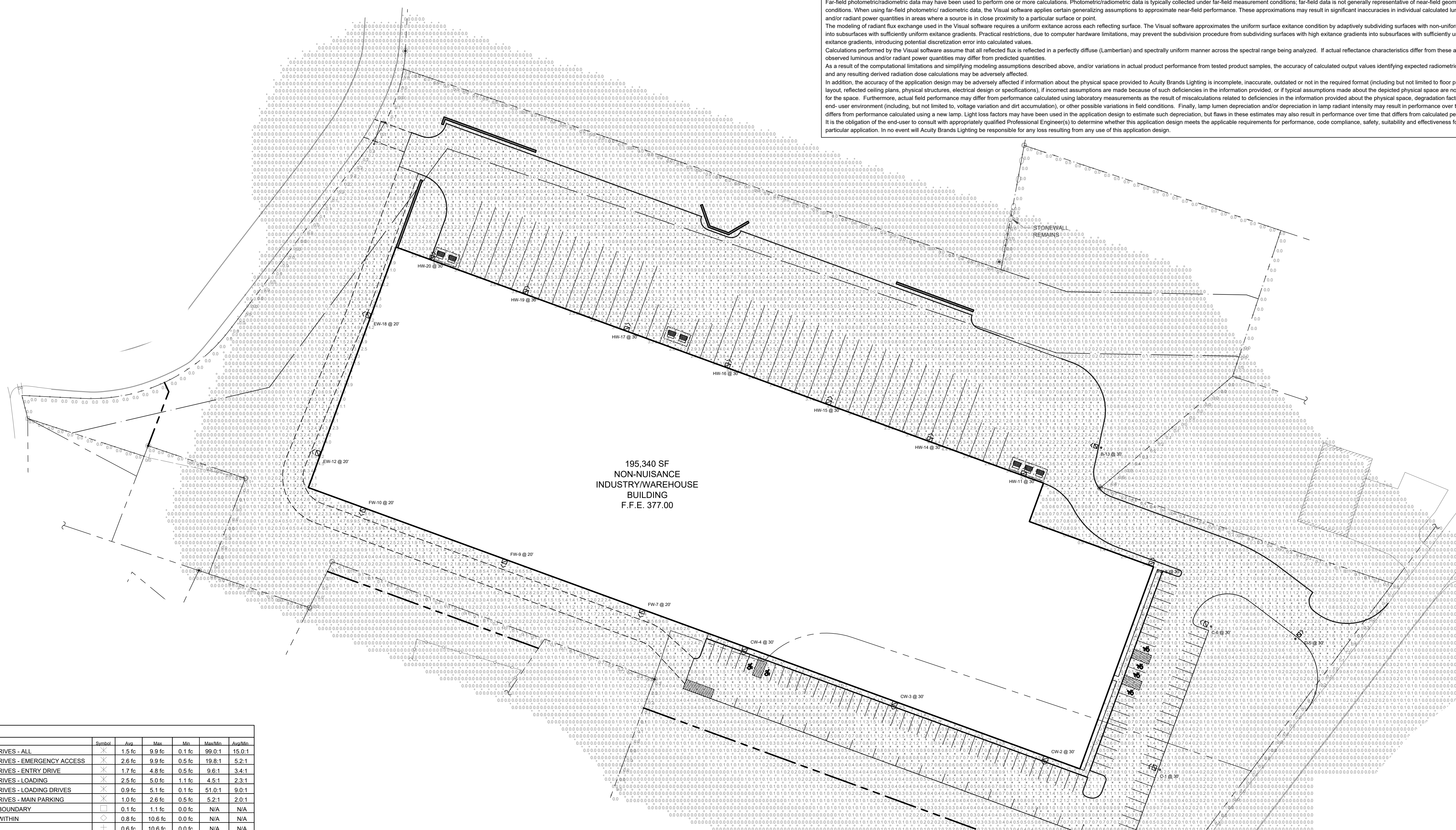


DISCLAIMER 2024

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GENERAL NOTES - EXTERIORS

- 1. Readings shown are based on a total LLF as indicated in the luminaire schedule at 0' 0" (0.0m) AFG (at grade). Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).



Statistics table with columns: Description, Symbol, Avg, Min, Max, Max/Min, Avg/Min. Rows include: PARKING & DRIVES - ALL, PARKING & DRIVES - EMERGENCY ACCESS, PARKING & DRIVES - ENTRY DRIVE, PARKING & DRIVES - LOADING, PARKING & DRIVES - LOADING DRIVES, PARKING & DRIVES - MAIN PARKING, PROPERTY - BOUNDARY, PROPERTY - WITHIN, SITE.

Schedule table with columns: Symbol, Label, QTY, Manufacturer, Catalog, Description, Intensity Multiplier, LLF, Total Output, Input Power, Distribution. Rows include: B (American Electric Lighting), C (American Electric Lighting), CW (American Electric Lighting), D (American Electric Lighting), EW (American Electric Lighting), FW (American Electric Lighting), HW (American Electric Lighting).

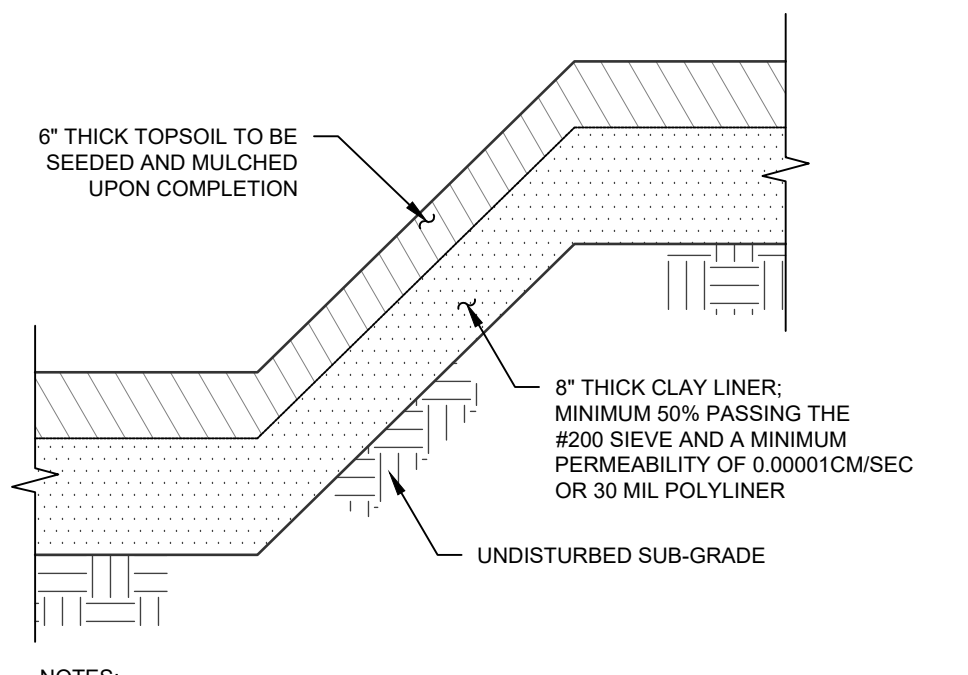
Luminaire Locations table with columns: No., Label, X, Y, Hgt, Orientation, Tilt. Rows list specific luminaire locations with their coordinates and specifications.

Revision table with columns: No., DATE, DESCRIPTION. Rows show revisions from 10/08/24 to 02/26/25.

DRAWING STATUS table with columns: THIS SHEET IS PART OF THE PLAN SET ISSUED FOR, ISSUE DATE: 02/26/2025, SHEET NUMBER. Includes checkboxes for various approval stages like CONCEPT APPROVAL, PLANNING BOARD APPROVAL, etc.

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID. Includes a signature and a scale bar (1 inch = 50 ft).

ENGINEERING & SURVEYING PROPERTIES logo and contact information for MONTGOMERY OFFICE. Includes project name: KISSAROO SUBDIVISION & SITE PLAN, EDMUNDS LANE, VILLAGE OF WALDEN, ORANGE COUNTY, NEW YORK. Job #: 1040.02, Date: 08/09/24, Revision: 5 - 02/26/2025. Scale: 1" = 50'. Tax lot: 313-1-3.112 & 3.12. Drawing title: C-104.

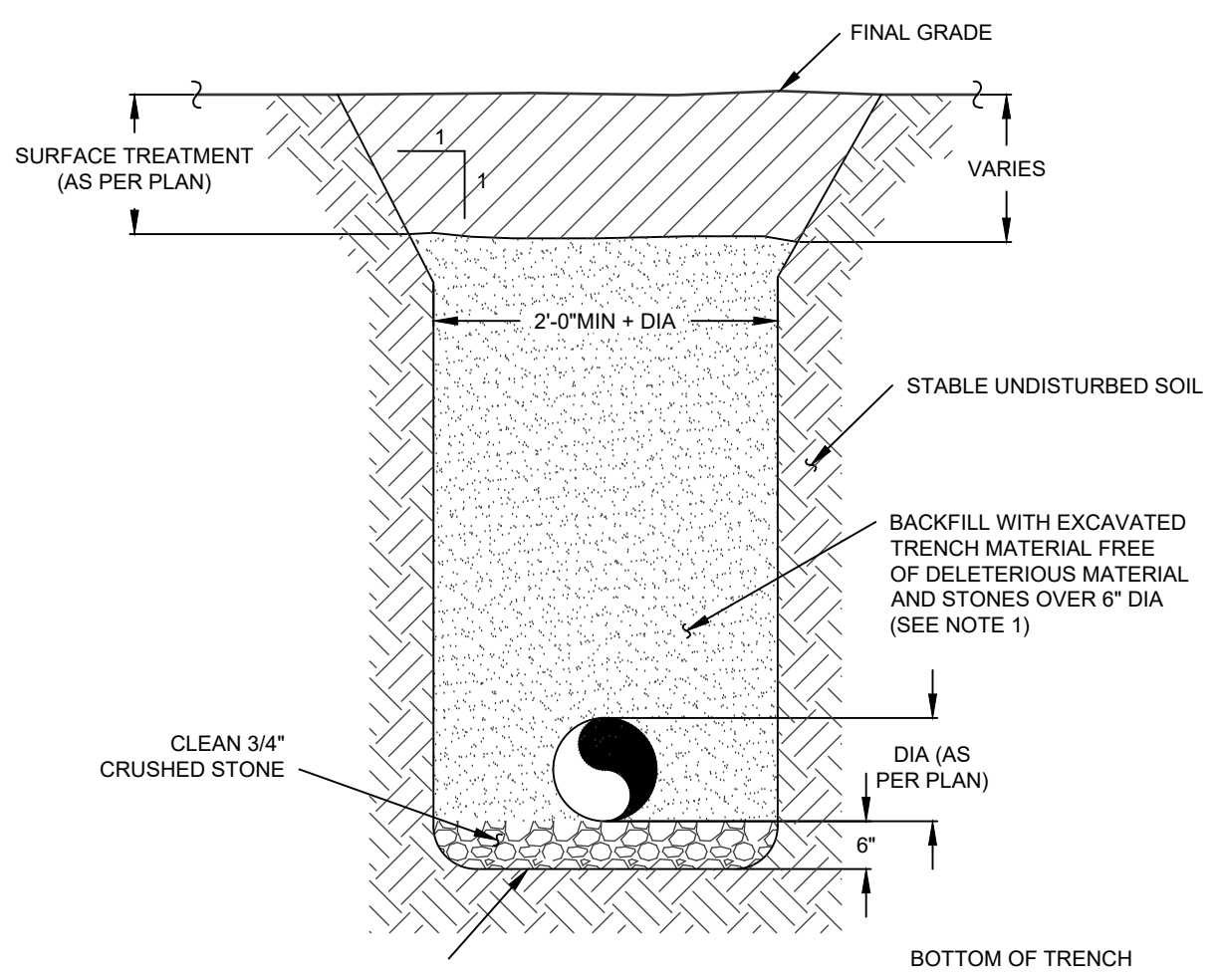


NOTES:
FOREBAYS A1, A2, & A3 SHALL INCLUDE A MINIMUM 8" CLAY LINER OR AN IMPERMEABLE LINER THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

CLAY LINER
PERMEABILITY: 1 x 10⁻⁹ CM/S (ASTM D 5084)
PLASTICITY INDEX OF SOILS: ≥ 15% (ASTM D 4318)
LIQUID LIMIT OF SOILS: ≥ 30% (ASTM D 4318)
PASSING OF 200 SIEVE: ≥ 50% (ASTM D 422)
MAXIMUM PARTICLE SIZE: 2"
COMPACTION: ≥ 95% OF MAXIMUM DRY DENSITY (ASTM D 1557)
± 3.0% OF OPTIMUM MOISTURE CONTENT (ASTM D 1557)

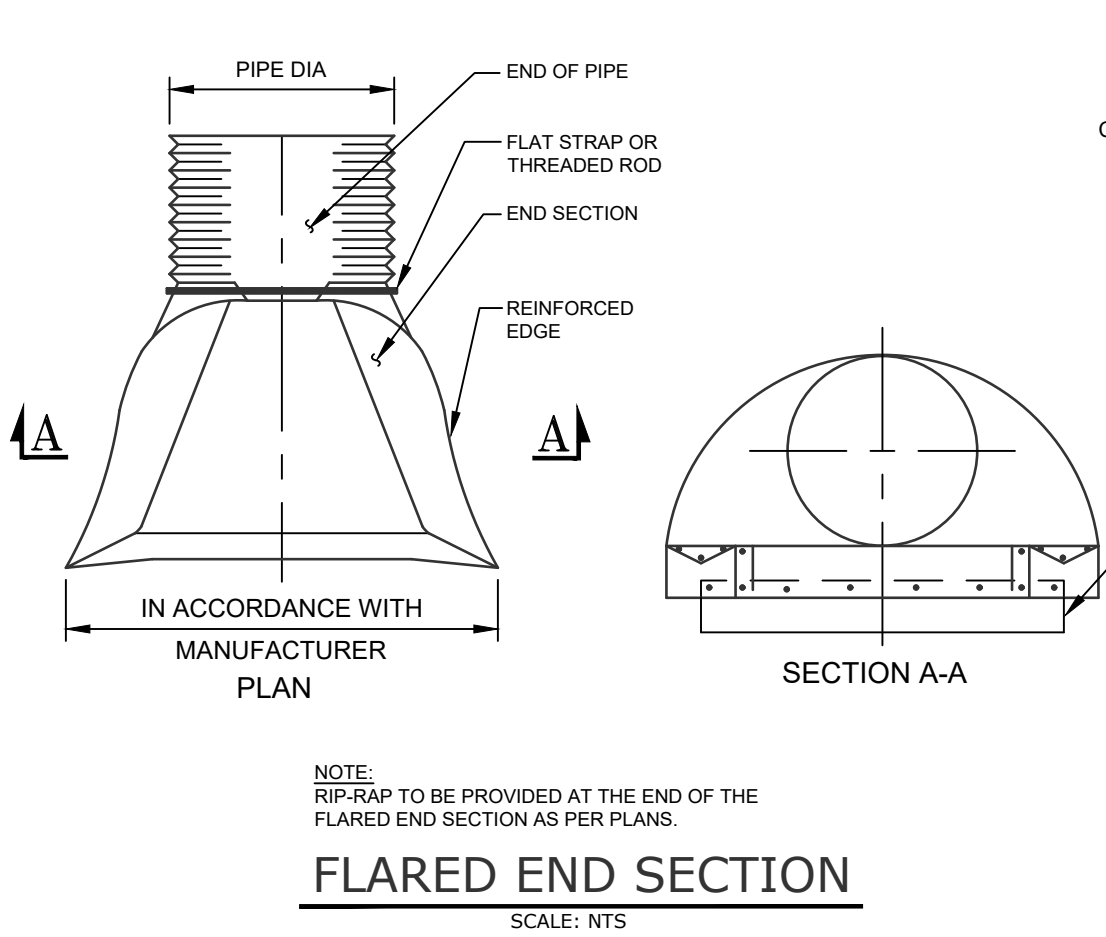
ALTERNATIVE IMPERMEABLE LAYER
MINIMUM THICKNESS: 30 MILL (ASTM D 751)
TENSILE STRENGTH: 1,100 LBS (ASTM D 412)
ELONGATION: 200% (ASTM D 412)
TEAR RESISTANCE: 150 LBS/IN (ASTM D 624)
PERMEABILITY: 1 x 10⁻⁹ CM/S (ASTM D 814)

FOREBAY/PRETREATMENT POND LINER
SCALE: NTS



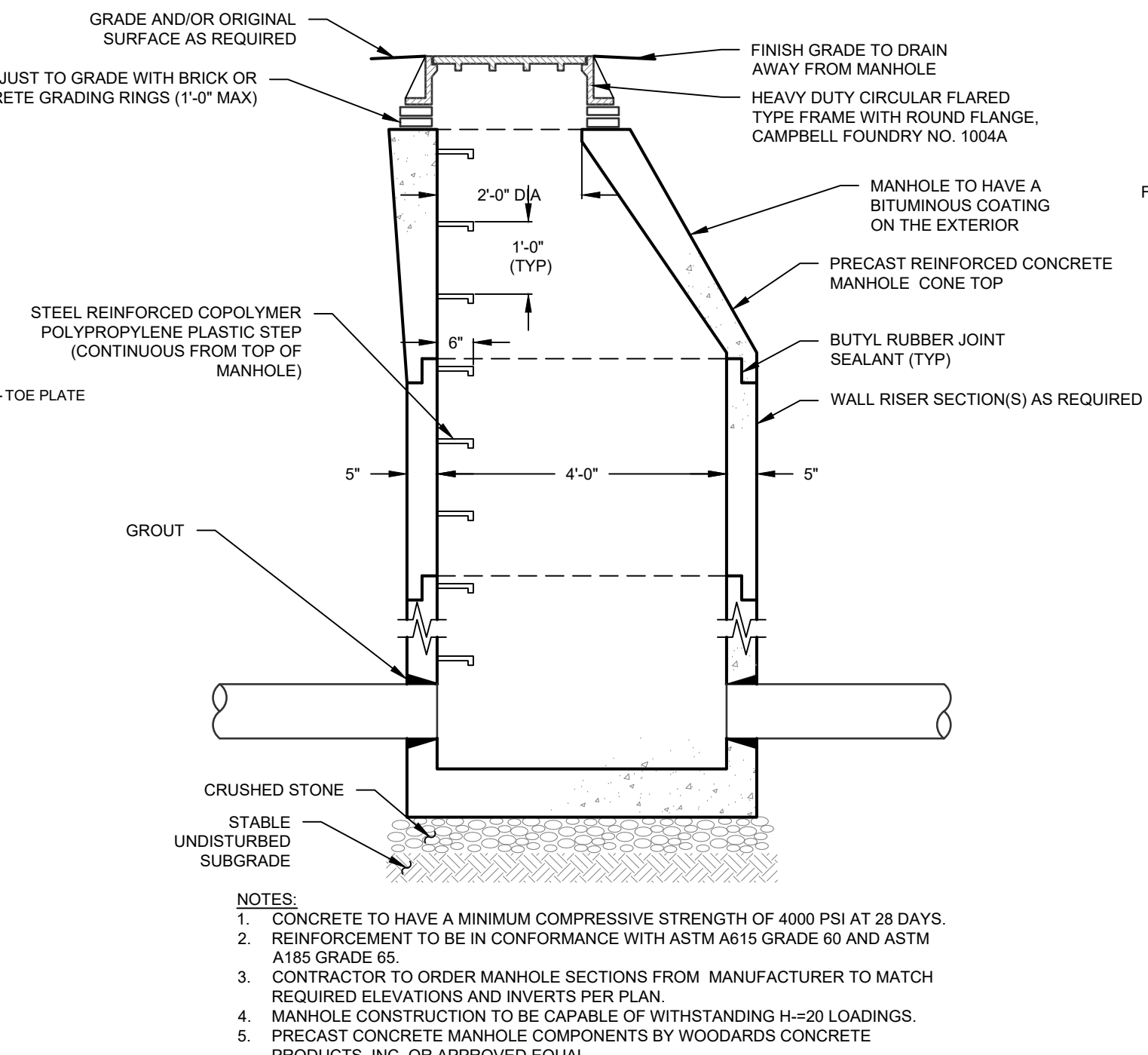
NOTES:
1. ALL BACKFILL WITHIN THE PAVEMENT AREAS SHALL BE WITH ITEM 4 (NYS DOT SPEC) FOR THE FULL DEPTH THE EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
2. ALL DRAINAGE PIPE SHALL BE HDPE WITH A SMOOTH INVERT.
3. ALL EXCAVATION AND TRENCHING TO MEET OSHA REQUIREMENTS.

DRAINAGE PIPE TRENCH
SCALE: NTS



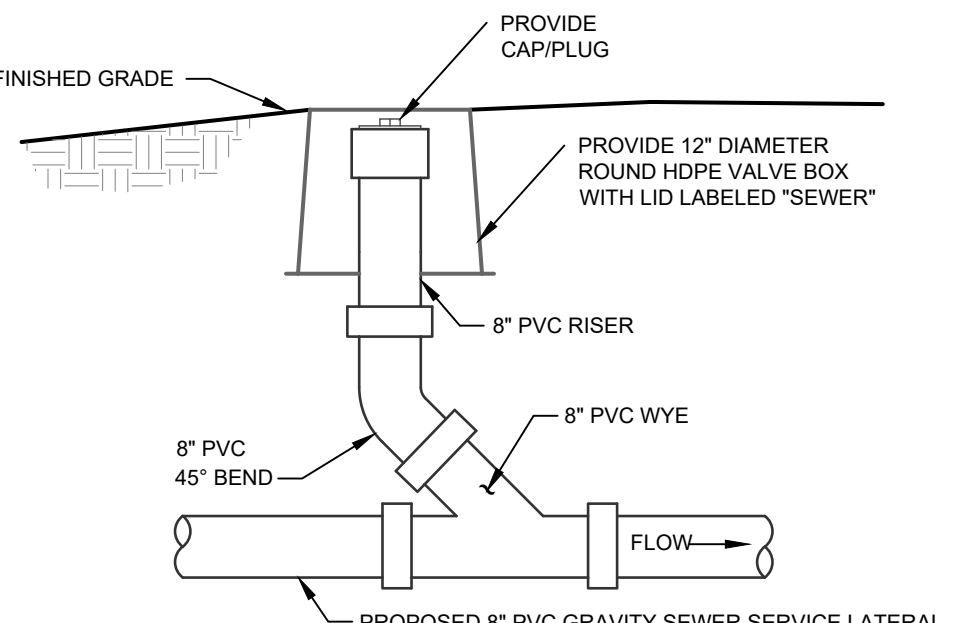
NOTE:
RIP-RAP TO BE PROVIDED AT THE END OF THE FLARED END SECTION AS PER PLANS.

FLARED END SECTION
SCALE: NTS



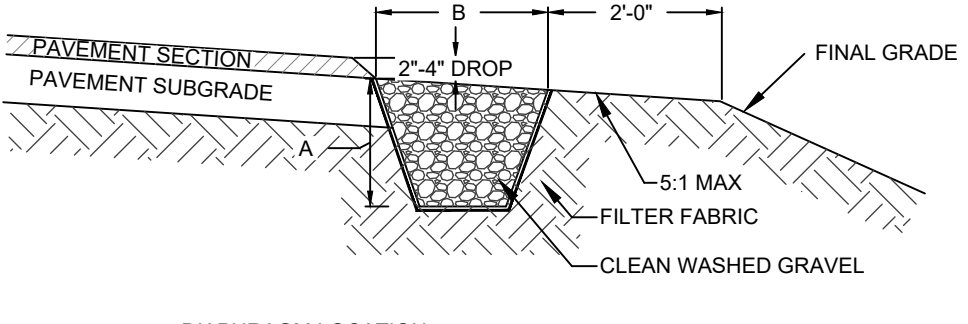
NOTES:
1. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
2. REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND ASTM A185 GRADE 65.
3. CONTRACTOR TO ORDER MANHOLE SECTIONS FROM MANUFACTURER TO MATCH REQUIRED ELEVATIONS AND INVERTS PER PLAN.
4. MANHOLE CONSTRUCTION TO BE CAPABLE OF WITHSTANDING H=20 LOADINGS.
5. PRECAST CONCRETE MANHOLE COMPONENTS BY WOODARDS CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.

DRAINAGE MANHOLE
SCALE: N.T.S.

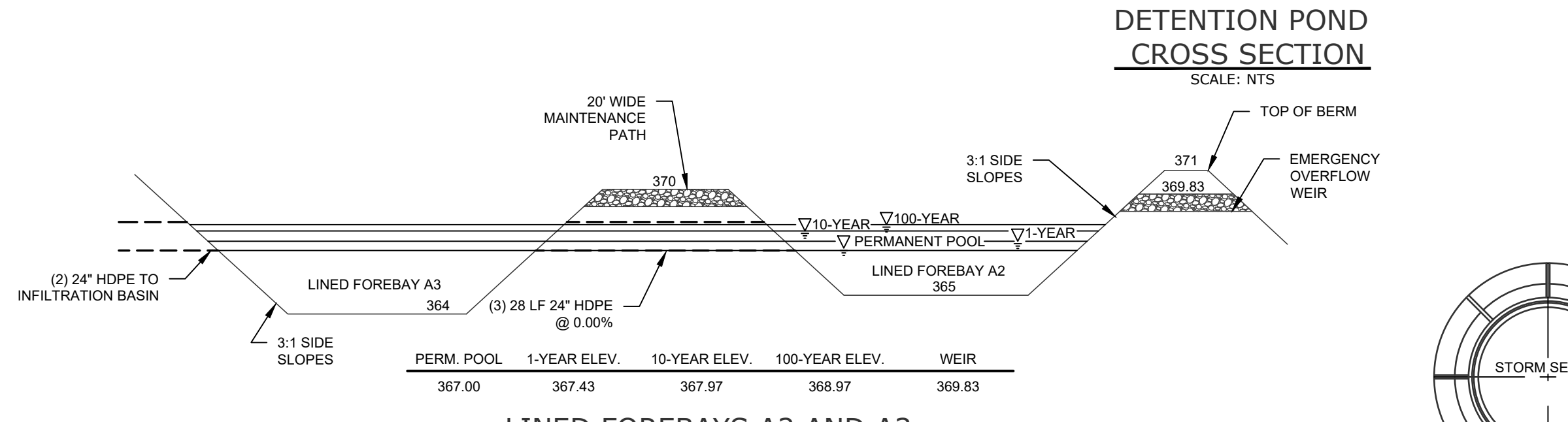


NOTES:
1. CLEANOUTS SHALL BE SPACED AT INTERVALS NO MORE THAN 75 FEET APART.

CLEANOUT
SCALE: NONE



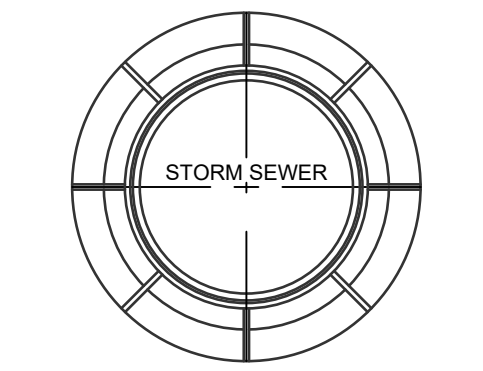
GRAVEL DIAPHRAGM
SCALE: NTS



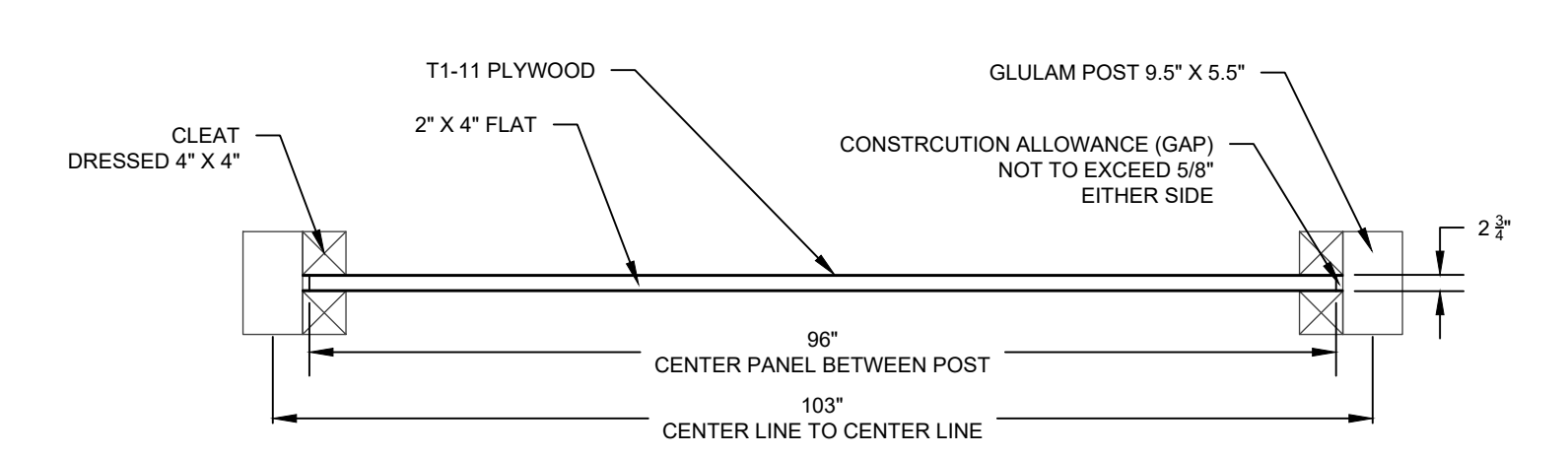
LINED FOREBAYS A2 AND A3 CROSS SECTION
SCALE: NTS



DETENTION POND CROSS SECTION
SCALE: NTS



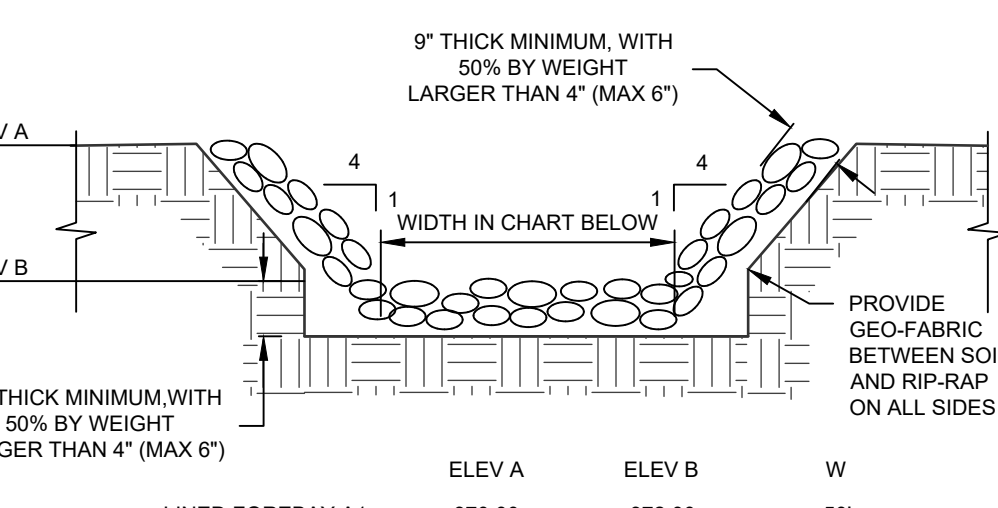
DRAINAGE MANHOLE COVER
SCALE: NTS



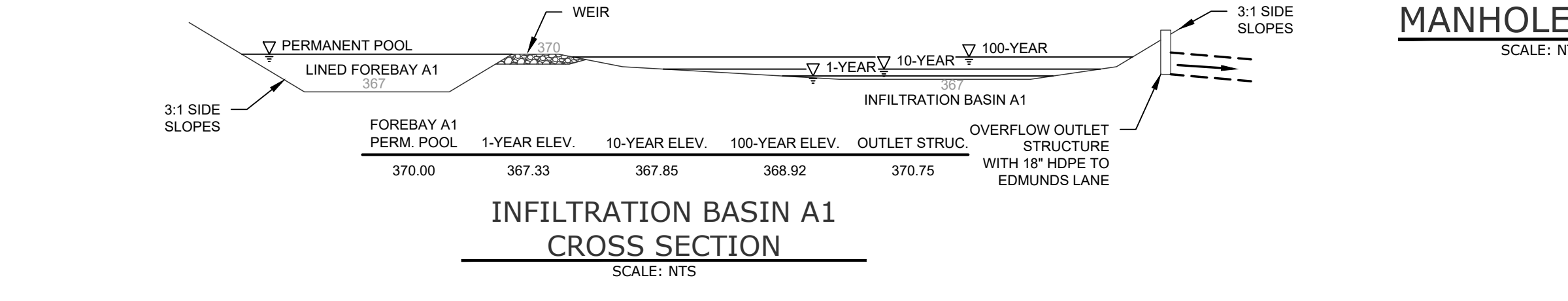
PLYWALL® SOUND BARRIER
SCALE: NTS

NOTES:
1. ASSUMES A MINIMUM SOIL BEARING OF 1500 PSF.
2. MINIMUM AUGER SIZE FOR 8" HEIGHT = 18" DIAMETER.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.
4. CONTRACTOR TO ENSURE NO GAPS BETWEEN THE BOTTOM OF THE BARRIER & THE GROUND AND BETWEEN EACH FENCE SECTION.

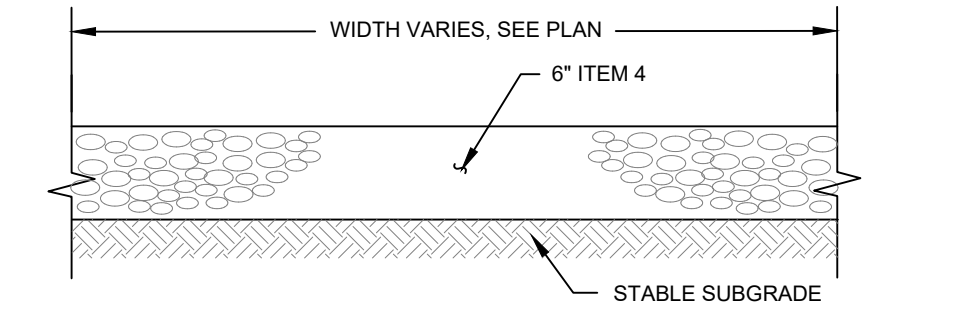
PLYWALL® SOUND BARRIER
SCALE: NTS



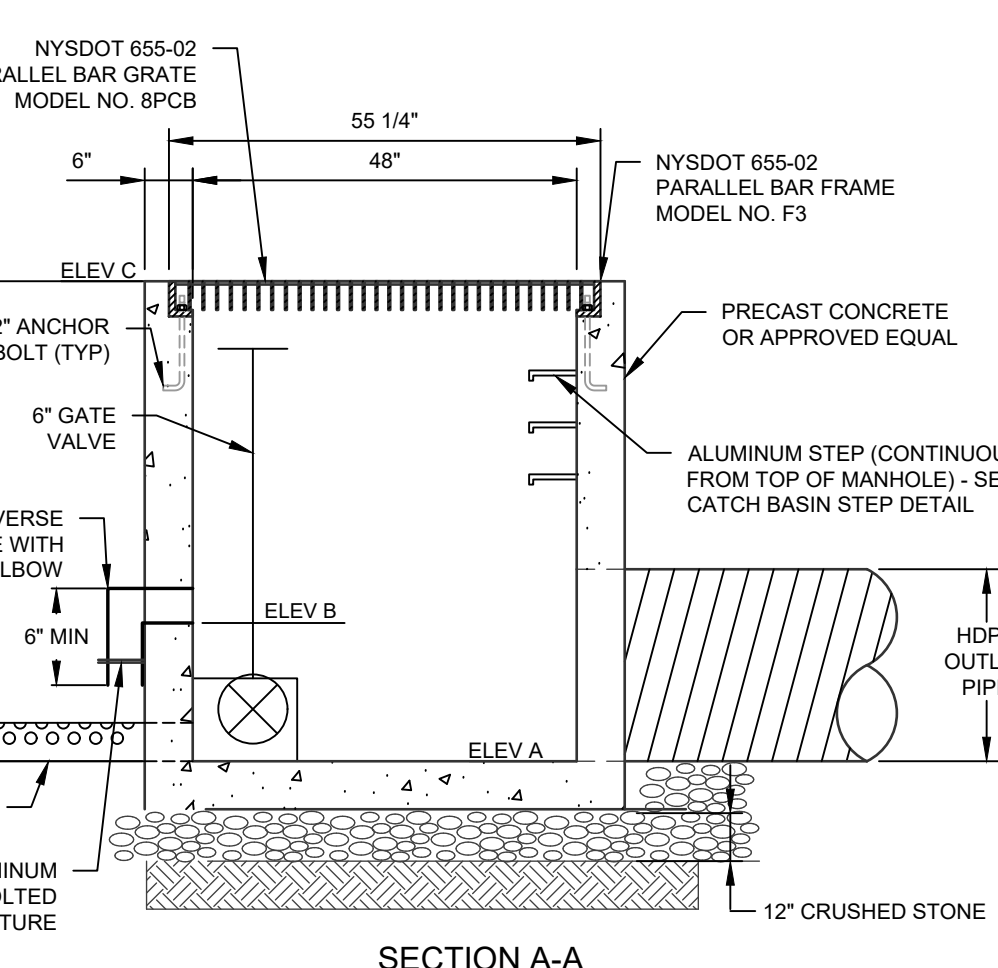
OVERFLOW WEIR(S)
SCALE: NTS



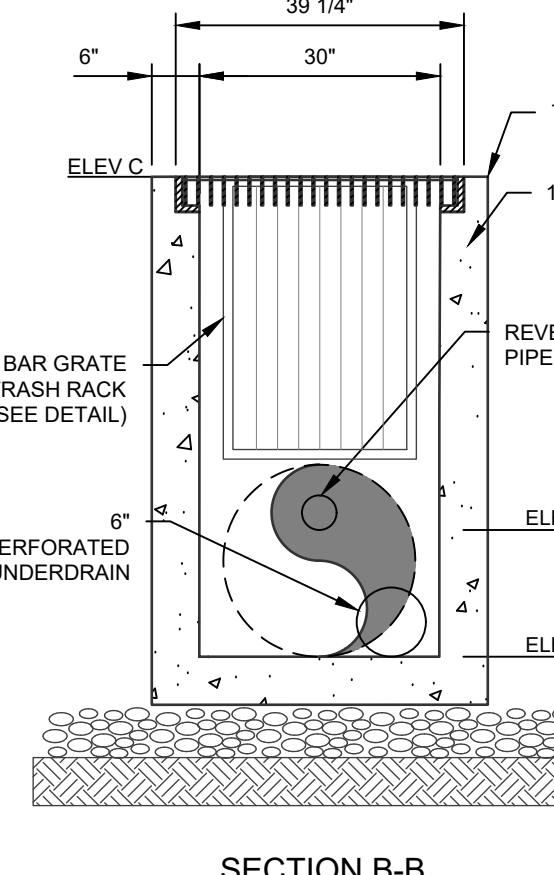
INFILTRATION BASIN A1 CROSS SECTION
SCALE: NTS



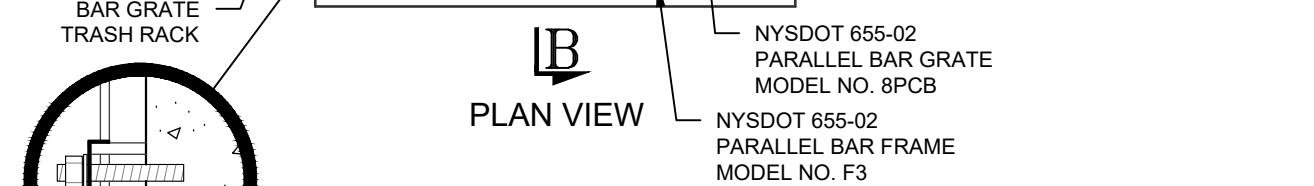
GRAVEL POND ACCESS SECTION
SCALE: NTS



SECTION A-A



SECTION B-B



PLAN VIEW

POND	STRUCTURE	L (FEET)	W (FEET)	ELEV A (Ø)	ELEV B (Ø)	ELEV C	UNDERDRAIN	TRASH RACK
INFILTRATION BASIN A1	OS-1	4.0	2.5	368.60 (18")	369.83 (11" x 24")	370.75	YES	YES
DETENTION POND	OS-2	4.0	2.5	367.00 (12")	367.00 (3")	370.00	YES	YES

POND OUTLET STRUCTURE
SCALE: N.T.S.

NOTES:
1. SEE PLAN FOR LENGTH AND SLOPE OF OUTLET PIPES.
BOLT BAR GRATE USING STAINLESS STEEL SADDLE WASHERS OR TREATED BAR STOCK

No.	DATE	DESCRIPTION
1	10/08/24	REVISED PER PB COMMENTS
2	11/07/24	REVISED PER PB COMMENTS
3	11/27/24	OCDOH SUBMISSION
4	01/06/25	OCDOH & PB SUBMISSION
5	02/26/25	REVISED PER ENGINEER COMMENTS

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		02/26/2025
PLANNING BOARD APPROVAL		N/A OF N/A
OCDOH REALTY SUBDIVISION APPROVAL		N/A OF N/A
OCDOH WATERMAIN EXTENSION APPROVAL		N/A OF 4
NYSDEC APPROVAL		N/A OF N/A
NYS DOT APPROVAL		N/A OF N/A
OTHER:		N/A OF N/A
FOR BID / CONSTRUCTION		N/A OF N/A

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

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Achieving Successful Results with Innovative Designs

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
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WWW.EP-PC.COM

DETAILS

KISSAROO SUBDIVISION & SITE PLAN
EDMUNDS LANE
VILLAGE OF WALDEN
ORANGE COUNTY, NEW YORK

JOB #: 1040.02
DATE: 08/09/2024
REVISION: 5 - 02/26/2025

DRAWN BY: JM
SCALE: AS NOTED
TAX LOT: 313-1-3.112 & 3.12

C-302

