

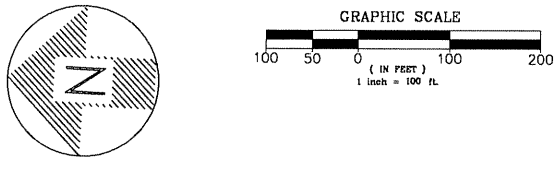
### Route 52 Site Development ZONING TABULATION CHART

TOP OF KINI 3C ZONE (INDUSTRIAL - OFFICE - COMMERCIAL - DISTRICT)

| ITEM                                  | REQUIRED    | PROVIDED    |
|---------------------------------------|-------------|-------------|
| MIN LOT                               | 10,000 SF   | 2,500 SF    |
| MIN LOT FRONTAGE                      | 20 FT       | 20 FT       |
| MIN LOT WIDTH                         | 20 FT       | 20 FT       |
| MIN LOT DEPTH                         | See Notes   | 50'-0" FT   |
| MAX COVERAGE - BUILDING               | 20%         | 20%         |
| MAX COVERAGE - LOT                    | 30%         | 11.8%       |
| MAX OPEN SPACE                        | 80%         | 80%         |
| DISTURBANCE AREA                      | 2,100 SQ FT | 532         |
| SITE AREA                             | 5,300 SF    | 5,300 SF    |
| <b>MINIMUM BUILDING SETBACKS</b>      |             |             |
| FRONT YARD                            | 2 FT        | 82 FT       |
| SIDE YARD                             | 2 FT        | 15 FT       |
| REAR YARD                             | 4 FT        | 42 FT       |
| MAX BUILDING HEIGHT - STORES          | 1 STORY     | 102.4 STORY |
| MAX BUILDING HEIGHT - OFFICE          | 2 FT        | 35.50 FT    |
| <b>PROPOSED BUILDINGS - COVERAGES</b> |             |             |
| OFFICE - RADISSON RED - 30 ROOMS - 1  | 13,000      | 24,000      |
| RESTAURANT - 200 SEATS & POOL         | 14,400      | 28,800      |
| RESTAURANT - 200 SEATS & POOL         | 5,000       | 5,000       |
| CONFERENCE CENTER                     | 5,000       | 7,200       |
| BRICK SHOP                            | 500         | 500         |
| COURTNEY SHOP                         | 500         | 500         |
| FOOD COURT                            | 500         | 500         |
| REST AREA                             | 2,000       | 2,000       |
| OFFICE - REST STOP EXPANSION          | 12,200      | 12,200      |
| TRUCK STOP                            | 5,200       | 5,200       |
| BUILDING CANOPY                       | 15,300      | 15,300      |
| WATER TREATMENT BUILDING              | 5,000       | 5,000       |
| SEWAGE TREATMENT PLANT                | 5,000       | 5,000       |
| <b>TOTAL BUILDINGS</b>                |             |             |
| PARCEL TOTAL SQUARE FEET              | 191,000     | 251,000     |
| DEVELOPABLE AREA                      | 11,800      | 11,800      |
| <b>MINIMUM PARKING SPACES</b>         |             |             |
| FRONT LOT LINE                        | 25 FT       | 97 FT       |
| SIDE LOT LINE                         | 25 FT       | 128 FT      |
| REAR LOT LINE                         | 25 FT       | 191 FT      |
| <b>PARKING</b>                        |             |             |
| RADISSON RED                          | 22          | 1           |
| LA QUINTA                             | 136         | 12          |
| INDOOR WATER PARK                     | 24          | 5           |
| RESTAURANT SERVICE SHOP               | 57          | 4           |
| BRICK SHOP / FOOD SERVICES            | 75          | 1           |
| CONFERENCE CENTER                     | 67          | 20          |
| TOTAL PARKING                         | 109         | 54          |
| <b>DEVELOPMENT AREA ANALYSIS</b>      |             |             |
| PAVEMENT AREA                         | 60,000      | 60,000      |
| SEWER AREA                            | 20,000      | 20,000      |
| BUILDING AREA                         | 81,000      | 81,000      |
| DEVELOPABLE AREA                      | 86,572      | 14,650      |

\* VARIANCE REQUIRED FOR SETBACKS BELOW  
 \*\* RADISSON RED VARIANCE REQUIRED FOR HEIGHT, OPTION: MINIMUM 100' REAR SETBACK FOR ACCOMMODATE THE REQUIRED HEIGHT  
 \*\*\* LA QUINTA VARIANCE REQUIRED FOR HEIGHT TO OBTAIN 100' REAR SETBACK FOR THE PROPOSED EXISTING FOOTPRINT OF BUILDING BASED UPON SHARED PARKING ANALYSIS

# PARKING SITE PLAN

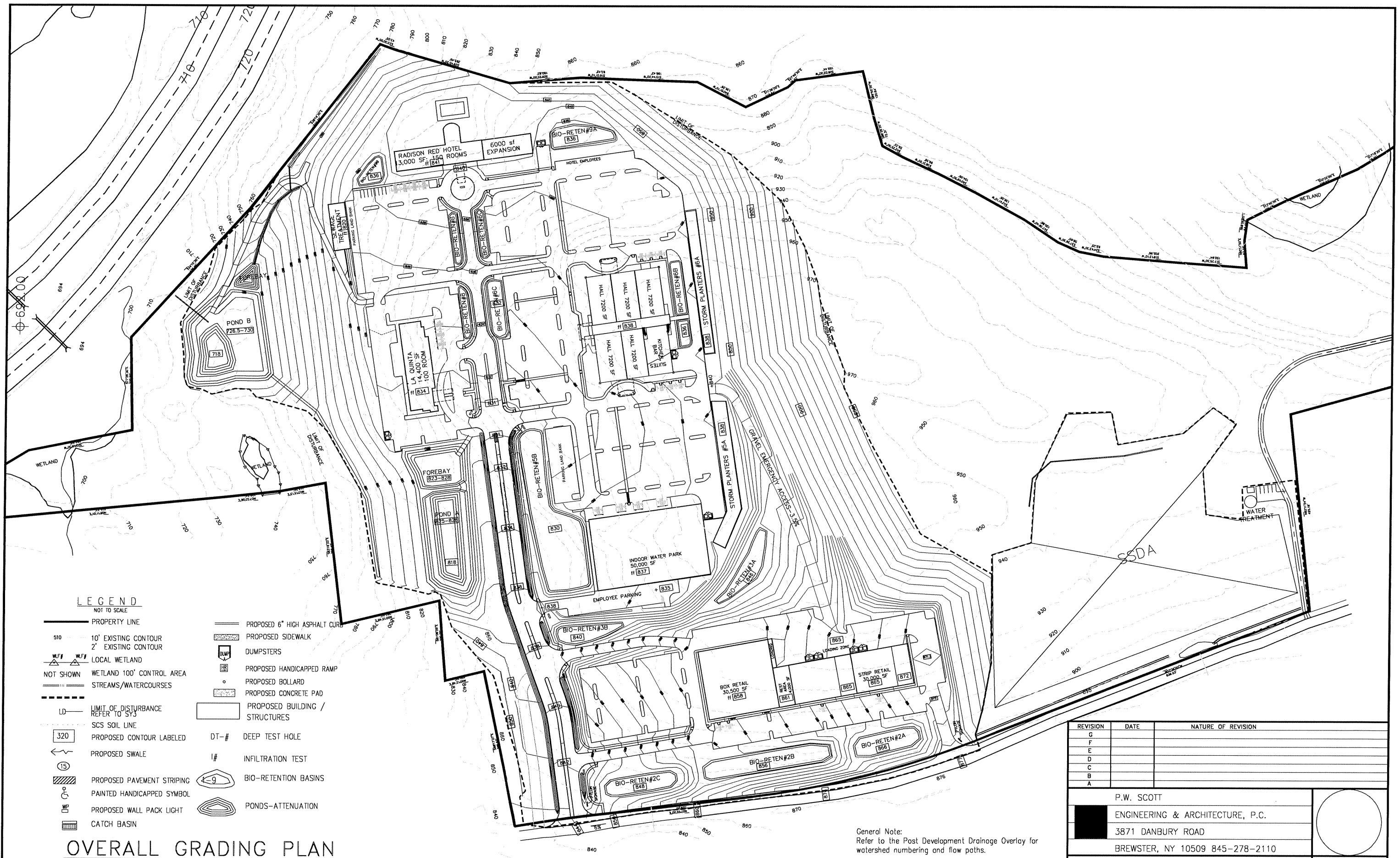


### LEGEND

NOT TO SCALE

- PROPERTY LINE
- ZONING SETBACK LINE
- 50' EXISTING CONTOUR
- 10' EXISTING CONTOUR
- LOCAL WETLAND
- SCS SOIL LINE
- QTY PARKING SPACES (9.5'x18')
- PROPOSED PAVEMENT STRIPING
- PAINTED HANDICAPPED SYMBOL
- CURB RADIUS
- PROPOSED SIDEWALK
- PROPOSED HANDICAPPED RAMP
- PROPOSED BUILDING / STRUCTURES

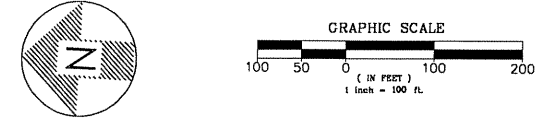
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|---|---|------|----------------------|-----------|----------|----------|---------|--|------------|-----------|--|
| <b>P. W. SCOTT</b><br>ENGINEERING & ARCHITECTURE, P.C.<br>3871 ROUTE 6<br>BREWSTER, NY 10509 845-278-2110 | No.                                       | Date | Revision Description | Proj. No. | 17-111   | Drawn by | MA, KC  |  | <b>SY1</b> |           |  |
|   | PARKING SITE PLAN<br>ROUTE 52 DEVELOPMENT |      |                      | Date      | 02/01/20 | Scale    | 1"=100' |  |            |           |  |
|   |   |      |                      |           |          |          |         |  |            | Dep. No.  |  |
|   |   |      |                      |           |          |          |         |  |            | Proj. No. |  |



**LEGEND**  
NOT TO SCALE

- PROPERTY LINE
- 510 10' EXISTING CONTOUR
- 2' EXISTING CONTOUR
- WLF LOCAL WETLAND
- NOT SHOWN WETLAND 100' CONTROL AREA
- STREAMS/WATERCOURSES
- LD LIMIT OF DISTURBANCE REFER TO SY3
- 320 SCS SOIL LINE
- 320 PROPOSED CONTOUR LABELED
- ← PROPOSED SWALE
- 15 PROPOSED PAVEMENT STRIPING
- PAINTED HANDICAPPED SYMBOL
- MP PROPOSED WALL PACK LIGHT
- CATCH BASIN
- PROPOSED 6" HIGH ASPHALT CURB
- PROPOSED SIDEWALK
- DUMPSTERS
- PROPOSED HANDICAPPED RAMP
- PROPOSED BOLLARD
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING / STRUCTURES
- DT-# DEEP TEST HOLE
- # INFILTRATION TEST
- 4-9 BIO-RETENTION BASINS
- PONDS-ATTENUATION

**OVERALL GRADING PLAN**



General Note:  
Refer to the Post Development Drainage Overlay for watershed numbering and flow paths.

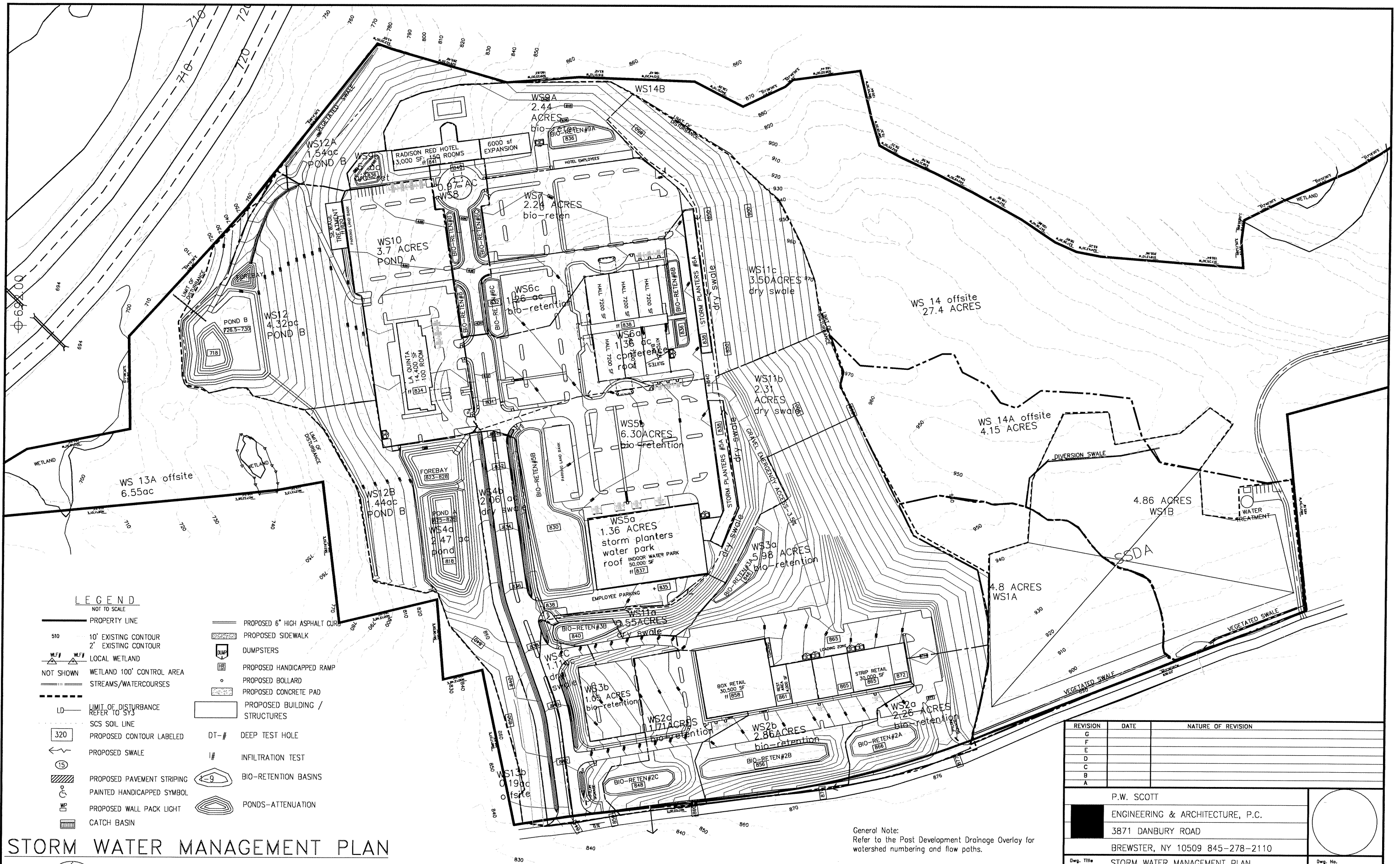
The piping and catch basins layers are turned off for clarity. Final storm water, well lines and sewer lines to be provided on Utility Plan with invert charts as required. Pipe and swale capacity designs are pending.

| REVISION | DATE | NATURE OF REVISION |
|----------|------|--------------------|
| G        |      |                    |
| F        |      |                    |
| E        |      |                    |
| D        |      |                    |
| C        |      |                    |
| B        |      |                    |
| A        |      |                    |

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3871 DANBURY ROAD  
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Dwg. Title: OVERALL GRADING PLAN  
Project Title: ROUTE 52 DEVELOPMENT  
52 US ROUTE 52, KENT, NEW YORK  
Proj. No.: 17-124  
Date: 02/01/20  
Drawn by: MA/PWS  
Scale: AS NOTED

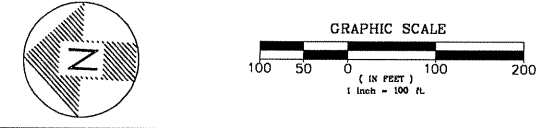
Dwg. No.: **SY2**



**LEGEND**  
NOT TO SCALE

- PROPERTY LINE
- 510 10' EXISTING CONTOUR
- 2' EXISTING CONTOUR
- WLF LOCAL WETLAND
- NOT SHOWN WETLAND 100' CONTROL AREA
- STREAMS/WATERCOURSES
- LD LIMIT OF DISTURBANCE REFER TO SV3
- 320 SCS SOIL LINE
- PROPOSED CONTOUR LABELED
- PROPOSED SWALE
- PROPOSED PAVEMENT STRIPING
- PAINTED HANDICAPPED SYMBOL
- PROPOSED WALL PACK LIGHT
- CATCH BASIN
- PROPOSED 6" HIGH ASPHALT CURB
- PROPOSED SIDEWALK
- DUMPSTERS
- PROPOSED HANDICAPPED RAMP
- PROPOSED BOLLARD
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING / STRUCTURES
- DT-# DEEP TEST HOLE
- # INFILTRATION TEST
- BIO-RETEN BASINS
- PONDS-ATTENUATION

**STORM WATER MANAGEMENT PLAN**



General Note:  
Refer to the Post Development Drainage Overlay for watershed numbering and flow paths.

The piping and catch basins layers are turned off for clarity. Final storm water, well lines and sewer lines to be provided on Utility Plan with invert charts as required. Pipe and swale capacity designs are pending.

| REVISION | DATE | NATURE OF REVISION |
|----------|------|--------------------|
| G        |      |                    |
| F        |      |                    |
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| C        |      |                    |
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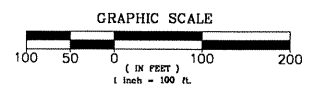
|                                  |  |                 |
|----------------------------------|--|-----------------|
| P.W. SCOTT                       |  |                 |
| ENGINEERING & ARCHITECTURE, P.C. |  |                 |
| 3871 DANBURY ROAD                |  |                 |
| BREWSTER, NY 10509 845-278-2110  |  |                 |
| Dwg. Title                       | STORM WATER MANAGEMENT PLAN                            |                 |
| Project Title                    | ROUTE 52 DEVELOPMENT<br>52 US ROUTE 52, KENT, NEW YORK |                 |
| Proj. No.                        | 17-124   | Drawn by MA/PWS |
| Date                             | 02/01/20   | Scale AS NOTED  |
|                                  |  | <b>SY2A</b>     |



**LEGEND**  
NOT TO SCALE

- PROPERTY LINE
- 10' EXISTING CONTOUR
- 2' EXISTING CONTOUR
- W/F LOCAL WETLAND
- NOT SHOWN WETLAND 100' CONTROL AREA
- STREAMS/WATERCOURSES
- LD LIMIT OF DISTURBANCE REFER TO SYS
- 320 SCS SOIL LINE
- PROPOSED CONTOUR LABELED
- ← PROPOSED SWALE
- 15 PROPOSED PAVEMENT STRIPING
- C PAINTED HANDICAPPED SYMBOL
- WP PROPOSED WALL PACK LIGHT
- CB CATCH BASIN
- PROPOSED 6" HIGH ASPHALT CURB
- PROPOSED SIDEWALK
- DUMP DUMPSTERS
- HR PROPOSED HANDICAPPED RAMP
- PROPOSED BOLLARD
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING / STRUCTURES
- DT-# DEEP TEST HOLE
- # INFILTRATION TEST
- 9 BIO-RETENTION BASINS
- PONDS-ATTENUATION

**CUT AND FILL PLAN (40' GRID)**



Site Volume Table: Unadjusted

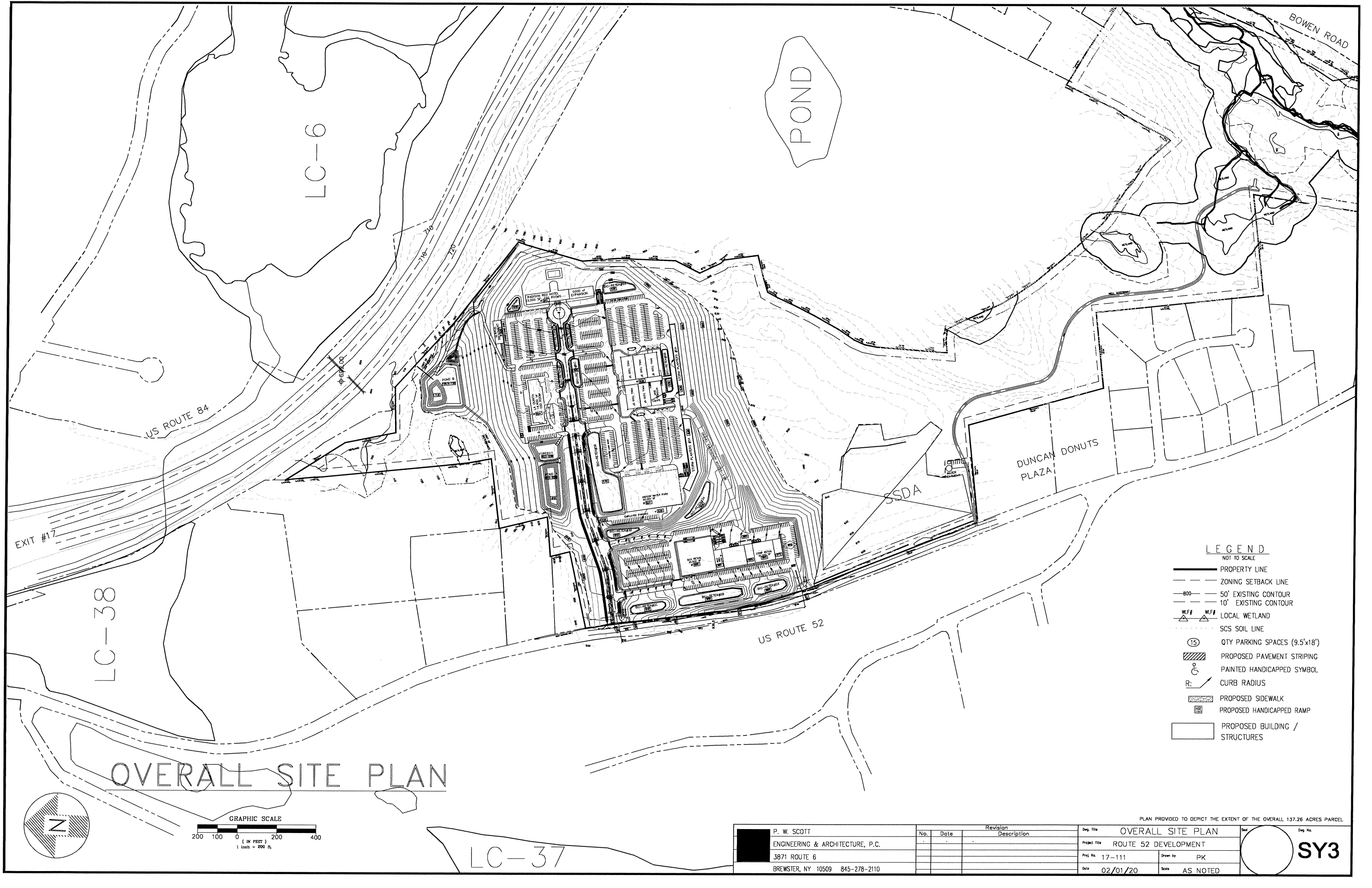
| Site | Stratum  | Surf1 | Surf2    | Cut      | Fill    | Net     | Method           |
|------|----------|-------|----------|----------|---------|---------|------------------|
|      |          |       |          | c-yards  | c-yards | c-yards |                  |
| 2020 | cut&fill | final | existing | proposed | 4887339 | 122530  | 4764809 (C) Grid |

| REVISION | DATE | NATURE OF REVISION |
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| G        |      |                    |
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| E        |      |                    |
| D        |      |                    |
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| A        |      |                    |

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|----------------------------------|--|-----------------|
| P.W. SCOTT                       |  |                 |
| ENGINEERING & ARCHITECTURE, P.C. |  |                 |
| 3871 DANBURY ROAD                |  |                 |
| BREWSTER, NY 10509 845-278-2110  |  |                 |
| Dwg. Title                       | CUT & FILL PLAN (40' GRID)                             |                 |
| Project Title                    | ROUTE 52 DEVELOPMENT<br>52 US ROUTE 52, KENT, NEW YORK |                 |
| Proj. No.                        | 17-124   | Drawn by MA/PWS |
| Date                             | 02/01/20   | Scale AS NOTED  |

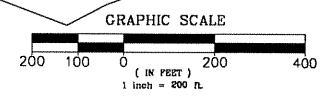
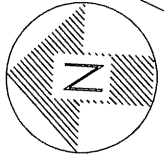
Dwg. No. **SY2B**



**LEGEND**

- NOT TO SCALE
- PROPERTY LINE
  - - - ZONING SETBACK LINE
  - 800- 50' EXISTING CONTOUR
  - 10' 10' EXISTING CONTOUR
  - W.F. LOCAL WETLAND
  - SCS SOIL LINE
  - 15 QTY PARKING SPACES (9.5'x18')
  - PROPOSED PAVEMENT STRIPING
  - PAINTED HANDICAPPED SYMBOL
  - R: CURB RADIUS
  - PROPOSED SIDEWALK
  - PROPOSED HANDICAPPED RAMP
  - PROPOSED BUILDING / STRUCTURES

**OVERALL SITE PLAN**



PLAN PROVIDED TO DEPICT THE EXTENT OF THE OVERALL 137.26 ACRES PARCEL

|  |     |      |                      |  |                     |                |  |  |
|--|-----|------|----------------------|--|---------------------|----------------|--|--|
| P. W. SCOTT<br>ENGINEERING & ARCHITECTURE, P.C.<br>3871 ROUTE 6<br>BREWSTER, NY 10509 845-278-2110 | No. | Date | Revision Description | Dwg. Title<br><b>OVERALL SITE PLAN</b><br>ROUTE 52 DEVELOPMENT | Proj. No.<br>17-111 | Drawn by<br>PK |  |  |
|  |     |      |                      | Date<br>02/01/20   | Scale<br>AS NOTED   |                |  |  |
|  |     |      |                      |  |                     |                |  |  |
|  |     |      |                      |  |                     |                |  |  |

LC-37