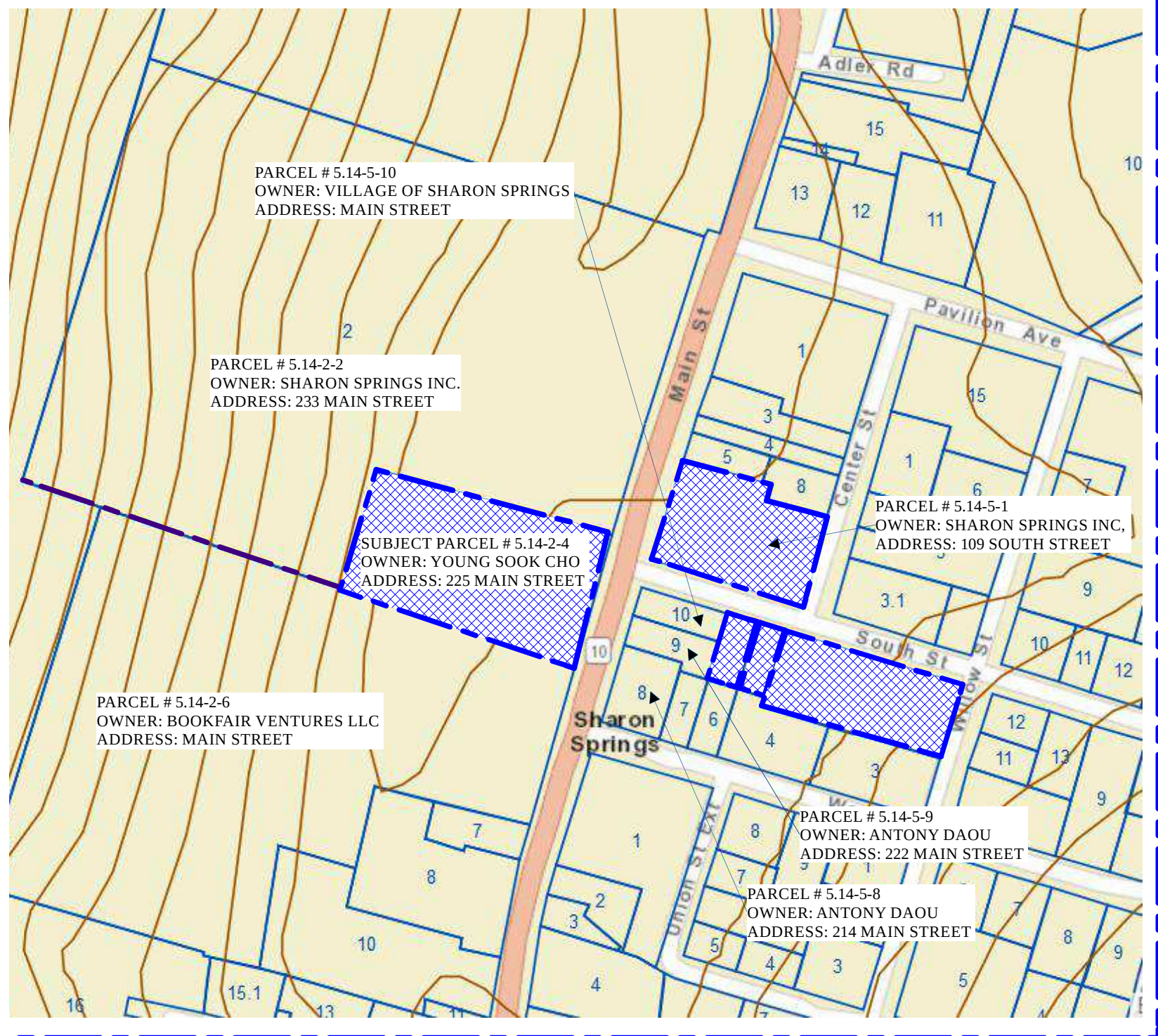
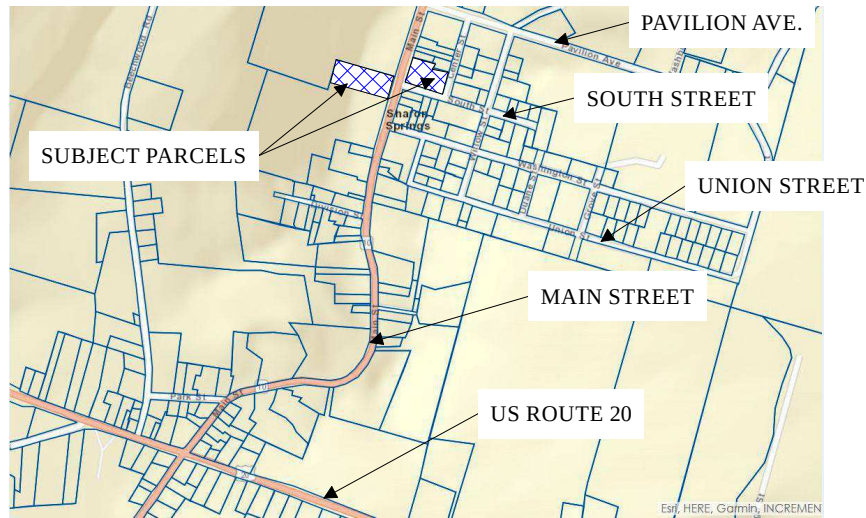


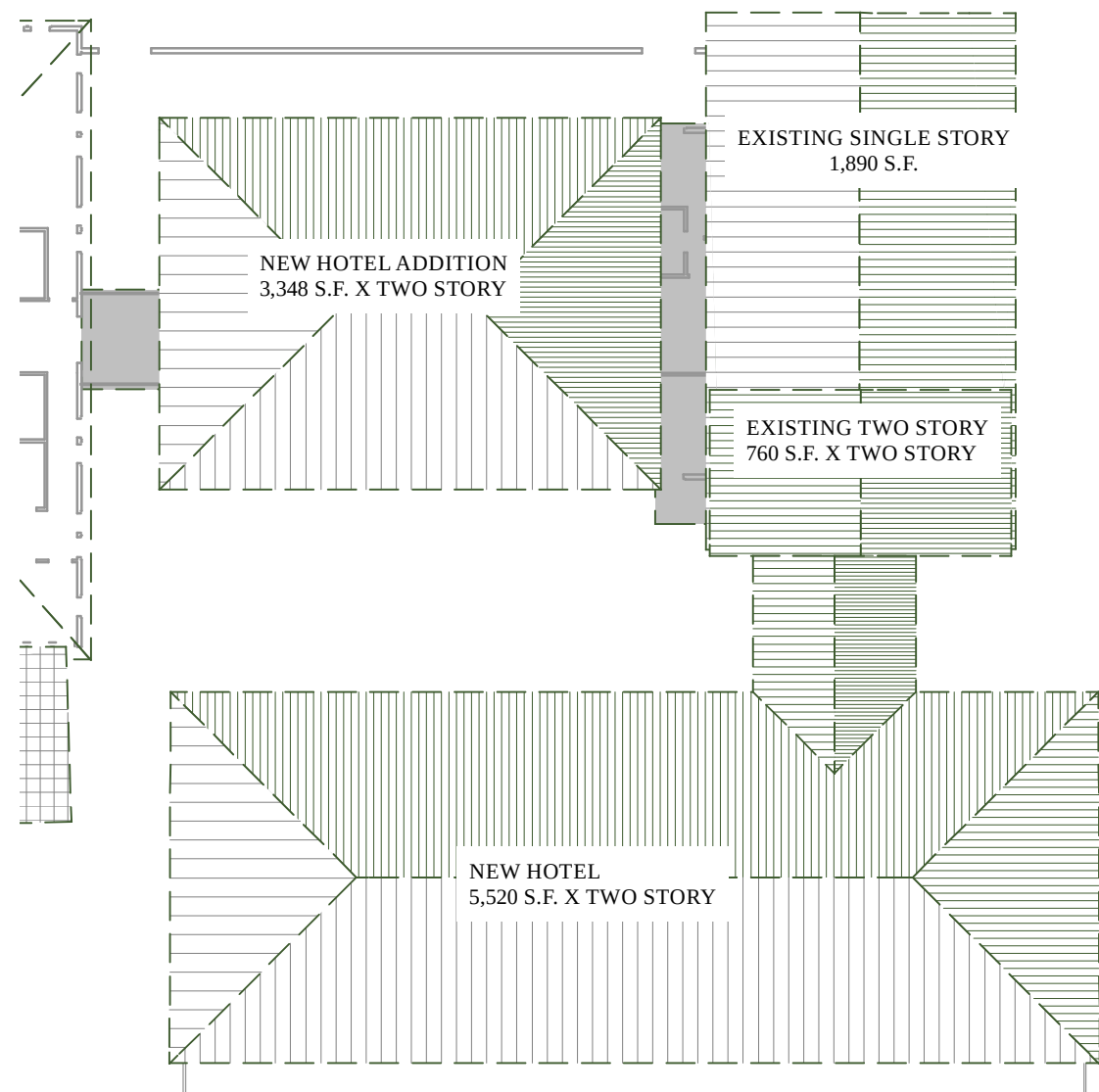
PROPOSED 50 UNIT HOTEL FOR
YOUNG SOOK CHO
1246 ANDERSEN AVE. FORT LEE N.J.
PREPARED BY MCGIVER DESIGN SERVICES



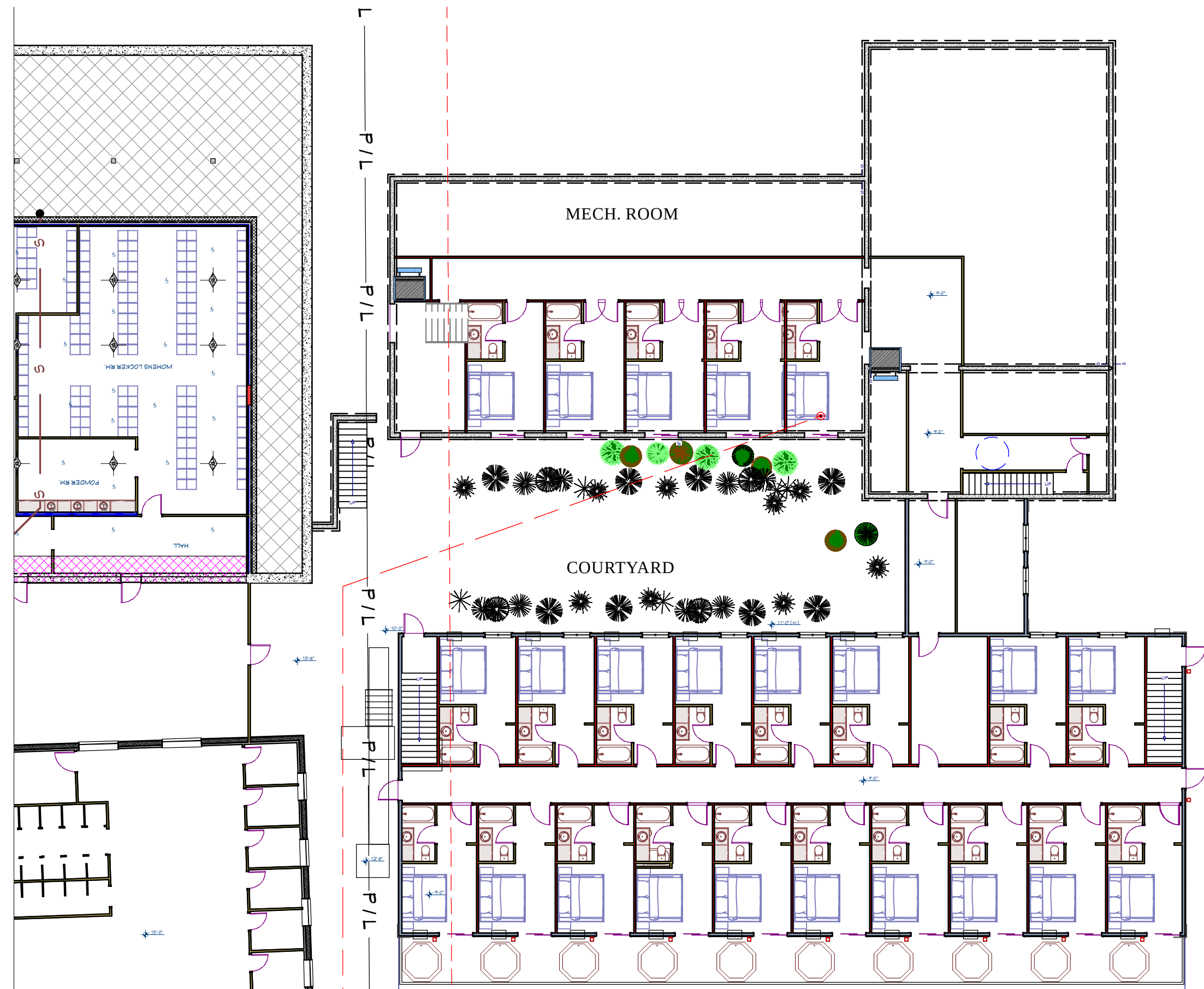
OWNERS OF ADJACENT LANDS
APPROX. SCALE: 1" = 200'



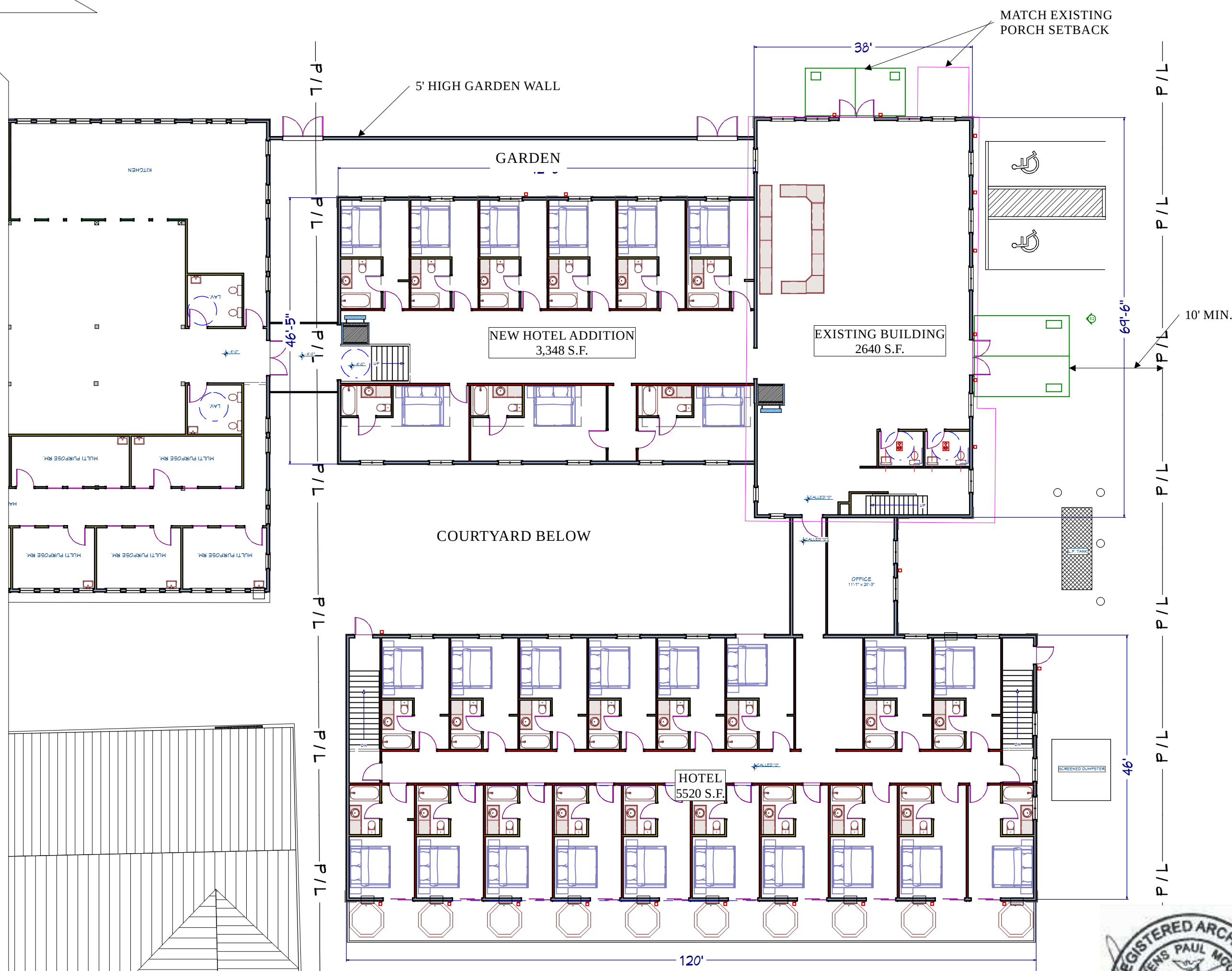
VICINITY MAP
N.T.S.



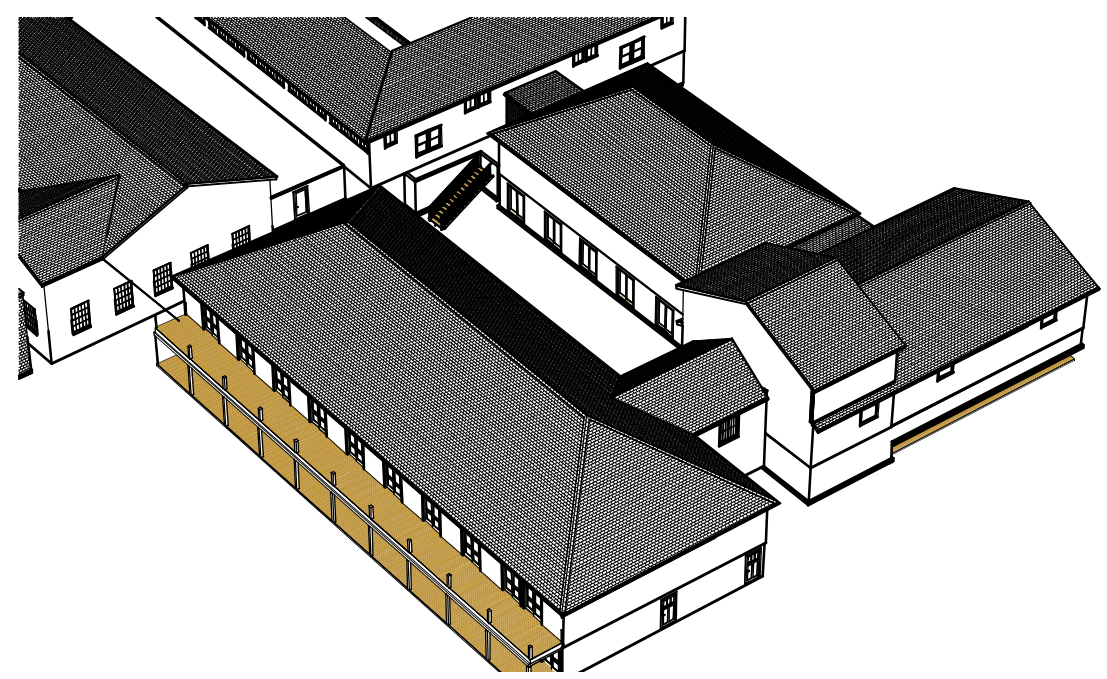
ROOF PLAN
NO SCALE



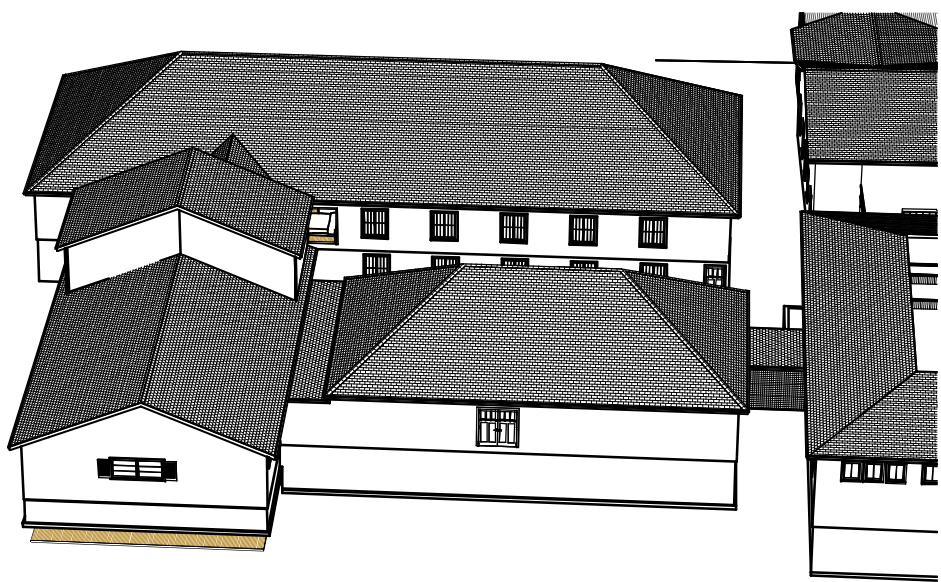
SCHEMATIC LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



SCHEMATIC UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



OVERVIEW FROM THE SOUTH WEST
NO SCALE



OVERVIEW FROM THE EAST
NO SCALE

SITE PLAN REVIEW CHECKLIST

- TITLE OF SITE PLAN, INCLUDING NAME AND ADDRESS OF APPLICANT, AND PERSON RESPONSIBLE FOR PREPARING SUCH DRAWING. SHOWN
- NORTH ARROW, SCALE AND DATE. SHOWN IN TITLE BLOCK
- BOUNDARIES OF PROPERTY PLOTTED TO SCALE. SHOWN SHEET #3
- LOCATION, SIZE, AND EXISTING USE OF BUILDINGS ON PREMISES. SHOWN SHEETS #1+ #2
- LOCATION AND OWNERSHIP IDENTIFICATION AND ADDRESS FOR ALL ADJACENT LANDS AS SHOWN ON THE LATEST TAX RECORDS. SHOWN SHEETS #1, #2 + #3
- LOCATION, NAME AND WIDTH OF ALL EXISTING PUBLIC STREETS, EASEMENTS, OTHER RESERVATIONS OF LAND OR AREAS DEDICATED TO PUBLIC USE WITHIN 500 FEET OF THE APPLICANT'S PROPERTY. SHOWN SHEET #2
- LOCATION, WIDTH, AND IDENTIFICATION OF ALL EXISTING AND PROPOSED RIGHTS-OF-WAY, EASEMENTS, SETBACKS, RESERVATIONS, AND AREAS DEDICATED TO PUBLIC USE ON OR ADJOINING THE PROPERTY. SHOWN SHEET #2 + #3 - ROW LOCATED SOUTHERN PROPERTY LINE
- GRADING AND DRAINAGE PLANS SHOWING EXISTING AND PROPOSED CONTOURS AND WATER COURSE WITHIN, AND EXTENDING 50 FEET BEYOND, APPLICANT'S PROPERTY, SHOWN SHEET #2 + #3 - AND SOIL EROSION AND SEDIMENT CONTROL PLAN IF REQUIRED BY DEC OR OTHER LOCAL STATUTES OR REGULATIONS. UNDER ONE ACRE OF DISTURBANCE, NOT REQUIRED.
- LOCATION, DESIGN, TYPE OF CONSTRUCTION, AND EXTERIOR DIMENSIONS OF ALL PROPOSED BUILDINGS AND STRUCTURES. SHOWN SHEET #1 - ALL 5A (WOOD FRAME RATED CONSTRUCTION)
- IDENTIFICATION OF THE AMOUNT OF GROSS FLOOR AREA, PROPOSED DIVISION OF BUILDING INTO UNITS OF SEPARATE OCCUPANCY SHOWN SHEET #1 AND HOURS OF OPERATION FOR RETAIL SALES AND SERVICES OFFICES AND OTHER COMMERCIAL FACILITIES. 24 HOUR OPERATION
- LOCATION, DESIGN, TYPE OF CONSTRUCTION, AND AREA OF ALL PARKING AND TRUCK LOADING AREAS (INCLUDING NUMBER OF PARKING SPACES) SHOWING ACCESS AND EGRESS. SHOWN SHEET #5 - 50 ROOMS x 1 PARKING SPACE PER ROOM + 6 EMPLOYEES x 1/2 SPACE PER EMPLOYEE = 53 PARKING SPACES TOTAL. VALET PARKING PROVIDED.
- PROVISION FOR PEDESTRIAN ACCESS, INCLUDING PUBLIC AND PRIVATE SIDEWALKS, IF APPLICABLE. SHOWN SHEET #2
- LOCATION OF OUTDOOR STORAGE AND SOLID WASTE DISPOSAL. SHOWN SHEET #1 - SCREENED DUMPSTER AND LOCATION AND DESCRIPTION OF ANY HAZARDOUS MATERIALS TO BE USED OR STORED ON SITE. N/A
- LOCATION AND CONSTRUCTION MATERIALS OF ALL EXISTING OR PROPOSED SITE IMPROVEMENTS INCLUDING DRAINS, CULVERTS, RETAINING WALLS AND FENCES. SHOWN SHEETS #2 + #5
- DESCRIPTION OF THE METHOD OF SEWAGE DISPOSAL AND THE LOCATION OF SUCH FACILITIES, INCLUDING THE LOCATION OF THE COLLECTION SYSTEM. SEWAGE EXIT TO CONNECT TO MUNICIPAL SYSTEM AT MAIN STREET
- DESCRIPTION OF THE APPROXIMATE QUANTITY OF WATER REQUIRED AND LOCATION OF DISTRIBUTION SYSTEM. 50 HOTEL UNITS X 120 GPD = 6,000 GPD AT FULL OCCUPANCY
- LOCATION OF FIRE LANES AND OTHER EMERGENCY ZONES, INCLUDING THE LOCATION OF FIRE HYDRANTS, IF REQUIRED. SHOWN SHEET #2
- LOCATION, DESIGN, AND CONSTRUCTION MATERIALS OF ALL ENERGY GENERATION AND DISTRIBUTION FACILITIES, INCLUDING ELECTRICAL, GAS, SOLAR ENERGY, AND ALL POWER AND COMMUNICATION FACILITIES, INCLUDING TOWERS AND SATELLITE DISH ANTENNAS. SHOWN SHEET #2
- LOCATION, SIZE, DESIGN AND TYPE OF CONSTRUCTION OF ALL PROPOSED SIGNS. SHOWN SHEET #2 + #4
- LOCATION AND DEVELOPMENT OF ALL PROPOSED BUFFER AREAS, INCLUDING INDICATION OF EXISTING AND PROPOSED VEGETATIVE COVER. SHOWN
- LOCATION AND DESIGN OF EXISTING AND PROPOSED OUTDOOR LIGHTING FACILITIES. SHOWN SHEETS #4+ #5
- GENERAL LANDSCAPING PLAN AND PLANTING SCHEDULE. SHOWN SHEET #2
- LOCATION AND IDENTIFICATION OF ALL STRUCTURES AND USES ON ADJACENT LANDS WITHIN 50 FEET OF THE PROPERTY LINE. SHOWN SHEET #1
- IDENTIFICATION OF ANY PERMITS FROM OTHER GOVERNMENTAL BODIES REQUIRED FOR THE PROJECT'S EXECUTION AND A RECORD OF APPLICATIONS AND APPROVAL STATUS OF ALL NECESSARY PERMITS FROM FEDERAL, STATE, COUNTY AND LOCAL AGENCIES. IT IS THE RESPONSIBILITY OF THE APPLICANT TO IDENTIFY NEEDED PERMITS FROM OTHER AGENCIES. APPROVAL REQUIRED FROM COUNTY PLANNING COMMISSION, NYSDOT, VIO SHARON SPRINGS BUILDING PERMIT, SCDDOH, VIO SHARON SPRINGS ZBA.
- ESTIMATED PROJECT CONSTRUCTION SCHEDULE, PHASING, TIME FRAMES, AND COST. PROJECT SCHEDULE IS ONE YEAR COMPLETION AFTER ZONING APPROVAL. ESTIMATED PROJECT COST IS \$1,800,000.00
- OTHER ELEMENTS INTEGRAL TO THE PROPOSED DEVELOPMENT AS MAY BE SPECIFIED BY THE PLANNING BOARD AT THE SKETCH PLAN CONFERENCE.
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA, ENVIRONMENTAL ASSESSMENT FORM.) ATTACHED
- ELEVATION AND FAÇADE TREATMENT PLANS OF ALL PROPOSED STRUCTURES. SHOWN SHEET #4
- ANY PERTINENT NATURAL FEATURES THAT MAY AFFECT THE PROPOSED USE SUCH AS WATER COURSES, SWAMPS, WETLANDS, WOODED AREAS, AREAS SUBJECT TO FLOODING, STEEP SLOPES (MORE THAN 15%), AREAS OF FREQUENT ROCK OUTCROPS, ETC. SHOWN SHEET #3
- VICINITY MAP. A MAP, DRAWN AT A SCALE OF TWO-THOUSAND (2000) FEET TO THE INCH, OR LARGER, SHOWING THE PROPOSED SITE IN RELATION TO EXISTING COMMUNITY FACILITIES THAT MAY AFFECT OR SERVE IT, SUCH AS ROADS, SHOPPING AREAS, SCHOOLS. SHOWN SHEET #1

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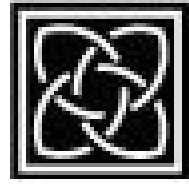
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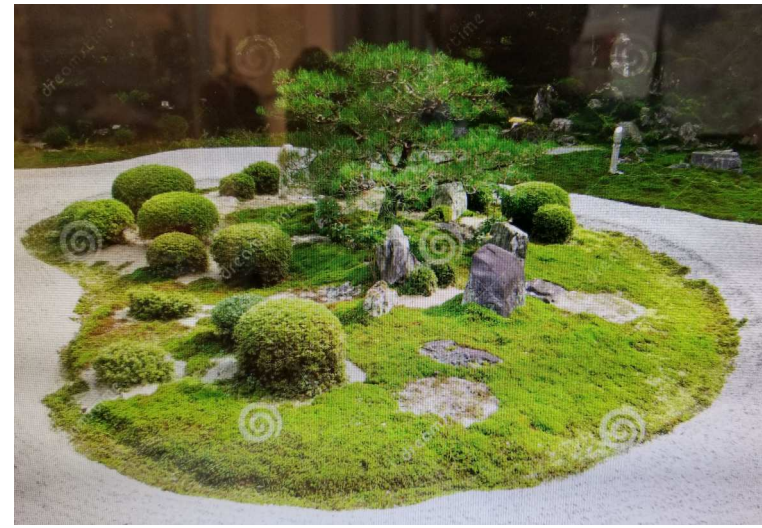
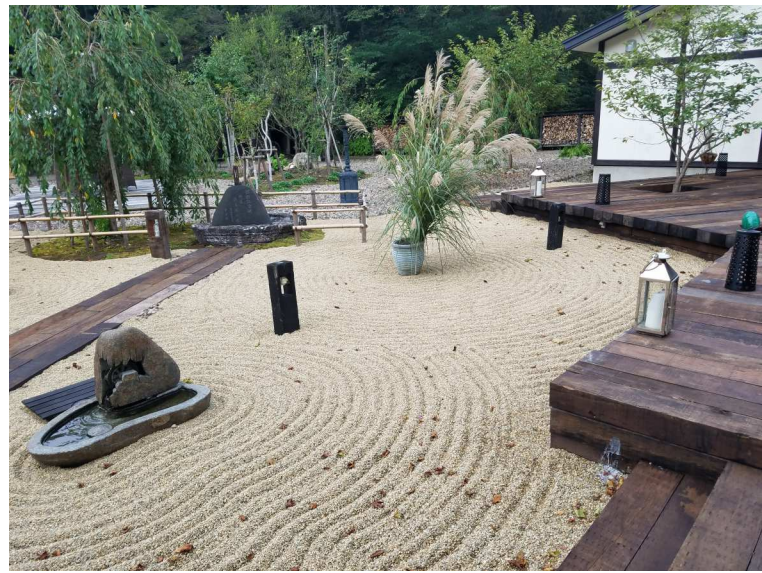
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PROPOSED 50 UNIT HOTEL FOR
YOUNG SOOK CHO
245 MAIN STREET SHARON SPRINGS N.Y.

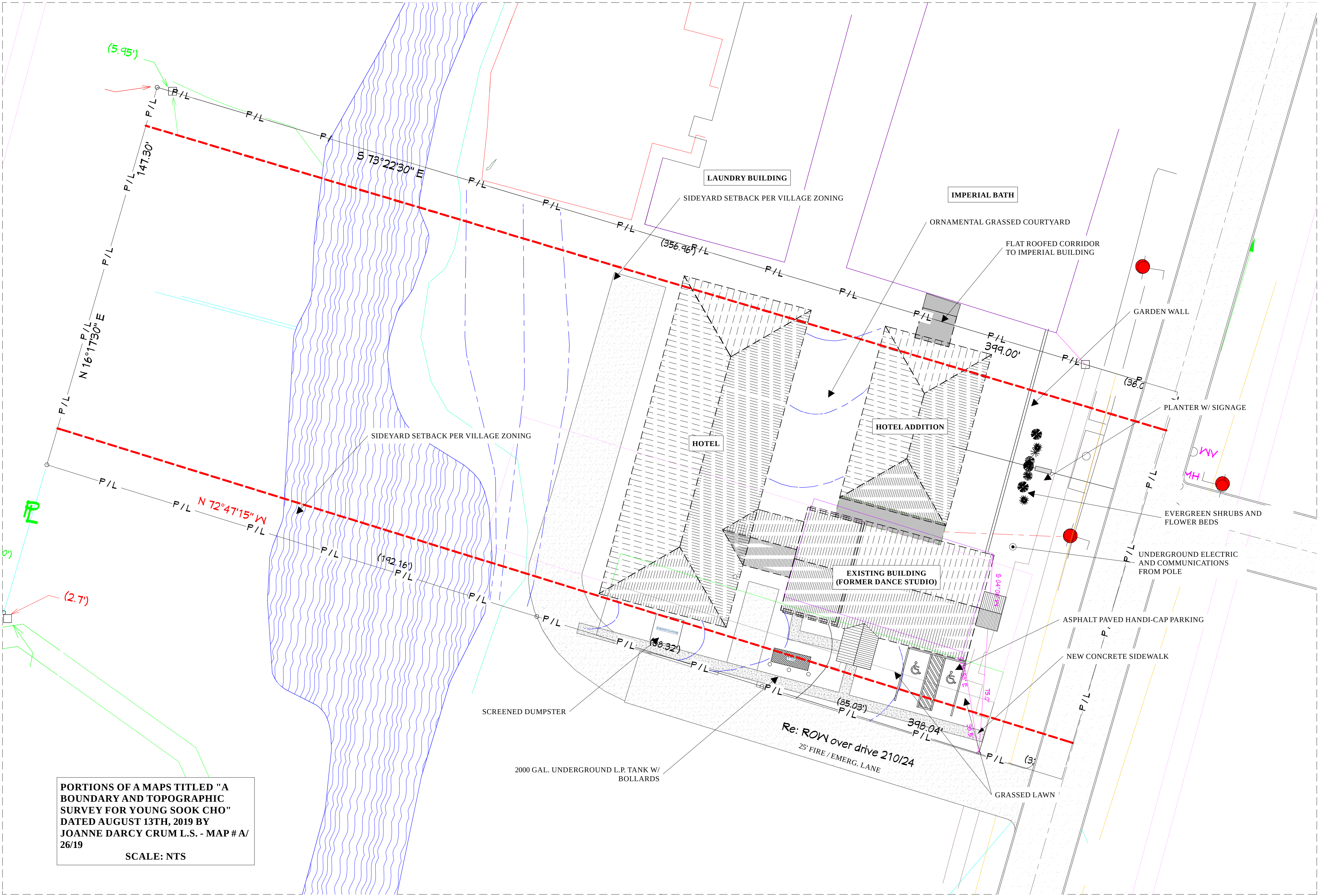
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(518) 234-3680



SHEET #
1 OF 5



SAMPLE COURTYARD PLANTINGS SCHEMES



PORTIONS OF A MAPS TITLED "A
BOUNDARY AND TOPOGRAPHIC
SURVEY FOR YOUNG SOOK CHO"
DATED AUGUST 13TH, 2019 BY
JOANNE DARCY CRUM L.S. - MAP # A/
26/19
SCALE: NTS

SCHEMATIC SITE PLAN
SCALE: 1" = 20'



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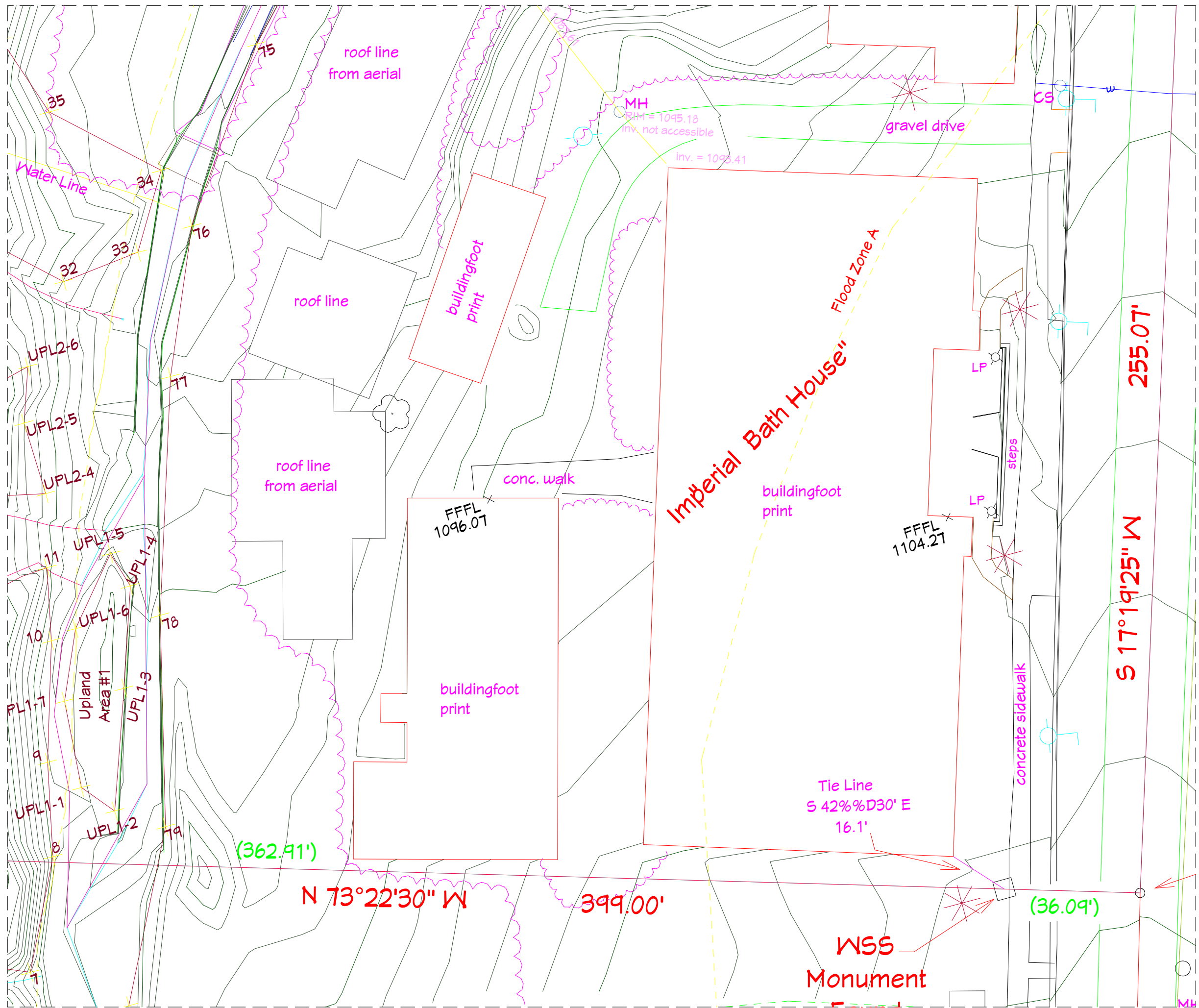
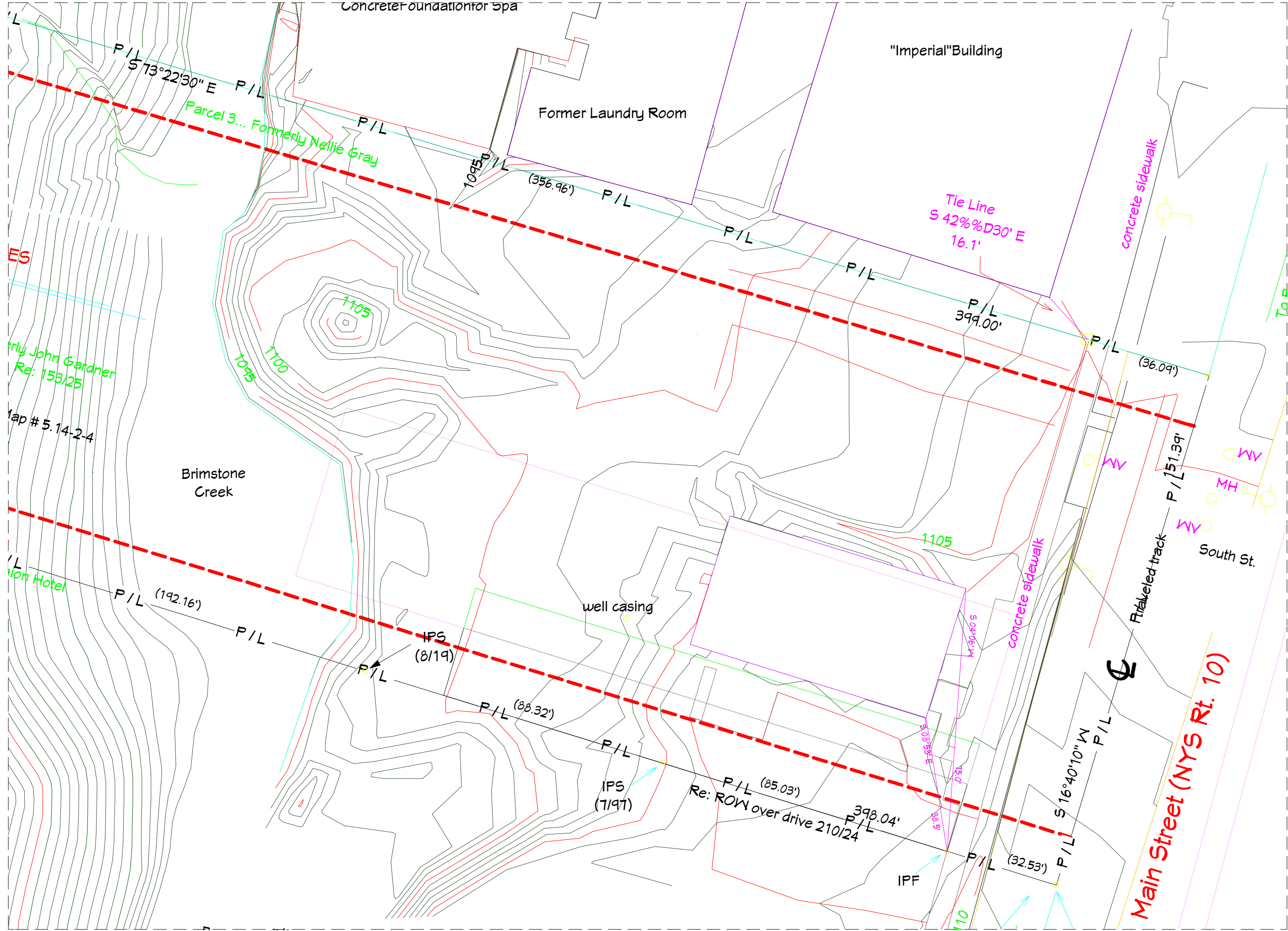
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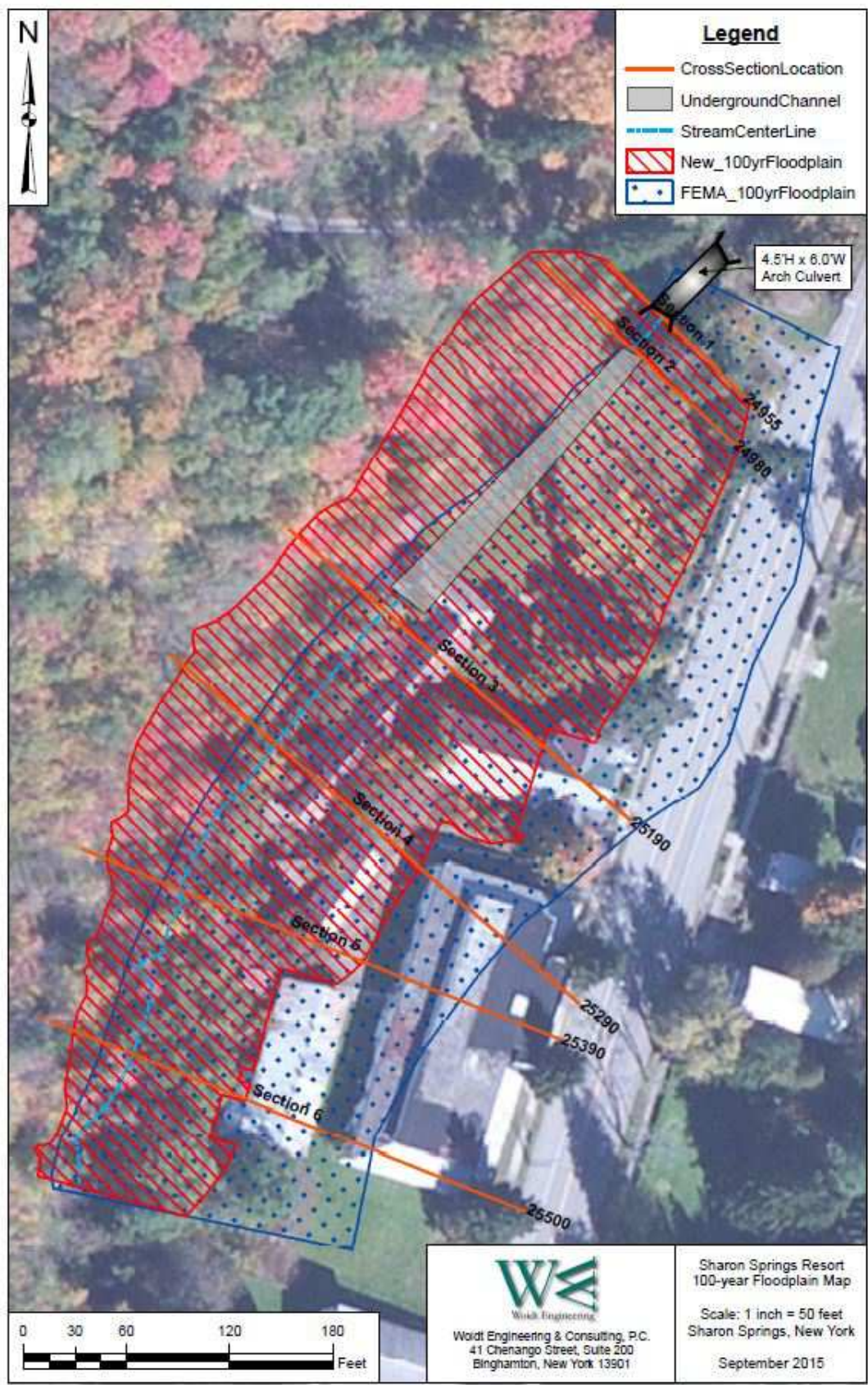
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PORTIONS OF A MAPS TITLED "A
BOUNDARY AND TOPOGRAPHIC
SURVEY FOR YOUNG SOOK CHO"
DATED AUGUST 13TH, 2019 BY
JOANNE DARCY CRUM L.S. - MAP #A/
26/19
SCALE: NTS

PROPERTY LINES AND EXISTING CONTOURS
SCALE: 1" = 25'



ABOVE MAP TAKEN FROM:
BRIMSTONE CREEK HYDROLOGIC & HYDRAULIC STUDY
FOR PROPOSED SHARON SPRINGS RESORTS & SPA
BY: WOJDT ENGINEERING & CONSULTING, P.C.
SCALE: NTS

PROPERTY LINES AND EXISTING CONTOURS
SCALE: 1" = 25'

PORTION OF A MAP TITLED "A
SURVEY FOR SHARON SPRINGS INC.
DATED JULY 17th BY JOANNE DARCY
CRUM L.S. - MAP # A/05/14
SCALE: NTS



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YOUNG SOOK CHO
245 MAIN STREET SHARON SPRINGS N.Y.

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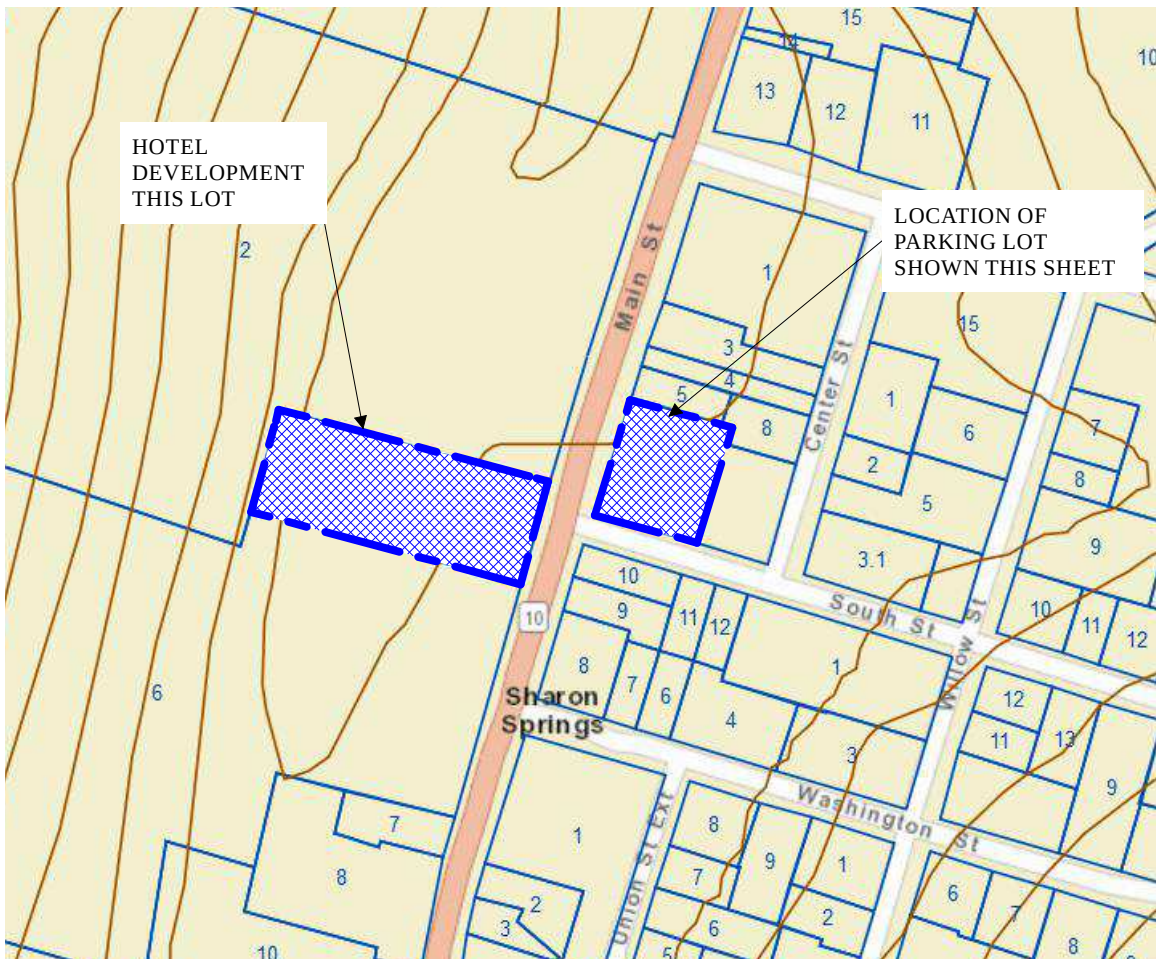
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245 MAIN STREET SHARON SPRINGS N.Y.

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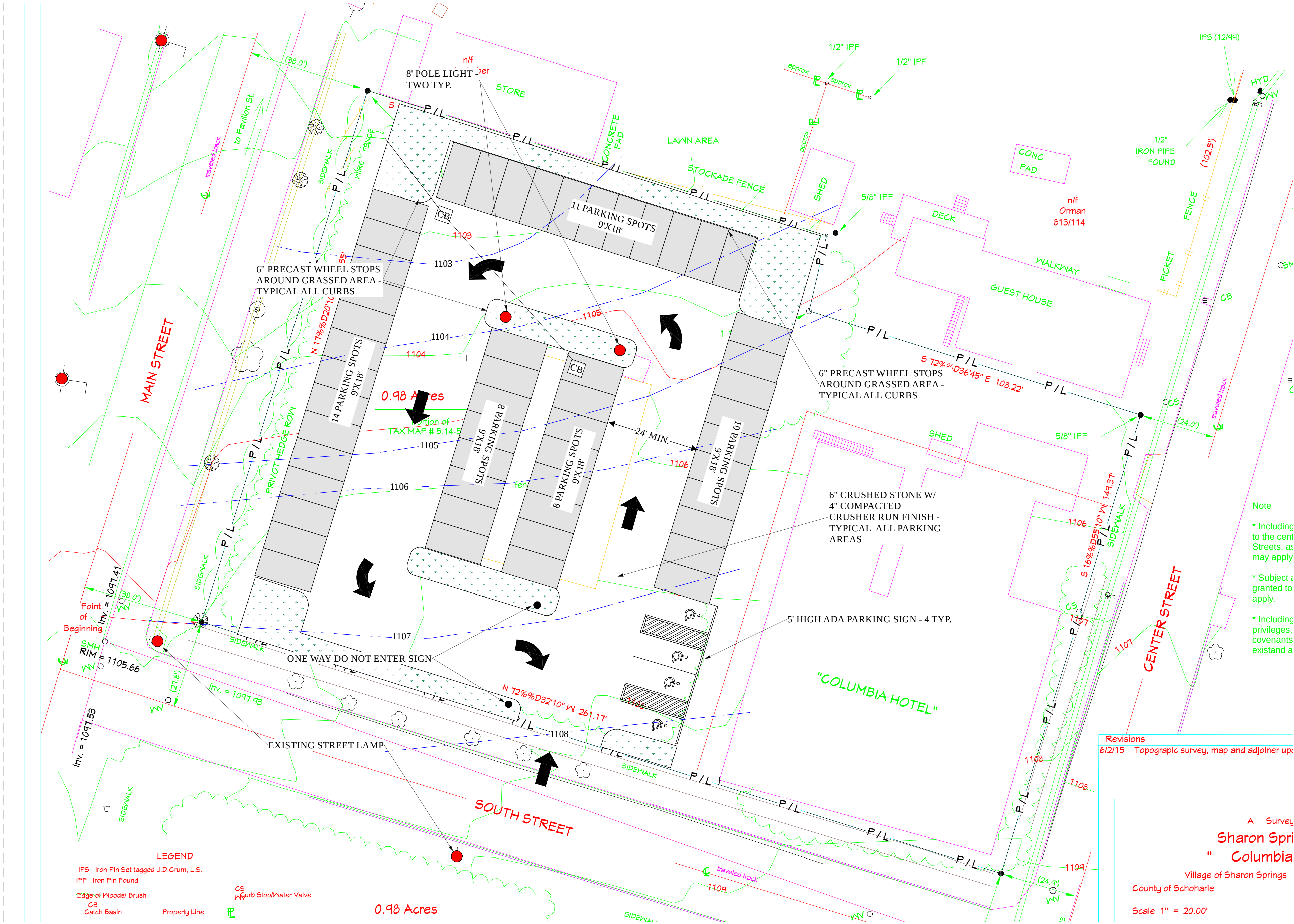
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4 OF 5



SAMPLE PARKING LOT 8" TALL POLE LIGHT BY "GOT IT WHOLESALE" OR EQUAL



LOCATION MAP
N.T.S.



PARKING LOT
SCALE: 1" = 20'

BASE MAP IS COPIED FROM A MAP TITLED
"A SURVEY FOR SHARON SPRINGS INC.
DATED JULY 17th BY JOANNE DARCY CRUM
L.S. - MAP # A/05/14 - MODIFIED BY MCGIVER
DESIGN SERVICE



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245 MAIN STREET SHARON SPRINGS N.Y.

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