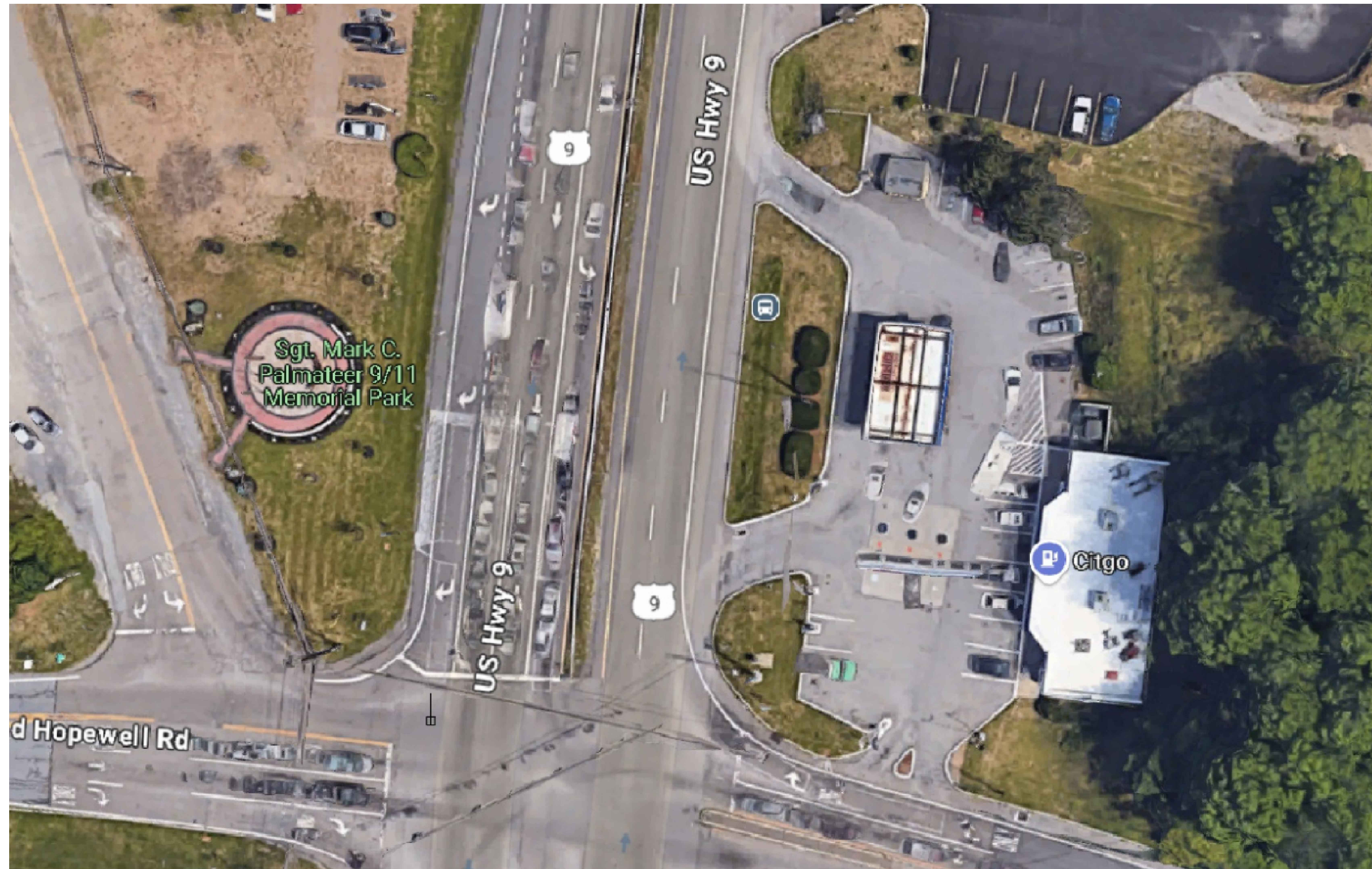


1336 Route 9 LLC.

1336 ROUTE 9

WAPPINGERS FALLS, NY 12590

EXISTING GAS PUMPS TO BE REMOVE AND RELOCATED ONE EXTRA PUMPS AND CANOPY TO BE ADDED



SURVEY OF PROPERTY
PREPARED FOR
1336 ROUTE 9 LLC
PROPERTY SITUATE IN
TOWN OF WAPPINGER
COUNTY OF DUTCHESS
STATE OF NEW YORK

SCALE: 1" = 15'

DATE: JANUARY 3, 2016
CERTIFICATION REVISED: JANUARY 14, 2016

NOTES:

- The premises shown hereon being lands described in a deed from Shell Oil Company to The Southland Corporation as recorded in Liber 1637, Page 313, subject to easements, rights of way, covenants and restrictions of record or as indicated by physical conditions depicted hereon.
- Subsurface structures, improvements and/or features, such as pipes, tanks, cables, etc. are not shown hereon but may exist on this site; the existence and location of all subsurface features should be investigated prior to any excavation, construction and/or site planning for this property.
- This survey intended for property conveyance and title examination purposes only; some features pertinent to site planning purposes, such as pavement striping, signage, landscaping, off-site road improvements, etc. were not contracted to be shown for the purposes of this survey.
- The painted/marked location of the reputed Central Hudson Gas & Electric gas main traversing this parcel may indicate the possible existence of a related easement or highway right-of-way not reflected in the title documents furnished to this surveyor; a title report should be consulted in this regard.

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

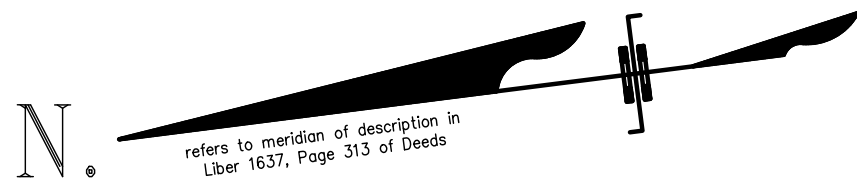
Certifications shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed hereon; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

© Copyright 2016 ~ Robert E. Boxer. All Rights Reserved.

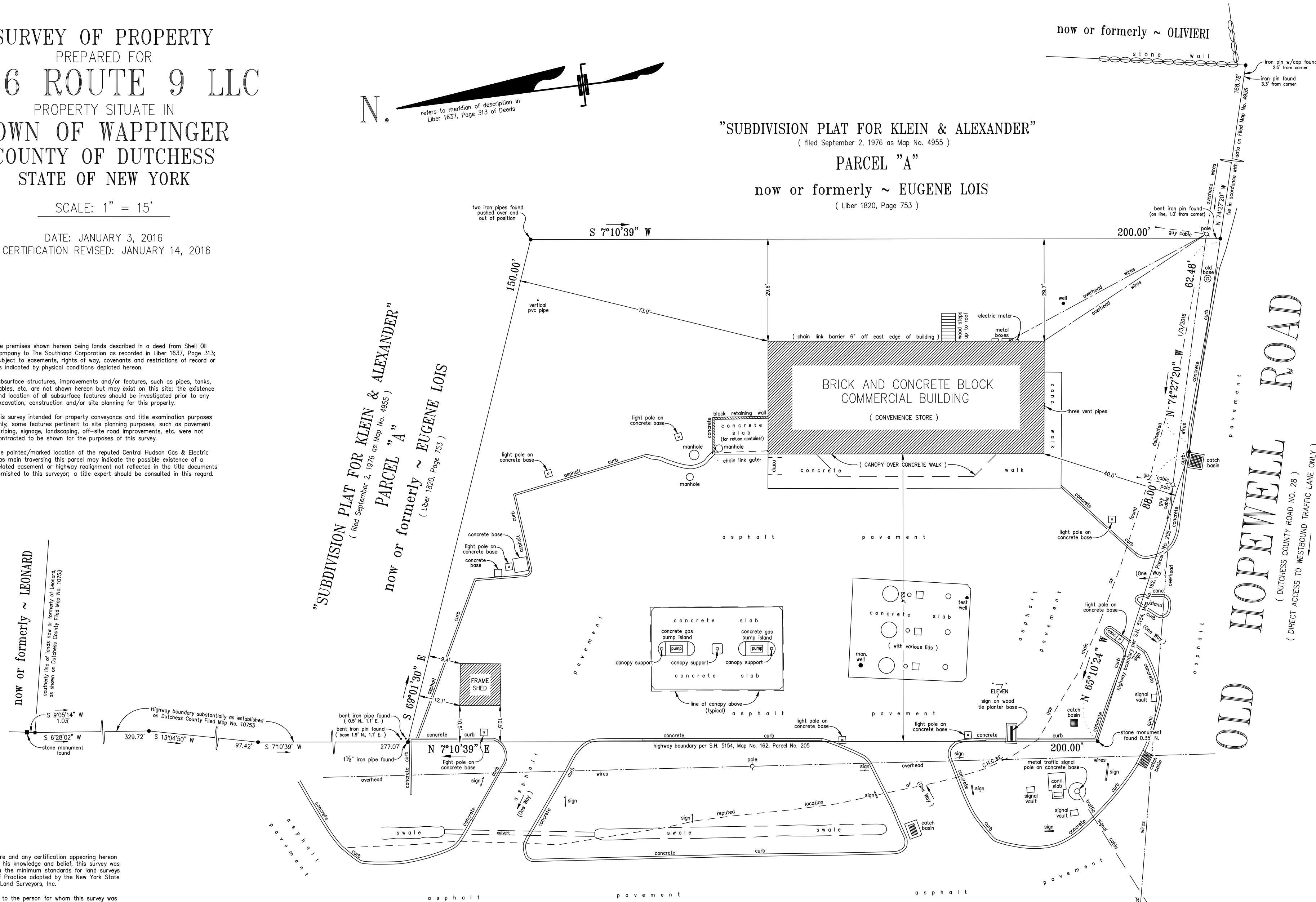
Only copies of the original of this survey map marked with both this surveyor's embossed seal and his signature in red ink shall be considered as valid true copies.

Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.



"SUBDIVISION PLAT FOR KLEIN & ALEXANDER"
(filed September 2, 1976 as Map No. 4955)
PARCEL "A"
now or formerly ~ EUGENE LOIS
(Liber 1820, Page 753)



U.S. ROUTE 9
("FISHKILL VILLAGE-WAPPINGER FALLS" ~ State Highway No. 5154)
(DIRECT ACCESS TO NORTHBOUND TRAFFIC LANES ONLY)

AREA = 29,578 SQ. FT.
(0.679 ACRES)

The premises shown hereon may be affected by easements, rights of way, covenants, restrictions and conveyances not specifically referenced or recited in documents furnished to this surveyor and, therefore, not reflected hereon. It is hereby advised that any parties with a current or potential interest in this property obtain proper assurances as to quality of title and access, permitted uses and pertinent environmental factors, if any, affecting this property prior to conveyance.

Alteration of this map by anyone other than the surveyor whose signature and embossed seal appears hereon, including any erasures, notations, additions or changes for building department or "survey inspection/official" purposes, is an unauthorized and unintended use of this surveyor's work. The use of any such altered map, particularly for purposes of obtaining building permits, variances, certificates of occupancy, or for any use related to purchasing property and obtaining title insurance, is at the user's own risk and is not covered under any certification appearing hereon.

EXISTING SURVEY

SCALE 1" = 20'-0"



CONSULTING ENGINEER

DESIGN, PLANNING & STRUCTURAL ENGINEERING

Anthony Sottile P.E.

Drawing Title:	EXISTING SURVEY
Project:	27289 HIGGS DR. PORT CHARLOTTE FL 3952
PROPERTY OWNER: 1336 ROUTE 9 LLC PROPERTY ADDRESS: 1336 ROUTE 9 WAPPINGER FALLS, NY 12590 DATE OF SURVEY: JANUARY 3, 2016 DATE OF CERTIFICATION: JANUARY 14, 2016 THIS SURVEY WAS PREPARED BY ANTHONY SOTTILE, P.E., LICENSE NO. 13555, STATE OF NEW YORK. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED FOR THIS SURVEY TO BE VALID. ANY ALTERATION OR ADDITION TO THIS SURVEY WITHOUT THE SURVEYOR'S SEAL AND SIGNATURE IS UNAUTHORIZED AND MAY BE PENALIZED BY THE STATE OF NEW YORK.	

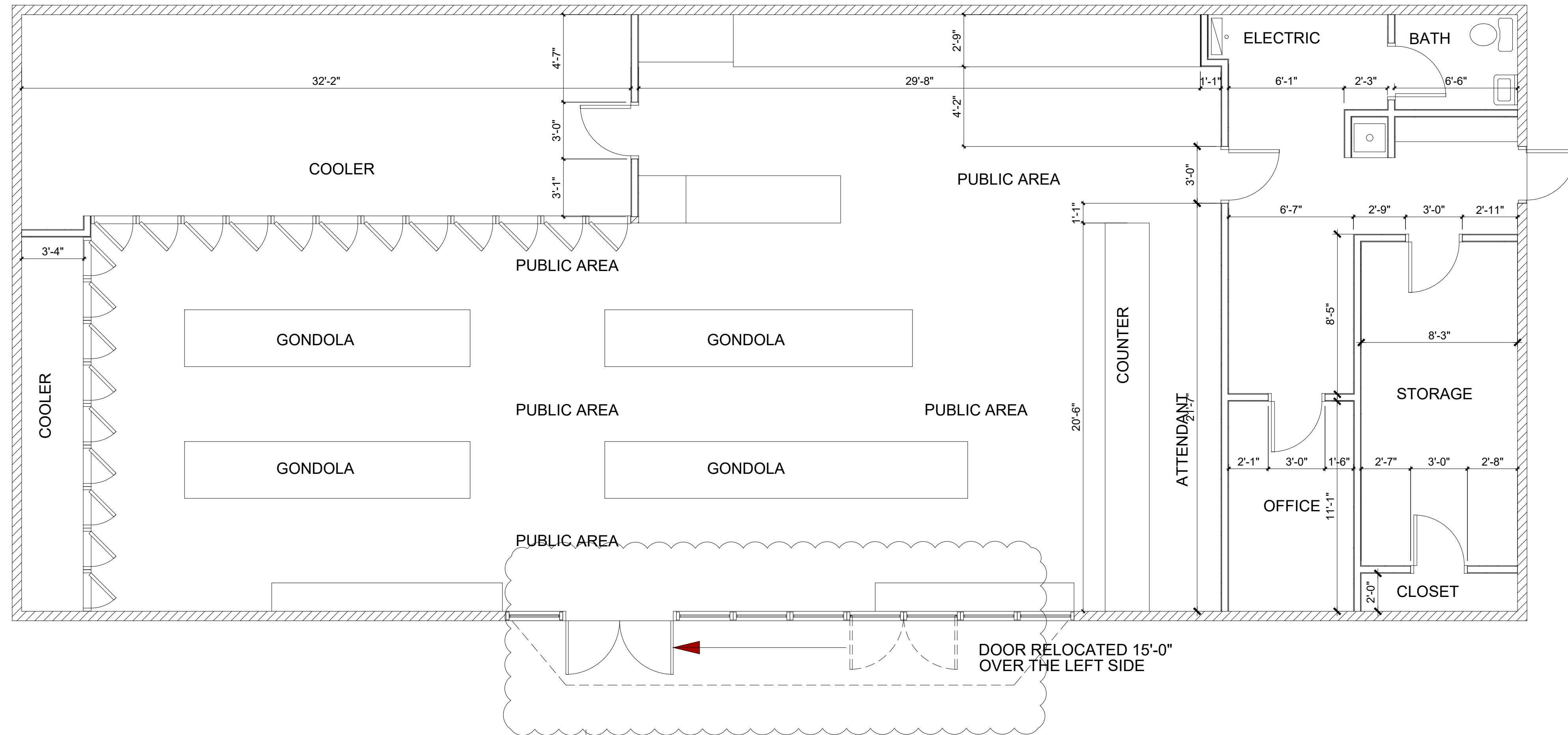
ISSUES / REVISIONS	
Date	Title

OWNER:	1336 Route 9 LLC. 1336 ROUTE 9 WAPPINGER FALLS, NY 12590
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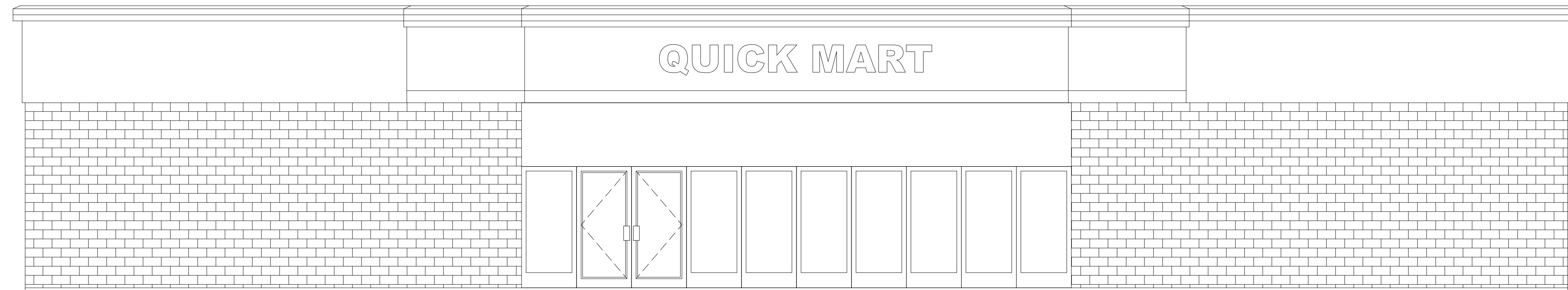
Checked By: RM	Dwg. By: FM	Tax Map: 6157-02-614569
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Scale:	As Noted
Date:	MAY-16-25

Drawing Number:	Z-0
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SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

[illegible][illegible]

1336 Route 9 LLC.
336 ROUTE 9
WAPPINGERS FALLS, NY 12590

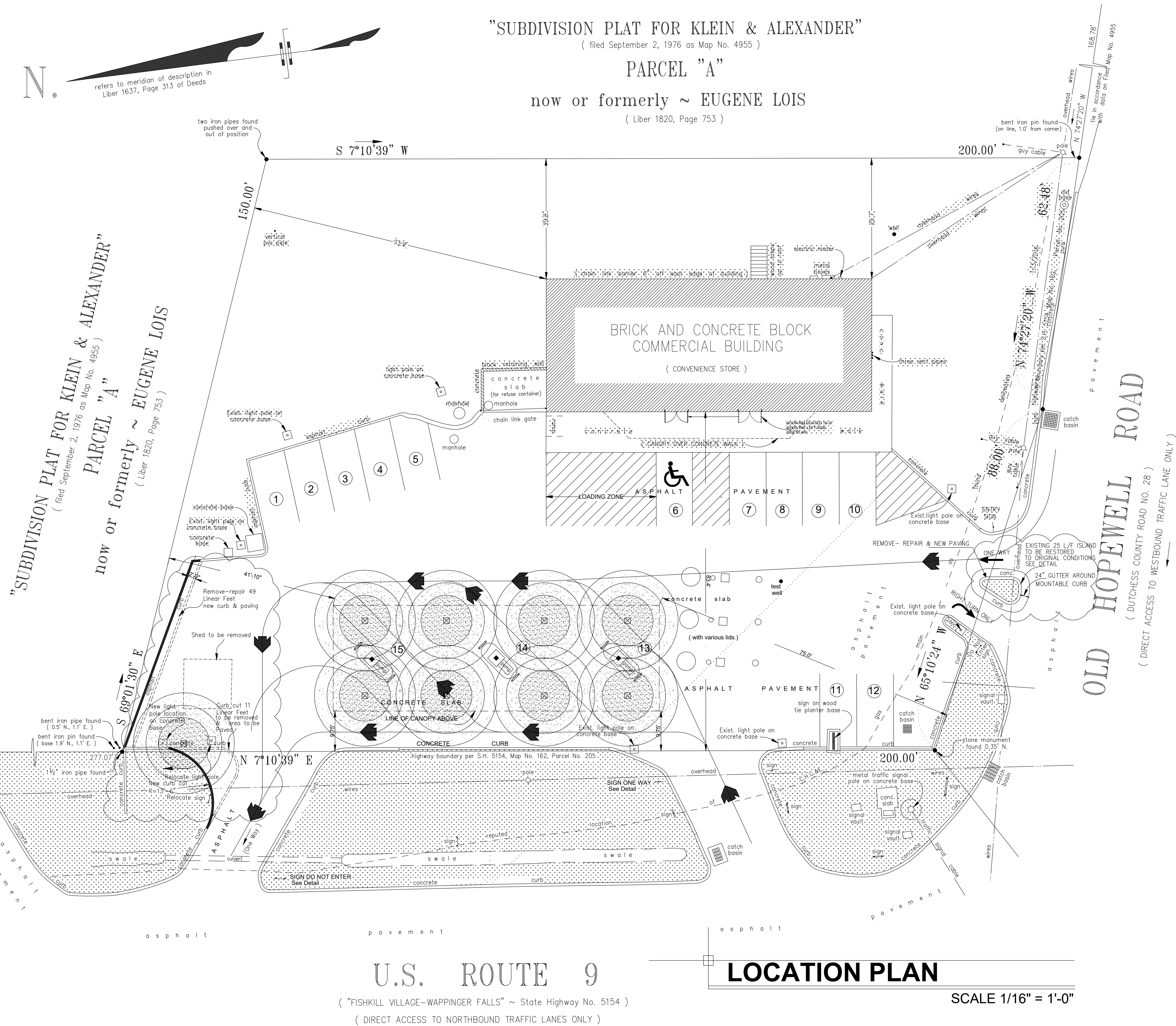
100

6157-02-614569

As Noted

MAY-16-25

A-2



EXTERIOR LIGHTS SHALL BE IN COMPLIANCE WITH § 43-104 C (5) (j)

ALL EXTERIOR LIGHTING SHALL COMPLY WITH § 43-104 C (5)(j) AND § 36-12 OF THE VILLAGE CODE OF WAPPINGERS FALLS, AS AMENDED.

SHIELDED FLOODLIGHTS OR OTHER APPROVED FIXTURES SHALL BE INSTALLED TO PROVIDE SUFFICIENT ILLUMINATION FOR SAFE ACCESS THROUGHOUT THE PARKING AREA DURING HOURS OF DARKNESS. A LIGHTING CERTIFICATE OF APPROVAL SHALL BE OBTAINED FROM THE DEPARTMENT OF HOUSING AND BUILDINGS AS REQUIRED.

PARKING LOT LIGHTING PERFORMANCE NOTE

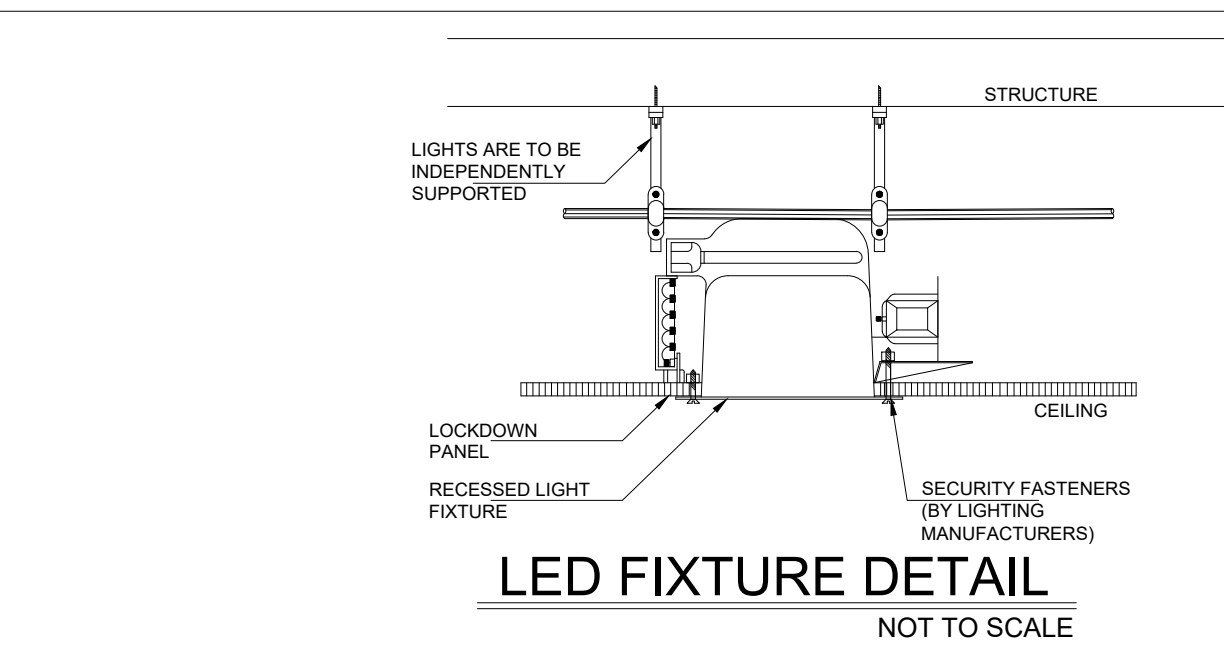
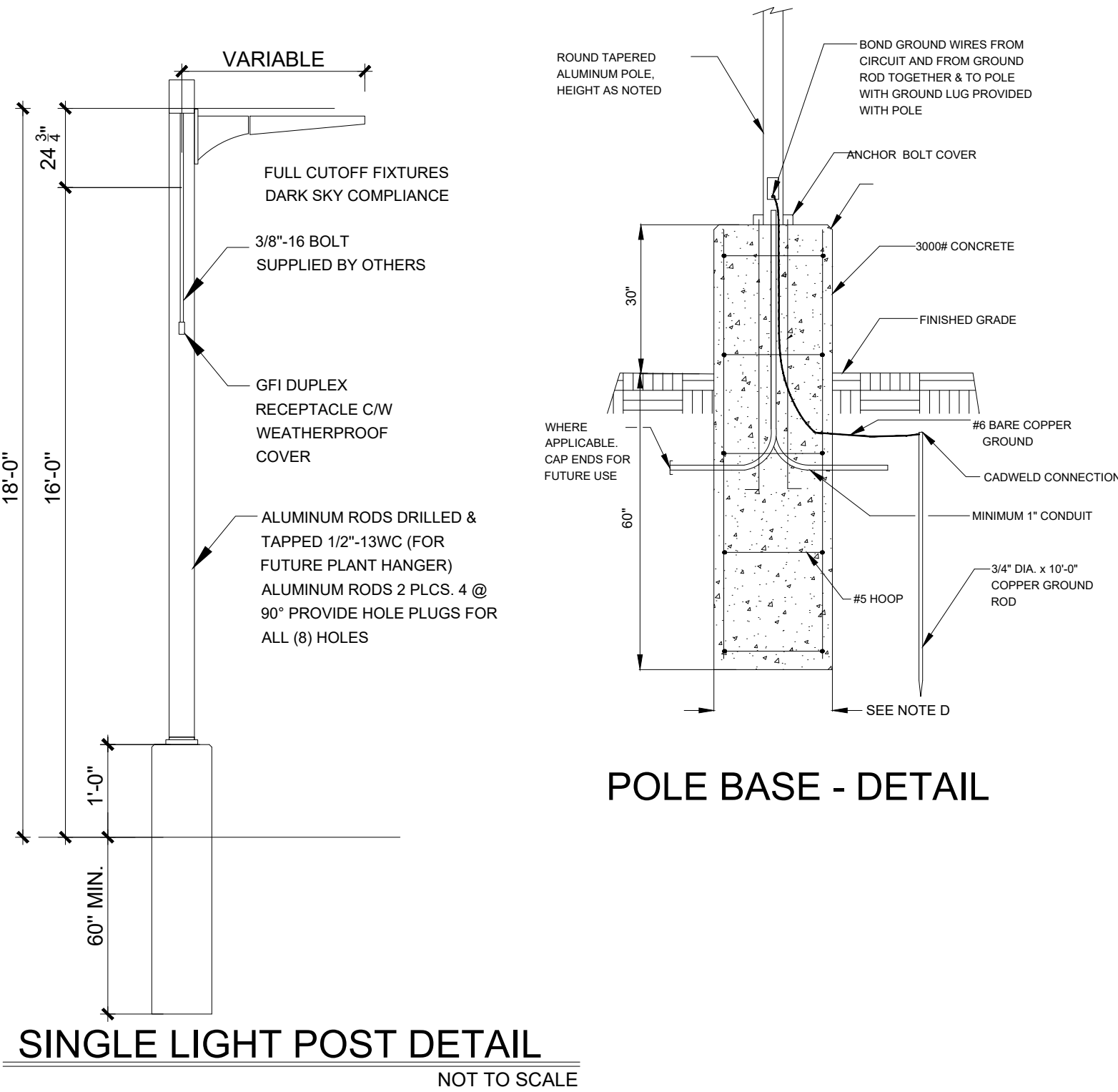
ALL PARKING LOTS OPERATED AFTER DAYLIGHT HOURS SHALL BE ILLUMINATED IN ACCORDANCE WITH MUNICIPAL CODE REQUIREMENTS. ILLUMINATION LEVELS SHALL BE A MINIMUM OF 0.10 WATTS PER SQUARE FOOT AND A MAXIMUM OF 0.50 WATTS PER SQUARE FOOT, EVENLY DISTRIBUTED OVER THE ENTIRE PARKING AREA.

ALL FIXTURES SHALL BE EQUIPPED WITH REFLECTORS AND ARRANGED TO DIRECT LIGHT DOWNWARD AND AWAY FROM ADJACENT PROPERTIES, TO AVOID LIGHT TRESPASS AND MAINTAIN RESIDENTIAL COMFORT.

THESE REQUIREMENTS DO NOT APPLY TO PARKING LOTS USED ONLY DURING DAYLIGHT HOURS.

ERECTION OF POLES.

NO TELEPHONE, TELEGRAPH OR ELECTRIC-LIGHT POLE SHALL BE ERECTED IN ANY OF THE STREETS, AVENUES OR SQUARES IN THE CITY WITHOUT FIRST OBTAINING THE CONSENT OF THE OWNER OF THE PREMISES IN FRONT OF WHICH THE POLE IS TO BE ERECTED.



LUMINARIES SCHEDULE

SYMBOL	QTY	COOR TEMP	TYPE	LENS	BRAND	LUMENS	WATTS	DIMENSIONS
☒	2	4000K	LED	360°	LSI LEGACY	9,000	70 W	15 15/16" x 15 15/16"
☒	8	4000K	LED	360°	LSI LEGACY	9000	60	SEE DETAIL

MODEL: LSI LEGACY™
MOUNTING TYPE: POLE-MOUNTED (AREA LIGHTING)
LUMEN OUTPUT: 5,000 – 22,000 LUMENS
COLOR TEMPERATURE (CCT): 3000K / 4000K / 5000K
CRI: 80+
INPUT VOLTAGE: 120–277V AND 347–480V
EFFICACY: UP TO 142 LUMENS PER WATT
OPTICAL DISTRIBUTIONS: SYMMETRIC / FORWARD THROW / TYPE III, IV, V
CERTIFICATIONS: UL LISTED, IP66, ROHS, DLC PREMIUM, BUY AMERICAN ACT COMPLIANT
RATED LIFE: 60,000 – 100,000 HOURS
WARRANTY: 5 YEARS

MODEL: Scottsdale® Legacy (CRUS) 4000K CCT LED Canopy Luminaire
Delivered Lumens Efficacy BUG Rating wattage distribution Color Temperature
9,008 149 B3-U0-G1 60 symmetric 4000°K
THERE ARE NO RESIDENTIAL BUILDINGS IN THE SURROUNDINGS SO LIGHT INTRUSION CAN BE CONSIDERED = 0



ANTHONY SOTTILE, P.E.

DESIGN-PLANNING & STRUCTURAL ENGINEERING

Drawing Title:

LIGHTING SYSTEM
AND DETAILS

Project: 21289 HIGGS DR. PORT CHARLOTTE FL 33852

TANK/ANCHOR SYSTEM INSTALLATION

WARNING:
THIS DRAWING IS THE PROPERTY OF ANTHONY SOTTILE, P.E. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ANTHONY SOTTILE, P.E. ANY VIOLATION OF THIS WARNING SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT AND THE PENALTIES THEREOF SHALL APPLY.

ISSUES / REVISIONS

Date	Title

336 Route 9 LLC.

336 ROUTE 9

WAPPINGERS FALLS, NY 12590

OWNER :

Child By: AS

Dwg By: REM

Map #
6157-02-614569

Scale:

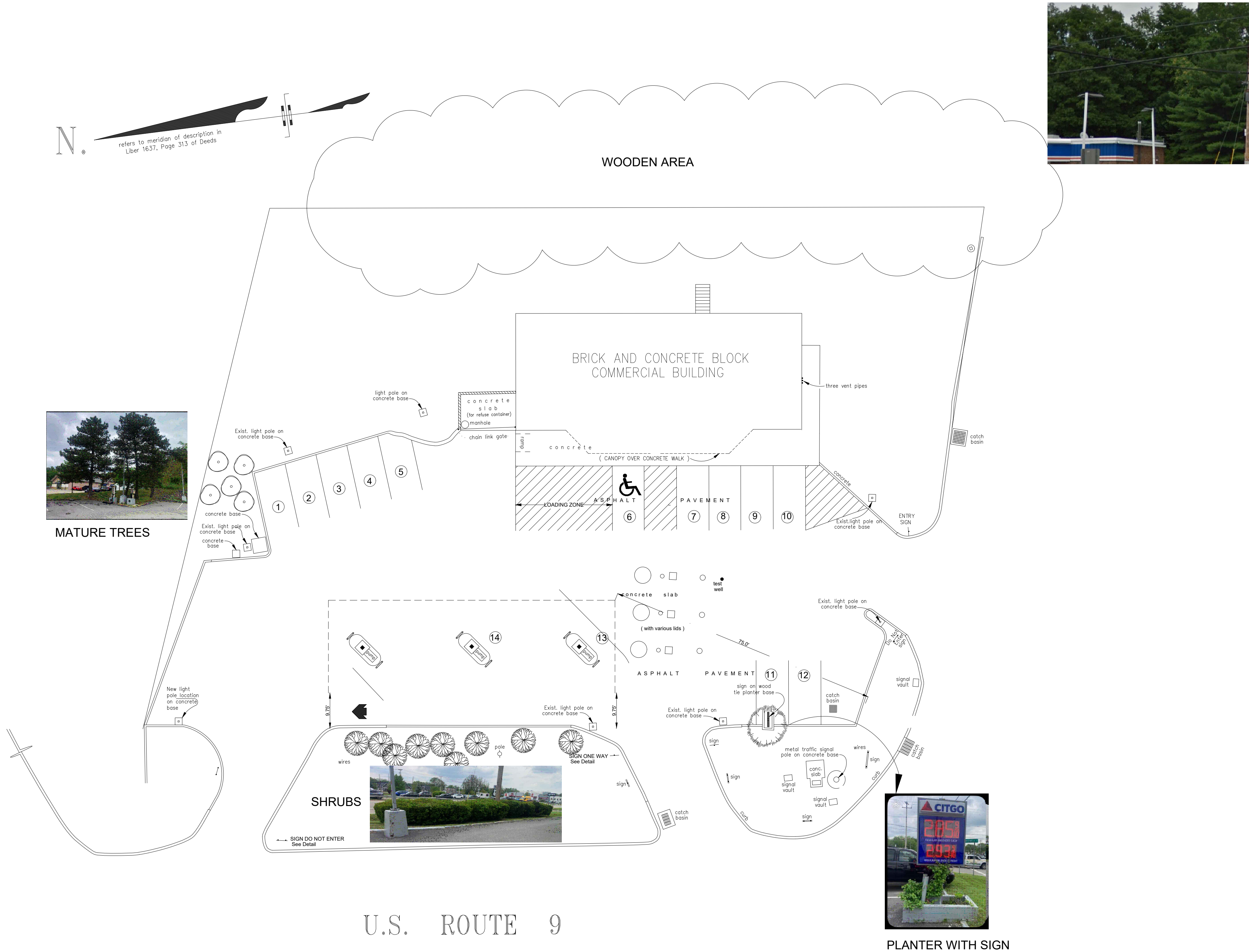
As Noted

Date:

MAY-16-25

Drawing Number:

L-1



EXISTING LANDSCAPE	
	SHRUBS
	MATURE TREES
	WOODED AREA
	PLANTER WITH SIGN

ISSUES / REVISIONS	
Date	Title

336 Route 9 LLC.
336 ROUTE 9
WAPPINGERS FALLS, NY 12590

Drawing Number: L-1	Scale:	As Noted
	Date:	MAY-16-25
	Dwg. By: REM	Map # 6157-02-614569

Project: 21289 HIGGS DR. PORT CHARLOTTE FL 33922

Drawing Title: LANDSCAPE

Project: TANK/ANCHOR SYSTEM INSTALLATION

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