

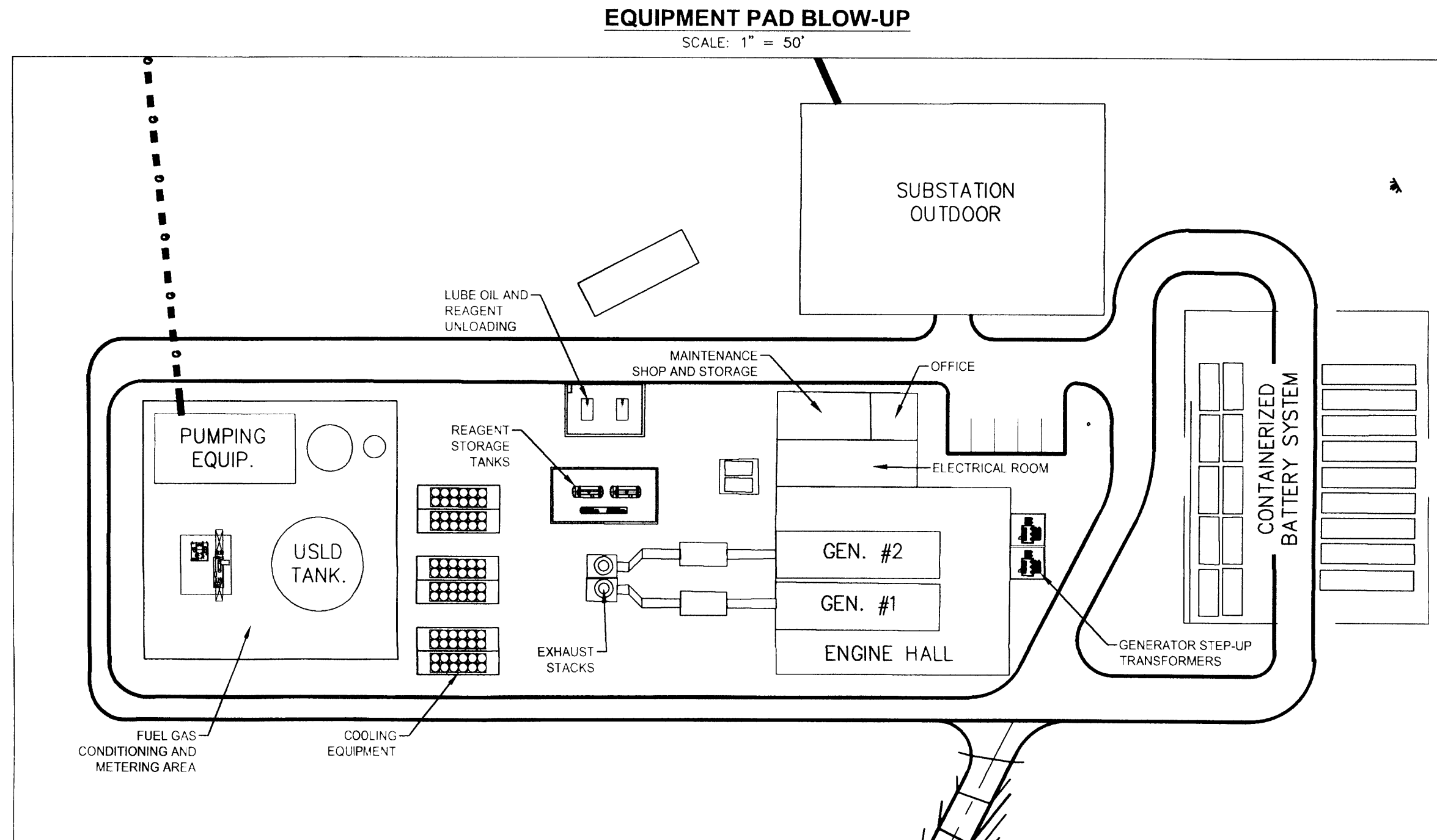
**CONCEPT PLAN NOTES:**

- 1) THE PROPOSED FACILITY SHALL BE UN-MANNED.
- 2) TOPOGRAPHIC CONTOURING SHOWN TAKEN FROM MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF LANDS TO BE CONVEYED TO GLIDEPATH SOLUTIONS" DATED OCTOBER 2, 2017 AND PREPARED BY BRINNER & LARIOS, P.C.
- 3) IT IS ASSUMED THAT THE PAD CONFIGURATION WILL BE ABLE TO BE MODIFIED ENOUGH TO ACCOMMODATE THE WETLANDS SURROUNDING THE PAD.
- 4) FRANK SOTTILE BOULEVARD IS CLASSIFIED AS A URBAN COLLECTOR (FC-17) AND HAS A SPEED LIMIT OF 40 MPH.
- 5) AQUATIC FEATURES ON THIS SITE SHOWN AS WETLANDS A, B AND C WERE DELINEATED THROUGH THE HANGING OF FLAGS IN THE FIELD ON OCTOBER 13, 2017 BY THE CHAZEN COMPANIES. ALL OTHER WETLANDS SHOWN FROM AVAILABLE MAPPING SOURCES AND ARE CONSIDERED APPROXIMATE LOCATIONS.
- 6) FINAL WETLANDS DELINEATION OF WETLANDS A, B AND C WERE LOCATED BY FIELD SURVEY ON OCTOBER 18, 2017 BY THE CHAZEN COMPANIES.
- 7) ACCESS DRIVE CROSSES A WETLAND AND WILL REQUIRE A STREAM CROSSING PERMIT.
- 8) ENTRANCE TO FRANK SOTTILE BOULEVARD IS IN A LOCATION OF GUIDE RAIL. DRIVE LOCATION IS ALSO AT LOCATION OF TWO NORTHBOUND LANES, ONE SOUTHBOUND LANE AND A PAVEMENT STRIPED MEDIAN.

**ACCESS DRIVE**  
**L = 1431'**  
**PAD ENTRANCE ELEV = 286'**  
**FRANK SOTTILE ROAD ELEV = 263.5'**  
**AVERAGE SLOPE = 1.57%**  
**MAXIMUM SLOPE = 10.84%**

**CONCEPT PLAN**

SCALE: 1" = 100'



**APPLICANT:**  
 LINCOLN PARK DG, LLC  
 120 NORTH YORK STREET, SUITE 220  
 ELMHURST, IL 60126

**RECORD OWNER:**  
 KINGSTON LANDING DEVELOPMENT, LLC  
 ONE EXECUTIVE BOULEVARD  
 YONKERS, NY 10701

**TAX PARCEL NUMBER**  
 TOWN OF ULSTER, ULSTER COUNTY, NEW YORK  
 48.012-1-20, 48.016-1-1, 2,210

**MAP REFERENCE**  
 LIBER 1397 PAGE 195

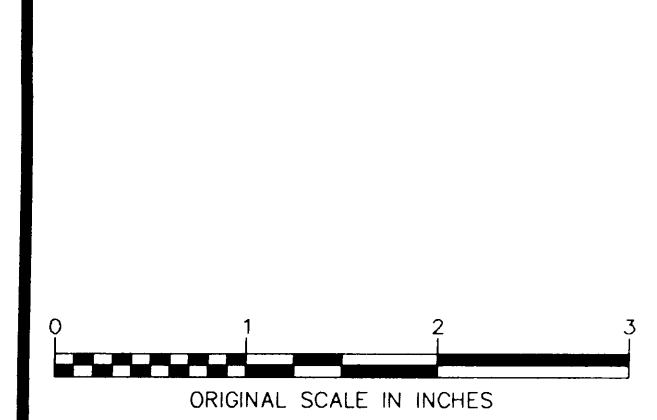
**AREA:**  
 TOTAL PROJECT ACREAGE : 120.92 ACRES  
 (5,267,101 S.F.±)

**ZONING DESIGNATION:**  
 OM - OFFICE MANUFACTURING DISTRICT

**DENSITY CONTROL SCHEDULE**

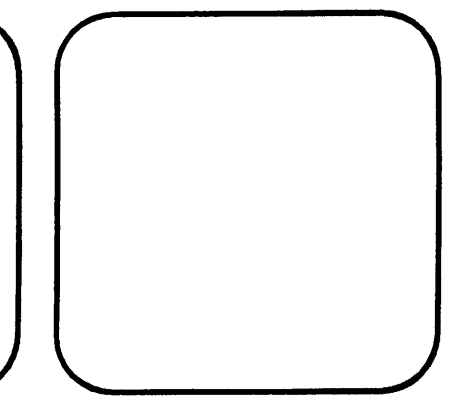
OM DISTRICT (OFFICE AND MANUFACTURING)	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	N/A	120.92 ACRES
LOT WIDTH (MINIMUM)	N/A	3200± ON FRANK SOTTILE BLVD
SETBACKS (MINIMUM)		
FRONT	40'	325' TO FRANK SOTTILE BLVD
SIDE	10'	1205' TO MIRON LANE
REAR	10'	680' TO RISELEY STREET
BUILDING HEIGHT (MAXIMUM)*	75'	18'
COVER (MAXIMUM)	50%	2.53%
GREEN SPACE (MINIMUM)	10%	87.47%

\* - EXHAUST STACK HEIGHTS UNDER DESIGN



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**CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.**

Office Locations:

- Hudson Valley Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
- North Country Office: 375 Bay Road, Queensbury, New York 12804, Phone: (518) 812-0513
- Capital District Office: 547 River Street, Troy, New York 12180, Phone: (518) 273-0055
- Central NY Office: 721 East Genesee Street, Syracuse, New York 13210, Phone: (315) 251-1013
- Tennessee Office: 1705 Division Street, Nashville, Tennessee 37203, Phone: (615) 953-4909
- Westchester NY Office: 235 Main Street, Suite 400, White Plains, New York 10601, Phone: (914) 997-8510

rev.	date	description
1	2017-11-06	REVISED PER WORKSHOP COMMENTS

LINCOLN PARK GRID SUPPORT CENTER

**CONCEPT PLAN**

TOWN OF ULSTER, ULSTER COUNTY, NEW YORK

designed	checked
DWY	CPL
date	scale
10/31/17	1"=100'
project no.	
31788.01	
sheet no.	
<b>C1</b>	