PRELIMINARY ENGINEERING FEASIBILITY STUDY

PROPOSED MIXED USE PROJECT

TOWN OF LAKE GEORGE, COUNTY OF WARREN, STATE OF NEW YORK

BOSWELL ENGINEERING PROJECT NO.: A14-012

PREPARED FOR:
DIXIE FOLLETTE
140 FOLLETTE LANE
SALISBURY, NC 28147

PREPARED BY:
BOSWELL ENGINEERING
799 MADISON AVENUE
ALBANY, NEW YORK 12208
(518) 436-6310 PHONE
(518) 436-0859 FAX
WWW.BOSWELLENGINEERING.COM

JULY 2014

BOSWELL ENGINEERING

ENGINEERS ▪ SURVEYORS ▪ PLANNERS ▪ SCIENTISTS

EST. 1924

TABLE OF CONTENTS

INTRODUCTION

As requested Boswell Engineering (**Boswell**) has compiled available material and received information from some of the agencies regarding the potential for development on the subject property. The study area consist of multiple parcels, totaling 119± acres, which can also referred to as tax map parcels 225.20-1-8; 225.20-1-4; 225.16-1-4; 225.16-1-14; and 225.16-1-13. The entire study area and all parcels are located in the Town of Lake George and lie partially within the Residential Rural (RR-10) and/or Residential Commercial High (RCH-LS) Zoning Districts.

The study area is located on the west side of U.S. Route 9N, in the mid-eastern portion of the Town of Lake George, Warren County, New York and is over one-half mile from the nearest municipal boundary of the Village of Lake George. The subject property is currently developed with commercial, residential and recreational uses comprised of a horse stable, small retail store and residential dwellings.

The study area is bordered by the NYS Route 9N to the east, residential and commercial properties to the north and south, and residential and vacant lands to the west. The purpose of this study is to identify potential for development and identifying constraints associated with the development of the subject parcel for uses permitted by the Town of Lake George Zoning Law.

ZONING REVIEW AND ANALYSIS

By definition, the purpose for the Residential Rural (RR-10) District is to "Provide for predominantly low density residential development"; and the Residential Commercial High (RCH-LS) is to "Provide for a mixture of residential uses and compatible commercial uses".

- Town Zoning Law states the following lot requirements for the Residential Rural (RR-10) District: (see Appendix __ for additional uses)
  - Some allowable uses that are permitted are:
    - Open Space Recreation
    - Horse Stable (private or public)
    - Single Family Dwelling
    - Essential Public Service
    - Hunting or Fishing Cabin
    - Major and Public Utilities

- Town Zoning Law states the following lot requirements for the Commercial Residential High (RCH-LS) District: (see Appendix __ for additional uses)
  - The purpose for this district and some allowable uses that are permitted :
    - Agricultural
    - Bed and Breakfast
    - Campground
    - Convenience Store
    - Kennel or Veterinarian Clinic
    - Multi-family Dwelling
    - Professional Office
    - Timber Harvesting
    - Two-family Dwelling
    - Single Family Dwelling

The following table has been taken directly from the Town of Lake George Zoning Ordinance and shows the required setbacks, lot coverage and other restrictions associated with the RR-10 District.

TOWN OF LAKE GEORGE ZONING ORDINANCE REGULATIONS								
	Min. Lot Area)acres)	**Min. Lot Width (feet)**	**Min. Floor (sq-feet)**	**Min. Front (feet)**	**Min. Side (feet)**	**Max. Height (feet)**	**Min. Rear (feet)**	**Min. Lot Permeable Coverage**
Residential Rural (RR-10) District	10.0	150	400	75	20	40	50	95%
Residential Commercial High (RCH-LS)	1.0	100	400	50	20	40	50	40.0%

- In addition to the RR-10 and RCH-LS Districts, there is also an Adirondack Park Agency overlay district to the town's zoning. These districts are defined as Hamlet (HM) and Rural (RU). The district is subject to different rules and regulations than the Town. These rules are defined by the Adirondack Park Agency Rules & Regulations, last revised September 2013. The regulations are not defined here due to the deepness of the written information that is provided. In general, the APA requires a permit when and if the rules & regulations are not being met.
- In addition to the allowable development within the district, allow for Multi-Family and Twin Home dwelling units. The area requirement for this style layout is the same for signle family, but allows for clustering the units on one lot. For instance, if a 4 unit multi-family dwelling unit was constructed it would require a minimal 4 –acre parcel.
- Based upon the location of the project site, relative to a State highway, a multi-family subdivision or application would be consistent with the total number of units for s single family development.

TOPOGRAPHY

- Based upon the USGS Topographic Map and other available information, the topography of the site varies from an approximate elevation of 400± feet along NYS Route 9N to an elevation of 650± feet at the top of slope approximately 1,800 feet to the western property line. The topography is generally defined as moderate to steep slopes from NYS Route 9N to approximately 1,000 feet to the west with slopes ranging from 5%-15%. The remaining portion of the property to the west property line is defined by steep to sever slopes, with slopes ranging from 15%-25% greater. The areas of sever steep slopes will be difficult to develop and generally reduce the potential developable area of the site. (See Appendix for representative maps).
- Since the development in steep slope areas is mostly within the RR-10 district zone and requires a 10 acres minimum lot size, this area would be best suited for single family development with larger lots over 10 acres, thereby utilizing the steep slope as part of the development area, making use of the steep slopes.

SOILS

- The "Soil Survey of Lake George County, New York", prepared by the United States Department of Agriculture, Natural Resources Conservation Service, in cooperation with Cornell University Agricultural Experiment Station, was reviewed to determine the characteristics of the onsite soils. The soils on the site vary, with a total of seven (7) different soil series contained within the boundary of the project. (See Appendix for representative maps).
- According to the Soil Survey the soil types located within the project boundary, are identified from poorly drained to well drained soil with somewhat limited to very limited percolation for onsite wastewater systems. These soil groups are typically a mix of sands, silts and clays.
- Based upon the findings of the soils review, a geotechnical investigation by a qualified geotechnical engineer should be completed on the subject parcel. At a minimum, this investigation should evaluate the stability of slopes, depth to groundwater and suitability for roadway, septic and building construction.

UTILITY AVAILABILITY (SEWER, WATER, POWER)

- Public Water and Sewer is not available in the immediate area or is it feasible to extend an existing district.
- Based on the location of the existing sanitary sewer system facilities, the availability to provide public sanitary sewer service to the subject site is limited without further extensions of the existing infrastructure. We understand that the Town of Lake George or Municipal Sewer District has no current plans to extend the public sewers along Route 9N or within the immediate area that would make consideration of extending sewers practical. Therefore, sanitary sewers will need to be on-site wastewater disposal systems for each

individual dwelling or other use. In general, and based on the known soil types at the site, it is most likely that the system will be a raised bed configuration.

- Based on the location of the existing public water supply facilities, the availability to provide public water supply to the subject site is limited without further extensions of the existing infrastructure. We understand that the Town of Lake George has no current plans to extend the public water supply along Route 9N or within the immediate area that would make consideration of extending water practical. Therefore, the water supply will be from individually drilled wells and will need to yield 5 gpm for individual dwelling or as needed for other uses. In general the average well depths in the immediate area are generally in the 200-400 foot range.
- A main or multiple water wells can be developed as a central water source and service for the property, but with this type of system, treatment of the water supply will be necessary.
- Electric, cable and telephone are all available by their respected suppliers along NYS Route 9N. There are no natural gas services within the immediate area.

FLOODPLAIN AND FLOODWAY

- Based on the Federal Emergency Management Agency (FEMA) and Flood Insurance Rate Map (FIRM) for Lake George County, New York, the proposed site does not lie within a floodplain or floodway.

WETLANDS

- Based on a review of the New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetland Maps, there are no NYSDEC jurisdictional wetlands present within the subject parcel.
- Boswell conducted a wetland walkover of the project site to determine the potential for wetlands and Waters of the U.S., as defined by the U.S. Army Corps of Engineers (ACOE). Orthoimagery taken in 2011, obtained from the NYS GIS Clearinghouse, was utilized as a base map for determining potential for wetland areas observed in the field. Based on this walkover, no ACOE jurisdictional wetlands were observed.
- No potential wetland areas were found though numerous drainage channels traverse the parcels from the west. These drainage channels are important to the drainage of stormwater and natural courses.
- Based upon the findings of the wetland walkover, we recommend that formal wetland delineation would not be required on the subject parcel.

CULTURAL AND NATURAL RESOURCES

- Cultural Resources: Based on the available data from the Office of Parks, Recreation and Historic Preservation (OPRHP), the project site is partially within an archeologically sensitive area and is also on register with the National Register due to the history and location of Lake George. For these reasons, an archeological survey will most likely be required. (See Appendix for representative maps).

- Natural Resources: There are some listed endangered wildlife or plants listed or registered by the NYS Department of Environmental Conservations (NYSDEC) and US Fish and Wildlife Services (USFWS) that is known to occur within one (1) miles of the proposed project area. For these reasons, an archeological survey will most likely be required. (See Appendix for representative maps).

ACCESS TO THE SITE

- The subject project maintains two (2) access points From NYS Route 9N as well as access from Vito Road, Rush Hollow Road, Clover Lane and Evergreen Road. It should be noted that these access points would most likely be needed to develop the project parcel to its full potential. Further analysis and property research will be required to determine access rights and use rights for these roads.
- A cursory review of the available sight distance at each of the access point along Route 9N was performed. There is currently a 45 MPH speed limit, which allows for three hundred (300) feet of available sight distance at that design speed. The access points maintain in excess of 300 feet of sight distance to both the north and south.
- A formal sight distance evaluation should be completed prior to advancing a detailed development design.

STORMWATER MANAGEMENT

- The proposed project will create additional runoff through the redevelopment of the existing site feature as well as converting open land and unimproved wooded areas into developed areas. In order to control the increase in stormwater runoff, a storm sewer drainage system and stormwater management system will be necessary as part of any development proposal. Stormwater management systems for this type of application generally consist of a series of interconnected catch basins, which would collect storm water from the proposed buildings, roadways and other impervious areas. Post-development runoff from a developed project parcel will need to be maintained at or below the pre-development runoff rates.
- The project will be subject to coverage under the NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-0-010-01). Under these regulations, a full Stormwater Pollution Prevention Plan (SWPPP) would be required for the subject project if site disturbance proposes to impact greater than five (5) acres. Before, during and after construction of any development project various soil erosion and sediment control measures will need to be implemented in accordance with federal, state and local regulations, to ensure the proper treatment of stormwater discharges. Since the River is considered a Fifth Order Waterway. Stormwater quantity controls will not be required, only quality control management will need to be provided.

SKETCH PLANS AND LAYOUTS

The findings of this feasibility study was used to generate several sketch plans that were used to maximize the development potential for the site based on the potential constraints known to exist at the time of study. It should be noted that the Sketch Plans were developed using limited data and may actually result in more or less development once additional detailed studies are completed.

Presently, we have assumed that the development will include the following uses:

- Single-family residential dwellings on 10.0 acres minimum lot areas within the RR-10 zoning district;
- Multi-family dwellings and two family dwellings on 1.0 acre (44,000 sf) minimum lot sizes; and
- Commercial and business developments along NYS Route 9N.

SKETCHES

- SKETCH A…represents single family, 2-acre minimum lots with light commercial/retail along NYS Route 9N. Lots will have individual on-site wastewater disposal and drilled wells.
- SKETCH B…represents single family based on 1-acre lots with light commercial/retail along NYS Route 9N. Lots will have a central collection system for wastewater and on-site wastewater package plant discharging to sub-grade. Water supply will be from individual drilled wells for each dwelling unit.
- SKETCH C…represents two-family based on 2-acre lots with light commercial/retail along NYS Route 9N. Lots will have a central collection system for wastewater and on-site wastewater package plant discharging to sub-grade. Water supply will be from individual drilled wells for each dwelling unit.
- SKETCH D…represents single family based on 1-acre lots with light commercial/retail along NYS Route 9N. Lots will have a central collection system for wastewater and on-site wastewater package plant discharging to sub-grade. Water supply will be from individual drilled wells for each dwelling unit.

CONCLUSIONS AND RECOMMENDATIONS

Note that the conclusions herein are based on the conditions present during the on-site inspection and the information provided through interviews and document reviews provided prior to the submission of this report. It should be noted that the ultimate development potential of the site will be determined after additional investigations such as survey, environmental (i.e. wetlands, threatened/endangered species, etc.), archeological and design/permitting have been completed.

To conclude, it is our opinion that the process for obtaining an approved development plan and or subdivision, as shown in attached sketches, will take approximately 12-18 months. However, as we have all experienced, some municipalities and review agencies will require revisions to the original scope to satisfy preferences, comments and permitting requirements, which may include unforeseen items and therefore the timeframe will be consistent with input from the Town of Lake George and other outside agencies during the various stages of the review and approval process.

HOW TO PROCEED

The towns zoning code Article VI – Site Plan Review §175-39 Application Procedures, Article VII – Additional Standards for Certain Uses and Chapter 150 – Subdivision of Land is very specific in regards to the provisions necessary to submit application for site plan and subdivision approval. In general, the procedure is as follows:

- The Applicant prior to submission should meet in person with the Planning Board to discuss the proposed project. Such discussion shall consider the primary aspects of the project and application requirements, in order to assist the developer in preparing his formal site plan.
- Provide a Sketch Plan. Any owner of land shall, prior to subdividing or resubdividing land, submit to the Clerk of the Planning Board at least 10 days prior to the regular meeting of the Board eight copies of a sketch plan of the proposed subdivision, which shall comply with the requirements of § **150-26** for the purposes of classification and preliminary discussion.
- The Planning Board shall require the applicant to furnish basic site data pertaining to the boundaries of the proposed development such as existing zoning, topography, subsoil conditions and such other data as the Planning Board may deem appropriate, and such sketch plans as may be required for an understanding of the proposed development.
- Classification of the sketch plan is to be made at this time by the Planning Board as to whether it is a minor or major subdivision, Class A Regional Subdivision or Class B Regional Subdivision, as defined in these regulations. The Board may require when it deems it necessary for protection of the public health, safety and welfare, that a minor subdivision comply with all or some of the requirements specified for major subdivisions. If the sketch plan is classified as a minor subdivision, the subdivider shall then comply with the procedure outlined in § **150-7** of these regulations. If it is classified as a major subdivision, the subdivider shall then comply with the procedures outlined in §§ **150-8**, **150-9** and **150-10**. If the Planning Board finds the proposed project to be a Regional Subdivision, the Board and the subdivider shall comply with the additional procedures outlined in § **150-25**.
- Upon acceptance of the subdivision classification a preliminary plat shall be submitted to the Planning Board. The subdivider shall file an application, and associated fee, for the consideration of a preliminary plat of the proposed subdivision, in the form described in § **150-28** hereof.
- Public hearing. A public hearing shall be held by the Planning Board within 62 days after the time of the submission of the preliminary plat for approval. The hearing shall be advertised

in a newspaper of general circulation in the Town at least five days prior to such hearing, and the cost of sending or publishing any public notices related to the project shall be borne by the applicant.

- Within 62 days after the time of the hearing on a preliminary plat, the Planning Board shall take action to approve, with or without modification or disapprove such preliminary plat, unless that time is extended by mutual consent of the owner and Planning Board. The grounds of any modification required or the grounds for disapproval shall be stated upon the records of the Planning Board. Failure of the Planning Board to act within such sixty-two-day period, unless extended as provided for above, shall constitute an approval of a preliminary plat.
- The action of the Planning Board plus any conditions attached thereto shall be noted on three copies of the preliminary plat. One copy shall be returned to the subdivider, one retained by the Planning Board and one forwarded to the Town Board.
- Final Plat Approval. The subdivider shall, within six months after the approval of the preliminary plat, file with the Planning Board an application for approval of the subdivision plat in final form, using the approved application blank available from the Clerk of the Planning Board. If the final plat is not submitted within six months after the conditional approval of the preliminary plat, the Planning Board may refuse to approve the final plat and require resubmission of the preliminary plat. If the plan is rejected, the fee will be returned.
- Endorsement of state and county agencies. Water and sewer facility proposals contained in the subdivision plat shall be properly endorsed and approved by the Lake George Consolidated Health District. Applications for approval of plans for sewer or water facilities will be filed by the subdivider with all necessary Town, county and state agencies. Endorsement and approval by the New York State Department of Health shall be secured by the subdivider before official submission of the subdivision plat.
- Public Hearing. A public hearing shall be held by the Planning Board within 62 days after the time of submission of the subdivision plat for approval. This hearing shall be advertised in a newspaper of general circulation in the Town at least five days before such hearing. However, when the Planning Board deems the final plat to be in substantial agreement with the approved preliminary plat, the Planning Board may waive the requirements for such public hearing, and the cost of sending or publishing any public notices related to the project shall be borne by the applicant.
- The Planning Board shall within 62 days from the date of the public hearing on the subdivision plat or, if said hearing is waived, within 62 days of the submission of the final plat, conditionally approve, disapprove or grant final approval with or without modification. However, the subdivision plat shall not be signed by the authorized officers of the Planning Board for recording until the subdivider has complied with the provisions of § **150-10**.
- Before the Planning board grants final approval of the subdivision plat, the subdivider shall follow the procedure set forth in either Subsection **A(1)(a)** or **(b)** below:
    - In an amount set by the Planning Board, the subdivider shall either file with the Town Clerk a certified check to cover the full cost of the required improvements, or

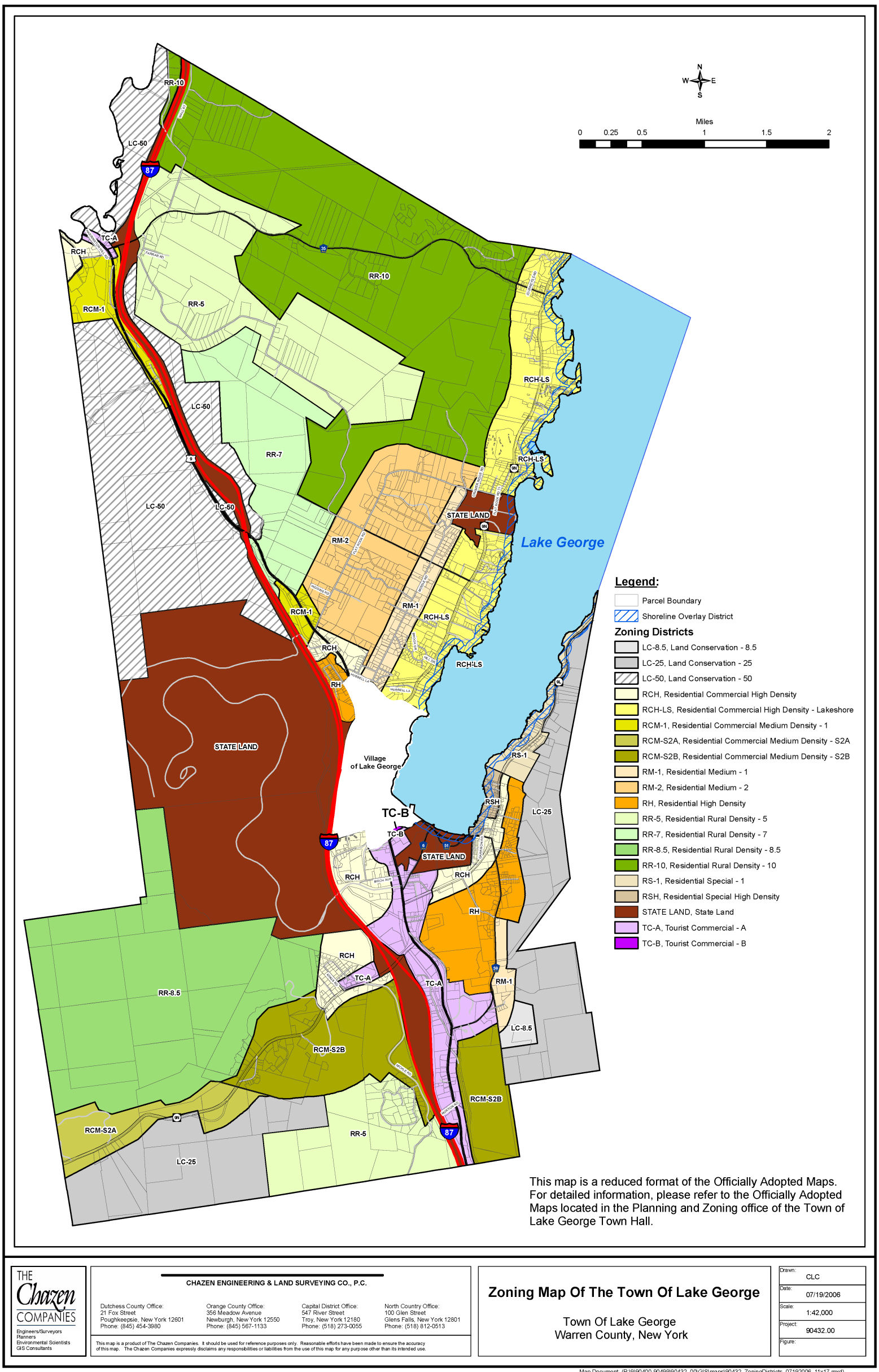
the subdivider shall file with the Town Clerk a performance bond to cover full cost of the required improvements. Any such bond shall comply with the requirements of § 277 of the Town Law and shall be satisfactory to the Town Board and Town Engineer as to form, sufficiency, manner of execution and surety. A period of one year (or such other period as the Planning Board may determine appropriate, not to exceed three years) shall be set forth in the bond within which required improvements must be completed.

- The subdivider shall complete all required improvements to the satisfaction of the Town Engineer, who shall file with the Planning Board a letter signifying satisfactory completion of all improvements required by the Board. For any required improvements not so completed, the subdivider shall file with the Town Clerk a bond or certified check covering the costs of such improvements and the cost of satisfactorily installing any improvement not approved by the Town Engineer. Any such bond shall be satisfactory to the Town Board and the Town Engineer as to form, sufficiency, manner of execution and surety.

- Not more than 62 days after the completion of the public hearing, the Planning Board shall by resolution conditionally approve, disapprove or grant final approval and authorize the signing of the subdivision plat. This time period may be extended by written agreement of the subdivider and the Planning Board. Failure of the Planning Board to act within such time shall constitute final approval of the plat. The grounds for a disapproval or conditional approval shall be explicitly set forth in the Board's resolution.
- The period for approval of the Final Development Plan, though specific to a time period, is truly more specific to the time needed for the Planning Board to make a final determination that the plan meets the standards set forth by the Preliminary Development Plan and in accordance with the design standards for the Town of Lake George. Therefore, based on the extent of the development, the 62 day time frame can most likely be extended to a reasonable time deemed necessary by the Applicant and the Town.

TABLES
and
FIGURES

ZONING MAP



This map is a reduced format of the Officially Adopted Maps. For detailed information, please refer to the Officially Adopted Maps located in the Planning and Zoning office of the Town of Lake George Town Hall.

THE Chazen COMPANIES
Engineers/Surveyors
Planners
Environmental Scientists
GIS Consultants

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Orange County Office:
356 Meadow Avenue
Newburgh, New York 12550
Phone: (845) 567-1133

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
100 Glen Street
Glens Falls, New York 12801
Phone: (518) 812-0513

This map is a product of The Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibilities or liabilities from the use of this map for any purpose other than its intended use.

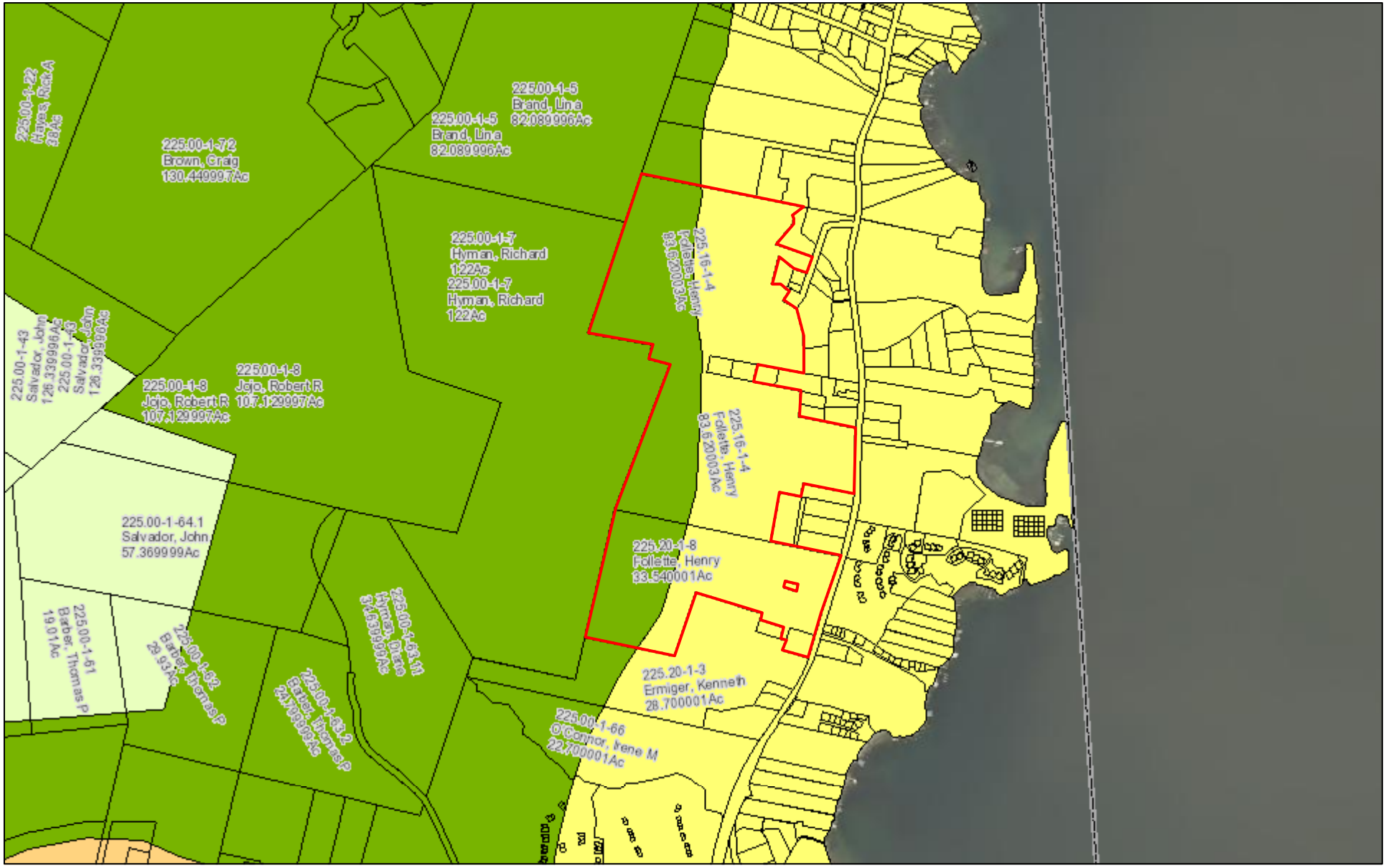
Zoning Map Of The Town Of Lake George

Town Of Lake George
Warren County, New York

Drawn:	CLC
Date:	07/19/2006
Scale:	1:42,000
Project:	90432.00
Figure:	

Map Document: (R:\9\90400-90499\90432_00\GIS\maps\90432_ZoningDistricts_07192006_11x17.mxd)
7/19/2006 -- 11:21:54 AM

FOLLETTE LAKE GEORGE



July 22, 2014

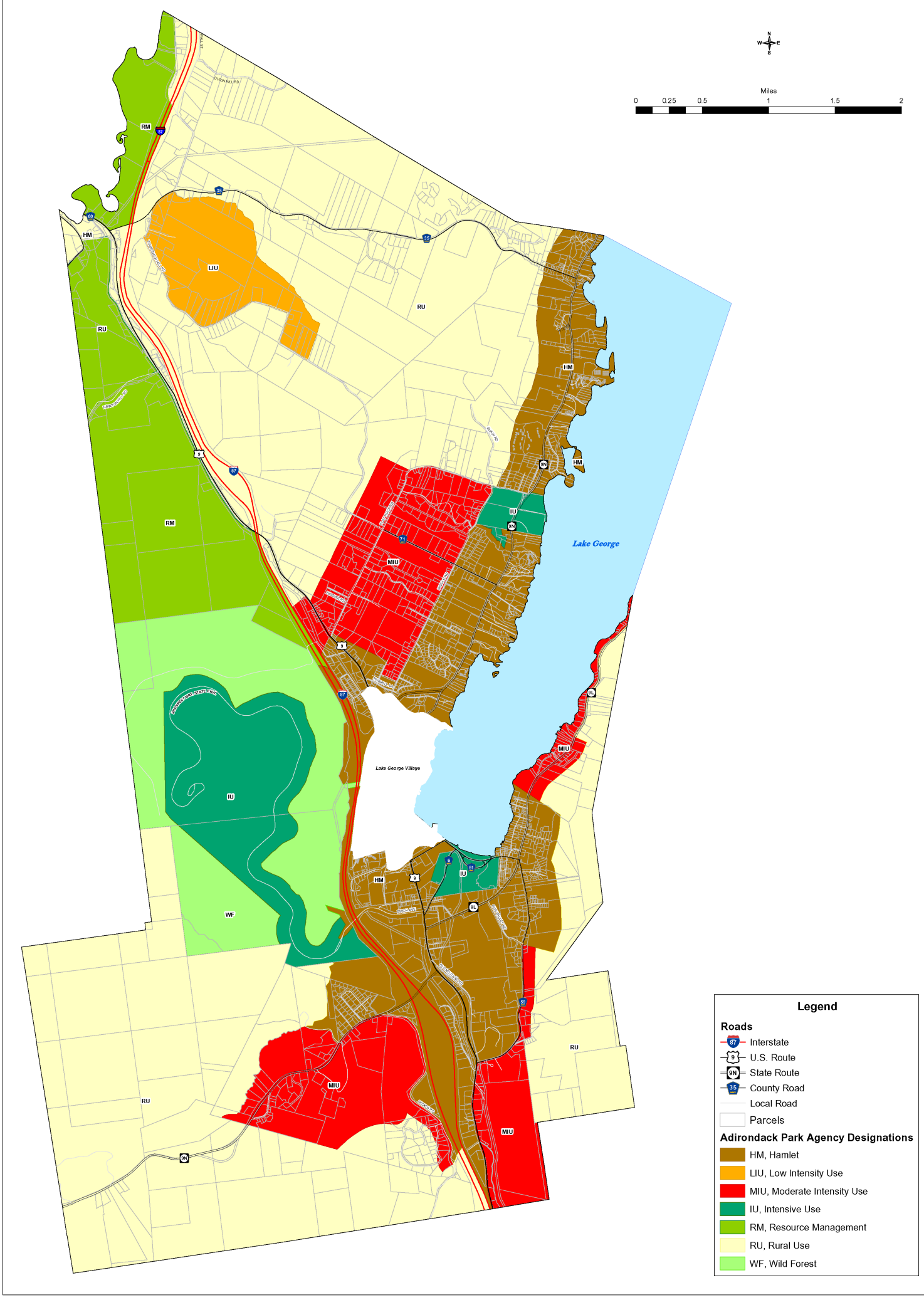
Override 1

1:18,056

0 0.15 0.3 0.6 ft

0 0.25 0.5 1 m

APA MAP



THE Chazen COMPANIES
Engineers/Surveyors
Planners
Environmental Scientists
GIS Consultants

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Orange County Office:
263 Route 17K
Newburgh, New York 12550
Phone: (845) 567-1133

Capital District Office:
20 Gurley Avenue
Troy, New York 12182
Phone: (518) 235-8050

North Country Office:
110 Glen Street
Glens Falls, New York 12801
Phone: (518) 812-0513

This map is a product of The Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibilities or liabilities from the use of this map for any purpose other than its intended use.

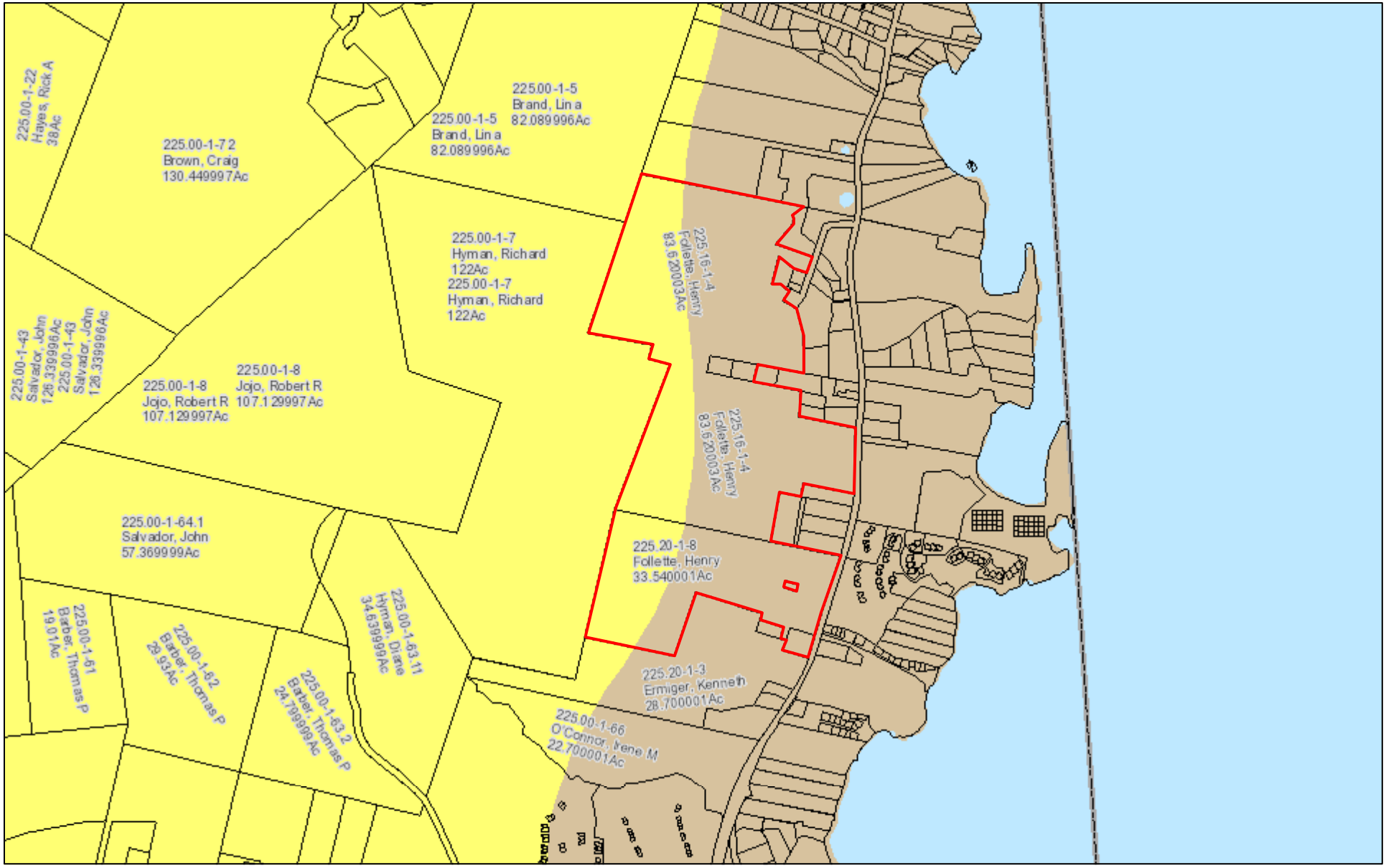
APA Designations in the Town of Lake George

Town of Lake George
Warren County, New York

Created by: Carol Conolly
Date: July 14, 2003
Scale: 1:19,988
Project #: 90004.00

Map Document: (R:\9\90000-90099\90004\GIS\gis_maps\APA-Districts FINAL-Dsize-July14-2003.mxd)
7/14/2003 -- 9:09:30 AM

FOLLETTE LAKE GEORGE



July 22, 2014

Override 1

1:18,056

0 0.15 0.3 0.6 ft

0 0.25 0.5 1 m

FOLLETTE LAKE GEORGE

July 22, 2014

Override 1

1:18,056

0 0.15 0.3 0.6 ft

0 0.25 0.5 1 m

FOLLETTE LAKE GEORGE

July 22, 2014

1:4,514

0 0.0375 0.075 0.15 ft

0 0.05 0.1 0.2 m

FOLLETTE LAKE GEORGE

July 22, 2014

1:4,514

0 0.0375 0.075 0.15 ft

0 0.05 0.1 0.2 m

FOLLETTE LAKE GEORGE

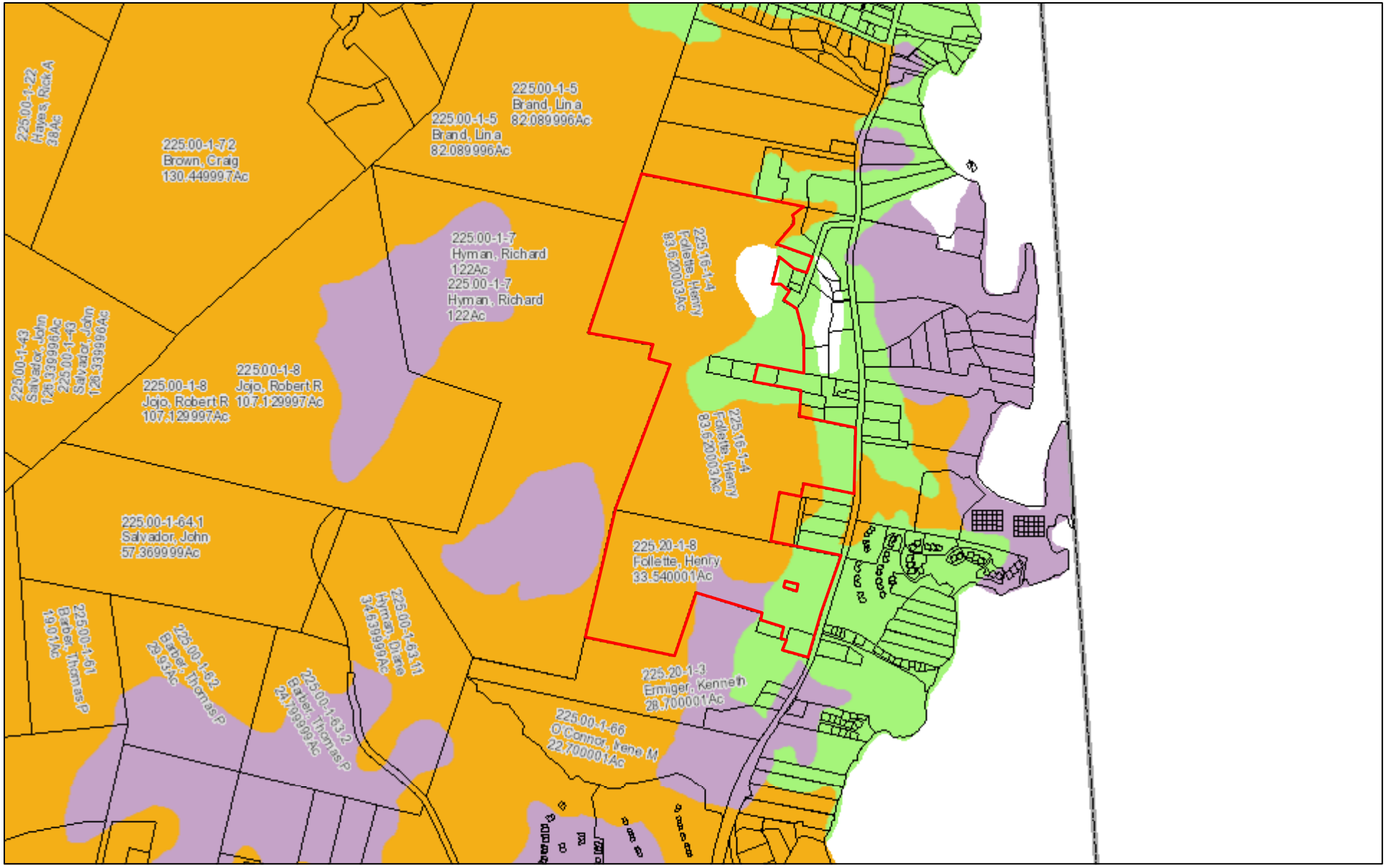
July 22, 2014

1:4,514

0 0.0375 0.075 0.15 ft

0 0.05 0.1 0.2 m

FOLLETTE LAKE GEORGE



July 22, 2014

Override 1

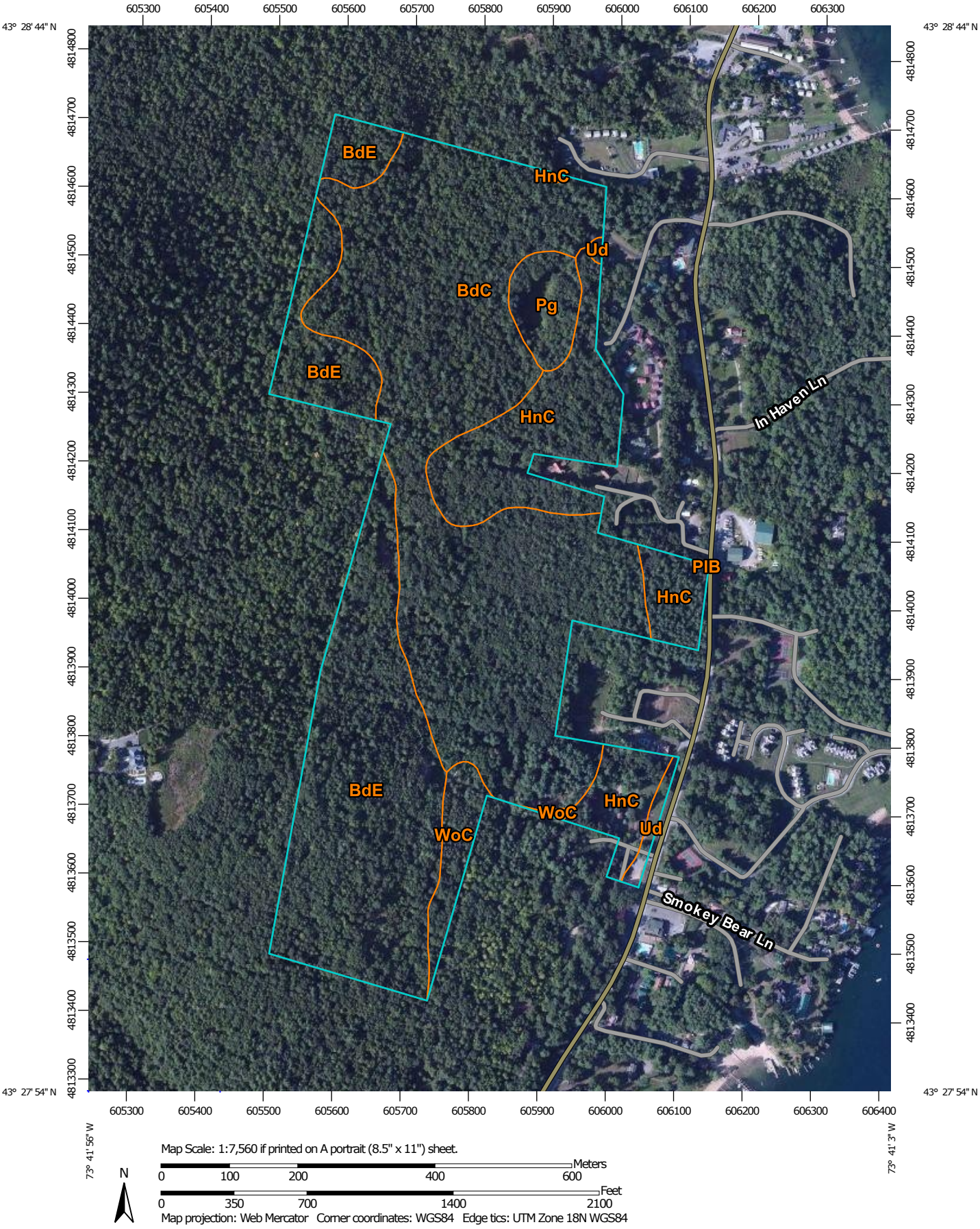
1:18,056

0 0.15 0.3 0.6 ft

0 0.25 0.5 1 m

Source: USDA Natural Resources Conservation Service

Soil Map—Warren County, New York
(FOLLETTE LAKE GEORGE)



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Warren County, New York
Survey Area Data: Version 13, Dec 15, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2010—Oct 11, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Warren County, New York (NY113)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
BdC	Bice very bouldery fine sandy loam, sloping	58.0	48.6%
BdE	Bice very bouldery fine sandy loam, steep	35.7	29.9%
HnC	Hinckley cobbly sandy loam, 8 to 15 percent slopes	18.1	15.1%
Pg	Pits, sand and gravel	3.5	2.9%
PlB	Plainfield loamy sand, 3 to 8 percent slopes	0.0	0.0%
Ud	Udorthents, smoothed	1.0	0.8%
WoC	Woodstock-Rock outcrop complex, sloping	3.2	2.6%
Totals for Area of Interest		**119.4**	**100.0%**

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage.

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an ovendry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field.

Liquid limit and *plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination.

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba).

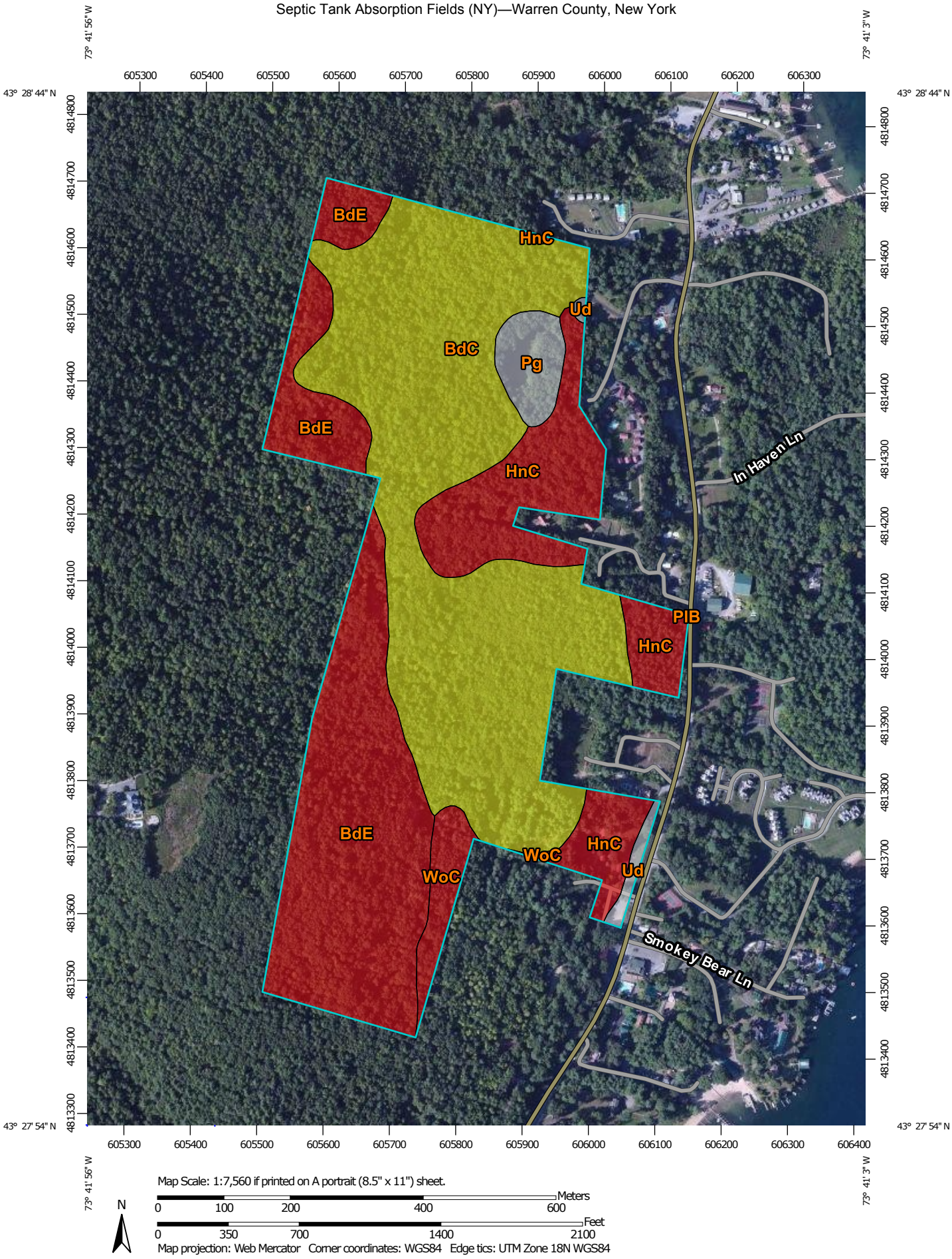
Engineering Properties–Warren County, New York														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*Pct*	*Pct*					*Pct*	
BdC—Bice very bouldery fine sandy loam, sloping														
Bice	70	B	0-2	Moderately decomposed plant material	PT	A-8	0-31	0	—	—	—	—	—	—
			2-5	Fine sandy loam	SC-SM, SM	A-2, A-4	0	0-6	66-98	49-98	40-96	16-48	15-25	NP-5
			5-24	Fine sandy loam, gravelly sandy loam	SM	A-1-b, A-2, A-4	0	0-16	69-98	54-98	44-96	17-48	15-25	NP-3
			24-60	Gravelly sandy loam, fine sandy loam, gravelly loam, stratified sandy loam to loamy sand	GM, SM	A-1-b, A-2, A-4	0-1	0-15	64-98	42-98	34-97	13-48	15-25	NP

Engineering Properties–Warren County, New York														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*Pct*	*Pct*					*Pct*	
BdE—Bice very bouldery fine sandy loam, steep														
Bice	70	B	0-2	Moderately decomposed plant material	PT	A-8	0-31	0	—	—	—	—	—	—
			2-5	Fine sandy loam	SC-SM, SM	A-2, A-4	0	0-6	66-98	49-98	40-96	16-48	15-25	NP-5
			5-24	Fine sandy loam, gravelly sandy loam	SM	A-1-b, A-2, A-4	0	0-16	69-98	54-98	44-96	17-48	15-25	NP-3
			24-60	Gravelly sandy loam, fine sandy loam, gravelly loam, stratified sandy loam to loamy sand	GM, SM	A-1-b, A-2, A-4	0-1	0-15	64-98	42-98	34-97	13-48	15-25	NP
HnC—Hinckley cobbly sandy loam, 8 to 15 percent slopes														
Hinckley	80	A	0-1	Slightly decomposed plant material	PT	A-8	0	0-23	—	—	—	—	—	—
			1-5	Cobbly sandy loam	SM	A-2, A-4	0	0-22	55-88	37-88	25-72	11-39	15-20	NP
			5-28	Very gravelly loamy sand, loamy fine sand, gravelly sand	GM, GP-GM, SM, SP-SM	A-1, A-2, A-3	0	0-18	46-82	20-82	15-73	5-33	15-20	NP
			28-64	Stratified very gravelly sand, stratified cobbly coarse sand to very gravelly loamy fine sand	SP, SP-SM, GW, GW-GM	A-1	0	0-17	38-75	13-75	10-67	1-15	10-15	NP

Engineering Properties–Warren County, New York														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*Pct*	*Pct*					*Pct*	
PlB—Plainfield loamy sand, 3 to 8 percent slopes														
Plainfield	90	A	0-10	Loamy sand	SM	A-2, A-4	0	0	95-100	87-100	65-89	22-40	10-20	NP
			10-25	Sand, coarse sand	SM, SP-SM	A-2, A-3	0	0	95-100	87-100	65-85	5-16	5-15	NP
			25-60	Coarse sand, sand	SM, SP-SM	A-2, A-3	0	0	95-100	87-100	65-85	5-16	5-15	NP
Ud—Udorthents, smoothed														
Udorthents	70	C	0-6	Loam, silt loam, cobbly fine sandy loam, very gravelly sandy loam	CL, ML, SC, SM	A-2, A-4, A-6, A-7	0-5	0-26	60-100	29-100	20-98	13-74	0-70	NP-18
			6-60	Very gravelly sandy loam, gravelly loam, loamy sand, material	CL, GM, ML, SC	A-1, A-2, A-4, A-6	0-5	0-23	62-100	32-100	23-98	15-74	0-47	NP-18
WoC—Woodstock-Rock outcrop complex, sloping														
Woodstock	55	D	0-2	Fine sandy loam	SM	A-2, A-4	0-7	0-12	77-95	66-95	54-93	21-46	15-20	NP-2
			2-18	Fine sandy loam, sandy loam, gravelly fine sandy loam	SM	A-2, A-5, A-4	0-2	0-9	67-100	51-100	42-98	16-49	15-50	NP-6
			18-22	Bedrock	—	—	—	—	—	—	—	—	—	—
Rock outcrop	20		0-10	Bedrock	—	—	—	—	—	—	—	—	—	—

Data Source Information

Soil Survey Area: Warren County, New York
Survey Area Data: Version 13, Dec 15, 2013



Map Scale: 1:7,560 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Warren County, New York
Survey Area Data: Version 13, Dec 15, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2010—Oct 11, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Septic Tank Absorption Fields (NY)

Septic Tank Absorption Fields (NY)— Summary by Map Unit — Warren County, New York (NY113)						
Map unit symbol	**Map unit name**	**Rating**	**Component name (percent)**	**Rating reasons (numeric values)**	**Acres in AOI**	**Percent of AOI**
BdC	Bice very bouldery fine sandy loam, sloping	Somewhat limited	Bice (70%)	Surface rock fragments (0.30)	58.0	48.6%
				Slope (0.20)		
				Restricted permeability (0.15)		
BdE	Bice very bouldery fine sandy loam, steep	Very limited	Bice (70%)	Slope (1.00)	35.7	29.9%
				Surface rock fragments (0.30)		
				Restricted permeability (0.15)		
HnC	Hinckley cobbly sandy loam, 8 to 15 percent slopes	Very limited	Hinckley (80%)	Seepage (1.00)	18.1	15.1%
				Filtering capacity (1.00)		
				Slope (0.20)		
Pg	Pits, sand and gravel	Not rated	Pits, sand and gravel (70%)		3.5	2.9%
			Udorthents (5%)			
			Elnora (5%)			
			Fluvaquents (5%)			
			Hinckley (5%)			
			Castile (5%)			
			Wareham (5%)			
PlB	Plainfield loamy sand, 3 to 8 percent slopes	Very limited	Plainfield (90%)	Seepage (1.00)	0.0	0.0%
				Filtering capacity (1.00)		
Ud	Udorthents, smoothed	Not rated	Udorthents (70%)		1.0	0.8%
			Peru (5%)			
			Madalin (5%)			
			Schroon (5%)			
			Massena (5%)			
			Rhinebeck (5%)			
			Galway (5%)			

Septic Tank Absorption Fields (NY)— Summary by Map Unit — Warren County, New York (NY113)						
Map unit symbol	**Map unit name**	**Rating**	**Component name (percent)**	**Rating reasons (numeric values)**	**Acres in AOI**	**Percent of AOI**
WoC	Woodstock-Rock outcrop complex, sloping	Very limited	Woodstock (55%)	Depth to bedrock (1.00)	3.2	2.6%
				Surface rock fragments (0.60)		
				Slope (0.20)		
Totals for Area of Interest					**119.4**	**100.0%**

Septic Tank Absorption Fields (NY)— Summary by Rating Value		
Rating	**Acres in AOI**	**Percent of AOI**
Somewhat limited	58.0	48.6%
Very limited	57.0	47.7%
Null or Not Rated	4.4	3.7%
Totals for Area of Interest	**119.4**	**100.0%**

Description

Septic tank absorption fields are subsurface systems of perforated pipe or similar devices that distribute effluent from a septic tank into the soil. New York State Department of Health regulations allow installation of septic system absorption fields of varying designs, depending upon the depth of suitable soil material above any limitation in the natural soil at a site (New York State Department of Health, 1990). Where necessary, imported fill material may be used to elevate absorption trenches to at least the minimum distance of 24 inches above limiting soil horizons. The depth ranges of suitable material and corresponding types of absorption systems allowed are as follows:

Less than 12 inches-no system allowed

12 to 24 inches-alternative raised trench

24 to 48 inches-conventional shallow trench

More than 48 inches-conventional system

The ratings in this interpretation are based on evaluation of the soil between depths of 12 and 48 inches. In addition, the bottom layer of the soil is evaluated for risk of seepage. This interpretation does not evaluate bedrock below the soil. The soil properties and site features considered are those that affect absorption of the effluent, construction and maintenance of the system, and public health.

The soil properties and qualities that affect the absorption and effective treatment of wastewater effluent are saturated hydraulic conductivity (Ksat), depth to a seasonal high water table, depth to bedrock, depth to dense material, and susceptibility to flooding. Stones and boulders and a shallow depth to bedrock or dense material interfere with installation. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas. In addition, the hazards of erosion and sedimentation increase as slope increases.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 2 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, ground water may be contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations

between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

The information in this interpretation is based on criteria developed specifically for soils in New York. The information is not site specific and does not eliminate the need for onsite investigation of the soils.

Reference:

New York State Department of Health. 1990. Appendix 75-A of Part 75, Section 201(1)(1) of New York Public Health Law. Nassau and Suffolk Counties have a waiver from this portion of New York State Department of Health regulations.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

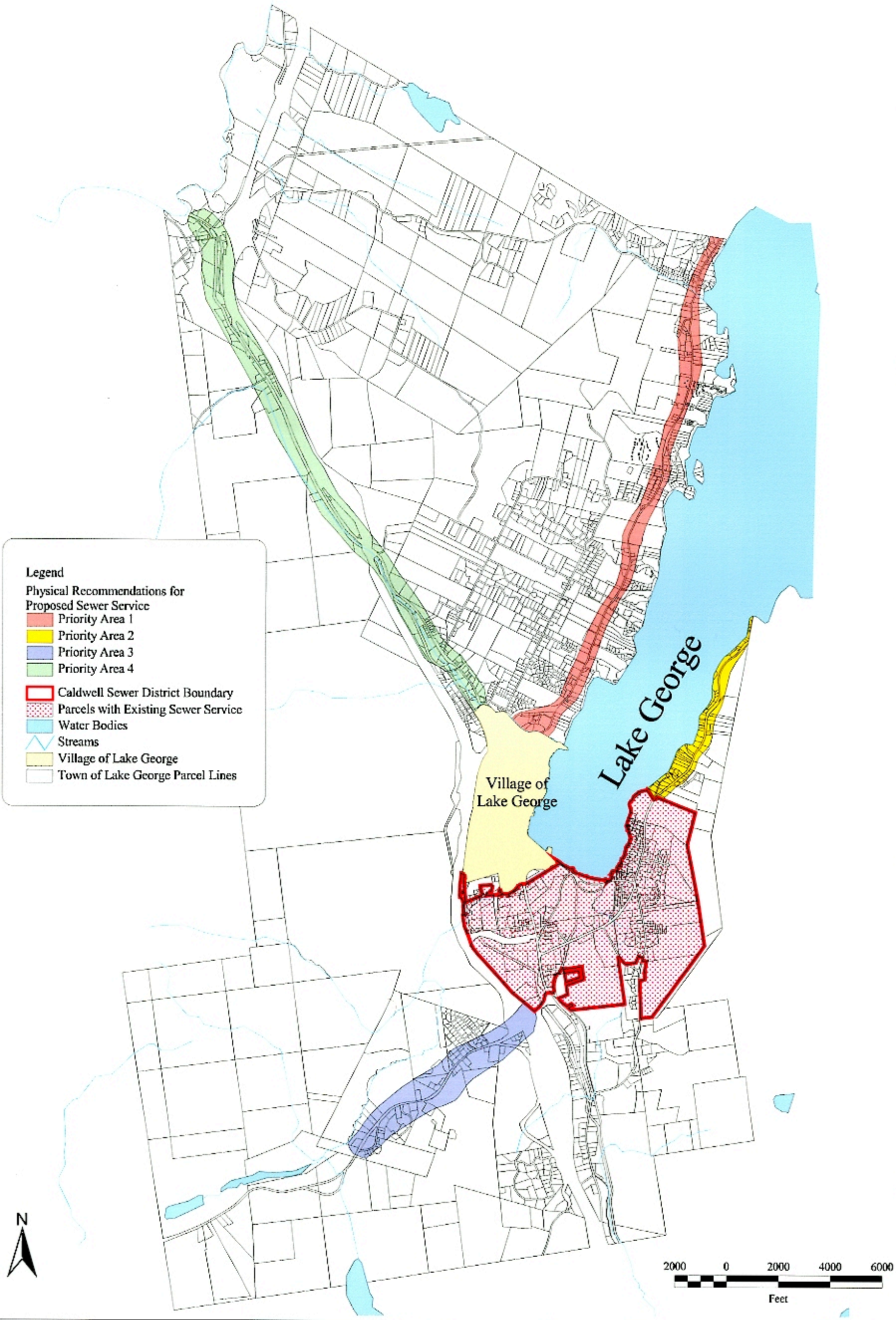
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



THE Chazen COMPANIES

Engineers/Surveyors
Planners
Environmental Scientists

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office:
Manchester Road PO Box 3479
Poughkeepsie, New York 12603
Phone: (914) 454-3980

Orange County Office:
263 Route 17K
Newburgh, New York 12550
Phone: (914) 567-1133

Capital District Office:
1407 Route 9, Bldg. 2
Clifton Park, New York 12065
Phone: (518) 371-0929

North Country Office:
110 Glen Street
Glens Falls, New York 12801
Phone: (518) 812-0513

Data Source:
All tax/lot data provided by Warren County Dept. Of Planning & Community Development.
All Parcel Data is stated as "DRAFT" at this time.
Original data provided: Adirondack Park Agency, NYSDOT, Warren County, and USGS.
All data analysis & interpretation done by The Chazen Companies.

This map is a product of the Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibilities or liabilities from the use of this map.

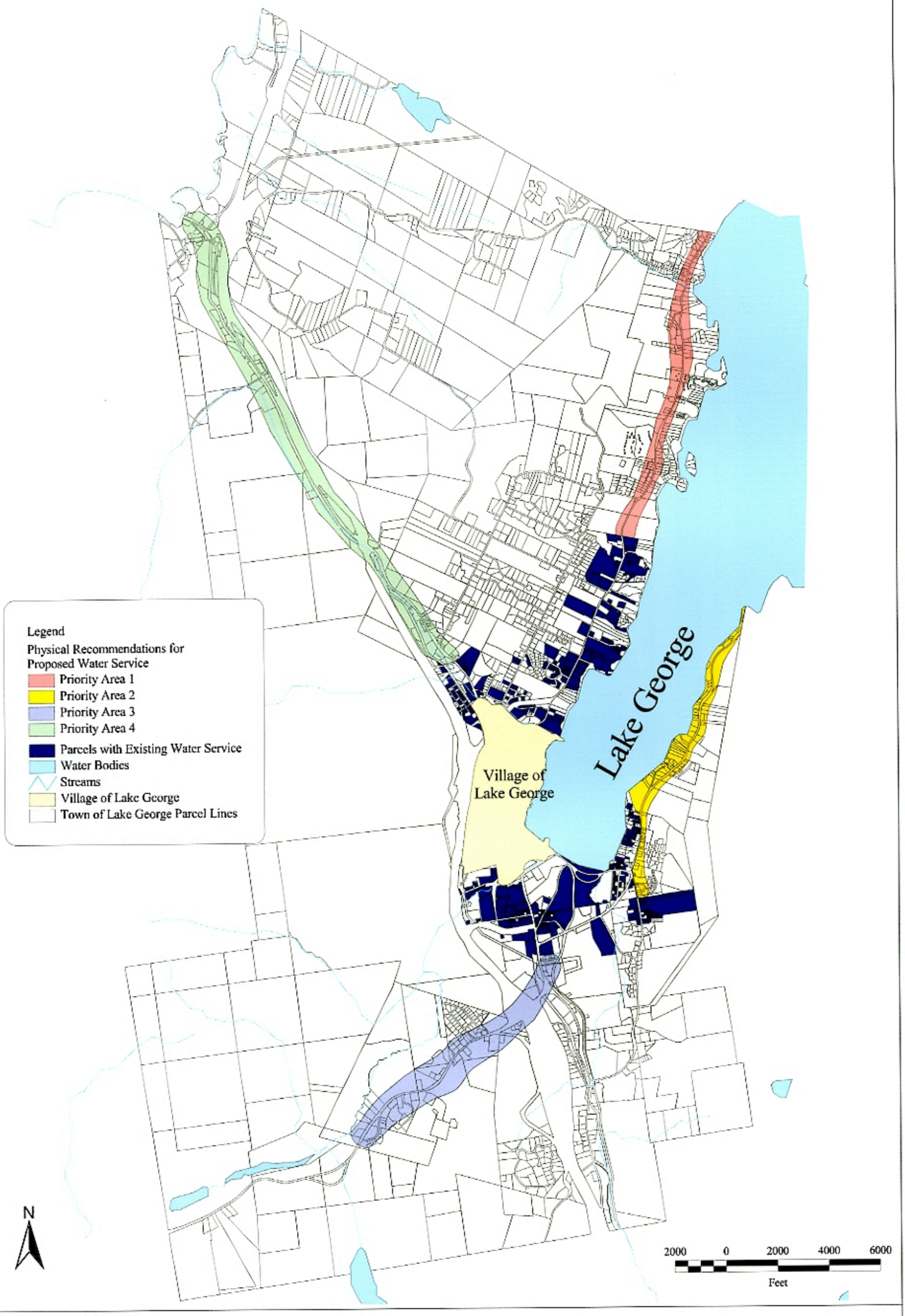
Lake George - Comprehensive Plan: Map 20
Existing and Proposed Sewer Service

Town of Lake George
Warren County, NY

Created by:
Robert Maneja

Date:
July 17, 2000

Project No.: 90004.00



THE Chazen COMPANIES

Engineers/Surveyors
Planners
Environmental Scientists

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office:
Manchester Road PO Box 3479
Poughkeepsie, New York 12603
Phone: (914) 454-3980

Orange County Office:
263 Route 17K
Newburgh, New York 12550
Phone: (914) 567-1133

Capital District Office:
1403 Route 9, Bldg. 2
Clifton Park, New York 12065
Phone: (518) 371-0929

North County Office:
110 Glen Street
Glens Falls, New York 12801
Phone: (518) 812-0513

Data Source:
All source data provided by Warren County Dept. Of Planning & Community Development.
All Parcel Data is used as "SHAPE" of the data.
Original data providers: Adirondack Park Agency, NYSDOT, Warren County, and USGS.
All data analysis & interpretation done by The Chazen Companies

This map is a product of the Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibilities or liabilities from the use of this map.

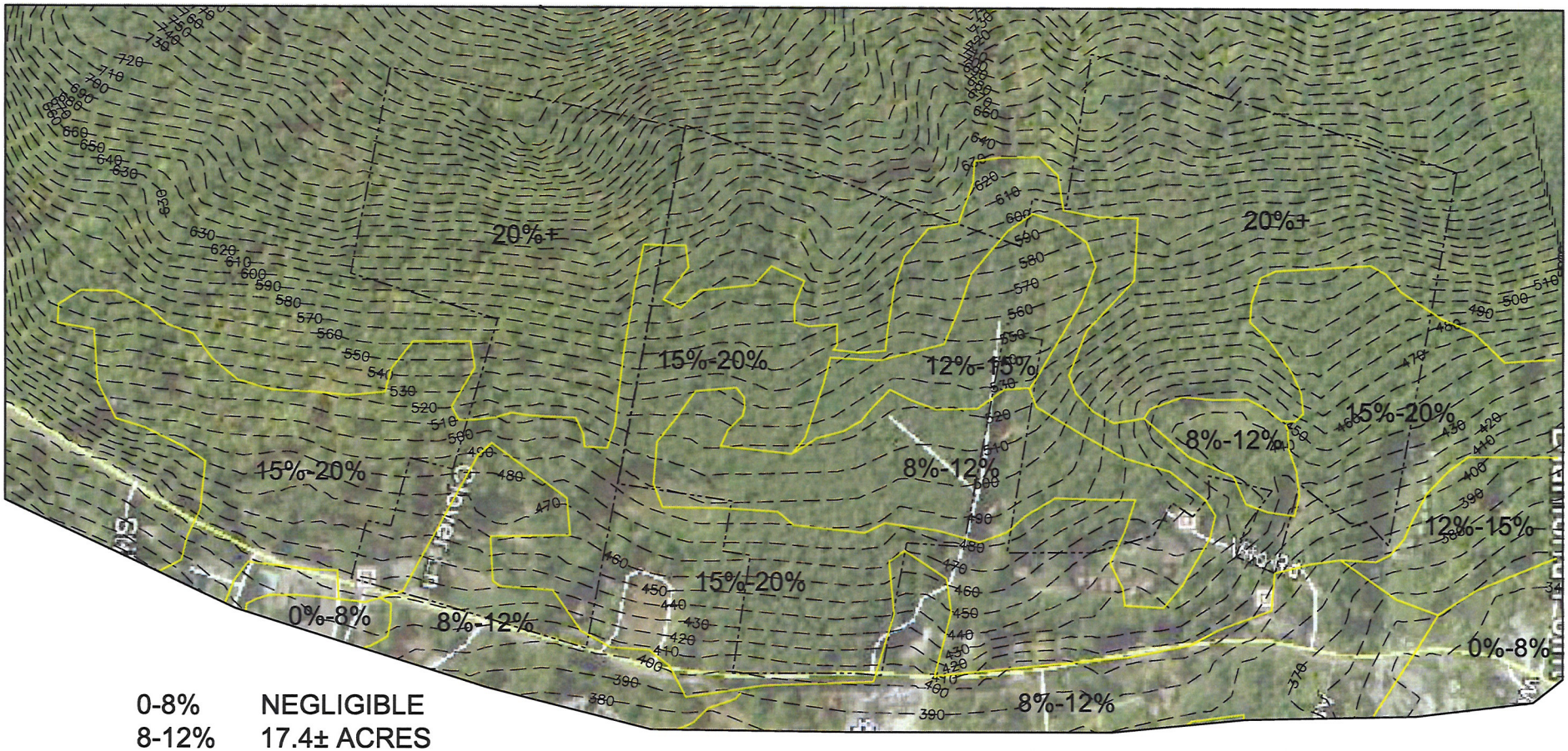
Lake George – Comprehensive Plan: Map 19 Existing and Proposed Water Service

Town of Lake George Warren County, NY

Created by: Robert Maleja

Date: July 17, 2000

Project No.: 40004.00



0-8%	NEGLIGIBLE
8-12%	17.4± ACRES
12-15%	6.3± ACRES
15-20%	35.6± ACRES
20%+	59.7± ACRES
	119 ACRES TOTAL

BOSWELL ENGINEERING

est. 1924

ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS

799 MADISON AVE., ALBANY, N.Y. 12208 518-436-6310

AERIAL – OVERALL SITE

FOLLETTE DIAMOND POINT

TOWN OF LAKE GEORGE

COUNTY OF WARREN STATE OF NEW YORK

SURVEYED BY: XXX	CHECKED BY: DFA	DATE: JULY 2, 2014
DRAWN BY: RML	JOB No. A14-011	DWG No. AERIAL

SCALE: 1"=500'

SHEET 1 OF X

Schedule I
Use Controls

Use[1]	Land Conservation LC-50 LC-25 LC-8.5	Residential Rural RR–10 RR–8.5 RR-7 RR-5	Residential Medium & High RM –1 RM-2 RH	Residential Special RS-1 RS-2 RSH	Residential Commercial Medium RCM - 1	Residential Commercial Medium RCM-S2 A RCM – S2 B	Residential Commercial High RCH RCH – S1	Residential Commercial High RCH - LS	Tourist Commercial A TCA	Tourist Commercial B TCB
Accessory apartment		SPR	SPR		SPR	SPR	SPR			
Agricultural uses	SPR	SPR							SPR	SPR
Auto body repair shop							SPR		SPR	SPR
Bank							SPR		SPR	SPR
Bed-and-breakfast		SPR						SPR		
Boathouse, private			SPR	SPR				SPR		
Boat storage, private	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU		
Boat storage, commercial								SPR		
Bowling alley									SPR	SPR
Campground	SPR	SPR							SPR	SPR
Car wash									SPR	SPR
Cemetery		PU	SPR							
Club, membership		SPR					SPR			
Convenience store					SPR	SPR	SPR	SPR	SPR	SPR
Convention and exhibit center							SPR		SPR	SPR
Day-care center		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Dock, private				SPR				SPR		
Drive-in restaurant									SPR	SPR
Dude ranch					SPR	SPR		SPR	SPR	SPR
Essential public service	PU	PU	PU	PU	PU	PU	PU	PU	SPR	SPR
Filling station									SPR	SPR
Firing range		SPR								
Forestry use	SPR	SPR								
Funeral home							SPR		SPR	SPR
Game preserve		SPR								
Garage, private					PAU				PAU	PAU
Golf course	SPR	SPR								
Group camp		SPR			SPR	SPR				
Health-related facility			SPR		SPR	SPR	SPR		SPR	SPR
Home occupation, Type I	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Home occupation, Type II					SPR	SPR	SPR	SPR	SPR	SPR
Horse stable, private		SPR	SPR							
Horse stable, public		SPR	SPR							
Housekeeping cottage		SPR	SPR					SPR		
Hunting and fishing cabin		PU								
Kennel		SPR								
Light industrial use					SPR	SPR				
Live adult entertainment										SPR
Major public utility use	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR

[1] Any Use involving substantial land disturbance will require a stormwater permit and a site plan as described in § 175-21G.

Schedule I
Use Controls
(Cont'd)

Use[2]	Land Conservation LC-50 LC-25 LC-8.5	Residential Rural RR–10 RR–8.5 RR-7 RR-5	Residential Medium & High RM –1 RM-2 RH	Residential Special RS-1 RS-2 RSH	Residential Commercial Medium RCM - 1	Residential Commercial Medium RCM-S2 A RCM – S2 B	Residential Commercial High RCH RCH – S1	Residential Commercial High RCH - LS	Tourist Commercial A TCA	Tourist Commercial B TCB
Marina				SPR				SPR		
Mineral extraction	SPR in LC-50 and LC-25	SPR								
Mobile home court	SPR									
Model home and sales office							SPR	SPR	SPR	SPR
Mooring, commercial				SPR				SPR		
Mooring, private				PAU				PAU		
Motorized vehicle sales									SPR	SPR
Multiple-family dwelling			SPR		SPR	SPR	SPR	SPR	SPR	SPR
Open space recreation	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU
Parks and playgrounds, public	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Personal services									SPR	SPR
Place of worship		SPR	SPR in RM -1 and RM -2 PU in RH							
Professional office					SPR	SPR	SPR	SPR	SPR	SPR
Public utility use	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Recreation facilities, indoor Commercial									SPR	SPR
Recreation facilities, private									PAU	PAU
Restaurant					SPR	SPR	SPR	SPR	SPR	SPR
Retail stand									SPR	SPR
Retail use					SPR	SPR	SPR	SPR	SPR	SPR
Riding academy		SPR			SPR	SPR				
Sand, gravel or topsoil extraction, commercial		SPR in RR 8.5 ONLY								
Sand, gravel or topsoil extraction, private	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Sawmill, commercial	SPR									
Sawmill, temporary portable[3]	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Schools, private and public		SPR	SPR							
Self-service storage facility					SPR	SPR			SPR	SPR
Sign					PAU	PAU	PAU	PAU	PAU	PAU
Single-family dwelling	SPR	PU	PU	PU	PU	PU	PU	PU	PU	PU
Ski center, cross-country	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Storage, commercial					SPR	SPR				
Swimming pool, commercial									PAU	
Swimming pool, private	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU		
Tavern									SPR	SPR

[2] Any Use involving substantial land disturbance will require a stormwater permit and a site plan as described in § 175-21G.

[3] * Use of a temporary, portable sawmill for greater than 4 consecutive months is subject to site plan review. Use that falls below this threshold is a permitted use.

Schedule I
Use Controls
(Cont'd)

Use[4]	Land Conservation LC-50 LC-25 LC-8.5	Residential Rural RR–10 RR–8.5 RR-7 RR-5	Residential Medium & High RM –1 RM-2 RH	Residential Special RS-1 RS-2 RSH	Residential Commercial Medium RCM - 1	Residential Commercial Medium RCM-S2 A RCM – S2 B	Residential Commercial High RCH RCH – S1	Residential Commercial High RCH - LS	Tourist Commercial A TCA	Tourist Commercial B TCB
Telecommunications towers and facilities	Site plan review per § 175-67									
Timber harvesting, commercial	SPR	SPR								
Tourist accommodation					SPR	SPR	SPR	SPR	SPR	SPR
Tourist attraction						SPR in S2B only			SPR	SPR
Tourist timeshare project								SPR		
Travel trailer park	SPR	SPR								
Two-family dwelling		SPR	SPR		SPR	SPR – RCM S2B only	SPR	SPR		
Veterinary clinic		SPR	SPR							
Wharf, commercial				SPR				SPR		
Wharf, private				PAU				PAU		
Wholesale trade									SPR	SPR

[4] Any Use involving substantial land disturbance will require a stormwater permit and a site plan as described in § 175-21G.

Schedule II
Dimensional Requirements

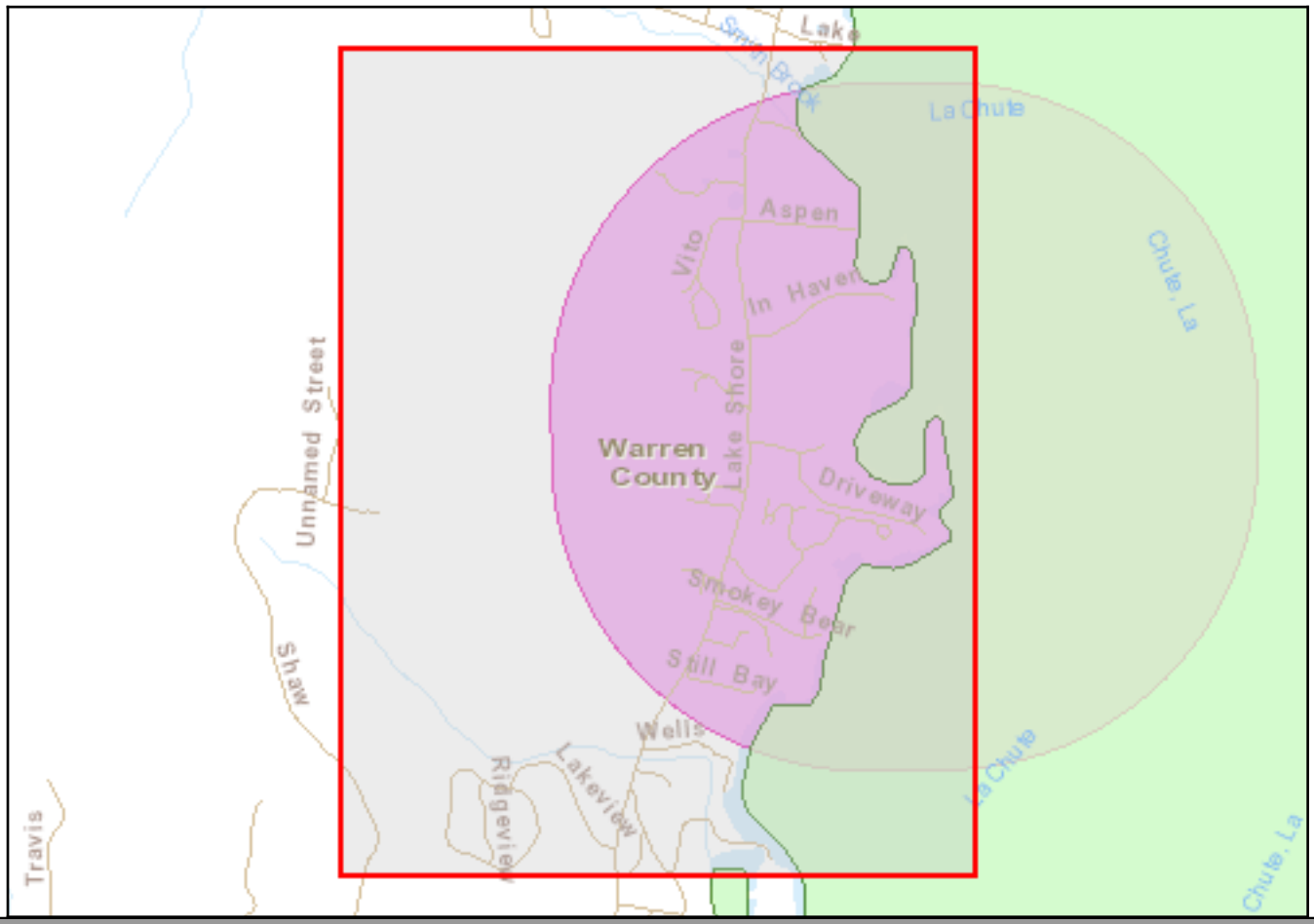
Map Symbol	District Description	Minimum Area	Lot Width		Shoreline setback (feet)	Yard Setbacks			Maximum Lot Coverage (percent)	Percent of Lot Permeable	Maximum Height (feet)	Minimum Floor (square feet)
			Road (feet)	Shore (feet)		Front (feet)	Side (feet)	Rear (feet)				
LC-50	Land Conservation	50 acres	200	200	100	75	20	50	5.0%	95.00%	40	400
LC-25		25 acres	200	150	75	75	20	50	5.0%	95.00%	40	400
LC-8.5		8.5 acres	200	150	75	75	20	50	5.0%	95.00%	40	400
RR-10	Residential Rural Density	10 acres	150	150	75	75	20	50	5.0%	95.00%	40	400
RR-8.5		8.5 acres	150	150	75	75	20	50	5.0%	95.00%	40	400
RR-7		7 acres	150	150	75	75	20	50	6.0%	94.00%	40	400
RR-5		five acres	150	150	75	75	20	50	10.0%	90.00%	40	400
RM-1	Residential Medium Density	1 acre	100	150	75	25	10	25	30.0%	70.00%	40	400
RM-2		2 acres	100	150	75	25	10	25	30.0%	70.00%	40	400
RH	Residential High Density	20,000 square feet	100	100	50	25	10	25	50.0%	50.00%	40	400
RS-1	Residential Special	1 acre	75	150	50	50	20	50	30.0%	70.00%	40	400
RS-2		2 acres	100	100	50	50	20	50	30.0%	70.00%	40	400
RSH	Residential Special High Density	20,000 square feet	75	100	50	50	20	50	30.0%	70.00%	40	400
RCM-1	Residential Commercial Medium Density	1 acre	100	150	75	25	10	25	30.0%	70.00%	40	400
RCM-S2		2 acres	100	150	75	25	10	25	30.0%	70.00%	40	400
RCH	Residential Commercial High Density	20,000 square feet	100	100	50	25	10	25	60.0%	40.00%	40	400
RCH-S1		1 acre	100	150	50	25	10	25	60.0%	40.00%	40	400

Schedule II
Dimensional Requirements
(Cont'd)

Map Symbol	District Description	Minimum Area	Lot Width		Shoreline setback (feet)	Yard Setbacks			Maximum Lot Coverage (percent)	Percent of Lot Permeable	Maximum Height (feet)	Minimum Floor (square feet)
			Road (feet)	Shore (feet)		Front (feet)	Side (feet)	Rear (feet)				
RCH-LS	Residential Commercial High Density - Lakeshore	1 acre	100	100	75	50	20	50	60.0%	40.00%	40	400
TC-A	Tourist Commercial	20,000 square feet	100	100	50	20	10	10	70.0%	30.00%	40	400
TC-B		20,000 square feet	100	100	50	20	10	10	70.0%	30.00%	40	400
SO	Shoreland Overlay	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

New York Nature Explorer
User Defined Results Report

Criteria: Selected Map Area



Common Name	Subgroup	Distribution Status	Year Last Documente	Protection Status State	Protection Status Federal	Conservation Rank State	Conservation Rank Global
Plant: Flowering Plants							
Water Awlwort *Subularia aquatica var. americana*	Other Flowering Plants	Recently Confirmed	1988	Endangered		S1S2	G5T5
Natural Community: Lakes and Ponds							
Oligotrophic Dimictic Lake *Oligotrophic dimictic lake*	Natural Lakes and Ponds	Recently Confirmed	1998			S3	G4

New York Nature Explorer

Common Name	Subgroup	Distribution Status	Year Last Documente	Protection Status		Conservation Rank	
				State	Federal	State	Global

Note: Restricted plants and animals may also have also been documented in one or more of the Towns or Cities in which your user-defined area is located, but are not listed in these results. This application does not provide information at the level of Town or City on state-listed animals and on other sensitive animals and plants. A list of the restricted animals and plants documented at the corresponding county level can be obtained via the County link(s) on the original User Defined Search Results page. Any individual plant or animal on this county's restricted list may or may not occur in this particular user-defined area.

This list only includes records of rare species and significant natural communities from the databases of the NY Natural Heritage Program. This list is not a definitive statement about the presence or absence of all plants and animals, including rare or state-listed species, or of all significant natural communities. For most areas, comprehensive field surveys have not been conducted, and this list should not be considered a substitute for on-site surveys.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Follette

Jul 2, 2014

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

Riparian

- Herbaceous
- Forested/Shrub

Riparian Status

- Digital Data

User Remarks:

FOLLETTE LAKE GEORGE

July 22, 2014

1:18,056

0 0.15 0.3 0.6 ft

0 0.25 0.5 1 m

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

BOSWELL ENGINEERING

ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
799 MADISON AVE., ALBANY, N.Y. 12208 518-436-6310

SKETCH A

FOLLETTE DIAMOND POINT

TOWN OF LAKE GEORGE

COUNTY OF WARREN — STATE OF NEW YORK

SURVEYED BY: XXX	CHECKED BY: DFA	DATE: JULY 2, 2014
DRAWN BY: RML	JOB No. A14-011	DWG No. AERIAL

SCALE: 1"=300' — SHEET 1 OF 1

BOSWELL ENGINEERING

ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
799 MADISON AVE., ALBANY, N.Y. 12208 518-436-6310

SKETCH B

FOLLETTE DIAMOND POINT

TOWN OF LAKE GEORGE

COUNTY OF WARREN — STATE OF NEW YORK

SURVEYED BY: XXX	CHECKED BY: DFA	DATE: JULY 2, 2014
DRAWN BY: RML	JOB No. A14-011	DWG No. AERIAL

SCALE: 1"=300' — SHEET 1 OF 1

BOSWELL ENGINEERING

ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
799 MADISON AVE., ALBANY, N.Y. 12208 518-436-6310

SKETCH C

FOLLETTE DIAMOND POINT

TOWN OF LAKE GEORGE

COUNTY OF WARREN — STATE OF NEW YORK

SURVEYED BY: XXX	CHECKED BY: DFA	DATE: JULY 2, 2014
DRAWN BY: RML	JOB No. A14-011	DWG No. AERIAL

SCALE: 1"=300' — SHEET 1 OF 1

BOSWELL ENGINEERING

ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
799 MADISON AVE., ALBANY, N.Y. 12208 518-436-6310

SKETCH D

FOLLETTE DIAMOND POINT

TOWN OF LAKE GEORGE

COUNTY OF WARREN — STATE OF NEW YORK

SURVEYED BY: XXX	CHECKED BY: DFA	DATE: JULY 2, 2014
DRAWN BY: RML	JOB No. A14-011	DWG No. AERIAL

SCALE: 1"=300' — SHEET 1 OF 1