



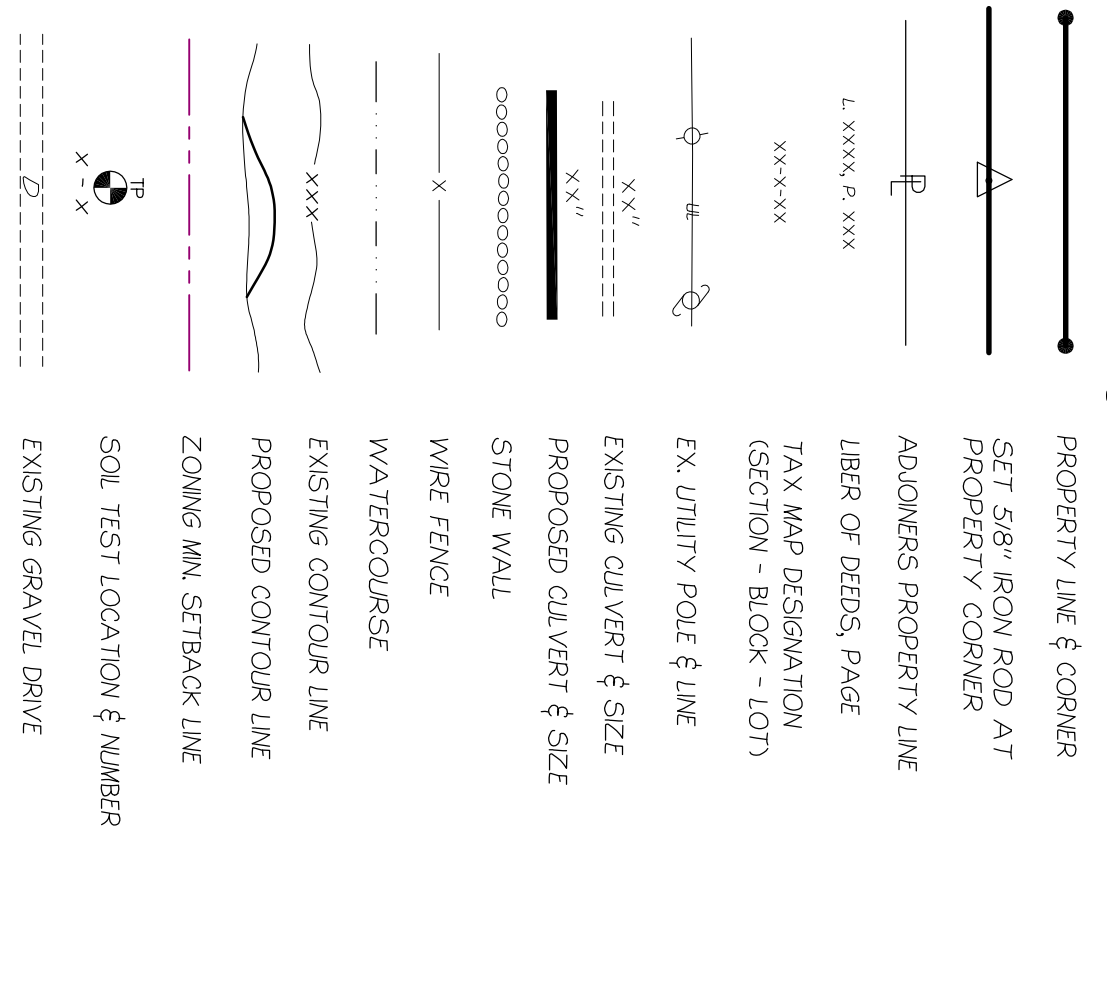
Existing Facilities Legend

BUILDING #	DESCRIPTION	PROJ. OCCUPANCY	SEWER FLOW RATE (GPD)
1	DWING - KITCHEN - LOFT	8	LOFT 1
2	COUNSELOR BUNK HOUSE	3	156
3	COUNSELOR BUNK HOUSE	3	78
4	COUNSELOR BUNK HOUSE	3	104
5	COUNSELOR BUNK HOUSE	3	78
6	COUNSELOR BUNK HOUSE	3	78
7	MAINTENANCE BUILDING	48	1,248
9	BOYS BUNK HOUSE	36	936
TOTAL			8,616

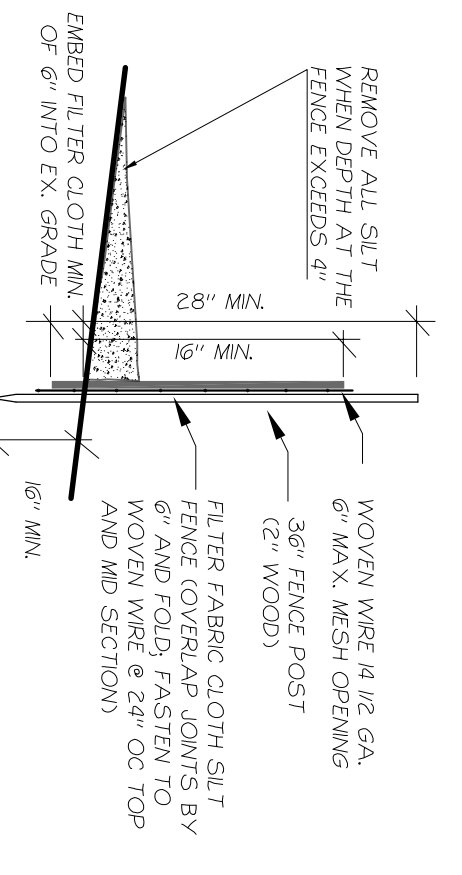
Proposed Facilities Legend

BUILDING #	DESCRIPTION	PROJ. OCCUPANCY	SEWER FLOW RATE (GPD)
10	OFFICE	2	60
11	INFIRMARY	2	52
12	ACTIVITY CENTER	1	750
13	MAINTENANCE BUILDING	2	52
14	BOYS COUNSELOR BUNK	2	52
15	BOYS COUNSELOR BUNK	2	52
16	BOYS BUNK HOUSE	24	624
17	BOYS BUNK HOUSE	24	624
18	BOYS BUNK HOUSE	24	624
19	BOYS BUNK HOUSE	24	624
20	BOYS BUNK HOUSE	24	624
21	BOYS BUNK HOUSE	2	52
22	BOYS COUNSELOR BUNK	2	52
23	KITCHEN STORAGE	24	624
24	GIRLS BUNK HOUSE	24	624
25	GIRLS BUNK HOUSE	24	624
26	GIRLS BUNK HOUSE	24	624
27	GIRLS BUNK HOUSE	24	624
28	KITCHEN ADDITION	24	624
TOTAL			7,228

Legend



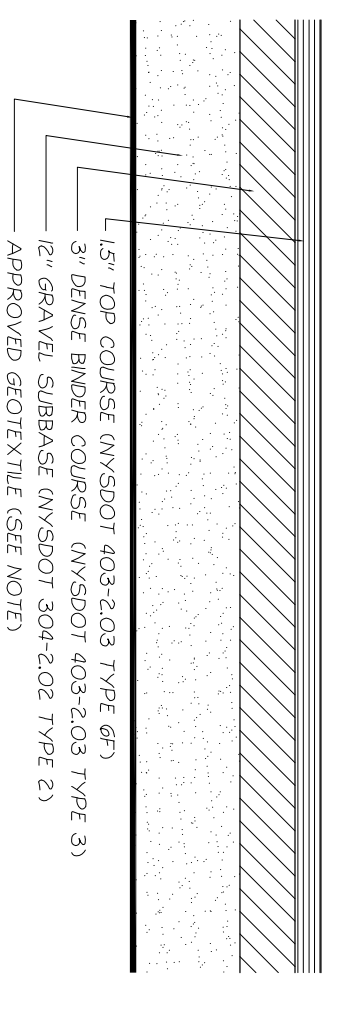
Silt Fence Detail



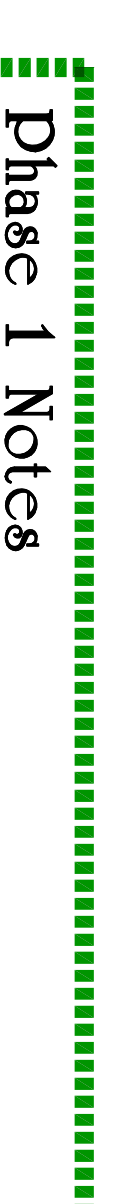
Notes:

- LIMITS OF FEDERAL WETLANDS DELINEATED BY PETER TORGERSEN IN MAY 2011.
- THE LOCATIONS OF EXISTING SEWER & WATER LINES ARE APPROXIMATE. FIELD VERIFICATION SHOULD BE CONDUCTED BEFORE ANY DISTURBANCE OCCURS IN THIS AREA.
- EXISTING SEWER AND WATER LINE INFORMATION TAKEN FROM A MAP ENTITLED "PROPOSED SEWER & WATER LINE REPLACEMENT AND IMPROVEMENTS" DATED BY CLARK PATTERSON ASSOCIATES, LAST REVISED 11-21-00.

Standard Gravel Drive Section



Standard Asphalt Pavement Section



Phase 1 Notes

- PHASE 1 SHALL INCLUDE CONSTRUCTION OF BUILDINGS 10 (OFFICE), 11 (INFIRMARY), 12 (ACTIVITY CENTER), 13 (MAINTENANCE BUILDING), 22 (BOYS COUNSELOR BUNK), 28 (KITCHEN ADDITION), AND RENOVATION OF BUILDING 9 (BOYS BUNK HOUSE). THE CORRESPONDING WATER LINE, SEWER LINE, AND DRY SWALES SHALL BE INSTALLED FOR EACH OF THE BUILDINGS BEING CONSTRUCTED IN PHASE 1.
- ALL NECESSARY UPDATES AND IMPROVEMENTS TO OUTFALLS 1, 2, 3, AND 4 SHALL BE CONSTRUCTED IN PHASE 1. THE 988 LINEAR FOOT ULTRASONIC SYSTEM FOR OUTFALL 5 SHALL ALSO BE CONSTRUCTED IN PHASE 1. THE FORCE MAIN SHALL BE INSTALLED FOR THE 1000 LINEAR FOOT SYSTEM, BUT THE PUMP WILL NOT BE CONNECTED UNTIL PHASE 2, WHEN THE SYSTEM IS BUILT.
- PHASE 1 SHALL INCLUDE REMOVAL OF ALL PAYMENT AND GRAVEL AREAS MARKED "TO BE REMOVED". THE AREAS SHALL BE PROPERLY STABILIZED. PHASE 1 SHALL INCLUDE ALL PROPOSED PAYMENT AND GRAVEL DRIVE IMPROVEMENTS.
- A STUB SHALL BE INSTALLED OFF THE SEWER LINE FROM BUILDING 10 TO ALLOW FOR FUTURE CONNECTION OF BUILDINGS 16 & 17. A STUB SHALL BE INSTALLED OFF THE SEWER MAIN TO ALLOW FOR FUTURE CONNECTION OF BUILDING 15. SEE NOTE 7.
- ALL SEWER LINE CONNECTIONS TO THE 5000 GALLON SEPTIC TANKS SHALL BE MADE IN PHASE 1. SEWER LINES FROM BUILDINGS 18, 19, & 20 AND BUILDING 21 SHALL BE STUBBED FOR FUTURE CONNECTION. SEE NOTE 7.
- A STUB SHALL BE INSTALLED OFF THE WATER LINE TO BUILDING 10 TO ALLOW FOR FUTURE CONNECTION OF BUILDING 14. SEE NOTE 7.
- ALL SEWER AND WATER LINE STUBS SHALL BE PROPERLY CAPPED IN PLACE. A VERTICAL MARKER SHALL BE INSTALLED AT THE END OF THE PIPE TO NOTE THE LOCATION FOR FUTURE EXTENSION.
- THE WORK IN PHASE 1 WILL BE COMPLETED IN ACCORDANCE WITH A SEPARATE CONSTRUCTION SCHEDULE AND BID SHEET.

Phase 1

Site Plan: Upper Camp Detail Map
for
Deer Run Real Estate Co, LLC

MNTM
Mercuro-Norton-Taralli-Marshall
ENGINEERING - LAND SURVEYING
PO Box 106, 45 Main Street Pine Bush, NY 12566
P: (845) 744-5620 F: (845) 744-5885 Email: mntm-pe@mntm-pe.com

NO.	DATE	PHASE IMPROVEMENTS
2	02-23-12	ZAD
3	03-28-12	ZAD
4	05-01-12	ZAD
5	05-01-12	ZAD
6	05-01-12	ZAD
7	05-01-12	ZAD
8	05-01-12	ZAD

RECORD OWNER: PIANOVIA, USA, INC., P.O. BOX 279, BURLINGHAM, NY 12722
PREVIOUS DEED REFERENCE: LIBER 1783, PAGE 341
TAX MAP REFERENCE: SECTION 12, BLOCK 1, LOTS 12 & 2
Sullivan County, New York State
Scale 1"=30' May 2012
PROJECT: 3460 SHEET 1 OF 1

Zoning Legend BD Summer & Day Camps

MINIMUM LOT AREA	2.0 ACRES
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	200'
MINIMUM YARDS (S)	50'
FRONT	40'
SIDE (EACH)	50'
REAR	50'
MAXIMUM BUILDING HEIGHT	30' (2.5 STORIES)
MAXIMUM IMPERVIOUS COVERAGE	25%
MAXIMUM PAVED AREA OR PAVED FACILITY	25%
SHALL NOT BE LESS THAN 200' FROM ANY LOT LINE	

Approved Variance Table

AREA VARIANCES		
PROPOSED BUILDING	SETBACK DISTANCE (L.F.)	APPROVED VARIANCE (L.F.)
10	65.5	64.5
16	65.6	64.5
23	63	137
24	72	28
25	89	81
27	132.8	67.2
28	881	51.9

AREA VARIANCES		
PROPOSED BUILDING HEIGHT (L.F.)	APPROVED VARIANCE (L.F.)	
12	5'-0"	
16	8'-0"	
28	5'-0"	

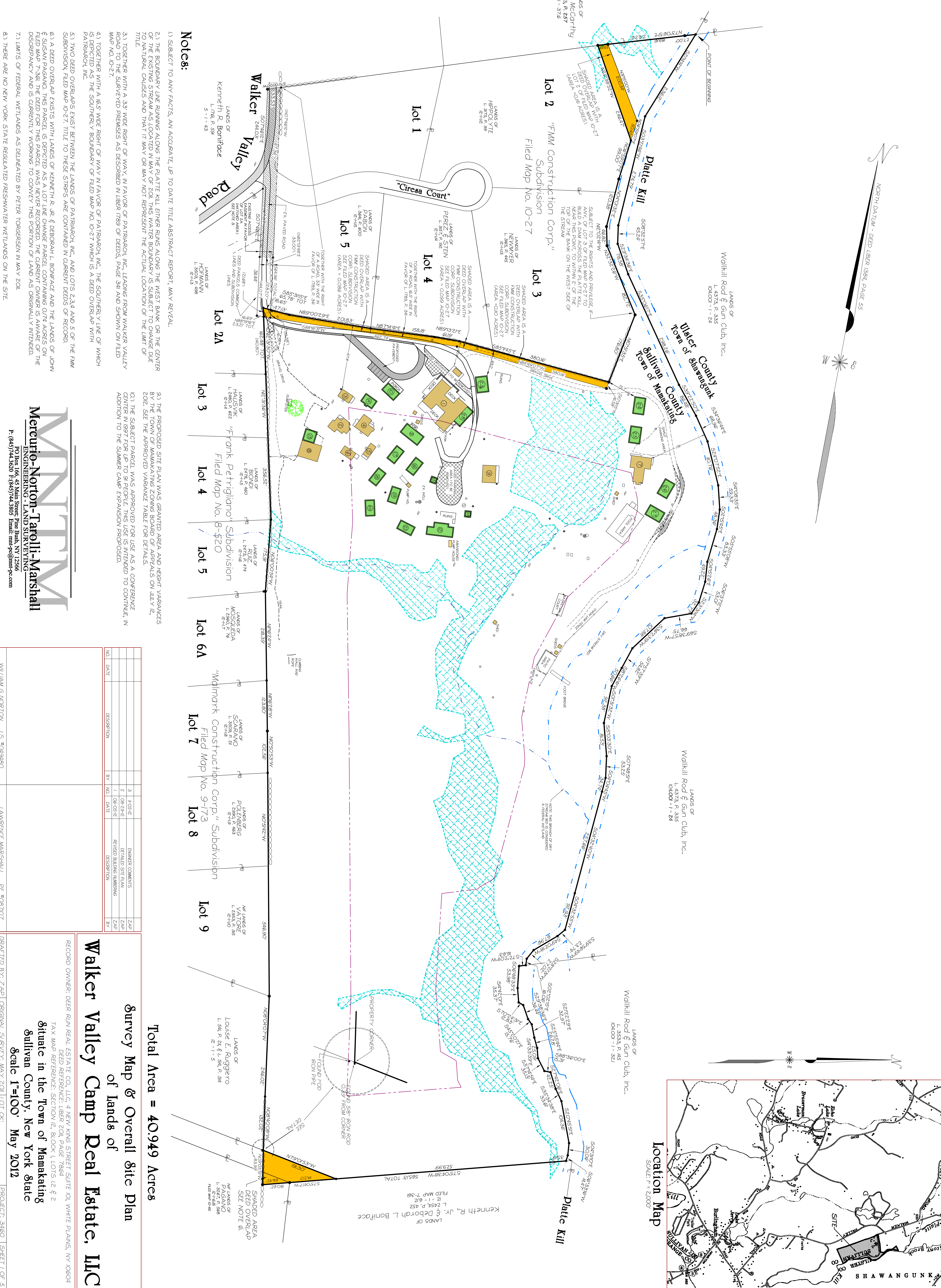
Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD AT PROPERTY CORNER
- ADJOINERS PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX. UTILITY POLE & LINE
- EXISTING CULVERT & SIZE
- PROPOSED CULVERT & SIZE
- STONE WALL
- WIRE FENCE
- WATERCOURSE
- ZONING MAP SETBACK LINE
- EXISTING GRAVEL DRIVE
- EXISTING WELL LOCATION
- APPROPRIATE NEIGHBORING HOUSE - BUILDING LOCATION (SEE NOTE 7)
- LIMITS OF FEDERAL WETLANDS
- EXISTING SEWER OUTPOUR
- EXISTING LIGHT POLE
- EXISTING BUILDING & LABEL
- PROPOSED BUILDING & LABEL

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF THE STATE EDUCATION LAW".

"ONLY COPIES FROM THE ORIGINAL TRACKING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID. TRUE COPIES."

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED AND CONDUCTED IN ACCORDANCE WITH THE CODE OF PROFESSIONAL CONDUCT AND ETHICS OF THE SURVEYORS AND STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

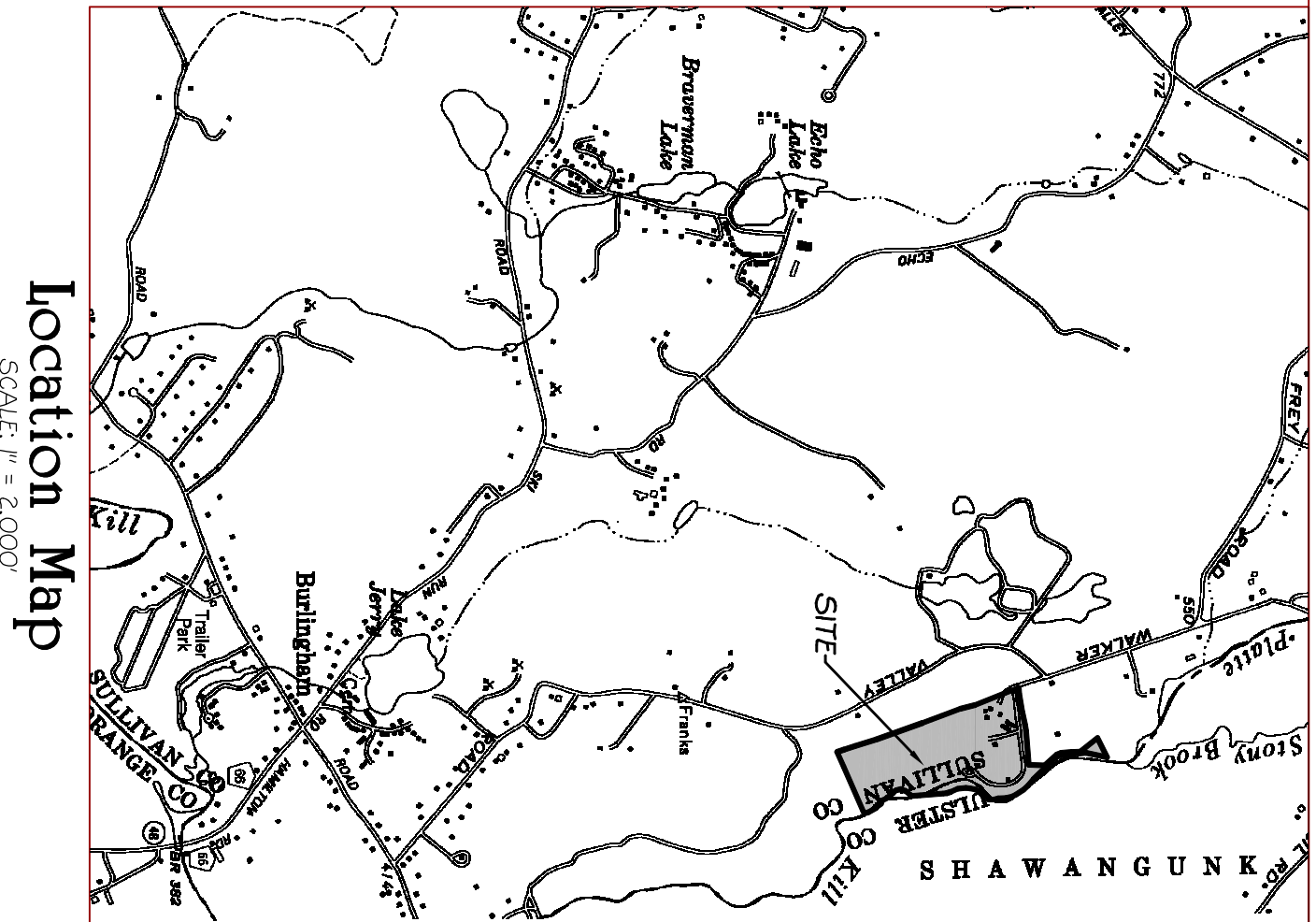


- ### Notes:
- 1) SUBJECT TO ANY FACTS, AN ACCURATE, UP TO DATE TITLE ABSTRACT REPORT, MAY REVEAL.
 - 2) THE BOUNDARY LINE RUNNING ALONG THE PLATTE KILL EITHER RUNS ALONG THE WEST BANK OR THE CENTER OF THE EXISTING STREAM AS LOCATED IN MAY OF 2011. THIS WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
 - 3) TOGETHER WITH A 33' WIDE RIGHT OF WAY, IN FAVOR OF PATRIARCH, INC., LEADING FROM WALKER VALLEY ROAD TO THE SURVEYED PREMISES AS DESCRIBED IN LIBER 789 OF DEEDS, PAGE 341 AND SHOWN ON FILED MAP NO. 10-27.
 - 4) TOGETHER WITH A 65' WIDE RIGHT OF WAY IN FAVOR OF PATRIARCH, INC., THE SOUTHERLY LINE OF WHICH IS SHOWN ON THE SOUTHERLY BOUNDARY OF FILED MAP NO. 10-27 WHICH IS A DEED OVERLAP WITH PATRIARCH, INC.
 - 5) TWO DEED OVERLAPS EXIST BETWEEN THE LANDS OF PATRIARCH, INC. AND LOTS 2, 3, 4 AND 5 OF THE FIM SUBDIVISION, FILED MAP NO. 10-27. TITLE TO THESE STRIPS ARE CONTAINED IN CURRENT DEEDS OF RECORD.
 - 6) A DEED OVERLAP EXISTS WITH LANDS OF KENNETH R. BONIFACE, L. BONIFACE & JOHN W. JOHNS & SUSAN PARSON. THIS PARCEL IS IDENTIFIED AS A LOT LINE CHANGE PARCEL CONTAINING OIL RIGHTS ON FILED MAP 7-961. THE DEED FOR THIS PARCEL WAS NEVER RECORDED. THE CURRENT OWNER IS AVERAGE OF THE DISCREPANCY AND IS CURRENTLY WORKING TO CONVEY THIS PORTION OF LAND AS ORIGINALLY INTENDED.
 - 7) LIMITS OF FEDERAL WETLANDS AS DELINEATED BY PETER TORGENSEN IN MAY 2011.
 - 8) THERE ARE NO NEW YORK STATE REGULATED FRESHWATER WETLANDS ON THE SITE.
 - 9) THE PROPOSED SITE PLAN WAS GRANTED AREA AND HEIGHT VARIANCES BY THE TOWN OF MAHAKATING ZONING BOARD OF APPEALS ON JULY 12, 2012. SEE THE APPROVED VARIANCE TABLE FOR DETAILS.
 - 10) THE SUBJECT PARCEL WAS APPROVED FOR USE AS A CONFERENCE CENTER IN 1997 FOR UP TO 91 PEOPLE. THIS USE IS INTENDED TO CONTINUE, IN ADDITION TO THE SUMMER CAMP EXPANSION PROPOSED.

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO Box 166, 45 Main Street, Pine Bush, NY 12566
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NO.	DATE	BY	NO.	DATE	REVISION
1	05/29/2010		1	05/29/2010	REVISION
2	06/13/2012		2	06/13/2012	REVISION
3	10/25/12		3	10/25/12	REVISION

Walker Valley Camp Real Estate, LLC
Survey Map & Overall Site Plan
of Lands of
Walker Valley Camp Real Estate, LLC
RECORD OWNER: DEER RUN REAL ESTATE CO. LLC, 4 NEW KING STREET, SUITE 101, WHITE PLAINS, NY 10604
TAX MAP REFERENCE: SECTION 42, BLOCK 1, LOTS 12 & 2
Situate in the Town of Mahakating
Sullivan County, New York State
Scale 1"=100' May 2012





Existing Facilities Legend

BUILD #	DESCRIPTION	PROJ. OCCUPANCY	SEWER FLOW RATE (GPD)
1	DWING - KITCHEN - LOT 1	8 (LOFT)	208 + 5,760
2	COUNSELOR BUNK HOUSE	3	156
3	COUNSELOR BUNK HOUSE	3	78
4	COUNSELOR BUNK HOUSE	3	104
5	COUNSELOR BUNK HOUSE	3	78
6	COUNSELOR BUNK HOUSE	3	78
7	MAINTENANCE BUILDING	48	1,248
8	BOYS BUNK HOUSE	36	936
9	BOYS BUNK HOUSE	36	936
TOTAL			8,616

Proposed Facilities Legend

BUILD #	DESCRIPTION	PROJ. OCCUPANCY	SEWER FLOW RATE (GPD)
10	OFFICE	2	60
11	INFORMATION CENTER	2	52
12	ACTIVITY CENTER	2	70
13	MAINTENANCE BUILDING	2	52
14	COUNSELOR BUNK HOUSE	2	52
15	BOYS COUNSELOR BUNK HOUSE	2	52
16	BOYS BUNK HOUSE	24	624
17	BOYS BUNK HOUSE	24	624
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27	GRLS BUNK HOUSE	24	624
28	KITCHEN ADDITION	24	624
TOTAL			7,228

Notes:

- 1) LIMITS OF FEDERAL WETLANDS DELINEATED BY PETER TORGERSEN IN MAY 2011.
- 2) THE LOCATIONS OF EXISTING SEWER & WATER LINES ARE APPROXIMATE. LOCATIONS SHOULD BE FIELD VERIFIED BEFORE ANY DISTURBANCE OCCURS IN THIS AREA.
- 3) EXISTING SEWER AND WATER LINE INFORMATION TAKEN FROM A MAP ENTITLED "PROPOSED SLURRY/SURFACE SEWAGE DISPOSAL SYSTEM IMPROVEMENTS" DERR RUN BY CLARK PATTERSON ASSOCIATES, LAST REVISED 1-2-00.

Legend

- PROPERTY LINE & CORNER
- SET 5/8" BORN ROD AT PROPERTY CORNER
- ADJACENT PROPERTY LINE
- LIBER OF DEEDS, PAGE
- TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- EX UTILITY POLE & LINE
- EXISTING CULVERT & SIZE
- EXISTING QUARRY & SIZE
- STONE WALL
- WIRE FENCE
- WATERCOURSE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- ZONING MAP SETBACK LINE
- SOIL TEST LOCATION & NUMBER
- EXISTING GRAVEL DRIVE
- EXISTING WELL LOCATION
- APPROXIMATE NEIGHBORING HOUSE - BUILDING FOOTPRINT
- LIMITS OF FEDERAL WETLANDS (SEE NOTE D)
- EXISTING SEWAGE PIT AND SEWER LINE - TO BE ABANDONED IN PLACE (SEE NOTE 2)
- EXISTING SEWER LINE (SEE NOTE 2)
- EXISTING WATER FORCE MAIN (SEE NOTE 2)
- EXISTING WATER LINE (SEE NOTE 2)
- PROPOSED BUILDING & ID NUMBER (SEE NOTE A)
- PROPOSED "TUB" IN-DRAIN SYSTEM (SEE NOTE A)
- PROPOSED "TUB" IN-DRAIN FOR SEWER REPLACEMENT OR EXPANSION AREA
- EXISTING CLEANOUT
- PROPOSED 4" SDR 40 SEWER LINE
- PROPOSED 2" SDR 26 FORCE MAIN
- PROPOSED WATER LINE
- PROPOSED PLY SMALL (SEE NOTE 2)
- EXISTING BUILDING & LABEL
- PROPOSED LIMITS OF DISTURBANCE

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 P: (845) 744-3500 F: (845) 744-3503 Email: mnm-pe@mercurio-nm.com

NO.	DATE	REVISION	BY
1	10/10/12	ISSUE FOR PERMIT	ZAP
2	10/10/12	REVISED PER COMMENTS	ZAP
3	10/10/12	REVISED PER COMMENTS	ZAP

Walker Valley Camp Deal Estate, LLC
 for
Site Plan: Upper Camp Deal Detail Map

RECORD OWNER: DEER RUN REAL ESTATE CO. LLC, 4 NEW KING STREET SUITE 101, WHITE PLAINS, NY 10604
 TAX MAP REFERENCE: DEED REFERENCE: LIBER 201, PAGE 786A
 TAX MAP REFERENCE: SECTION 42, BLOCK 1, LOTS 12 & 2
 Situate in the Town of Mamakating
 Sullivan County, New York State
 Scale 1"=30' May 2012

PROJECT: 3460 SHEET 2 OF 5
 DRAFTED BY: ZAP
 LAWRENCE MARSHALL PE #08707

