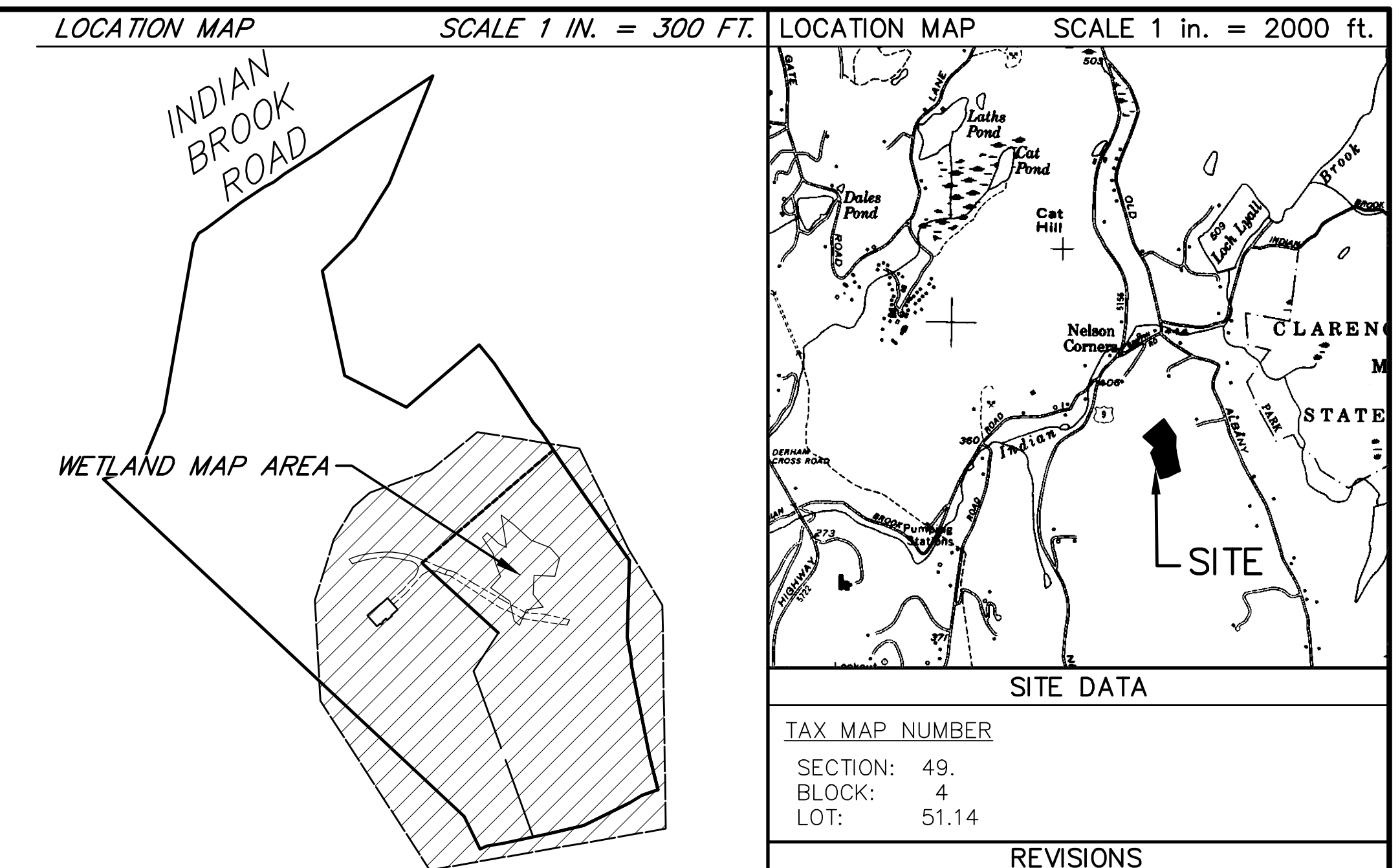


**PLAN**  
SCALE 1" = 30'



**WETLANDS LEGEND**

Flag W Wetland boundary flags as set by Steve Marino, PWS of Tim Miller Associates, Inc. during Spring 2020, and located by Badey & Watson on April 24, 2020

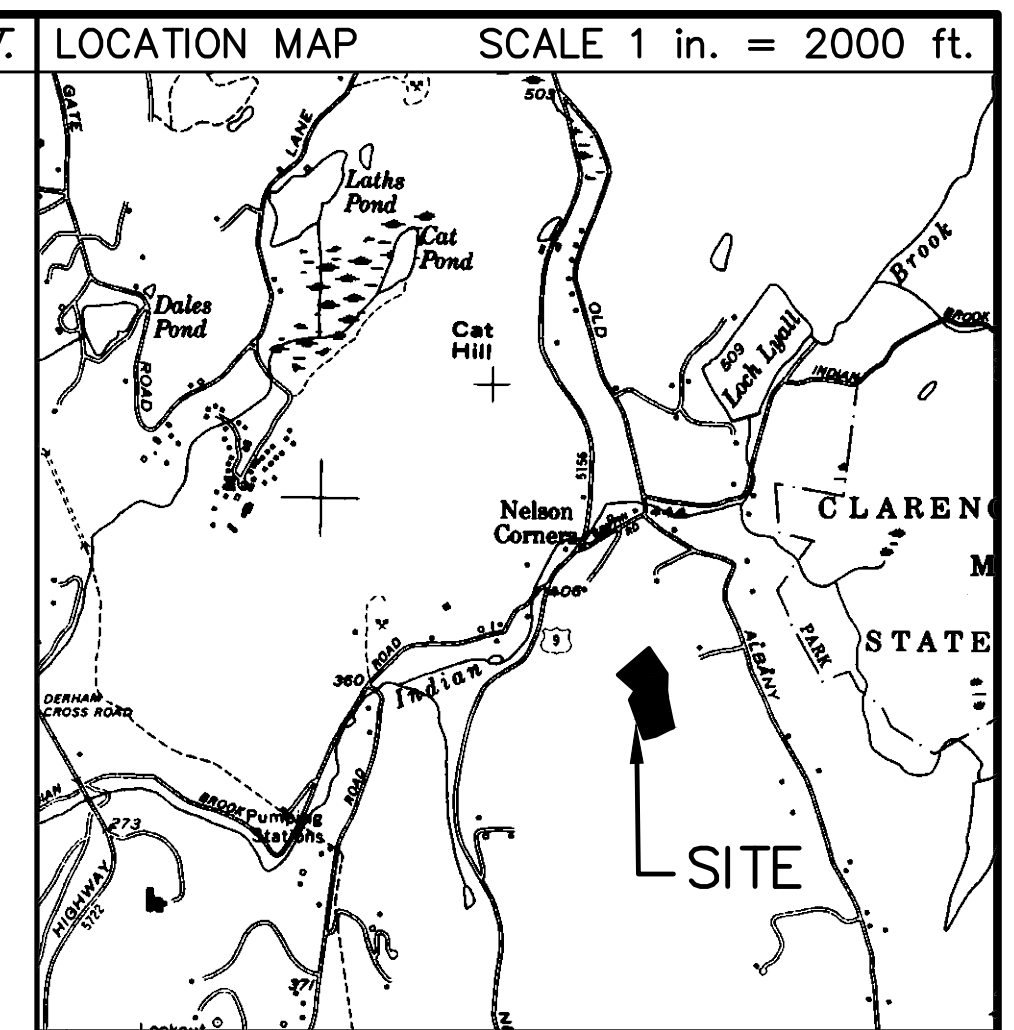
**TREE LEGEND**

OK14TW ATTRIBUTE (TW = TWN)  
CALIPER (14 = 14")  
SPECIES (OK = OAK)  
TREE LOCATION

**KEY**

SPECIES  
AP APPLE MA MAPLE  
B BIRCH OK OAK  
DO DOGWOOD SP SPRUCE  
HC HICKORY

ATTRIBUTES  
TW TWN



NOTES	
1.	TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM TWO SOURCES. THE FIRST SOURCE WAS A PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHS DATED APRIL 14, 2003. THE PHOTO SCALE WAS 1 INCH TO 50 FEET. THE COMPILED SCALE WAS 1 INCH TO 50 FEET. THE SECOND SOURCE WAS AN ACTUAL FIELD SURVEY CONDUCTED BY BADEY & WATSON, SURVEYING & ENGINEERING P.C. ON NOVEMBER 6, 2020.
3.	VERTICAL DATUM HEREON IS NAVD 1988.

LEGEND	
F.F.	FIRST FLOOR ELEVATION
GAR.	GARAGE FLOOR ELEVATION
B.F.	BASEMENT FLOOR ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
PROPOSED DRIVE	
PROPOSED HOUSE FOOTING DRAIN	
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	
PROPOSED WATER LINE	
STABILIZED CONSTRUCTION AREA	
PROPOSED GRADING & LANDSCAPING LIMITS	
PROPOSED STONE WALL	
PROPOSED FRAME AND COVER	
PROPOSED FRAME AND GRATE	
PROPOSED CATCH BASIN	
SCENIC PROTECTION OVERLAY DISTRICT (SPO) LINE	
PROPOSED UNDERGROUND ELECTRIC LINE	
PROPOSED UNDERGROUND ELECTRIC LINE	
EXISTING TREE TO BE REMOVED	
PROPOSED LIGHTS	
PROPOSED STONE-LINED GUTTER	

PROJECT LOCATION	
80 JUSTINS WAY TOWN OF PHILIPSTOWN COUNTY OF PUTNAM STATE OF NEW YORK	
PROPERTY OWNER	
RALPH KOOS 180 BEVERLY ROAD MOUNT KISCO, NY 10549	
APPLICANT	
RALPH KOOS 180 BEVERLY ROAD MOUNT KISCO, NY 10549	
PROJECT DESCRIPTION	
RESIDENTIAL LOT WITH EXISTING WETLANDS THAT A PROPOSED DRIVEWAY GOES THROUGH THE WETLAND	

PRELIMINARY PLAN	
PREPARED FOR	
<b>RALPH KOOS</b>	
<b>WETLAND PLAN</b>	
SCALE : AS NOTED	

DISTURBANCE AREAS	
WETLAND DISTURBANCE	1,189 SQ.FT.
WETLAND BUFFER DISTURBANCE	12,329 SQ.FT.
OTHER DISTURBANCE	61,391 SQ.FT.
TOTAL LOT DISTURBANCE	74,909 SQ.FT.

**UNDERGROUND 753WARNING-NYS CODE RULE**

NEW YORK STATE INDUSTRIAL CODE 53 REQUIRES EXCAVATORS TO CALL DIG SAFELY NEW YORK, INC. (800-962-7962) FOR A MEMBER-UTILITY LOCATION REQUEST AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS BEFORE ANY EXCAVATION OR DEMOLITION STARTS, REGARDLESS OF LOCATION. NOT ALL UTILITIES AND MUNICIPALITIES ARE MEMBERS OF DIG SAFELY NEW YORK, INC., AND NON-MEMBER UTILITY OPERATORS MUST BE CONTACTED DIRECTLY.

**WARNING STAMP**

ALTERATION OF THIS DOCUMENT, IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK

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Surveying & Engineering, P.C.

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**SHEET 1 OF 2**