

ZONING DATA	LOCATION MAP SCALE 1 in. = 2000 ft.
HWAY COMMERCIAL (HC)	LUCATION MAP SCALE I III 2000 II.
REQUIREDEXISTINGPROPOSEDTY (CONSERVATION)ZE (CONVENTIONAL (ODA)40,000 of 107,267 of 107,267 of107,267 of	
ZE (CONVENTIONAL/ODA) 40,000 sf 197,267 sf 197,267 sf ZE (CONSERVATION)* FRONTAGE FOR CONVENTIONAL SUBDIVISION	
FRONTAGE FOR CONVENTIONAL SUBDIVISION200 ft200 ft300 ft300 ft370 ft370 ft370 ft	
ROAD 300 ft 370 ft 370 ft YARD SETBACK	
Z5 ft ROAD 35 ft	Broot
ARD SETBACK15 ftYARD SETBACK35 ft	SITE
S SURFACE COVERAGE 60% 23% 20% T 40 ft	
FOR NON-RES STRUCT.40,000 sfENIC PROTECTION OVERLAY DISTRICT (SPO)	Jacox Pond
TE LIES ENTIRELY WITHIN THE REGIONAL AQUIFER FLOOD BOUNDARY ON OR NEAR THE SITE	
WETLANDS ON OR NEAR THE SITE	McKeel
LLSIDE PROTECTION AREA THROUGHOUT THE PROPERTY	Corners Corners
SLOPE ANALYSIS LEGEND	VICINITY MAP SCALE 1 in. = 800 ft.
EXISTING SLOPES OF 0% TO 20% EXISTING SLOPES OF 20% TO 35%	$\frac{19}{120} \text{ Ac} = \frac{3}{317} \frac{116}{4c} + \frac{116}{4c} \frac{1}{4c} + \frac{116}{4c} \frac{1}{4c} + \frac{116}{4c} \frac{1}{4c} + \frac{116}{4c} $
EXISTING SLOPES OF 35% AND GREATER	
	13.760 AC. CAL 1.37 RR 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1.37 1
SOILS LEGEND	133.06 АС. 16.83 АС. QL. 16.83 АС. QL. 16.83 АС. QL. 1.32 АС. 1.32 АС. 1.32 АС. 1.39 АС. 1.30 АС. 1.30 АС. 1.30 АС. 1.30 АС. 1.30 АС. 1.30 АС. 1.30 АС. 1.30 АС.
AP HYDROLOGIC SOIL NAME	$\begin{array}{c} \textbf{(6.8)} \text{ Ac. } \textbf{(2.)} \\ \textbf{(3.6)} \text{ Ac. } \textbf{(3.1)} A$
hB B _ CHARLTON Ioam, 2-8% Slopes	1,15 c. 2.3 A.C. 1,12 A.C.
nC B CHARLTON Ioam, 8–15% Slopes CB C LEICESTER Ioam, 3–8% Slopes, stony D – UDORTHENTS, smoothed	⁶ 2.82 AC. 1.57 AC, 1.27 AC, 1.27 AC, 1.2 2.82 AC. 1.59 AD. 2.42 AC. 1.59 AC. 2.42 AC. 1.50 AC. 1.50 AC. 1.50 AC. 2.51 A. 2.51 A. 2
= SOIL DELINEATION (BOUNDARY) LINES	$\frac{1.59}{3.07} \frac{1}{AC_1^{-2}} \frac{2^{2}}{1.62} \frac{1.62}{AC} \frac{2}{AC} = \frac{2}{1.62} \frac{2}{AC} \frac{2}{AC} + \frac{2}{1.62} \frac{2}{AC} + \frac{2}{1.62$
LS CLASSIFICATIONS AND DELINEATED LINES HAVE BEEN	
NSERVATION SERVICE "SOIL SURVEY OF PUTNAM & STCHESTER COUNTIES, NEW YORK" ISSUED SEPTEMBER 1994.	
LEGEND	
F.F. FIRST FLOOR ELEVATION GAR. GARAGE FLOOR ELEVATION	SITE DATA
B.F. BASEMENT FLOOR ELEVATION TW TOP OF WALL ELEVATION	TAX MAP NUMBER
BW BOTTOM OF WALL ELEVATION PROPOSED DRIVE	SECTION: 27.20 BLOCK: 01
PROPOSED HOUSE FOOTING DRAIN	LOT: 7 REVISIONS
-910- PROPOSED CONTOUR + 000 PROPOSED SPOT ELEVATION	DATE DESCRIPTION
w PROPOSED WATER LINE STABILIZED CONSTRUCTION AREA	12/05/19ORIGINAL DRAWING09/01/20NEW LAYOUT DESIGN
PROPOSED GRADING & LANDSCAPING LIMITS	11/05/20 ADDRESSED COMMENTS
PROPOSED FRAME AND COVERPROPOSED FRAME AND GRATE	
PROPOSED CATCH BASIN	
DISTRICT (SPO) LINE	
G	
文(c) PROPOSED LIGHTS PROPOSED STONE-LINED GUTTER	
NOTES	
PROPERTY BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED	
"SURVEY OF PROPERTY PREPARED FOR RIVERVIEW INDUSTRIES" PREPARED BY BADEY & WATSON, P.C.,	
APRIL 3, 2019, COMPLETED DECEMBER 04, 2019, LAST REVISED ON MAY 18, 2020.	
VERTICAL DATUM HEREON IS NAVD 1988.	PHILIPSTOWN PLANNING BOARD
	FINAL SITE PLAN APPROVAL GRANTED BY RESOLUTION #ONNO CERTIFICATE OF
	ÖCCUPANCY MAY BE APPLIED FOR UNTIL THIS SITE PLAN IS SIGNED BELOW BY AN AUTHORIZED REPRESENTATIVE OF THE PLANNING BOARD.
	BY RONALD GAINER, TOWN ENGINEER DATE
	THE SIGNATURE BELOW INDICATES THAT THE SITE PLAN HAS BEEN REVISED IN ACCORDANCE WITH RESOLUTION # AND THAT ALL OTHER PERTINENT
	OUTSTANDING REQUIREMENTS OF RESOLUTION # HAVE BEEN SATISFIED.
	PHILIPSTOWN PLANNING BOARD
	BY, 2020. NEAL ZUCKERMAN, CHAIRMAN DATE
	PROJECT LOCATION
	ROUTE 9 TOWN OF PHILIPSTOWN
	COUNTY OF PUTNAM STATE OF NEW YORK
	RIVERVIEW INDUSTRIES 3012 ROUTE 9 COLD SPRINC NEW YORK 10516
	COLD SPRING, NEW YORK 10516 APPLICANT
	KEVIN REICHARD 3012 ROUTE 9
	COLD SPRING, NEW YORK 10516
	PROJECT DESCRIPTION MAJOR COMMERCIAL SITE PLAN FOR
	IMPROVEMENTS TO EXISTING PARKING LOT
	PLAN
	PREPARED FOR
	KEVIN REICHARD
	EROSION CONTROL
	SCALE : AS NOTED
	PRINTED
DERGROUND WARNING - NYS CODE RULE 753	
NEW YORK STATE INDUSTRIAL CODE 53 REQUIRES EXCAVATORS TO CALL DIG SAFELY NEW YORK, INC.	LICENSE No. 103021
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PROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK	www.Badey-Watson.com 877. 3.141593 (Toll Free) SHEET 3 OF 4