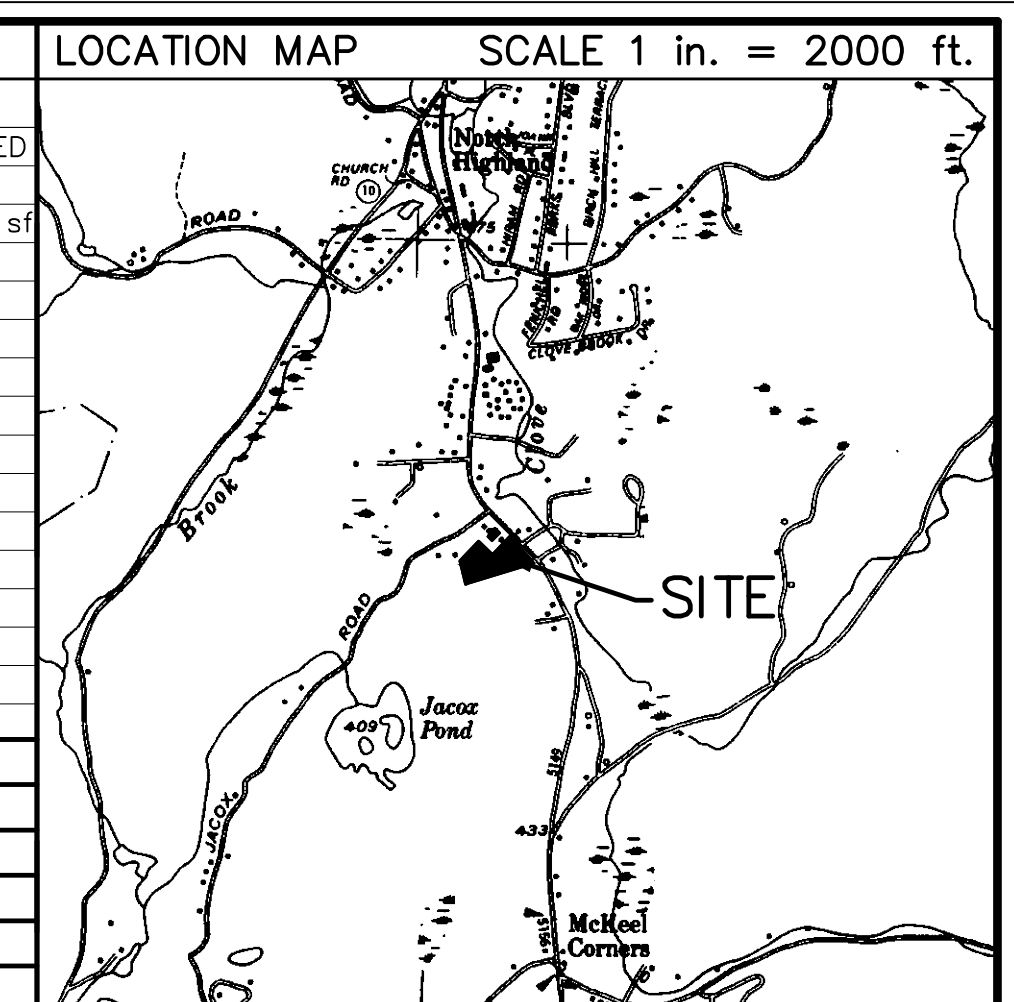


PLAN SCALE 1" = 30'

ZONING DATA			
DISTRICT:	REQUIRED	EXISTING	PROPOSED
HIGHWAY COMMERCIAL (HC)			
MAXIMUM DENSITY (CONSERVATION)			
MINIMUM LOT SIZE (CONVENTIONAL/ODA)	40,000 sf	197,267 sf	197,267 sf
MINIMUM LOT SIZE (CONSERVATION)*			
MINIMUM ROAD FRONTAGE FOR CONVENTIONAL SUBDIVISION			
TOWN ROAD	200 ft		
COUNTY/STATE ROAD	300 ft	370 ft	370 ft
ODA ROW			
MINIMUM FRONT YARD SETBACK			
TOWN ROAD	25 ft		
COUNTY/STATE ROAD	35 ft		
MINIMUM SIDE YARD SETBACK	15 ft		
MINIMUM REAR YARD SETBACK	35 ft		
MAX. IMPERVIOUS SURFACE COVERAGE	60%	23%	20%
MAXIMUM HEIGHT	40 ft		
MAX. FOOTPRINT FOR NON-RES STRUCT.	40,000 sf		
THERE IS NO SCENIC PROTECTION OVERLAY DISTRICT (SPO)			
THE SUBJECT SITE LIES ENTIRELY WITHIN THE REGIONAL AQUIFER			
THERE IS FEMA FLOOD BOUNDARY ON OR NEAR THE SITE			
THERE IS TOWN WETLANDS ON OR NEAR THE SITE			
THERE IS NO NEW YORK STATE WETLANDS ON OR NEAR THE SITE			
THERE IS NO HILLSIDE PROTECTION AREA THROUGHOUT THE PROPERTY			

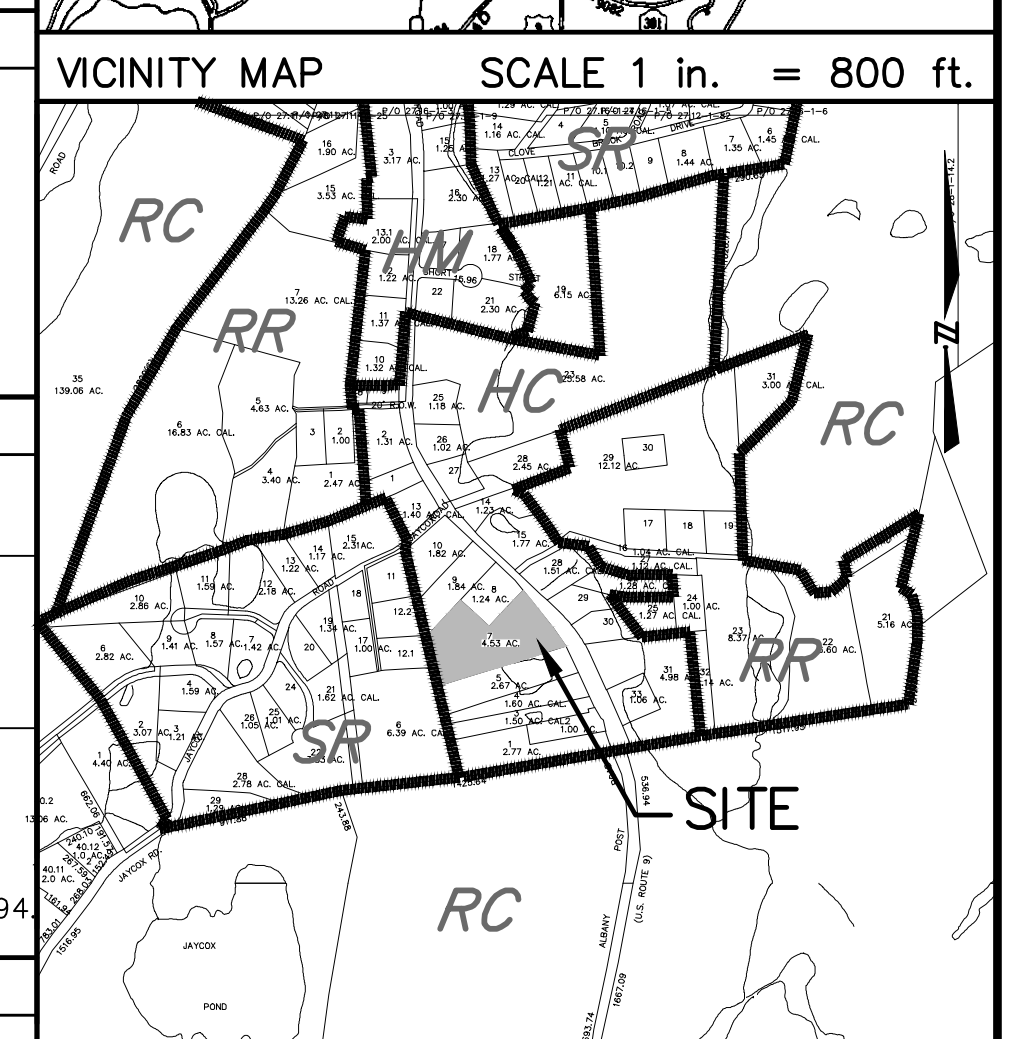


SLOPE ANALYSIS LEGEND		
[White Box]	EXISTING SLOPES OF 0% TO 20%	
[Yellow Box]	EXISTING SLOPES OF 20% TO 35%	
[Orange Box]	EXISTING SLOPES OF 35% AND GREATER	

SOILS LEGEND		
MAP SYMBOL	HYDROLOGIC GROUP	SOIL NAME
ChB	B	CHARLTON loam, 2-8% Slopes
ChC	B	CHARLTON loam, 8-15% Slopes
LcB	C	LEICESTER loam, 3-8% Slopes, stony
Ub		UDORTHENTS, smoothed

* SOIL DELINEATION (BOUNDARY) LINES DERIVED FROM U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, SOIL SURVEY OF PUTNAM & WESTCHESTER COUNTIES, NEW YORK, ISSUED SEPTEMBER 1994

LEGEND	
[Symbol]	Pole
[Symbol]	Retaining wall
[Symbol]	Sign
[Symbol]	Evergreen Tree
[Symbol]	Deciduous Tree
[Symbol]	Bush
[Symbol]	Hedges
[Symbol]	Bushes
[Symbol]	Existing Treeline
[Symbol]	Lamp (Single)
[Symbol]	Lamp (Double)
[Symbol]	Post
[Symbol]	Sign
[Symbol]	Underground Pipe
[Symbol]	Contour line
[Symbol]	Spotgrade
[Symbol]	Corrugated Metal Pipe
[Symbol]	Corrugated Plastic Pipe
[Symbol]	Guy
[Symbol]	Post
[Symbol]	Reinforced Concrete Pipe
[Symbol]	Top/Bottom of Curb
[Symbol]	Wires
[Symbol]	Existing Stone Wall
[Symbol]	Scenic Protection Overlay District (SPO)
[Symbol]	Scenic Protection Overlay District (SPO) Line
[Symbol]	Hillside Protection Area For Ridgeline
[Symbol]	Scenic Ridgelines



SITE DATA	
TAX MAP NUMBER	
SECTION: 27.20	
BLOCK: 01	
LOT: 7	

REVISIONS	
DATE	DESCRIPTION
12/05/19	ORIGINAL DRAWING
09/01/20	NEW LAYOUT DESIGN
11/05/20	ADDRESSED COMMENTS

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.

PLANNING BOARD APPROVAL	
SIGNATURES BELOW ARE APPROVAL FOR EACH SHEET OF THIS 4 SHEET SET DATED 11/05/20	
1. EXISTING CONDITIONS (1 OF 4)	
2. SITE PLAN (2 OF 4)	
3. EROSION CONTROL (3 OF 4)	
4. PLANTING PLAN (4 OF 4)	

PHILIPSTOWN PLANNING BOARD

FINAL SITE PLAN APPROVAL GRANTED BY RESOLUTION # _____ ON _____ NO CERTIFICATE OF OCCUPANCY MAY BE APPLIED FOR UNTIL THIS SITE PLAN IS SIGNED BELOW BY AN AUTHORIZED REPRESENTATIVE OF THE PLANNING BOARD.

BY: _____, 2020.

RONALD GAINER, TOWN ENGINEER

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

PROJECT LOCATION

ROUTE 9
TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM
STATE OF NEW YORK

PROPERTY OWNER

RIVERVIEW INDUSTRIES
3012 ROUTE 9
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
EXISTING CONDITIONS

SCALE : AS NOTED

TREE LEGEND	
[Symbol]	OK14TW
[Symbol]	ATTRIBUTE (TW - THIN)
[Symbol]	CALIPER (14 - 14')
[Symbol]	SPECIES (OK = OAK)
[Symbol]	TREE LOCATION

KEY	
SPECIES	
AS ASH	MA MAPLE
BI BIRCH	OK OAK
CH CHERRY	SP SPRUCE
CW COTTONWOOD	TU TULIP
EL ELM	UK UNKNOWN
LC LOCUST	
ATTRIBUTES	
OP CLUMP	QU QUINTRIPLE
	QU QUADRUPLE
	TR TRIPLE
	TW THIN

LEGEND	
[Symbol]	CMP CORRUGATED METAL PIPE
[Symbol]	CWP CORRUGATED PLASTIC PIPE
[Symbol]	TOP & BOTTOM OF CURB
[Symbol]	TOP & BOTTOM OF WALL

WETLANDS LEGEND	
[Symbol]	Wetland boundary flags as set by Steve Marino, PWS of Tim Miller Associates, Inc. on October 15, 2019, and located by Badey & Watson on October 15, 2019.
[Symbol]	Wetland boundary flags as set by Steve Marino, PWS of Tim Miller Associates, Inc. during Spring 2020, and located by Badey & Watson on April 27, 2020.

UNDERGROUND WARNING - NYS CODE RULE 753

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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November 4, 2020

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SHEET 1 OF 4