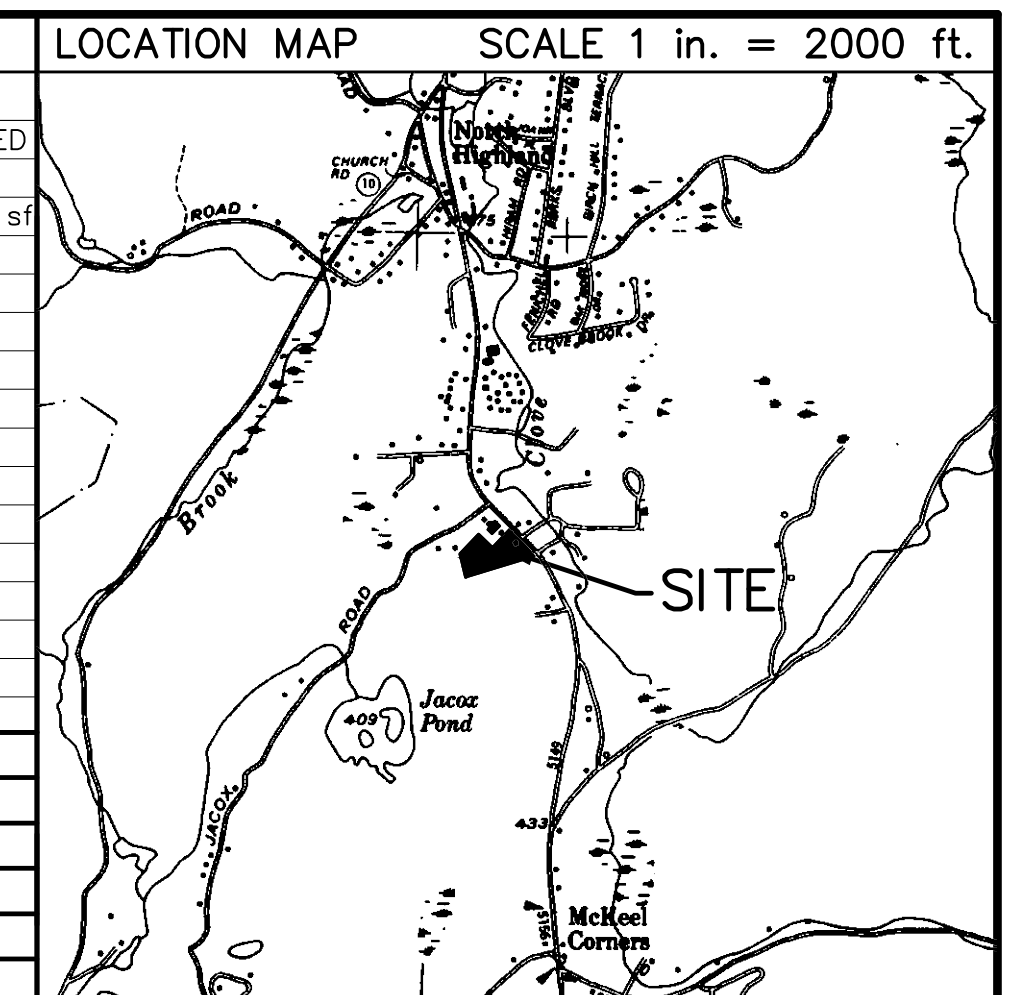


ZONING DATA			
DISTRICT:	HIGHWAY COMMERCIAL (HC)	REQUIRED	EXISTING
MAXIMUM DENSITY (CONSERVATION)	---	---	---
MINIMUM LOT SIZE (CONVENTIONAL/ODA)	40,000 sf	197,267 sf	197,267 sf
MINIMUM LOT SIZE (CONSERVATION)*	---	---	---
MINIMUM ROAD FRONTAGE FOR CONVENTIONAL SUBDIVISION	---	---	---
TOWN ROAD	200 ft	---	---
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			



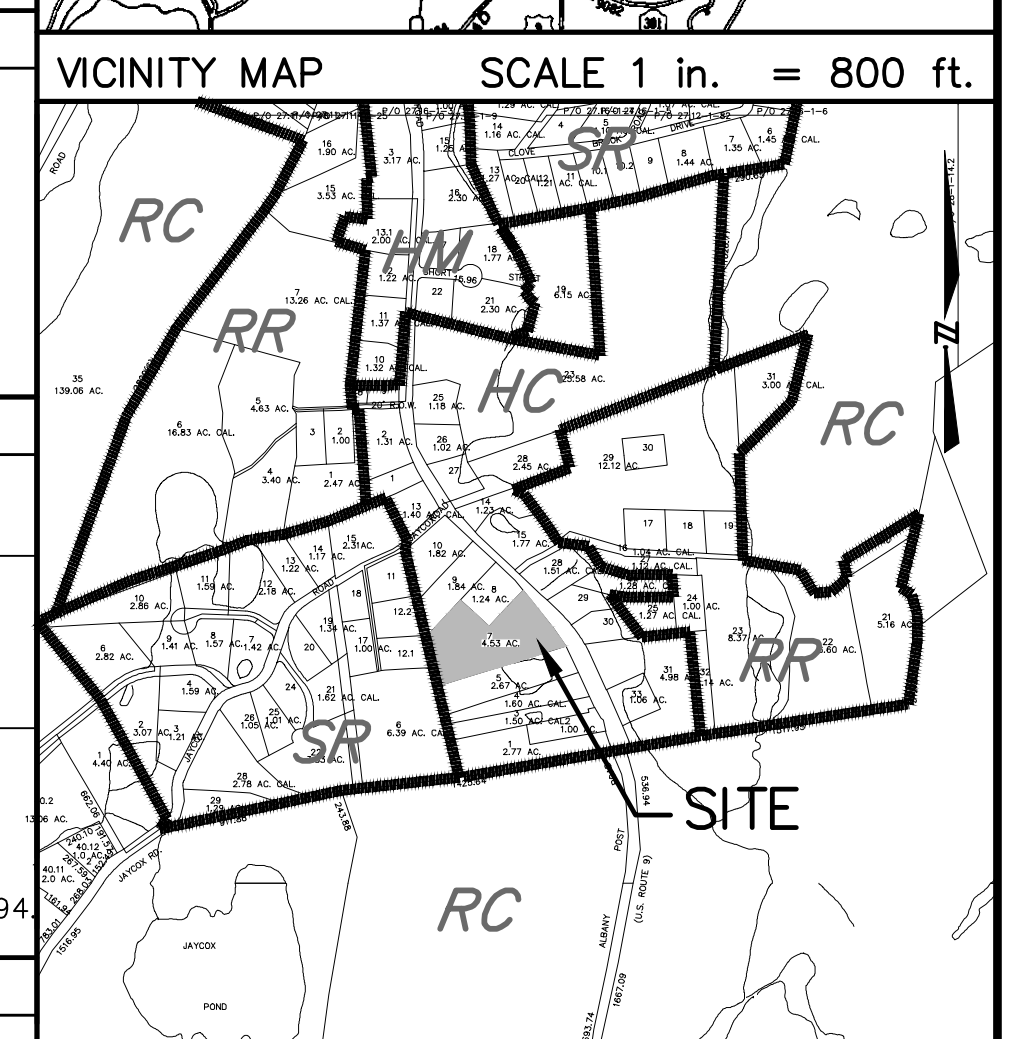
SLOPE ANALYSIS LEGEND		
[White Box]	EXISTING SLOPES OF 0% TO 20%	
[Yellow Box]	EXISTING SLOPES OF 20% TO 35%	
[Orange Box]	EXISTING SLOPES OF 35% AND GREATER	

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
 SOIL CLASSIFICATIONS AND DELINEATED LINES HAVE BEEN DERIVED FROM U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, "SOIL SURVEY OF PUTNAM & WESTCHESTER COUNTIES, NEW YORK" ISSUED SEPTEMBER 1994

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
[Symbol]	PROPOSED DRIVE
[Symbol]	PROPOSED HOUSE FOOTING DRAIN
[Symbol]	PROPOSED CONTOUR
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	PROPOSED WATER LINE
[Symbol]	STABILIZED CONSTRUCTION AREA
[Symbol]	PROPOSED GRADING & LANDSCAPING LIMITS
[Symbol]	PROPOSED STONE WALL
[Symbol]	PROPOSED FRAME AND COVER
[Symbol]	PROPOSED FRAME AND GRATE
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	SCENIC PROTECTION OVERLAY DISTRICT (SPO) LINE
[Symbol]	PROPOSED UNDERGROUND ELECTRIC LINE
[Symbol]	PROPOSED UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	PROPOSED LIGHTS
[Symbol]	PROPOSED STONE-LINED GUTTER

NOTES	
1.	PROPERTY BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON "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.
2.	VERTICAL DATUM HEREON IS NAVD 1988.



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

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: RONALD GAINER, TOWN ENGINEER	DATE: _____, 2020.
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: NEAL ZUCKERMAN, CHAIRMAN	DATE: _____, 2020.

PROJECT LOCATION	
ROUTE 9	TOWN OF PUTNAM
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	

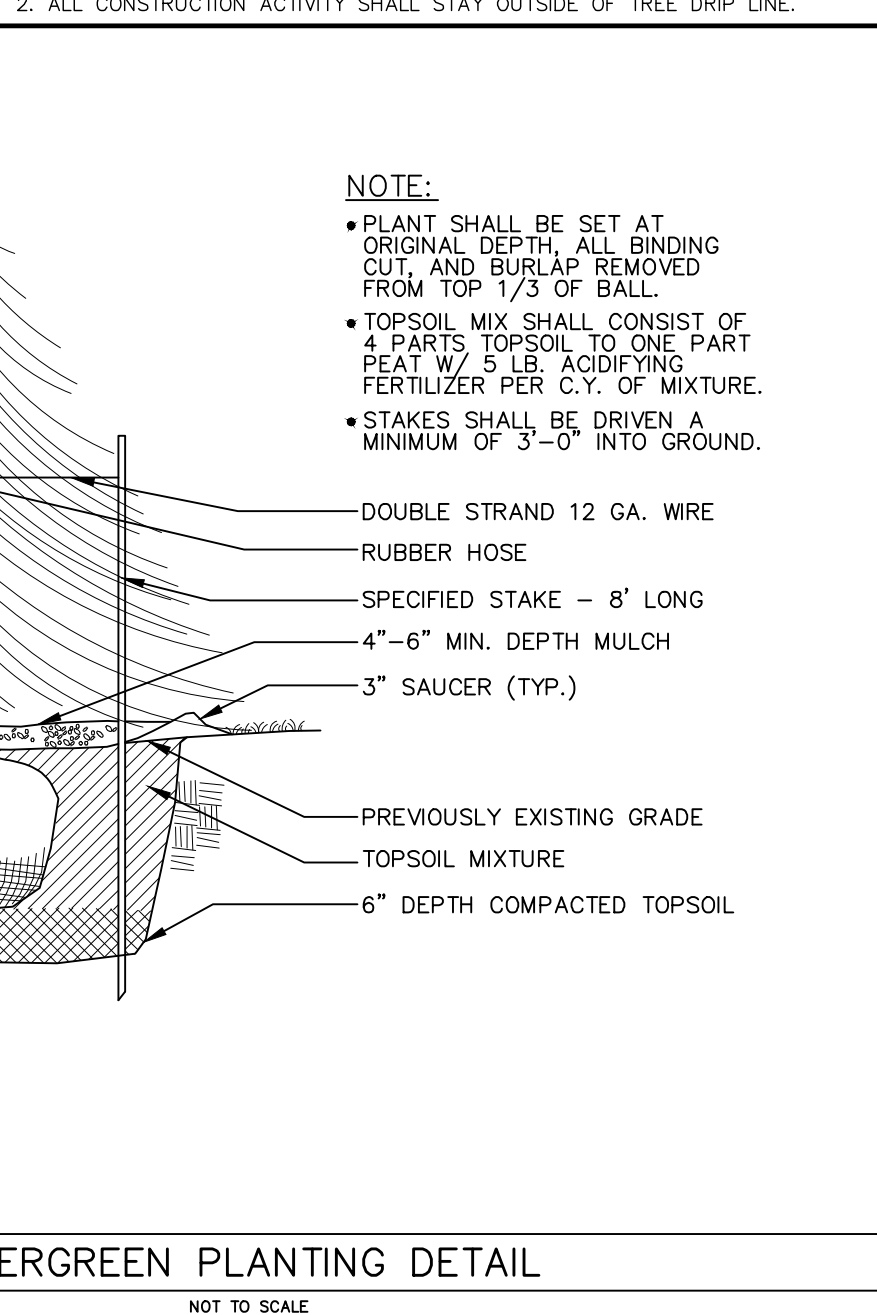
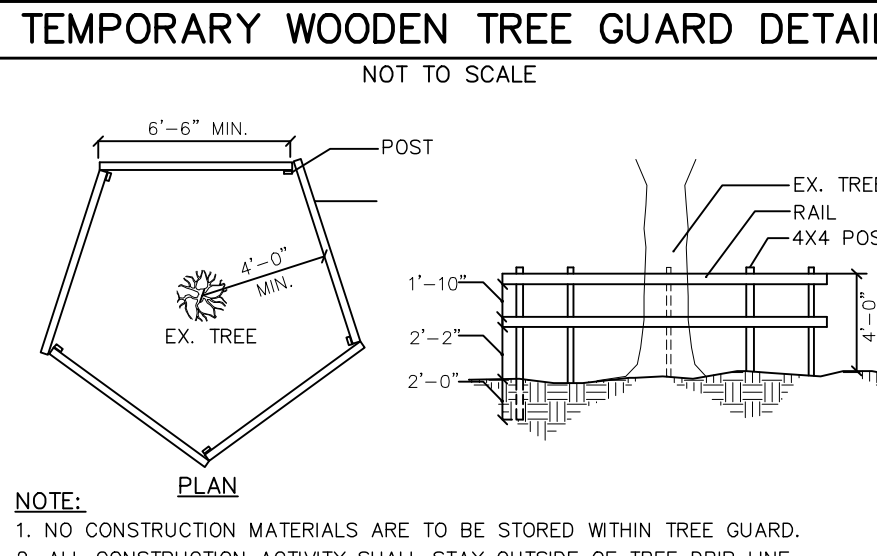
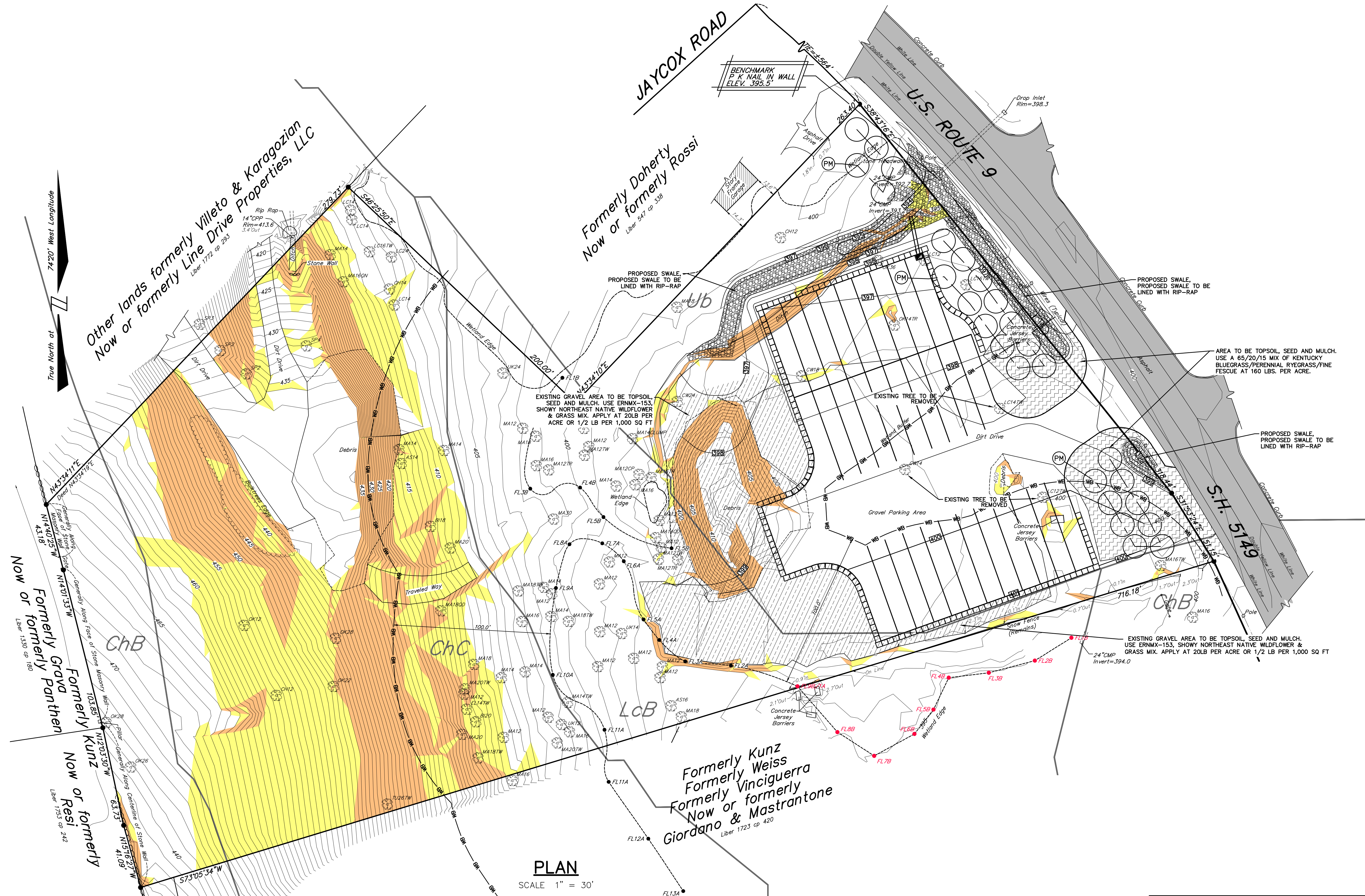
PLAN PREPARED FOR	
KEVIN REICHARD	PLANTING PLAN
SCALE: AS NOTED	

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 MEMBERSHIP 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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Cold Spring, NY 10516	845-365-4128 (Fax)
www.Badey-Watson.com	877-3-141993 (Toll Free)

SHEET 4 OF 4	
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GENERAL LANDSCAPING NOTES				
1.	ALL AREAS OUTSIDE THE LIMIT OF DISTURBANCE SHOWN HEREON SHALL BE LEFT AS NATURAL TERRAIN, IF NOT DISTURBED BY FILLING, GRADING OR EXCAVATION.			
2.	ALL LANDSCAPING MATERIALS PLACED WITHIN THE LIMIT OF DISTURBANCE SHOWN HEREON SHALL BE OF A TYPE AND/OR SPECIES SUITABLE FOR THE LOCATION OF THE LOT IN TOWN, SUITABLE FOR THE SOIL CONDITIONS ON THE LOT, AND MAINTAINED IN ACCORDANCE WITH GOOD LANDSCAPING PRACTICE.			
3.	LANDSCAPING WITHIN THE LIMIT OF DISTURBANCE SHOWN HEREON SHALL BE ACCOMPLISHED THROUGH THE USE OF NATIVE PLANT MATERIALS.			
4.	ALL LANDSCAPING PLACED WITHIN THE LIMIT OF DISTURBANCE AND WITHIN THE SCENIC PROTECTION OVERLAY DISTRICT SHOWN, INCLUDING GROWING MATERIALS, SHALL BE WELL MAINTAINED. FAILURE TO MAINTAIN HEALTHY LANDSCAPING ASSOCIATED WITH A SITE PLAN APPROVAL WILL BE A VIOLATION OF SAID APPROVAL.			
5.	EXISTING NATIVE TREE STOOK EIGHT INCHES OR MORE IN DIAMETER AT BREAST HEIGHT SHALL BE PROTECTED AND PRESERVED TO THE EXTENT POSSIBLE.			

SEEDING NOTES				
1.	A MINIMUM OF 6" OF TOPSOIL, TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. IT SHALL HAVE NOT LESS THAN 20% OF MATERIAL PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 15% CLAY. IT SHALL BE RELATIVELY FREE OF STONES OVER 1-1/2" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS, AND SHALL HAVE LESS THAN 10% GRAVEL.			
2.	PERMANENT SEEDING FOR FINAL STABILIZATION SHOULD BE APPLIED EITHER FROM SPRING-THAW TO MID-MAY OR MID-AUGUST TO EARLY OCTOBER WITH A 65/20/15 MIX OF KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS/FINE FESCUE AT 120 LBS. PER ACRE. IF SEEDING IS DONE BETWEEN MID-MAY AND MID-AUGUST, IRRIGATION MAY BE REQUIRED TO ACHIEVE FINAL STABILIZATION. SEE PLAN VIEW FOR LOCATIONS.			
3.	ERNM-153, SHOWY NORTHEAST NATIVE WILDFLOWER & GRASS MIX, APPLY AT 20LB PER ACRE OR 1/2 LB PER 1,000 SQ FT. IF SEEDING IS DONE BETWEEN MID-MAY AND MID-AUGUST, IRRIGATION MAY BE REQUIRED TO ACHIEVE FINAL STABILIZATION. SEE PLAN VIEW FOR LOCATIONS.			
4.	HAY OR STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS, TEMPORARY OR PERMANENT, AT A RATE OF 2 TONS PER ACRE (OR 3 BALES PER 1,000 SQ FT).			

PLANT SCHEDULE					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
PM	26	PICEA FUNGENS	BLUE SPRUCE	8" - 10" HIGH	15'-18" WIDE