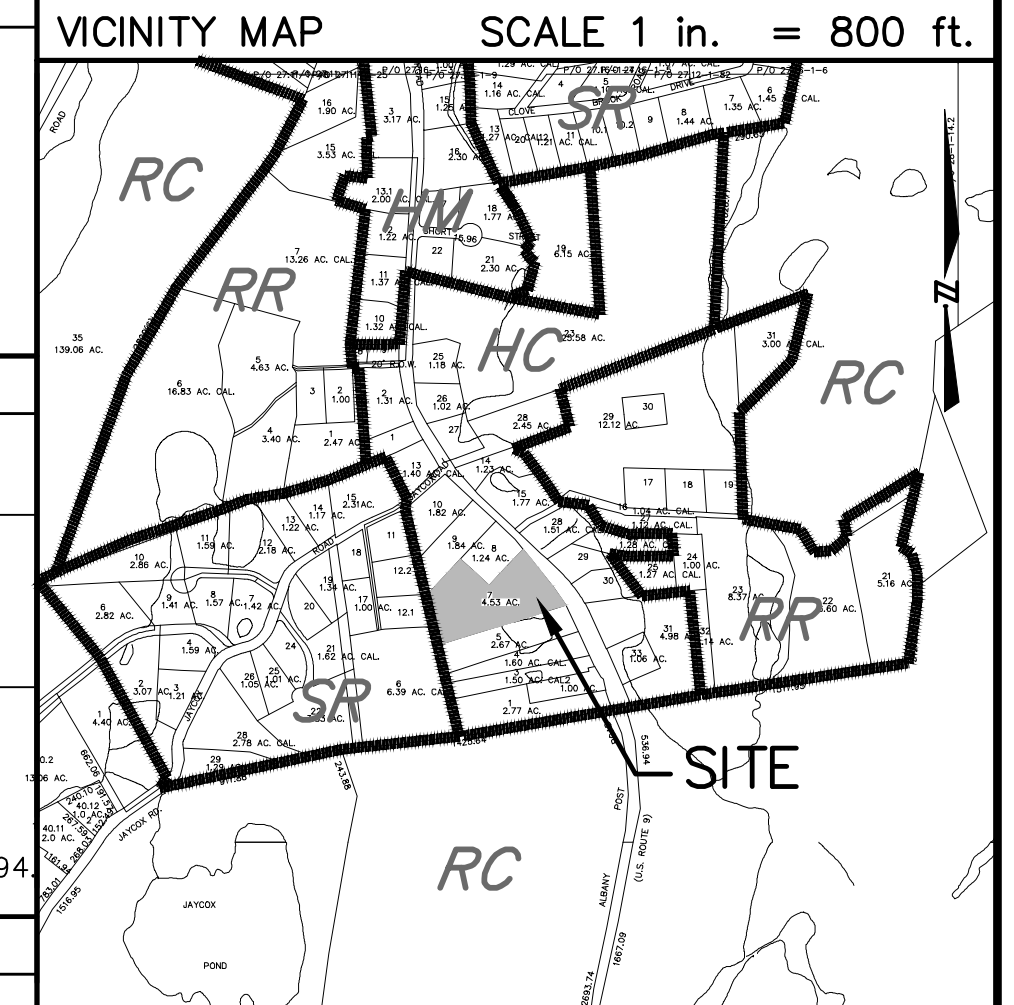
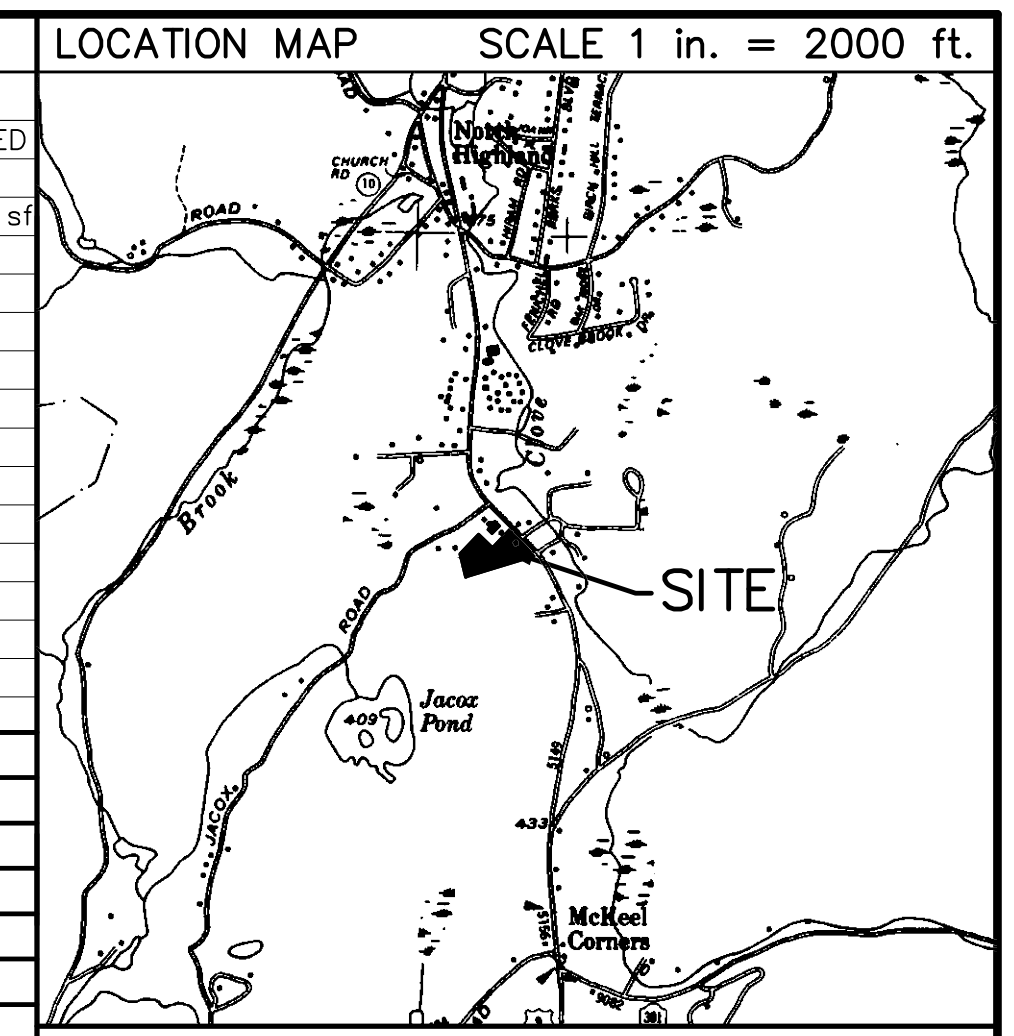


ZONING DATA			
DISTRICT:	REQUIRED	EXISTING	PROPOSED
HIGHWAY COMMERCIAL (HC)			
MAXIMUM DENSITY (CONSERVATION)			
MINIMUM LOT SIZE (CONVENTIONAL) (ODA)	40,000 sq ft	197,267 sq ft	197,267 sq ft
MINIMUM LOT SIZE (CONSERVATION)*			
MINIMUM ROAD FRONTAGE FOR CONVENTIONAL SUBDIVISION			
TOWN ROAD	200 ft	---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



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		UDORTHERNS, smoothed

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

LEGEND	
F.F.	FIRST FLOOR ELEVATION
GAR.	GARAGE FLOOR ELEVATION
B.F.	BASEMENT FLOOR ELEVATION
T.W.	TOP OF WALL ELEVATION
B.W.	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
[Symbol]	PROPOSED UNDERGROUND ELECTRIC LINE
[Symbol]	PROPOSED UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	PROPOSED LIGHTS
[Symbol]	PROPOSED STONE-LINED GUTTER

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
11/09/20	ADDRESSED COMMENTS

NOTES
1. PROPERTY BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON TRIM-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 8888.

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.

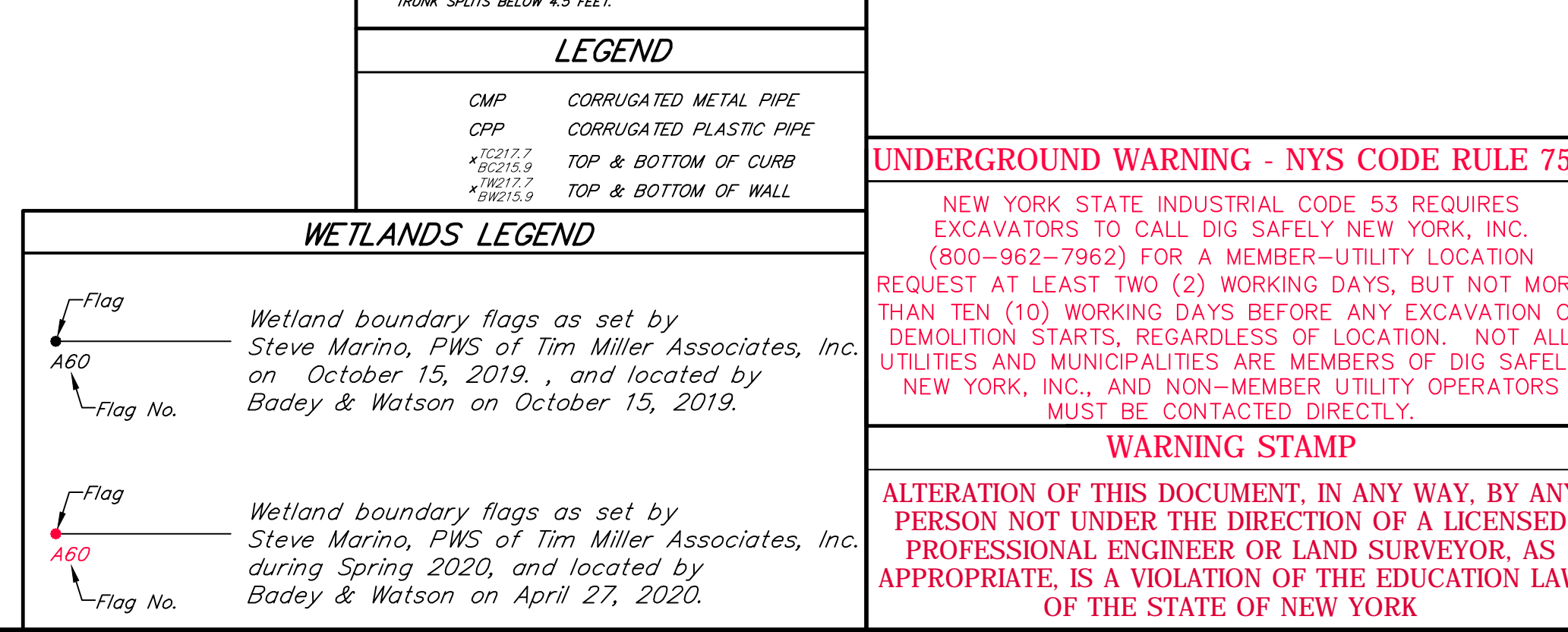
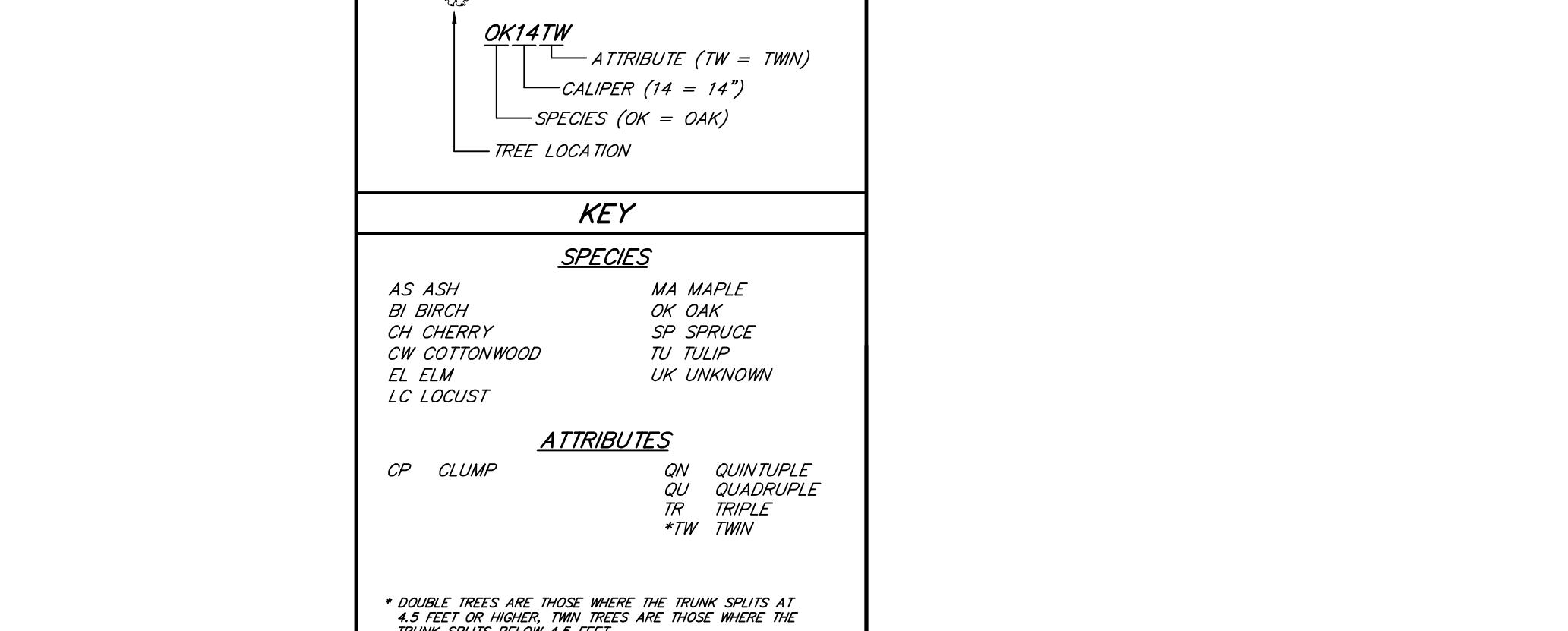
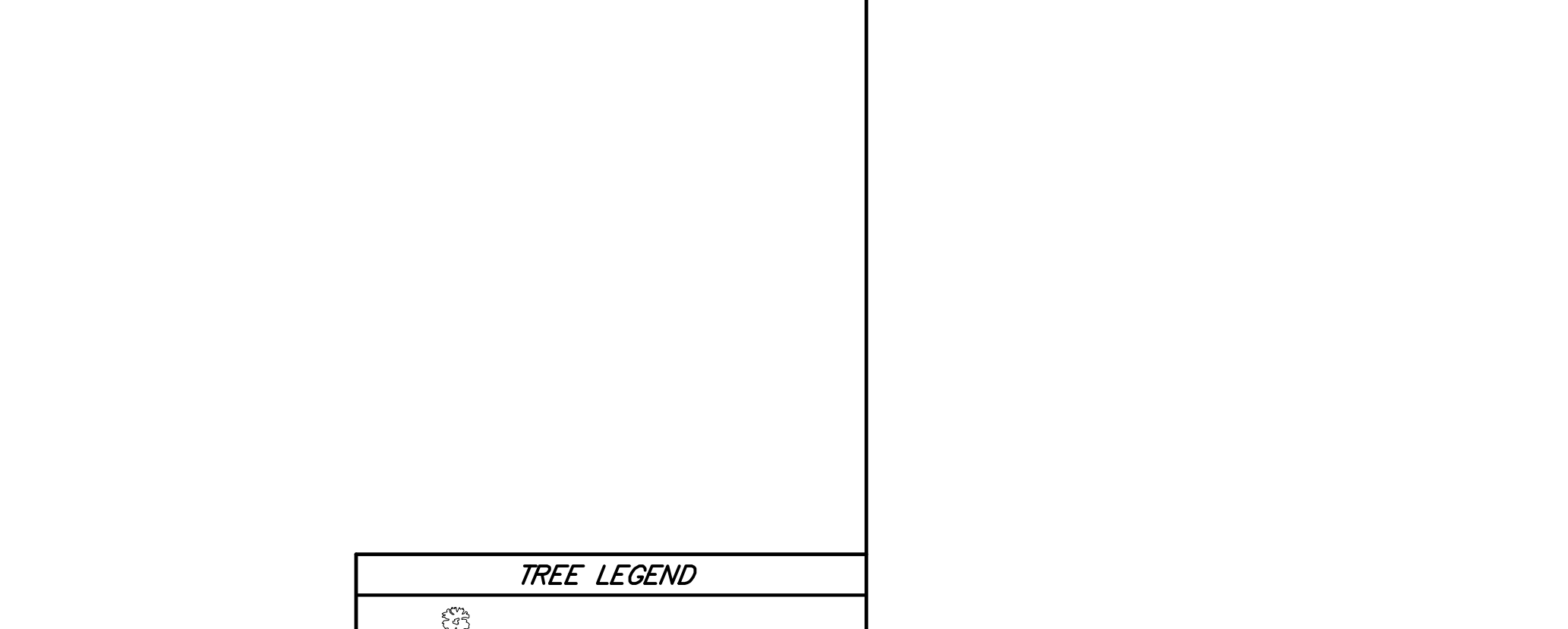
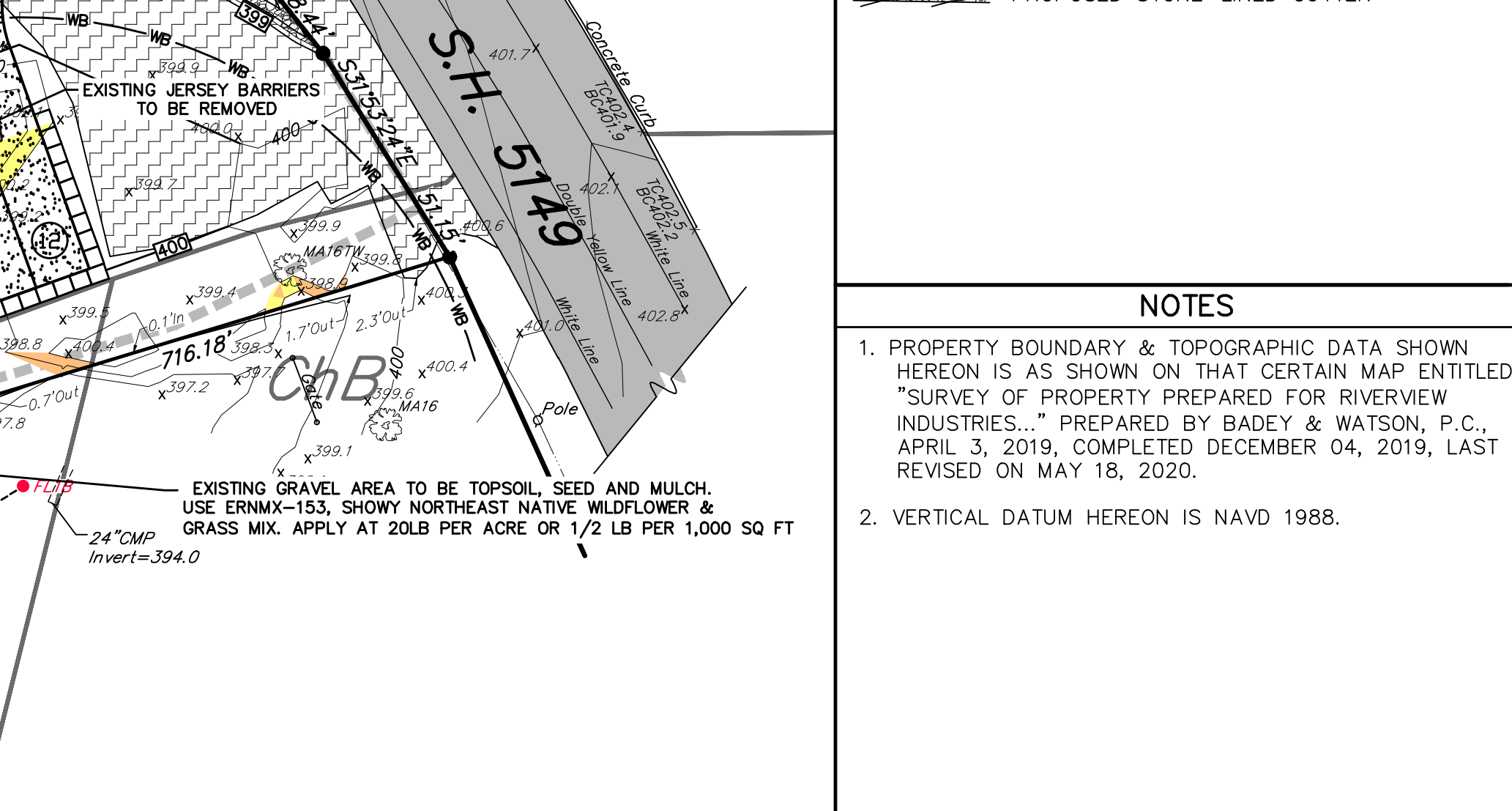
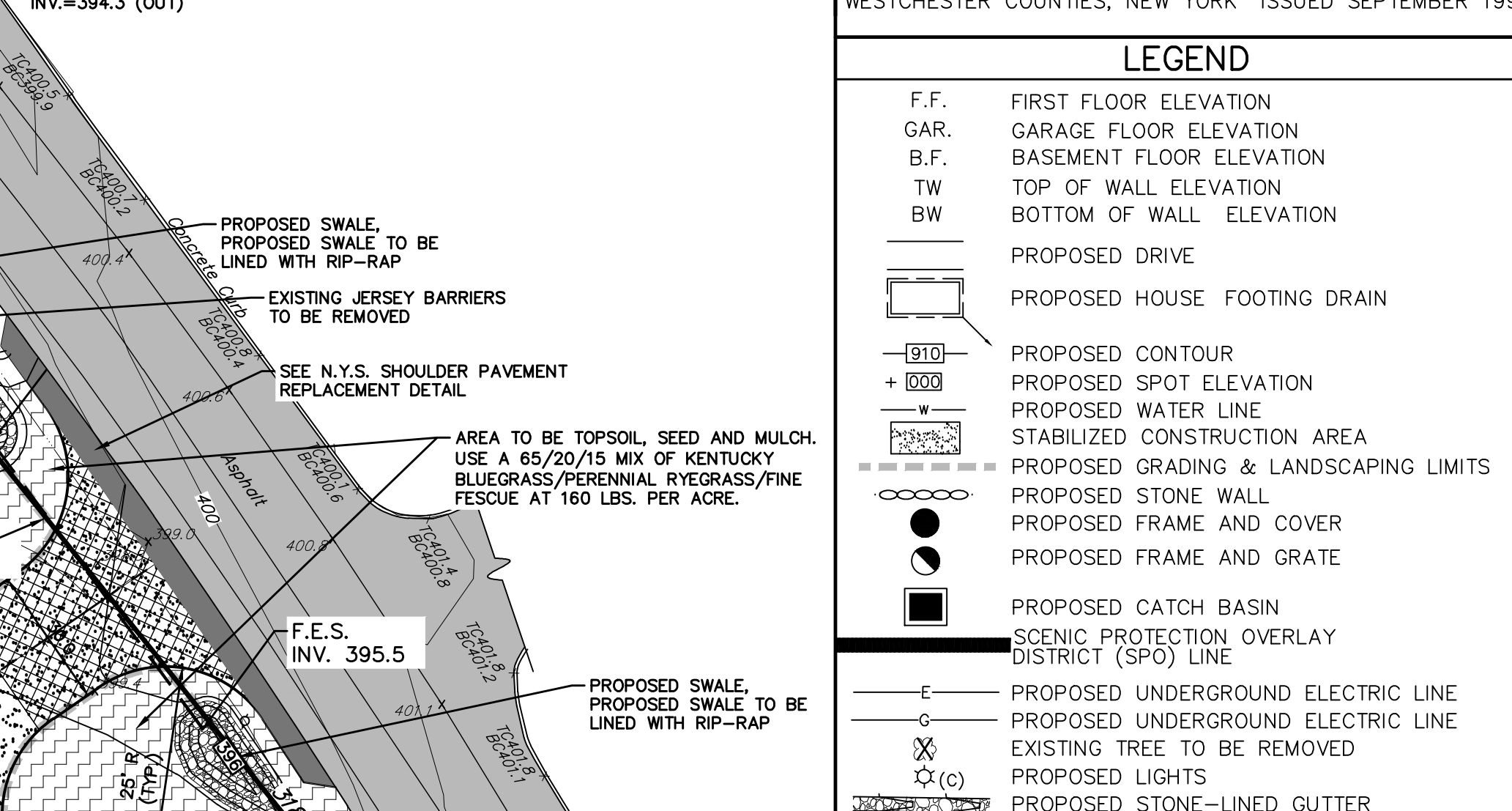
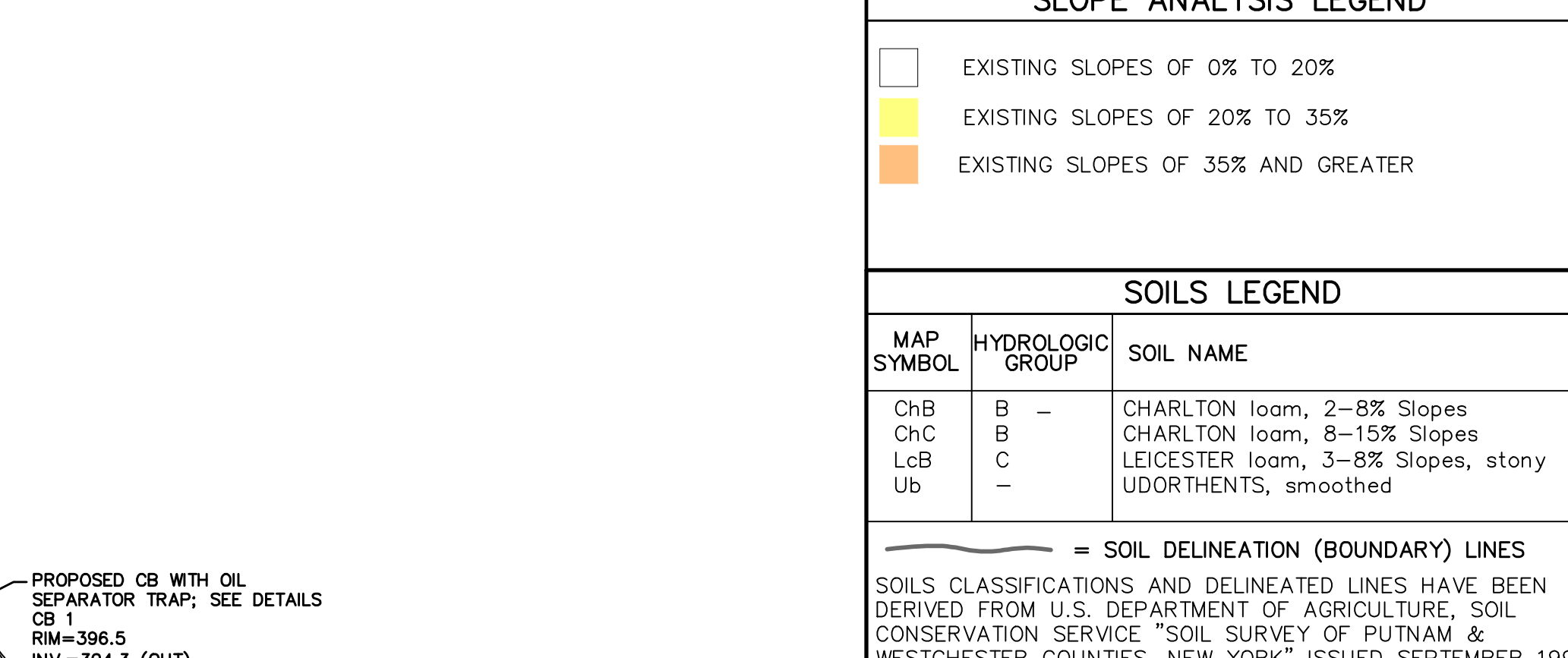
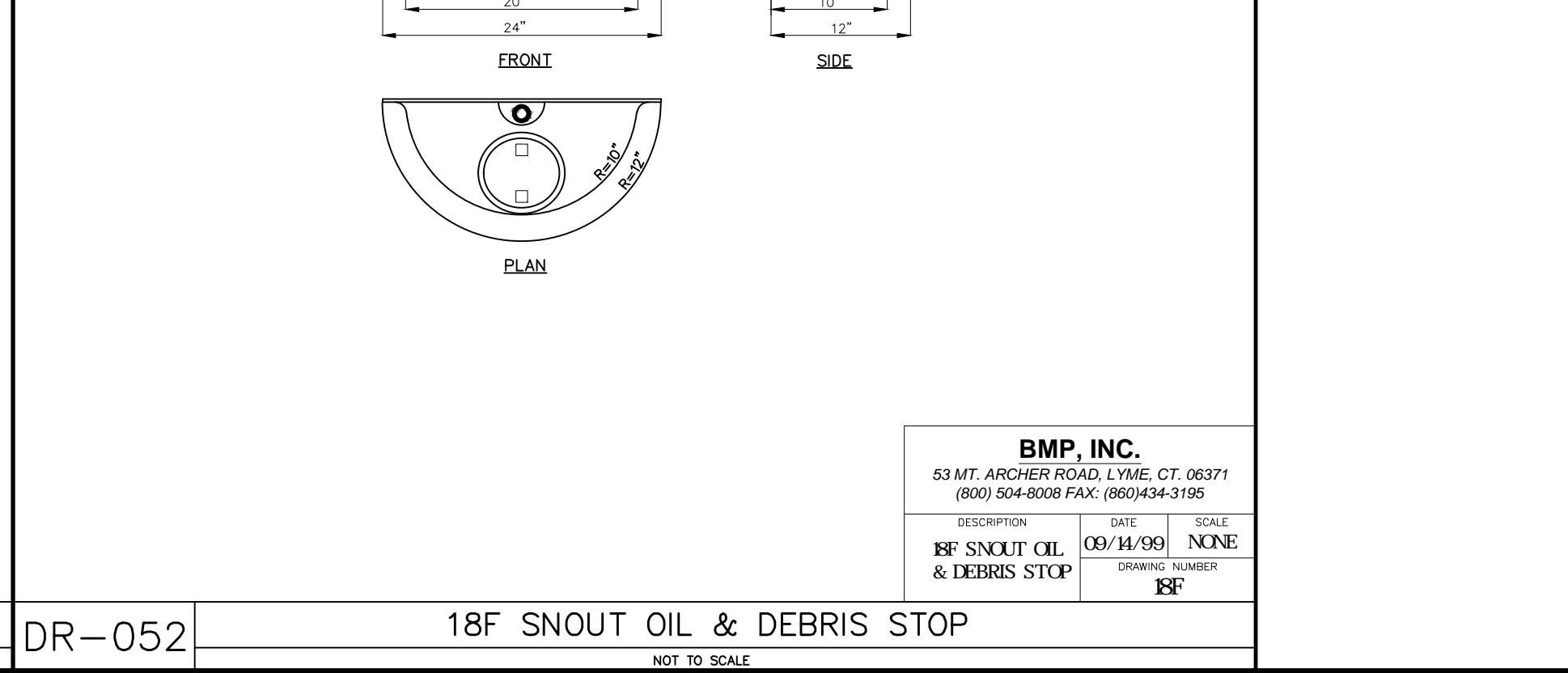
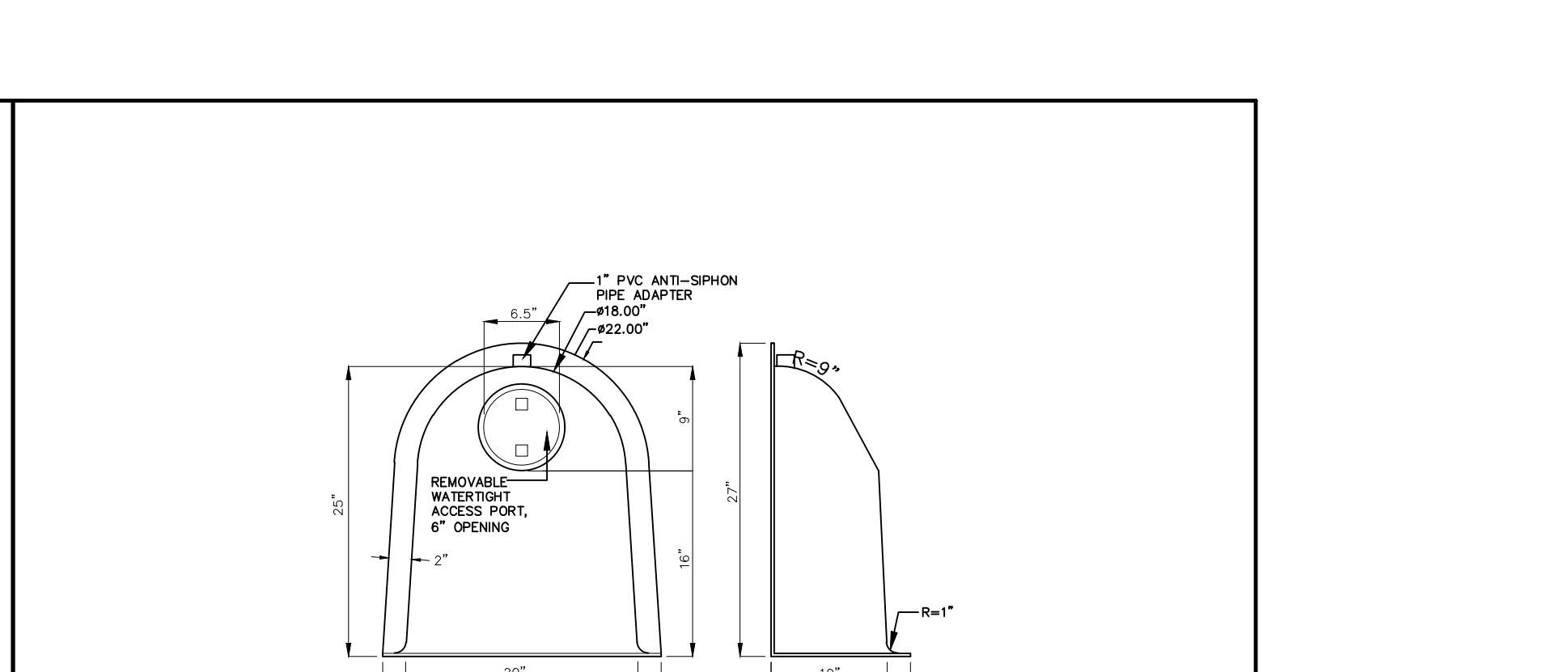
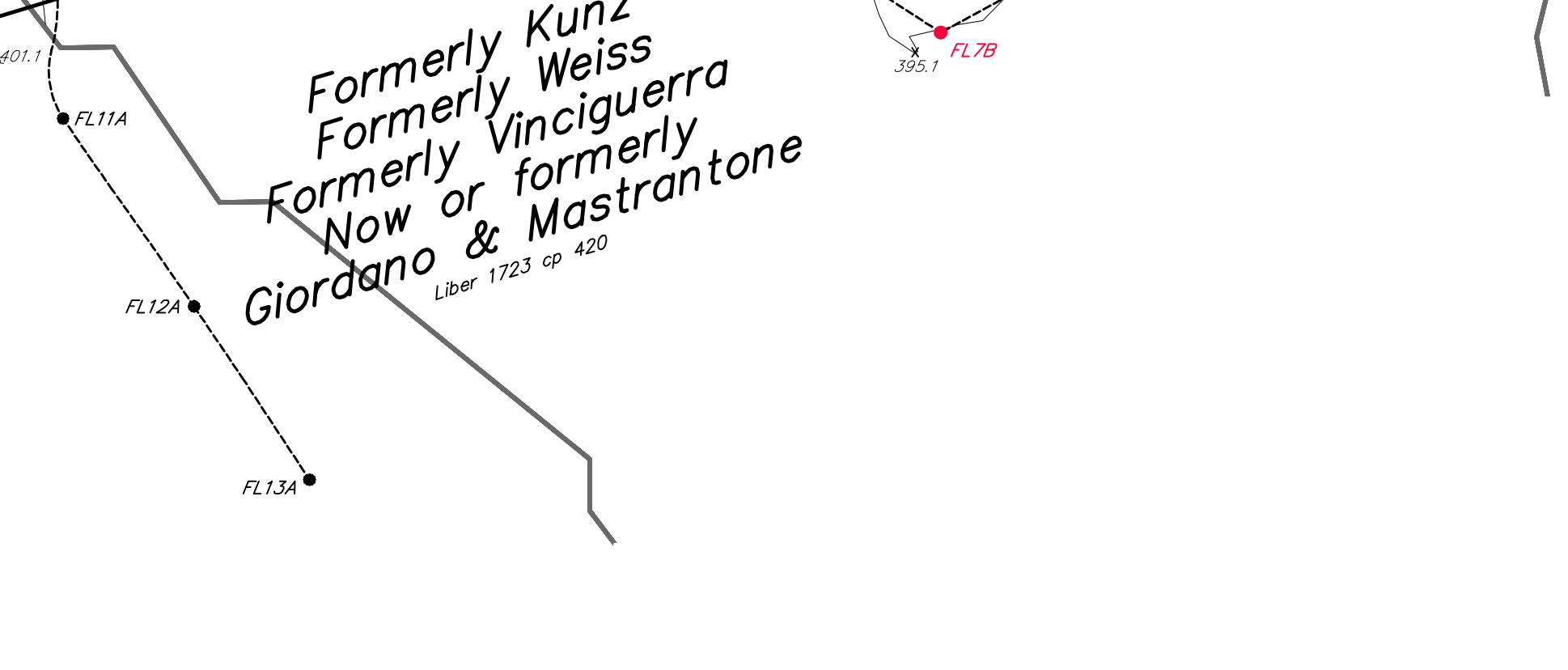
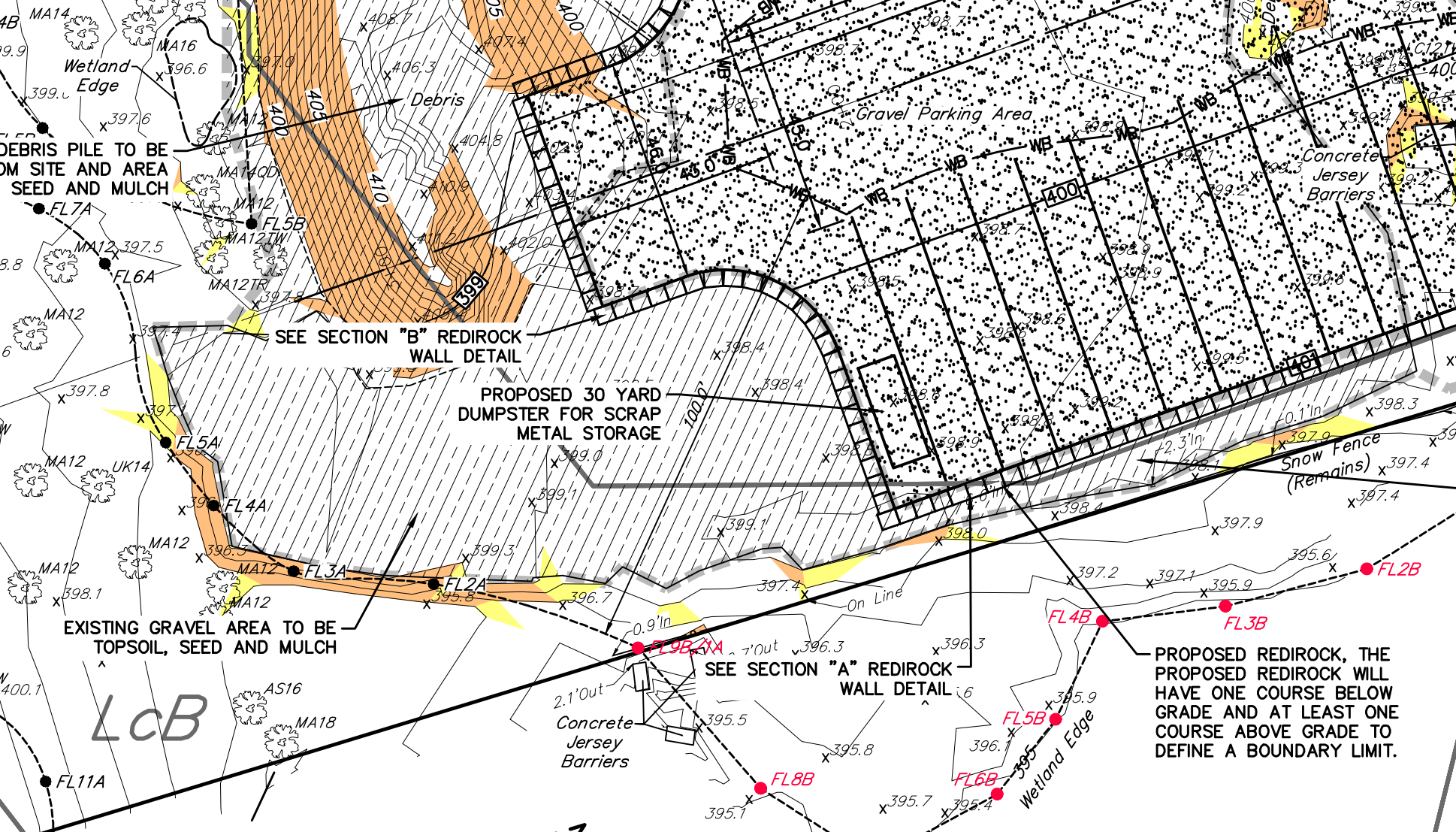
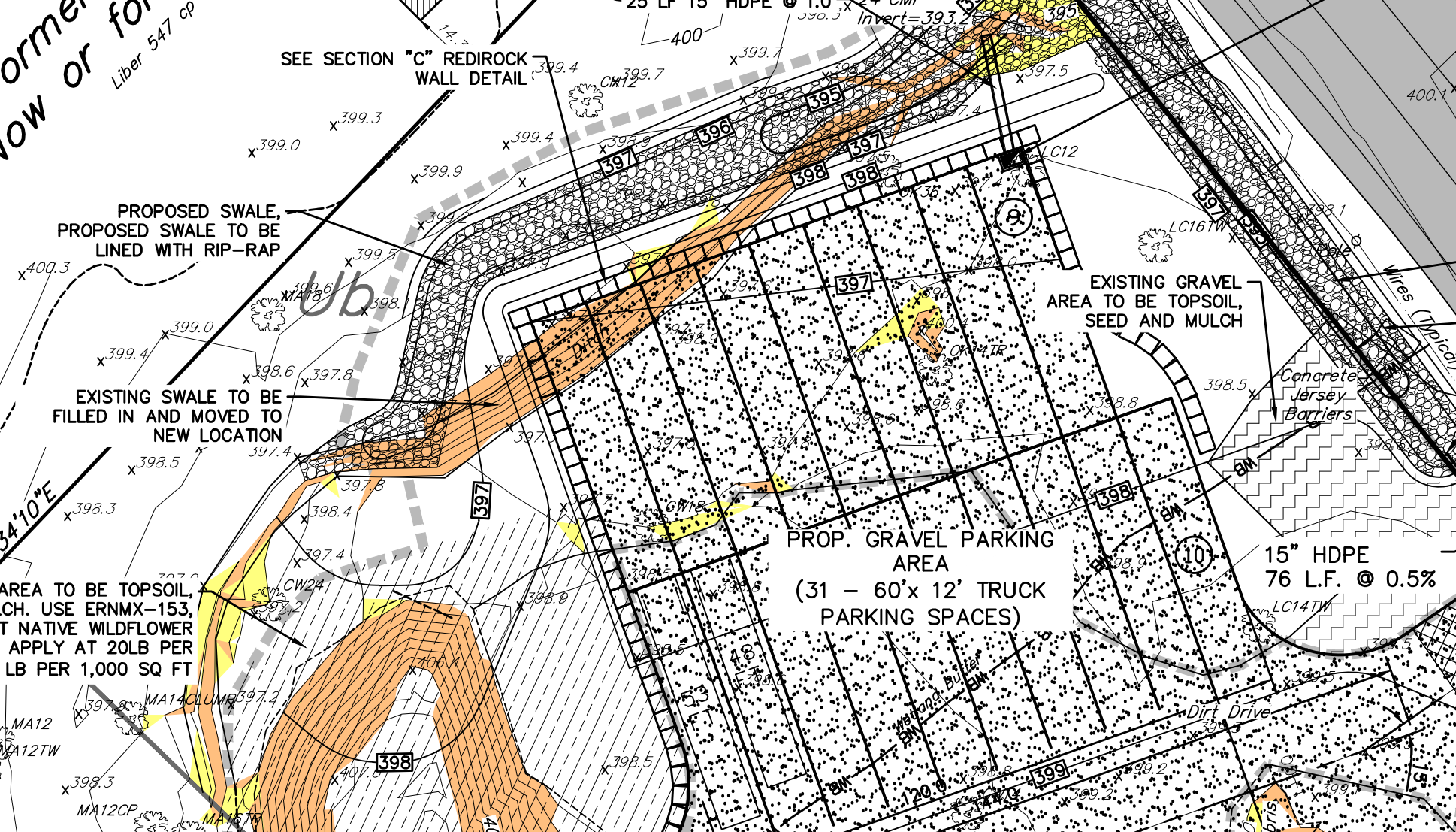
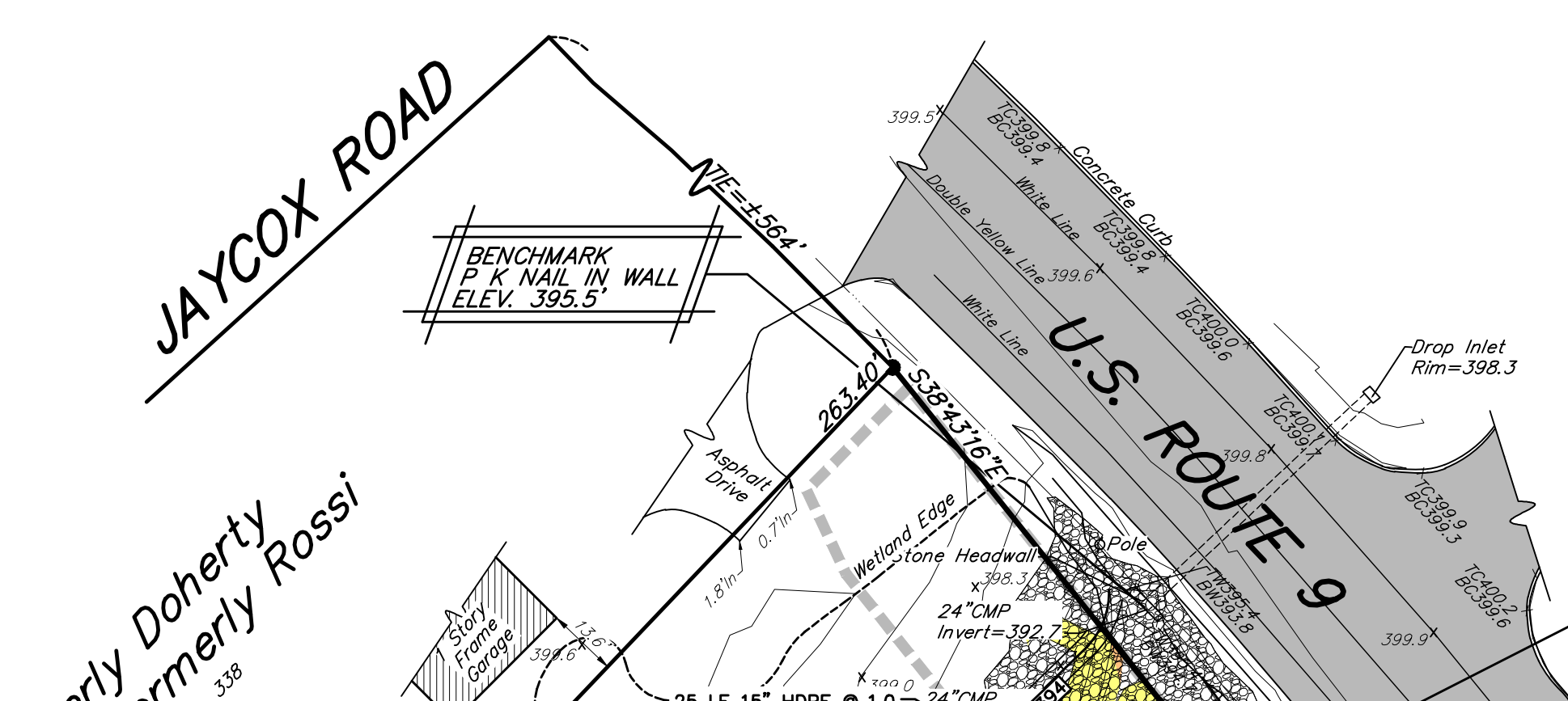
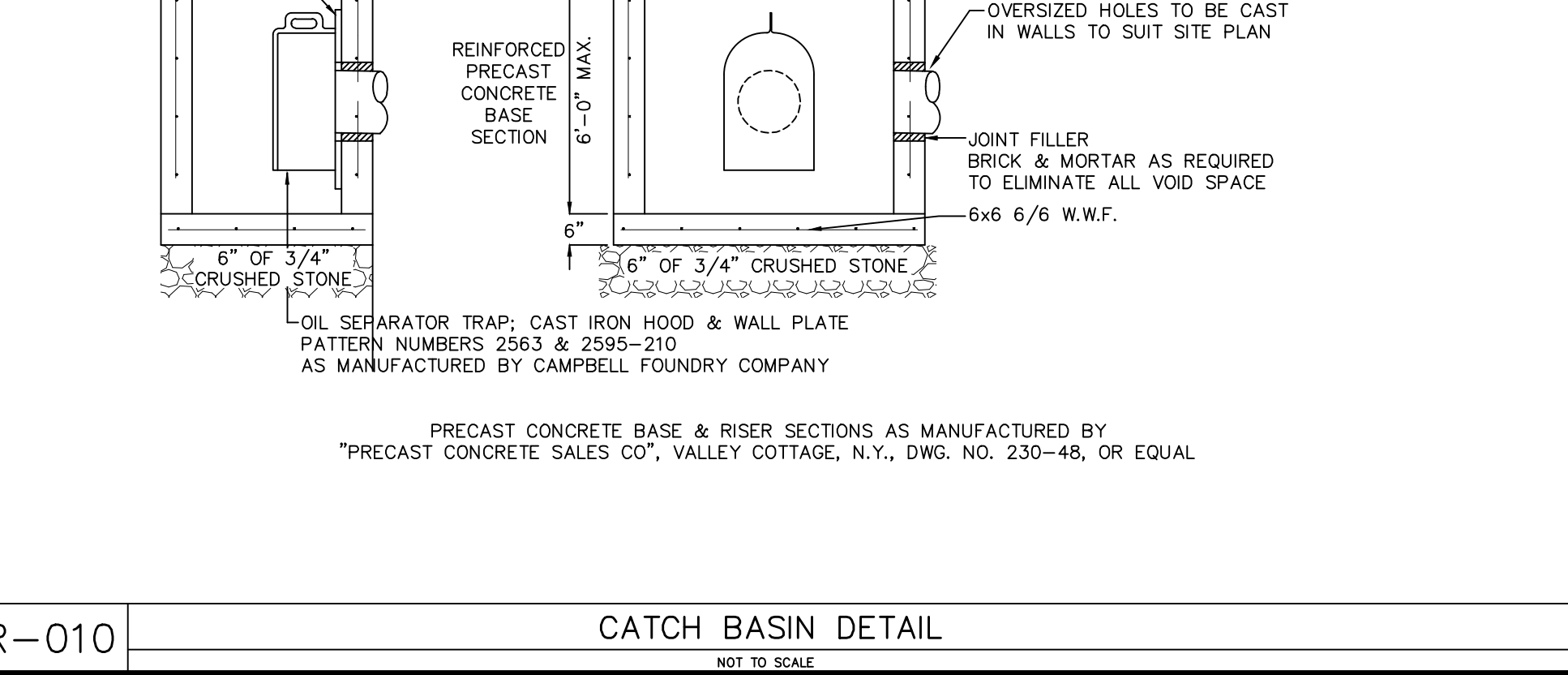
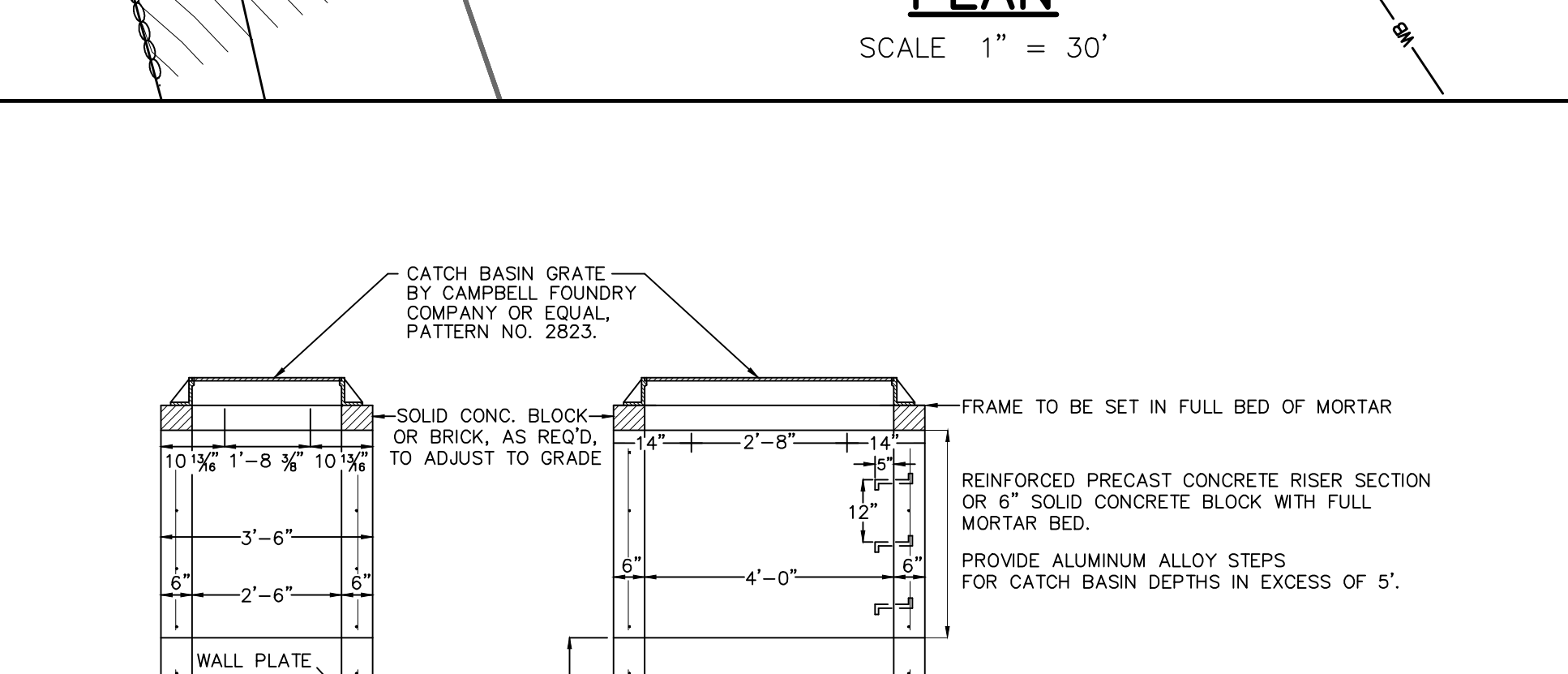
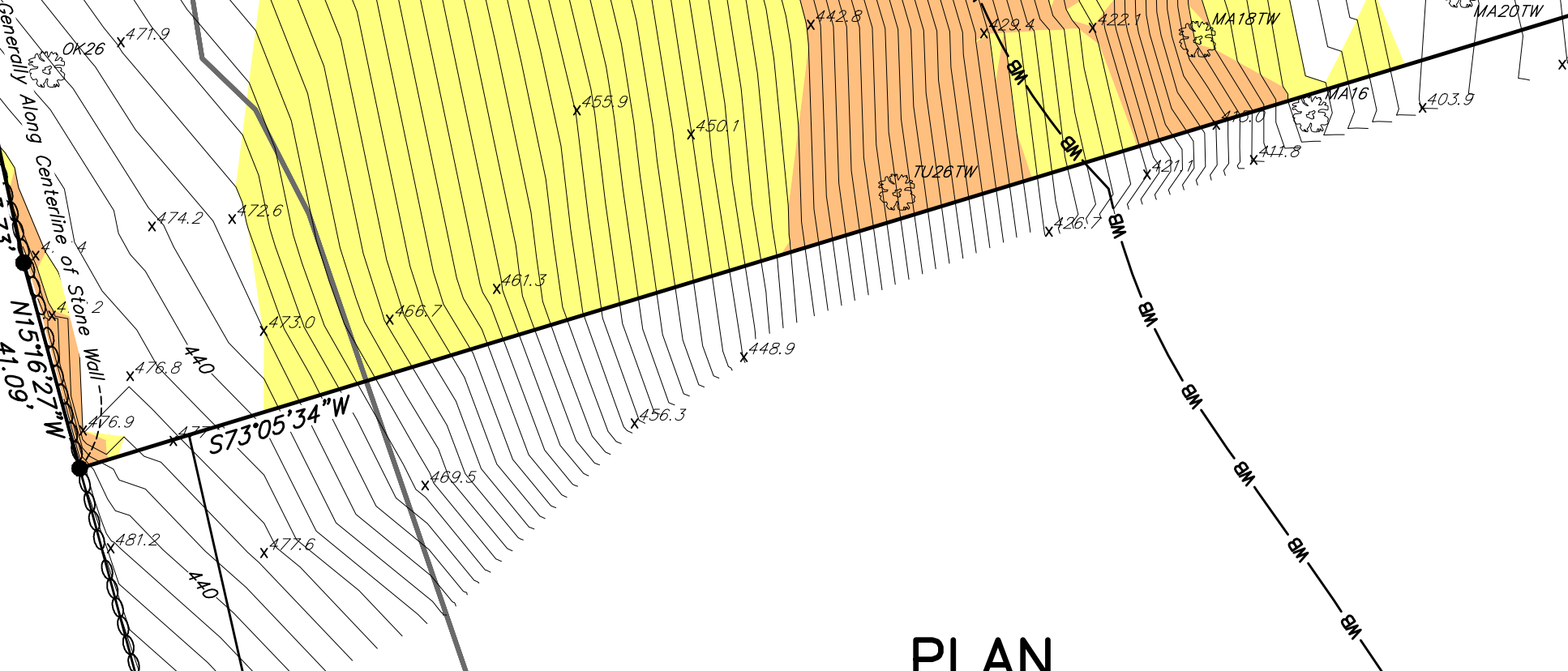
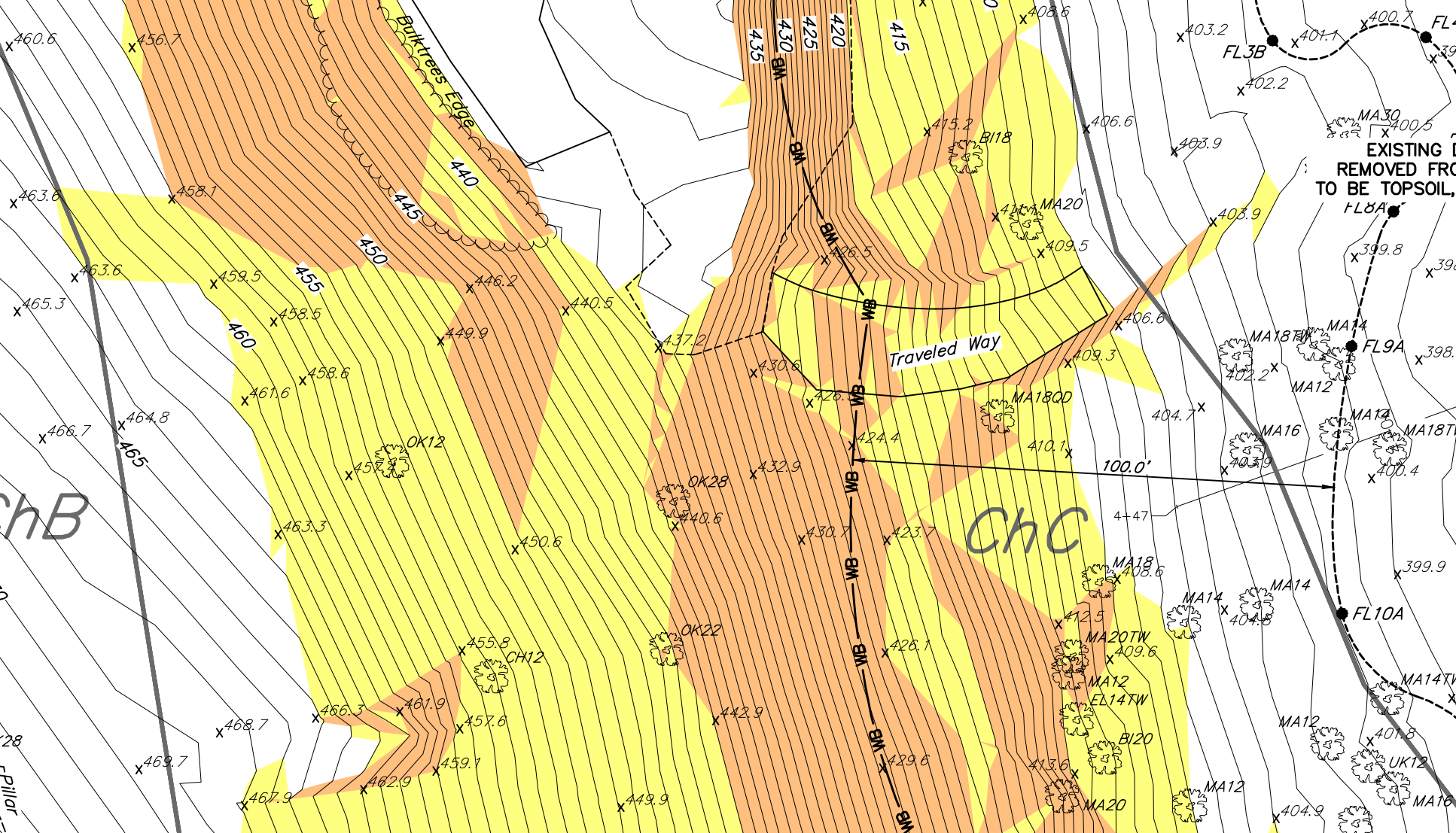
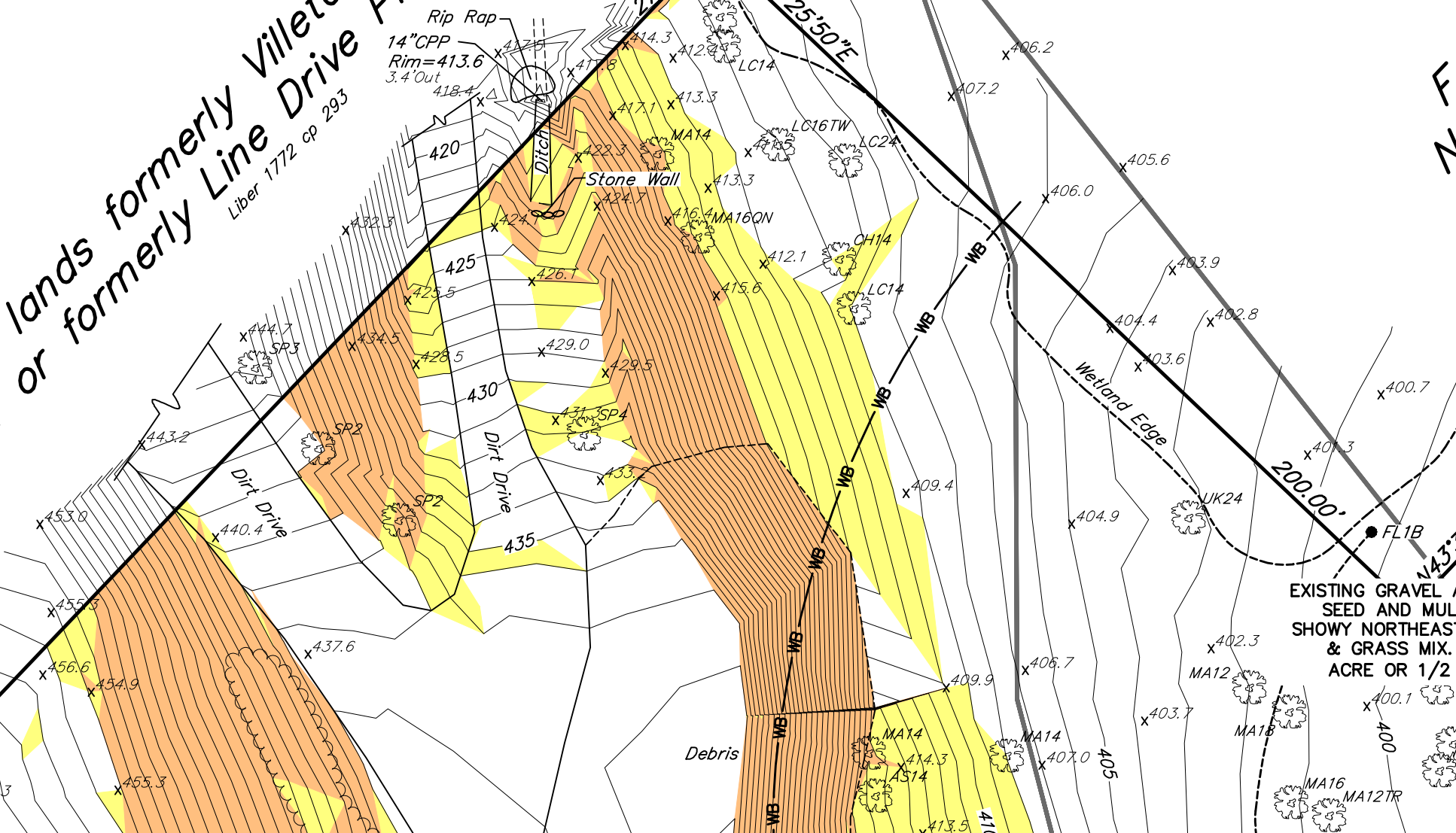
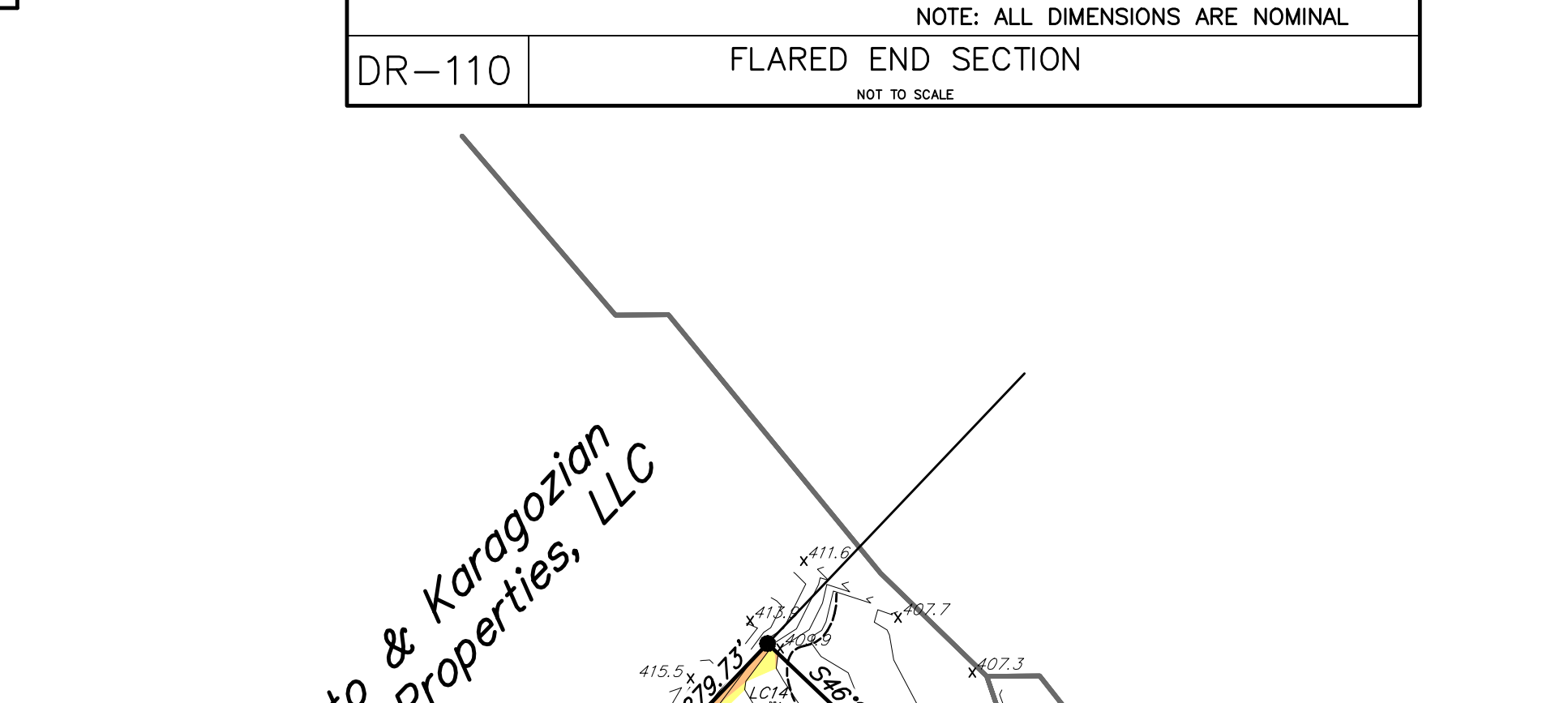
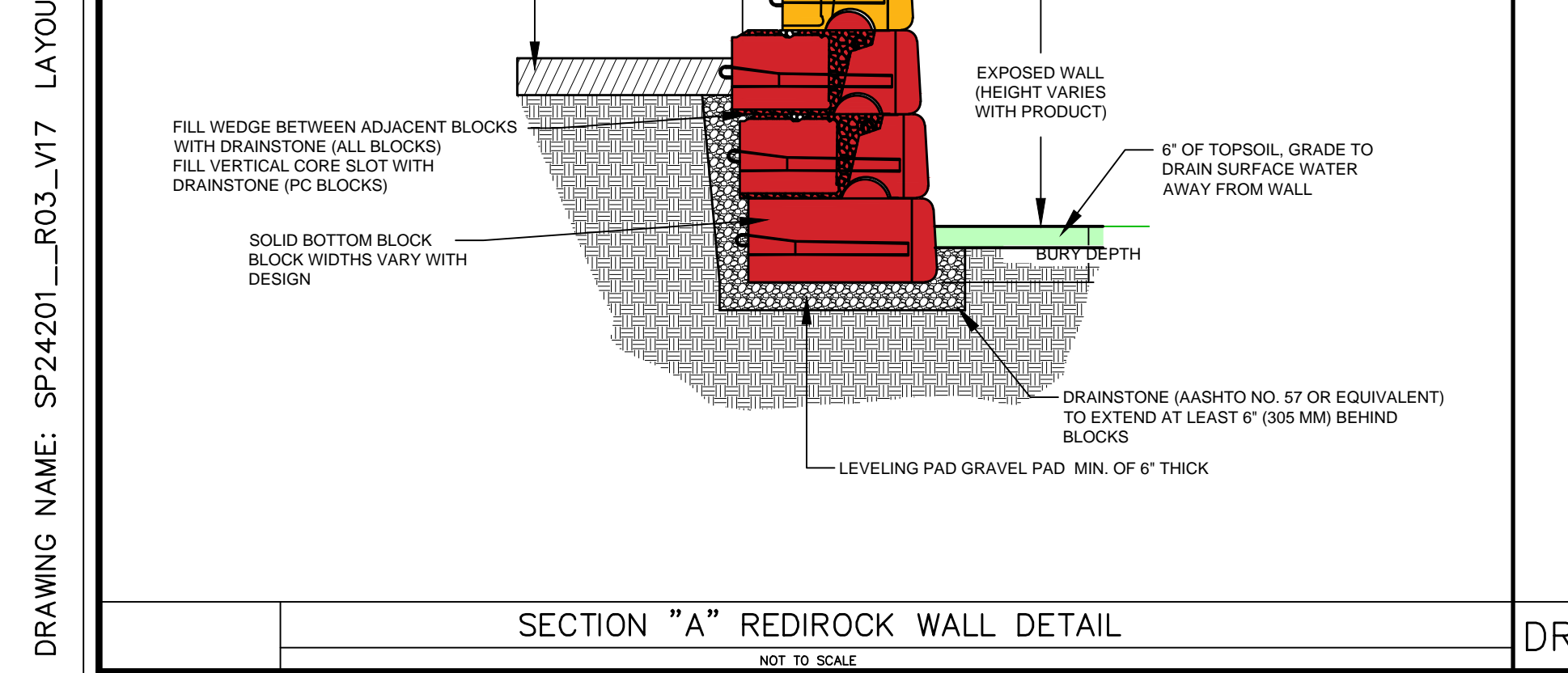
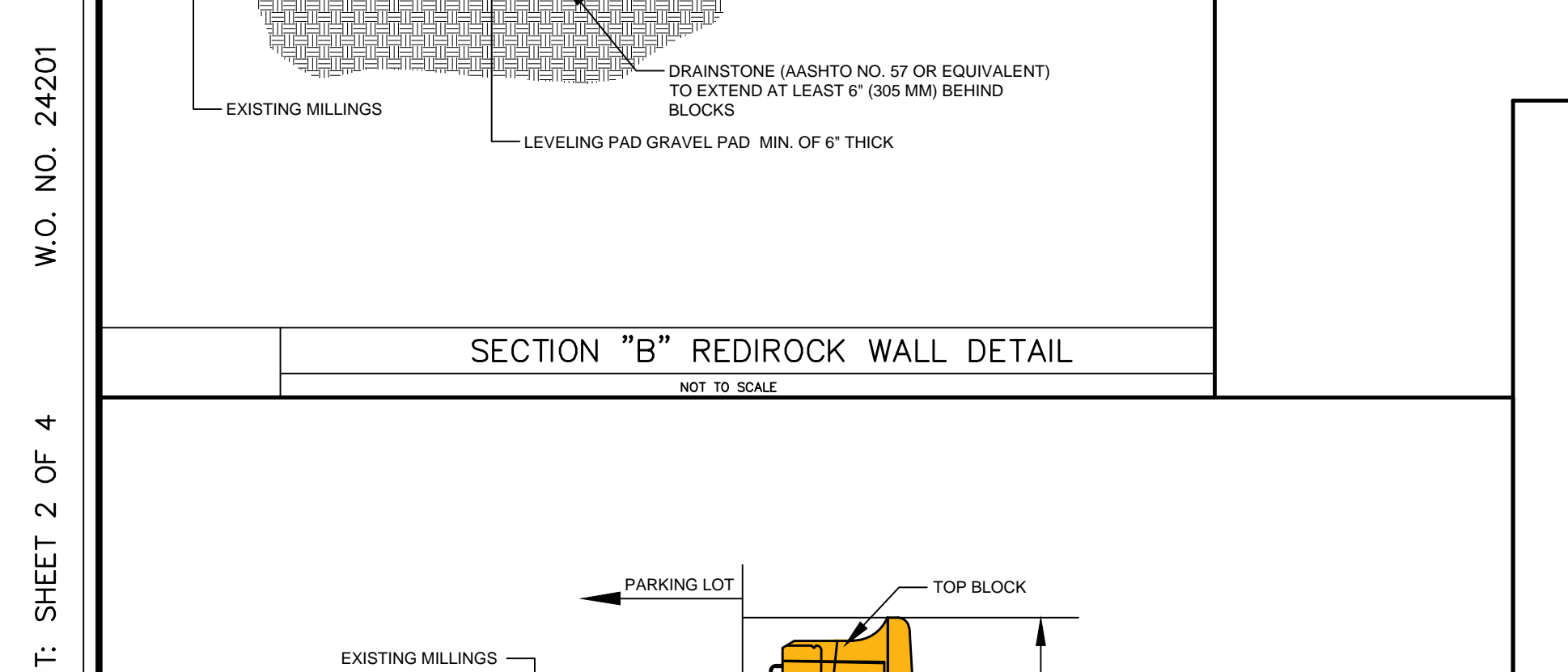
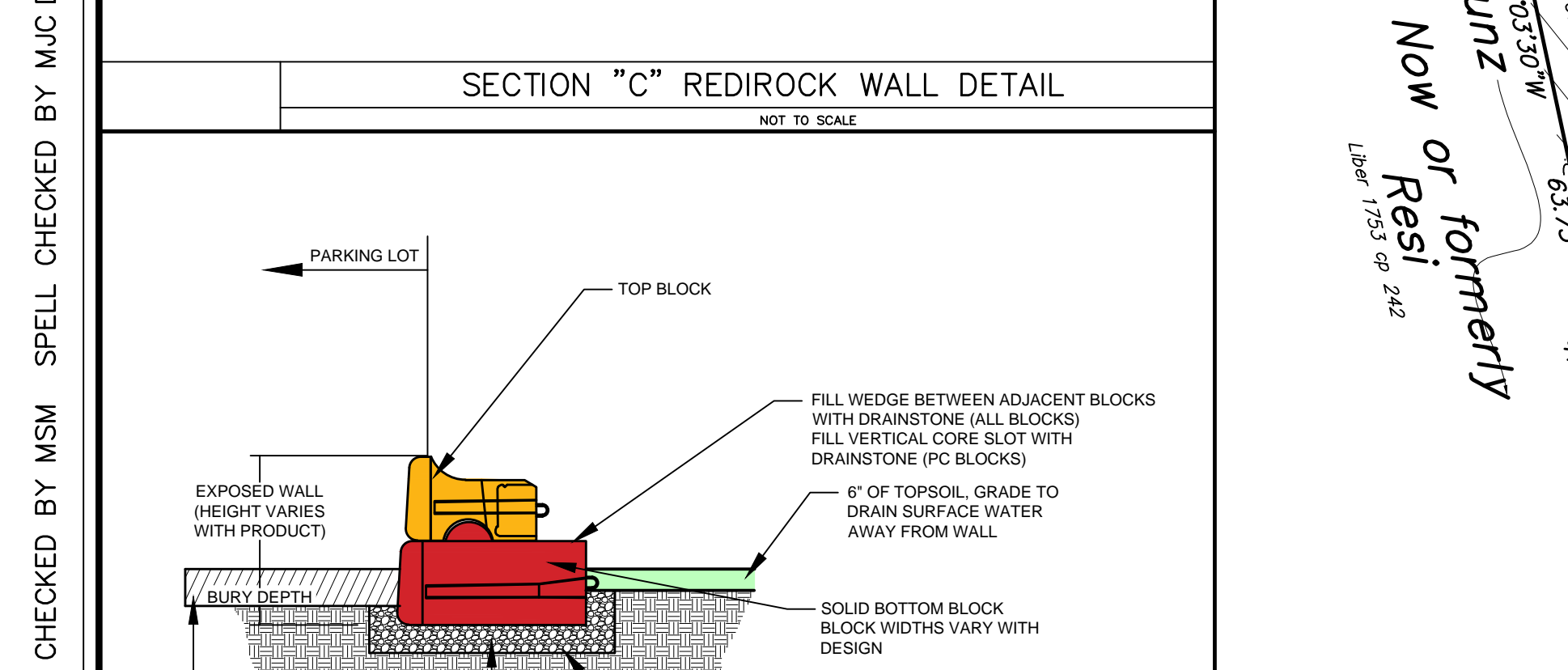
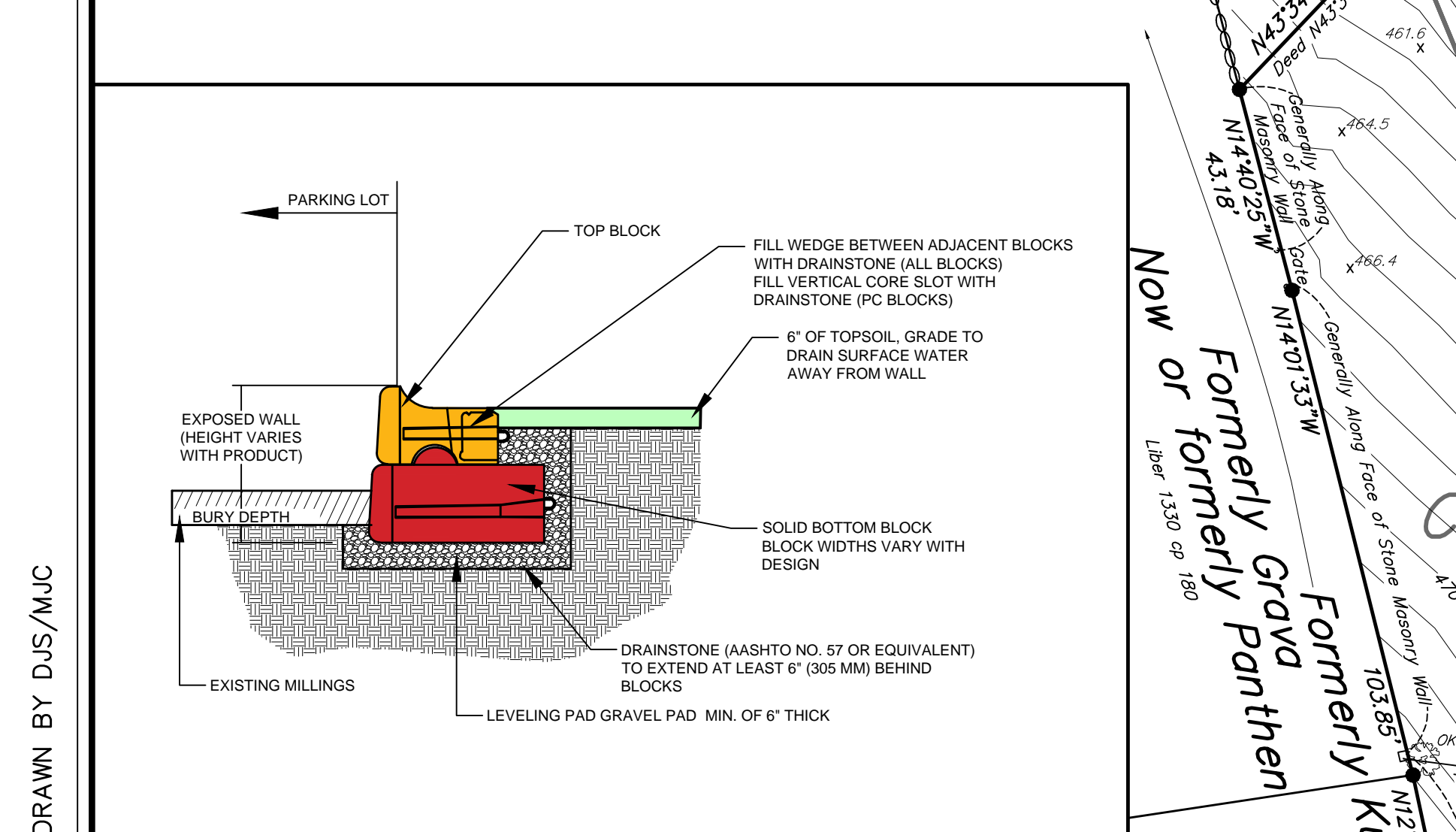
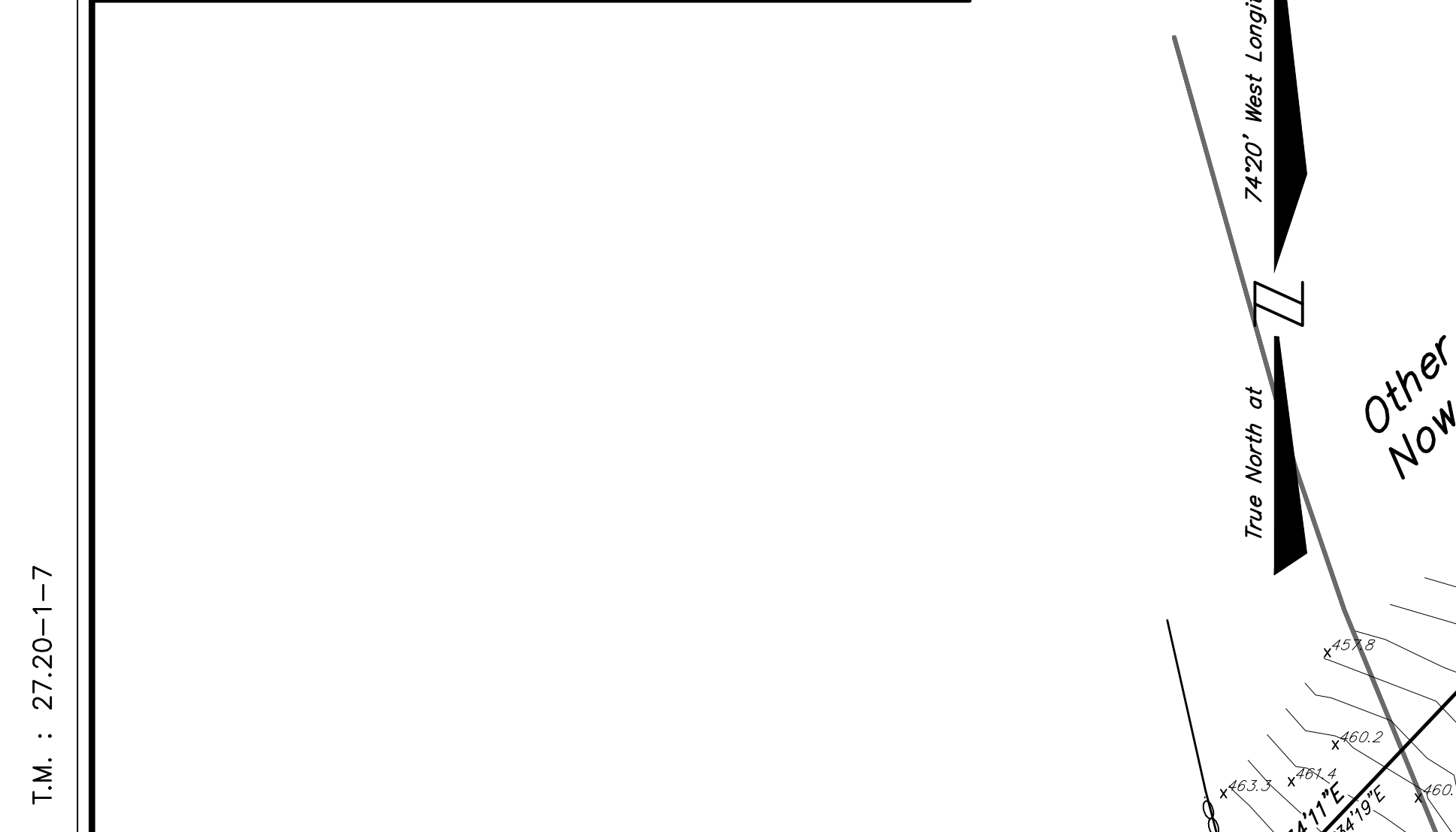
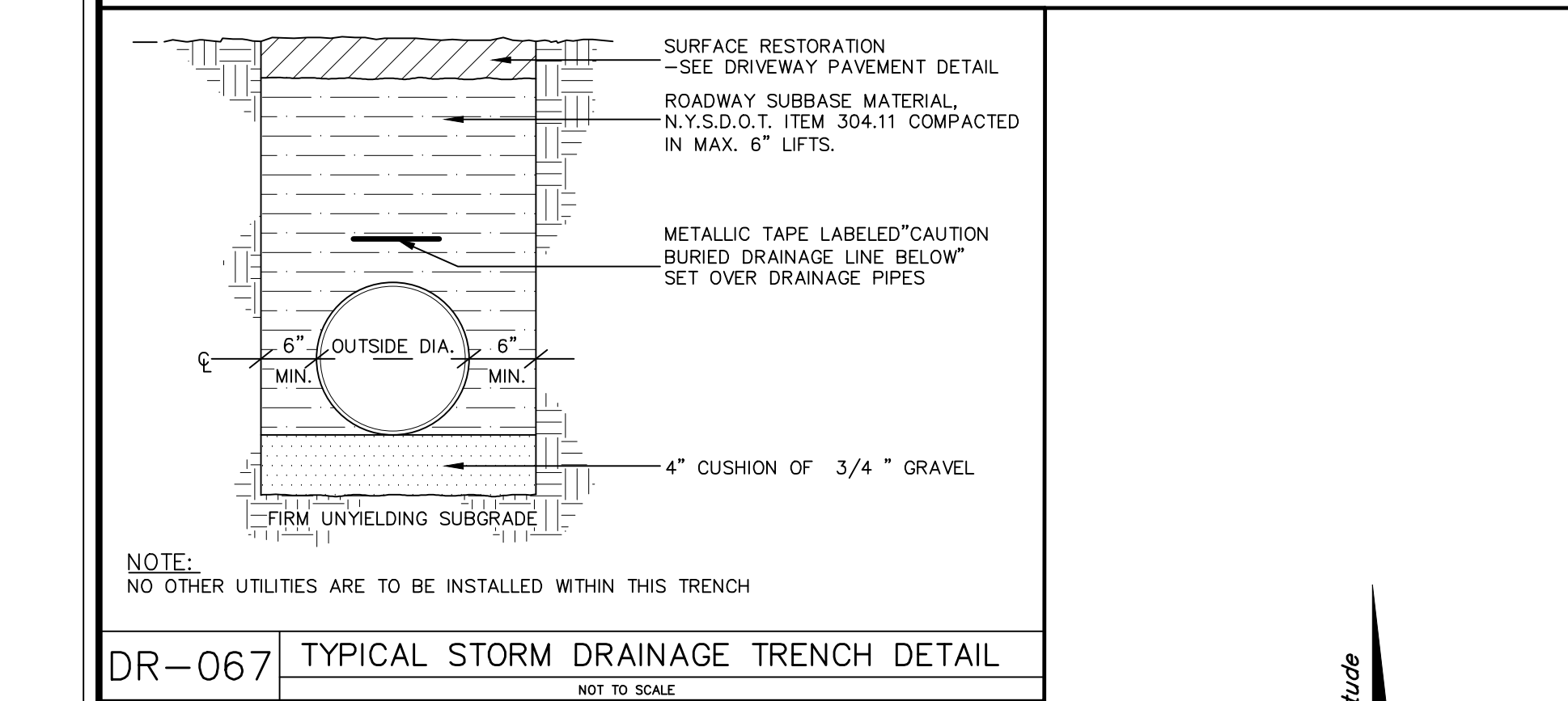
PROJECT LOCATION
ROUTE 9
TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM
STATE OF NEW YORK

PROPERTY OWNER
RIVERVIEW INDUSTRIES
3012 ROUTE 9
COLD SPRING, NEW YORK 10516
APPLICANT

PROJECT DESCRIPTION
MAJOR COMMERCIAL SITE PLAN FOR IMPROVEMENTS TO EXISTING PARKING LOT

PLAN PREPARED FOR
KEVIN REICHARD
SITE PLAN
SCALE: AS NOTED

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W.D. NO. 24201 CHECKED BY MSM SPELL CHECKED BY MJC DRAWN BY DJS/MJC
DRAWING NAME: SP24201_R03_V17 LAYOUT: SHEET 2 OF 4
T.M. : 27.20-1-7