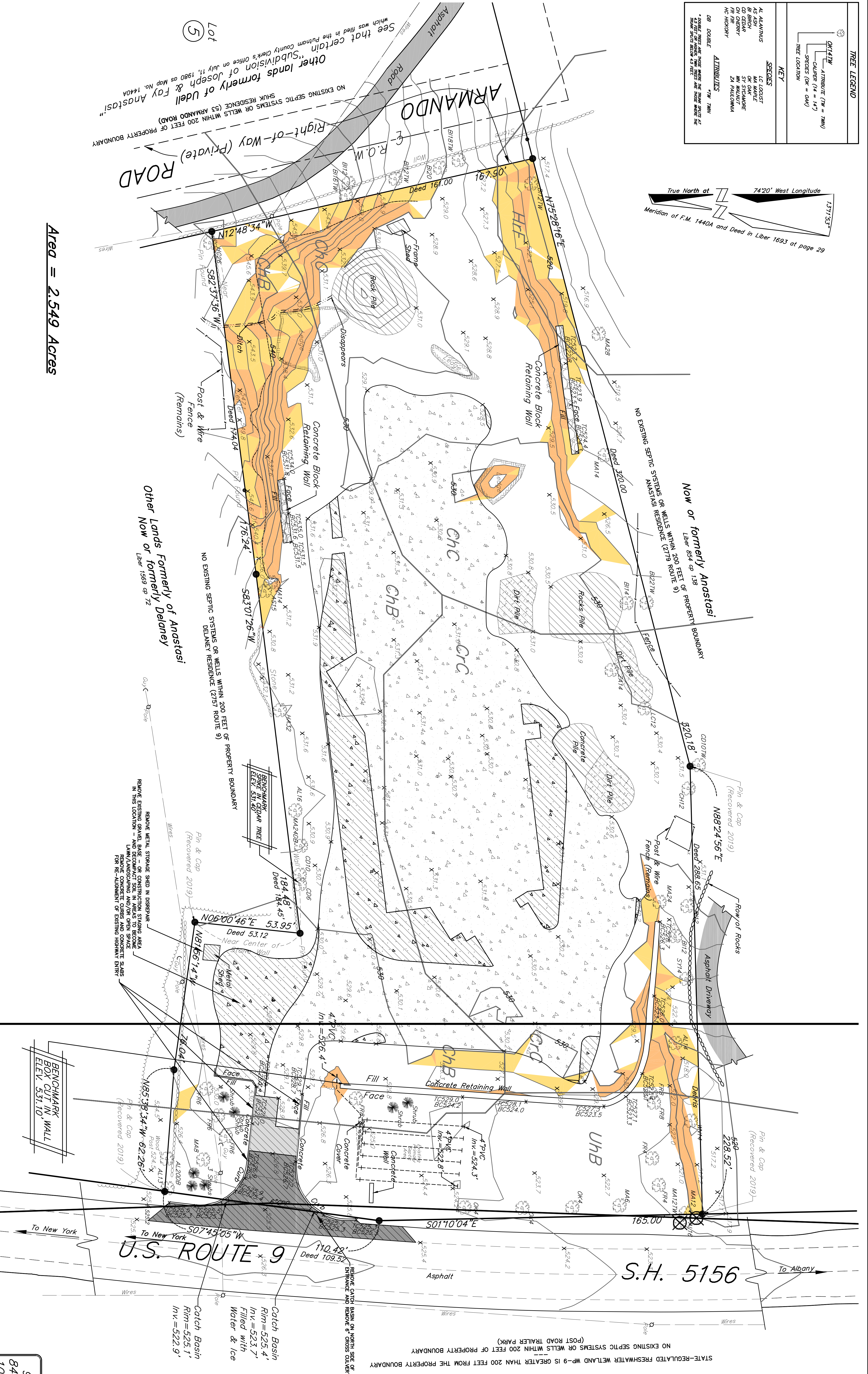
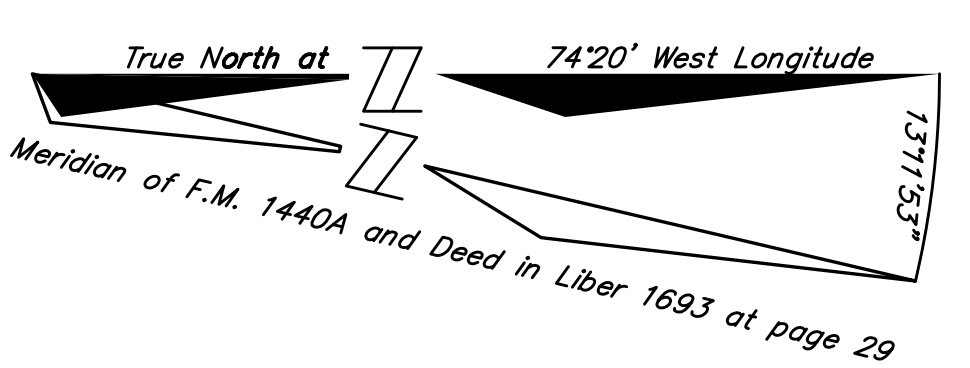


KEY

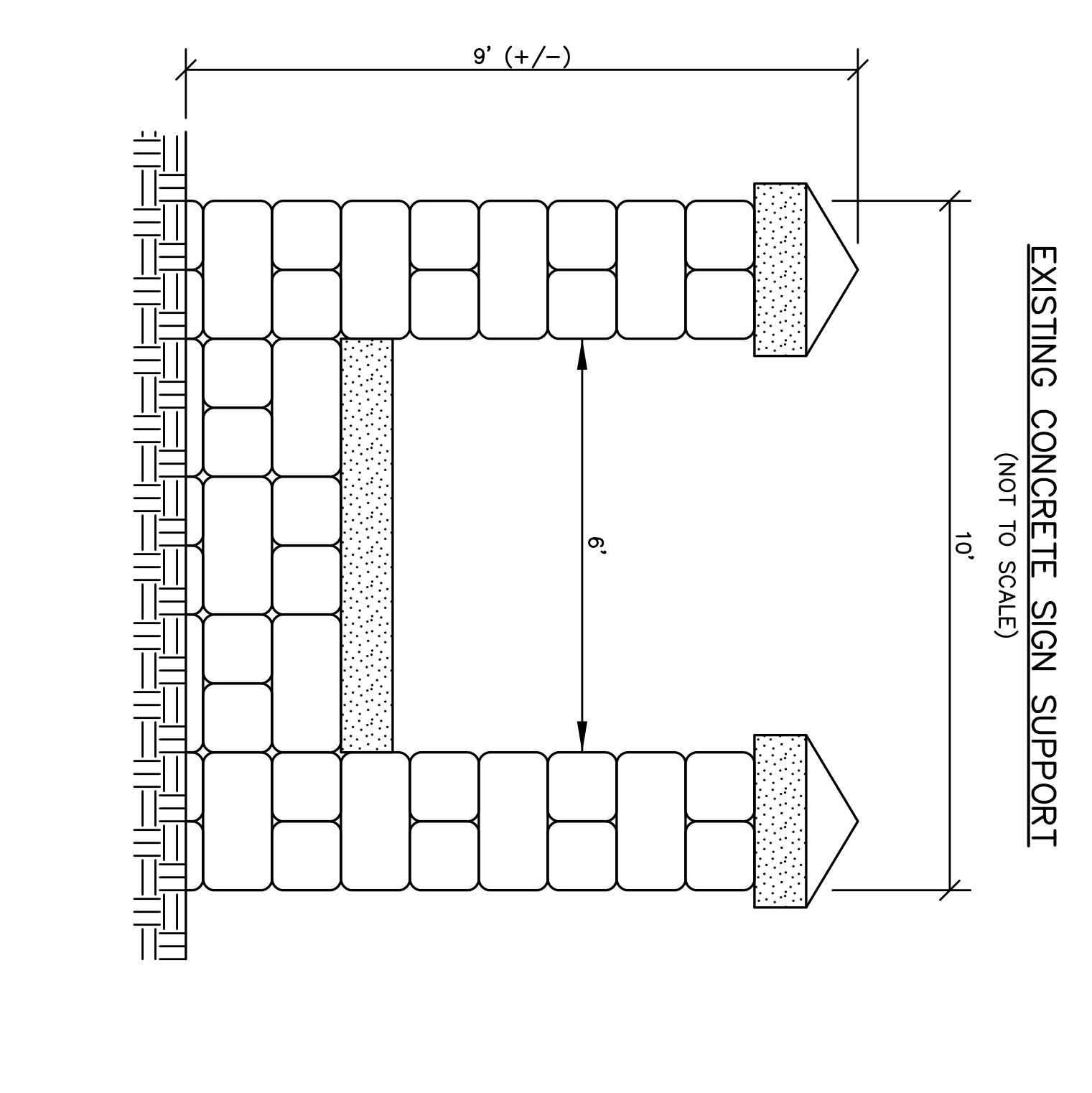
DOTTED LINE: PROPERTY LINE
 SOLID LINE: SURVEY LINE
 DASHED LINE: RIGHT-OF-WAY
 THICK DOTTED LINE: TRAILER PARK BOUNDARY

LEGEND

AS: ALUMINUM
 CS: CAST IRON
 CP: CEMENT PORTLAND
 MC: METAL CURTAIN
 PC: POLYETHYLENE
 RE: REINFORCING EMBEDMENT
 ST: STEEL
 TR: TRAP
 VC: VULCANIZED RUBBER CURTAIN



- Notes**
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 4. ALL CERTIFICATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY. IF ANY PART OF THIS MAP IS NOT SHOWN TO BE CORRECT, THE ENTIRE MAP IS VOID.
 5. IF UNDEVELOPED IMPROVEMENTS, EASEMENTS, OR ENCUMBRANCES EXIST ON OR AFFECT ANY PART OF THE PROPERTY, THE SURVEYOR HAS NOT BEEN ADVISED OF SUCH MATTERS AND THEREFORE DOES NOT GUARANTEE THAT SUCH MATTERS DO NOT EXIST.
 6. BE SHOWN ON THIS MAP. FIELD SURVEYS WHICH HAVE BEEN MADE AND HAVE BEEN FOUND TO BE CORRECT BY THE SURVEYOR SHALL BE GIVEN PRIORITY OVER ANY OTHER RECORDS, UNLESS SUCH RECORDS HAVE BEEN FOUND TO BE CORRECT BY THE SURVEYOR.
 7. LAW 1683 OF 2019, CHAPTER 29 (EMPIRE STATE SURVEYING AND MAPPING LAW) IS THE AUTHORITY FOR THIS MAP.
 8. THE MERIDIAN AND COORDINATE VALUES SHOWN REFER TO THE NEW YORK STATE ADJUSTED 1983 MERIDIAN AND COORDINATE SYSTEM.
 9. ARMANDO ROAD IS THE NAME ASSIGNED TO THE PRIVATE RIGHT-OF-WAY BY THE TOWN OF PHILIPSTOWN AS PART OF TOWN MAP NO. 1440A OF 1983.
 10. USERS ARE REFERRED TO THAT CERTAIN "SUBDIVISION PLAN" FOR ASSESS & PAY ASSESSMENTS WHICH WERE FILED BY THE PHILIPSTOWN COUNTY CLERK'S OFFICE ON 07/17/2020.
 11. FIELD MAP 1440A CONTAINS SEVERAL MATHEMATICAL ERRORS WHICH WERE CORRECTED BY THIS MAP. ANY SUCH DIFFERENCES SHOULD NOT EXCEED 2 FEET.



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BY: RONALD J. CHAMBERS, P.E. DATE: 11/20/20

BY: PLANNING BOARD CHAIR DATE: 11/20/20

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B	CHATEAU BLANC 8-15% Slopes
C	CHATEAU BLANC 15%+ Slopes
OC	CHATEAU BLANC 2-8% Slopes
OC	CHATEAU BLANC 8-15% Slopes
OC	CHATEAU BLANC 15%+ Slopes
UB	URBAN LAND - 2-8% Slopes
UB	URBAN LAND - 8-15% Slopes
UB	URBAN LAND - 15%+ Slopes

SLOPE ANALYSIS

EXISTING SLOPE RANGE FROM 0-20%

EXISTING SLOPE RANGE FROM 20-35%

EXISTING SLOPE GREATER THAN 35% (NONE)

LEGEND

PROPOSED HOUSE SEWER

PROPOSED TRICK TRAFFIC

PROPOSED MAJOR CONTOUR ELEVATION

PROPOSED MINOR CONTOUR ELEVATION

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ZONING DATA

Symbol	District	Maximum Density (Conservation)	Maximum Lot Size (Conservation)	Maximum Height (Conservation)	Minimum Road Frontage for Commercial Subdivision	Minimum Road Frontage for Residential Subdivision	Minimum Front Foot and Setback	Conservation	Existing	Proposed
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175-19: Flood Hazard Overlay District (F100)

175-20: Flood Hazard Overlay District (F100)

175-21: Flood Hazard Overlay District (F100)

175-22: Flood Hazard Overlay District (F100)

175-23: Flood Hazard Overlay District (F100)

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PROPERTY OWNER

STATE ROAD STORAGE LLC
3504 ROUTE 9
COLD SPRING, NY 10516

ARCHITECT

HINSON DESIGN - ARCHITECTURE & CONSTRUCTION MANAGEMENT PLLC
1949 ROUTE 9
COLD SPRING, NY 10516
(914) 424-4830

PROJECT LOCATION

2781 ROUTE 9, COLD SPRING
TOWN OF PHILIPSTOWN
STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A WHOLESALE DISTRIBUTION WAREHOUSE, INCLUDING ASSOCIATED SUBSURFACE SERVICE TREATMENT SYSTEM AND PRIVATE INDIVIDUAL WELL.

APPLICANTS

GES INTERNATIONAL, INC. (CONTRACT VENDOR)
2781 ROUTE 9, COLD SPRING, NY 10516

EXISTING CONDITIONS & DEMOLITION PLAN

MAJOR SITE PLAN SET

STORMWATER POLLUTION PREVENTION PLAN (FULL)

SCALE: 1" = 20'

PRINTED

JULY 3, 2020

BADEY & WATSON
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LOCATION MAP SCALE: 1" = 2000'

VICINITY MAP SCALE: 1" = 1000'

TAX MAP NO. 39 - 3-64

LOT AREA: 2.549 ACRES

ZONING DISTRICT: HIGHWAY COMMERCIAL (HC)

PROPOSED USE: WAREHOUSE AND OFFICE (BOTH PERMITTED BY RIGHT SUBJECT TO SITE SPECIFIC REVIEW)

FIRE: NORTH-HIGHLANDS ENGINE CO. 1

AMBULANCE: PHILIPSTOWN VOLUNTEER AMBULANCE CORPS

SUBDIVISION: CURRENT LOT CONFIGURATION NOT SHOWN ON FIELD MAPS

MAP NOTES

THE SAFETY DATA & TOPOGRAPHIC INFORMATION SHOWN HEREON IS AS SHOWN ON THE CERTAIN MAP SHIPPED TO THE SURVEYOR BY THE STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION, SURVEYING AND ENGINEERING, P.O. BOX 199, ALBANY, NEW YORK 12247-0199, DATED DECEMBER 12, 1994.

REVISIONS

DATE	DESCRIPTION
07/02/20	ORIGINAL DRAWING
02/18/20	CLIENT REVIEW
05/07/20	REV LANDING DOORS/ACCESS, EXISTING WALLS
07/03/20	ADDITIONAL NATION HIGHWAY ENTRY ANALYSIS

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