GEOGRAPHIC INDEX 41–26–00.6 –73–55–02.1

TREE LEGEND

OK14TW
- ATTRIBUTE (TW = TWIN)
- CALIPER (14 = 14")
- SPECIES (OK = OAK)
- TREE LOCATION

KEY

SPECIES

AL AILANTHUS	LC LOCUST
AS ASH	MA MAPLE
BI BIRCH	OK OAK
CD CEDAR	SY SYCAMORE
CH CHERRY	WN WALNUT
FR FIR	ZA PAULOWNIA
HC HICKORY	

ATTRIBUTES

DB DOUBLE *TW TWIN

* DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER, TWIN TREES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.

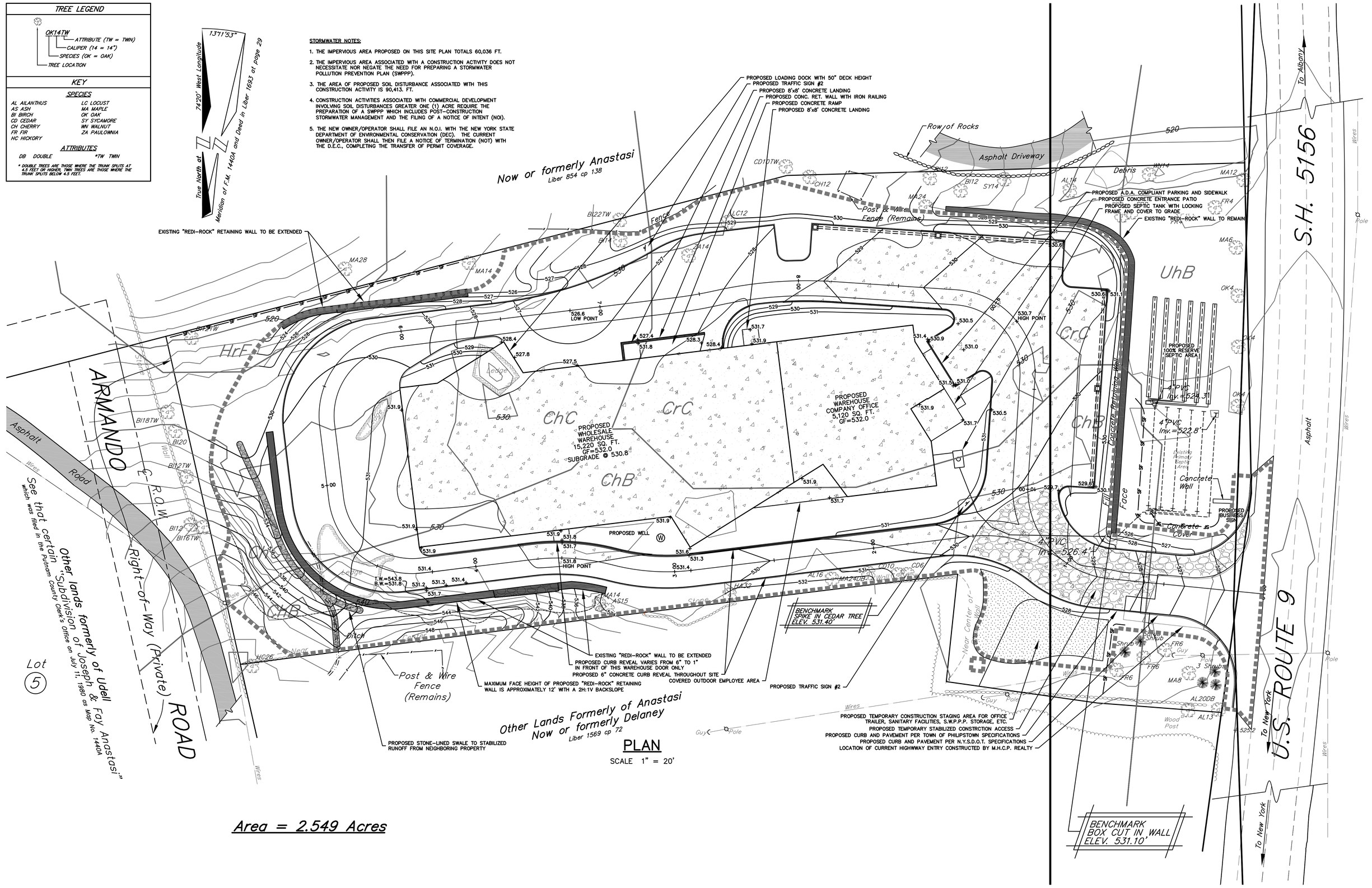
74°20' West Longitude 1371'33"

True North at

Meridian of F.M. 1440A and Deed in Liber 1603 at page 29

STORMWATER NOTES:

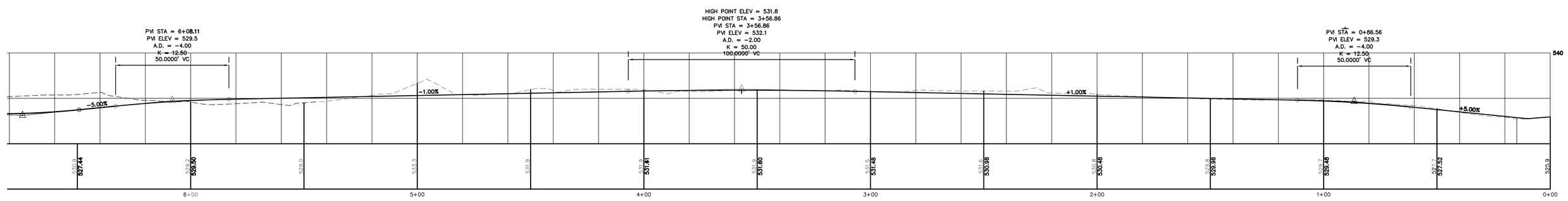
1. THE IMPERVIOUS AREA PROPOSED ON THIS SITE PLAN TOTALS 60,036 FT.
2. THE IMPERVIOUS AREA ASSOCIATED WITH A CONSTRUCTION ACTIVITY DOES NOT NECESSITATE NOR NEGATE THE NEED FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE AREA OF PROPOSED SOIL DISTURBANCE ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY IS 90,413. FT.
4. CONSTRUCTION ACTIVITIES ASSOCIATED WITH COMMERCIAL DEVELOPMENT INVOLVING SOIL DISTURBANCES GREATER ONE (1) ACRE REQUIRE THE PREPARATION OF A SWPPP WHICH INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT AND THE FILING OF A NOTICE OF INTENT (NOI).
5. THE NEW OWNER/OPERATOR SHALL FILE AN N.O.I. WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC). THE CURRENT OWNER/OPERATOR SHALL THEN FILE A NOTICE OF TERMINATION (NOT) WITH THE D.E.C., COMPLETING THE TRANSFER OF PERMIT COVERAGE.



PLAN

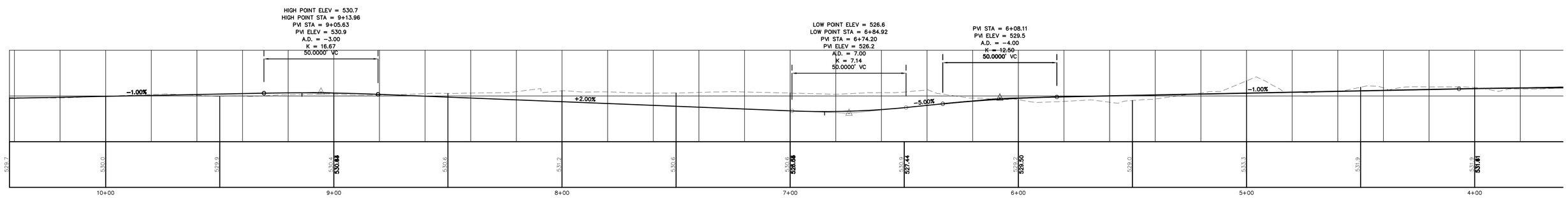
SCALE 1" = 20'

Area = 2.549 Acres



PROPOSED DRIVEWAY CENTERLINE PROFILE (BEGIN)

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'



PROPOSED DRIVEWAY CENTERLINE PROFILE (END)

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'

PLANNING BOARD APPROVAL

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 J. GAINER, P.E. 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.
PLANNING BOARD CHAIR DATE

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

SOILS LEGEND

Map Symbol	Hydrologic Soil Group	Soil Name
ChB	B	CHARLTON loam, 2–8% Slopes
ChC	B	CHARLTON loam, 8–15% Slopes
CrC	B	CHARLTON–CHATFIELD complex, rolling, very rocky
HrF	C/D	HOLLIS–ROCK outcrop complex, very steep
UhB	–/B	URBAN LAND–CHARLTON complex, 2–8% Slopes

= Soil delineation (boundary) lines

Soils 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

- PROPOSED HOUSE SEWER
- PROPOSED SILT FENCE
- TEMPORARY STABILIZED CONSTRUCTION ACCESS TO LATER BE GRAVEL
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- EXISTING GUTTER DOWNSPOUT
- *445.2 PROPOSED SPOT GRADE
- 450 PROPOSED MAJOR CONTOUR ELEVATION
- 448 PROPOSED MINOR CONTOUR ELEVATION
- PROPOSED TRUCK TRAFFIC
- PROPOSED CAR TRAFFIC

ZONING DATA

DISTRICT: HIGHWAY COMMERCIAL (HC)

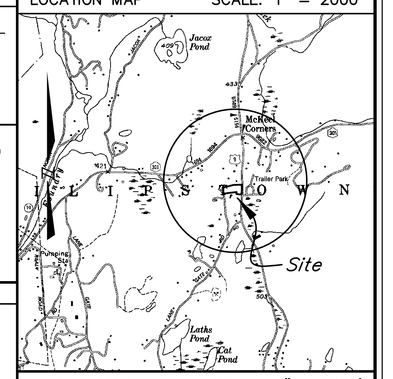
	Required	Existing	Proposed
Maximum density (conservation)	–	–	–
Minimum lot size (conventional/ODA)	40,000 sf	111,047 sf	111,047 sf
Minimum lot size (conservation)*	–	–	–
Minimum road frontage for conventional subdivision			
Town road	200 ft	n/a	–
County/state road	300 ft	275.42 ft	275.42 ft
ODA ROW	–	–	–
Minimum front yard setback			
Town road	25 ft	n/a	–
County/state road	35 ft	n/a	179.2 ft
Minimum side yard setback	15 ft	n/a	29.6 ft
Minimum rear yard setback	35 ft	n/a	100.0 ft
Max. impervious surface coverage	60%	1.1%	54.0%
Maximum height	40 ft	n/a	20 ft
Max. footprint for non–res struct.	40,000 sf	n/a	21,223 SF

OVERLAY DISTRICTS

175–13 Floodplain Overlay District – NFIP Map (FPO)	– NOT WITHIN
175–18.1 Mobile Home Overlay District (MHO)	– NOT WITHIN
175–14 Cold Spring Reservior Water Shed Overlay (WSO)	– NOT WITHIN
175–15 Scenic Protection Overlay (SPO)	– NOT WITHIN
175–16 Aquifer Overlay District (AQO)	
Cold Spring Reservior Watershed Overlay (WSO).	– NOT WITHIN
Clove Creek Aquifer (CCA).	– NOT WITHIN
Regional Aquifer (RA).	– NOT WITHIN
175–18 Open Space Conservation Overlay District (OSO)	– NOT WITHIN
175–35 Within 100' Buffer of Wetlands or Watercourse	– NOT WITHIN
175–36 Steep Terrain	– NOT WITHIN
175–36 Ridge Line Protection	– NOT WITHIN
175–37 Protection of Agriculture	– NOT ABUTTING

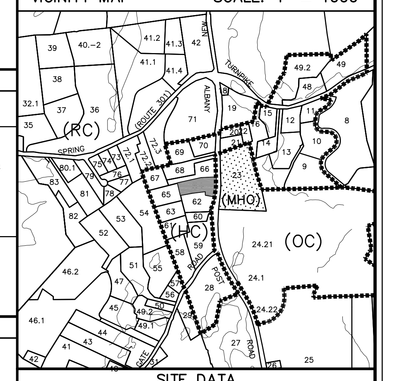
LOCATION MAP

SCALE: 1" = 2000'



VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

TAX MAP NO: 38.–3–64
LOT AREA: 2.549 ACRES
ZONING DISTRICT: HIGHWAY COMMERCIAL (HC)
PROPOSED USE: WAREHOUSE AND OFFICE (BOTH PERMITTED BY RIGHT SUBJECT TO SITE PLAN APPROVAL BY THE PLANNING BOARD)
SCHOOL DISTRICT: HALDANE CENTRAL S.D.
FIRE: NORTH HIGHLANDS ENGINE CO. 1
AMBULANCE: PHILIPSTOWN VOLUNTEER AMBULANCE CORPS
SUBDIVISION: CURRENT LOT CONFIGURATION NOT SHOWN ON A FILED MAP

MAP NOTES

THE SURVEY DATA & TOPOGRAPHIC INFORMATION SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR CRS INTERNATIONAL, INC..." PREPARED BY BADEY & WATSON, SURVEYING AND ENGINEERING, P.C. DATED DECEMBER 12, 2019.

REVISIONS

DATE	DESCRIPTION
01/02/20	ORIGINAL DRAWING
02/06/20	BUILDING FOOTPRINT, DRIVEWAY ALIGNMENTS
03/18/20	CLIENT REVIEW
05/07/20	REV LOADING DOCKS/ACCESS, EXG RET WALLS
07/03/20	ADDITIONAL NYSDOT HIGHWAY ENTRY ANALYSIS

PROPERTY OWNER

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

ARCHITECT

HUDSON DESIGN – ARCHITECTURE & CONSTRUCTION MANAGEMENT PLLC
1949 ROUTE 9
COLD SPRING, NY 10516
(845) 424–4810

PROJECT LOCATION

2761 ROUTE 9, COLD SPRING
TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM
STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A WHOLESALE DISTRIBUTION WAREHOUSE INCLUDING ASSOCIATED OFFICES TO BE SERVED BY A SEPARATE SUBSURFACE SEWAGE TREATMENT SYSTEM AND PRIVATE INDIVIDUAL WELL

APPLICANTS

CRS INTERNATIONAL, INC. (CONTRACT VENDEE)
3027 ROUTE 9
COLD SPRING, NY 10516

SITE GRADING & DRAINAGE PLAN

MAJOR SITE PLAN SET

STORMWATER POLLUTION PREVENTION PLAN (FULL)

SCALE: AS NOTED

PRELIMINARY

PRINTED JULY 3, 2020

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845.265.4428 (Fax)
877.3.141593 (Toll Free)

SHEET 2 OF 5

DRAWING NAME: SP25060__R05_V04 LAYOUT: SITE W.O. NO. 25060 CHECKED BY EFV DRAWN BY JRS

FILE NO. 85–140