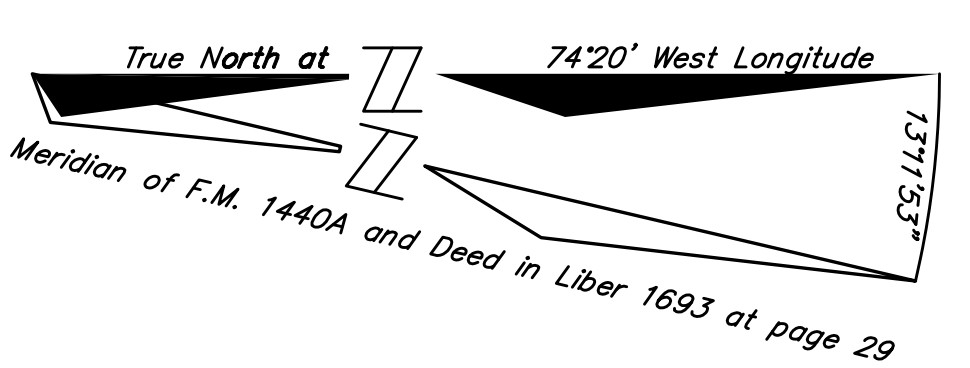


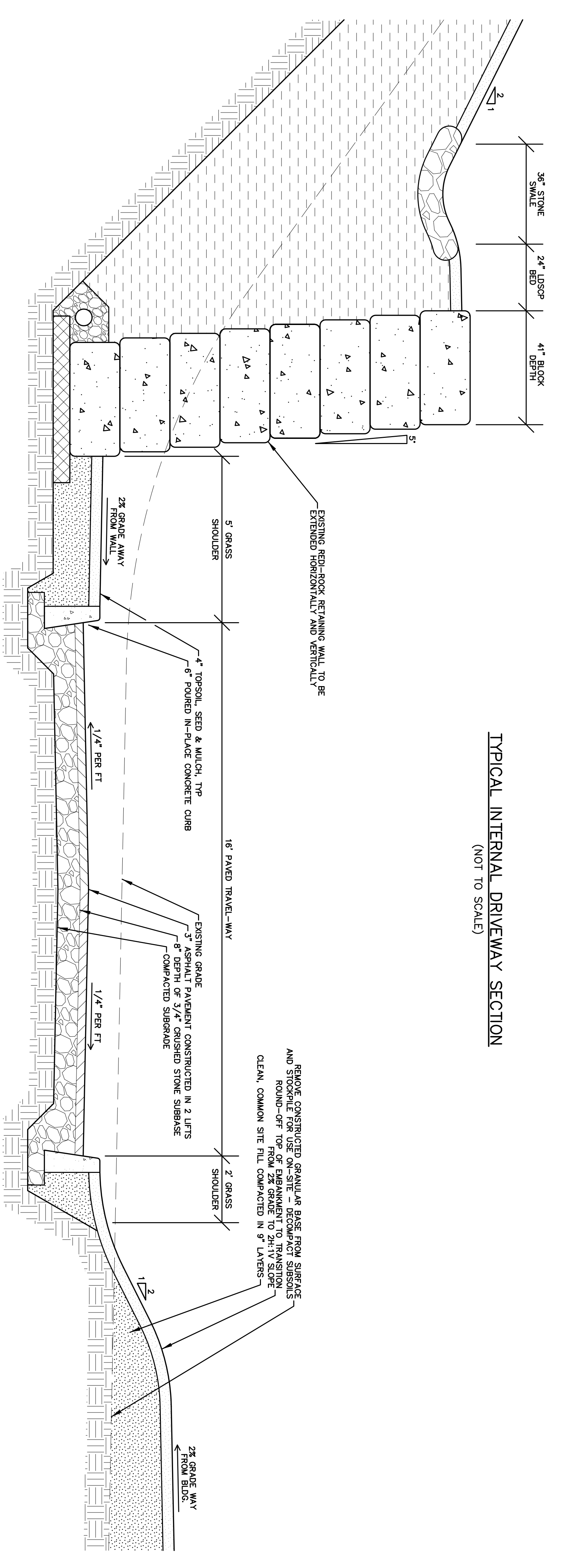
TREE LEGEND	
	MATURE TREE (10' - 15')
	MEDIUM TREE (6' - 10')
	SMALL TREE (3' - 6')
	TREE LOCATION



Area = 2.549 Acres

Other Lands Formerly of Anastasi
Now of Delaney
Law # 1589 of '72
PLAN
SCALE 1" = 20'

TYPICAL INTERNAL DRIVEWAY SECTION
(NOT TO SCALE)



PLANNING BOARD APPROVAL
Final site plan approval granted by Resolution # 173.36(01/21) on 01/21/21. No certificate of occupancy may be obtained for units until the final signed plan is on file with the Planning Board.
BY: RONALD J. GAMES, P.E. DATE: 2020
PHILIPSTOWN PLANNING BOARD

The signature below indicates that the site plan has been approved by the Planning Board.
BY: _____ DATE: _____
PLANNING BOARD CHAIR

WARNING STAMP
DATE: 2020

ATTENTION OF THIS DOCUMENT IN ANY WAY BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPLICABLE, IS A VIOLATION OF THE E.O.C.O. OF NEW YORK.

SOILS LEGEND

Soil Name	Soil Name
CH2	CH2 (C)
CH2C	CH2C (C)
CH2B	CH2B (C)
CH2D	CH2D (C)
CH2E	CH2E (C)
CH2F	CH2F (C)
CH2G	CH2G (C)
CH2H	CH2H (C)
CH2I	CH2I (C)
CH2J	CH2J (C)
CH2K	CH2K (C)
CH2L	CH2L (C)
CH2M	CH2M (C)
CH2N	CH2N (C)
CH2O	CH2O (C)
CH2P	CH2P (C)
CH2Q	CH2Q (C)
CH2R	CH2R (C)
CH2S	CH2S (C)
CH2T	CH2T (C)
CH2U	CH2U (C)
CH2V	CH2V (C)
CH2W	CH2W (C)
CH2X	CH2X (C)
CH2Y	CH2Y (C)
CH2Z	CH2Z (C)

LEGEND

- PROPOSED HOUSE SEWER
- PROPOSED SUT FENCE
- TEMPORARY STABILIZED CONSTRUCTION ACCESS TO LATER BE GRAVEL
- PROPOSED LIMIT OF DISTURBANCE
- EXISTING CUTTER DOWNSPOUT
- PROPOSED SPOT GRADE
- PROPOSED MAJOR CONTOUR ELEVATION
- PROPOSED MINOR CONTOUR ELEVATION
- PROPOSED TRUCK TRAFFIC
- PROPOSED CAR TRAFFIC

ZONING DATA

DISTRICT	Highway Commercial (HC)	Existing	Proposed
Maximum density (residential)	4000 ft ²	111,047 ft ²	111,047 ft ²
Minimum lot size (residential)	4000 ft ²	111,047 ft ²	111,047 ft ²
Minimum lot coverage (residential)	200 ft	275 x 42 ft	275 x 42 ft
Minimum front yard setback (residential)	200 ft	275 x 42 ft	275 x 42 ft
Minimum rear yard setback (residential)	200 ft	275 x 42 ft	275 x 42 ft
Minimum side yard setback (residential)	200 ft	275 x 42 ft	275 x 42 ft
Minimum front and rear setback (residential)	200 ft	275 x 42 ft	275 x 42 ft
Minimum front and rear setback (commercial)	200 ft	275 x 42 ft	275 x 42 ft
Minimum front and rear setback (industrial)	200 ft	275 x 42 ft	275 x 42 ft
Minimum front and rear setback (other)	200 ft	275 x 42 ft	275 x 42 ft

OVERLAY DISTRICTS

Overlay District	Not Within	Not Within	Not Within	Not Within
175-11 Floodplain Overlay District - 100' Map (F100)	NO	NO	NO	NO
175-12 Floodplain Overlay District - 500' Map (F500)	NO	NO	NO	NO
175-13 Floodplain Overlay District - 1000' Map (F1000)	NO	NO	NO	NO
175-14 Floodplain Overlay District - 5000' Map (F5000)	NO	NO	NO	NO
175-15 Floodplain Overlay District - 10000' Map (F10000)	NO	NO	NO	NO
175-16 Floodplain Overlay District - 50000' Map (F50000)	NO	NO	NO	NO
175-17 Floodplain Overlay District - 100000' Map (F100000)	NO	NO	NO	NO
175-18 Floodplain Overlay District - 500000' Map (F500000)	NO	NO	NO	NO
175-19 Floodplain Overlay District - 1000000' Map (F1000000)	NO	NO	NO	NO
175-20 Floodplain Overlay District - 5000000' Map (F5000000)	NO	NO	NO	NO
175-21 Floodplain Overlay District - 10000000' Map (F10000000)	NO	NO	NO	NO
175-22 Floodplain Overlay District - 50000000' Map (F50000000)	NO	NO	NO	NO
175-23 Floodplain Overlay District - 100000000' Map (F100000000)	NO	NO	NO	NO
175-24 Floodplain Overlay District - 500000000' Map (F500000000)	NO	NO	NO	NO
175-25 Floodplain Overlay District - 1000000000' Map (F1000000000)	NO	NO	NO	NO

OFF-STREET PARKING

USE	STANDARD	RECOMMENDED	TOTAL
RESIDENTIAL	173.36(01/21)	15,000 SQ. FT.	16 SPACES
COMMERCIAL	173.36(01/21)	1,500 SQ. FT.	16 SPACES
TOTAL			32 SPACES

EXISTING SEPTIC HYDRAULIC CAPACITY

CONNECTION	USE	LOADING RATE	UNITS	TOTAL	NOTE
EXISTING	COMMERCIAL	200 GPD/PERSON	3 BEDROOMS	600 GPD	(1)
PROPOSED	COMMERCIAL	150 GPD/PERSON	30 EMPLOYEES	4500 GPD	(2), (3)

PROPERTY OWNER

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

ARCHITECT

HUNSON DESIGN - ARCHITECTURE & CONSTRUCTION MANAGEMENT PLLC
1949 ROUTE 9
COLD SPRING, NY 10516
(914) 424-4810

PROJECT LOCATION

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

PROJECT DESCRIPTION

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

APPLICANTS

SES INTERNATIONAL, INC. (CONTRACT VENDOR)
501 MAIN STREET
COLD SPRING, NY 10516

SITE LAYOUT & STRIPING PLAN, ILLUSTRATION

MAJOR SITE PLAN SET

STORMWATER POLLUTION PREVENTION PLAN (FULL)

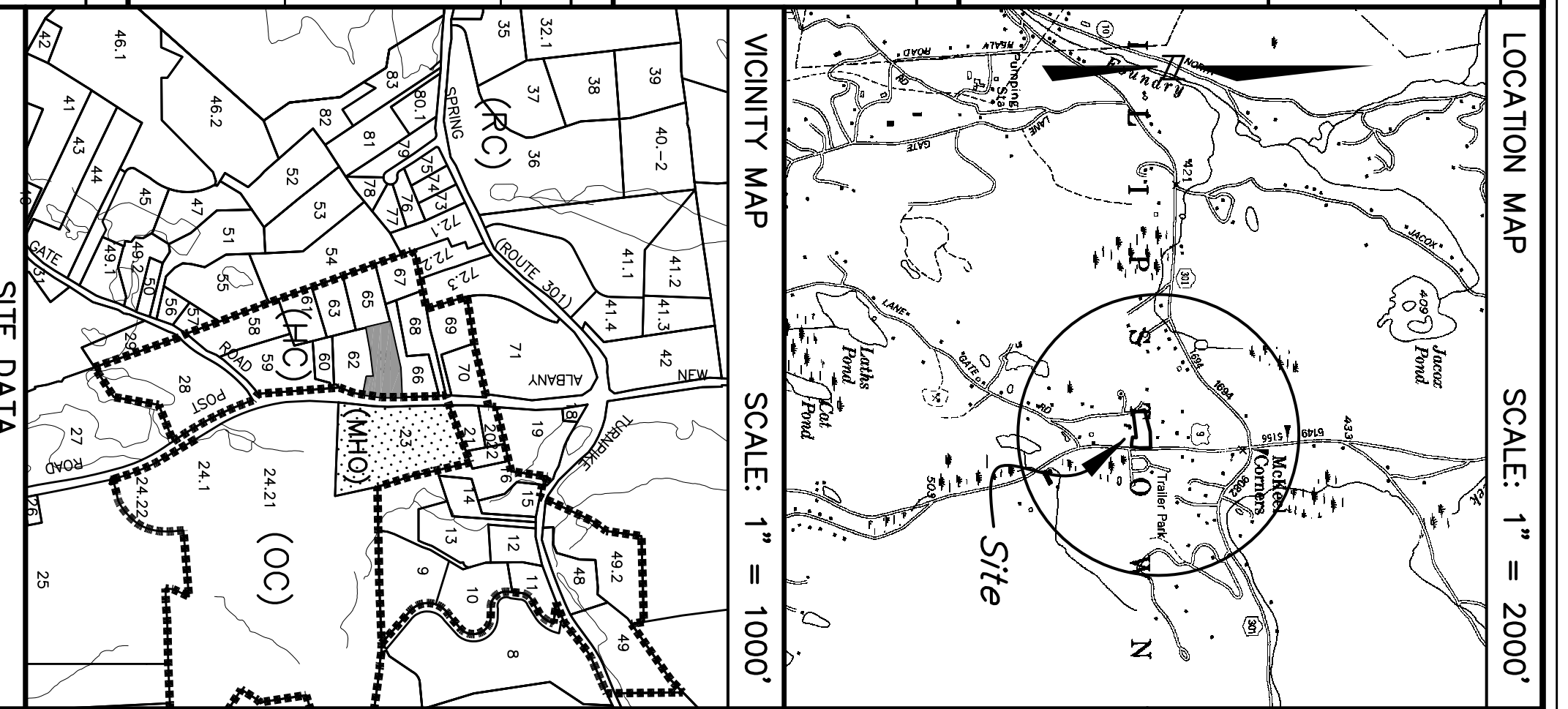
SCALE: AS NOTED

PRELIMINARY PRINTED

JULY 3, 2020

BADEY & WATSON
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1000 ROUTE 9
COLD SPRING, NY 10516
914.424.4810
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SHEET 3 OF 5