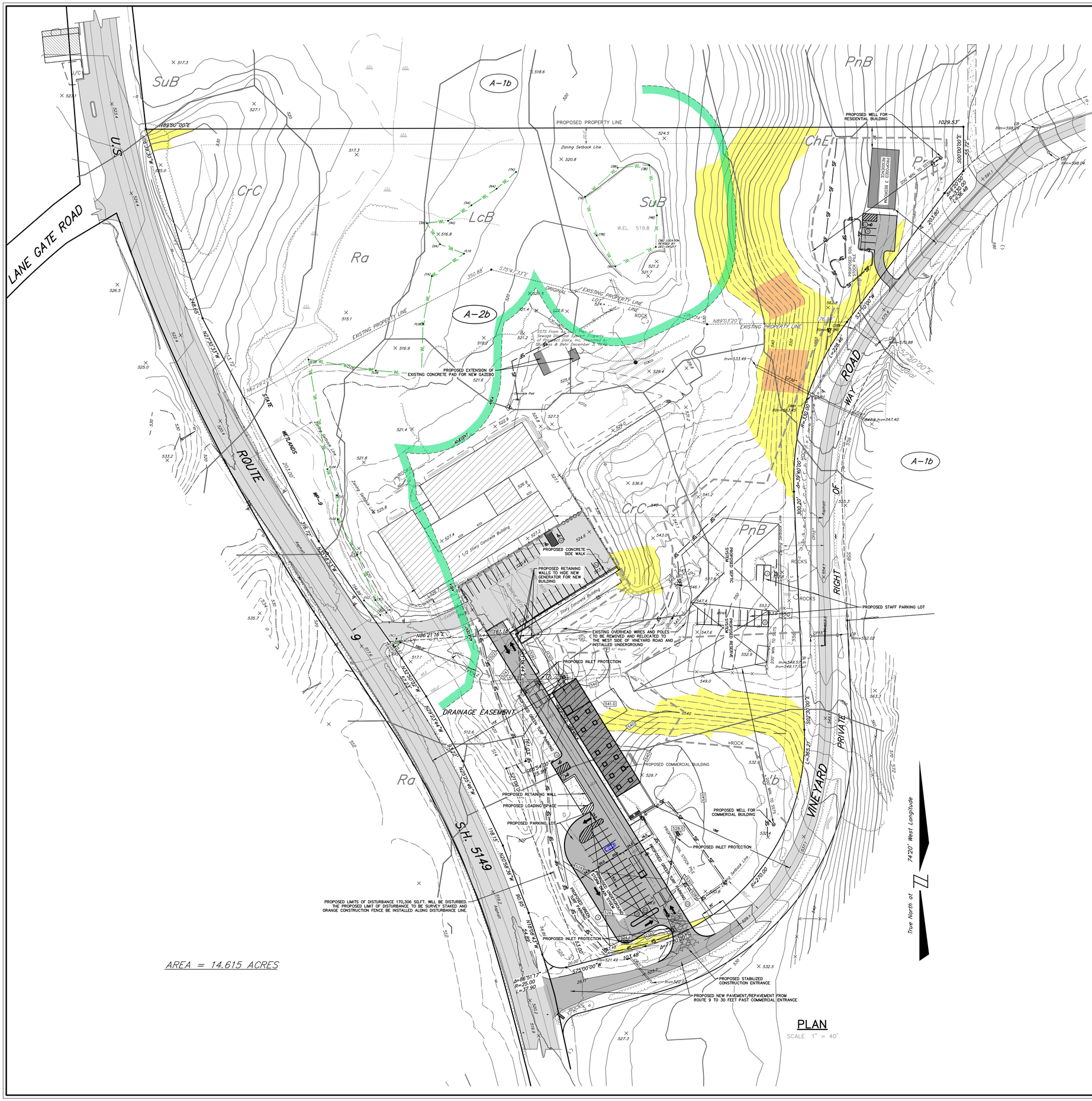
GEOGRAPHIC INDEX 41-25-46.9 -73-54-54.1

T.M. : 38.-03-24.2

DRAWING NAME: SP2415__ROS_V17 LAYOUT: EROSION CONTROL W.O. NO. 24915 CHECKED BY XXX SPELL CHECKED BY NAM DRAWN BY NAM/MJC



ZONING DATA

DISTRICT: OC (OFFICE/COMMERCIAL/INDUSTRY MIXED-USED)

	REQUIRED	EXISTING	PROPOSED
MAXIMUM DENSITY (CONSERVATION)	N/A	N/A	N/A
MINIMUM LOT SIZE (CONVENTIONAL/ODA)	2 AC	14.615 AC	14.615 AC
MINIMUM LOT SIZE (CONSERVATION)*	N/A	N/A	N/A
MINIMUM ROAD FRONTAGE FOR CONVENTIONAL SUBDIVISION			
TOWN ROAD	200 FT	N/A	N/A
COUNTY/STATE ROAD	200 FT	N/A	N/A
ODA ROW	N/A	N/A	N/A
MINIMUM FRONT YARD SETBACK			
TOWN ROAD	50 FT	N/A	73.1 FT
COUNTY/STATE ROAD	100 FT	96.5 FT	96.5 FT
MINIMUM SIDE YARD SETBACK	20 FT	N/A	N/A
MINIMUM REAR YARD SETBACK	35 FT	647.8 FT	60.1 FT
MAX. IMPERVIOUS SURFACE COVERAGE	60%	7%	5%
MAXIMUM HEIGHT	40 FT	--	--
MAX. FOOTPRINT FOR NON-RES STRUCT.	200,000 SF	22,552 SF	1,563 SF

THE SUBJECT SITE IS NOT IN A SCENIC PROTECTION OVERLAY DISTRICT (SPO)
THE SUBJECT SITE LIES ENTIRELY WITHIN THE REGIONAL AQUIFER
THERE NO FEMA FLOOD BOUNDARY ON OR NEAR THE SITE
THERE IS TOWN WETLANDS ON OR NEAR THE SITE
THERE IS NEW YORK STATE WETLANDS ON OR NEAR THE SITE
THERE IS NO HILLSIDE PROTECTION AREA THROUGHOUT THE PROPERTY

SOILS LEGEND

MAP SYMBOL	HYDROLOGIC GROUP	SOIL NAME
ChE	B	CHARLTON LOAM, 25-35% slopes
CrC	B	CHARLTON-CHATFIELD COMPLEX, rolling,very rocky
LcB	C	LEICESTER LOAM, 3-8% slopes, stony
PnB	C	PAXTON FINE SANDY LOAM, 2-8% slopes
PnC	C	PAXTON fine sandy loam, 8-15% Slopes
Ra	C	RAYNHAM SILT LOAM
SuB	B	SUTTON LOAM, 3-8% slopes
Ub	B	UDORTHENTS, smoothed

= 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.

SLOPE ANALYSIS LEGEND

EXISTING SLOPES OF 0% TO 20%
EXISTING SLOPES OF 20% TO 35%
EXISTING SLOPES OF 35% AND GREATER

WETLANDS LEGEND

Flags FL2A-4A & FL5B-7B only

Flag (6A) Flag No. — *Wetland boundary flags as set by Steven Manna, PWS in December of 2016, and located by Badey & Watson on December 5, 2016.*

Flags 1C-8C only

Flag (6C) Flag No. — *Wetland boundary flags as set by Joshua Fisher, PWS on August 20, 2019, and located by Badey & Watson.*

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

NOTES

1. PROPERTY BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUBDIVISION PLAT TO ADJUST THE LINE DIVIDING LANDS OF MAGAZZINO ITALIAN ART FOUNDATION FROM LANDS OF OF DIVERSIFIED CORP. ..." PREPARED BY BADEY & WATSON, DATED FEBRUARY 5, 2020.
2. VERTICAL DATUM HEREON IS NAVD 1988.
3. FOR WETLANDS CERTIFICATION SEE SHEET 7.

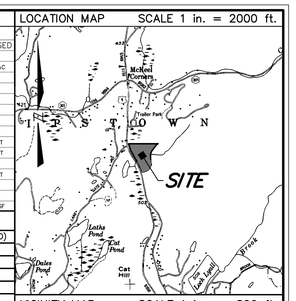
UNDERGROUND WARNING - NYS CODE RULE 753

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 MUNICIPALITIES ARE MEMBERS OF DIG SAFELY NEW YORK, INC., AND NON-MEMBER UTILITY OPERATORS MUST BE CONTACTED DIRECTLY.

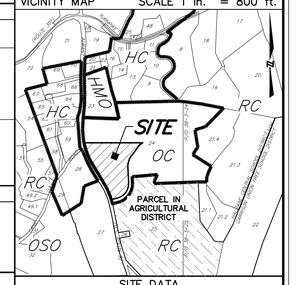
WARNING STAMP

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

LOCATION MAP SCALE 1 in. = 2000 ft.



VICINITY MAP SCALE 1 in. = 800 ft.



SITE DATA

TAX MAP NUMBER
SECTION: 38.
BLOCK: 03
LOT: 24.2

REVISIONS

DATE	DESCRIPTION
05/06/20	ORIGINAL DRAWING
06/03/20	MISC.
07/02/20	ADDRESSED TOWN COMMENTS LETTER 06/17/20
08/06/20	ADDRESSED TOWN COMMENTS LETTER 07/15/20
09/03/20	ADDRESSED TOWN COMMENTS LETTER 08/19/20

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

ARCHITECT

MIGUEL QUISMONDO, RA
235 EAST 87TH STREET
NEW YORK, NY 10128

STRUCTURAL ENGINEER

MICHAEL P. CARR, PE
13 WOODLAND DRIVE
GARRISON, NY 10524

PROJECT LOCATION

2700 ROUTE 9, COLD SPRING
TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM
STATE OF NEW YORK

PROJECT DESCRIPTION

MAJOR COMMERCIAL SITE PLAN FOR EXISTING COMMERCIAL BUILDING WITH EXISTING SEPTIC SYSTEM AND WELL. A NEW COMMERCIAL BUILDING WITH PARKING LOT AND A NEW SEPTIC SYSTEM AND WELL

PREPARED FOR

MAGAZZINO ITALIAN ART FOUNDATION
2700 ROUTE 9
COLD SPRING, NY 10516

PLAN
PREPARED FOR
MAGAZZINO ITALIAN ART FOUNDATION
EROSION CONTROL

SCALE : AS NOTED

PRELIMINARY

PRINTED
September 3, 2020

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