

WETLANDS LEGEND

Flags FL2A-AA & FL5B-7B only

Flag No. Wetland boundary flags as set by Steven Marino, PWS in December of 2016, and located by Bodey & Watson on December 5, 2016.

Flags 1C-8C only

Flag No. Wetland boundary flags as set by Joshua Fisher, PWS on August 20, 2019, and located by Bodey & Watson.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland, WF-2, as delineated by Steven Marino in December of 2016, and as delineated (extended) and reverified by Joshua Fisher August 20, 2019.

DEC Staff: *J. Fisher*
Joshua Fisher, Biologist

Surveyor/Engineer: Bodey & Watson, Surveying
New York State License No. 48167
N.Y.S. License No. 48167

Date: 11/12/2019

Wetland boundary delineation as validated by the New York State Department of Environmental Conservation for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After 5 years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

LEGEND

□	ROLE
—	RETAINING WALL
—	WIRES
—	SIGN
○	EVERGREEN TREE
○	DECIDUOUS TREE
—	HEDGES
○	BUSHES
—	TREELINE
○	LAMP (SINGLE)
○	LAMP (DOUBLE)
—	UNDERGROUND PIPE
—	CONTOUR LINE
○	SPOT ELEVATION
○	GUY
○	POST
—	FENCE LINE
—	CATCH BASIN - CURB_BOX



True North at 74°20' West Longitude

- Notes**
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 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 3. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
 4. This map is a composite of surveys of the subject properties previously prepared by Bodey & Watson and aerial mapping prepared for Bodey & Watson from aerial photographs dated Spring 2003 and August 2019. The wetlands flags shown are those set by Steven Marino in 2005, and those set by Josh Fisher in August of 2019, as indicated hereon. All flags were located by an actual field survey.
 5. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).

SHEET 7 OF 7
SITE PLAN FOR MAGAZZINO ITALIAN ART MUSEUM
NYSDEC WETLANDS CERTIFICATION SHEET

COMPOSITE MAP
PREPARED FOR
OLSPAN L.L.C
SITUATE IN THE
TOWN OF PHILIPSTOWN
PUTNAM COUNTY
NEW YORK

SCALE 1 in. = 30 ft. OCTOBER 30, 2019

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T.M. 36-3-24.21 & 24.22

Drawn by DJS

Checked by GJM

W.C. No. 24915

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