

T.M. : 17-1-41 & 17-1-42

Checked by MSJ Drawn by LIG

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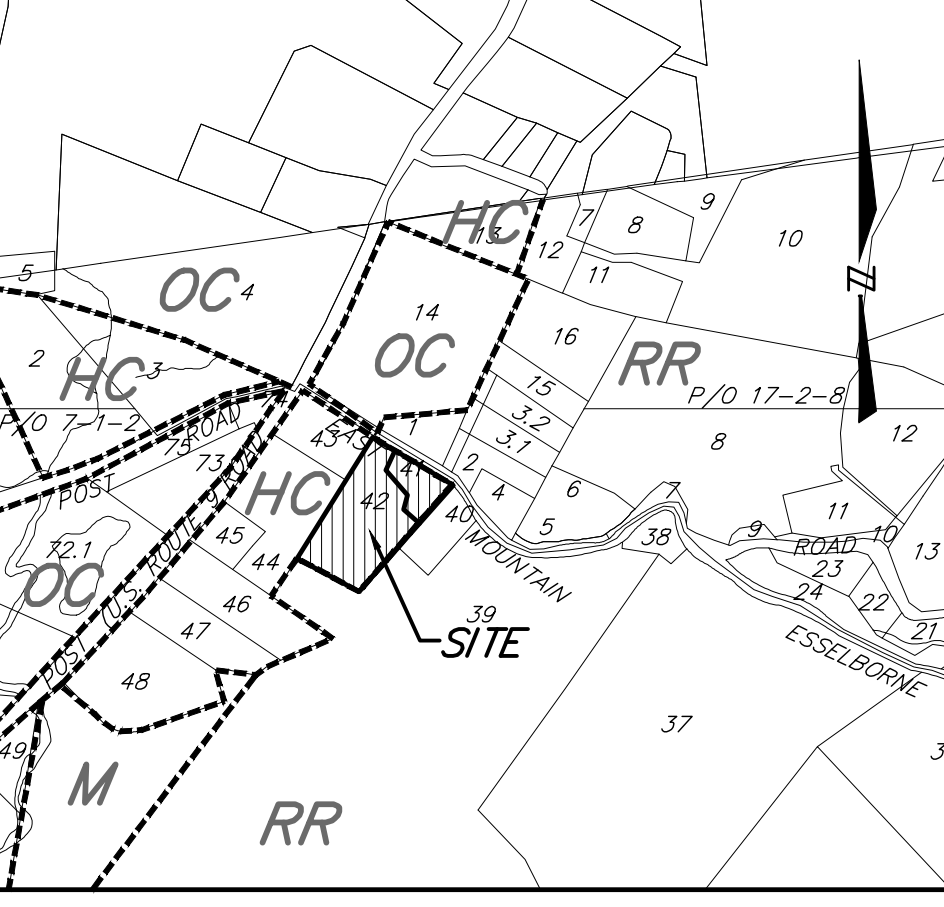
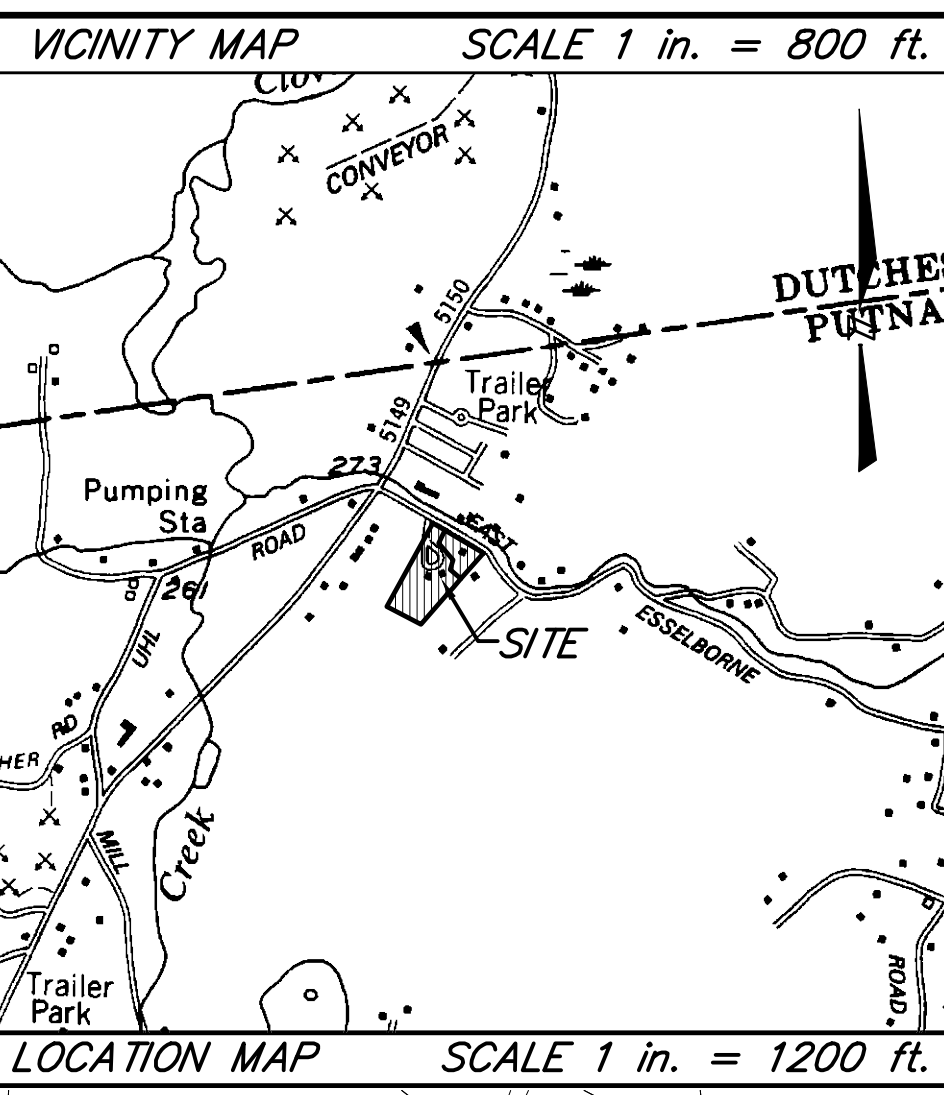
| SLOPE ANALYSIS LEGEND | | |
|-----------------------|------------------------------------|--|
| | EXISTING SLOPES OF 0% TO 20% | |
| | EXISTING SLOPES OF 20% TO 35% | |
| | EXISTING SLOPES OF 35% AND GREATER | |

| SOILS LEGEND | | |
|--------------|------------------|------------------------------|
| MAP SYMBOL | HYDROLOGIC GROUP | SOIL NAME |
| ChB | B | CHARLTON loam, 2-8% Slopes |
| ChD | B | CHARLTON loam, 15-25% Slopes |
| RhB | B | RIVERHEAD loam, 3-8% Slopes |

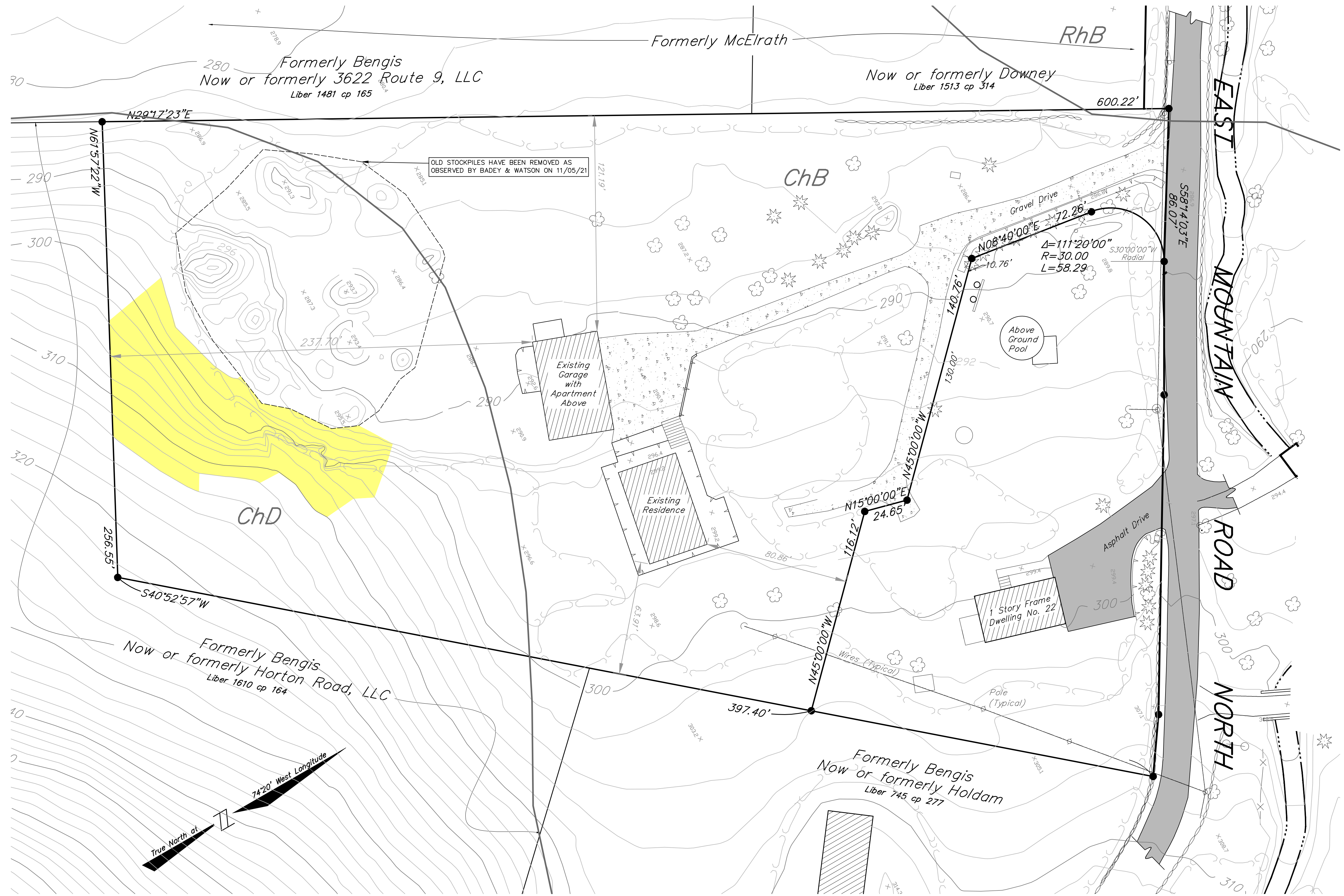
— SOIL DELINEATION (BOUNDARY) LINES
 SOILS CLASSIFICATIONS AND DELINEATED LINES HAVE BEEN DERIVED FROM U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE "SOIL SURVEY OF PUTNAM & WESTCHESTER COUNTIES, NEW YORK" ISSUED SEPTEMBER 1994.

| ZONING DATA | | | |
|--|-----------|------------|------------|
| DISTRICT: HC HIGHWAY COMMERCIAL | | | |
| | REQUIRED | EXISTING | PROPOSED |
| MAXIMUM DENSITY (CONSERVATION) | --- | --- | --- |
| MINIMUM LOT SIZE (CONVENTIONAL/ODA) | 40,000 SF | 143,333 SF | 143,333 SF |
| MINIMUM LOT SIZE (CONSERVATION)* | --- | --- | --- |
| MINIMUM ROAD FRONTAGE FOR CONVENTIONAL SUBDIVISION | | | |
| TOWN ROAD | 200 FT | 86.07 FT | 86.07 FT |
| COUNTY/STATE ROAD | 300 FT | --- | --- |
| ODA ROW | --- | --- | --- |
| MINIMUM FRONT YARD SETBACK | | | |
| TOWN ROAD | 25 FT | 80.86 FT | 80.86 FT |
| COUNTY/STATE ROAD | 35 FT | --- | --- |
| MINIMUM SIDE YARD SETBACK | 15 FT | 63.91 FT | 42 FT± |
| MINIMUM REAR YARD SETBACK | 35 FT | 237.70 FT | 54 FT± |
| MAX. IMPERVIOUS SURFACE COVERAGE | 60% | 10.23% | 22.84% |
| MAXIMUM HEIGHT | 40 FT | >40 FT | >40 FT |
| MAX. FOOTPRINT FOR NON-RES STRUCT. | 40,000 SF | --- | 3,840 SF |

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



| LEGEND | |
|--------|--------------------------|
| | Pole |
| | Retaining wall |
| | Sign |
| | Evergreen Tree |
| | Deciduous Tree |
| | Bush |
| | Hedges |
| | Bushes |
| | Existing Tree Line |
| | Lamp (Single) |
| | Lamp (Double) |
| | Post |
| | Sign |
| | Underground Pipe |
| | Contour line |
| | Spotgrade |
| | Corrugated Metal Pipe |
| | Corrugated Plastic Pipe |
| | Guy |
| | Post |
| | Reinforced Concrete Pipe |
| | Top/Bottom of Curb |
| | Wires |
| | Existing Stone Wall |



PLAN
 SCALE 1" = 30'

| SITE DATA | |
|----------------|-------------|
| TAX MAP NUMBER | SECTION: 17 |
| | BLOCK: 1 |
| | LOT: 42 |

- NOTES**
- PROPERTY BOUNDARY SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "LOT LINE ADJUSTMENT MAP PREPARED FOR CARL & DENISE A.D. FRISENDA," PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, P.C., DATED DECEMBER 1, 2020.
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 - THE VERTICAL DATUM HEREON IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 - THE MERIDIAN AND COORDINATE VALUES HEREON REFER TO THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE (NAD-1927).

| REVISIONS | |
|-----------|------------------|
| DATE | DESCRIPTION |
| 01/06/22 | ORIGINAL DRAWING |

PROJECT LOCATION
 18 EAST MOUNTAIN ROAD NORTH
 TOWN OF PHILIPSTOWN
 COUNTY OF PUTNAM
 STATE OF NEW YORK

PROPERTY OWNER
 ANTOINETTE, CARL AND DENISE FRISENDA
 22 EAST MOUNTAIN ROAD NORTH
 COLD SPRING, NY 10516

APPLICANT
 NICK DEPAOLIS
 353 MAIN STREET
 NELSONVILLE, NY 10516

PROJECT DESCRIPTION
 COMMERCIAL SITE PLAN

SITE PLAN SET
 PREPARED FOR
NICK DEPAOLIS
EXISTING CONDITIONS
PLAN
 SCALE : 1" = 30'

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: RONALD GAINER, TOWN ENGINEER DATE: _____, 2022.

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: NEAL ZUCKERMAN, CHAIRMAN DATE: _____, 2022.

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SHEET 1 OF 3

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.

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