

Geographic Index: 540753 617716
T.M.: 17-1-77.2, 17-1-76.21, 17-1-76.112, 17-1-76.11, 17-1-48, 17-1-39
Drawn by: DKH
Spell checked by: MSM
W.O. No.: 21792, 25231
Checked by: MSM
Layout: COVER SHEET
Drawing Name: SB21792CS_COVER_SHEET_R19_M17

CONSERVATION SUBDIVISION PLAN SET

PREPARED FOR

HUDSON HIGHLANDS RESERVE

BY

HORTON ROAD LLC

SITUATE IN THE

TOWN OF PHILIPSTOWN

PUTNAM COUNTY

NEW YORK

MARCH 2022

ZONING DATA	
DISTRICT: INDUSTRIAL / MANUFACTURING (M)	REQUIRED
MAXIMUM DENSITY (CONSERVATION)	---
MINIMUM LOT SIZE (CONVENTIONAL/ODA)	5 ac
MINIMUM LOT SIZE (CONSERVATION)*	---
MINIMUM ROAD FRONTAGE FOR CONVENTIONAL SUBDIVISION	---
TOWN ROAD	200 ft
COUNTY/STATE ROAD	200 ft
ODA ROW	---
MINIMUM FRONT YARD SETBACK	---
TOWN ROAD	100 ft
COUNTY/STATE ROAD	100 ft
MINIMUM SIDE YARD SETBACK	50 ft
MINIMUM REAR YARD SETBACK	50 ft
MAX. IMPERVIOUS SURFACE COVERAGE	30%
MAXIMUM HEIGHT	40 ft *
MAX. FOOTPRINT FOR NON-RES. STRUCT.	---

ZONING DATA	
DISTRICT: RURAL RESIDENTIAL (RR)	REQUIRED
MAXIMUM DENSITY (CONSERVATION)	3 ac/dg
MINIMUM LOT SIZE (CONVENTIONAL/ODA)	5 ac
MINIMUM LOT SIZE (CONSERVATION)*	(4) varies
MINIMUM ROAD FRONTAGE FOR CONVENTIONAL SUBDIVISION	---
TOWN ROAD	400 ft
COUNTY/STATE ROAD	400 ft
ODA ROW	100 ft
MINIMUM FRONT YARD SETBACK	60 ft
TOWN ROAD	60 ft
COUNTY/STATE ROAD	60 ft
MINIMUM SIDE YARD SETBACK	30 ft
MINIMUM REAR YARD SETBACK	50 ft
MAX. IMPERVIOUS SURFACE COVERAGE	10%
MAXIMUM HEIGHT	40 ft *
MAX. FOOTPRINT FOR NON-RES. STRUCT.	4,000 sf

ZONING DATA	
DISTRICT: HIGHWAY COMMERCIAL (HC)	REQUIRED
MAXIMUM DENSITY (CONSERVATION)	---
MINIMUM LOT SIZE (CONVENTIONAL/ODA)	40,000 sf
MINIMUM LOT SIZE (CONSERVATION)*	---
MINIMUM ROAD FRONTAGE FOR CONVENTIONAL SUBDIVISION	---
TOWN ROAD	200 ft
COUNTY/STATE ROAD	300 ft
ODA ROW	---
MINIMUM FRONT YARD SETBACK	---
TOWN ROAD	25 ft
COUNTY/STATE ROAD	35 ft
MINIMUM SIDE YARD SETBACK	15 ft
MINIMUM REAR YARD SETBACK	35 ft
MAX. IMPERVIOUS SURFACE COVERAGE	60%
MAXIMUM HEIGHT	40 ft *
MAX. FOOTPRINT FOR NON-RES. STRUCT.	40,000 sf

ESTIMATED EARTHWORK QUANTITIES	
(THIS IS AN ESTIMATE OF MATERIAL IN PLACE AND ASSUMES NO ROCK ENCOUNTERED)	
EXCAVATION	104,121 CUBIC YARDS
FILL	91,563 CUBIC YARDS
SPOIL BARROW	12,558 CUBIC YARDS

PHILIPSTOWN PLANNING BOARD	
FINAL SITE PLAN APPROVAL GRANTED BY RESOLUTION # ON NO CERTIFICATE	
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	20...

OWNER'S APPROVAL	
The undersigned, owner of the property hereon, states that they are familiar with this map, its contents and its legends and hereby consents to the filing of this map.	
Signed this ___ day of	20...
BY	HORTON ROAD LLC
	LUIS LICEAGA

LEGEND	
	CATCH BASIN
	BUSH
	BUSHES
	CONTOUR LINE
	CORRUGATED METAL PIPE
	CORRUGATED PLASTIC PIPE
	DROP INLET
	FIRE HYDRANT
	GAS VALVE
	GUY
	HEDGES
	LAMP (DOUBLE)
	LAMP (SINGLE)
	MAIL BOX
	MANHOLE
	MANHOLE (ELECTRIC)
	MANHOLE (DRAINAGE)
	MANHOLE (SEWER)
	MANHOLE (TELEPHONE)
	PILE
	POLYVINYL CHLORIDE PIPE
	POST
	REINFORCED CONCRETE PIPE
	RETAINING WALL
	EXISTING STONE WALL
	SIDE (LARGE)
	SIDE (SMALL)
	SPOT ELEVATION
	TOP & BOTTOM OF CURB
	TOP & BOTTOM OF WALL
	TRAFFIC BOX
	TRAFFIC POLE
	TRAFFIC FLOW
	TREE (CONIFER)
	TREE (DECIDUOUS)
	TREE LINE
	WATERED CLAY PIPE
	WATER VALVE
SUBTERANEAN	
	ELECTRIC LINE (PLATE PROVIDED)
	ELECTRIC LINE (STRIPED IN FIELD)
	DRAINAGE LINE (STRIPED IN FIELD)
	GAS LINE (PLATE PROVIDED)
	GAS LINE (STRIPED IN FIELD)
	SEWER LINE (PLATE PROVIDED)
	SEWER LINE (STRIPED IN FIELD)
	TELEPHONE LINE (STRIPED IN FIELD)
	WATER LINE (PLATE PROVIDED)
	WATER LINE (STRIPED IN FIELD)
	PROPOSED CONTOUR
	PROPOSED WALL
	PROPOSED SEWER LINE
	PROPOSED SILT FENCE
	LIMIT OF WETLAND BUFFER
	POINT (LOW)
	POINT (HIGH)
	POLYVINYL CHLORIDE PIPE
	PROPOSED SPOT GRADE
	REINFORCED CONCRETE PIPE
	STABILIZED CONSTRUCTION AREA
	ROLLED EROSION MATTING
	LIMIT OF DISTURBANCE
	GARAGE FLOOR ELEVATION
	FIRST FLOOR ELEVATION
	PROPOSED SIGN
	WELL
	PROPOSED CATCH BASIN
	SEWER MANHOLE
	CLOSED GRATE DRAINAGE MANHOLE
	PROPOSED DRAINAGE PIPE
	PROPOSED SEWER PIPE

WETLANDS LEGEND	
	Wetlands boundary flags set by Stephen W. Coleman on July 3, 2014 and confirmed by Stephen M. Gross during July 2015. (Numerical ID's only)
	Wetlands boundary flags set by Stephen M. Gross during July 2015. (WC suffix IDs)
	Intermittent drainage way flags set by Stephen M. Gross during July 2015 (ID suffix IDs). These flags were set to replace some of the flags (700-705) set by Mr. Coleman. This area was re-classified by Mr. Gross as an intermittent drainage way and not a wetland in his report dated August 12, 2015.
Note: All flags were surveyed and plotted hereon by Bodey & Watson during July 2015, August 2015 and September 2015.	

SLOPE LEGEND		
COLOR	SLOPES RANGE BEG.	RANGE END
	0.00	20.00
	20.00	35.00
	35.00	9999.00

SOILS LEGEND		
Map Symbol	Hydrologic Group	Soil Name
	B	CHARLTON loam, 2-8% Slopes
	B	CHARLTON loam, 8-15% Slopes
	B	CHARLTON loam, 15-25% Slopes
	B	CHARLTON loam, 25-35% Slopes
	B	CHARLTON loam, 8-15% Slopes, very stony
	B	CHARLTON loam, 15-25% Slopes, very stony
	B	CHARLTON loam, 25-35% Slopes, very stony
	B	CHARLTON-CHAFFIELD complex, rolling, very rocky
	B	CHAFFIELD-CHARLTON complex, hilly, very rocky
	B/D	FLUVAQUENTS-UBIQUENTS complex, frequently flooded
	B	FREDON silt loam
	A	HINCKLEY gravelly loamy sand, 3-8% Slopes
	A	HINCKLEY gravelly loamy sand, 8-15% Slopes
	A	HINCKLEY gravelly loamy sand, 15-25% Slopes
	C	LEICESTER loam, 2-8% Slopes, very stony
	C	PAXTON fine sandy loam, 2-8% Slopes
	C	PAXTON fine sandy loam, 8-15% Slopes
	C	PAXTON fine sandy loam, 15-25% Slopes
	B	RITS, gravel
	B	RIVERHEAD loam, 0-8% Slopes
	B	RIVERHEAD loam, 8-15% Slopes
	B	RIVERHEAD loam, 15-25% Slopes
	B	RIVERHEAD loam, 25-35% Slopes
	D	SUN loam
	-	UDORMENTS, smoothed
	-	UDORMENTS, wet substratum
	C	WOODBRIDGE loam, 3-8% Slopes
	C	WOODBRIDGE loam, 8-15% Slopes
	-	WATER
= Soil delineation (boundary) lines		

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.	Underground improvements, if any, are not shown hereon.
4.	The topographic data hereon was compiled photogrammetrically from aerial photographs dated April 14, 2003. The photo scale was 1 inch to 550 feet. The compilation scale was 1 inch to 50 feet.
5.	The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
6.	The meridian and coordinate values hereon refer to the New York State Coordinate System, East Zone (NAD-1927).



LOCATION MAP		SCALE 1 IN. = 2000 FT.	
VICINITY MAP		SCALE 1 IN. = 800 FT.	
SITE DATA			
TAX MAP NUMBER	SECTION: 17 17 17 17 17 17		
BLOCK:	1 1 1 1 1 1		
LOT:	39 48 76.111 76.112 76.21 77.2		
REVISIONS			
DATE	REVISION	DESCRIPTION	
04/15/21	R16	THIS SHEET ADDED FEIS RESPONSES	
11/04/2021	R17	FEIS RESPONSES	
03/03/2022	R19	FEIS RESPONSES	
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.			
PROJECT LOCATION			
ROUTE 9, HORTON ROAD, E, MT ROAD N TOWN OF PHILIPSTOWN COUNTY OF PUTNAM STATE OF NEW YORK			
PROPERTY OWNER			
HORTON ROAD LLC 315 EAST 91ST STREET UNIT 2S NEW YORK, NY 10128			
APPLICANT			
HORTON ROAD LLC 315 EAST 91ST STREET UNIT 2S NEW YORK, NY 10128			
PROJECT DESCRIPTION			
24 LOT CONSERVATION SUB-DIVISION.			
PLAN SET			
PREPARED FOR HUDSON HIGHLANDS RESERVE COVER SHEET			
SCALE : AS NOTED			
PRINTED February 28, 2022 BADEY & WATSON Surveying & Engineering, P.C. LICENSE No. 103021			
LIST OF DRAWINGS			
SHEET NO.	TITLE	REV	DATE
1 of 19	Cover Sheet	V19	03/03/21
2 of 19	Conservation Subdivision Plat	V19	03/03/21
3 of 19	Existing Conditions	V19	03/03/21
4 of 19	Constraints Map	V19	03/03/21
5 of 19	Plot Plan	V19	03/03/21
6 of 19	North Site Plan	V19	03/03/21
7 of 19	South Site Plan	V19	03/03/21
8 of 19	North Utility Plan	V19	03/03/21
9 of 19	South Utility Plan	V19	03/03/21
10 of 19	North Erosion & Sediment Control	V19	03/03/21
11 of 19	South Erosion & Sediment Control	V19	03/03/21
12 of 19	Road Profile Layout	V19	03/03/21
13 of 19	Driveway Profile Layout	V19	03/03/21
14 of 19	Sanitary Profiles	V19	03/03/21
15 of 19	Stormwater Profile Layout	V19	03/03/21
16 of 19	Sight Lines & Profiles	V19	03/03/21
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SHEET 1 OF 19			