GEOGRAPHIC INDEX: 540753 617716

T.M.:17.–1–77.2, 17.–1–76.21, 17.–1–76.112, 17.–1–76.111, 17.–1–48, 17.–1–39

On: CLOSED BY: DRAWN BY: SPELL CHECKED BY: CHECKED BY: LAYOUT: PLAT W.O. NO.:21792, 25231

DRAWING NAME: SB21792__SHEETS 2–4_R19_V17

PLANNING BOARD APPROVAL

Approved by the Planning Board of the Town of Philipstown
Putnam County, NY by Resolution No.________dated ____________________,2022.

This map is approved for filing in the office of the Putnam County Clerk.
Any change, erasure, modification or revision to this Plat as approved, shall void this approval.

Signed this ____day of ______________ , 20__.

PHILIPSTOWN PLANNING BOARD

By___________________________
Planning Board Chair

OWNER APPROVAL

The undersigned, owner(s) 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 _______________ , 2022.

HORTON ROAD LLC

by_______________________________
ULISES LICEAGA

REAL PROPERTY TAX CERTIFICATION

To Real Property Tax Department:
Please certify that the following Tax Map No(s). 17.–1–39, 17.–1–76.112, 17.–1–76.21, 17.–1–77.2 in the Town of Philipstown is/are the correct Tax Map Number(s) for this subdivision map.

Signed: _______________________________
Director of Real Property Taxes

COMMISSIONER OF FINANCE CERTIFICATION

Putnam County Commissioner of Finance's Office
Carmel, New York

The Commissioner of Finance hereby certifies that all Town, County and Village Real Property Taxes forwarded to this office for collection as of ________________ have been paid for the parcel or parcels described as:

Tax Map No(s). ______________________________

Signed: _______________________________
Commissioner of Finance

PUTNAM COUNTY DEPARTMENT OF HEALTH

"JURISDICTIONAL" APPROVAL STATEMENT

Approved subject to the provision of a private water supply and public sewage treatment system for each habitable lot in accordance with the Putnam County Sanitary Code and as shown on the Realty Subdivision Plan as filed with the Putnam County Department of Health. Consent is hereby given for the filing of this map in the Office of the County Clerk in accordance with the provisions of Sections 1116 & 1117 of the Public Health Law.

BY:_______________________DATE:____________
Environmental Health Services

Expiration Date:_____________________________

REALTY SUBDIVISION GENERAL NOTES

1. The Putnam County Department of Health requires a Construction Permit Application be submitted for approval for each individual subsurface sewage treatment system (SSTS) prior to the issuance of building permits by the local municipality.
2. All individual water supplies shall be drilled wells.
3. All drilled wells shall be constructed in accordance with the New York State Health Department 10NYCRR Appendix 5B, Standards for water wells.
4. All wells shall be pump tested for a minimum of 6 hours and have a minimum safe yield of 5 gallons per minute.
5. The Putnam County Department of Health approval is based on locations of SSTS, wells, house and driveway locations being maintained as shown. All modifications to have prior Putnam County Department of Health approval.
6. Unauthorized modifications made to this drawing after the date of Putnam County Health Department approval voids said approval.
7. No cut or fill is permitted in the SSTS area, except if so specified on the approved plan.
8. All stone walls in and within 10 feet of the SSTS area shall be removed to their entire depth and the resulting void replaced with similar on site soil.
9. Purchasers of lots to be furnished with a true copy of this plan as approved by the Putnam County Department of Health together with a copy of the Certificate of Approval.
10. The conditions noted on the Putnam County Department of Health Certificate of Approval are an integral part of this subdivision approval and compliance is required.
11. The areas delineated for primary and reserve SSTS areas are to be physically marked on the ground and no earth moving or construction equipment, building equipment or excavated earth is to be allowed in these areas except as required for construction of the system.
12. It is the intention of this plan that wells to be a minimum of 100 feet from absorption trenches, except when a well is downhill and in direct line of drainage with the SSTS, then the minimum distance shall be 200 feet.
13. Flow from all proposed dwellings to the SSTS areas to be by gravity except if so noted in the SSTS Schedule.
14. The SSTS designs do not provide for the installation of garbage grinders. Such installations require additional design and the approval of the Putnam County Health Department.
15. Approval is herewith granted for a total of _____ lots only, namely lots _________, and these lots only.

ADDITIONAL NOTES

16. No cut is permitted within 10 feet of a sewage disposal area.
17. No absorption trench to be less than 100 feet from any lake, stream or water course.
18. All existing and/or proposed Subsurface Sewage Treatment Systems and Wells on neighboring properties within 200 feet of the proposed SSTS and Wells are shown on this Plat.

NOTES

1. Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
2. Underground improvements, if any, are not shown hereon.
3. 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.
4. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
5. The meridian and coordinate values hereon refer to the New York State Coordinate System, East Zone (NAD–1927).
6. This is one sheet of a two sheet set. Users are cautioned that data on the other sheet is integral to this survey. Use of this sheet alone may deprive the user of needed information.
7. This subdivision plat was developed in conjunction with a twenty sheet set of construction plans. These construction plans are an integral part of the subdivision and are on file in the offices of the Town of Philipstown.

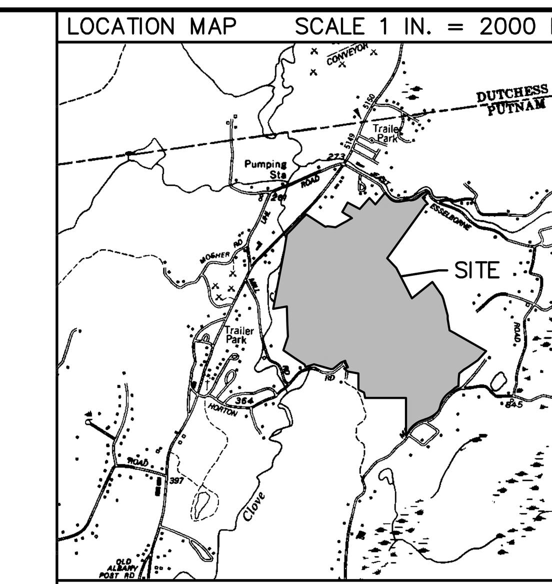
ZONING REQUIREMENTS

REQUIRED	
Industrial/Manufacturing District (M)	M
Maximum density (conservation) (1)	--
Minimum lot size (conventional/ODA) (2)	5 ac
Minimum lot size (conservation) (3)	--
Minimum road frontage for conventional subdivision (5)	
Town road	200
County/state road	200
Open development area ROW	--
Minimum front yard setback	
Town road (6)	100
County/state road (6)	100
Minimum side yard setback (13)	50 (7)
Minimum rear yard setback (13)	50
Setback in conservation subdivision. See § 175–20E	
Maximum impervious surface coverage (8)	30%
Maximum height (9)	40
Maximum footprint (in square feet) for nonresidential structures (10)	--

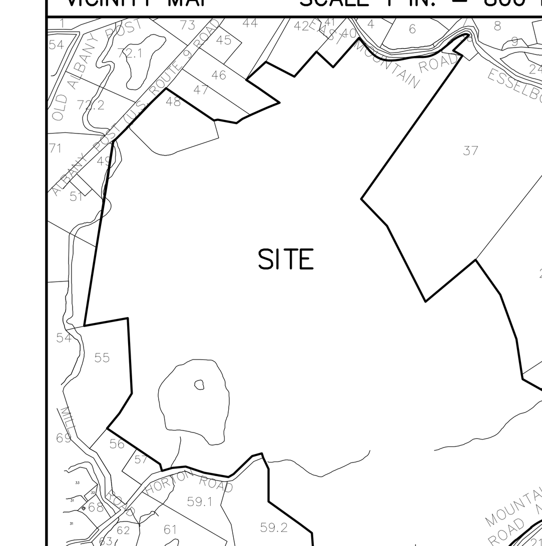
REQUIRED	
Rural Residential District (RR)	RR
Maximum density (conservation) (1)	3 ac/du
Minimum lot size (conventional/ODA) (2)	5 ac
Minimum lot size (conservation) (3)	(4) Varies
Minimum road frontage for conventional subdivision (5)	
Town road	250
County/state road	400
Open development area ROW	100
Minimum front yard setback	
Town road (6)	60
County/state road (6)	60
Minimum side yard setback (13)	30
Minimum rear yard setback (13)	50
Setback in conservation subdivision. See § 175–20E	
Maximum impervious surface coverage (8)	10%
Maximum height (9)	40
Maximum footprint (in square feet) for nonresidential structures (10)	4,000

REQUIRED	
Highway Commercial District (HC)	HC
Maximum density (conservation) (1)	–
Minimum lot size (conventional/ODA) (2)	40,000 Sq.ft
Minimum lot size (conservation) (3)	–
Minimum road frontage for conventional subdivision (5)	
Town road	200
County/state road	300
Open development area ROW	–
Minimum front yard setback	
Town road (6)	25
County/state road (6)	35
Minimum side yard setback (13)	15
Minimum rear yard setback (13)	35
Setback in conservation subdivision. See § 175–20E	
Maximum impervious surface coverage (8)	60%
Maximum height (9)	40
Maximum footprint (in square feet) for nonresidential structures (10)	40,000

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
SEE TITLE	R01	ORIGINAL DRAWING
04/15/2021	R16	FEIS RESPONSES
11/04/2021	R17	FEIS RESPONSES
03/03/2022	R19	FEIS RESPONSES

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

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.

PRELIMINARY PLAN SET
PREPARED FOR

HUDSON HIGHLANDS RESERVE

CONSERVATION SUBDIVISION PLAT

SCALE : 1" = 150'

PRELIMINARY
LICENSE No. 048167

PRINTED
March 1, 2022
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Surveying & Engineering, D.P.C.

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