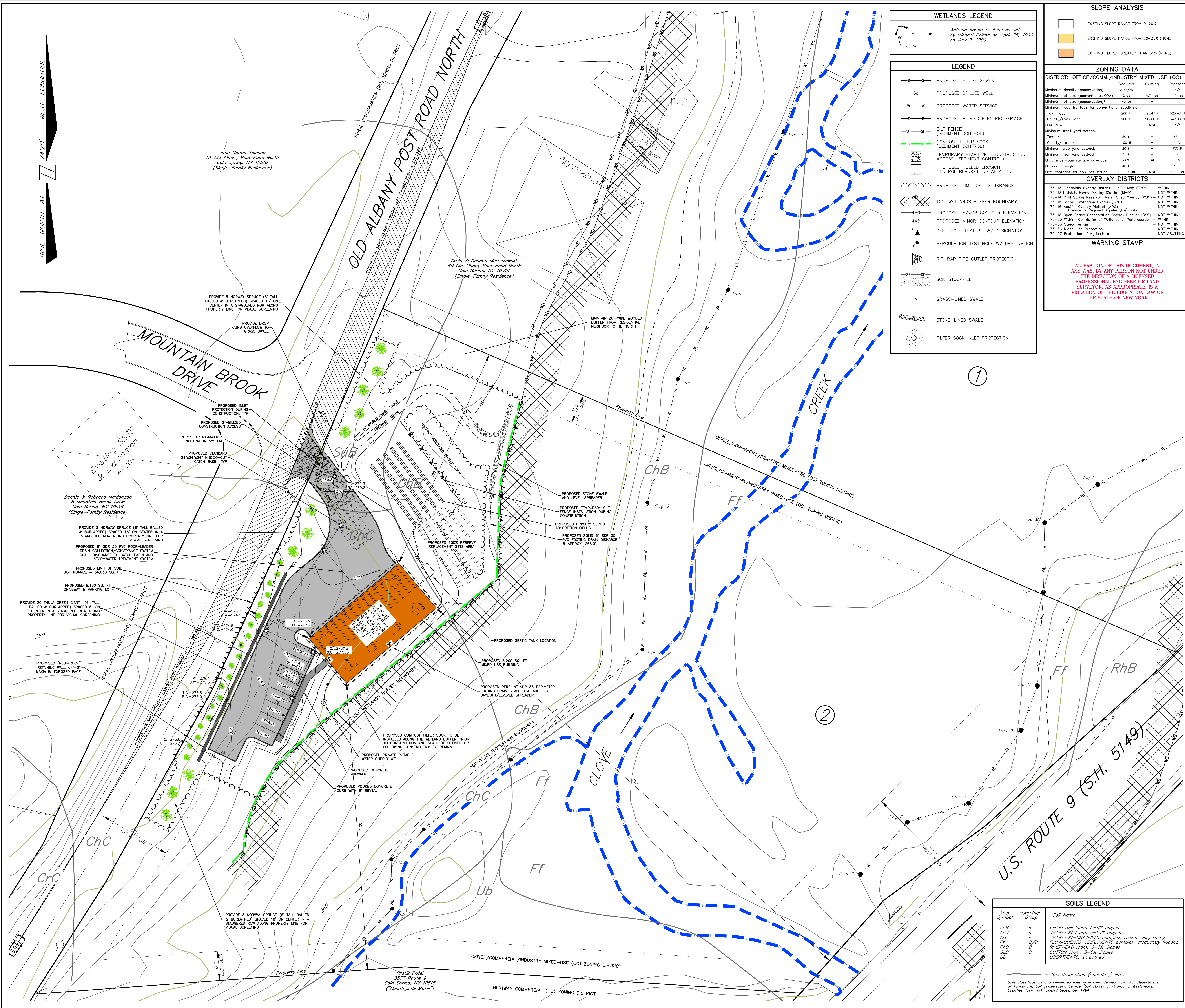


TRUE NORTH AT 74°20' WEST LONGITUDE



WETLANDS LEGEND

Wetland boundary flags as set by Michael Pirone on April 26, 1999 on July 5, 1999

LEGEND

- PROPOSED HOUSE SEWER
- PROPOSED DRILLED WELL
- PROPOSED WATER SERVICE
- PROPOSED BURIED ELECTRIC SERVICE
- SILT FENCE (SEDIMENT CONTROL)
- COMPOST FILTER SOCK (SEDIMENT CONTROL)
- TEMPORARY STABILIZED CONSTRUCTION ACCESS (SEDIMENT CONTROL)
- PROPOSED ROLLED EROSION CONTROL BLANKET INSTALLATION
- PROPOSED LIMIT OF DISTURBANCE
- 100' WETLANDS BUFFER BOUNDARY
- PROPOSED MAJOR CONTOUR ELEVATION
- PROPOSED MINOR CONTOUR ELEVATION
- DEEP HOLE TEST PIT W/ DESIGNATION
- PERCOLATION TEST HOLE W/ DESIGNATION
- RIP-RAP PIPE OUTLET PROTECTION
- SOIL STOCKPILE
- GRASS-LINED SWALE
- STONE-LINED SWALE
- FILTER SOCK INLET PROTECTION

SLOPE ANALYSIS

- EXISTING SLOPE RANGE FROM 0-20%
- EXISTING SLOPE RANGE FROM 20-35% (NONE)
- EXISTING SLOPES GREATER THAN 35% (NONE)

ZONING DATA

DISTRICT: OFFICE/COMM./INDUSTRY MIXED USE (OC)

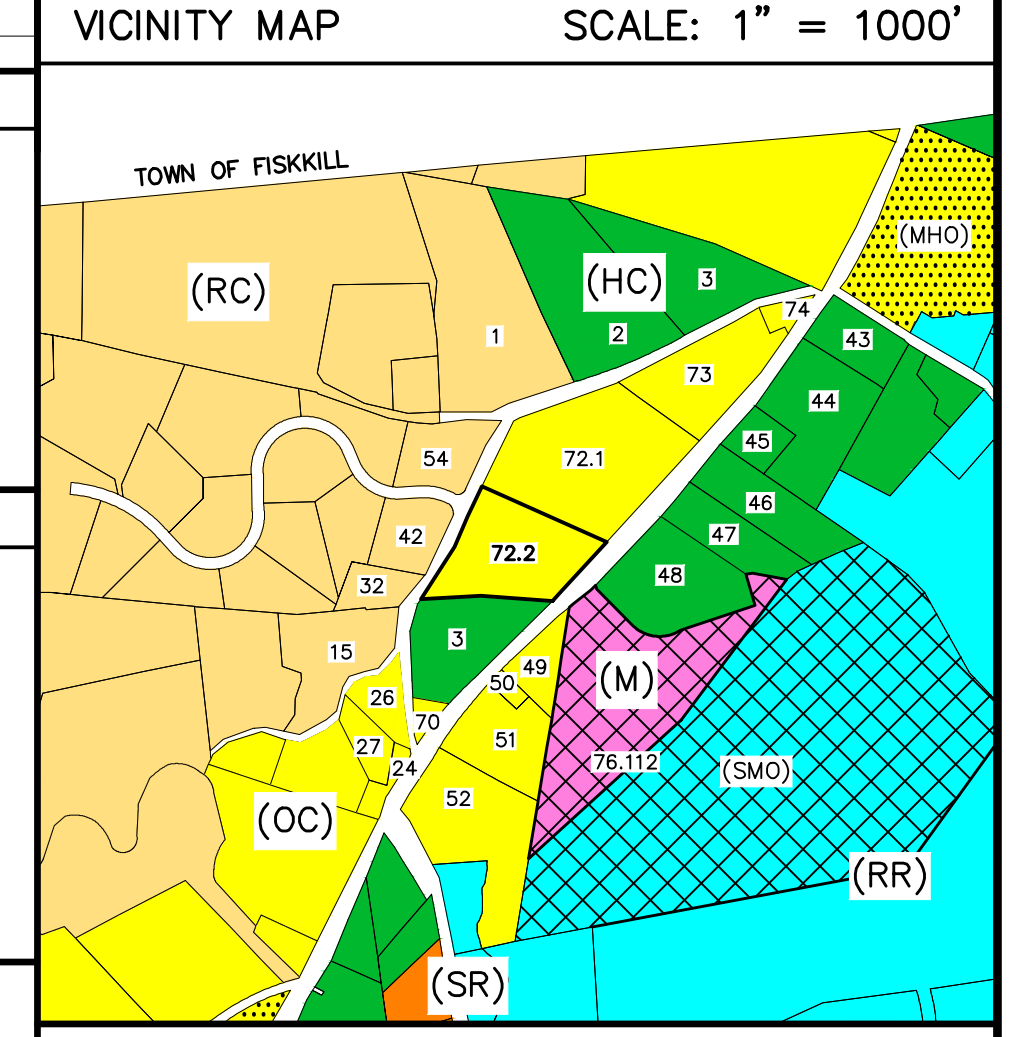
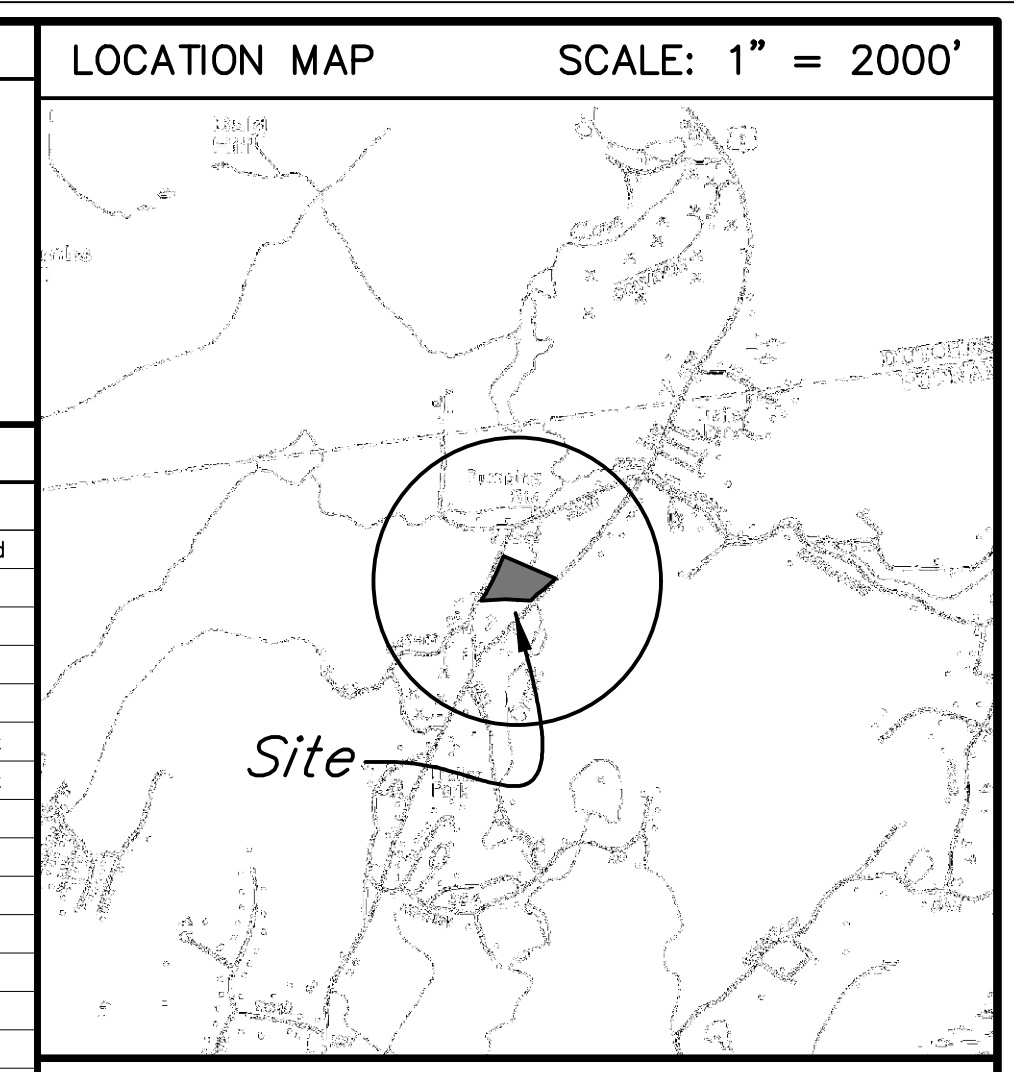
	Required	Existing	Proposed
Maximum density (conservation)	2 ac/5a	-	n/a
Minimum lot size (conservation/ODA)	2 ac	4.71 ac	4.71 ac
Minimum lot size (conservation)*	varies	-	n/a
Minimum road frontage for conventional subdivision	-	-	-
Town road	200 ft	525.47 ft	525.47 ft
County/state road	200 ft	347.00 ft	347.00 ft
ODA ROW	-	n/a	n/a
Minimum front yard setback	-	-	-
Town road	50 ft	-	65 ft
County/state road	100 ft	-	n/a
Minimum side yard setback	20 ft	-	155 ft
Minimum rear yard setback	35 ft	-	n/a
Max. impervious surface coverage	60%	0%	0%
Maximum height	40 ft	-	30 ft
Max. footprint for non-res. struct.	300,000 sq ft	n/a	3,200 sq ft

OVERLAY DISTRICTS

- 175-13 Floodplain Overlay District - NFP Map (FPO) - WITHIN
- 175-18.1 Mobile Home Overlay District (MHO) - NOT WITHIN
- 175-14 Cold Spring Reservoir Water Shed Overlay (WSO) - NOT WITHIN
- 175-15 Scenic Protection Overlay (SPO) - NOT WITHIN
- 175-16 Aquifer Overlay District (AOD) - NOT WITHIN
- 175-18 Open Space Conservation Overlay District (OSOD) - NOT WITHIN
- 175-35 Within 100' Buffer of Wetlands or Watercourse - WITHIN
- 175-36 Sleep Terrain - NOT WITHIN
- 175-36 Ridge Line Protection - NOT WITHIN
- 175-37 Protection of Agriculture - NOT ABUTTING

WARNING STAMP

ALTERATION OF THIS DOCUMENT IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK



SITE DATA

TAX MAP NO: 17.-1-72.2
 LOT AREA: 4.71 ACES
 ZONING DISTRICT: MIXED USE (OC)
 PROPOSED USE: BUSINESS/UPPER FLOOR APTS.
 SCHOOL DISTRICT: HALDANE C.S.D.
 FIRE: NORTH HIGHLANDS ENGINE CO. NO. 1
 AMBULANCE: PHILIPSTOWN VOL. AMB. CORPS
 SUBDIVISION: LOT 2 CARL L. & DONA L. THOMSON
 FILED MAP NO. 2845 ON SEPT 29, 2000.

MAP NOTES

- SURVEY DATA AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUBDIVISION PLAN PREPARED FOR CARL L. & DONA L. THOMSON," PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, P.C., DATED MAY 6, 1999. LAST REVISED ON JULY 6, 2000.
- UNDERGROUND IMPROVEMENTS IF ANY ARE NOT SHOWN HEREON.
- WETLANDS BUFFER LINE ON LOT 2 IS TO BE STAKED AND CERTIFIED BY A LICENSED LAND SURVEYOR IMMEDIATELY PRIOR TO ANY CONSTRUCTION ON LOT 2.

REVISIONS

DATE	DESCRIPTION
03/16/22	ORIGINAL DRAWING (PRE-APP SKETCH)
04/07/22	INITIAL PLANNING BOARD SUBMISSION
05/05/22	COORDINATE WITH SEPTIC PLAN

PLANNING BOARD APPROVAL

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 J. GARNER, P.E., 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.

PROJECT LOCATION

OLD ALBANY POST ROAD NORTH, COLD SPRING TOWN OF PHILIPSTOWN COUNTY OF PUTNAM STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 4-BAY EQUIPMENT GARAGE FOR A SERVICE BUSINESS, WITH TWO (2) 2-BEDROOM UPPER FLOOR APARTMENTS IN A MIXED-USE BUILDING. THE GARAGE IS PERMITTED BY RIGHT, SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD. THE APARTMENTS ARE PERMITTED BY SPECIAL PERMIT ISSUED BY THE PLANNING BOARD. THE MIXED-USE BUILDING WILL BE SERVED BY A SEPARATE SUBSURFACE SEWAGE TREATMENT SYSTEM AND A PRIVATE DRILLED POTABLE WATER WELL.

PROPERTY OWNER

FORREST KINGSLEY & IAN KINGSLEY
 16 RESERVOIR ROAD
 COLD SPRING, NY 10516

SITE GRADING & DRAINAGE PLAN

MAJOR SITE PLAN SET

SCALE: 1" = 20'

PRINTED

May 5, 2022

BADEY & WATSON
 Surveying & Engineering, D.P.C.

3003 Route 9
 Cold Spring, NY 10516
 www.Badey-Watson.com 845.365.9317
 877.3.141.993 (Toll Free)

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SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
ChB	B	CHARLTON loam, 2-8% Slopes
ChC	B	CHARLTON loam, 8-15% Slopes
C/C	B	CHARLTON-CHAFFIELD complex, rolling, very rocky
F/C	B/D	FLUVAQUENTS-UDIFLUENTS complex, frequently flooded
RhB	B	RIVERHEAD loam, 3-8% Slopes
SubB	B	SUTTON loam, 3-8% Slopes
Ub	-	UDORTHENTS, smoothed

= Soil delineation (boundary) lines

Soil 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.

DRAWING NAME: SP26264...R03_V17 CHECKED BY: MSM DRAWN BY: JRS W.O. NO. 26264 LAYOUT: SITE