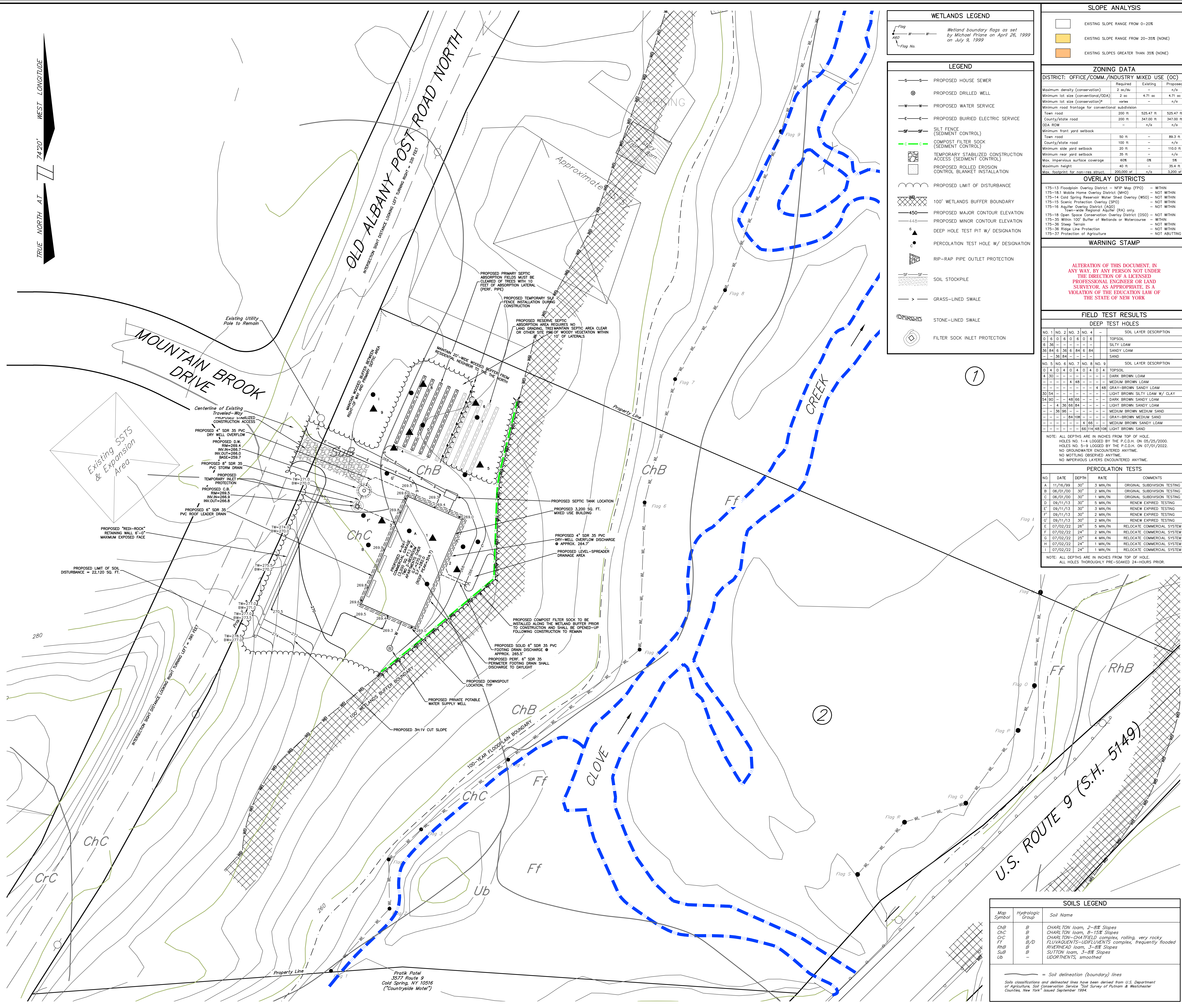


TRUE NORTH AT 74°20' WEST LONGITUDE



WETLANDS LEGEND

Wetland boundary flags as set by Michael Pridge 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)

Minimum density (conservation)	Required	Existing	Proposed
2 ac/acre	2 ac	4.71 ac	n/a
Minimum lot size (conservation/ODA)	varies	n/a	n/a
Minimum lot size (conservation)*	varies	n/a	n/a
Minimum front setback	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	50 ft	-	89.3 ft
County/state road	100 ft	-	n/a
Minimum side yard setback	20 ft	-	110.0 ft
Minimum rear yard setback	35 ft	-	n/a
Max. impervious surface coverage	60%	0%	0%
Maximum height	40 ft	-	35.4 ft
Max. footprint for non-res. struct.	200,000 sq ft	n/a	3,200 sq ft

OVERLAY DISTRICTS

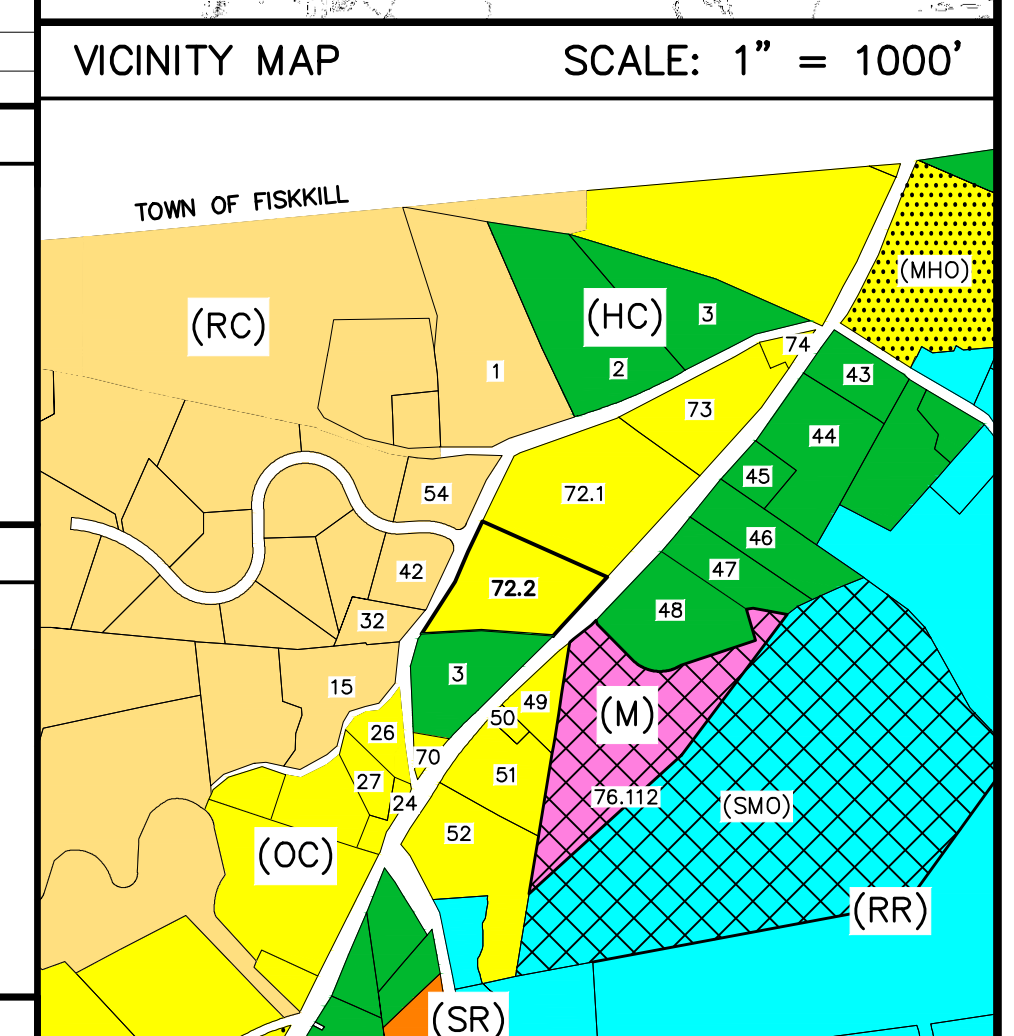
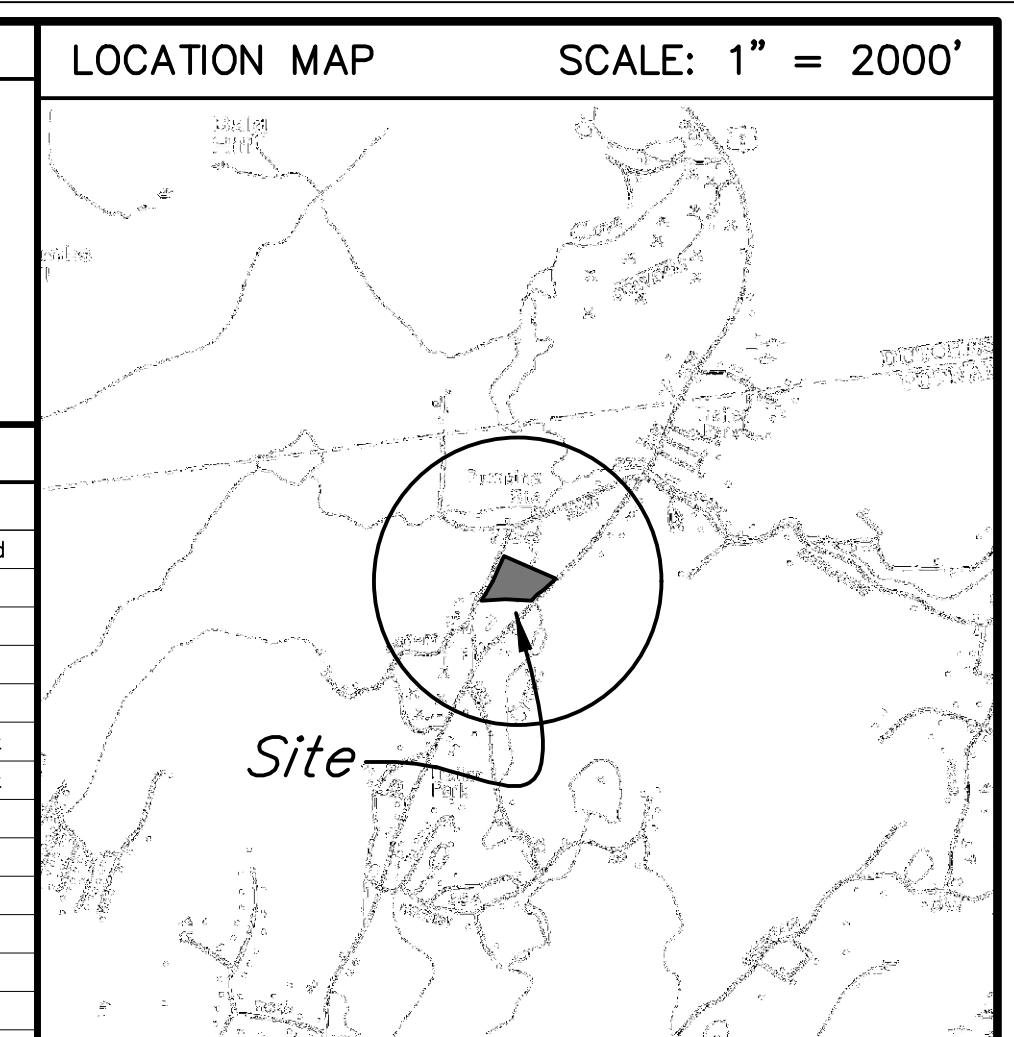
175-13 Floodplain Overlay District - NFP Map (FPO) - NOT WITHIN
175-18.1 Mobile Home Overlay District (MHO) - NOT WITHIN
175-14 Cold Spring Reservoir Water Shed Overlay (WSO) - NOT WITHIN
175-15 Scenic Protection Overlay (SPO) - NOT WITHIN
175-16 Aquifer Overlay District (AOD) - NOT WITHIN
Town-wide Regional Aquifer (RA) only - NOT WITHIN
175-18 Open Space Conservation Overlay District (OSD) - NOT WITHIN
175-35 Within 100' Buffer of Wetlands or Watercourse - WITHIN
175-36 Sleep Trench - 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, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK

FIELD TEST RESULTS

NO.	DATE	DEPTH	RATE	COMMENTS
1	11/16/99	30"	3 MIN/JN	ORIGINAL SUBDIVISION TESTING
2	06/07/00	30"	2 MIN/JN	ORIGINAL SUBDIVISION TESTING
3	06/07/00	30"	1 MIN/JN	ORIGINAL SUBDIVISION TESTING
4	09/11/13	30"	5 MIN/JN	RENEW EXPIRED TESTING
5	09/11/13	30"	3 MIN/JN	RENEW EXPIRED TESTING
6	09/11/13	30"	2 MIN/JN	RENEW EXPIRED TESTING
7	07/02/22	24"	4 MIN/JN	RELOCATE COMMERCIAL SYSTEM
8	07/02/22	24"	1 MIN/JN	RELOCATE COMMERCIAL SYSTEM
9	07/02/22	24"	1 MIN/JN	RELOCATE COMMERCIAL SYSTEM



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 PLAT PREPARED BY 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.

PERCOLATION TESTS

NO.	DATE	DEPTH	RATE	COMMENTS
A	11/16/99	30"	3 MIN/JN	ORIGINAL SUBDIVISION TESTING
B	06/07/00	30"	2 MIN/JN	ORIGINAL SUBDIVISION TESTING
C	06/07/00	30"	1 MIN/JN	ORIGINAL SUBDIVISION TESTING
D	09/11/13	30"	5 MIN/JN	RENEW EXPIRED TESTING
E	09/11/13	30"	3 MIN/JN	RENEW EXPIRED TESTING
F	09/11/13	30"	2 MIN/JN	RENEW EXPIRED TESTING
G	07/02/22	24"	4 MIN/JN	RELOCATE COMMERCIAL SYSTEM
H	07/02/22	24"	1 MIN/JN	RELOCATE COMMERCIAL SYSTEM
I	07/02/22	24"	1 MIN/JN	RELOCATE COMMERCIAL SYSTEM

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.
ALL HOLES THOROUGHLY PRE-SOAKED 24-HOURS PRIOR.

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: _____, 2022.
RONALD J. GARNER, P.E., TOWN ENGINEER DATE

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: _____, 2022.
NEAL ZUCKERMAN, CHAIRMAN DATE

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 AND EROSION & SED. CONTROL PLAN

MAJOR SITE PLAN SET
SCALE: 1" = 20'

PRELIMINARY PRINTED
July 7, 2022
BADEY & WATSON
Surveying & Engineering, P.C.

3003 Route 9
Cold Spring, NY 10516
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SHEET 2 OF 3

FILE NO. 79-107

DRAWING NAME: SP26264...R04_V17 LAYOUT: E&S CHECKED BY: MSM DRAWN BY: JRS W.O. NO. 26264