

LOCATION MAP SCALE: 1" = 1,000'±

VICINITY MAP SCALE: 1" = 500'±

OWNER/APPLICANT: 3622 Route 9 LLC
108 Hudson Pointe Dr
Poughkeepsie, NY 12601

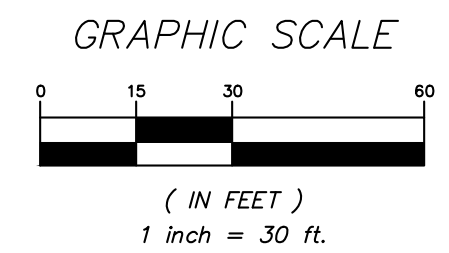
SITE DATA: Zone: HC (Highway Commercial)
Total Acreage: 4.5 AC
Tax Map No.: 17-1-44

- GENERAL NOTES:**
- Boundary and topographic info shown hereon are taken from a survey by Insite Engineering, Surveying & Landscape Architecture, P.C., dated May 30, 2019.
 - Site soils as shown hereon are approximated from USDA soil mapping.
 - Any future lease of the subject property or units therein, shall include a requirement that the tenant must abide by the terms of this site plan.

TOWN OF PHILIPSTOWN NOTES:

- Topography in U.S.G.S. Datum.
- All proposed utilities shall be placed underground.
- All existing trees to be saved shall be flagged and snow fence is to be erected around trees prior to any construction activities.
- Prior to the initiation of construction the applicant or his representative will meet with the Town Engineer, Highway Superintendent, Building Inspector, Site Contractor, and/or any additional outside agencies that may have jurisdiction for a Pre-Construction Conference to review all facets of construction and required inspections.
- All erosion controls are to be set in place prior to any land disturbances on the site.
- Per New York State Law, the contractor shall call DigSafely New York at 1-800-962-7962 two (2) full days prior to performing any excavation work.
- All embankments are to be graded and seeded immediately upon being laid back.
- Stabilized construction entrances shall be provided at all entrances to the construction site, and shall conform to New York State Guidelines for Urban Erosion and Sediment Control.
- The buildings and site improvements shown hereon are not to be revised without further Planning Board approval.
- All areas shown by limits of disturbance shall be flagged and suitable barriers erected prior to any construction activities.
- Prior to commencement of any clearing, grading, or excavation in connection with the proposed construction activity, the owner of record shall file a "Notice of Intent" with the NYS DEC and the Town of Philipstown. When all construction has been completed and the site has reached final stabilization the Owner shall submit a "Notice of Termination" to the NYS DEC and the Town of Philipstown.
- No substitutions, alterations, deviations or other changes to any of the improvements shown on the approved site plan shall be made during construction, or shall be accepted by the Town of Philipstown unless prior approval in writing has been received by the Project Owner or his assigned representative.
- Prior to the issuance of a certificate of occupancy the Project Owner shall deliver to the Planning Department an as-built survey showing the location of any buildings, and the location and elevation of all stormwater management facilities including outlet control structures, weir walls, outfall pipes and overflow spillways.

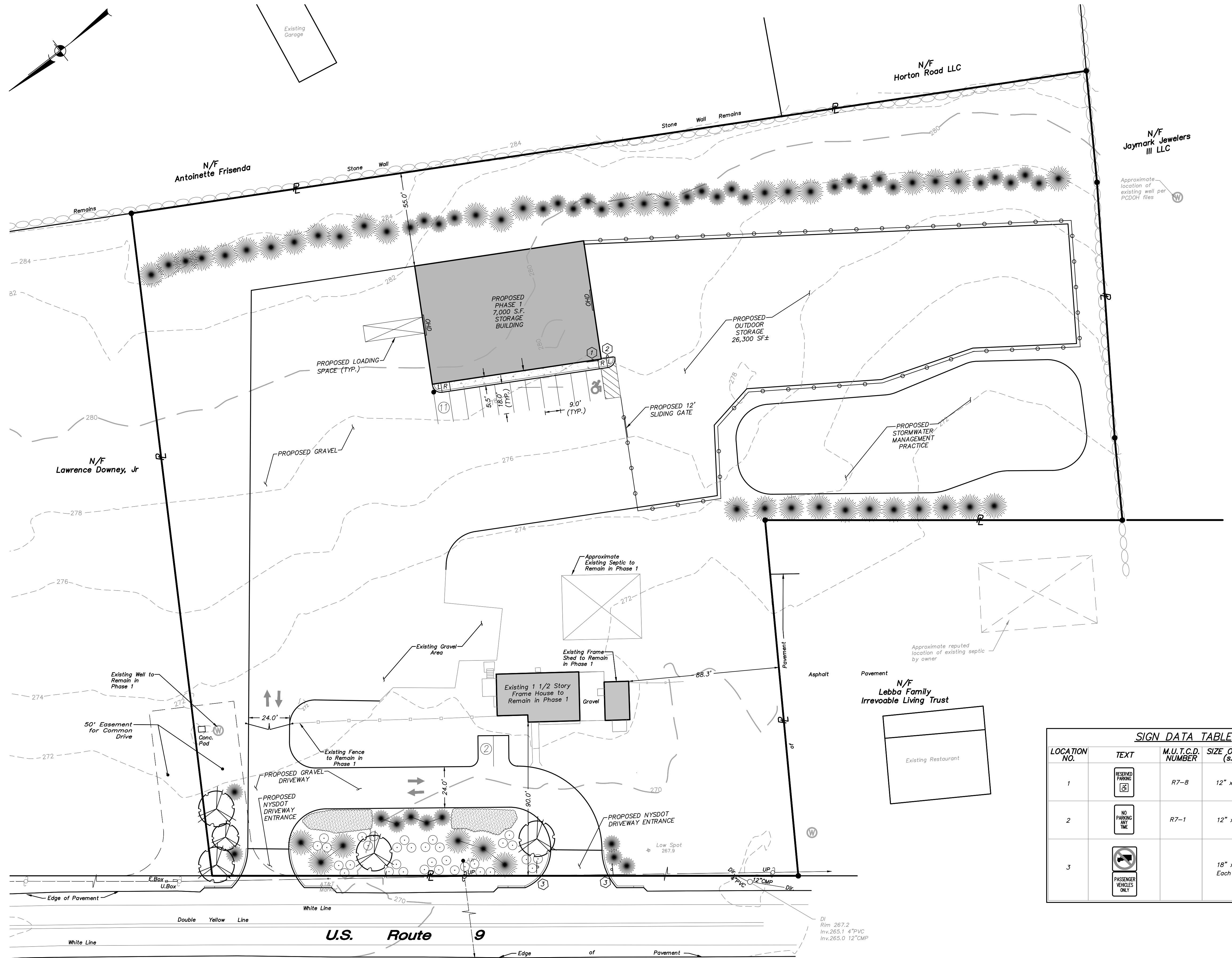
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



NO.	DATE	REVISION	BY
<p>PROJECT: DAIN LUMBER</p> <p>3622 ROUTE 9, TOWN OF PHILIPSTOWN, PUTNAM COUNTY, NEW YORK</p> <p>DRAWING: EXISTING CONDITIONS PLAN</p>			
PROJECT NUMBER	22217.100	PROJECT MANAGER	J.M.W.
DATE	10-6-22	DRAWN BY	S.M.R.
SCALE	1" = 30'	CHECKED BY	A.D.T.
DRAWING NO. EX-1			SHEET 1 / 3



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LEGEND

	EXISTING PROPERTY LINE
	EXISTING TREELINE
	PROPOSED # OF STALLS TO BE STRIPED
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED EDGE OF SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED PAINTED CROSSWALK
	PROPOSED PAINTED STOPBAR
	PROPOSED DOUBLE YELLOW LINE
	PROPOSED SINGLE BROKEN WHITE LINE
	PROPOSED PAINTED DIRECTIONAL ARROW
	PROPOSED PAINTED HANDICAP PARKING SYMBOL
	PROPOSED ADA COMPLIANT RAMP
	PROPOSED STRIPED ISLAND
	PROPOSED LOADING SPACE
	PROPOSED RECYCLE / TRASH CONTAINER / REFUSE ENCLOSURE
	PROPOSED SINGLE POLE SIGN
	PROPOSED DOUBLE POLE SIGN
	PROPOSED DOUBLE SIDED SIGN
	PROPOSED BOLLARD
	PROPOSED GUIDE RAIL
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED POST MOUNTED LIGHT
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED DOOR LOCATION
	PROPOSED OVERHEAD DOOR LOCATION
	PROPOSED LANDSCAPING

**ZONE REQUIREMENTS
TOWN OF PHILIPSTOWN
HC ZONE**

	REQUIRED/ PERMITTED	PROPOSED
Minimum Lot Area:	40,000 s.f.	4.5 AC ± (196,686 s.f. ±)
Minimum Lot Frontage (US-9):	300'	343' ±
Minimum Front Yard (US-9):	35'	90' ±
Minimum Side Yard:	15'	88' ±
Minimum Rear Yard:	35'	55' ±
Maximum Impervious Coverage:	60%	42%
Maximum Height:	40'	Less than 40'
Maximum Footprint (SF) For Nonresidential Structures:	40,000 SF	7,000 SF

- NOTES:**
- Special Use Permit Required in Clove Creek Aquifer Overlay District
 - As depicted in the plan, signage will indicate that the southerly driveway will service passenger vehicles only. All trucks must use the northerly entrance.

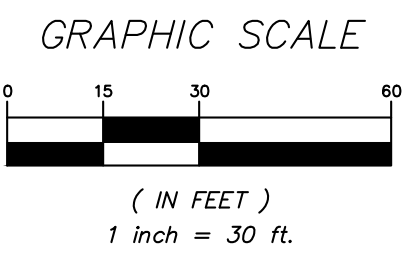
OUTDOOR STORAGE
 PERMITTED @ 20% OF TOTAL LOT SF = 39,337 SF
 PROPOSED = 26,300 SF±

PARKING SUMMARY:
 Building 1:
 Warehouse Use - Approx. 7,000 S.F. @ 1 space / 1,000 S.F. = 7 spaces required
 Existing Residence
 Residential Use - Approx. 1,305 S.F. @ 2 spaces / unit = 2 spaces required
 Total Spaces Required = 9 spaces required
 Total Spaces Provided = 13 spaces provided

- Any machinery or mechanical equipment that is to be stored on site overnight are to be kept within the designated storage areas.
- Only passenger grade vehicles are to be stored in the front parking lot overnight. All trucks are to be stored behind Building 1.

SIGN DATA TABLE

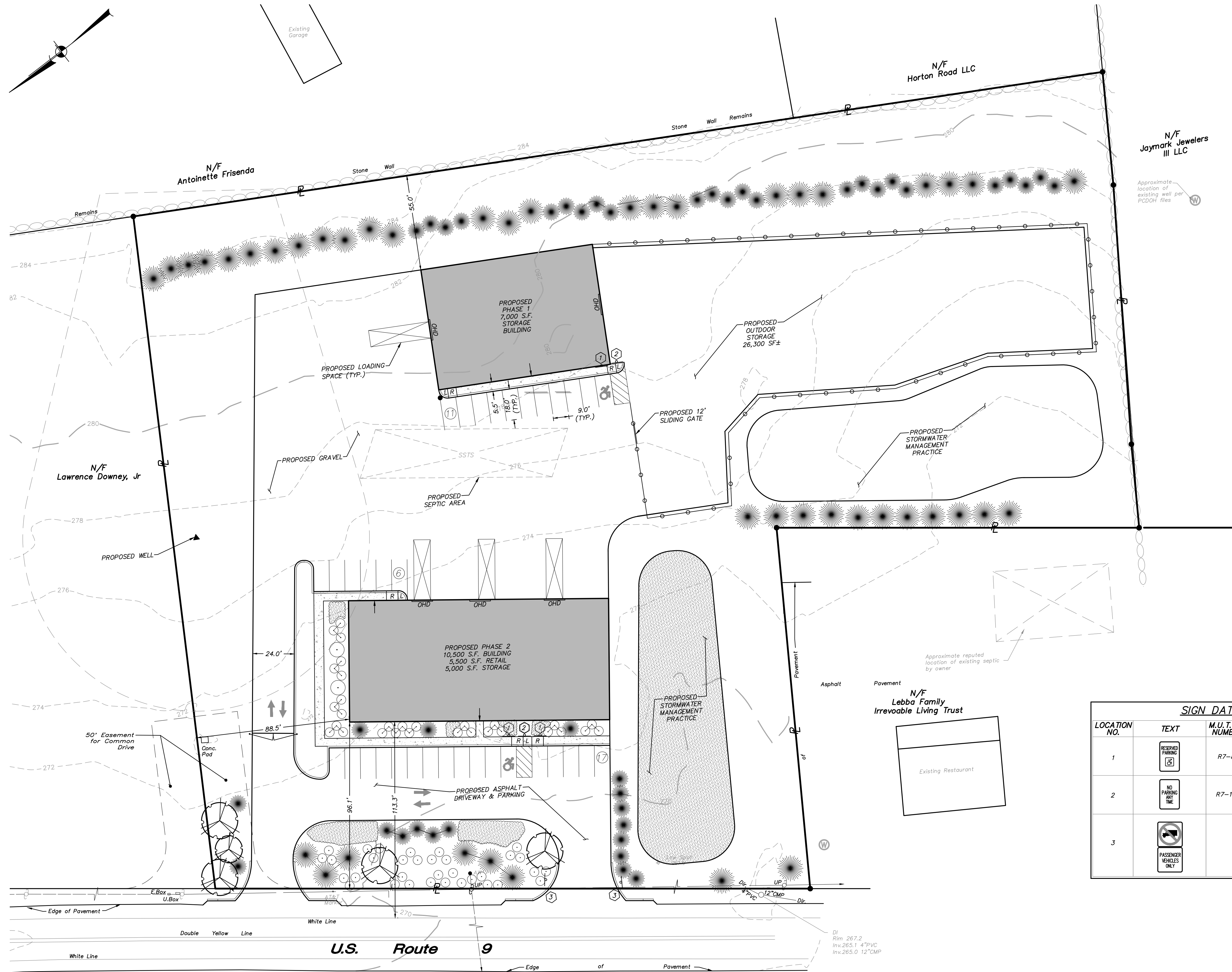
LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1		R7-8	12" x 18"	Blue on White
2		R7-1	12" x 18"	Red on White
3			18" x 18" Each Sign	Black and Red on White



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NO.	DATE	REVISION	BY
 3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com			
PROJECT:		DAIN LUMBER	
3622 ROUTE 9, TOWN OF PHILIPSTOWN, PUTNAM COUNTY, NEW YORK			
DRAWING:		CONCEPT PLAN - PHASE 1	
PROJECT NUMBER	22217.100	PROJECT MANAGER	J.M.W.
DATE	10-6-22	DRAWN BY	S.M.R.
SCALE	1" = 30'	CHECKED BY	A.D.T.
DRAWING NO.	SHEET		
	CP-1	2	3





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Maximum Impervious Coverage:	60%	47%
Maximum Height:	40'	Less than 40'
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OUTDOOR STORAGE
 PERMITTED @ 20% OF TOTAL LOT SF = 39,334 SF
 PROPOSED = 29,830 SF±

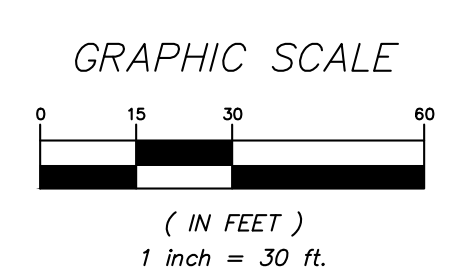
PARKING SUMMARY:

Building 1:
 Warehouse Use - Approx. 7,000 S.F. @ 1 space / 1,000 S.F. = 7 spaces required

Building 2:
 Retail Use - Approx. 5,500 S.F. @ 4 spaces / 1,000 S.F. = 22 spaces
 Warehouse Use - Approx. 5,000 S.F. @ 1 space / 1,000 S.F. = 5 spaces

Total Spaces Required = 34 spaces required
 Total Spaces Provided = 34 spaces provided

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