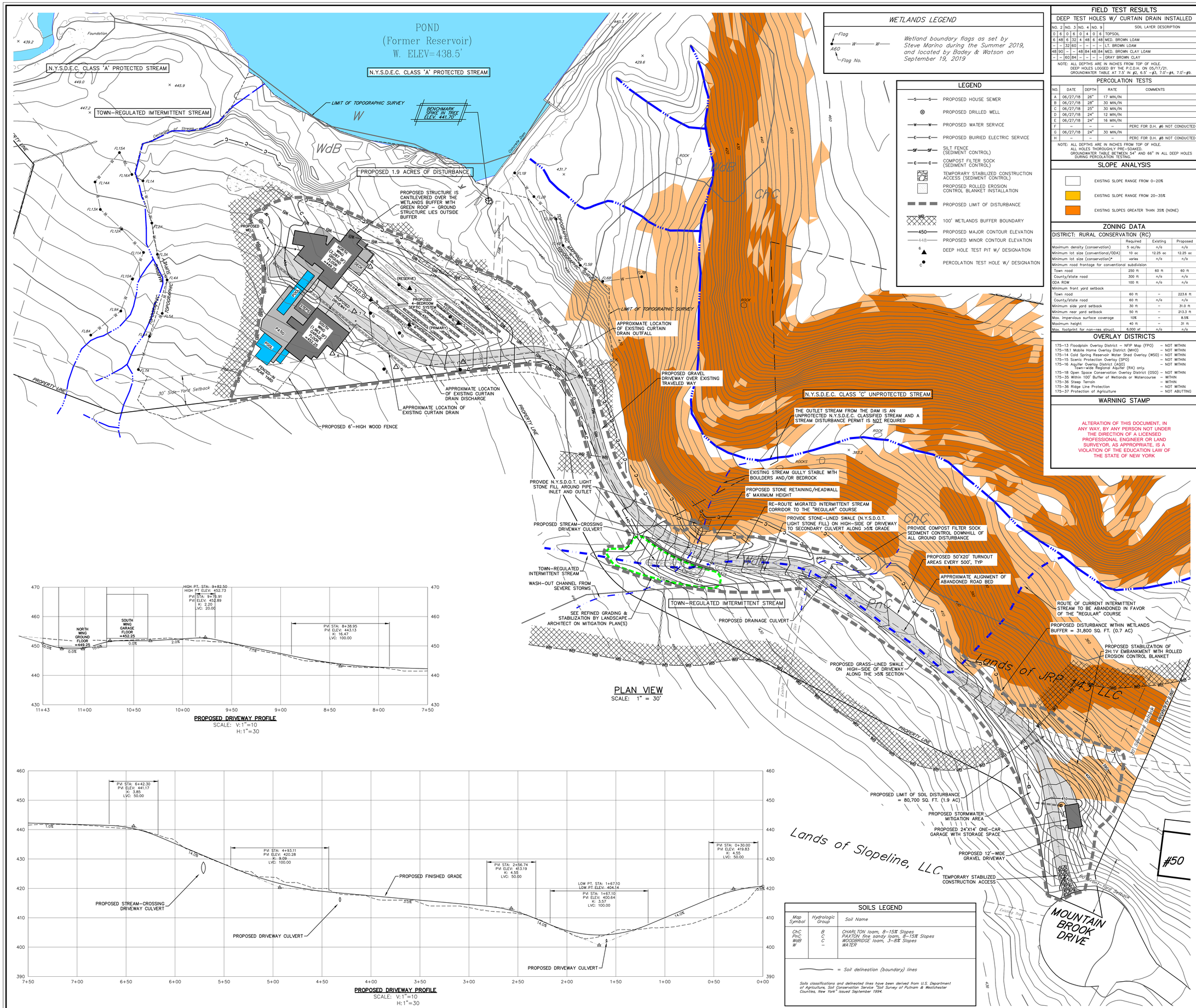
GEOGRAPHIC INDEX 41–29–26.2 –73–54–50.0



PLAN VIEW
SCALE: 1" = 30'

PROPOSED DRIVEWAY PROFILE
SCALE: V: 1"=10
H: 1"=30

PROPOSED DRIVEWAY PROFILE
SCALE: V: 1"=10
H: 1"=30

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
ChC	B	CHARLTON loam, 8–15% Slopes
PnC	C	PAXTON fine sandy loam, 8–15% Slopes
WoD	C	WOODBRIDGE loam, 3–8% Slopes
W	–	WATER

= Soil delineation (boundary) lines

Soils 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.

FIELD TEST RESULTS

DEEP TEST HOLES W/ CURTAIN DRAIN INSTALLED

NO. 2		NO. 3		NO. 4		NO. 9		SOIL LAYER DESCRIPTION
0	6	0	8	0	4	0	6	TOPSOIL
6	48	8	32	4	48	6	48	MED. BROWN LOAM
–	–	32	60	–	–	–	–	LT. BROWN LOAM
48	90	–	–	48	84	48	84	MED. BROWN CLAY LOAM
–	–	60	84	–	–	–	–	GRAY BROWN CLAY

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.
DEEP HOLES LOGGED BY THE P.C.D.H. ON 05/17/21.
GROUNDWATER TABLE AT 7.5' IN #2, 6.5' –#3, 7.0'–#4, 7.0'–#9.

PERCOLATION TESTS

NO.	DATE	DEPTH	RATE	COMMENTS
A	06/27/18	26"	17 MIN./IN	
B	06/27/18	26"	30 MIN./IN	
C	06/17/18	25"	30 MIN./IN	
D	06/27/18	24"	12 MIN./IN	
E	06/27/18	24"	16 MIN./IN	
F	–	–	–	PERC FOR D.H. #6 NOT CONDUCTED
G	06/27/18	24"	30 MIN./IN	
H	–	–	–	PERC FOR D.H. #8 NOT CONDUCTED

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.
ALL HOLES THOROUGHLY PRE–SOAKED.
GROUNDWATER TABLE BETWEEN 54" AND 66" IN ALL DEEP HOLES DURING PERCOLATION TESTING.

SLOPE ANALYSIS

EXISTING SLOPE RANGE FROM 0–20%

EXISTING SLOPE RANGE FROM 20–35%

EXISTING SLOPES GREATER THAN 35% (NONE)

ZONING DATA

DISTRICT: RURAL CONSERVATION (RC)

	Required	Existing	Proposed
Maximum density (conservation)	5 ac/du	n/a	n/a
Minimum lot size (conventional/ODA)	10 ac	12.25 ac	12.25 ac
Minimum lot size (conservation)*	varies	n/a	n/a
Minimum road frontage for conventional subdivision			
Town road	250 ft	60 ft	60 ft
County/state road	300 ft	n/a	n/a
ODA ROW	100 ft	n/a	n/a
Minimum front yard setback			
Town road	60 ft	–	223.6 ft
County/state road	60 ft	n/a	n/a
Minimum side yard setback	30 ft	–	31.0 ft
Minimum rear yard setback	50 ft	–	213.3 ft
Max. impervious surface coverage	10%	–	8.5%
Maximum height	40 ft	–	31 ft
Max. footprint for non–res struct.	6,000 sf	n/a	n/a

OVERLAY DISTRICTS

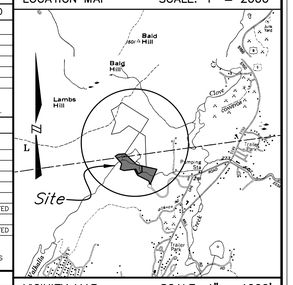
175–13 Floodplain Overlay District – NFIP Map (FPO)	– NOT WITHIN
175–18.1 Mobile Home Overlay District (MHO)	– NOT WITHIN
175–14 Cold Spring Reservoir Water Shed Overlay (WSO)	– NOT WITHIN
175–15 Scenic Protection Overlay (SPO)	– NOT WITHIN
175–16 Aquifer Overlay District (AQO) Town–wide Regional Aquifer (RA) only.	– NOT WITHIN
175–18 Open Space Conservation Overlay District (OSO)	– NOT WITHIN
175–35 Within 100' Buffer of Wetlands or Watercourse	– WITHIN
175–36 Steep Terroin	– 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

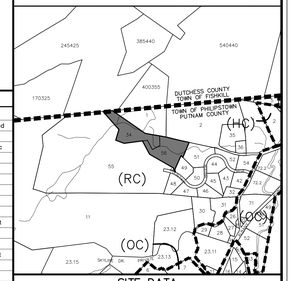
LOCATION MAP

SCALE: 1" = 2000'



VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

TAX MAP NO: 16.–1–34 & 16.–1–56
LOT AREA: 6.33 ACES & 5.92 ACRES
ZONING DISTRICT: RURAL CONSERVATION (RC)
PROPOSED USE: SINGLE–FAMILY DWELLING
SCHOOL DISTRICT: HALDANE CENTRAL
FIRE: NORTH HIGHLANDS ENGINE CO. NO. 1
AMBULANCE: PHILIPSTOWN VOL. AMB. CORPS
SUBDIVISION: N/A

MAP NOTES

1. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
2. The topographic data shown hereon was compiled from two sources. The first source was a photogrammetric mapping 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. The second source was an actual field survey conducted by Badey & Watson, Surveying & Engineering P.C. on September 19, 2019.
3. Property lines hereon were taken from "Survey Prepared for AEI Consultants Environmental & Engineering Services ...," dated November 10, 2017.

REVISIONS

DATE	DESCRIPTION
09/23/21	ORIGINAL DRAWING (PRE–APP SKETCH)
10/07/21	INITIAL PLANNING BOARD APPLICATION
11/30/21	WETLAND CROSSING/MITIGATION DETAILS
12/30/21	REVISED DRIVEWAY ALIGNMENT

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. GAINER, 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

ARCHITECT

XDEA ARCHITECTS, DPC
2 HORATIO STREET – APT 11L
NEW YORK, NY 10014

PROJECT LOCATION

MOUNTAIN BROOK DRIVE, COLD SPRING
TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM
STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 4–BEDROOM RESIDENCE TO BE SERVED BY A PROPOSED INDIVIDUAL SUBSURFACE SEWAGE TREATMENT SYSTEM AND NEW PRIVATE WATER SUPPLY.

PROPERTY OWNER

JRP 143 LLC
2 HORATIO STREET – APT 11L
NEW YORK, NY 10014

SITE GRADING & DRAINAGE PLAN

MINOR SITE PLAN SET

STORMWATER POLLUTION PREVENTION PLAN (BASIC)

SCALE: AS NOTED

STATE OF NEW YORK — MARGARET SMITH MARINO — 19303 — LICENSED PROFESSIONAL ENGINEER

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December 30, 2021

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SHEET 1 OF 2

FILE NO. 92–135

DRAWING NAME: SP24412__R04_V17 LAYOUT: SITE W.O. NO. 24412 CHECKED BY MSM DRAWN BY JRS