GEOGRAPHIC INDEX 41–22–14.2 –73–54–40.6

OVERALL MAP

SCALE 1" = 40'

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
CrC	B	CHARLTON–CHATFIELD complex, rolling, very rocky
CsD	B	CHATFIELD–CHARLTON complex, hilly, very rocky
CuD	B/C/D	CHATFIELD–HOLLIS–ROCK outcrop complex, hilly
HrF	C/D	HOLLIS–ROCK outcrop complex, very steep

= 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.

STORMWATER NOTES:

1. THE IMPERVIOUS AREA PROPOSED ON THIS SITE PLAN TOTALS 11,680 SQ. FT.
2. THE IMPERVIOUS AREA ASSOCIATED WITH A CONSTRUCTION ACTIVITY DOES NOT NECESSITATE NOR NEGATE THE NEED FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE AREA OF PROPOSED SOIL DISTURBANCE ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY IS 42,560 SQ. FT. (0.977 ACRES)
4. SOIL DISTURBANCE LESS THAN ONE (1) ACRE DOES NOT REQUIRE THE FILING OF A NOTICE OF INTENT OR PREPARATION OF A SWPPP, EITHER BASIC EROSION & SEDIMENT CONTROL, OR POST–CONSTRUCTION STORMWATER MANAGEMENT.

RIDGELINE PROTECTION NOTES:

1. THE APPLICANT PROPOSES A STRUCTURE CONTAINING 500 SF OR MORE OF FLOOR AREA, AND THAT IS MORE THAN 20 FEET IN HEIGHT, AND LAND DISTURBANCE OF 2,000 SF OR MORE WITHIN 50 VERTICAL FEET OF A DESIGNATED SCENIC RIDGELINE.
2. THEREFORE, SITE PLAN REVIEW BY THE PLANNING BOARD IS REQUIRED.

ADDITIONAL SITE PLAN NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE RESIDENTIAL IN NATURE, AND SHALL BE DARK–SKY COMPLIANT.
2. ALL SIDING SHALL BE PAINTED CLAPBOARD. ALL ROOFING SHALL BE STANDING SEAM PAINTED METAL. ALL TRIMM SHALL BE CEADR. ALL DECKING SHALL BE WOOD. ALL RAILING SHALL BE METAL WITH STAINLESS STEEL CABLE. WINDOWS AND DOORS SHALL BE ACCENTED WITH WOOD PANELING. ALL COLORS SHALL BE EARTH–TONE.

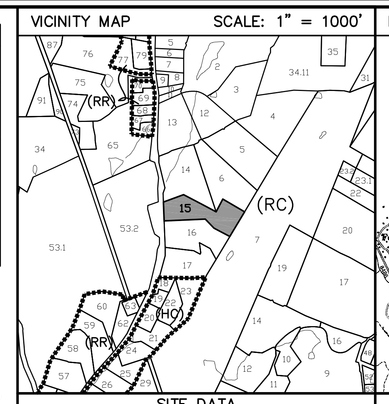
UNDERGROUND WARNING – NYS CODE RULE 753

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.

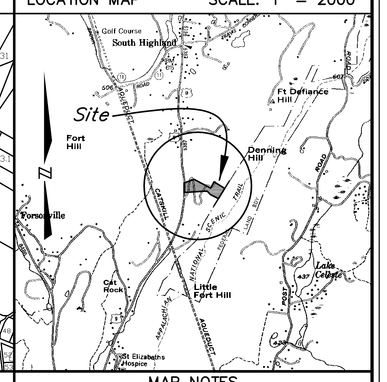
SITE PLAN

SCALE 1" = 20'

VICINITY MAP SCALE: 1" = 1000'



LOCATION MAP SCALE: 1" = 2000'



SITE DATA

TAX MAP NO: 71.–3–15
LOT AREA: 6.850 ACRES
ZONING DISTRICT: RURAL CONSERVATION (RC)
PROPOSED USE: SINGLE–FAMILY DWELLING
SCHOOL DISTRICT: GARRISON UNION FREE
FIRE: GARRISON VOLUNTEER FIRE COMPANT
AMBULANCE: GARRISON VOL. AMBULANCE CORPS
SUBDIVISION PLAT: SALVATORE C. CUCCIA
SUBDIVISION LOT NO. 3
FILED MAP #2311 – MAY 27, 1988

ZONING DATA

DISTRICT: RURAL CONSERVATION (RC)

	Required	Proposed
Maximum density (conservation)	5 ac/du	–
Minimum lot size (conventional/ODA)	10 ac	6.850 ac
Minimum lot size (conservation)	varies	–
Minimum road frontage for conventional subdivision		
Town road	250 ft	–
County/state road	300 ft	270.10 ft
ODA ROW	100 ft	–
Minimum front yard setback		
Town road	60 ft	69.1 ft
County/state road	60 ft	–
Minimum side yard setback	30 ft	37.7 ft
Minimum rear yard setback	50 ft	108 ft
Max. impervious surface coverage	3.9%	7.8%
Maximum height*	40 ft	30.0 ft
Max. footprint for non–res struct.	6,000 sf	–

*Structures built within the ridgeline protection area shall be no more than 30 feet in height.

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 Reservior 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 – NOT WITHIN
175–36 Steep Terrain – NOT WITHIN
175–36 Ridge Line Protection – 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

SLOPE ANALYSIS

EXISTING SLOPE RANGE FROM 0–20%
EXISTING SLOPE RANGE FROM 20–35%
EXISTING SLOPES GREATER THAN 35%

LEGEND

PROPOSED SILT FENCE
TEMPORARY STABILIZED CONSTRUCTION ACCESS TO LATER BE GRAVEL
PROPOSED LIMIT OF DISTURBANCE
PROPOSED TREE LINE
EXISTING GUTTER DOWNSPOUT
445.2 PROPOSED SPOT GRADE
445.2 EXISTING SPOT GRADE
450 PROPOSED MAJOR CONTOUR ELEVATION
448 PROPOSED MINOR CONTOUR ELEVATION
6 DEEP HOLE TEST PIT W/ DESIGNATION
C PERCOLATION TEST HOLE W/ DESIGNATION

FIELD TEST RESULTS

DEEP TEST HOLES

NO. 1	NO. 2			NO. 3	NO. 4	SOIL LAYER DESCRIPTION
0	2	0	2	0 2	0 2	TOPSOIL
2	84	2	84	– –	– –	MED BROWN SILTY SANDY LOAM SEMI COMP
–	–	–	–	2 68	– –	MED BROWN SILTY SANDY LOAM W/COBBLES
–	–	–	–	– 2	2 84	REDDISH BROWN SANDY LOAM SEMI COMP

NO. 5		NO. 6		NO. 7		SOIL LAYER DESCRIPTION
0	2	0	6	0	6	TOPSOIL
2	60	–	–	–	–	REDDISH BROWN SANDY LOAM SEMI COMP
–	–	6	30	6	30	REDDISH BROWN COMPACT SILTY LOAM
–	–	30	84	30	84	LIGHT BROWN FINE SAND & GRAVEL

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.
HOLES #3 THROUGH #5 ARE OUTSIDE THE COVERAGE AREA.
GROUNDWATER NOT ENCOUNTERED, MOTTLING NOT OBSERVED.
HOLES LOGGED ON 08/26/15 (1–5) & 10/16/15 (6,7) W/ PCDH.

PERCOLATION TESTS

NO.	DATE	DEPTH	RATE	COMMENTS
A	09/16/15	28"	20 MIN./IN.	
B	09/16/15	28"	15 MIN./IN.	
C	09/16/15	30"	5 MIN./IN.	
D	09/16/15	30"	17 MIN./IN.	

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.
ALL HOLES THOROUGHLY PRE–SOAKED ON 09/15/15.

MAP NOTES

1. THE SURVEY DATA AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR STEPHEN & LINDA MAGNUSSON–ROSARIO..." PREPARED BY BADEY & WATSON, SURVEYING AND ENGINEERING, P.C. DATED APRIL 8, 2015. REVISED FEBRUARY 11, 2016.

REVISIONS

DATE	DESCRIPTION
08/06/20	ORIGINAL DRAWING
08/24/20	ADJUST SLOPES WITH RECTANGLE PER SEC. 175–36.B.6. OF THE CODE

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 _____ _____, 2020.
RONALD J. GAINER, 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 _____ _____, 2020.
NEAL ZUCKERMAN, CHAIRMAN DATE

ARCHITECT

SUSAN T. RODRIGUEZ ARCHITECTURE
555 WEST 25TH STREET
NEW YORK, NY 10001
(212) 463–9021

PROJECT LOCATION

ANGELS HILL, GARRISON
TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM
STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A SINGLE–FAMILY RESIDENCE TO BE SERVED BY PRIVATE SEPTIC SYSTEM & DRILLED WELL

PROPERTY OWNERS & APPLICANTS

ROLAND HEITMANN & JEANNE–MARIE FLEMING
7B GARRISON LANDING
GARRISON, NY 10524

OVERALL MAP & SITE PLAN

MINOR SITE PLAN SET

SCALE: AS NOTED

STATE OF NEW YORK · MICHAEL SMITH BADEY · 103021 · LICENSED PROFESSIONAL ENGINEER

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Surveying & Engineering, P.C.

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BADEY & WATSON
Surveying & Engineering P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
845.265.4628 (Fax)
877.3.141593 (Toll Free)

SHEET 1 OF 2

DRAWING NAME: SP25352___R02_V04 LAYOUT: PLAN W.O. NO. 25352 CHECKED BY MSM DRAWN BY JRS

FILE NO. 81–155