



**FIELD TEST RESULTS**

NO.	1	2	3	4	5	SOIL LAYER DESCRIPTION
1	0	3	0	3	0	TOPSOIL
2	0	3	0	3	0	SAND
3	0	3	0	3	0	24" M. BROWN SAND & GRAVEL W/ COBBLES

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.  
 NOTE: ALL DEPTHS ARE IN FEET FROM TOP OF HOLE.  
 GROUNDWATER NOT ENCOUNTERED.  
 MOTTLED NOT OBSERVED.

NO.	DATE	DEPTH	RATE	COMMENTS
A	07/10/19	24"	6 MIN/IN	
B	07/10/19	24"	2 MIN/IN	
C	07/10/19	24"	2 MIN/IN	
D	07/10/19	24"	2 MIN/IN	
E	07/10/19	25"	2 MIN/IN	

**PERCOLATION TESTS**

**SLOPE ANALYSIS**

- EXISTING SLOPE RANGE FROM 0-50%
- EXISTING SLOPE RANGE FROM 20-35%
- EXISTING SLOPES GREATER THAN 35% (NONE)

**ZONING DATA**

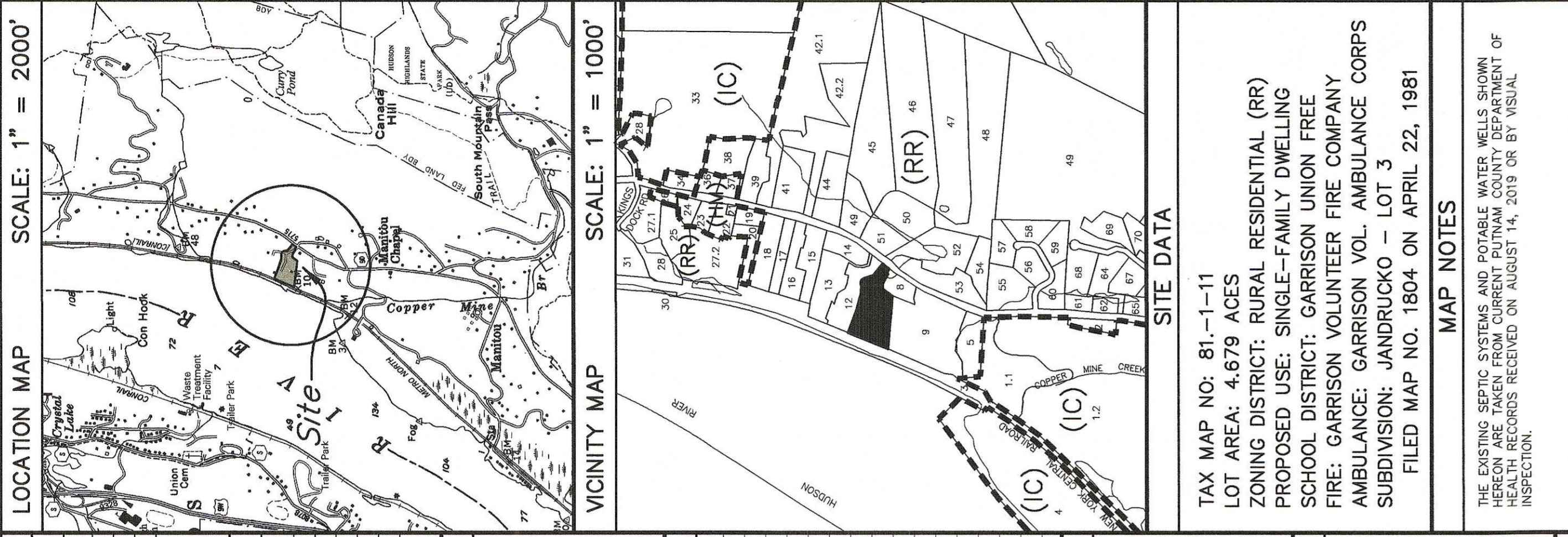
Minimum density (Conventional)	7.9 F/S	Proposed
Minimum lot size (Conventional)	3,576 sq. ft.	4,879 sq. ft.
Minimum lot size (Conventional)	576 sq. ft.	676 sq. ft.
Minimum road frontage for conventional subdivision	57.6 ft.	67.6 ft.
Open road	48.0 ft.	48.0 ft.
ODA, ROW	100 ft.	67.6 ft.
Minimum front yard setback	30 ft.	20.0 ft.
Open road	30 ft.	20.0 ft.
Minimum side yard setback	30 ft.	20.0 ft.
Minimum rear yard setback	50 ft.	23.3 ft.
Minimum height	40 ft.	15 ft.
Max. height for nonresidential	4,000 sq. ft.	67.6 sq. ft.

**OVERLAY DISTRICTS**

- 179-13 Floodplain Overlay District - (FPO) - NOT WITHIN
- 179-14 Solid Waste Management Overlay District (MSO) - NOT WITHIN
- 179-15 Seismic Protection Overlay (SPO) - WITHIN
- 179-16 Town-wide Regional Overlay (RAO) - WITHIN
- 179-17 Town-wide Regional Overlay (RAO) - WITHIN
- 179-18 Flood Hazard Overlay (FHO) - WITHIN
- 179-19 Flood Hazard Overlay (FHO) - WITHIN
- 179-20 Flood Hazard Overlay (FHO) - WITHIN
- 179-21 Flood Hazard Overlay (FHO) - WITHIN
- 179-22 Flood Hazard Overlay (FHO) - WITHIN
- 179-23 Flood Hazard Overlay (FHO) - WITHIN
- 179-24 Flood Hazard Overlay (FHO) - WITHIN
- 179-25 Flood Hazard Overlay (FHO) - WITHIN
- 179-26 Flood Hazard Overlay (FHO) - WITHIN
- 179-27 Flood Hazard Overlay (FHO) - WITHIN
- 179-28 Flood Hazard Overlay (FHO) - WITHIN
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- 179-30 Flood Hazard Overlay (FHO) - WITHIN
- 179-31 Flood Hazard Overlay (FHO) - WITHIN
- 179-32 Flood Hazard Overlay (FHO) - WITHIN
- 179-33 Flood Hazard Overlay (FHO) - WITHIN
- 179-34 Flood Hazard Overlay (FHO) - WITHIN
- 179-35 Flood Hazard Overlay (FHO) - WITHIN
- 179-36 Flood Hazard Overlay (FHO) - WITHIN
- 179-37 Flood Hazard Overlay (FHO) - WITHIN

**WARNING STAMP**

ALTERATION OF THIS DOCUMENT, IN ANY MANNER, WITHOUT THE SIGNATURE OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR OF THE EDUCATION BOARD OF THE STATE OF NEW YORK IS PROHIBITED.



**REVISIONS**

DATE	DESCRIPTION
09/23/21	ORIGINAL DRAWING (PRE-APP SKETCH)
09/16/21	PLANNING BOARD SUBMISSION

**PLANNING BOARD APPROVAL**

This site plan was approved by the Planning Board on August 18, 2021. The signature below indicates that the site plan has been reviewed in accordance with Resolution # 2021-0001 and Resolution # 2021-0002. The Planning Board's approval is subject to the conditions set forth in the Resolution # 2021-0001 and Resolution # 2021-0002.

BY: RONALD J. GANER, P.E., TOWN ENGINEER DATE: 2021.

NEAL ZUCKERMAN, CHAIRMAN DATE: 2021.

**ARCHITECT**

J7 ARCHITECTURE + DESIGN  
 177 WEST 10TH STREET  
 NEW YORK, NY 10013

**PROJECT LOCATION**

5 JUNIPER HILL ROAD, GARRISON  
 TOWN OF PHILIPSTOWN  
 STATE OF NEW YORK

**PROJECT DESCRIPTION**

NEW CONSTRUCTION OF A 5-BEDROOM RESIDENCE WITH PRIVATE SEWERAGE TREATMENT SYSTEM AND NEW PRIVATE WATER SUPPLY.

**PREPARED FOR**

JEAN A. SANTELESSE & HIRAM M. ARNAUD  
 5 JUNIPER HILL ROAD  
 GARRISON, NY 10924

**OVERALL & ADJOINER'S MAP**

MINOR SITE PLAN SET

SCALE: 1" = 50'

**PRINTED**  
 August 18, 2021

**BADEY & WATSON**  
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**SHEET 3 OF 4**

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