GEOGRAPHIC INDEX 41-20-35.4 -73-57-29.6

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
ChB	B	CHARLTON loam, 2–8% Slopes
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
LcB	C	LEICESTER loam, 3–8% Slopes, stony

——— = 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

NO. 1		NO. 2		NO. 3		NO. 4		NO. 5		SOIL LAYER DESCRIPTION
0	3	0	3	0	3	0	3	0	3	TOPSOIL
3	60	3	90	3	90	3	90	3	24	TAN FINE SAND
60	90	–	–	–	–	–	–	24	84	M. BROWN SAND & GRAVEL W/ COBBLES

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE. DEEP HOLES LOGGED BY THE P.C.D.H. ON 07/24/19. GROUNDWATER NOT ENCOUNTERED. MOTTLING NOT OBSERVED.

PERCOLATION TESTS

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	25"	2 MIN/IN	
D	07/10/19	24"	2 MIN/IN	
E	07/10/19	25"	2 MIN/IN	

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

SLOPE ANALYSIS

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

ZONING DATA

DISTRICT: RURAL RESIDENTIAL (RR)

	Required	Existing	Proposed
Maximum density (conservation)	3 ac/du	n/a	n/a
Minimum lot size (conventional/ODA)	5 ac	4.679 ac	4.679 ac
Minimum lot size (conservation)*	varies	n/a	n/a
Minimum road frontage for conventional subdivision			
Town road	250 ft	442.41 ft	442.41 ft
County/state road	400 ft	n/a	n/a
ODA ROW	100 ft	n/a	n/a
Minimum front yard setback			
Town road	60 ft	250.5 ft	223.6 ft
County/state road	60 ft	n/a	n/a
Minimum side yard setback	30 ft	100.9 ft	30.0 ft
Minimum rear yard setback	50 ft	223.9 ft	213.3 ft
Max. impervious surface coverage	10%	5.2%	8.5%
Maximum height	40 ft	15 ft	21 ft
Max. footprint for non-res struct.	4,000 sf	n/a	n/a

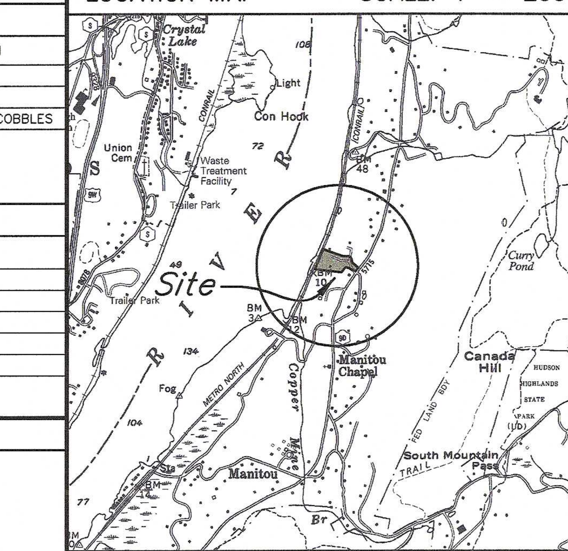
OVERLAY DISTRICTS

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) – WITHIN
175–16 Aquifer Overlay District (AQO) – NOT WITHIN
Town-wide Regional Aquifer (RA) only.
175–18 Open Space Conservation Overlay District (OSO) – NOT WITHIN
175–35 Within 100' Buffer of Wetlands or Watercourse – WITHIN
175–36 Steep Terrain – WITHIN
175–36 Ridge Line Protection – NOT WITHIN
175–37 Protection of Agriculture – NOT ABUTTING

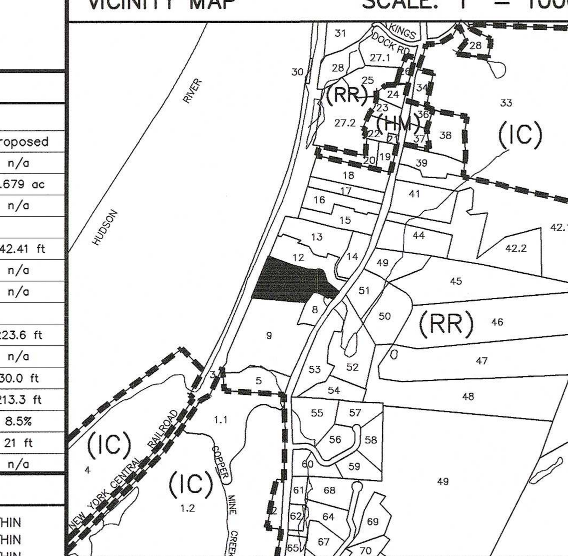
WARNING STAMP

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: 81.-1-11
LOT AREA: 4.679 ACES
ZONING DISTRICT: RURAL RESIDENTIAL (RR)
PROPOSED USE: SINGLE-FAMILY DWELLING
SCHOOL DISTRICT: GARRISON UNION FREE
FIRE: GARRISON VOLUNTEER FIRE COMPANY
AMBULANCE: GARRISON VOL. AMBULANCE CORPS
SUBDIVISION: JANDRUCKO – LOT 3
FILED MAP NO. 1804 ON APRIL 22, 1981

MAP NOTES

1. PROPERTY BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR TONY CHI & TAMMY CHOU..." PREPARED BY BADEY & WATSON, SURVEYING AND ENGINEERING, P.C. DATED JANUARY 16, 2015. REVISED ON FEBRUARY 23, 2016.
2. VERTICAL DATUM HEREON IS NAVD 1988.

REVISIONS

DATE	DESCRIPTION
06/23/21	ORIGINAL DRAWING (PRE-APP SKETCH)
08/18/21	PLANNING BOARD SUBMISSION

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 __________, 2021.
RONALD J. GAINER, P.E., TOWN ENGINEER DATE

The signature below indicates that the site plan has been revised in accordance with Resolution # 21-4 and that all other pertinent outstanding requirements of Resolution # _____ have been satisfied.

PHILIPSTOWN PLANNING BOARD

BY __________, 2021.
NEAL ZUCKERMAN, CHAIRMAN DATE

ARCHITECT

J7 ARCHITECTURE + DESIGN
154 GRAND STREET
NEW YORK, NY 10013

PROJECT LOCATION

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

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 5-BEDROOM RESIDENCE TO BE SERVED BY A PROPOSED INDIVIDUAL SUBSURFACE SEWAGE TREATMENT SYSTEM AND NEW PRIVATE WATER SUPPLY.

PREPARED FOR

JEAN A. SANTELISES & HIRAM M. ARNAUD
5 JUNIPER HILL ROAD
GARRISON, NY 10524

EXISTING CONDITIONS DEMOLITION PLAN

MINOR SITE PLAN SET

SCALE: AS NOTED

STATE OF NEW YORK — MARGARET SMITH MCMANUS — 103021 — LICENSED PROFESSIONAL ENGINEER

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BADEY & WATSON Surveying & Engineering, P.C.

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SHEET 1 OF 4

FILE NO. 80-128

DRAWING NAME: SP25614__R02_V17 LAYOUT: DEMO W.O. NO. 25614 CHECKED BY MSM DRAWN BY JRS