

- STORMWATER NOTES:**
1. THE IMPERVIOUS AREA PROPOSED ON THIS SITE PLAN TOTALS 17,225 SQ. FT.
 2. THE IMPERVIOUS AREA IS LOCATED IN THE NORTHWEST CORNER OF THE PROPOSED LOT.
 3. THE AREA OF PROPOSED SOIL DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF THE IMPERVIOUS AREA SHALL BE RESTORED TO ORIGINAL CONDITIONS IN ACCORDANCE WITH THE PREVENTION PLAN (SWPP).
 4. SOIL DISTURBANCE LESS THAN ONE (1) ACRE DOES NOT REQUIRE THE FILING OF A NOTICE OF INTENT OR PREPARATION OF AN EROSION CONTROL PLAN.
 5. STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE PROPOSED CONSTRUCTION DOCUMENTS.
 6. EROSION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROPOSED CONSTRUCTION DOCUMENTS.
- SEWER COLLECTION OVERLAYS:**
1. THE APPLICANT PROPOSES LAND DISTURBANCE OF MORE THAN 10,000 SQUARE FEET AND THEREFORE SHALL PROVIDE FOR THE PROVISION OF A PUBLICLY ACCESSIBLE PLACE WHEN THERE ARE NO LEAVES ON THE TREES.
 2. THEREFORE, SITE PLAN REVIEW BY THE PLANNING BOARD IS REQUIRED.
 3. LANDSCAPE SCREENING IN ACCORDANCE WITH TOWN CODE HAS BEEN PROVIDED IN ACCORDANCE WITH ARCHITECT'S PLANNING PLAN.
- ADDITIONAL SITE PLAN NOTES:**
1. CONSTRUCTION LIGHTING SHALL BE RESIDENTIAL IN NATURE, AND SHALL BE DARK-SKY COMPLIANT.

- ENVIRONMENTAL CONSIDERATIONS:**
1. THE LIMIT OF SOIL DISTURBANCE FOR THE PROPOSED CONSTRUCTION ACTIVITY IS LESS THAN 10,000 SQUARE FEET.
 2. THE PROPOSED CONSTRUCTION ACTIVITY IS NOT LOCATED WITHIN THE EAST-OF-HUDSON COUNTY WETLANDS.
 3. THE PROPOSED CONSTRUCTION ACTIVITY DOES NOT REQUIRE THE PREPARATION OF A PREVENTION PLAN.
 4. SOIL DISTURBANCE OF MORE THAN ONE (1) ACRE DOES NOT REQUIRE THE PREPARATION OF A PREVENTION PLAN.
 5. THERE ARE NO PROTECTED STREAMS OR OTHER SURFACE WATERS OF THE STATE WITHIN 200 FEET OF THE PROPERTY.
 6. THERE ARE NO STATE-REGULATED FRESHWATER WETLANDS OR SOOT CHECK ZONES WITHIN 200 FEET OF THE PROPERTY.
 7. SOIL DISTURBANCE OF MORE THAN 10,000 SQUARE FEET SHALL REQUIRE THE PREPARATION OF AN EROSION CONTROL PLAN.
 8. THERE ARE NO FEDERALLY-REGULATED SURFACE WATERS OR WETLANDS WITHIN 200 FEET OF THE PROPERTY.

FIELD TEST RESULTS

NO.	NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	SOIL LAYER DESCRIPTION
0	3	0	3	0	3	TOPSOIL
3	10	3	10	3	10	1.5" TOPSOIL
10	15	3	15	3	15	1.5" TOPSOIL
15	15	3	15	3	15	1.5" TOPSOIL
15	15	3	15	3	15	1.5" TOPSOIL
15	15	3	15	3	15	1.5" TOPSOIL

PERCOLATION TESTS

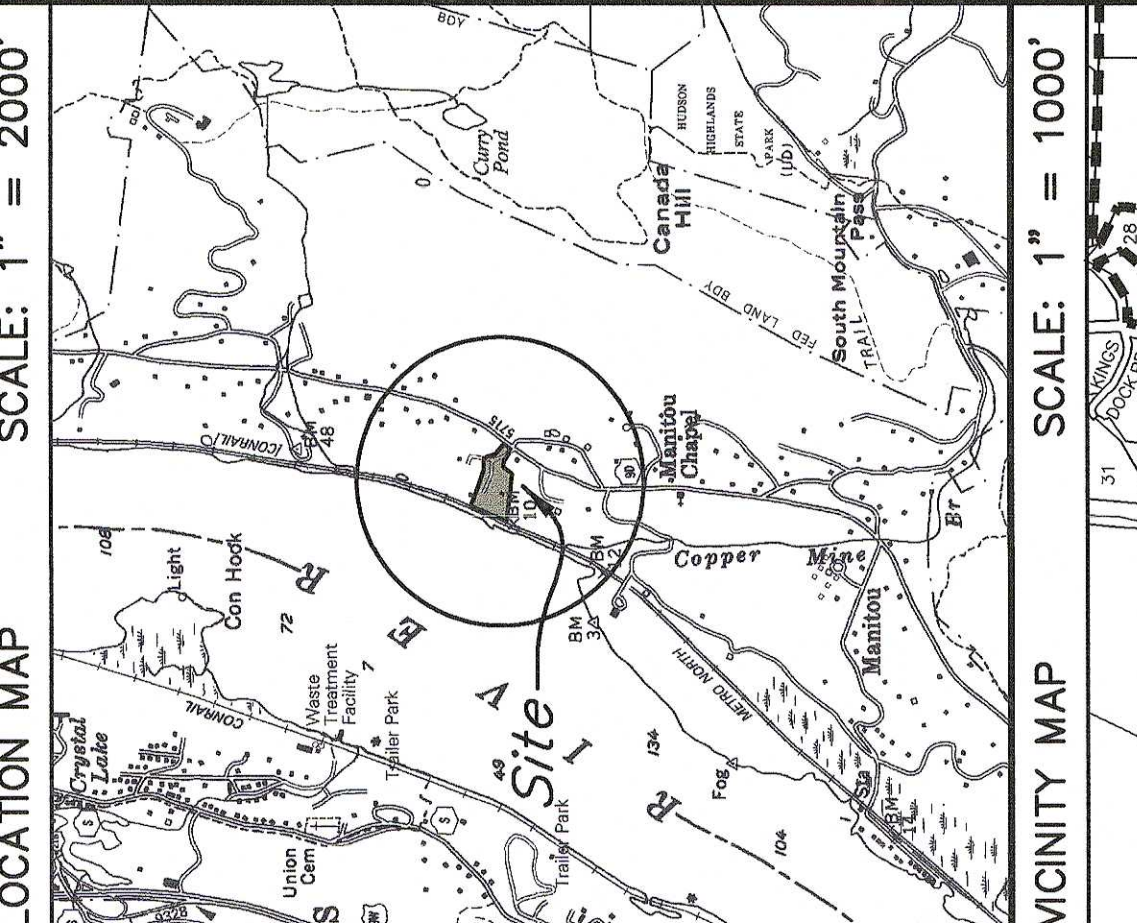
NO.	DATE	DEPTH	RATE	COMMENTS
A	07/10/18	24"	6 MIN/W	
B	07/10/18	24"	2 MIN/W	
C	07/10/18	24"	2 MIN/W	
D	07/10/18	24"	2 MIN/W	
E	07/10/18	24"	2 MIN/W	

SLOPE ANALYSIS

EXISTING SLOPE RANGE FROM 0-30%

EXISTING SLOPE RANGE FROM 20-35%

EXISTING SLOPES GREATER THAN 35% (NONE)



ZONING DATA

DISTRICT: RURAL RESIDENTIAL (RR)

Parameter	Maximum	Minimum	Proposed	Comments
Maximum density (conventional)	3.33/sa	7/5	7/5	
Maximum lot area (conventional)	1.0	4.0/1 ac	4.0/1 ac	
Minimum lot area (conventional)	1000	4000	4000	
Maximum height for conventional subdivision	25.0'	100'	100'	
Town road	25.0'	100'	100'	
County/State road	100'	150'	150'	
Minimum lot area for subdivision	1000	1000	1000	
Minimum front yard setback	60'	250.5'	253.5'	
County/State road setback	50'	100.0'	103.0'	
Minimum rear yard setback	50'	225.0'	213.0'	
Max. impervious surface coverage	10%	5.2%	5.2%	
Max. impervious surface coverage for conventional subdivision	10%	10%	10%	
Max. impervious surface coverage for residential	10%	10%	10%	

OVERLAY DISTRICTS

179-13 Floodplain Overlay District - NFIP Area (FPO) - NOT WITHIN

179-14 Historic Overlay District (HOD) - NOT WITHIN

179-15 Special Preservation Overlay District (SPO) - NOT WITHIN

179-16 Historic Overlay District (HOD) - NOT WITHIN

179-18 Special Preservation Overlay District (SPO) - NOT WITHIN

179-19 State Park Overlay District (SPO) - NOT WITHIN

179-20 State Park Overlay District (SPO) - NOT WITHIN

179-21 State Park Overlay District (SPO) - NOT WITHIN

179-22 State Park Overlay District (SPO) - NOT WITHIN

179-23 State Park Overlay District (SPO) - NOT WITHIN

REVISIONS

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

TAX MAP NO. 81-1-11

LOT AREA: 4,679 ACES

PROPOSED USE: SINGLE-FAMILY DWELING

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 OF JANDRUCKO, JAMES & DAUGHTERS, INC. AND JANDRUCKO, JAMES & DAUGHTERS, INC. WATSON, SURVEYING AND ENGINEERING, P.C. DATED JANUARY 16, 2018, REVISED ON FEBRUARY 22, 2018.
2. VERTICAL DATUM HEREON IS NAVD 1988.

PLANNING BOARD APPROVAL

Final site plan approval granted by Resolution # _____ on _____ to certificate of occupancy on _____ by _____ an authorized representative of the planning board.

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

The signatures below indicate that this site plan has been reviewed in accordance with Resolution # _____ and _____ and all other pertinent outstanding requirements of PHILIPSTOWN PLANNING BOARD.

BY: NEAL ZUCKERMAN, CHAIRMAN DATE: _____, 2021.

ARCHITECT: 17 ARCHITECTURE + DESIGN, 154 GRAND STREET, NEW YORK, NY 10013

PROJECT LOCATION: 5 JUNIPER HILL ROAD, GARRISON, 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. SANTELESSES & HIRAM M. ARNAUD, 5 JUNIPER HILL ROAD, GARRISON, NY 10524

SITE GRADING & DRAINAGE PLAN

MINOR SITE PLAN SET

SCALE: AS NOTED

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
(Symbol)	B	CHARTER HOLLOW LOSSY SANDS
(Symbol)	B	CHARTER HOLLOW LOSSY SANDS
(Symbol)	B	CHARTER HOLLOW LOSSY SANDS
(Symbol)	B	CHARTER HOLLOW LOSSY SANDS
(Symbol)	C	HOLLIS-BROOK OUTCROP COMPLEX, VERY STEEP
(Symbol)	C	LEWISTON CLAY LOAM, 3-8% SLOPES, SLIGHTLY

WARNING STAMP

ALTERATION OF THIS DOCUMENT, IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK.



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August 18, 2021

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