

WETLANDS LEGEND

Flag No. W-W-W-W
Flag No.

Wetland boundary flags as set by Steve Marino during the Summer 2019, and located by Bodoy & Watson on September 19, 2019

LEGEND

- s—s— PROPOSED HOUSE SEWER
- ⊙ PROPOSED DRILLED WELL
- w—w— PROPOSED WATER SERVICE
- e—e— PROPOSED BURIED ELECTRIC SERVICE
- f—f— SILT FENCE (SEDIMENT CONTROL)
- c—c— COMPOST FILTER SOCK (SEDIMENT CONTROL)
- TEMPORARY STABILIZED CONSTRUCTION ACCESS (SEDIMENT CONTROL)
- PROPOSED ROLLED EROSION CONTROL BLANKET INSTALLATION
- PROPOSED LIMIT OF DISTURBANCE
- 100' WETLANDS BUFFER BOUNDARY
- 450' PROPOSED MAJOR CONTOUR ELEVATION
- 445' PROPOSED MINOR CONTOUR ELEVATION
- ▲ DEEP HOLE TEST PIT W/ DESIGNATION
- PERCOLATION TEST HOLE W/ DESIGNATION

FIELD TEST RESULTS

NO.	DATE	DEPTH	RATE	COMMENTS
A	06/27/18	26"	17 MIN/IN	
B	06/27/18	28"	30 MIN/IN	
C	06/27/18	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. #8 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. DEEP HOLES LOGGED BY THE P.C.H. ON 05/17/21. GROUNDWATER TABLE AT 7.5" IN #2, 6.5" - #5, 7.0" - #4, 7.0" - #8.

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)

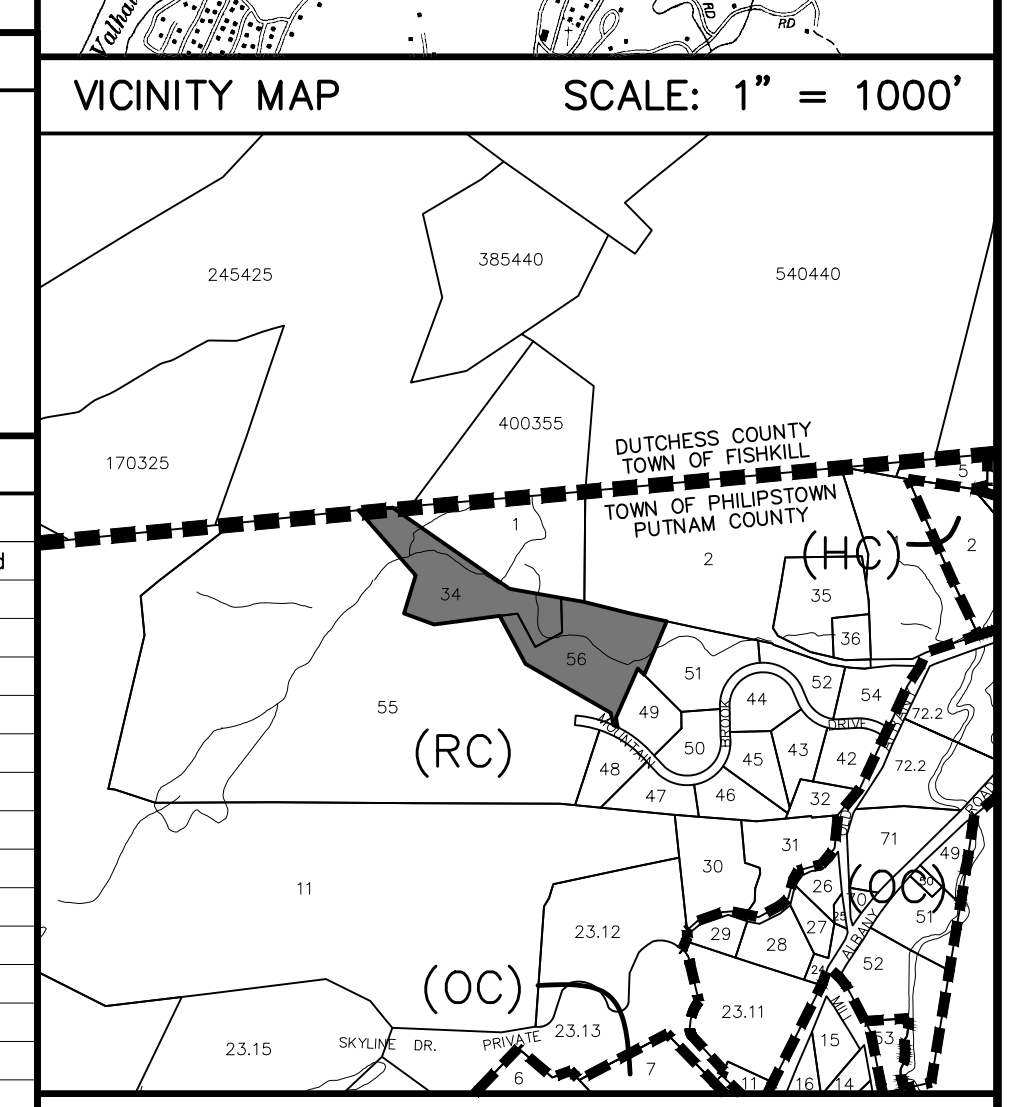
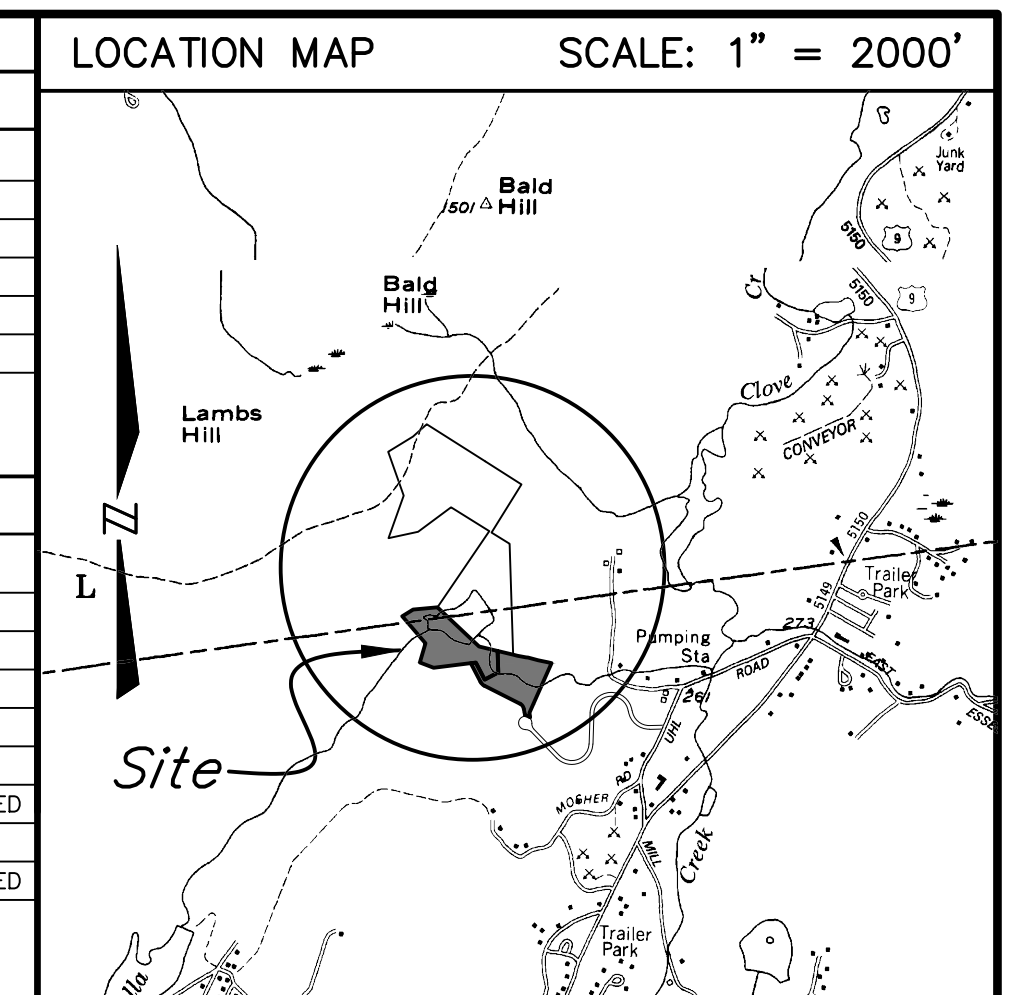
Maximum density (Conservation)	Required	Existing	Proposed
5 ac/50'	n/a	n/a	n/a
Minimum lot size (convention/ODA)	10 ac	12.25 ac	12.25 ac
Minimum lot size (Conservation)*	varies	n/a	n/a
Minimum road frontage for conventional subdivision	250 ft	60 ft	60 ft
County/state road	300 ft	n/a	n/a
ODA ROW	100 ft	n/a	n/a
Minimum front yard setback	60 ft	—	223.6 ft
County/state road	60 ft	n/a	n/a
Minimum side yard setback	30 ft	—	30.0 ft
Minimum rear yard setback	50 ft	—	233.3 ft
Max. impervious surface coverage	10%	—	6.5%
Maximum height	40 ft	—	31 ft
Max. footprint for non-res. district	6,000 sq ft	n/a	n/a

OVERLAY DISTRICTS

- 175-13 Floodplain Overlay District - NEP Map (FPO) - NOT WITHIN
- 175-18 Mobile Home Overlay District (MHO) - NOT WITHIN
- 175-14 Cold Spring Reservoir Water Shed Overlay (WSO) - NOT WITHIN
- 175-15 Seismic Protection Overlay (SPO) - NOT WITHIN
- 175-16 Aquifer Overlay District (AOD) - NOT WITHIN
- 175-17 Regional Regional Overlay (RAO) - 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 Terrain - WITHIN
- 175-37 Ridge Line Protection - NOT WITHIN
- 175-37 Protection of Agriculture - NOT APPLYING

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



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

REVISIONS

DATE	DESCRIPTION
09/23/21	ORIGINAL DRAWING (PRE-APP SKETCH)
10/07/21	INITIAL PLANNING BOARD APPLICATION

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

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: NEAL ZUCKERMAN, CHAIRMAN DATE: _____, 2021.

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

PRINTED

October 7, 2021

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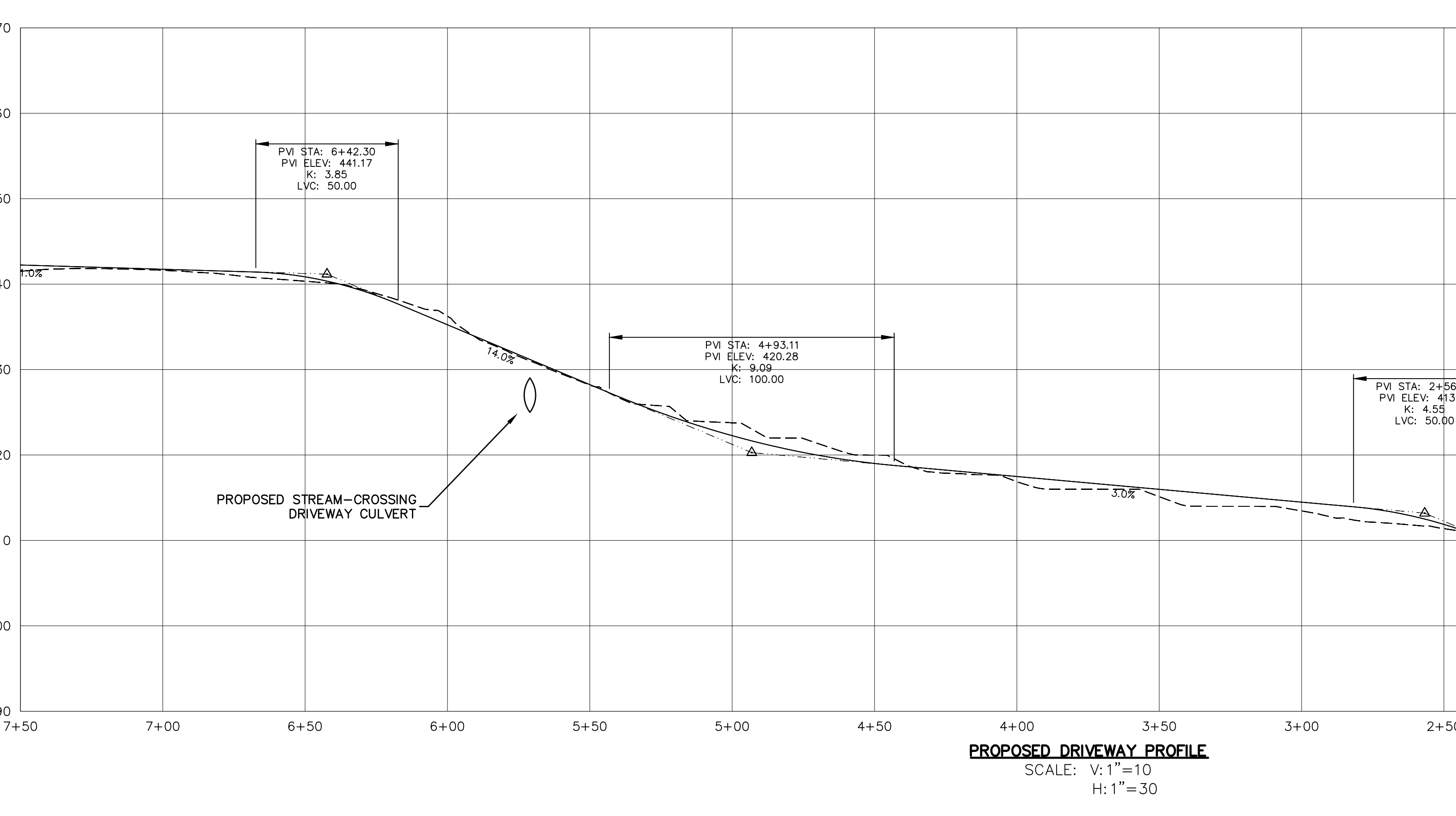
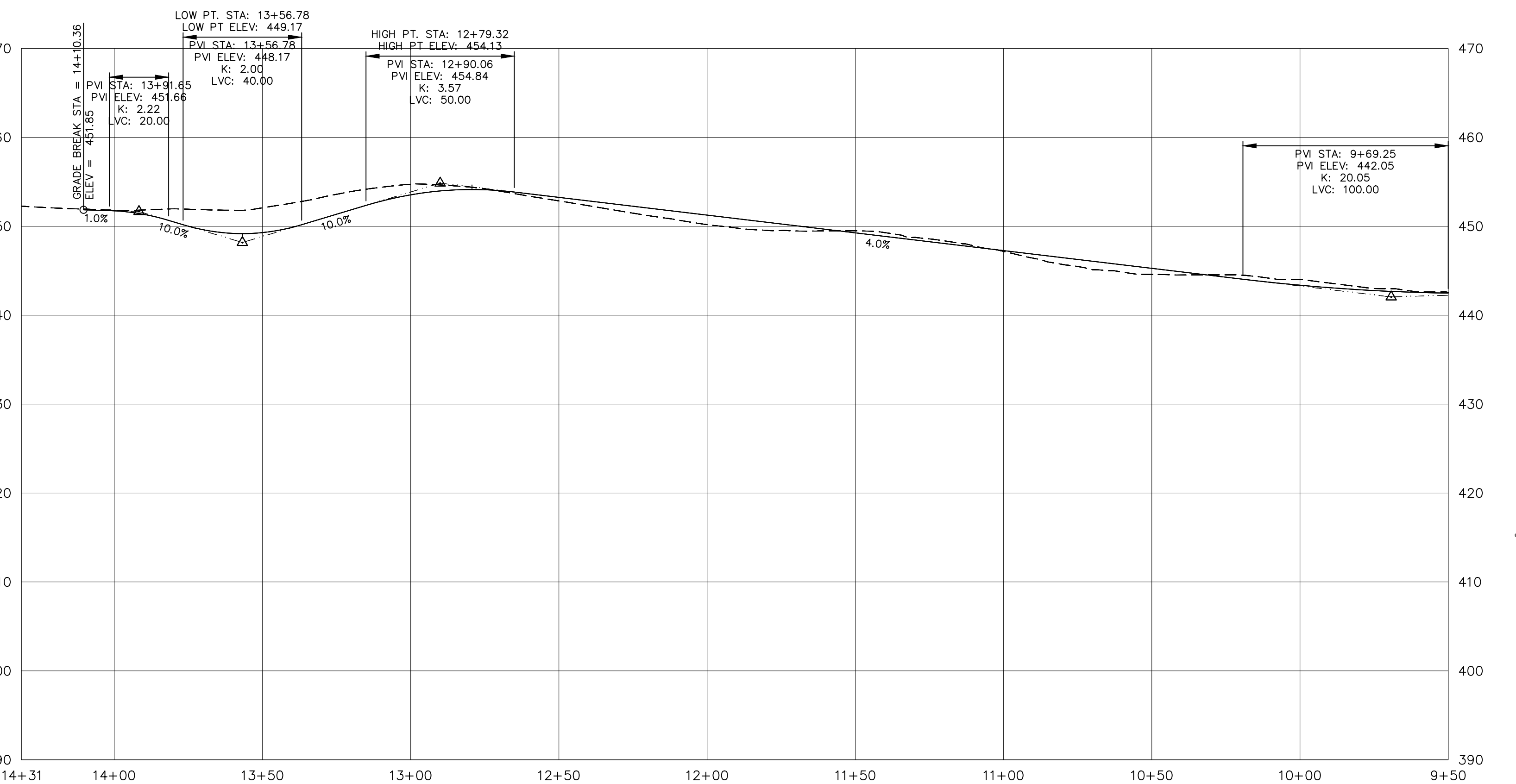
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SHEET 1 OF 2

DRAWING NAME: SP24412_R02_V17 LAYOUT: SITE W.O. NO. 24412 CHECKED BY: MSM DRAWN BY: JRS



PLAN VIEW
SCALE: 1" = 30'

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
ChC	B	CHARLTON loam, 8-15% Slopes
PnC	C	PAXTON fine sandy loam, 9-15% Slopes
WdB	C	WOODBIDGE loam, 3-8% Slopes
W	I	WATER

— = Soil delineation (boundary) lines

Soil 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.