

**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 Boddy & Watson on September 19, 2021

**LEGEND**

- PROPOSED HOUSE SEWER
- PROPOSED DRILLED WELL
- PROPOSED WATER SERVICE
- PROPOSED BURIED ELECTRIC SERVICE
- SILT FENCE (SEDIMENT CONTROL)
- 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
- PROPOSED MAJOR CONTOUR ELEVATION
- 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' - #3, 7.0' - #4, 7.0' - #5.

**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)

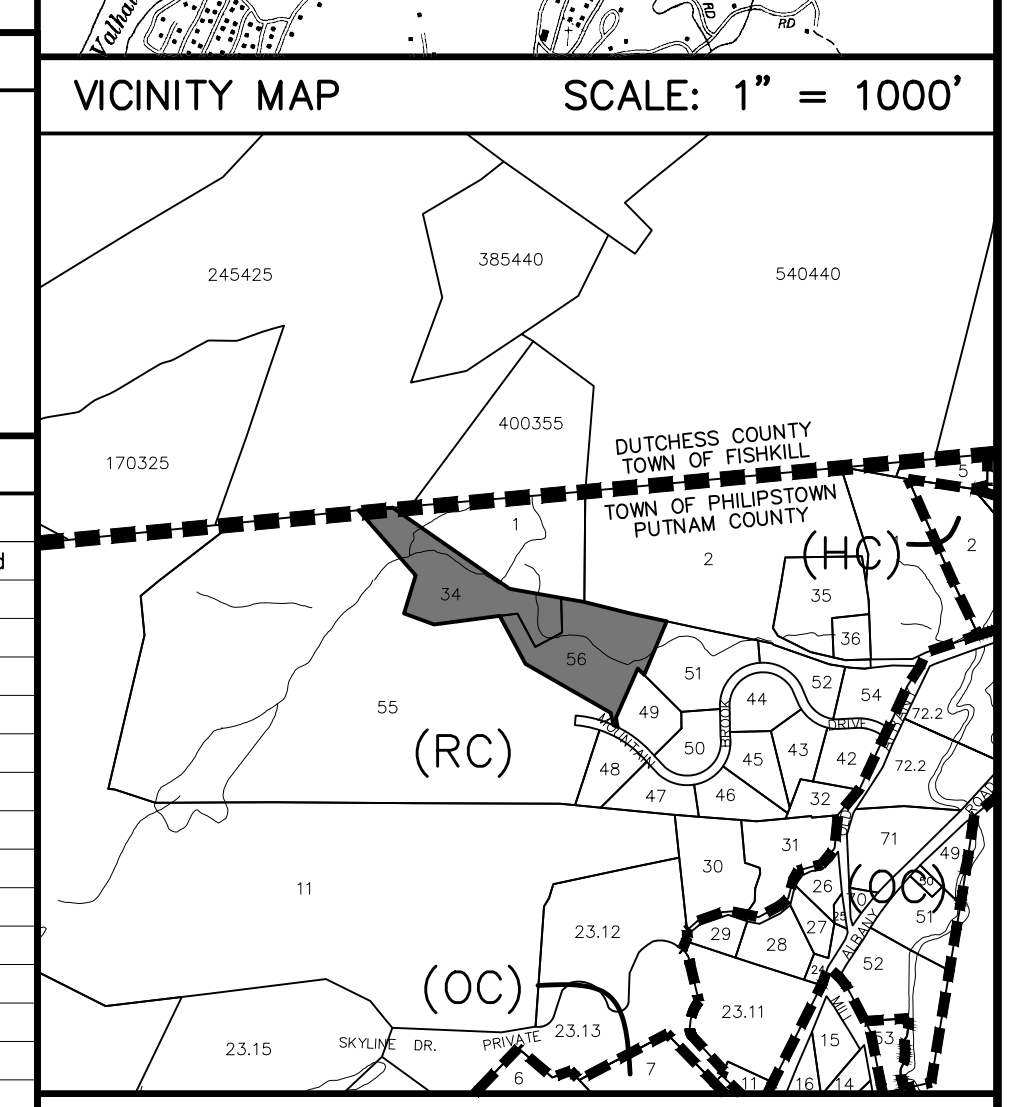
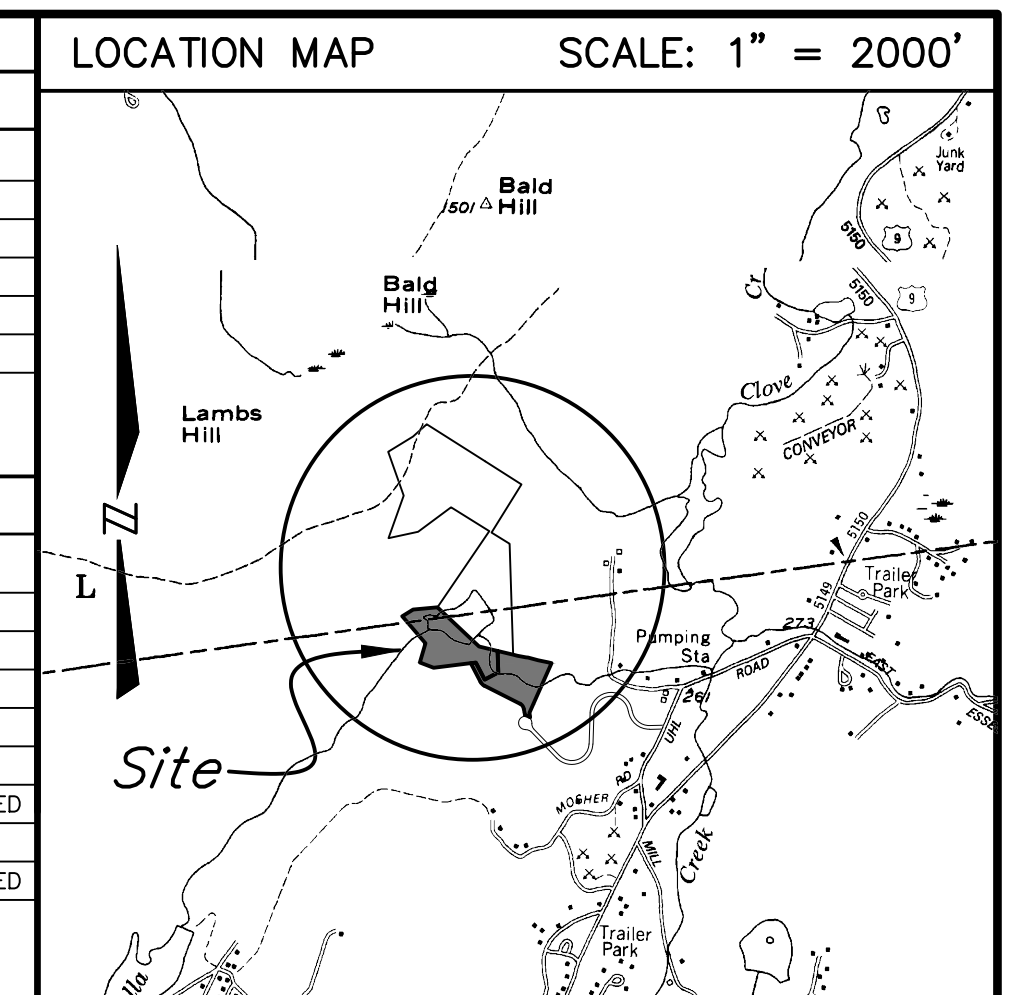
Maximum density (conservation)	Required	Existing	Proposed
5 ac/50'	n/a	n/a	n/a
Minimum lot size (convention/ODA)	10 ac	12.25 ac	12.25 ac
Minimum lot size (conservation)*	varies	n/a	n/a
Minimum road frontage for conventional subdivision	250 ft	60 ft	60 ft
County/state road	300 ft	n/a	n/a
ODA ROW	100 ft	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%	-	8.5%
Maximum height	40 ft	-	31 ft
Max. footprint for non-res. district	6,000 sq ft	-	n/a

**OVERLAY DISTRICTS**

- 175-13 Floodplain Overlay District - Not 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 Special Production Overlay District (SPOD) - NOT WITHIN
- 175-16 Aquifer Overlay District (AOD) - NOT WITHIN
- 175-17 Regional Aquifer Recharge Overlay District (RAO) - NOT WITHIN
- 175-18 Open Space Conservation Overlay District (OSO) - NOT WITHIN
- 175-35 Wetland 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 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.



**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
11/30/21	WETLAND CROSSING/MITIGATION DETAILS

**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: \_\_\_\_\_, 2022.

**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

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**BADEY & WATSON**  
 Surveying & Engineering, P.C.

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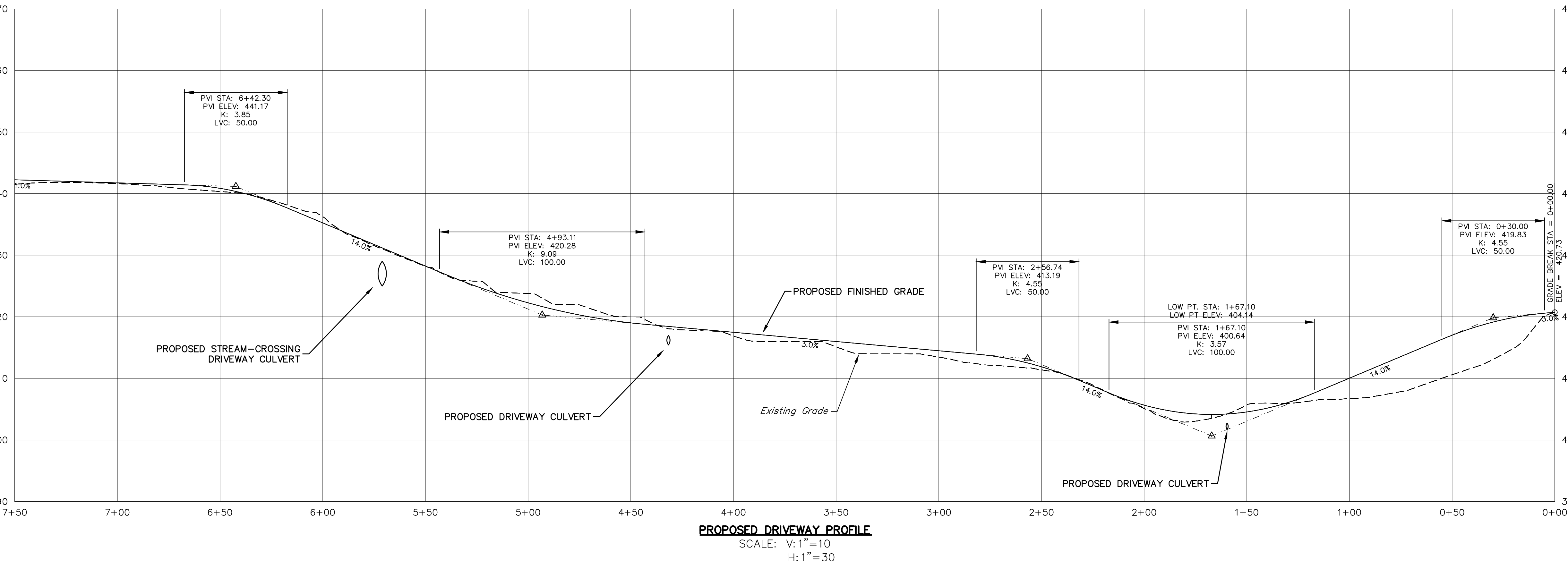
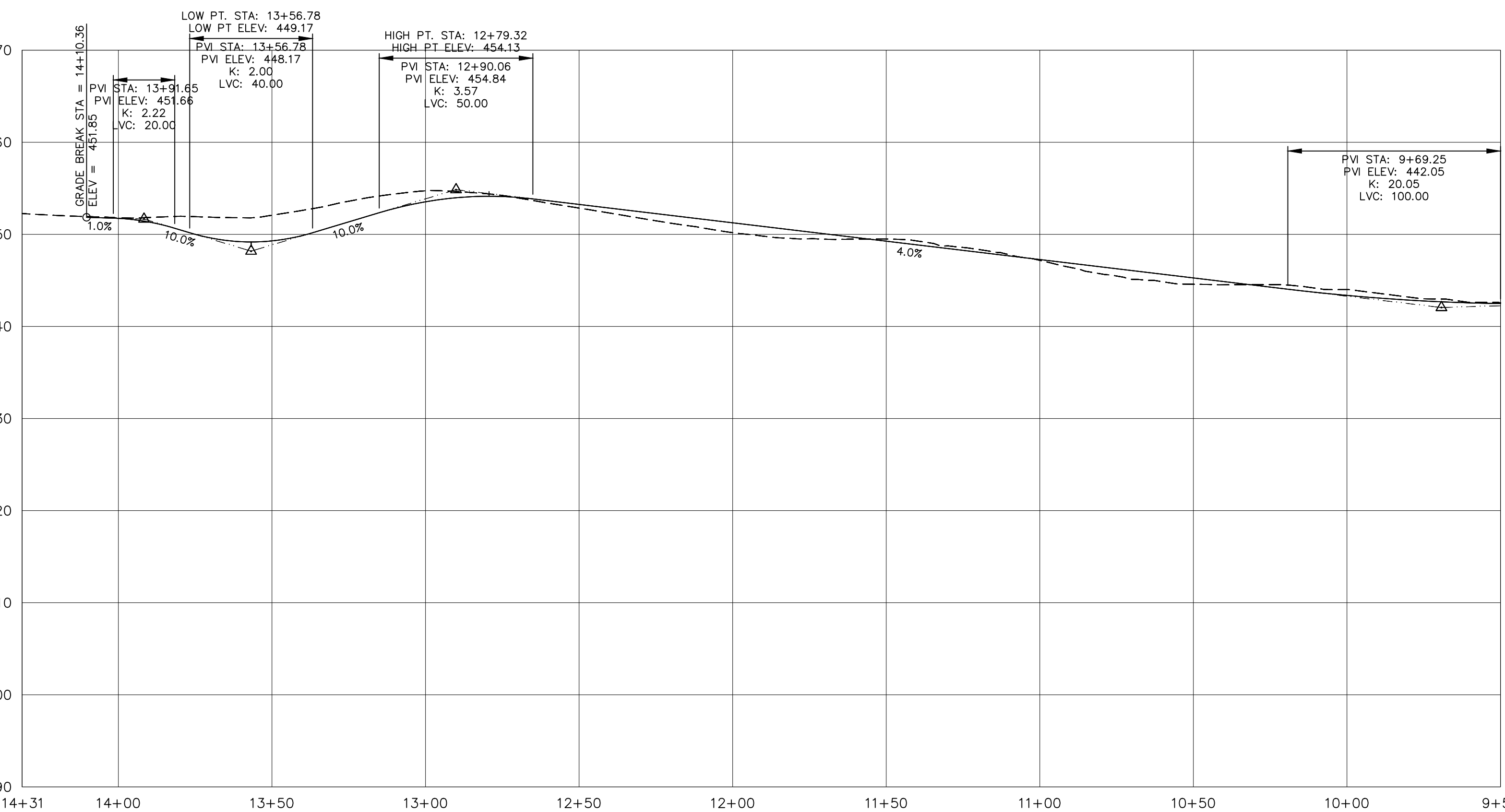
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**SHEET 1 OF 2**

DRAWING NAME: SP24412...R03\_V17 LAYOUT: SITE W.O. NO. 24412 CHECKED BY MSM DRAWN BY JRS



**SOILS LEGEND**

Map Symbol	Hydrologic Group	Soil Name
ChC	B	CHARLTON loam, 8-15% Slopes
PnC	C	PAXTON fine sandy loam, 8-15% Slopes
WbB	C	WOODBRIIDGE loam, 3-8% Slopes
W	L	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.