

Map Symbol	Hydrologic Group	Soil Name
ChB	B	CHARLTON loam, 2-8% Slopes
Crc	C	CHARLTON-CHARFIELD complex, rolling, very rocky
CcD	C	CHARFIELD-CHARLTON complex, hilly, very rocky
CcD	C	CHARFIELD-HOLLIS-ROCK outcrop complex, hilly
HrF	C	HOLLIS-ROCK outcrop complex, very steep
LcB	C	LEICESTER loam, 3-8% Slopes, stony

— = 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.

COMMON NAME	D.B.H.*	TAG NO.	DEVELOPMENT	COMMENT
Pine	28"	4583	Pool	Hollow Core
Oak	32"	4585	House	
Hemlock	32"	4586	House	Double Trunk
Hemlock	12"	4589	House	
Cedar	12"	4588	House	
Hemlock	8"	4587	House	
Hemlock	6"	4584	House	
Cedar	8"	4678	House	
Cedar	14"	4582	Septic Tank	
Row of 3 Cedars	-	-	Force Main	2' Height
Birch	12"	4676	Force Main	Triple
Pine	3"	-	Force Main	
Pine	3"	-	Force Main	
Pine	4"	-	Force Main	
Pine	4"	-	Force Main	
Pine	5"	-	Force Main	
Pine	5"	-	Force Main	
Pine	3"	-	Force Main	
Pine	4"	-	Force Main	
Pine	4"	-	Force Main	
Pine	4"	-	Force Main	
Pine	3"	-	Force Main	
Locust	36"	4398	Septic Fields	
Allanthurus	18"	4396	Septic Fields	
Spruce	12"	4400	Driveway	
Pine	10"	4591	House	
Pine	10"	4590	House	
Dogwood	6"	4592	House	
Dogwood	6"	4593	House	Twin

*The tree plan shown here was conducted on Jan. 16, 2015 and has not been updated.

FIELD TEST RESULTS					
DEEP TEST HOLES					
NO.	1	2	3	4	5
SOIL LAYER DESCRIPTION					
0	3	0	3	0	3
TOPSOIL					
3	6	0	3	0	3
24 TAN FINE SAND					
6	0	0	0	0	0
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)					
Maximum density (conservation)		3 ac./sq.	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		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		60 ft.	250.5 ft.	224.1 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.	212.4 ft.	
Max. impervious surface coverage		10%	5.2%	8.5%	
Maximum height		40 ft.	15 ft.	21 ft.	
Max. footprint for non-res. abstract		4,000 sq.	n/a	n/a	
OVERLAY DISTRICTS					
175-13 Floodplain Overlay District - NFP Map (FPD) - 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 (AOD) - NOT WITHIN					
Town-wide Regional Aquifer (RA) only - 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					
175-38 Ridge Line Protection - WITHIN					
175-37 Protection of Agriculture - NOT ABUTTING					
WARNING STAMP					
<p>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.</p>					

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

- PROPERTY BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREIN 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.
- VERTICAL DATUM HEREIN IS NAVD 1988.

REVISIONS

DATE	DESCRIPTION
06/23/21	ORIGINAL DRAWING (PRE-APP SKETCH)
08/18/21	PLANNING BOARD SUBMISSION
12/01/21	ADDRESS COMMENTS FROM CONSERVATION BOARD & PLANNING BOARD SITE MEETINGS

PLANNING BOARD APPROVAL

Final site plan approval granted by Resolution # _____ on _____. No certificate of occupancy may be authorized 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.

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

PHILIPSTOWN PLANNING BOARD

BY: NEAL ZUCKERMAN, CHAIRMAN DATE: _____, 2022.

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

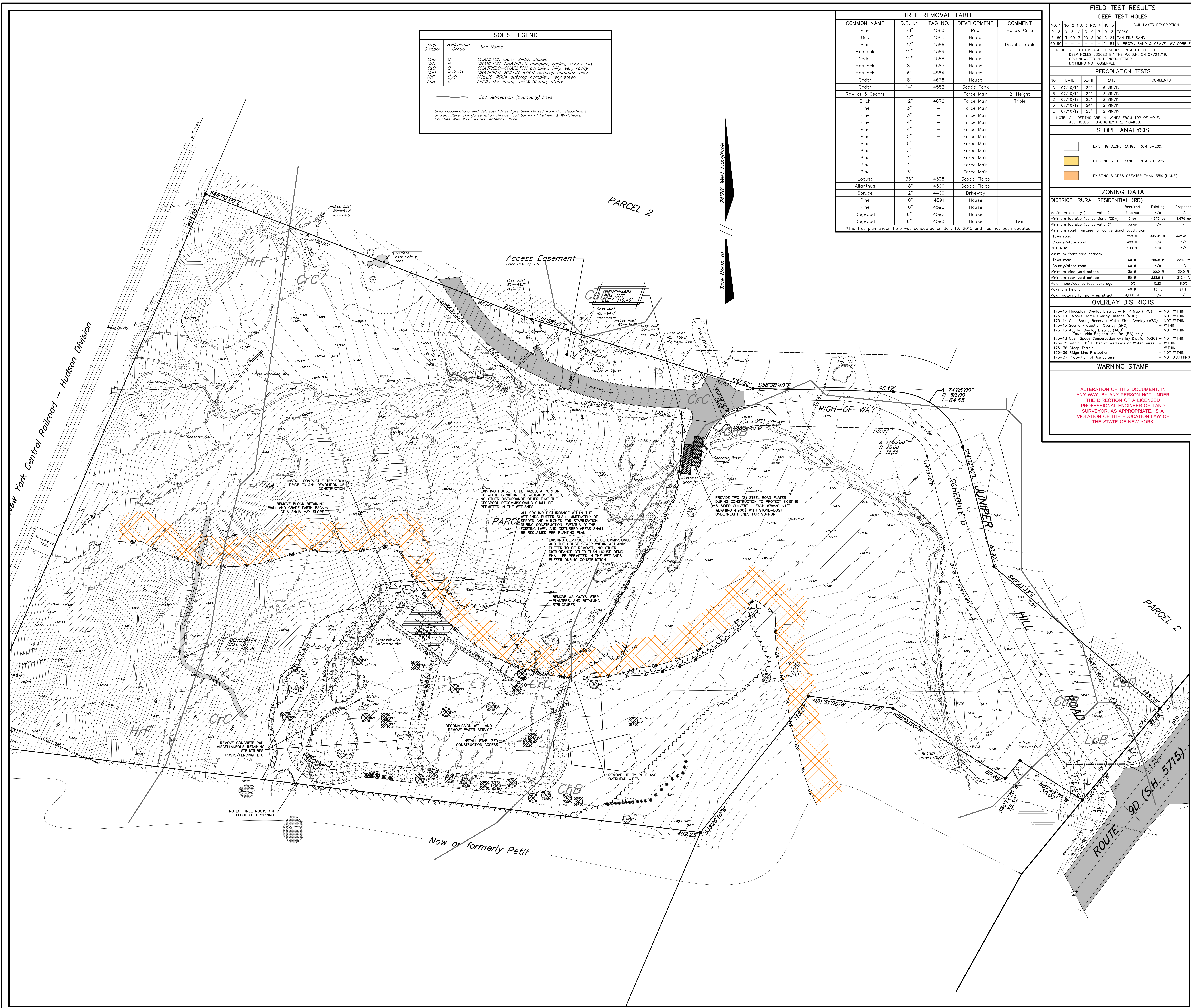
MINOR SITE PLAN SET

SCALE: AS NOTED

PRINTED
 December 1, 2021

BADEY & WATSON
 Surveying & Engineering, P.C.

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DRAWING NAME: SP25614...R03_V17 LAYOUT: DEMO W.O. NO. 25614 CHECKED BY MSM DRAWN BY JRS