GEOGRAPHIC INDEX 41-28-52.8 -73-53-14.8

FIELD TEST RESULTS

DEEP TEST HOLES

NO. 1		NO. 2		NO. 3		NO. 4		SOIL LAYER DESCRIPTION
0	12	0	12	0	12	0	12	TOPSOIL
12	96	12	84	12	96	12	90	SILT LOAM W/ COURSE SAND & GRAVEL
NO. 5		NO. 6		NO. 7		NO. 8		SOIL LAYER DESCRIPTION
0	3	0	3	0	3	0	3	TOPSOIL
–	–	–	3	30	–	–		MED. BROWN SEMI-COMP. LOAM
3	60	3	72	30	78	3	60	MED. BROWN CLAY LOAM

NOTE: DEPTHS ARE IN INCHES FROM TOP OF HOLE.
DEEP HOLES 1–4 LOGGED BY THE P.C.D.H. ON 09/29/16.
DEEP HOLES 5–8 LOGGED BY THE P.C.D.H. ON 06/08/21.
GROUNDWATER NOT ENCOUNTERED.
MOTTLING NOT OBSERVED.

PERCOLATION TESTS

NO.	DATE	DEPTH	RATE	COMMENTS
A	08/10/16	28"	60 MIN./IN	IN AREA NO LONGER CONSIDERED
B	08/10/16	27"	48 MIN./IN	IN AREA NO LONGER CONSIDERED
C	08/10/16	26"	15 MIN./IN	IN AREA NO LONGER CONSIDERED
D	08/10/16	29"	40 MIN./IN	IN AREA NO LONGER CONSIDERED
E	06/09/21	24"	22 MIN./IN	NEW SEPTIC AREA
F	06/09/21	24"	6 MIN./IN	NEW SEPTIC AREA
G	06/09/21	24"	12 MIN./IN	NEW SEPTIC AREA
H	06/09/21	24"	3 MIN./IN	NEW SEPTIC AREA

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

SLOPE ANALYSIS LEGEND

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	12.117 ac	12.117 ac
Minimum lot size (conservation)*	varies	n/a	n/a
Minimum road frontage for conventional subdivision			
Town road	250 ft	277.86 ft	277.86 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	–	561.1 ft
County/state road	60 ft	n/a	n/a
Minimum side yard setback	30 ft	–	134.1 ft
Minimum rear yard setback	50 ft	–	225.0 ft
Max. impervious surface coverage	10%	–	6.5%
Maximum height	40 ft	–	34.3 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) – NOT 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

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
ClB	B	CHARLTON loam, 2–8% Slopes, very stony
CrC	B	CHARLTON–CHATFIELD complex, rolling, very rocky
CtC	B/C/D	CHATFIELD–HOLLIS–ROCK outcrop complex, rolling
CuD	B/C/D	CHATFIELD–HOLLIS–ROCK outcrop complex, hilly
LcA	C	LEICESTER loam, 0–3% 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.

SCENIC RIDGELINE LEGEND

SITE–SPECIFIC RIDGELINE DELINEATION

RIDGELINE PROTECTION AREA

TREE LEGEND

OK14TW
ATTRIBUTE (TW = TWIN)
CALIPER (14 = 14")
SPECIES (OK = OAK)
TREE LOCATION

KEY

SPECIES

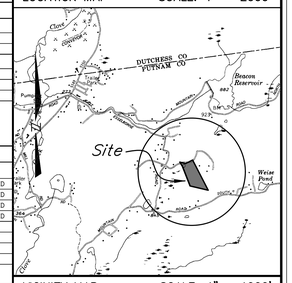
BI	BIRCH	OK	OAK
HC	HICKORY	SS	SASSAFRAS
MA	MAPLE	TU	TULIP

ATTRIBUTES

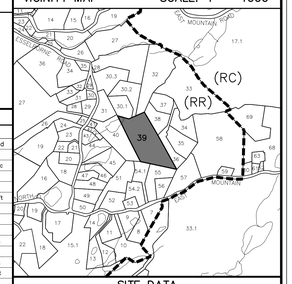
BK	BROKEN	QN	QUINTUPLE
CP*	CLUMP	QU	QUADRUPLE
DA	DAMAGED	SB	STUMP
DE	DEAD	TP	TRIPLE
*DB	DOUBLE	*TW	TWIN
FN	FALLEN		

* DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER. TWIN TREES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.

LOCATION MAP SCALE: 1" = 2000'



VICINITY MAP SCALE: 1" = 1000'



SITE DATA

TAX MAP NO: 17. – 2 – 39
LOT AREA: 12.117 ACES
ZONING DISTRICT: RURAL RESIDENTIAL (RR)
PROPOSED USE: SINGLE–FAMILY DWELLING
SCHOOL DISTRICT: HALDANE CENTRAL
FIRE: NORTH HIGHLANDS ENGINE CO. NO. 1
AMBULANCE: PHILIPSTOWN VOL. AMB. CORPS
SUBDIVISION: N/A

MAP NOTES

1. PROPERTY BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR RACHEL FOULLON AND IAN COOPER..." PREPARED BY BADEY & WATSON, SURVEYING AND ENGINEERING, P.C., DATED OCTOBER, 6 2016. REVISED OCTOBER 14, 2016.
2. VERTICAL DATUM HEREON IS NAVD 1988.

REVISIONS

DATE	DESCRIPTION
10/18/21	ORIGINAL DRAWING
01/06/22	ADD TREE PLAN AND OVERALL MAP

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 _____, 2022.
RONALD J. GAINER, P.E., TOWN ENGINEER DATE

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 _____ _____, 2022.
NEAL ZUCKERMAN, CHAIRMAN DATE

ARCHITECT

ADAM GOLINCZAK ARCHITECTURE P.C.
2 TILLSON AVENUE
HIGHLAND, NY 12528
(646) 251–1172

PROJECT LOCATION

CREST ROAD, 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.

PREPARED FOR

ADAM & KATIE GOLINCZAK
2 TILLSON AVENUE
HIGHLAND, NY 12528

EXISTING CONDITIONS PLAN

MINOR SITE PLAN SET

STORMWATER POLLUTION PREVENTION PLAN (BASIC)

SCALE: 1" = 50'

PRELIMINARY

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January 6, 2022
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Surveying & Engineering, P.C.

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SHEET 1 OF 5

DRAWING NAME: SP25909__R02_V17 LAYOUT: EXISTING W.O. NO. 25909 CHECKED BY MSM DRAWN BY JRS

FILE NO. 85–270