



SLOPE ANALYSIS

- EXISTING SLOPE RANGE FROM 0-20%
- EXISTING SLOPE RANGE FROM 20-35%
- EXISTING SLOPES GREATER THAN 35%

ZONING DATA

DISTRICT: INSTITUTIONAL CONSERVATION (IC)

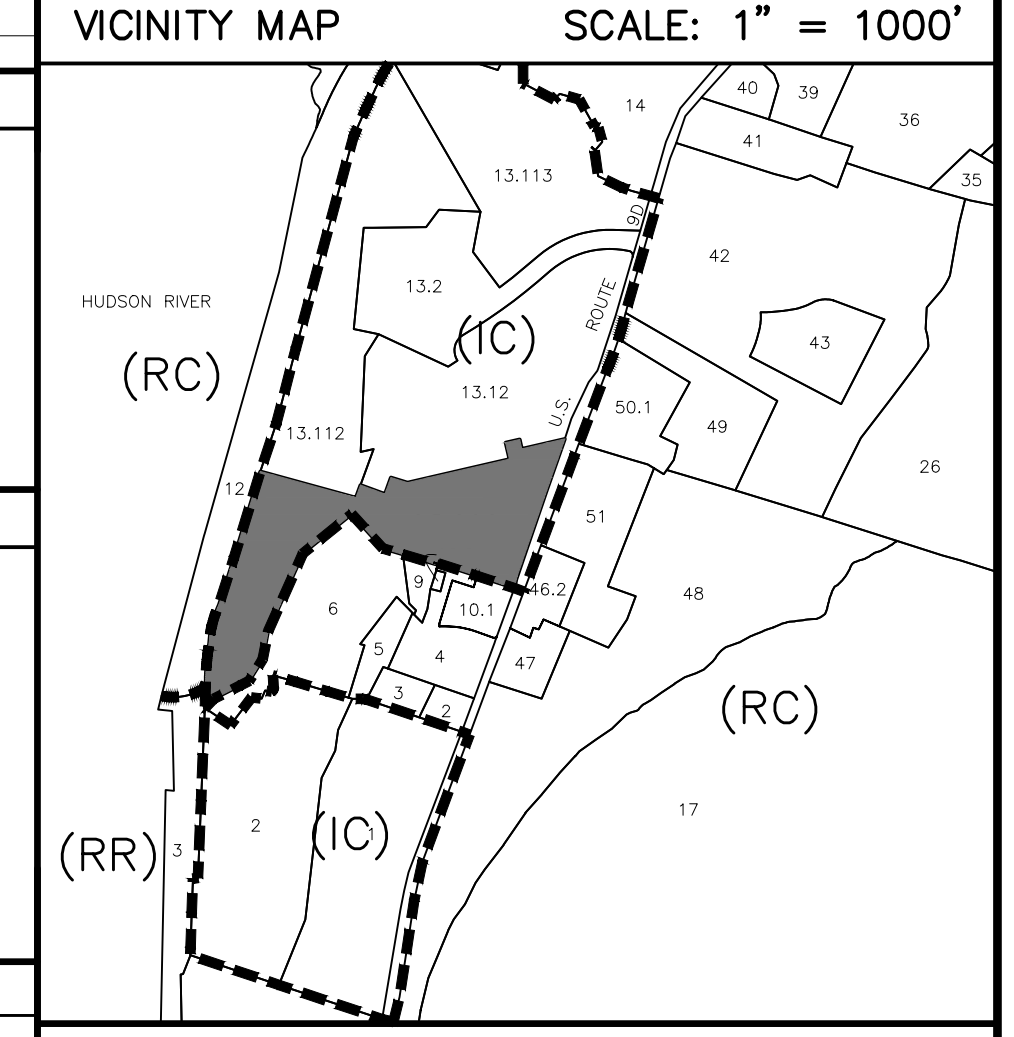
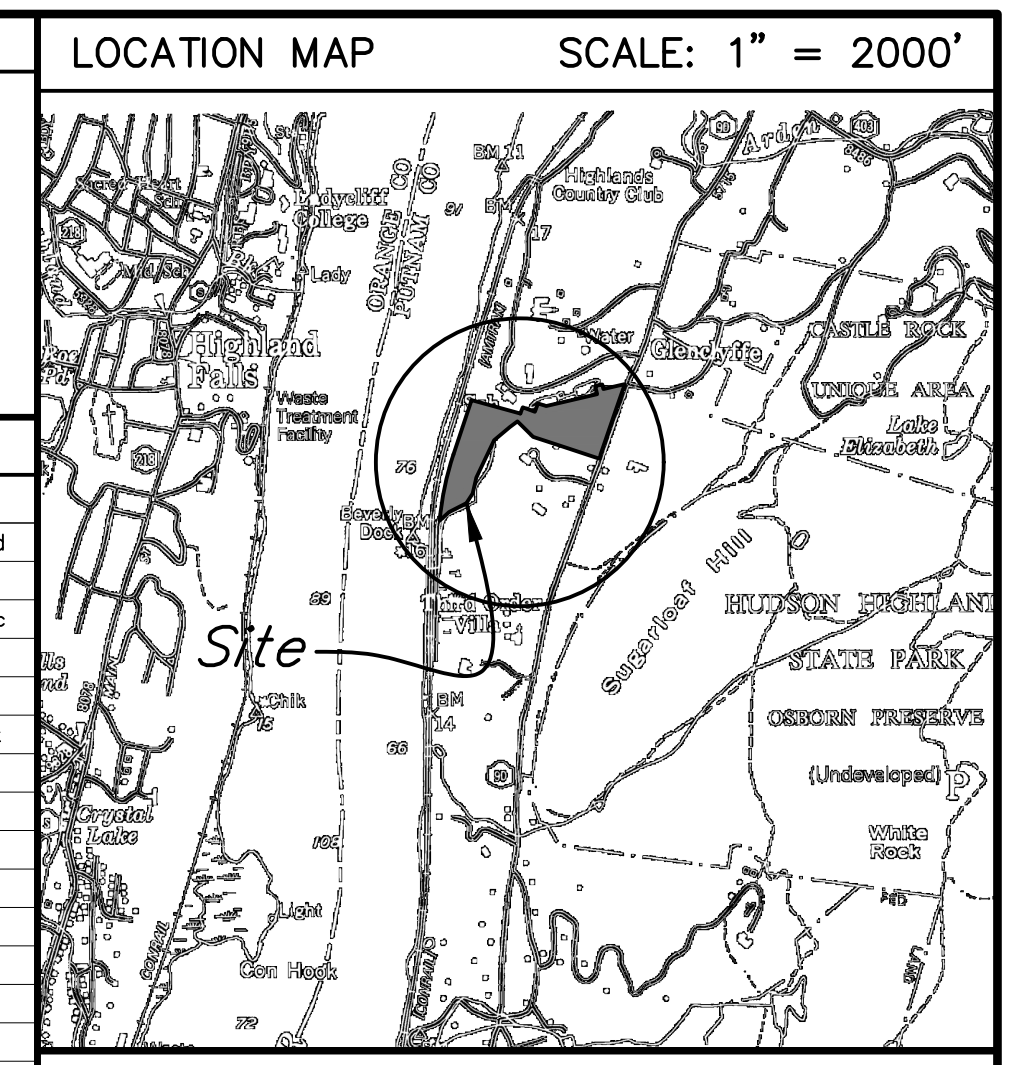
	Required	Existing	Proposed
Minimum density (conservation)	20 ac/ha	n/a	n/a
Minimum lot size (conservation/ODA)	20 ac	20,000 ac	20,000 ac
Minimum lot size (conservation)*	varies	n/a	n/a
Minimum road frontage for conventional subdivision	200 ft	820.62 ft	820.62 ft
Town road	200 ft	n/a	n/a
County/state road	200 ft	n/a	n/a
ODA ROW	-	n/a	n/a
Minimum front yard setback	50 ft	n/a	n/a
County/state road	100 ft	n/a	310 ft
Minimum side yard setback	50 ft	n/a	210 ft
Minimum rear yard setback	50 ft	n/a	1,030 ft
Max. impervious surface coverage	12%	0%	2%
Maximum height	40 ft	n/a	16 ft
Max. footprint for non-res. structure	n/a	n/a	n/a

OVERLAY DISTRICTS

- 175-13 Floodplain Overlay District - NFP 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 Scenic Protection Overlay (SPO) - WITHIN
- 175-16 Aquifer Overlay District (AOD) - NOT WITHIN
- 175-18 Open Space Conservation Overlay District (OSD) - NOT WITHIN
- 175-35 Within 100' Buffer of Wetlands or Watercourse - WITHIN
- 175-36 Sleep Terrain - WITHIN
- 175-36a Slope 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: 71-1-13.111
 LOT AREA: 20,000 ACES
 ZONING DISTRICT: INSTITUTIONAL CONSERVATION
 PROPOSED USE: SINGLE-FAMILY DWELLING
 SCHOOL DISTRICT: GARRISON UNION FREE
 FIRE: GARRISON VOLUNTEER FIRE COMPANY
 AMBULANCE: GARRISON VOL. AMBULANCE CORPS
 SUBDIVISION: ...PARCEL A1 OF GLENCLIFFE...
 FILED MAP NO. 2925C ON NOV 22, 2013

MAP NOTES

- PROPERTY BOUNDARY SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR OPEN SPACE INSTITUTE LAND TRUST, INC." PREPARED BY BADEY & WATSON, SURVEYING AND ENGINEERING, P.C. DATED APRIL 22, 2021, REVISION ON JUNE 8, 2021.
- TOPOGRAPHIC DATA HEREON HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHS DATED APRIL 22, 1988. PHOTO SCALE WAS 1" = 100' (EQUALS 40 FEET). A PORTION WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY BADEY & WATSON ON APRIL 22, 2013.
- VERTICAL DATUM HEREON IS MEAN SEA LEVEL, NAD 1929.

REVISIONS

DATE	DESCRIPTION
10/26/21	ORIGINAL DRAWING (PRE-APP SKETCH)
11/04/21	PLANNING BOARD SUBMISSION
01/06/22	ADD TREE SURVEY, MOD. STRUCTURES

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

JOHN SADLON, AIA
 PERKINS+WILL
 NEW YORK, NY

PROJECT LOCATION

825 ROUTE 90, GARRISON
 TOWN OF PHILIPSTOWN
 COUNTY OF PUTNAM
 STATE OF NEW YORK

PROPERTY OWNER

JOHN SADLON & SVEN WENSKE
 529 WEST 42ND STREET - APT 6G
 NEW YORK, NY 10036

SITE GRADING & DRAINAGE PLAN

MINOR SITE PLAN SET

STORMWATER POLLUTION PREVENTION PLAN (BASIC)

SCALE: 1" = 30'

PRINTED
 January 6, 2022

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SHEET 1 OF 2

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
ChB	B	CHARLTON loam, 2-8% Slopes
ChE	B	CHARLTON loam, 25-35% Slopes
ChD	B/C/D	CHARLTON-HOLLIS-ROCK outcrop complex, hilly
B/D	-	FLUVALENTS-UDOLUENTS complex, frequently flooded
W	-	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.

DRAWING NAME: SP26090_R02_V17
 LAYOUT: PLAN
 W.O. NO. 26090
 CHECKED BY: MSM
 DRAWN BY: JRS