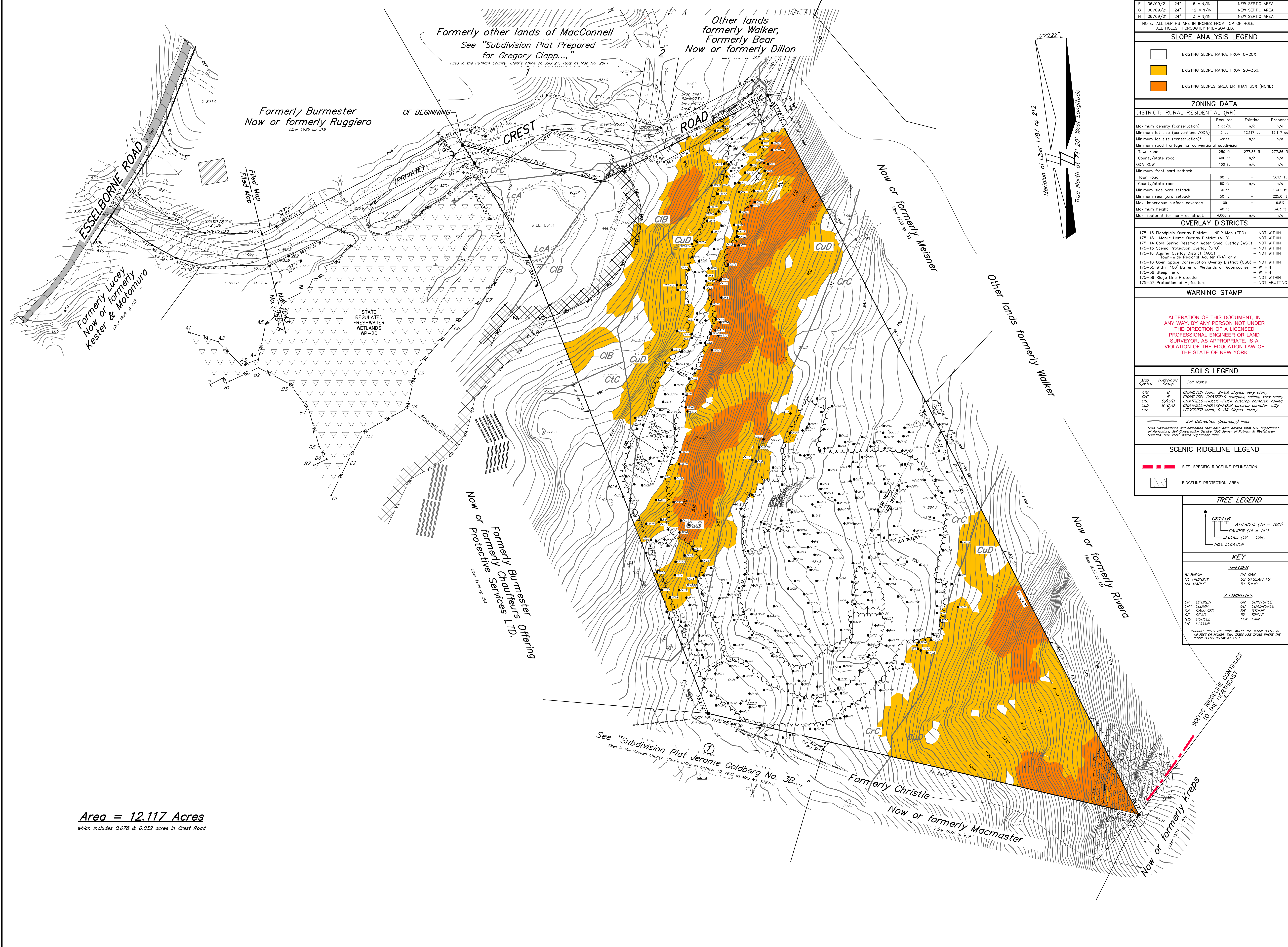


LEGEND

- BUSH
- BUSINES
- CONTOUR LINE
- CORRUGATED PLASTIC PIPE
- CROP INLET
- GUY
- HEDGES
- POLE
- PVC POLYVINYL CHLORIDE PIPE
- RETAINING WALL
- SIOW (LARGE)
- SIOW (SMALL)
- SPOT ELEVATION
- TREE (CONIFER)
- TREE (DECIDUOUS)
- TRAILLINE



Area = 12.117 Acres
 which includes 0.078 & 0.032 acres in Crest Road

FIELD TEST RESULTS

DEEP TEST HOLES

NO.	NO. 1	NO. 2	NO. 3	NO. 4	SOL LAYER DESCRIPTION
0	12	0	12	0	TOPSOIL
12	96	12	84	12	SILT LOAM W/ COURSE SAND & GRAVEL
NO. 5	NO. 6	NO. 7	NO. 8		SOL LAYER DESCRIPTION
0	3	0	3	0	TOPSOIL
1	1	1	1	1	MED. BROWN SEM-COMP. LOAM
3	60	3	70	3	MED. BROWN CLAY LOAM

NOTE: ALL 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.
 MOTTILING 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	28"	15 MIN/IN	IN AREA NO LONGER CONSIDERED
D	08/10/16	28"	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)

Requirement	Required	Existing	Proposed
Maximum density (conservation)	3 ac/acre	n/a	n/a
Minimum lot size (conventional/GDA)	5 ac	12,117 ac	12,117 ac
Minimum lot size (conservation)*	varies	n/a	n/a
Minimum road frontage for conventional subdivision	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	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%	6.05%	
Maximum height	40 ft	34.3 ft	
Max. footprint for non-res. structure	4,000 sq ft	n/a	n/a

OVERLAY DISTRICTS

- 175-13 Floodplain Overlay District - NRP 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 Open Space Conservation Overlay District (OSOD) - NOT WITHIN
- 175-35 Within 100' Buffer of Wetlands or Watercourse - WITHIN
- 175-36 Sleep Terrace - 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, IS APPROPRIATE AS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
CIB	B	CHARLETON loam, 2-8% Slopes, very stony
CIC	B	CHARLETON-CHARFIELD complex, rolling, very rocky
CIC	B/C/D	CHARLETON-HOLLS-ROCK outcrop complex, rolling
CUD	B/C/D	CHARFIELD-HOLLS-ROCK outcrop complex, hilly
LoA	C	LEICESTER loam, 0-1% 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.

SCENIC RIDGELINE LEGEND

- SITE-SPECIFIC RIDGELINE DELINEATION
- RIDGELINE PROTECTION AREA

TREE LEGEND

- OK14TW - ATTRIBUTE (TW = TWN)
- CALLIPER (14" = 14")
- SPECIES (OK = OAK)
- TREE LOCATION

KEY

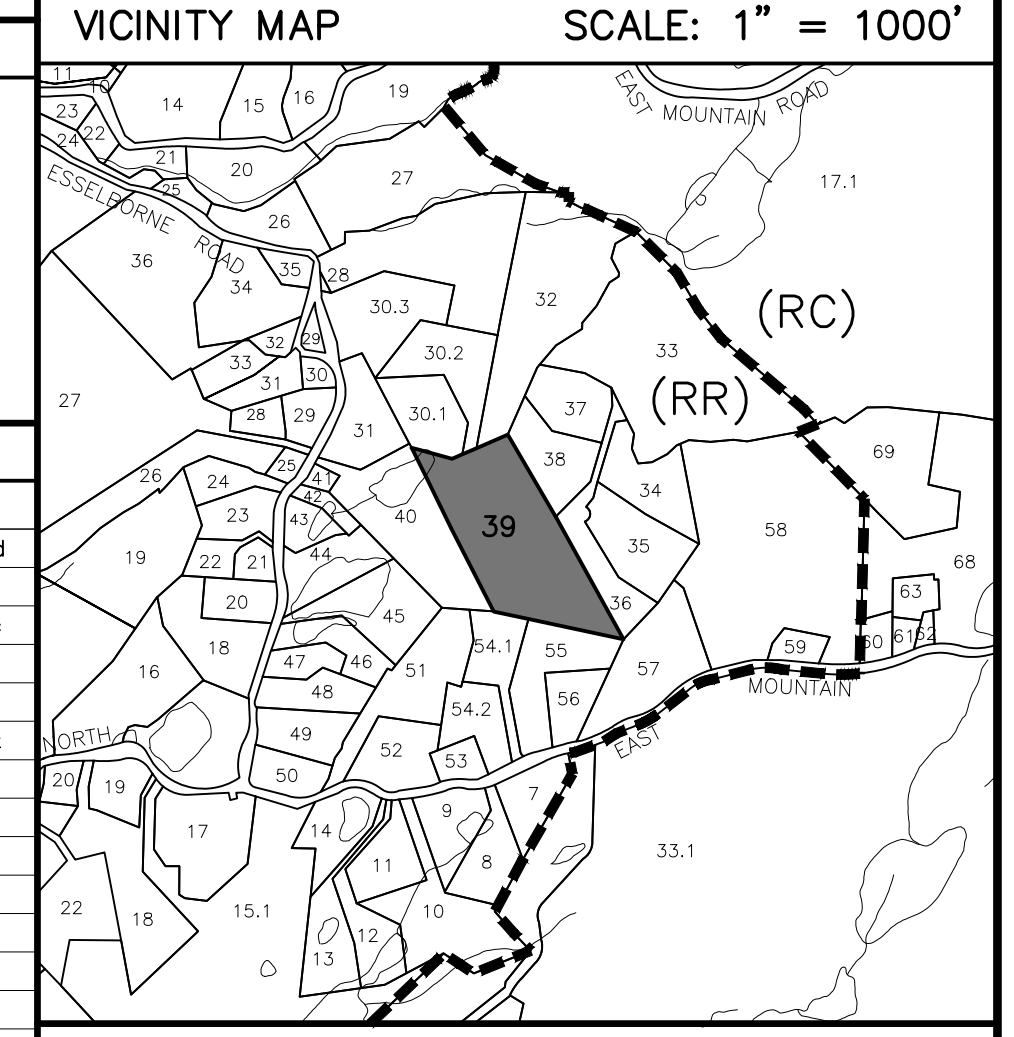
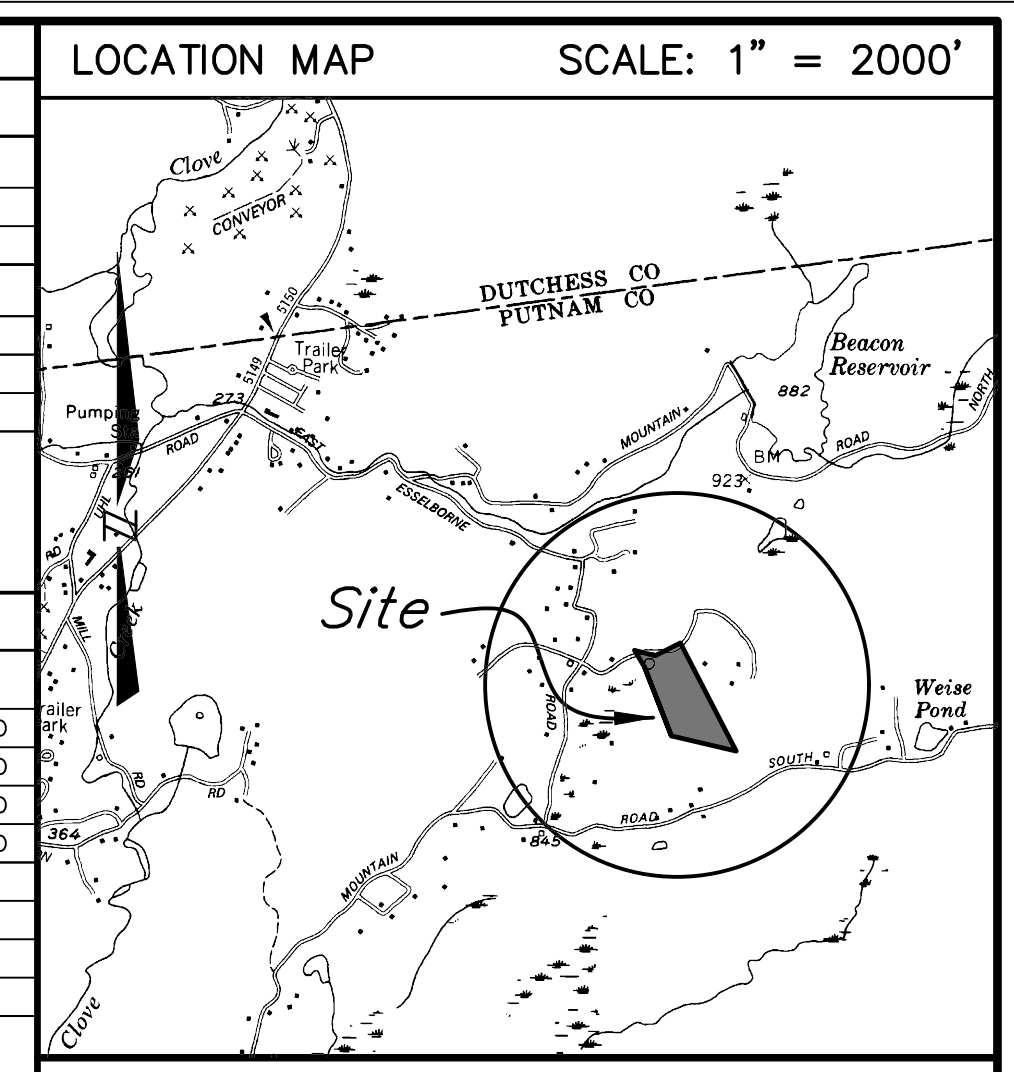
SPECIES

- OK OAK
- HC HICKORY
- MA MAPLE
- TU TULIP

ATTRIBUTES

- OK QUINTEPLE
- OK QUADRIPE
- DA DAMAGED
- DE DEAD
- DP DOUBLE
- DN FALLOW
- ST STUMP
- TR TRIPLE
- TW TWN

*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 45 FEET OR HIGHER. TRIPLES ARE THOSE WHERE THE TRUNK SPLITS BELOW 45 FEET.



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

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

REVISIONS

DATE	DESCRIPTION
10/18/21	ORIGINAL DRAWING
01/06/22	ADD TREE PLAN AND OVERALL MAP
02/03/22	REVISE 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 reviewed 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
 (518) 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'

PRINTED
 February 2, 2022

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 Surveying & Engineering, S.P.C.

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SHEET 1 OF 5

DRAWING NAME: SP25909...R03_V17 LAYOUT: EXISTING W.O. NO. 25909 CHECKED BY: JRS DRAWN BY: JRS