



FIELD TEST RESULTS				
DEEP TEST HOLES				
NO.	1	2	3	4
0	12	0	12	0
12	96	12	84	12
SOL LAYER DESCRIPTION				
TOPSOIL				
SILT LOAM W/ COURSE SAND & GRAVEL				
NO. 5 NO. 6 NO. 7 NO. 8				
0	3	0	3	0
3	60	3	72	30
SOL LAYER DESCRIPTION				
TOPSOIL				
MED. BROWN SEM-COMP. LOAM				
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. 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	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)				
	Required	Existing	Proposed	
Maximum density (conservation)	3 ac/acre	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%	-	6.0%	
Maximum height	40 ft	-	34.3 ft	
Max. footprint for non-res. struct.	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 Scenic Protection Overlay (SPO)	- NOT WITHIN			
175-16 Aquifer Overlay District (AOD)	- NOT WITHIN			
175-17 Open Space Conservation Overlay District (OSCO)	- 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, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK				
SOILS LEGEND				
Map Symbol	Hydrologic Group	Soil Name		
OB	B	CHARLTON loam, 2-8% Slopes, very stony		
C/C	B	CHARLTON-CHARFIELD complex, rolling, very rocky		
C/C	B/C/D	CHARFIELD-HOLLS-ROCK outcrop complex, rolling		
C/D	B/C/D	CHARFIELD-HOLLS-ROCK outcrop complex, hilly		
Loa	C	LEICESTER loam, 0-3% Slopes, stony		
* = Soil delineation (boundary) lines Soil classification and delineation data 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			

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

- PROPERTY BOUNDARY AND TOPOGRAPHIC DATA SHOWN IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR RACHEL FOLLON 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 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

DRIVEWAY CENTERLINE PROFILE

MINOR SITE PLAN SET

STORMWATER POLLUTION PREVENTION PLAN (BASIC)

SCALE: AS NOTED

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 Surveying & Engineering, S.P.C.

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SHEET 3 OF 5

DRAWING NAME: SP25909_R03_V17 LAYOUT: PROFILE W.O. NO. 25909 CHECKED BY: MSM DRAWN BY: JRS