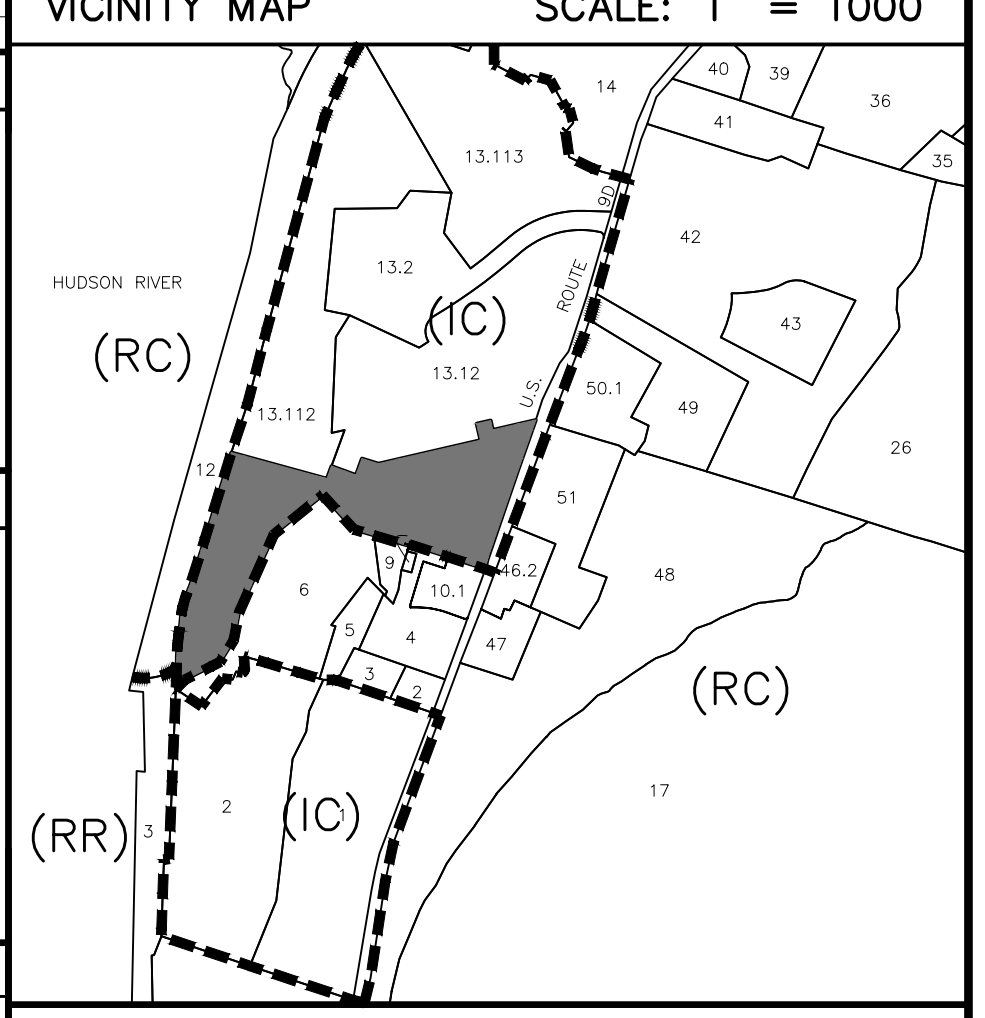
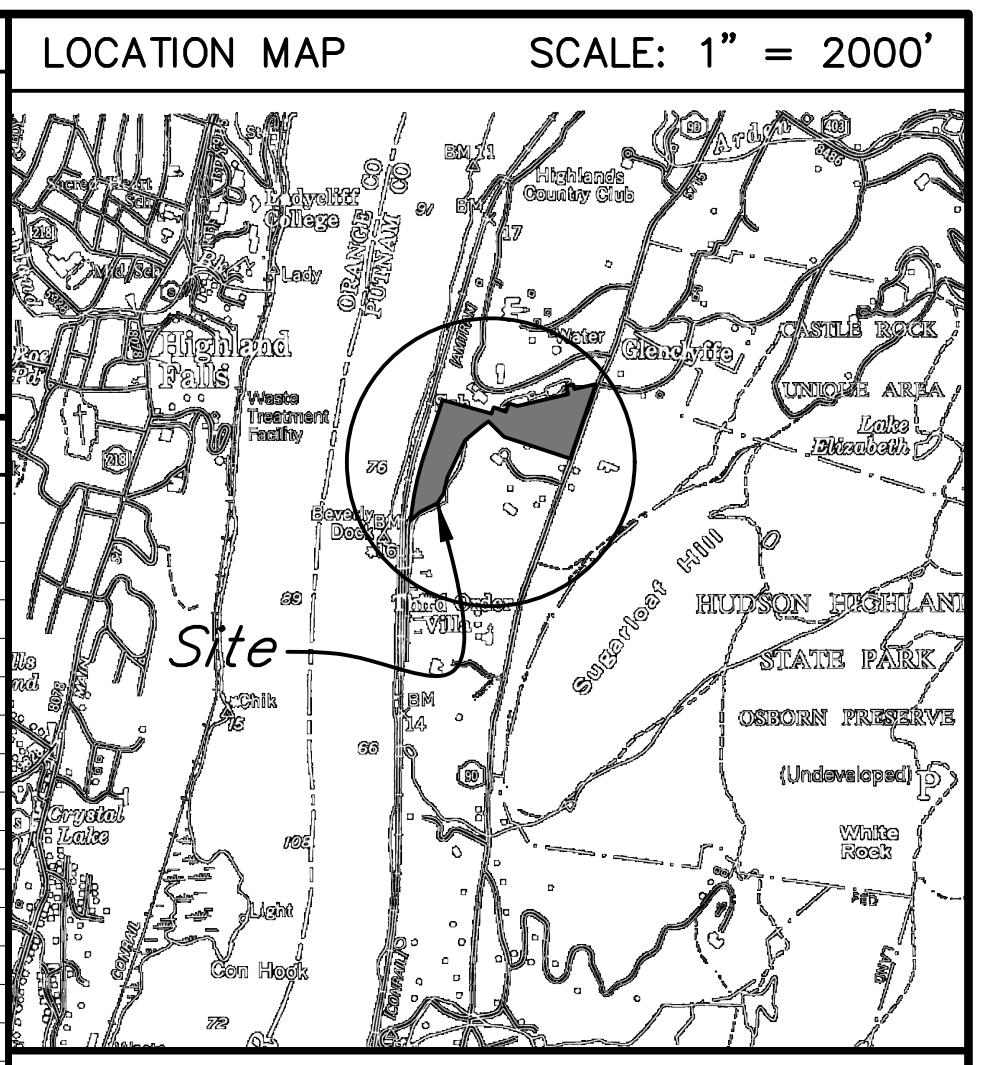




SLOPE ANALYSIS			
	EXISTING SLOPE RANGE FROM 0-20%		
	EXISTING SLOPE RANGE FROM 20-35%		
	EXISTING SLOPES GREATER THAN 35%		

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 ft	820 ft
Town road	200 ft	-	n/a
County/state road	200 ft	-	n/a
ODA ROW	-	n/a	n/a
Minimum front yard setback	50 ft	n/a	n/a
County/state road	100 ft	-	379 ft
Minimum side yard setback	50 ft	-	128 ft
Minimum rear yard setback	50 ft	-	1,015 ft
Max. impervious surface coverage	12%	0%	2%
Maximum height	40 ft	-	16 ft
Max. footprint for non-res. struct.	-	n/a	n/a



OVERLAY DISTRICTS	
175-13 Floodplain Overlay District - NFP 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)	- WITHIN
175-16 Aquifer Overlay District (AOD)	- NOT WITHIN
Town-wide Regional Aquifer (RA) only	- 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
175-36 Slope 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.

TREE LEGEND	
	OAK (14\"/>
	MAPLE (14\"/>
	CHERRY (14\"/>
	DOGWOOD (14\"/>
	RED MAPLE (14\"/>
	RED OAK (14\"/>
	WHITE OAK (14\"/>
	YELLOW BIRCH (14\"/>
	WHITE BIRCH (14\"/>
	RED PINE (14\"/>
	WHITE PINE (14\"/>
	SPRUCE (14\"/>
	FIR (14\"/>
	HEMLOCK (14\"/>
	CEDAR (14\"/>
	JUNIPER (14\"/>
	CYPRESS (14\"/>
	PALM (14\"/>
	BAMBOO (14\"/>
	SHRUB (14\"/>
	TREE (14\"/>

KEY	
	OAK
	MAPLE
	CHERRY
	DOGWOOD
	RED MAPLE
	RED OAK
	WHITE OAK
	YELLOW BIRCH
	WHITE BIRCH
	RED PINE
	WHITE PINE
	SPRUCE
	FIR
	HEMLOCK
	CEDAR
	JUNIPER
	CYPRESS
	PALM
	BAMBOO
	SHRUB
	TREE

REVISIONS	
DATE	DESCRIPTION
10/26/21	ORIGINAL DRAWING (PRE-APP SKETCH)
11/04/21	PLANNING BOARD SUBMISSION
01/08/22	ADD TREE SURVEY, MOD. STRUCTURES
02/03/22	ROTATE STRUCTURES, REALIGN DRIVEWAY

**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**

JOHN SADLON, AIA  
PERKINS+WILL  
NEW YORK, NY

**PROJECT LOCATION**

825 ROUTE 9D, GARRISON  
TOWN OF PHILIPSTOWN  
COUNTY OF PUTNAM  
STATE OF NEW YORK

**PROJECT DESCRIPTION**

NEW CONSTRUCTION OF A 3-BEDROOM RESIDENCE AND 1-BEDROOM DETACHED ACCESSORY APARTMENT TO BE SERVED BY A PROPOSED INDIVIDUAL SUBSURFACE SEWAGE TREATMENT SYSTEM AND NEW PRIVATE WATER SUPPLY.

**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**

February 3, 2022

**BADEY & WATSON**  
Surveying & Engineering, D.P.C.

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SOILS LEGEND	
Map Symbol	Soil Name
ChB	CHARLTON loam, 2-8% Slopes
ChE	CHARLTON loam, 25-35% Slopes
ChD	CHARLTON-HOLLIS-ROCK outcrop complex, hilly
Fl	FLUVIQUENTS-UDOLUENTS complex, frequently flooded
W	WATER

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\_R03\_V17  
LAYOUT: PLAN  
W.O. NO. 26090  
CHECKED BY: MSM  
DRAWN BY: JRS