

SITE SPECIFIC NOTES

1. THE GROSS SITE AREA EQUALS 0.4742 ACRES.
2. TOTAL SITE DISTURBANCE EQUALS 0.1920 ACRES.
3. ACCORDING TO THE TAX ASSESSOR, THE SUBJECT SITES CONSISTS OF THE FOLLOWING TAX PARCEL IDENTIFICATION NUMBERS: SECTION: 51.81, BLOCK: 1, LOT: 25.
4. SURVEY AND TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY LINK LAND SURVEYORS, P.C. ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY SITUATE IN THE TOWN OF PUTNAM VALLEY," DATED MAY 23, 2019.
5. SOIL BOUNDARIES SHOWN HEREON ARE TAKEN FROM THE NATURAL RESOURCES CONSERVATION SERVICE WEB SITE <http://websoilsurvey.nrcs.usda.gov>.
6. THE SUBJECT SITE IS LOCATED IN THE R-3 (LOW DENSITY RESIDENCE) ZONING DISTRICT.
7. THE SUBJECT SITE IS LOCATED IN THE PUTNAM VALLEY SCHOOL DISTRICT.
8. THE SUBJECT SITE IS LOCATED IN THE PUTNAM VALLEY WETLANDS & WATERCOURSE (W), HILLSIDE MANAGEMENT (HM), & THE GROUND AND SURFACE WATER PROTECTION (WSP) OVERLAY DISTRICT(S).
9. THE SUBJECT SITE IS LOCATED IN THE OSCAWANA LAKE WATERSHED.

TOWN OF PUTNAM VALLEY NOTES

1. ALL IMPROVEMENTS MUST BE COMPLETED AS SHOWN ON THE APPROVED PLANS, ANY DEVIATION FROM THE APPROVED PLANS MUST BE APPROVED IN ACCORDANCE WITH SECTION 165-16C(2)(C) OR 165-21C(2)(C) OF THE TOWN CODE.
2. AT ALL TIMES THE OWNER/OPERATOR SHALL MAINTAIN ON-SITE A COPY OF THE PLANNING BOARD'S APPROVING RESOLUTION AND APPROVED PLANS SIGNED BY THE CHAIRPERSON OF THE PLANNING BOARD.
3. THE TOWN OF PUTNAM VALLEY EMPLOYS THE SERVICES OF OUTSIDE PLANNING, ENGINEERING, WETLAND, AND OTHER CONSULTANTS AS NEEDED. IN THE REVIEW AND INSPECTION OF PLANNING BOARD APPLICATIONS, THE OWNER/OPERATOR IS REQUIRED AND HEREBY AGREES TO REIMBURSE THE TOWN FOR THE FEES OF SAID CONSULTANTS. AN ESCROW ACCOUNT WILL BE ESTABLISHED AND MAINTAINED FOR THE PAYMENT OF SUCH INSPECTION FEES. THE ACCOUNT WILL BE ESTABLISHED PRIOR TO COMMENCEMENT OF WORK AND SHALL BE MAINTAINED AND SUPPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION TO A DATE NO LESS THAN 60 DAYS AFTER ISSUANCE OF AN UNRESTRICTED CERTIFICATE OF OCCUPANCY. SHOULD THE ACCOUNT BALANCE BE EXHAUSTED, ALL WORK SHALL CEASE UNTIL THE ACCOUNT BALANCE IS SUPPLEMENTED TO ALLOW FOR FUTURE INSPECTIONS.
4. IF COVERAGE UNDER THE GENERAL PERMIT IS REQUIRED, AT ALL TIMES THE OWNER/OPERATOR SHALL MAINTAIN ON-SITE A COPY OF THE GENERAL PERMIT, NOTICE OF INTENT (NOI), NOI ACKNOWLEDGEMENT LETTER, APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MSA SWPPP ACCEPTANCE FORM, AND WEEKLY INSPECTION REPORTS PREPARED BY A QUALIFIED INSPECTOR.
5. IF AT ANY TIME DURING CONSTRUCTION THE CODE ENFORCEMENT OFFICER, PLANNING BOARD, OR ITS AGENTS DETERMINE THAT CONSTRUCTION IS NOT TAKING PLACE IN CONFORMANCE WITH THE APPROVED PLANS, A STOP WORK ORDER SHALL BE ISSUED BY THE CODE ENFORCEMENT OFFICER AND ALL WORK SHALL CEASE EXCEPT SUCH WORK APPROVED BY THE CODE ENFORCEMENT OFFICER AND/OR TOWN ENGINEER TO CORRECT EROSION AND SEDIMENT CONTROLS.
6. UNLESS OTHERWISE AUTHORIZED BY THE TOWN ENGINEER, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH CHAPTER 102, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL, OF THE TOWN CODE AND THE LATEST EDITION OF THE "NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL".
7. UNLESS OTHERWISE AUTHORIZED BY THE TOWN ENGINEER, ALL STORMWATER MANAGEMENT PRACTICES SHALL BE DESIGNED TO COMPLY WITH CHAPTER 102, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL, OF THE TOWN CODE AND THE LATEST EDITION OF THE "NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL".
8. PRIOR TO THE COMMENCEMENT OF WORK, ALL TREES TO BE REMOVED SHALL BE IDENTIFIED IN THE FIELD BY USE OF A BRIGHT COLORED SURVEYOR'S RIBBON. IF ANY TREES DESIGNATED ON THE TREE PLAN FOR PRESERVATION ARE REMOVED WITHOUT PLANNING BOARD APPROVAL, A STOP WORK ORDER SHALL BE ISSUED BY THE BUILDING INSPECTOR AND ALL WORK SHALL CEASE UNTIL A TREE REPLACEMENT PLAN, PREPARED IN CONFORMANCE WITH SECTION 165-21.1 OF THE ZONING CODE, HAS BEEN APPROVED BY THE PLANNING BOARD AND IMPLEMENTED TO THE PLANNING BOARD'S SATISFACTION.
9. PRIOR TO COMMENCEMENT OF WORK, THE LIMIT OF DISTURBANCE LINE, AS SHOWN ON THE APPROVED PLANS SHALL BE STAKED BY A LICENSED LAND SURVEYOR AND DELINEATED IN THE FIELD BY USE OF AN ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL. THE CONSTRUCTION FENCE SHALL REMAIN INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
10. PRIOR TO COMMENCEMENT OF WORK, THE OWNER SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE. THE OWNER IS RESPONSIBLE TO LOCATE AND PROTECT ALL ABOVE AND BELOW GROUND UTILITIES THROUGHOUT ALL PHASES OF CONSTRUCTION.
11. ELECTRICAL POWER, TELEPHONE, CABLE TELEVISION, AND OTHER SUCH UTILITIES SHALL BE INSTALLED UNDERGROUND.
12. CONSTRUCTION ACTIVITIES SHALL ONLY TAKE PLACE BETWEEN THE HOURS OF 8:00 A.M. AND 8:00P.M. ON WEEKDAYS AND 9:00 A.M. AND 7:00 P.M. ON WEEKENDS AND HOLIDAYS.
13. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH CHAPTER 82-5C, NOISE, OF THE TOWN CODE.
14. UNLESS AUTHORIZED BY THE PLANNING BOARD, BLASTING IS PROHIBITED.
15. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ACCEPTANCE OF LAND AREAS DESIGNATED FOR DEDICATION TO THE TOWN OF PUTNAM VALLEY, IF ANY.
16. THE CONTINUED VALIDITY OF A CERTIFICATE OF OCCUPANCY SHALL BE SUBJECT TO CONTINUED CONFORMANCE WITH THESE PLANS AND THE PLANNING BOARD'S APPROVING RESOLUTION.

SITE INSPECTION NOTES

1. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE FOUNDATION LOCATION SHALL BE SURVEY LOCATED (BY USE OF OFF-SETS) BY A NYS LICENSED LAND SURVEYOR AND SHALL CORRESPOND TO THE APPROVED PLANS, CORRESPONDENCE FROM THE SURVEYOR SHALL BE PROVIDED TO THE BUILDING DEPARTMENT CERTIFYING THE SAME.
2. PRIOR TO COMMENCEMENT OF WORK, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH THE APPLICANT, CONTRACTOR, BUILDING INSPECTOR, TOWN ENGINEER, TOWN PLANNER, AND OTHER RELEVANT PARTIES. AT TIME OF INSPECTION, ALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED AND ALL TREES TO BE REMOVED SHALL BE JOEED WITH A BRIGHT COLORED SURVEYOR'S RIBBON.
3. ALL IMPROVEMENTS ARE SUBJECT TO INSPECTION BY THE TOWN AND ITS AGENTS WITHOUT NOTIFICATION DURING THE APPROVAL AND CONSTRUCTION PROCESS.
4. THE TOWN OF PUTNAM VALLEY STORMWATER MANAGEMENT OFFICER MAY REQUIRE SUCH INSPECTIONS AS NECESSARY TO DETERMINE COMPLIANCE WITH CHAPTER 102, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL, AND MAY EITHER APPROVE THE PORTION OF THE WORK COMPLETED OR NOTIFY THE OWNER/OPERATOR WHEN THE WORK FAILS TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 102 AND THE APPROVED SWPPP. TO OBTAIN INSPECTIONS, THE OWNER/OPERATOR SHALL NOTIFY THE TOWN OF PUTNAM VALLEY ENFORCEMENT OFFICIAL AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING:
 - START OF CONSTRUCTION.
 - INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
 - COMPLETION OF SITE CLEARING.
 - COMPLETION OF ROUGH GRADING.
 - COMPLETION OF FINAL GRADING.
 - CLOSE OF CONSTRUCTION SEASON.
 - COMPLETION OF FINAL LANDSCAPING.
 - SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS.
5. IF COVERAGE UNDER THE GENERAL PERMIT IS REQUIRED, THE OWNER/OPERATOR SHALL RETAIN THE SERVICES OF A QUALIFIED INSPECTOR AND THE QUALIFIED INSPECTOR SHALL CONDUCT A SITE INSPECTION AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTION REPORTS SHALL BE PROVIDED TO THE PLANNING BOARD AND BUILDING DEPARTMENT ON A WEEKLY BASIS AND A COPY OF EACH REPORT SHALL BE KEPT ON-SITE.
6. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A FINAL SITE INSPECTION SHALL BE CONDUCTED WITH THE PROPERTY OWNER/APPLICANT, CONTRACTOR, BUILDING DEPARTMENT, TOWN ENGINEER, TOWN PLANNER AND OTHER RELEVANT PARTIES. A CERTIFICATE OF OCCUPANCY SHALL NOT ISSUE UNLESS THE CODE ENFORCEMENT OFFICER HAS FIRST RECEIVED A WRITTEN REPORT FROM THE TOWN ENGINEER, TOWN PLANNER AND TOWN WETLAND INSPECTOR, AS APPLICABLE, STATING THAT ALL LAND DEVELOPMENT ACTIVITIES MEET THEIR SATISFACTION AND THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE APPROVED PLANS.

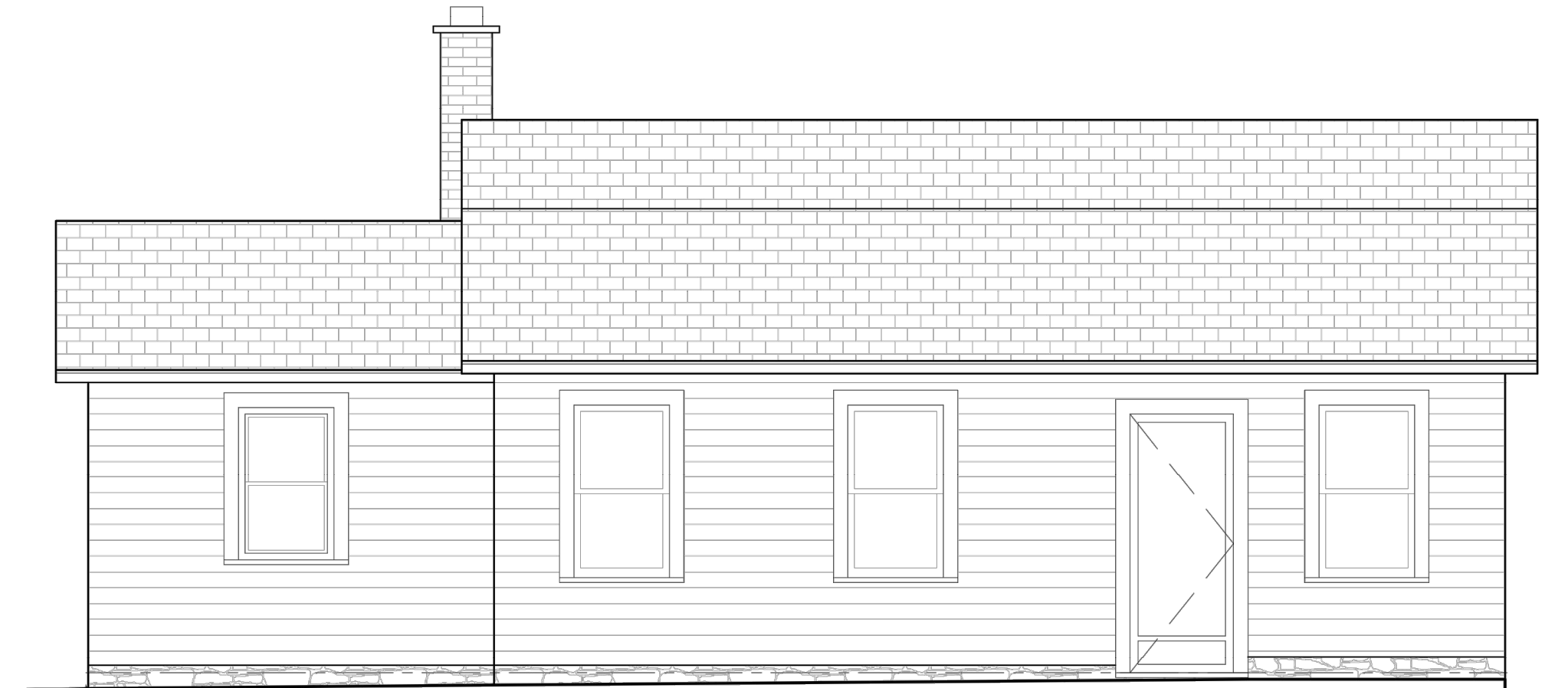
TOWN OF PUTNAM VALLEY AS-BUILT SURVEY NOTES

1. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE FOUNDATION LOCATION (IF NECESSARY) SHALL BE SURVEY LOCATED (BY USE OF OFF-SETS) BY A NYS LICENSED LAND SURVEYOR AND SHALL CORRESPOND TO THE APPROVED PLANS, CORRESPONDENCE FROM THE SURVEYOR SHALL BE PROVIDED TO THE BUILDING DEPARTMENT CERTIFYING THE SAME.
2. PRIOR TO FINALIZING CONSTRUCTION, AN AS-BUILT SURVEY OF THE FULL PROPERTY SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT. THE SURVEY SHALL BE PREPARED BY A NYS LICENSED LAND SURVEYOR, SHALL INCLUDE ELEVATIONS AND PROPERTY LINE SETBACK DIMENSIONS TO DEMONSTRATE COMPLIANCE WITH THESE APPROVED PLANS, AND SHALL BE PREPARED TO THE SATISFACTION OF THE TOWN ENGINEER AND BUILDING INSPECTOR.
3. THE OWNER/OPERATOR SHALL SUBMIT AN AS-BUILT SURVEY OF ANY IMPROVEMENTS LOCATED ON-SITE AFTER FINAL CONSTRUCTION IS COMPLETED. THIS SURVEY MUST SHOW THE FINAL DESIGN SPECIFICATION FOR ALL SITE IMPROVEMENTS AND MUST BE CERTIFIED BY A NYS PROFESSIONAL ENGINEER.

ENGINEER'S NOTES

1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.
3. THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. NO REPRESENTATION TO THE SUB-SURFACE SOIL CONDITIONS ON THIS LOT ARE MADE OR IMPLIED BY THIS PLAN. IMPROVEMENTS SHOWN ARE FOR SCHEMATIC PURPOSES.
4. IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
5. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL UTILITIES INCLUDING WATER, SEWER, DRAINAGE, GAS, TELEPHONE, ELECTRIC & CABLE PRIOR TO START OF WORK.
6. PROPOSED DECKS, PATIOS, LIFT, DRIVEWAY, AND RESIDENCE DESIGNED BY OTHERS.

MARTEL/HOLLANDER RESIDENCE SITE DEVELOPMENT PLAN



VIEW FROM NAMPAUGH ROAD



VIEW FROM OSCAWANA LAKE

EXISTING ELEVATIONS

BY: LAURA WAKEFIELD, ARCHITECT
NOT TO SCALE

TOWN OF PUTNAM VALLEY PUTNAM COUNTY, NEW YORK

CONSTRUCTION SEQUENCE

THE PROPOSED PROJECT CONSISTS OF CONSTRUCTION OF A NEW GRAVEL DRIVEWAY, DRIVEWAY LIFT, AND ENTRY WALKWAY AND STEPS AT AN EXISTING SINGLE-FAMILY RESIDENCE ON A 0.4742 ACRE PARCEL IN THE TOWN OF PUTNAM VALLEY.

THE FOLLOWING IS THE ANTICIPATED SEQUENCE OF CONSTRUCTION

1. OBTAIN THE NECESSARY APPROVAL SIGNATURES ON THE SITE DEVELOPMENT PLANS FROM THE TOWN OF PUTNAM VALLEY.
2. CONDUCT A PRE-CONSTRUCTION MEETING AT THE SITE WITH REPRESENTATIVES FROM THE TOWN, THE SITE GENERAL CONTRACTOR AND THE OWNER.
3. FILE THE NECESSARY DOCUMENTS TO OBTAIN THE REQUIRED BUILDING PERMIT(S).
4. INSTALL THE NECESSARY PERIMETER SOIL EROSION AND SEDIMENT CONTROL PRACTICES.
5. REMOVE THE TREES TO BE REMOVED.
6. INSTALL REQUIRED TREE PROTECTION AND WETLAND MITIGATION PRACTICES.
7. EXCAVATE THE SITE AS REQUIRED TO THE NECESSARY SUB-GRADIES FOR CONSTRUCTION AND STOCKPILE ON SITE IN THE DESIGNATED AREAS. CONTINUALLY MAINTAIN THE EROSION AND SEDIMENT CONTROL PRACTICES THROUGHOUT EXCAVATION PRACTICES.
8. CONSTRUCT REQUIRED STORMWATER MANAGEMENT PRACTICES AND INSTALL WETLAND MITIGATION PLANTINGS. STABILIZE ALL DRAINAGE AREAS.
9. INSTALL NEW GRAVEL DRIVEWAY AREA WITHOUT WALL.
10. INSTALL WELL.
11. REMOVE EXISTING WALKWAYS.
12. PREPARE AND INSTALL NEW TEMPORARY ACCESS DRIVEWAY.
13. INSTALL SEPTIC SYSTEM IN DESIGNATED LOCATION.
14. REPAIR/REPLACE FOUNDATION AS REQUIRED.
15. INSTALL NEW PROPANE TANK AND GENERATOR. RUN UTILITIES FROM PROPANE TANK AND GENERATOR TO RESIDENCE AS REQUIRED.
16. INSTALL NEW WATER SERVICE FROM WELL TO RESIDENCE.
17. CONSTRUCT LIFT LANDINGS AT DRIVEWAY AND AT RESIDENCE.
18. INSTALL NEW UNDERGROUND UTILITIES TO THE DRIVEWAY LIFT AS REQUIRED.
19. INSTALL NEW LIFT.
20. PERFORM FINAL GRADING AROUND THE PROPERTY AS INDICATED AND STABILIZE WITH GRASS SEED AND MULCH.
21. THROUGHOUT THE PROCESS, SCHEDULE INSPECTIONS AS NECESSARY WITH THE TOWN OF PUTNAM VALLEY BUILDING DEPARTMENT AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROLS.
22. INSTALL LANDSCAPE PLANTINGS AND GRASSED LAWN AREAS.
23. FINALIZE AND STABILIZE ALL SITE CONSTRUCTION. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES.
24. APPLY FOR AND OBTAIN CERTIFICATE OF OCCUPANCY.

ENGINEER'S NOTES TO OWNER/CONTRACTOR

1. A PRE-CONSTRUCTION SITE INSPECTION WITH CRONIN ENGINEERING, P.E., P.C. IS REQUIRED W/ THE OWNER AND CONTRACTOR PRESENT TO CONFIRM THE CONSTRUCTION PROCEDURE.
2. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT FIRST CONTACTING CRONIN ENGINEERING, P.E., P.C. FOR APPROVAL.
3. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR SHALL CALL THE UNDERGROUND LINE LOCATION SERVICE (CODE 53) AT (800) 962-7962. FOR MORE INFORMATION, VISIT WWW.DIGSAFELYNEWYORK.COM.
4. EROSION & SEDIMENT CONTROL MEASURES AS SHOWN IN THIS PLAN SET SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. IF UNFORESEEN FIELD CONDITIONS ARE ENCOUNTERED WHICH PROHIBIT THE INSTALLATION OF CERTAIN EROSION & SEDIMENT CONTROL MEASURES AS SHOWN, IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO CONTACT CRONIN ENGINEERING, P.E., P.C. IMMEDIATELY TO DISCUSS ALTERNATIVE METHODS. IT SHALL BE THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO ENSURE THE INTEGRITY OF ALL EROSION & SEDIMENT CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
5. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE INTEGRITY, LOCATION OR EXISTENCE OF SUBSURFACE STRUCTURES OR SOIL CONDITIONS WITH RESPECT TO STABILITY AND SUITABILITY FOR THE INTENDED PURPOSE. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY ALL SUBSURFACE CONDITIONS AND INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
6. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION OR CERTIFICATIONS AS TO THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED FOR THE SUCCESSFUL CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE QUANTITY OF MATERIAL NEEDED OR TO BE REMOVED TO SUCCESSFULLY CONSTRUCT THE PROJECT.
7. IN THE EVENT THAT FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS PRESENTED IN THIS PLAN SET, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK.
8. IF UNFORESEEN SUBSURFACE CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.), THE OWNER AND/OR CONTRACTOR SHALL STOP WORK AND NOTIFY CRONIN ENGINEERING, P.E., P.C. ALL NECESSARY MODIFICATIONS OR CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY CRONIN ENGINEERING, P.E., P.C. PRIOR TO CONTINUING WITH ANY FURTHER SITE WORK. FURTHERMORE, THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
9. IT IS THE OWNER AND/OR CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW OSHA, NYS AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS THROUGHOUT THE DURATION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING ADEQUATE BRACING AND GUARANTEEING THE STABILITY OF EXCAVATIONS AND OTHER VICINITY STRUCTURES.
10. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION AS TO THE QUALITY (I.E. CONTAMINATION), IF ANY, OF THE SOILS ON THIS SITE. THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE SITE HAS NO CONTAMINATED SOILS.
11. CRONIN ENGINEERING, P.E., P.C. MAKES NO REPRESENTATION AS TO THE SOIL BEARING CAPACITY OF THE SOILS ON SITE. THE OWNER AND/OR ARCHITECT ARE RESPONSIBLE TO CONDUCT ANY AND ALL TESTING AS MAY BE REQUIRED TO ENSURE THE CONSTRUCTION OF THE FOUNDATION MEETS THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND THE BUILDING CODE OF THE TOWN OF PUTNAM VALLEY. FOUNDATION DESIGN IS NOT PROVIDED BY THIS OFFICE AND IS THE RESPONSIBILITY OF THE OWNER/ARCHITECT/BUILDER.
12. THE OWNER/BUILDER/ARCHITECT ARE RESPONSIBLE TO ENSURE THAT THE BUILDING FOUNDATION MEETS ALL CITY CODES AND THE NEW YORK STATE RESIDENTIAL BUILDING CODE. IF UNSUITABLE MATERIAL IS ENCOUNTERED, THE OWNER SHALL PROVIDE PROVISIONS (I.E. DEEPER FOOTING, SPREAD FOOTING, GRADE BEAMS, PILES, ETC.) AS NECESSARY TO ENSURE A CODE COMPLIANT FOUNDATION TO THE SATISFACTION OF THE TOWN OF PUTNAM VALLEY BUILDING DEPARTMENT.

REFERENCE NOTES

1. REFERENCE IS MADE TO THE ARCHITECTURAL PLANS PREPARED BY LAURA WAKEFIELD, ARCHITECT ENTITLED "ARCHITECTURAL PLANS FOR 27 NAMPAUGH ROAD, PUTNAM VALLEY, NEW YORK" DATED AUGUST 1, 2019.
2. REFERENCE IS MADE TO LIFT PLANS PREPARED BY MARINE INNOVATIONS, INC. ENTITLED "LIFT PLANS FOR MARTEL/HOLLANDER RESIDENCE, 27 NAMPAUGH ROAD, PUTNAM VALLEY, NEW YORK" DATED NOVEMBER 1, 2019.

SPECIAL NOTE

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL, OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).

LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
CS-0.1	1 OF 4	COVER SHEET	MARCH 1, 2020	-----
UGESC-1.1	2 OF 4	UTILITY, GRADING, AND EROSION AND SEDIMENT CONTROL PLAN	MARCH 1, 2020	-----
TPR-2.1	3 OF 4	TREE PROTECTION AND REMOVAL AND LANDSCAPING PLAN	MARCH 1, 2020	-----
CD-3.1	4 OF 4	CONSTRUCTION DETAILS	MARCH 1, 2020	-----

OWNER'S CERTIFICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON ARE FAMILIAR WITH THIS SET OF DRAWINGS AND ITS LEGENDS AND HEREBY APPROVES THE SAME FOR FILING.

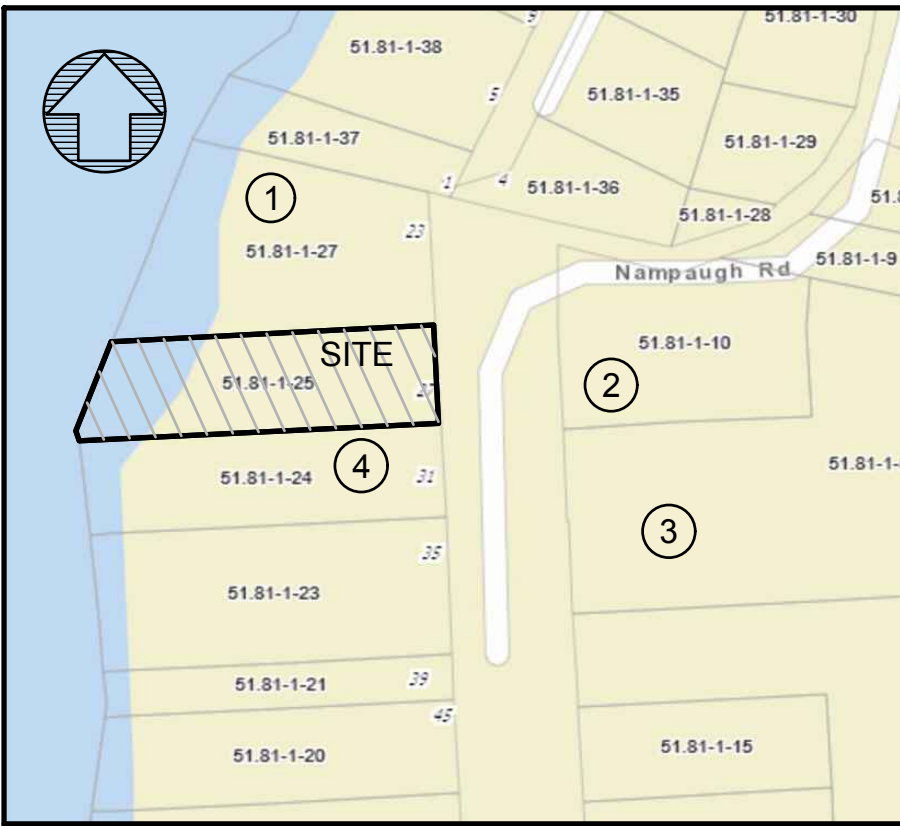
MAUREEN C. MARTEL + RONALD A. HOLLANDER
55 FAIRMONT AVENUE
HASTINGS-ON-HUDSON, NEW YORK 10706

PLANNING BOARD APPROVAL

APPROVAL BY THEY PLANNING BOARD OF THE TOWN OF PUTNAM VALLEY, PUTNAM COUNTY, NEW YORK BY RESOLUTION DATED:

SIGNED THIS ____ DAY OF _____, 20__

PLANNING BOARD CHAIRPERSON OR SECRETARY



VICINITY MAP SCALE: 1" = ±150'

ADJOINER PROPERTY INFORMATION

#	TAX I.D.	PARCEL OWNER ADDRESS
5180	51.85-1-25	RONALD A. HOLLANDER + MAUREEN C. MARTEL, 55 FAIRMONT AVENUE, HASTINGS-ON-HUDSON, NEW YORK 10706
1	51.85-1-27	DOUGLAS R. STARN + NANCY BRESLER, 110 HICKORY GROVE DRIVE EAST, LARCHMONT, NEW YORK 10538
2	51.85-1-10	DOUGLAS R. STARN + NANCY BRESLER, 110 HICKORY GROVE DRIVE EAST, LARCHMONT, NEW YORK 10538
3	51.85-1-5	RICHARD D. MCKECHNIE LIVING TRUST, 25 WINNEBAGO ROAD, PUTNAM VALLEY, NEW YORK 10706
4	51.85-1-24	WILLIAM STOCKLAND, 31 NAMPAUGH ROAD, PUTNAM VALLEY, NEW YORK 10706

OWNER/DEVELOPER

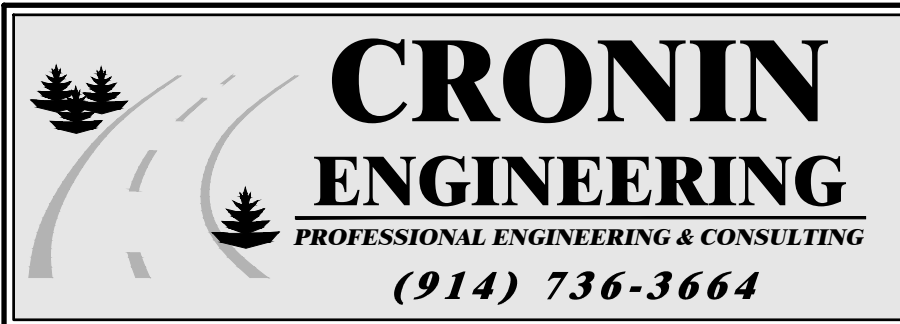
MAUREEN C. MARTEL
RONALD A. HOLLANDER

55 FAIRMONT AVENUE
HASTINGS-ON-HUDSON, NEW YORK 10706

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION. © COPYRIGHT "2020" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

REVISIONS

#	REASON	DATE
MUNICIPAL TAX IDENTIFICATION:		
SECTION:	51.81	
BLOCK:	1	
LOT:	25	
SUBLOT:	---	
DRAWN BY:	KA	
CHECKED:	KS/TC3	
PROJECT:	MARTEL - 27 NAMPAUGH ROAD	
DATE:	MARCH 1, 2020	
JOB #:	191101	TIMOTHY L. CRONIN III, P.E. LICENSE #062980



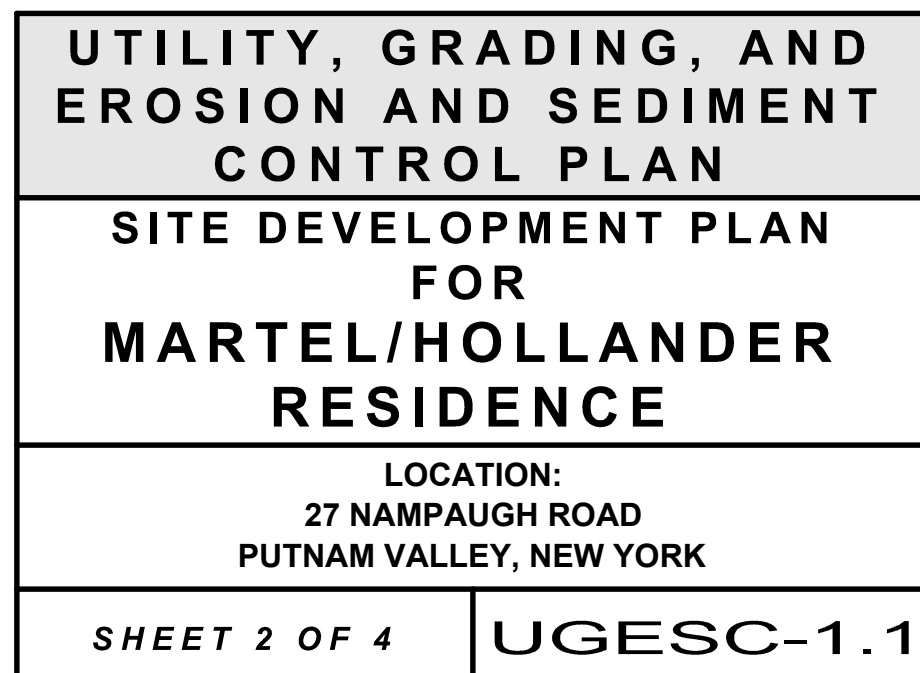
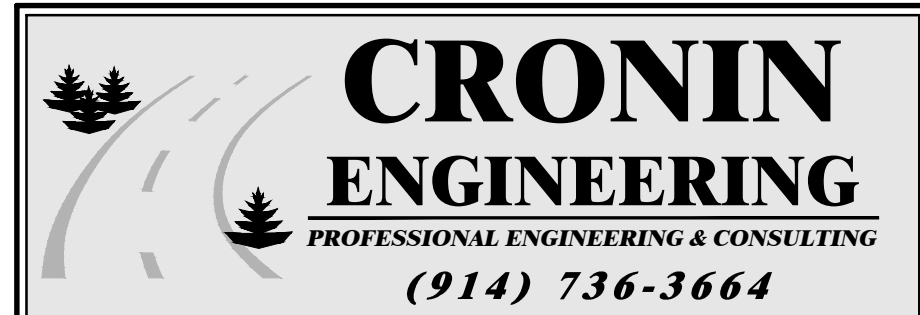
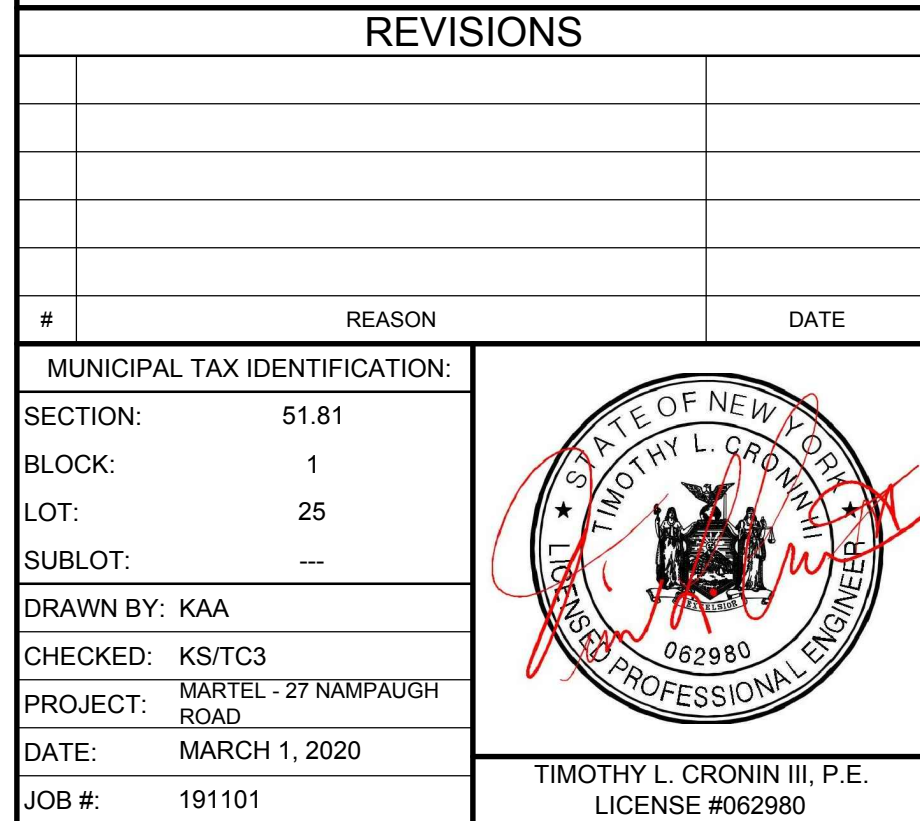
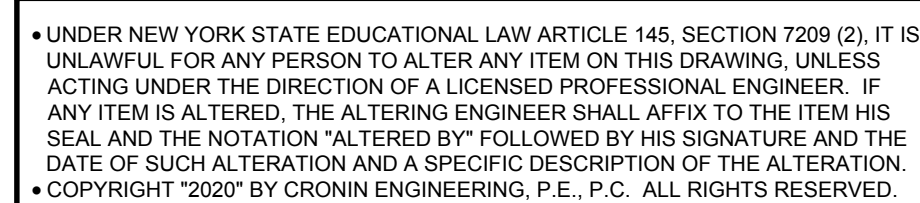
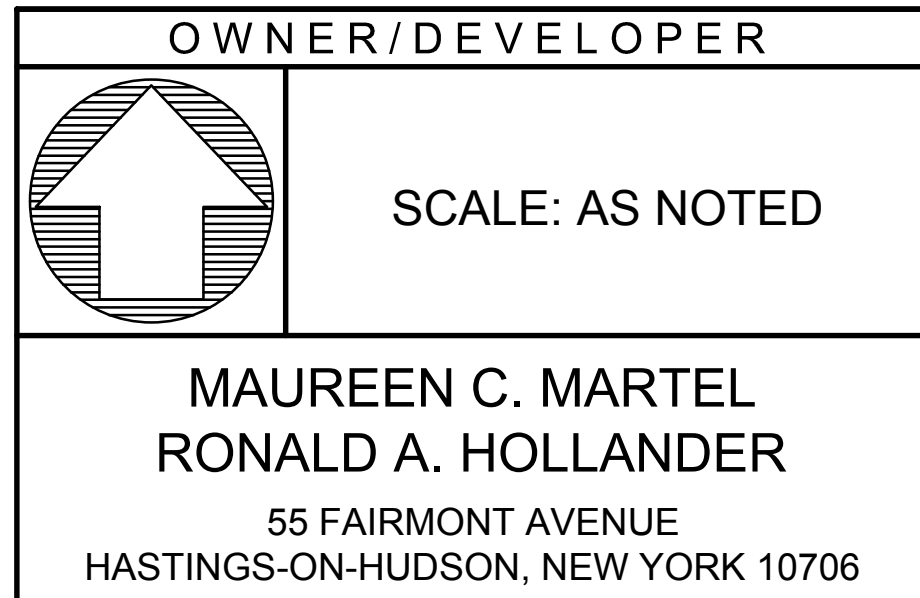
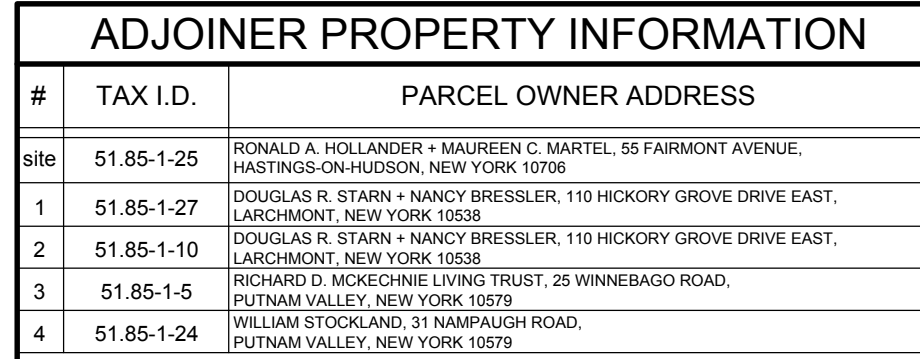
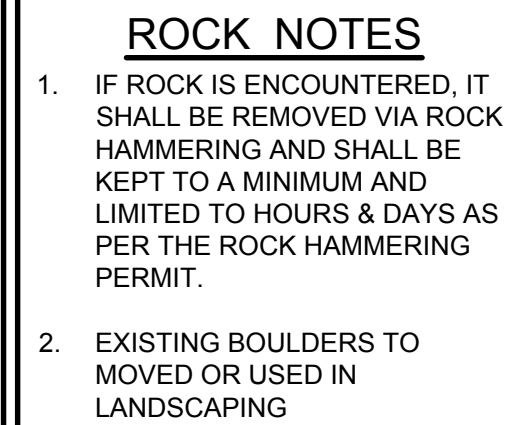
39 Arlo Lane
Cortlandt Manor, New York 10567

COVER SHEET

SITE DEVELOPMENT PLAN
FOR
MARTEL/HOLLANDER
RESIDENCE

LOCATION:
27 NAMPAUGH ROAD
PUTNAM VALLEY, NEW YORK

SHEET 1 OF 4 CS-0.1



- 1) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 2) TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT TRAPS SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- 3) THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
- 4) ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL STOCKPILES, BARRIERS, SHADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDDED AND MULCHED WITHIN 14 DAYS.
- 5) ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND ANY SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PERMITS. THE ESTABLISHMENT OF A TEMPORARY COVER, DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- 6) ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- 7) THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL.
- 8) AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- 9) SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- 10) SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
- 11) ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR



