

GENERAL CONDITIONS NOTES

- 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.
- 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 Chairman of the Planning Board.
- 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.
- If coverage under GP-0-15-002 is required, the owner/operator shall maintain on-site a copy of the General Permit (GP-0-15-002), Notice of Intent (NOI), NOI Acknowledgement letter, approved Stormwater Pollution Prevention Plan (SWPPP), MS4 SWPPP Acceptance Form, and inspection reports prepared by a qualified inspector.
- 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.
- 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."
- 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."
- 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.
- 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.
- 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.
- Electrical power, telephone, cable television, and other such utilities shall be installed underground.
- Construction activities shall only take place between the hours of 8:00 a.m. and 8:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays.
- All construction activities shall comply with Chapter 82-5C, Noise, of the Town Code.
- Unless authorized by the Planning Board, blasting is prohibited.
- Approval of these Plans does not constitute acceptance of land areas designated for dedication to the Town of Putnam Valley, if any.
- The continued validity of a Certificate of Occupancy shall be subject to continued conformance with these Plans and the Planning Board's approving Resolution.

As-Built Survey Notes

- Prior to the issuance of a Building Permit, the foundation location shall be surveyed 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.
- Prior to framing, an as-built survey of the foundation 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.
- The owner/operator shall submit an as-built survey of any stormwater management facility located on-site after final construction is completed. This survey must show the final design specification for all stormwater management facilities and must be certified by a NYS Professional Engineer.

Site Inspection Notes

- 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, as determined necessary. At time of inspection, all erosion and sediment control measures and construction fencing shall be installed and all trees to be removed shall be marked with a bright colored surveyor's ribbon.
- All improvements are subject to inspection by the Town and its agents without notification during the approval and construction process.
- 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 wherein 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:
 - I Start of construction.
 - I Installation of sediment and erosion control measures.
 - I Completion of site clearing.
 - I Completion of rough grading.
 - I Completion of final grading.
 - I Close of construction season.
 - I Completion of final landscaping.
 - I Successful establishment of landscaping in public areas.
- If coverage under GP-0-15-002 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.
- 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.

Putnam Valley Site Specific Notes

- The gross site area equals 19.227 acres.
- Total site disturbance equals 0.12 acres.
- According to the Tax Assessor, the subject site consists of the following tax parcel identification numbers: 51-1-14
- Survey data shown hereon is taken from Badey and Watson.
- Topographic data shown hereon is taken from Badey and Watson.
- Soil boundaries shown hereon are taken from Town consultant Cornerstone associates.
The subject site is located in the Residential 3 zoning district
- The subject site is located in the Putnam Valley Central School District.
- The subject site is located in the Putnam Valley NA Overlay District(s).
- The subject site is located in the Canopus Creek Watershed.

FILOH RESIDENCE

LANDSCAPE BID SET

Mr. & Mrs. Filoh
135 Bell Hollow Road
Putnam Valley NY

SITE LOCATION



Image obtained from google maps as of 01.21.19

SHEET INDEX	
LP-1.0	Cover Sheet
LP-2.0	Existing Conditions/Demolition Plan
LP-3.0	Pool Layout mitigation Plan
LP-4.0	Grading Plan

NOTES:

- Survey information taken from a survey prepared BY Badey and Watson, refer to this survey for more information.
- Location of existing utilities not performed by this office, confirm location of all utilities prior to construction. CALL Call dig safely NY
- Contractor to verify all grades and dimensions prior to construction, contractor to inform Landscape Architect with any discrepancies.

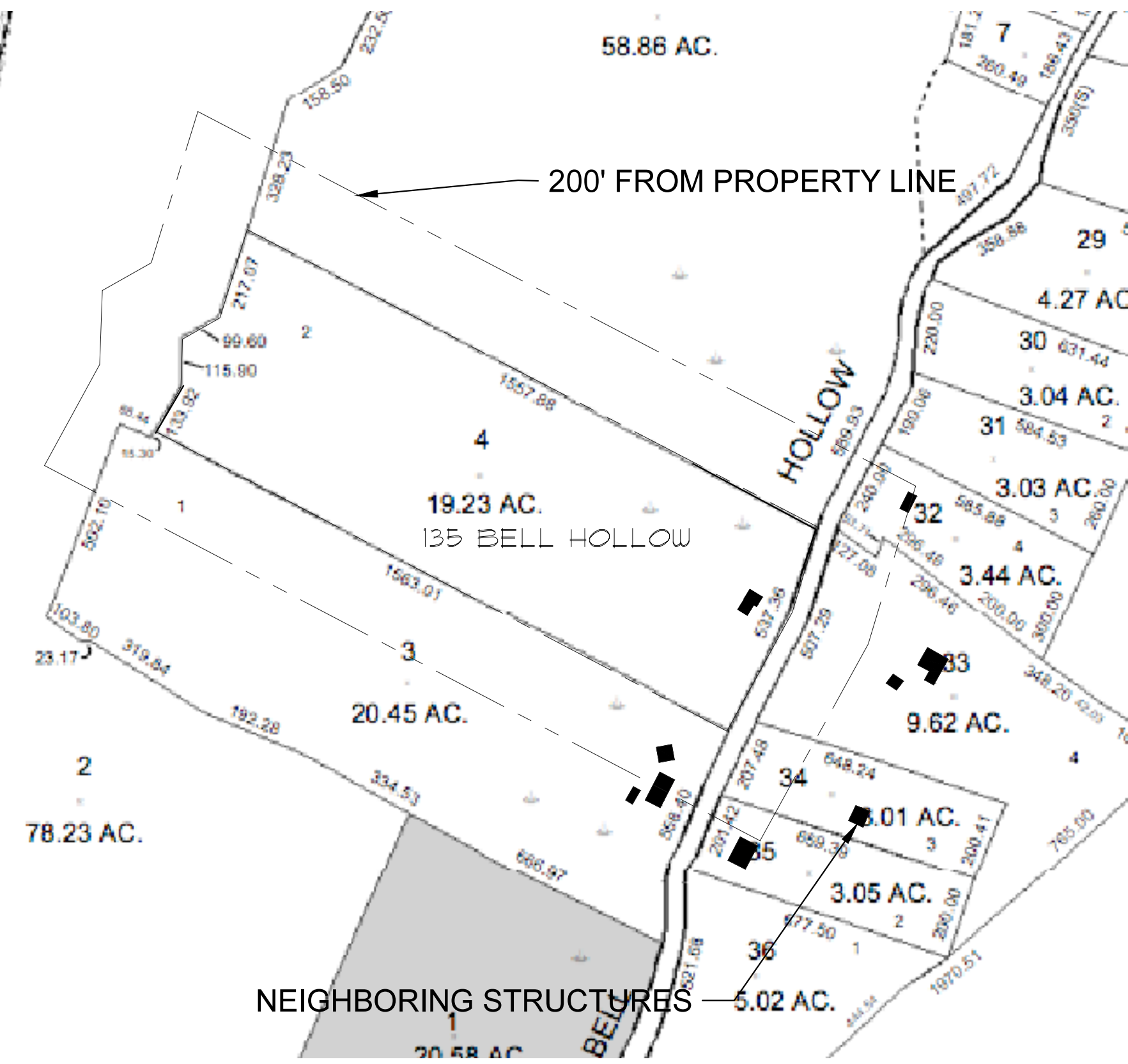
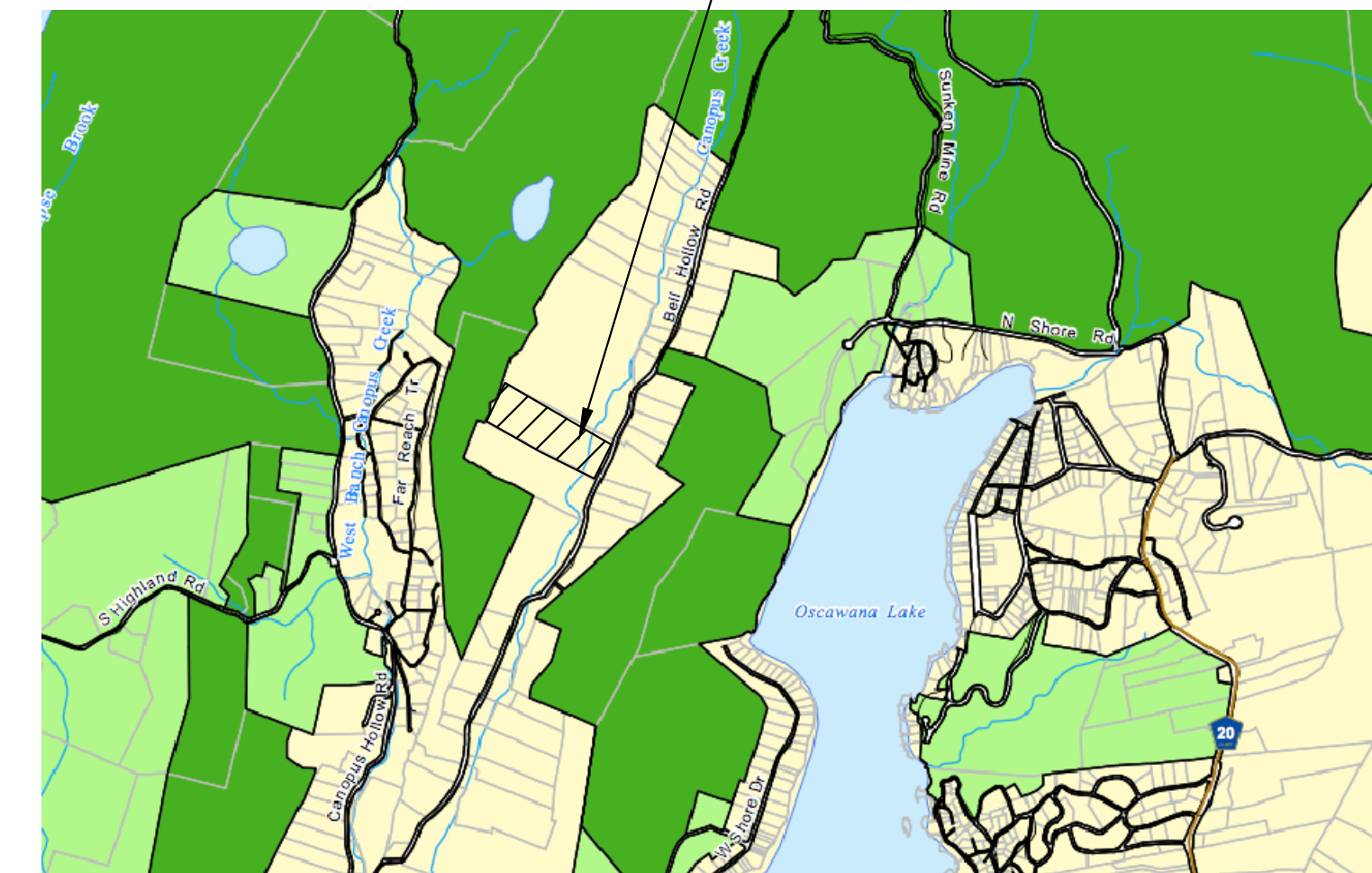


Image obtained from tax maps scale 1"=300'
Neighboring properties 200'

- | | |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 5113
Holly Posner
505 LeGuardia PL, 24D
New York NY 10012 | 5113
Kenneth Repetti
140 Bell Hollow Road
Putnam Valley NY 10519 |
| 5112
UJA Federation of Jewish
130 East 59th Street
New York NY 10022 | 5114
James Hurdle
132 Bell Hollow Road
Putnam Valley NY 10519 |
| 5115
Kelly Stevens
155 Bell Hollow Road
Putnam Valley NY 10519 | 5115
Gerard Diomedes
126 Bell Hollow Road
Putnam Valley NY 10519 |
| 51132
Maria Amoroso
146 Bell Hollow Road
Putnam Valley NY 10519 | |

SITE 135 BELL HOLLOW ROAD



Legend:

Zoning Districts	Parcel Boundary
CC-1, Community Commercial 1	Lakes And Ponds
CC-2, Community Commercial 2	Streams
CC-3, Community Commercial 3	Roads
HC, Highway Commercial	Traffic State Parkway
NC, Neighborhood Commercial	County Road
LP, Lake Peekskill Residential	Local Road
RR, Rural Residential	
CD, Conservation District	
PD, Preservation District	

Signature Blocks

PLANNING BOARD APPROVAL

Approved by the Planning Board of the Town of Putnam Valley,
Putnam County, NY, by resolution dated _____

Any change, erasure, modification or revision to this Plan,
as approved, shall void this approval.

Signed this _____ day of _____ 20____

Planning Board Chairman

OWNER'S CERTIFICATION

The undersigned owner of the property shown hereon is familiar with this drawing(s), its contents, and its legends and hereby approves the same.

Owners Name (Insert Name) _____ Date _____
Owners Address (Insert Address) _____

NORTH:

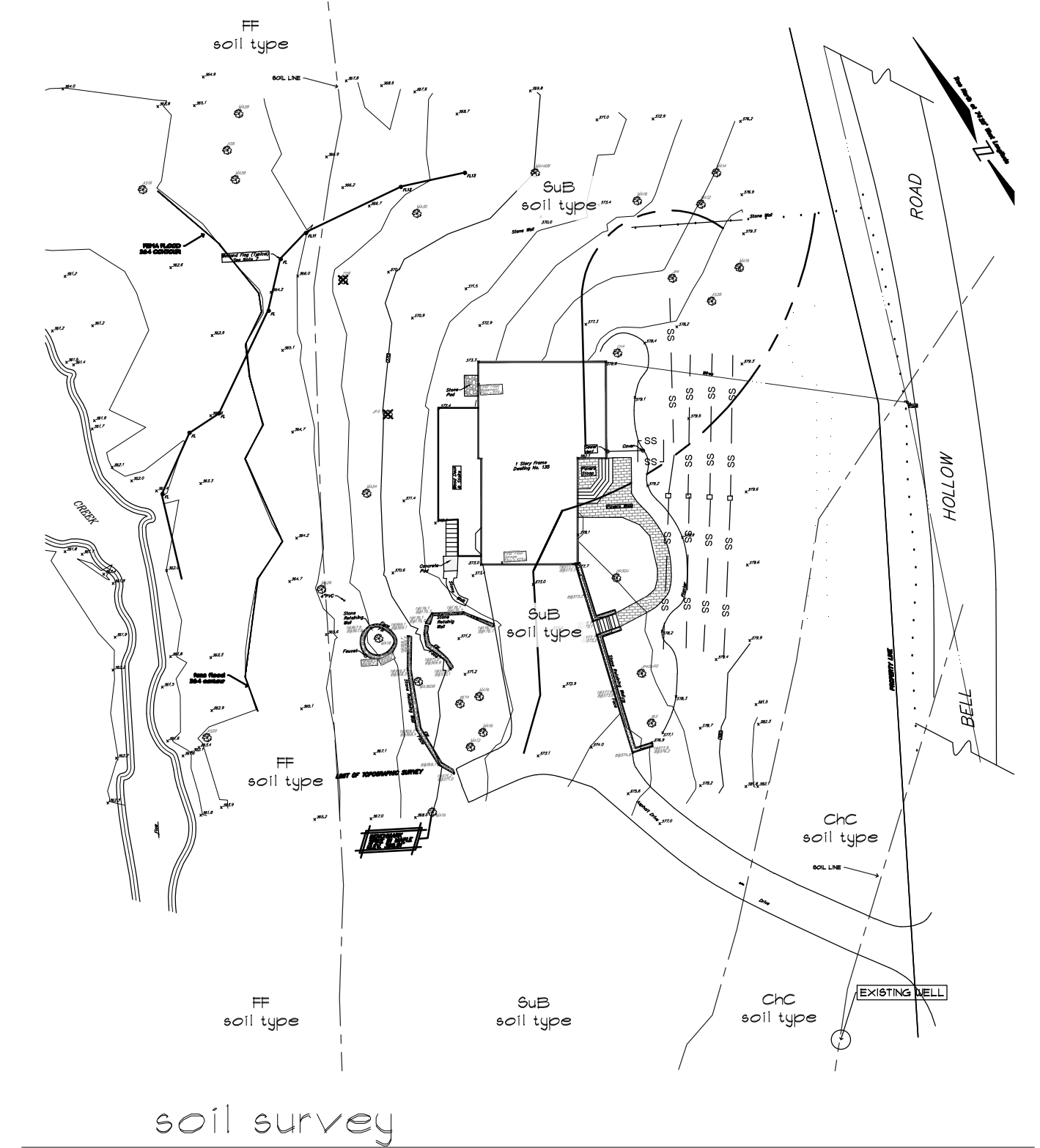
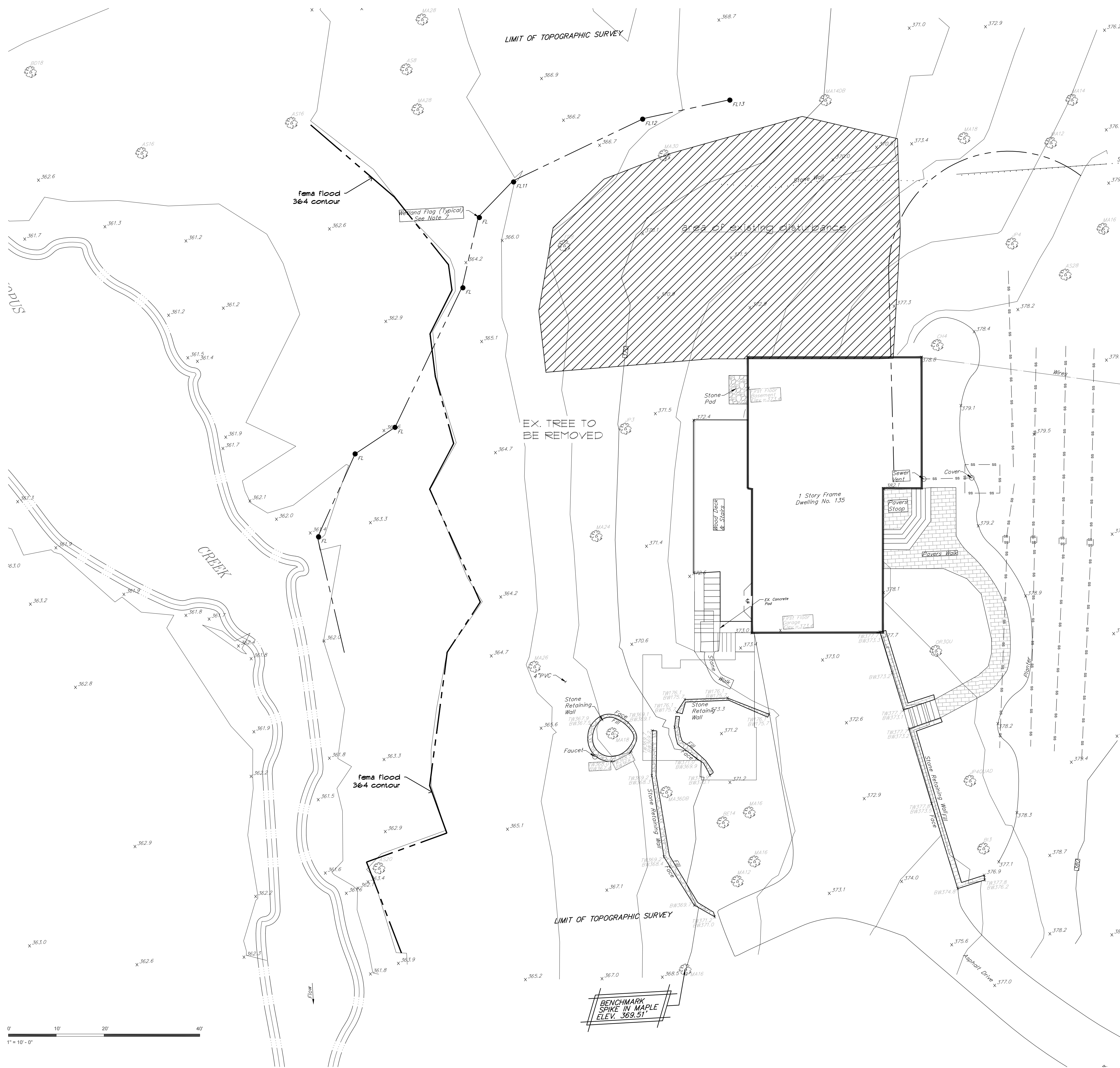
ROBERT SHERWOOD
LANDSCAPE ARCHITECT LLC

P.O. BOX 564, BROOKFIELD CT 06804
p1203.798.1547 e203.994.5337 erobertsherwood@me.com

Cover Sheet

PROJECT:
CLIENT:
Mr. Herbert Barbosa Filoh
135 Bell Hollow Road
Putnam Valley NY

REVISIONS:	
SCALE:	
DATE:	2.4.19
JOB NO:	18.14
DRAWING NO:	LP-1.0



soil survey

GENERAL NOTES:

1. Survey information taken from a survey prepared by Bady and Watson, refer to this survey for more information.
2. Location of existing utilities not performed by this office, confirm location of all utilities prior to construction. CALL Call dig safely NY
3. Contractor to verify all grades and dimensions prior to construction, contractor to inform Landscape Architect with any discrepancies.
4. ANY TREE REMOVAL TO TAKE PLACE BETWEEN NOVEMBER 1 AND MARCH 31 OF THE YEAR

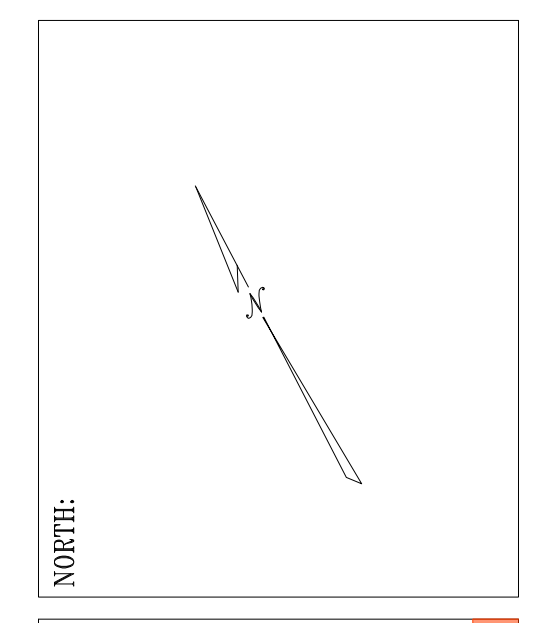
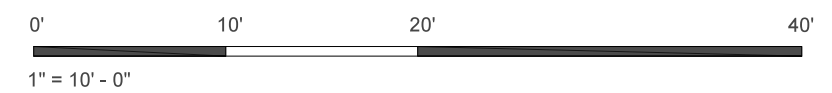
Signature Blocks
 FLANNING BOARD APPROVAL
 Approved by the Flanning Board of the Town of Putnam Valley, Putnam County, NY, by resolution dated _____
 Any change, erasure, modification or revision to this Plan, as approved, shall void this approval.
 Signed this _____ day of _____ 20____

 Flanning Board Chairman

OWNER'S CERTIFICATION
 The undersigned owner of the property shown hereon is familiar with this drawing(s), its contents, and its legends and hereby approves the same.
 Owners Name (Insert Name) _____ Date _____
 Owners Address (Insert Address) _____

LEGEND

- PROPERTY LINE
- SETBACK LINE
- (CLOUD) EXISTING TREE
- (X) TREE TO BE REMOVED
- (CLOUD WITH X) TREE TO BE PROTECTED



ROBERT SHERWOOD
 LANDSCAPE ARCHITECT LLC

P.O. BOX 564, BROOKFIELD CT 06804
 ph:203.798.1547 c:203.994.5337 e:robertsherwood@me.com

Existing Conditions/Demolition Plan

Mr. Herbert Barbosa Filho
 135 Bell Hollow Road
 Putnam Valley NY

PROJECT:	
CLIENT:	
REVISIONS:	#3 4.20.20
	#2 11.12.19
	#1 5.9.19
SCALE:	AS NOTED
DATE:	2.4.19
JOB NO:	18.14
DRAWING NO:	LP-2.0
	2 OF 4



PLANTINGS

HERBACEOUS MASS PLANTINGS, AS BY LANDSCAPE ARCHITECT

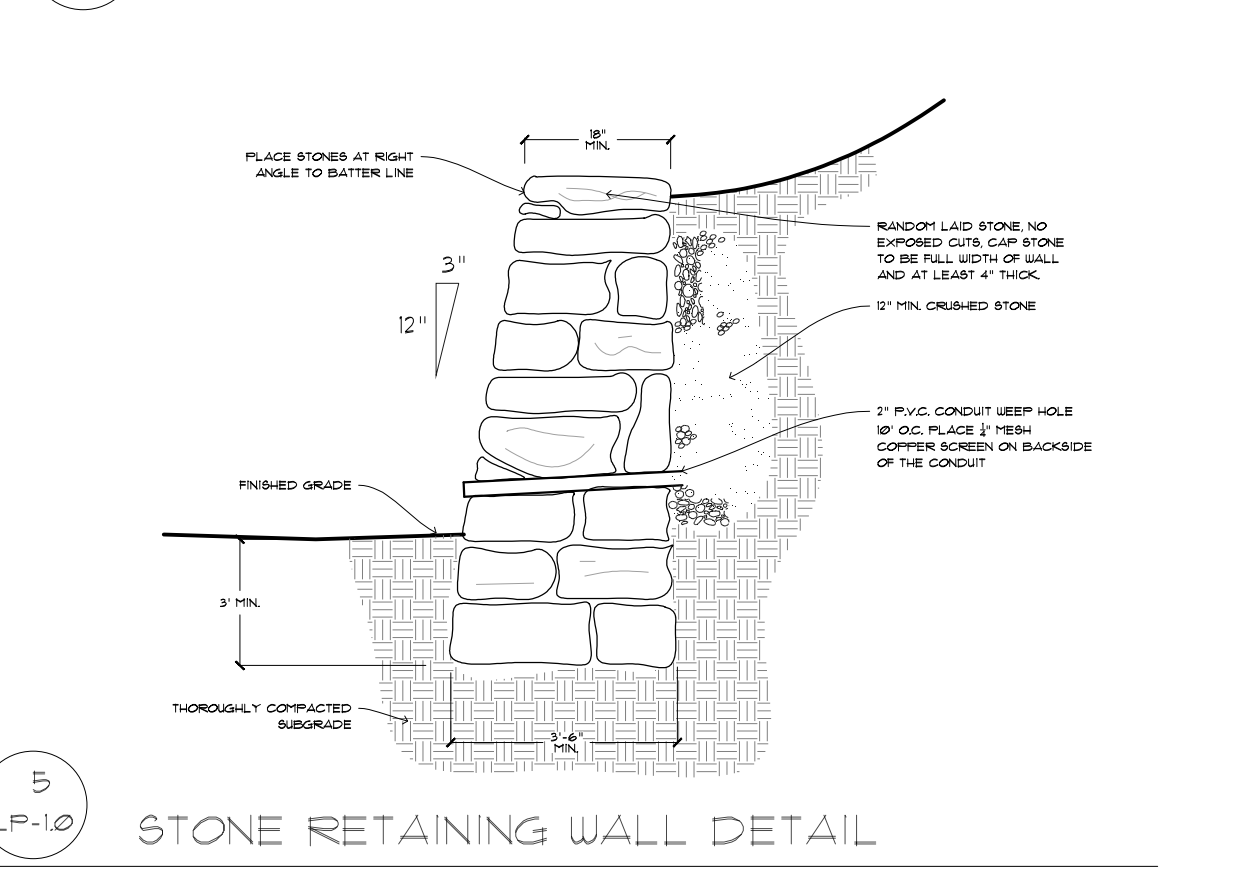
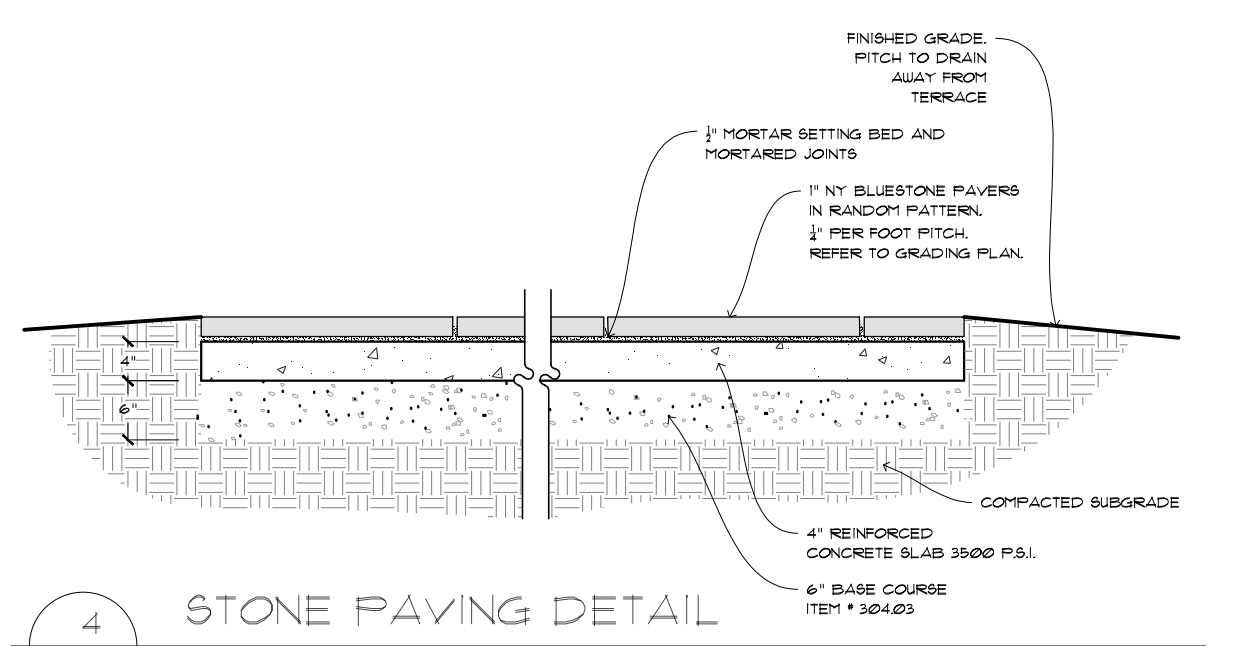
key	qty.	common botanical name	size
CC	3	Serviceberry <i>Cercis canadensis</i>	12' ht.
BC	5	River Birch <i>Betula nigra</i>	8' Ht.
VIB	10	doublefile viburnum <i>Viburnum tomentosum</i>	24" Ht.
HB	15	High Bush Blueberry <i>Vaccinium corymbosum</i>	24" Ht.
JP	15	Joe Pyle Weed <i>Eupatorium maculatum</i>	1' Cont.
BF	18	Blue Flag Iris <i>Iris versicolor</i>	1' Cont.
SG	30	Switch Grass <i>Panicum variegatum</i>	1' Cont.
FEN	18	dwarf fountain Grass <i>Fernsetum alo. 'nadin'</i>	1/2 Cont.
MIB	6	Fountain Grass <i>Miscanthus sin. gracillimus</i>	1/5 Cont.

ZONING DATA

TAX MAP DESIGNATION SECTION 51 BLOCK 1, LOT 4

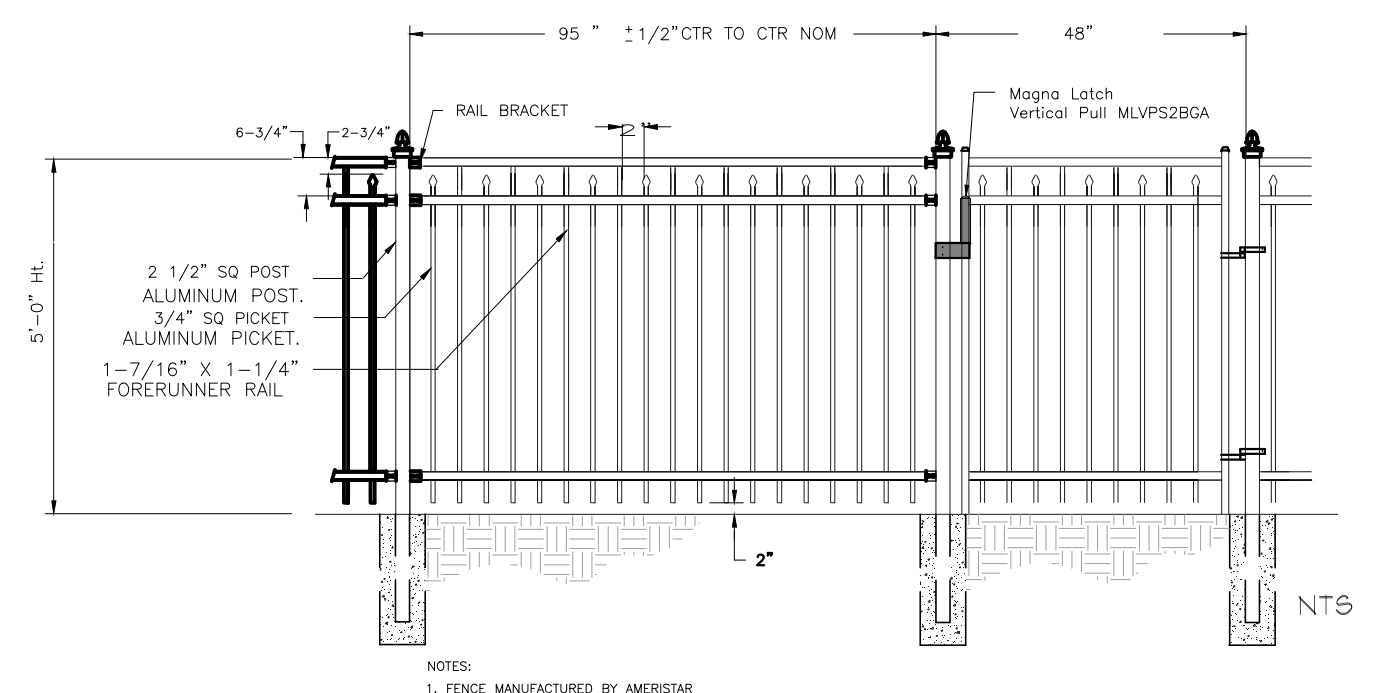
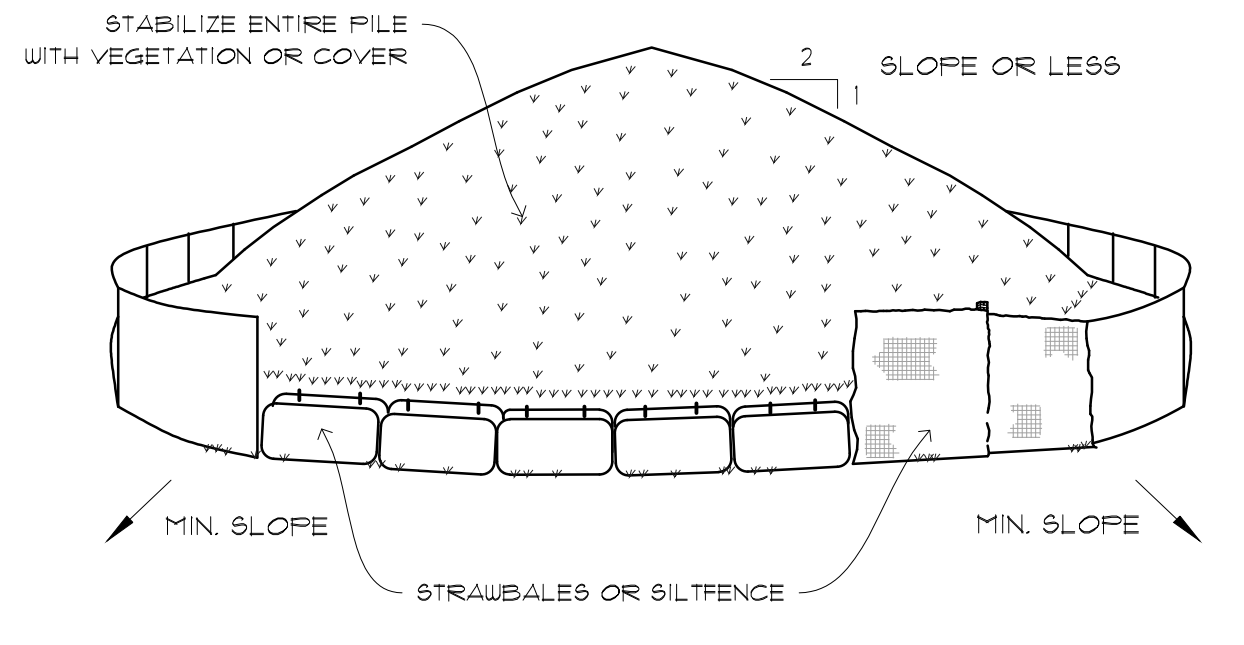
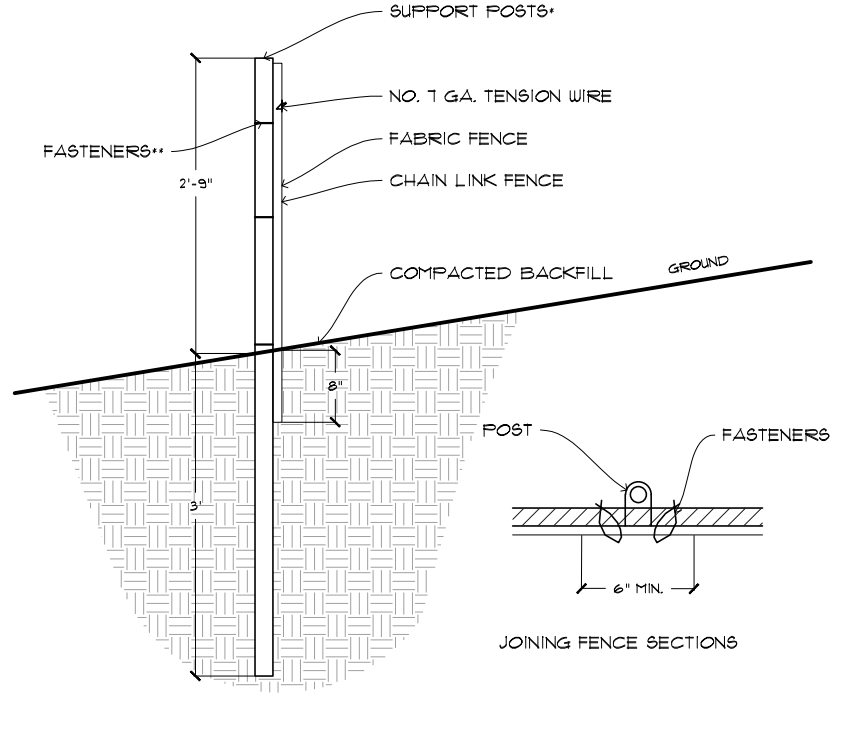
ZONING DISTRICT R-3 Residential

ITEM	REQUIRED	PROPOSED
LOT AREA	3.0 AC	19.21 AC
FRONT YARD	50'	102'
SIDE YARD	40'	181' 363'
REAR YARD	50'	685'
MAX. IMPERVIOUS	8%	0.3 %
WETLAND BUFFER disturbance	6,113 sf	
WETLAND DISTURBANCE	0 sf	



- SWIMMING POOL NOTES:**
- ALL SPECIFICATIONS TO MEET ALL NY'S BUILDING CODES INCLUDING 2015 IRC ALONG WITH 2016 NYS SUPPLEMENT
 - POOL PERIMETER TO BE COMPLETELY SURROUNDED BY APPROVED FENCE TO MEET OR EXCEED CURRENT NY'S POOL CODES
 - ALL FENCES TO WITHSTAND 55LBS OF HORIZONTAL FORCE
 - ALL GATES TO OPEN OUTWARD AND BE SELF LATCHING AND LOCKING. LATCH MUST BE NOT LESS THAN 54" ABOVE GRADE
 - POOL MUST BE EQUIPPED WITH APPROVED POOL ALARM. POOL ALARM MANUFACTURED BY "POOL PATROL" MODEL # PA-30 OR LIKE DEVICE. ALARM MUST MEET ASTM SAFETY SPEC'S. F2209. ALARM MUST PRODUCE 85+ DB AT 10 FEET
 - CONSTRUCTION TO BE IN COMPLIANCE WITH BOTH ANSI/APSI-5 AND ANSI/APSI-3 FOR POOL AND SPA
 - POOL TO UTILIZE VACUUM RELEASE SYSTEM, ASME A112.19.1 REFER TO POOL PLANS FOR MORE INFORMATION
 - POOL TO HAVE AUTOMATIC SAFETY COVER MANUFACTURED BY LATHAM OR APPROVED EQUAL. COVER TO MEET OR EXCEED LOCAL STATE CODES A51M-F1346
 - ALL POOL DISCHARGES TO BE DIRECTLY INTO INFILTRATION SYSTEM. POOL BACKWASH TO BE PIPED INTO THE CULTC SYSTEM.
 - CARTRIDGE TYPE FILTER TO BE UTILIZED, WITH A SALT WATER CHLORINATOR.

- GENERAL NOTES:**
- Survey information taken from a survey prepared BY Bady and Watson, refer to this survey for more information.
 - Location of existing utilities not performed by this office, confirm location of all utilities prior to construction. CALL Call dig safely NY
 - Contractor to verify all grades and dimensions prior to construction, contractor to inform Landscape Architect with any discrepancies.
 - Homeowner and contractor to verify and confirm that no chlorine to be utilized as well as no backwash of pool filter.
 - Deed restriction to be on file with town that No use of chlorine, homeowner to certify with a letter that the pool filtration system is as approved yearly to the building department.



NOTES:

- POSTS SPACED @ 10' MAX. USE 2" DIA. GALVANIZED OR ALUMINUM POSTS.
- CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 6 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL FREE-FORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 8" MAX. USE NO. 10 GALVANIZED STEEL WIRE. FABRIC TO CHAIN FASTENERS SPACED @ 24" MAX. CENTER TO CENTER.

INSTALLATION NOTES:

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAUBALES, THEN STABILIZED AS NOTED.
- TEMPORARILY STABILIZE AS NOTED IN SPECIFICATIONS.

Signature Blocks

PLANNING BOARD APPROVAL

Approved by the Planning Board of the Town of Putnam Valley, Putnam County, NY, by resolution dated _____

Any change, erasure, modification or revision to this Plan, as approved, shall void this approval.

Signed this _____ day of _____ 20____

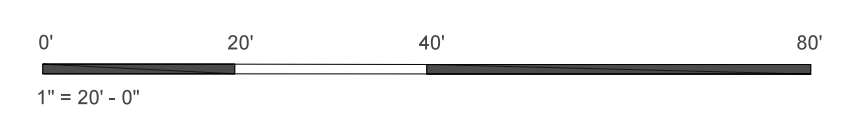
Planning Board Chairman

OWNER'S CERTIFICATION

The undersigned owner of the property shown hereon is familiar with this drawing(s), its contents, and its legends and hereby approves the same.

Owner Name (Insert Name) _____ Date _____

Owners Address (Insert Address) _____



NORTH

ROBERT SHERWOOD
LANDSCAPE ARCHITECT LLC

P.O. BOX 564, BROOKFIELD CT 06804
p1203.798.1547 e203.994.5337 robertsherwood@me.com



POOL LAYOUT & MITIGATION PLAN

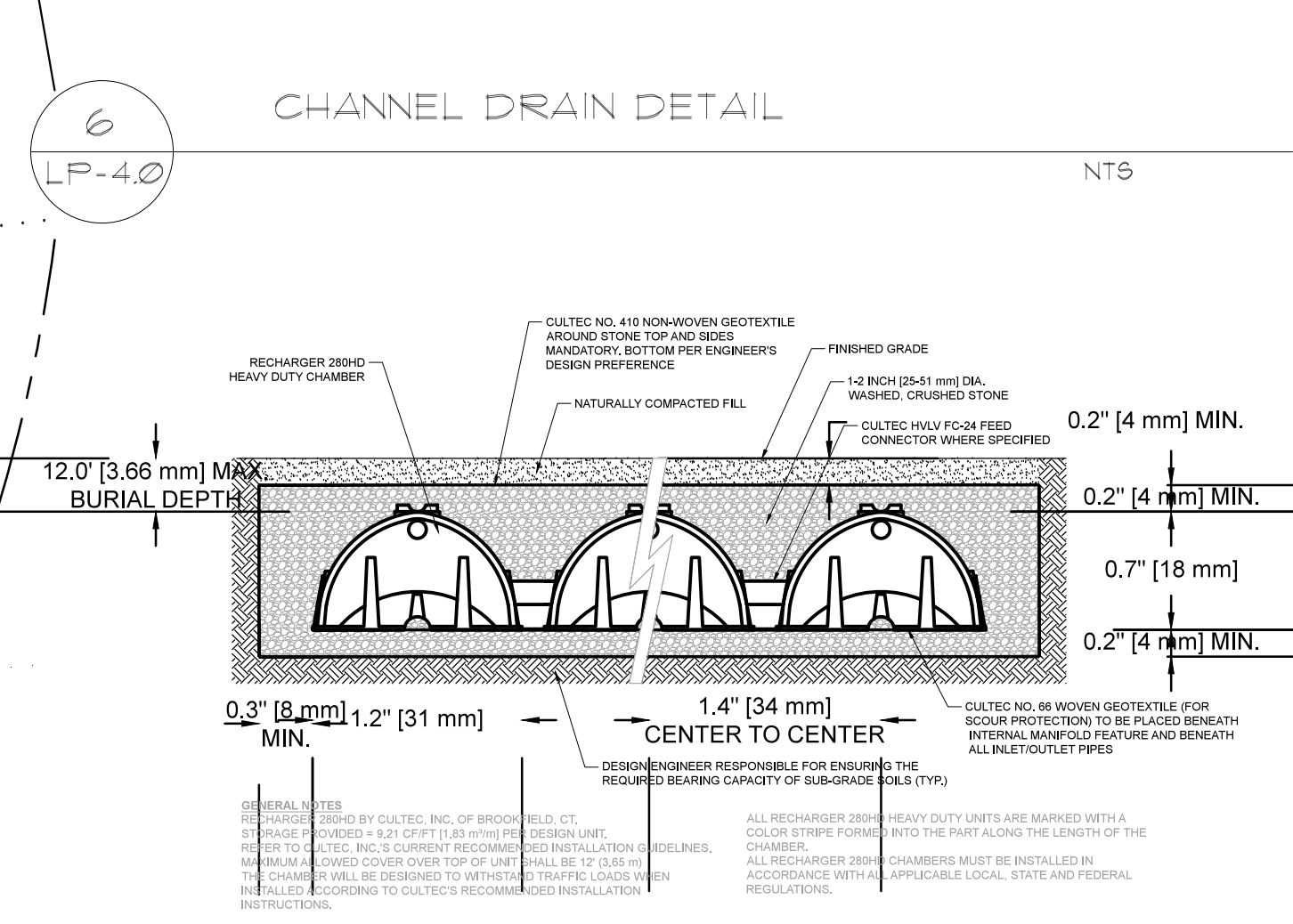
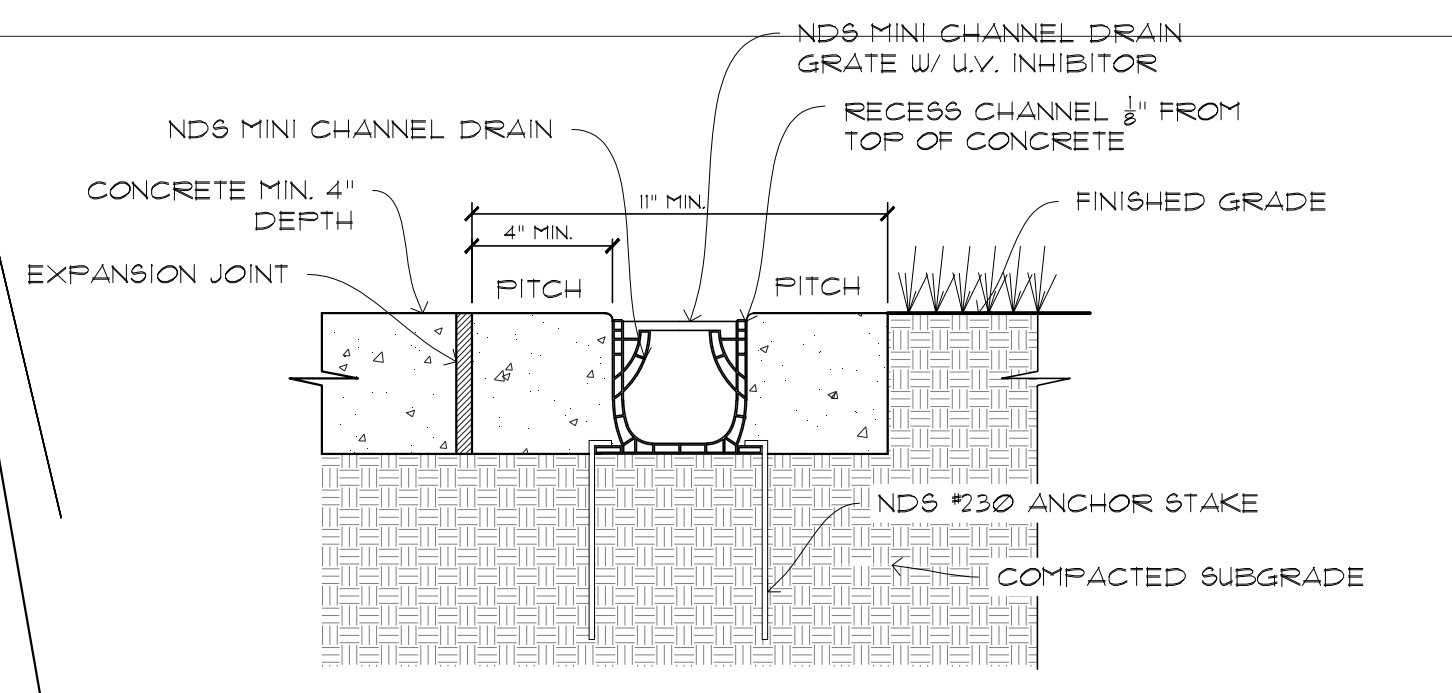
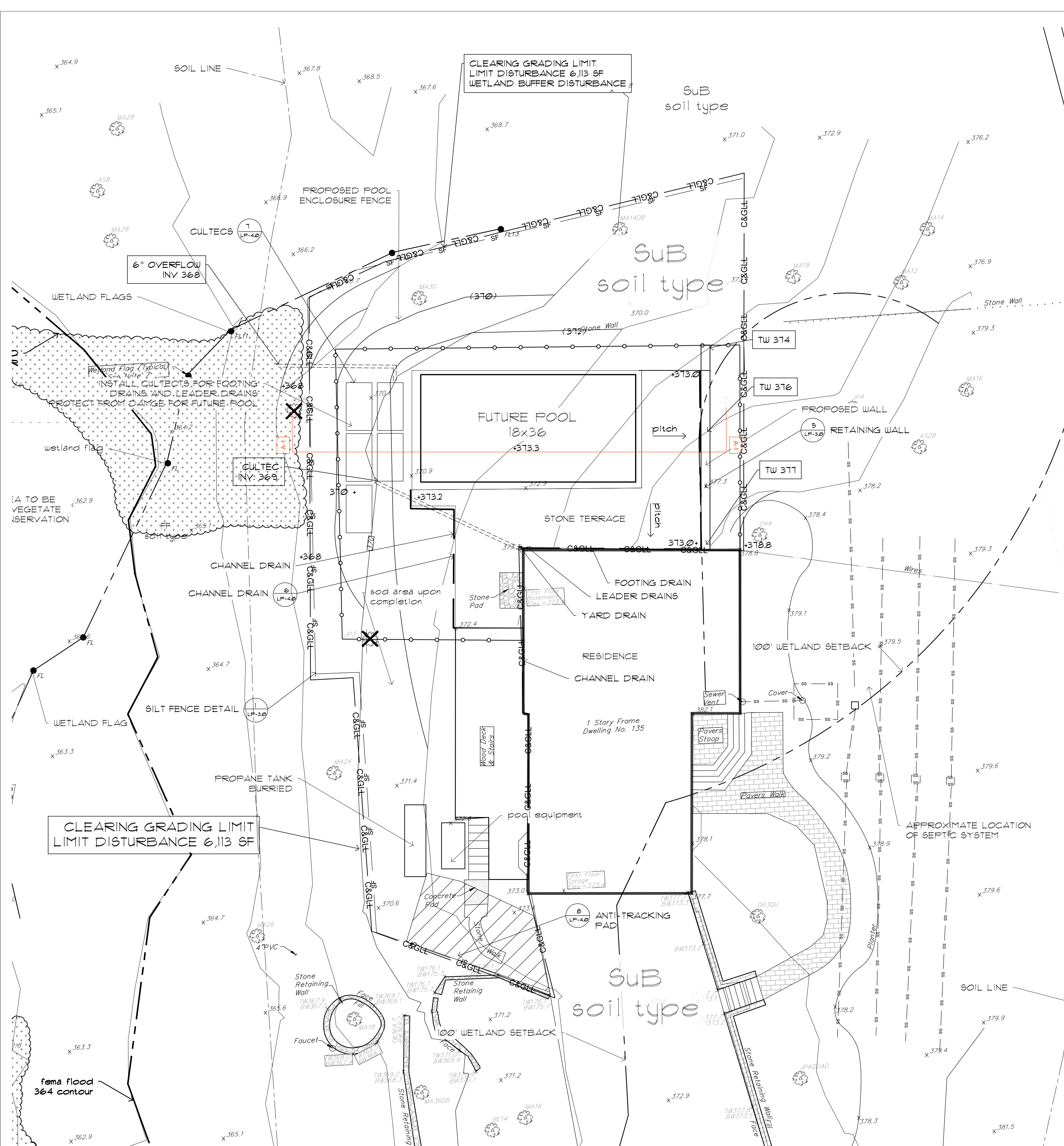
Mr. Herbert Barbosa Filho
135 Bell Hollow Road
Putnam Valley NY

PROJECT:

CLIENT:

#8 comments	4.20.20
#7 comments	11.12.19
#6 comments	10.14.19
#5 comments	5.28.19
#4 rev. location pool	5.9.19
#2 pool and spa	3.19.19
#2 pool and spa	11.27.18
REVISIONS:	#1 11.7.18
SCALE:	AS NOTED
DATE:	8.15.18
JOB NO:	18.14
DRAWING NO:	

LP-3.0
3 OF 4



IMPERVIOUS SURFACES

PROPOSED TERRACE 119 SF
PROPOSED POOL 164 SF

INCREASED IMPERVIOUS 1543 SF

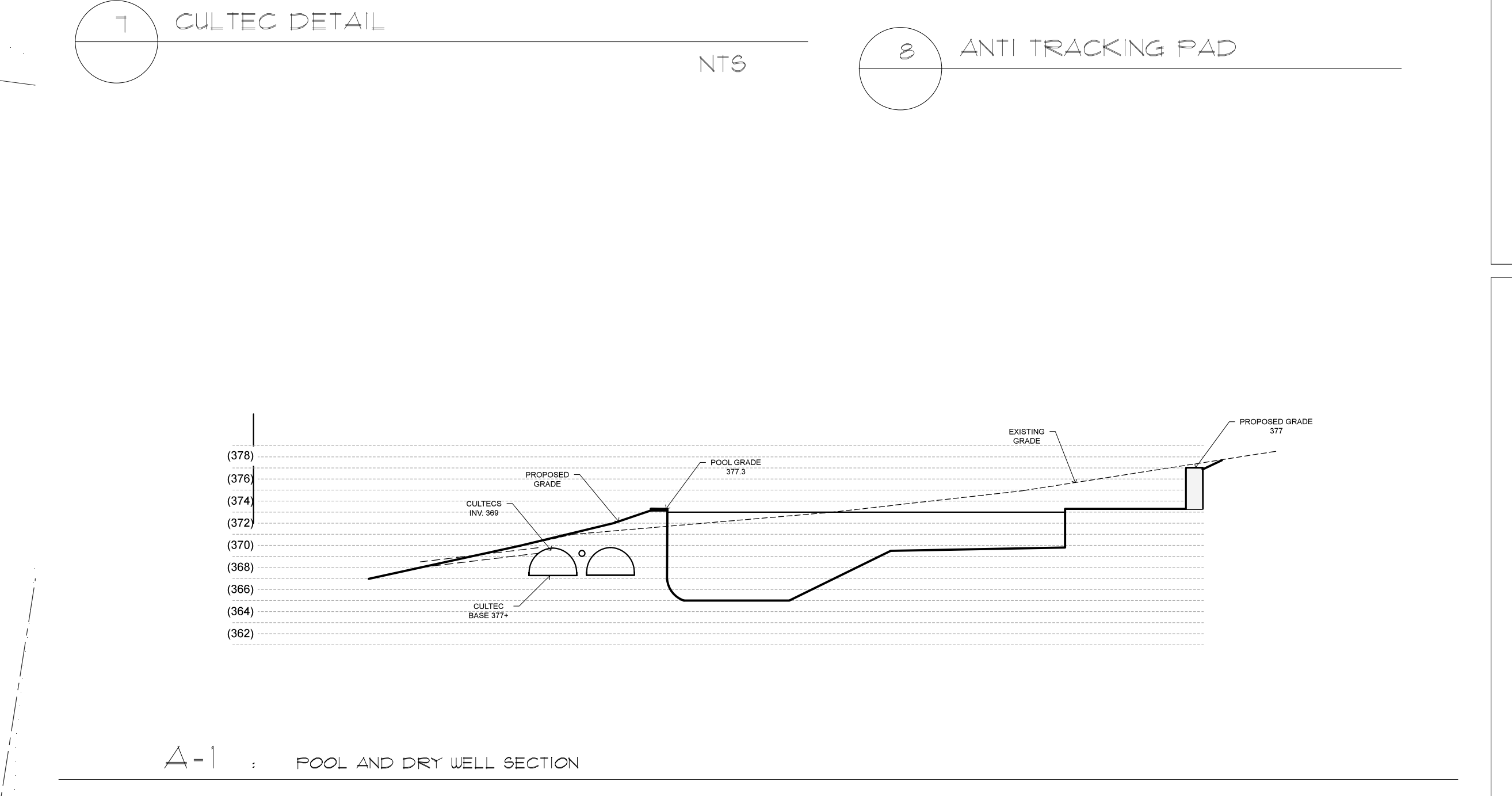
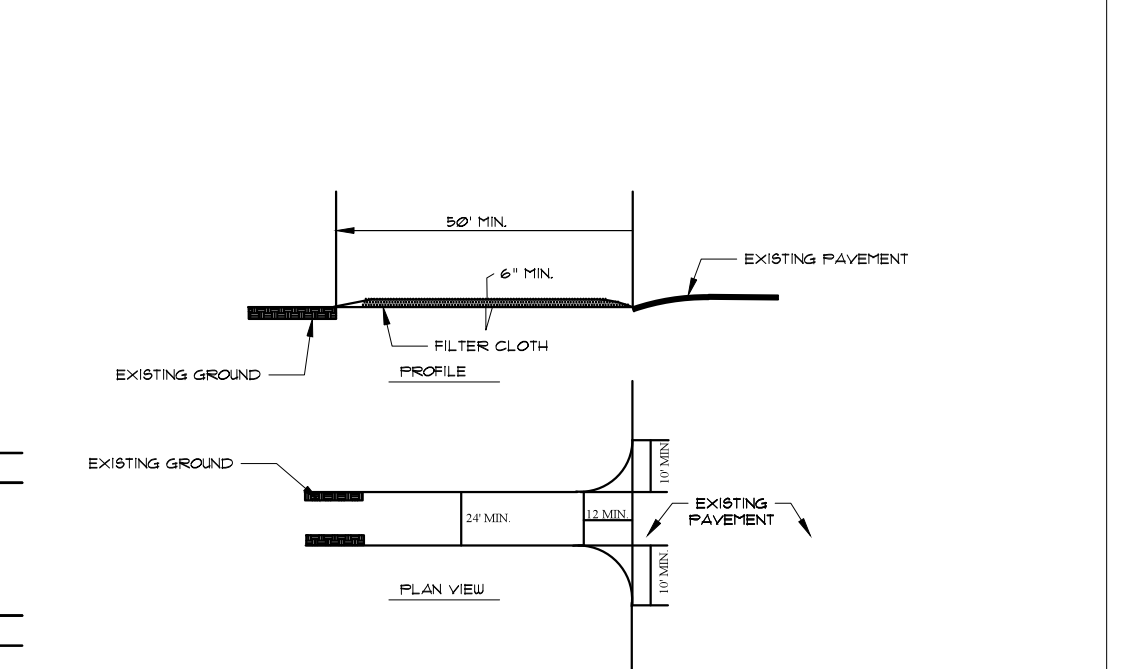
DRAINAGE CALCULATIONS:

mitigation required 2.85" rainfall over impervious surfaces

PROPOSED POOL AND TERRACE IS 8F
1543x2.85" = 366 CF OF STORMWATER

REQUIRED CULTEC RECHARGER FOR INCREASED IMPERVIOUS SURFACE STORAGE IS 366/19.42 4.6 OR 5 UNITS REQUIRED.

5 CULTEC RECHARGERS INSTALLED



GENERAL NOTES:

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3. Contractor to verify all grades and dimensions prior to construction, contractor to inform Landscape Architect with any discrepancies.

Signature Blocks

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Planning Board Chairman

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Owners Name (Insert Name) _____ Date _____
Owners Address (Insert Address) _____

REVISIONS:

SCALE:	AS NOTED
DATE:	10.14.19
JOB NO:	18.14
DRAWING NO:	DP-1.0

4 OF 4

ROBERT SHERWOOD
LANDSCAPE ARCHITECT LLC

P.O. BOX 564, BROOKFIELD, CT 06804
ph: 203.798.1547 e: robertsherwood@me.com

GRADING & DRAINAGE PLAN

PROJECT:

CLIENT:
Mr. Herbert Barbosa Filho
135 Bell Hollow Road
Putnam Valley NY

DATE: 11.12.19

DRAWING NO: DP-1.0