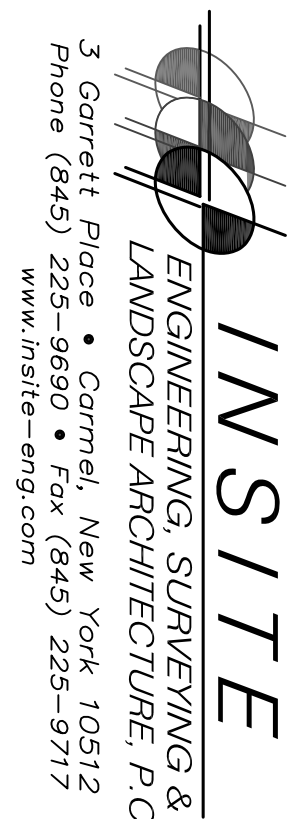


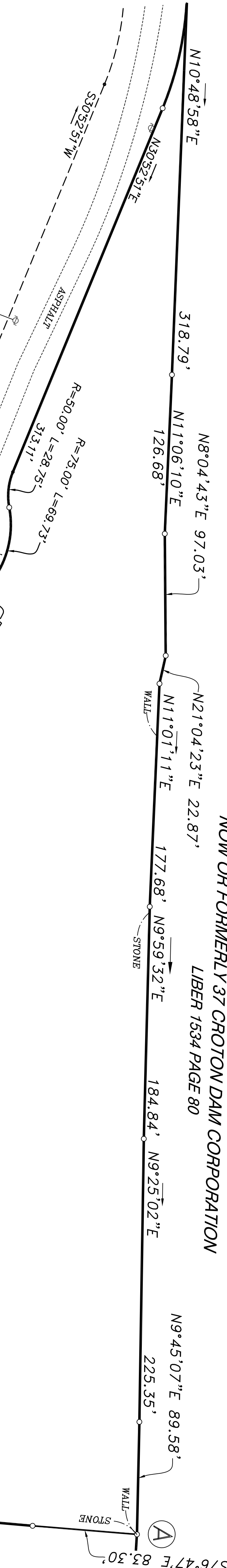
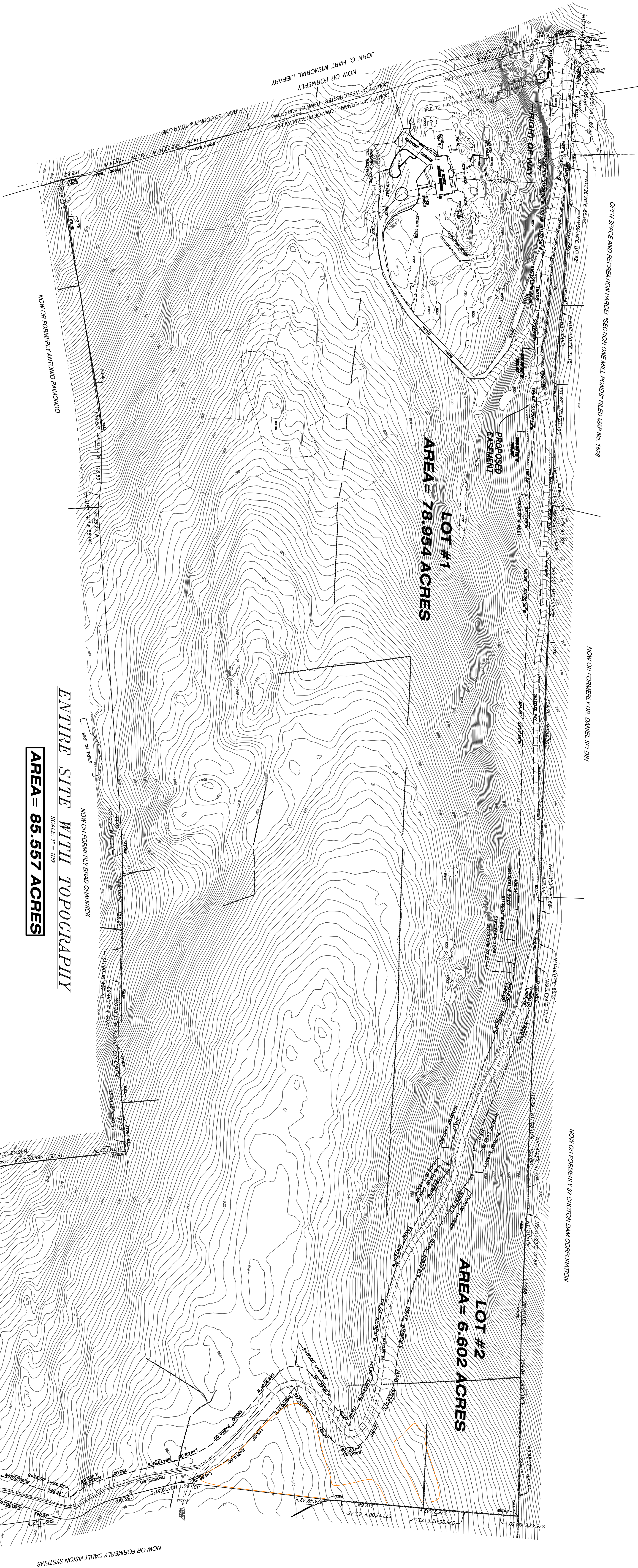
WATER SUPPLY:
PRIVATE WELL

WATER SHED:
PEEKSKILL HOLOWBROOK/HUDSON RIVER

SURVEY & TOPOGRAPHY
PREPARED BY

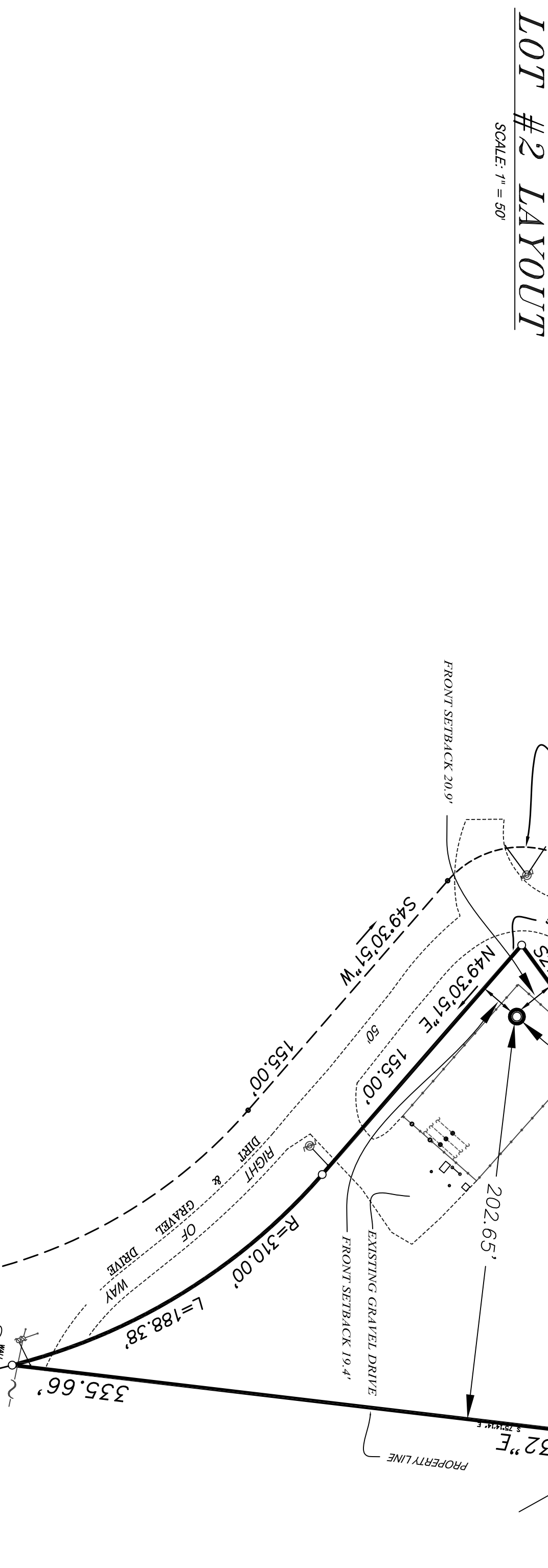


OWNERS NAME:
CARLOS AND LAURINDA CORREIA
1135 WILLIAMS DRIVE
SHRUB OAK, NEW YORK



LOT #2
AREA = 6.602 ACRES

No later development will be considered for this property without obtaining the necessary permission to future development from the appropriate authority.



LOT #2 LAYOUT
SCALE 1" = 50'

BUILDING AREA LOT#1

GROSS AREA (SQ. FT.)	= 3,439,236.24
ADJACENT EASEMENTS, ETC.	= 260,963.14
SUBTOTAL	= 3,178,273.10
WETLANDS x 100%	= 0
LAKES, POND, WATERBODIES x 100%	= 0
SLOPES 20%+ (SQ. FT.)	= 2,063,541.60
ROCK OUTCROPPING	= 604.30
TOTAL MINIMUM BUILDING AREA	= 1,114,731.50

OPEN AREA LOT#1

GROSS AREA (SQ. FT.)	= 3,439,236.24
TOTAL IMPERVIOUS AREA (SQ. FT.)	= 69,910.64
REMAINING AREA	= 3,369,325.60
OPEN AREA REMAINING (75% RECD. 80%)	= 87% (RECOMMENDED)

ZONING TABLE - LOT#1

"CD" ZONE	REQUIRED	PROPOSED
MIN. NET LOT AREA	217,800 S.F.	3,439,236.24 S.F.
MIN. THROTS:		
FRONT	100 FT.	102.70 FT.
SIDE	40 FT.	43.10 FT.
REAR	100 FT.	> 500 FT.
MIN. FRONTAGE	300 FT.	> 3,000
MIN. OPEN AREA	90%	94.5%
MAX. BUILDING HEIGHT	35 FT.	32 FT.
MIN. BUILDING AREA	30,000 SQ. FT.	1,114,731.50 SQ. FT.

BUILDING AREA LOT#2

GROSS AREA (SQ. FT.)	= 287,486.00
ADJACENT EASEMENTS, ETC.	= 0
SUBTOTAL	= 287,486.00
WETLANDS x 100%	= 0
LAKES, POND, WATERBODIES x 100%	= 0
SLOPES 20%+ (SQ. FT.)	= 235,772.00
ROCK OUTCROPPING	= 0
TOTAL MINIMUM BUILDING AREA	= 51,714.00

OPEN AREA LOT#2

GROSS AREA (SQ. FT.)	= 287,486.00
TOTAL IMPERVIOUS AREA (SQ. FT.)	= 7656.50
REMAINING AREA	= 279,829.50
OPEN AREA REMAINING (75% RECD. 80%)	= 95% (RECOMMENDED)

ZONING TABLE - LOT#2

"CD" ZONE	REQUIRED	PROPOSED
MIN. NET LOT AREA	217,800 S.F.	287,486 S.F.
MIN. THROTS:		
FRONT	140 FT.	148.4 FT.
SIDE	40 FT.	> 100 FT.
REAR	100 FT.	> 100 FT.
MIN. FRONTAGE	300 FT.	1,666.76 FT.
MIN. OPEN AREA	90%	97 %
MAX. BUILDING HEIGHT	35 FT.	Fixed 90 FT. Power
MIN. BUILDING AREA	30,000 SQ. FT.	51,714 SQ. FT.

* Varying, obtained on June 6, 2019 by Putnam Valley zoning board of appeals

Project: SUBD2018
Date: AUGUST 26, 2018
Scale: AS SHOWN

Sheet: 2 of 2

2-LOT SUBDIVISION
PREPARED FOR
CARLOS AND LAURINDA CORREIA

PROPERTY SITUATE IN
TOWN OF PUTNAM VALLEY
COUNTY OF PUTNAM
STATE OF NEW YORK
TAX MAP 64 - 2 - 48

S/J ENGINEERING SERVICES

STEPHEN J. FERREIRA, P.E.
P.O. BOX 1047
CT 06776
(860) 352-5489

No. 1
2
3
4
5

Revision/Issue

Date