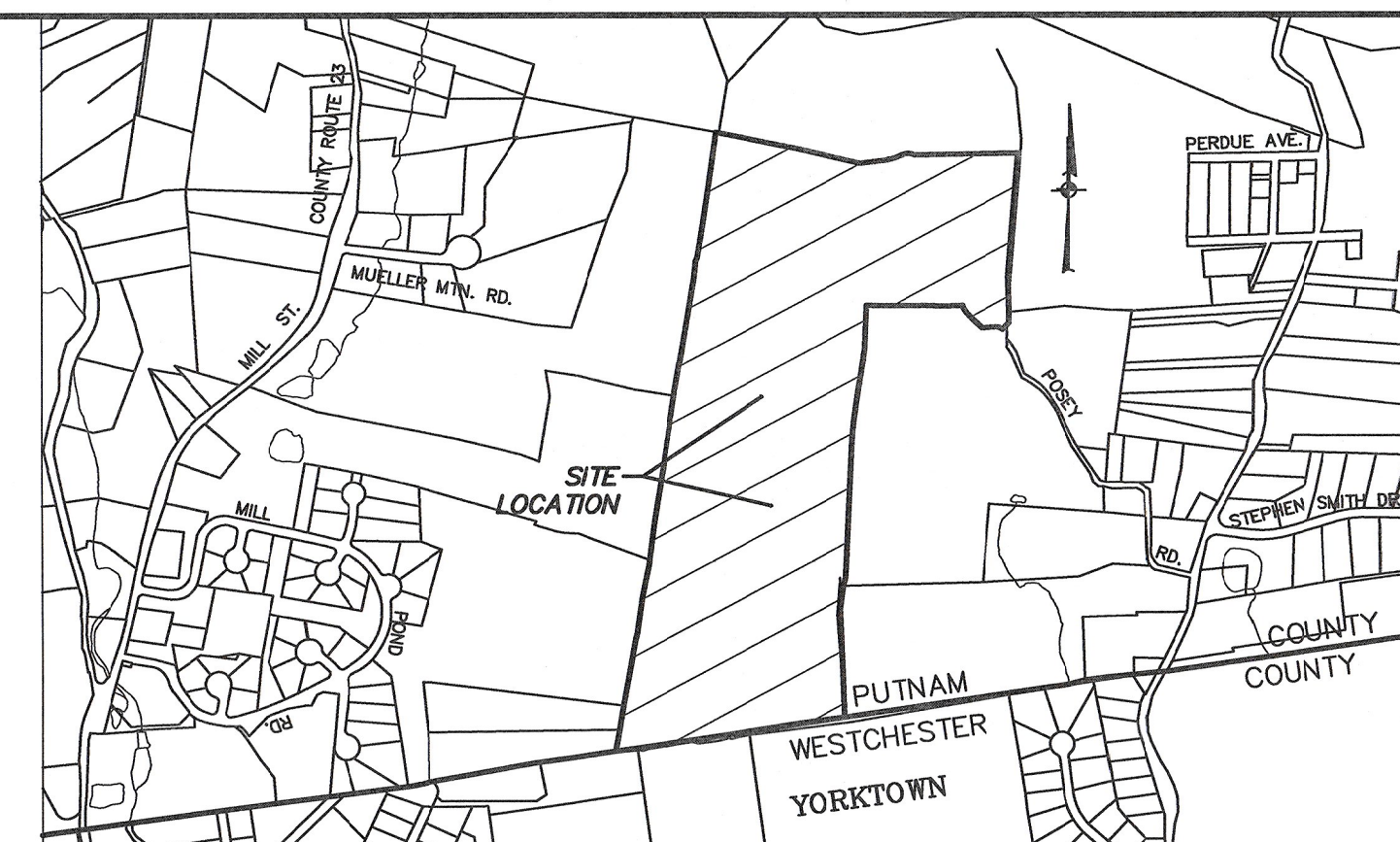


<i>Tax Lot No.</i>	<i>Lot</i>	<i>Existing</i>	<i>Proposed</i>
<i>84.-2-48</i>	<i>1</i>	<i>85.557 Ac.</i>	<i>78.954 Ac.</i>
<i>TBD</i>	<i>2</i>	<i>—</i>	<i>6.603 Ac.</i>
<i>Total</i>		<i>85.557 Ac.</i>	<i>85.557 Ac.</i>

"CD" Zone	Lot 1		Lot 2	
	Required	Proposed	Required	Proposed
Min. Net Lot Area	217,800 Sq.ft.	3,439,236 Sq.ft.	217,800 Sq.ft.	287,627 Sq.ft.
Min. Yards:				
Front	100 Ft.	103 Ft.	135 Ft.	19.4 Ft.*
Side	40 Ft.	43 Ft.	40 Ft.	> 40 Ft.
Rear	100 Ft.	> 500 Ft.	100 Ft.	> 100 Ft.
Min. Frontage	300 Ft.	> 3,000	300 Ft.	1,666.76 Ft.
Min. Open Area	90%	94.5%	90%	97 %
Max. Building Height	35 Ft.	32 Ft.	35 Ft.	90' Tower
Min. Building Area	30,000 Sq.ft.	1,106,265 Sq.ft.	30,000 Sq.ft.	51,724 Sq.ft.

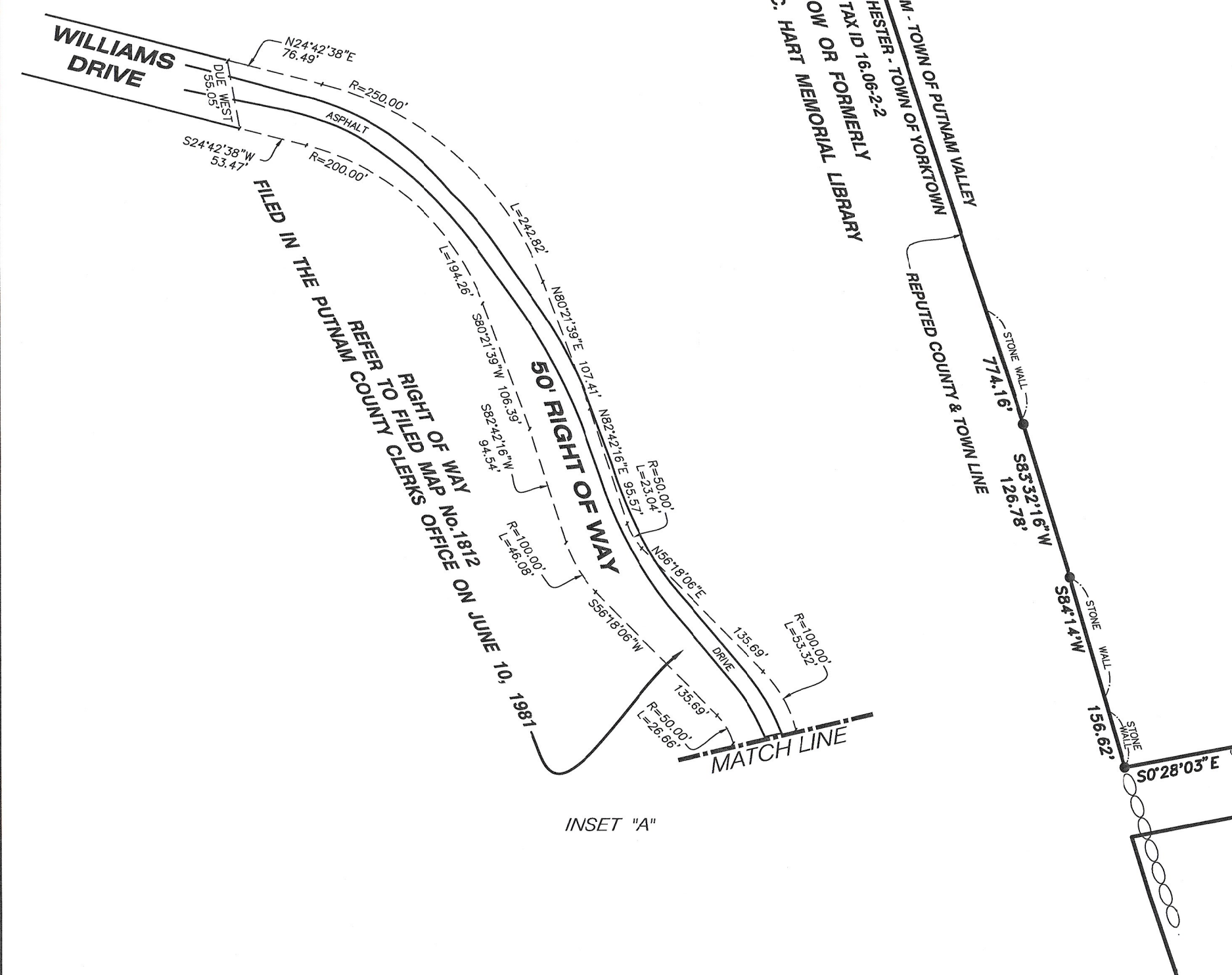
Note: Zoning Criteria Identified Hereon provided by SJF Engineering Services.
* Requires Variance



Location Map
Scale: 1" = 1000'±

The following items have been held to reflect the final boundary line due to discrepancies found in the record deed, recorded in Liber 1743 Page 280

- ☐ A To ☐ B Follows recorded deed in Liber 1743 Page 280
- ☐ B To ☐ C Follows filed Map No. 118A
- ☐ C To ☐ D Computed lines
- ☐ D To ☐ E Follows recorded deed in Liber 1743 Page 280
- ☐ E To ☐ F Computed and possession held where applicable
- ☐ F To ☐ G Follows recorded deed in Liber 1743 Page 280
- ☐ G To ☐ H Follows recorded deed in Liber 351 Page 82
- ☐ H To ☐ A Follows recorded deed in Liber 1534 Page 80 and refer to filed map entitled "Minor Subdivision of Robin Selatin" filed in this County Clerk's Office on June 10 1981, as Map No. 1612.



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 Chairman 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 responsible for the payment of the Town of Putnam Valley 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 80 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 GP-0-15-003 is required, at all times the owner/operator shall maintain on-site a copy of the General Permit (GP-0-15-003), Notice of Intent (NOI), NOD Acknowledgment letter, approved Stormwater Management Plan (SWMP), MSW 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.
6. If at any time during construction the Code Enforcement Officer determines that the work approved by the Code Enforcement Officer and/or Town Engineer to correct erosion and sediment controls.
7. 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."
8. 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."

Liber 1743 Page 280: recorded May 23, 2006

Grantor: Carlos Correia

Grantee: Carlos Correia and Laurinda Correia

This map may not be used in connection with a "survey affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of section 7209, subdivision 2 of the New York State education law.

The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed land surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

Underground structures, if any exist, are not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.

This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

I Jeffery B. DeRosa, the Surveyor who made this map, do hereby certify that the field work upon which it is based was completed on May 10, 2010 and revised on March 03, 2019 and that this map was completed on April 12, 2019.

The undersigned owner of the property hereon state that they are familiar with this map, its contents and its legends, and hereby consent to all its said terms and conditions as stated hereon, and to the filing of this map in the Office of the Clerk of the County of Putnam.

Signed this _____ day of _____, _____

Carlos Correia
1135 Williams Drive
Shrub Oak, New York

By: _____
Laurinda Correia
1135 Williams Drive
Shrub Oak, New York

Approved by the Planning Board of the Town of Putnam Valley
Putnam County, N.Y. by resolution dated _____.

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

Signed this _____ day of _____, _____

By: _____
Planning Board Chairman

3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

JEFFREY B. DeROSA, LS
New York State License No. 050749

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Subdivision Plat
Prepared for
Carlos & Laurinda
Correia

*Town of Putnam Valley
Putnam County, New York*

Scale 1" = 100' Date: April 12, 2019

T700A-18
15212200-correia-plat.Dwg