

It is a violation of the New York State Education Law, Article 145, Section 7209(2), for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter any item on this plan in any way. If any item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor 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.

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

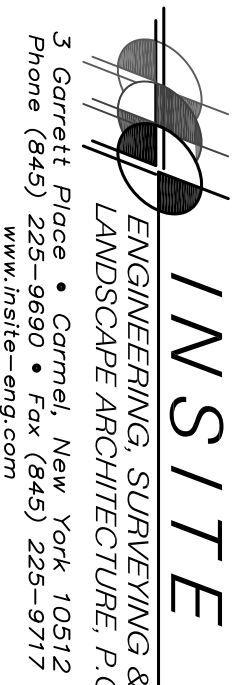
DC-Charton 1:600-88' slopes, very stony
CD-Charton 1:600-15-25% slopes, very stony

- LEGEND
- BESTING CONTOURS
 - BESTING CONTOURS
 - BESTING STRIKE WALLS TO REMAIN
 - PROPOSED BRASSON CONTROL
 - LINES OF DISTURBANCE

WATER SUPPLY:
PRIVATE WELL

WATER SHED:
PERSKILL HOLLOWBROOK/HUDSON RIVER

SURVEY & TOPOGRAPHY
PREPARED BY



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

No.	Revision/Issue	Date
1	REVISED PLAN TO SHOW EXISTENT AND PROPOSED SUBDIVISION	9-10-2020
2	ADDED SUBDIVISIONS TO BE EXISTENT	10-20-2018
3	ADDED SUBDIVISIONS TO BE EXISTENT	10-20-2018
4	ADDED SUBDIVISIONS TO BE EXISTENT	10-20-2018
5	ADDED SUBDIVISIONS TO BE EXISTENT	10-20-2018

SUP ENGINEERING SERVICES



SEPERA L. FERREIRA, P.E.
NEW MILFORD CT 06476
(860) 560-5480

2-LOT SUBDIVISION
PREPARED FOR
CARLOS AND LAURINDA CORREIA

PROPERTY SITUATE IN
TOWN OF PUTNAM VALLEY
COUNTY OF PUTNAM
TAX MAP 84 - 2 - 48

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

ADJOINING PROPERTY OWNERS

Global Towne Assets III LLC
84-2-49
Property Tax
P.O. Box 725597
Atlanta GA 31139
Elizabeth Sliemman
84-2-43
1135 Williams Dr
Strub Oak NY 10588
Dmitry Grosman
84-2-40-1
15 Bell Lago Dr
Putnam Valley NY 10579
Antonio Ramonido
84-2-45 and 84-2-47
24 Posey Rd
Putnam Valley NY 10579
Margaret Altizer
84-2-41
50 Mill St
Putnam Valley NY 10579
Brad Chadwick
84-2-50
30 Posey Rd
Putnam Valley NY 10579
Mill Ponies Homeowners Assoc
84-2-42
P.O. Box 1019
Croton Falls NY 10519
Rabbinical Seminary of America
84-2-52
76-01 147th St
Queens NY 11367

LOT #2
AREA= 6.603 ACRES

ZONING TABLE - LOT#1
AREA= 78.954 ACRES

No future development will be considered for this property without bringing the access roadway to Town Specifications and obtaining necessary permits and approvals.

ENTIRE SITE
SCALE: 1" = 100'
AREA= 85.557 ACRES

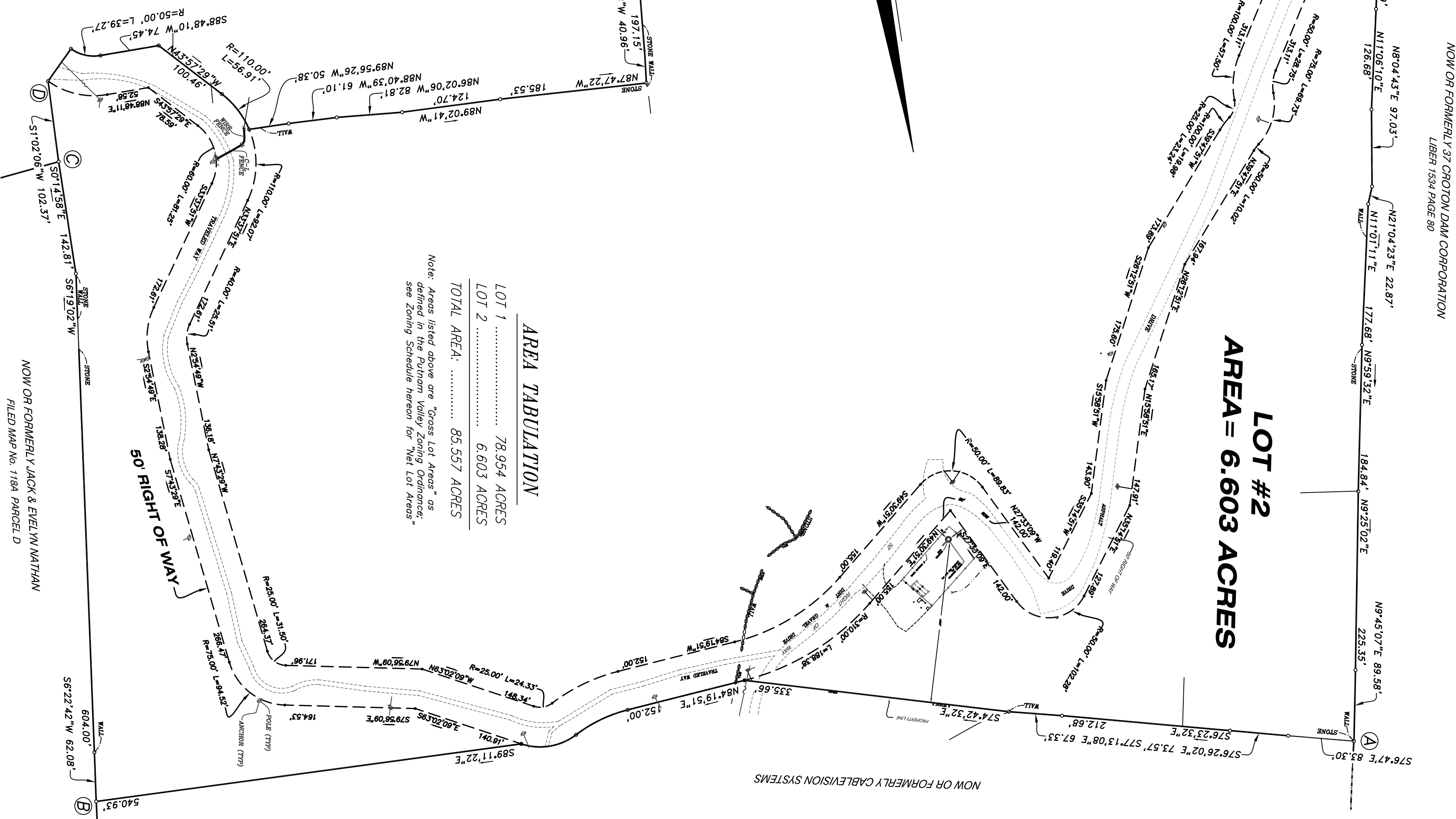
ZONING TABLE - LOT#1

"CD" ZONE	REQUIRED	PROPOSED
MIN. YARDS MIN. NET LOT AREA MIN. FRONTAGE MIN. OPEN AREA MIN. BUILDING HEIGHT MIN. BUILDING AREA	217,800 S.F. 3,439,236.24 S.F. 100 FT. 40 FT. 100 FT. 300 FT. 90% 32 FT.	182.70 FT. 182.70 FT. 40 FT. 40 FT. 100 FT. 300 FT. 90% 32 FT.

ZONING TABLE - LOT#2

"CD" ZONE	REQUIRED	PROPOSED
MIN. YARDS MIN. NET LOT AREA MIN. FRONTAGE MIN. OPEN AREA MIN. BUILDING HEIGHT MIN. BUILDING AREA	217,800 S.F. 3,439,236.24 S.F. 100 FT. 40 FT. 100 FT. 300 FT. 90% 32 FT.	182.70 FT. 182.70 FT. 40 FT. 40 FT. 100 FT. 300 FT. 90% 32 FT.

* Tentative, obtained on June 6, 2019 by Putnam Valley Zoning Board of Appeals.



OWNERS' CONSENT FOR FILING

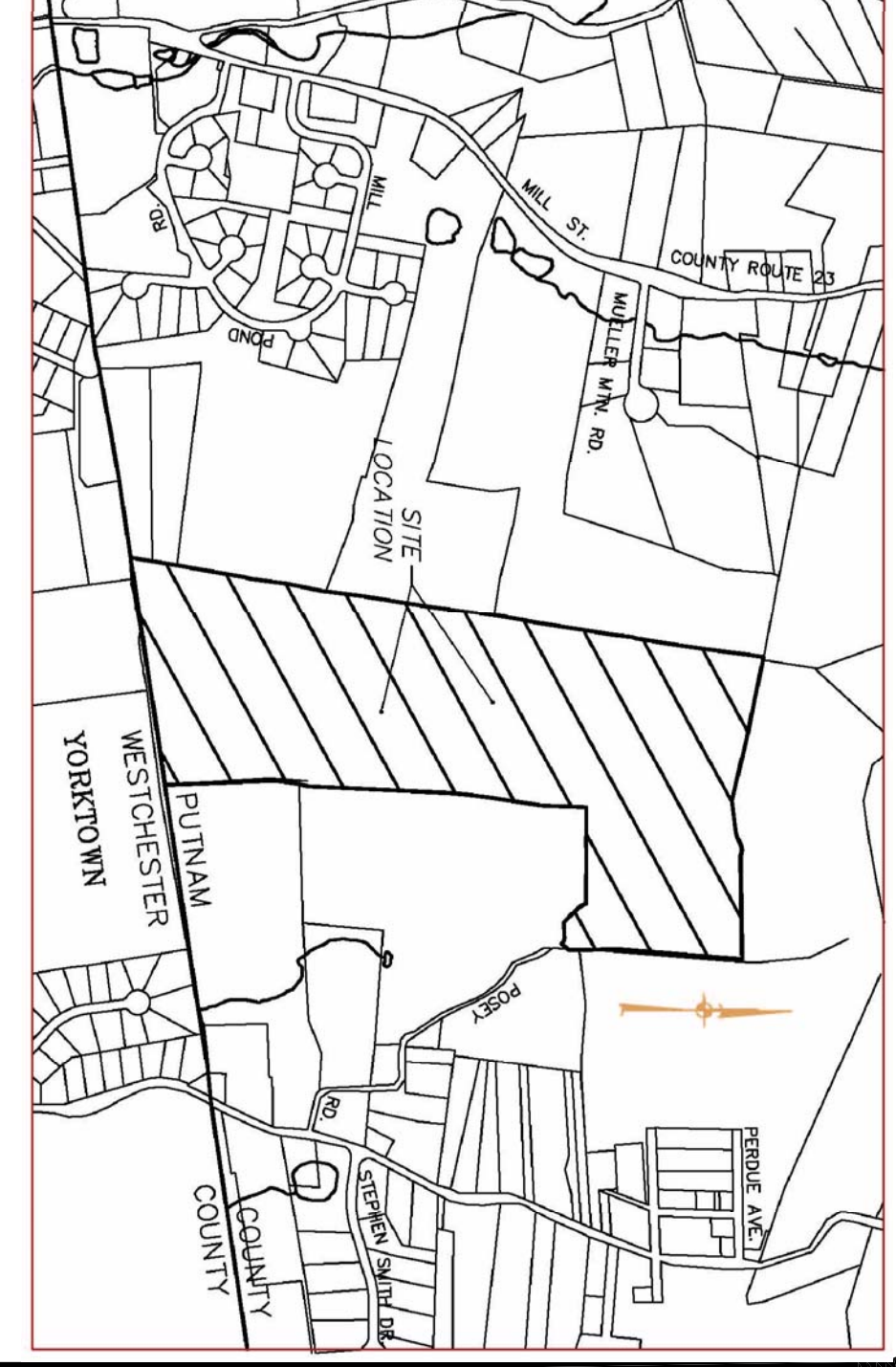
The undersigned owners of the property shown hereon, hereby states that he is familiar with this map, its contents and legends, and hereby consents to all terms and conditions of approval set forth hereon and to the filing of this map in the Putnam County Clerk's Office.

Owner _____ Date _____

Putnam Valley 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 165-106(2)(a) or 165-212(2)(a) of the Town Code.
- All future improvements shall include as 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 pay the fees for such services. The fees for such services shall be paid by the owner/operator 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 intermediate 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 G-9-15-003 is required, at all times the owner/operator shall maintain on-site a copy of the General Permit (G-9-15-003), a Notice of Intent (NOI), and a Stormwater Management Plan (SWMP) approved by the Putnam Valley Town Board. The owner/operator shall maintain a copy of the General Permit (G-9-15-003), a Notice of Intent (NOI), and a Stormwater Management Plan (SWMP) approved by the Putnam Valley Town Board. The owner/operator shall maintain a copy of the General Permit (G-9-15-003), a Notice of Intent (NOI), and a Stormwater Management Plan (SWMP) approved by the Putnam Valley Town Board.
- If at any time during construction the Code Enforcement Officer, Planning Board, or its agents determine that construction is not taking place in accordance with the approved Plans, a stop work order shall be issued by the Code Enforcement Officer and the owner/operator shall be responsible for the cost of such work approved by the Code Enforcement Officer and/or Town Engineer to correct erosion and sediment control.
- Unless otherwise authorized by the Town Engineer, all erosion and sediment control measures shall comply with Chapter 102, "New York State Stormwater Management Design Manual."
- Unless otherwise authorized by the Town Engineer, all stormwater management practices shall be designed to comply with the "New York State Stormwater Management Design Manual."
- The continued validity of a Certificate of Occupancy shall be subject to continued conformance with these Plans and the Planning Board's approving Resolution.
- Prior to the commencement of work, the time of disturbance line, as shown on the approved Plans shall be sealed by a licensed land surveyor and delineated in the field by use of an orange construction force or approved equal. The construction force 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-SC, Noise, of the Town Code.
- Unless authorized by the Planning Board, blasting is prohibited.
- Approval of these Plans does not constitute acceptance of land area 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.

LOCATION MAP
Scale: 1" = 100'



ADJOINING PROPERTY OWNERS

Global Towne Assets III LLC 84-2-49 Property Tax P.O. Box 725597 Atlanta GA 31139 Antonio Ramonido 84-2-45 and 84-2-47 15 Bell Lago Dr Putnam Valley NY 10579 Margaret Altizer 84-2-41 50 Mill St Putnam Valley NY 10579 Mill Ponies Homeowners Assoc 84-2-42 P.O. Box 1019 Croton Falls NY 10519	Elizabeth Sliemman 84-2-43 1135 Williams Dr Strub Oak NY 10588 Antonio Ramonido 84-2-45 and 84-2-47 24 Posey Rd Putnam Valley NY 10579 Brad Chadwick 84-2-50 30 Posey Rd Putnam Valley NY 10579 Rabbinical Seminary of America 84-2-52 76-01 147th St Queens NY 11367
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Putnam Valley Site Specific Notes

- The gross site area equals 86.66 acres.
- Total site distance equals 0.50 miles.
- According to the Tax Assessor, the subject site consists of the following tax parcel identification numbers: 84-2-48.
- Survey data shown hereon is taken from property survey prepared on May 10, 2010 by Bunney, Assoc. L/S and updated September 11, 2015 by Insite Engineering/Land Surveying.
- Topographic information hereon taken from property survey prepared on May 10, 2010 by Bunney, Assoc. L/S and updated September 11, 2015 by Insite Engineering/Land Surveying.
- Soil boundaries shown hereon are taken from USDA-SCS Soil Maps.
- The subject site is located in the R-2 Zoning District.
- The subject site is located in the Putnam Valley School District.
- The subject site is located in the Putnam Valley (WP) and (THU) Overlay District(s) and Sections 165.25 and 165.26 apply.
- The subject site is located in the Hudson River watershed.
- The owner Carlos Correia, has reviewed and concurs with this plan.

Owner Signature _____

OWNERS' CERTIFICATION

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

_____ Date _____

CARLOS AND LAURINDA CORREIA 1135 WILLIAMS DRIVE STRUB OAK, NY 10588