

PUTNAM VALLEY GENERAL NOTES

UNLESS OTHERWISE INSTRUCTED BY THE PLANNING BOARD OR ITS CONSULTANTS, THE FOLLOWING NOTES SHALL APPEAR ON ALL SITE PLANS, SUBDIVISION PLATS AND SITE DEVELOPMENT PLANS (NOT REQUIRED TO BE PROVIDED ON EVERY SHEET) 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 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 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 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.
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.

3. 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.

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.

AS-BUILT SURVEY 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 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.
3. 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.

PSITE INSPECTION NOTES

1. 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.
2. ALL IMPROVEMENTS ARE SUBJECT TO INSPECTION BY THE TOWN AND ITS AGENTS WITHOUT NOTIFICATION DURING THE APPROVAL AND CONSTRUCTION PROCESS.
3. 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:

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.
4. 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.
5. 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

1. THE GROSS SITE AREA EQUALS \_\_\_\_ ACRES.
2. TOTAL SITE DISTURBANCE EQUALS \_\_\_\_ ACRES.
3. ACCORDING TO THE TAX ASSESSOR, THE SUBJECT SITE CONSISTS OF THE FOLLOWING TAX PARCEL IDENTIFICATION NUMBERS: \_\_\_\_\_
4. SURVEY DATA SHOWN HEREON IS TAKEN FROM \_\_\_\_\_.
5. TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM \_\_\_\_\_.
6. SOIL BOUNDARIES SHOWN HEREON ARE TAKEN FROM \_\_\_\_\_.
7. THE SUBJECT SITE IS LOCATED IN THE \_\_\_\_\_ ZONING DISTRICT.
8. THE SUBJECT SITE IS LOCATED IN THE \_\_\_\_\_ SCHOOL DISTRICT.
9. THE SUBJECT SITE IS LOCATED IN THE PUTNAM VALLEY \_\_\_\_\_ OVERLAY

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REVISIONS		
NO	DATE	BY

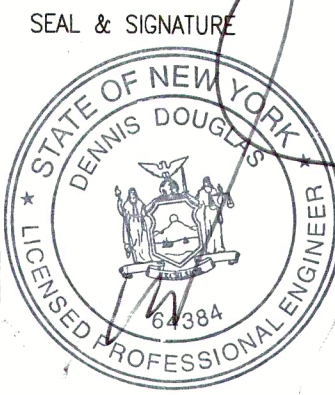
ZONING DATA

PROJECT TITLE  
PROPOSED SEPTIC DESIGN  
FOR THE BUILDING OF A NEW  
ONE FAMILY DWELLING HOUSE  
LOCATED AT 162 OSCAWANA HEIGHTS ROAD  
TOWN OF PUTNAM VALLEY NY.

DRAWING TITLE

SITE PLAN NOTES

SEAL & SIGNATURE



DATE: 9-30-2019

PROJECT NO.:

DRAWN BY:

CHECKED BY:

SHEET NO.  
**S-002.00**

CADD REF. NO.

2 OF 2

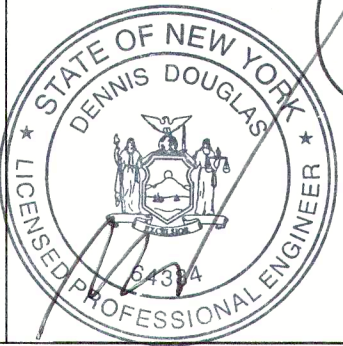


PROPOSED TREES TO BE REMOVED

- TREE NO. 1. 30" OAK  
TREE NO. 2. 20" OAK  
TREE NO. 3. 12" OAK CLUMP  
TREE NO. 4. 18" MAPLE  
TREE NO. 5. 18" MAPLE  
TREE NO. 6. 20" TW MAPLE

NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOT THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES THAT ARE TO BE RETAINED WITHIN THE CONTRACT LIMIT LINE.
2. ALL ON-SITE WORK SHALL BE AWARE OF THE THE TREE PROTECTION MEASURES AND THE CONSEQUENT RESTRICTIONS AND REGULATIONS IMPLIED.
3. WHEN A TREE PROTECTION DEFICIENCY, AS DETERMINED BY THE DIRECTOR OF LANDSCAPE CONSTRUCTION IS IDENTIFIED, IT MUST BE REMEDIED WITHIN TWENTY-FOUR (24) HOURS OF THE AGENCY'S NOTIFICATION BY THE CONTRACTOR. FAILURE TO CORRECT THE DEFICIENCY WITHIN THIS TIMEFRAME WILL RESULT IN LIQUIDATED DAMAGES. (AS PER TOWN OF PUTNAM VALLEY NY CODES)
4. ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL MITIGATE SUCH DAMAGED TREES TO THE SATISFACTION OF THE AGENCY, AT THE CONTRACTOR'S EXPENSE. (CHAPTER 161, TOWN OF PUTNAM VALLEY NY CODES)  
"TREE WORK"- "REMEDIATION").

PROJECT TITLE PROPOSE TO REMOVE 13 TREES FOR THE BUILDING OF A NEW HOUSE LOCATED AT 162 OSCAWANA HEIGHTS ROAD TOWN OF PUTNAM VALLEY NY	
DRAWING TITLE PLOT PLAN ( PROPOSED TREES REMOVAL) NOTES, AND LEGEND	
DATE: 8-27-2020	
PROJECT NO.:	
DRAWN BY:	
CHECKED BY:	
SHEET NO.	TR-001.00
CADD REF. NO.	1 OF 1

LEGEND

 EXISTING TREES TO BE REMAIN / SAVED

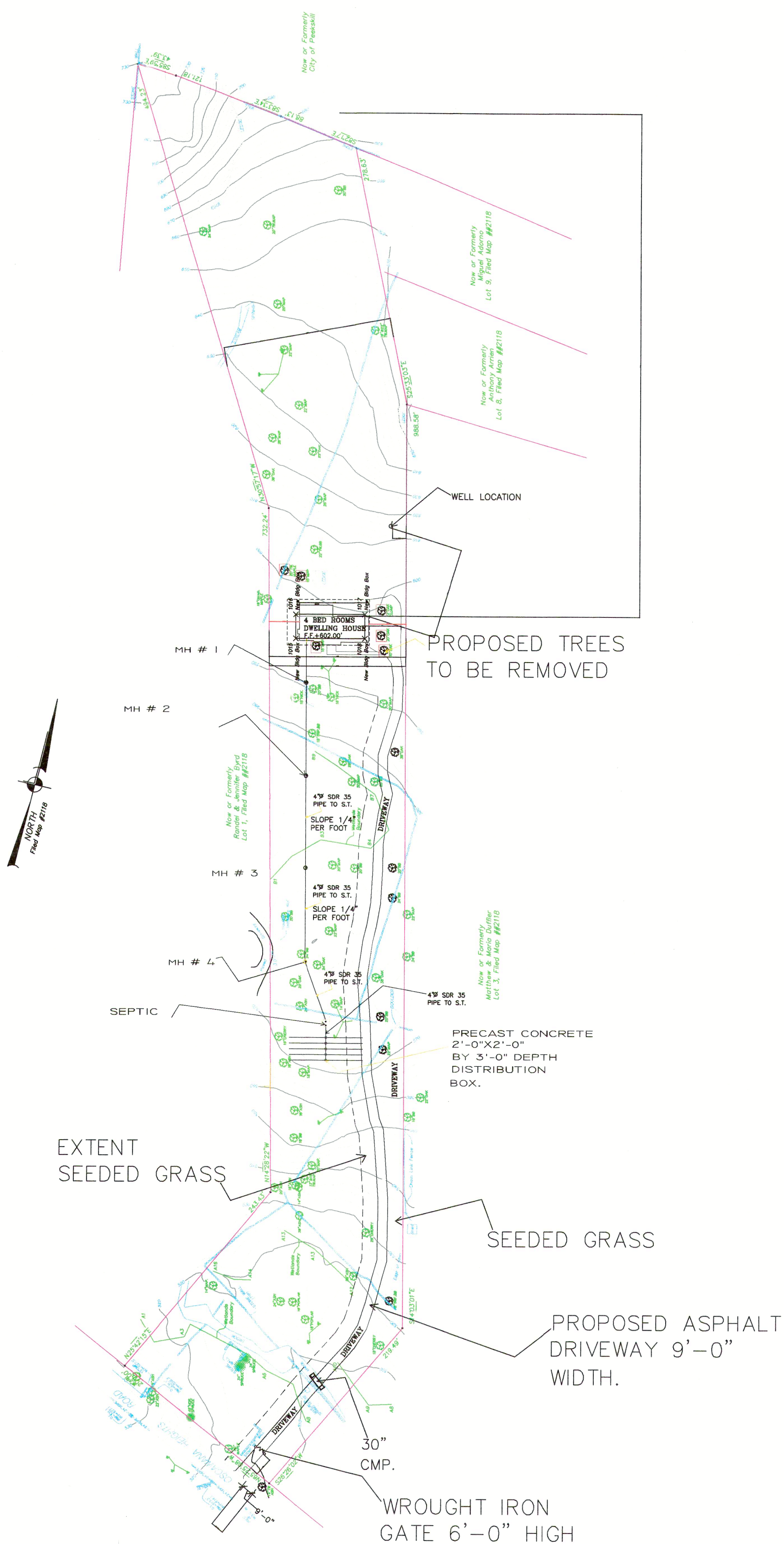
 PROPOSED TREES TO BE REMOVED AND STAGES

NUMBER.

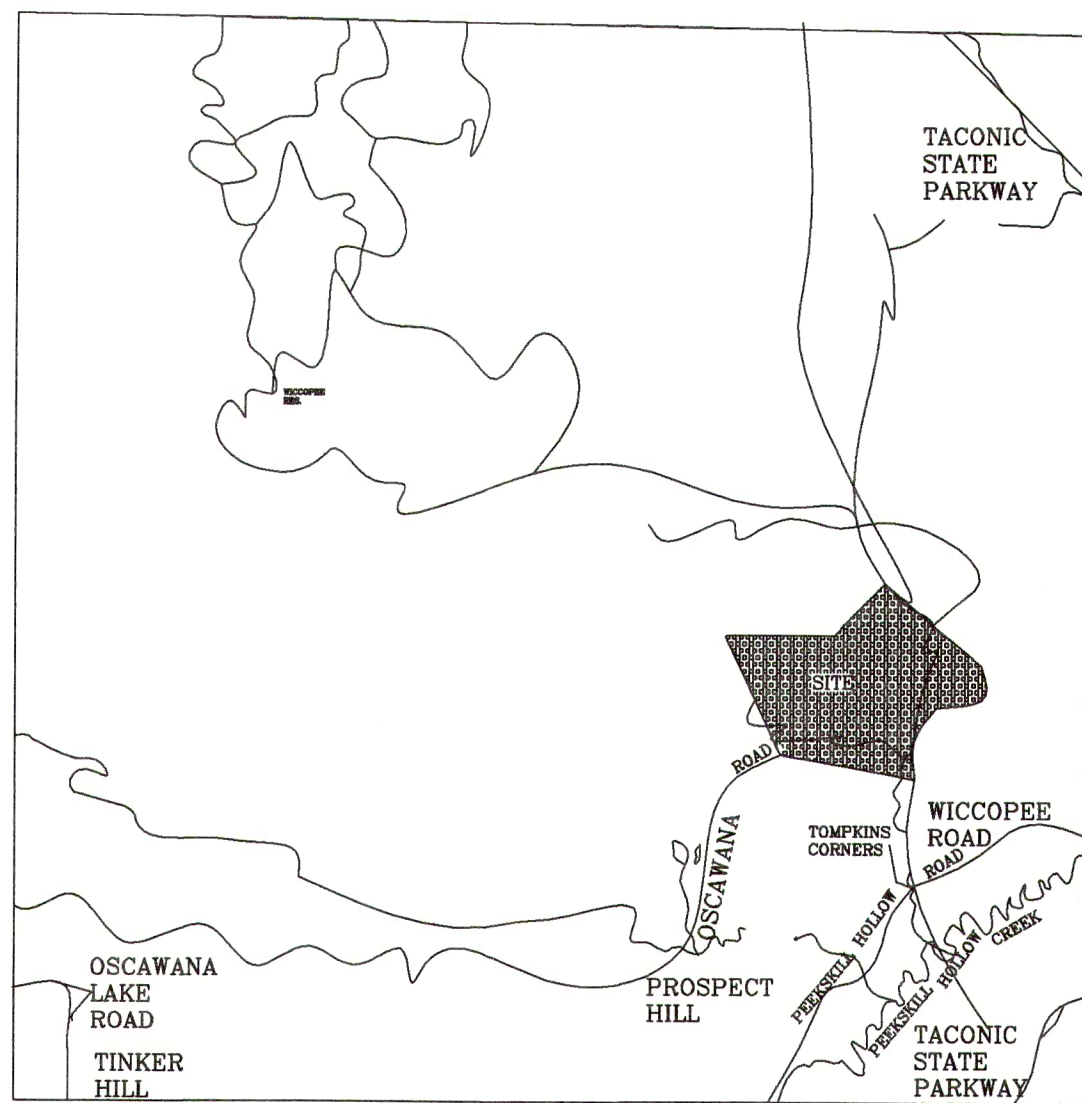
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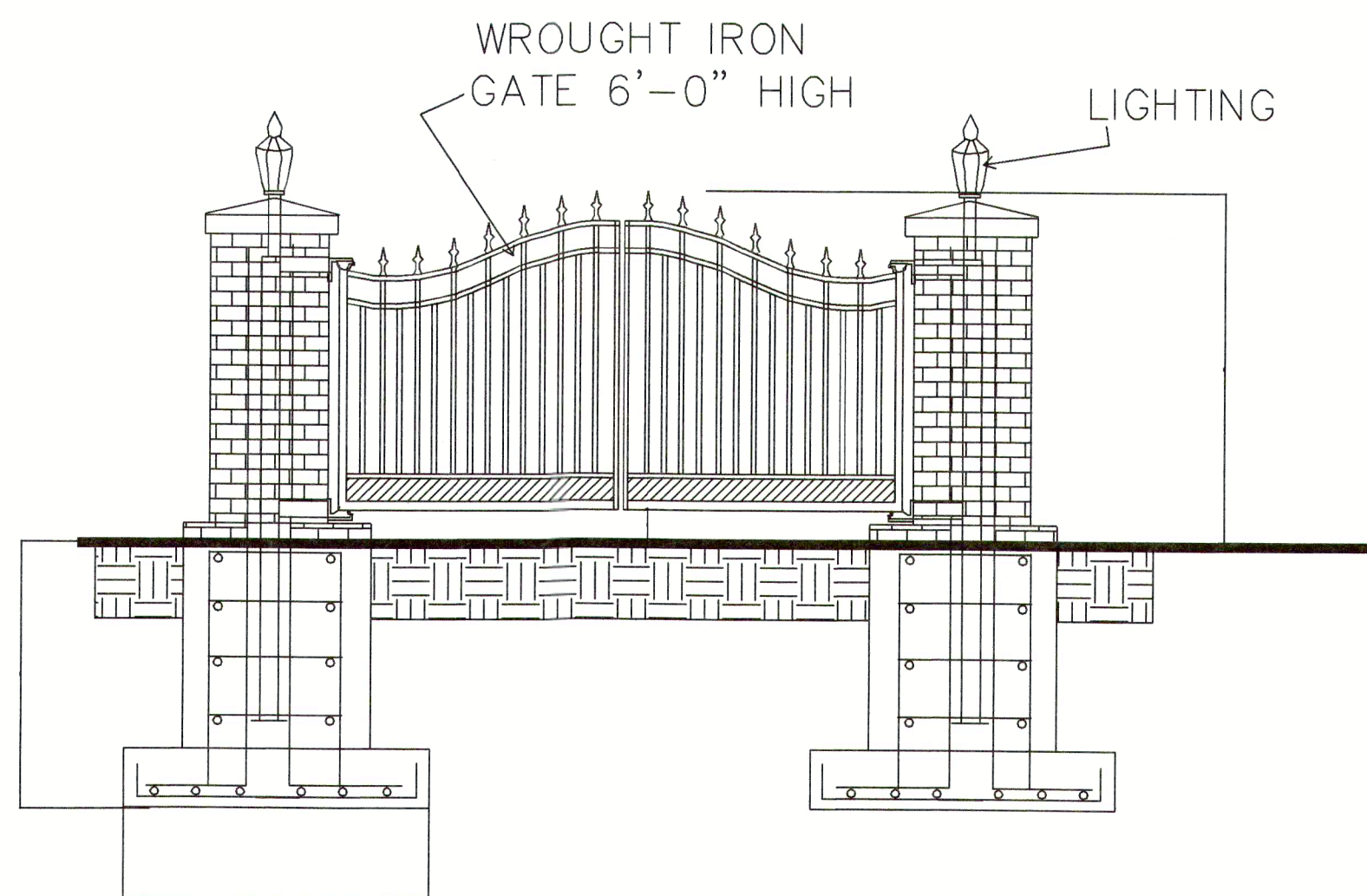


SITE PLAN  
SCALE 1/64" = 1'-0"  
T. M.# 52-4-42  
ZONE R-2  
LOT AREA = 245,242.8 SQ. FT/ 5.63 ACRES



ADDRESS: 162 OSCAWANA HEIGHTS ROAD  
TOWN OF PUTNAM VALLEY NY.  
T. M.# 52-4-42  
ZONE R-2  
ZONING SCHEDULE ATTACHMENT I-I  
LOT AREA 245,242.8 SQ. FT. / 5.63 ACRES  
2069 SQ. FT. FIRST FLOOR AREA  
433 SQ. FT. DECK  
238 SQ. FT. WALKWAY  
12002 SQ.FT. BLACKTOP DRIVEWAY  
15,175 SQ. FT. SQ. FT. COMBINED IMPERVIOUS SURFACES

ZONING SCHEDULE ATTACHMENT I-I	EXISTING LOT	
	REQUIRED / PERMITTED	PROPOSED
ITEM	ONE FAMILY	
USE		
BUILDING HEIGHT	2 STORY / 35'-0"	2 STORY / 20'-6 1/2"
BUILDING COVERAGE %	20 % / 49049 S.F.	1 % / 2502 S.F.
IMPERVIOUS AREA %		6 % / 15,175 S.F.
LOT AREA S.F.		245, 242.8 S.F.
LOT AREA PER DWELLING S.F.		245, 242.8 S.F.
LOT WIDTH AND FRONTAGE		200 FT.
FRONT YARD	50 FT.	900 FT.
SIDE YARD	40 AND 40 FT.	40' AND 32'-4" +/-
REAR YARD	50 FT.	536'-1"
PARKING	2 PER DWELLING UNIT	2 PER DWELLING UNIT IN A GARAGE



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REVISIONS		
NO	DATE	BY
ZONING DATA		
PROJECT TITLE		
PROPOSED SITE PLAN FOR THE BUILDING OF A NEW ONE FAMILY DWELLING HOUSE LOCATED AT 162 OSCAWANA HEIGHTS ROAD TOWN OF PUTNAM VALLEY NY.		
DRAWING TITLE		
NOTES		
SITE PLAN		
SEAL & SIGNATURE	DATE: 8-14-2020	PROJECT NO.:
		DRAWN BY:
		CHECKED BY:
		SHEET NO.
		S-002.00
	CADD REF. NO.	2 OF 2