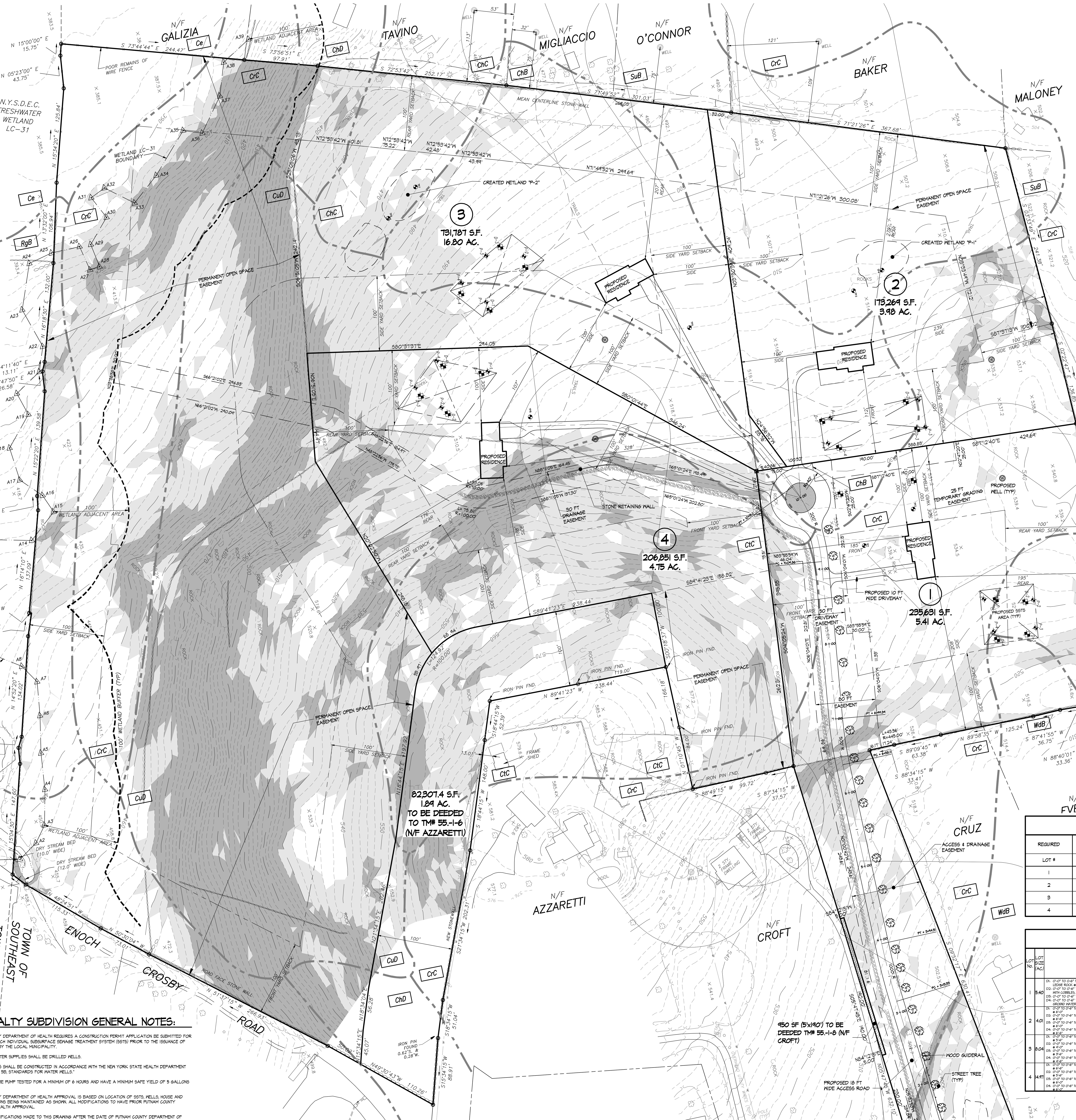


PCHD REALTY SUBDIVISION GENERAL NOTES:

1. THE PUTNAM COUNTY DEPARTMENT OF HEALTH REQUIRES A CONSTRUCTION PERMIT APPLICATION BE SUBMITTED FOR APPROVAL FOR EACH INDIVIDUAL SUBSURFACE SEWAGE TREATMENT SYSTEM (SSTS) PRIOR TO THE ISSUANCE OF BUILDING PERMITS BY THE LOCAL MUNICIPALITY.
2. ALL INDIVIDUAL WATER SUPPLIES SHALL BE DRILLED WELLS.
3. ALL DRILLED WELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE HEALTH DEPARTMENT (10NYCRR APPENDIX 5B, STANDARDS FOR WATER WELLS."
4. ALL WELLS SHALL BE PUMP TESTED FOR A MINIMUM OF 6 HOURS AND HAVE A MINIMUM SAFE YIELD OF 5 GALLONS PER MINUTE.
5. THE PUTNAM COUNTY DEPARTMENT OF HEALTH APPROVAL IS BASED ON LOCATION OF SSTS, WELLS, HOUSE AND DRIVEWAY LOCATIONS BEING MAINTAINED AS SHOWN. ALL MODIFICATIONS TO HAVE PRIOR PUTNAM COUNTY DEPARTMENT OF HEALTH APPROVAL.
6. UNAUTHORIZED MODIFICATIONS MADE TO THIS DRAWING AFTER THE DATE OF PUTNAM COUNTY DEPARTMENT OF HEALTH APPROVAL OR ANY MISINFORMATION AND/OR ERRONEOUS DATA VOIDS SAID APPROVAL.
7. NO CUT OR FILL IS PERMITTED IN THE SSTS AREA, EXCEPT IF SO SPECIFIED ON THE APPROVED PLAN.
8. ALL STONE WALLS IN AND WITHIN 10 FEET OF THE SSTS AREA SHALL BE REMOVED TO THEIR ENTIRE DEPTH AND THE RESULTING VOID REPLACED WITH SIMILAR ON SITE SOIL.
9. PURCHASERS OF LOTS TO BE FURNISHED WITH A TRUE COPY OF THIS PLAN AS APPROVED BY THE PUTNAM COUNTY DEPARTMENT OF HEALTH TOGETHER WITH A COPY OF THE CERTIFICATE OF APPROVAL.
10. THE CONDITIONS NOTED ON THE PUTNAM COUNTY DEPARTMENT OF HEALTH CERTIFICATE OF APPROVAL ARE AN INTEGRAL PART OF THIS SUBDIVISION APPROVAL AND COMPLIANCE IS REQUIRED.
11. THE AREAS DELINEATED FOR PRIMARY AND RESERVE SSTS AREAS ARE TO BE PHYSICALLY MARKED ON THE GROUND AND NO EARTH MOVING OR CONSTRUCTION EQUIPMENT, BUILDING EQUIPMENT OR EXCAVATED EARTH IS TO BE ALLOWED IN THESE AREAS EXCEPT AS REQUIRED FOR CONSTRUCTION OF THE SYSTEM.
12. IT IS THE INTENTION OF THIS PLAN THAT WELLS BE A MINIMUM OF 100 FEET FROM ABSORPTION TRENCHES, EXCEPT WHEN A WELL IS DOWNHILL AND IN DIRECT LINE OF DRAINAGE WITH THE SSTS, THEN THE MINIMUM DISTANCE SHALL BE 200 FEET.
13. FLOW FROM ALL PROPOSED DWELLINGS TO THE SSTS AREAS TO BE BY GRAVITY EXCEPT IF SO STATED IN THE SSTS SCHEDULE.
14. THE SSTS DESIGNS DO NOT PROVIDE FOR THE INSTALLATION OF GARBAGE GRINDERS. SUCH INSTALLATIONS REQUIRE ADDITIONAL DESIGN AND THE APPROVAL OF THE PUTNAM COUNTY DEPARTMENT OF HEALTH.
15. APPROVAL IS HEREWITH GRANTED FOR A TOTAL OF 4 LOTS ONLY, NAMELY LOTS 1 THROUGH 4 AND THESE LOTS ONLY.
16. NO CUT IS PERMITTED WITHIN 10 FEET OF A SSTS AREA.
17. NO ABSORPTION TRENCH TO BE LESS THAN 100 FEET FROM ANY LAKE, STREAM OR WATER COURSE.
18. ALL EXISTING AND/OR PROPOSED SSTS AREAS AND WELLS ON NEIGHBORING PROPERTIES WITHIN 200 FEET OF THE PROPOSED SUBDIVISION SSTS ARE SHOWN ON THIS PLAT.

LEGEND:

Symbol	Description
510	EXISTING 10 FOOT CONTOUR
	EXISTING 2 FOOT CONTOUR
	EXISTING WELL
	EXISTING POST AND RAIL FENCE
	EXISTING UTILITY POLE
	EXISTING TRAIL
	EXISTING WATER COURSE
	WETLAND BOUNDARY
	EXISTING STONE WALL
	STREET TREE
	SOIL BOUNDARY LINE
Ce	SOILS TYPE
	SLOPES 15 TO 25 PERCENT
	SLOPES GREATER THAN 25 PERCENT

CONSTRUCTION PLAN

GRAPHIC SCALE

0 25 50 100 200

1 INCH = 50 FEET

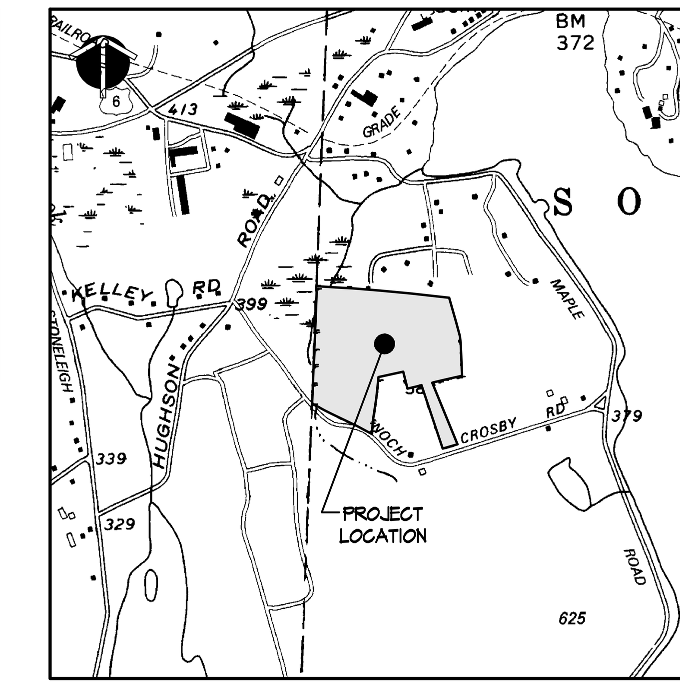
SOILS LEGEND

SOIL SYMBOL	SOIL GROUP	SOIL NAME
Ce	A/D	CARLISLE MUCK
ChB	B	CHARLTON LOAM, 2 TO 8 PERCENT SLOPES
ChC	B	CHARLTON LOAM, 8 TO 15 PERCENT SLOPES
ChD	B	CHARLTON LOAM, 15 TO 25 PERCENT SLOPES
CrC	B	CHARLTON - CHATFIELD COMPLEX, ROLLING, VERY ROCKY
CtC	B	CHATFIELD - HOLLIS - ROCK OUTCROP COMPLEX, ROLLING
CuD	B	CHATFIELD - HOLLIS - ROCK OUTCROP COMPLEX, HILLY
RgB	C	RIDGEBURY LOAM, 2 TO 8 PERCENT SLOPES, VERY STONY
SuB	B	SUTTON LOAM, 3 TO 8 PERCENT SLOPES
WdB	C	WOODBRIDGE LOAM, 3 TO 8 PERCENT SLOPES

NOTE: APPROXIMATE LIMITS OF SOIL TYPES TAKEN FROM SOIL SURVEY OF PUTNAM AND WESTCHESTER COUNTIES, 1994

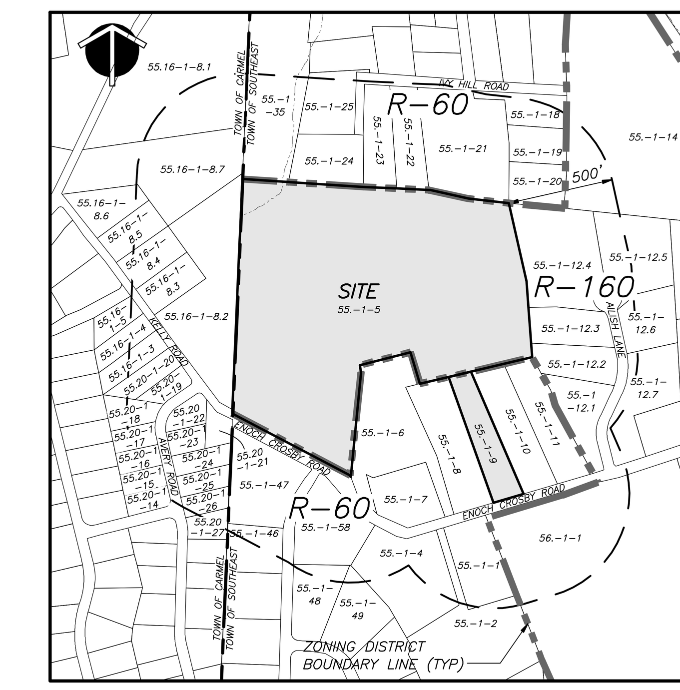
CONSTRUCTION DRAWING NOTES:

1. THE ROAD AND DRAINAGE SPECIFICATIONS AND SPECIFICATIONS CONCERNING CONSTRUCTION OF DRIVEWAYS ABUTTING TOWN HIGHWAYS, ADOPTED BY THE TOWN OF SOUTHEAST, NEW YORK, APPLY TO THE CONSTRUCTION OF ALL STREETS (ROADS), STORM DRAINAGE FACILITIES, BRIDGES, CULVERTS, DRIVEWAY ENTRANCES, SIDEWALKS AND MISCELLANEOUS APPURTENANCES THERETO, AND ALL SUCH CONSTRUCTION SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF THESE SPECIFICATIONS.
2. NO CHANGES SHALL BE MADE IN ANY OF THE PROPOSED IMPROVEMENTS UNLESS SUCH CHANGES ARE AUTHORIZED IN WRITING BY THE SOUTHEAST PLANNING BOARD OR ITS DULY DESIGNATED REPRESENTATIVES.
3. ALL PROPOSED DRIVEWAYS MUST BE PAVED FROM THE EDGE OF THE STREET PAVEMENT BACK TO THE RIGHT-OF-WAY LINE OR TO THE HIGH POINT OF THE DRIVEWAY, WHICHEVER IS THE GREATER DISTANCE.
4. NO FOOTING, FOUNDATION, BASEMENT, YARD, AREA OR CURTAIN DRAIN OF ANY KIND SHALL DISCHARGE UPGRADIENT OF OR INTO A TOWN STREET OR A STREET PROPOSED TO BE DEDICATED TO THE TOWN AT A FUTURE DATE. ANY SUCH DRAINS LOCATED UPGRADIENT OF AN EXISTING OR FUTURE TOWN STREET SHALL BE CONNECTED INTO THE STORM DRAINAGE SYSTEM IN THE STREET, UNLESS OTHERWISE PERMITTED BY THE SUPERINTENDENT OF HIGHWAYS. THE LOCATION AND CONNECTION OF ANY SUCH DRAIN INTO THE STORM DRAINAGE SYSTEM IN THE STREET SHALL BE APPROVED AND INSPECTED BY THE SUPERINTENDENT OF HIGHWAYS.



LOCATION MAP

SCALE: 1"=1000'



AREA MAP

SCALE: 1"=500'

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE, CLEANING AND REPAIRING AND IF NECESSARY REPLACEMENT OF ANY COMPONENT PART OF THE STORMWATER POLLUTION PREVENTION PLAN DATED FEBRUARY 20, 2014 AND DESIGNED BY PUTNAM ENGINEERING, PLLC AND APPROVED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION ON FEBRUARY 26, 2015, WHICH IS LOCATED ON THEIR PARTICULAR LOT IN ORDER TO ENSURE OPTIMUM PERFORMANCE OF THE COMPONENTS.

THESE OBLIGATIONS WILL RUN WITH LAND.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND LC-31 AS DELINEATED BY DOUGLAS GAUGLER (ON 5/17/11)

DEC STAFF: [signature] SURVEYOR/ENGINEER:

DATE: 6/20/2011 SEAL

WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAIN VALID FOR 10 YEARS **UNLESS** EXISTING EXEMPT ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (E.G. AGRICULTURAL TO RESIDENTIAL). **AFTER 10 YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF.** REVALIDATION MAY INCLUDE INCLUDE A NEW DELINEATION AND SURVEY OF THE WETLAND BOUNDARY.

ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

TABLE OF BULK REQUIREMENTS - R-160 DISTRICT

REQUIRED	MIN. LOT AREA (S.F.)	MIN. LOT AREA ACRES	MIN. LOT WIDTH (FT.)	FRONT YARD DEPTH/FRONT SETBACK (FT.)	SIDE SETBACK/TOTAL SETBACK (FT.)	REAR SETBACK (FT.)	SIDE & REAR YARD DEPTH (FT.)	STREET FRONTAGE (FT.)	MAX. BUILDING HEIGHT (FT.)	MAX. LOT COVERAGE (PERCENT)	FLOOR AREA RATIO
LOT #	160,000	ACRES	300	100 / 100	100 / 200	100	100	250	35	20	0.20
1	235,606	5.41	383	185 / 185	100 / 308	195	100 MIN.	147 #	< 35	10	< 0.20
2	173,269	3.98	419	112 / 112	100 / 339	279	100 MIN.	0 #	< 35	3	< 0.20
3	732,776	16.82	529	1044 / 1044	100 / 200	207	100 MIN.	0 #	< 35	1	< 0.20
4	206,851	4.75	431	328 / 328	100 / 288	176	100 MIN.	526	< 35	3	< 0.20

- OPEN DEVELOPMENT

SSTS SCHEDULE

LOT No.	LOT SIZE (AC)	DEEP TEST HOLE DESCRIPTIONS	MOTTLING AND/OR GROUND-WATER ELEVATION (FT)	IMPERVIOUS LAYER ELEVATION (FT)	PERC. RATE (MIN/INCH)	% SLOPE SSTS AREA	REQUIRED AMOUNT OF ABSORPTION TRENCHES (FT) 3 BDRM.	4 BDRM.	5 BDRM.	6 BDRM.	R.O.B. FILL (5 BDRM. DESIGN) DEPTH (FT)	VOL. (CY)	CURTAIN DRAIN DEPTH (FT)	LENGTH (FT)	REMARKS
1	5.40	D1: 0'-0" TO 0-6" TOPSOIL, 0'-6" TO 2'-6" REDDISH BROWN SANDY LOAM, 2'-6" TO 4'-6" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, LEDGE ROCK @ 4'-6" D2: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" REDDISH BROWN SANDY LOAM, 2'-0" TO 5'-6" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL WITH COBBLES, LEDGE ROCK @ 5'-6" D3: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" REDDISH BROWN SANDY LOAM, 2'-0" TO 6'-0" OLIVE FINE SAND, LEDGE ROCK @ 6'-0" D4: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" YELLOW BROWN SANDY LOAM, 2'-0" TO 7'-6" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 7'-0"	6-1/2	4-1/2	10.0	9	250	333	417	500	2-1/2	925	--	--	---
2	4.01	D1: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" YELLOW BROWN SANDY LOAM, 2'-0" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 6'-0" D2: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-6" YELLOW BROWN SANDY LOAM, 2'-6" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 6'-6" D3: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" YELLOW BROWN SANDY LOAM, 2'-0" TO 6'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, LEDGE ROCK @ 6'-0" D4: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" YELLOW BROWN SANDY LOAM, 2'-0" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 6'-6"	6	6	10.0	9	250	333	417	500	1	566	--	--	PUMP SYSTEM REQUIRED
3	8.04	D1: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" YELLOW BROWN SANDY LOAM, 2'-0" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 5'-6" D2: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" REDDISH BROWN SANDY LOAM, 2'-0" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 4'-0" D3: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" REDDISH BROWN SANDY LOAM, 2'-0" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 3'-6" D4: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" REDDISH BROWN SANDY LOAM, 2'-0" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 4'-6"	3-1/2	--	10.0	13	250	333	417	500	1-1/2	486	10	180	---
4	14.97	D1: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-6" REDDISH BROWN SANDY LOAM, 2'-6" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 6'-6" D2: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-6" REDDISH BROWN SANDY LOAM, 2'-6" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 5'-6" D3: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-6" REDDISH BROWN SANDY LOAM, 2'-6" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 6'-0" D4: 0'-0" TO 0'-6" TOPSOIL, 0'-6" TO 2'-0" YELLOW BROWN SANDY LOAM, 2'-0" TO 7'-0" OLIVE BROWN SEMI-COMPACT SAND AND GRAVEL, GROUND WATER @ 6'-0"	5-1/2	--	12.0	12	281	375	469	563	--	--	10	180	DOSING REQUIRED FOR 6 BEDROOM DESIGN

TABLE OF AREAS:

LOT #1	5.41 AC
LOT #2	3.98 AC
LOT #3	16.80 AC
LOT #4	4.75 AC
TO BE DEEDED TO TM #55.-1-6	1.89 AC
TO BE DEEDED TO TM #55.-1-8	0.02 AC
R.O.W. DEDICATION	0.02 AC
TOTAL SITE AREA	32.86 AC

GENERAL NOTES:

1. BOUNDARY AND SITE INFORMATION TAKEN FROM A PLAN ENTITLED "PRELIMINARY SUBDIVISION PLAT PREPARED FOR MANCINI-CIOLO, INC." LAST REVISED MAY 31, 2011 AS PREPARED BY TERRY BERGENDORFF COLLINS, 52 STARR RIDGE ROAD, BREWSTER, NEW YORK.
2. OWNER/APPLICANT: MANCINI-CIOLO, INC. 8 ROUNDTOP ROAD YONKERS, NY 10710
3. SITE DATA: TAX MAP 55.-1-5 & 9
LOT AREA: 32.862 ACRES (1,431,470 S.F.)
4. ZONING DISTRICT: R-160 RESIDENTIAL
SCHOOL DISTRICT: BREWSTER CENTRAL
FIRE DISTRICT: BREWSTER FIRE DISTRICT
5. TWO FOOT CONTOUR INTERVAL. PHOTOGRAMMETRY COMPILED BY GEOMAPS INTERNATIONAL DATED FEBRUARY 27, 2001.
6. THERE ARE NO 100 YEAR FLOODPLAINS EXISTING ON THE PROJECT SITE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS KNOWN AS COMMUNITY PANEL NUMBERS 36104C 0005 A' AND 36104C 0015 A'.
7. PROPOSED SUBDIVISION SHALL BE FILED AS ONE SECTION.
8. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH UTILITY COMPANY AND TOWN REQUIREMENTS.
9. ALL EASEMENTS ARE TO BE PROVIDED TO THE SATISFACTION OF THE TOWN ATTORNEY.
10. SEWER SERVICE FOR ALL LOTS TO BE PROVIDED BY INDIVIDUAL SUBSURFACE SEWAGE TREATMENT SYSTEMS. WATER SERVICE FOR ALL LOTS TO BE PROVIDED BY INDIVIDUAL ON-SITE DRILLED WELLS.
11. NO FURTHER SUBDIVISION OF THE PROPERTY IS ALLOWED.

PUTNAM ENGINEERING, PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
(845) 279-6789 FAX (845) 279-6769
© PUTNAM ENGINEERING PLLC 2011

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER 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."

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11/15/2011	P.B. SUBMISSION			
2	12/15/2011	NYCDEP SUBMISSION			
3	5/27/2013	LANDS TO BE DEEDED TO AZZARETTI			
4	10/29/2013	NYCDEP SUBMISSION			
5	02/20/2014	REVISED TO CONSTRUCTION DRAWINGS			
6	1/22/18	P.B. SUBMISSION			

PROJECT

SUBDIVISION PLAN PREPARED FOR:

BAKER FARM SUBDIVISION

66 ENOCH CROSBY ROAD
TOWN of SOUTHEAST
PUTNAM COUNTY, NEW YORK
TAX MAP 55., BLOCK 1, LOTS 5 & 9

DATE	07 JUN 11
PROJECT MANAGER	RJZ
DRAWN BY	PKG
CHECKED BY	PML
SCALE	AS NOTED

DRAWING

DESIGN DRAWING PLAN

PROJECT NUMBER 8190

DRAWING NUMBER C-110

FINAL PLAT SHEET 2 OF 3

SHEET 1 OF 13