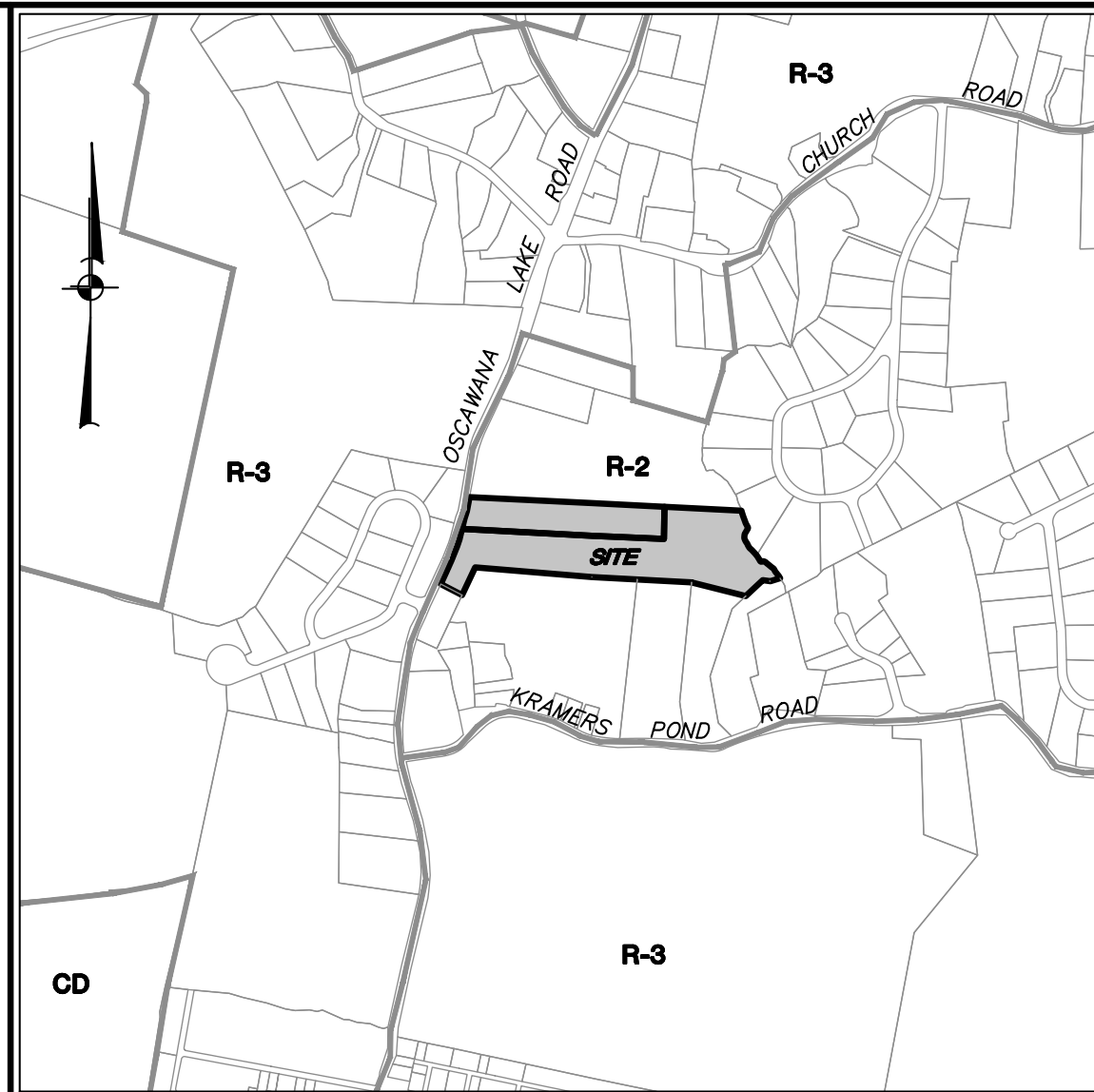


GENERAL NOTES FOR ACCESSIBLE ROUTES ON THE SITE:

- Accessible routes on the site include marked accessible parking spaces and access aisles, sidewalk curb ramps, walkways and ramps.
- Marked accessible parking spaces and access aisles shall have surface slopes not steeper than 1:50. (2%)
- Sidewalk curb ramps shall comply with the following items as applicable:
 - Walking surfaces of sidewalk curb ramps shall be stable, firm and slip resistant.
 - The running slope shall not exceed 8.0%.
 - The cross slope shall not exceed 1:50 (2%).
 - Landings and blended transitions shall be constructed to prevent the accumulation of water.
 - Where provided, side flares for curb ramps shall not be steeper than 1:10 (10%).
 - Curb ramps at marked crosswalks shall be wholly contained within the markings, excluding any flared sides.
 - Landings shall be provided at the top of curb ramps, the clear length of the landing shall be 36 inches minimum, the clear width of the landing shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.
 - Where detectable warnings are provided on curb ramps, they shall be 24 inches minimum in depth in the direction of travel, shall extend the full width of the curb ramp or flush surface, and be located so that the edge nearest the curb line is 6 inches minimum and 8 inches maximum from the curb line.
 - Refer to sidewalk curb ramp details for additional information.
- Walkways along an accessible route shall comply with the following items as applicable:
 - Walking surfaces shall be stable, firm and slip resistant.
 - Vertical changes in level along walking surface shall not exceed 1/4". Changes in level greater than 1/4" in height and not more than 1/2" shall be beveled with a slope not steeper than 1:2.
 - The running slope of the walking surfaces shall not be steeper than 1:20 (5%).
 - The cross slope of a walking surface shall not be steeper than 1:50 (2%).
 - The clear width of an accessible route shall be 36" minimum.
 - An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum, passing spaces shall be 60 inch minimum by 60 inch minimum.
- Ramps along an accessible route shall comply with the following items:
 - Ramp runs shall have a running slope greater than 1:20 (5%) and not steeper than 8.0%.
 - The cross slope of ramp runs shall not exceed 1:50 (2%).
 - Walking surfaces of ramp runs and associated landings shall be stable, firm and slip resistant.
 - The clear width of a ramp run shall be 36 inches minimum or as shown, handrails and handrail supports that are provided on the ramp run shall not project into the required clear width of the ramp run or associated landing.
 - The maximum rise for any ramp is 2'-6".
 - The maximum run for any ramp is 30'-0".
 - Ramps shall have landings at the bottom and top of each ramp run, landings shall have a slope not to exceed 1:50 (2%) and shall have a clear length and width of 60" minimum.
 - Adjacent finished grades along sides of ramp shall not have a vertical dropoff of 1/2" within 10" of the edge of the concrete.
 - Refer to concrete handicap ramp detail for additional information.



LOCATION MAP SCALE: 1" = 1000'

Putnam Valley Fire Station #1:

Site Data:	Record Owner/Applicant:
Zone: R-2	Putnam Valley Volunteer Fire Department Inc.
Total Acreage: 10.3 Acres	Oscawana Lake Road
Use: Fire Department	Putnam Valley, NY 10579
Tax Map No.: 72.20-01-7.12	

Putnam Valley Ambulance Corps:

Site Data:	Record Owner/Applicant:
Zone: R-2	Putnam Valley Volunteer Ambulance Corps Inc.
Total Acreage: 4.0 Acres	218 Oscawana Lake Road
Use: Ambulance Corps	Putnam Valley, NY 10579
Tax Map No.: 72.20-01-7.11	

Slopes Legend:

0 - 15%
15 - 20%
> 20%

SOILS LEGEND

SOILS	DESCRIPTION	HYDROLOGICAL GROUP
CrC	Charlton-Chatfield complex, rolling, very rocky	B
ChE	Charlton Loam, 25% to 35% slopes	B
PnB	Paxton fine sandy loam, 2% to 8% slopes	C
PnC	Paxton fine sandy loam, 8% to 15% slopes	C
PnD	Paxton fine sandy loam, 15% to 25% slopes	C
PoC	Paxton fine sandy loam, 25% to 35% slopes, Very Stony	C
LeB	Leicester Loam, 3% to 8% Very Stony	C

Note: Soils information shown is based on interpretation of the USDA SCS Soils Survey.

NO.	DATE	REVISION	BY
13	1-27-21	REVISED PER PCDFH COMMENTS	MEU
12	12-7-20	REVISED PER TOWN & PCDFH COMMENTS	JWM
11	9-16-20	REVISED FOR PCDFH SUBMISSION	JWM
10	8-13-20	ISSUED FOR BID	JWM
9	2-18-20	REVISED PER TOWN COMMENTS	GM
8	1-21-20	REVISED PER TOWN COMMENTS	GM
7	1-8-20	REVISED FOR ZBA SUBMISSION	GM
6	11-6-19	REVISED FOR ZBA SUBMISSION	GM
5	9-13-19	REVISED PER TOWN COMMENTS	MEU
4	07-29-19	REVISED FOR PLANNING BOARD SUBMISSION	KAM
3	02-24-17	REVISED FOR COORDINATED REVIEW	SJC
2	11-30-16	REVISED FOR TEAM REVIEW	MEU
1	1-25-10	GENERAL REVISIONS	JKL



PROJECT: PUTNAM VALLEY FIRE STATION #1 AND AMENDED SITE PLAN FOR PUTNAM VALLEY AMBULANCE CORPS
OSCAWANA LAKE ROAD, TOWN OF PUTNAM VALLEY, COUNTY OF PUTNAM, NEW YORK

DRAWING: OVERALL PLAN			
PROJECT NUMBER	09105.100	PROJECT MANAGER	J.J.C.
DATE	11-20-09	DRAWN BY	E.J.K.
SCALE	AS SHOWN	CHECKED BY	E.M.S.

PUTNAM VALLEY GENERAL NOTES:

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 165-16C(2)(c) or 165-21C(2)(c) of the Town Code.
- 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.
- 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.
- If coverage under GP-0-15-002 is required, at all times the owner/operator shall maintain on-site a copy of the General Permit (GP-0-20-001), Notice of Intent (NOI), NOI Acknowledgement letter, approved Stormwater Pollution Prevention Plan (SWPPP), MS4 SWPPP Acceptance Form, and weekly inspection reports prepared by a qualified inspector.
- 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.
- 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."
- 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."
- 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.
- 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.
- 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 areas 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.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

AS-BUILT SURVEY NOTES:

- 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.
- 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.
- 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.

SITE INSPECTION NOTES:

- 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. 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.
- All improvements are subject to inspection by the Town and its agents without notification during the approval and construction process.
- 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.

- If coverage under GP-0-20-001 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.

- 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.

Parking Requirements

Fire Department	Ambulance Corps
1 Parking Space Per 3 Seats Assembly Hall	1 Parking Space Per 3 Seats Assembly Hall
Total Required (160 Seat Capacity) = 54 Spaces	Total Required (155 Seat Capacity) = 52 Spaces
Total Provided = 104 Spaces	Total Provided = 65 spaces

PUTNAM VALLEY SITE SPECIFIC NOTES:

- The gross site area equals 10.3 acres for TM# 72.20-01-7.12 and 4.0 acres for TM# 72.20-01-7.11.
- Total site disturbance equals 5.9 ± acres.
- According to the Tax Assessor, the subject site consists of the following tax parcel identification numbers: 72.20-01-7.11 and 72.20-01-7.12.
- Survey data shown hereon is taken from Boundary & Topography Map of Property prepared by Baxter Land Surveying, P.C., Mahopac, New York, dated November 5, 2007, last revised June 29, 2016.
- Topographic data shown hereon is taken from Boundary & Topography Map of Property prepared by Baxter Land Surveying, P.C., Mahopac, New York, dated November 5, 2007, last revised June 29, 2016 with supplementary data from Partial Topographic Survey Showing Revised Area prepared by Baxter Land Surveying P.C. dated May 9, 2017.
- Soil boundaries shown hereon are taken from USGS SCS Soils Survey.
- 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 Ground & Surface Water Protection, Hillside Management, and Wetlands & Watercourse Overlay Districts.
- The subject site is located in the Peekskill Hollow watershed.

Putnam Valley Ambulance Corps TM # 72.20-01-7.11 R-2 Zone Requirements:

	Required/Permitted:	Provided:
Min. Lot Area	2 acres	4.0 acres ±
Min. Building Area	30,000 s.f.	
Lot Area		174,246 s.f.
Less Slopes >20%		(52,100 s.f.)
Building Area		122,146 s.f.
Min. Road/Lot Frontage	200'	177' ± *
Min. Open Area	75%	
Lot Area		174,246 s.f.
Less Building Footprint		(7,059 s.f.)
Paved Areas		(46,124 s.f.)
Open Area		121,063 s.f.
Open Area/Lot Area x 100 (%)		69.5% *
Max. Height of Structure	35'	< 35'
Min. Yard Setbacks: *		
Front:	50'	202' ±
Side:	40'	40.3' ±
Rear:	50'	709' ±

* Variance granted by Putnam Valley Zoning Board of Appeals on July 30, 2020, including walls, generator, signs, mechanical equipment and shed in yard setbacks. Variance also granted for sign size and LED sign display.

Remediation Area Notes:

- On January 11, 2019 the Putnam Valley Volunteer Fire Department (PVFD) entered into an Order on Consent with the New York State Department of Conservation (Case No. R3-2018-1105-196) for importation and placement of contaminated fill over the PVFD and Ambulance Corp. properties in 2015 and 2016. The Order requires the PVFD to provide site remediation of the fill area in accordance with an approved Site Remediation Plan (SRP). The SRP was approved on July 10, 2019 and stipulates construction of a clean soil cap and slope stabilization measures over the fill area in order to provide protection of human health and the environment.
- Following completion of the remedial action the PVFD will be required to provide routine maintenance of the fill area cap and surrounding slope. Maintenance may include mowing, repair to surface erosion, etc. The capped area will remain undeveloped and the construction of any buildings will not be permitted within the capped area.

Putnam Valley Fire Station #1 TM # 72.20-01-7.12 R-2 Zone Requirements:

	Required/Permitted:	Provided:
Min. Lot Area	2 acres	10.3 acres ±
Min. Building Area	30,000 s.f.	
Lot Area		450,300 s.f.
Less Wetlands/Watercourses		(60,510 s.f.)
Slopes >20%		(105,900 s.f.)
Building Area		283,890 s.f.
Min. Road/Lot Frontage	200'	325' ±
Min. Open Area	75%	
Lot Area		450,300 s.f.
Less Building Footprint		(13,800 s.f.)
Paved Areas		(61,160 s.f.)
Open Area		375,340 s.f.
Open Area/Lot Area x 100 (%)		83%
Max. Height of Structure	35'	34'-2"
MAX Height of Cupola	15% x 35' = 5'-3"	7'-3"
Min. Yard Setbacks: *		
Front:	50'	182' ±
Side:	40'	18' ± *
Rear:	50'	1246' ±

* Variance granted by Putnam Valley Zoning Board of Appeals on July 30, 2020, including walls, generator, signs, mechanical equipment and shed in yard setbacks. Variance also granted for sign size and LED sign display.

PLANNING BOARD APPROVAL

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 _____ 20 _____

Planning Board Chairman

OWNER'S CERTIFICATION

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

Putnam Valley Volunteer Fire Department Inc.
Oscawana Lake Road, Putnam Valley, NY 10579

Date