PUTNAM VALLEY GENERAL NOTES:

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–0–20–001 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.
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.
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.

CENTERLINE OF EASEMENT TO HAUSFELD
Liber 671 page 266

COURSE	BEARING	DISTANCE	REMARK
A	N 29°50'00" E	21.00'	Tie
B	S 34°22'00" E	49.10'	Center of Road
C	S 26°09'00" E	50.00'	Center of Road
D	S 16°30'00" E	54.50'	Center of Road
E	S 17°38'00" E	26.80'	Center of Road
F	S 06°41'00" E	33.80'	Center of Road
G	S 12°15'00" E	32.10'	Center of Road
H	S 21°12'00" E	39.00'	Center of Road
I	S 26°08'00" E	24.90'	Center of Road
J	S 32°06'00" E	29.50'	Center of Road
K	S 27°23'00" E	80.70'	Center of Road
L	S 57°54'00" W	13.65'	Center of Road
M	N 30°51'39" W	6.20'	Tie

Courses above follow the center of the same portion of the same travelled way described in Liber 671 page 266.

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.

SITE INSPECTION NOTES:

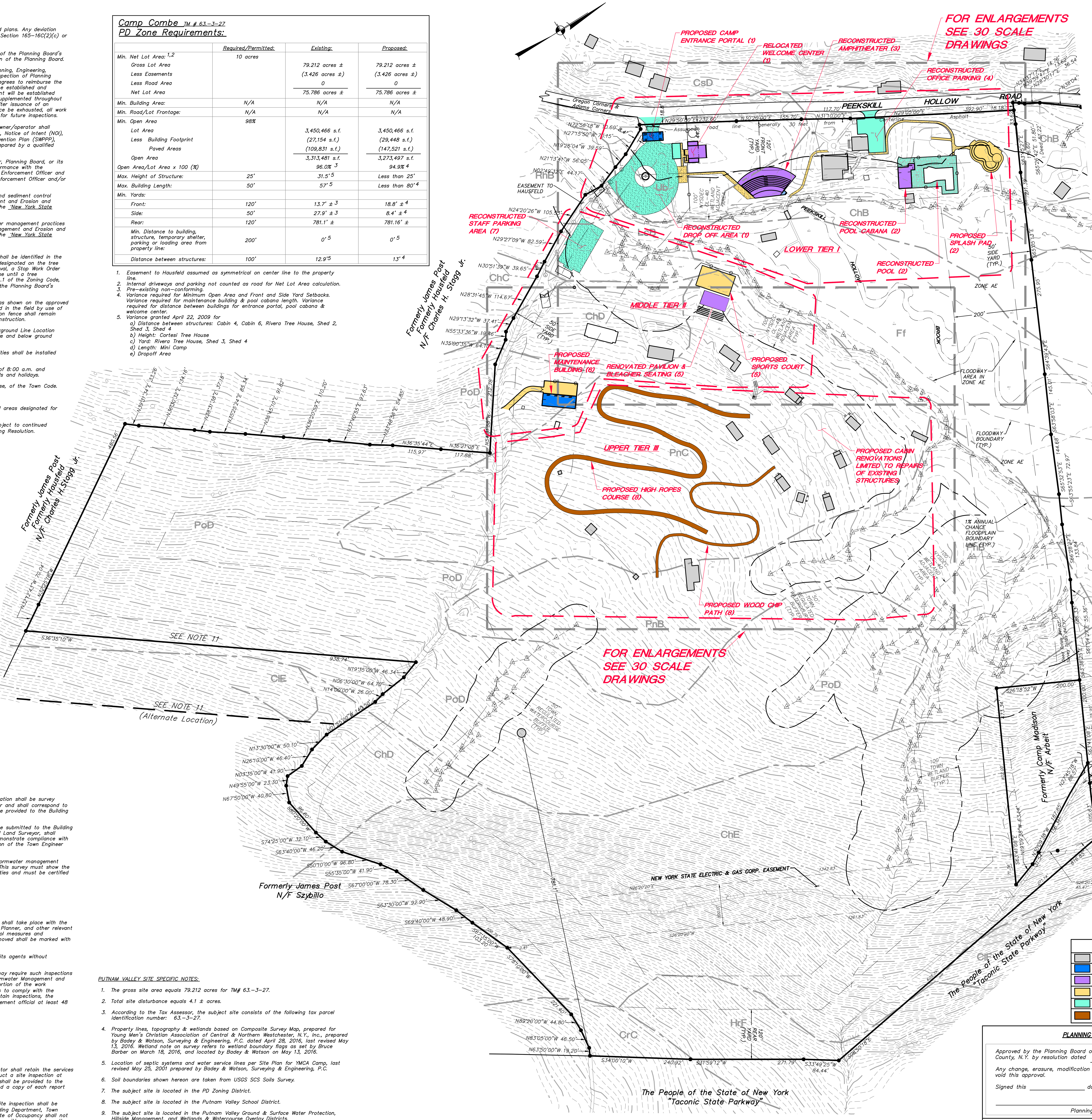
1. Prior to commencement of work, a pre–construction meeting shall take place with the applicant, contractor, Building Inspector, Town Engineer, Town Planner, and other relevant parties. At time of inspection, all erosion and sediment control measures and construction fencing shall be installed and all 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–0–20–001 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.
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.

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.

Camp Combe TM # 63.–3–27
PD Zone Requirements:

	Required/Permitted:	Existing:	Proposed:
Min. Net Lot Area: 1,2	10 acres		
Gross Lot Area		79.212 acres ±	79.212 acres ±
Less Easements		(3.426 acres ±)	(3.426 acres ±)
Less Road Area		0	0
Net Lot Area		75.786 acres ±	75.786 acres ±
Min. Building Area:	N/A	N/A	N/A
Min. Road/Lot Frontage:	N/A	N/A	N/A
Min. Open Area	98%		
Lot Area		3,450,466 s.f.	3,450,466 s.f.
Less Building Footprint		(27,154 s.f.)	(29,448 s.f.)
Paved Areas		(109,831 s.f.)	(147,521 s.f.)
Open Area		3,313,481 s.f.	3,273,497 s.f.
Open Area/Lot Area x 100 (%)		96.0% 3	94.9% 4
Max. Height of Structure:	25'	31.5' 5	Less than 25'
Max. Building Length:	50'	57' 5	Less than 80' 4
Min. Yards:			
Front:	120'	13.7' ± 3	18.8' ± 4
Side:	50'	27.9' ± 3	8.4' ± 4
Rear:	120'	781.1' ±	781.16' ±
Min. Distance to building, structure, temporary shelter, parking or loading area from property line:	200'	0' 5	0' 5
Distance between structures:	100'	12.9' 5	13' 4

1. Easement to Hausfeld assumed as symmetrical on center line to the property line.
2. Internal driveways and parking not counted as road for Net Lot Area calculation.
3. Pre–existing non–conforming.
4. Variance required for Minimum Open Area and Front and Side Yard Setbacks. Variance required for maintenance building & pool cabana length. Variance required for distance between buildings for entrance portal, pool cabana & welcome center.
5. Variance granted April 22, 2009 for
   a) Distance between structures: Cabin 4, Cabin 6, Rivera Tree House, Shed 2, Shed 3, Shed 4
   b) Height: Cortesi Tree House
   c) Yard: Rivera Tree House, Shed 3, Shed 4
   d) Length: Mini Camp
   e) Dropoff Area

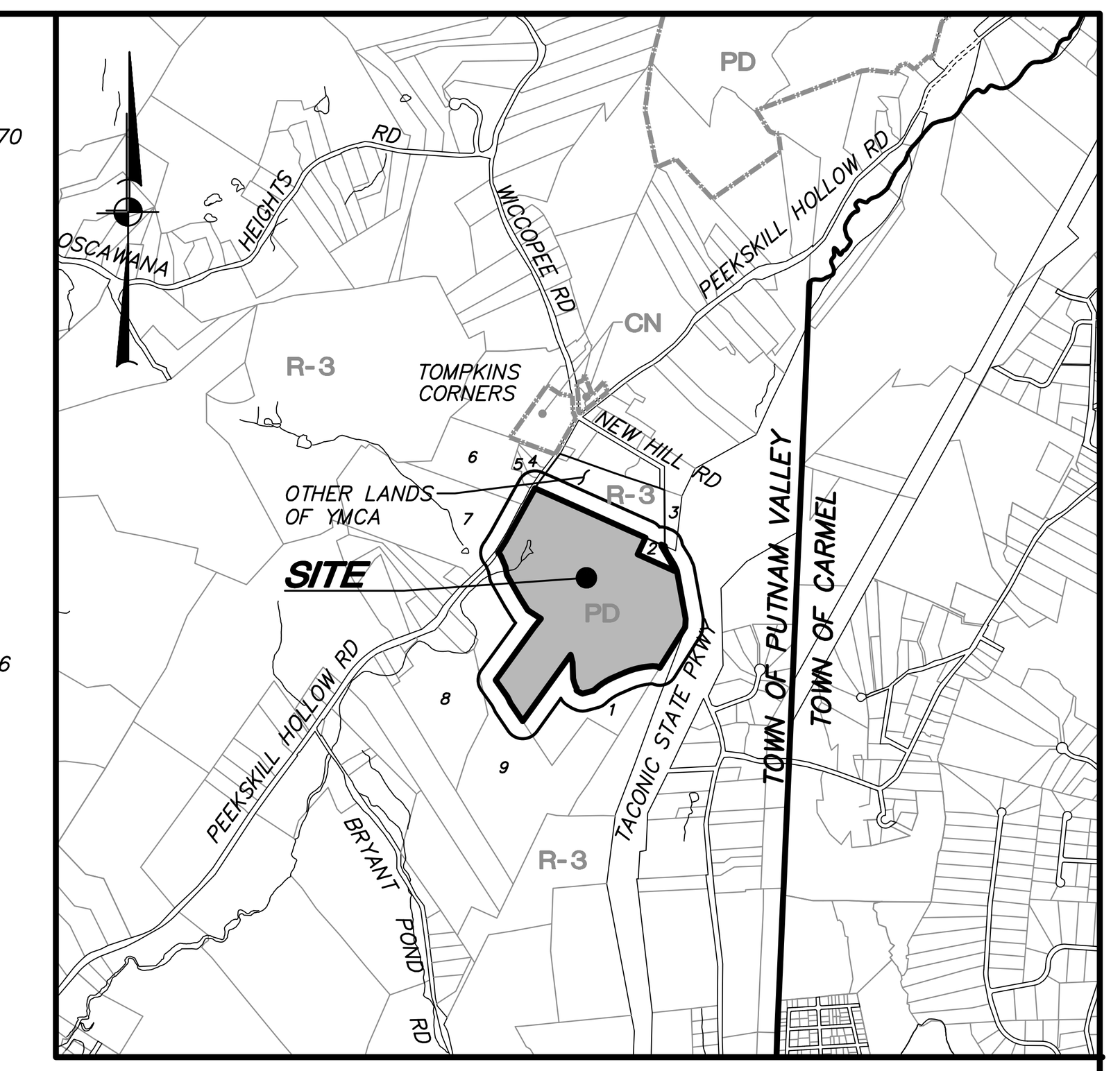


PUTNAM VALLEY SITE SPECIFIC NOTES:

1. The gross site area equals 79.212 acres for TM# 63.–3–27.
2. Total site disturbance equals 4.1 ± acres.
3. According to the Tax Assessor, the subject site consists of the following tax parcel identification number: 63.–3–27.
4. Property lines, topography & wetlands based on Composite Survey Map, prepared for Young Men's Christian Association of Central & Northern Westchester, N.Y., Inc., prepared by Badey & Watson, Surveying & Engineering, P.C. dated April 28, 2016, last revised May 13, 2016. Wetland note on survey refers to wetland boundary flags as set by Bruce Barber on March 18, 2016, and located by Badey & Watson on May 13, 2016.
5. Location of septic systems and water service lines per Site Plan for YMCA Camp, last revised May 25, 2001 prepared by Badey & Watson, Surveying & Engineering, P.C.
6. Soil boundaries shown hereon are taken from USGS SCS Soils Survey.
7. The subject site is located in the PD Zoning District.
8. The subject site is located in the Putnam Valley School District.
9. The subject site is located in the Putnam Valley Ground & Surface Water Protection, Hillside Management, and Wetlands & Watercourse Overlay Districts.
10. The subject site is located in the Peekskill Hollow watershed.

200' ADJOINERS:

1. ANITA SZYBILLO & PETER ALEXANDRO
   41 SURREY LN, ROCKVILLE CTR NY 11570
2. PAUL B. ARBEIT & SANTA J. ARBEIT
   39 NEW HILL RD PUTNAM VALLEY, NY 10579
3. JOSEPH VELLA JR & SUSANNE VELLA
   701 PEEKSKILL HOLLOW RD PUTNAM VALLEY, NY 10579
4. POST CEMETERY
   60–1302 PUTNAM VALLEY, NY 10579
5. DANIEL W. MEURY
   699 PEEKSKILL HOLLOW RD PUTNAM VALLEY, NY 10579
6. PETER KIRCHNER
   683 PEEKSKILL HOLLOW RD PUTNAM VALLEY, NY 10579
7. PETER D. KIRCHNER & CHRISTIE KROLL
   683 PEEKSKILL HOLLOW RD PUTNAM VALLEY, NY 10579
8. LEIGH EBERSTADT BRENZA TRUST
   650 PEEKSKILL HOLLOW RD PUTNAM VALLEY, NY 10579
9. GMJJ, LLC
   180 STONE HILL RD BEDFORD, NY 10506



LOCATION MAP SCALE: 1" = 2,000'±

OWNER/APPLICANT:

YMCA of Central & Northern Westchester
148 Hamilton Avenue
White Plains, NY 10601

SITE DATA:

Zone: PD
Total Acreage 79.212 AC.±
Tax Map No.: 63.–3–27

GENERAL NOTES:

1. Property lines, topography & wetlands based on Composite Survey Map, prepared for Young Men's Christian Association of Central & Northern Westchester, N.Y., Inc., prepared by Badey & Watson, Surveying & Engineering, P.C. dated April 28, 2016, last revised May 13, 2016. Wetland note on survey refers to wetland boundary flags as set by Bruce Barber on March 18, 2016, and located by Badey & Watson on May 13, 2016.
2. Location of Tier II septic systems, wells and water lines based on As–Built for YMCA Camp last revised July 3, 2002 prepared by Badey & Watson, Surveying & Engineering, P.C. Location of additional septic systems, wells and water lines based on Site Plan for YMCA Camp, last revised May 25, 2001 prepared by Badey & Watson, Surveying & Engineering, P.C.
3. Structures have been previously removed since the 2016 survey per YMCA. The removed structures are not shown on these plans.
4. This application is for Tax Map No. 63.–3–27 only. YMCA also owns the adjacent parcel to the north, but that is not part of this application or the special use permit.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING SIGN
- EXISTING EDGE OF WATER
- EXISTING WETLAND FLAG
- EXISTING 100 YR. FLOODPLAIN BOUNDARY
- EXISTING WETLAND BUFFER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FENCE

SOILS LEGEND

SOILS	DESCRIPTION	HYDROLOGICAL GROUP
ChB	Charlton fine sandy loam, 3% to 8% slopes	B
ChC	Charlton fine sandy loam, 8% to 15% slopes	B
ChD	Charlton fine sandy loam, 15% to 25% slopes	B
ChE	Charlton loam, 25% to 35% slopes	B
ClE	Charlton loam, 25% to 35% slopes, very stony	B
ClF	Charlton loam, 35% to 45% slopes, very stony	B
CrC	Charlton–Chatfield complex, 0% to 15% slopes, very rocky	B
CsD	Chatfield–Charlton complex, 15% to 35% slopes, very rocky	B
Ff	Fluvaquents–Udifluvents complex, frequently flooded	D
HrF	Hollis–Rock outcrop complex, 35% to 60% slopes,	D
LcB	Leicester loam, 3% to 8% slopes, stony	D
PnB	Paxton fine sandy loam, 3% to 8% slopes	C
PnC	Paxton fine sandy loam, 8% to 15% slopes	C
PoD	Paxton fine sandy loam, 15% to 25% slopes, very stony	C
RhB	Riverhead loam, 3% to 8% slopes	A
SuB	Sutton loam, 3% to 8% slopes	D
Ub	Udorthents, smoothed	B
	NRCS Soil Boundary Line	

SUMMARY OF PROPOSED IMPROVEMENTS/RENOVATION

TIER 1
1. RELOCATE EXISTING PAVILION FOR USE AS A WELCOME CENTER, INSTALL PROPOSED ENTRANCE PORTAL & RECONFIGURE DROP OFF AREA.
2. RECONSTRUCT POOL, POOL CABANA & INSTALL PROPOSED SPLASH PAD.
3. RECONSTRUCT AMPHITHEATER.
4. RECONSTRUCT OFFICE PARKING & PARTIAL BUILDING DEMOLITION.

TIER 2
5. PROPOSED SPORTS COURT & UPGRADES TO PAVILION & BLEACHER SEATING.
6. PROPOSED MAINTENANCE BUILDING.
7. FORMALIZE/RECONSTRUCT STAFF PARKING AREA.

TIER 3
8. PROPOSED HIGH ROPES COURSE WITH WOOD CHIP PATH.

PHASING NOTES

PHASE I: SEPTEMBER FOLLOWING CAMP IN YEAR OF APPROVAL
- ENTRANCE PORTAL AND WIDER ENTRYWAY (LOWER TIER I)
- ENHANCED WELCOME CENTER (LOWER TIER I)
- RENOVATED AMPHITHEATER (LOWER TIER I)
- PROPOSED MAINTENANCE BUILDING (MIDDLE TIER II)

PHASE II: NEXT OFF SEASON
- POOL AND CABANA RENOVATIONS (LOWER TIER I)
- RENOVATED PAVILION & SPORTS COURT (MIDDLE TIER II)

PHASE III: NEXT OFF SEASON
- ADDITIONAL HIGH ROPES COURSE (UPPER TIER III)
- SPLASH PAD (LOWER TIER I)
- CABIN RENOVATIONS (LIMITED REPAIRS TO EXISTING STRUCTURES)

KEY

- EXISTING BUILDING TO REMAIN
- PROPOSED STRUCTURE
- EXISTING STRUCTURE TO BE RENOVATED
- PROPOSED SURFACE
- EXISTING SURFACE TO BE RENOVATED
- PROPOSED WOOD CHIP TRAIL AND HIGH ROPES COURSE

NO.	DATE	REVISION	BY
1	2–28–23	REVISED FOR PLANNING BOARD SUBMISSION	DSW

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 the legends and hereby approves the same.

____
YMCA of Central & Northern Westchester Date
148 Hamilton Avenue, White Plains, NY 10601

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT:

AMENDED SITE PLAN FOR CAMP COMBE

684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

DRAWING:

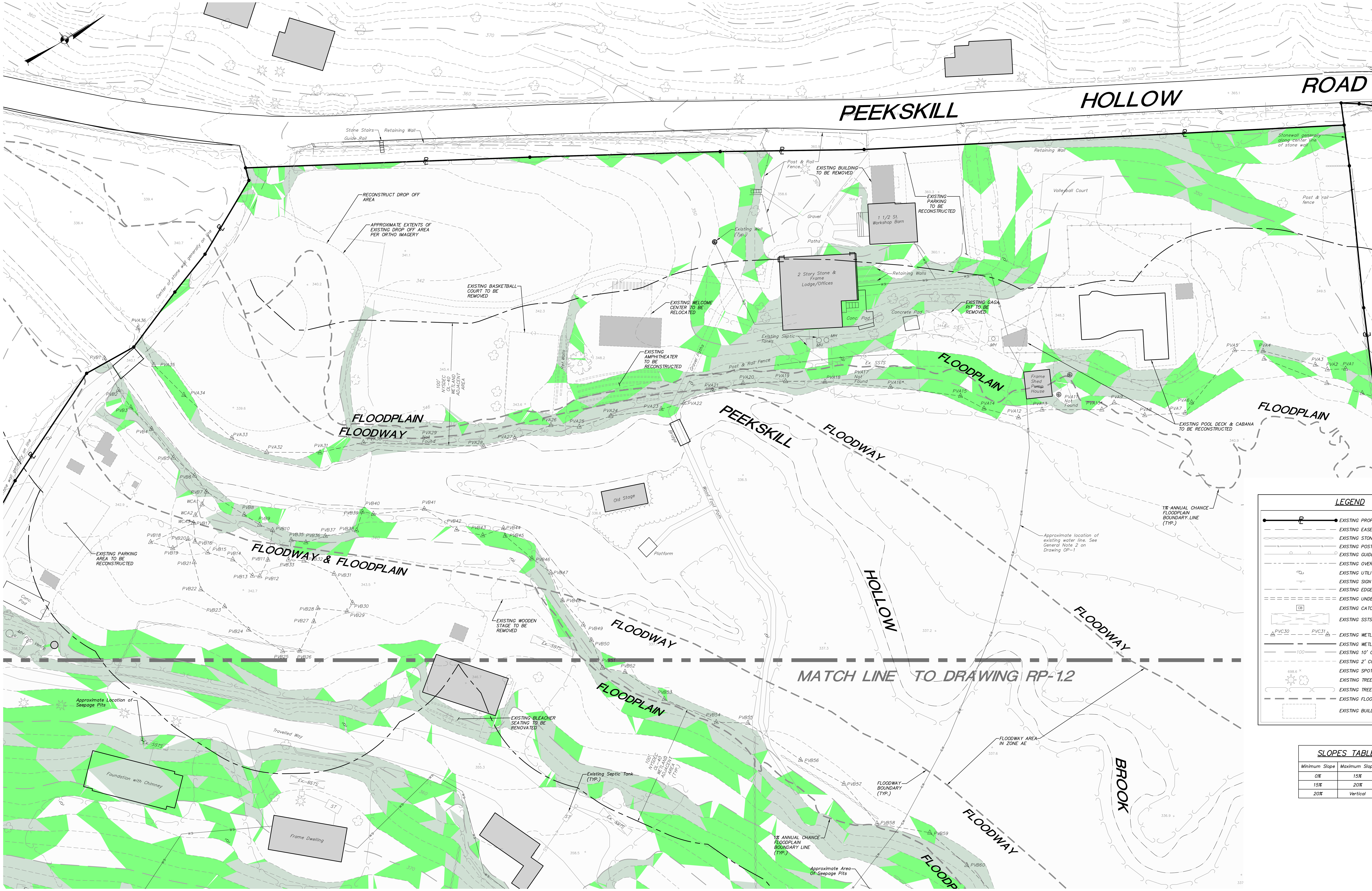
OVERALL SITE PLAN

STATE OF NEW YORK · RICHARD D. WILLIAMS JR. · 085866 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1–24–23	DRAWN BY	M.E.U.
SCALE	1" = 100'	CHECKED BY	E.M.S.

DRAWING NO. OP–1

SHEET 1 / 12


PEEKSKILL HOLLOW ROAD
RECONSTRUCT DROP OFF AREA
APPROXIMATE EXTENTS OF EXISTING DROP OFF AREA PER ORTHO IMAGERY
EXISTING BASKETBALL COURT TO BE REMOVED
EXISTING WELCOME CENTER TO BE RELOCATED
EXISTING AMPHITHEATER TO BE RECONSTRUCTED
EXISTING BUILDING TO BE REMOVED
EXISTING PARKING TO BE RECONSTRUCTED
1 1/2 St. Workshop Barn
2 Story Stone & Frame Lodge/Offices
EXISTING GAGA PIT TO BE REMOVED
Volleyball Court
Stonewall generally along center line of stone wall
Post & rail fence
Retaining Wall
Retaining Walls
Concrete Pad
Conc. Pad
Existing Septic Tanks
Post & Rail Fence
FLOODPLAIN
FLOODWAY
PEEKSKILL
HOLLOW
BROOK
Frame Shed Pump House
EXISTING POOL DECK & CABANA TO BE RECONSTRUCTED
1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINE (TYP.)
Approximate location of existing water line. See General Note 2 on Drawing OP-1
Old Stage
Platform
Center of stone wall generally on line
EXISTING PARKING AREA TO BE RECONSTRUCTED
FLOODWAY & FLOODPLAIN
EXISTING WOODEN STAGE TO BE REMOVED
MATCH LINE TO DRAWING RP-1.2
Approximate Location of Seepage Pits
Foundation with Chimney
Frame Dwelling
Travelled Way
EXISTING BLEACHER SEATING TO BE RENOVATED
Existing Septic Tank (TYP.)
FLOODWAY AREA IN ZONE AE
FLOODWAY BOUNDARY (TYP.)
1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINE (TYP.)
Approximate Area of Seepage Pits
100' NYSDEC OL-40 WETLAND ADJACENT AREA

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING POST & RAIL FENCE
- EXISTING GUIDE RAIL
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING EDGE OF WATER
- EXISTING UNDERGROUND DRAINAGE PIPE
- CB EXISTING CATCH BASIN
- EXISTING SSTS
- PVC30 PVC31 EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- 100 EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- 698.6 EXISTING SPOT GRADE
- EXISTING TREE
- EXISTING TREELINE
- EXISTING FLOODWAY BOUNDARY
- EXISTING BUILDING TO BE REMOVED

SLOPES TABLE

Minimum Slope	Maximum Slope	Color
0%	15%	
15%	20%	
20%	Vertical	

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

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.

NO.	DATE	REVISION	BY
1	2-28-23	REVISED FOR PLANNING BOARD SUBMISSION	DSW

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PROJECT:

AMENDED SITE PLAN FOR CAMP COMBE

684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

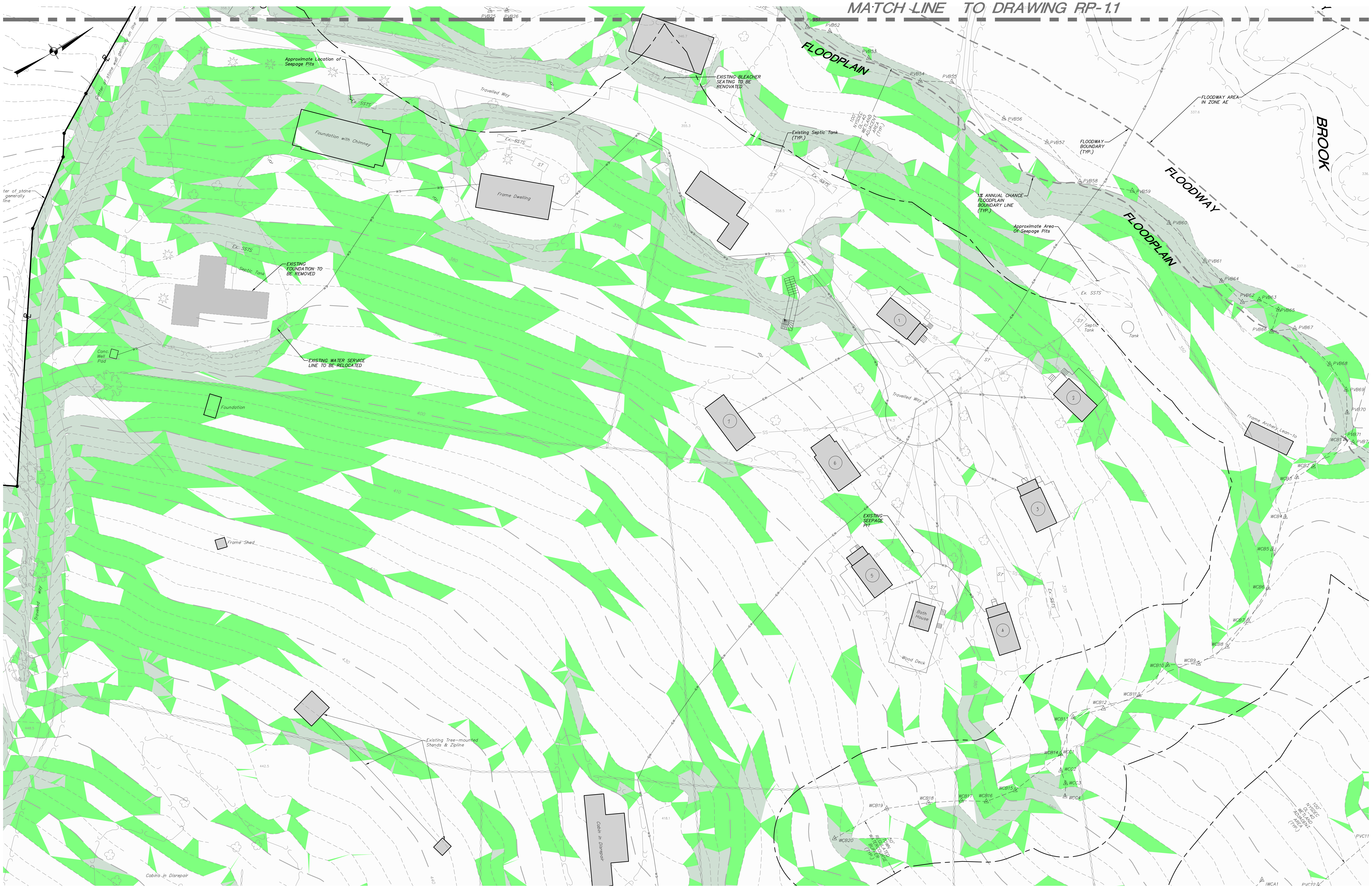
DRAWING:

REMOVALS & SLOPES PLAN

STATE OF NEW YORK · RICHARD D. WILLIAMS JR. · 085866 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1-24-23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	E.M.S.

DRAWING NO. RP-1.1



SLOPES TABLE		
Minimum Slope	Maximum Slope	Color
0%	15%	
15%	20%	
20%	Vertical	

GRAPHIC SCALE

0 15 30 60

(IN FEET)

1 inch = 30 ft.

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PROJECT:

AMENDED SITE PLAN FOR CAMP COMBE

684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

DRAWING:

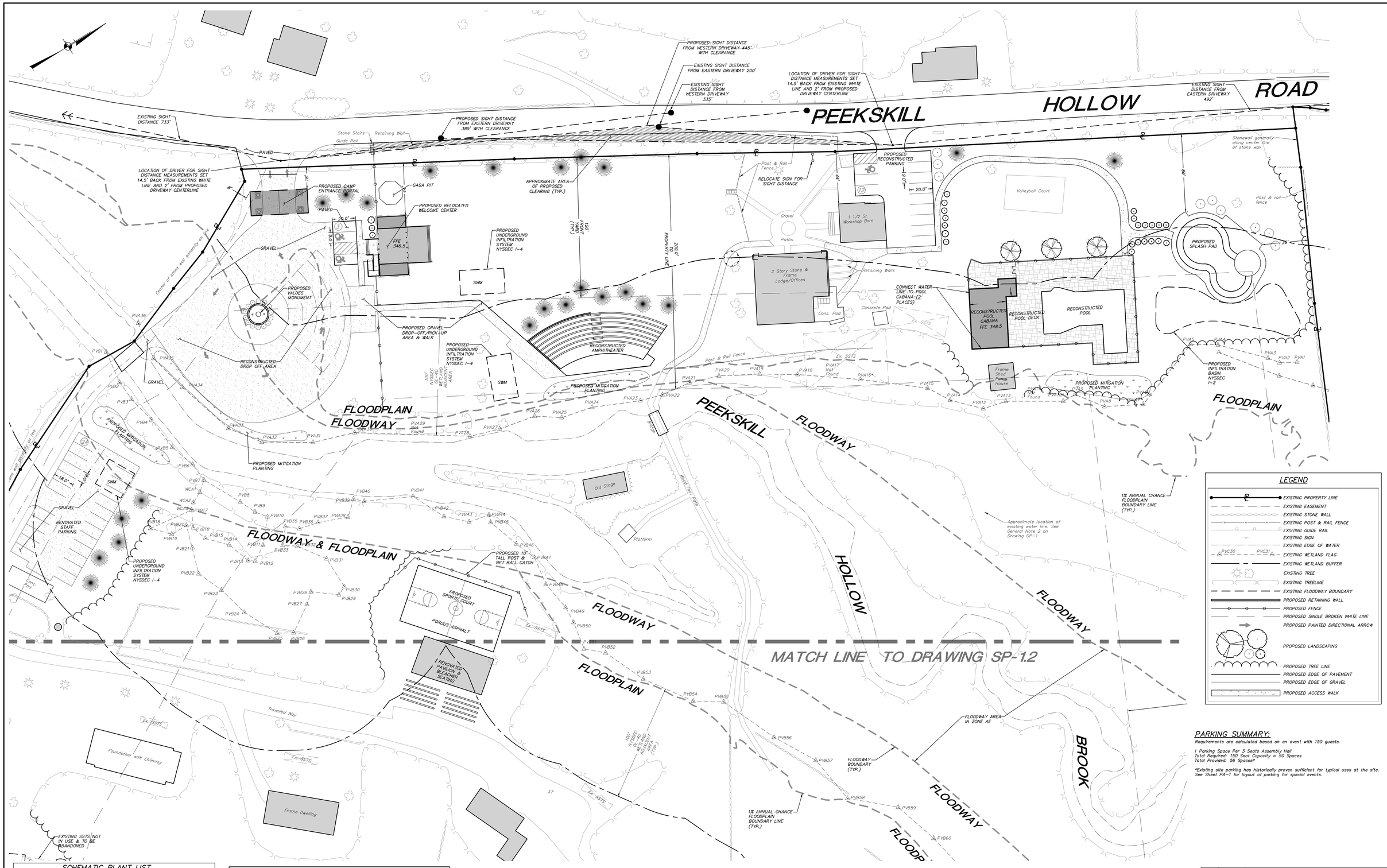
REMOVALS & SLOPES PLAN

STATE OF NEW YORK · RICHARD D. WILLIAMS JR. · 085866 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1-24-23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	E.M.S.

DRAWING NO. RP-1.2

SHEET 3 / 12



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING POST & RAIL FENCE
- EXISTING GUIDE RAIL
- EXISTING SIGN
- EXISTING EDGE OF WATER
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- EXISTING TREE
- EXISTING TREELINE
- EXISTING FLOODWAY BOUNDARY
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SINGLE BROKEN WHITE LINE
- PROPOSED PAINTED DIRECTIONAL ARROW
- PROPOSED LANDSCAPING
- PROPOSED TREE LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF GRAVEL
- PROPOSED ACCESS WALK

PARKING SUMMARY:

Requirements are calculated based on an event with 150 guests.

1 Parking Space Per 3 Seats Assembly Hall
Total Required: 150 Seat Capacity = 50 Spaces
*Total Provided: 56 Spaces**

**Existing site parking has historically proven sufficient for typical uses at the site. See Sheet PA-1 for layout of parking for special events.*

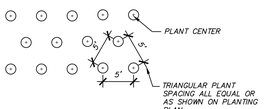
SCHEMATIC PLANT LIST

BOTANICAL/COMMON NAME	SIZE	ROOT
EVERGREEN TREES		
Picea glauca / White Spruce	6' – 8' HT.	B & B
SHADE TREES		
Acer rubrum 'October Glory' / October Glory Red Maple	2–2 1/2" CAL.	B & B
Liquidambar styraciflua / Sweetgum	2–2 1/2" CAL.	B & B
Quercus rubra / Northern Red Oak	2–2 1/2" CAL.	B & B
FLOWERING/SPECIMEN TREES		
Cercis canadensis / Eastern Redbud	6' – 8' HT.	B & B
Crataegus crus–galli / Cockspur Hawthorn	6' – 8' HT.	B & B
SHRUBS & GROUND COVERS		
Cornus sericea (stolonifera) / Red–osier Dogwood	2' – 3' HT.	#3 CONT.
Hemerocallis "Stella D'Oro" / Miniature Daylilies	#1 CONT.	CONT.
Ilex glabra compacta / Compact Inkberry	2' – 3' HT.	#5 CONT.
Itea virginica / Henry's Garnet Itea	18"–24" HT.	#3 CONT.
Juniperus davurica 'Parsoni' / Parson's Juniper	15"–18" SPR.	#2 CONT.

WETLAND BUFFER MITIGATION PLANTING

SEED MIX:
- Native Right–Of–Way Mix with Annual Ryegrass (ERNMX–132–1) at a rate of 30 lbs/acre from Ernst Conservation Seeds, Inc., Meadville, PA.

LIVE STAKES:
3' Stakes 5' O.C. in Groupings of 5–10 (40 total)
- Cornus amomum / Silky Dogwood
- Cornus sericea / Redosier Dogwood
- Physpcarpus opulifolus / Ninebark
- Salix discolor / Pussy Willow
- Viburnum dentatum / Arrowwood



NOTES:
1. PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING.
2. QUANTITY OF PLANTS AND SPACING AS NOTED IN WETLAND BUFFER MITIGATION PLANTING.
3. INSTALL LIVE STAKES PER MANUFACTURER'S SPECIFICATIONS.

LIVE STAKE SPACING DETAIL
(N.T.S.)

WETLAND ADJACENT AREA DISTURBANCE AND MITIGATION AREA

WETLAND DISTURBANCE	WETLAND ADJACENT AREA DISTURBANCE	EXISTING IMPERVIOUS SURFACE IN DISTURBED WETLAND ADJACENT AREA	PROPOSED IMPERVIOUS SURFACE IN DISTURBED WETLAND ADJACENT AREA	WETLAND MITIGATION PLANTINGS
0 SF TOTAL	80,285 SF ±	31,847 SF ±	63,552 SF ±	4,715 SF

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
1	2–28–23	REVISED FOR PLANNING BOARD SUBMISSION	DSW

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

PROJECT:
AMENDED SITE PLAN FOR CAMP COMBE
684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

DRAWING:
LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 095855 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1–24–23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	E.M.S.

DRAWING NO. SP–1.1 — SHEET 4 / 12

Z:\C\22183\00 YMCA_Camp Combe\MP\SP-1.1-1.2.dwg, 2/28/2023 11:53:34 AM, mchardson, 1:1

MATCH LINE TO DRAWING SP-1.1

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING POST & RAIL FENCE
- EXISTING GUIDE RAIL
- EXISTING SIGN
- EXISTING EDGE OF WATER
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- EXISTING TREE
- EXISTING TREELINE
- EXISTING FLOODWAY BOUNDARY
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SINGLE BROKEN WHITE LINE
- PROPOSED PAINTED DIRECTIONAL ARROW
- PROPOSED LANDSCAPING
- PROPOSED TREE LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF GRAVEL
- PROPOSED ACCESS WALK

FLOODPLAIN
FLOODWAY
FLOODWAY BOUNDARY (TYP.)
1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINE (TYP.)
100' NYSDEC FRESHWATER WETLAND ADJACENT AREA (TYP.)
50' SIDE YARD (TYP.)
PROPOSED DUMPSTER
Center of stone wall generally on line
ter of stone generally line
PROPOSED UNDERGROUND INFILTRATION SYSTEM NYSDEC I-4
SWM
EXISTING SSTS NOT IN USE & TO BE ABANDONED
Ex. SSTS
PROPOSED FENCE (TYP.)
OHD
PROPOSED MAINTENANCE FACILITY FFE 392
117.9'
Corner (by) Post
Foundation
200.0' TO PROPERTY LINE
Travelled Way
Foundation with Chimney
Frame Dwelling
RENOVATED PAVILION & BLEACHER SEATING
PROPOSED HIGH ROPES COURSE. HIGH ROPES COURSE TO BE DESIGNED & INSTALLED BY HIGH ROPES COMPANY TO WORK WITH EXISTING TREES. NO GROUND DISTURBANCE OR CUTTING OF HEALTHY TREES ANTICIPATED. PRUNING OF TREES MAY BE REQUIRED
Frame Shed
Existing Tree-mounted Stands & Zipline
Cabins in Disrepair
Cabin In Disrepair
PROPOSED WOOD CHIP TRAIL
RECONSTRUCT CONCRETE STEPS
RECONSTRUCT PORCH PIERS AND STEPS
RECONSTRUCT CONCRETE STEP FOOTINGS
EXISTING SEEPAGE PIT
PORCH FOOTINGS TO BE REPLACED
Bath House
Wood Deck
Tank
Frame Archery Learn-to
ST
Ex. SSTS

PVB25 PVB26 PVB51 PVB52 PVB53 PVB54 PVB55 PVB56 PVB57 PVB58 PVB59 PVB60 PVB61 PVB68 PVB69 PVB70 PVB71 PVB72 PVC30 PVC31 PVC11 PVC12 IWCA1 WCB1 WCB2 WCB3 WCB4 WCB5 WCB6 WCB7 WCB8 WCB9 WCB10 WCB11 WCB12 WCB13 WCB14 WCB15 WCB16 WCB17 WCB18 WCB19 WCB20 WCC1 WCC2 WCC3 WCC4

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.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
1	2-28-23	REVISED FOR PLANNING BOARD SUBMISSION	DSW

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PROJECT:
AMENDED SITE PLAN FOR CAMP COMBE
684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

DRAWING:
LAYOUT & LANDSCAPE PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS — 085866 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1-24-23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	E.M.S.

DRAWING NO. SP-1.2
SHEET 5 / 12

Z:\E\22183100 YMCA, Camp Combe\03 SP-1\1.1.2.dwg, 2/28/2023 11:55:56 AM, arthurblan, 1:1

PEEKSKILL HOLLOW ROAD

PROPOSED UTILITY POLE

Stone Stairs
Guide Rail
Retaining Wall

PROPOSED CAMP ENTRANCE PORTAL

CABA PIT

PROPOSED RELOCATED WELCOME CENTER

PAVED

GRAVEL

PROPOSED UNDERGROUND INFILTRATION SYSTEM NYSDEC I–4

SWM

PROPOSED RETAINING WALL

TW 352.5
BW 346.17

TW 352.5
BW 352.15

TW 352.5
BW 352.0

RECONSTRUCTED AMPHITHEATER

PROPOSED GRAVEL DROP–OFF/PICK–UP AREA & WALK

RECONSTRUCTED DROP OFF AREA

FLOODPLAIN
FLOODWAY

PEEKSKILL
FLOODWAY

FLOODWAY & FLOODPLAIN

PROPOSED UNDERGROUND INFILTRATION SYSTEM NYSDEC I–4

PROPOSED SPORTS COURT

POROUS ASPHALT

FFE 346.7
1 RENOVATED PAVILION & BLEACHER SEATING

Old Stage

Platform

Trail Path

HOLLOW
BROOK

FLOODWAY
FLOODPLAIN

MATCH LINE TO DRAWING SP-2.2

PROPOSED RECONSTRUCTED PARKING

Post & Rail Fence

1 1/2 St. Workshop Barn

Volleyball Court

Gravel

Paths

Existing Well

2 Story Stone & Frame Lodge/Offices

Retaining Walls

Concrete Pad

Conc. Pad

Existing Septic Tanks

CONNECT WATER LINE TO POOL CABANA (2 PLACES)

RECONSTRUCTED POOL CABANA
FFE 348.5

RECONSTRUCTED POOL DECK

RECONSTRUCTED POOL

Frame Shed Pump House

PROPOSED SPLASH PAD
349.0 ±

10' WIDE BERM ELEV. 348.0

PROPOSED INFILTRATION BASIN NYSDEC I–2

Stonewall generally along center line of stone wall

Post & rail fence

Ex. SSTS

1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINE (TYP.)

Approximate location of existing water line. See General Note 2 on Drawing CP–1

FLOODWAY AREA IN ZONE AE

FLOODWAY BOUNDARY (TYP.)

100' NYSDEC I&L 40 REGULATED ADJACENT AREA (TYP.)

Center of stone wall generally on line

Stone wall generally on line

RENOVATED STAFF PARKING

PROPOSED UNDERGROUND INFILTRATION SYSTEM NYSDEC I–4

Conc. Pad

Mfr. PVC Vent

GRAVEL

Foundation with Chimney

Frame Dwelling

Traveled Way

EXISTING SSTS NOT IN USE & TO BE ABANDONED

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING POST & RAIL FENCE
- EXISTING GUIDE RAIL
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING EDGE OF WATER
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING CATCH BASIN
- EXISTING SSTS
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING FLOODWAY BOUNDARY
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION WITH VELOCITY DISSIPATOR
- PROPOSED WATER VALVE
- PROPOSED DRAINAGE PIPE
- PROPOSED DOMESTIC WATER SERVICE LINE

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
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(845) 225–9717 fax
www.insite–eng.com

PROJECT:
AMENDED SITE PLAN FOR CAMP COMBE
684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

DRAWING:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 085858 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1–24–23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	E.M.S.

DRAWING NO. SP–2.1
SHEET 6 / 12

Z:\C\22183\00 YMCA, Camp Combe\06 SP-1 2-2 dwg, 2/28/2023 10:54:26 AM, mcfarlane, 1:1

MATCH LINE TO DRAWING SP-2.1

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING POST & RAIL FENCE
- EXISTING GUIDE RAIL
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING EDGE OF WATER
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING CATCH BASIN
- EXISTING SSTS
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING FLOODWAY BOUNDARY
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION WITH VELOCITY DISSIPATOR
- PROPOSED WATER VALVE
- PROPOSED DRAINAGE PIPE
- PROPOSED DOMESTIC WATER SERVICE LINE

UTILITY NOTES:

1. New private utility services for individual buildings will be underground.

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
1	2-28-23	REVISED FOR PLANNING BOARD SUBMISSION	DSW

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PROJECT:
AMENDED SITE PLAN FOR CAMP COMBE
684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

DRAWING:
GRADING & UTILITIES PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS JR. — 28686 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1-24-23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	E.M.S.

DRAWING NO. SP-2.2 — SHEET 7 / 12

Z:\C\22183\00 YMCA, Camp Combe\SP-2.1-2.2.dwg, 2/28/2023 10:54:52 AM, mvanbeusen, 1:1

PEEKSKILL HOLLOW ROAD

PROPOSED UTILITY POLE

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

Stone Stairs

Guide Rail

Retaining Wall

PROPOSED CAMP ENTRANCE PORTAL

PAVED

GRAVEL

CABA PIT

PROPOSED RELOCATED WELCOME CENTER

FFE 346.5

TSS

PROPOSED UNDERGROUND INFILTRATION SYSTEM NYSDEC I-4

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

SWM

PROPOSED RETAINING WALL

TW 352.5 BW 346.17

TW 352.5 BW 352.15

TW 352.5 BW 352.0

RECONSTRUCTED AMPHITHEATER

PROPOSED GRAVEL DROP-OFF/PICK-UP AREA & WALK

PROPOSED UNDERGROUND INFILTRATION SYSTEM NYSDEC I-4

RECONSTRUCTED DROP OFF AREA

PROPOSED LIMITS OF DISTURBANCE (TYP.) (4.5 AC.±)

FLOODPLAIN

FLOODWAY

PEEKSKILL FLOODWAY

RENOVATED STAFF PARKING

PROPOSED UNDERGROUND INFILTRATION SYSTEM NYSDEC I-4

FLOODWAY & FLOODPLAIN

PROPOSED SILT FENCE (TYP.)

PROPOSED SPORTS COURT

POROUS ASPHALT

FFE 346.7

RENOVATED PAVILION & BLEACHER SEATING

FLOODWAY

FLOODPLAIN

HOLLOW

FLOODWAY

MATCH LINE TO DRAWING SP-3.2

Old Stage

Platform

Travelled Way

Foundation with Chimney

Frame Dwelling

EXISTING SSTS NOT IN USE & TO BE ABANDONED

PROPOSED SILT FENCE (TYP.)

PROPOSED RECONSTRUCTED PARKING

Volleyball Court

Post & Rail Fence

Gravel Paths

1 1/2 St. Workshop Barn

2 Story Stone & Frame Lodge/Offices

Existing Well

Existing Septic Tanks

Concrete Pad

Retaining Walls

CONNECT WATER LINE TO POOL CABANA (2 PLACES)

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED TEMPORARY SOIL STOCKPILE (TYP.)

RECONSTRUCTED POOL CABANA FFE 348.5

RECONSTRUCTED POOL DECK

RECONSTRUCTED POOL

PROPOSED SPLASH PAD 349.0 ±

10' WIDE BERM ELEV. 348.0

PROPOSED INFILTRATION BASIN NYSDEC I-2

PROPOSED SILT FENCE (TYP.)

Frame Shed House

Stonewall generally along center line of stone wall

Post & rail fence

FLOODPLAIN

Approximate location of existing water line. See General Note 2 on Drawing GP-1

1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINE (TYP.)

FLOODWAY BOUNDARY (TYP.)

FLOODWAY AREA IN ZONE AE

1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINE (TYP.)

BROOK

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING POST & RAIL FENCE
- EXISTING GUIDE RAIL
- EXISTING SIGN
- EXISTING EDGE OF WATER
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING CATCH BASIN
- EXISTING WETLAND FLAG
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING FLOODWAY BOUNDARY
- PROPOSED SILT FENCE
- PROPOSED STONE RIP-RAP
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
1	2-28-23	REVISED FOR PLANNING BOARD SUBMISSION	DSW

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

PROJECT:
AMENDED SITE PLAN FOR CAMP COMBE
684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

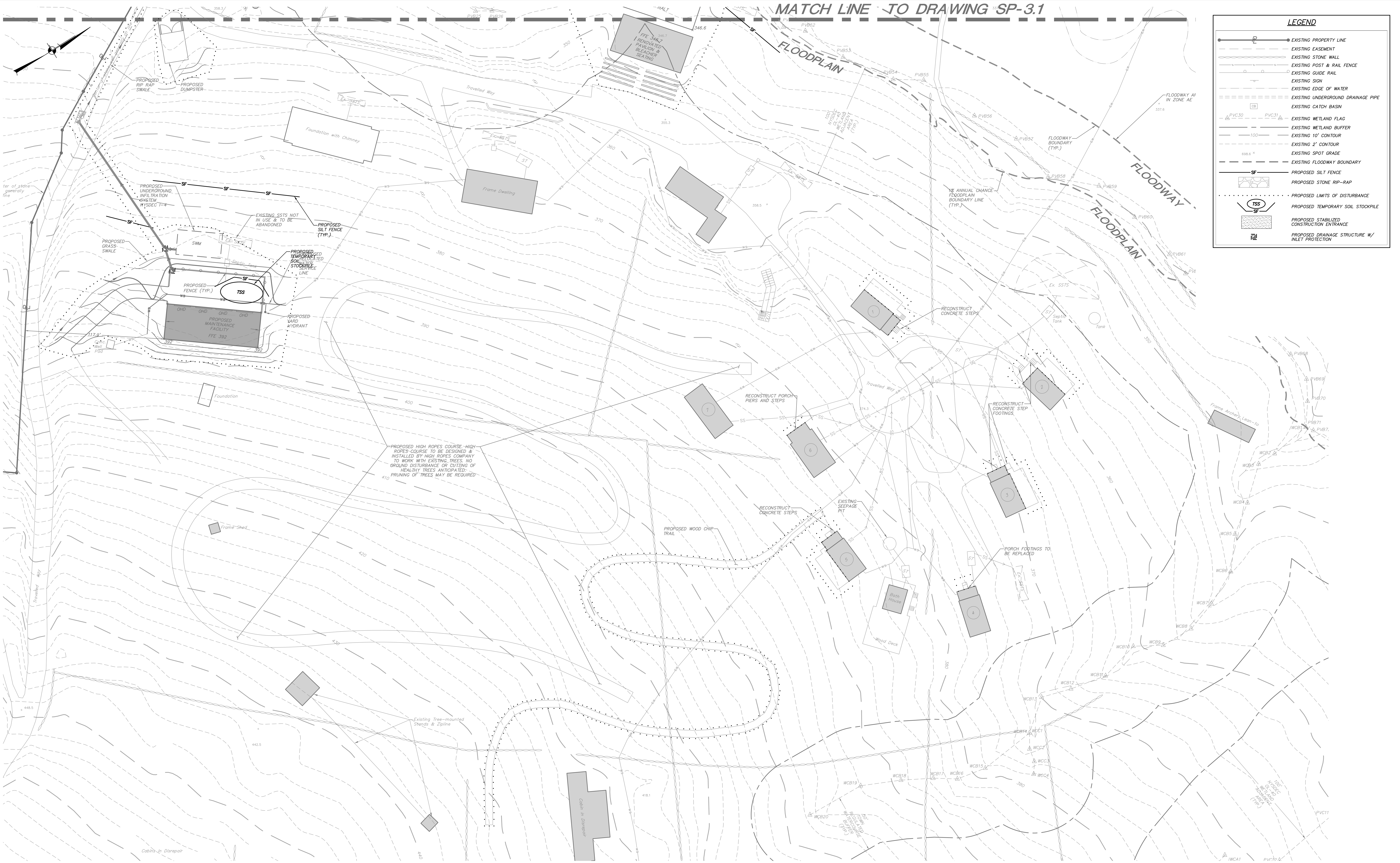
DRAWING:
EROSION & SEDIMENT CONTROL PLAN

STATE OF NEW YORK — RICHARD D. WILLIAMS — 095866 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1-24-23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	E.M.S.

DRAWING NO. SP-3.1 SHEET 8/12

Z:\EC\22183100 YMCA Camp Combe\DP SP-3.1-3.2.dwg, 2/28/2023 10:55:28 AM, archieben, 1:1


MATCH LINE TO DRAWING SP-3.1
LEGEND
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING STONE WALL
EXISTING POST & RAIL FENCE
EXISTING GUIDE RAIL
EXISTING SIGN
EXISTING EDGE OF WATER
EXISTING UNDERGROUND DRAINAGE PIPE
EXISTING CATCH BASIN
EXISTING WETLAND FLAG
EXISTING WETLAND BUFFER
EXISTING 10' CONTOUR
EXISTING 2' CONTOUR
EXISTING SPOT GRADE
EXISTING FLOODWAY BOUNDARY
PROPOSED SILT FENCE
PROPOSED STONE RIP-RAP
PROPOSED LIMITS OF DISTURBANCE
PROPOSED TEMPORARY SOIL STOCKPILE
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION
FLOODPLAIN
FLOODWAY
FLOODPLAIN
FFE 346.7 RENOVATED PAVILION & BLEACHER SEATING
PROPOSED RIP RAP SWALE
PROPOSED DUMPSTER
Travelled Way
Foundation with Chimney
Frame Dwelling
PROPOSED UNDERGROUND INFILTRATION SYSTEM NYSDEC I-4
EXISTING SSTS NOT IN USE & TO BE ABANDONED
PROPOSED SILT FENCE (TYP.)
PROPOSED GRASS SWALE
SWM
Ex. SSTS
Septic Tank
PROPOSED TEMPORARY SOIL STOCKPILE
PROPOSED RELOCATED WATER SERVICE LINE
PROPOSED FENCE (TYP.)
TSS
PROPOSED MAINTENANCE FACILITY
FFE 392
PROPOSED YARD HYDRANT
Conc. Well Pad
Foundation
FLOODWAY BOUNDARY (TYP.)
1% ANNUAL CHANCE FLOODPLAIN BOUNDARY LINE (TYP.)
RECONSTRUCT CONCRETE STEPS
RECONSTRUCT PORCH PIERS AND STEPS
RECONSTRUCT CONCRETE STEP FOOTINGS
Frame Archery Lean-to
PROPOSED HIGH ROPES COURSE. HIGH ROPES COURSE TO BE DESIGNED & INSTALLED BY HIGH ROPES COMPANY TO WORK WITH EXISTING TREES. NO GROUND DISTURBANCE OR CUTTING OF HEALTHY TREES ANTICIPATED. PRUNING OF TREES MAY BE REQUIRED
RECONSTRUCT CONCRETE STEPS
EXISTING SEEPAGE PIT
PROPOSED WOOD CHIP TRAIL
PORCH FOOTINGS TO BE REPLACED
Bath House
Wood Deck
Existing Tree-mounted Stands & Zipline
Cabin in Disrepair
Cabins in Disrepair

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

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.

NO.	DATE	REVISION	BY
1	2-28-23	REVISED FOR PLANNING BOARD SUBMISSION	DSW

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PROJECT:
AMENDED SITE PLAN FOR CAMP COMBE
684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

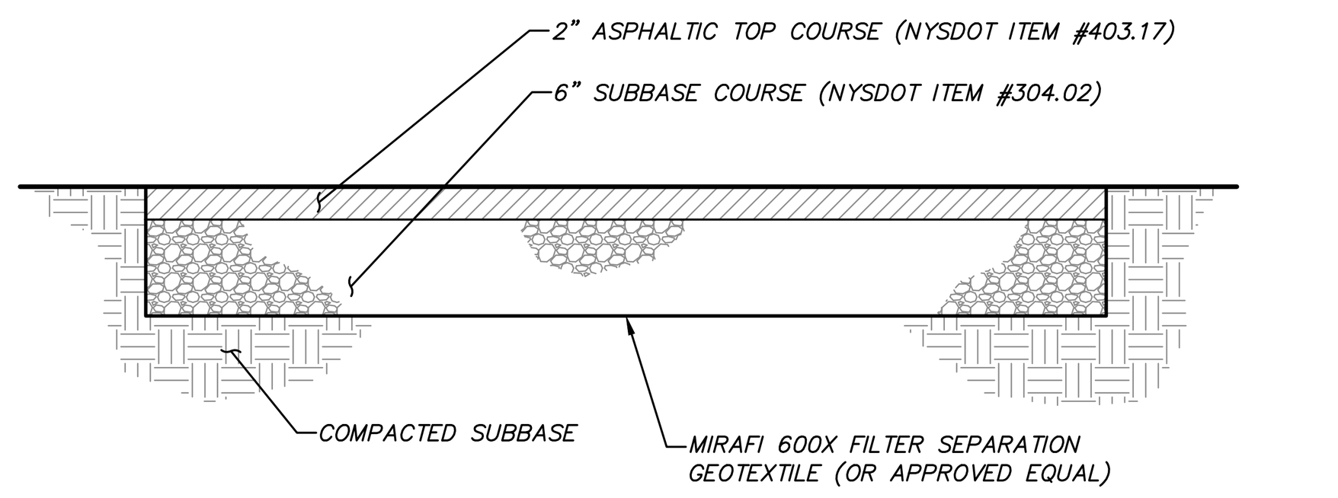
DRAWING:
EROSION & SEDIMENT CONTROL PLAN

STATE OF NEW YORK · RICHARD D. WILLIAMS JR. · 085866 · LICENSED PROFESSIONAL ENGINEER

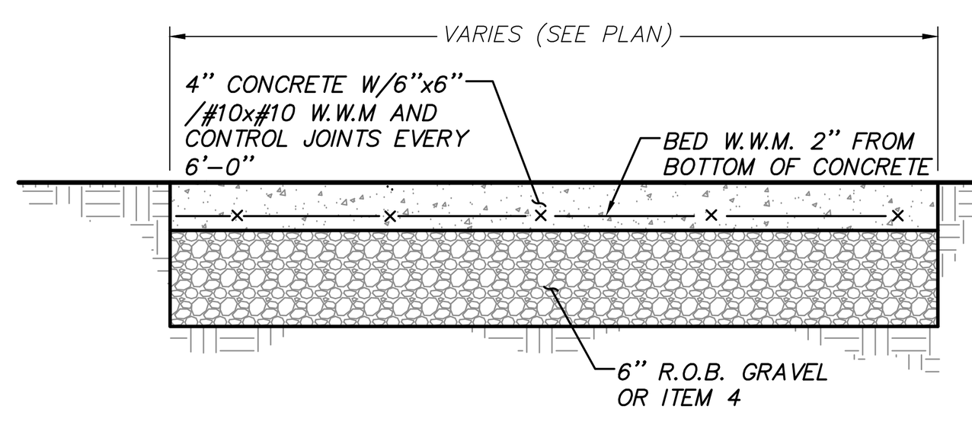
PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1-24-23	DRAWN BY	M.E.U.
SCALE	1" = 30'	CHECKED BY	E.M.S.

DRAWING NO. SP-3.2

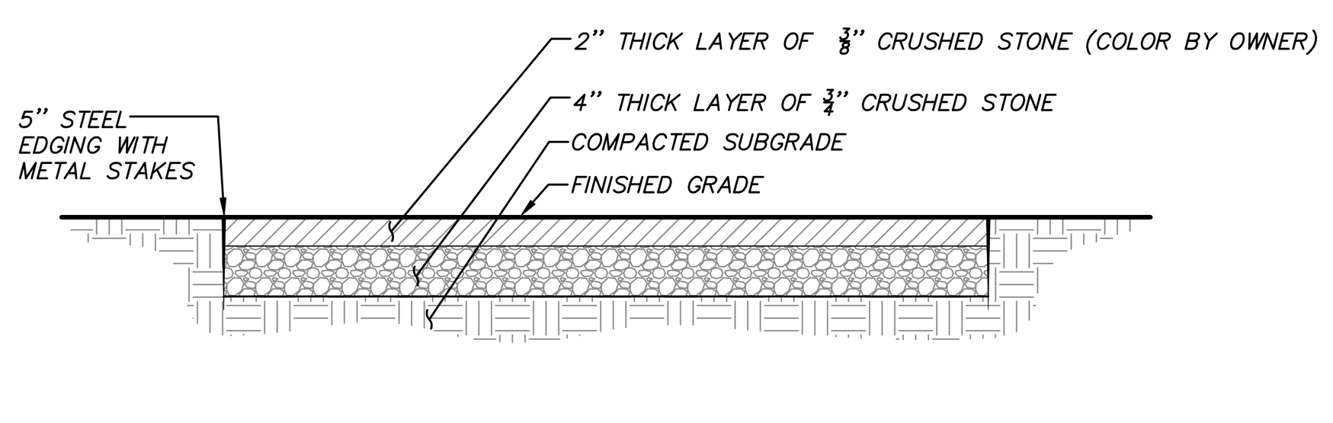
SHEET 9 / 12



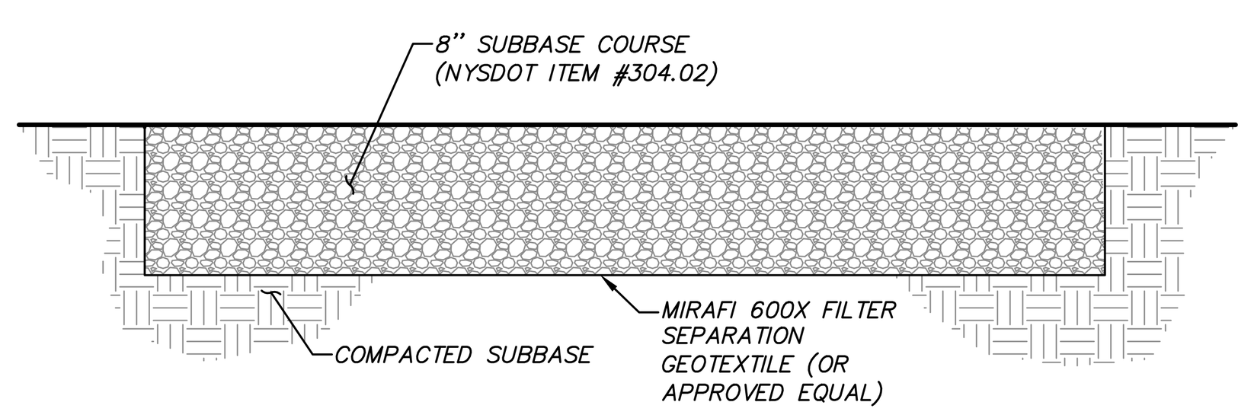
ASPHALT DRIVEWAY PAVEMENT DETAIL
(N.T.S.)



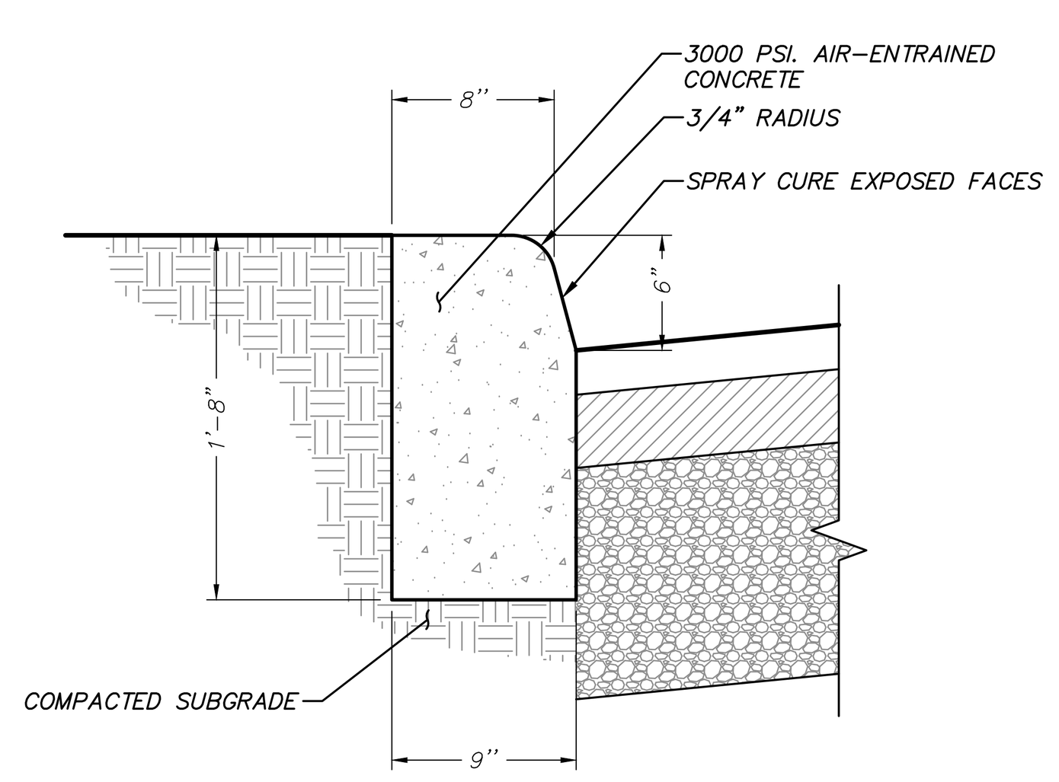
CONCRETE SIDEWALK DETAIL
(N.T.S.)



GRAVEL WALKWAY DETAIL
(N.T.S.)

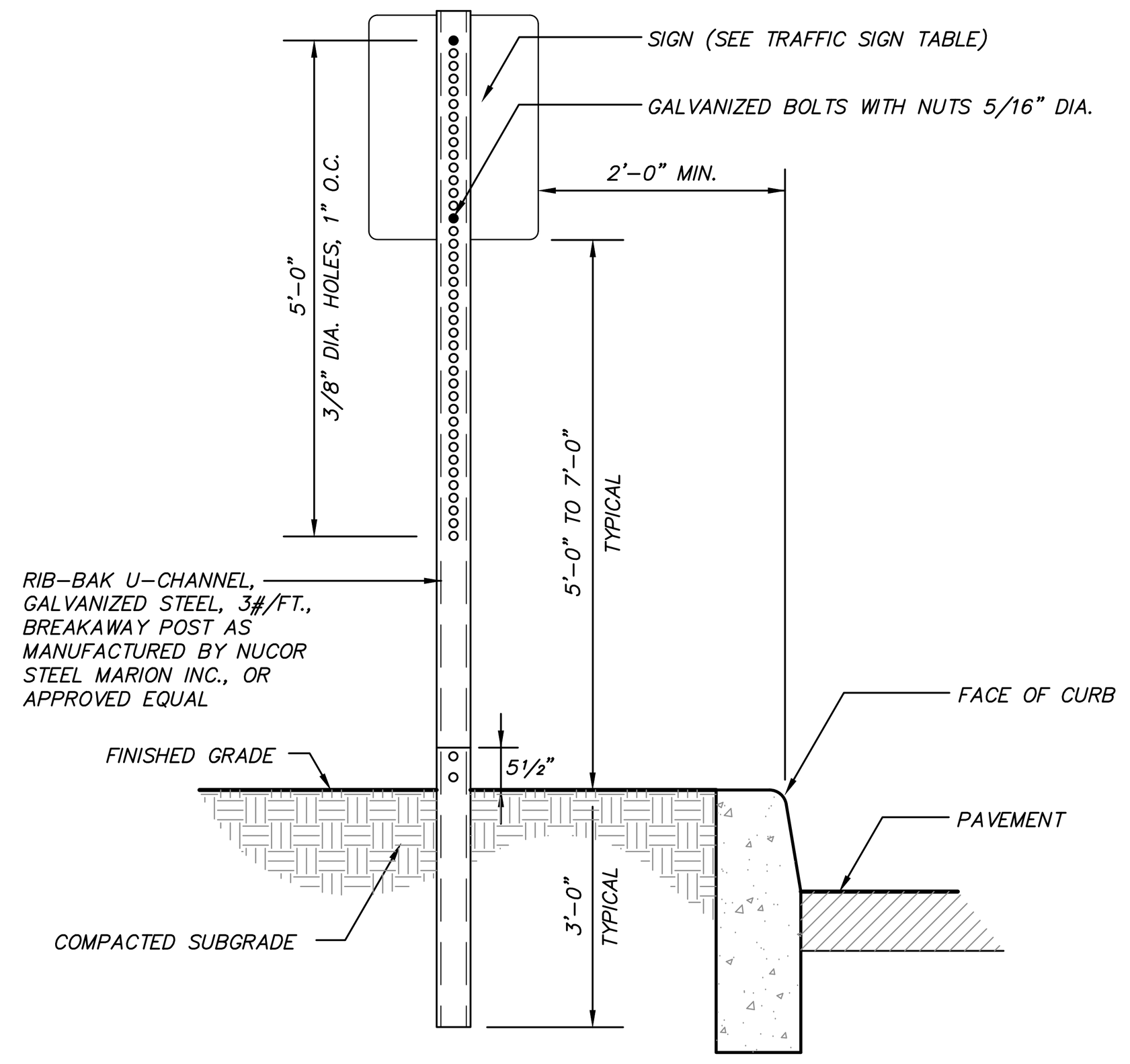


GRAVEL PAVEMENT DETAIL
(N.T.S.)



NOTE:
TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10'-0" APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIALS AS SPECIFIED, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

CONCRETE CURB DETAIL
(N.T.S.)



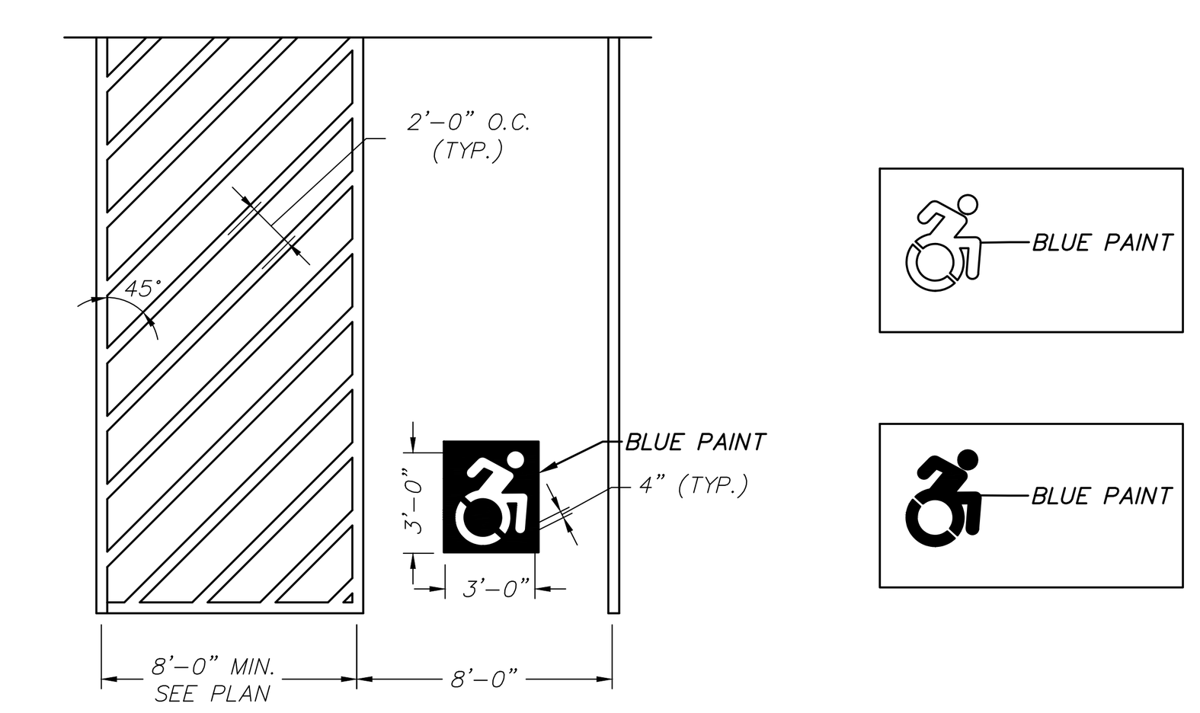
NOTE: FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

TRAFFIC SIGN DETAIL
(N.T.S.)

SIGN DATA TABLE

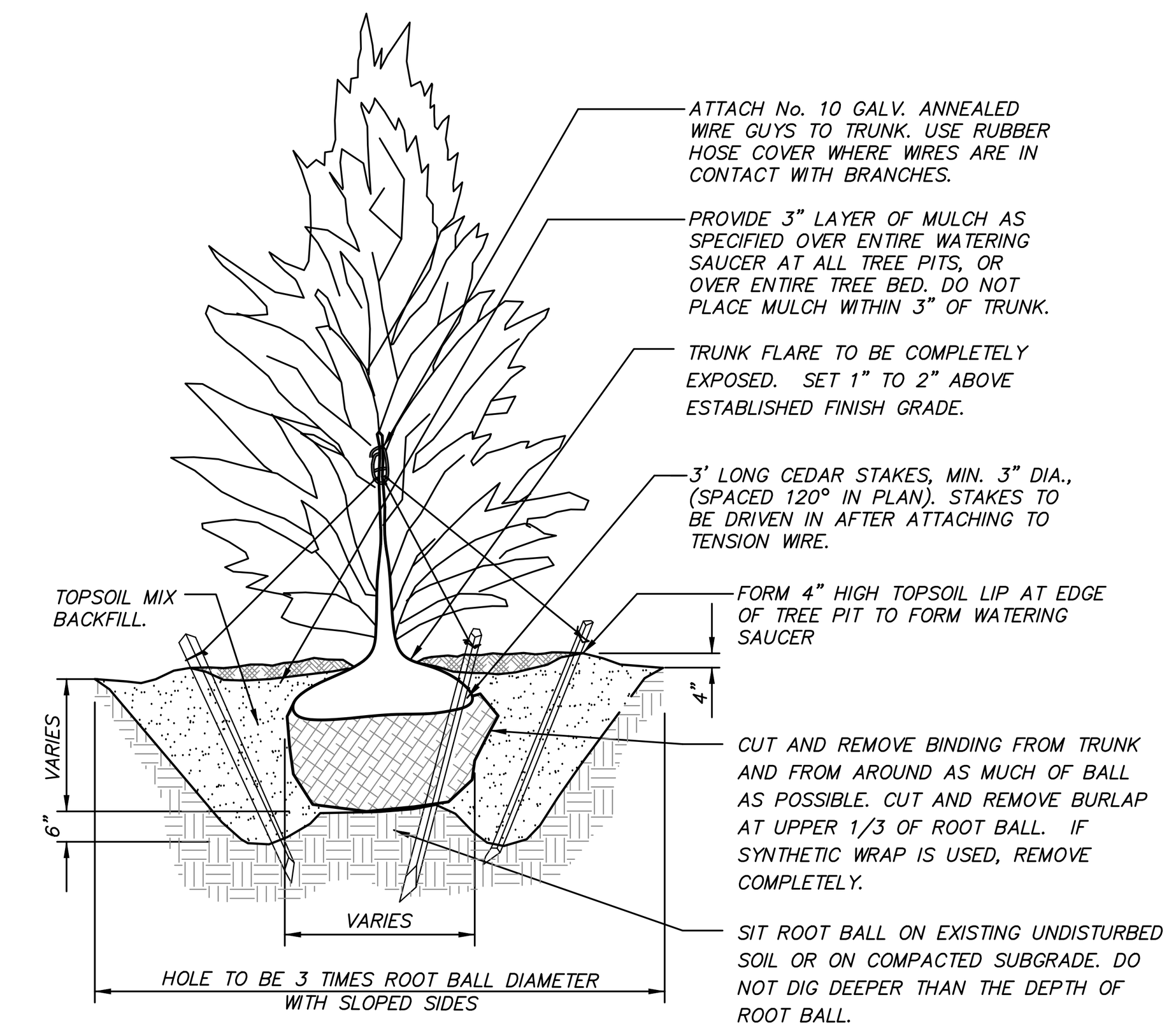
LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1	ONE WAY	R6-1C	12" x 36"	Black Background White Arrow Black Letters
2	DO NOT ENTER	R5-1C	30" x 30"	White on Red
3	STOP	R1-1C	30" x 30"	White on Red
4	NO PARKING ANY TIME	R7-1	12" x 18"	Red on White
5	RESERVED PARKING	NY R7-8*	12" x 18"	Green on White Blue Symbol
	VAN ACCESSIBLE	R7-8P	12" x 6"	Green on White

* NOTE: New NYS Handicap symbol recognized only by NYS



NOTE:
ALL HANDICAP STRIPING SHALL BE 4" WIDE BLUE PAINT.

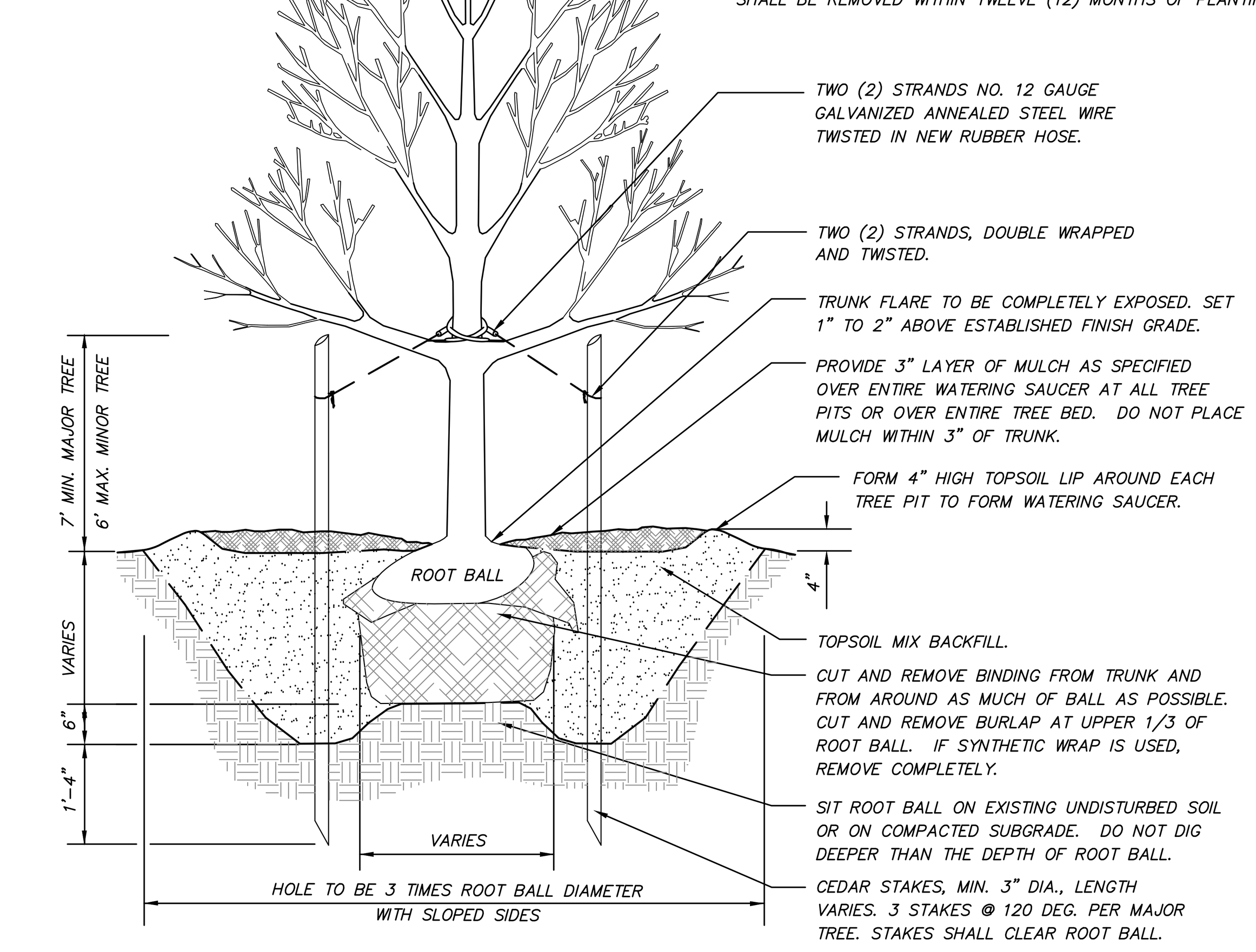
PAINTED NYS ACCESSIBLE PARKING DETAIL
(N.T.S.)



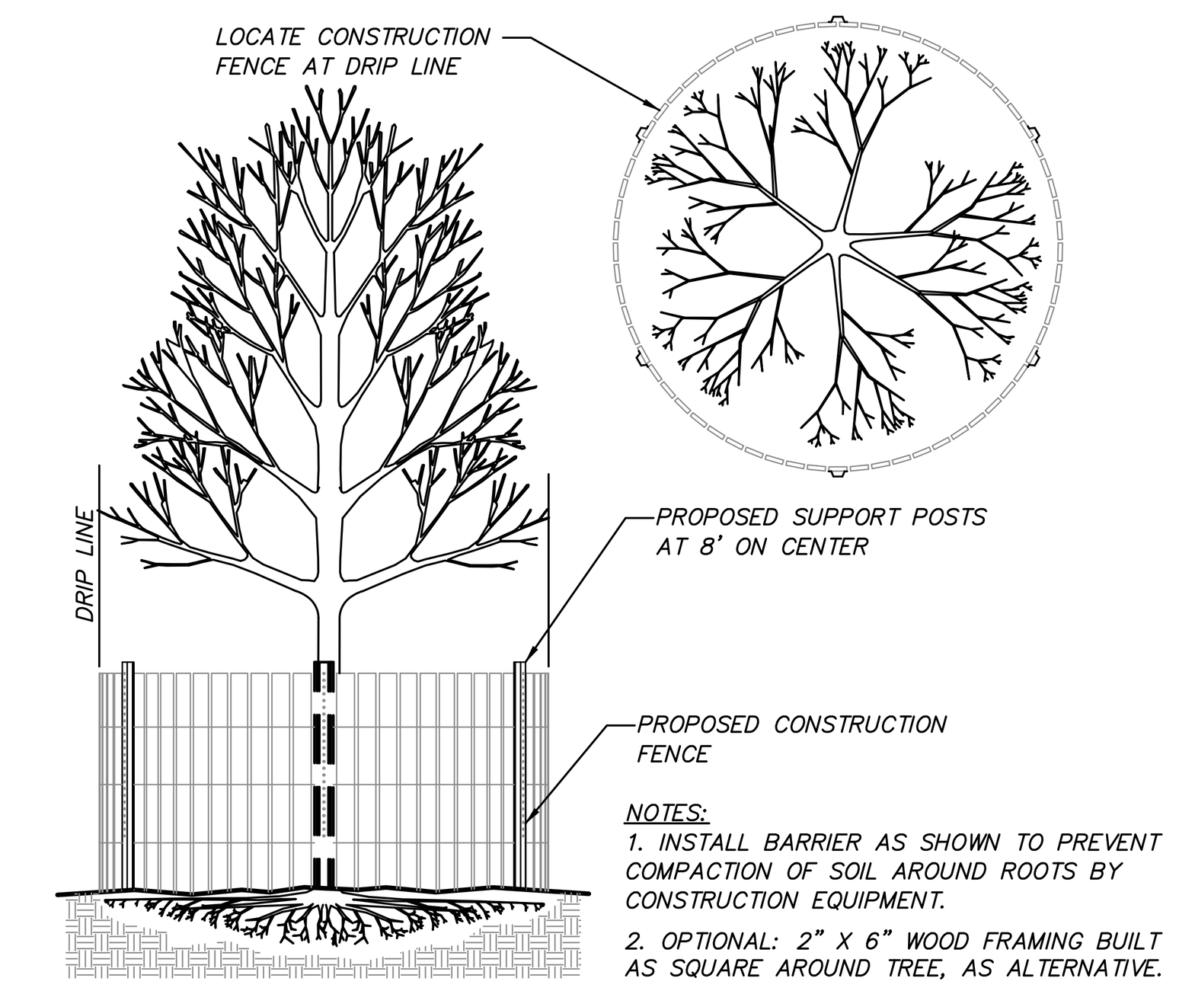
NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

EVERGREEN TREE PLANTING DETAIL
(N.T.S.)

NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE (12) MONTHS OF PLANTING.

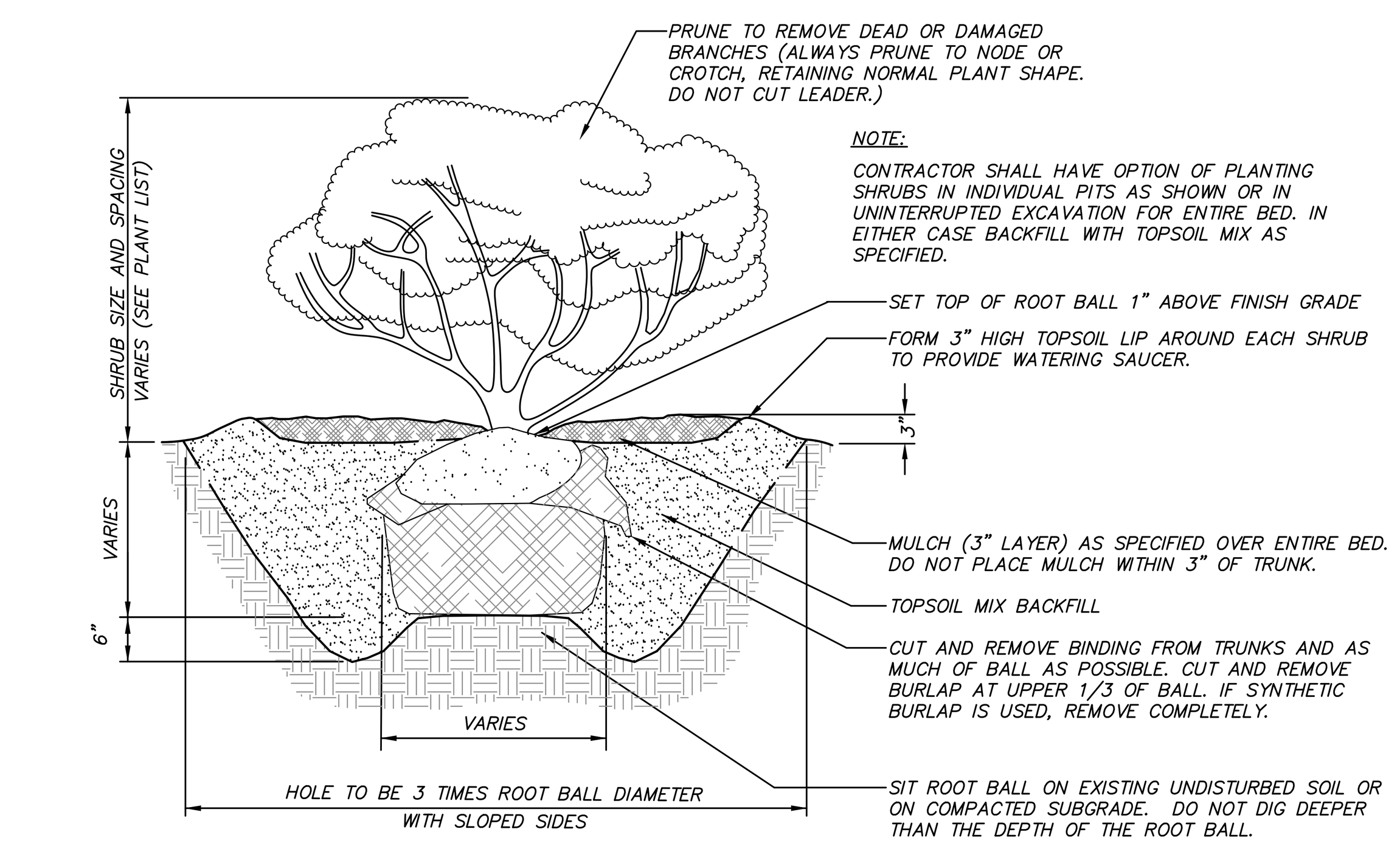


TREE PLANTING DETAIL
(N.T.S.)



NOTES:
1. INSTALL BARRIER AS SHOWN TO PREVENT COMPACTION OF SOIL AROUND ROOTS BY CONSTRUCTION EQUIPMENT.
2. OPTIONAL: 2" X 6" WOOD FRAMING BUILT AS SQUARE AROUND TREE, AS ALTERNATIVE.

TREE PROTECTION DETAIL
(N.T.S.)



NOTE:
CONTRACTOR SHALL HAVE OPTION OF PLANTING SHRUBS IN INDIVIDUAL PITS AS SHOWN OR IN UNINTERRUPTED EXCAVATION FOR ENTIRE BED. IN EITHER CASE BACKFILL WITH TOPSOIL MIX AS SPECIFIED.

SHRUB PLANTING DETAIL
(N.T.S.)

TREE PROTECTION NOTES:

1. Trees to be preserved in proximity to disturbance areas shall be marked in the field by the Landscape Architect prior to start of construction.
2. Install tree protection measures prior to start of site clearing & construction.
3. No construction equipment shall be parked and no earth or construction materials shall be stockpiled or stored under the canopy of trees to be preserved.
4. During tree removal operations associated with construction, do not damage adjacent trees to remain. Lower limbs and tree trunks, do not drop them.
5. Carefully tie back any tree branches that conflict with construction equipment.
6. Where trenching for utilities is required within a root zone, tunneling under and around roots shall be by hand digging. If roots 3" or larger are encountered immediately adjacent to the location of new construction and relocation is not practical, the roots shall be hand pruned under the supervision of a Certified Arborist or Landscape Architect to 6" back from the new construction limit. All exposed roots to receive appropriate treatment prior to backfilling.
7. If tree protection fencing to protect the root zone is not possible, six to eight inches of wood chip mulch and 3/4 inch plywood shall be placed over the entire affected root zone area to prevent soil compaction.
8. Any tree damaged during construction activities must be immediately repaired by a qualified arborist at no additional cost to the owner.

GENERAL PLANTING NOTES:

1. All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
3. All plant material to be nursery grown.
4. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
5. Plant material shall be taken from healthy nursery stock.
6. All plants shall be grown under climate conditions similar to those in the locality of the project.
7. Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
8. The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
9. Provide a 3" layer of shredded bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
10. All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

GENERAL SITE SEEDING NOTES:

1. All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
   - select seed mixture per drawings and seeding notes.
   - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorous) fertilizer or equivalent.
   - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
   - if the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
3. The seed mixes as specified on these drawings are as follows:
   A. Seed Mix for lawn areas at a rate of 100 lbs. per acre:
      Kentucky Bluegrass 20%
      Creeping Red Fescue 40%
      Perennial Ryegrass 20%
      Annual Ryegrass 20%
   B. Seed Mix for meadow areas at a rate of 23 lbs. per acre:
      New England Wildflower Mix from New England Wetland Plants, Inc, of Amherst, MA.

NO.	DATE	REVISION	BY
1	2-28-23	REVISED FOR PLANNING BOARD SUBMISSION	DSW

INSITE
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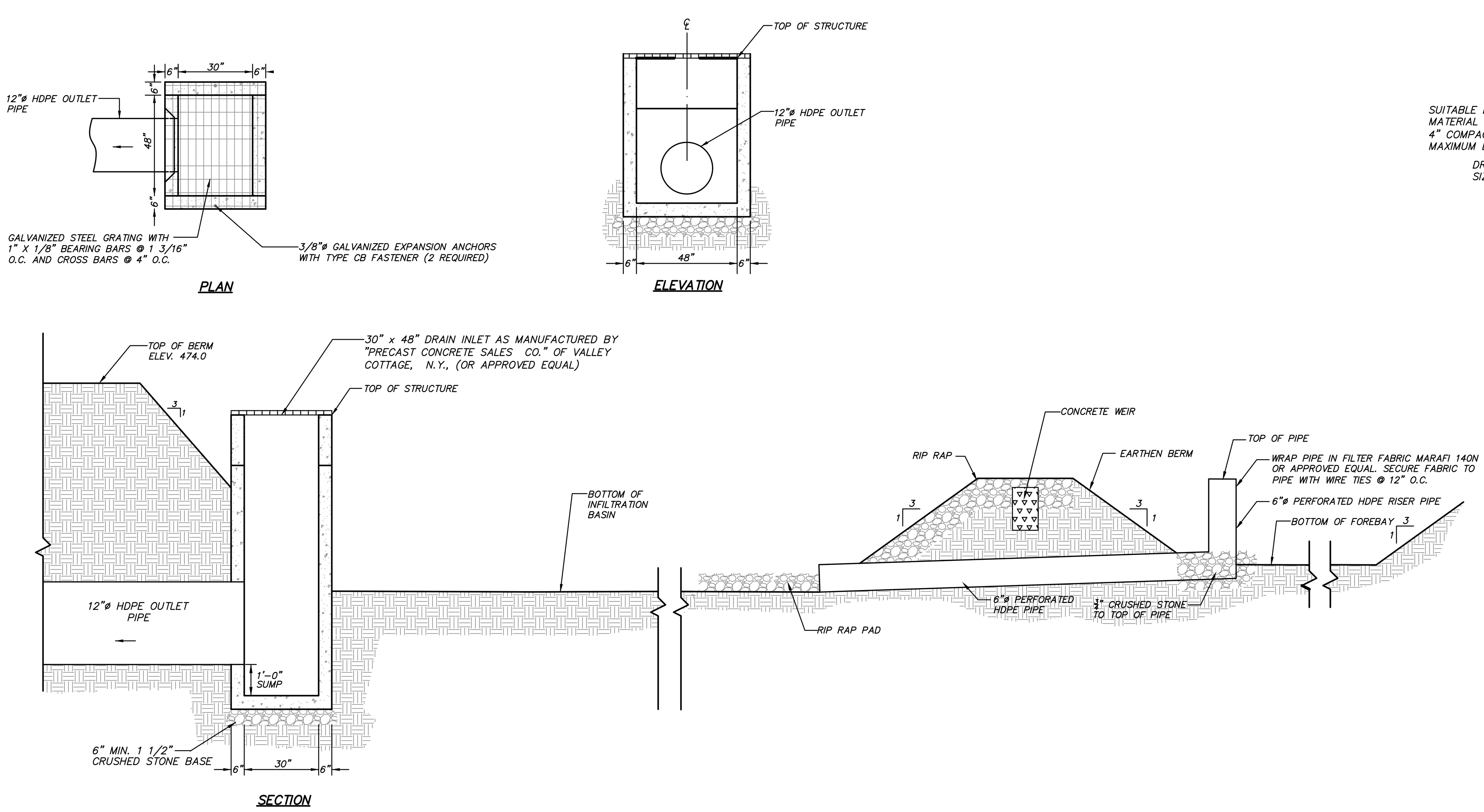
PROJECT:
AMENDED SITE PLAN FOR CAMP COMBE
684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

DRAWING:
DETAILS

STATE OF NEW YORK · RICHARD D. WILLIAMS JR. · 085866 · LICENSED PROFESSIONAL ENGINEER

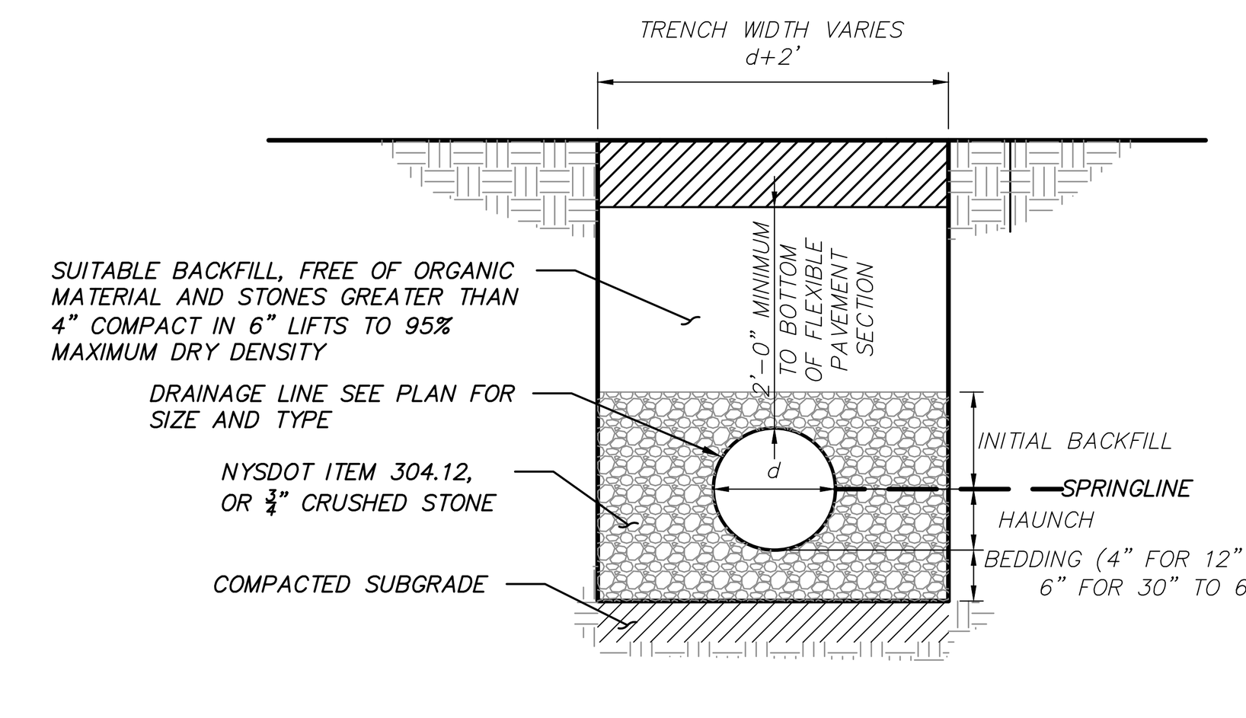
PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1-24-23	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	E.M.S.

DRAWING NO. D-1



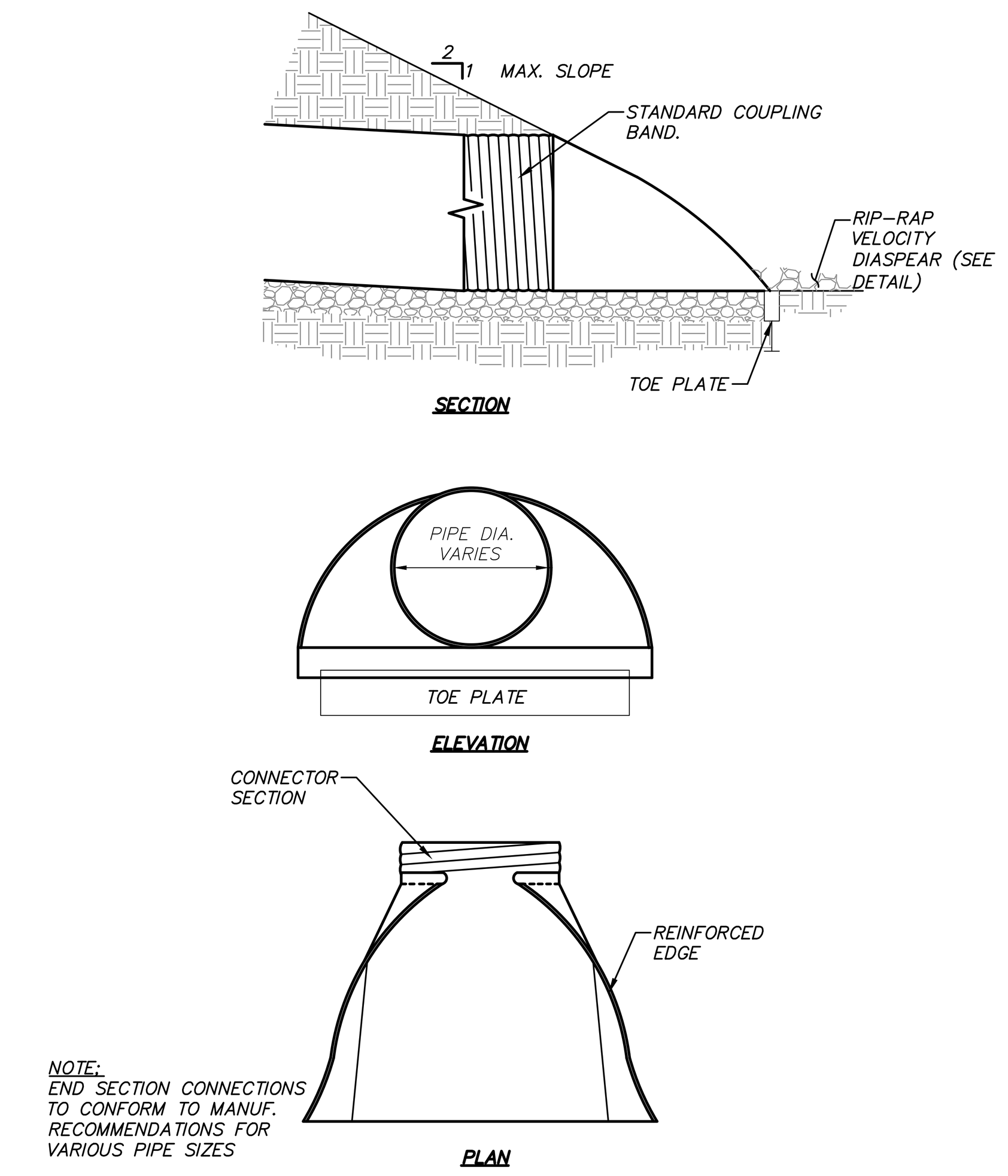
PERMANENT STORMWATER BASIN 1.1P AND INFILTRATION BASIN 1.2P (NYSDEC DESIGN I-2) OUTLET STRUCTURE DETAIL

(N.T.S.)



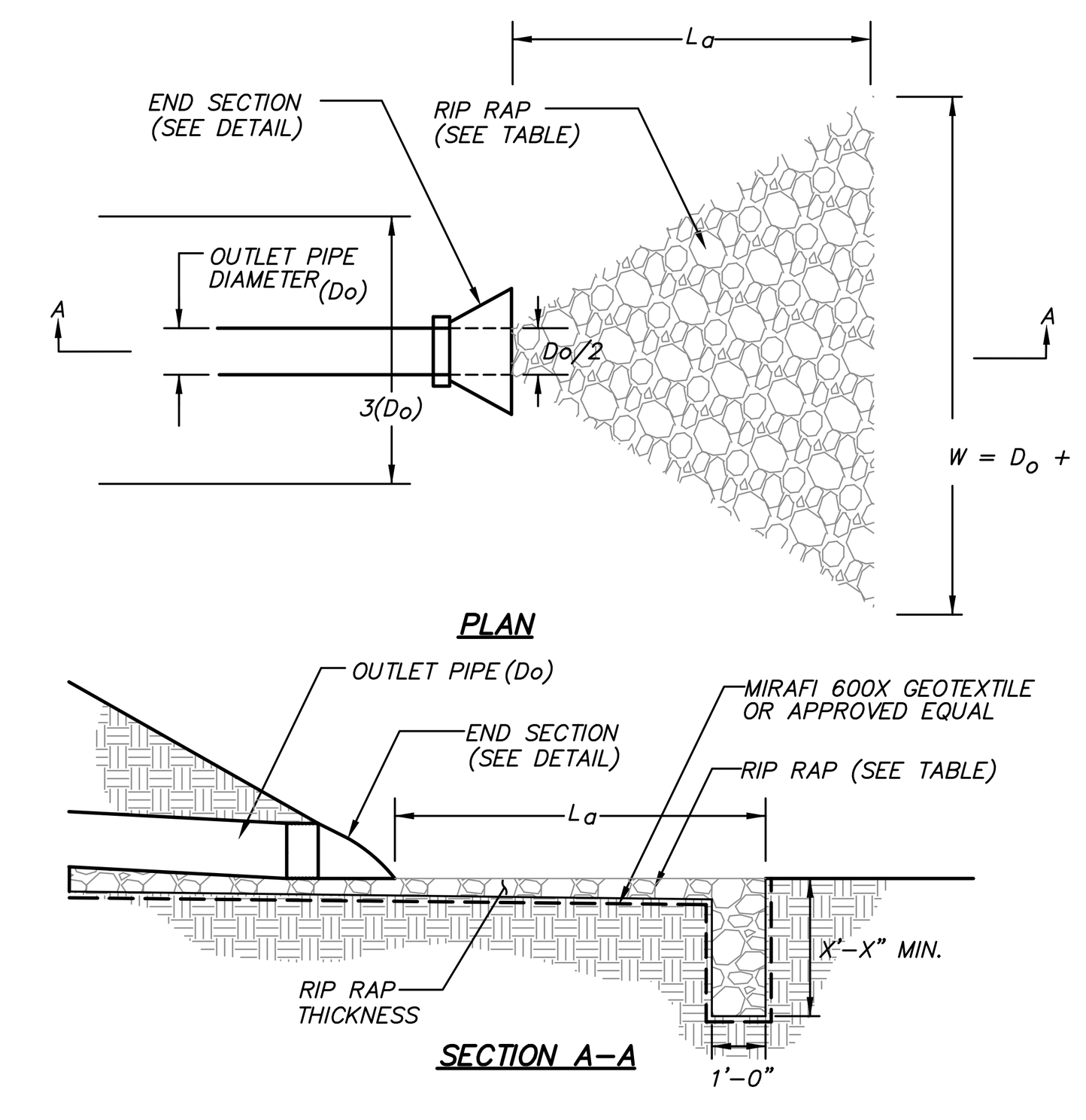
DRAINAGE LINE TRENCH DETAIL

(N.T.S.)



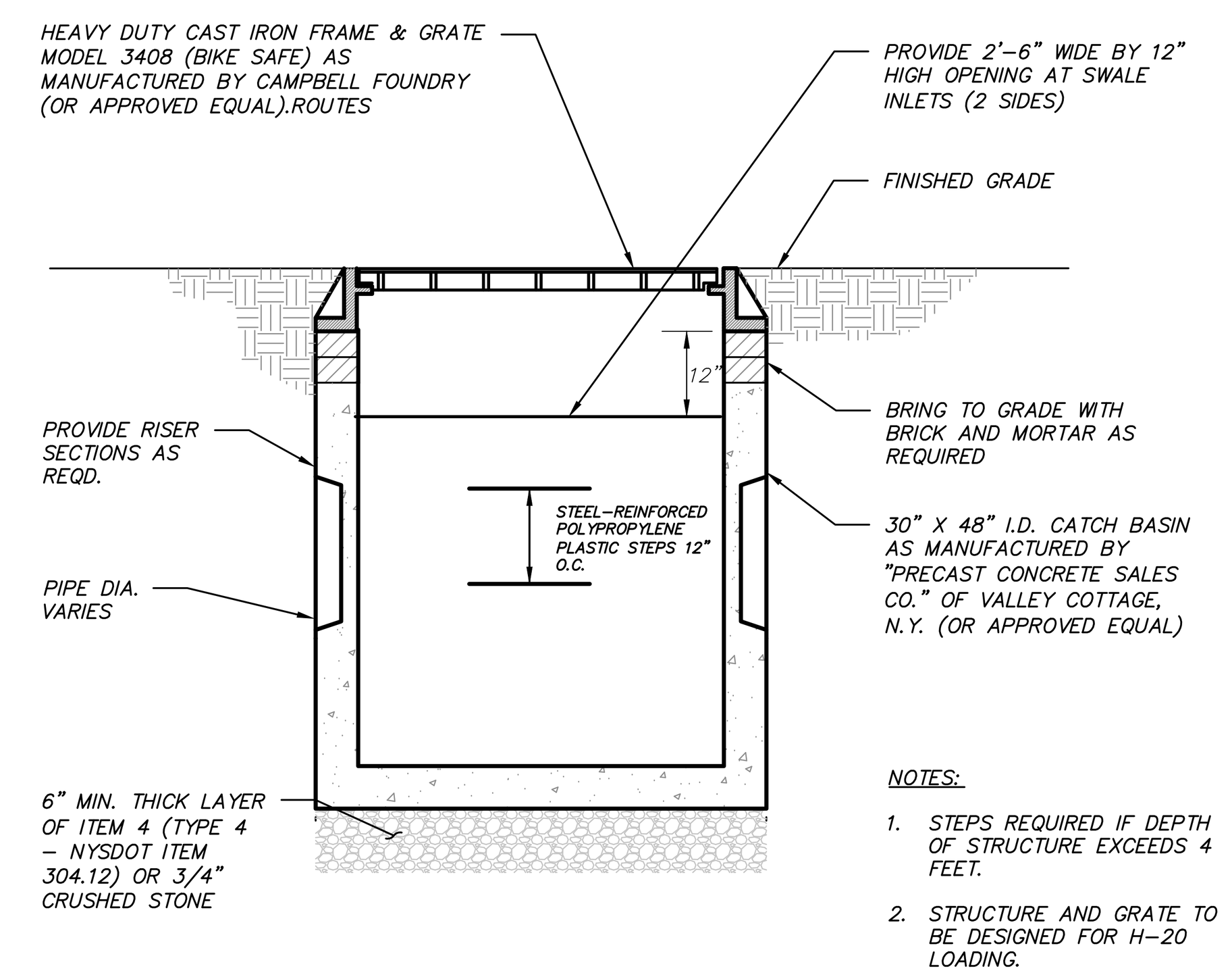
END SECTION DETAIL

(N.T.S.)



ROCK OUTLET PROTECTION DETAIL

(N.T.S.)

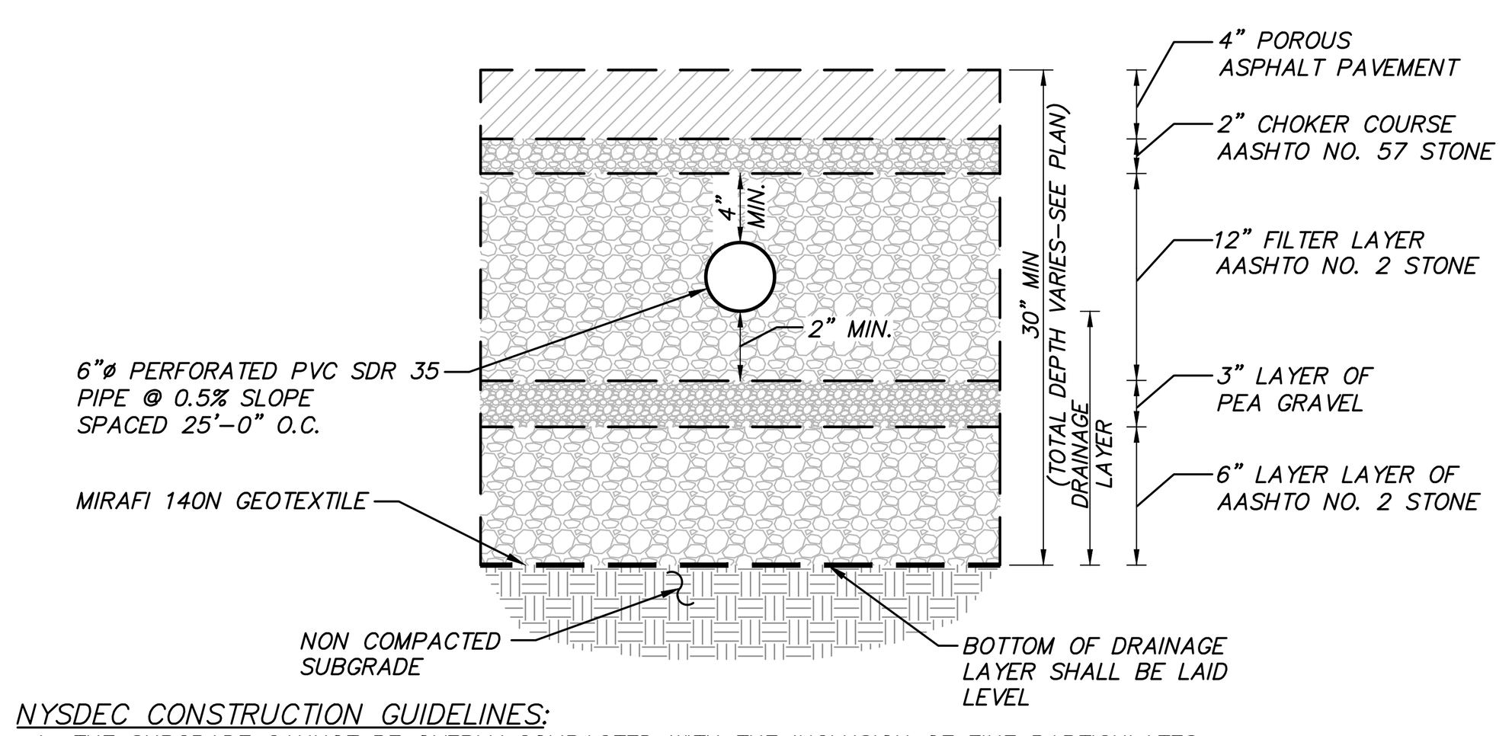


NOTES:

1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.

SIDE DRAIN INLET DETAIL

(N.T.S.)

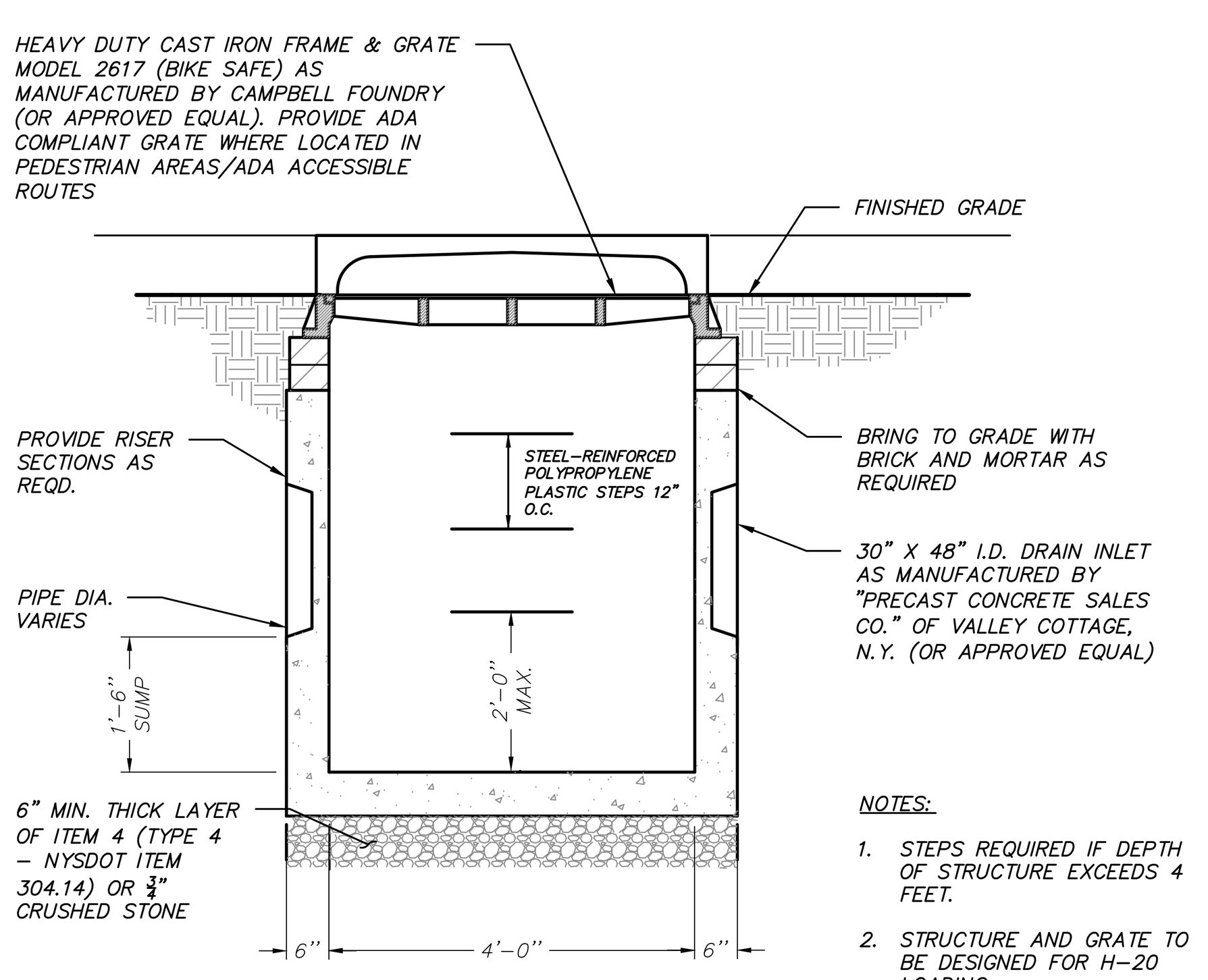


NYSDEC CONSTRUCTION GUIDELINES:

1. THE SUBGRADE CANNOT BE OVERLY COMPACTED WITH THE INCLUSION OF FINE PARTICULATES.
2. EXTREMELY HIGH OR LOW TEMPERATURES SHOULD BE AVOIDED DURING CONSTRUCTION OF PERVIOUS ASPHALT PAVEMENTS.
3. AREAS FOR POROUS PAVEMENT SYSTEMS SHALL BE CLEARLY MARKED BEFORE ANY SITE WORK BEGINS TO AVOID SOIL DISTURBANCE AND COMPACTION DURING CONSTRUCTION.
4. PERVIOUS PAVEMENT AND OTHER INFILTRATION PRACTICES SHOULD BE INSTALLED TOWARD THE END OF THE CONSTRUCTION PERIOD. UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION TO POROUS PAVEMENT SYSTEM. A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER ANY CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE ACCEPTED INTO THE FACILITY.
5. SUBSURFACE AREA SHOULD BE EXCAVATED TO PROPOSED DEPTH. EXISTING SUBGRADE SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT PRIOR TO PLACEMENT OF GEOTEXTILE AND STONE BED. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT AND LIGHT TRACTOR.
6. PLACE GEOTEXTILE AND RECHARGE BED AGGREGATE IMMEDIATELY AFTER ENGINEER'S APPROVAL OF SUBGRADE PREPARATION TO PREVENT ACCUMULATION OF DEBRIS OR SEDIMENT. PREVENT RUNOFF AND SEDIMENT FROM ENTERING THE STORAGE BED DURING THE PLACEMENT OF THE GEOTEXTILE AND AGGREGATE BED.
7. PLACE GEOTEXTILE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF 16 INCHES. FABRIC SHALL BE SECURED AT LEAST 4 FEET OUTSIDE OF BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED.
8. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE CAN BE CUT BACK TO THE EDGE OF THE BED.
9. INSTALL AGGREGATE COURSE IN LIFTS OF 6-8 INCHES. KEEP EQUIPMENT MOVEMENT OVER STORAGE BED SUBGRADES TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED ON THE DRAWINGS.

POROUS ASPHALT PAVEMENT DETAIL

(N.T.S.)

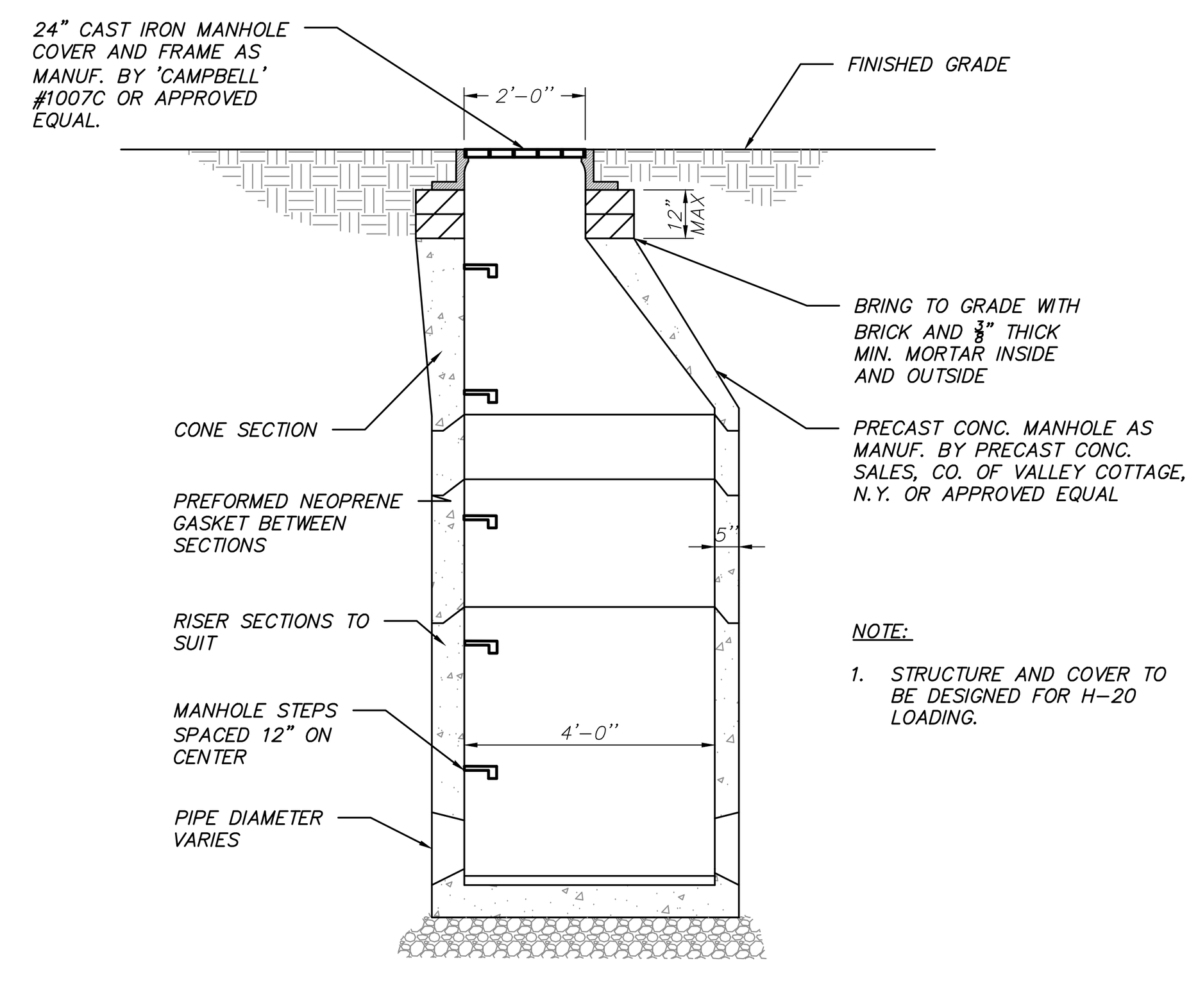


NOTES:

1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.

30" X 48" CATCH BASIN DETAIL

(N.T.S.)

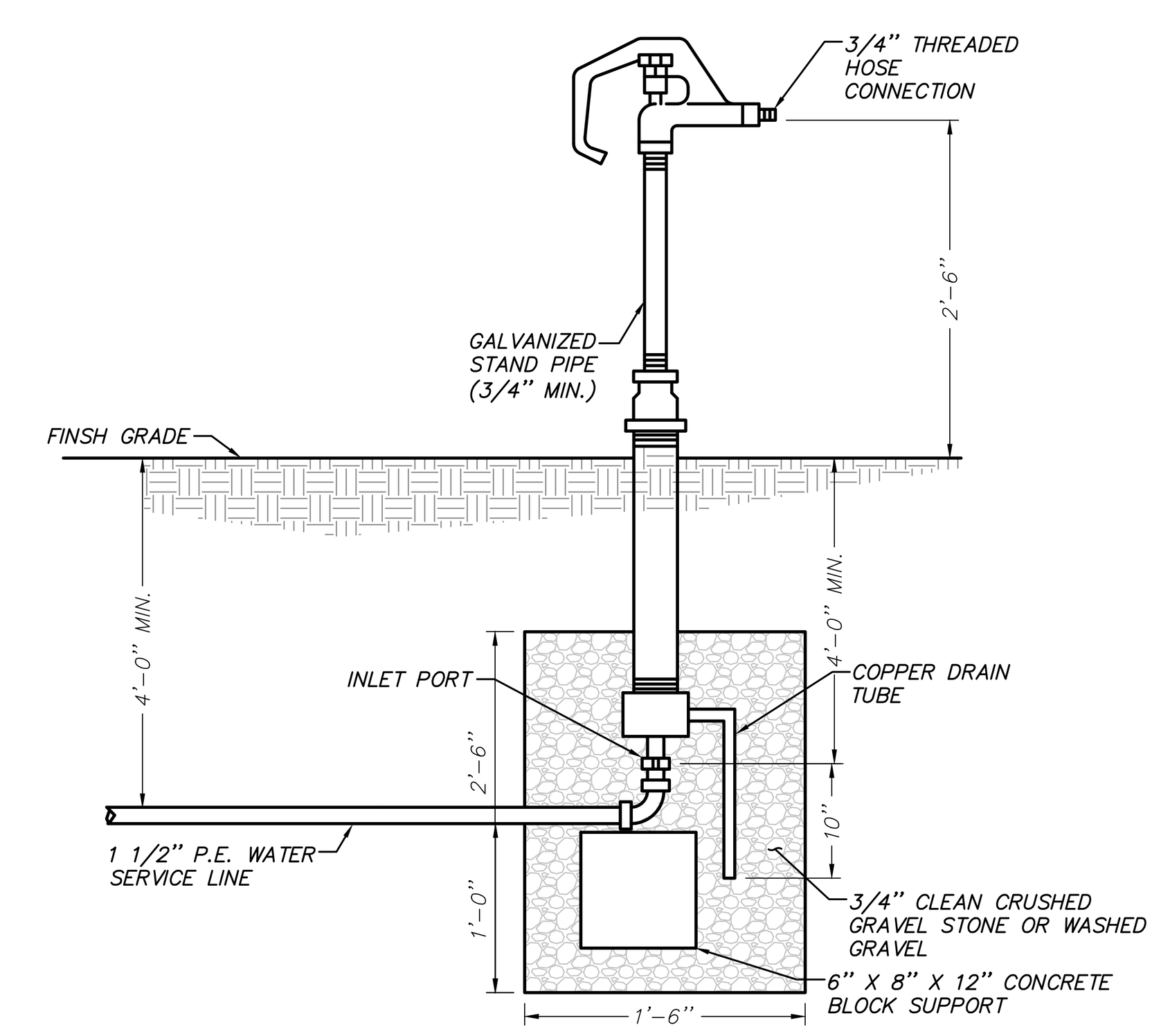


NOTE:

1. STRUCTURE AND COVER TO BE DESIGNED FOR H-20 LOADING.

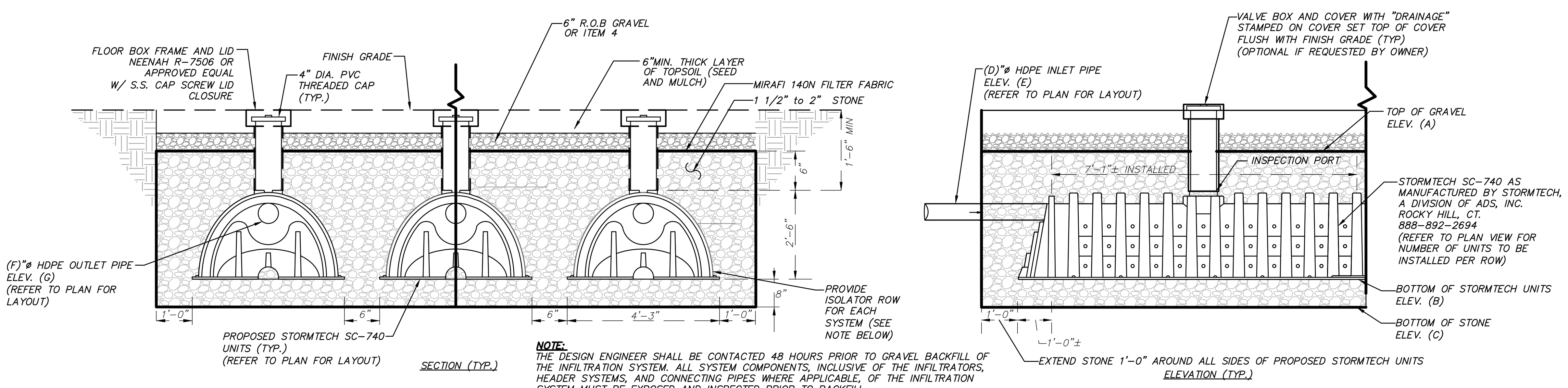
DRAINAGE MANHOLE DETAIL

(N.T.S.)



YARD HYDRANT DETAIL

(N.T.S.)



NOTE:
THE DESIGN ENGINEER SHALL BE CONTACTED 48 HOURS PRIOR TO GRAVEL BACKFILL OF THE INFILTRATION SYSTEM. ALL SYSTEM COMPONENTS, INCLUSIVE OF THE INFILTRATORS, HEADER SYSTEMS, AND CONNECTING PIPES WHERE APPLICABLE, OF THE INFILTRATION SYSTEM MUST BE EXPOSED AND INSPECTED PRIOR TO BACKFILL.

STORMWATER MANAGMENT PRACTICE	STORMWATER UNIT NODE #	NUMBER OF ROWS *	NUMBER OF CHAMBERS PER ROW	TOTAL QUANTITY OF CHAMBERS	OVERALL SYSTEM DIMENSIONS (LENGTH X WIDTH)
1.2P	SC-740	4 *	5	20	38' X 20.5'
1.3P	SC-740	4 *	5	20	38' X 20.5'
1.4P	SC-740	5 *	3	15	23.8' X 25.3'
1.5P	SC-740	4 *	5	20	38' X 20.5'

* AN ISOLATOR ROW SHALL BE PROVIDED FOR PRETREATMENT

STORMWATER INFILTRATION SYSTEM DETAIL

(N.T.S.)

NO.	DATE	REVISION	BY
1	2-28-23	REVISED FOR PLANNING BOARD SUBMISSION	DSW

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PROJECT:
AMENDED SITE PLAN FOR CAMP COMBE

684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

DRAWING:
DETAILS

PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.
DATE	1-24-23	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	E.M.S.

DRAWING NO. D-2

SHEET 11 / 12

EROSION & SEDIMENT CONTROL NOTES:

1. The Erosion and Sediment Control Plan is only to be referred to for the installation of erosion and sediment control measures. For all other construction related activities, including, but not limited to, grading and utilities, refer to the appropriate drawings.
2. Each contractor or subcontractor responsible for soil disturbance shall have a NYSDEC trained contractor onsite during soil disturbing activities. The NYSDEC trained contractor will be responsible to comply with the stormwater pollution prevention plan and for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction. The NYSDEC trained contractor shall sign a certification statement required by GP–0–20–001.
3. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
4. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
5. When land is exposed during development, the exposure shall be kept to the shortest practical period of time, but in no case more than 7 days after the construction activity in that portion of the site has ceased. Disturbance shall be minimized in the areas required to perform construction.
6. All construction vehicles shall be kept clear of the watercourses and wetland control areas outside the areas of proposed development. Silt fence and orange construction fence shall be installed in the areas where the grading is in close proximity of the watercourses or wetland control areas.
7. The stabilized construction entrances, silt fence, and orange construction fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
8. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. 'Aristook' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
9. Any graded areas not subject to further disturbance or construction traffic shall, within 7 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched between March 21 and May 20 or between August 15 and October 15 or as directed by project representative, with specified seed mixes as shown in the General Site Seeding Notes.
   - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
10. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610–3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
11. Cut or fill slopes steeper than 2:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
12. Paved roadways shall be kept clean at all times.
13. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
14. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
15. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
16. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the NYSDEC Trained Contractor. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the site engineer.
17. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the trained contractor or site engineer.
18. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
19. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
20. The NYSDEC Trained Contractor shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
21. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer, the Wetlands Inspector, the Town Engineer and/or NYCDEP shall be installed by the contractor.
22. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.
23. After completion of the site improvements, the owner will assume responsibility for maintenance of the roads, parking lots, drainage systems and stormwater facilities. Each spring the paved areas shall be cleaned to remove the winter accumulation of traction sand. After this is completed all drain inlet and catch basin sumps should be cleaned. All pipes should be checked for debris and blockage and cleaned as required. During the cleaning process, the drain inlets, catch basins and pipes should be inspected for structural integrity and overall condition. Repairs and/or replacements should be made as required.
24. Inspection of the stormwater basins should be performed every 6 months and after large storm events. These inspections should, at a minimum, check the outlet pipes for blockage and the general overall integrity of the basin and appurtenances.
25. Maintain basin vegetation including removal of trees and replacement of vegetation that should die. Remove any litter which accumulates as necessary. Typically, the accumulated silt will be required to be removed every 10 to 20 years. Any accumulated silt shall be removed from the stormwater basins once the site has been stabilized.
26. Refer to the Stormwater Pollution Prevention Plan for additional details regarding long–term maintenance of the storm drainage facilities.
27. Cover all soil stockpiles on asphalt areas with tarps in lieu of silt fence.

REQUIRED EROSION CONTROL SWPPP CONTENTS:

Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–0–20–001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a–l of General Permit GP–0–20–001:

a. Background Information: The subject project consists of the redevelopment and upgrade of an existing camp.

b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.

c. Description of the soils present at the site: Onsite soils belong to the Hydrologic Groups A, B, C & D. Pursuant to the National Resource Conservation Service Web Soil Survey, the soil designations of the onsite soils consist of Charlton fine sandy loam (ChB, ChC & ChD), Charlton loam (ChE, ClE & ClF) Charlton–Chatfield complex (CrC),Chatfield–Charlton complex (CsD), Fluvaquents–Udifluvents complex (Ff), Hollis–rock Outcrop (HrF), Leicester loam (LcB), Paxton fine sandy loam (PnB, PnC & PoD), Riverhead loam (RhB), Sutton loam (SuB) and Udorthents (Ub). The soil boundaries and their correspondence Hydrologic Soil Groups have been shown on the enclosed pre– and post–development drainage figures, Figures 2 and 3 of this report.

d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Erosion and Sediment Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.

e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.

f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided heron identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.

g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.

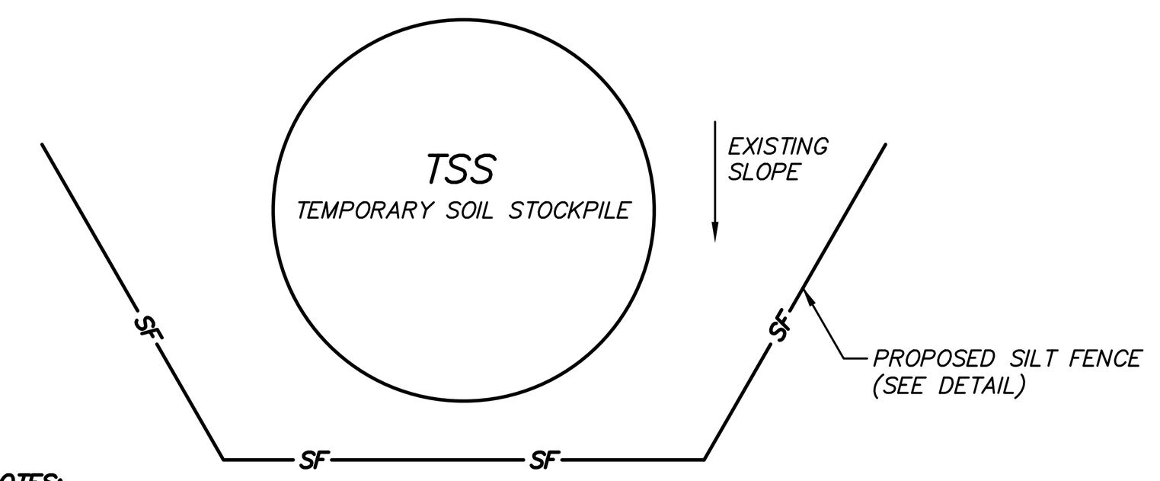
h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.

i. An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP–0–20–001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.

j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.

k. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.

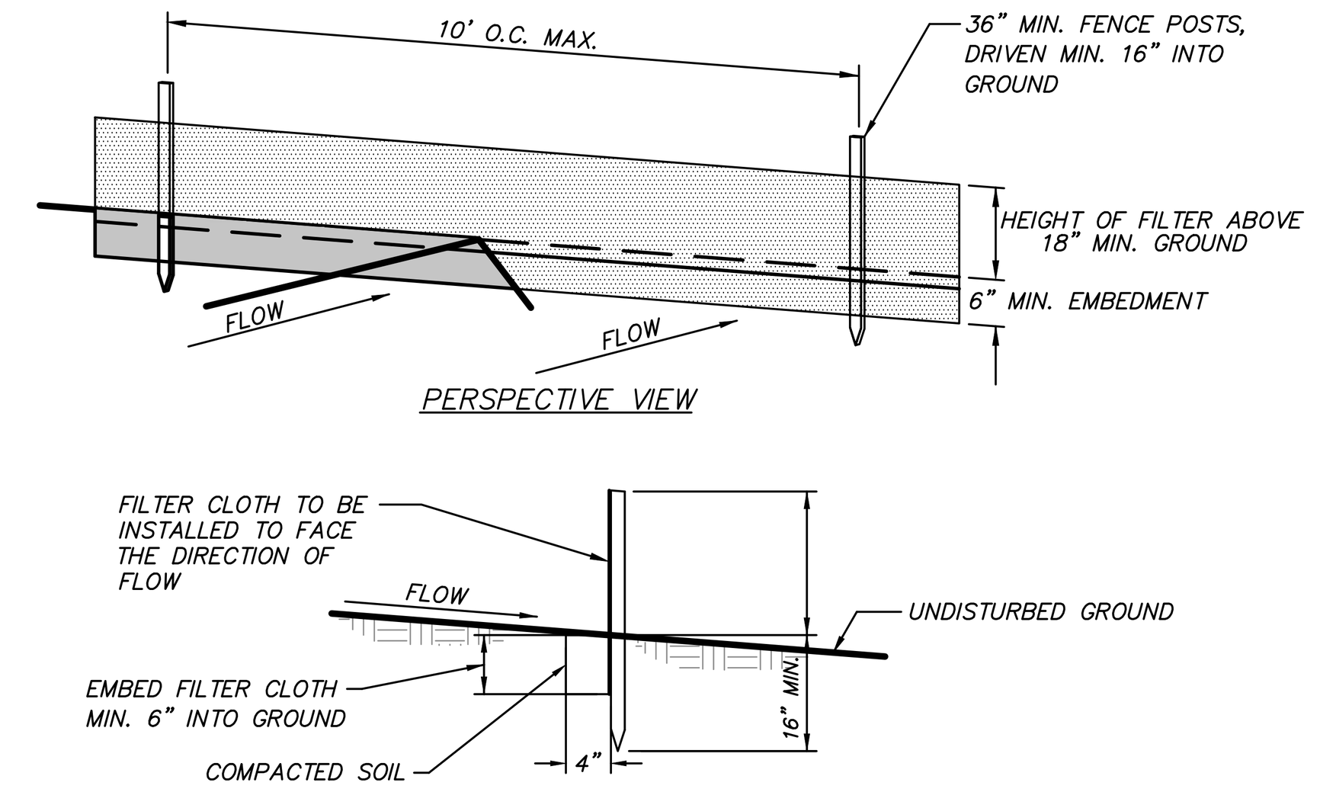
l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."



NOTES:

1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL
(N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

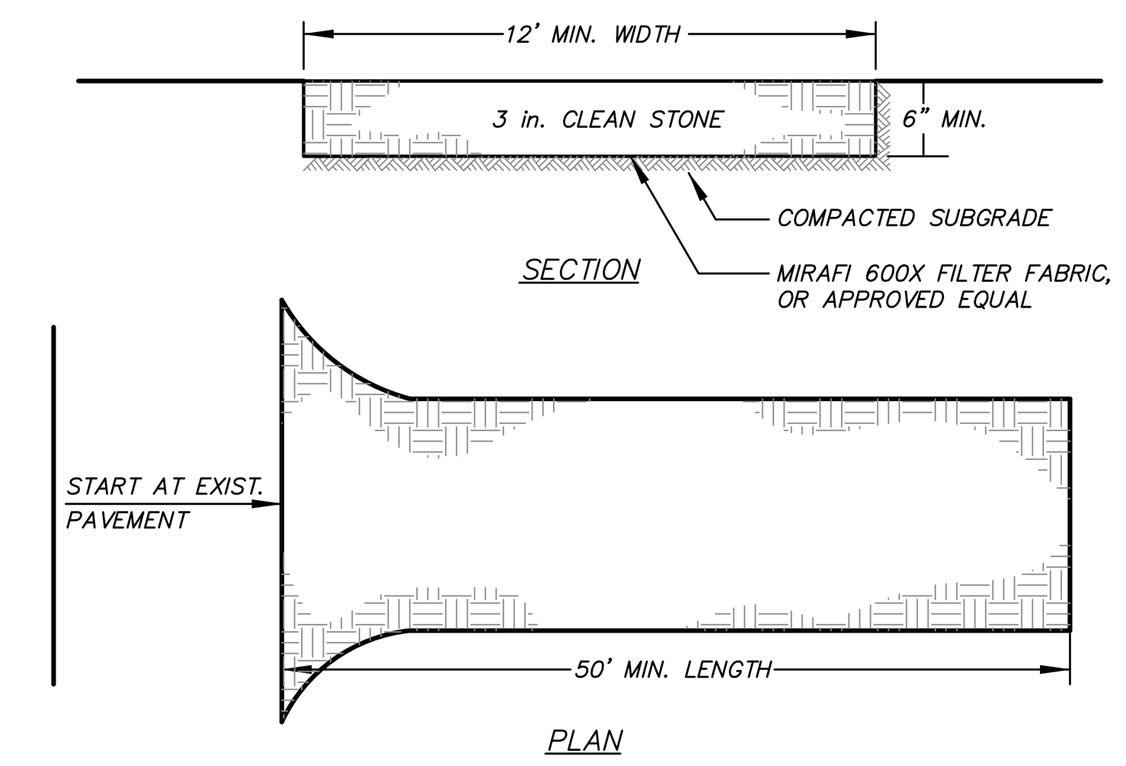
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

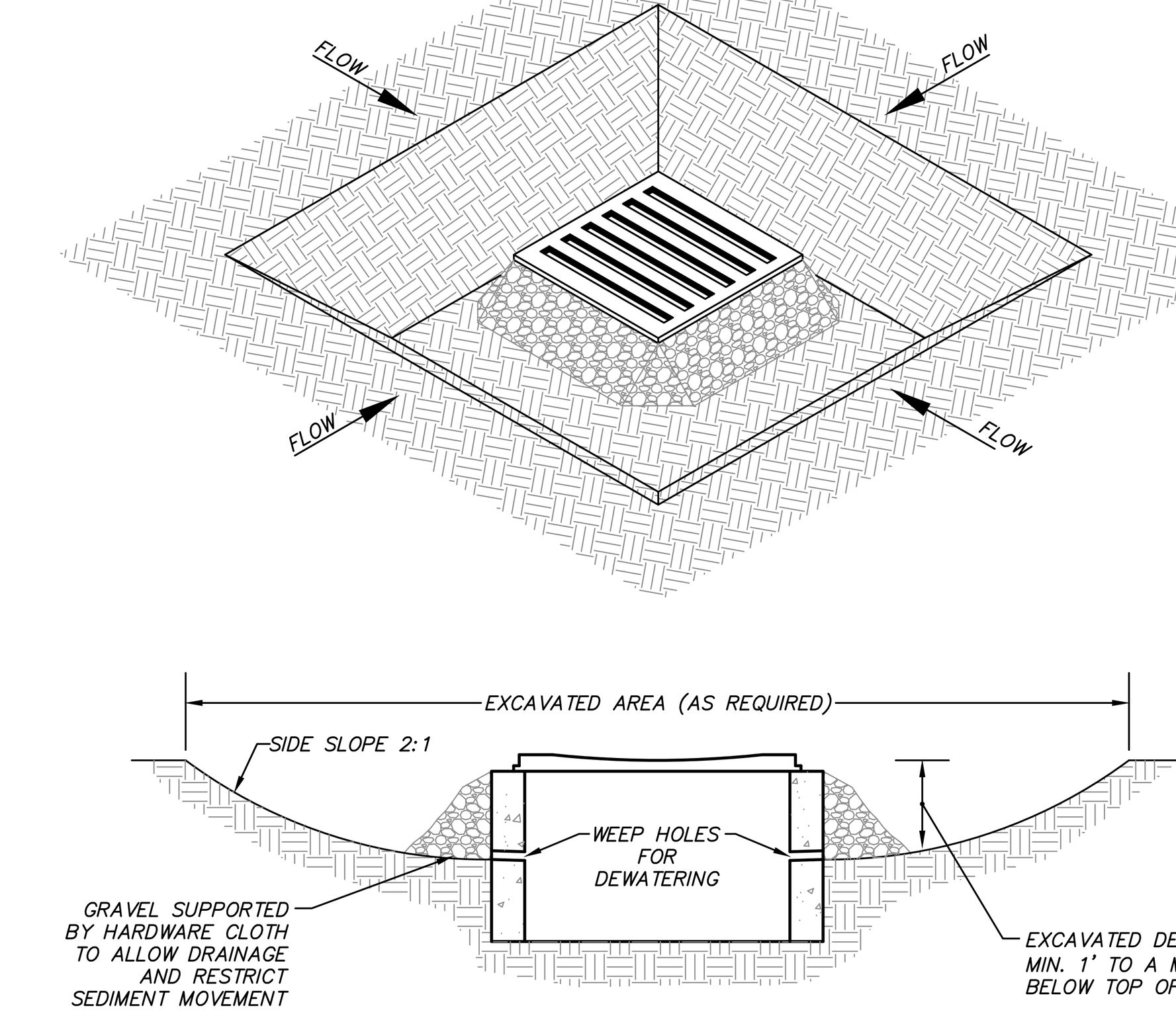
SILT FENCE DETAIL
(N.T.S.)



INSTALLATION NOTES

1. STONE SIZE – USE 3" STONE
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
(N.T.S.)



1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE

EXCAVATED DROP INLET PROTECTION DETAIL
(N.T.S.)

SOIL RESTORATION REQUIREMENTS[1,2]
(ONSITE SOILS WITHIN THE LIMIT OF DISTURBANCE BELONG TO THE HYDROLOGIC SOIL GROUP (HSG) D)

THE CONTRACTOR SHALL BE REQUIRED TO PERFORM THE FOLLOWING SOIL RESTORATION TECHNIQUES PRIOR TO INSTALLING TOPSOIL, SEED AND MULCH. ITEMS STRICKEN IN THE FOLLOWING TABLE DO NOT NEED TO BE PERFORMED.

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT		COMMENTS/EXAMPLES
No soil disturbance	Restoration not permitted		Preservation of Natural Features
Minimal soil disturbance	Restoration not required		Clearing and grubbing
Areas where topsoil is stripped only – no change in grade	HSG A & B: Apply 6" of topsoil	HSG C & D: Aerate[3] and apply 6" of topsoil	Protect area from any ongoing construction activities
Areas of cut or fill	HSG A & B: Aerate[3] and apply 6" of topsoil	HSG C & D: Apply full Soil Restoration[4]	
Heavy traffic areas on site (especially in a zone 5–25 feet around buildings but not within a 5 foot perimeter around foundation walls.)	Apply full Soil Restoration[5] (de–compaction and compost enhancement)[6]		
Areas where runoff reduction and/or infiltration practices are applied	Restoration not required, but may be applied for appropriate practices.		Keep construction equipment from crossing these areas. To protect newly installed practices from any ongoing construction activities construction a single phase operation fence area.
Redevelopment projects	Soil restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.		

1. Aeration includes the use of machines such as tractor–drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini–subsoiler.
2. Per Deep Ripping and De–compaction, DEC 2008 .
3. Aeration includes the use of machines such as tractor–drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which functions like a mini–subsoiler.
4. During periods of relatively low to moderate subsoil moisture, the disturbed soils are returned to rough grade and the following Soil Restoration steps applied:
   a. Apply 3 inches of compost over subsoil.
   b. Till compost into subsoil to a depth of at least 12 inches using a cat–mounted ripper, tractor–mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
   c. Rock–pick until uplifted stone/rock materials of four inches and larger size area cleaned off the site.
   d. Apply topsoil to a depth of 6 inches.
   e. Vegetate as required by seeding notes located on the project drawings.
   f. Tilling should not be performed within the drip line of any existing trees or over any utility installations that are within 24 inches of the surface.
5. Compost shall be aged, from plant derived materials, free of viable weed seeds, have no visible free water or dust produced when handling, pass through a half inch screen and have a pH suitable to grow desired plants.

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI–ANNUALLY	YEARLY	EVERY 5 to 10 YEARS
STORMWATER COLLECTION SYSTEMS	–	Inspect & clean	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	Inspect, clean, repair, and/or replace structures. Remove debris.
UNDERGROUND INFILTRATION SYSTEMS	–	Confirm infiltrators dewater within 40 hours	–	Inspect and clean as required	Clean isolator row per manufactures recommendations
INFILTRATION BASIN	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect for eroding soils on the basin berm & embankments, & sources of erosion; & stabilize and/or repair immediately.	Mow berms and exterior embankments Remove debris & litter from basins & outlet structures. Remove Sediment if accumulated greater than an 1"	–	Inspect for & remove accumulated sediment
VELOCITY DISSIPATION STRUCTURES	Inspect for scour or dislodged stones.	Inspect for evidence of scour and/or for dislodged stones and repair immediately	–	Control weed and brush growth as needed.	–

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

YMCA of Central & Northern Westchester
148 Hamilton Avenue
White Plains, NY 10601

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
INLET PROTECTION	–	Inspect	Inspect	Clean/Repair/ Replace	Remove
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
SWALES	–	Inspect	Inspect	Clean/Mulch/ Repair	Mow Permanent Grass/Replace/ Repair Rip Rap
CHECK DAMS	–	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
DRAINAGE PIPES	–	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	–	Inspect	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	–	Inspect	Inspect	Clean/Mulch/ Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule on Drawing SP–3.1

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

YMCA of Central & Northern Westchester
148 Hamilton Avenue
White Plains, NY 10601

and/or the current owner(s) of the subject property.

REQUIRED POST–CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–0–20–001), all construction projects needing post–construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post–construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a–f and III.B.3:

   a. Identification of all post–construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.

   b. A site map/construction drawing(s) showing the specific location and size of each post–construction stormwater management practice; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.

   c. A Stormwater Modeling and Analysis Report including pre–development conditions, post–development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the report titled Stormwater Pollution Prevention Plan for Camp Combe.

   d. Soil testing results and locations. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Camp Combe.

   e. Infiltration testing results. This SWPPP requirement is provided in the report titled Stormwater Pollution Prevention Plan for Camp Combe.

   f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post–construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.

2. Enhanced Phosphorus Removal Standards – Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post–construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post–construction stormwater management practice component of the SWPPP shall include items 2.a – 2.f above. The permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 2.a – 2.f above.

NO.	DATE	REVISION	BY
1	2–28–23	REVISED FOR PLANNING BOARD SUBMISSION	DSW

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PROJECT:
AMENDED SITE PLAN FOR CAMP COMBE
684 PEEKSKILL HOLLOW ROAD, PUTNAM VALLEY, PUTNAM CO., NY

DRAWING:
DETAILS

STATE OF NEW YORK · RICHARD D. WILLIAMS JR. · 085866 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	22183.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	1–24–23	DRAWN BY	M.E.U.	D–3	12 / 12
SCALE	AS SHOWN	CHECKED BY	E.M.S.		