


Lake Placid / Whiteface Mountain KOA Holiday - Riverside

5644 NYS Route 86, Wilmington, NY 12997

PREPARED FOR:



Kampgrounds of America, Inc.
550 N 31st Street
Billings, MT 59101
(509)440-1104

SUBMISSION:

SPECIAL USE PERMIT /
SITE PLAN AND VARIANCE APPLICATIONS
September 20, 2022

SHEET INDEX:

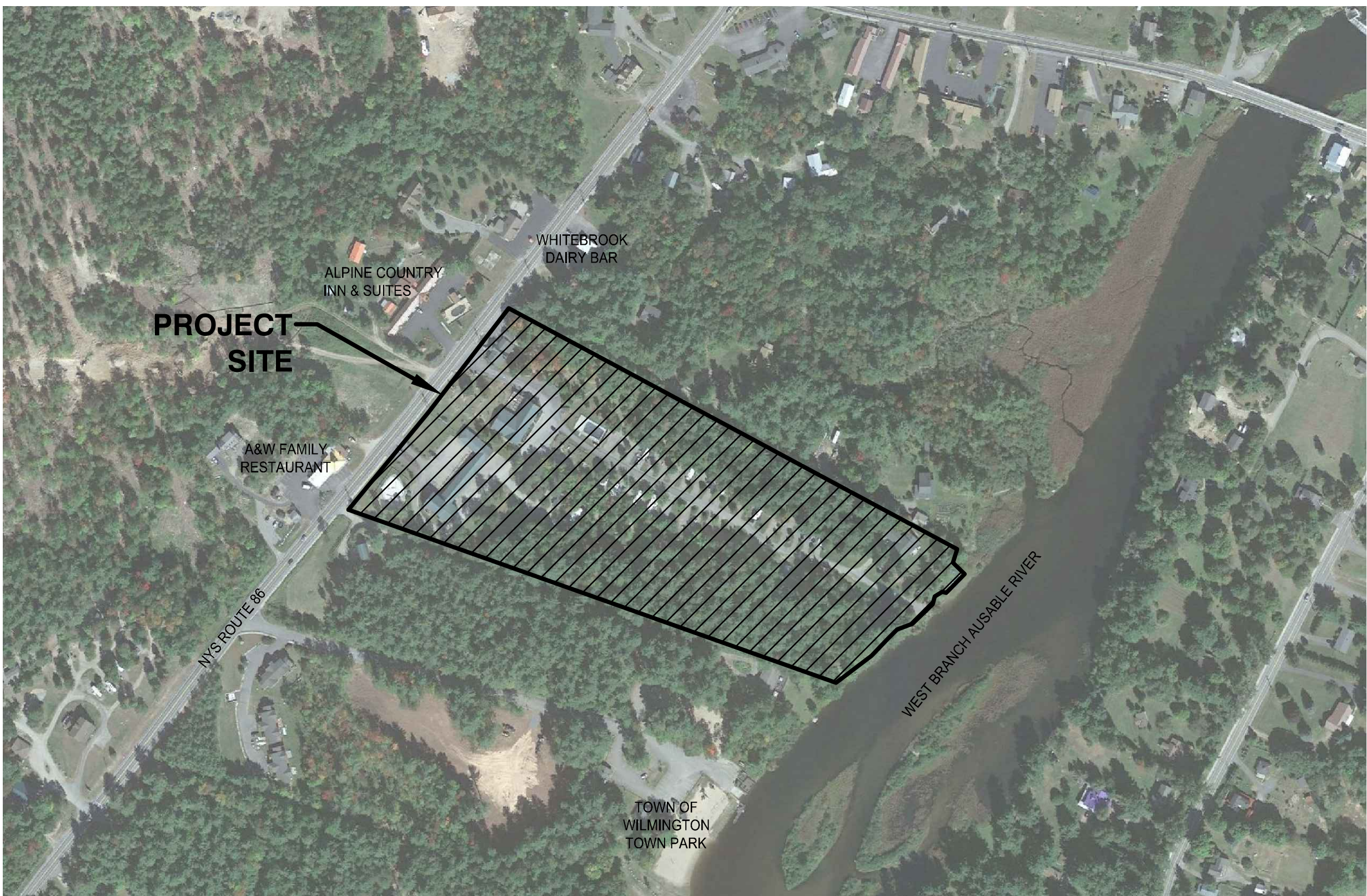
SURVEY	
	SITE / TOPOGRAPHIC SURVEY
	ALTA SURVEY INCLUDING WETLAND / RIVER EDGE
LANDSCAPE ARCHITECTURE	
L-100	OVERALL SITE PLAN
L-101	VARIANCE DIAGRAM
L-200	SITE DEMOLITION PLAN
L-300	EROSION & SEDIMENT CONTROL PLAN
L-400	SITE LAYOUT PLAN
L-500	SITE MATERIALS PLAN
L-600	SITE GRADING & DRAINAGE PLAN
L-700	SITE PLANTING PLAN
L-800-803	SITE DETAILS
L-804	NOTES
L-900	PHOTOMETRIC LIGHTING DIAGRAM
SEWER AND WATER ENGINEERING	
C-100	UTILITY PLAN
ELECTRICAL	
E-100	ELECTRICAL DISTRIBUTION PLAN
ARCHITECTURE	
CVR	COVER
A-101	FLOOR PLAN
A-201	ELEVATIONS
A-301	SECTIONS AND ROOF PLAN
A-401	LIGHTING PLAN



REGIONAL MAP



SCALE: N.T.S.



PROJECT VICINITY MAP



SCALE: 1"=250'

PREPARED BY:

LANDSCAPE ARCHITECT/ENGINEER:



The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley Saratoga Springs NY 12866
518-587-8100 518-587-0180
www.thelagroup.com

CIVIL ENGINEER:



North Woods Engineering PLLC
348 Lake Street Saranac Lake, NY 12983
(518) 891-4875
www.north-woods-engineering.com
New York State Certified
Service-Disabled Veteran-Owned Business

SURVEYORS:



Ausfeld & Waldruff Land Surveyors LLP
323 Clinton Street
Schenectady, NY
(518) 346-1595



Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

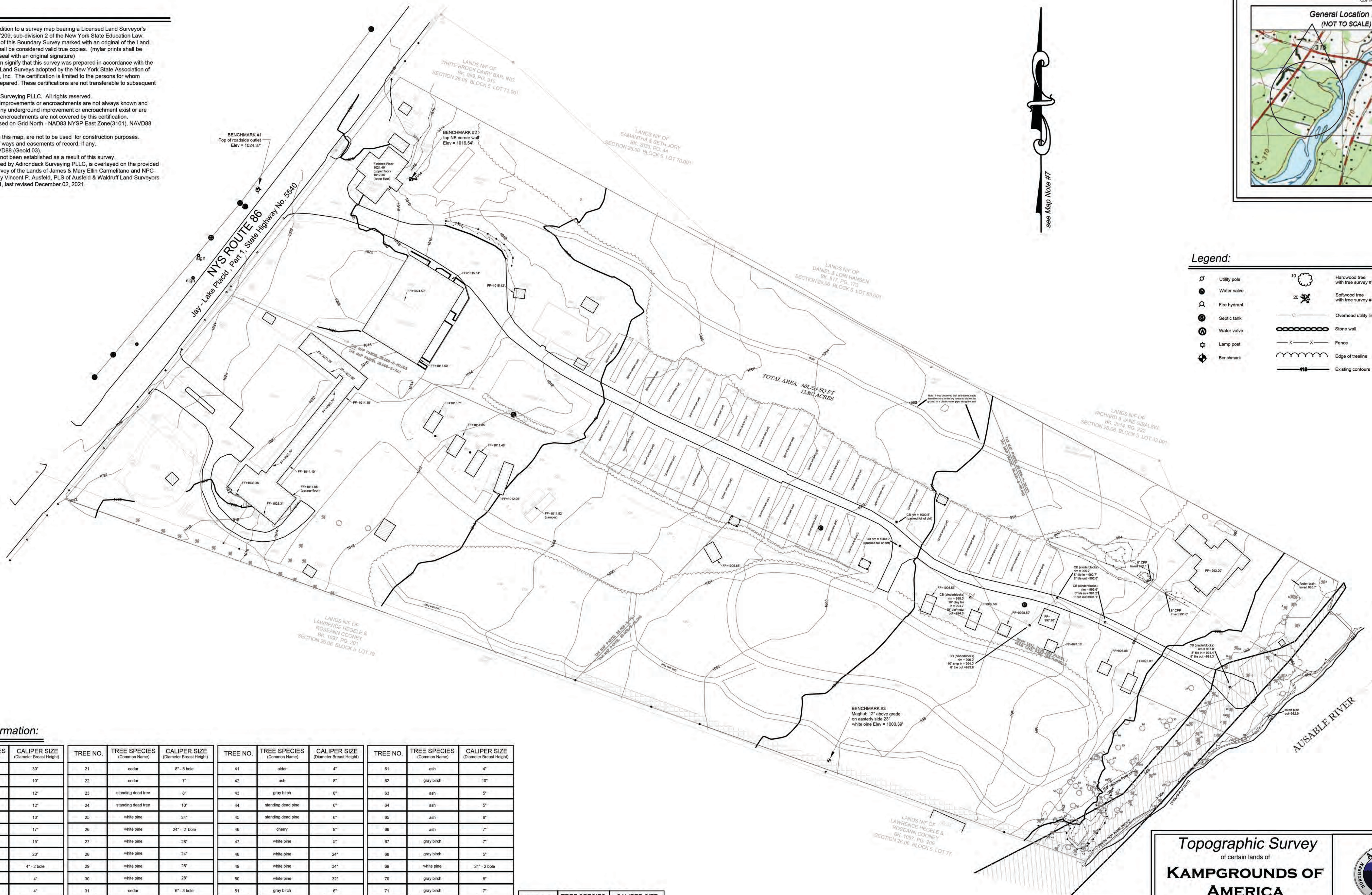
ARCHITECT:



Cushing Terrell
13 N. 23rd St.
Billings, MT
(406) 248-7455

Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this Boundary Survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the persons for whom the Topographic Survey is prepared. These certifications are not transferable to subsequent owners.
4. Copyright 2022, Adirondack Surveying PLLC. All rights reserved.
5. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvement or encroachment exist or are shown, the improvements or encroachments are not covered by this certification.
6. North arrow and bearings based on Grid North - NAD83 NYSP East Zone(3101), NAVD88 (Geoid 03)
7. Building offsets, as shown on this map, are not to be used for construction purposes.
8. Subject to any and all right of ways and easements of record, if any.
9. Vertical datum based on NAVD88 (Geoid 03).
10. Riparian rights, if any, have not been established as a result of this survey.
11. Topographic Survey, prepared by Adirondack Surveying PLLC, is overlaid on the provided "ALTANSPS Land Title Survey of the Lands of James & Mary Elin Carmeliano and NPC Wilmington Inc." prepared by Vincent P. Ausfeld, PLS of Ausfeld & Waldruff Land Surveyors LLP dated October 23, 2021, last revised December 02, 2021.



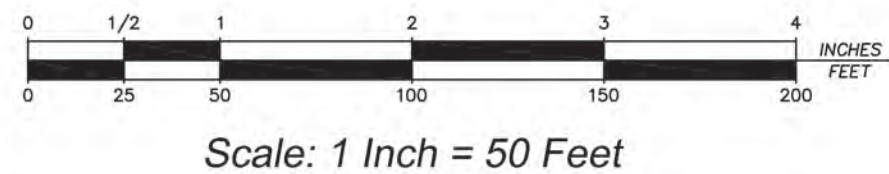
Legend:

- Utility pole
- Water valve
- Fire hydrant
- Septic tank
- Water valve
- Lamp post
- Benchmark
- Hardwood tree with tree survey #
- Softwood tree with tree survey #
- Overhead utility line
- Stone wall
- Fence
- Edge of tree line
- Existing contours

Tree Survey Information:

TREE NO.	TREE SPECIES (Common Name)	CALIPER SIZE (Diameter Breast Height)	TREE NO.	TREE SPECIES (Common Name)	CALIPER SIZE (Diameter Breast Height)	TREE NO.	TREE SPECIES (Common Name)	CALIPER SIZE (Diameter Breast Height)	TREE NO.	TREE SPECIES (Common Name)	CALIPER SIZE (Diameter Breast Height)
1	white pine	30"	21	cedar	8" - 5 bole	41	ash	4"	61	ash	4"
2	gray birch	10"	22	cedar	7"	42	ash	8"	62	gray birch	10"
3	gray birch	12"	23	standing dead tree	8"	43	gray birch	8"	63	ash	5"
4	gray birch	12"	24	standing dead tree	10"	44	standing dead pine	6"	64	ash	5"
5	cedar	13"	25	white pine	24"	45	standing dead pine	6"	65	ash	6"
6	white pine	17"	26	white pine	24" - 2 bole	46	cherry	8"	66	ash	7"
7	white pine	10"	27	white pine	28"	47	white pine	5"	67	gray birch	7"
8	white pine	20"	28	white pine	24"	48	white pine	24"	68	gray birch	5"
9	spruce	4" - 2 bole	29	white pine	28"	49	white pine	34"	69	white pine	24" - 2 bole
10	spruce	4"	30	white pine	28"	50	white pine	32"	70	gray birch	8"
11	spruce	4"	31	cedar	6" - 3 bole	51	gray birch	6"	71	gray birch	7"
12	spruce	10"	32	cedar	9" - 6 bole	52	ash	8"	72	gray birch	5"
13	white pine	32"	33	cedar	9" - 4 bole	53	gray birch	7"	73	gray birch	8"
14	cherry	16"	34	maple	14"	54	white pine	28"	74	white pine	28"
15	cedar	9" - 6 bole	35	gray birch	9"	55	gray birch	12"	75	white pine	16"
16	cedar	7" - 4 bole	36	gray birch	7"	56	gray birch	8"	76	gray birch	7"
17	cedar	8" - 7 bole	37	gray birch	8"	57	gray birch	10"	77	standing dead ash	7"
18	cedar	8" - 6 bole	38	maple	10"	58	gray birch	10" - 2 bole	78	standing dead ash	6"
19	cedar	10" - 6 bole	39	hardwood clump	48"	59	gray birch	9"	79	hardwood clump	18"
20	cedar	10" - 6 bole	40	hardwood clump	38"	60	ash	7"	80	white pine	28"

TREE NO.	TREE SPECIES (Common Name)	CALIPER SIZE (Diameter Breast Height)
81	white pine	22"
82	white pine	38"
83	maple	6"
84	white pine	28"
85	gray birch	7"
86	gray birch	9"
87	gray birch	12" - 2 bole
88	poplar	8"



Topographic Survey
of certain lands of
KAMP GROUNDS OF AMERICA
known as
"RIVERSIDE"
- Situate -
Town of Wilmington
Essex County State of New York

ADIRONDACK SURVEYING PLLC.
PO BOX 334
JAY, NEW YORK 12941
518.946.7571
ADIRONDACKSURVEYING.COM
INFO@ADIRONDACKSURVEYING.COM

PROJECT SURVEYOR
Ralph C. Schisler III, L.S.
NYS License No. 050409

Project No.	2022-019	Scale	1" = 50'	Revision Date	Revision Description	Revision Date	Revision Description
Date of Survey	04/11/22	Drawn by	R. Schisler				
Date of Map	05/17/22	Checked by	R. Schisler				

LEGEND:

- CAPED IRON ROD FOUND
□ CATCH BASIN
— DRAINAGE MANHOLE
□ ELECTRIC BOX
□ ELECTRIC TRANSFORMER
□ ELECTRIC MANHOLE
— HYDRANT
— LIGHT POLE
— SANITARY MANHOLE
— TELEPHONE MANHOLE
— TRAFFIC CONTROL BOX
— TRAFFIC SIGNAL POLE
— WATER VALVE
— UTILITY POLE
— OVERHEAD WIRES
— LANDSCAPED AREA
— ROOF DRAIN
+ 30.28 SPOT ELEVATION
— SOL BORING
— MONITORING WELL
— GAS MARKER POST
— ELECTRIC METER
— GAS METER
— SIGN (1 POST)
— SIGN (2 POSTS)
— YARD LIGHT
— DENOTES FEMA FLOOD ZONE
— DENOTES EASEMENT ITEM 14

SITE ADDRESS:

TAX MAP PARCEL 79.1:
5636 NYS ROUTE 86
WILMINGTON, N.Y. 12997

TAX MAP PARCEL 80.003:
5644 NYS ROUTE 86
WILMINGTON, N.Y. 12997

TAX MAP PARCEL 39.001:
5646 NYS ROUTE 86
WILMINGTON, N.Y. 12997

SURVEY NOTES:

1. THE PROPERTY SHOWN HEREON IS ONE AND THE SAME AS THE PROPERTY DESCRIBED IN THE FIDELITY NATIONAL TITLE CERTIFICATE FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE, TITLE NO. FT21-03593-NCS, DATED OCTOBER 16, 2021, AND THE VESTED LEGAL DESCRIPTION OF THE PROPERTY.
2. TAX MAP PARCEL ID NO'S: 26.006-5-79.1, 26.006-5-80.003 AND 26.006-5-39.001 (AS SHOWN ON THE SURVEY) ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY AND THERE ARE NO GAPS, STRIPS OR CORES LYING WITHIN OR BETWEEN THEM.
3. THE PROPERTY HAS DIRECT ACCESS TO NYS ROUTE 86 - A PUBLIC ROAD.
4. TABLE A, ITEM 17 - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF MY KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
5. THERE ARE NO OBSERVED EVIDENCE OF RECENT EARTH MOVING OR CONSTRUCTION.

TAX PARCEL NUMBER:

TOWN OF WILMINGTON, ESSEX COUNTY, NEW YORK
SEC. 26.06 - BLK. 5 - PARCELS 39.001, 79.100 & 80.003

DEED REFERENCES:

1. JAMES AND MARY ELLIN CARMELITNO TO JAMES AND MARY ELLIN CARMELITNO, DATED MARCH 20, 2000 AND RECORDED IN THE ESSEX COUNTY CLERKS OFFICE IN DEED BOOK 1242 AT PAGE 288.
2. ADIRONDACK BANK NATIONAL ASSOCIATION TO NPC WILMINGTON, INC., DATED MARCH 20, 1996 AND RECORDED IN THE ESSEX COUNTY CLERKS OFFICE IN DEED BOOK 1108 AT PAGE 148.
3. JAMES AND MARY ELLIN CARMELITNO TO JAMES AND MARY ELLIN CARMELITNO, DATED MARCH 20, 2000 AND RECORDED IN THE ESSEX COUNTY CLERKS OFFICE IN DEED BOOK 1242 AT PAGE 283.

GENERAL NOTES:

HORIZONTAL DATUM IS NEW YORK STATE PLANE EAST ZONE, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

NOTES CORRESPONDING TO CERTIFICATE FOR TITLE INSURANCE:

(P) PLOTTED ON SURVEY, (O)=OUTSIDE PROJECT AREA, (N) NOT ABLE TO PLOT.

BASED UPON REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY CERTIFICATE OF TITLE INSURANCE, TITLE NO. FT21-03593-NCS, EFFECTIVE DATE OCTOBER 16, 2021, SCHEDULE B-II:

ITEM NO 8: SUBJECT TO WATER RIGHTS RECORDED IN BOOK 146, PAGE 454. WATER RIGHTS ARE FOR FLOATING LOGS ETC. DEED STATES "TO CONTINUE SO LONG AS THE SAID PARTY OF THE SECOND PART SHALL USE THE SAID STREAM FOR THE PURPOSES HERETOFORE MENTIONED. ASSUMED THIS WATER RIGHT IS EXTINGUISHED.

ITEM 9: EASEMENT TO NYSE&G, BOOK 700, PAGE 38 AFFECTS THE PREMISE AND IS SHOWN HEREON.

ITEM 10: EASEMENT TO NYSE&G, BOOK 309, PAGE 229 EASEMENT IS NOT PLOTTABLE AS DESCRIBED. ASSUMED LOCATION SHOWN HEREON.

ITEM 11: EASEMENT TO NYSE&G RECORDED IN BOOK 309, PAGE 364. EASEMENT IS NOT PLOTTABLE AS DESCRIBED. ASSUMED LOCATION SHOWN HEREON.

ITEM 14: SUBJECT TO A TEN FOOT WIDE EASEMENT AND 20 FOOT BY 20 FOOT EASEMENT RECORDED IN DEED BOOK 993, PAGE 346.

ITEM 17: UNDERGROUND LINE EASEMENT RECORDED IN BOOK 1177, PAGE 202. AFFECTS THE PREMISE AND IS SHOWN HEREON.

ITEM 18: EASEMENT TO NYSE&G RECORDED IN BOOK 1233, PAGE 134. AFFECTS THE PREMISE AND IS SHOWN HEREON. THE LOCATION OF THE UNDERGROUND UTILITY LINE IS UNKNOWN.

LEGAL DESCRIPTION FROM CERTIFICATE OF TITLE INSURANCE - TITLE NO. FT21-03593-NCS SCHEDULE A:

AS TO 5646 NYS ROUTE 86:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WILMINGTON, COUNTY OF ESSEX, STATE OF NEW YORK, BEING PART OF LOT 33, MALLORY'S GRANT LYING EAST OF NEW YORK STATE ROUTE 86 AND WEST OF THE WEST BRANCH OF THE AUSABLE RIVER AND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE MOST NORTHERLY CORNER OF THE PREMISES MARKED BY A 5/8 INCH IRON ROD WITH CAP, SAID POINT BEING THE FOLLOWING TWO (2) COURSES FROM A 3/4 INCH IRON PIPE IN THE SOUTHEAST BOUNDS OF NEW YORK STATE ROUTE 86 WHICH LIES 304.52 FEET SOUTHWEST OF WHITE BROOK: 1. SOUTH 49° 25' 55" EAST, 395.00 FEET; 2. SOUTH 49° 27' 22" EAST, 349.45 FEET; THENCE, SOUTH 49° 27' 22" EAST, 450.00 FEET ALONG THE SOUTHWEST LINE OF CERTAIN LANDS OF RICHARD M. SIBALSKI AND JANE F. SIBALSKI, DEED BOOK 772 PAGE 4, TO A POINT ON THE WEST BANK OF THE WEST BRANCH OF THE AUSABLE RIVER, SAID COURSE PASSING THROUGH A 1/2 INCH IRON PIPE LINE MARKER AT A DISTANCE OF 440.00 FEET; THENCE, SOUTHERLY 130 FEET MORE OR LESS ALONG THE WEST BANK OF THE WEST BRANCH OF THE AUSABLE RIVER ON THE FOLLOWING THREE (3) COURSES TO A POINT AT THE SOUTHERLY CORNER: 1. SOUTH 29° 37' 10" WEST, 32.66 FEET TO A POINT; 2. SOUTH 32° 53' 59" EAST, 40.69 FEET TO A POINT; 3. SOUTH 55° 14' 56" WEST, 65.59 FEET TO A POINT; THENCE, NORTH 48° 23' 02" WEST, 246.21 FEET ALONG THE SOUTHWESTERLY LINE TO A 5/8 INCH IRON ROD WITH CAP, SAID COURSE PASSING THROUGH A 5/8 INCH IRON ROD LINE MARKER AT A DISTANCE OF 51.00 FEET; THENCE, NORTH 56° 28' 45" WEST, 95.11 FEET ALONG THE SOUTHWESTERLY LINE TO A 5/8 INCH IRON ROD WITH CAP; THENCE, NORTH 09° 51' 36" WEST, 179.07 FEET ALONG THE WEST LINE TO THE POINT-OF-BEGINNING, TOGETHER WITH A RIGHT OF WAY FOR ALL NORMAL PURPOSES OF INGRESS AND EGRESS OVER THE EXISTING DRIVE FROM THE SOUTHWEST LINE OF THE PREMISES SOUTHWEST AND NORTHWEST TO NEW YORK STATE ROUTE 86.

SITE LOCATION PLAN: 1"=2000'

SURVEY LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WILMINGTON, COUNTY OF ESSEX AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED IN THE EASTERLY LINE OF N.Y.S. ROUTE 86, SAID POINT BEING THE INTERSECTION FORMED BY SAID EASTERLY LINE OF ROUTE 86 WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF LAWRENCE HEGELE & ROSEANN COONEY (BOOK 1097, PAGE 201) ON THE SOUTH AND THE LANDS NOW OR FORMERLY OF NPC WILMINGTON (BOOK 1108, PAGE 148) ON THE NORTH; THENCE ALONG SAID N.Y.S. ROUTE 86, THE FOLLOWING TWO COURSES: 1) NORTH 39°16'10" EAST, 295.09 FEET TO A POINT AND 2) NORTH 37°39'58" EAST, 308.58 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF WHITE BROOK DAIRY BAR, INC. (BOOK 989, PAGE 315), LANDS NOW OR FORMERLY OF SAMANTHA & SETH JORY (BOOK 2033, PAGE 44), LANDS NOW OR FORMERLY OF DANIEL & LORE HANSEN (BOOK 817, PAGE 170) AND THE LANDS NOW OR FORMERLY OF RICHARD & JANE SIBALSKI (BOOK 2014, PAGE 222), SOUTH 61°44'21" EAST, 1103.89 FEET TO A POINT; THENCE ALONG THE WESTERLY BANK OF THE AUSABLE RIVER, THE FOLLOWING ELEVEN COURSES: 1) SOUTH 17°20'08" WEST, 32.66 FEET TO A POINT; 2) SOUTH 45°11'01" EAST, 38.37 FEET TO A POINT; 3) SOUTH 44°25'38" WEST, 61.24 FEET TO A POINT; 4) NORTH 74°54'33" WEST, 10.10 FEET TO A POINT; 5) SOUTH 56°45'26" WEST, 20.84 FEET TO A POINT; 6) SOUTH 14°29'43" WEST, 18.77 FEET TO A POINT; 7) SOUTH 46°24'49" WEST, 65.86 FEET TO A POINT; 8) SOUTH 68°31'57" WEST, 37.86 FEET TO A POINT; 9) SOUTH 46°05'43" WEST, 32.05 FEET TO A POINT; 10) SOUTH 43°11'55" WEST, 54.19 FEET TO A POINT AND 11) SOUTH 53°11'48" WEST, 104.76 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF LAWRENCE HEGELE & ROSEANN COONEY (BOOK 1097, PAGE 209) AND CONTINUING ALONG THE FIRST MENTIONED LANDS OF HEGELE & COONEY, NORTH 70°28'24" WEST, 1212.59 FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING IN ALL 13.803 ACRES OF LAND MORE OR LESS.

NOTE:

THE ABOVE LEGAL DESCRIPTION MATCHES THE LEGAL/PROPERTIES IDENTIFIED BY THE CERTIFICATE FOR TITLE INSURANCE AS SHOWN HEREON.

FLOOD ZONE NOTE:

PORTION OF THE PROPERTY SHOWN LIES WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; PORTION LIES WITHIN "ZONE A" NO FLOOD ELEVATIONS DETERMINED AND PORTION LIES WITHIN "ZONE AE", BASE ELEVATIONS DETERMINED. THE REMAINDER OF THE PROPERTY LIES WITHIN "X". AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NUMBER 361161 0022 C, PANEL 22 OF 50, OF THE TOWN OF WILMINGTON, ESSEX COUNTY, N.Y., MP REVISED NOVEMBER 16, 1995.

CERTIFICATION:

THIS IS TO CERTIFY TO KAMPPOUNDS OF AMERICA, INC. (KOA), FIDELITY NATIONAL TITLE INSURANCE COMPANY, NPC WILMINGTON, INC., JAMES CARMELITANO AND MARY ELLIN CARMELITANO, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021" MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. ALSO INCLUDED ARE THE FOLLOWING ITEMS FROM TABLE A: ITEMS 1, 2, 3, 4, 7, (b) (1), 8, 11, 14, 17, 18 AND 19. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2021.

SIGNED: _____ DATE: _____ AUGUST 12, 2022

N.Y.S. REGISTRATION NO. 049597

6/8/22	WETLAND REVISION	5636 NYS ROUTE 86, 5644 NYS ROUTE 86 & 5646 NYS ROUTE 86
8/5/22	WETLANDS ADDED	
7/6/22	REVISION PER COMMENTS	
12/2/21	REVISION	
11/24/21	REVISION	
ALTA/NSPS LAND TITLE SURVEY OF THE LANDS OF JAMES & MARY ELLIN CARMELITANO AND NPC WILMINGTON INC.		
TOWN OF WILMINGTON		ESSEX COUNTY, N.Y.
SCALE: 1"=400'		OCTOBER 23, 2021
DRAWN BY: KDW		PROJECT NO: 21-3079
AUSFELD & WALDRUFF LAND SURVEYORS LLP		VINCENT P. AUSFELD P.L.S.
323 CLINTON STREET, SCHENECTADY NY		LICENSE NUMBER
PHONE: (518) 346-1595		FAX: (518) 770-1655
		www.ausfild.com

LEGAL DESCRIPTION FROM CERTIFICATE OF TITLE INSURANCE - TITLE NO. FT21-03593-NCS SCHEDULE A:

AS TO 5636 NYS ROUTE 86:
ALL THAT TRACT, PART, PIECE OR PARCEL OF LAND, SITUATE IN LOTS 33 AND 34, MALLORY'S GRANT, TOWN OF WILMINGTON, COUNTY OF ESSEX, STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4 INCH IRON PIPE FOUND IN THE SOUTHERLY BOUNDS OF NEW YORK STATE HIGHWAY ROUTE 86, AND AT THE MOST NORTHERLY CORNER OF A PARCEL OF LAND BELONGING (N/F), TO BETTY JANE SMART, BY VIRTUE OF A DEED RECORDED IN THE OFFICE OF THE ESSEX COUNTY CLERK IN BOOK 725 OF DEEDS AT PAGE 176, AND RUNNING THENCE N 57° 07' 56" E, ALONG SAID SOUTHERLY BOUNDS, A DISTANCE OF 296.17 FEET, TO A 1 INCH IRON PIPE FOUND IN THE MOST WESTERLY CORNER OF A PARCEL OF LAND BELONGING TO RICHARD D. RALTON AND MARIES L. RALTON, BY VIRTUE OF A DEED RECORDED IN THE OFFICE OF THE ESSEX COUNTY CLERK IN BOOK 810 ON OF DEEDS AT PAGE 339; THENCE TURNING AND RUNNING S 48° 57' 21" E, ALONG THE SOUTHERLY BOUNDS OF RALTON (L810-P339), PASSING THROUGH AN IRON ROD AT 99.94 FEET, AND PASSING THROUGH A 3/4 INCH IRON PIPE AT 200.24 FEET, A TOTAL DISTANCE OF 614.50 FEET, TO THE MOST NORTHERLY CORNER OF A PARCEL OF LAND BELONGING TO RICHARD D. RALTON AND MARIES L. RALTON, BY VIRTUE OF A DEED RECORDED IN THE OFFICE OF THE ESSEX COUNTY CLERK IN BOOK 993 OF DEEDS AT PAGE 346; THENCE TURNING AND RUNNING S 61° 14' 53" W, ALONG THE NORTHERLY LINE OF RALTON (L P), A DISTANCE OF 255.24 FEET, TO THE MOST WESTERLY CORNER THEREOF, BEING A 1/2 INCH IRON PIPE SET IN THE NORTHEASTERLY BOUNDS OF THE AFOREMENTIONED PREMISES OF (N/F) BETTY JANE SMART (L725-P176); THENCE TURNING AND RUNNING N 53° 11' 24" W, ALONG THE NORTHEASTLY BOUNDS OF LANDS (N/F) OF SMART (L725-P176), A DISTANCE OF 700.31 FEET, TO THE POINT OR PLACE OF BEGINNING. TOGETHER WITH A PEDESTRIAN EASEMENT TO THE SHORE OF THE AUSABLE RIVER DESCRIBED AS FOLLOWS: THE PARTY OF THE FIRST PART HEREBY GRANTS UNTO THE PARTIES OF THE SECOND PART HEREIN, THEIR SUCCESSORS AND ASSIGNS AN EASEMENT TEN FEET IN WIDTH FOR PEDESTRIAN ACCESS TO THE SHORE OF THE AUSABLE RIVER. THE SAID RIGHT OF WAY SHALL BE BOUNDED ON THE SOUTHWEST BY THE SOUTHWEST BOUNDARY OF THE PARCEL CONVEYED BY THE PARTY OF THE FIRST PART TO RICHARD AND MARIES RALTON, ON THE NORTHEAST BY A LINE PARALLEL TO AND TEN FEET IN DISTANCE FROM THE SOUTHWEST BOUNDARY OF SAID PARCEL, AND SHALL RUN GENERALLY SOUTHEAST FROM THE COMMON BOUNDARY BETWEEN THE PARCEL HEREBY CONVEYED AND THE PARCEL CONVEYED TO RICHARD AND MARIES RALTON, A DISTANCE OF APPROXIMATELY 585 FEET TO A POINT TWENTY FEET DISTANT FROM THE SHORE OF THE AUSABLE RIVER. THE PARTY OF THE FIRST PART GRANTS TO THE PARTIES OF THE SECOND PART, THEIR SUCCESSORS AND ASSIGNS AN EASEMENT FOR FISHING, SWIMMING, BOATING AND FISHING 20 FEET WIDE BY 20 FEET DEEP ALONG THE SHORE OF THE AUSABLE RIVER AT THE TERMINUS OF THE ABOVE DESCRIBED 10 FOOT PEDESTRIAN EASEMENT. THE EASEMENTS SHALL RUN WITH THE LAND FOR THE BENEFIT OF THE PROPERTY HEREIN CONVEYED BY THE PARTY OF THE FIRST PART, ITS OWNERS AND THE GUESTS AND INVITEES OF ANY OWNERS, INCLUDING MOTEL GUESTS.

LEGAL DESCRIPTION FROM CERTIFICATE OF TITLE INSURANCE - TITLE NO. FT21-03593-NCS SCHEDULE A:

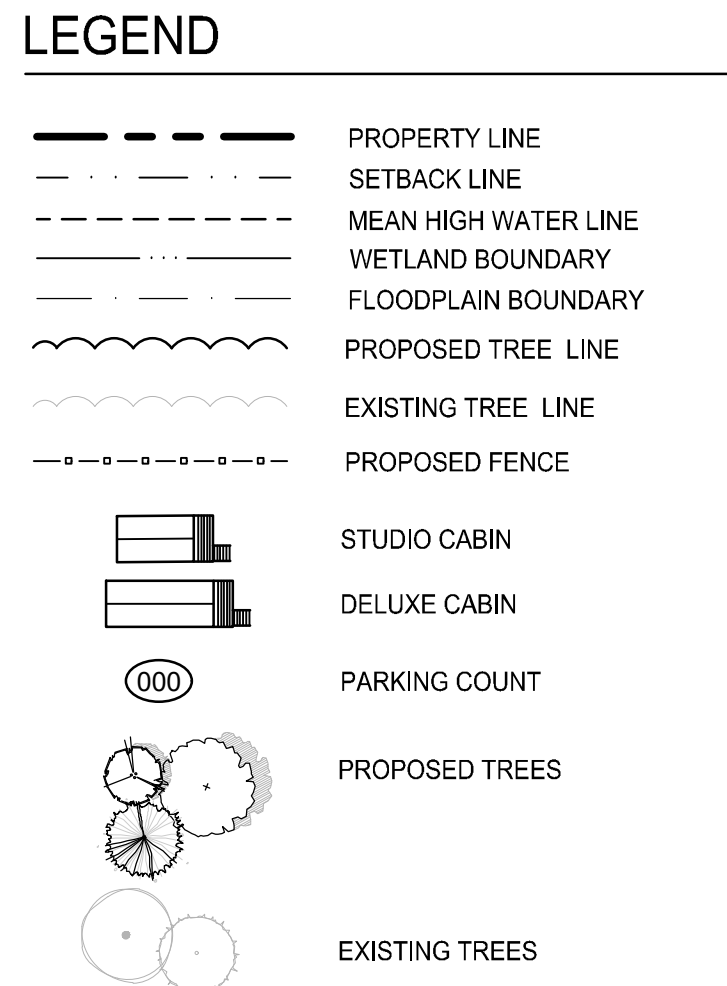
AS TO 5644 NYS ROUTE 86
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WILMINGTON, COUNTY OF ESSEX, STATE OF NEW YORK, BRIEFLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHEAST LIMIT OF HIGHWAY #86 WITH THE SOUTHWEST BANK OF WHITE BROOK; THENCE SOUTHWESTERLY ALONG THE HIGHWAY LIMIT, 309.39 FEET TO A CEDAR STAKE WHICH IS THE POINT OF BEGINNING AND WHICH IS ALSO THE NORTHWEST CORNER OF PARCEL #1 AS SHOWN ON A SURVEY OF WILMINGTON DEVELOPMENT COMPANY PROPERTY BY NORMAN BRIGGS, L.S., DATED JULY 1, 1952; THENCE S 50° 00' W, ALONG THE HIGHWAY LIMIT, 309.39 FEET TO A CEDAR STAKE; THENCE S 34° 00' 00" E, 1209.50 FEET TO A 4" X 4" CEDAR POST ON THE BANK OF THE AUSABLE RIVER; THENCE NORTHEASTERLY APPROXIMATELY 210 FEET; FOLLOWING THE RIVER BANK, TO A 4" X 4" CEDAR POST WHICH IS ALSO THE SOUTHWEST CORNER OF PARCEL #1; THENCE N. 49° 29' 50" W, 1180.73 FEET TO THE POINT OF BEGINNING. EXCEPTING FROM THE ABOVE DESCRIBED PARCEL: ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WILMINGTON, COUNTY OF ESSEX, STATE OF NEW YORK, BEING PART OF LOT 33, MALLORY'S GRANT LYING EAST OF NEW YORK STATE ROUTE 86 AND WEST OF THE WEST BRANCH OF THE AUSABLE RIVER AND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE MOST NORTHERLY CORNER OF THE PREMISES MARKED BY A 5/8 INCH IRON ROD WITH CAP, SAID POINT BEING THE FOLLOWING TWO (2) COURSES FROM A 3/4 INCH IRON PIPE IN THE SOUTHEAST BOUNDS OF NEW YORK STATE ROUTE 86 WHICH LIES 304.52 FEET SOUTHWEST OF WHITE BROOK: 1. SOUTH 49° 25' 55" EAST, 395.00 FEET; 2. SOUTH 49° 27' 22" EAST, 349.45 FEET; THENCE, SOUTH 49° 27' 22" EAST, 450.00 FEET ALONG THE SOUTHWEST LINE OF CERTAIN LANDS OF RICHARD M. SIBALSKI AND JANE F. SIBALSKI, DEED BOOK 772/PAGE 4, TO A POINT ON THE WEST BANK OF THE WEST BRANCH OF THE AUSABLE RIVER, SAID COURSE PASSING THROUGH A 1/2 INCH IRON PIPE LINE MARKER AT A DISTANCE OF 440.00 FEET; THENCE, SOUTHERLY 130 FEET MORE OR LESS ALONG THE WEST BANK OF THE WEST BRANCH OF THE AUSABLE RIVER ON THE FOLLOWING THREE (3) COURSES TO A POINT AT THE SOUTHERLY CORNER: 1. SOUTH 29° 37' 10" WEST, 32.66 FEET TO A POINT; 2. SOUTH 32° 53' 59" EAST, 40.69 FEET TO A POINT; 3. SOUTH 55° 14' 56" WEST, 65.59 FEET TO A POINT; THENCE, NORTH 48° 23' 02" WEST, 246.21 FEET ALONG THE SOUTHWESTERLY LINE TO 5/8 INCH IRON ROD WITH CAP, SAID COURSE PASSING THROUGH A 5/8 INCH IRON ROD LINE MARKER AT A DISTANCE OF 51.00 FEET; THENCE, NORTH 56° 25' 45" WEST, 95.11 FEET ALONG THE SOUTHWESTERLY LINE TO 5/8 INCH IRON ROD WITH CAP; THENCE, NORTH 09° 51' 36" WEST, 179.07 FEET ALONG THE WEST LINE TO THE POINT-OF-BEGINNING. TOGETHER WITH A RIGHT OF WAY FOR ALL NORMAL PURPOSES OF INGRESS AND EGRESS OVER THE EXISTING DRIVE FROM THE SOUTHWEST LINE OF THE PREMISES SOUTHWEST AND NORTHWEST TO THE NEW YORK STATE ROUTE 86 AND ALSO THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE EXISTING UTILITY LINES PROVIDING SERVICE TO THE PREMISES HEREINAbove DESCRIBED IN THEIR PRESENT LOCATIONS.

LEGAL DESCRIPTION FROM CERTIFICATE OF TITLE INSURANCE - TITLE NO. FT21-03593-NCS SCHEDULE A:

5644 NYS ROUTE 86 (CONTINUED)

PARCEL #2

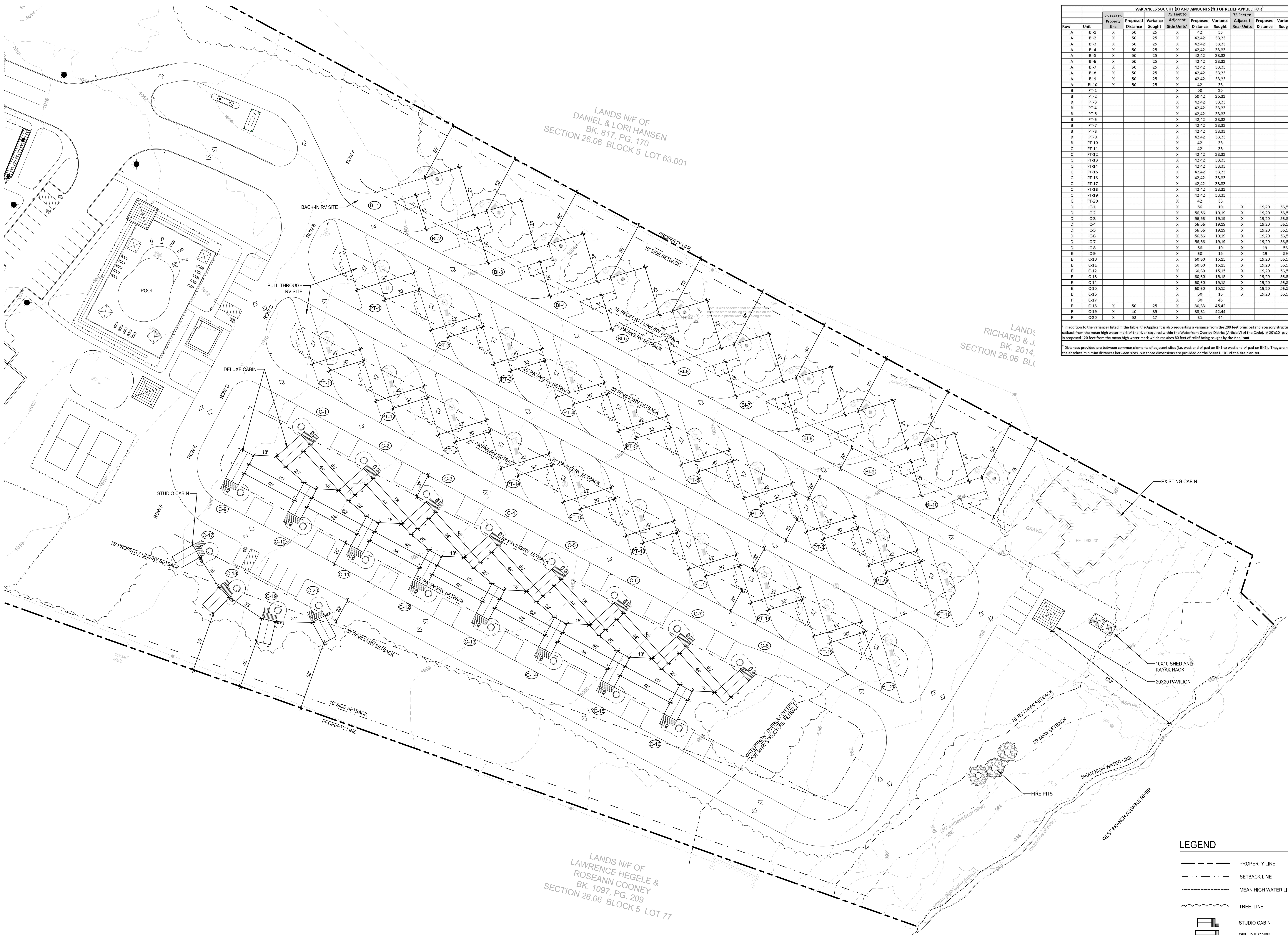
ALL THAT TRACT, PART, PIECE OR PARCEL OF LAND, SITUATE IN LOTS 33 AND 34, MALLORY'S GRANT, TOWN OF WILMINGTON, COUNTY OF ESSEX, STATE OF NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1 INCH IRON PIPE, AND THE MOST WESTERLY CORNER OF A PARCEL OF LAND BELONGING TO RICHARD D. RALTON AND MARIES L. RALTON, BY VIRTUE OF A DEED RECORDED IN THE OFFICE OF THE ESSEX COUNTY CLERK IN BOOK 810 AT PAGE 339, AND RUNNING THENCE S 48° 57' 21" E, ALONG THE SOUTHWESTERLY LINE OF RALTON (L810-P339) PASSING THROUGH AN IRON ROD AT 99.94 FEET, AND A 1/2 INCH IRON PIPE AT 200.24 FEET, A TOTAL DISTANCE OF 614.50 FEET TO A 1/2 INCH IRON PIPE, AND TO THE TRUE POINT OF BEGINNING OF THE 3.0 ACRE PARCEL HEREIN BEING DESCRIBED: THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, S 48° 57' 21" E, PASSING THROUGH A 1/2 INCH IRON PIPE AT 595.91 FEET, A TOTAL DISTANCE OF 629 FEET MORE OR LESS, TO A POINT ON THE NORTHERLY BANK OF THE AUSABLE RIVER, AND TO THE MOST EASTERLY CORNER OF THE 3.0 ACRE PARCEL HEREIN BEING DESCRIBED; THENCE TURNING AND RUNNING SOUTHWESTERLY AND UPSTREAM, ALONG THE BANK OF THE AUSABLE RIVER, A DISTANCE OF 230 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF A PARCEL OF LAND BELONGING (N/F) TO FLORENCE WILLIAMS; BY VIRTUE OF A DEED RECORDED IN THE OFFICE OF THE ESSEX COUNTY CLERK IN BOOK 456 OF DEEDS AT PAGE 19; THENCE TURNING AND RUNNING N 53° 11'24" W, (PASSING THROUGH A 3/4 INCH IRON PIPE AT 20 FEET, MORE OR LESS), ALONG THE NORTHEASTERLY LINE OF WILLIAMS (L456-P19), A DISTANCE OF 415 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF A PARCEL OF LAND BELONGING (N/F) TO BETTY JANE SMART, BY VIRTUE OF A DEED RECORDED IN THE OFFICE OF THE ESSEX COUNTY CLERK IN BOOK 725 OF DEEDS AT PAGE 176; RUNNING THENCE N 53° 11' 24" W, ALONG THE NORTHEASTERLY LINE OF SMART (L725-P176), (PASSING THROUGH A 3/4 INCH IRON ROD AT 99.47 FEET), A DISTANCE OF 189.6 FEET, TO A 1/2 INCH IRON PIPE, AND TO THE MOST WESTERLY CORNER OF THE 3.0 ACRE PARCEL HEREIN BEING DESCRIBED; THENCE TURNING AND RUNNING N 61° 14' 53" E, THROUGH LANDS BELONGING TO THE HIGH VALLEY MOTEL CORPORATION, BY VIRTUE OF A DEED RECORDED IN THE OFFICE OF THE ESSEX COUNTY CLERK IN BOOK 940 OF DEEDS AT PAGE 142, A DISTANCE OF 255.24 FEET, TO THE POINT OR PLACE OF BEGINNING. THE PARTY OF THE FIRST PART HEREBY RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT TEN FEET IN WIDTH FOR PEDESTRIAN ACCESS TO THE SHORE OF THE AUSABLE RIVER. THE SAID RIGHT OF WAY SHALL BE BOUNDED ON THE SOUTHWEST BY THE SOUTHWEST BOUNDARY OF THE PARCEL HEREBY CONVEYED, ON THE NORTHEAST BY A LINE PARALLEL TO AND TEN FEET IN DISTANCE FROM THE SOUTHWEST BOUNDARY OF SAID PARCEL HEREBY CONVEYED AND SHALL RUN GENERALLY SOUTHEAST FROM THE COMMON BOUNDARY BETWEEN THE PARCEL HEREBY CONVEYED AND THE PARCEL RETAINED, A DISTANCE OF APPROXIMATELY 585 FEET TO A POINT TWENTY FEET DISTANT FROM THE SHORE OF AUSABLE RIVER. THE PARTY OF THE FIRST PART ALSO RESENTS FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AN EASEMENT FOR WALKING, SWIMMING, BOATING AND FISHING 20 FEET WIDE BY 20 FEET DEEP ALONG THE SHORE OF THE AUSABLE RIVER AT THE TERMINUS OF THE ABOVE DESCRIBED 10 FOOT PEDESTRIAN EASEMENT THE EASEMENTS SHALL RUN WITH THE LAND FOR THE BENEFIT OF THE PROPERLY RETAINED BY THE PARTY OF THE FIRST PART, ITS SUCCESSORS AND ASSIGNS AND THE GUESTS AND INVITES OR ANY OWNERS, INCLUDING MOTEL GUESTS.



<p>Surveyor: Ausfeld & Waldruff 323 Clinton Street Schenectady, NY 12305</p>	<p>Surveyor: Adirondack Surveying PLLC PO Box 334 Jay, New York 12941 (518) 946-7571</p>
<p>Architect: Cushing Terrell 13 N. 23rd St. Billings, MT (406) 248-7455</p>	<p>Architect: Cushing Terrell 13 N. 23rd St. Billings, MT (406) 248-7455</p>

Architect:
Cushing Terrell
13 N. 23rd St.
Billings, MT
(406) 248-7455

L-100



VARIANCES SOUGHT (X) AND AMOUNTS (ft.) OF RELIEF APPLIED FOR ¹										
Row	Unit	75 Feet to Property Line			75 Feet to Adjacent Side Units ²			75 Feet to Adjacent Rear Units		
		Proposed Distance	Variance Sought		Proposed Distance	Variance Sought		Proposed Distance	Variance Sought	
A	BI-1	X	50	25	X	42	33			
A	BI-2	X	50	25	X	42.42	33.33			
A	BI-3	X	50	25	X	42.42	33.33			
A	BI-4	X	50	25	X	42.42	33.33			
A	BI-5	X	50	25	X	42.42	33.33			
A	BI-6	X	50	25	X	42.42	33.33			
A	BI-7	X	50	25	X	42.42	33.33			
A	BI-8	X	50	25	X	42.42	33.33			
A	BI-9	X	50	25	X	42.42	33.33			
A	BI-10	X	50	25	X	42	33			
B	PT-1				X	50	25			
B	PT-2				X	50.42	25.33			
B	PT-3				X	42.42	33.33			
B	PT-4				X	42.42	33.33			
B	PT-5				X	42.42	33.33			
B	PT-6				X	42.42	33.33			
B	PT-7				X	42.42	33.33			
B	PT-8				X	42.42	33.33			
B	PT-9				X	42.42	33.33			
B	PT-10				X	42	33			
C	PT-11				X	42	33			
C	PT-12				X	42.42	33.33			
C	PT-13				X	42.42	33.33			
C	PT-14				X	42.42	33.33			
C	PT-15				X	42.42	33.33			
C	PT-16				X	42.42	33.33			
C	PT-17				X	42.42	33.33			
C	PT-18				X	42.42	33.33			
C	PT-19				X	42.42	33.33			
C	PT-20				X	42	33			
D	C-1				X	56	19	X	19.20	56.55
D	C-2				X	56.56	19.19	X	19.20	56.55
D	C-3				X	56.56	19.19	X	19.20	56.55
D	C-4				X	56.56	19.19	X	19.20	56.55
D	C-5				X	56.56	19.19	X	19.20	56.55
D	C-6				X	56.56	19.19	X	19.20	56.55
D	C-7				X	56.56	19.19	X	19.20	56.55
D	C-8				X	56	19	X	19	56
E	C-9				X	60	15	X	19	59
E	C-10				X	60.60	15.15	X	19.20	56.55
E	C-11				X	60.60	15.15	X	19.20	56.55
E	C-12				X	60.60	15.15	X	19.20	56.55
E	C-13				X	60.60	15.15	X	19.20	56.55
E	C-14				X	60.60	15.15	X	19.20	56.55
E	C-15				X	60.60	15.15	X	19.20	56.55
E	C-16				X	60	15	X	19.20	56.55
F	C-17				X	30	45			
F	C-18	X	50	25	X	30.33	45.42			
F	C-19	X	40	35	X	33.31	42.44			
F	C-20	X	58	17	X	31	44			

¹ In addition to the variance listed in the table, the Applicant is also requesting a variance from the 200 feet principal and accessory structures setback from the mean high water mark of the river required within the Waterfront Overlay District (Article VI of the Code). A 20' 20" structure is placed 12' from the mean high water mark, which requires a 20' 20" variance from the Applicant.

² Distances provided are between common elements of adjacent lots (i.e. west end of an lot and on lot 1 to west end of an lot 2). They are not the absolute minimum distances between lots, but those dimensions are provided on the Sheet 1-101 of the site plan set.

¹ In addition to the variances listed in the table, the Applicant is also requesting a variance from the 200 foot principal and accessory structures setback from the mean high water mark of the river required within the Waterfront Overlay District (Article VI of the Code). A 20' x 20' pavilion is proposed 120 feet from the mean high water mark which requires 80 feet of relief being sought by the Applicant.

² Distances provided are between common elements of adjacent sites (i.e. west end of pad on BI-1 to west end of pad on BI-2). They are not the absolute minimum distances between sites, but those dimensions are provided on the Sheet L-101 of the site plan set.

Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law.

© the LA Group 2017

Prepared for:



Kampgrounds of America, Inc.
550 N 31st Street
Billings, MT 59101

Civil Engineer:
North Woods Engineering
348 Lake Street
Saranac Lake, NY 12983

Surveyor:
Ausfeld & Waldruff
323 Clinton Street
Schenectady, NY 12305

Surveyor:
Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

Architect:
Cushing Terrell
13 N. 23rd St.
Billings, MT
(406) 248-7455

Project Title:

Lake Placid /
Whiteface Mtn KOA
Holiday - Riverside

5644 NYS Route 86
Wilmington, NY 12997

ISSUED FOR:
SPECIAL USE PERMIT /
SITE PLAN AND VARIANCE
APPLICATIONS

Project No.: 2021110.02
Design: MIT
Drawn: BAS Chk'd: MIT
Date: 09/20/2022 Scale: 1"=30'

Description:	Date:

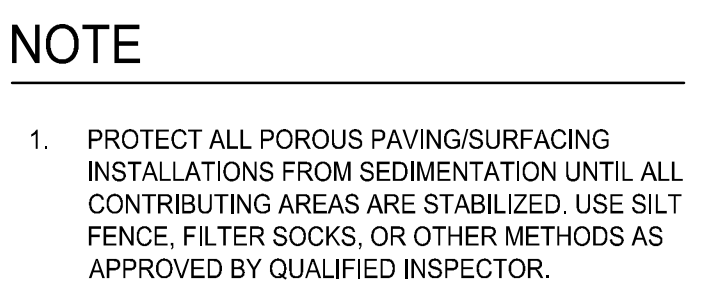
Drawing Title

VARIANCE
DIAGRAM

Drawing No.

L-101





L-300



Kampgrounds of America, Inc.
550 N 31st Street
Billings, MT 59101

Civil Engineer:
North Woods Engineering
348 Lake Street
Saranac Lake, NY 12983

Surveyor:
Ausfeld & Waldruff
323 Clinton Street
Schenectady, NY 12305

Surveyor:
Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

Architect:
Cushing Terrell
13 N. 23rd St.
Billings, MT
(406) 248-7455

Project Title:

Lake Placid /
Whiteface Mtn KOA
Holiday - Riverside

5644 NYS Route 86
Wilmington, NY 12997

ISSUED FOR:
SPECIAL USE PERMIT /
SITE PLAN AND VARIANCE
APPLICATIONS

Project No.: 2021110.02
Design: MIT
Drawn: BAS Chk'd: MIT
Date: 09/20/2022 Scale: 1"=40'

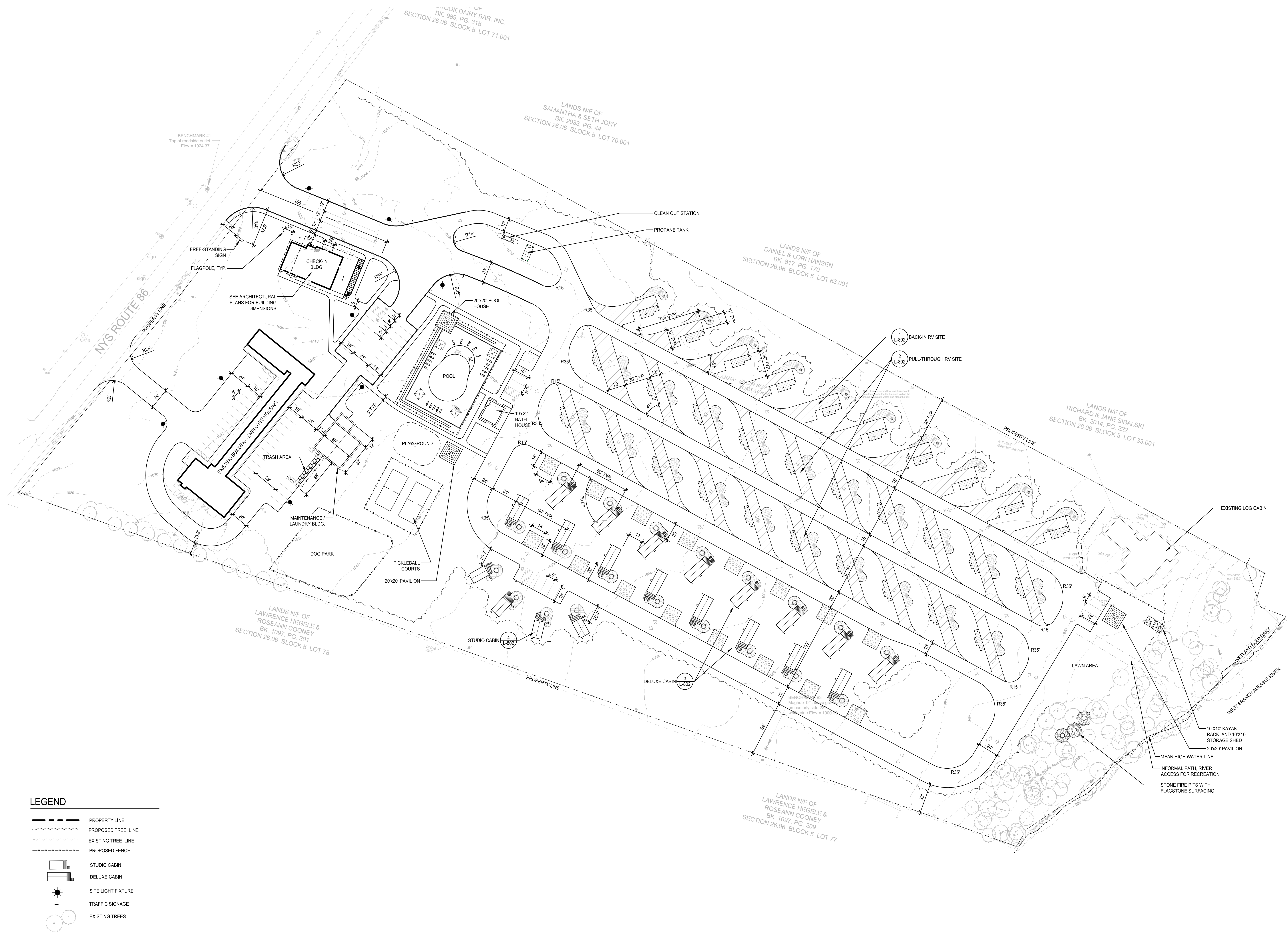
Description:	Date:

Drawing Title

SITE LAYOUT PLAN

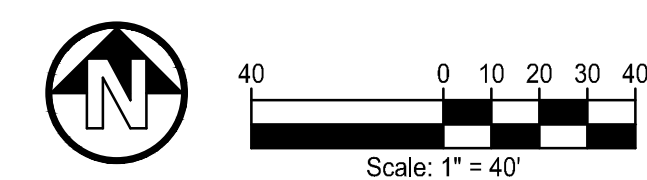
Drawing No.

L-400



LEGEND

- PROPERTY LINE
- PROPOSED TREE LINE
- EXISTING TREE LINE
- PROPOSED FENCE
- STUDIO CABIN
- DELUXE CABIN
- SITE LIGHT FIXTURE
- TRAFFIC SIGNAGE
- EXISTING TREES





Kampgrounds of America, Inc.
550 N 31st Street
Billings, MT 59101

Civil Engineer:
North Woods Engineering
348 Lake Street
Saranac Lake, NY 12983

Surveyor:
Ausfeld & Waldruff
323 Clinton Street
Schenectady, NY 12305

Surveyor:
Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

Architect:
Cushing Terrell
13 N. 23rd St.
Billings, MT
(406) 248-7455

Project Title:

Lake Placid /
Whiteface Mtn KOA
Holiday - Riverside

5644 NYS Route 86
Wilmington, NY 12997

ISSUED FOR:
SPECIAL USE PERMIT /
SITE PLAN AND VARIANCE
APPLICATIONS

Project No.: 2021110.02
Design: M/T
Drawn: BAS Chk'd: M/T
Date: 09/20/2022 Scale: 1"=40'

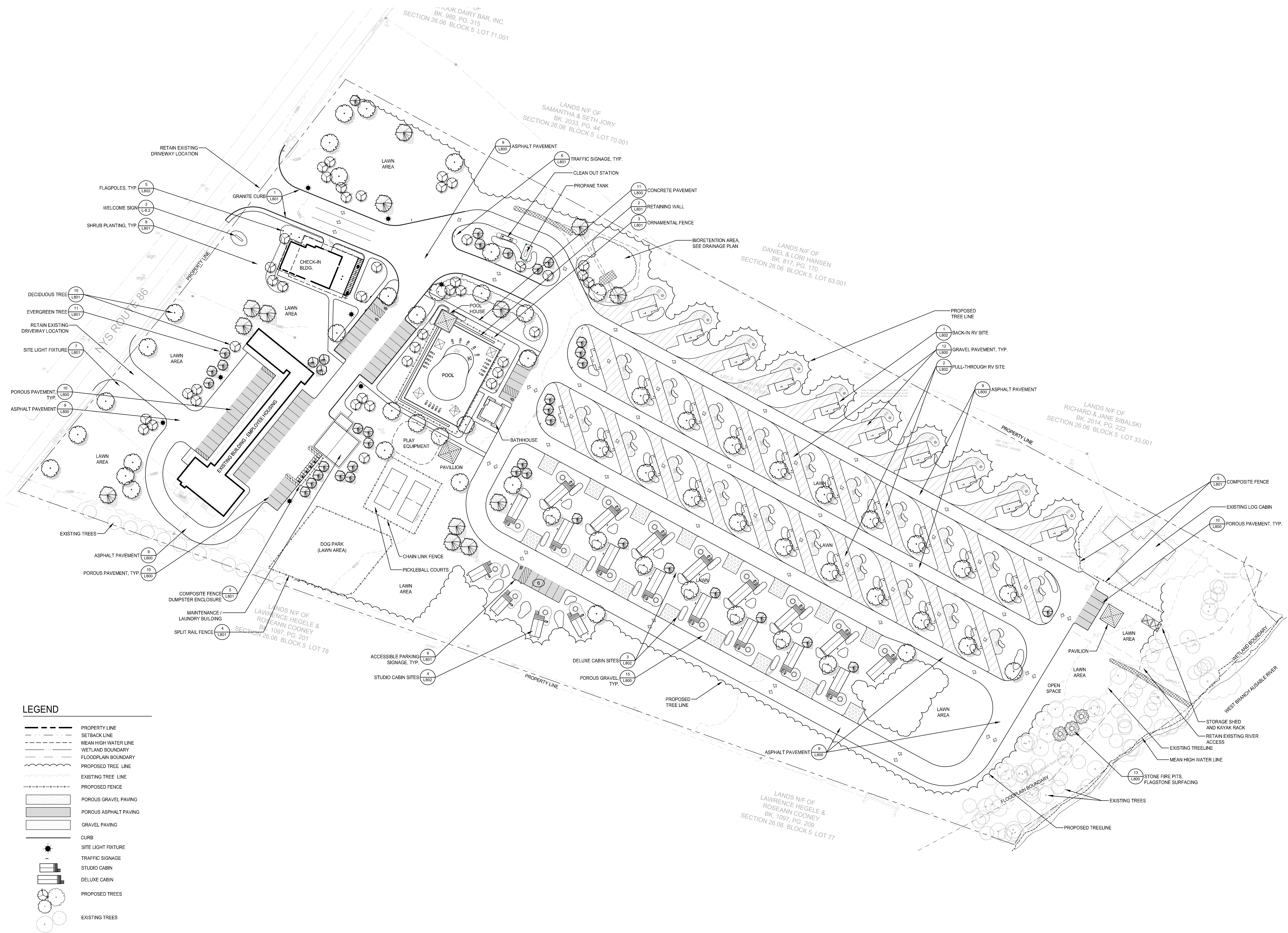
Description:	Date:

Drawing Title

SITE MATERIALS
PLAN

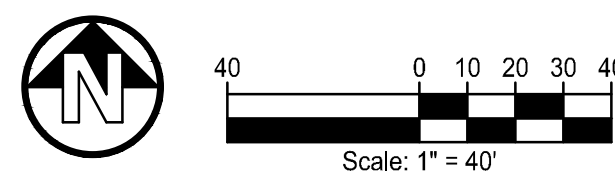
Drawing No.

L-500



LEGEND

- PROPERTY LINE
- SETBACK LINE
- MEAN HIGH WATER LINE
- WETLAND BOUNDARY
- FLOODPLAIN BOUNDARY
- PROPOSED TREE LINE
- EXISTING TREE LINE
- PROPOSED FENCE
- POROUS GRAVEL PAVING
- POROUS ASPHALT PAVING
- GRAVEL PAVING
- CURB
- SITE LIGHT FIXTURE
- TRAFFIC SIGNAGE
- STUDIO CABIN
- DELUXE CABIN
- PROPOSED TREES
- EXISTING TREES





Kamgrounds of America, Inc.
550 N 31st Street
Billings, MT 59101

Civil Engineer:
North Woods Engineering
348 Lake Street
Saranac Lake, NY 12983

Surveyor:
Ausfeld & Waldruff
323 Clinton Street
Schenectady, NY 12305

Surveyor:
Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

Architect:
Cushing Terrell
13 N. 23rd St.
Billings, MT
(406) 248-7455

Project Title:
**Lake Placid /
Whiteface Mtn KOA
Holiday - Riverside**

5644 NYS Route 86
Wilmington, NY 12997

ISSUED FOR:
SPECIAL USE PERMIT /
SITE PLAN AND VARIANCE
APPLICATIONS

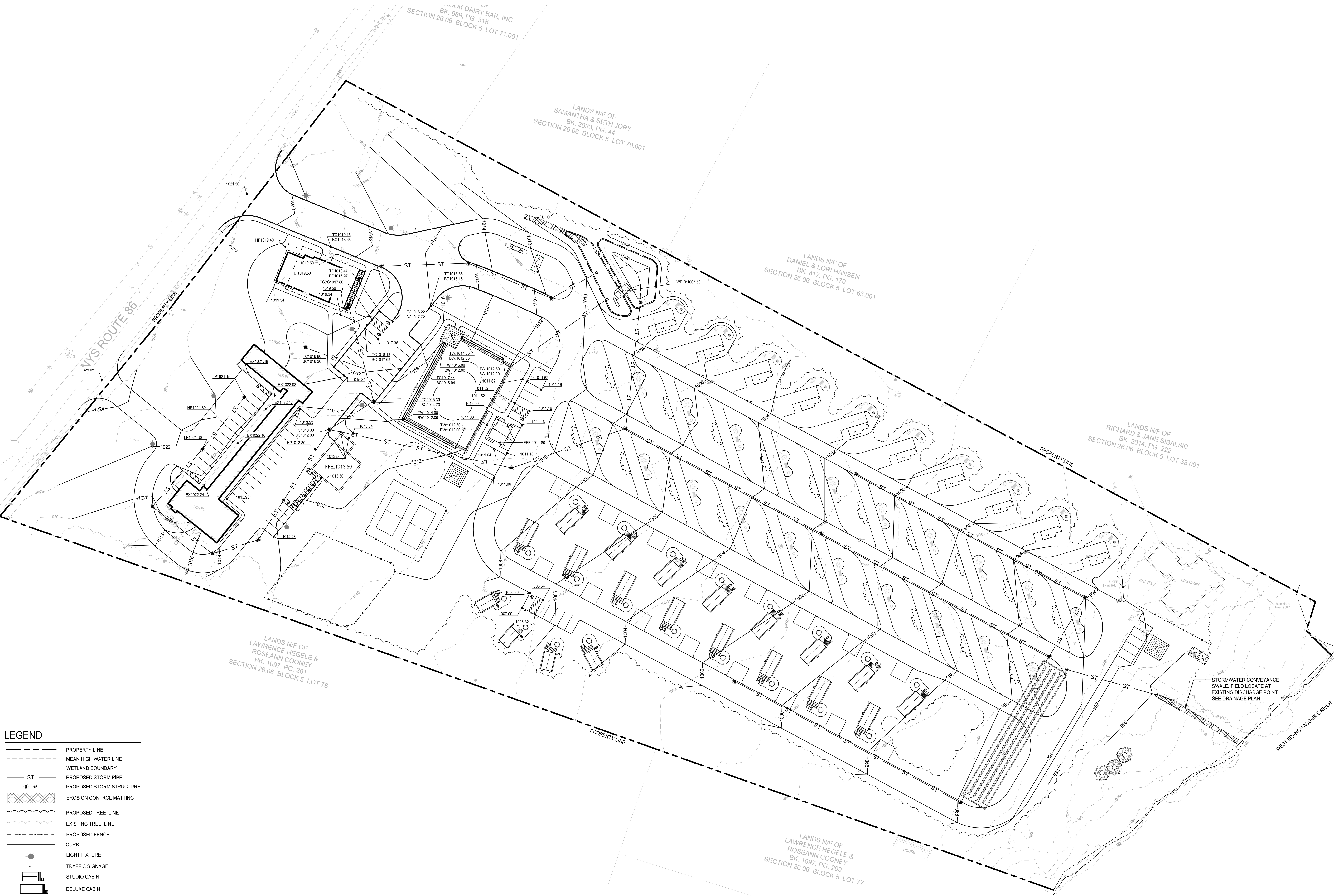
Project No.: 2021110.02
Design: M/T
Drawn: CML Chk'd: M/T
Date: 09/20/2022 Scale: 1"=40'

Description:	Date:

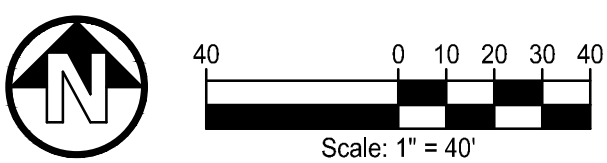
Drawing Title:
**SITE GRADING
PLAN**

Drawing No.

L-600



- LEGEND**
- PROPERTY LINE
 - MEAN HIGH WATER LINE
 - WETLAND BOUNDARY
 - ST PROPOSED STORM PIPE
 - PROPOSED STORM STRUCTURE
 - EROSION CONTROL MATTING
 - PROPOSED TREE LINE
 - EXISTING TREE LINE
 - PROPOSED FENCE
 - CURB
 - LIGHT FIXTURE
 - TRAFFIC SIGNAGE
 - STUDIO CABIN
 - DELUXE CABIN





Kamgrounds of America, Inc.
550 N 31st Street
Billings, MT 59101

Civil Engineer:
North Woods Engineering
348 Lake Street
Saranac Lake, NY 12983

Surveyor:
Ausfeld & Waldruff
323 Clinton Street
Schenectady, NY 12305

Surveyor:
Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

Architect:
Cushing Terrell
13 N. 23rd St.
Billings, MT
(406) 248-7455

Project Title:
**Lake Placid /
Whiteface Mtn KOA
Holiday - Riverside**
5644 NYS Route 86
Wilmington, NY 12997

ISSUED FOR:
SPECIAL USE PERMIT /
SITE PLAN AND VARIANCE
APPLICATIONS

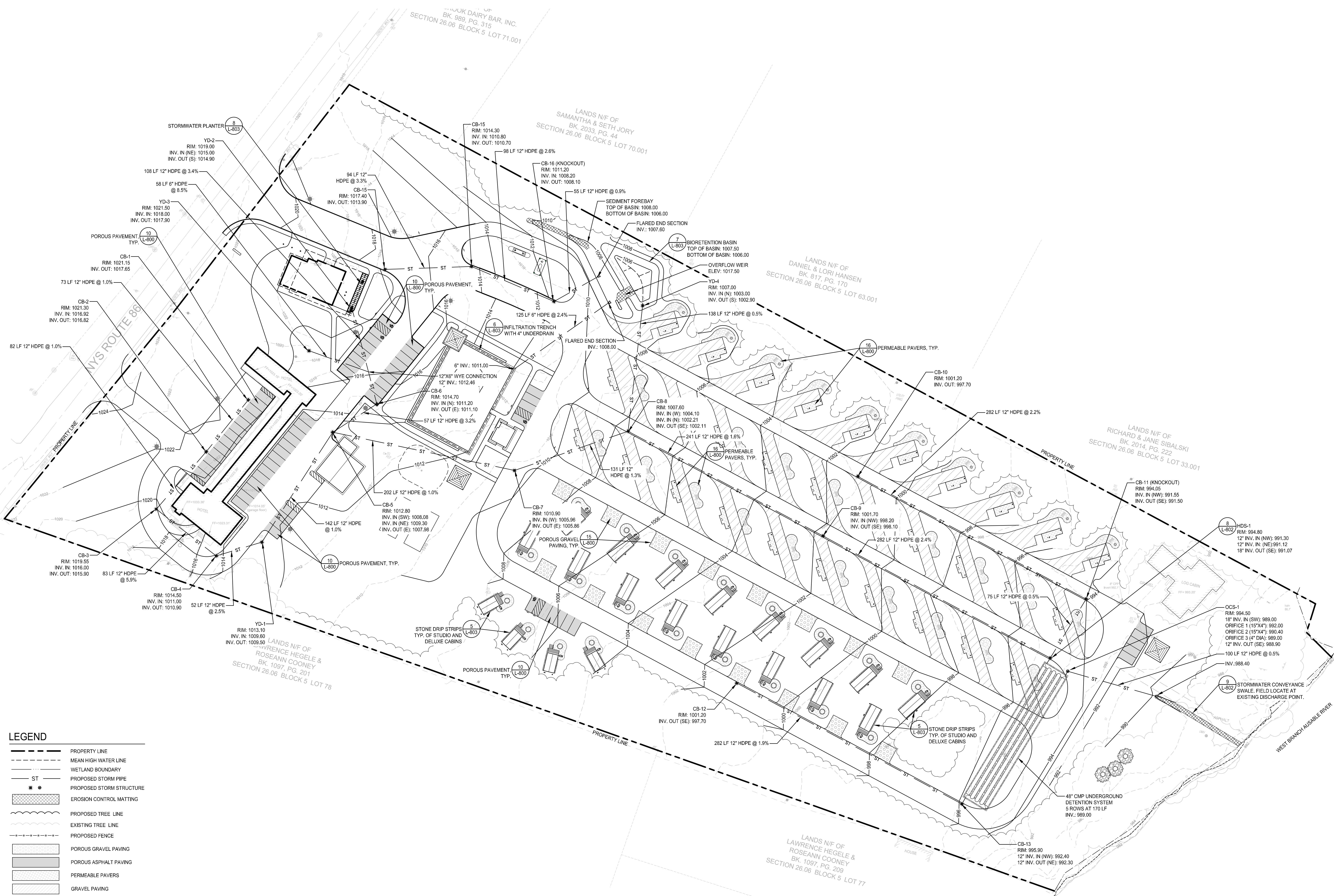
Project No.: 2021110.02
Design: M/T
Drawn: CML Chk'd: M/T
Date: 09/20/2022 Scale: 1"=40'

Description:	Date:

Drawing Title
**SITE DRAINAGE
PLAN**

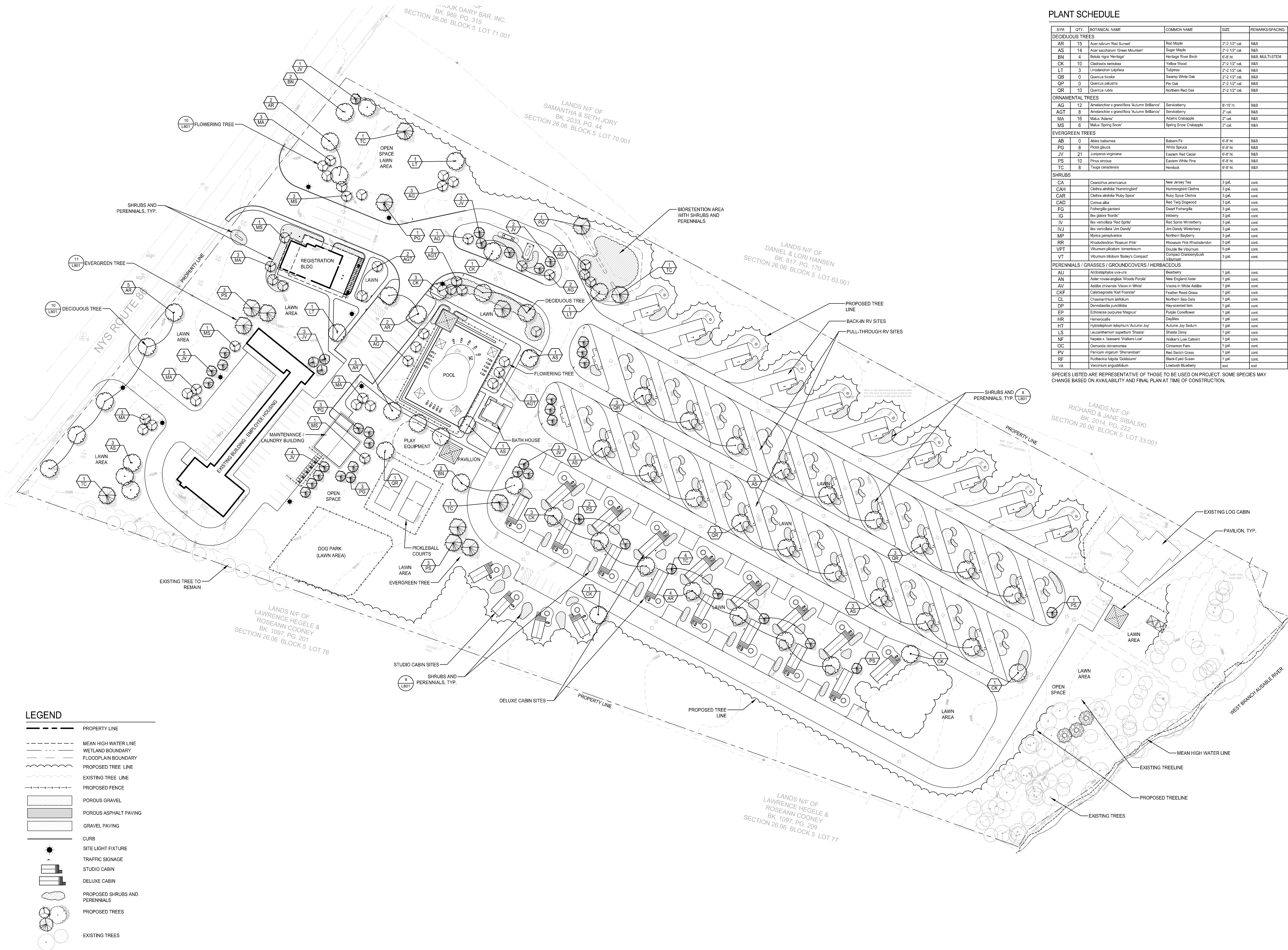
Drawing No.

L-601



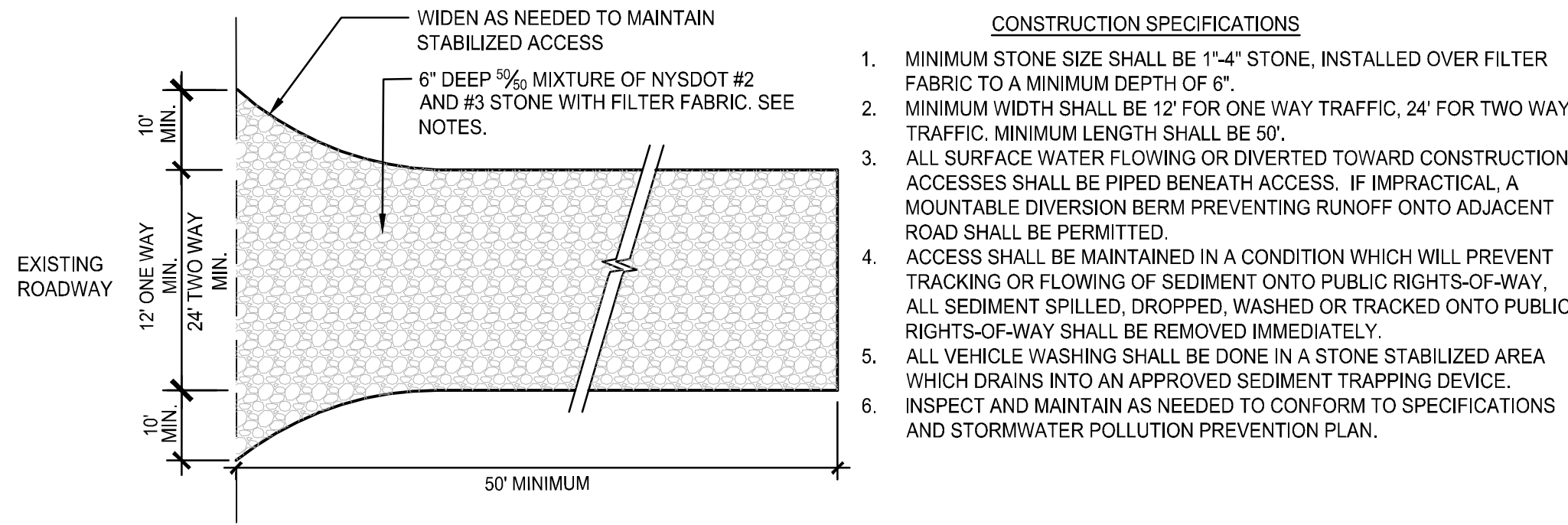
SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPACING
DECIDUOUS TREES					
AR	15	<i>Acer rubrum</i> 'Red Sunset'	Red Maple	2'-2 1/2' cal.	588
AS	14	<i>Acer saccharum</i> 'Green Mountain'	Sugar Maple	2'-2 1/2' cal.	588
BN	4	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	6'-8' H.	588, MULTI-STEM
CK	10	<i>Corylus glabris</i>	Yucca	2'-2 1/2' cal.	588
LT	3	<i>Lindomen tulipifera</i>	Tuliptree	2'-2 1/2' cal.	588
QB	0	<i>Quercus bicolor</i>	Swarth White Oak	2'-2 1/2' cal.	588
QP	0	<i>Quercus palustris</i>	Pin Oak	2'-2 1/2' cal.	588
OR	10	<i>Quercus rubra</i>	Northern Red Oak	2'-2 1/2' cal.	588
ORNAMENTAL TREES					
AG	12	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Serviceberry	6'-11' cal.	588
AGT	8	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Serviceberry	2' cal.	588
MA	16	<i>Malus 'Adams'</i>	Adams Crabapple	2' cal.	588
MS	6	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	2' cal.	588
EVERGREEN TREES					
AB	0	<i>Abies balsamea</i>	Balsam Fir	6'-8' H.	588
PG	8	<i>Pinus strobus</i>	White Spruce	6'-8' H.	588
JV	21	<i>Juniperus virginiana</i>	Eastern Red Cedar	6'-8' H.	588
PS	10	<i>Pinus strobus</i>	Eastern White Pine	6'-8' H.	588
TC	8	<i>Taxus canadensis</i>	Hemlock	6'-8' H.	588
SHRUBS					
CA		<i>Ceanothus americanus</i>	New Jersey Tea	3 gal.	cont.
CAH		<i>Celastrus albidus</i> 'Hummelgold'	Hummelgold Cellastr	3 gal.	cont.
CAL		<i>Celastrus albidus</i> 'Rusty Spice'	Rusty Spice Cellastr	3 gal.	cont.
CAD		<i>Cornus alba</i>	Red Twig Dogwood	3 gal.	cont.
CG		<i>Forbesia gardeni</i>	Dwarf Forsythia	3 gal.	cont.
IG		<i>Ilex glabra</i> 'Nordic'	Inkberry	3 gal.	cont.
IV		<i>Ilex verticillata</i> 'Red Sprite'	Red Sprine Winterberry	3 gal.	cont.
IVJ		<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry	3 gal.	cont.
MP		<i>Myrica pensylvanica</i>	Northern Bayberry	3 gal.	cont.
RR		<i>Rhododendron 'Roseum Pink'</i>	Roseum Pink Rhododendron	5 gal.	cont.
VPT		<i>Viburnum plicatum</i> 'lanceolatum'	Double File Viburnum	5 gal.	cont.
VT		<i>Viburnum vibornum</i> 'Bailey's Compact'	Compact Viburnum	3 gal.	cont.
PERENNIALS / GRASSES / GROUNDCOVERS / HERBACEOUS					
AN		<i>Asclepias syriacus</i>	Beardy	1 gal.	cont.
AV		<i>Aster novae-angliae</i> 'Woods Purple'	New England Aster	1 gal.	cont.
AN		<i>Aster chinensis</i> 'Vision in White'	Visions in White Astble	1 gal.	cont.
CK		<i>Calamagrostis 'Karl Foerster'</i>	Feather Reed Grass	1 gal.	cont.
CLF		<i>Chloranthus alatus</i>	Winter Sweet	1 gal.	cont.
CP		<i>Demissa polifolia</i>	Heart-leafed Fern	1 gal.	cont.
EP		<i>Echinacea purpurea</i> 'Magnus'	Pink Coneflower	1 gal.	cont.
HR		Hemerocallis	Daylilies	1 gal.	cont.
HT		<i>Hystelophium tetelium</i> 'Autumn Joy'	Autumn Joy Sedum	1 gal.	cont.
LS		<i>Leucanthemum superbum</i> 'Shasta'	Shasta Daisy	1 gal.	cont.
NF		<i>Nepeula x faassoni</i> 'Walkers Low'	Walker's Low Catmint	1 gal.	cont.
OC		<i>Ornithoglossum</i>	Creeping Star	1 gal.	cont.
PF		<i>Panicum virginicum</i> 'Shenandoah'	Red Switch Grass	1 gal.	cont.
RF		<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-eyed Susan	1 gal.	cont.
VA		<i>Vaccinium angustifolium</i>	Lowbush Blueberry	sod	sod

SPECIES LISTED ARE REPRESENTATIVE OF THOSE TO BE USED ON PROJECT. SOME SPECIES MAY CHANGE BASED ON AVAILABILITY AND FINAL PLAN AT TIME OF CONSTRUCTION.

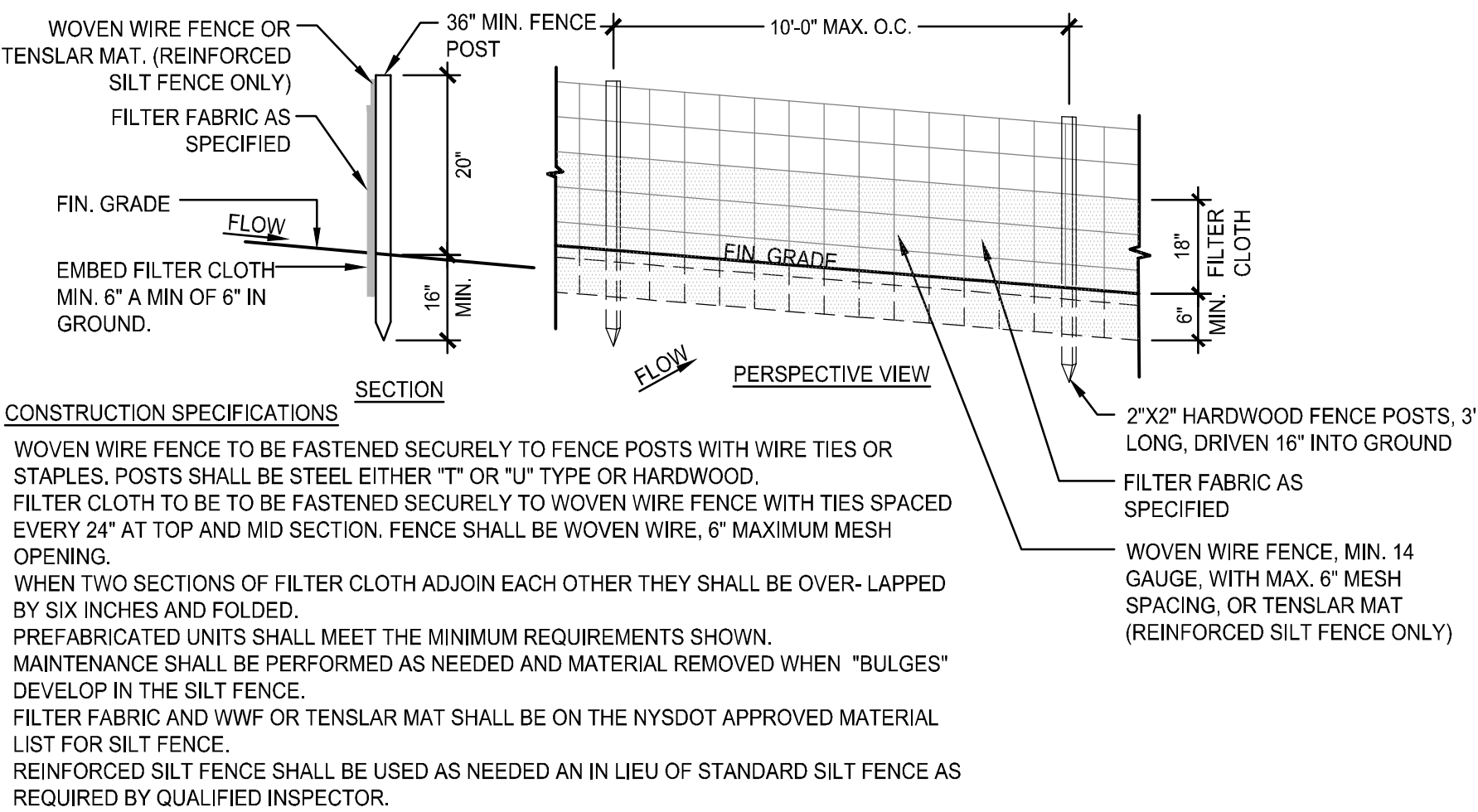


Printed By: MARK TASSER
Save Date: 9/16/2022 12:15 PM
File Name: G:\Proj-2021\20211110-02 KOA Laba Phacid Riverside\20211110-02KOA-210-Parting.dwg

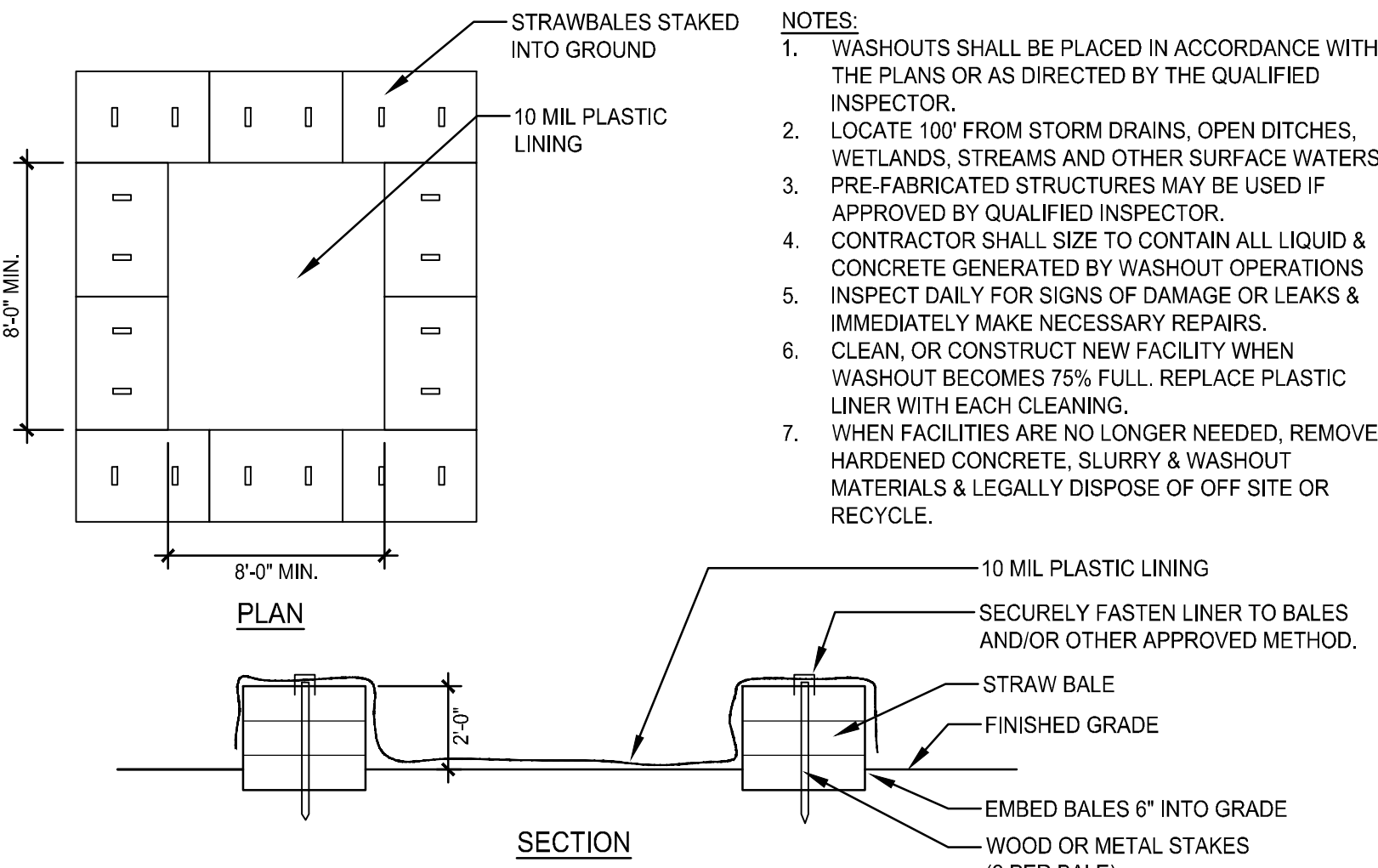
Project No.: 2021110.02
Design: BAS
Drawn: BAS
Date: 09/20/2022
Scale: N/T
Project Title: Lake Placid / Whiteface Mtn KOA Holiday - Riverside
Drawing No.: L-800
Drawing Title: SITE DETAILS
Drawing No.: L-800



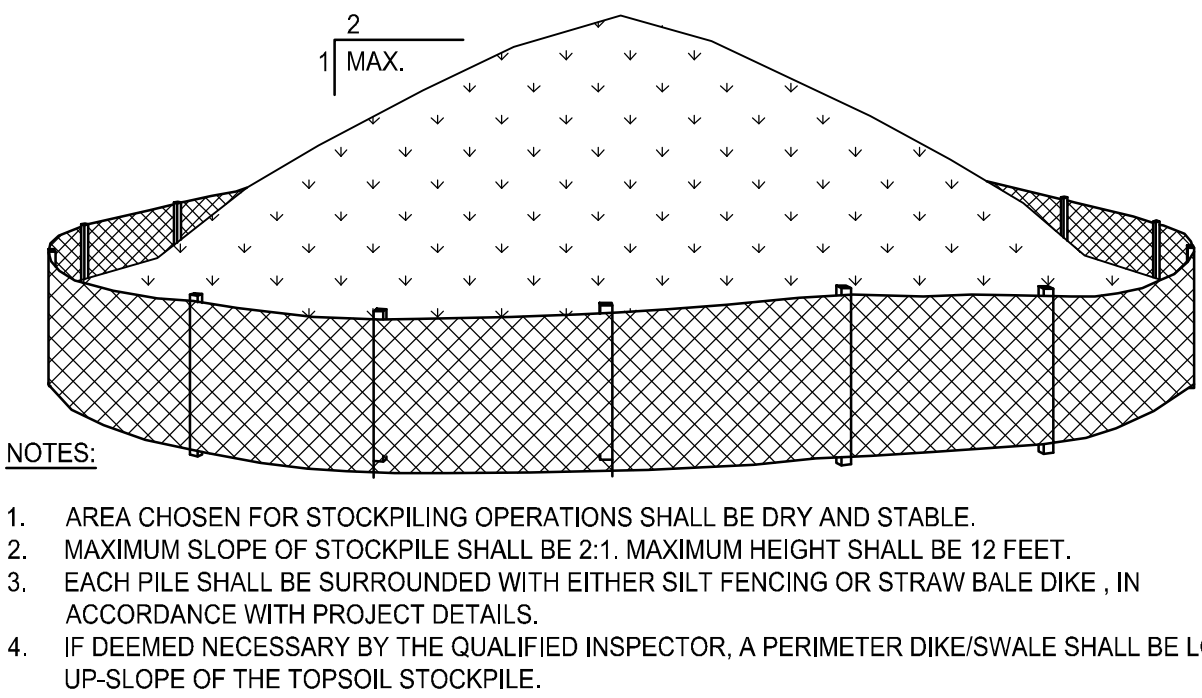
1 STABILIZED CONSTRUCTION ACCESS
Scale: NTS



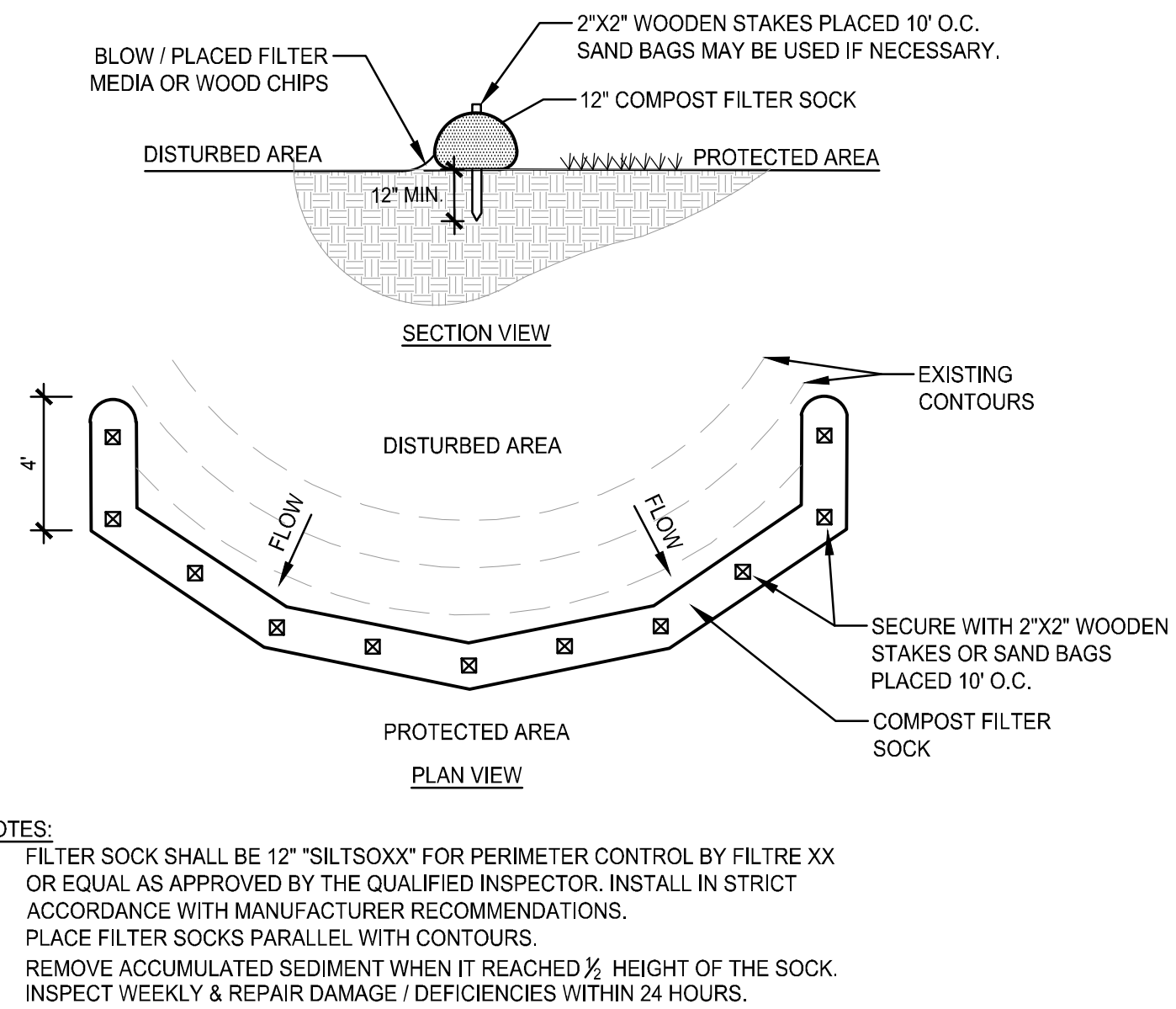
2 SILT FENCE
Scale: NTS



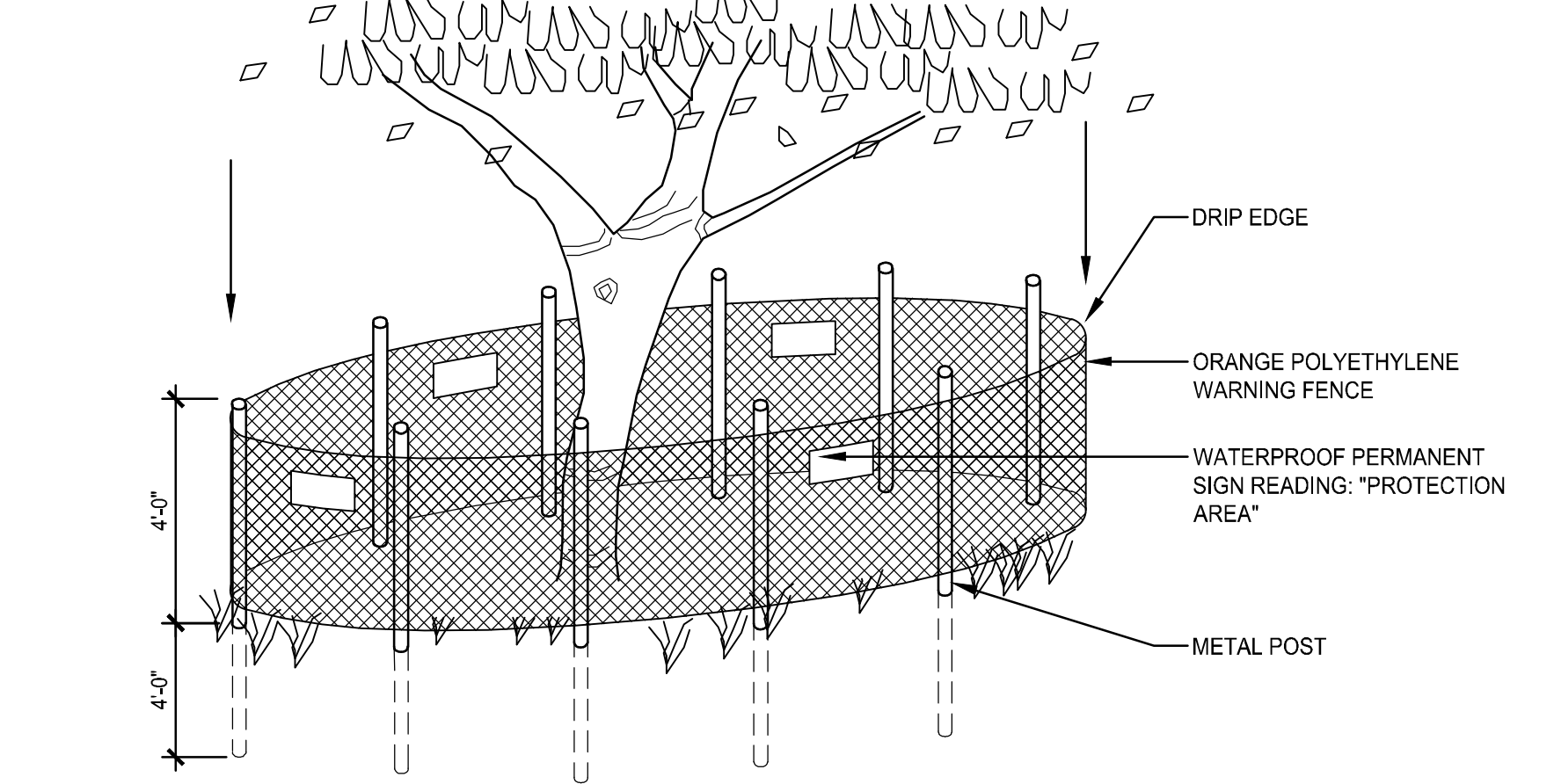
3 CONCRETE WASHOUT
Scale: NTS



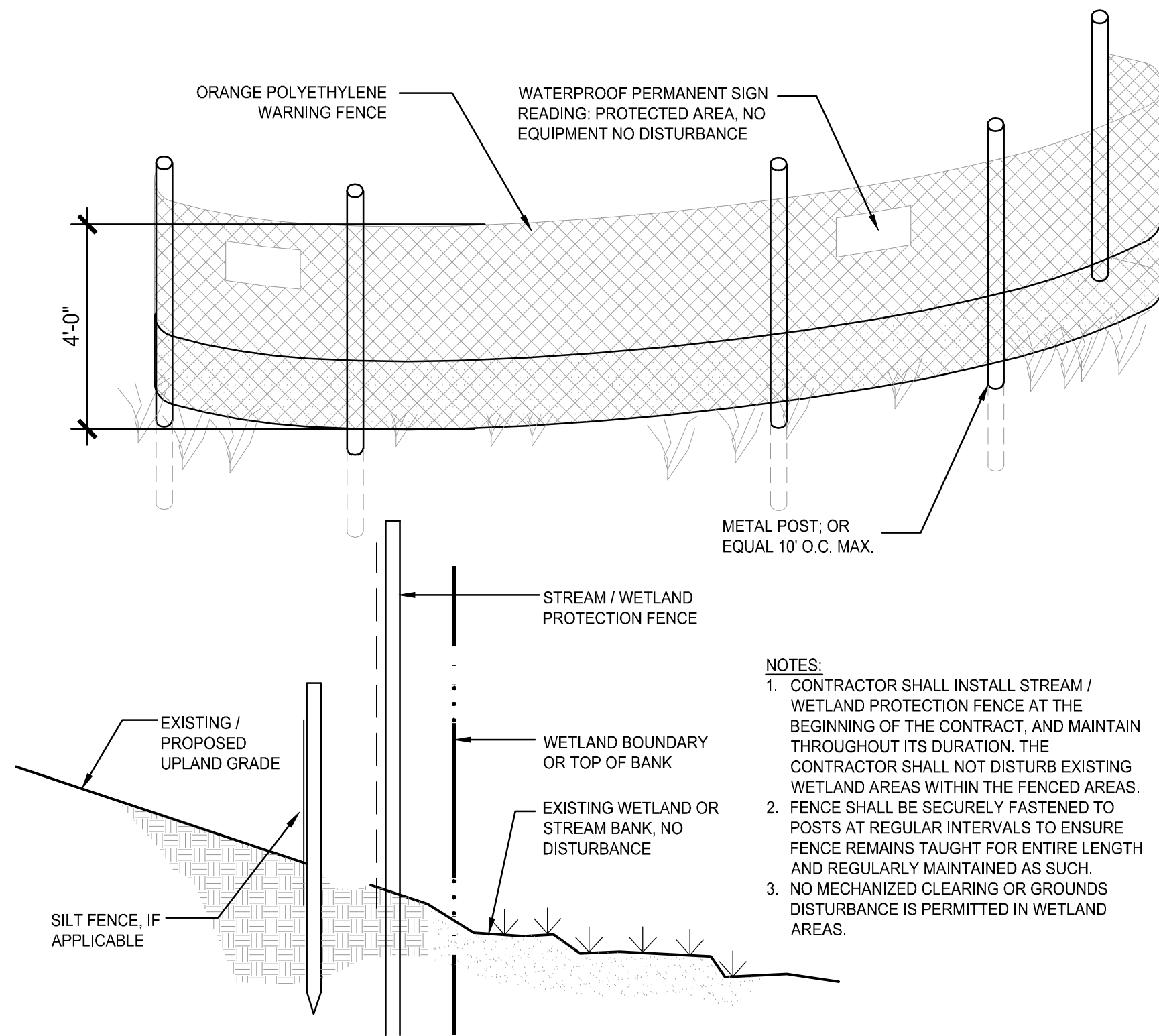
4 TEMPORARY STOCKPILE
Scale: NTS



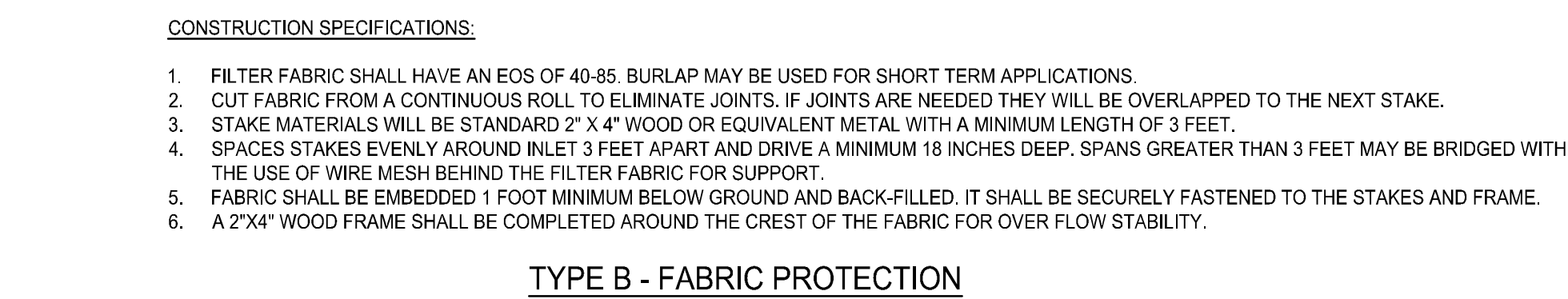
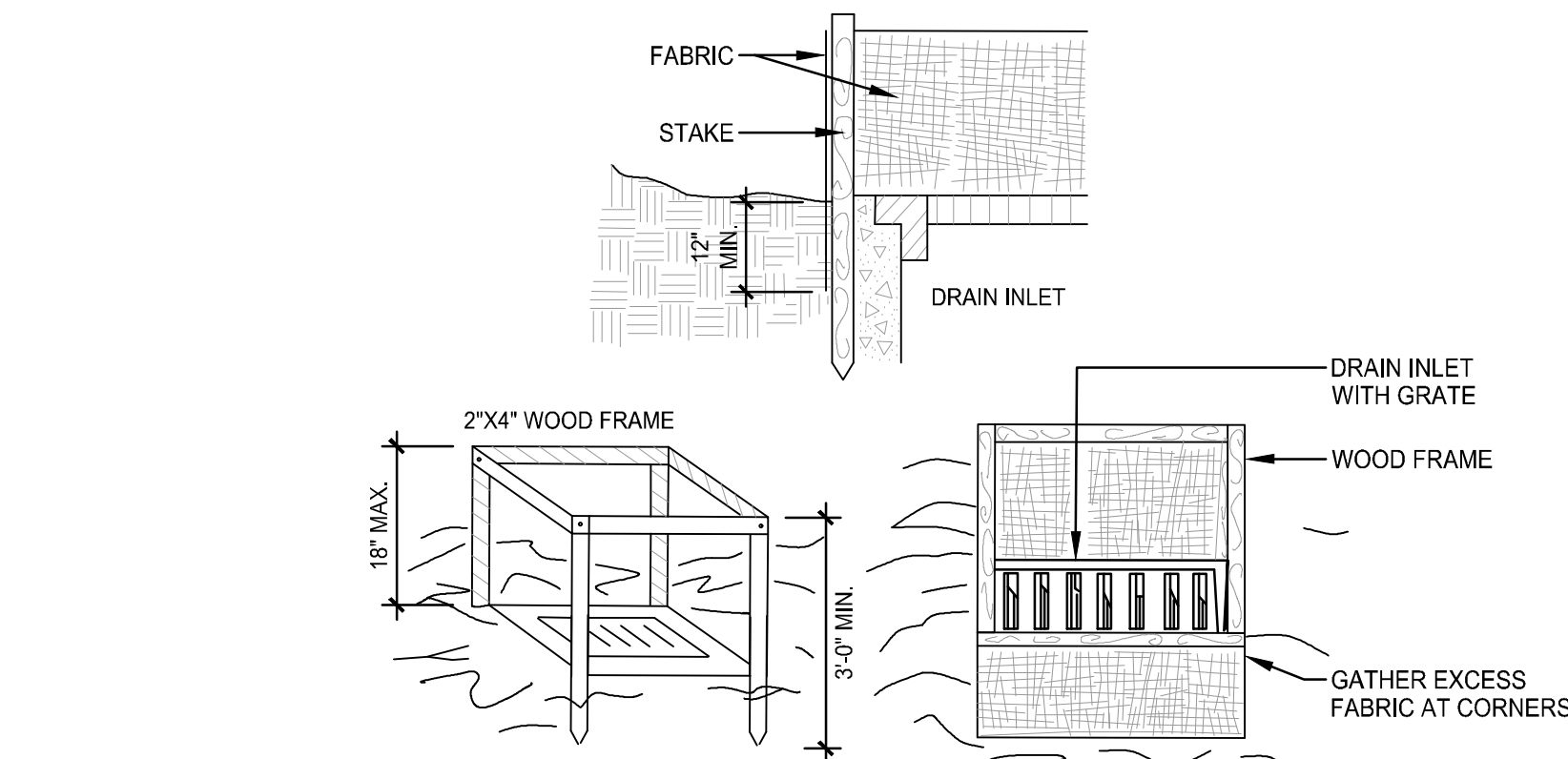
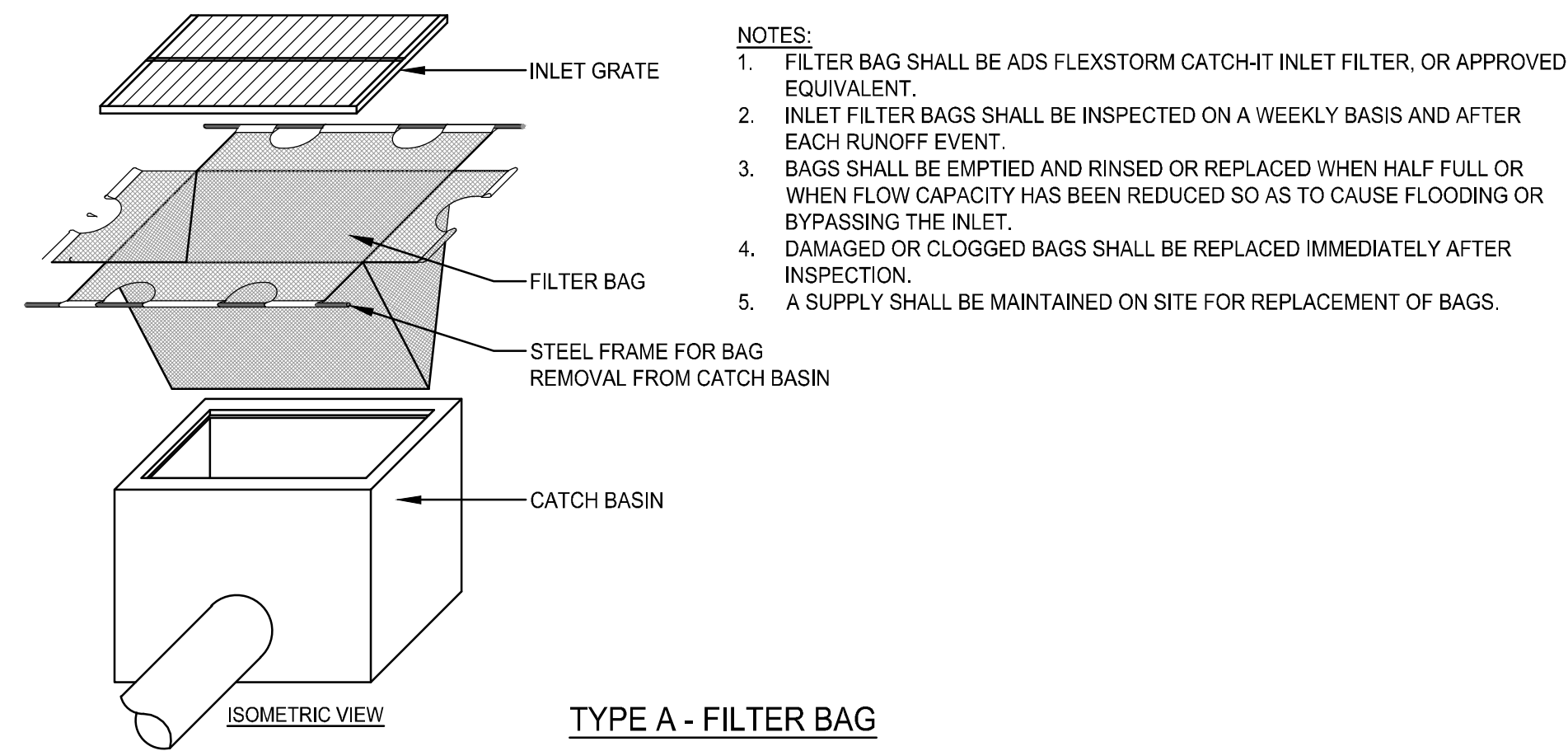
5 COMPOST FILTER SOCK
Scale: NTS



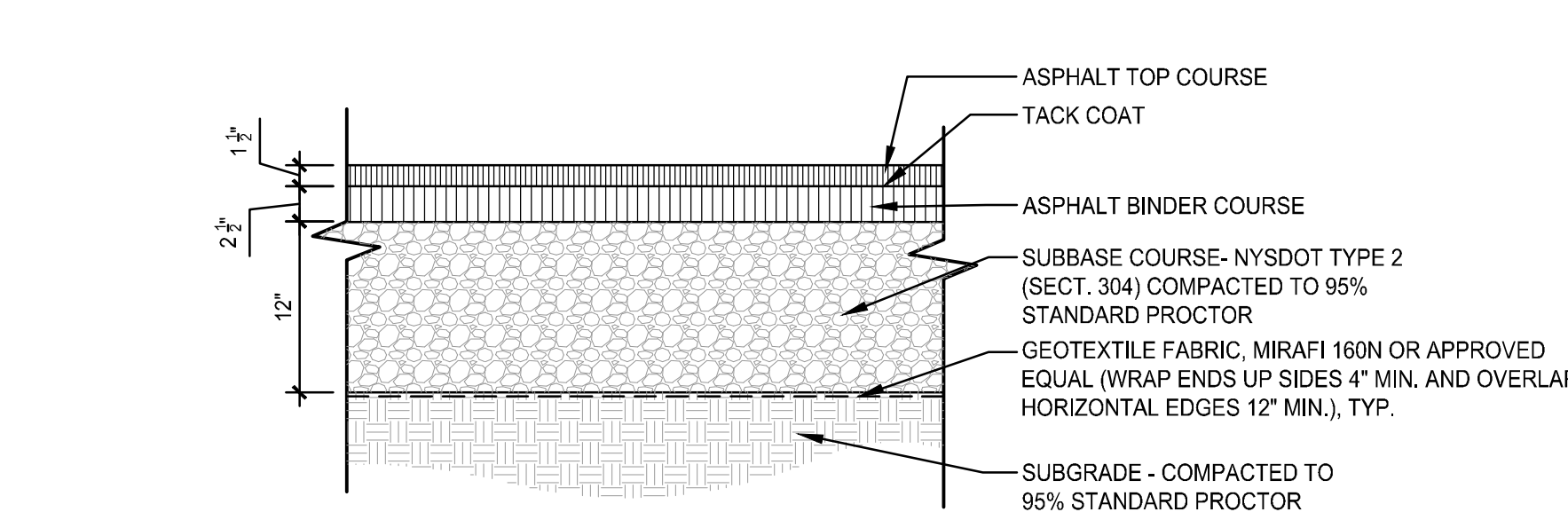
6 TREE PROTECTION FENCING
Scale: NTS



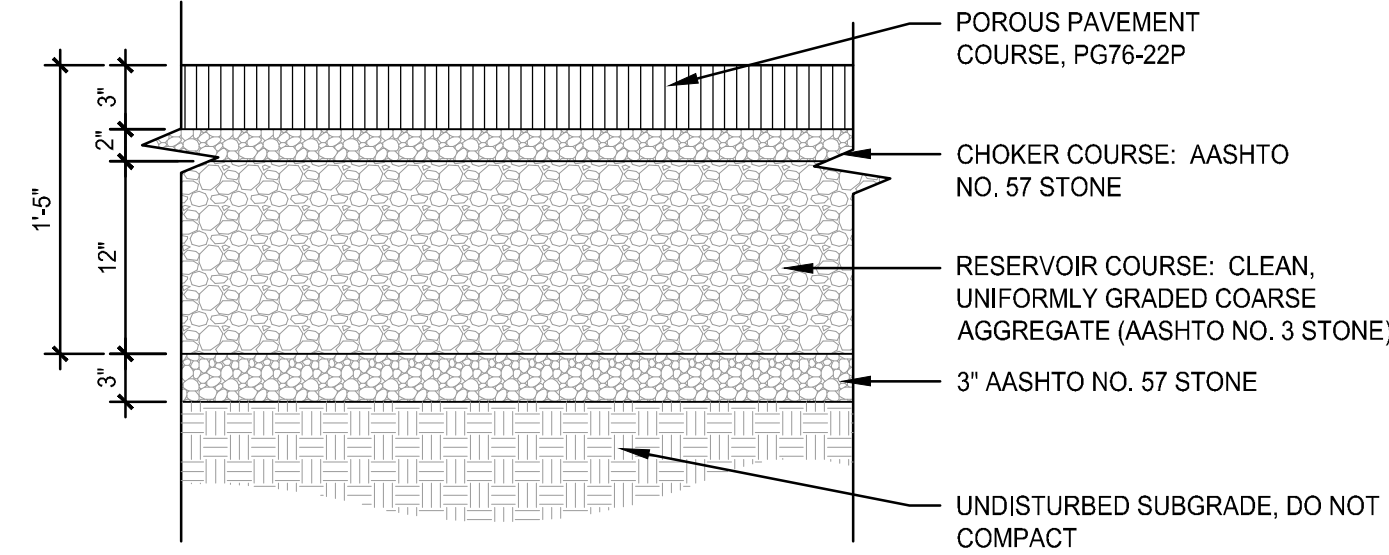
7 WETLAND PROTECTION FENCE
Scale: NTS



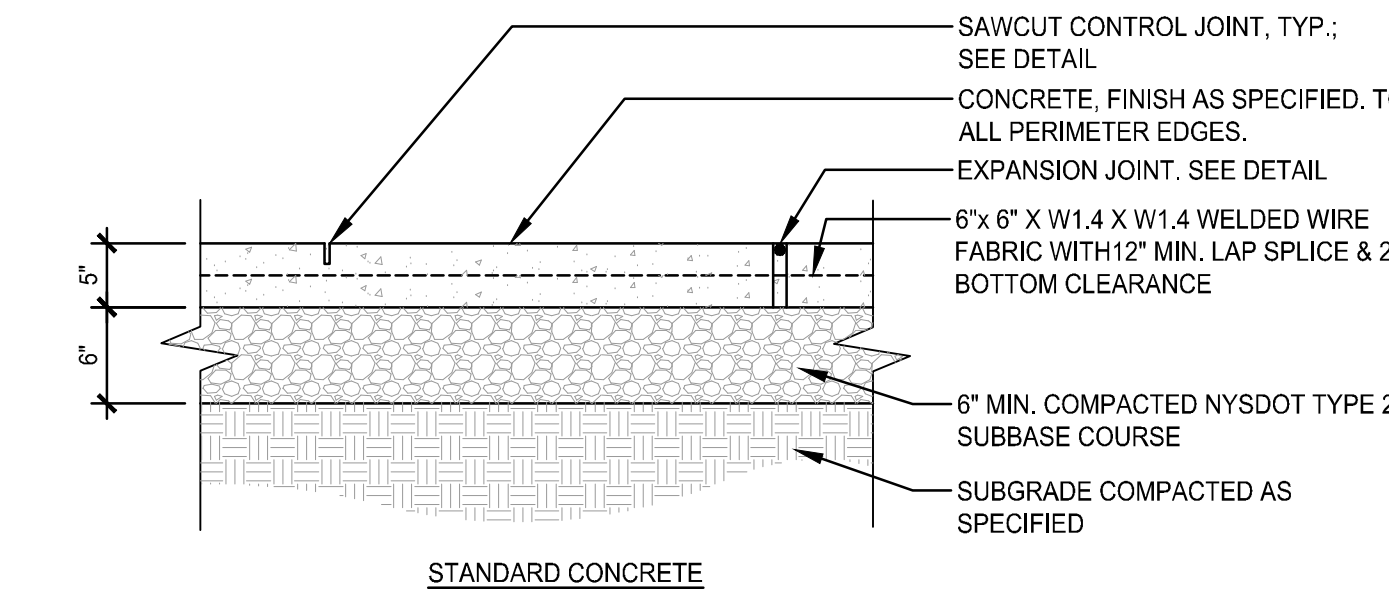
8 INLET PROTECTION
Scale: NTS



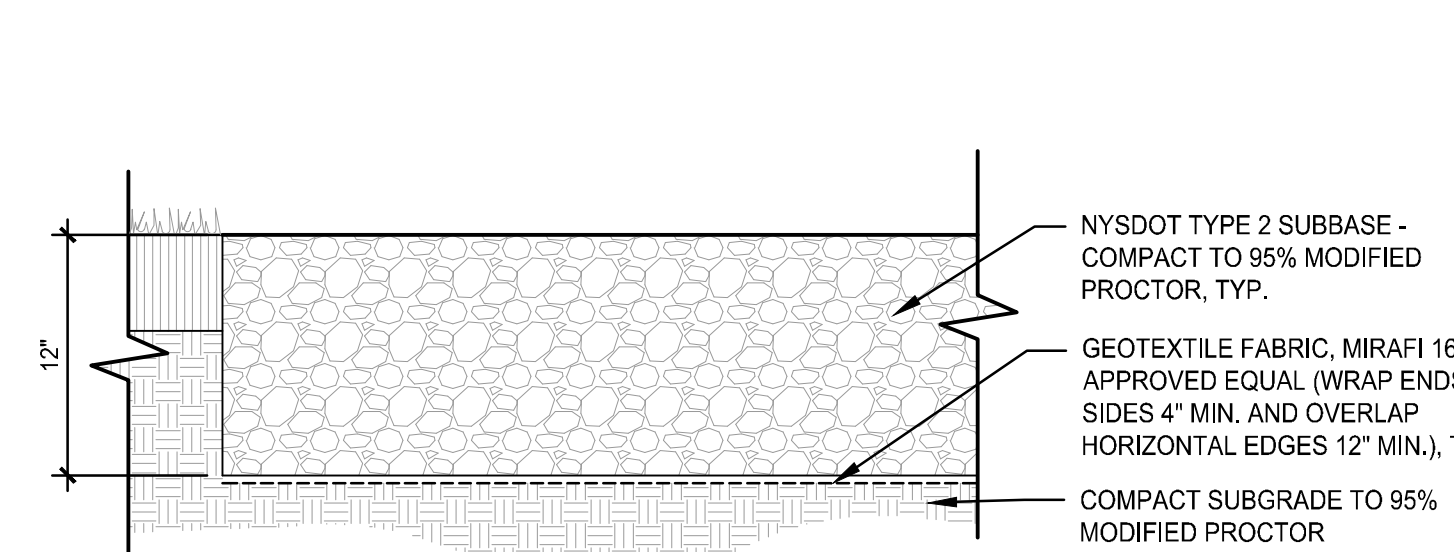
9 ASPHALT PAVEMENT
Scale: NTS



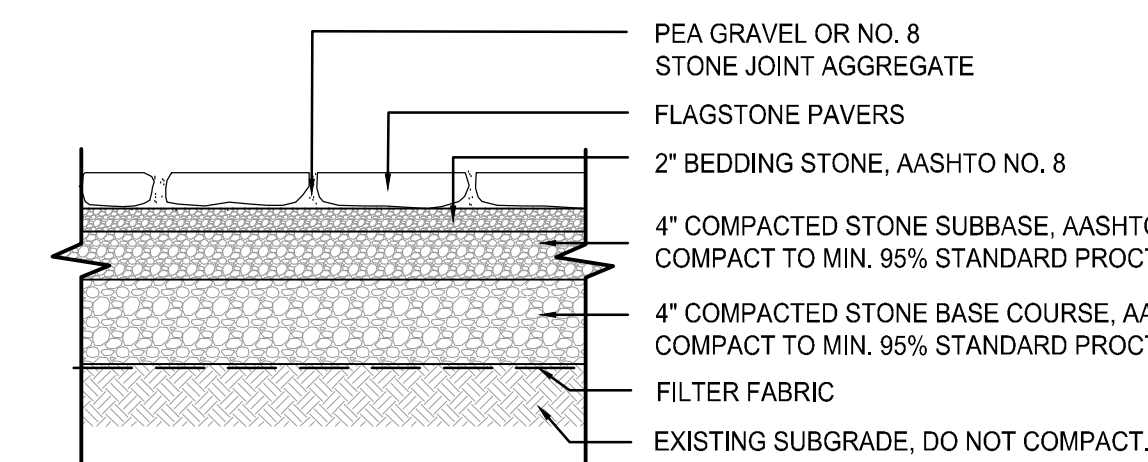
10 POROUS PAVEMENT
Scale: NTS



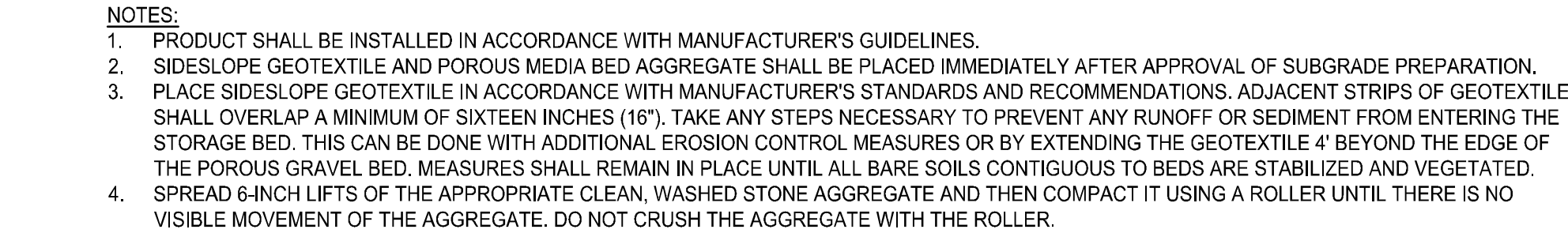
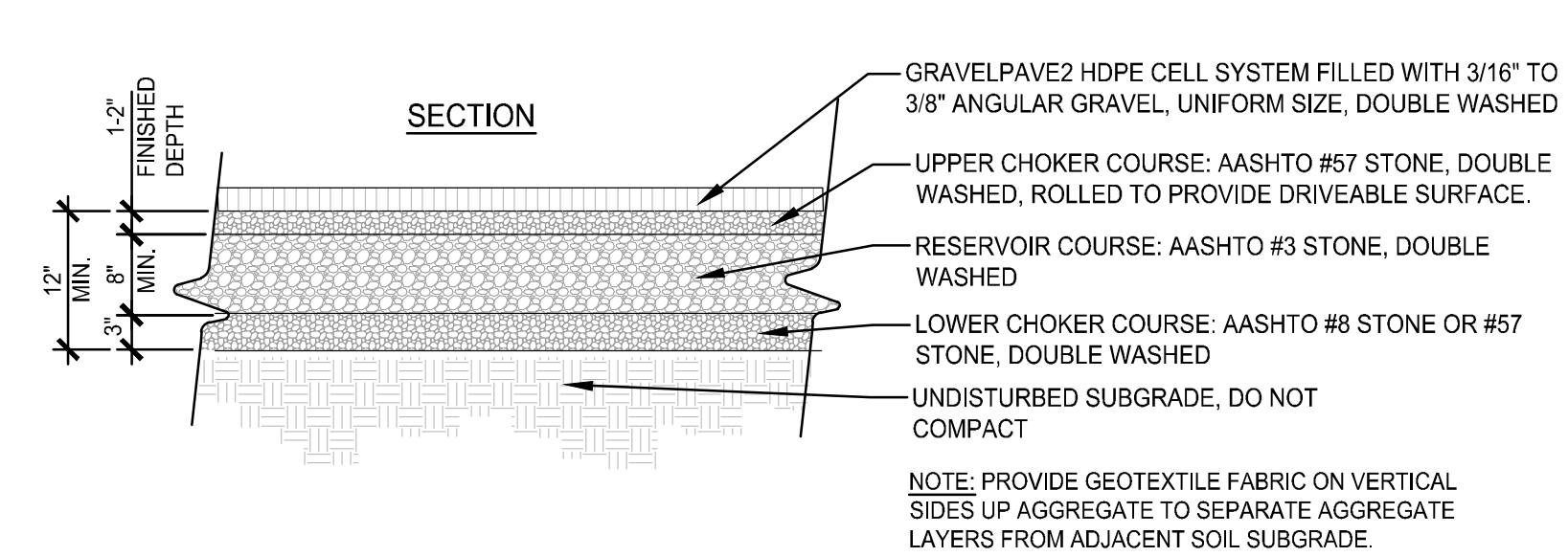
11 CONCRETE PAVEMENT
Scale: NTS



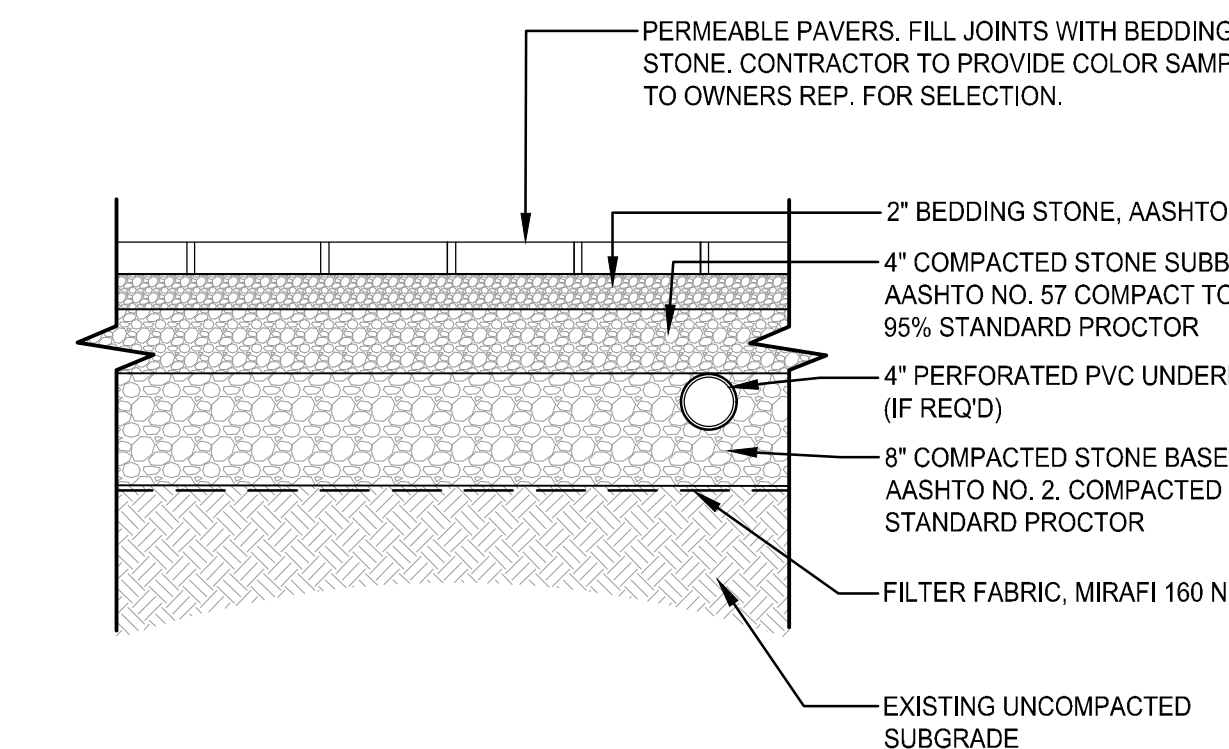
12 VEHICULAR GRAVEL PAVEMENT
Scale: NTS



13 FLAGSTONE
Scale: NTS



15 POROUS GRAVEL
Scale: NTS



16 POROUS PAVERS
Scale: NTS





Kampgrounds of America, Inc.
550 N 31st Street
Billings, MT 59101

Civil Engineer:
North Woods Engineering
348 Lake Street
Saranac Lake, NY 12983

Surveyor:
Ausfeld & Waldruff
323 Clinton Street
Schenectady, NY 12305

Surveyor:
Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

Architect:
Cushing Terrell
13 N. 23rd St.
Billings, MT
(406) 248-7455

Project Title:

Lake Placid /
Whiteface Mtn KOA
Holiday - Riverside

5644 NYS Route 86
Wilmington, NY 12997

ISSUED FOR:
SPECIAL USE PERMIT /
SITE PLAN AND VARIANCE
APPLICATIONS

Project No.: 2021110.02
Design: BAS Chk'd: M/T
Date: 09/20/2022 Scale:

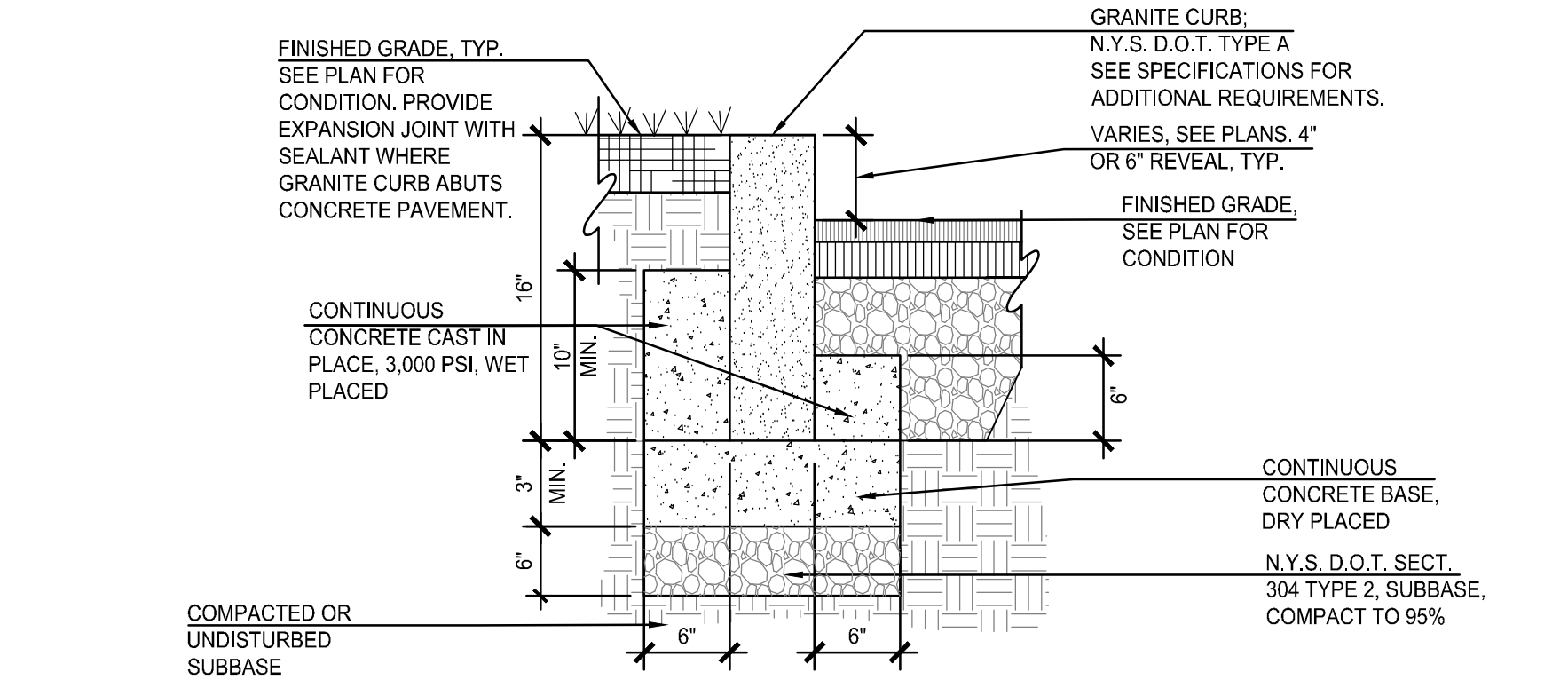
Description:	Date:

Drawing Title

SITE DETAILS

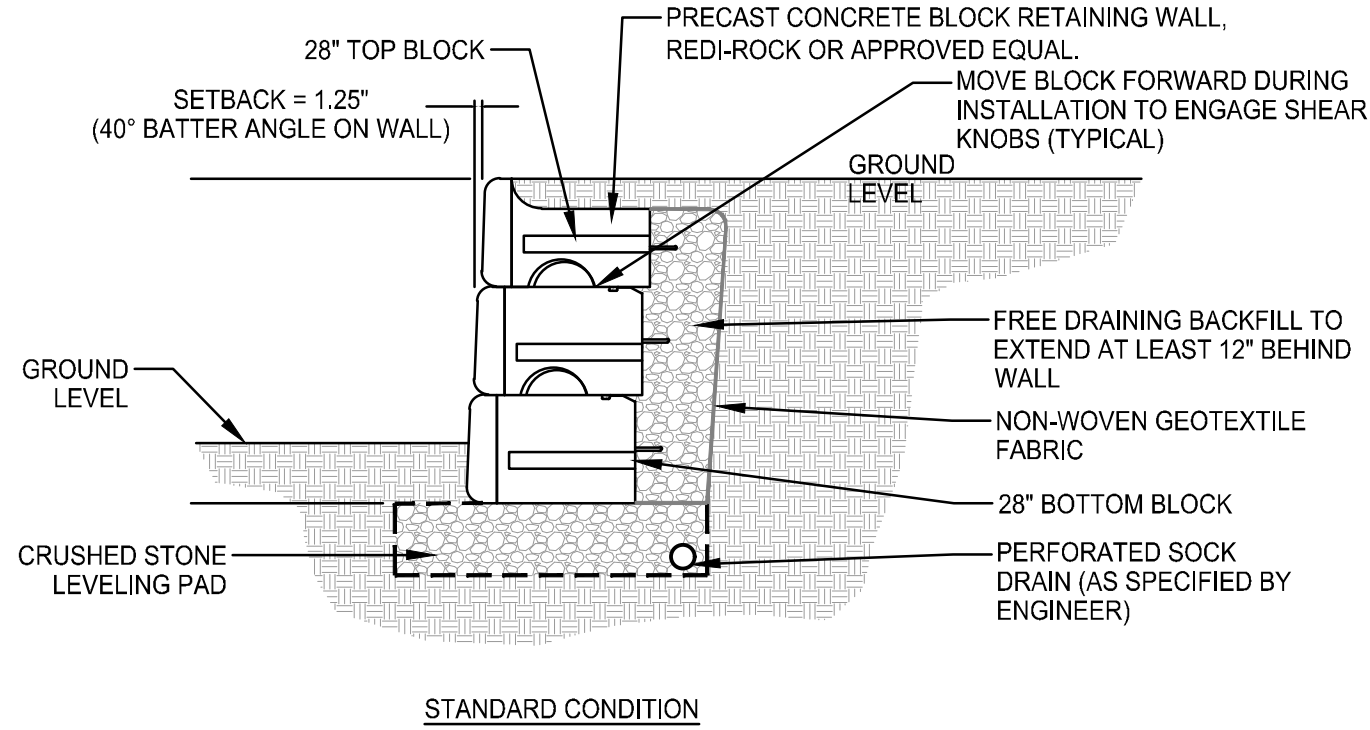
Drawing No.

L-801



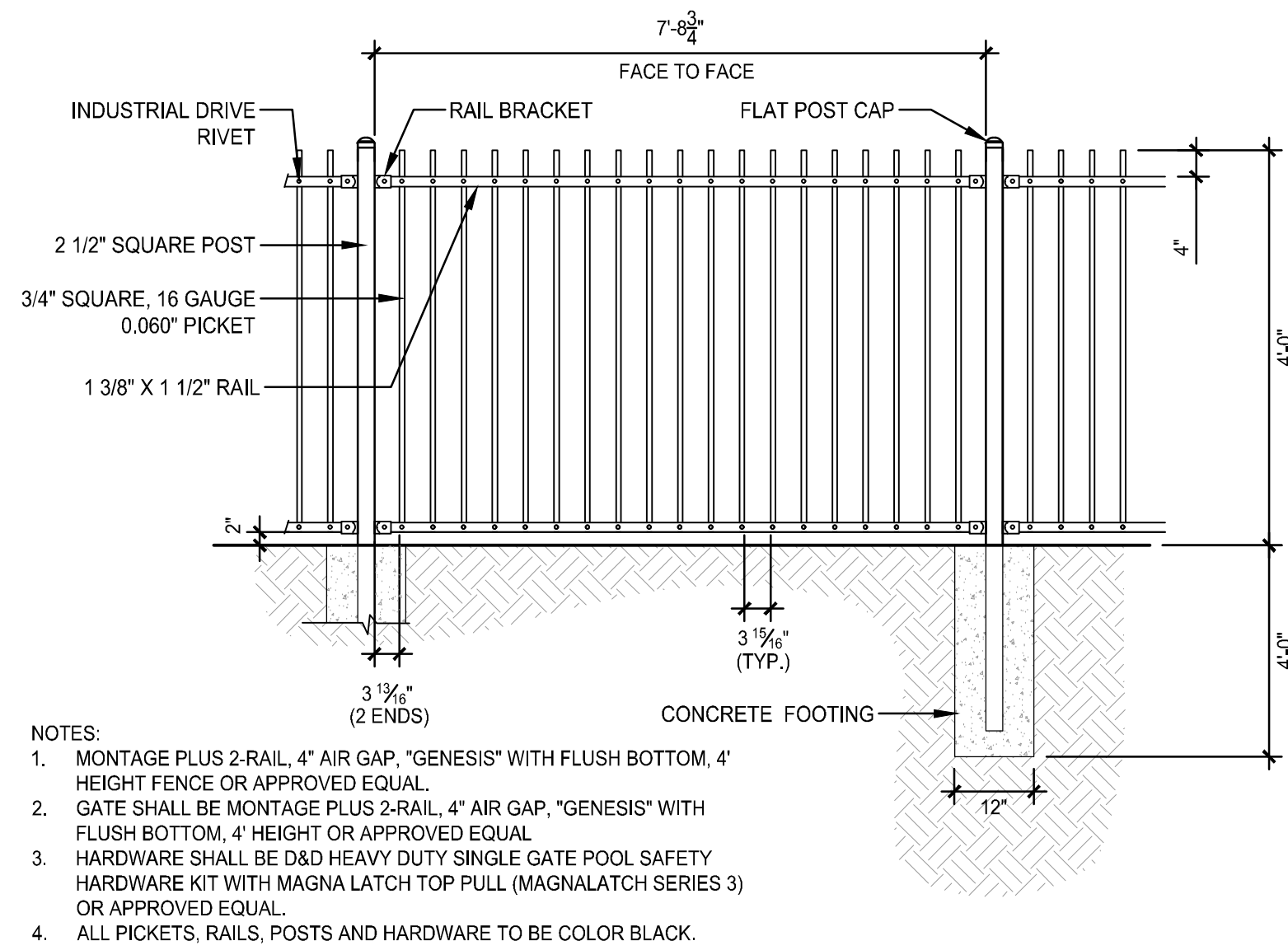
1 GRANITE CURB

Scale: NTS



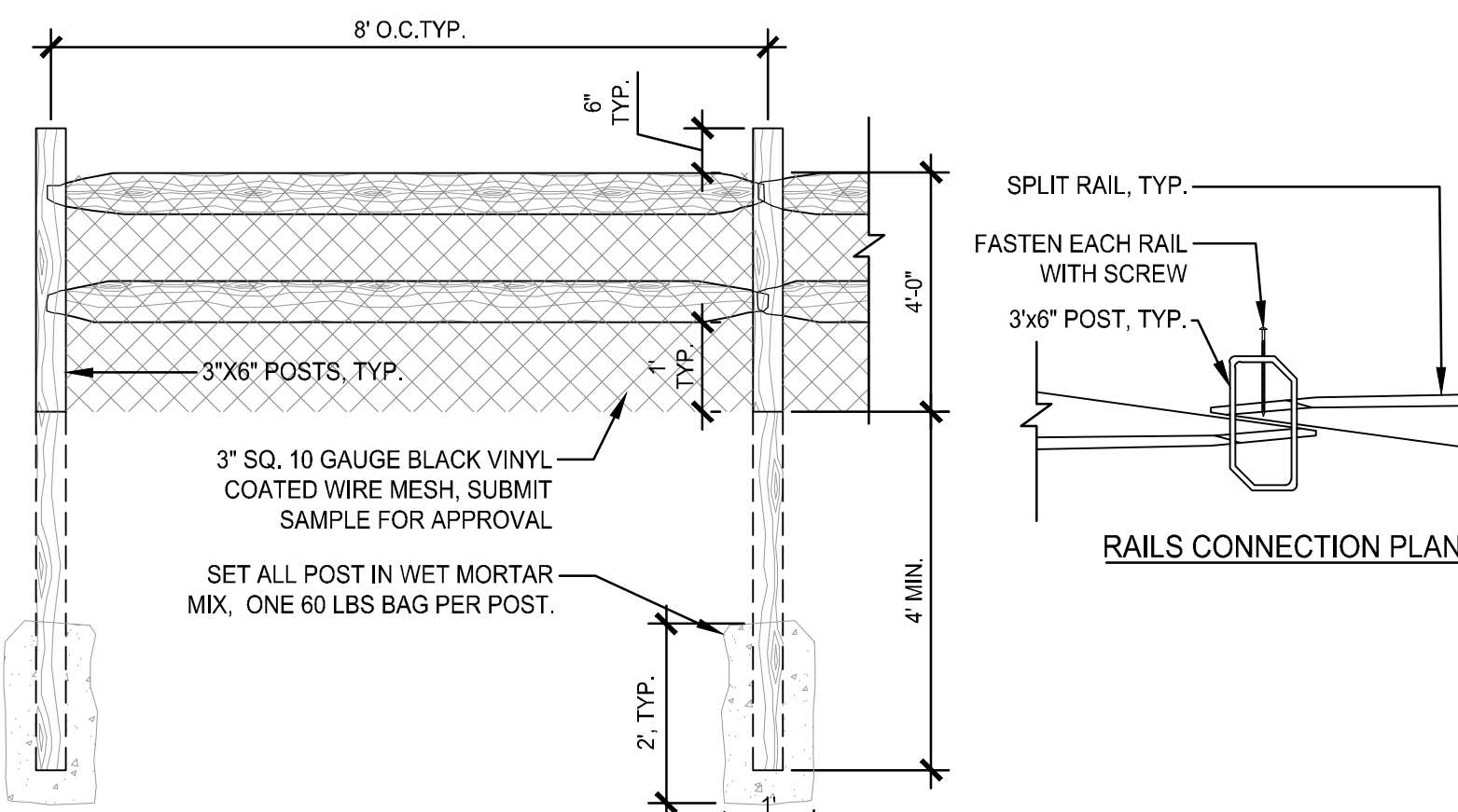
2 REDI ROCK RETAINING WALL

Scale: NTS



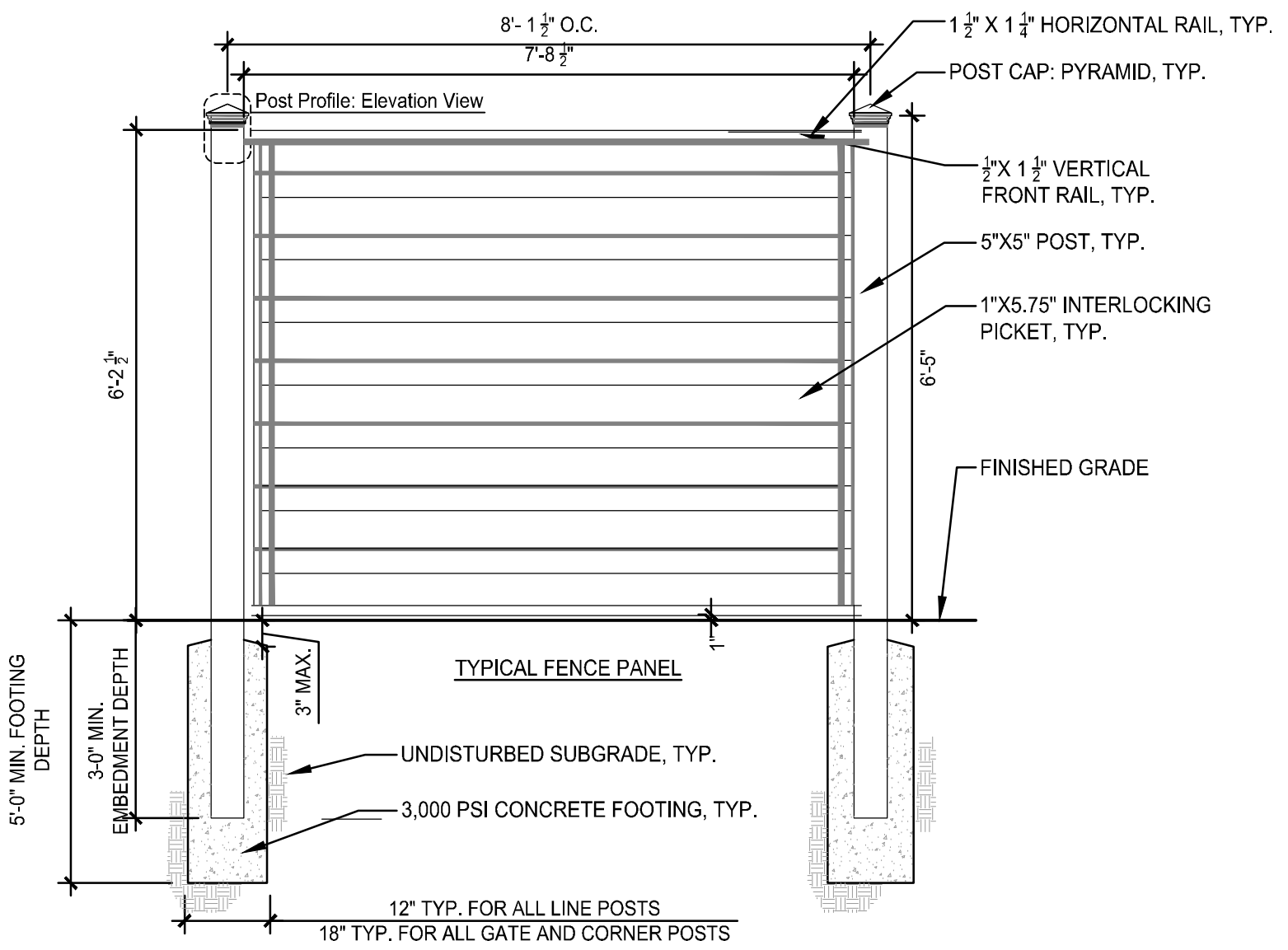
3 ORNAMENTAL FENCE

Scale: NTS



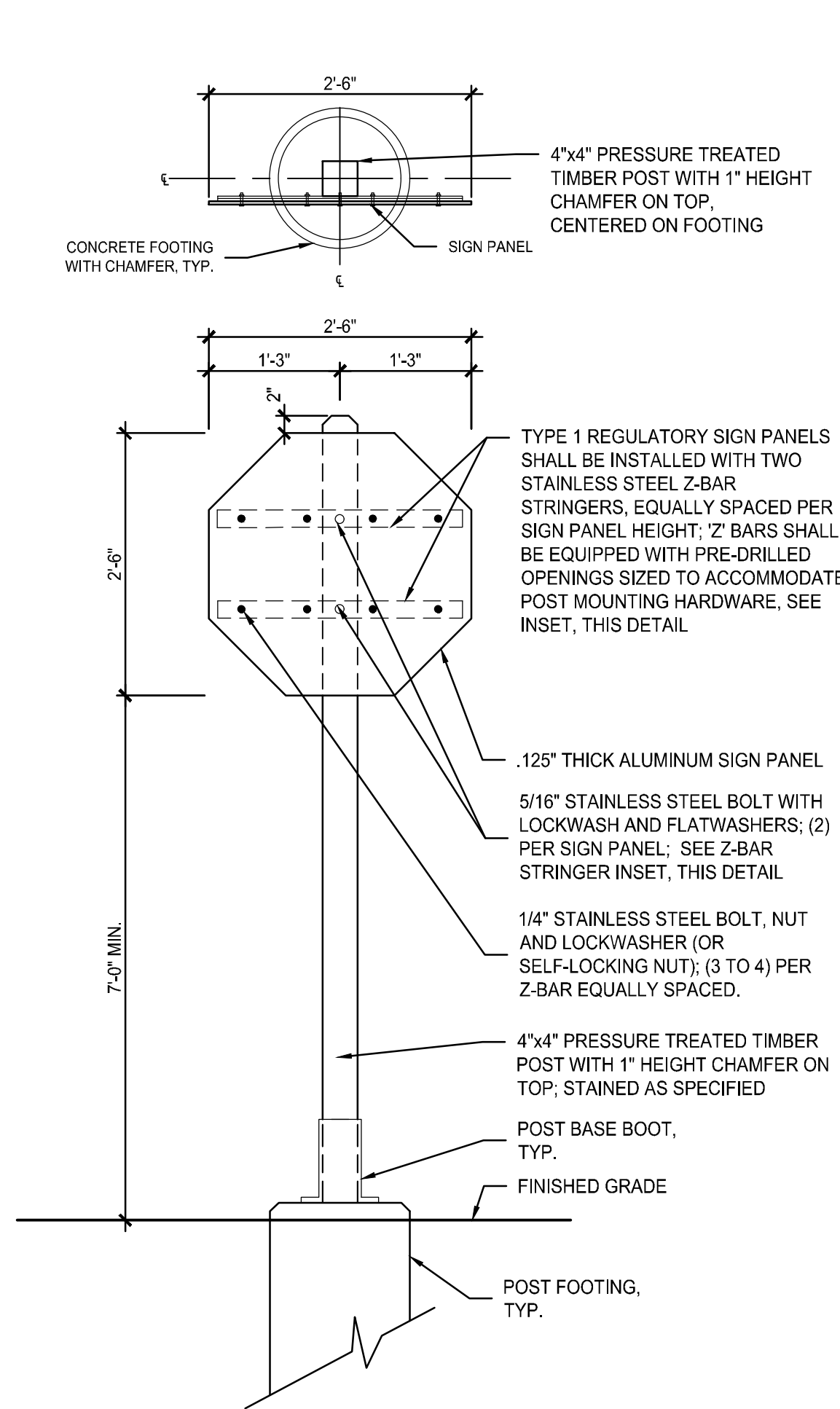
4 SPLIT RAIL FENCE WITH MESH

Scale: NTS



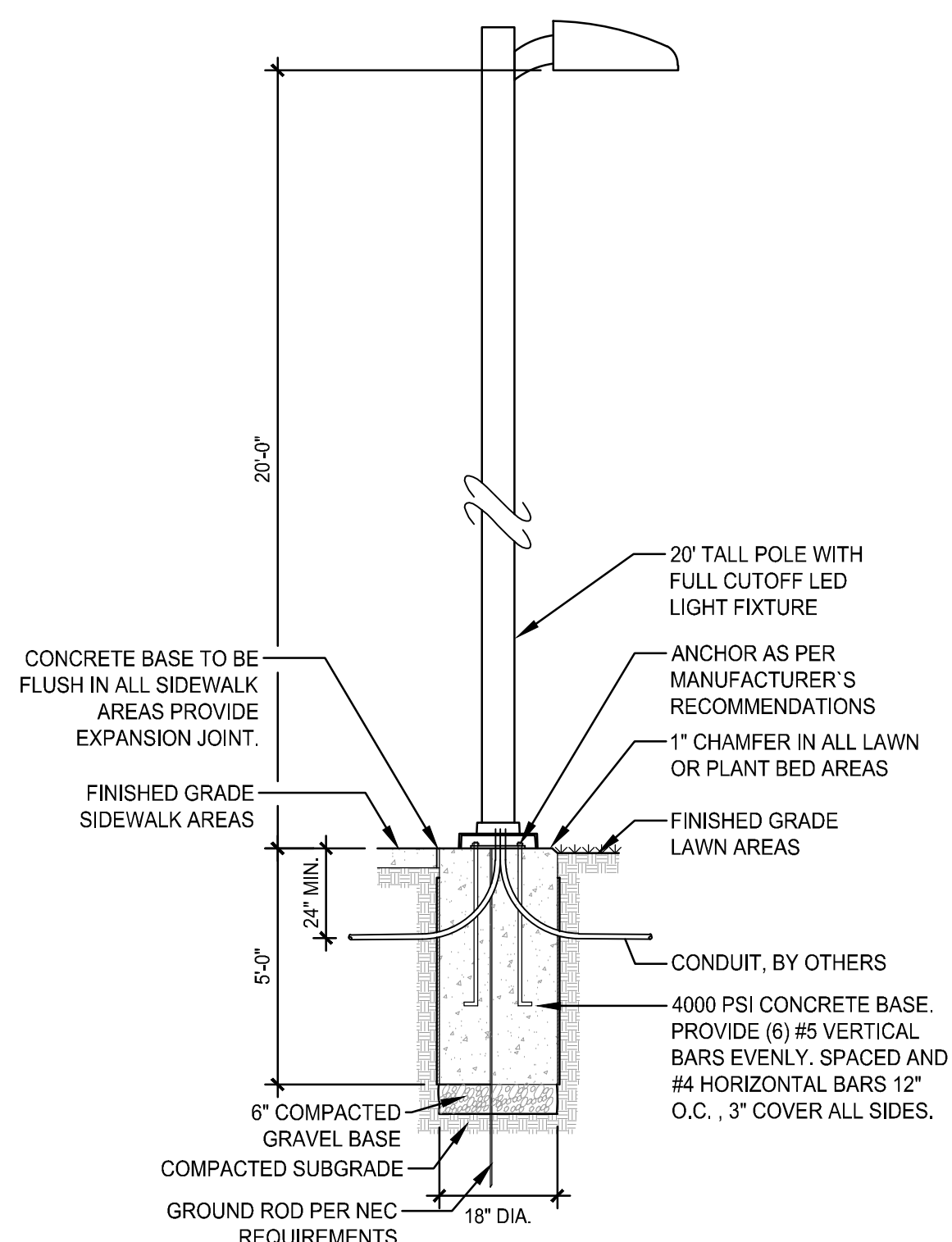
5 COMPOSITE FENCE

Scale: NTS



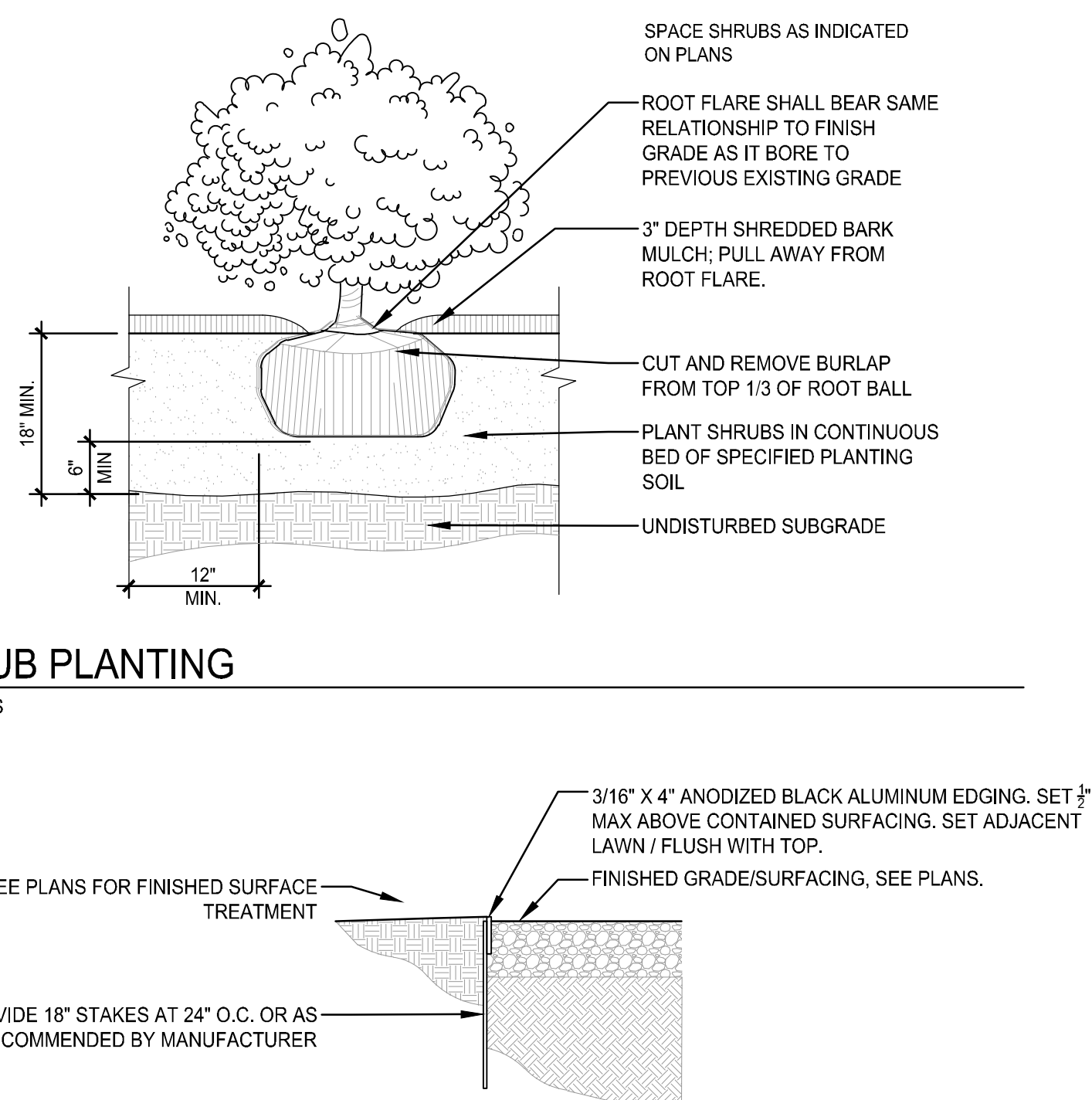
6 TRAFFIC SIGNAGE

Scale: NTS



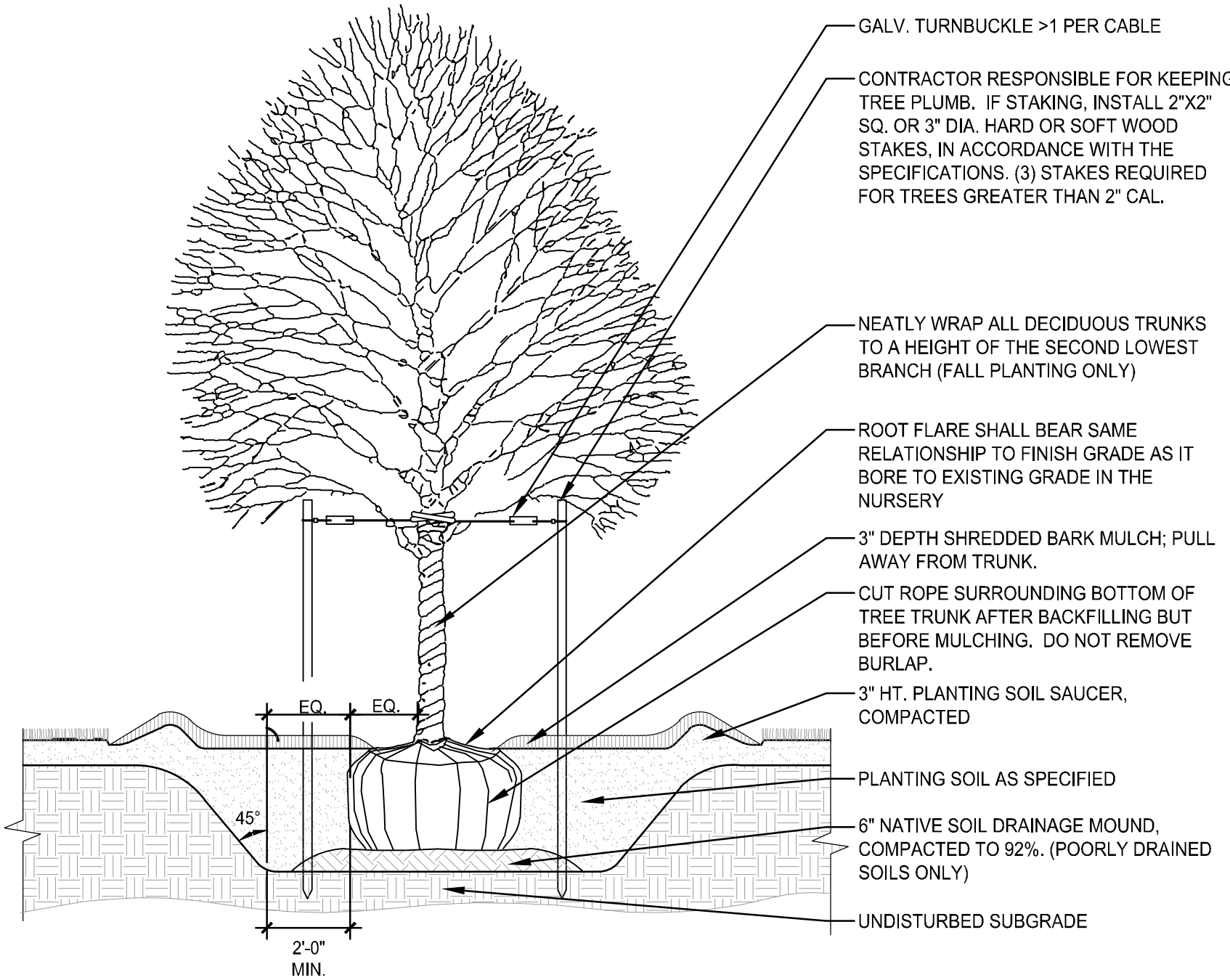
7 SITE LIGHT FIXTURE

Scale: NTS



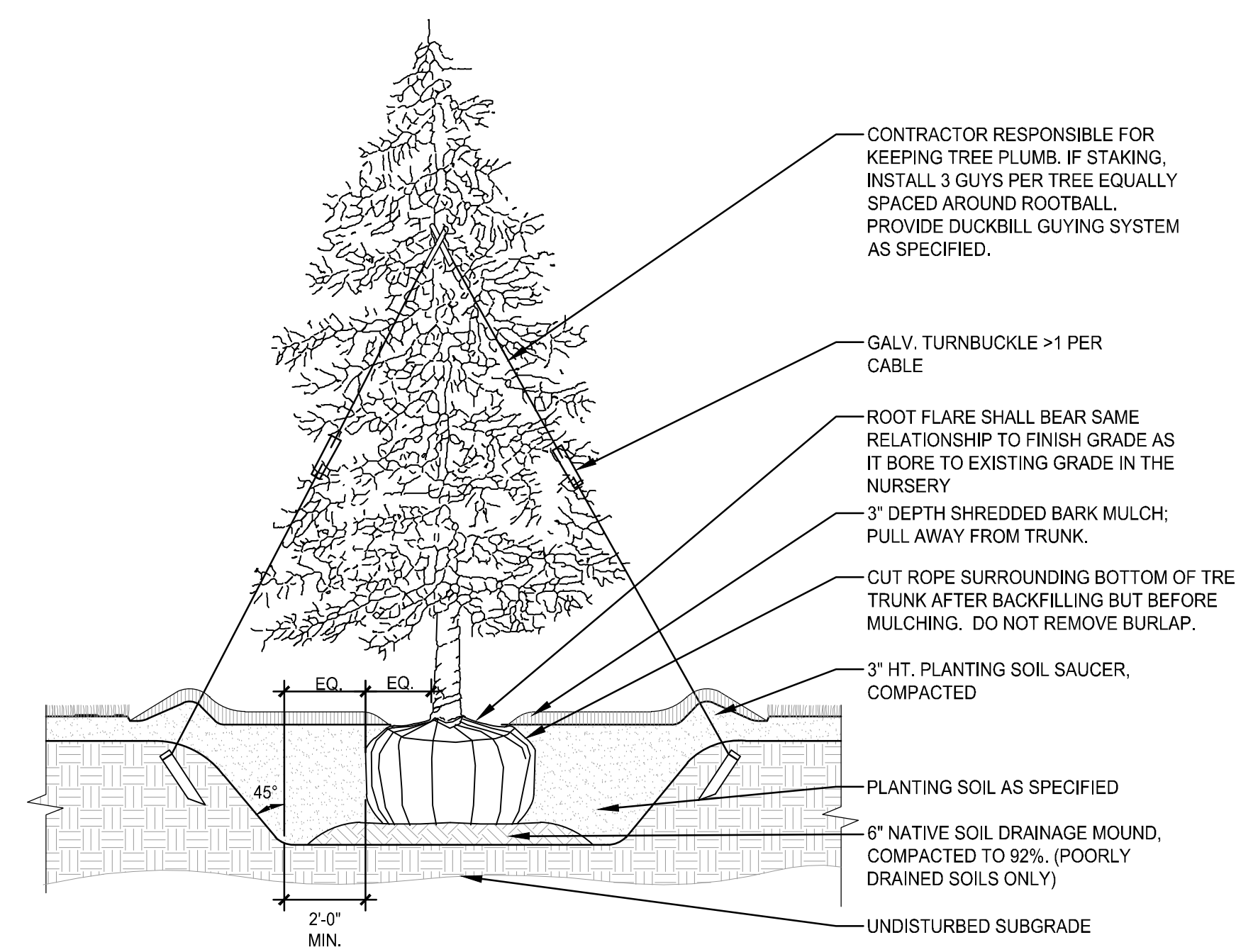
8 SHRUB PLANTING

Scale: NTS



10 DECIDUOUS TREE PLANTING

Scale: NTS



11 EVERGREEN TREE PLANTING

Scale: NTS



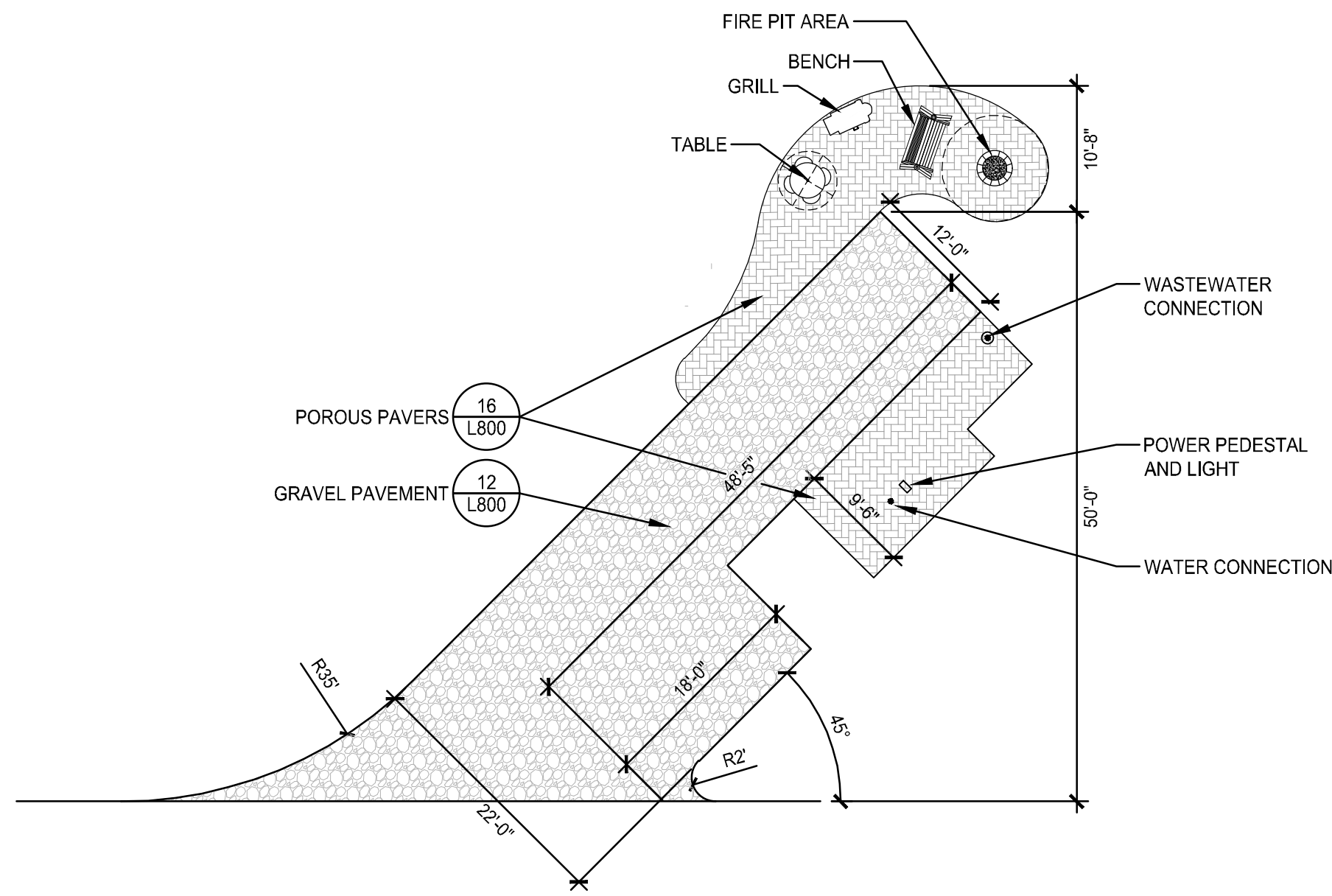
Kampgrounds of America, Inc.
550 N 31st Street
Billings, MT 59101

Civil Engineer:
North Woods Engineering
348 Lake Street
Saranac Lake, NY 12983

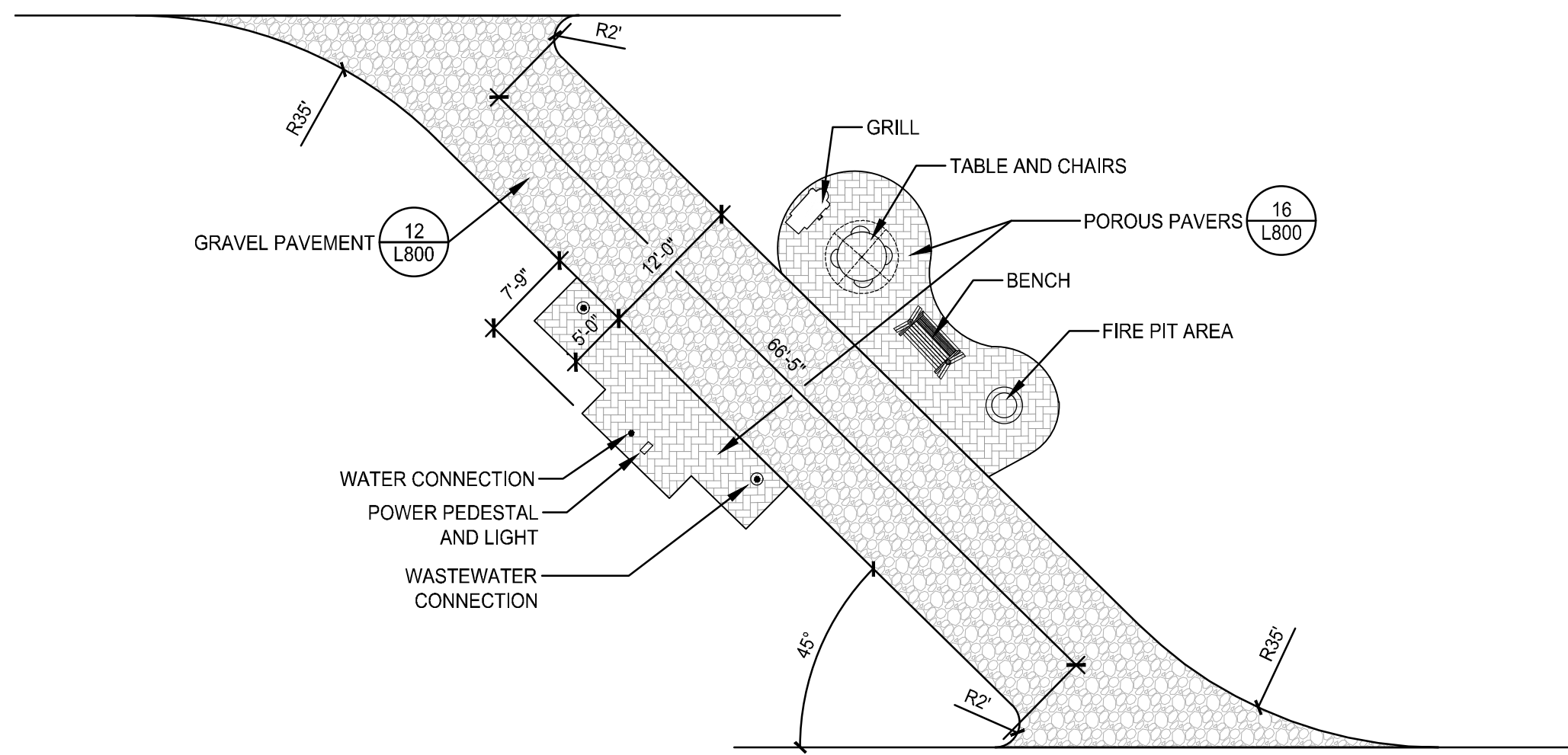
Surveyor:
Ausfeld & Waldruff
323 Clinton Street
Schenectady, NY 12305

Surveyor:
Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

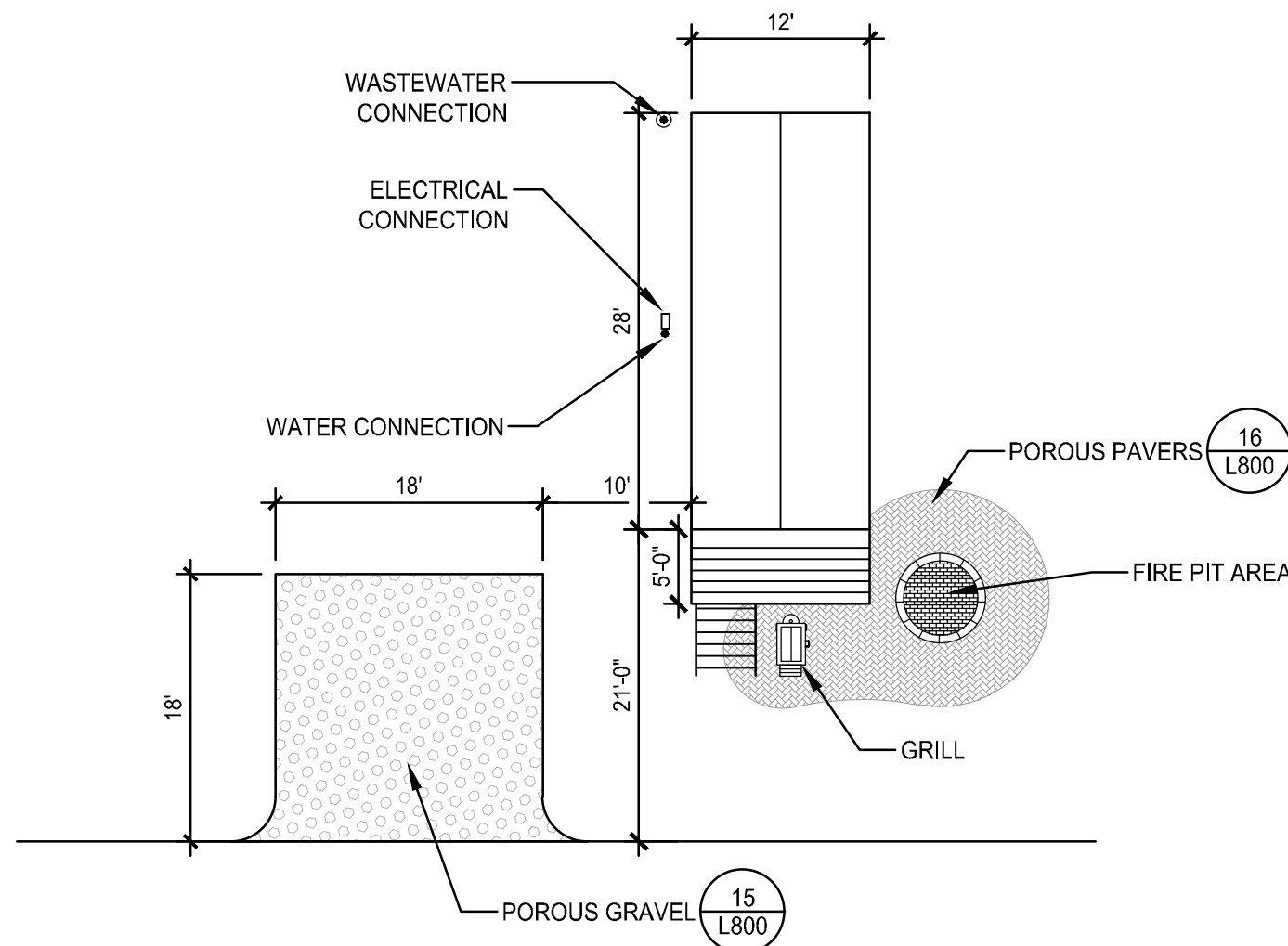
Architect:
Cushing Terrell
13 N. 23rd St.
Billings, MT
(406) 248-7455



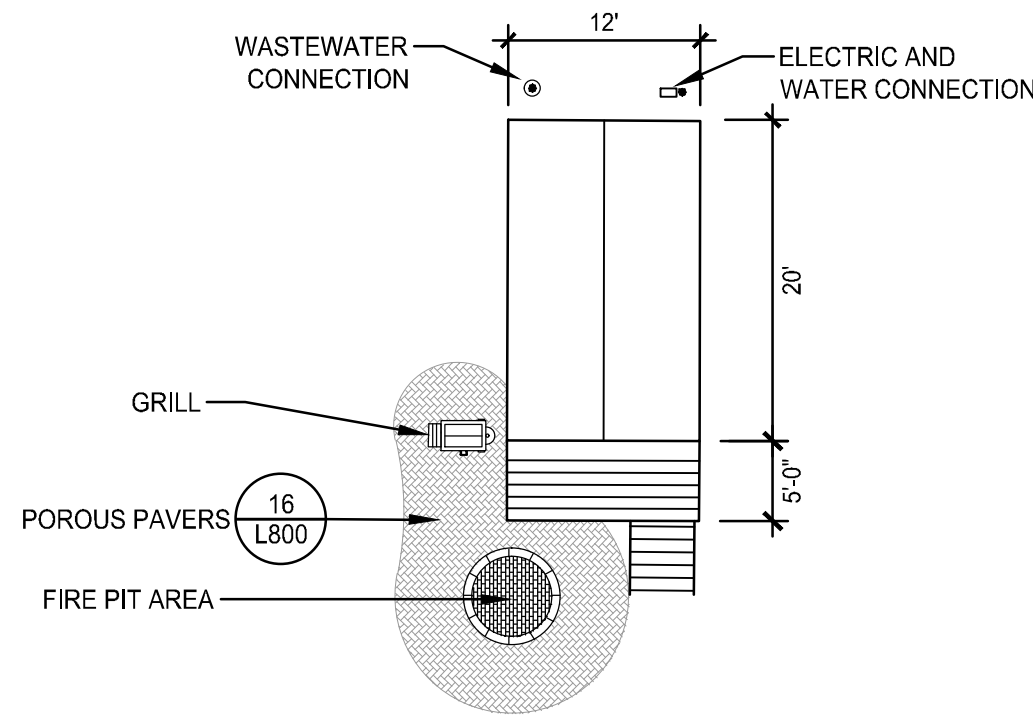
1 TYPICAL BACK-IN RV CAMPSITE
Scale: NTS



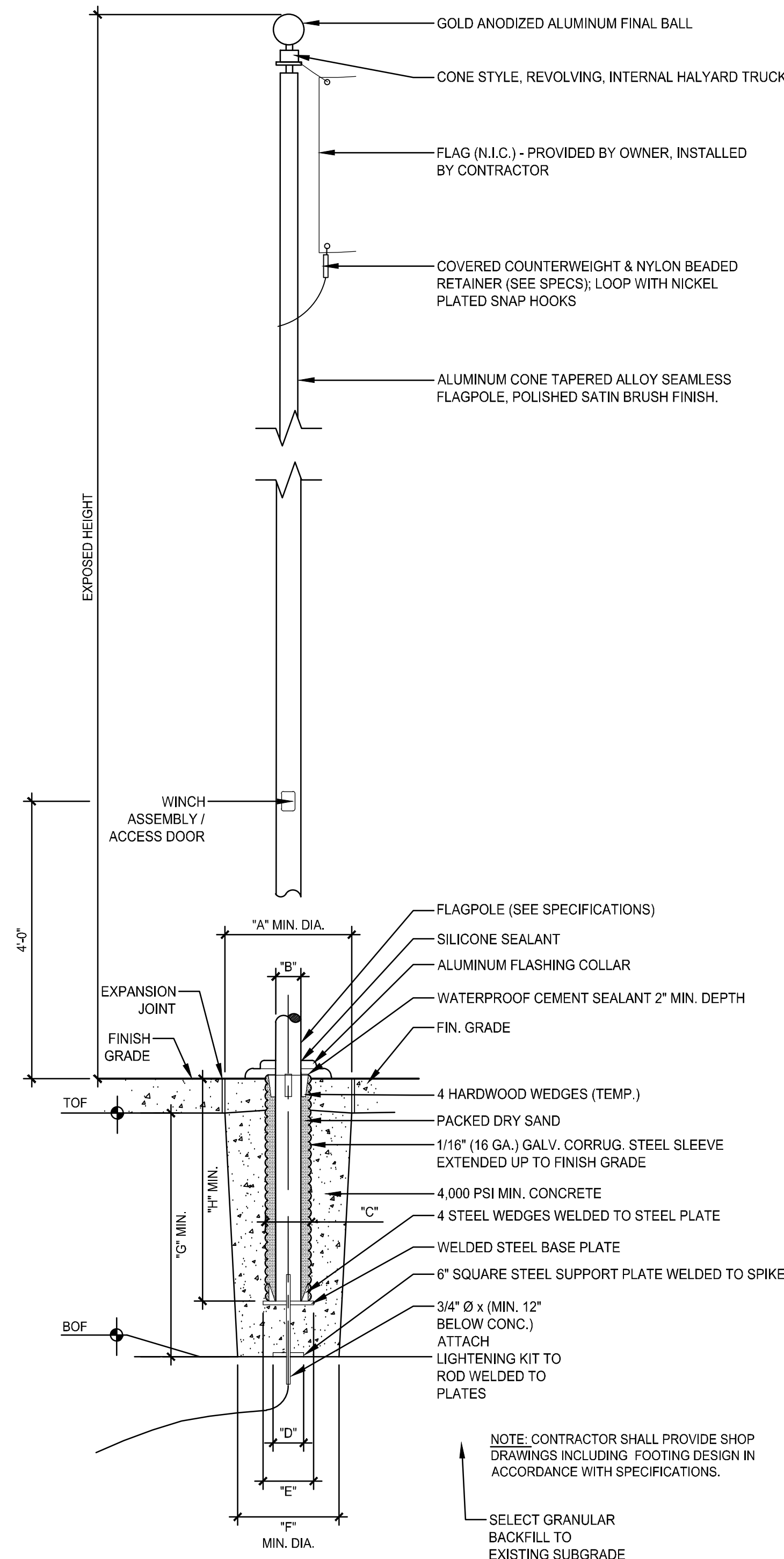
2 TYPICAL PULL-THRU RV SITE
Scale: NTS



3 TYPICAL DELUXE CABIN
Scale: NTS

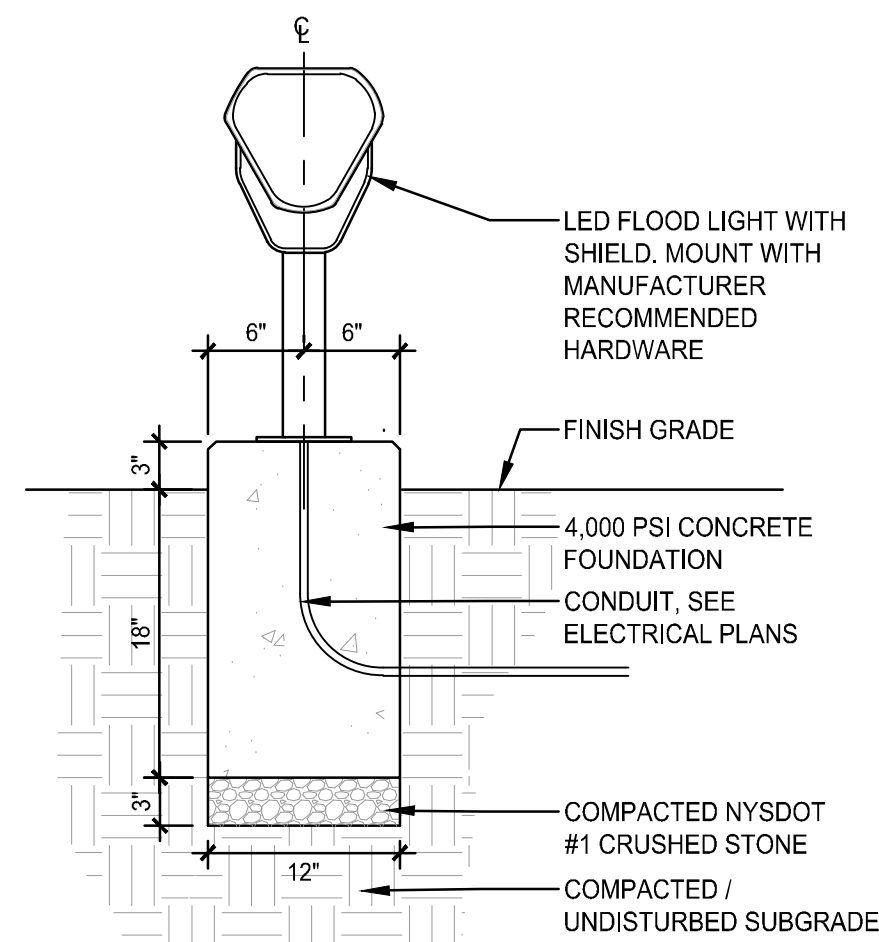


4 TYPICAL STUDIO CABIN
Scale: NTS



5 FLAGPOLE
Scale: NTS

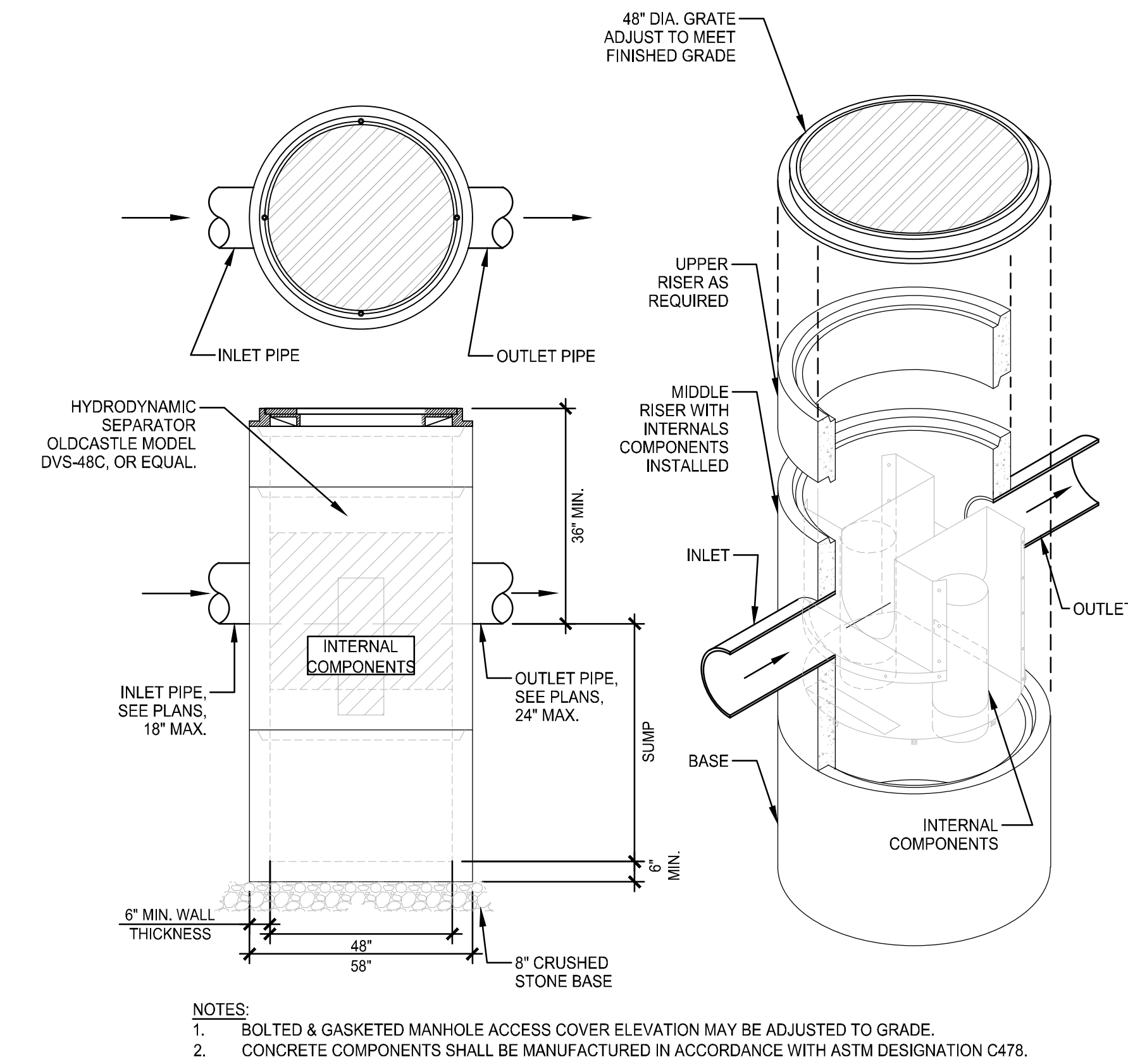
EXPOSED HT.	FOUNDATION TOP	POLE BUTT	SLEEVE DIAMETER	SUPPORT PLATE (SO.)	SLEEVE BASE PLATE	FOUNDATION BASE	FOUNDATION DEPTH	SLEEVE LENGTH	MAX FLAG SIZE
30.0'	A	B	C	D	E	F	G	H	
	2'-8"	6"	10"	8"	16"	2'-6"	5'-6"	3'-0"	5'X8'



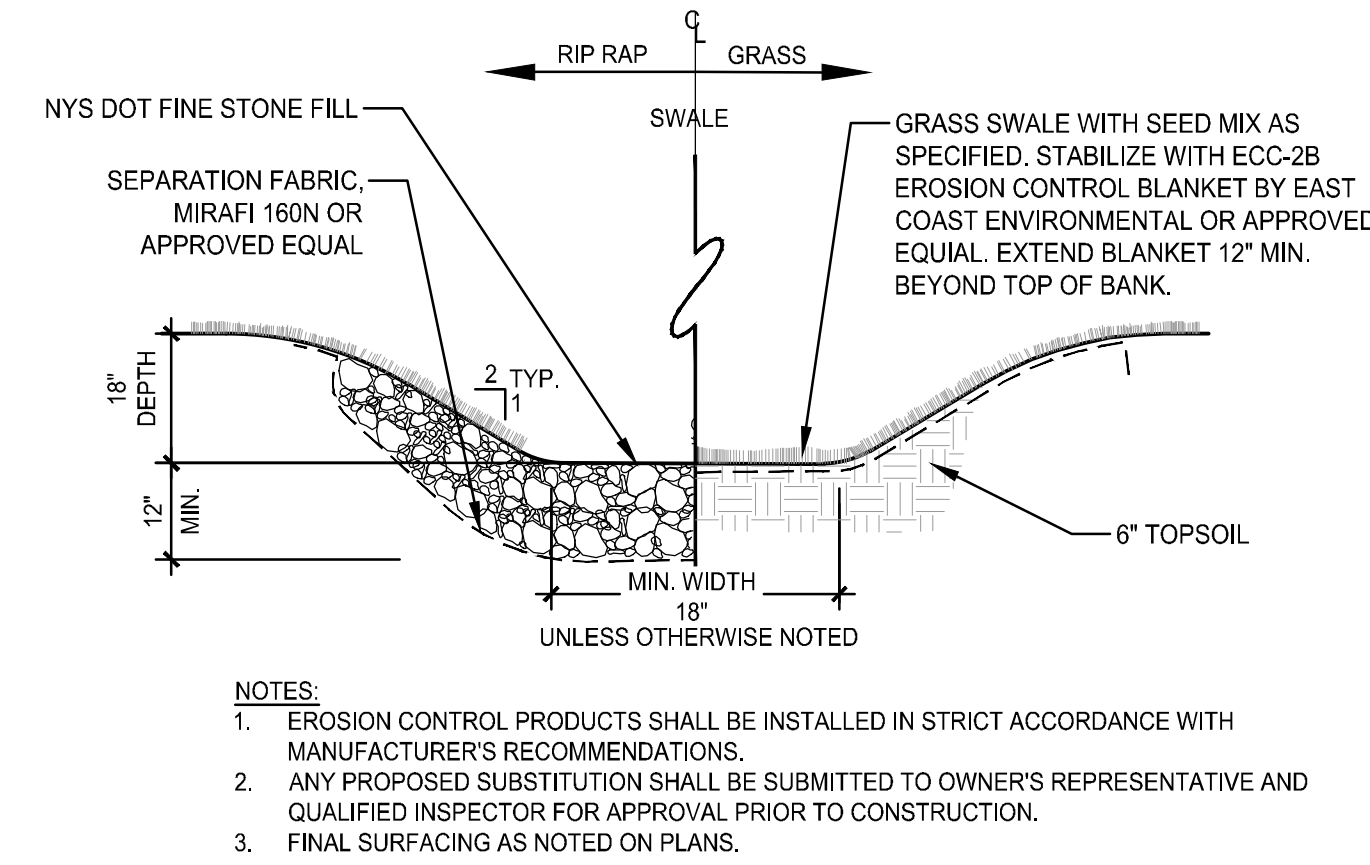
6 FLAGPOLE LIGHT
Scale: NTS



7 FREE STANDING SIGN
Scale: NTS



8 HYDRODYNAMIC SEPARATOR
Scale: NTS



9 STORM CONVEYANCE SWALE
Scale: NTS

Project Title:
Lake Placid /
Whiteface Mtn KOA
Holiday - Riverside
5644 NYS Route 86
Wilmington, NY 12997

ISSUED FOR:
SPECIAL USE PERMIT /
SITE PLAN AND VARIANCE
APPLICATIONS

Project No.:	20211102
Design:	MJT
Drawn:	BAS
Date:	09/20/2022
Description:	
Date:	

Drawing Title
SITE DETAILS

Drawing No.
L-802

GENERAL NOTES

1. EXISTING CONDITIONS DATA WAS COMPILED USING A SURVEY TITLED "TOPOGRAPHIC SURVEY OF CERTAIN LANDS OF KAMPGROUNDS OF AMERICA KNOWN AS RIVERSIDE" BY ADIRONACK SURVEYING PLLC, DATED MAY 17, 2022.
2. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL CONTACT U.F.P.O. (1-800-962-7962) AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY HAVING JURISDICTION TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY COSTS INCURRED BY THE CONTRACTOR DUE TO FAILURE TO CONTACT THE PROPER AUTHORITIES SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
3. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A UTILITY LOCATING SERVICE IN ACCORDANCE WITH SPECIFICATION, THAT SHALL BE RESPONSIBLE FOR LOCATING AND DOCUMENTING ALL UNDERGROUND UTILITIES.
4. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). EXCAVATION REQUIRED WITHIN PROXIMITY OF UTILITY LINES SHALL BE DONE BY HAND. ANY DAMAGE AND INCURRED COSTS DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
5. THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCY BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS TO THE OWNER.
6. LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE LIMITS OF WORK LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT LIMIT OF WORK LINE. IF NO LIMIT OF WORK IS SHOWN, THE PROPERTY LINE SHALL BE THE LIMIT OF WORK.
7. THE CONTRACTOR SHALL ESTABLISH PERMANENT BENCH MARKS. MAINTAIN ALL ESTABLISHED BOUNDS AND BENCH MARKS AND REPLACE ANY WHICH ARE DESTROYED OR DISTURBED.
8. CONTRACTOR SHALL EMPLOY SPECIAL CARE IN SCHEDULING CONSTRUCTION SO AS TO MAINTAIN EXISTING VEHICULAR TRAFFIC PATTERNS, AND MINIMIZE DISRUPTION TO SURROUNDING PEDESTRIAN TRAFFIC. CONTRACTOR SHALL EMPLOY SPECIAL CARE TO PROTECT SAFETY OF PEDESTRIANS INSIDE AND OUTSIDE OF THE LIMIT OF WORK LINE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS FROM ALL JURISDICTIONS AFFECTED BY THIS WORK ARE IN PLACE PRIOR TO CONSTRUCTION. FOR PERMITS ALREADY ISSUED, CONTRACTOR SHALL OBTAIN COPIES OF PERMITS AND STRICTLY ADHERE TO PERMIT CONDITIONS. PERMITS THAT ARE OUTSTANDING SHALL BE SECURED BY THE CONTRACTOR AND COORDINATED WITH THE DIRECTOR'S REPRESENTATIVE.
10. ALL ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON "RECORD DRAWINGS," AS SPECIFIED.
11. STORAGE AREAS FOR THE GENERAL CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN THE LIMITS OF WORK AS SHOWN ON THE PLANS OR AS APPROVED BY THE OWNER.
12. SHOULD ANYTHING BE OMITTED FROM THE PLANS WHICH IS NECESSARY FOR A COMPLETE UNDERSTANDING OF THE WORK, OR SHALL ANY ERROR APPEAR IN THE VARIOUS INSTRUMENTS FURNISHED OR IN THE WORK BY OTHER CONTRACTORS AFFECTING THE WORK COVERED HEREBY, THE CONTRACTOR SHALL AND WILL PROMPTLY NOTIFY THE DIRECTOR'S REPRESENTATIVE, AND IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, HE SHALL AND WILL MAKE GOOD OF ANY DAMAGE OR DEFECT IN HIS WORK CAUSED THEREBY.
13. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXISTING INFRASTRUCTURE FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS EFFORTS OF DEMOLITION, REMOVALS AND OR RELOCATION WORK WITH ALL TRADES. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
15. CONTRACTOR TO COMPLY WITH ALL OSHA AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION.
16. CONTRACTOR SHALL MAINTAIN NECESSARY TRAFFIC CONTROL DEVICES, DRUMS, DELINEATORS, SIGNS, FENCES, AND BARRICADES IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL MUTCD WITH NYS SUPPLEMENT TO PROPERLY PROTECT WORK, EQUIPMENT, PERSONS, AND PROPERTY FROM DAMAGE. ALL DAILY TRAFFIC IN THE VICINITY OF THE SITE SHALL NOT BE IMPEDED.

SITE PREPARATION & SITE DEMOLITION NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ARRANGE PRE-CONSTRUCTION MEETING WITH DIRECTOR'S REPRESENTATIVE TO REVIEW ALL APPLICABLE PERMIT CONDITIONS, THE CONSTRUCTION PLANS AND GENERAL CONSTRUCTION SCHEDULE.
2. CONTRACTOR SHALL REFER TO PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO MOBILIZATION / CONSTRUCTION. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SWPPP. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITIES. REFER TO PROJECT PLANS, NOTES AND DETAILS.
3. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE GENERAL NOTES, UTILITY NOTES, SPECIFICATIONS, AND UTILITY LOCATING SERVICE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL UNDERGROUND UTILITIES WITHIN THE SITE HAVE BEEN IDENTIFIED AND LOCATED.
4. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
5. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE, UNLESS APPROVED BY THE DIRECTOR'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY AND PAY ALL ASSOCIATED COSTS.
7. CONTRACTOR SHALL ABIDE BY ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK.
8. CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
9. BEFORE ANY CLEARING IS DONE, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE LANDSCAPE ARCHITECT TO IDENTIFY TREES WHICH ARE TO BE PROTECTED OR REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
10. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH AND SHARP EDGE AND PROTECTED UNTIL ABUTTING MATERIALS ARE INSTALLED.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE DIRECTOR'S REPRESENTATIVE ON ALL MATERIALS TO BE REMOVED AND RECYCLED/DISPOSED OF OFF SITE. ALL HANDLING OF MATERIALS TO BE REMOVED, RECYCLED, OR DISPOSED OF MUST BE DONE SO IN A SAFE, LEGAL MANNER, IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE, FEDERAL AND ANY OTHER APPLICABLE REGULATIONS.
12. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH, INCLUDING BASE MATERIAL AND FOOTINGS OR FOUNDATIONS, UNLESS OTHERWISE NOTED.
13. EXISTING ITEMS INDICATED TO BE SALVAGED OR STOCKPILED SHALL BE CAREFULLY REMOVED AND STORED AS DIRECTED BY THE DIRECTOR'S REPRESENTATIVE.
14. TREE, SHRUB AND VEGETATION REMOVAL SHALL INCLUDE THE FELLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEM AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED THROUGH THE REMOVAL OPERATIONS. PITS/HOLES REMAINING AFTER GRUBBING OPERATIONS SHALL BE BACKFILLED AND COMPACTED AS SPECIFIED.
15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND PERFORMING ALL SITE DEMOLITION AND REMOVALS REQUIRED TO FACILITATE PROPOSED CONSTRUCTION.
16. FIELD VERIFY EXISTING UTILITIES AND RESPECTIVE CONNECTIONS AND REPORT FINDINGS TO DIRECTOR'S REPRESENTATIVE. UPON AUTHORIZATION, REMOVE AND DISPOSE FENCE AND UTILITIES AND ABANDON CONNECTION IN ACCORDANCE WITH CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. IF UTILITIES MUST REMAIN IN SERVICE, PROTECT AGAINST DAMAGE AND MAINTAIN INTEGRITY OF SYSTEM.

LAYOUT NOTES:

1. ALL LINE AND GRADE INFORMATION SHALL BE LAID OUT BY A NEW YORK STATE LICENSED SURVEYOR ENGAGED BY THE CONTRACTOR.
2. ALL NEW WORK SHALL BE STAKED OUT PRIOR TO CONSTRUCTION. THE DIRECTOR'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES. FIELD ADJUSTMENTS MUST BE APPROVED BY THE DIRECTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
4. DIMENSIONS TO CURBS ARE FROM FACE OR BOTTOM OF CURB TO FACE OR BOTTOM OF CURB.
5. FIELD ADJUSTMENTS MUST BE APPROVED BY THE DIRECTOR'S REPRESENTATIVE AND IF NECESSARY APPROPRIATE MUNICIPAL OFFICIALS.
6. ALL PROPOSED WALKS, PAVEMENTS, LIGHTS AND SITE IMPROVEMENTS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE DIRECTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO DIRECTOR'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
8. ALL EXISTING UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL & HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM SPOES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (PA-92-001, THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED FOR THIS PROJECT IS IN ACCORDANCE WITH THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
2. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND GENERAL CONSTRUCTION SEQUENCING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT SWPPP FOR SPECIFIC REQUIREMENTS REGARDING EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT. A COPY OF THE SWPPP MUST BE MAINTAINED ON THE PROJECT SITE IN AN ACCESSIBLE LOCATION AT ALL TIMES DURING CONSTRUCTION.
3. PRIOR TO ANY SITE WORK, ALL CONTRACTORS AND SUBCONTRACTORS RESPONSIBLE FOR CONSTRUCTION, REPAIR, AND MAINTENANCE OF ANY EROSION AND SEDIMENT CONTROLS OR STORMWATER DEVICES MUST SIGNICERTIFY THE SWPPP AND IDENTIFY A TRAINED CONTRACTOR.
4. PRIOR TO BEGINNING EARTHWORK ACTIVITY, THE CONTRACTOR SHALL SUBMIT A MOBILIZATION PLAN SHOWING PROPOSED STOCKPILE AND STAGING AREAS, HAIL/ACCESS ROADS, FIELD OFFICES AND EQUIPMENT STORAGE AREAS, AND A SCHEDULE DETAILING THE STAGING OF CONSTRUCTION TO THE QUALIFIED INSPECTOR (SWPPP INSPECTOR) AND DIRECTOR'S REPRESENTATIVE FOR APPROVAL.
5. THE CONTRACTOR SHALL NOT DISTURB MORE THAN (5) ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM NYSDEC. ALL DISTURBED AREAS THAT DO NOT MEET THE DEFINITION OF "FINAL STABILIZATION" AS LISTED IN THE NYSDEC SPOES GENERAL PERMIT FOR STORMWATER DISCHARGES MUST BE INCLUDED WHEN CALCULATING THE TOTAL AREA DISTURBED AT ANY ONE TIME. FINAL STABILIZATION CAN INCLUDE CRUSHED STONE, PAVEMENT, OR SEEDED LAWN WITH A MINIMUM DENSITY OF 80% COVERAGE.
6. EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE SATISFACTORY PERFORMANCE AND COMPLIANCE WITH THE SWPPP.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THE SWPPP FOR INSPECTION REPORTS, AND IMMEDIATELY MAKE REPAIRS AND CORRECTIONS NOTED. REMEDIATION WORK THAT IS REQUIRED AS A RESULT OF FAILING TO MAKE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. ANY CHANGES TO THE SWPPP PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE QUALIFIED INSPECTOR AND INCORPORATED INTO THE SWPPP PRIOR TO IMPLEMENTATION.
9. ANY DEVIATIONS FROM OR CONSTRUCTION CONFLICTS WITH THE PROJECT SWPPP SHALL BE IMMEDIATELY REPORTED TO THE DIRECTOR'S REPRESENTATIVE. IF THE CONTRACTOR PROPOSES A REVISED STAGING, SEQUENCING AND/OR MOBILIZATION PLAN, A MODIFIED PLAN MUST BE SUBMITTED TO THE QUALIFIED INSPECTOR FOR APPROVAL.
10. THE CONTRACTOR SHALL INITIATE TEMPORARY AND PERMANENT STABILIZATION MEASURES AS SOON AS PRACTICABLE IN ACCORDANCE WITH THE SWPPP.
11. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS AND PROJECT SWPPP. IN ADDITION TO WHAT IS SHOWN ON PLANS, ANY SLOPES GREATER THAN 3:1 DISTURBED AS PART OF CONSTRUCTION SHALL BE STABILIZED IN ACCORDANCE WITH PROJECT DETAILS AND SWPPP.
12. EROSION AND SEDIMENT CONTROL PROTECTIONS SHOWN ON THE PLANS REPRESENT THE MINIMUM MEASURES NECESSARY. ADDITIONAL MEASURES AND DEVICES MAY BE NEEDED DUE TO SITE SPECIFIC CONDITIONS OR CHANGING CONDITIONS DUE TO CONSTRUCTION, IN ORDER TO MAINTAIN COMPLIANCE WITH THE SWPPP AND GENERAL PERMIT, AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND THE AREA IS STABILIZED AND APPROVED BY THE QUALIFIED INSPECTOR.

TYPICAL EROSION AND SEDIMENT CONTROL SEQUENCING

CONSTRUCTION ASSOCIATED WITH EROSION AND SEDIMENT CONTROL SHALL TYPICALLY PROCEED IN THE FOLLOWING SEQUENCE, ANY DEVIATIONS OR ADJUSTMENTS TO THE TYPICAL SEQUENCING SHALL BE APPROVED BY THE QUALIFIED INSPECTOR. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN STRICT ACCORDANCE WITH THE PROJECT STORMWATER POLLUTION PREVENTION PLAN, AND CONTRACT DOCUMENTS.

PRE-CONSTRUCTION AND SITE PREPARATION

1. PRE CONSTRUCTION MEETING - PROTOCOL MAY BE MODIFIED BY DESIGNATED QUALIFIED INSPECTOR.
2. DEFINE INSPECTION SCHEDULE, REVIEW STORMWATER POLLUTION PREVENTION PLAN.
3. DEFINE LIMITS OF DISTURBANCE AND CLEARING LIMITS.
4. INSTALL TREE PROTECTION, AND WETLAND PROTECTION FENCE IF REQUIRED.
5. INSTALL STABILIZED CONSTRUCTION ACCESS AND INITIAL STAGING AREAS.
6. INSTALL PERIMETER EROSION CONTROL INCLUDING SILT FENCE, FILTER SOCKS, ETC.
7. CLEAR AND GRUB EXISTING VEGETATION.

TEMPORARY RUNOFF AND DRAINAGE CONTROL

8. TEMPORARILY STABILIZE CLEARED AREAS THAT WILL NOT BE DISTURBED WITHIN 14 DAYS.
9. INSTALL ADDITIONAL PERIMETER EROSION CONTROL IN CLEARED AREAS AS NEEDED.
10. INSTALL INLET PROTECTION

EARTHWORK AND SITE CONSTRUCTION

11. STRIP & STOCKPILE TOPSOIL.
12. INSTALL INFRASTRUCTURE, INCLUDING CATCH BASINS WITH INLET PROTECTION, PIPING, AND PERMANENT DRAINAGE STRUCTURES.
13. PERFORM ROUGH GRADING.

TEMPORARY STABILIZATION OF WORK AREA

14. STABILIZE ALL BARE SOIL AREAS AS SOON AS PRACTICAL AND IN ACCORDANCE WITH THE SWPPP.
15. INSPECT ALL PERIMETER EROSION CONTROL AND REPAIR AS NEEDED AND/OR DIRECTED.
16. INSTALL REPAIR ALL INLET / OUTLET PROTECTION, AND STRUCTURAL STABILIZATION SUCH AS EROSION CONTROL BLANKETS, RIP RAP, AND CHECKDAMS.
17. REMOVE SEDIMENT FROM TRAPPING DEVICES IN ACCORDANCE WITH THE SWPPP.

PERMANENT STABILIZATION

18. PERFORM SOIL RESTORATION, DECOMPACTION AND FINISHED GRADING.
19. INSTALL SOO OR SEED, MULCH ALL GRASSED AREAS AND STABILIZE SLOPES IN ACCORDANCE WITH THE SWPPP AND CONTRACT DOCUMENTS.
20. INSTALL PROPOSED PLANT MATERIALS.
21. RECEIVE CERTIFICATION OF FINAL STABILIZATION FROM QUALIFIED INSPECTOR.
22. CLEAN ALL STORMWATER SYSTEMS OF SEDIMENT, TRASH, AND DEBRIS.
23. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ONLY WHEN WORK AREAS ARE APPROVED AS STABILIZED BY THE QUALIFIED INSPECTOR.

PLANTING NOTES:

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMAL GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ALL NEW MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY UNLESS APPROVED OTHERWISE BY DIRECTOR'S REPRESENTATIVE.
2. ALL CONTAINER GROWN PLANTS SHALL BE PREMIUM QUALITY AND APPEAR FULL' IN HEIGHT AND WIDTH WITHIN THE POT. PLANTS DEEMED SUBSTANDARD IN SIZE SHALL BE REJECTED.
3. ALL NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON PLANT LIST.
4. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
5. IN GENERAL, PLANT SPECIES SUBSTITUTIONS WILL NOT BE ACCEPTED. IF SPECIFIED MATERIAL IS NOT OBTAINABLE, CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT ALONG WITH PROPOSED SUBSTITUTION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANT OF EQUIVALENT OVERALL FORM, HEIGHT, SIZE, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE DIRECTOR'S REPRESENTATIVE.
7. NEW SHRUBS AND GROUND COVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
8. ALL PLANT BEDS TO RECEIVE THREE INCHES (3") OF BARK MULCH UNLESS OTHERWISE SPECIFIED.
9. ALL AREAS PROPOSED FOR LAWN SEEDING SHALL RECEIVE A MINIMUM OF 6" OF SUITABLE TOPSOIL PRIOR TO SEEDING. ALL DISTURBED AREAS NOT SCHEDULED FOR PROPOSED WORK SHALL RECEIVE FOUR INCHES (4") OF SUITABLE TOPSOIL PRIOR TO SEEDING.
10. PLANTS SHALL BE DELIVERED ONLY AS THEY CAN BE INSTALLED IN REASONABLE TIME. ALL PLANTS ARE SUBJECT TO INSPECTION AT DELIVERY BY THE LANDSCAPE ARCHITECT/DIRECTOR'S REPRESENTATIVE.
11. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
12. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.

GRADING NOTES

1. ALL PROPOSED GRADES SHALL BE SET IN THE FIELD BY A NEW YORK STATE LICENSED LAND SURVEYOR.
2. CONTRACTOR SHALL ESTABLISH PERMANENT SECONDARY BENCHMARKS PRIOR TO THE START OF CONSTRUCTION. ALL SECONDARY BENCHMARKS SHALL BE SO LOCATED THAT THEY WILL NOT BE DISTURBED BY CONSTRUCTION.
3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE-EIGHTH INCH (1/8") PER FOOT.
4. MAXIMUM CROSSPITCH OF ALL SIDEWALKS IS 2%. RAMPS SHALL NOT EXCEED 1 IN 12 OR 30' IN LENGTH. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE DIRECTOR'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
5. SITE PAVEMENT SHALL MEET ALL BUILDING DOOR THRESHOLDS FLUSH AND IN ACCORDANCE WITH ADA GUIDELINES.
6. ALL PROPOSED TOP OF VERTICAL CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB UNLESS SHOWN OTHERWISE.
7. WHERE NEW PAVING MEETS EXISTING PAVING, NEW PAVING SHALL MEET THE LINE AND GRADE OF THE EXISTING PAVING.
8. SET CATCH BASIN AND DROP INLET RIMS TO DRAIN SURROUNDING AREAS AND AT SAME PITCH AS SLOPING PAVEMENT. IF STRUCTURE IS SHOWN ADJACENT TO CURB, SET GRATE TIGHT TO FACE OF CURB.
9. EXCAVATION REQUIRED WITHIN 3 FEET OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO OWNER.
10. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND SPECIFICATIONS.
11. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURE AND PREVENT PONDING. FINISH SURFACES SHALL BE FREE FROM IRREGULAR SURFACE CHANGES.
12. EXCAVATION REQUIRED WITHIN DRIP LINE OF TREES DESIGNATED TO REMAIN SHALL BE DONE BY HAND. PLANT MATERIALS DAMAGED BY CONTRACTOR SHALL BE REPLACED IN KIND.
13. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH LOCAL CODES AND ORDINANCES HAVING JURISDICTION AND OSHA REGULATIONS. MAINTAIN SIDE SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED ON THE UTILITY DRAWINGS OR AS DIRECTED BY THE DIRECTOR'S REPRESENTATIVE.
15. CONTRACTOR SHALL BLEND NEW EARTH-WORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.
16. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING DRAINAGE SYSTEM AT ALL TIMES. WHEN IT IS NECESSARY TO INTERRUPT THE EXISTING DRAINAGE PATTERNS AND/OR UTILITIES, PROVIDE TEMPORARY FACILITIES UNTIL WORK IS PERMANENTLY STABILIZED AND APPROVED BY DIRECTOR'S REPRESENTATIVE.
17. THE SIDES OF ANY NEW CUT AND/OR FILL SLOPES SHALL BE CONSTRUCTED WITH SLOPES NO STEEPER THAN 1 FOOT (VERTICAL) OVER 2 FOOT (HORIZONTAL).

UTILITY NOTES

1. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FOLLOWING UTILITY LOCATING REQUIREMENTS:
 - 1.1. LOCATIONS, EXTENT, AND SIZES OF OVERHEAD AND UNDERGROUND UTILITIES AND SUBSTRUCTURES HAVE BEEN DETERMINED FROM RECORD MAPPING INFORMATION, AND SUPPLEMENTED BY DATA OBTAINED IN THE FIELD. THE ACCURACY OF THIS UTILITY DATA IS NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES AND SUBSTRUCTURES, WHETHER FUNCTIONAL OR ABANDONED, ARE SHOWN ON THE SURVEY.
 - 1.2. THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK (800) 962-7962 AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY HAVING JURISDICTION TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
 - 1.3. THE CONTRACTOR SHALL COORDINATE WITH THE DIRECTOR'S REPRESENTATIVE FOR ADDITIONAL INFORMATION ON THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
 - 1.4. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A UTILITY LOCATING SERVICE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
 - 1.5. ANY COSTS INCURRED BY THE CONTRACTOR DUE TO FAILURE TO COORDINATE AND CONTACT THE PROPER AUTHORITIES SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
2. PRIOR TO CONSTRUCTION WATER AND SEWER CONNECTIONS SHALL BE REVIEWED AND APPROVED BY THE THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THEIR RESPECTIVE REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE ALL REQUIRED UTILITY INSPECTIONS BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THEIR RESPECTIVE REQUIREMENTS.
4. ALL UTILITY INSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL REGULATORY, LOCAL, MUNICIPAL AND BUILDING CODE REQUIREMENTS.
5. ALL SEWERS, WATER MAINS, DRAINAGE STRUCTURES AND OTHER UNDERGROUND FACILITIES, TOGETHER WITH APPURTENANCES, SHALL BE INSTALLED ONLY AFTER THE SUBGRADE HAS BEEN ESTABLISHED AND INSPECTED.
6. UTILITIES SHALL NOT BE BACKFILLED UNTIL INSPECTED AND APPROVED BY INSPECTING ENGINEER.
7. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF UTILITY STUBS AND FOOTING DRAINS FOR BUILDING CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS PRIOR TO CONSTRUCTION. AND REPORT DISCREPANCIES TO DIRECTOR'S REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.) AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE DIRECTOR'S REPRESENTATIVE. ANY DAMAGE AND INCURRED COSTS DUE TO FAILURE OF THE CONTRACTOR TO VERIFY UTILITY LOCATIONS SHALL BE BORNE BY THE CONTRACTOR.
9. EXTEND DESIGNATED LIMIT OF WORK AS NECESSARY TO ACCOMPLISH SITE UTILITY WORK AS REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS. COORDINATE ANY WORK OUTSIDE THE LIMIT OF WORK WITH DIRECTOR'S REPRESENTATIVE.
10. CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT ROADWAYS AND DRIVEWAYS FOR THE DURATION OF CONSTRUCTION.

Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law.

© The LA Group 2017

Prepared for:



Kampgrounds of America, Inc.
550 N 31st Street
Billings, MT 59101

Civil Engineer:
North Woods Engineering
348 Lake Street
Saranac Lake, NY 12983

Surveyor:
Ausfeld & Waldruff
323 Clinton Street
Schenectady, NY 12305

Surveyor:
Adirondack Surveying PLLC
PO Box 334
Jay, New York 12941
(518) 946-7571

Architect:
Cushing Terrell
13 N. 23rd St.
Billings, MT
(406) 248-7455

Project Title:

Lake Placid /
Whiteface Mtn KOA
Holiday - Riverside

5644 NYS Route 86
Wilmington, NY 12997

ISSUED FOR:
SPECIAL USE PERMIT /
SITE PLAN AND VARIANCE
APPLICATIONS

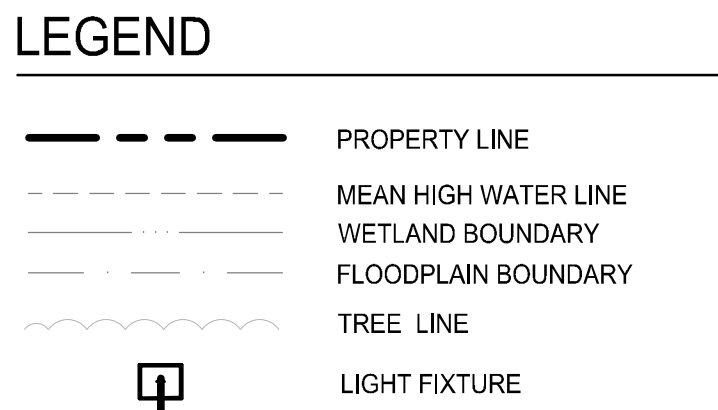
Project No:	2021110.02
Design:	MIT
Drawn:	BAS Chk'd: MIT
Date:	9/20/2022 Scale: 1"=40'
Description:	Date:

Drawing Title

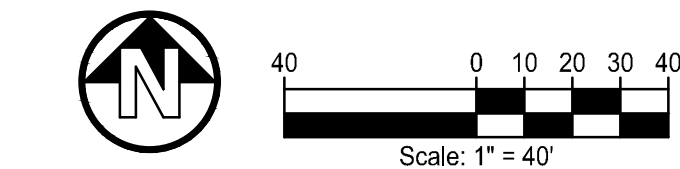
NOTES

Drawing No.

L-804

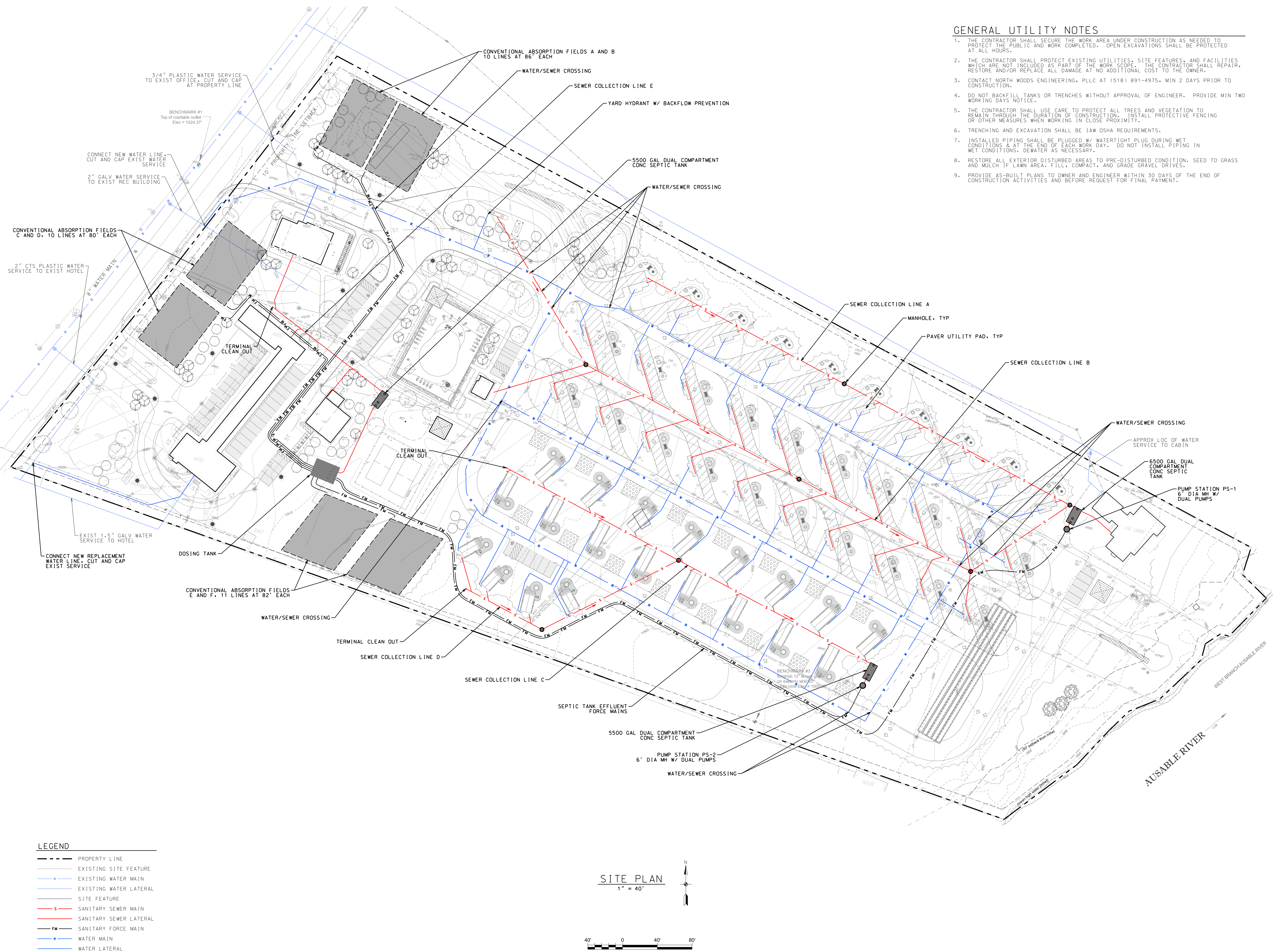


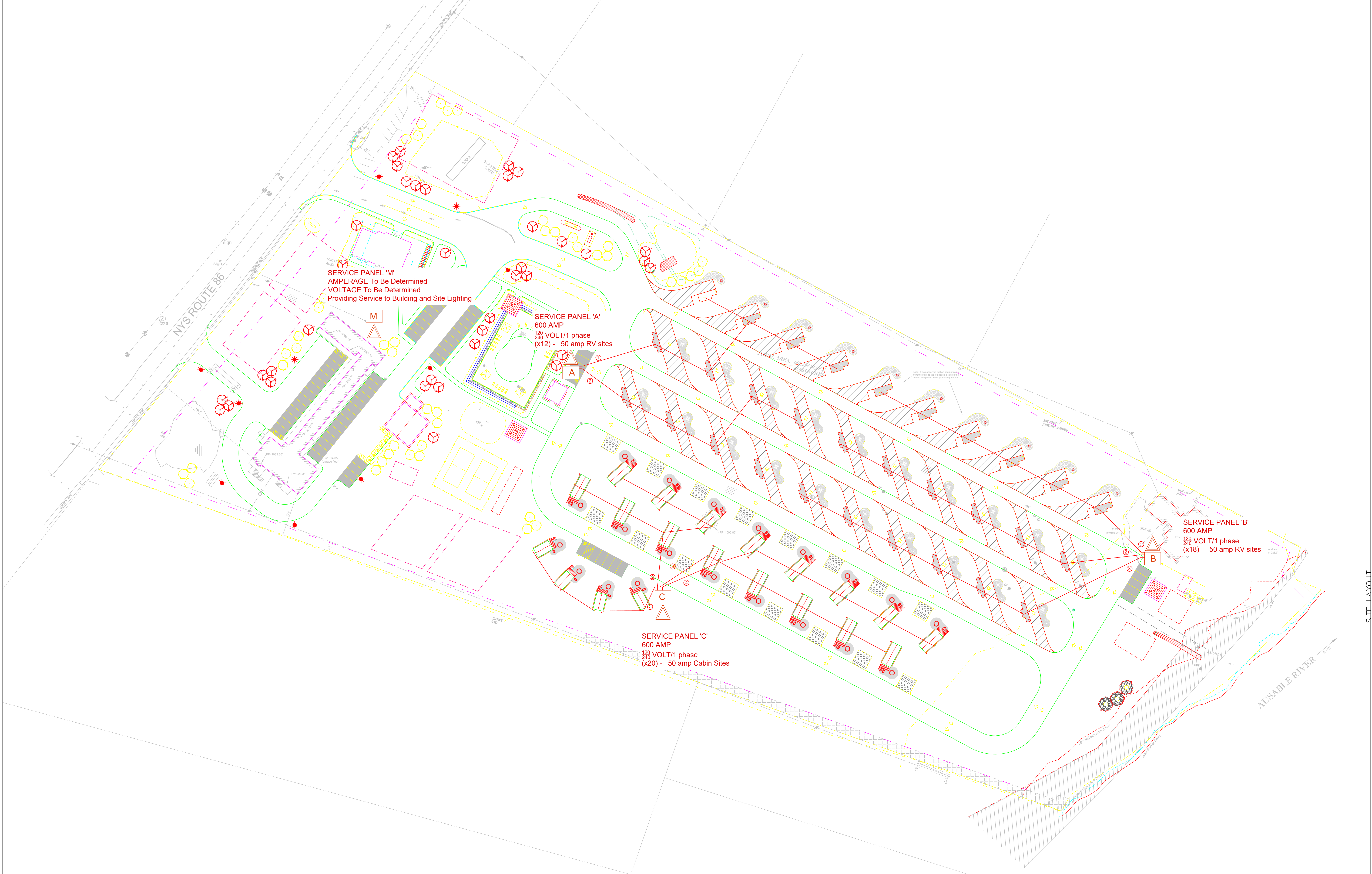
Sign Legend													
Color	Value												
Red	0.5												
Blue	0.1												
Green	0.2												
Yellow	0.3												
Black	1												
Calculation Summary													
Object	Category	Units	Aug	Max	Min	Avg/Sec	Hourly						
Object 1 - Planar	Blumance	Fc	0.15	2.1	0.0	N.A.	N.A.						
Maneuvered	Blumance	Fc	0.63	1.5	0.0	N.A.	N.A.						
Parking Lot 1	Blumance	Fc	0.92	1.6	0.3	1.007	5.33						
Parking Lot 2	Blumance	Fc	0.42	1.0	0.0	N.A.	N.A.						
Parking Lot 3	Blumance	Fc	0.78	1.5	0.2	3.85	7.50						
Secondary Drive Lane	Blumance	Fc	0.49	2.1	0.0	N.A.	N.A.						
Climate and Schedule													
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Wats	Arr. Wats	Total Wats	LED	LED	BP	LP	BUS Rating	Description
	2	LA TYP	SINGLE	7240	59	59	118	0.050	0.050	0.000	0.000	81-01-02	GPC-SAL-7350-1-1W
	1	LA TYP	SINGLE	7240	59	59	59	0.050	0.050	0.000	0.000	81-01-02	GPC-SAL-7350-1-TYP
	1	LA TYP	SINGLE	6750	59	59	59	0.050	0.050	0.000	0.000	81-01-02	GPC-SAL-7350-1-1
	1	LA TYP	SINGLE	7240	59	59	59	0.050	0.050	0.000	0.000	81-01-02	GPC-SAL-7350-1-1W



GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL SECURE THE WORK AREA UNDER CONSTRUCTION AS NEEDED TO PROTECT THE PUBLIC AND WORK COMPLETED. OPEN EXCAVATIONS SHALL BE PROTECTED AT ALL HOURS.
2. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES, SITE FEATURES, AND FACILITIES WHICH ARE NOT INCLUDED AS PART OF THE WORK SCOPE. THE CONTRACTOR SHALL REPAIR, RESTORE AND/OR REPLACE ALL DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
3. CONTACT NORTH WOODS ENGINEERING, PLLC AT (518) 891-4975, MIN 2 DAYS PRIOR TO CONSTRUCTION.
4. DO NOT BACKFILL TANKS OR TRENCHES WITHOUT APPROVAL OF ENGINEER. PROVIDE MIN TWO WORKING DAYS NOTICE.
5. THE CONTRACTOR SHALL USE CARE TO PROTECT ALL TREES AND VEGETATION TO REMAIN THROUGH THE DURATION OF CONSTRUCTION. INSTALL PROTECTIVE FENCING OR OTHER MEASURES WHEN WORKING IN CLOSE PROXIMITY.
6. TRENCHING AND EXCAVATION SHALL BE IAW OSHA REQUIREMENTS.
7. INSTALLED PIPING SHALL BE PLUGGED W/ WATER TIGHT PLUG DURING WET CONDITIONS & AT THE END OF EACH WORK DAY. DO NOT INSTALL PIPING IN WET CONDITIONS. DEWATER AS NECESSARY.
8. RESTORE ALL EXTERIOR DISTURBED AREAS TO PRE-DISTURBED CONDITION. SEED TO GRASS AND MULCH IF LAWN AREA. FILL, COMPACT, AND GRADE GRAVEL DRIVES.
9. PROVIDE AS-BUILT PLANS TO OWNER AND ENGINEER WITHIN 30 DAYS OF THE END OF CONSTRUCTION ACTIVITIES AND BEFORE REQUEST FOR FINAL PAYMENT.





LEGEND:

SITE COUNT:
50 TOTAL SITES
20 Pull-Throughs
10 Back-Ins
16 Deluxe Cabins
4 Studio Cabins

Lake Placid, Whiteface Mountain
KOA Holiday - Riverside
FRANCHISE NO.
05.24.2022
PRELIMINARY NO. 1
SHEET:K1
SCALE: 1" = 40'
PREPARED BY: R. BERGEN
KAMPGROUNDS OF AMERICA, INC., BILLINGS, MONTANA

SITE LAYOUT

September 10, 2021

KAMPGROUNDS OF AMERICA

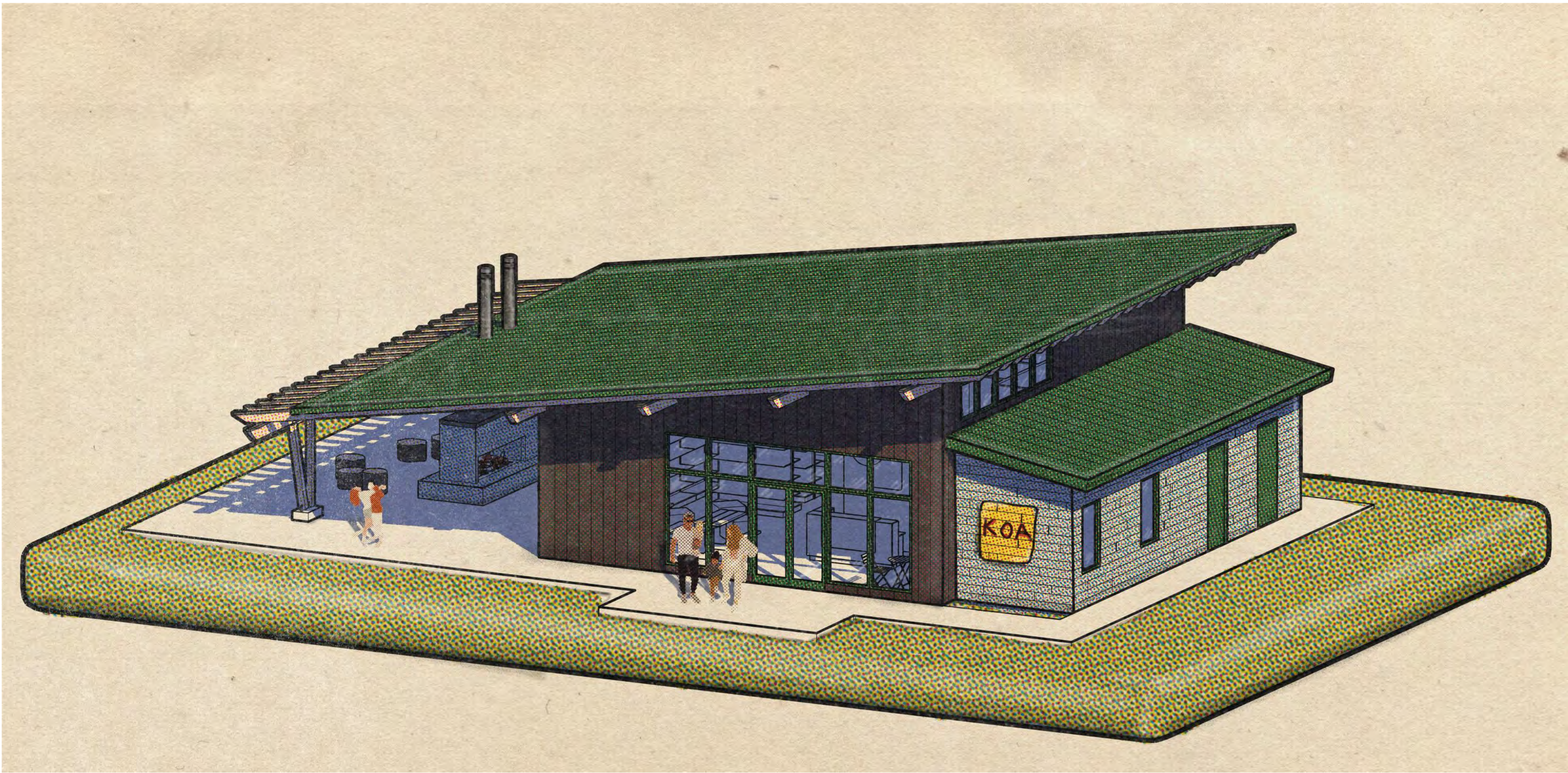
CHECK-IN BUILDING - MID SIZE

SHEET INDEX

CVR	COVER
A101	SITE PLAN
A101	FLOOR PLAN
A201	ELEVATIONS
A301	SECTIONS & ROOF PLAN
A401	LIGHTING PLAN

PROJECT DESCRIPTION

This project consist of a check-in area, camp store, coffee and snack area, restrooms, shower rooms, laundry rooms, office, and storage area.



FOR VISUALIZATION PURPOSES ONLY

© 2021 I ALL RIGHTS RESERVED

NOT FOR
CONSTRUCTION

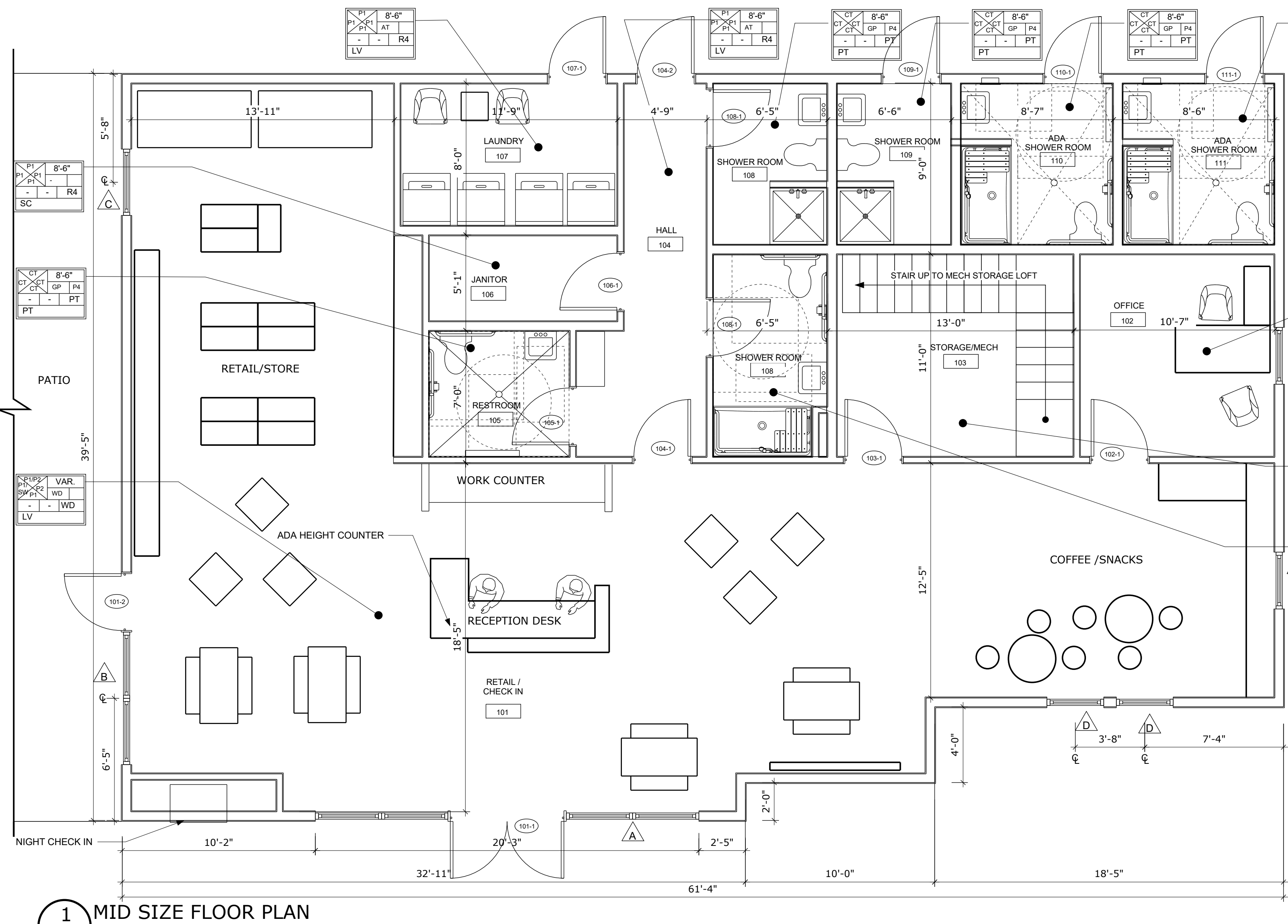
DRAWN BY - Hendricks

CHECKED BY -

DATE
09.10.21

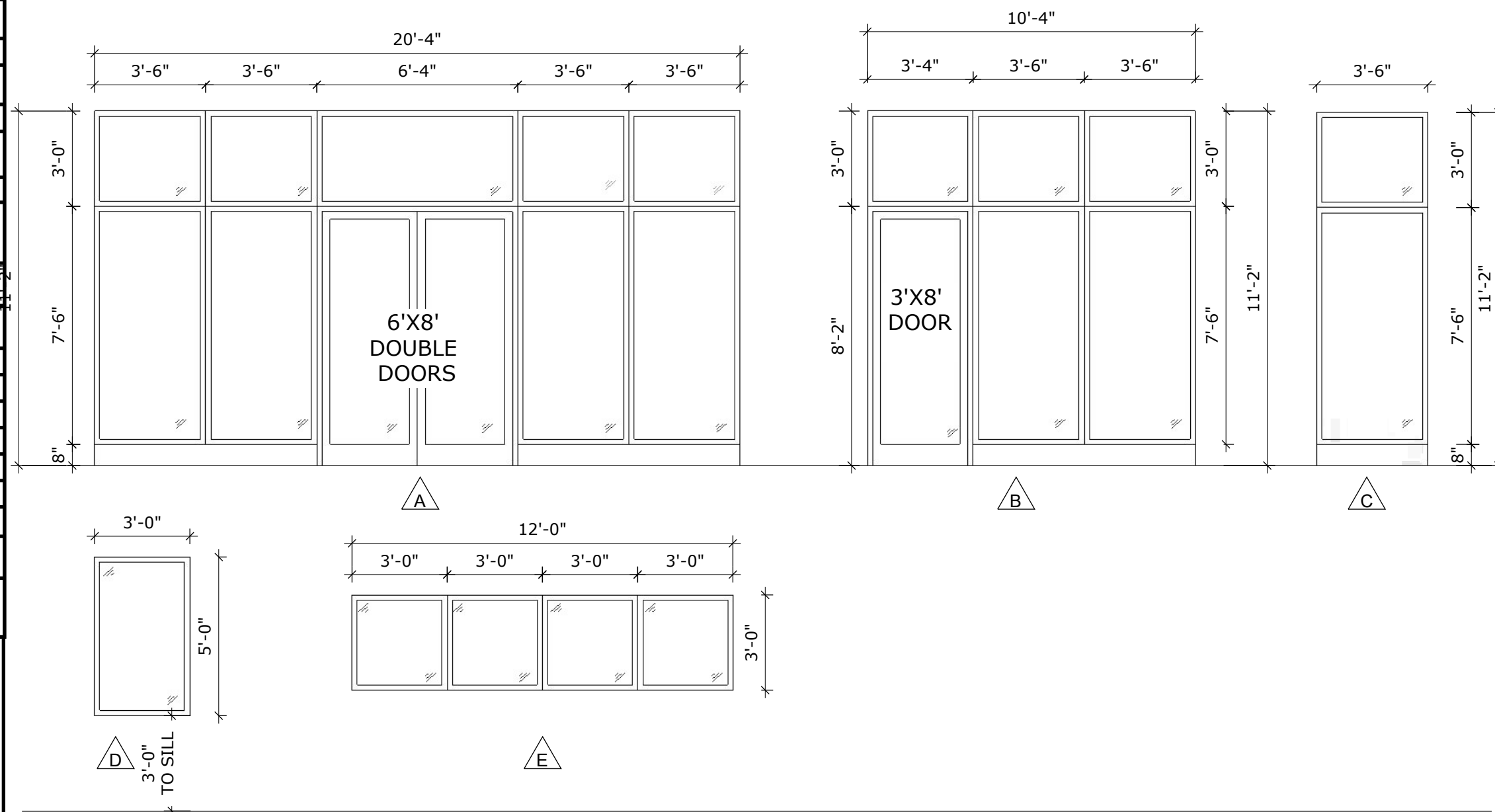
COVER

CVR



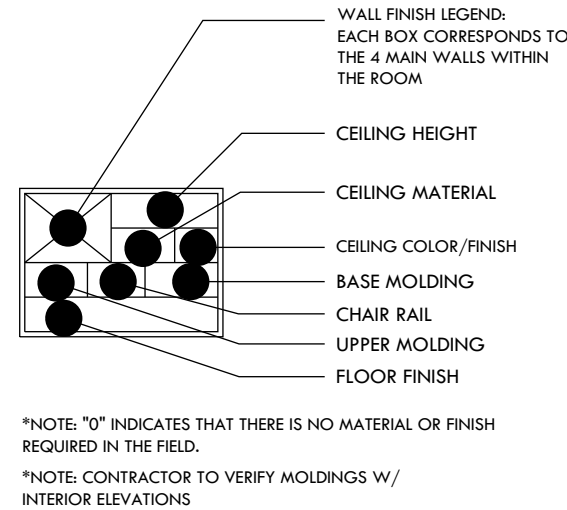
1 MID SIZE FLOOR PLAN
A101 1/4" = 1'-0"

INTERIOR MATERIALS AND GENERAL NOTES:				
NAME		TYPE/MANUFACTURER	INSTALLATION/FINISH	COLOR
WALLS:				
P1	MAIN PAINT	SHERWIN WILLIAMS PROMAR 400 OR EQUAL	PRIMER AND TWO COATS; EG-SHEL FINSH	LIGHT NEUTRAL TBD
P2	ACCENT PAINT	SHERWIN WILLIAMS PROMAR 400 OR EQUAL	PRIMER AND TWO COATS; EG-SHEL FINSH	ACCENT COLOR TBD
P3	DOOR/FRAME PAINT	SHERWIN WILLIAMS PROMAR 400 OR EQUAL	PRIMER AND TOP COAT SEMI GLOSS	ACCENT COLOR TBD
P4	GYP CEILINGS PAINT	SHERWIN WILLIAMS PROMAR 400 OR EQUAL	PRIMER AND TOP COAT FLAT	BRIGHT WHITE
SW	SLAT WALL	PALAY DISPLAY INDUSTRIES OR EQUAL	COLOR AND TEXTURE TO COORDINATE WITH THEME	TBD
CT	CERAMIC TILE	FLORIDA TILE OR EQUAL	INSTALL TILE TO 42" PAINTED GYP ABOVE; STAIN RESISTANT GROUT	TBD
BASE TRIM:				
WD	WOOD BASE	4" SOLID WOOD	SEAL AND STAIN SATIN FINISH ; WOOD SPECIES TO COORDINATE WITH THEME	TBD
R4	RUBBER COVED BASE	4" JOHNSONITE OR EQUAL	INTALLED WITH WATER BASED ADHESIVE	TBD
PT	PORCELAIN TILE	FLORIDA TILE OR EQUAL 6" COVED BASE	INSTALLED WITH EPOXY GROUT, TRIM PIECES AS NEEDED	TBD
FLOORS:				
LV	LUXURY VINYL PLANK	SHAW CONTRACT OR EQUAL MIN 3.0MM THICKNESS WITH 20ML WEAR LAYER MIN	SQUARE EDGES, SOME PATTERN OR TEXTURE FLAT OR SATIN FINISH, MEDIUM MULTI TONE COLOR	TBD
PT	PORCELAIN TILE	FLORIDA TILE OR EQUAL	NON SLIP SURFACE, INSTALLED WITH EPOXY GROUT, TRIM PIECES AS NEEDED	TBD
SC	SEALED CONCRETE	BURNISHED CONCRETE BY CONTRACTOR	TWO COATS OF WATER BASED CONCRETE SEALER, CLEAR, FLAT FINISH	N/A
CABINETS & DISPLAY				
PL	PLASTIC LAMINATE			
WD	WOOD			
SS	SOLID SURFACE			
DM	DECORATIVE MATERIAL			
CEILING				
GP	GYP		PAINTED	
AT	ACOUSTICAL 2X4 LAY-IN TILE	2ND LOOK TEGULAR EDGE SHERWIN WILLIAMS OR EQUAL WATER BASED EPOXY PAINT		WHITE
EP	EPOXY PAINT	EPOXY PAINT	GLOSS FINISH	TBD
EX = EXISTING				
1. ALL MATERIALS AND FINISHES SHALL BE OF A COMMERCIAL GRADE AND INSTALLED PER THE MANUFACTURERS INSTRUCTIONS AND MAINTAINED PER THEIR INSTRUCTIONS TO KEEP ALL PRODUCT WARRANTIES VALID.				
2. ALL THE MATERIAL SELECTIONS LISTED HERE ARE GENERAL RECOMMENDATIONS AND GUIDELINES, ACTUAL COLOR SELECTIONS SHOULD COORDINATE WITH THE SELECTED EXTERIOR COLOR/THEME.				
3. WHEN SELECTING MATERIALS MAKE SELECTIONS WITH SUSTAINABILITY IN MIND.				
4. REFER TO OTHER CURRENT RESOURCES ON EKAMP FOR THE MOST CURRENT INFORMATION ON BRAND POSITIONING CRITERIA, QUALITY ASSURANCE MANUAL, KAMPSTORE MANUALS AND BATH HOUSE PLANNING GUIDE FOR ADDITIONAL OPTIONS AND RELATED INFORMATION.				
5. THE CAMPGROUND DESIGN SERVICES TEAM CAN REVIEW AND ASSIST WITH PRODUCT SELECTIONS.				
6. CONSULT WITH KOA PREFERED VENDORS FOR PRODUCTS AND MATERIALS AT DISCOUNTED PRICES AND COORDINATE WITH YOUR GENERAL CONTRACTOR				

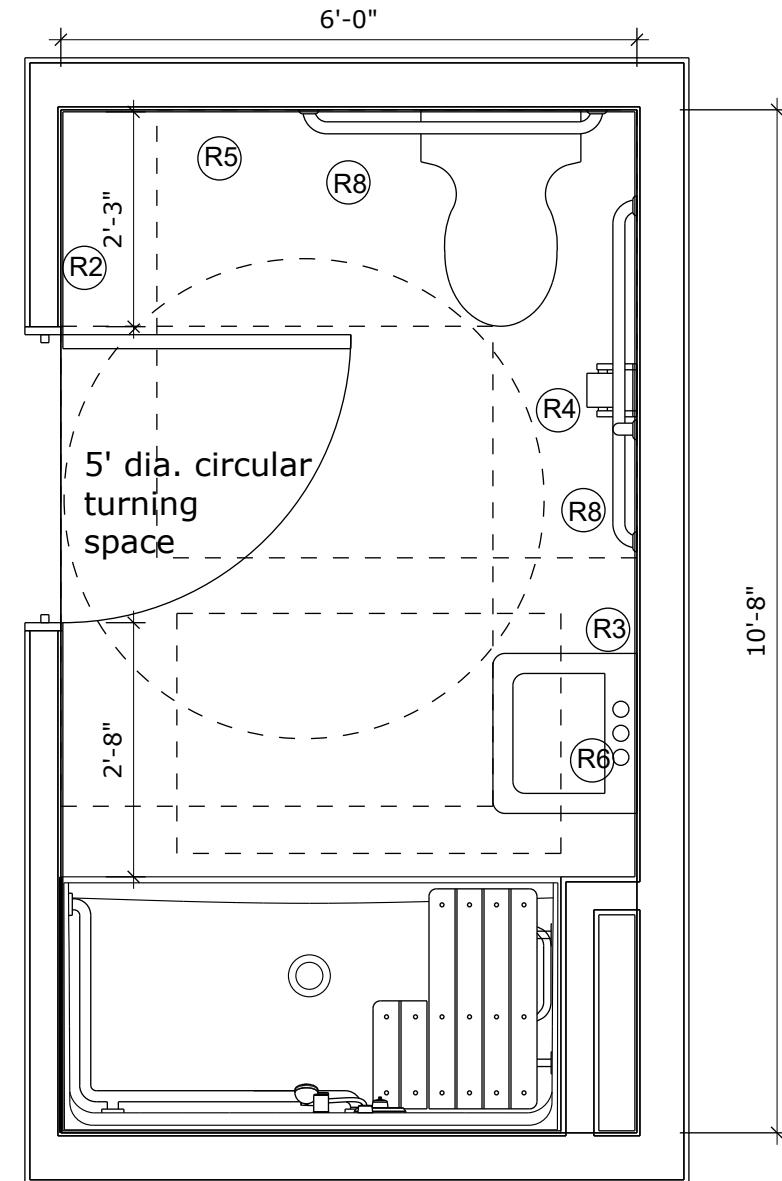
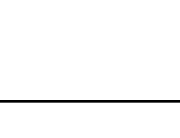
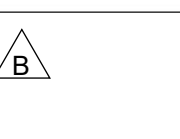
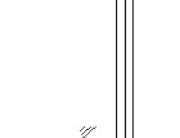
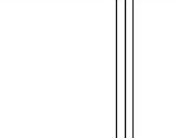
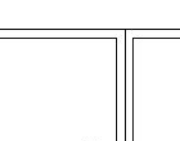
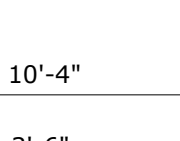
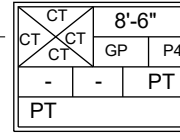
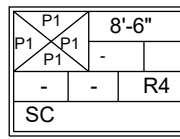
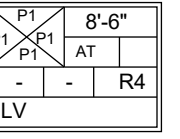


3 WINDOW TYPES
A101 1/4" = 1'-0"

ROOM FINISH TAG



*NOTE, "10" INDICATES THAT THERE IS NO MATERIAL OR FINISH REQUIRED IN THE FIELD.
*NOTE, CONTRACTOR TO VERIFY HOLDINGS W/ INTERIOR ELEVATIONS



2 ENLARGED ADA RESTROOM PLAN
A101 1/2" = 1'-0"

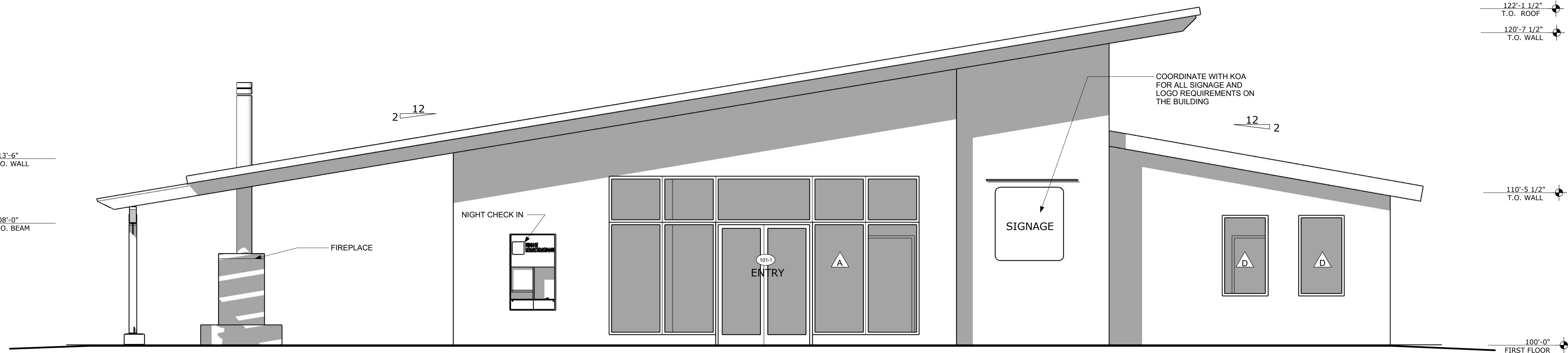
RESTROOM EQUIPMENT SCHEDULE					
TAG	FIXTURE	MANUFACTURER	MODEL NO.	POWER	NOTES
(R1)	BABY CHANGING STATION	KOALA	KOALA KARE KB1 10-55	NONE	
(R2)	RECESSED PAPER TOWEL DISPENSER / WASTE RECEPTACLE	BOBRICK	B-43944	NONE	SATIN FINISH STAINLESS STEEL
(R3)	SOAP DISPENSER	BOBRICK	B-2111	NONE	SATIN FINISH STAINLESS STEEL
(R4)	TOILET PAPER HOLDER	BOBRICK	B-3888 CAN	NONE	SATIN FINISH STAINLESS STEEL
(R5)	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270	NONE	SATIN FINISH STAINLESS STEEL
(R6)	18X36 MIRROR	FABBACK	2064 GRAY POLYCARBONATE MIRROR	NONE	ARMADILLO SCRATCH COATING MOUNT IN ALUM. J-MTL FRAME
(R7)	TOILET SEAT COVER DISPENSER	BOBRICK	B-221	NONE	SATIN FINISH STAINLESS STEEL
(R8)	GRAB BARS	BOBRICK	B-6806, 18", 36", AND 48" OR EQ		
1. ALL EQUIPMENT AND LOCATIONS TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. ADA & ICC A117.1 - 2009 REQUIREMENTS MUST BE FOLLOWED TO THE LETTER. NOTE: NOT ALL MANUFACTURER RECOMMENDED MOUNTING HEIGHTS ARE ACCURATE.					
2. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING UTILITY LATERALS TO ALL EQUIPMENT LOCATIONS. THE CONTRACTOR SHALL ALSO COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID DAMAGE TO OTHER BUILDING SYSTEMS.					
3. ELECTRICAL AND PLUMBING TRADES SHALL REFER TO EQUIPMENT CUT SHEETS FOR APPROPRIATE PLACEMENT FOR BOTH POWER SUPPLY AND PLUMBING REQUIREMENTS.					

DOOR SCHEDULE

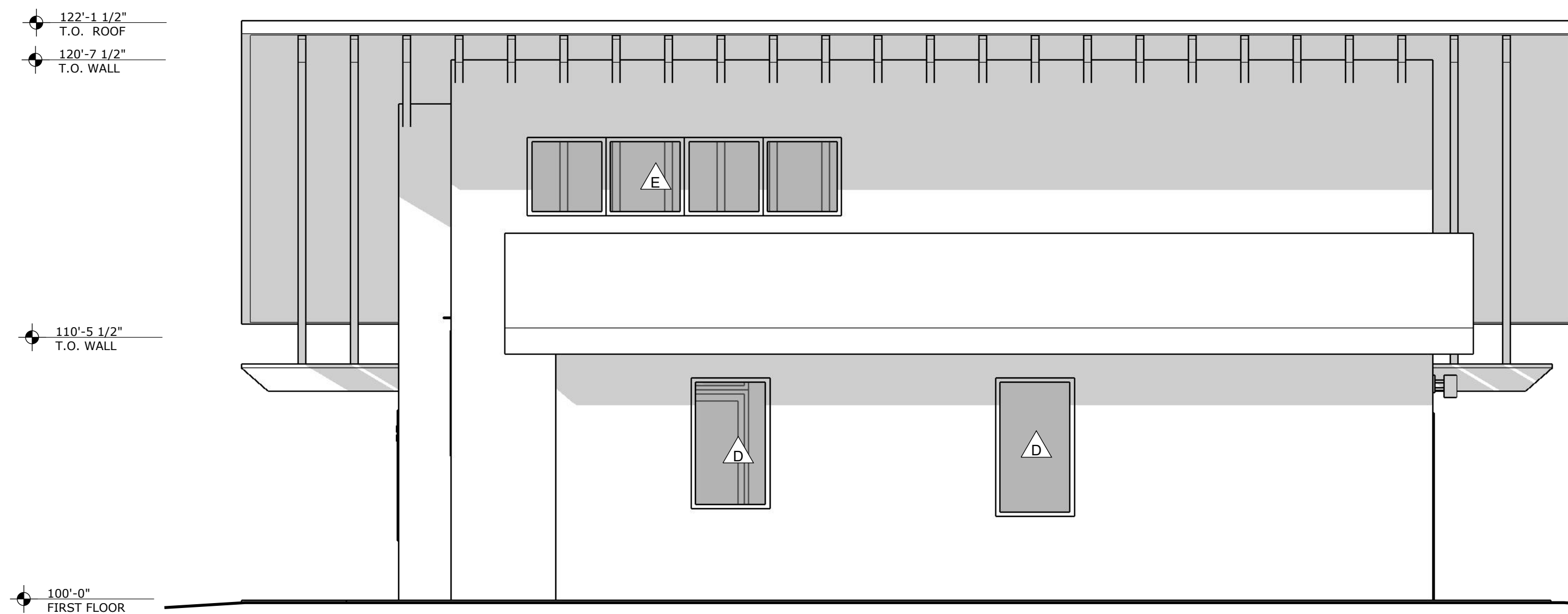
DOOR NO.	ROOM NAME	SIZE	TYPE	MATERI AL	FINISH	MATERI AL	FINISH	LOCK	CLO SER	STOP	HARDWARE FINISH
101-1	RETAIL/CHECK IN	6'X8'	A	STOR.	STOR.	STOR.	STORE.	ENTRY W/ PANIC HARDWARE	YES	CLOSER	US26D
101-2	RETAIL/CHECK IN	3'X8'	B	STOR.	STOR.	STOR.	STORE.	ENTRY W/ PANIC HARDWARE	YES	CLOSER	US26D
102-1	OFFICE	3'X7'	B	WOOD	STAIN	METAL	PAINT	CLASSROOM	NO	WALL	US26D
103-1	STORAGE	3'X7'	B	WOOD	STAIN	METAL	PAINT	STOREROOM	YES	WALL	US26D
104-1	HALL	3'X7'	B	WOOD	STAIN	METAL	PAINT	ENTRY W/ PANIC HARDWARE	YES	WALL	US26D
104-2	HALL	3'X7'	B	METAL	PAINT	METAL	PAINT	ENTRY W/ PANIC HARDWARE	YES	CLOSER	US26D
105-1	RESTROOM	3'X7'	B	WOOD	STAIN	METAL	PAINT	PRIVACY	YES	WALL	US26D
106-1	JANITOR	3'X7'	B	WOOD	STAIN	METAL	PAINT	STOREROOM	YES	WALL	US26D
107-1	LAUNDRY	3'X7'	B	METAL	PAINT	METAL	PAINT	STOREROOM	T	CLOSER	US26D
108-1	SHOWER ROOM	3'X7'	B	WOOD	STAIN	METAL	PAINT	PRIVACY	YES	WALL	US26D
109-1	SHOWER ROOM	3'X7'	B	WOOD	STAIN	METAL	PAINT	PRIVACY	YES	CLOSER	US26D
110-1	ADA SHOWER ROOM	3'X7'	B	METAL	PAINT	METAL	PAINT	PRIVACY	YES	CLOSER	US26D
111-1	ADA SHOWER ROOM	3'X7'	B	METAL	PAINT	METAL	PAINT	PRIVACY	YES	CLOSER	US26D

DOOR SPECIFICATIONS

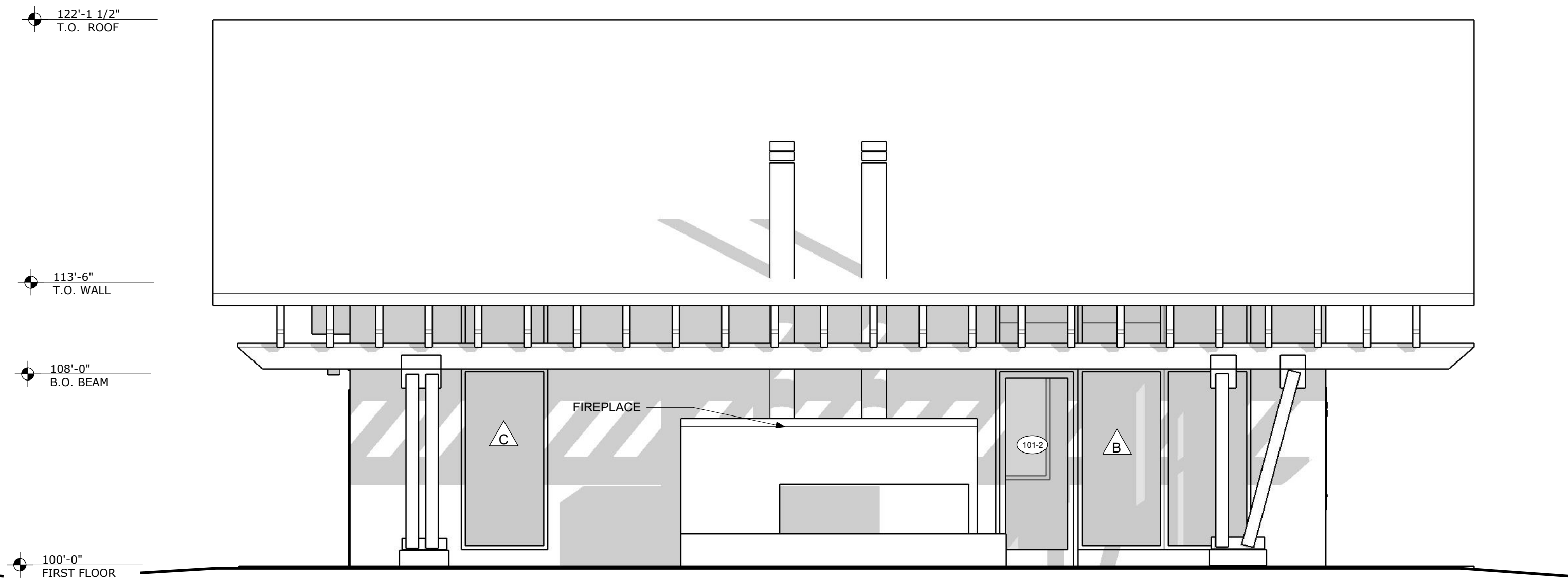
- SOLID WOOD CORE:
FACE VENEER: ROTARY CUT, PREMIUM STAIN GRAD WHITE BIRCH, OR MAPLE VENEER, STANDARD THICKNESS THOROUGHLY KILN DRIED, MANUFACTURED BY WEYERHAEUSER, OR EQUAL.
- THE LOCKING DEVICE TO BE READILY DISTINGUISHABLE AS LOCKED, SUCH AS A 'LOCKED/UNLOCKED' VISIBLE INDICATOR/ ALSO, A READILY VISIBLE DURABLE SIGN SHALL BE POSTED ON THE INSIDE OF THE GLASS IN "I" LETTERS, THIS DOOR TO BE REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- THRESHOLD AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT, RAISED THRESHOLD AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- DOOR HARDWARE, HANDLES, PULLS, LATCHES LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND, AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
- HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 IN (1220 MM) ABOVE FINISHED FLOOR.
- DOOR CLOSERS: IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 2 IN (50MM) FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
- DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
8.1. (A) EXTERIOR HINGED DOORS: (RESERVED)
8.2. (B) INTERIOR HINGED DOORS: 5 LBF (22.2N)
8.3. (C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)
- THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLDS THE DOOR IN A CLOSED POSITION.



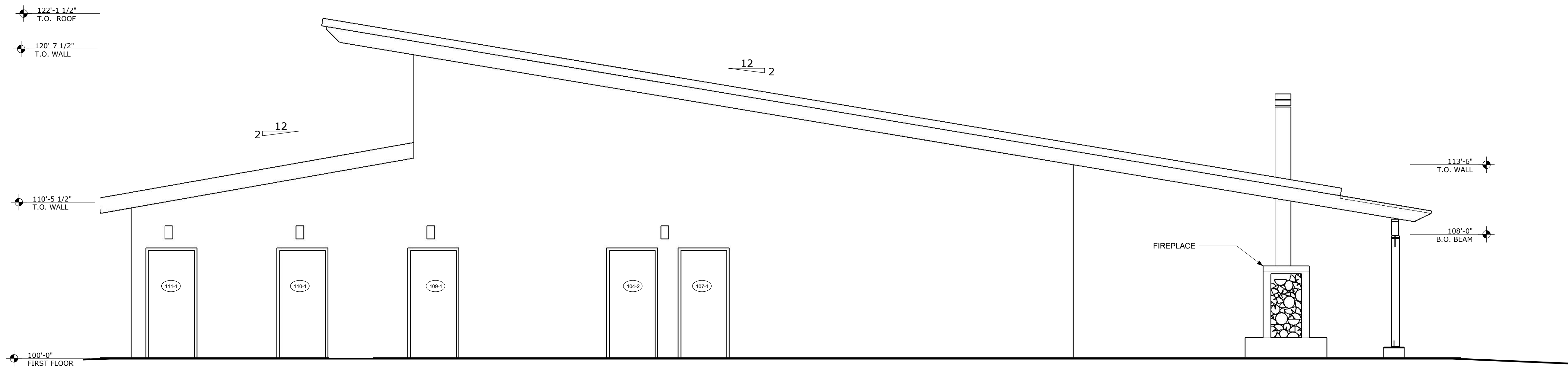
1 FRONT ELEVATION MID SIZE
A201 1/4" = 1'-0"



2 RIGHT ELEVATION MID SIZE
A201 1/4" = 1'-0"



3 LEFT ELEVATION MID SIZE
A201 1/4" = 1'-0"



4 REAR ELEVATION MID SIZE
A201 1/4" = 1'-0"

KAMPGROUNDS OF AMERICA
CHECK-IN BUILDING/STORE
PROTOTYPE

© 2021 I ALL RIGHTS RESERVED

NOT FOR
CONSTRUCTION

DRAWN BY - Hendricks

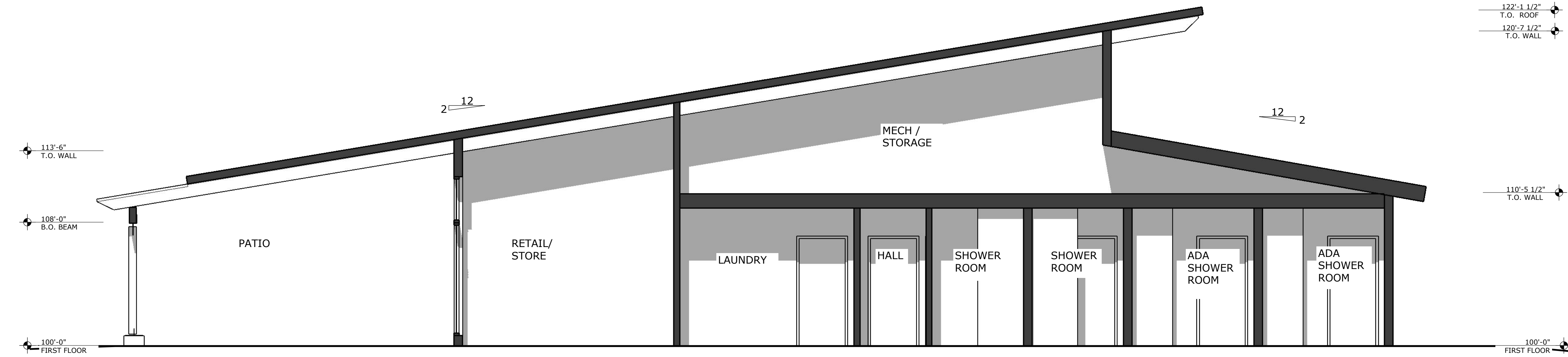
CHECKED BY -

DATE
09.10.21

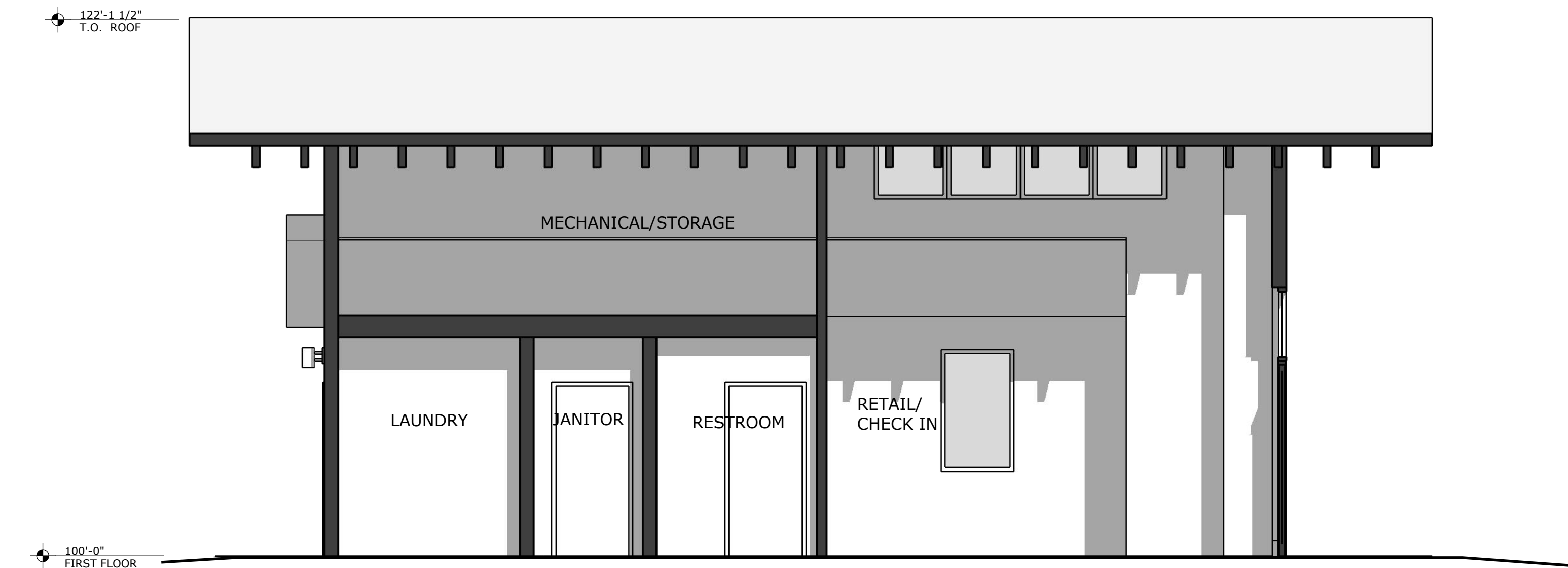
KOA MID SIZE
SECTIONS AND ROOF
PLAN

A301

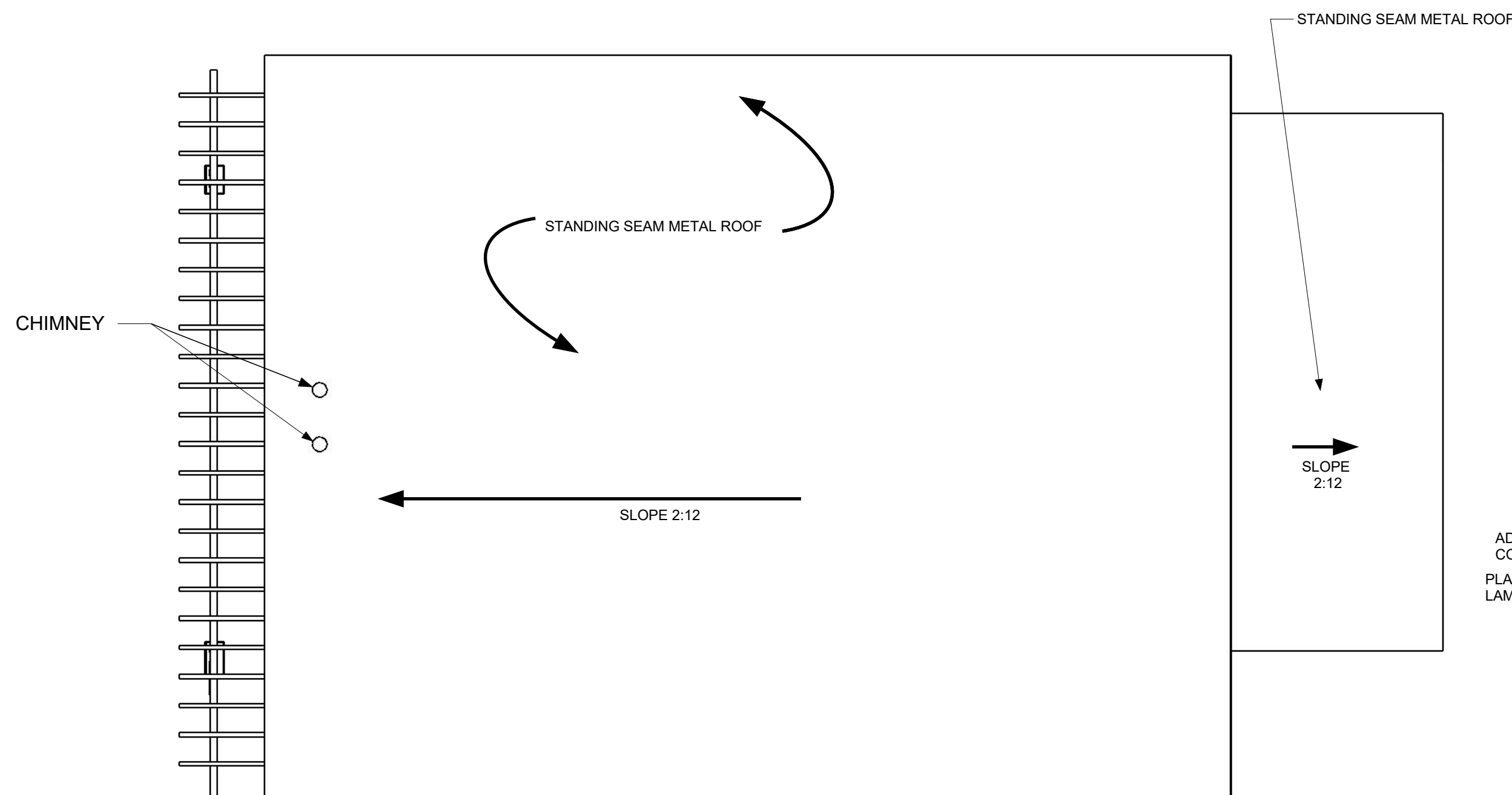
KOA Documents - Mid Size,
September 10, 2021



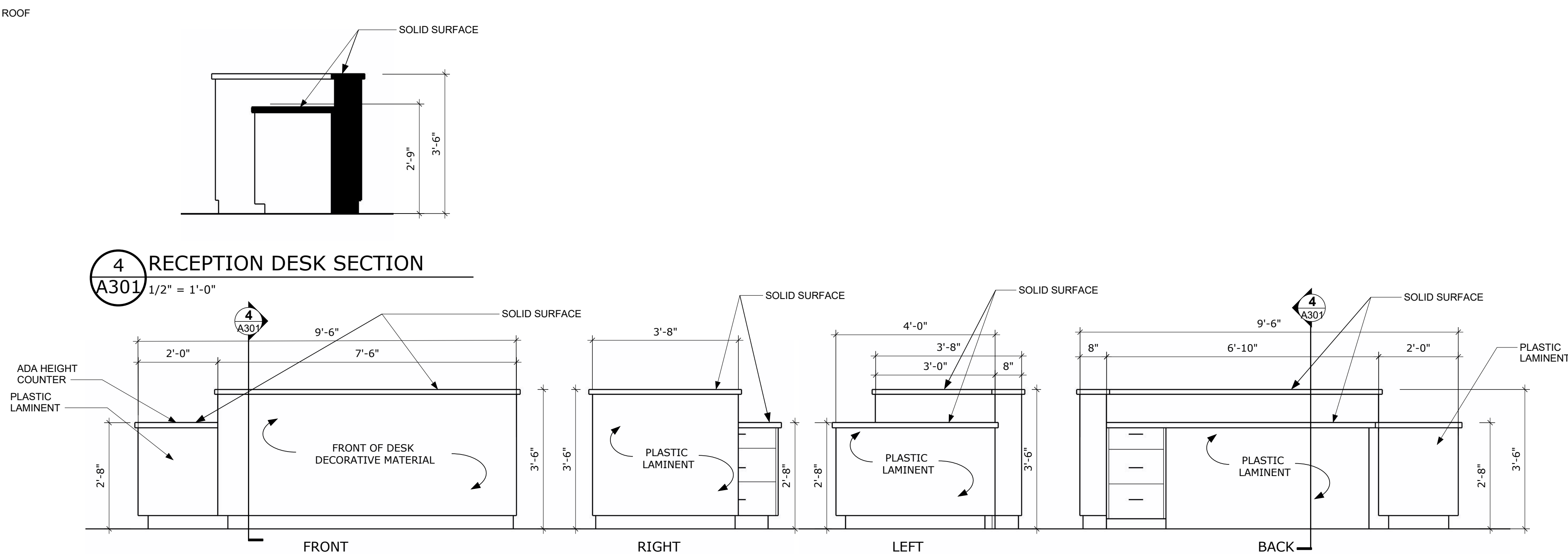
1 SECTION
A301 1/4" = 1'-0"



2 CROSS SECTION
A301 1/4" = 1'-0"



3 ROOF PLAN
A301 1/8" = 1'-0"



4 RECEPTION DESK SECTION
A301 1/2" = 1'-0"

5 RECEPTION DESK ELEVATIONS
A301 1/2" = 1'-0"

LIGHTING PLAN LEGEND

- WALL SCONCE
- SURFACE MOUNTED CEILING LIGHT
- RECESSED CEILING LIGHT
- SUSPENDED LINEAR CEILING LIGHT
- VANITY LIGHT
- SURFACE MOUNT LINEAR LIGHT
- FEATURE PENDANT LIGHT

Heating, Ventilating, and Air Conditioning (HVAC) Narrative:

HVAC load calculations shall be performed based on building size, latest ASHRAE weather conditions for region nearest the campground, and minimum building envelope requirements from the latest International Energy Conservation Code (IECC).

In mild climates where freezing conditions do not exist, air cooled heat pump system(s) should be used. In more extreme climates where freezing conditions do exist, a gas fired heating furnace(s) with split air cooled DX air conditioning should be used. Ventilation and/or make-up air for these systems shall be provided with a heat recovery ventilator (HRV). Exhaust air from laundry room and all toilet/shower rooms shall run through the HRV to temper an equal volume of fresh outside air. Outside air from the HRV shall be ducted into the return air side or each heat pump or furnace system. A transfer air path from main portion of the building to Laundry Room and all Toilet/Shower Rooms shall be provided.

Stair access to conditioned attic space above back portion of building will be provided. All mechanical equipment/fans shall be located in the attic space.

Heat pump(s) and/or furnaces shall be ducted throughout the building. Rectangular ducts shall be used in concealed spaces where not visible. Large open/vaulted areas where ductwork is visible, round spiral supply ducts shall be used with duct mounted diffusers. Low return grilles shall be placed near the floor in all open/vaulted areas.

ELECTRICAL NARRATIVE

General Description:

The scope is to provide design and engineering of the new electrical systems for the entire project. The electrical systems mentioned below will be designed to in compliance with the current codes and standards.

Systems Description:

Power Distribution System:

- A new 120/240-volt, 1-phase, 3-wire, or 120/280 3phase 4 wire service fed from a new pad-mounted, transformer will supply the building. It is anticipated that a direct metered, 320A meter base feeding a 400A panelboard will be used. The new 400A Main Distribution Panelboard (MDP) will have a surge protective device installed.
- All new wiring devices (receptacles and switches) will be specification grade. Light switches will be rated at 20 amps and commercial dryers at 30 amps. All cover plates will be high abuse. Receptacles will be spaced and circuited per the National Electric Code (NEC) requirements. All general-purpose receptacles will be 120-volt single phase.
- GFCI receptacles will be installed outdoors, in bathrooms, adjacent to sinks, and any other areas required by the NEC.
- All new home run circuit wiring will be in conduit, EMT minimum standard. Conductors will be copper only THHN/THWN. New branch circuits and feeders will include a wired equipment-grounding conductor. MC cable will be considered when allowed.

Interior Lighting Systems:

- All interior general lighting will have an LED source. LED fixture types will be selected based on LED life span to prevent re-lamping maintenance, efficacy to reduce power consumption, and light characteristics such as color temperature, color rendering index, and distribution to provide the best lighting solution possible.
- Decorative lighting will be provided in the lobby and other select areas.
- Exit signs will be LED type with battery back-up egress lighting provided at all exterior doors. Emergency lighting will be accounted for with battery ballasts in certain light fixtures.
- Lighting levels will be based on the Illuminating Engineering Society of North America (IESNA) guidelines and recommendations.
- Lighting controls will be designed around an intent for energy savings. Occupancy sensors will be used in halls, utility spaces, offices, and storage areas. Photocells will be used for control in any spaces with large daylight zones.

Exterior Lighting Systems:

- Exterior lighting will be a combination of wall mounted and canopy light fixtures to illuminate the entries, exterior signage, night check in and pathways in order to meet design intent and code requirements.
- Flagpole spotlights will be installed to illuminate flags.
- A photocell and time clock together will be used to control the exterior lighting.

Fire Alarm System:

A fully addressable fire alarm system is our recommendation to install to protect the building. There is usually a benefit from insurance companies when one is installed.

- A fully addressable fire alarm system will be installed; including smoke detectors, manual pull-stations, sprinkler flow and tamper monitor switches.
- The fire alarm system will be equipped with battery backup.
- A dialer will provide notification to a monitoring station.

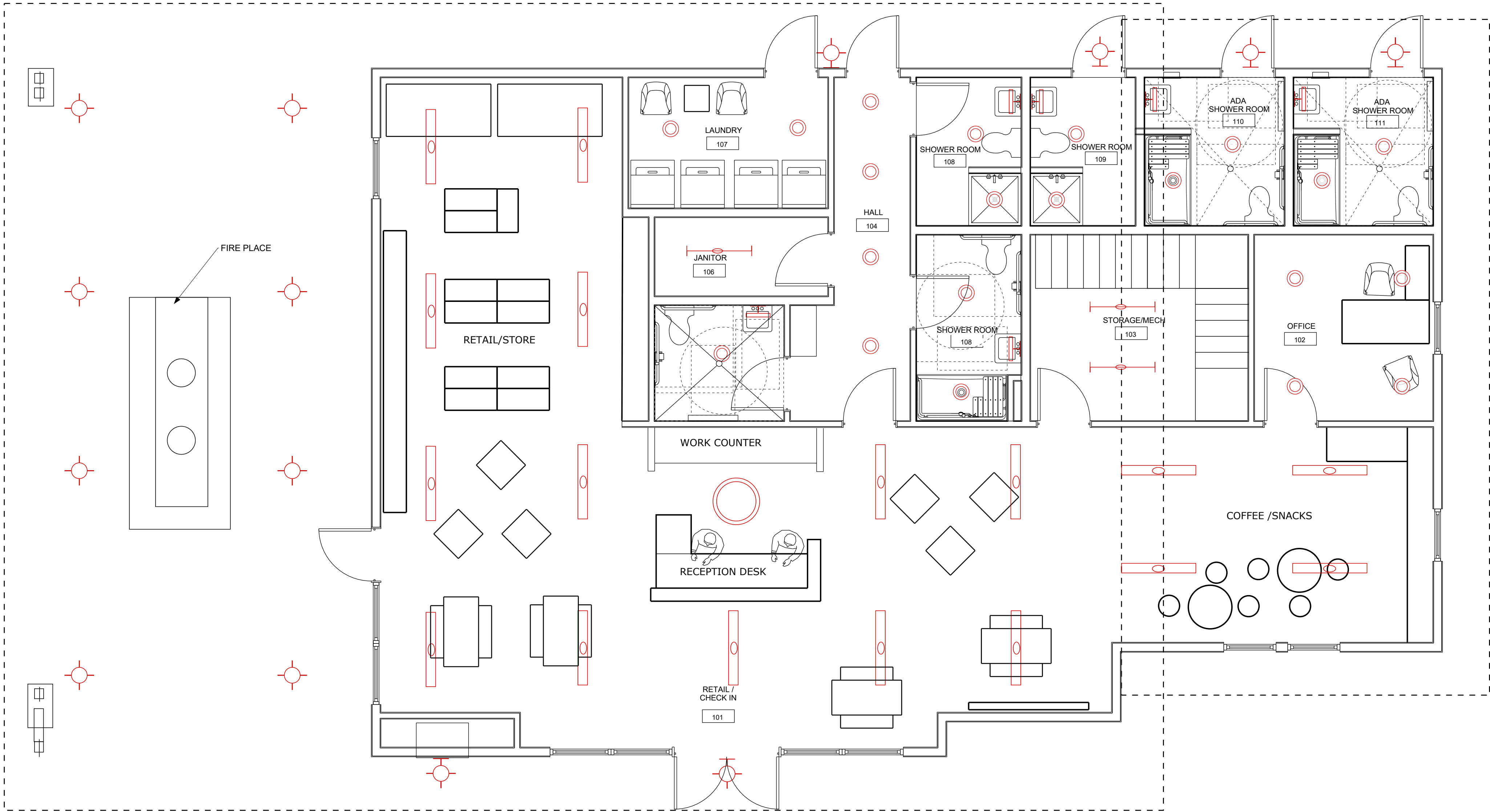
Telecommunication Systems:

- A new underground telephone service entrance will feed a telecommunication/data board located in the electrical/mechanical space.
- A wall mounted rack with door and hinged patch panels and vertical wire manager will be located in the electrical/mechanical space.
- Infrastructure will include Category 6 cabling and data jacks. Two data jacks will be provided at each location that can be used for either voice or data. Wireless access points will be located throughout to provide adequate coverage.
- The telecommunications infrastructure will be provided per the Owner's requirements and all installations will comply with applicable BICSI and ANSI/TIA guidelines.

Security:

- Rough-in for an access control system will be included if owner requests. An access control system could include card readers, exterior door contacts and a main security panel. This would need to be incorporated with any ADA door controllers.

END



1 MID SIZE LIGHTING PLAN
A401 1/4" = 1'-0"