Terramor Lake Placid

77 Fox Farm Road, Wilmington, NY 12997

PREPARED FOR:

TERRAMOR

550 N 31st Street
Billings, MT 59101
(202) 689-7771

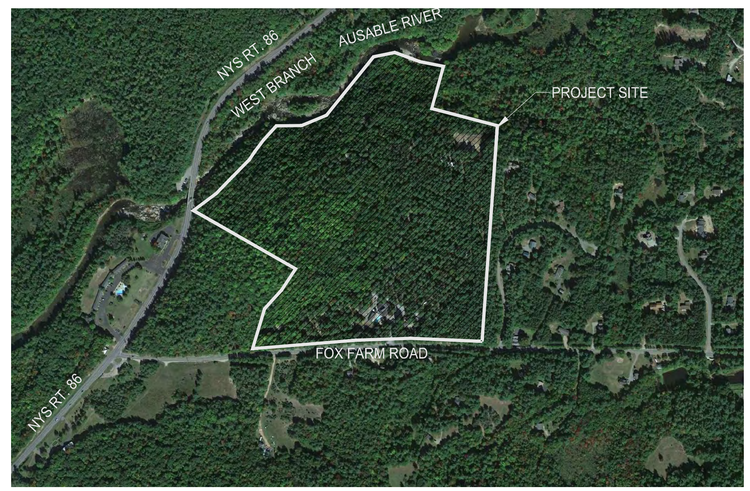
SUBMISSION:

REGULATORY APPROVALS

October 14, 2022

REGIONAL CONTEXT

SCALE: N.T.S.



SITE LOCATION MAP

SCALE: 1"=500'

SHEET INDEX:

SURVEY

	SURVEY INDEX SHEET
SHEETS 1-5	EXISTING CONDITIONS SURVEY

LANDSCAPE ARCHITECTURE

L-100	OVERALL SITE PLAN
L-200	SITE DEMOLITION PLAN
L-300 : L306	SITE CLEARING, EROSION & SEDIMENT CONTROL PLANS
L-400 : L405	SITE LAYOUT, MATERIALS AND PLANTING PLANS
L-500 : L506	SITE GRADING & DRAINAGE PLANS
L-600 : L605	SITE DETAILS
L-700	NOTES
L-800 : L805	PHOTOMETRIC LIGHTING DIAGRAMS

SEWER AND WATER ENGINEERING

C-100	OVERALL UTILITY PLAN
C-101	ENTRANCE AREA UTILITY PLAN
C-102	FOX FARM LOOP AND WHITEFACE LOOP UTILITY PLAN
C-103	WEST BRANCH LOOP UTILITY PLAN
C-104	MOUNTAIN LOOP AND AUSABLE LOOP UTILITY PLAN

ARCHITECTURE

A1-1 : A1-3	LODGE FLOOR PLANS
A1-4 : A1-5	LODGE ELEVATIONS
A1-6 : A1-7	LODGE EXTERIOR LIGHTING PLANS
A2-1 : A2-2	PAVILION FLOOR PLAN
A2-3	PAVILION ELEVATIONS
A2-4	PAVILION EXTERIOR LIGHTING PLAN
A3-1	CABANA FLOOR PLAN AND ELEVATIONS
A3-2	CABANA EXTERIOR LIGHTING PLAN
A4-1	MAINTENANCE FLOOR PLAN
A4-3	MAINTENANCE ELEVATIONS
A4-4	MAINTENANCE EXTERIOR LIGHTING PLAN

PREPARED BY:

LANDSCAPE ARCHITECTURE:

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

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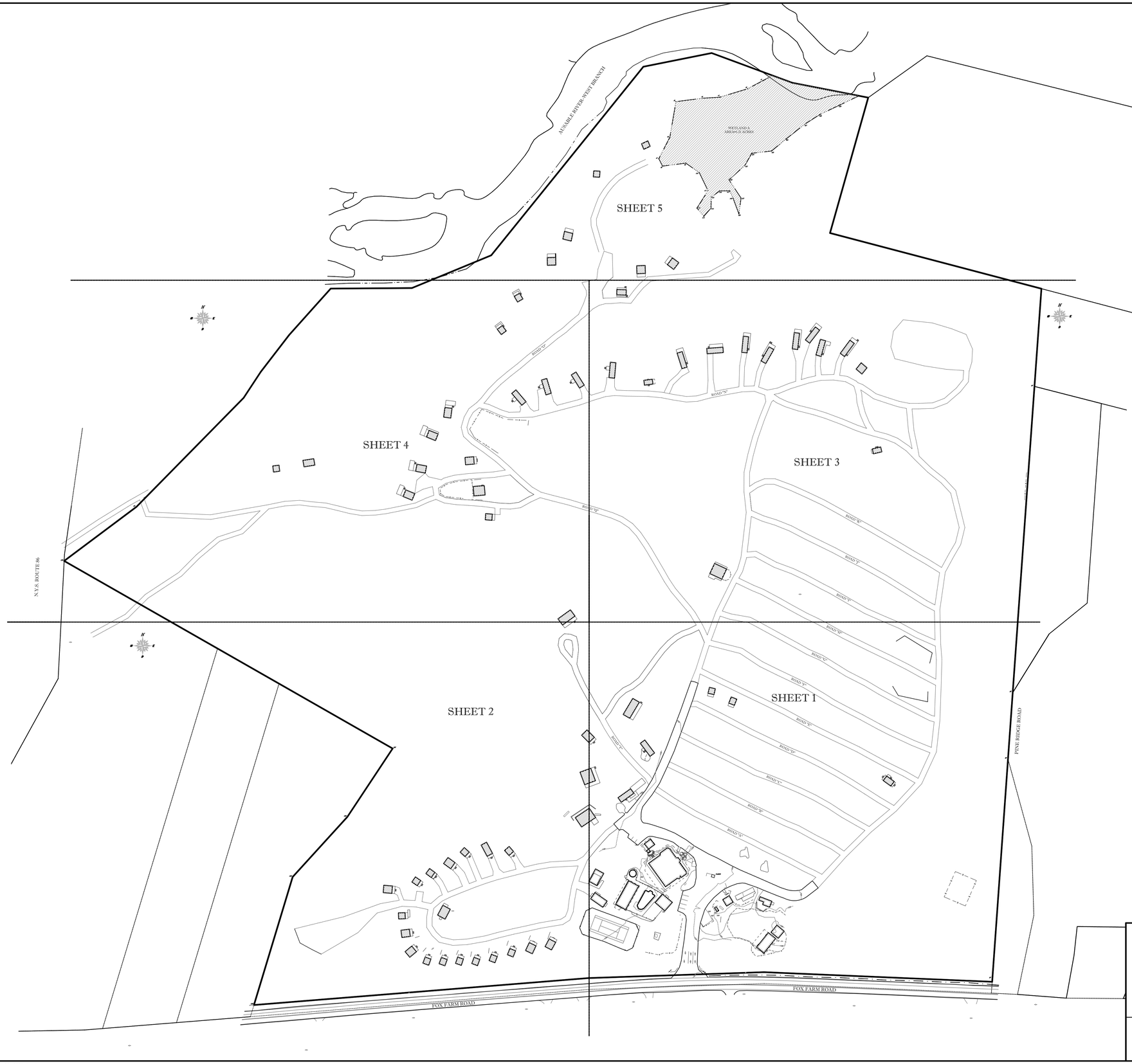
142 Grand Ave.
Saratoga Springs, NY 12866
(518) 587-1720

CIVIL ENGINEER:

North Woods Engineering
348 Lake Street
Saranac Lake, NY 12983
(518) 891-4975

SURVEYOR:

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



77 FOX FARM ROAD

INDEX SHEET OF THE LANDS OF KAMPGROUNDS OF AMERICA, INC.

TOWN OF WILMINGTON	ESSEX COUNTY, N.Y.
SCALE: 1"=40'	JULY 7, 2022
DRAWN BY: KCW	PROJECT NO: 22-3221

10-12-22	FLOOD PLAIN ADDED	
9-22-22	REVISED	

Ausfeld & Waldruff Land Surveyors LLP
323 CLINTON STREET, SCHENECTADY NY
Phone: (518) 346-1595 Fax: 518-770-1655

VINCENT P. AUSFELD P.L.S.
LICENSE #049597
www.awlsllp.com

STATE OF NEW YORK
VINCENT P. AUSFELD
049597
LICENSED PROFESSIONAL SURVEYOR

Drawing Name: Z:\PROJECTS\2022\22-3221\dwg\22-3221-bm.dwg
Xref's Attached: CONTOURS NORTH; CONTOURS SOUTH
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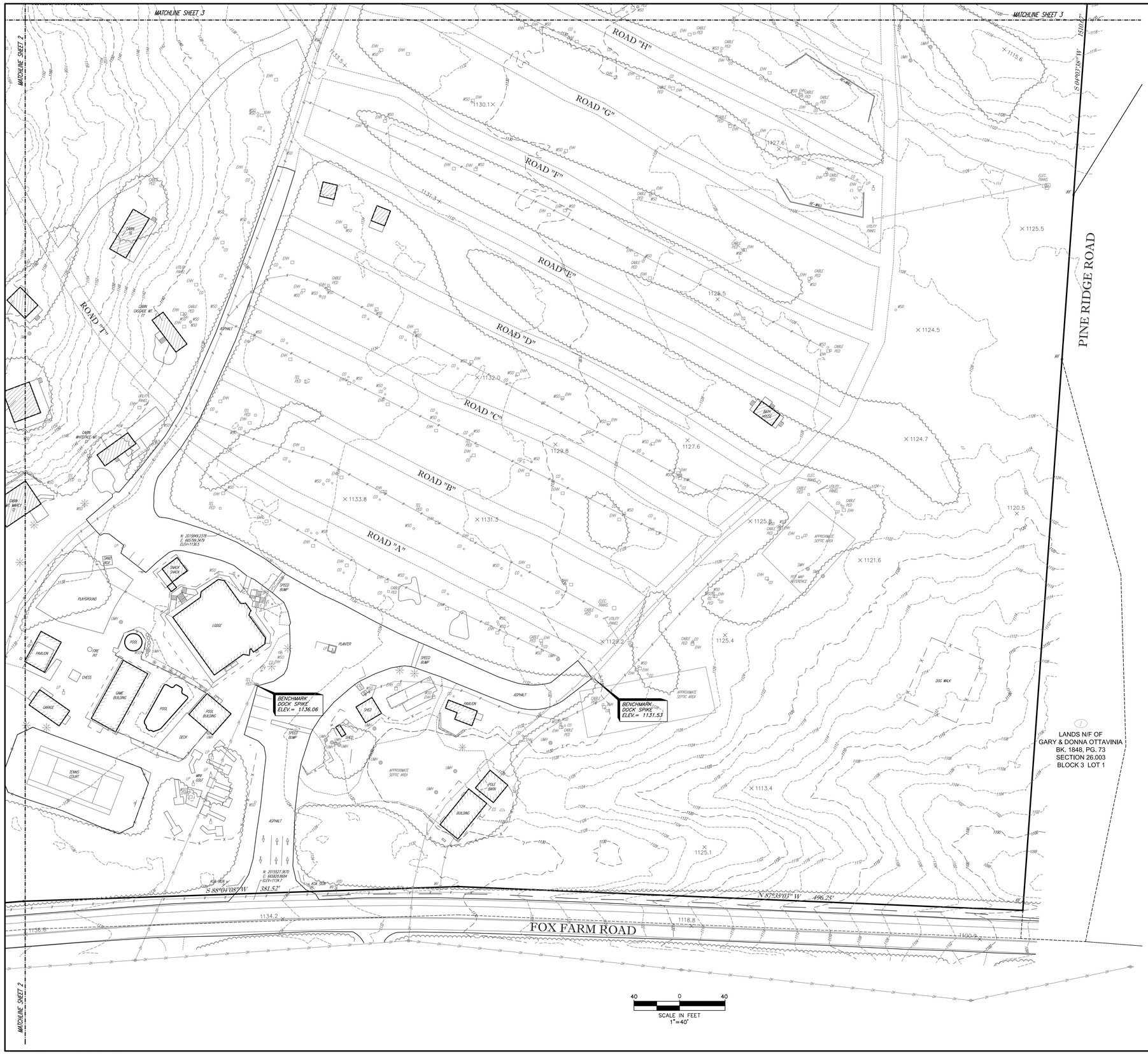
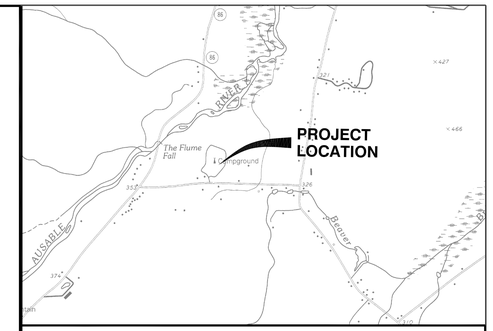


LEGEND:

- CB — CATCH BASIN
- HYD — HYDRANT
- LP — LIGHT POLE
- SMH — SANITARY MANHOLE
- DMH — STORM MANHOLE
- EMH — ELECTRIC MANHOLE
- WV — WATER VALVE
- TEL PED — TELEPHONE PEDESTAL
- EHH — ELECTRIC HOOKUP
- ELEC. TRANS. — ELECTRIC TRANSFORMER
- UP — UTILITY POLE
- TMH — TELEPHONE MANHOLE
- TCB — TRAFFIC CONTROL BOX
- TSP — TRAFFIC SIGNAL POLE
- G — GAS LINE
- S — SANITARY LINE
- ST — STORM LINE
- W — WATER LINE
- E — UG ELECTRIC LINE
- OH — OVERHEAD WIRES
- + 357.82 — SPOT ELEVATION
- CIRF — CAPPED IRON ROD FOUND
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- LA — LANDSCAPED AREA
- RD — ROOF DRAIN
- SB — SOIL BORING
- MW — MONITORING WELL
- GMK — GAS MARKER POST
- EM — ELECTRIC METER
- GM — GAS METER
- UBOX — UTILITY BOX
- CO — SEWER CLEAN OUT



SITE LOCATION PLAN: 1"=2000'

MAP REFERENCES:

1. "SURVEY MAP OF LANDS TO BE CONVEYED AS A GIFT TO THE NEW YORK STATE DEPT. OF ENVIRONMENTAL CONSERVATION PURSUANT TO SECTION 3-0301 OF THE ENVIRONMENTAL CONSERVATION LAW-DONOR: YATES PRIME LTD.." PREPARED BY FLOYD LAMPART, DATED JUNE 15, 1995 AND FILED IN THE ESSEX COUNTY CLERKS OFFICE AS MAP NO. 4772.

2. "PINE RIDGE SUBDIVISION." PREPARED BY DRAKE & ALLOTT, DATED DECEMBER 6, 1990, LAST REVISED AUGUST 30, 1993 AND FILED IN THE ESSEX COUNTY CLERKS OFFICE AS MAP NO. 4788.

3. "MAP OF SURVEY SHOWING A THREE LOT SUBDIVISION FOR FIRST COLUMBIA NEW PALTZ GROUP, LLC." PREPARED BY ROBERT MARVIN JR., DATED FEBRUARY 16, 2012 AND FILED IN THE ESSEX COUNTY CLERKS OFFICE AS MAP NO. 6728.

4. "MAP OF SURVEY OF CERTAIN LANDS OF KAMPGROUNDS OF AMERICA, INC. (LAKE PLACID – WHITEFACE KOA), PREPARED BY ADIRONDACK SURVEYING, DATED 12-20-21.

DEED REFERENCES:

1. RICHARD NAGAMINE JR. AND SYLVIA E. NAGAMINE TO KAMPGROUNDS OF AMERICA, INC., DATED JUNE 20, 2013 AND RECORDED IN THE ESSEX COUNTY CLERKS OFFICE IN DEED BOOK 1737 AT PAGE 209.

TAX PARCEL NUMBER:

TOWN OF WILMINGTON, ESSEX COUNTY, NEW YORK
SEC. 26.003 – BLK. 1 – PARCEL 6.110

GENERAL NOTES:

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

VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY.

CONTOURS SHOWN HEREON ARE BASED UPON AERIAL PHOTOGAMMETRY COUPLED WITH LIDAR DATA, PERFORMED BY GdB GEOSPATIAL.

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.

PROPERTY BOUNDARY ALONG WITH CABIN, BATH HOUSE AND INTERIOR ROADS ARE BASED UPON INFORMATION FROM MAP REFERENCE NO. 4.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

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

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

FLOOD ZONE NOTE:

PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THAT PORTION OF THE PROPERTY LIES WITHIN ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED. THE REMAINING PORTION OF THE PROPERTY LIES WITHN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 3611161 0022 C, PANEL 22 OF 50, OF THE TOWN OF WILMINGTON, ESSEX COUNTY N.Y. BEARING AN EFFECTIVE DATE OF NOVEMBER 10, 1995.

SHEET 1 OF 5

10-12-22	FLOOD PLAIN ADDED
10-1-22	FLOOD NOTE ADDED
9-22-22	REVISED

77 FOX FARM ROAD

EXISTING CONDITIONS SURVEY OF THE LANDS OF KAMPGROUNDS OF AMERICA, INC.

TOWN OF WILMINGTON	ESSEX COUNTY, N.Y.
SCALE: 1"=40'	JULY 7, 2022
DRAWN BY: KCW	PROJECT NO: 22-3221

Ausfeld & Waldruff Land Surveyors LLP
323 CLINTON STREET, SCHENECTADY NY
Phone: (518) 346-1595 Fax: 518-770-1655

VINCENT P. AUSFELD P.L.S.
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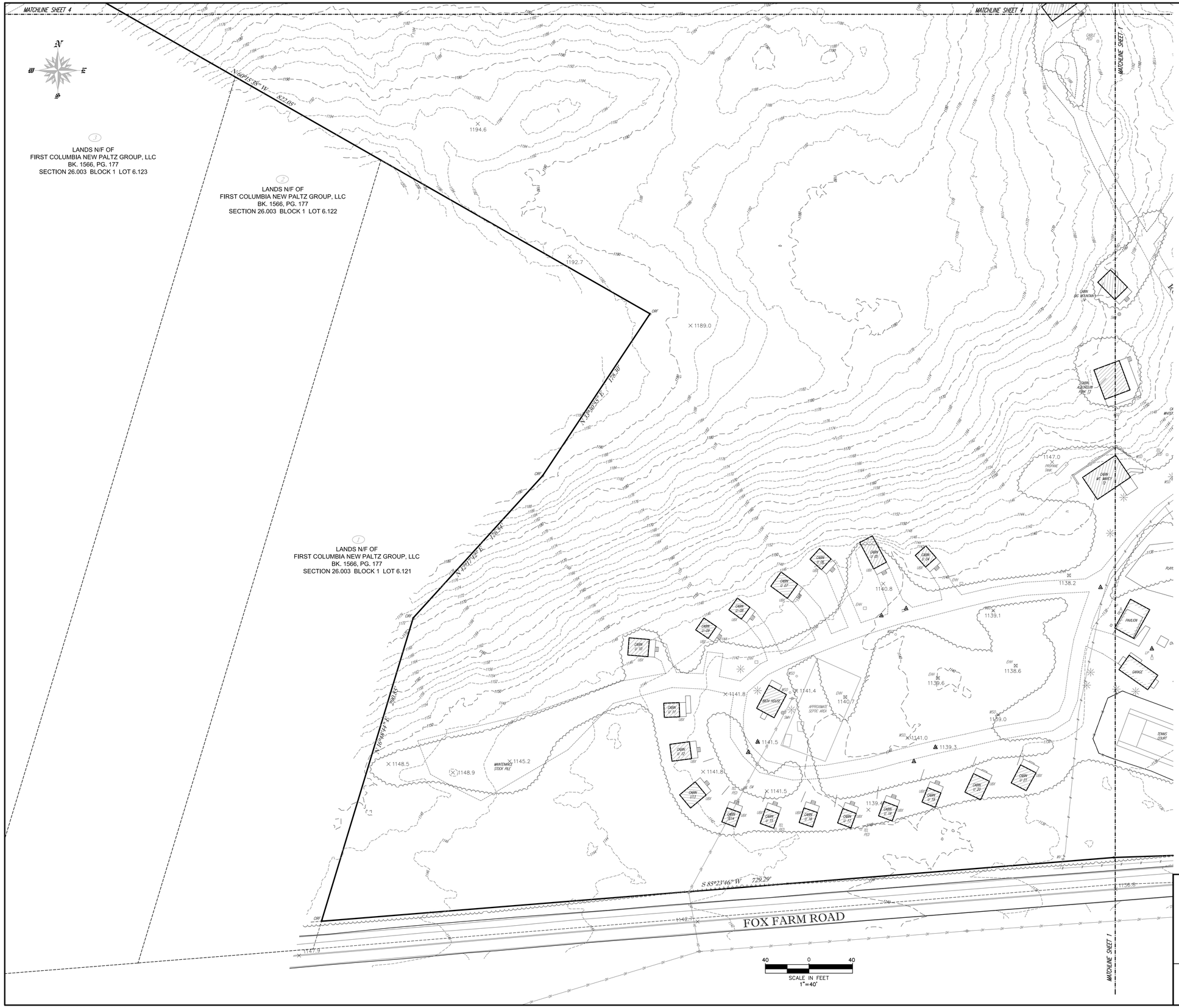
Date Printed: Oct 12, 2022, 9:10am



LEGEND:

CB	CATCH BASIN
HYD	HYDRANT
LP	LIGHT POLE
SMH	SANITARY MANHOLE
SMH	STORM MANHOLE
EMH	ELECTRIC MANHOLE
WV	WATER VALVE
TEL PED	TELEPHONE PEDESTAL
EHH	ELECTRIC HOOKUP
ELEC TRANS.	ELECTRIC TRANSFORMER
	UTILITY POLE
TMH	TELEPHONE MANHOLE
TCB	TRAFFIC CONTROL BOX
TSP	TRAFFIC SIGNAL POLE
G	GAS LINE
S	SANITARY LINE
ST	STORM LINE
W	WATER LINE
E	UG ELECTRIC LINE
OH	OVERHEAD WIRES
+ 357.82	SPOT ELEVATION
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
LA	LANDSCAPED AREA
RD	ROOF DRAIN
SB	SOIL BORING
MW	MONITORING WELL
GMK	GAS MARKER POST
EM	ELECTRIC METER
GM	GAS METER
UBX	UTILITY BOX
CO	SEWER CLEAN OUT

NOTE:

SEE SHEET 1 FOR NOTES

SHEET 2 OF 5

10-12-22	FLOOD PLAIN ADDED	
8-22-22	REVISED	

77 FOX FARM ROAD

EXISTING CONDITIONS SURVEY OF THE LANDS OF KAMPGROUNDS OF AMERICA, INC.

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- CO — SEWER CLEAN OUT

40 0 40
SCALE IN FEET
1"=40'

NOTE:

SEE SHEET 1 FOR NOTES

SHEET 3 OF 5

77 FOX FARM ROAD

EXISTING CONDITIONS SURVEY OF THE LANDS OF KAMPGROUNDS OF AMERICA, INC.

TOWN OF WILMINGTON	ESSEX COUNTY, N.Y.
SCALE: 1"=40'	JULY 7, 2022
DRAWN BY: KCW	PROJECT NO: 22-3221

10-12-22	FLOOD PLAIN ADDED
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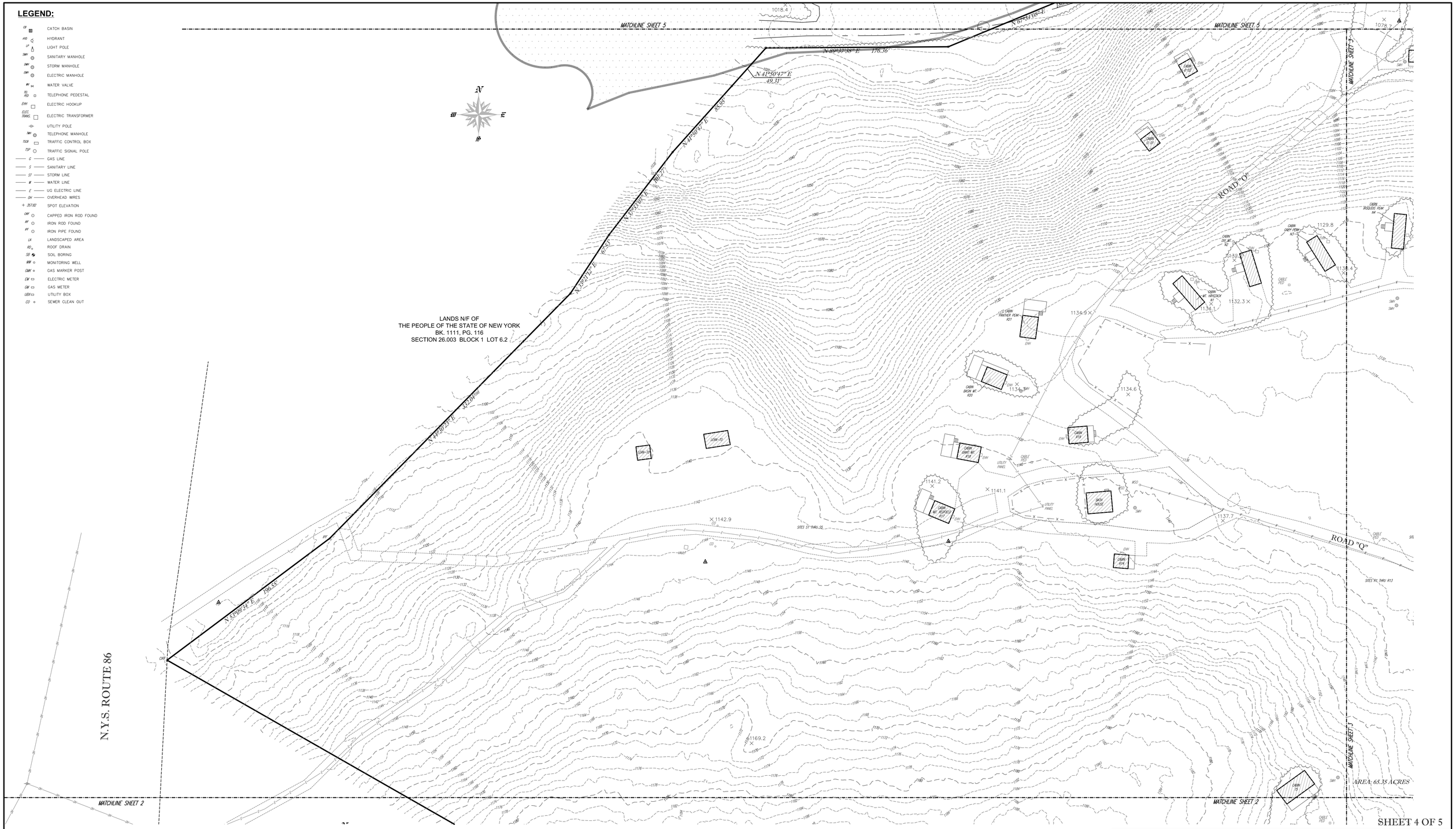

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SCALE IN FEET
1"=40'

SHEET 4 OF 5

NOTE:

SEE SHEET 1 FOR NOTES

77 FOX FARM ROAD

EXISTING CONDITIONS SURVEY OF THE LANDS OF KAMPGROUNDS OF AMERICA, INC.

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10-12-22	REVISED	FLOOD PLAIN ADDED
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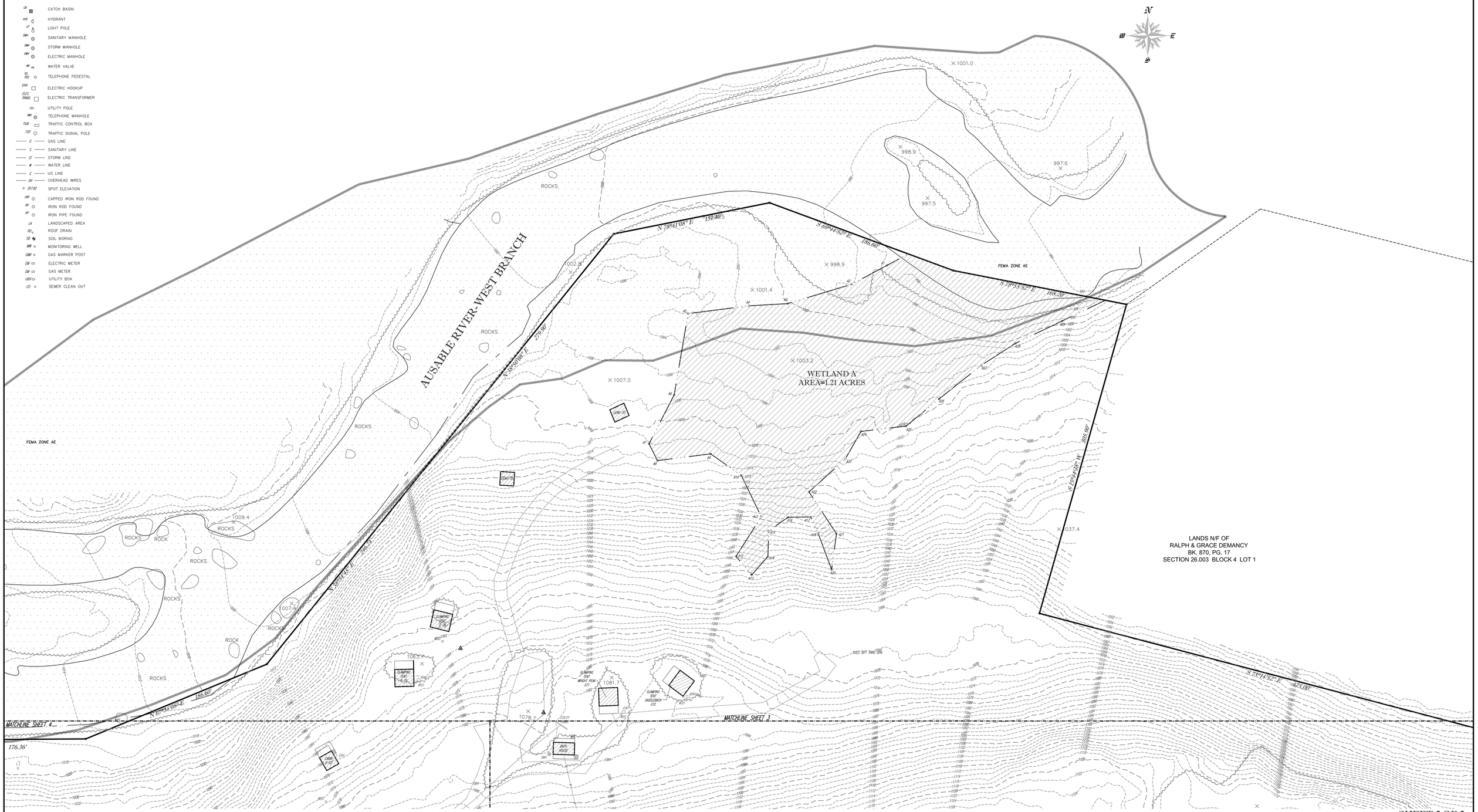

SHEET 5 OF 5

40 0 40
SCALE IN FEET
1"=40'

NOTE:

SEE SHEET 1 FOR NOTES

10-12-22	FLOOD PLAIN ADDED
10-12-22	REVISED WETLAND
8-22-22	REVISED

77 FOX FARM ROAD

EXISTING CONDITIONS SURVEY OF THE LANDS OF KAMPGROUNDS OF AMERICA, INC.

TOWN OF WILMINGTON	ESSEX COUNTY, N.Y.
SCALE: 1"=40'	JULY 7, 2022
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Date Printed: Oct 12, 2022, 9:12am

SITE STATISTICS

EXISTING / PROPOSED USE:	COMMERCIAL / CAMPGROUND
ZONING:	MODERATE INTENSITY & WATERFRONT OVERLAY DISTRICT
APA LAND USE AREA:	MODERATE INTENSITY

SETBACKS:	REQUIRED	PROVIDED
FRONT	35'	>50'
SIDE	20'	>30'
REAR	20'	>75'
SHORELINE	75'	>75'
WATERFRONT OVERLAY	200'	*86' (VARIANCE REQUIRED)

PARKING SUMMARY:	ALLOCATION	TOTAL
CAMPSITE / GUESTS	1.35 PER TENT (MIN.)	113 SPACES
SHORT TERM & CHECK-IN	10 (MIN)	11 SPACES
EMPLOYEE PARKING	0.8 PER EMPLOYEE (MIN)	36 SPACES
TOTAL:		160 SPACES

DEVELOPMENT SUMMARY

-(80) TOTAL CAMPSITES
- (40) 300 SF HARD-SIDED
- (15) 900 SF HARD-SIDED
- (5) WOODY 35 SOFT-SIDED
- (20) WOODY 45 SOFT-SIDED

PROPOSED BUILDINGS:
-LODGE
-WELNESS TENT
-PAVILION
-CABANA BLDG. AND POOL
-MAINTENANCE BLDG.
-EMPLOYEE HOUSING
-GENERAL MANAGER'S HOUSE

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- RIVER SETBACK
- MEAN HIGH WATER LINE
- HIKING TRAIL
- H300 SMALL HARD-SIDED TENT
- H900 LARGE HARD-SIDED TENT
- W35 WOODY 35 SOFT-SIDED TENT
- W45 WOODY 45 SOFT-SIDED TENT
- GRILL STATIONS
- 6 NUMBER OF PARKING SPACES
- ROADWAY LIGHTS
- TREE MOUNTED DOWN LIGHTS
- ELECTRIC VEHICLE CHARGER
- WETLAND

100 50 0 20 40 60 80 100
Scale: 1" = 100'

The LA GROUP
Landscape Architecture & Engineering P.C.
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NY 12866
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Prepared for:

TERRAMOR

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Billings, MT 59101

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Phinney Design Group
142 Grand Ave.
Saratoga Springs, NY 12866

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

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

Project Title:

Terramor Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=100'

Rev:	Description:	Date:

Drawing Title

OVERALL SITE PLAN

Drawing No.

L-100

LEGEND

- PROPERTY LINE
- MEAN HIGH WATER MARK
- 1100 — EXISTING CONTOUR
- WETLAND
- R&D — REMOVE AND DISPOSE
- R&D PAVEMENT (GRAVEL, ASPHALT, AND CONCRETE
- R&D STRUCTURE
- R&D ITEM
- R&D ITEM
- TREELINE

NOTES

1. R&D ALL ELECTRICAL AND TELEPHONE PEDESTALS WITHIN PROPERTY BOUNDARIES.
2. R&D ALL WATER AND WASTEWATER CAMPSITE CONNECTIONS AND REMOVE RELATED SUBSURFACE INFRASTRUCTURE AS NEEDED TO FACILITATE CONSTRUCTION.
3. R&D ALL SIGNAGE WITHIN PROPERTY BOUNDARIES.
4. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR EROSION CONTROL MEASURES.

100 50 0 20 40 60 80 100
Scale: 1" = 100' FOR 24X36 SHEET

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Ausfeld & Waldruff
323 Clinton Street
Schenectady, NY 12305

Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	CML	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=100'

Rev:	Description:	Date:

Drawing Title

OVERALL SITE DEMOLITION PLAN

Drawing No.

L-200

Plotted By: CDLEARSENE
Save Date: 10/14/2022 2:15 PM
File Name: Mg:\ltr\CA_Cad\Proj-2021\2021136_Terramor_Lake_Placid\2021136SCAD\L-200_Demolition Plan.dwg

NOTES

1. FOR EROSION NOTES, SEE SHEET L-700.
2. SEE SHEET L-301-L306 FOR DETAILED EROSION AND SEDIMENT CONTROL PLANS.

LEGEND

- PROPERTY LINE
- TREE CLEARING
- SELECTIVE TREE CLEARING
- WETLAND
- SLOPE STABILIZATION
- STREAM
- SILT FENCE
- WETLAND PROTECTION FENCE
- CONSTRUCTION STAGING AREA
- INLET PROTECTION
- INLET PROTECTION
- PROPOSED TREELINE
- EXISTING TREELINE

100 50 0 20 40 60 80 100
Scale: 1" = 100' FOR 24X36 SHEET

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Saratoga Springs, NY 12866

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

Surveyor:
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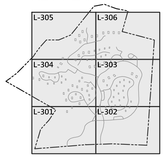
Schenectady, NY 12305

KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
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Project No.:			2021136
Design:			CML
Drawn:	CML	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=100'

Rev:	Description:	Date:

Drawing Title

OVERALL SITE ACCESS AND CLEARING PLAN

Drawing No.

L-300

Plotted By: COLE.LAFLECHE
Save Date: 10/14/2022 1:53 PM
File Name: Mg:/w1/_CadProj/2021/2021136_Terramor_Lake_Placid/2021136SDAD_300_Clearing and ESC.dwg

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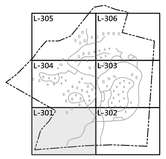
KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			CML
Drawn:	CML	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

EROSION AND SEDIMENT CONTROL PLAN

Drawing No.

L-301

Plotted By: COLE LAFLECHE
Save Date: 10/14/2022 1:53 PM
File Name: \\lag-fs1\LA_CadProj-2021\2021136_Terramor_Lake_Placid\2021136CAD\L-300_Clearing and ESC.dwg

MATCHLINE: SEE SHEET L-303

SELECTIVE CLEARING LIMIT, TYP. TENTS AND PATHS SHALL BE ORIENTED TO MINIMIZE REQUIRED TREE CLEARING.

NO EARTHWORK AT PROPOSED TENT SITES, TYP.

2 L-600 SILT FENCE, TYP.

CONSTRUCTION STAGING AREA

5 L-600 CONCRETE WASHOUT

1 L-600 STABILIZED CONSTRUCTION ENTRANCE, TYP.

PROPERTY LINE

PROPERTY LINE

FOX FARM ROAD

1 LANDS N/F OF GARY & DONNA OTTAVINIA BK. 1848, PG. 73 SECTION 26.003 BLOCK 3 LOT 1

MATCHLINE: SEE SHEET L-301

LEGEND

- PROPERTY LINE
- TREE CLEARING
- SELECTIVE TREE CLEARING
- WETLAND
- SLOPE STABILIZATION
- STREAM
- SILT FENCE
- WETLAND PROTECTION FENCE
- CONSTRUCTION STAGING AREA
- INLET PROTECTION
- INLET PROTECTION
- PROPOSED TREELINE
- EXISTING TREELINE

100 50 0 20 40 60 80 100

Scale: 1" = 100' FOR 24X36 SHEET

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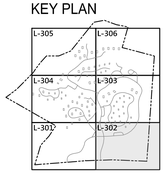
KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
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Project No.:			2021136
Design:			CML
Drawn:	CML	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

EROSION AND SEDIMENT CONTROL PLAN

Drawing No.

L-302

Plotted By: COLE LAFLECHE
Save Date: 10/14/2022 1:53 PM
File Name: Idg-W1-L1_CadPlot_2021\2021136_Terramor_Lake_Placid\2021136CADs\L-300_Clearing and ESC.dwg

LEGEND

- PROPERTY LINE
- TREE CLEARING
- SELECTIVE TREE CLEARING
- WETLAND
- SLOPE STABILIZATION
- STREAM
- SILT FENCE
- WETLAND PROTECTION FENCE
- CONSTRUCTION STAGING AREA
- INLET PROTECTION
- INLET PROTECTION
- PROPOSED TREELINE
- EXISTING TREELINE

100 50 0 20 40 60 80 100
Scale: 1" = 100' FOR 24X36 SHEET

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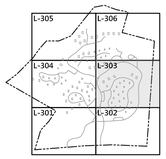

Project Title:

Terramor Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			CML
Drawn:	CML	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

EROSION AND SEDIMENT CONTROL PLAN

Drawing No.

L-303

Plotted By: COLE LAFLECHE
Save Date: 10/14/2022 1:53 PM
File Name: Mp-W1-L_CadProj-2021\2021136_Terramor_Lake_Placid\2021136\CADs\L-300_Clearing and ESC.dwg

MATCHLINE: SEE SHEET L-305

2 / L-600 SILT FENCE, TYP.

SLOPE STABILIZATION, TYP. 4 / L-600

SELECTIVE CLEARING LIMIT, TYP. TENTS AND PATHS SHALL BE ORIENTED TO MINIMIZE REQUIRED TREE CLEARING.

AREA: 65.35 ACRES

MATCHLINE: SEE SHEET L-303

MATCHLINE: SEE SHEET L-301

LEGEND

- PROPERTY LINE
- TREE CLEARING
- SELECTIVE TREE CLEARING
- WETLAND
- SLOPE STABILIZATION
- STREAM
- SILT FENCE
- WETLAND PROTECTION FENCE
- CONSTRUCTION STAGING AREA
- INLET PROTECTION
- INLET PROTECTION
- PROPOSED TREELINE
- EXISTING TREELINE

100 50 0 20 40 60 80 100

Scale: 1" = 100' FOR 24X36 SHEET

Plotted By: COLE CLAFLEDYHE
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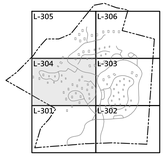
KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
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Project No.:			2021136
Design:			CML
Drawn:	CML	Ch'k'd:	MJT
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Rev:	Description:	Date:

Drawing Title

EROSION AND SEDIMENT CONTROL PLAN

Drawing No.

L-304

LEGEND

- PROPERTY LINE
- TREE CLEARING
- SELECTIVE TREE CLEARING
- WETLAND
- SLOPE STABILIZATION
- STREAM
- SILT FENCE
- WETLAND PROTECTION FENCE
- CONSTRUCTION STAGING AREA
- INLET PROTECTION
- INLET PROTECTION
- PROPOSED TREELINE
- EXISTING TREELINE

30 0 10 20 30

Scale: 1" = 30' FOR 24X36 SHEET

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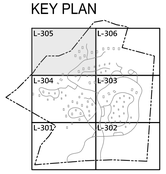
KEY PLAN



Project Title:

Terramor
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ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			CML
Drawn:	CML	Ch'k'd:	MJT
Date:		Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

EROSION AND SEDIMENT CONTROL PLAN

Drawing No.

L-305

Plotted By: COLE LAFLECHE
Save Date: 10/14/2022 1:53 PM
File Name: \\lag-fs1\LA_Cad\Proj-2021\2021136_Terramor_Lake_Placid\2021136CAD\L-300_Clearing and ESC.dwg

LEGEND

- PROPERTY LINE
- TREE CLEARING
- SELECTIVE TREE CLEARING
- WETLAND
- SLOPE STABILIZATION
- STREAM
- SILT FENCE
- WETLAND PROTECTION FENCE
- CONSTRUCTION STAGING AREA
- INLET PROTECTION
- INLET PROTECTION
- PROPOSED TREELINE
- EXISTING TREELINE

30 0 10 20 30
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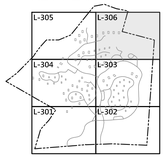
KEY PLAN



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Drawn:	CML	Ch'k'd:	MJT
Date:	10/13/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

EROSION AND SEDIMENT CONTROL PLAN

Drawing No.

L-306

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- RIVER SETBACK
- MEAN HIGH WATER LINE
- HIKING TRAIL
- PROPOSED TREE LINE
- POROUS GRAVEL PAVING
- PERMEABLE STONE PATHWAY
- WETLAND
- H300 SMALL HARD-SIDED TENT
- H600 LARGE HARD-SIDED TENT
- W300 WOODY 35 SOFT-SIDED TENT
- W400 WOODY 45 SOFT-SIDED TENT
- GRILL STATIONS
- 6 NUMBER OF PARKING SPACES
- ROADWAY LIGHTS
- TREE MOUNTED DOWN LIGHTS
- WOOD BOLLARD
- EV ELECTRIC VEHICLE CHARGER
- WAYFINDING SIGNAGE

NOTE:

1. REFER TO ARCH PLAN SET FOR LODGE, CABANA, MAINTENANCE AND PAVILION. REFER TO BUILDING APPLICATION APPENDICES FOR EMPLOYEE HOUSING, TENTS AND GENERAL MANAGER'S HOUSE.
2. REFER TO SHEET L-700 FOR PLANT AND SEED MATERIAL INFORMATION

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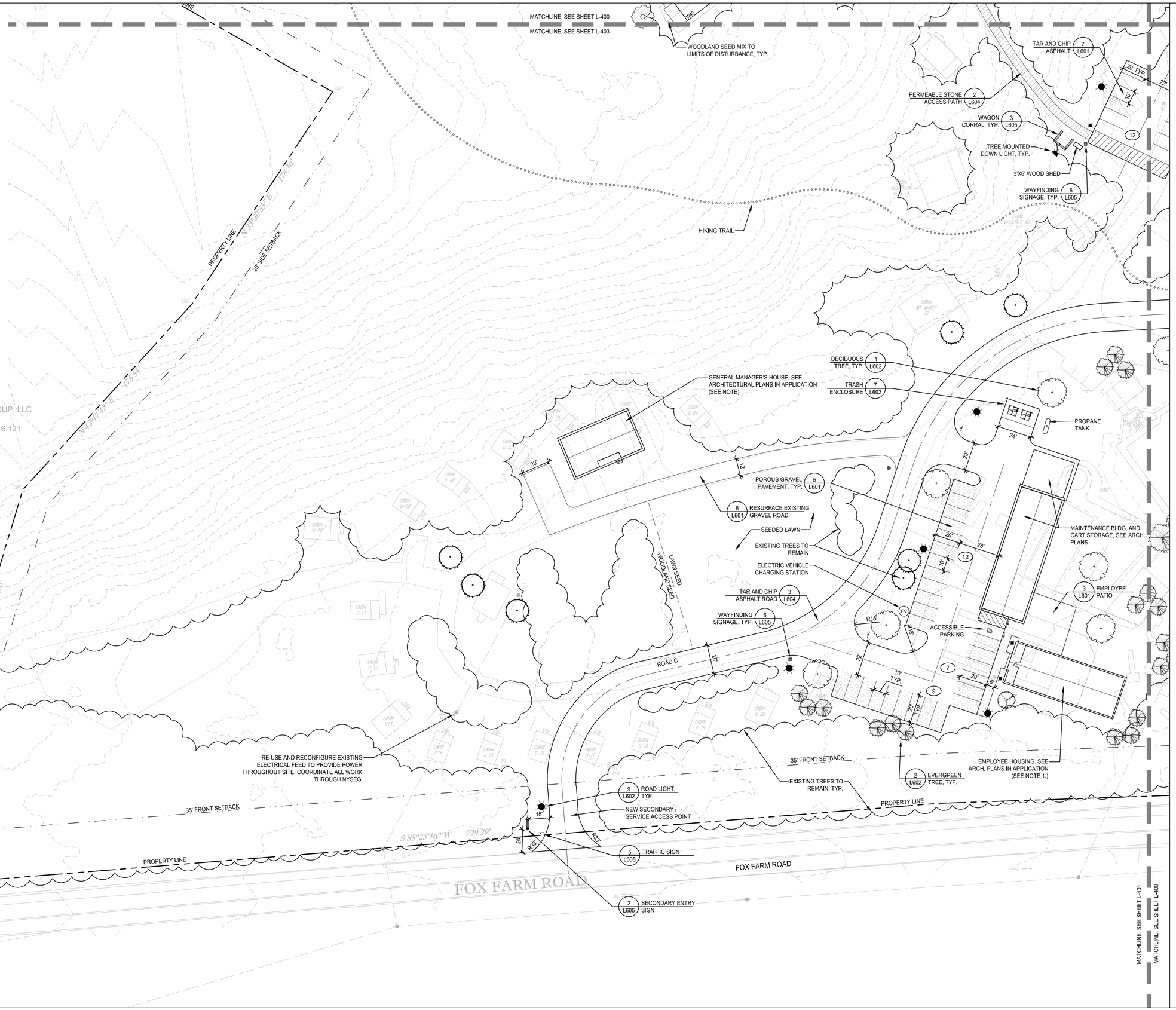
Scale: 1" = 30'



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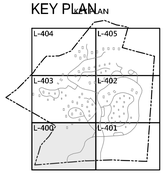

Project Title:

Terramor Lake Placid

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Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1'=30'

Rev:	Description:	Date:

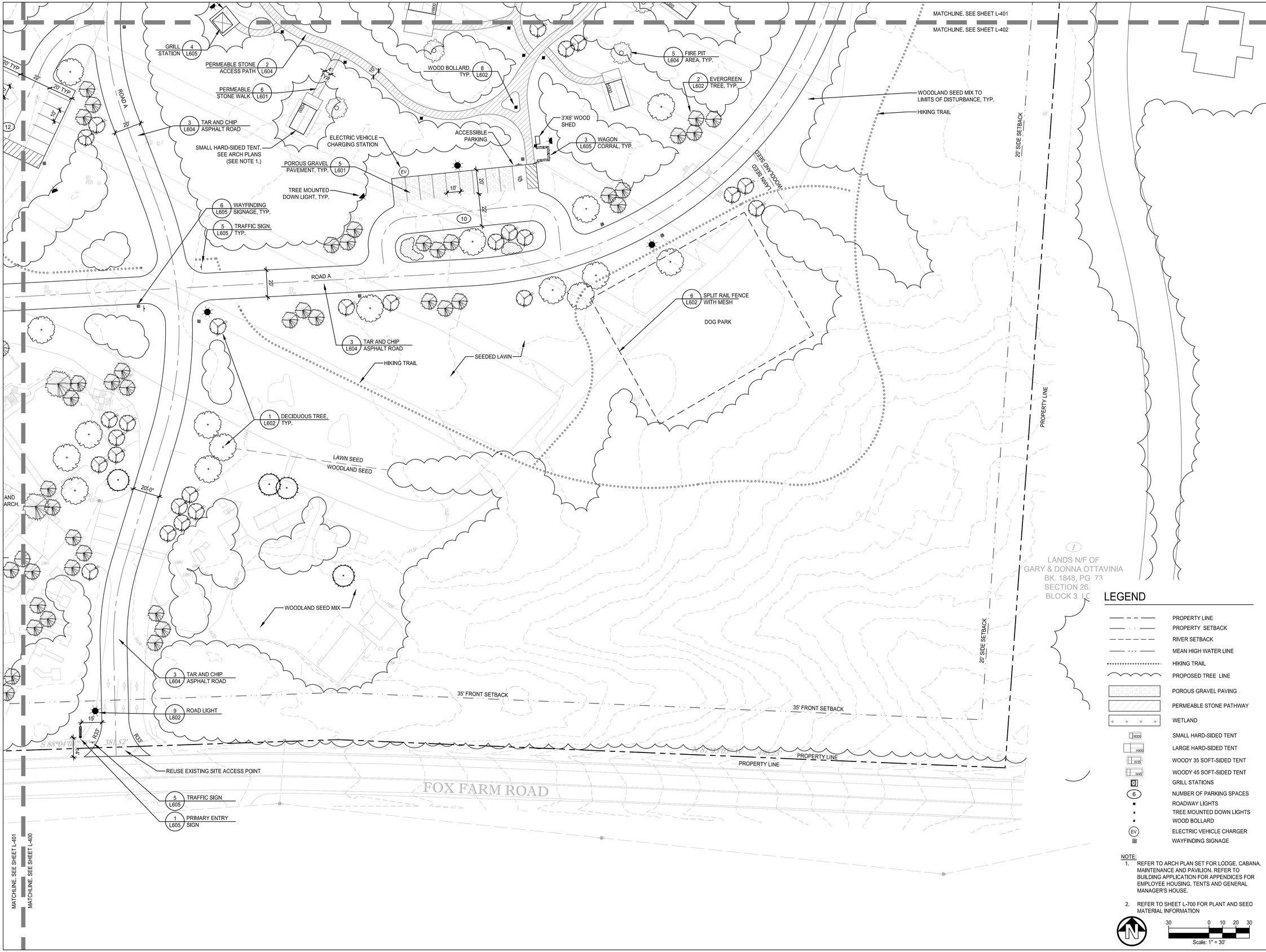
Drawing Title

LAYOUT, PLANTING AND MATERIALS PLAN

Drawing No.

L-400

Plotted By: MARK TABER
Save Date: 10/14/2022 1:11 PM
File Name: G:\Proj\2021\2021136_Terramor_Lake_Placid\2021136CADs_400_Layth\Base Plan.dwg



LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
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- MEAN HIGH WATER LINE
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- GRILL STATIONS
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- TREE MOUNTED DOWN LIGHTS
- WOOD BOLLARD
- ELECTRIC VEHICLE CHARGER
- WAYFINDING SIGNAGE

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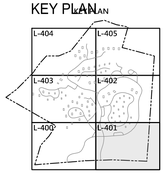

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Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

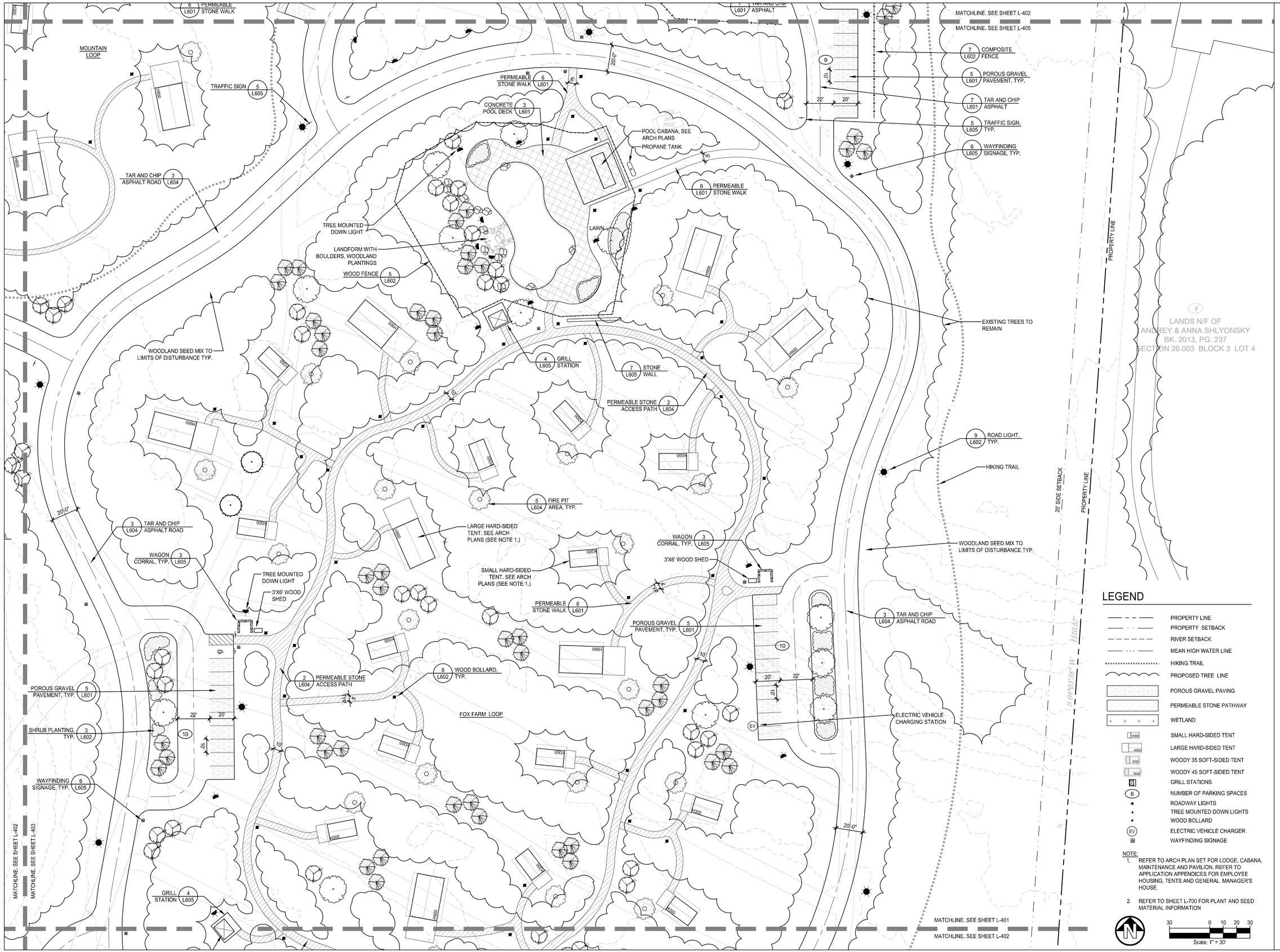
Drawing Title

LAYOUT, PLANTING AND MATERIALS PLAN

Drawing No.

L-401

Plotted By: MARK TABER
Save Date: 10/14/2022 1:11 PM
File Name: G:\Proj\2021\2021136_Terramor_Lake_Placid\2021136SCADL-400_LayPlntMat\Plan.dwg



LEGEND

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- PROPERTY SETBACK
- RIVER SETBACK
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- HIKING TRAIL
- PROPOSED TREE LINE
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2. REFER TO SHEET L-700 FOR PLANT AND SEED MATERIAL INFORMATION

N

30 0 10 20 30
Scale: 1" = 30'

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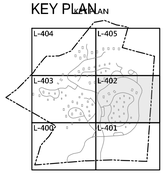
Schenectady, NY 12305

KEY PLAN



Project Title:

Terramor Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

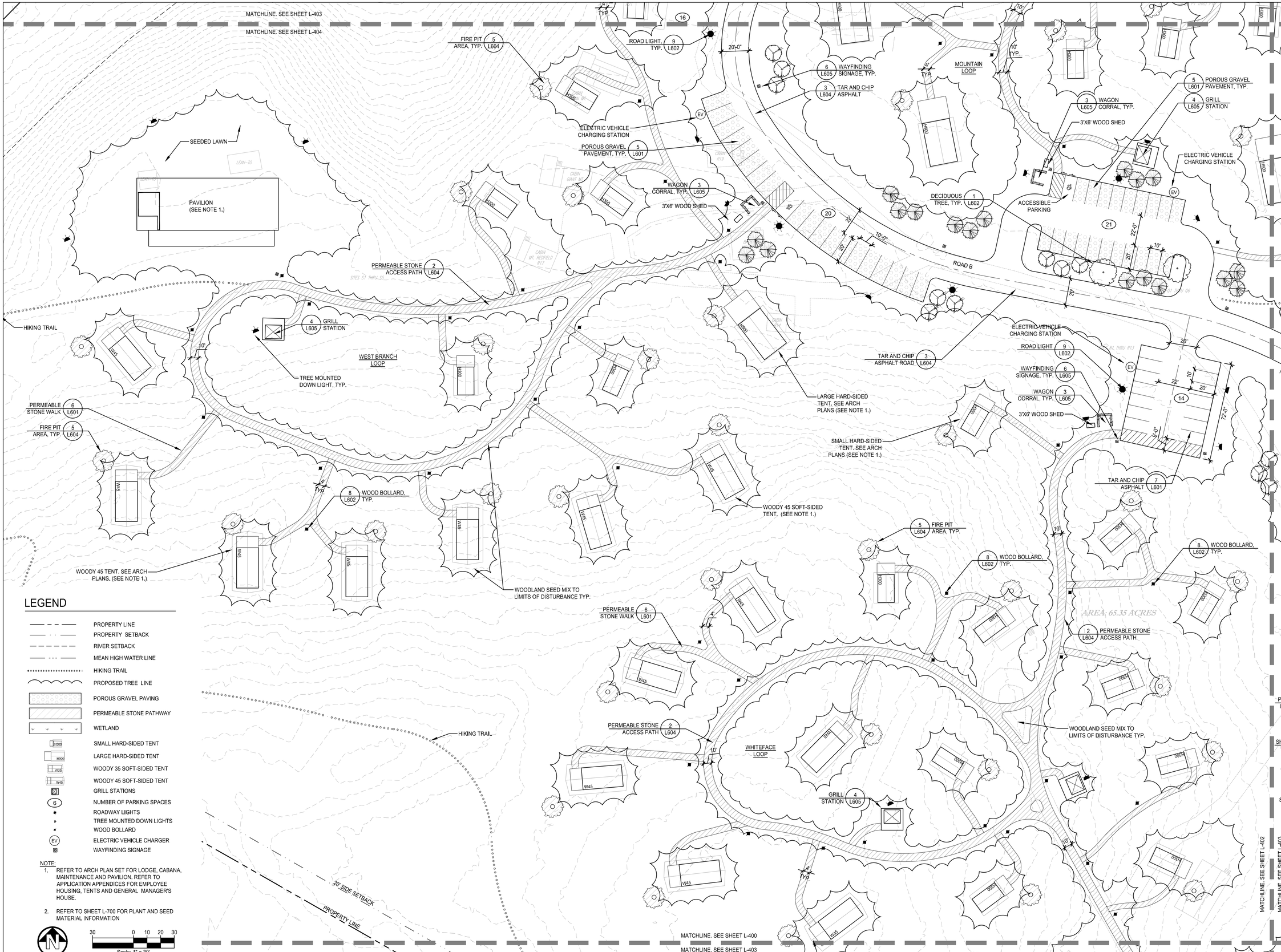
Drawing Title

LAYOUT, PLANTING AND MATERIALS PLAN

Drawing No.

L-402

Plotted By: MARK TABER
Save Date: 10/14/2022 1:11 PM
File Name: G:\Projects\2021\2021136_Terramor_Lake_Placid\2021136CADs_400_Lay\Printed Plan.dwg



LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- RIVER SETBACK
- MEAN HIGH WATER LINE
- HIKING TRAIL
- PROPOSED TREE LINE
- POROUS GRAVEL PAVING
- PERMEABLE STONE PATHWAY
- WETLAND
- SMALL HARD-SIDED TENT
- LARGE HARD-SIDED TENT
- WOODY 35 SOFT-SIDED TENT
- WOODY 45 SOFT-SIDED TENT
- GRILL STATIONS
- NUMBER OF PARKING SPACES
- ROADWAY LIGHTS
- TREE MOUNTED DOWN LIGHTS
- WOOD BOLLARD
- ELECTRIC VEHICLE CHARGER
- WAYFINDING SIGNAGE

NOTE:

1. REFER TO ARCH PLAN SET FOR LODGE, CABANA, MAINTENANCE AND PAVILION. REFER TO APPLICATION APPENDICES FOR EMPLOYEE HOUSING, TENTS AND GENERAL MANAGER'S HOUSE.
2. REFER TO SHEET L-700 FOR PLANT AND SEED MATERIAL INFORMATION

30 0 10 20 30

Scale: 1" = 30'

Plotted By: MARK YABER
Save Date: 10/14/2022 1:11 PM
File Name: G:\Proj\2021\2021136_Terramor_Lake_Placid\2021136CAD\L-400_LayPlnMat Plan.dwg

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Prepared for:

TERRAMOR

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Surveyor:
Ausfeld & Waldruff
323 Clinton Street
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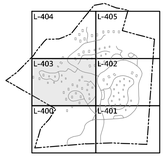
KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

LAYOUT, PLANTING AND MATERIALS PLAN

Drawing No.

L-403

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- RIVER SETBACK
- MEAN HIGH WATER LINE
- HIKING TRAIL
- PROPOSED TREE LINE
- POROUS GRAVEL PAVING
- PERMEABLE STONE PATHWAY
- WETLAND
- SMALL HARD-SIDED TENT
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30 0 10 20 30

Scale: 1" = 30'

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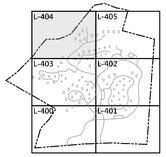

Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

LAYOUT, PLANTING AND MATERIALS PLAN

Drawing No.

L-404

Plotted By: MARK TABER
Save Date: 10/14/2022 1:11 PM
File Name: G:\Proj\2021\2021136_Terramor_Lake_Placid\2021136CAD\L-400_LayPrintLast Plan.dwg

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- RIVER SETBACK
- MEAN HIGH WATER LINE
- HIKING TRAIL
- PROPOSED TREE LINE
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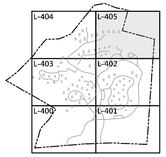

Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1'=30'

Rev:	Description:	Date:

Drawing Title

LAYOUT, PLANTING AND MATERIALS PLAN

Drawing No.

L-405

Plotted By: MARK TABER
Save Date: 10/14/2022 1:11 PM
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LEGEND

- PROPERTY LINE
- STREAM
- 1100 EXISTING CONTOUR
- 1100 PROPOSED CONTOUR
- ST PROPOSED STORM LINE
- PROPOSED DRY WELL
- WETLAND
- POROUS ASPHALT PAVEMENT
- PERMEABLE STONE PATH
- TREELINE
- TENT & PLATFORM

100 50 0 20 40 60 80 100
Scale: 1" = 100' FOR 24X36 SHEET

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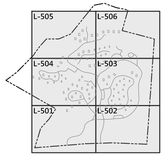
KEY PLAN



Project Title:

Terramor Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			BCS
Drawn:	CML	Ch'k'd:	DBH
Date:	10/14/2022	Scale:	1"=100'

Rev:	Description:	Date:

Drawing Title

OVERALL SITE GRADING & DRAINAGE PLAN

Drawing No.

L-500

Plotted By: COS-ELAPLESONE
Save Date: 10/14/2022 1:48 PM
File Name: Y:\cad\Projects\2021\2021136_Terramor_Lake_Placid\2021136CADAL_000_Grading & Drainage Plan.dwg

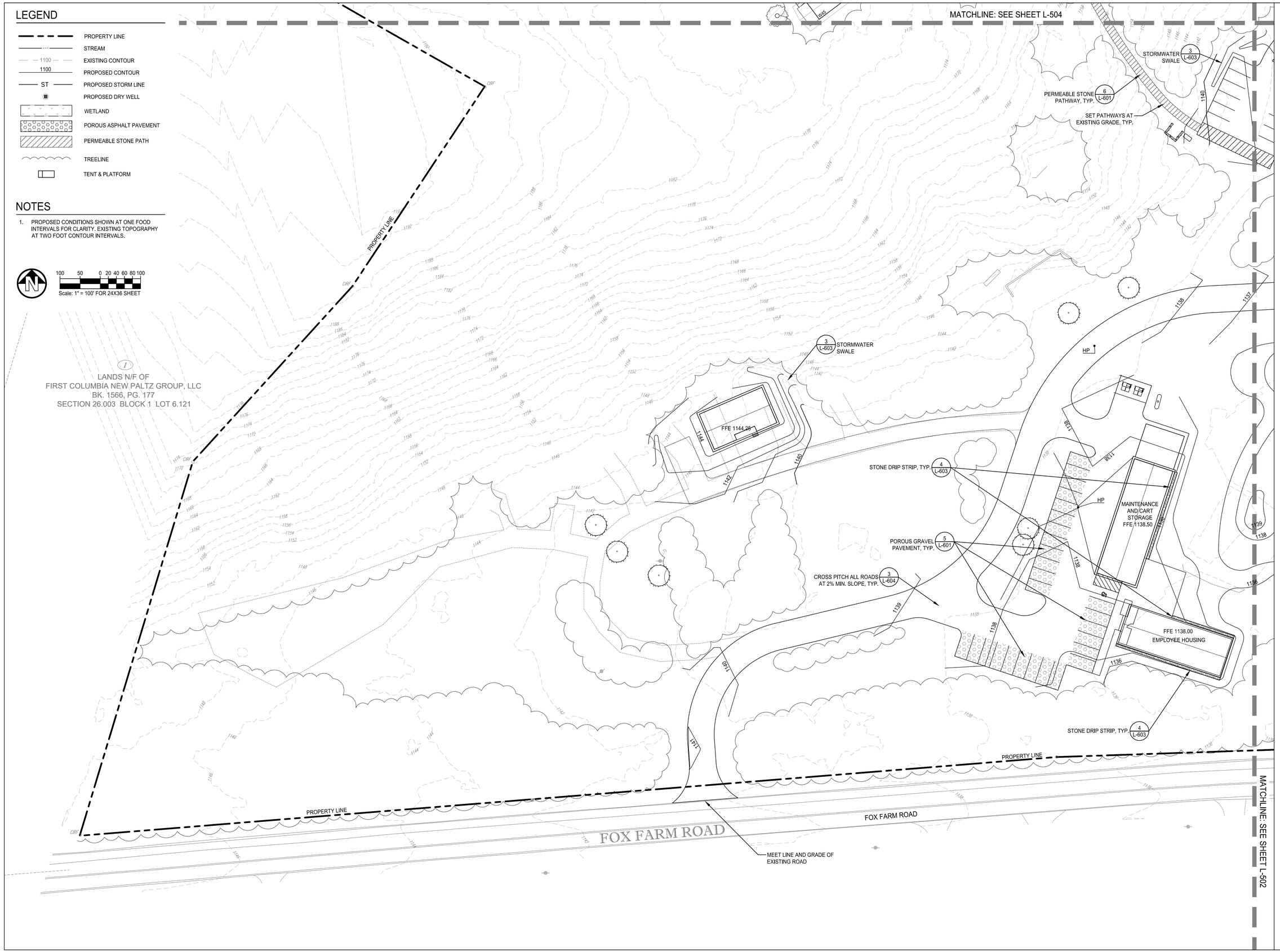
LEGEND

- PROPERTY LINE
- STREAM
- 1100 EXISTING CONTOUR
- 1100 PROPOSED CONTOUR
- ST PROPOSED STORM LINE
- PROPOSED DRY WELL
- WETLAND
- POROUS ASPHALT PAVEMENT
- PERMEABLE STONE PATH
- TREELINE
- TENT & PLATFORM

NOTES

1. PROPOSED CONDITIONS SHOWN AT ONE FOOD INTERVALS FOR CLARITY. EXISTING TOPOGRAPHY AT TWO FOOT CONTOUR INTERVALS.

100 50 0 20 40 60 80 100
Scale: 1" = 100' FOR 24X36 SHEET



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348 Lake Street
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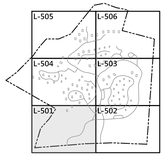
KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			BCS
Drawn:	CML	Ch'k'd:	DBH
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

GRADING & DRAINAGE PLAN

Drawing No.

L-501

Plotted By: MARK TABER
Save Date: 10/14/2022 2::31PM
File Name: G:\Proj\2021\2021136_Terramor_Lake_Placid\2021136CADs\L-500_Grading & Drainage Plan.dwg

LEGEND

- PROPERTY LINE
- STREAM
- 1100 EXISTING CONTOUR
- 1100 PROPOSED CONTOUR
- ST PROPOSED STORM LINE
- PROPOSED DRY WELL
- WETLAND
- POROUS ASPHALT PAVEMENT
- PERMEABLE STONE PATH
- TREELINE
- TENT & PLATFORM

NOTES

1. PROPOSED CONDITIONS SHOWN AT ONE FOOD INTERVALS FOR CLARITY. EXISTING TOPOGRAPHY AT TWO FOOT CONTOUR INTERVALS.

100 50 0 20 40 60 80 100
Scale: 1" = 100' FOR 24X36 SHEET

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Civil Engineer:
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348 Lake Street
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Surveyor:
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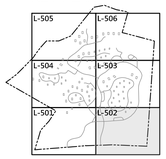
Schenectady, NY 12305

KEY PLAN



Project Title:

Terramor Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			BCS
Drawn:	CML	Ch'k'd:	DBH
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

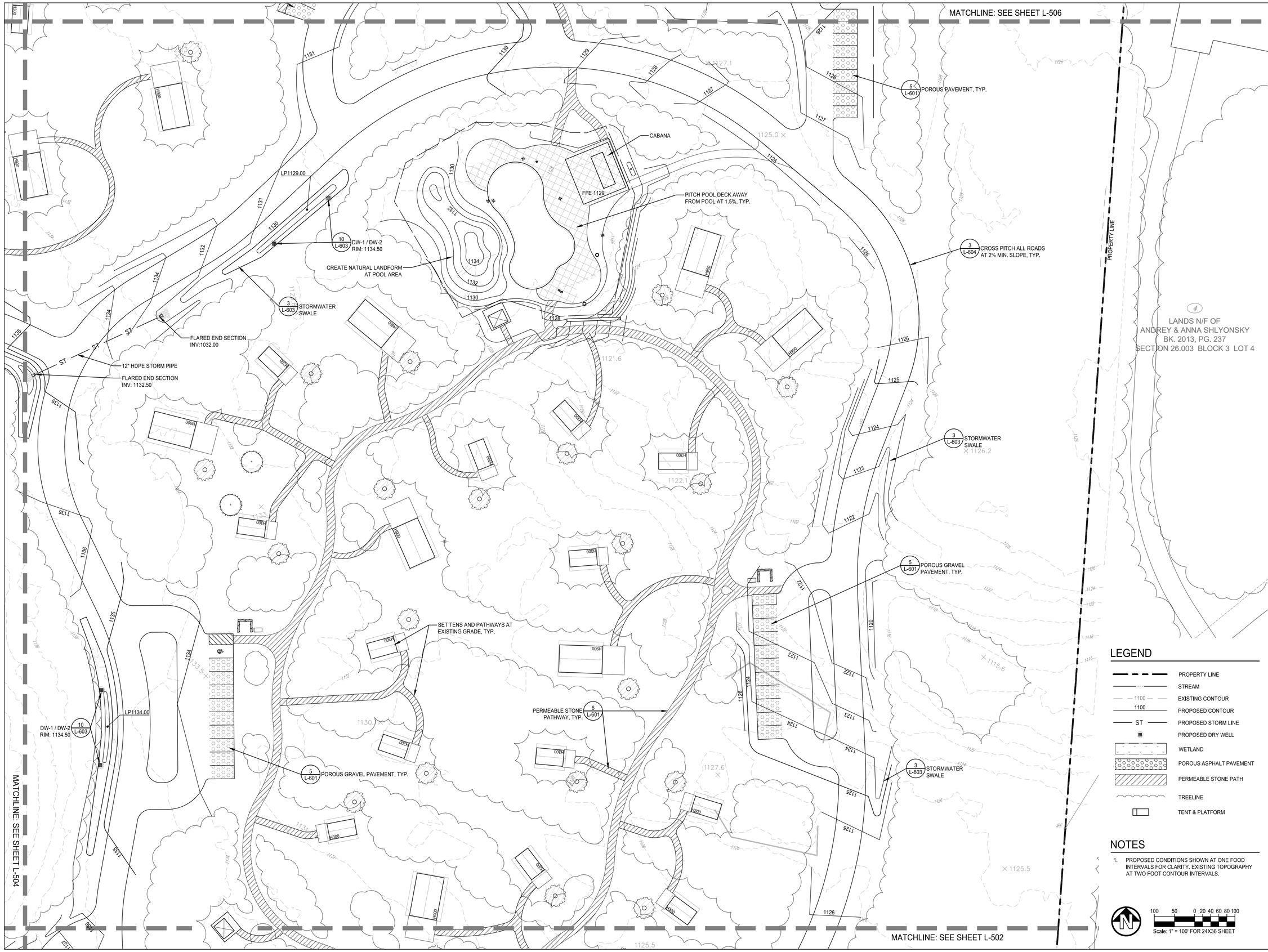
Drawing Title

GRADING & DRAINAGE PLAN

Drawing No.

L-502

Plotted By: MARK TABER
Save Date: 10/14/2022 2:10 PM
File Name: G:\Proj\2021\2021136_Terramor_Lake_Placid\02021136CADLL\00_Grading & Drainage Plan.dwg



LEGEND

- PROPERTY LINE
- STREAM
- 1100 EXISTING CONTOUR
- 1100 PROPOSED CONTOUR
- ST PROPOSED STORM LINE
- PROPOSED DRY WELL
- WETLAND
- POROUS ASPHALT PAVEMENT
- PERMEABLE STONE PATH
- TREELINE
- TENT & PLATFORM

NOTES

1. PROPOSED CONDITIONS SHOWN AT ONE FOOD INTERVALS FOR CLARITY. EXISTING TOPOGRAPHY AT TWO FOOT CONTOUR INTERVALS.

100 50 0 20 40 60 80 100

Scale: 1" = 100' FOR 24X36 SHEET

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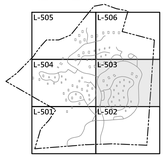
Schenectady, NY 12305

KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			BCS
Drawn:	CML	Ch'k'd:	DBH
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

GRADING & DRAINAGE PLAN

Drawing No.

L-503

Plotted By: MARK TABER
Save Date: 10/14/2022 2:10 PM
File Name: G:\Proj\2021\2021136_Terramor_Lake_Placid\2021136CADs\L500_Grading & Drainage Plan.dwg

MATCHLINE: SEE SHEET L-505

POROUS GRAVEL PAVEMENT, TYP. 5 L-601

PAVILION AND EVENT LAWN

4 L-603 STONE DRIP STRIP, TYP.

6 L-601 PERMEABLE STONE PATHWAY, TYP.

POROUS GRAVEL PAVEMENT, TYP. 5 L-601

STORMWATER SWALE 3 L-603

FLARED END SECTION INV: 1133.80

8" HDPE STORM PIPE

FLARED END SECTION INV: 1133.50

SET TENS AND PATHWAYS AT EXISTING GRADE, TYP.

3 L-603 STORMWATER SWALE

AREA: 65.35 ACRES

PERMEABLE STONE PATHWAY, TYP. 6 L-601

SET TENS AND PATHWAYS AT EXISTING GRADE, TYP.

MATCHLINE: SEE SHEET L-503

MATCHLINE: SEE SHEET L-501

LEGEND

- PROPERTY LINE
- STREAM
- 1100 EXISTING CONTOUR
- 1100 PROPOSED CONTOUR
- ST PROPOSED STORM LINE
- PROPOSED DRY WELL
- WETLAND
- POROUS ASPHALT PAVEMENT
- PERMEABLE STONE PATH
- TREELINE
- TENT & PLATFORM

NOTES

1. PROPOSED CONDITIONS SHOWN AT ONE FOOD INTERVALS FOR CLARITY. EXISTING TOPOGRAPHY AT TWO FOOT CONTOUR INTERVALS.

100 50 0 20 40 60 80 100

Scale: 1" = 100' FOR 24X36 SHEET

Plotted By: MARK TABER
Save Date: 10/14/2022 2:10 PM
File Name: G:\Proj\2021\2021136_Terramor_Lake_Placid\2021136CADs\L-500_Grading & Drainage Plan.dwg

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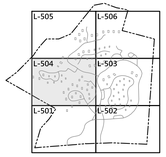

Project Title:

Terramor Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			BCS
Drawn:	CML	Ch'k'd:	DBH
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

GRADING & DRAINAGE PLAN

Drawing No.

L-504

LEGEND

- PROPERTY LINE
- STREAM
- 1100 — EXISTING CONTOUR
- 1100 — PROPOSED CONTOUR
- ST — PROPOSED STORM LINE
- PROPOSED DRY WELL
- WETLAND
- POROUS ASPHALT PAVEMENT
- PERMEABLE STONE PATH
- TREELINE
- TENT & PLATFORM

NOTES

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100 50 0 20 40 60 80 100
Scale: 1" = 100' FOR 24X36 SHEET

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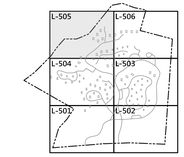

Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
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Drawn:	CML	Ch'k'd:	DBH
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

GRADING &
DRAINAGE PLAN

Drawing No.

L-505

Plotted By: MARK TABER
Save Date: 10/14/2022 2:10 PM
File Name: G:\Proj\2021\2021136_Terramor_Lake_Placid\2021136CADs\L-500_Grading & Drainage Plan.dwg

LEGEND

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348 Lake Street
Saranac Lake, NY 12983

Surveyor:
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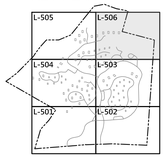
Schenectady, NY 12305

KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			BCS
Drawn:	CML	Ch'k'd:	DBH
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

GRADING &
DRAINAGE PLAN

Drawing No.

L-506

Plotted By: MARK TABER
Save Date: 10/14/2022 3:10 PM
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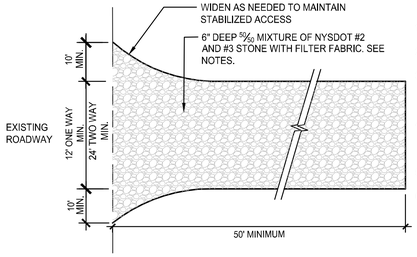
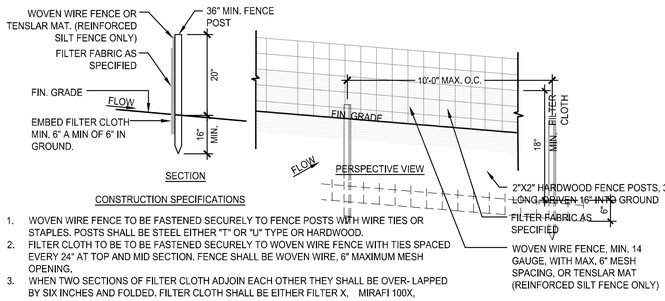


CONSTRUCTION SPECIFICATIONS

1. MINIMUM STONE SIZE SHALL BE 1"-4" STONE, INSTALLED OVER FILTER FABRIC TO A MINIMUM DEPTH OF 6".
2. MINIMUM WIDTH SHALL BE 12' FOR ONE WAY TRAFFIC, 24' FOR TWO WAY TRAFFIC. MINIMUM LENGTH SHALL BE 50'.
3. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESSES SHALL BE PIPED BENEATH ACCESS. IF IMPRACTICAL, A MOUNTABLE DIVERSION BERM PREVENTING RUNOFF ONTO ADJACENT ROAD SHALL BE PERMITTED.
4. ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
5. ALL VEHICLE WASHING SHALL BE DONE IN A STONE STABILIZED AREA WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. INSPECT AND MAINTAIN AS NEEDED TO CONFORM TO SPECIFICATIONS AND STORMWATER POLLUTION PREVENTION PLAN.

1 STABILIZED CONSTRUCTION ENTRANCE

Scale: NTS

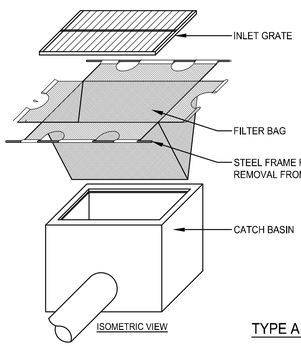


CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER- LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. FILTER FABRIC AND WWF OR TENSLAR MAT SHALL BE ON THE NYSDOT APPROVED MATERIAL LIST FOR SILT FENCE.

2 SILT FENCE

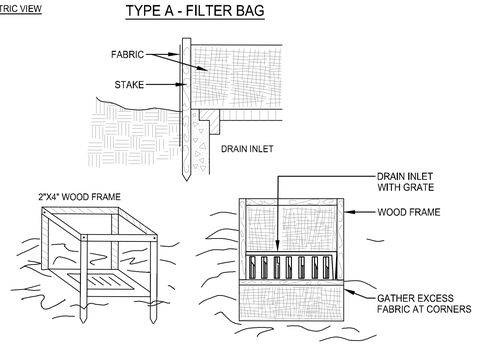
Scale: NTS



NOTES:

1. FILTER BAG SHALL BE ADS FLEXSTORM CATCH-IT INLET FILTER, OR APPROVED EQUIVALENT.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
3. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING THE INLET.
4. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED IMMEDIATELY AFTER INSPECTION.
5. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS.

TYPE A - FILTER BAG



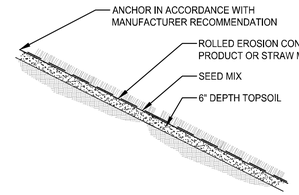
CONSTRUCTION SPECIFICATIONS:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACES STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACK-FILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"X4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

TYPE B - FABRIC PROTECTION

3 INLET PROTECTION

Scale: NTS

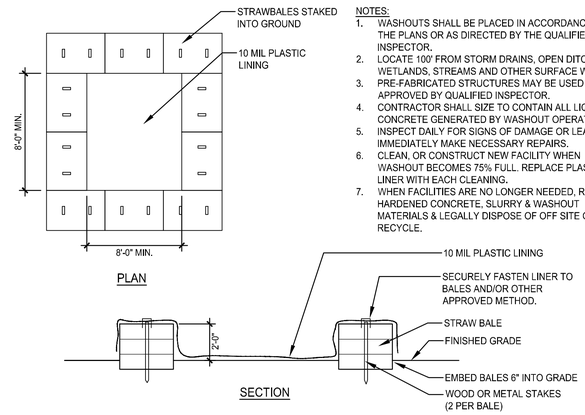


NOTES:

- ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED IN STRICT ACCORDANCE WITH SPECIFICATIONS, THE PROJECT SWPPP AND PROJECT DETAILS.
- INSTALL EROSION CONTROL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- REFER TO PLANS AND SPECIFICATIONS FOR SEED MIX. ROLLED EROSION CONTROL PRODUCT SHALL BE 'ECS-2B' BY EAST COAST ENVIRONMENTAL OR APPROVED EQUAL.
- ANY PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- TEMPORARY STABILIZATION WITH SEED AND STRAW MULCH SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND PROJECT SWPPP.

4 PERMANENT SLOPE STABILIZATION

Scale: NTS

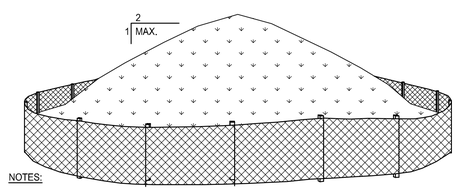


NOTES:

1. WASHOUTS SHALL BE PLACED IN ACCORDANCE WITH THE PLANS OR AS DIRECTED BY THE QUALIFIED INSPECTOR.
2. LOCATE 100' FROM STORM DRAINS, OPEN DITCHES, WETLANDS, STREAMS AND OTHER SURFACE WATERS.
3. PRE-FABRICATED STRUCTURES MAY BE USED IF APPROVED BY QUALIFIED INSPECTOR.
4. CONTRACTOR SHALL SIZE TO CONTAIN ALL LIQUID & CONCRETE GENERATED BY WASHOUT OPERATIONS
5. INSPECT DAILY FOR SIGNS OF DAMAGE OR LEAKS & IMMEDIATELY MAKE NECESSARY REPAIRS.
6. CLEAN, OR CONSTRUCT NEW FACILITY WHEN WASHOUT BECOMES 75% FULL. REPLACE PLASTIC LINER WITH EACH CLEANING.
7. WHEN FACILITIES ARE NO LONGER NEEDED, REMOVE HARDENED CONCRETE, SLURRY & WASHOUT MATERIALS & LEGALLY DISPOSE OF OFF SITE OR RECYCLE.

5 CONCRETE WASHOUT

Scale: NTS

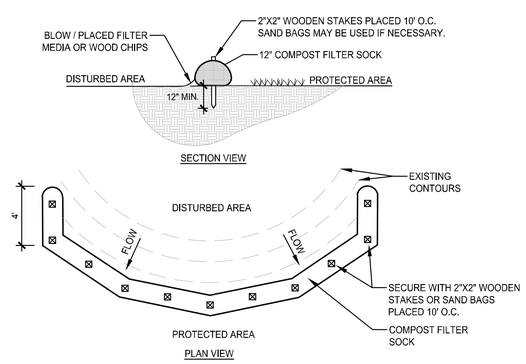


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1. MAXIMUM HEIGHT SHALL BE 12 FEET.
3. EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALE DIKE , IN ACCORDANCE WITH PROJECT DETAILS.
4. IF DEEMED NECESSARY BY THE QUALIFIED INSPECTOR, A PERIMETER DIKE/SWALE SHALL BE LOCATED UP-SLOPE OF THE TOPSOIL STOCKPILE.

6 TEMPORARY STOCKPILE

Scale: NTS

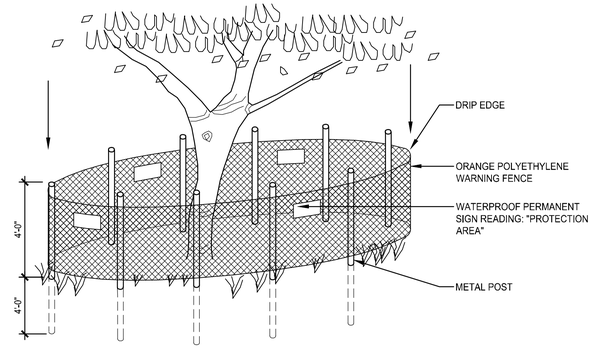


NOTES:

1. FILTER SOCK SHALL BE 12" "SILTSOXX" FOR PERIMETER CONTROL BY FILTRE XX OR EQUAL AS APPROVED BY THE QUALIFIED INSPECTOR. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. PLACE FILTER SOCKS PARALLEL WITH CONTOURS.
3. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHED ½ HEIGHT OF THE SOCK.
4. INSPECT WEEKLY & REPAIR DAMAGE / DEFICIENCIES WITHIN 24 HOURS.

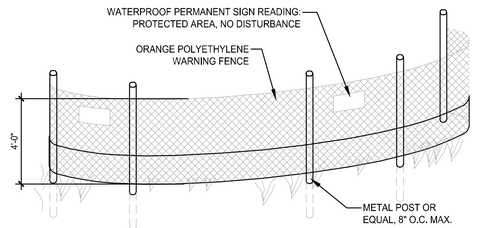
7 COMPOST FILTER SOCK

Scale: NTS



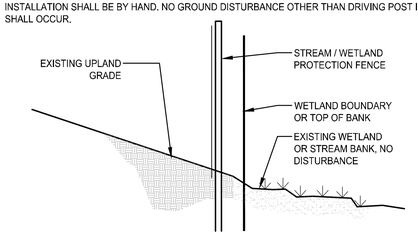
8 TREE PROTECTION FENCING

Scale: NTS



NOTES:

- CONTRACTOR SHALL INSTALL STREAM / WETLAND PROTECTION FENCE AT THE BEGINNING OF THE CONTRACT, AND MAINTAIN THROUGHOUT ITS DURATION. THE CONTRACTOR SHALL NOT DISTURB EXISTING WETLAND AREAS WITHIN THE FENCED AREAS.
- INSTALLATION SHALL BE BY HAND. NO GROUND DISTURBANCE OTHER THAN DRIVING POST IN THE GROUND SHALL OCCUR.



9 WETLAND PROTECTION FENCE

Scale: NTS

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Rev:	Description:	Date:

Drawing Title

SITE DETAILS

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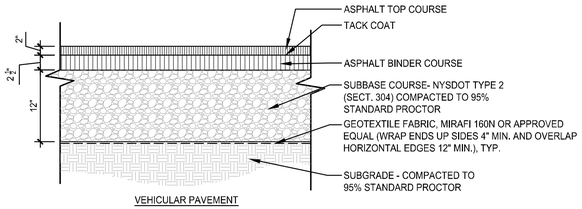
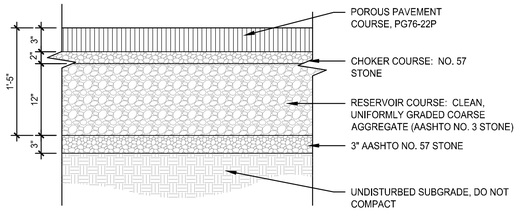


VEHICULAR PAVEMENT

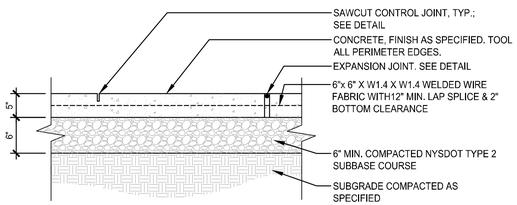
1 ASPHALT PAVEMENT

Scale: NTS

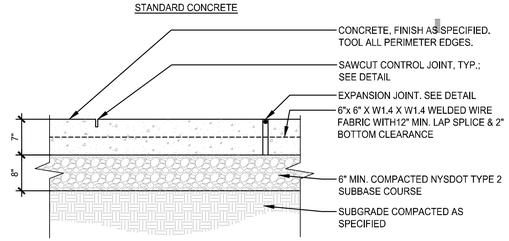


2 POROUS ASPHALT PAVEMENT

Scale: NTS



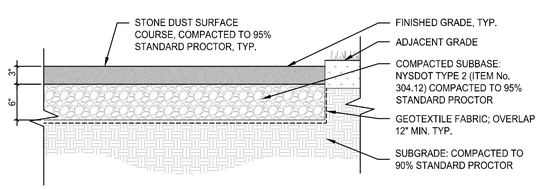
STANDARD CONCRETE



HEAVY DUTY CONCRETE

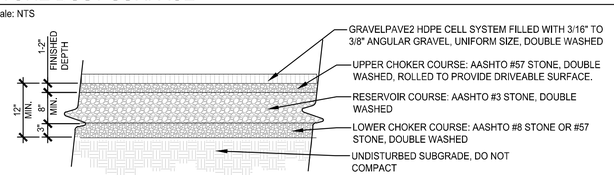
3 CONCRETE PAVEMENT

Scale: NTS



4 STONE DUST SURFACE

Scale: NTS

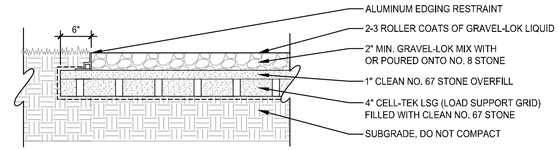


NOTE: PROVIDE GEOTEXTILE FABRIC ON VERTICAL SIDES UP AGGREGATE TO SEPARATE AGGREGATE LAYERS FROM ADJACENT SOIL SUBGRADE.

NOTES:
1. PRODUCT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
2. SIDESLOPE GEOTEXTILE AND POROUS MEDIA BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION.
3. PLACE SIDESLOPE GEOTEXTILE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS, ADJACENT STRIPS OF GEOTEXTILE SHALL OVERLAP A MINIMUM OF SIXTEEN INCHES (16"). TAKE ANY STEPS NECESSARY TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS CAN BE DONE WITH ADDITIONAL EROSION CONTROL MEASURES OR BY EXTENDING THE GEOTEXTILE 4' BEYOND THE EDGE OF THE POROUS GRAVEL BED. MEASURES SHALL REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED.
4. SPREAD 6-INCH LIFTS OF THE APPROPRIATE CLEAN, WASHED STONE AGGREGATE AND THEN COMPACT IT USING A ROLLER UNTIL THERE IS NO VISIBLE MOVEMENT OF THE AGGREGATE, DO NOT CRUSH THE AGGREGATE WITH THE ROLLER.

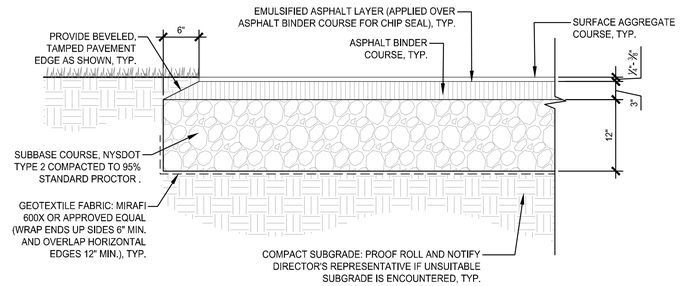
5 POROUS GRAVEL PAVEMENT

Scale: NTS



6 PERMEABLE STONE PATHWAY

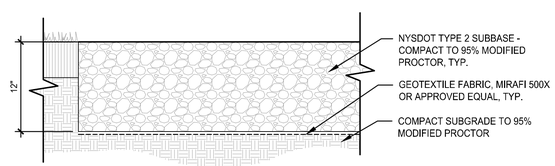
Scale: NTS



NOTES:
1. CONTRACTOR SHALL INSTALL SURFACE AGGREGATE IN SINGLE COURSE AS SHOWN, WITH A FINAL IN-PLACE COMPACTED DEPTH OF ½" - ¾".
2. PROVIDE FLUSH AND SMOOTH TRANSITION WHERE CHIP SEAL MEETS ADJACENT SURFACES.
3. PROVIDE MOCK UP FOR DIRECTOR'S REPRESENTATIVE APPROVAL.

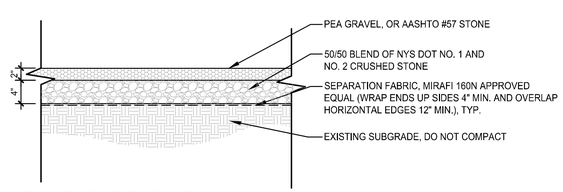
7 TAR AND CHIP ASPHALT PAVEMENT

Scale: NTS



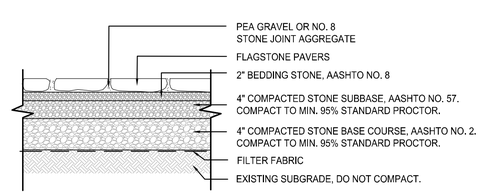
8 VEHICULAR GRAVEL PAVEMENT

Scale: NTS



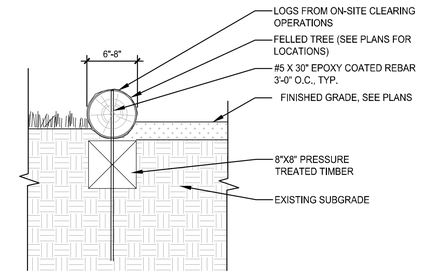
9 PEA GRAVEL SURFACING

Scale: NTS



10 FLAGSTONE

Scale: NTS



11 NATURAL LOG EDGING

Scale: NTS

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Drawing No.

L-601

Plotted By: MARK TABER
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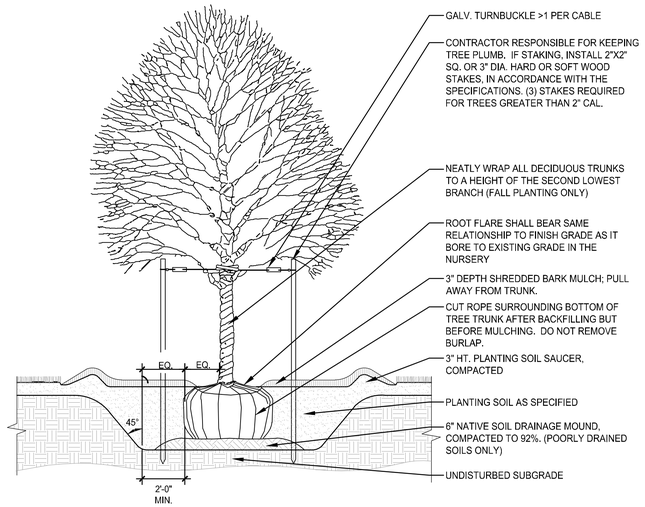

1 DECIDUOUS TREE PLANTING
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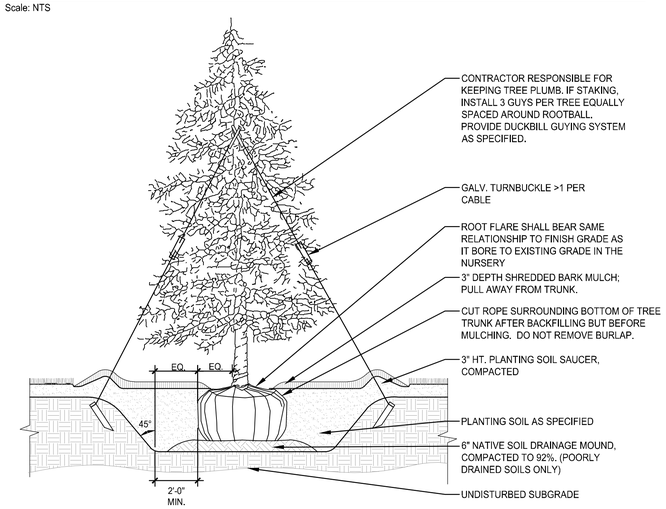

2 EVERGREEN TREE PLANTING
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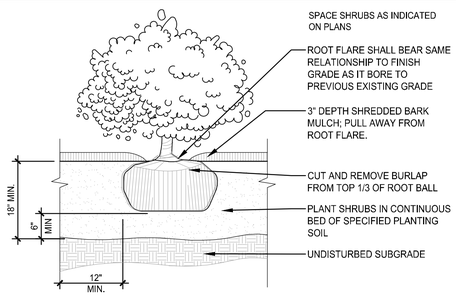

3 SHRUB PLANTING
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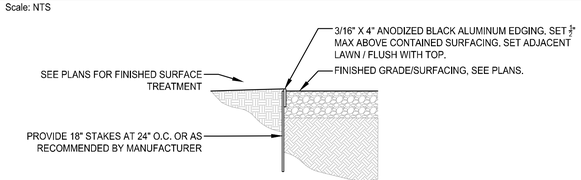

4 ALUMINUM LANDSCAPE EDGING
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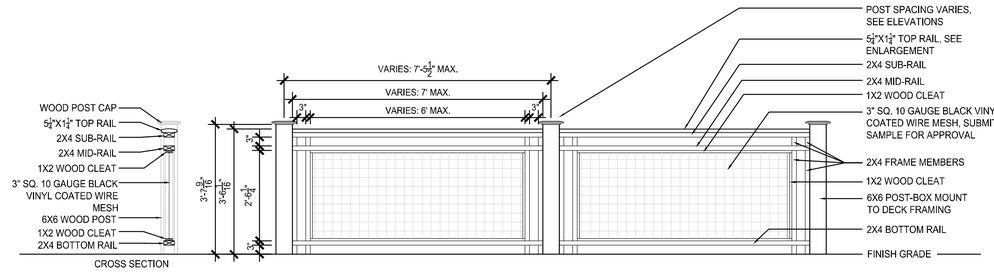
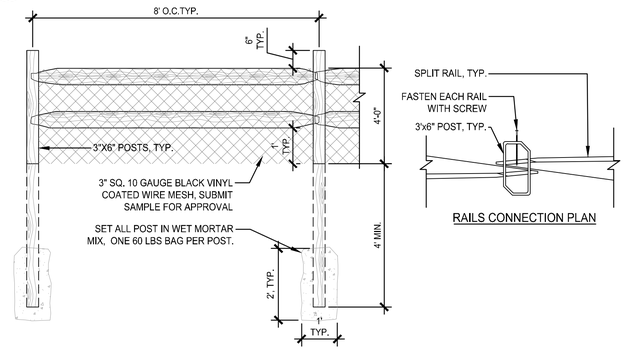
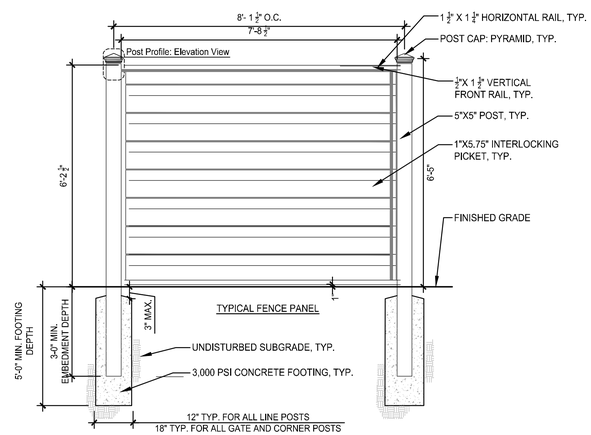


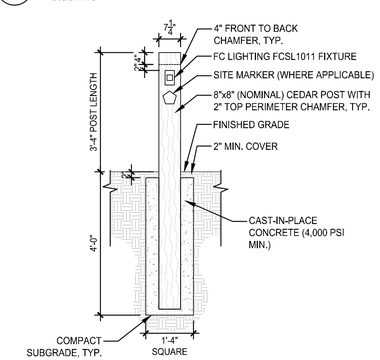
5 WOOD FENCE
Scale: NTS



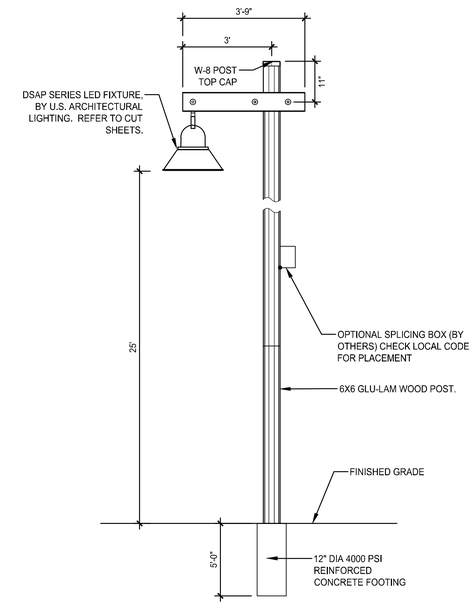
6 SPLIT RAIL FENCE WITH MESH
Scale: NTS



7 COMPOSITE FENCE
Scale: NTS



8 WOOD BOLLARD WITH LIGHT
Scale: NTS



9 ROAD LIGHT
Scale: NTS

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REGULATORY PERMITTING

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Design:			MJT
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Date:	10/14/2022	Scale:	

Rev:	Description:	Date:

Drawing Title
SITE DETAILS

Drawing No.
L-602

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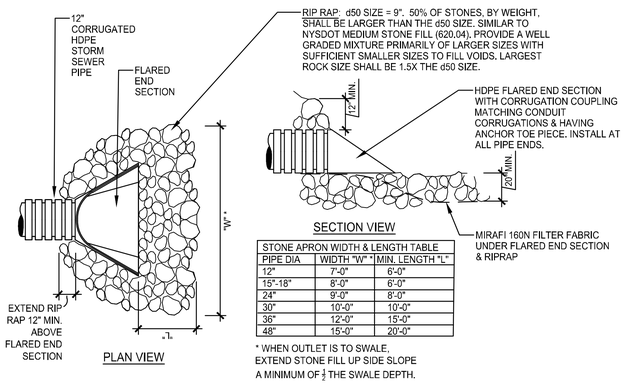
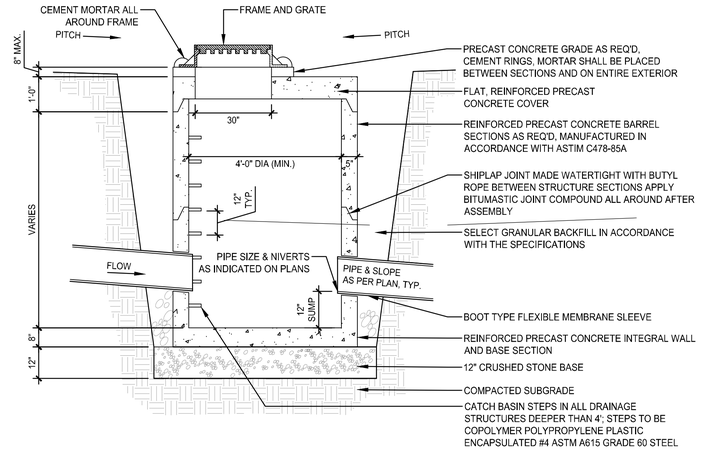


STONE APRON WIDTH & LENGTH TABLE		
PIPE DIA	WIDTH "W" *	MIN. LENGTH "L"
12"	7'-0"	6'-0"
15"-18"	8'-0"	6'-0"
24"	9'-0"	8'-0"
30"	10'-0"	10'-0"
36"	12'-0"	15'-0"
48"	15'-0"	20'-0"

* WHEN OUTLET IS TO SWALE, EXTEND STONE FILL UP SIDE SLOPE A MINIMUM OF ½ THE SWALE DEPTH.

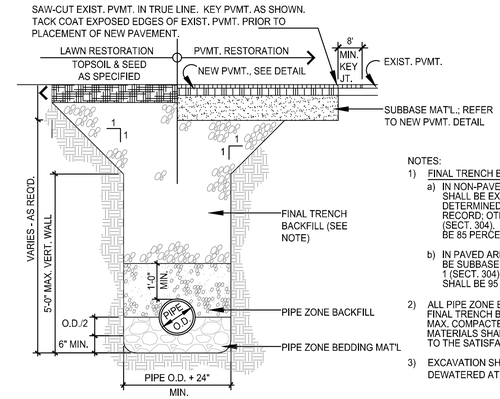
1 FLARED END SECTION

Scale: NTS



5 CATCH BASIN

Scale: NTS



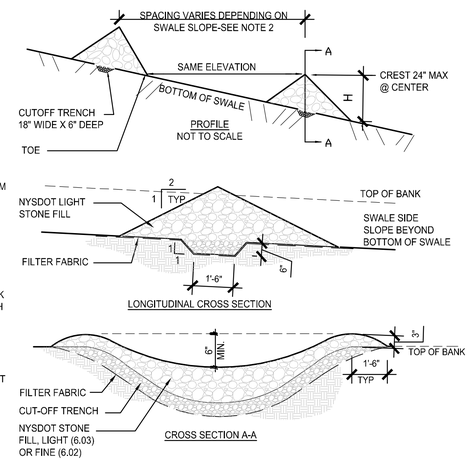
NOTES:

1) FINAL TRENCH BACKFILL
   a) IN NON-PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE EXCAVATED MATERIAL WHEN DETERMINED SUITABLE BY THE ENGINEER OF RECORD; OTHERWISE IT SHALL BE NYSDOT TYPE 1 (SECT. 304). MIN. MOD. PROCTOR DENSITY SHALL BE 85 PERCENT.
   b) IN PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE SUBBASE COURSE, NYSDOT GRADATION TYPE 1 (SECT. 304). MIN. MODIFIED PROCTOR DENSITY SHALL BE 95 PERCENT.
2) ALL PIPE ZONE BEDDING, PIPE ZONE BACKFILL, AND FINAL TRENCH BACKFILL SHALL BE PLACED IN 6 INCH MAX. COMPACTED LIFTS. ALL BEDDING AND BACKFILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO THE SATISFACTION OF THE ENGINEER.
3) EXCAVATION SHALL BE KEPT DRY AND DEWATERED AT ALL TIMES.

ITEM	DEPTH	MATERIAL	NYSDOT SIZE	METHOD OF PLACEMENT
PIPE ZONE BEDDING	6" MIN. + PIPE O.D./2	CRUSHED AGGREGATE	1A	MECHANICAL COMPACTION
PIPE ZONE BACKFILL	12' MIN. COVER	CLEAN SAND OR COARSE AGG.	1A OR 1	MECHANICAL COMPACTION
FINAL TRENCH BACKFILL	VARIES	SEE NOTES	SEE NOTE	MECHANICAL COMPACTION

8 TYPICAL TRENCH

Scale: NTS



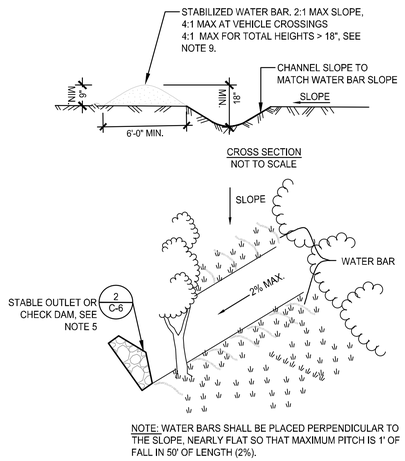
NOTES:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES, AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.

   SPACING= HEIGHT (FT.) / SLOPE (FT./FT.)
3. EXTEND STONE A MINIMUM 1'-6" BEYOND TOP BANK OF SWALE.
4. PROTECT SWALE/CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
6. ONCE SITE HAS ACHIEVED PERMANENT STABILIZATION AS DETERMINED BY THE OWNER'S REPRESENTATIVE, CONTRACTOR SHALL CLEAN/REPAIR/REMOVE CHECKDAMS BASED ON FINISHED CONDITION AND REPAIR AFFECTED AREAS.

2 STONE CHECK DAM

Scale: NTS



CONSTRUCTION SPECIFICATIONS:

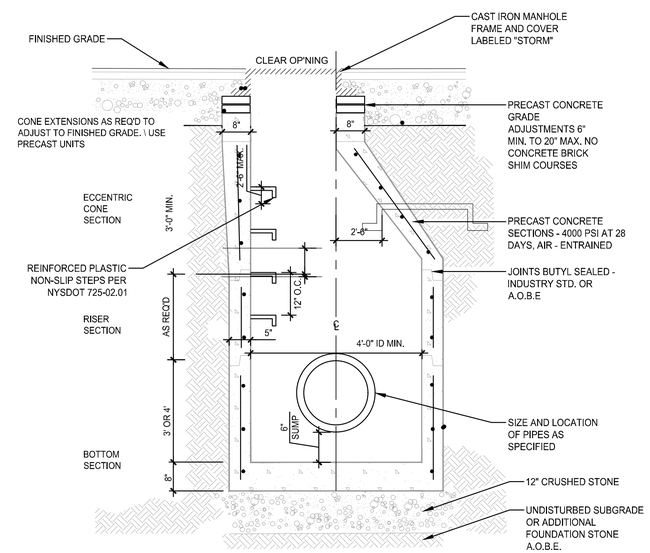
1. INSTALL THE WATER BAR AS SOON AS THE CORRIDOR IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOD FROM THE BASE FOR THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
3. TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
4. POSITIVE GRADE OF WATER BAR SHALL NOT EXCEED 2%. A CROSSING ANGLE OF 60° IS PREFERRED.
5. THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION OR CHECK DAMS WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
6. VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED.
7. PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.
8. WATER BAR SPACING SHALL BE IN ACCORDANCE WITH CHART BELOW.
9. WATER BARS WITH A HEIGHT >18" FROM CHANNEL BOTTOM TO WATER BAR RIDGE SHALL HAVE A 4:1 MAX SLOPE.

SLOPE (%)	WATER BAR SPACING (FT)
< 5	125
5 TO 10	100
10 TO 20	75
20 TO 30	50
> 35	25

NOTE: WATER BARS SHALL BE PLACED PERPENDICULAR TO THE SLOPE, NEARLY FLAT SO THAT MAXIMUM PITCH IS 1' OF FALL IN 50' OF LENGTH (2%).

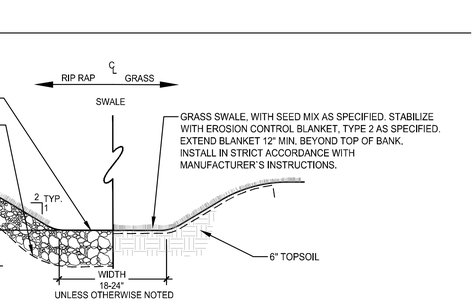
6 WATER BAR

Scale: NTS



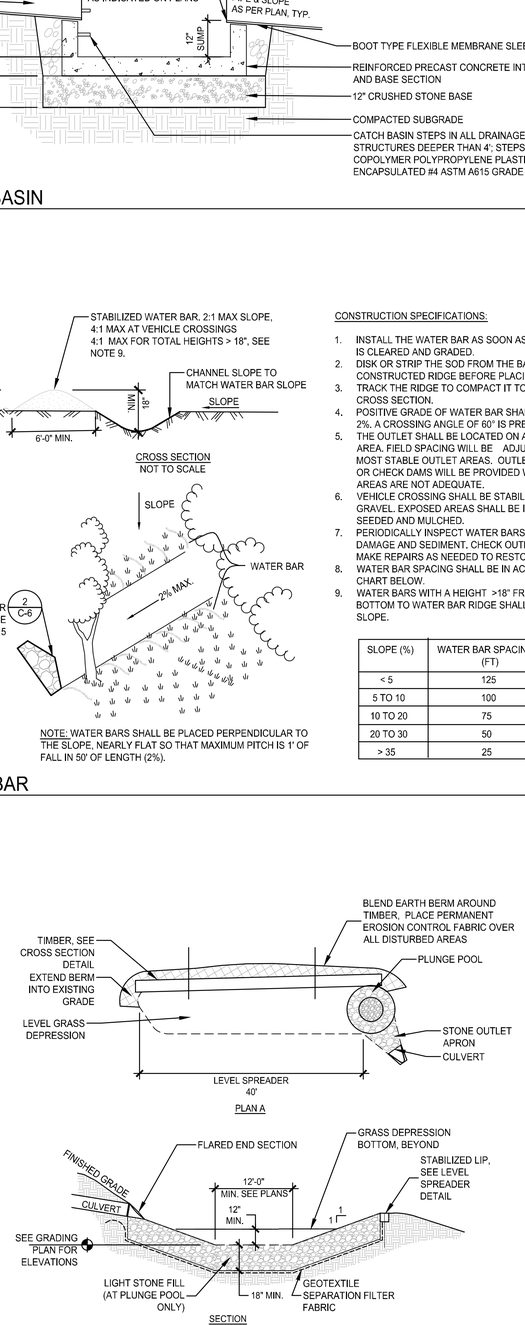
9 STORMWATER MANHOLE

Scale: NTS



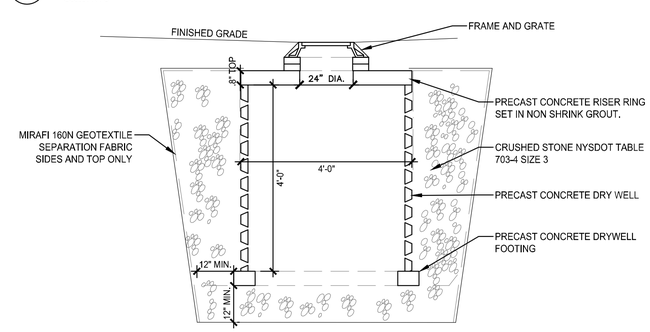
4 DRIP STRIP

Scale: NTS



7 LEVEL SPREADER

Scale: NTS



10 DRY WELL

Scale: NTS

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Rev:	Description:	Date:

Drawing Title

SITE DETAILS

Drawing No.

L-603

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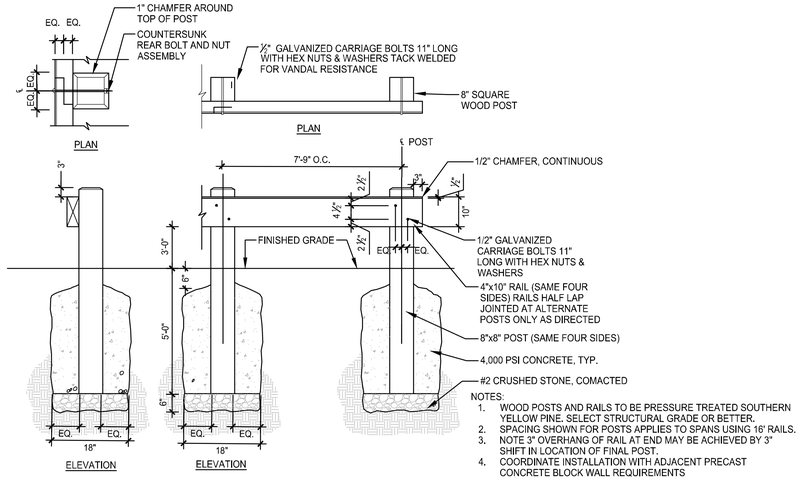
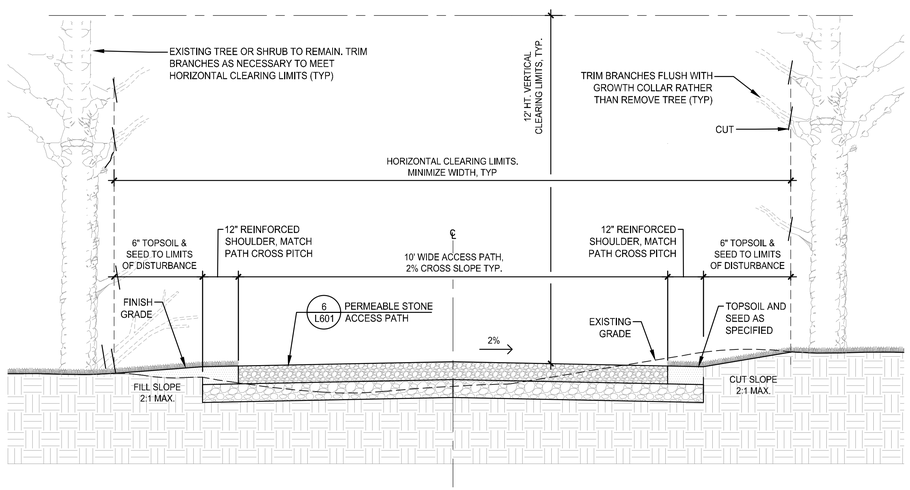


NOTES:
1. WOOD POSTS AND RAILS TO BE PRESSURE TREATED SOUTHERN YELLOW PINE. SELECT STRUCTURAL GRADE OR BETTER.
2. SPACING SHOWN FOR POSTS APPLIES TO SPANS USING 16' RAILS.
3. NOTE 3" OVERHANG OF RAIL AT END MAY BE ACHIEVED BY 3" SHIFT IN LOCATION OF FINAL POST.
4. COORDINATE INSTALLATION WITH ADJACENT PRECAST CONCRETE BLOCK WALL REQUIREMENTS

1 GUIDERAIL
Scale: NTS



2 TYPICAL 10' WIDE ACCESS PATH
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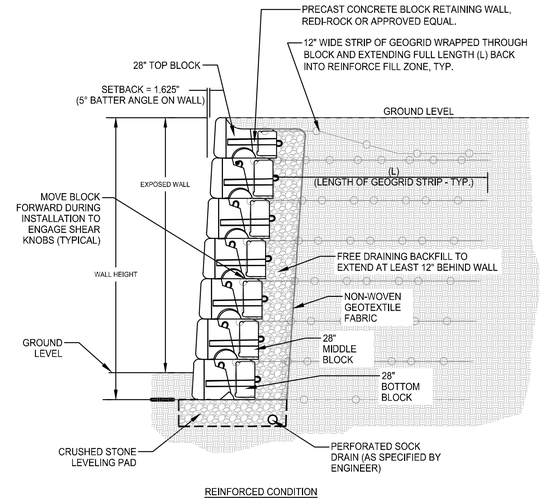
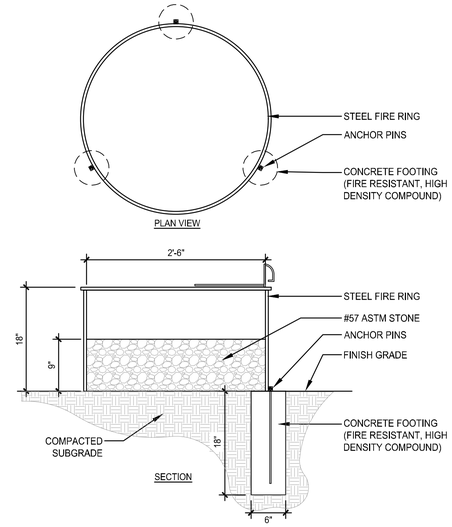


REINFORCED CONDITION

4 PRECAST BLOCK WALL
Scale: NTS



6 STEEL FIRE RING
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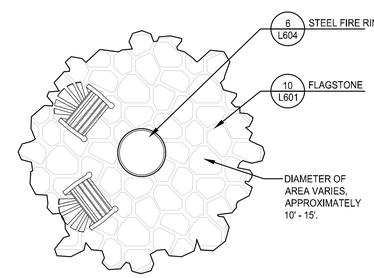

5 FIRE PIT AREA
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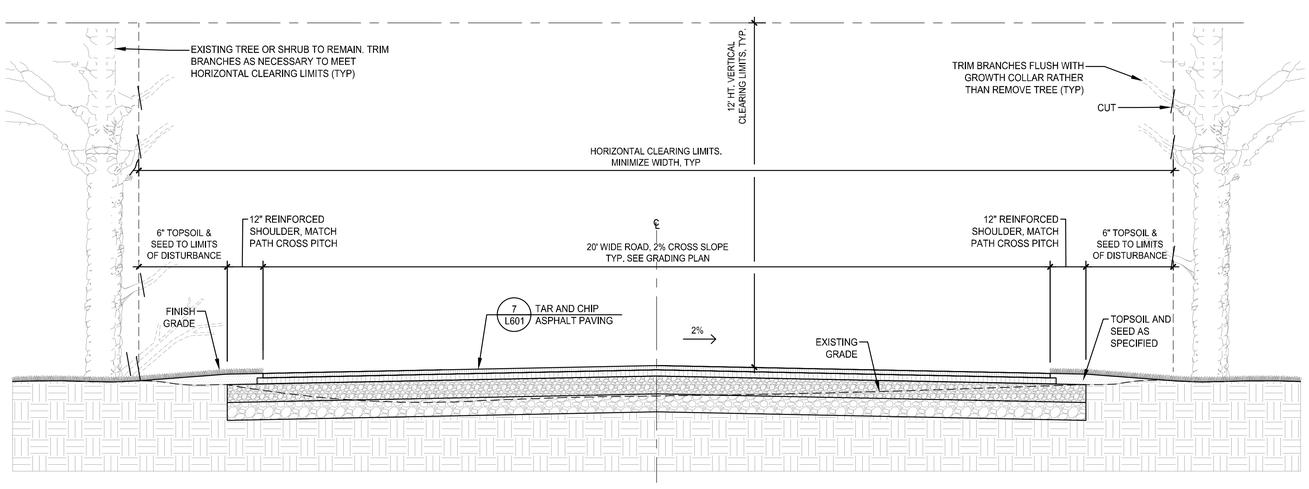

3 TYPICAL ROAD CROSS SECTION
Scale: NTS

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Rev:	Description:	Date:

Drawing Title

SITE DETAILS

Drawing No.

L-604

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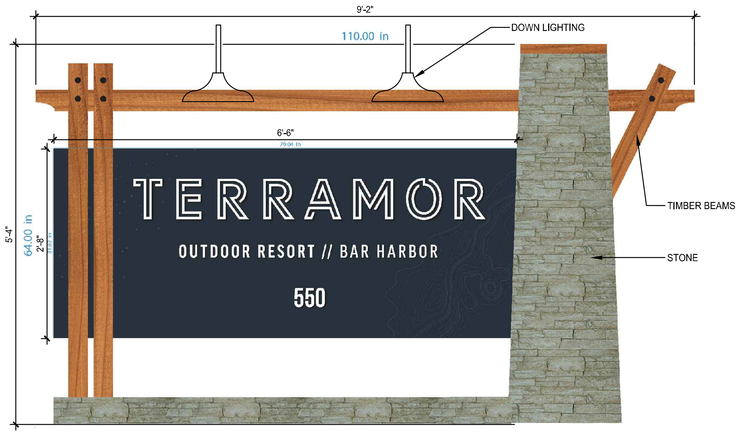

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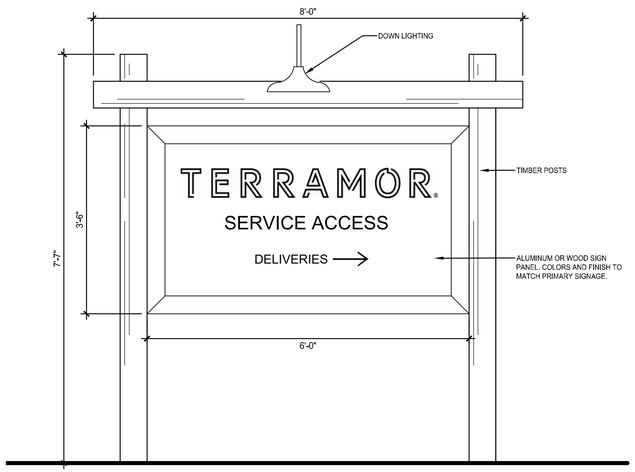

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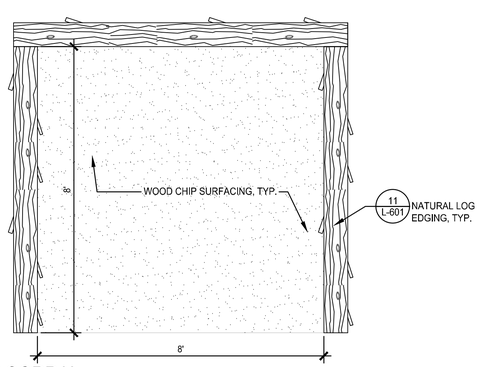

3 WAGON CORRAL
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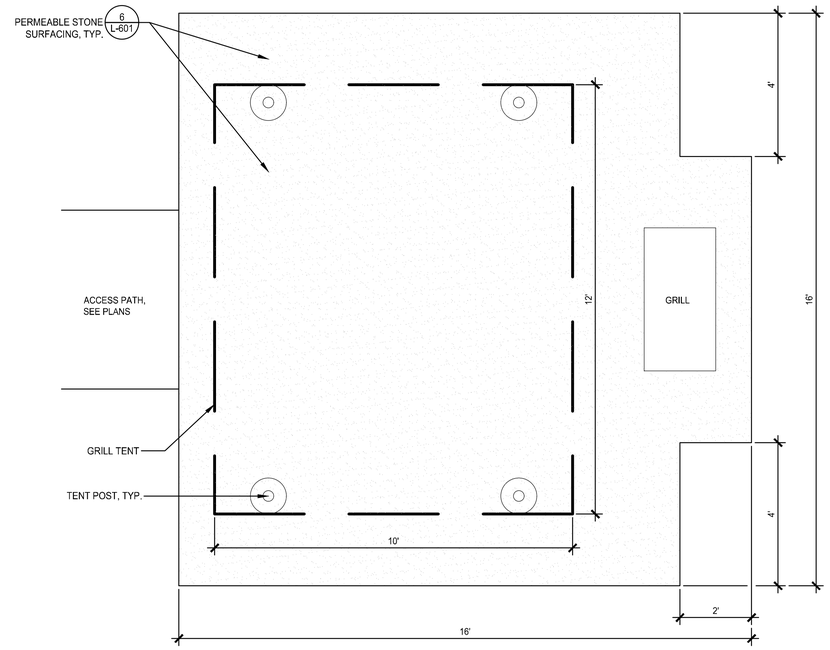

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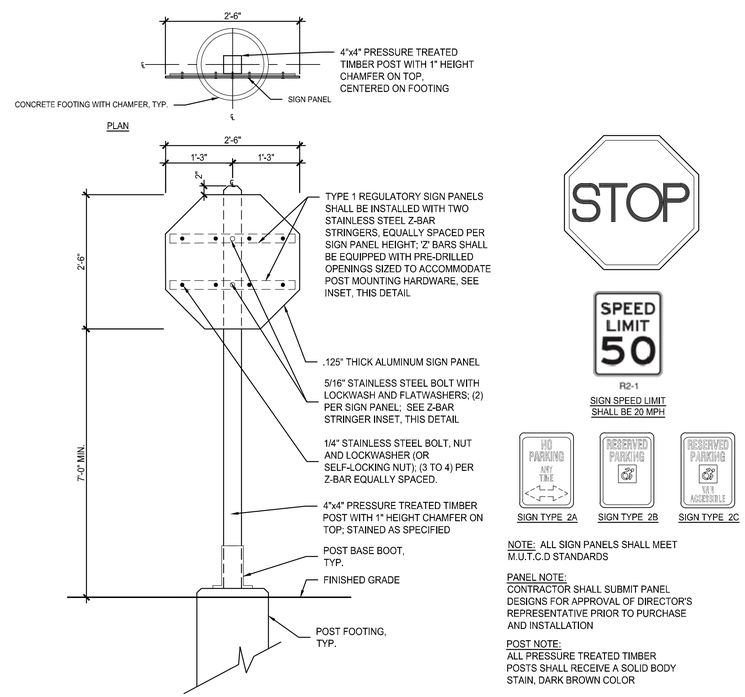

5 TRAFFIC SIGNAGE
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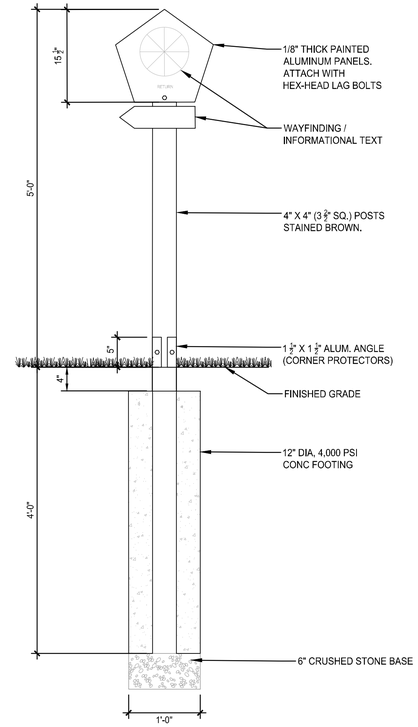

6 WAYFINDING SIGNAGE
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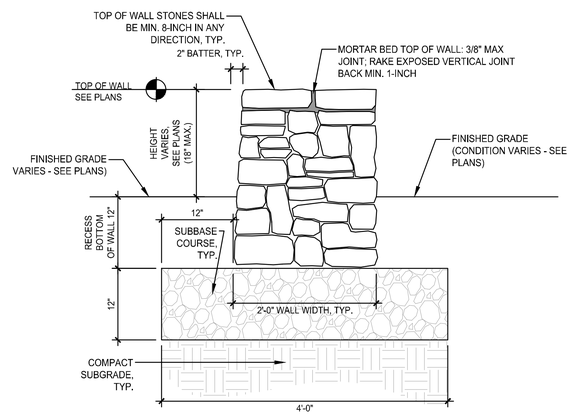

7 DRY LAID STONE WALL
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GENERAL NOTES

1. EXISTING CONDITIONS DATA WAS COMPILED USING A SURVEY TITLED "ATLA/NPS LAND TITLE BOUNDARY SURVEY OF THE LANDS OF SAUGERTIES DEVELOPERS LLC" BY AUSFELD & WALDRUFF LAND SURVEYORS, DATED OCTOBER 26, 2021.
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 AND 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.

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 SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY GP-0-20-001. 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 SIGN/CERTIFY 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, HAUL/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 SPDES 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 SOD 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 PLANTS 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 EARTHWORK 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 W/ITH SLOPES NO STEEPER THAN 1 FOOT (VERTICAL) OVER 2 FOOT (HORIZONTAL).

PLANT SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPACING
DECIDUOUS TREES					
AR		Acer rubrum	Red Maple	2"-2 1/2" cal.	B&B
BN		Betula nigra 'Heritage'	Heritage River Birch	6'-8' ht.	B&B, MULTI-STEM
AS		Acer saccharum	Sugar Maple	2"-2 1/2" cal.	B&B
CK		Cladrastis kentukea	Yellow Wood	2"-2 1/2" cal.	B&B
LT		Liriodendron tulipifera	Tuliptree	2"-2 1/2" cal.	B&B
QB		Quercus bicolor	Swamp White Oak	2"-2 1/2" cal.	B&B
QP		Quercus palustris	Pin Oak	2"-2 1/2" cal.	B&B
QR		Quercus rubra	Northern Red Oak	2"-2 1/2" cal.	B&B
ORNAMENTAL TREES					
AG		Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	6'-8' ht.	B&B
		Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	2" cal.	B&B
CC		Cercis canadensis	Eastern Redbud	6'-8' ht.	B&B
CF		Cornus florida	Dogwood	2" cal.	B&B
MAD		Malus 'Adirondack'	Adirondack Crabapple	2" cal.	B&B
MA		Malus 'Adams'	Adams Crabapple	2" cal.	B&B
PS		Prunus serrulata	Cherry	2" cal.	B&B
EVERGREEN TREES					
AB		Abies balsamea	Balsam Fir	6'-8' ht.	B&B
PG		'Picea glauca	White Spruce	6'-8' ht.	B&B
JV		Juniperus virginiana	Eastern Red Cedar	6'-8' ht.	B&B
PI		Pinus strobus	Eastern White Pine	6'-8' ht.	B&B
TC		Tsuga canadensis	Hemlock	6'-8' ht.	B&B
SHRUBS					
		Buddleia davidii	Butterfly Bush	3 gal.	cont.
		Ceanothus americanus	New Jersey Tea	3 gal.	cont.
		Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	3 gal.	cont.
		Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	3 gal.	cont.
		Cornus alba	Red Twig Dogwood	3 gal.	cont.
		Fothergilla gardenii	Dwarf Fothergilla	3 gal.	cont.
		Itea virginica 'Henry's Garnet'	Virginia Sweetspire	3 gal.	cont.
		Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	3 gal.	cont.
		Hydrangea paniculata 'Little Quickfire'	Little Quickfire Hydrangea	3 gal.	cont.
		Ilex glabra 'Nordic'	Inkberry	3 gal.	cont.
		Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal.	cont.
		Ilex verticillata 'Jim Dandy'	Jim Dandy Winterbery	3 gal.	cont.
		Myrica pensylvanica	Northern Bayberry	3 gal.	cont.
		Philadelphus x 'Snowbelle'	Snowbelle Mockorange	3 gal.	cont.
		Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark	3 gal.	cont.
RC		Rhododendron 'Catawbiense'	Purple Rhododendron	7 gal./30"-36" ht.	cont
RP		Rhododendron 'PJM'	PJM Rhododendon	7 gal./30"-36" ht.	cont
		Rhododendron 'Roseum Pink'	Rhoseum Pink Rhododendon	5 gal.	cont.
		Rhododendron 'Scintillation'	Scintillation Rhododendon	5 gal.	cont.
		Viburnum plicatum tomentosum	Double file Viburnum	5 gal.	cont.
		Viburnum trilobum 'Bailey's Compact'	Compact Cranberrybush Viburnum	3 gal.	cont.
		Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	3 gal.	cont.
PERENNIALS / GRASSES / GROUNDCOVERS / HERBACEOUS					
		Anemone hupehensis 'September Charm'	September Charm Anemone	1 gal.	cont.
		Arctostaphylos uva-ursi	Bearberry	1 gal.	cont.
		Aster novae-angliae	New England Aster	1 gal.	cont.
		Astilbe chinensis 'Vision in White'	Visons in White Astilbe	1 gal.	cont.
		Calamagrostis 'Karl Foerster'	Feather Reed Grass	1 gal.	cont.
		Carex vulpinoidea	Fox Sedge	1 gal.	cont.
		Chasmanthium latifolium	Northern Sea Oats	1 gal.	cont.
		Chelone obliqua	Pink Turtlehead	1 gal.	cont.
		Dennstaedia punctiloba	Hay-scented fern	1 gal.	cont.
		Dicentra spectabilis	Common Bleeding Heart	1 gal.	cont.
		Echinacea purpurea 'Magnus'	Purple Coneflower	1 gal.	cont.
		Filix-femina	lady Fern	1 gal.	cont.
		Hemerocallis	Daylilies	1 gal.	cont.
		Hosta 'Gold Standard'	Gold Standard Hosta	1 gal.	cont.
		Lobelia cardinalis	Cardinal Flower	1 gal.	cont.
		Monarda didyma	Beebalm	1 gal.	cont.
		Osmunda cinnamomea	Cinnamon Fern	1 gal.	cont.
		Osmunda regalis	Royal Fern	1 gal.	cont.
		Panicum virgatum 'Shenandoah'	Red Switch Grass	1 gal.	cont.
		Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	1 gal.	cont.
		Tiarella 'Spring Symphony'	Spring Symphony Foam Flower	1 gal.	cont.
		Vaccinium angustifolium	Lowbush Blueberry	sod	sod

NOTES:
PLANT LIST IS A DRAFT LIST OF POTENTIAL SPECIES TO BE UTILIZED DURING DEVELOPMENT OF DETAILED PLANTING PLANS. NATIVE SPECIES AND PLANTS COMMONLY FOUND IN THE REGION OF THE PROJECT SITE WILL BE UTILIZED TO THE MAXIMUM EXTENT POSSIBLE.

SEED MIXES:
LAWN - 'COMMERCIAL CONSERVATION SEED MIX' AND 'CONSERVATION SHADE MIX' BY ERNST SEEDS, OR SIMILAR BLEND OF PERENNIAL RYE, FESCUES, KENTUCKY BLUEGRASS AND ANNUAL RYE.
WOODLAND RESTORATION: NATIVE RIGHT OF WAY WOODS MIX WITH ANNUAL RYE' OR 'NATIVE STEEP SLOPE MIX WITH ANNUAL RYE' BY ERNST SEEDS, OR APPROVED EQUAL.

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Ausfeld & Waldruff
323 Clinton Street
Schenectady, NY 12305

Project Title:
Terramor
Lake Placid
77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	

Rev:	Description:	Date:

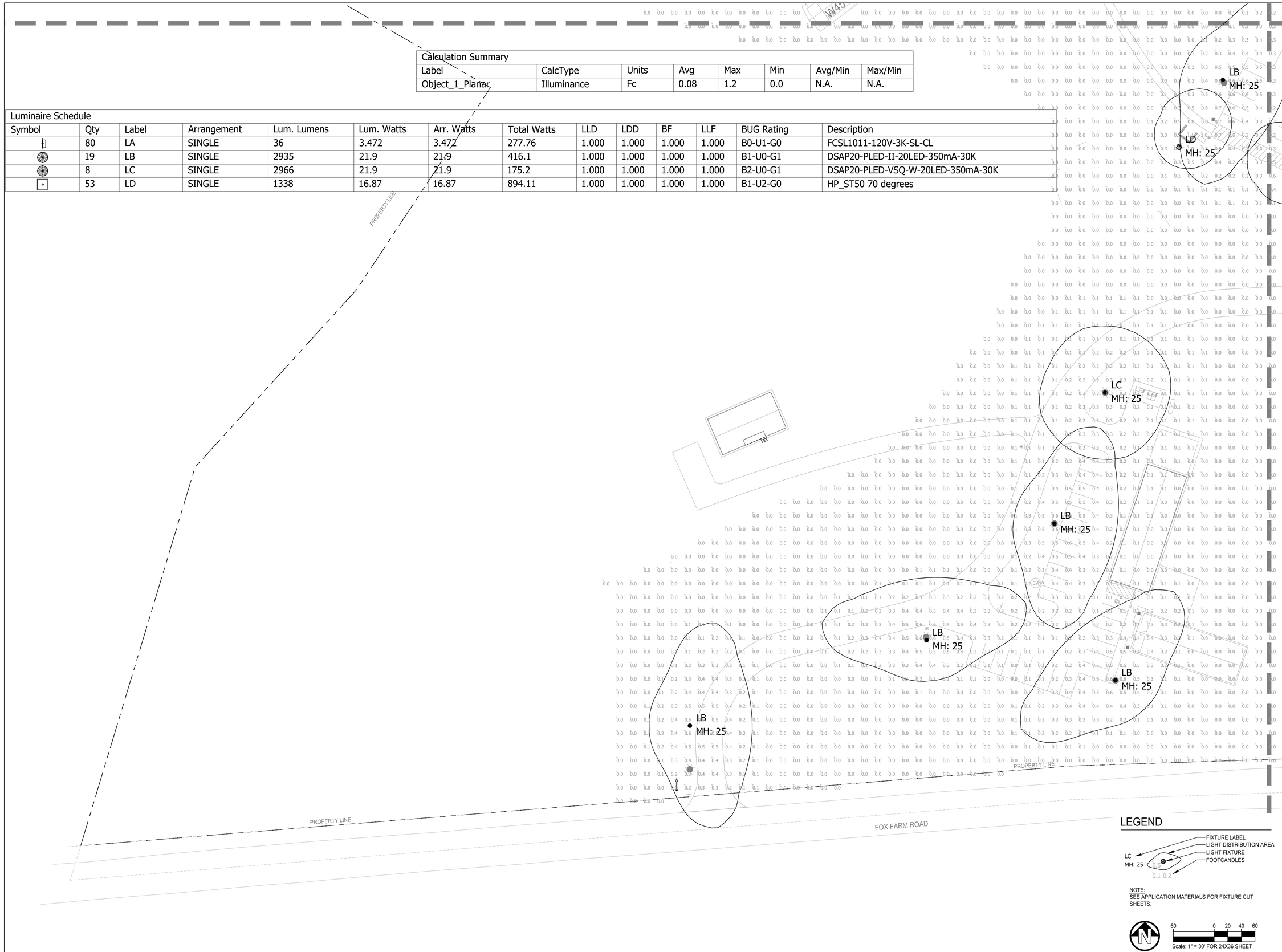
Drawing Title
NOTES

Drawing No.
L-700

Plotted By: MARK TABER
Save Date: 10/14/2022 3:10 PM
File Name: G:\Proj-2021\2021136_Terramor_Lake_Placid\2021136CAD\L-700_Notes.dwg

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_1_Planar	Illuminance	Fc	0.08	1.2	0.0	N.A.	N.A.

Luminaire Schedule													
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	Arr. Watts	Total Watts	LLD	LDD	BF	LLF	BUG Rating	Description
	80	LA	SINGLE	36	3.472	3.472	277.76	1.000	1.000	1.000	1.000	B0-U1-G0	FCSL1011-120V-3K-SL-CL
	19	LB	SINGLE	2935	21.9	21.9	416.1	1.000	1.000	1.000	1.000	B1-U0-G1	DSAP20-PLED-II-20LED-350mA-30K
	8	LC	SINGLE	2966	21.9	21.9	175.2	1.000	1.000	1.000	1.000	B2-U0-G1	DSAP20-PLED-VSQ-W-20LED-350mA-30K
	53	LD	SINGLE	1338	16.87	16.87	894.11	1.000	1.000	1.000	1.000	B1-U2-G0	HP_ST50 70 degrees



LEGEND

NOTE:
SEE APPLICATION MATERIALS FOR FIXTURE CUT SHEETS.

60 0 20 40 60
Scale: 1" = 30' FOR 24X36 SHEET

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

Surveyor:
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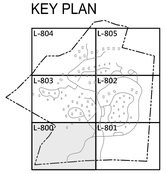
KEY PLAN



Project Title:
Terramor
Lake Placid
77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title
PHOTOMETRIC DIAGRAM

Drawing No.
L-800

Plotted By: DUSTIN L. SMITH
Save Date: 10/14/2022 2:09 PM
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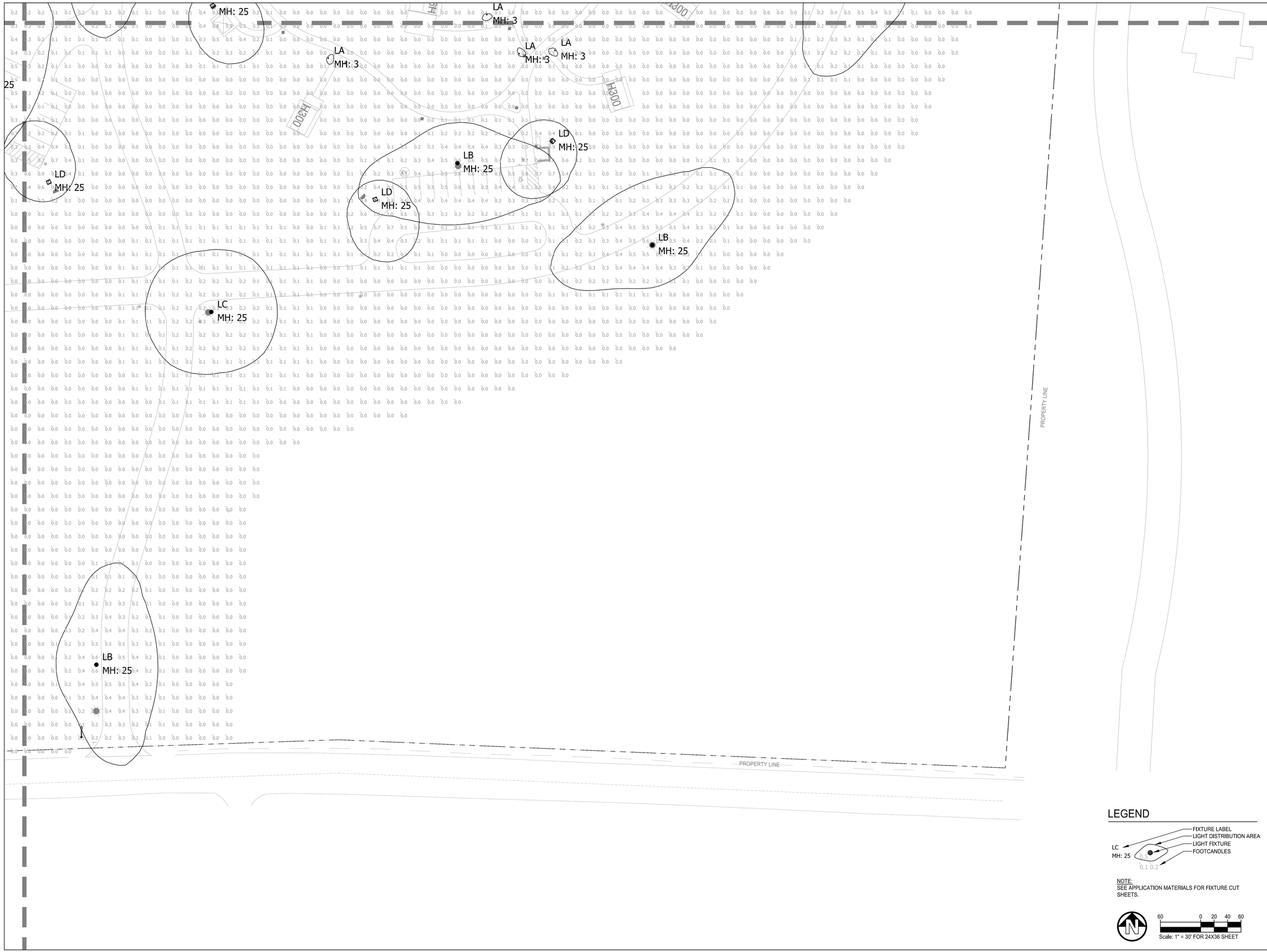

LEGEND

NOTE:
SEE APPLICATION MATERIALS FOR FIXTURE CUT SHEETS.

60 0 20 40 60
Scale: 1" = 30' FOR 24X36 SHEET

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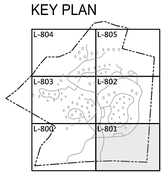
KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

PHOTOMETRIC DIAGRAM

Drawing No.

L-801

Plotted By: DUSTIN L. SMITH
Save Date: 10/14/2022 2:09 PM
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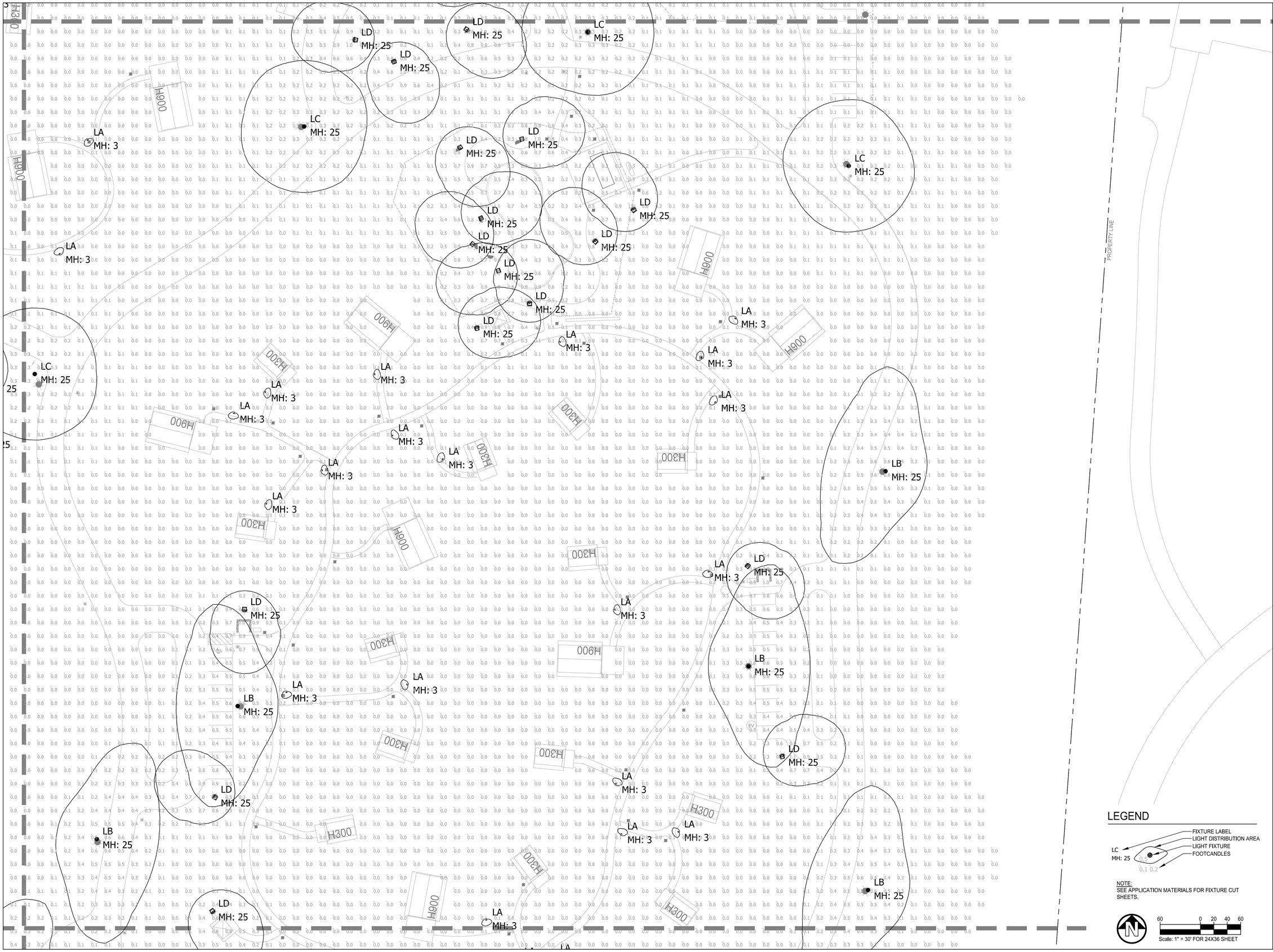

LEGEND

LC MH: 25 — FIXTURE LABEL; LIGHT DISTRIBUTION AREA; LIGHT FIXTURE; FOOTCANDLES

0.5 0.1 0.2

NOTE:
SEE APPLICATION MATERIALS FOR FIXTURE CUT SHEETS.

60 0 20 40 60

Scale: 1" = 30' FOR 24X36 SHEET

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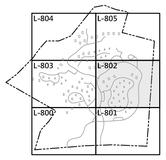
KEY PLAN



Project Title:

Terramor
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77 Fox Farm Road
Wilmington, New York 12997

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Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1'=30'

Rev:	Description:	Date:

Drawing Title

PHOTOMETRIC DIAGRAM

Drawing No.

L-802

Plotted By: DUSTIN L. SMITH
Save Date: 10/14/2022 2:09 PM
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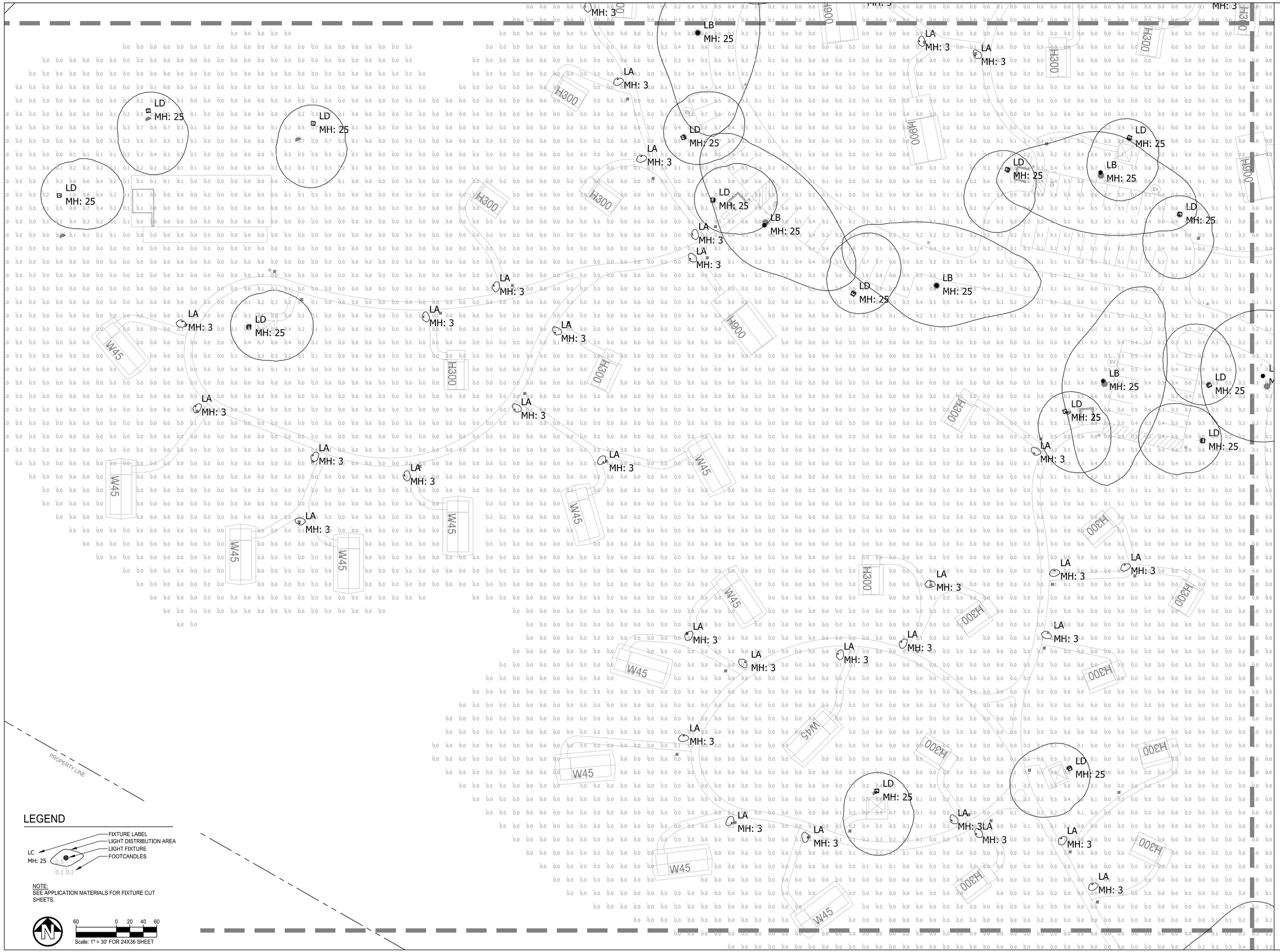

LEGEND

NOTE:
SEE APPLICATION MATERIALS FOR FIXTURE CUT SHEETS.

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Scale: 1" = 30' FOR 24X36 SHEET

Plotted By: DLISTRILL SMITH
Save Date: 10/14/2022 2:09 PM
File Name: G:\Proj-2021\2021136_Terramor_Lake_Placid\2021136CADs,801_Photometrics.dwg

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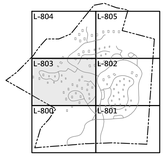
KEY PLAN



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Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

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REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1'=30'

Rev:	Description:	Date:

Drawing Title

PHOTOMETRIC DIAGRAM

Drawing No.

L-803

LEGEND

NOTE:
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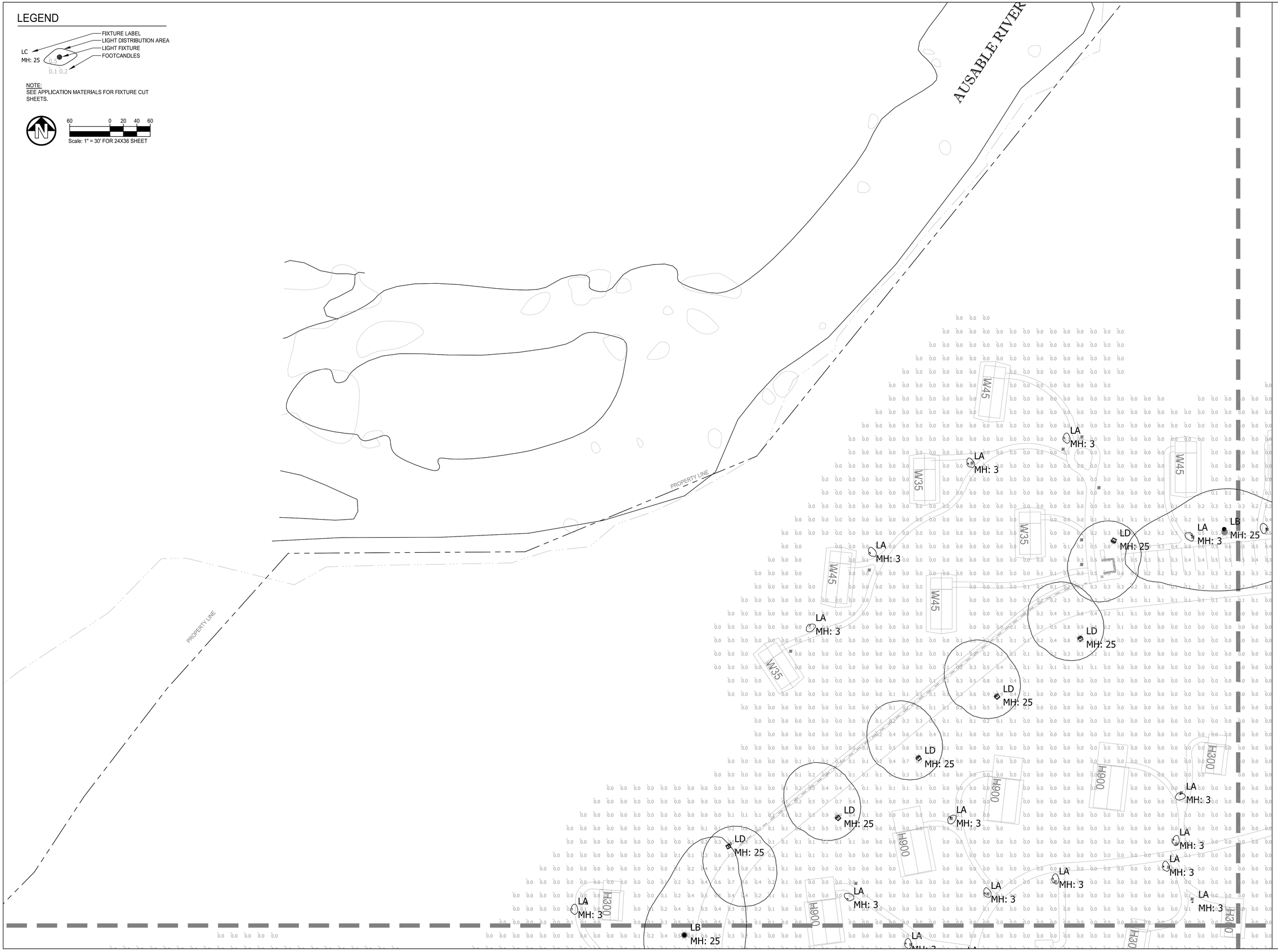

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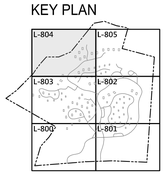
KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1"=30'

Rev:	Description:	Date:

Drawing Title

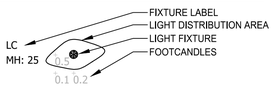
PHOTOMETRIC DIAGRAM

Drawing No.

L-804

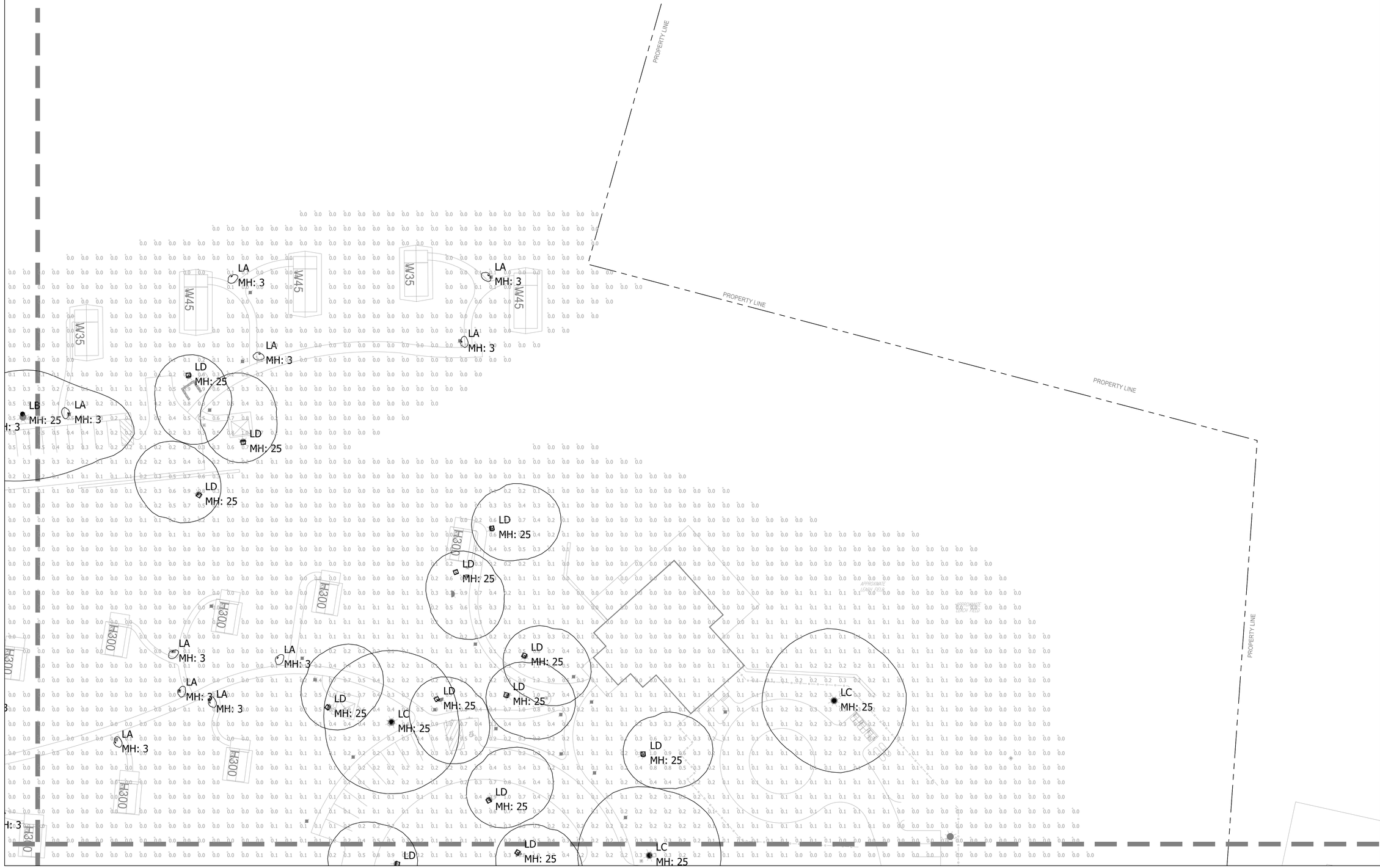
Plotted By: DUSTIN L. SMITH
Save Date: 10/14/2022 2:09 PM
File Name: G:\Proj\2021\2021136_Terramor_Lake_Placid\2021136CADD_001_Photometrics.dwg

LEGEND



NOTE:
SEE APPLICATION MATERIALS FOR FIXTURE CUT SHEETS.

60 0 20 40 60
Scale: 1" = 30' FOR 24X36 SHEET



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Saranac Lake, NY 12983

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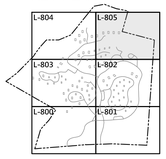
Schenectady, NY 12305

KEY PLAN



Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MJT
Drawn:	DLS	Ch'k'd:	MJT
Date:	10/14/2022	Scale:	1'=30'

Rev:	Description:	Date:

Drawing Title

PHOTOMETRIC DIAGRAM

Drawing No.

L-805

Plotted By: DUSTIN L. SMITH
Save Date: 10/14/2022 2:09 PM
File Name: G:\Proj-2021\2021136_Terramor_Lake_Placid\2021136CADs_801_Photometrics.dwg

LEGEND

- PROPERTY LINE
- EXISTING SITE FEATURE
- EXISTING WATER MAIN
- EXISTING WATER LATERAL
- SITE FEATURE
- SANITARY SEWER
- SANITARY FORCE MAIN
- WATER MAIN
- WATER LATERAL

OVERALL UTILITY PLAN

1" = 100'

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Schenectady, NY 12305

Project Title:

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Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
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Project No.:			2021136
Design:			JAG
Drawn:	JRG	Ch'k'd:	JAG
Date:	10/14/22	Scale:	AS SHOWN

Rev:	Description:	Date:

Drawing Title

OVERALL UTILITY PLAN

Drawing No.

C-100

Plotted By: MARK TAMER
Save Date: 10/12/2022 2:08 PM
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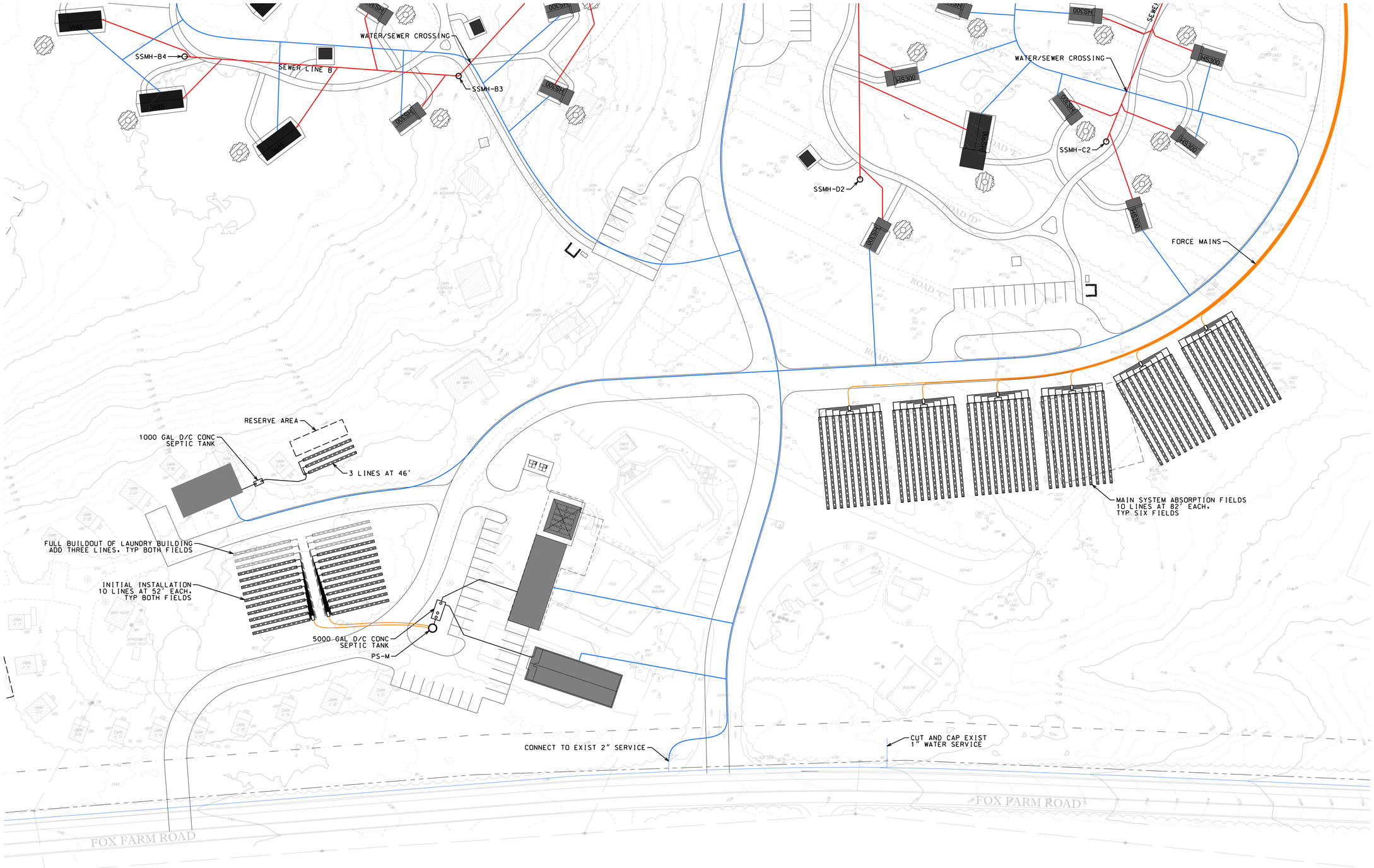

LEGEND

- PROPERTY LINE
- EXISTING SITE FEATURE
- W — EXISTING WATER MAIN
- EXISTING WATER LATERAL
- SITE FEATURE
- S — SANITARY SEWER
- FM — SANITARY FORCE MAIN
- W — WATER MAIN
- WATER LATERAL

ENTRANCE AREA UTILITY PLAN

1" = 40'

N

40' 0 40' 80'

Plotted By: MARK YAKER
Save Date: 10/12/2022 2:09 PM
File Name: G:\Projects\2021\2021136_Terramor_Lake_Placid\02021136CADD\01Draft\ArcBuilt-Plan-Sheets.dwg

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Wilmington, New York 12997

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REGULATORY PERMITTING

Project No.:			2021136
Design:			JAG
Drawn:	JRG	Ch'k'd:	JAG
Date:	10/14/22	Scale:	AS SHOWN

Rev:	Description:	Date:

Drawing Title

ENTRANCE AREA
UTILITY PLAN

Drawing No.

C-101

LEGEND

- PROPERTY LINE
- EXISTING SITE FEATURE
- EXISTING WATER MAIN
- EXISTING WATER LATERAL
- SITE FEATURE
- S — SANITARY SEWER
- FM — SANITARY FORCE MAIN
- W — WATER MAIN
- WATER LATERAL

FOX FARM LOOP AND WHITEFACE LOOP UTILITY PLAN

1" = 40'

N

40' 0 40' 80'

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Design:			JAG
Drawn:	JRG	Ch'k'd:	JAG
Date:	10/14/22	Scale:	AS SHOWN

Rev:	Description:	Date:

Drawing Title

FOX FARM LOOP
& WHITEFACE LOOP
UTILITY PLAN

Drawing No.

C-102

Plotted By: SAMN-T-MGB
Save Date: 10/12/2022 2:09 PM
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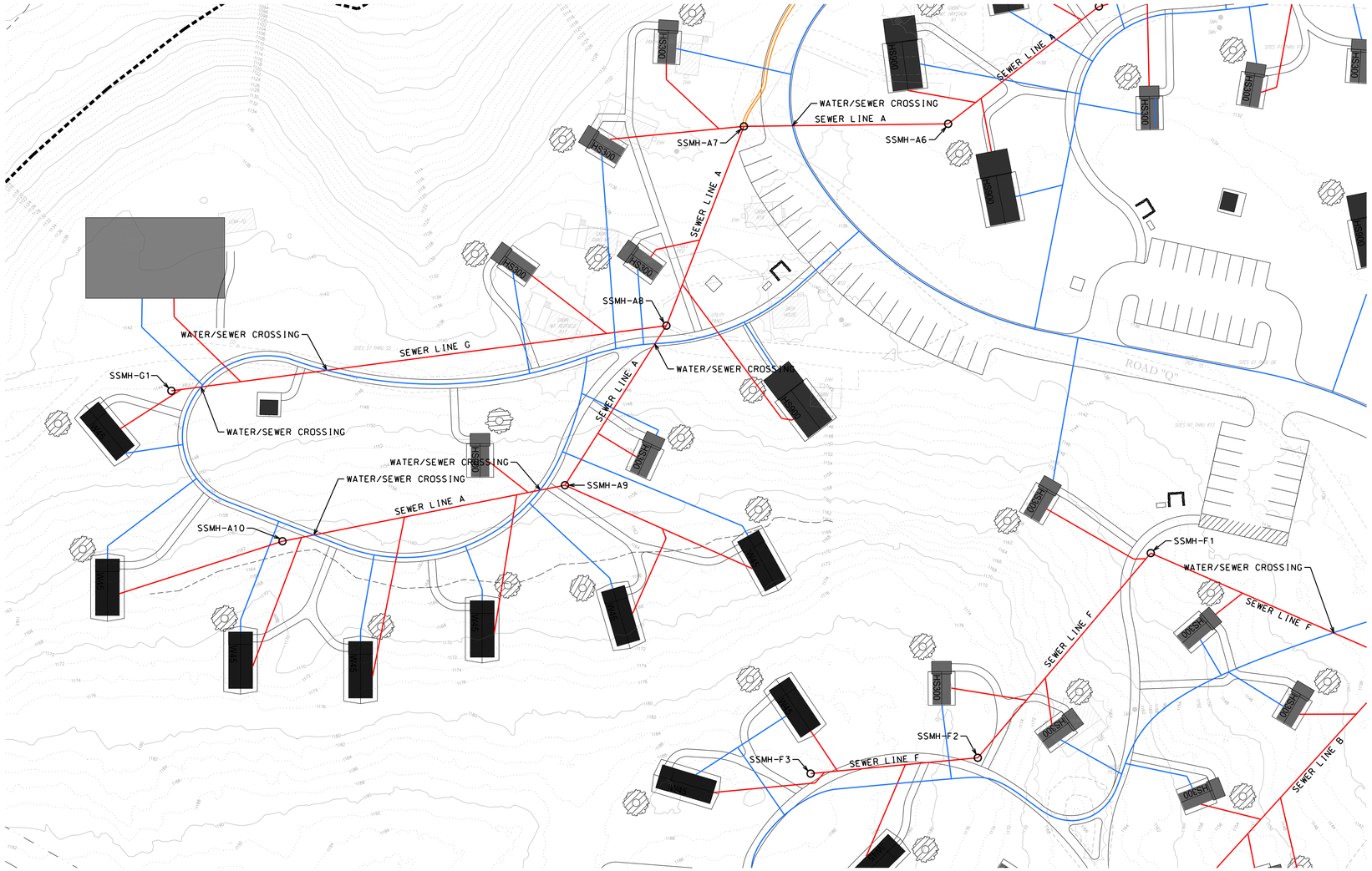

LEGEND

- PROPERTY LINE
- EXISTING SITE FEATURE
- EXISTING WATER MAIN
- EXISTING WATER LATERAL
- SITE FEATURE
- SANITARY SEWER
- SANITARY FORCE MAIN
- WATER MAIN
- WATER LATERAL

WEST BRANCH LOOP UTILITY PLAN

1" = 40'

40' 0 40' 80'

N

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Drawn:	JRG	Ch'k'd:	JAG
Date:	10/14/22	Scale:	AS SHOWN

Rev:	Description:	Date:

Drawing Title

WEST BRANCH
UTILITY PLAN

Drawing No.

C-103

LEGEND

- PROPERTY LINE
- EXISTING SITE FEATURE
- EXISTING WATER MAIN
- EXISTING WATER LATERAL
- SITE FEATURE
- SANITARY SEWER
- SANITARY FORCE MAIN
- WATER MAIN
- WATER LATERAL

MOUNTAIN LOOP AND AUSABLE LOOP UTILITY PLAN

1" = 40'

N

40' 0 40' 80'

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Drawn:	JRG	Ch'k'd:	JAG
Date:	10/14/22	Scale:	AS SHOWN

Rev:	Description:	Date:

Drawing Title

MOUNTAIN LOOP & AUSABLE LOOP UTILITY PLAN

Drawing No.

C-104

Plotted By: MARK TABER
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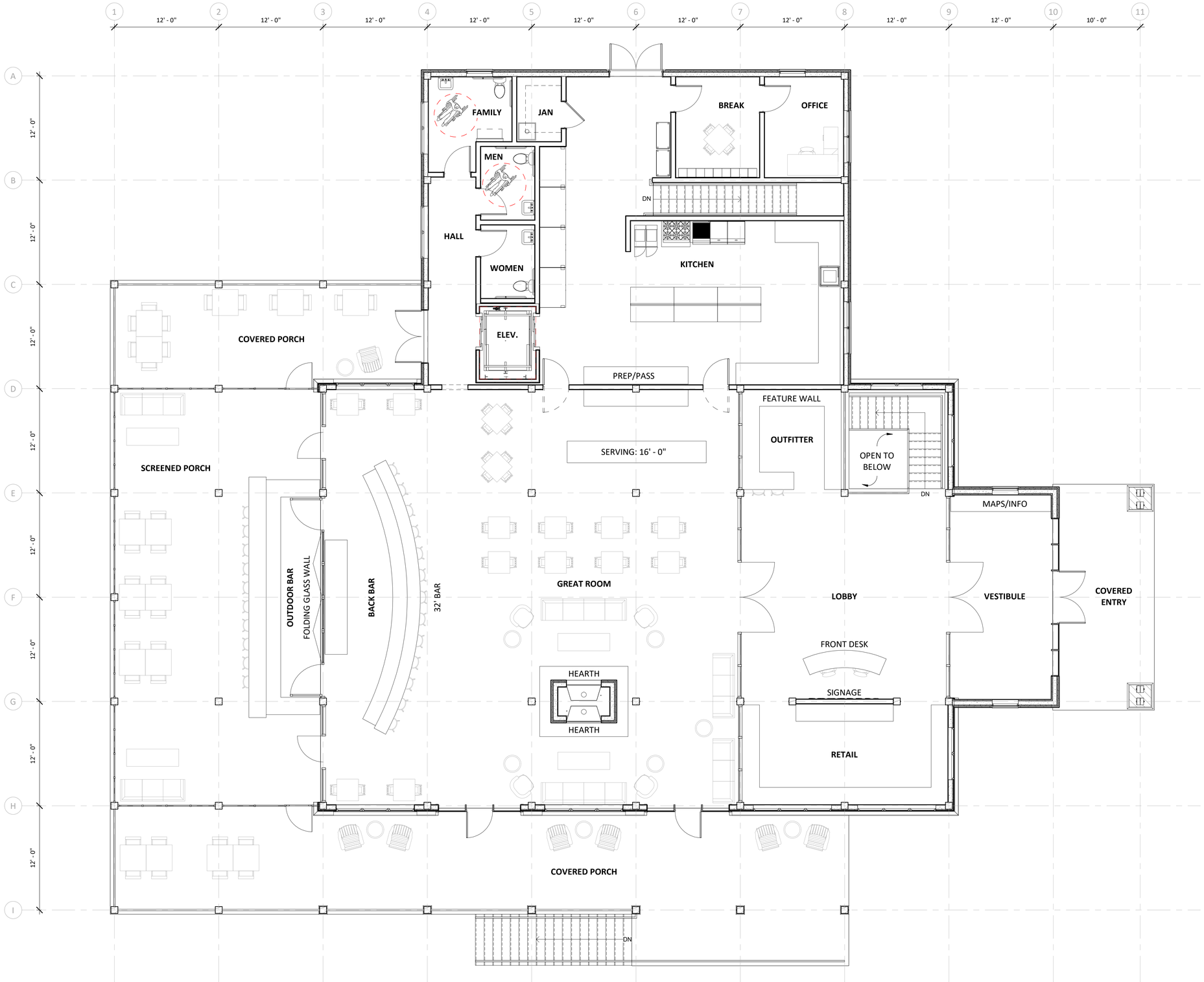

MAIN LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

CONDITIONED SF:
- MAIN LEVEL: 5,700 SF
- LOWER LEVEL: 6,120 SF

1. (REDUCE AS NECESSARY)

TOTAL: **11,820 SF**

UNCONDITIONED SF:
- MAIN LEVEL: 2,930 SF
- LOWER LEVEL: 2,250 SF

TOTAL: **5,180 SF**

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Billings, MT 59101

Architect:
Phinney Design Group
142 Grand Ave.
Saratoga Springs, NY 12866

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

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

Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MRP/ECA/AEP
Drawn:	AEP	Ch'k'd:	ECA
Date:	10/14/2022	Scale:	3/16"=1'-0"

Rev:	Description:	Date:

Drawing Title

LODGE MAIN LEVEL FLOOR PLAN

Drawing No.

A1-1

LOWER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

CONDITIONED SF:
- MAIN LEVEL: 5,700 SF
- LOWER LEVEL: 6,120 SF

1. (REDUCE AS NECESSARY)

TOTAL: **11,820 SF**

UNCONDITIONED SF:
- MAIN LEVEL: 2,930 SF
- LOWER LEVEL: 2,250 SF

TOTAL: **5,180 SF**

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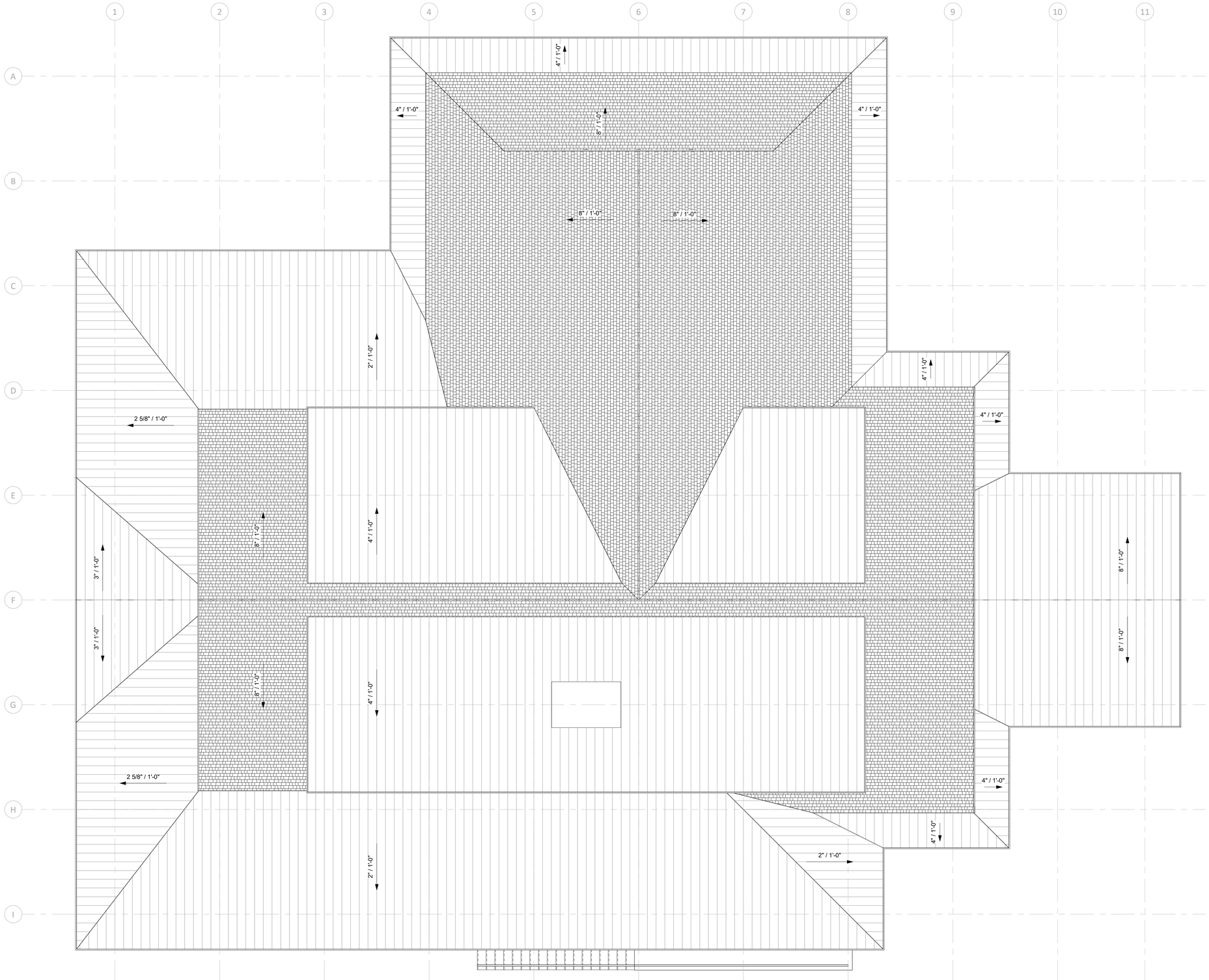
Rev:	Description:	Date:

Drawing Title

LODGE LOWER LEVEL FLOOR PLAN

Drawing No.

A1-2



ROOF PLAN

SCALE: 3/16" = 1'-0"

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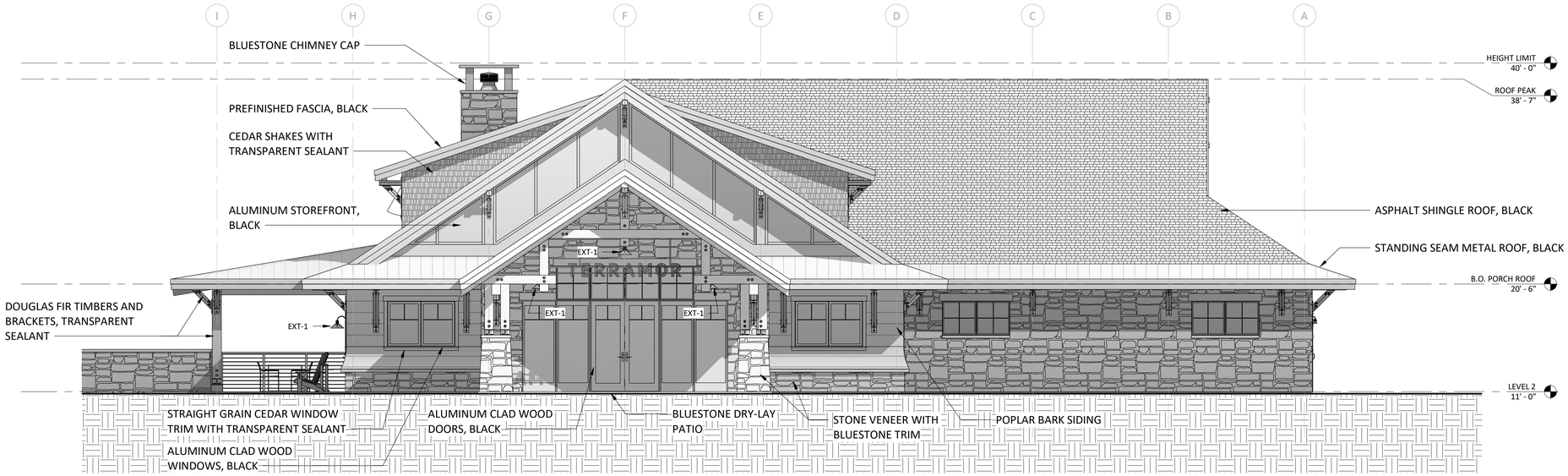
Rev:	Description:	Date:

Drawing Title

LODGE ROOF PLAN

Drawing No.

A1-3



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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Rev:	Description:	Date:

Drawing Title

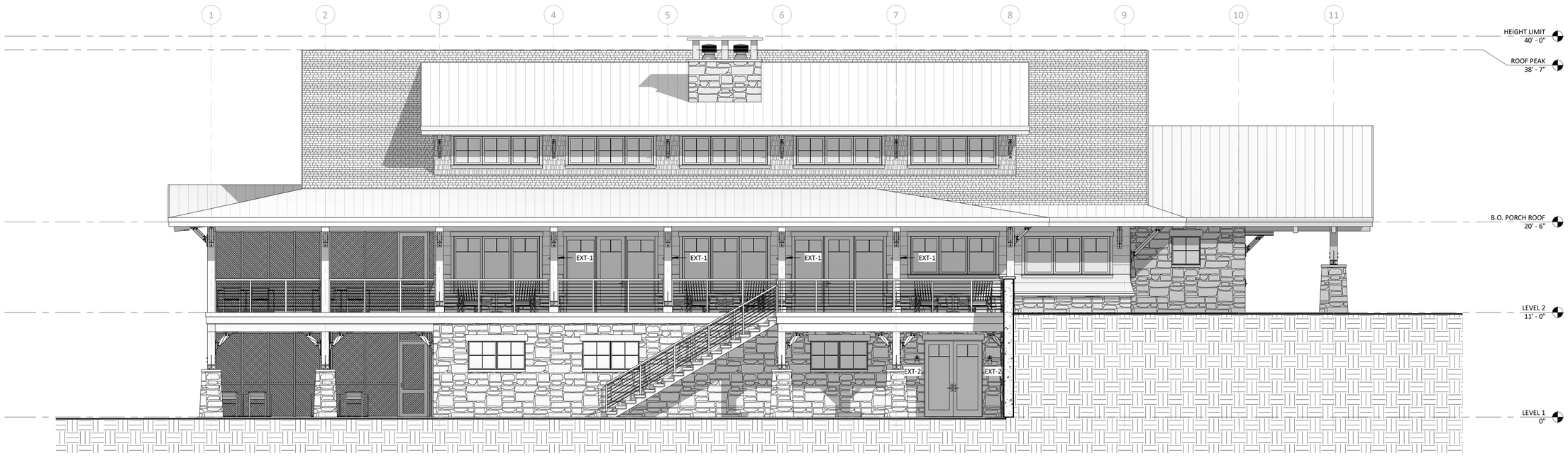
LODGE
ELEVATIONS

Drawing No.

A1-4

EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

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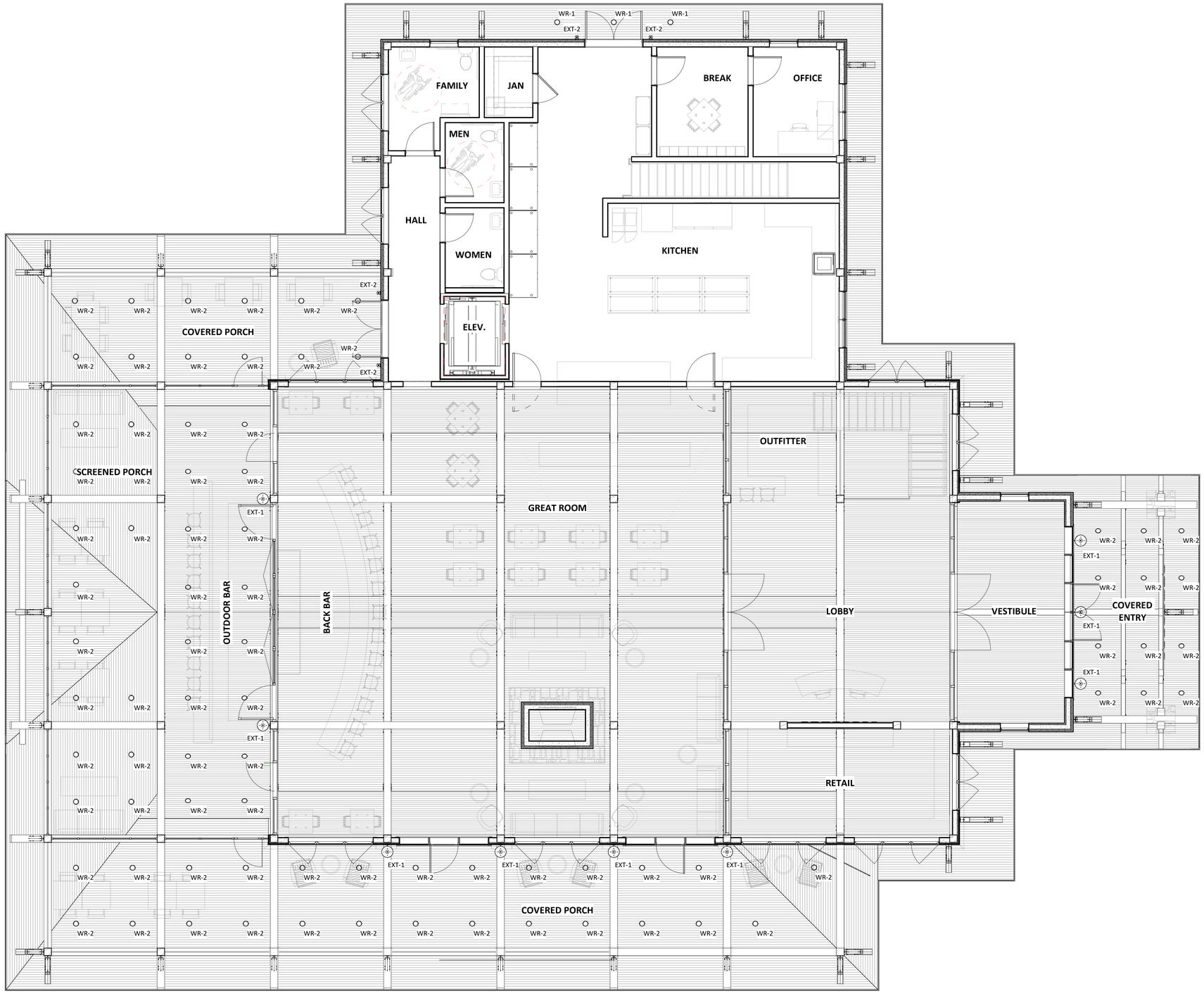
Drawing Title

LODGE
ELEVATIONS

Drawing No.

A1-5



MAIN LEVEL EXTERIOR LIGHTING PLAN

SCALE: 3/16" = 1'-0"

WR-1: NDR RAZOR-R CCT RECESSED DOWNLIGHT, BLACK

WR-2: NDR ORBIT-R RECESSED GIMBALL-HEAD DOWNLIGHT, BLACK

EXT-1: HUBBARDTON FORGE HENRY LARGE DARK SKY FRIENDLY OUTDOOR SCONCE, COASTAL BLACK

EXT-2: HUBBARDTON FORGE ERLENMEYER DARK SKY FRIENDLY OUTDOOR SCONCE, COASTAL BLACK

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Rev:	Description:	Date:

Drawing Title

LODGE MAIN LEVEL EXTERIOR LIGHTING PLAN

Drawing No.

A1-6

LOWER LEVEL EXTERIOR LIGHTING PLAN

SCALE: 3/16" = 1'-0"

WR-1: NDR RAZOR-R CCT RECESSED DOWNLIGHT, BLACK

WR-2: NDR ORBIT-R RECESSED GIMBALL-HEAD DOWNLIGHT, BLACK

EXT-1: HUBBARDTON FORGE HENRY LARGE DARK SKY FRIENDLY OUTDOOR SCONCE, COASTAL BLACK

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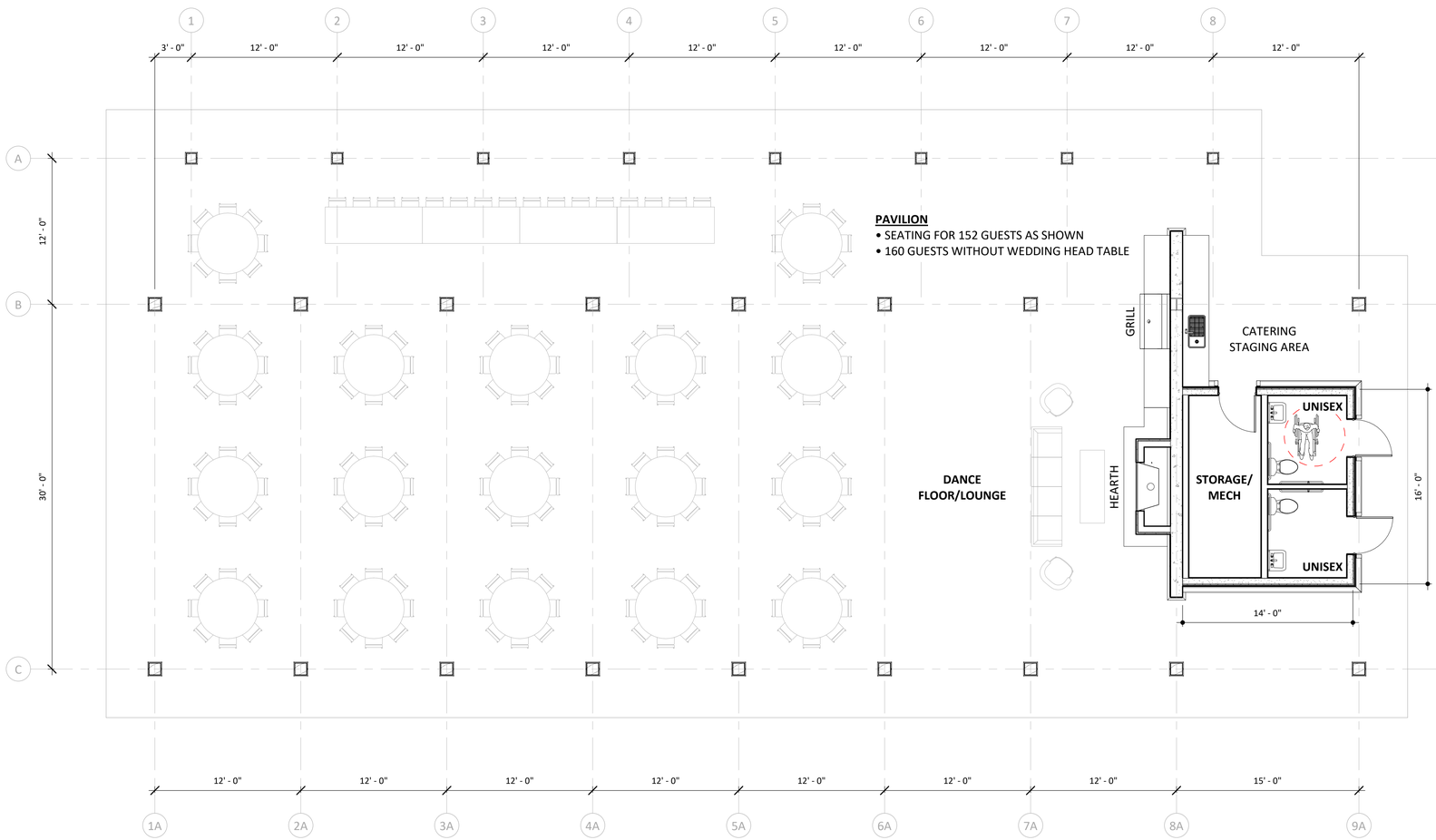
Drawing Title

LODGE LOWER LEVEL EXTERIOR LIGHTING PLAN

Drawing No.

A1-7



FLOOR PLAN

SCALE: 3/16" = 1'-0"

CONDITIONED SF: 236 SF

UNCONDITIONED SF: 4,970 SF

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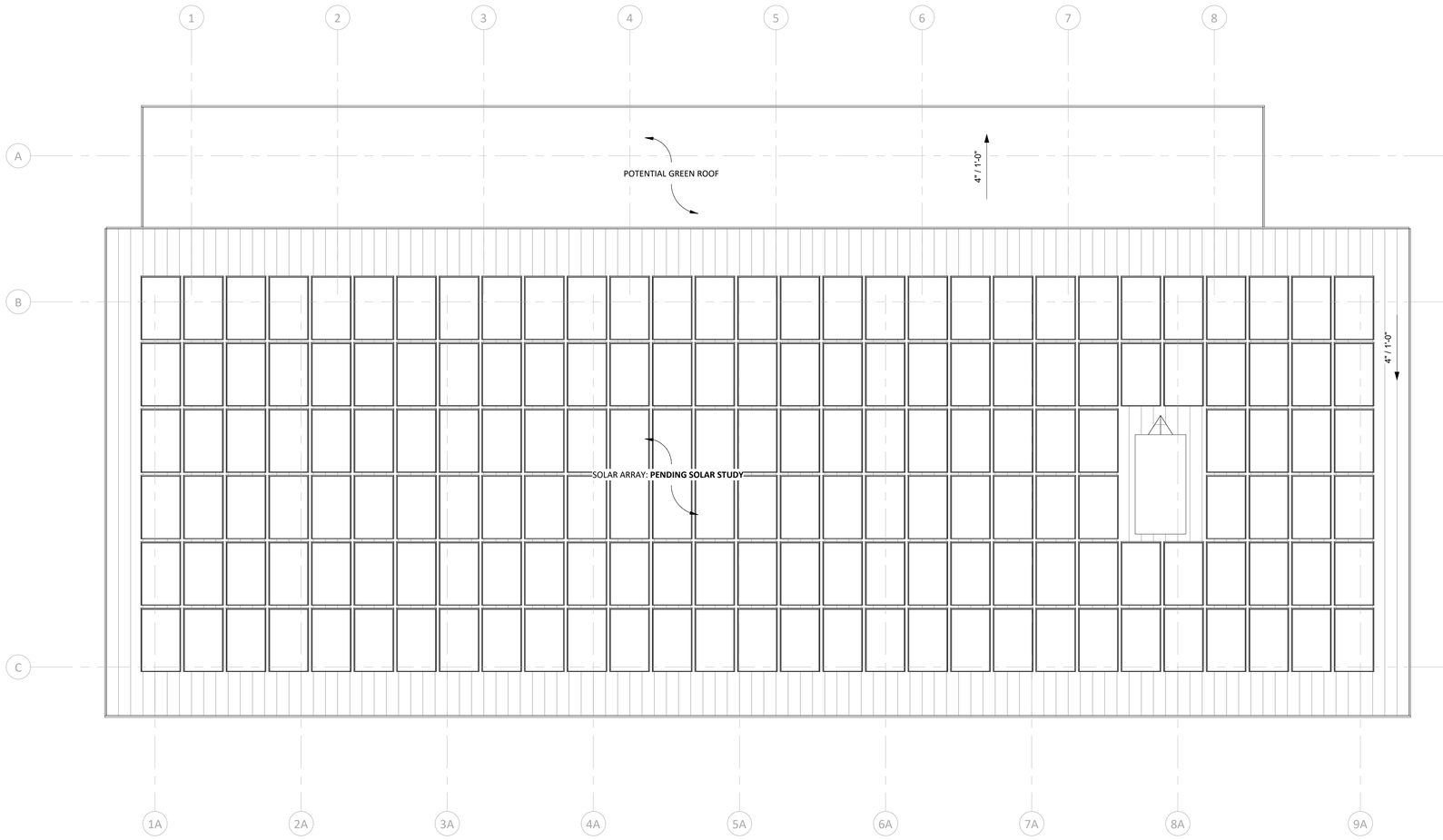
Rev:	Description:	Date:

Drawing Title

PAVILION FLOOR PLAN

Drawing No.

A2-1



ROOF PLAN

SCALE: 3/16" = 1'-0"

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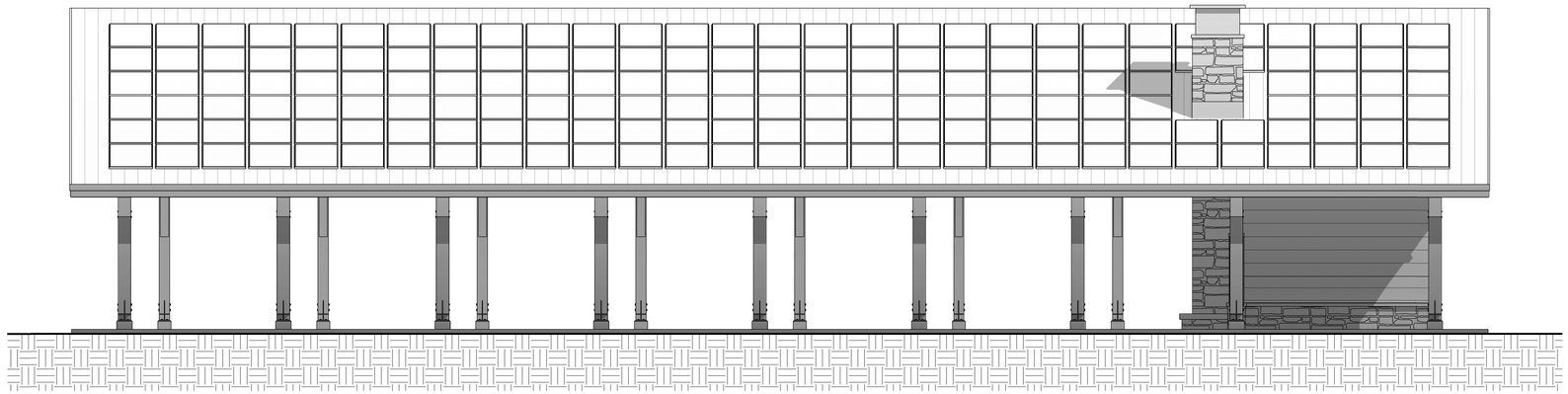
Rev:	Description:	Date:

Drawing Title

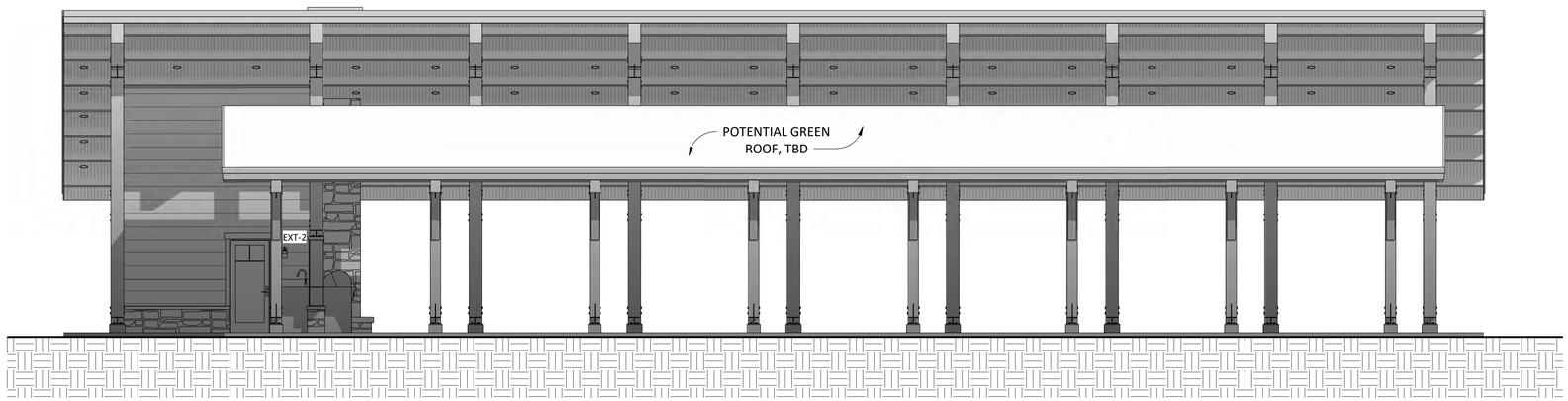
PAVILION ROOF PLAN

Drawing No.

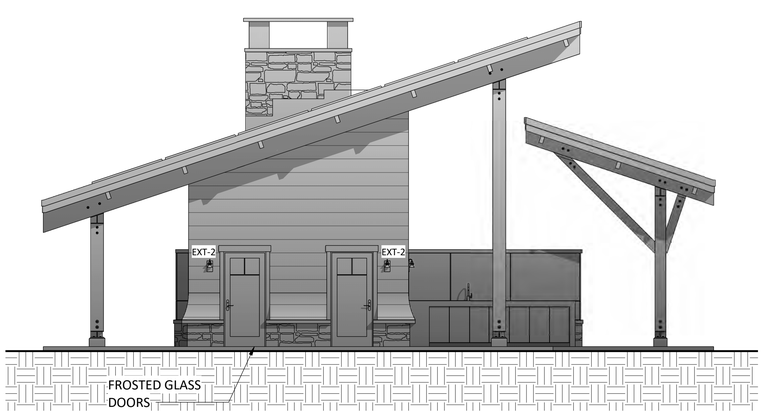
A2-2



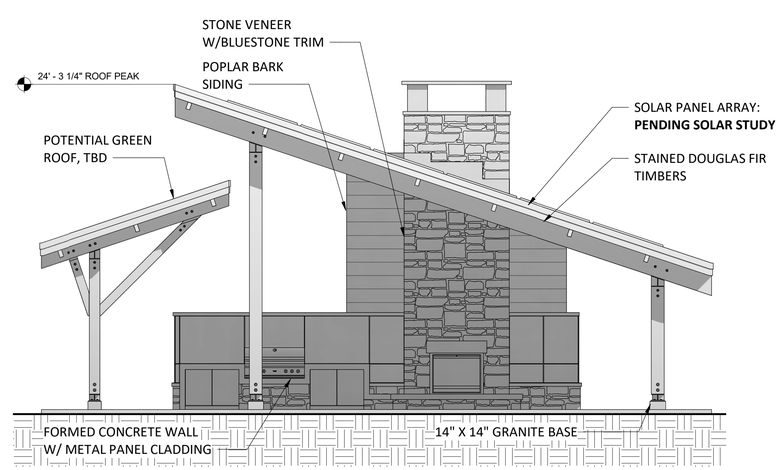
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



BACK ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

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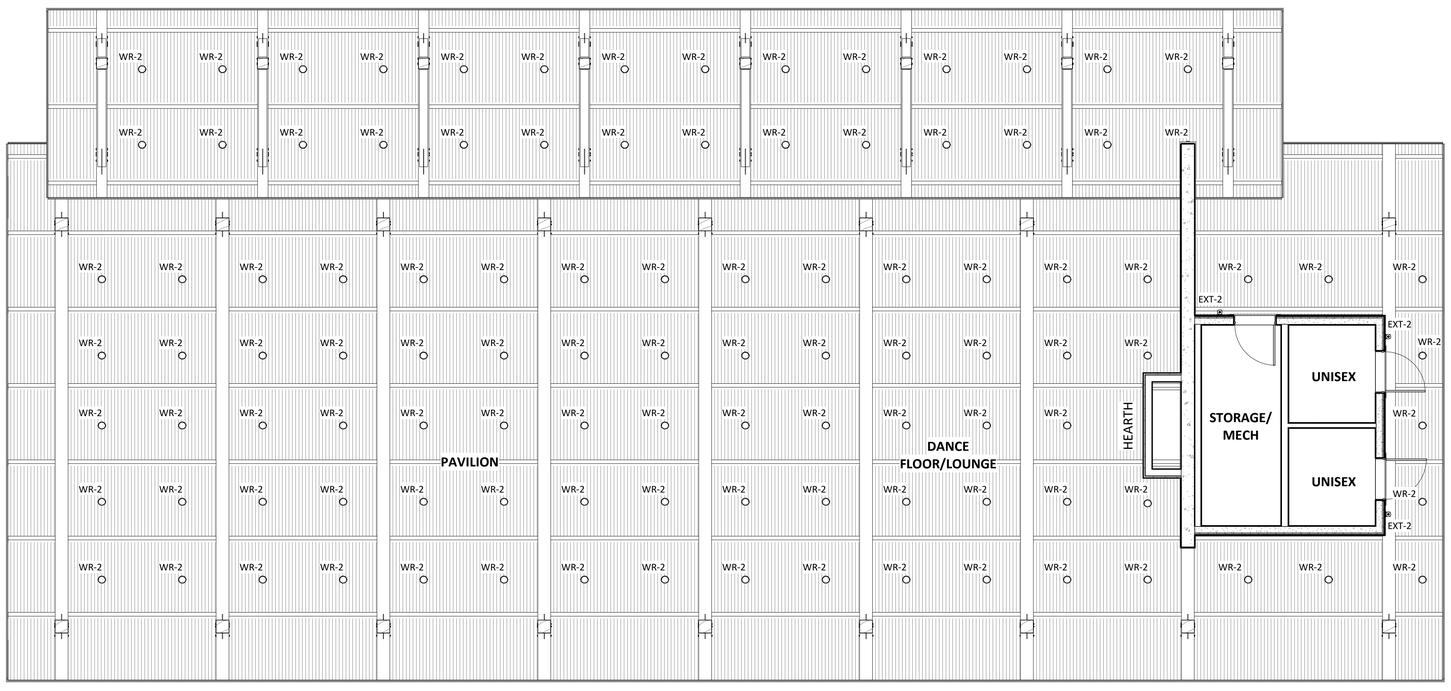
Rev:	Description:	Date:

Drawing Title

PAVILION
ELEVATIONS

Drawing No.

A2-3



EXTERIOR LIGHTING PLAN

SCALE: 3/16" = 1'-0"

WR-1: NDR RAZOR-R CCT RECESSED DOWNLIGHT, BLACK

WR-2: NDR ORBIT-R RECESSED GIMBALL-HEAD DOWNLIGHT, BLACK

EXT-1: HUBBARDTON FORGE HENRY LARGE DARK SKY FRIENDLY OUTDOOR SCONCE, COASTAL BLACK

EXT-2: HUBBARDTON FORGE ERLENMEYER DARK SKY FRIENDLY OUTDOOR SCONCE, COASTAL BLACK

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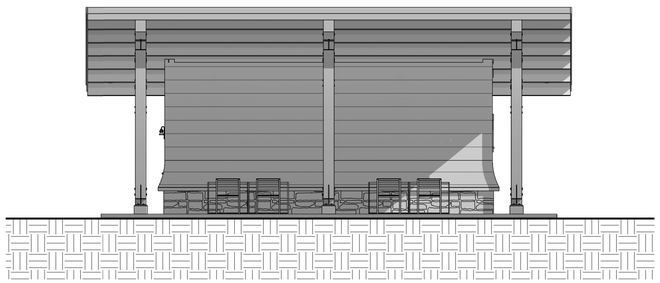
Drawing Title

PAVILION
EXTERIOR
LIGHTING PLAN

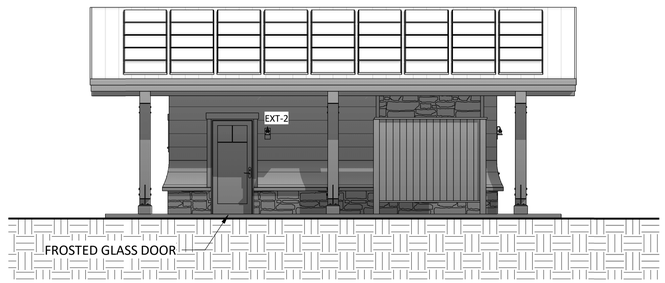
Drawing No.

A2-4



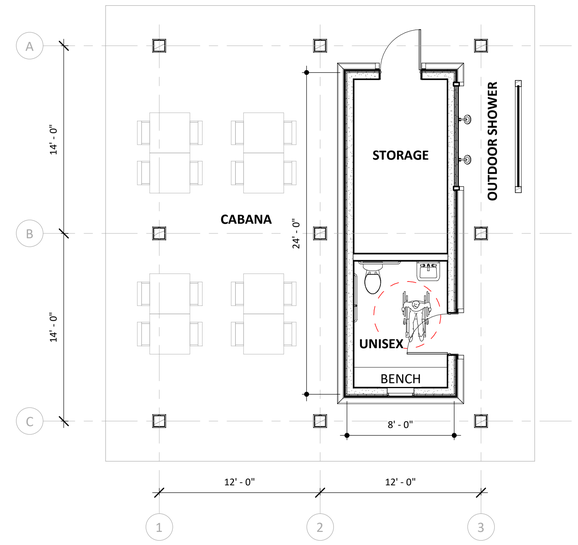
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



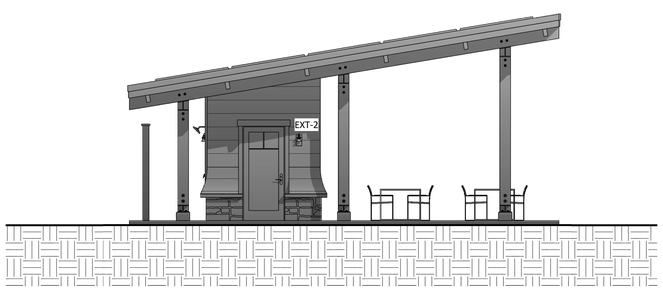
BACK ELEVATION

SCALE: 3/16" = 1'-0"



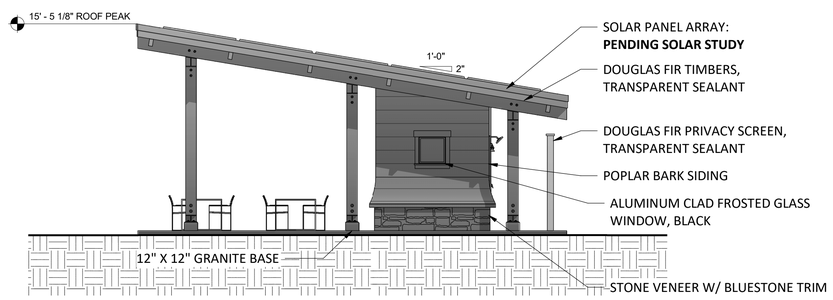
FLOOR PLAN

SCALE: 3/16" = 1'-0"



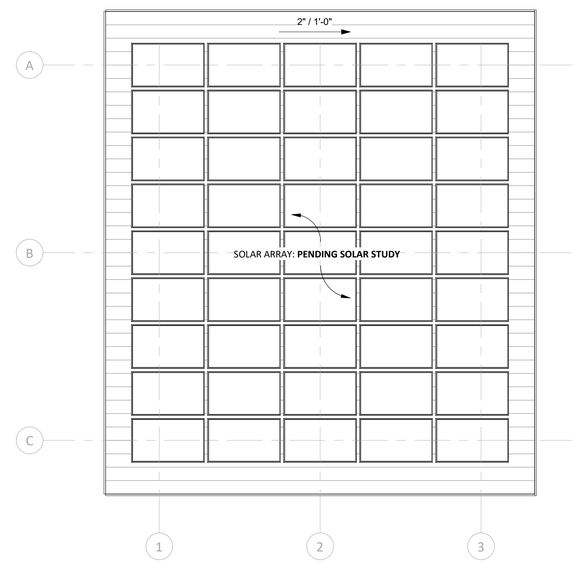
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



ROOF PLAN

SCALE: 3/16" = 1'-0"

CONDITIONED SF: 206 SF

UNCONDITIONED SF: 880 SF

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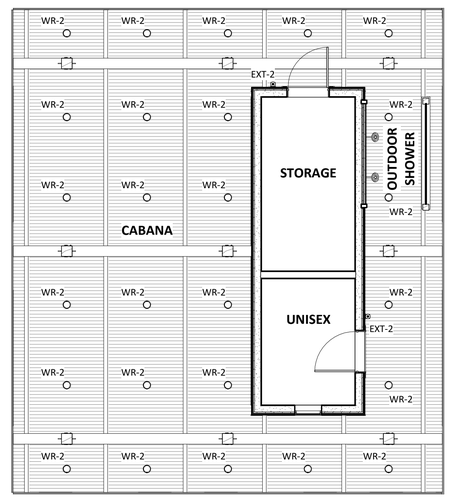
Drawing Title

CABANA PLANS
AND ELEVATIONS

Drawing No.

A3-1



EXTERIOR LIGHTING PLAN - OPTION 1

SCALE: 3/16" = 1'-0"

WR-1: NDR RAZOR-R CCT RECESSED DOWNLIGHT, BLACK

WR-2: NDR ORBIT-R RECESSED GIMBALL-HEAD DOWNLIGHT, BLACK

EXT-1: HUBBARDTON FORGE HENRY LARGE DARK SKY FRIENDLY OUTDOOR SCONCE, COASTAL BLACK

EXT-2: HUBBARDTON FORGE ERLENMEYER DARK SKY FRIENDLY OUTDOOR SCONCE, COASTAL BLACK

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Civil Engineer:
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Saranac Lake, NY 12983

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

Project Title:

Terramor
Lake Placid

77 Fox Farm Road
Wilmington, New York 12997

ISSUED FOR:
REGULATORY PERMITTING

Project No.:			2021136
Design:			MRP/AEP
Drawn:	AEP	Ch'k'd:	ECA
Date:	10/14/2022	Scale:	3/16"=1'-0"

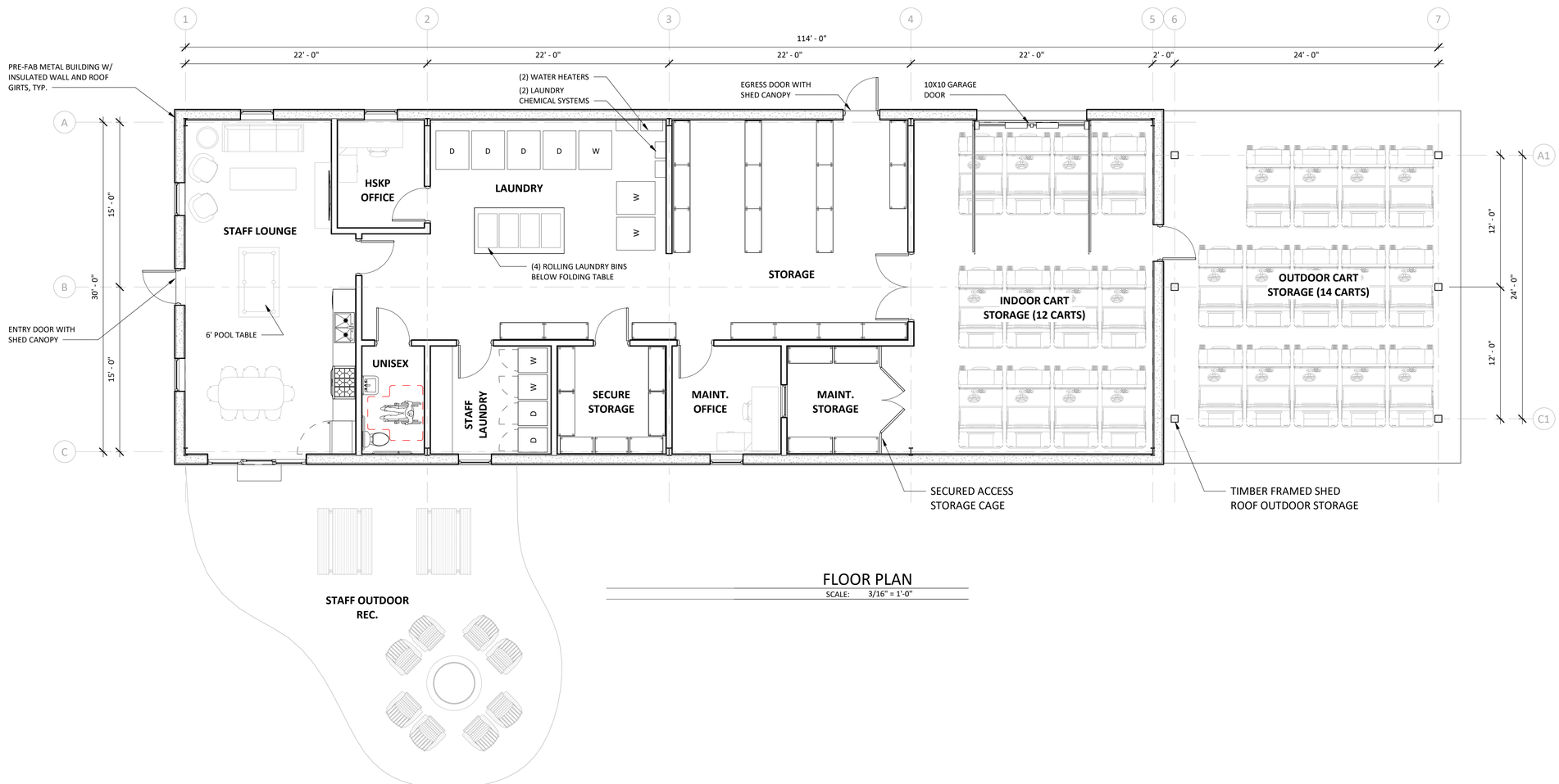
Rev:	Description:	Date:

Drawing Title

CABANA
EXTERIOR
LIGHTING PLAN

Drawing No.

A3-2



FLOOR PLAN

SCALE: 3/16" = 1'-0"

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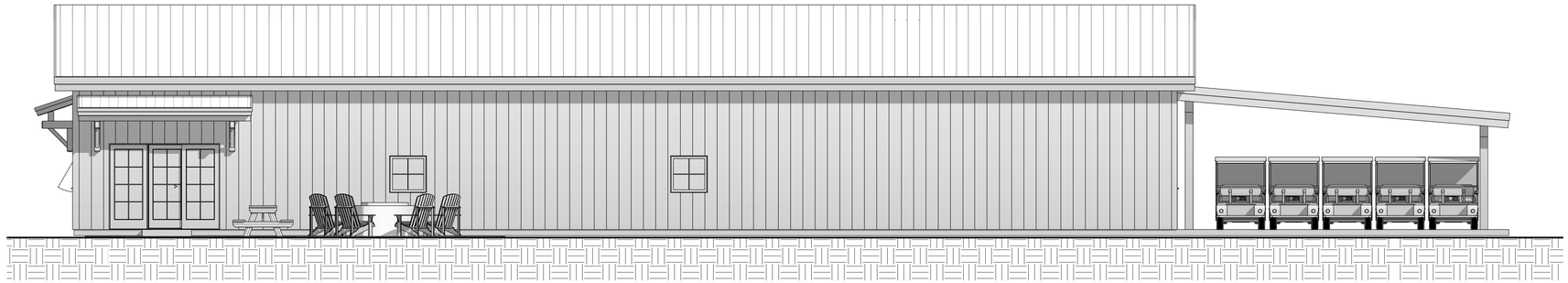
Rev:	Description:	Date:

Drawing Title

MAINTENANCE FLOOR PLAN

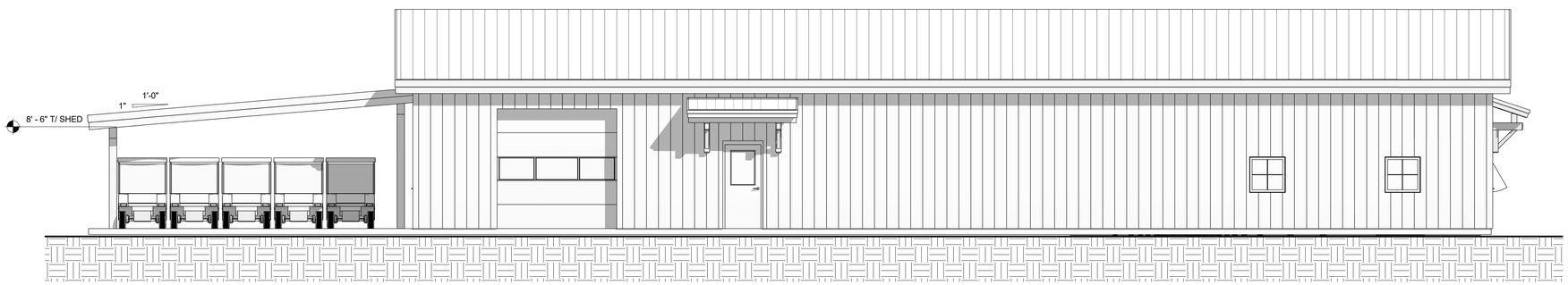
Drawing No.

A4-1



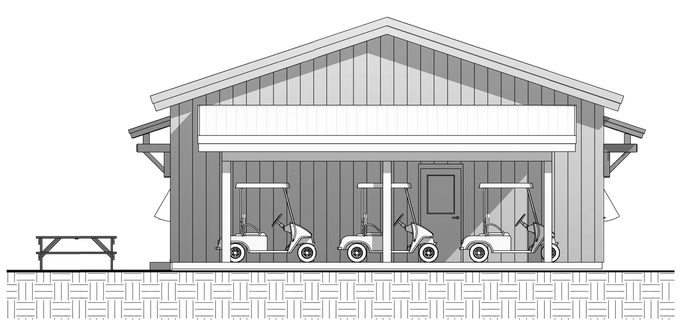
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



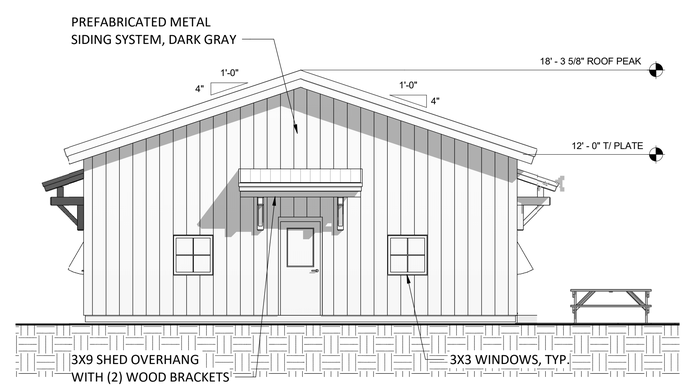
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



BACK ELEVATION

SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

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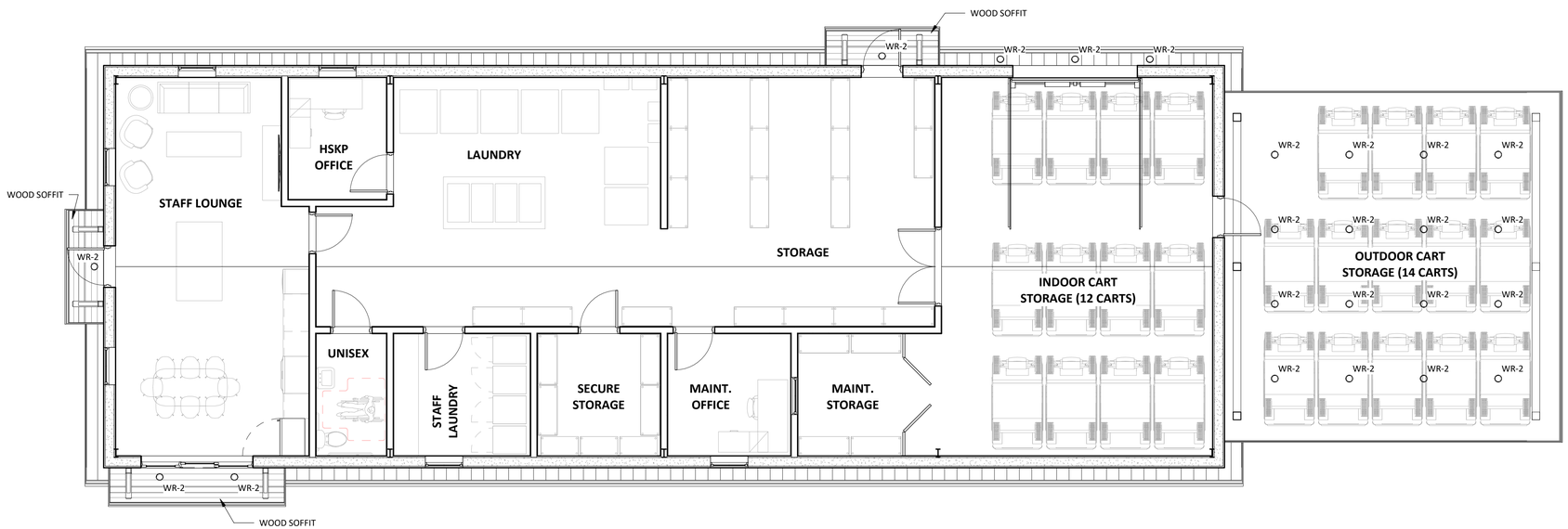
Rev:	Description:	Date:

Drawing Title

MAINTENANCE
ELEVATIONS

Drawing No.

A4-3



EXTERIOR LIGHTING PLAN

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Rev:	Description:	Date:

Drawing Title

MAINTENANCE EXTERIOR LIGHTING PLAN

Drawing No.

A4-4