RV PARK EXTENSION FOR

SUNSET BAY VACATION RESORT

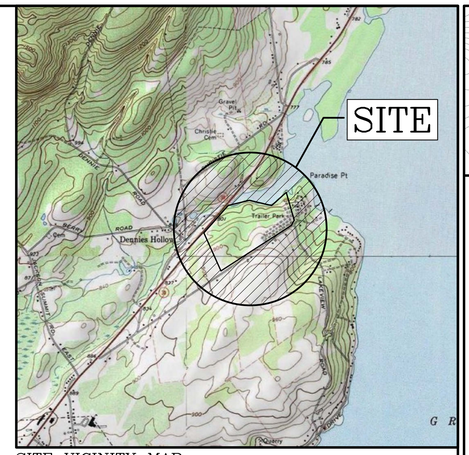
APPLICANT/OWNER:

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD

TOWN OF MAYFIELD, FULTON COUNTY, NEW YORK

SITE LOCATION MAP
SCALE: 1" = 800'



SITE VICINITY MAP
SCALE: 1" = 2000'

SITE STATISTICS

	MIXED USE-1 REQUIREMENTS	PROPOSED
PARCEL AREA	6 ACRES	57.09± ACRES
MAXIMUM BUILDING HEIGHT	40'	<40'
MAXIMUM PERCENT OF LOT OCCUPIED BY ALL STRUCTURES	50%	<50%
PROPOSED PROPERTY LINE SETBACK	50'	50'
PROPOSED R.O.W. SETBACK	50'	50'
PROPOSED INTERIOR ROAD SETBACK	10'	10'
ADJACENT RV SETBACK	20'	20'
LOT DENSITY	12 LOTS PER ACRE	6.3± LOTS PER ACRE
MINIMUM LOT AREA	2,500 SQFT	2,500 SQFT
MINIMUM OPEN SPACE	10%	>10%
STORMWATER MANAGEMENT	N/A	ON-SITE
WATER PROVISIONS	N/A	ON-SITE WELL
SANITARY PROVISIONS	N/A	MUNICIPAL CONNECTION
DISTURBED AREA	N/A	±40.5
TREE CLEARING	N/A	±24.0
NUMBER OF SITES	UP TO 684	357

NEW YORK STATE OF OPPORTUNITY. Adirondack Park Agency

RECEIVED

Date: August 14, 2025

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS
4	SITE PLAN
5	SITE PLAN
6	SITE PLAN
7	UTILITY PLAN
8	UTILITY PLAN
9	UTILITY PLAN
10	PLANTING PLAN
11	EROSION AND SEDIMENT CONTROL PLAN
12	PHASING PLAN
13	SITE DETAILS
14	SITE DETAILS
15	WATER DETAILS
16	WATER DETAILS
17	SANITARY DETAILS
18	PUMP STATION 1 DETAILS
19	PUMP STATION 2 DETAILS
20	SANITARY PROFILE
21	SANITARY PROFILE
22	SANITARY PROFILE
23	SANITARY PROFILE
24	SANITARY PROFILE
25	WATER PROFILE
26	WATER PROFILE
27	WATER PROFILE
28	WATER PROFILE
29	WATER PROFILE
30	LIGHTING PLAN
31	LIGHTING PLAN
32	LIGHTING PLAN
33	WETLAND DISTURBANCE PLAN

NYSDEC CONSTRUCTION CERTIFICATION NOTE:

THE CONSTRUCTION OF THE SANITARY SEWERS DEPICTED ON THESE PLANS SHALL BE UNDER THE SUPERVISION OF A PERSON OR FIRM QUALIFIED TO PRACTICE PROFESSIONAL ENGINEERING IN THE STATE OF NEW YORK UNDER THE EDUCATION LAW OF THE STATE OF NEW YORK. WITHIN THIRTY (30) DAY FOLLOWING THE COMPLETION OF THEE CONSTRUCTION THE ENGINEER SHALL CERTIFY TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND TO THE OWNER THAT THE CONSTRUCTED FACILITIES HAVE BEEN CONSTRUCTED UNDER THE SUPERVISION AND THE WORK HAS BEEN FULLY COMPLETED IN ACCORDANCE WITH THE APPROVED ENGINEERING REPORT AND PLANS. THE PROJECT DEVELOPER MUST RECEIVE WRITTEN ACCEPTANCE OF SUCH CERTIFICATION FROM THE DEPARTMENT PRIOR TO PLACING THE FACILITIES IN SERVICE.

RECORD OF SUBMITTALS	DATE	BY

PLANS PREPARED BY :

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
900 Route 146 Clifton Park, New York 12065
(518) 371-7621
edpllp.com

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TAX MAP No: 88.-4-18, 88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

SITE PLANS FOR
SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK INC.
PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMM
CHECKED BY	TJM
EDP PROJECT NUMBER	14197

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NYSDOH SUBMISSION	04/25/25	EMM
REVISIONS PER APA COMMENTS	05/14/25	EMM
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/18/25	EMM
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	EMM
ADD APA ESC WETLAND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMM

SCALE:
AS NOTED

NOT FOR CONSTRUCTION

SHEET TITLE:
COVER SHEET

SHEET:
1 of 33

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20'X30' BATHHOUSE (TYP.)

RV LOTS (TYP.)

STORMWATER MANAGEMENT AREA (TYP.)

STORMWATER MANAGEMENT AREA (TYP.)

EXISTING SWIMMING AREA

STORMWATER MANAGEMENT AREA (TYP.)

GATE 6 (KEY CARD CONTROLLED) ACCESS LOCATION

PROPOSED CONNECTION TO PUBLIC SEWER DISTRICT

PROPOSED CONNECTION TO NYS ROUTE 30

MAIN IDENTIFICATION SIGN

NYS ROUTE 30

GATE 4 (KEY CARD CONTROLLED) EMS ACCESS LOCATION

16'X30' OFFICE AND CHECK-IN BUILDING WITH PARKING

GATE 7 (KEY CARD CONTROLLED) PRIMARY ACCESS LOCATION FOR ALL PARK MEMBERS AND GUESTS

REFUSE ENCLOSURE AREA (TYP.)

PROPOSED AMPHITHEATER

PROPOSED TWO-WAY ROADS: 28-FT CLEARANCE (TYP.)

GATE 5 (KEY CARD CONTROLLED) EMS AND PARK STAFF ACCESS LOCATION

STORMWATER MANAGEMENT AREA (TYP.)

PROPOSED EDGE OF WOODS; SELECTIVE CLEARING AS NEEDED TO INSTALL IMPROVEMENTS; RETAIN TREES TO GREATEST EXTENT POSSIBLE

PROPOSED COMMUNITY BUILDING WITH RECREATIONAL ACTIVITIES, POOL & SPLASH PAD

20'X30' BATHHOUSE (TYP.)

PROPOSED ONE-WAY ROADS: 18-FT CLEARANCE (TYP.)

BUFFER PLANTINGS

STORMWATER MANAGEMENT AREA (TYP.)

REMOVE EXISTING PARK ENTRANCE

KEY CARD GATE 3 WITH 16'X30' OFFICE AND CHECK-IN BUILDING FOR EXISTING PARK MEMBERS WITH PARKING

GATE 2 (KEY CARD CONTROLLED) EMS ACCESS LOCATION

BUFFER PLANTINGS

QUEUING LENGTH = 350' (8 PASSENGER VEHICLES WITH TRAILERS OR 16 PASSENGER VEHICLES)

20'X30' BATHHOUSE (TYP.)

PROPOSED ENTRANCE SIGN

WATER SUPPLY WELL 50/100/200-FT BUFFER LIMITS (TYP.)

RV LOTS (TYP.)

PARADISE POINT ROAD

RIPARIAN BUFFER AREA (TYP)

EXISTING VEGETATION EDGE

PICKLEBALL COURTS

4'HT VINYL COATED CHAIN LINK FENCE ALONG PARADISE POINT DR; LIMITS TO BE COORDINATED WITH CODE ENFORCEMENT FENCE TO BE FIELD LOCATED TO MINIMIZE CLEARING

BUFFER PLANTINGS

GATE 1 (KEY CARD CONTROLLED) EMS ACCESS LOCATION

NOTE: A STAFF MEMBER SHALL BE AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, WHILE THE CAMPGROUND IS IN OCCUPIED, TO ADDRESS ANY EMERGENCY OR SECURITY CONCERNS FROM RESIDENTS OR NEIGHBORS.

SITE PLAN LEGEND:

- DENOTES APA WETLAND AREA
- DENOTES USACE WETLAND AREA
- 50' RV SETBACK — DENOTES RV SETBACK LINE
- DENOTES RV/CAMPING LOT LINE
- DENOTES GRAVEL PAVEMENT
- DENOTES R.O.W. FENCING
- DENOTES BUFFER PLANTINGS
- W — DENOTES APPROXIMATE LOCATION OF WATER WELL
- DENOTES APPROXIMATE LOCATION OF SEPTIC FIELD

NOTES:
1. ALL RV UNITS MUST BE 5 YEARS OLD OR NEWER AT THE TIME OF ENTRANCE TO THE PARK.
2. BOAT SLIPS ARE ONLY AVAILABLE FOR MEMBERS WITH AN RV SITE IN SUNSET BAY. THERE SHALL BE NO DAY LAUNCHING OF BOATS PERMITTED.
3. ALL SITE RENTALS SHALL BE SEASONAL WITH NO TRANSIENT RENTALS.
4. THERE SHALL BE "VALET" TRASH COLLECTION WHERE THE PARK WILL COLLECT ALL TRASH FROM CAMPSITES.
5. ANY WORK PERFORMED WITHIN HUDSON RIVER BLACK RIVER DISTRICT REQUIRES A WORK PERMIT FROM HRBR.
6. COMMUNICATE WITH FULTON COUNTY EMERGENCY SERVICES FOR SITE ADDRESSES. ALL NEW SITE ADDRESSES TO BE BASED ON ROUTE 30.

GRAPHIC SCALE

100 80 60 40 20 0 50 100 200 400

(IN FEET)

1 INCH = 100 FT.

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OCTOBER 2, 2024

SITE PLANS FOR SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMK
CHECKED BY	TJM
EDP PROJECT NUMBER	14197

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INTOSH SUBMISSION	04/25/25	bwk
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REVISIONS PER SEQR COMMENTS AND INTERNAL REVIEW	06/18/25	bwk
REVISIONS PER SEQR COMMENTS AND LETTER	06/26/25	bwk
LEGEND AND WETLAND DISPLAY REVISIONS PER APA COMMENT	08/13/25	bwk

SCALE: 1" = 100'

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SHEET TITLE: OVERALL SITE PLAN

SHEET: 2 of 33

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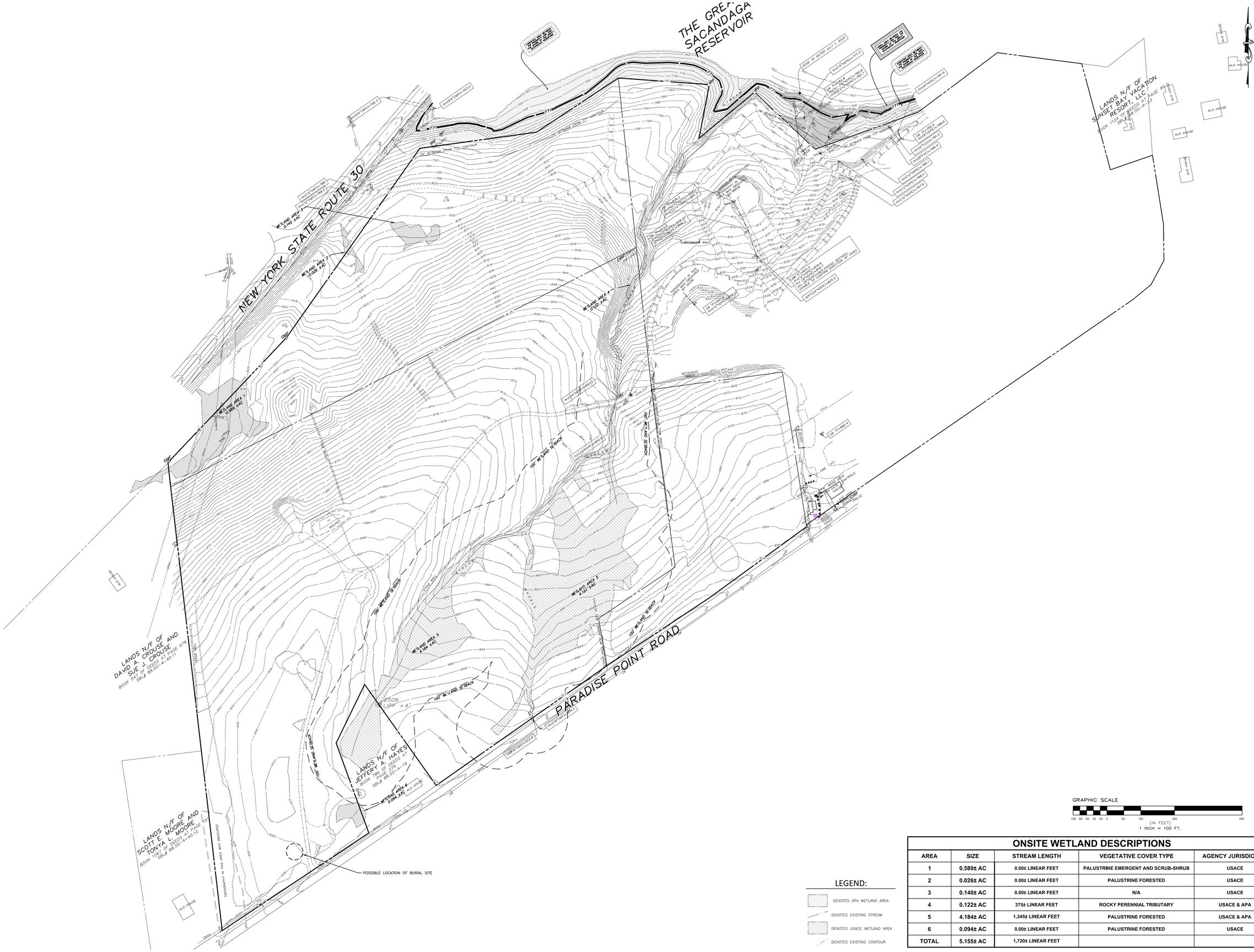

LEGEND:

- DENOTES APA WETLAND AREA
- DENOTES EXISTING STREAM
- DENOTES USACE WETLAND AREA
- DENOTES EXISTING CONTOUR

ONSITE WETLAND DESCRIPTIONS

AREA	SIZE	STREAM LENGTH	VEGETATIVE COVER TYPE	AGENCY JURISDICTION
1	0.589± AC	0.00± LINEAR FEET	PALUSTRINE EMERGENT AND SCRUB-SHRUB	USACE
2	0.026± AC	0.00± LINEAR FEET	PALUSTRINE FORESTED	USACE
3	0.140± AC	0.00± LINEAR FEET	N/A	USACE
4	0.122± AC	375± LINEAR FEET	ROCKY PERENNIAL TRIBUTARY	USACE & APA
5	4.184± AC	1,345± LINEAR FEET	PALUSTRINE FORESTED	USACE & APA
6	0.094± AC	0.00± LINEAR FEET	PALUSTRINE FORESTED	USACE
TOTAL	5.155± AC	1,720± LINEAR FEET		

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SITE PLANS FOR SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

TAX MAP No: 88.-4-18, 88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

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REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	bsm
LIGHTING AND WETLAND DISPLAY REVISIONS PER APA COMMENT	08/13/25	bsm

SCALE: 1" = 100'

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SHEET TITLE: EXISTING CONDITIONS

SHEET: 3 of 33

C:\edp-ny\data\environmental design partnership\sharepoint site - documents\0 A-ZCVTJL\TJM\MAYFIELD\paradise point road\353 sunset bay\05-dwg\3d\data\SHEETS\02_EC-SUNSET.dwg Aug 14, 2025 10:20:33AM

GRADING PLAN LEGEND:

- DENOTES APA WETLAND AREA
- DENOTES USACE WETLAND AREA
- DENOTES EXISTING STREAM
- DENOTES RIP-RAP OVERFLOW
- DENOTES EXISTING CONTOUR
- 268 DENOTES PROPOSED CONTOUR
- DENOTES GRAVEL PAVEMENT

GRAPHIC SCALE

50 40 30 20 10 0 25 50 100 200

(IN FEET)
1 INCH = 50 FT.

NOTES:
1. ALL RV UNITS MUST BE 5 YEARS OLD OR NEWER AT THE TIME OF ENTRANCE TO THE PARK.
2. BOAT SLIPS ARE ONLY AVAILABLE FOR MEMBERS WITH AN RV SITE IN SUNSET BAY. THERE SHALL BE NO DAY LAUNCHING OF BOATS PERMITTED.
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NEW YORK STATE ROUTE 30

MAIN ENTRANCE; PROPOSED DRIVEWAY ON ROUTE 30

OFFICE AND CHECK-IN BUILDING

GATED (KEY CARD CONTROLLED) PRIMARY ACCESS LOCATION

GATED (KEY CARD CONTROLLED) ACCESS LOCATION

BATHROOM & LAUNDRY BUILDING

PROPOSED AMPHITHEATER

PROPOSED COMMUNITY BUILDING WITH RECREATION ACTIVITIES, POOL, & SPLASH PAD

PROPOSED TWO-WAY ROAD; GRAVEL PAVEMENT, (TYP.)

PROPOSED ONE-WAY ROAD; GRAVEL PAVEMENT, (TYP.)

PROPOSED CLEARING LIMITS, (TYP.)

PERMANENT CHECK DAMS

GRAVEL DIAPHRAGM

RV SITE WITH GRAVEL PAD, (TYP.)

LOT CULVERTS TO BE INSTALLED TO FACILITATE FLOW IN SWALE

SEE WETLAND DISTURBANCE PLAN SHEET 28 OF 29 FOR DETAILS

SMA#1: BIORETENTION AREA
SMA#2: TREATMENT POND
SMA#2: FOREBAY
SMA#3: WET POND
SMA#3: FOREBAY
SMA#4: BIORETENTION AREA
SMA#4: FOREBAY
SMA#5: BIORETENTION AREA
SMA#6: BIORETENTION AREA
SMA#6: FOREBAY
SMA#7: BIORETENTION AREA
SMA#7: FOREBAY
SMA#9: DRY SWALE

WETLAND AREA 1 0.259 AC
WETLAND AREA 2 0.026 AC
WETLAND AREA 3 0.140 AC
WETLAND AREA 4 0.092 AC

SHEET 4 OF 33
SHEET 5 OF 33

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OCTOBER 2, 2024

SITE PLANS FOR SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMW
CHECKED BY	TJM
EDP PROJECT NUMBER	14197

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ADDSIONS PER APA COMMENTS	05/14/25	EMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/18/25	EMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	EMW
EXTEND AND WETLAND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMW

SCALE: 1" = 50'

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SHEET TITLE: SITE PLAN

SHEET: 4 of 33

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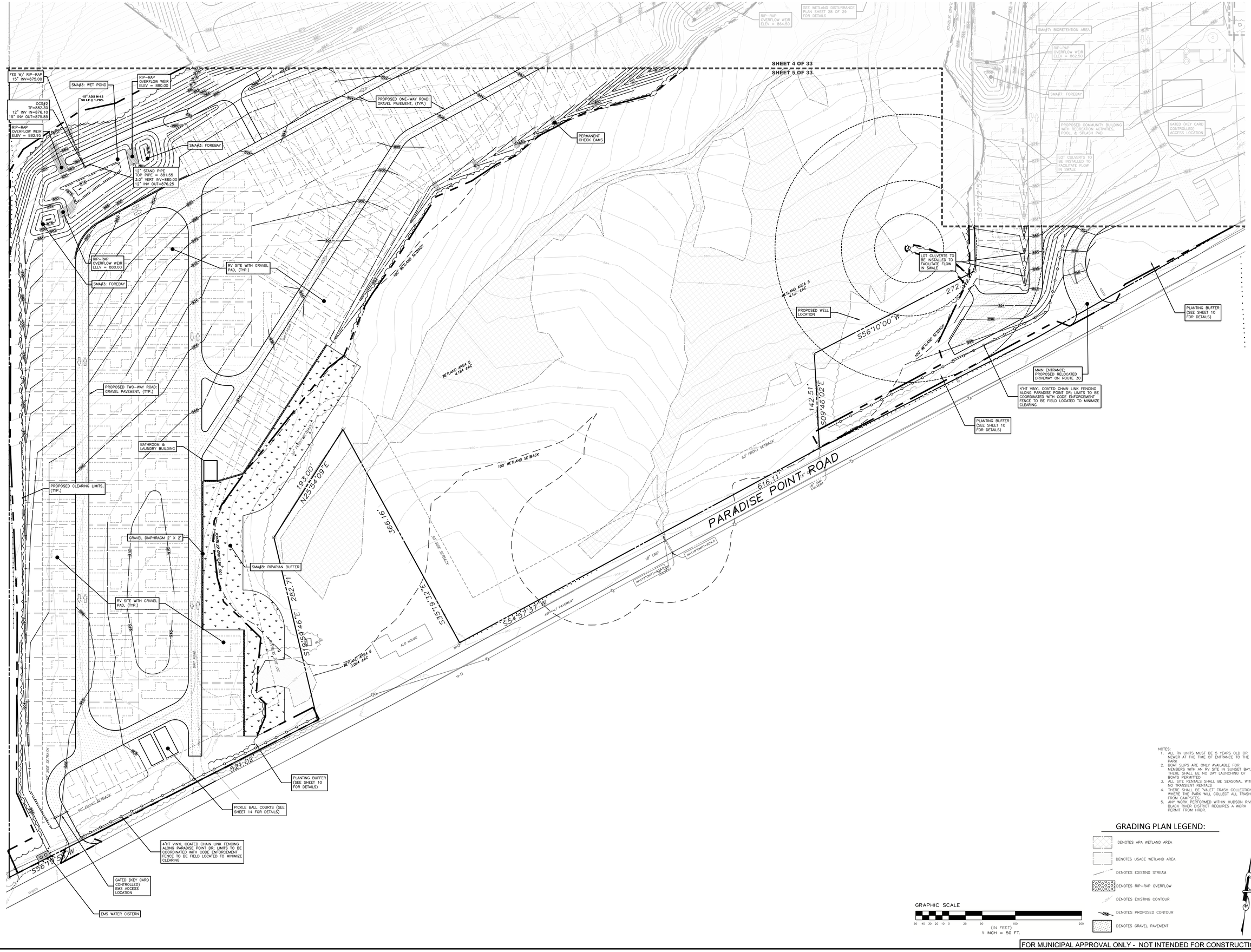

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GRADING PLAN LEGEND:

- DENOTES APA WETLAND AREA
- DENOTES USACE WETLAND AREA
- DENOTES EXISTING STREAM
- DENOTES RIP-RAP OVERFLOW
- DENOTES EXISTING CONTOUR
- DENOTES PROPOSED CONTOUR
- DENOTES GRAVEL PAVEMENT

GRAPHIC SCALE

50 40 30 20 10 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

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SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

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REVISIONS PER SCH COMMENTS AND INTERNAL REVIEW	06/18/25	EMM
REVISIONS PER SCH COMMENTS AND INTERNAL REVIEW	06/25/25	EMM
LOT LINE AND WETLAND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMM

SCALE:
1" = 50'

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SHEET TITLE:
SITE PLAN

SHEET:
5 of 33

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SHEET 5 OF 33
SHEET 6 OF 33

GRAPHIC SCALE
50 40 30 20 10 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

GRADING PLAN LEGEND:
- DENOTES APA WETLAND AREA
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RIP-RAP OVERFLOW WEIR ELEV = 787.00
SMA#1: BIORETENTION AREA
GRAVEL DIAPHRAGM
RIP-RAP OVERFLOW WEIR ELEV = 795.00
SMA#4: BIORETENTION AREA
BATHROOM & LAUNDRY BUILDING
RIP-RAP OVERFLOW WEIR ELEV = 794.50
SMA#4: FOREBAY
PROPOSED AMPHITHEATER
PERMANENT CHECK DAMS
PROPOSED CLEARING LIMITS
GATED (KEY CARD CONTROLLED) ACCESS LOCATION
422.73'
S07°32'55"E
EDGE OF WATER JULY 1, 2024
OHWM 774.0 PROPOSED 2 YEAR FLOOD ELEVATION
PROPOSED AREA BETWEEN THE SHORELINE OF THE BAY AND THE SETBACK OF THE BUILDING SHALL BE LEFT IN NATURAL VEGETATION
IPF
774
50' SETBACK FROM 771' CONTOUR
75' SETBACK FROM 771' CONTOUR
RIP-RAP
ALO HOUSE
PERMANENT CHECK DAMS
RIP-RAP OVERFLOW WEIR ELEV = 863.00
SMA#9: DRY SWALE
GRAVEL DIAPHRAGM
SMA#7: BIORETENTION AREA
RIP-RAP OVERFLOW WEIR ELEV = 862.50
SMA#7: FOREBAY
PROPOSED COMMUNITY BUILDING WITH RECREATION ACTIVITIES, POOL, & SPLASH PAD
GATED (KEY CARD CONTROLLED) ACCESS LOCATION
LOT CULVERTS TO BE INSTALLED TO FACILITATE FLOW IN SWALE
N07°32'55"W 422.73'
WOOD DECK
HOUSE
EXISTING ENTRANCE TO BE DEMOLISHED
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REVISIONS PER APA AND TOWN COMMENTS	04/11/25	EMM
HYDCH SUBMISSION	04/25/25	EMM
REVISIONS PER APA COMMENTS	05/14/25	EMM
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/18/25	EMM
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	08/25/25	EMM
LISTING AND WETLAND DISPLAY REVISIONS PER APA COMMENT	09/12/25	EMM

SCALE: 1" = 50'

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SHEET TITLE: SITE PLAN

SHEET: 6 of 33

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UTILITY PLAN LEGEND:

- DENOTES APA WETLAND AREA
- DENOTES USACE WETLAND AREA
- DENOTES EXISTING STREAM
- DENOTES EXISTING CONTOUR
- DENOTES PROPOSED CONTOUR
- DENOTES PROPOSED SANITARY MANHOLE
- DENOTES SEWER SERVICE MAIN
- DENOTES WATER SERVICE MAIN

NEW YORK STATE ROUTE 30

FUTURE CONNECTION TO FULTON COUNTY #5 SEWER DISTRICT MAIN

CONCEPTUAL LOCATION OF FULTON COUNTY #5 SEWER DISTRICT MAIN

PROPOSED 27' X 37' PUMP HOUSE

END OF LINE HYDRANT

SETBACK FROM 771' CONTOUR

50' FROM IPF

SHEET 7 OF 33
SHEET 9 OF 33

SHEET 7 OF 33
SHEET 8 OF 33

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TAX MAP No: 88.-4-18, 88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

SITE PLANS FOR
SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMM
CHECKED BY	TJM
EDP PROJECT NUMBER	14197

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INTERIM SUBMISSION	04/25/25	EMM
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REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	08/25/25	EMM
LISTING AND WETLAND DISPLAY REVISIONS PER APA COMMENT	09/17/25	EMM

SCALE: 1" = 50'

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SHEET TITLE: UTILITY PLAN

SHEET: 7 of 33

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SHEET 7 OF 33
SHEET 8 OF 33

MH#4
STA 9+51.21
TF=894.51
6" INV IN=882.90
6" INV IN=882.90
6" INV OUT=882.80

MH#48
STA ???
TF=894.00
6" INV IN=880.20
6" INV OUT=880.10

MH#10
STA 12+57.35
TF=897.35
6" INV IN=893.40
6" INV OUT=893.30

MH#11
STA 8+03.65
TF=882.01
6" INV IN=877.50
6" INV OUT=877.40

3"X3" M.J. TEE W/VALVE & THRUST BLOCK

6" INV IN=866.50
6" INV OUT=866.25

END OF LINE HYDRANT

457 LF 6" PVC SDR-26/35 @ 1.93%

UTILITY CROSSING, MAINTAIN 18" MIN. VERTICAL SEPARATION

100 LF 6" PVC SDR-26/35 @ 1.00%

MH#3
STA 7+58.74
TF=889.14
6" INV IN=884.95
6" INV OUT=884.85

3"X3" M.J. TEE W/VALVE & THRUST BLOCK

2" PVC SDR-21 WATER MAIN

253 LF 6" PVC SDR-26/35 @ 0.40%

100' WETLAND SETBACK

BLOW OFF HYDRANT

UTILITY CROSSING, MAINTAIN 18" MIN. VERTICAL SEPARATION

3"X3" M.J. TEE W/VALVE & THRUST BLOCK

MH#9
STA 5+78.92
TF=908.87
6" INV OUT=904.20

50' SIDE YARD SETBACK

MH#8
STA 4+61.95
TF=908.89
6" INV IN=900.80
6" INV OUT=900.70

50' FRONT SETBACK

100' WETLAND SETBACK

MH#2
STA 3+95.61
TF=906.34
6" INV IN=898.00
6" INV OUT=897.90

BLOW OFF HYDRANT

3" PVC SDR-21 WATER MAIN

384 LF 6" PVC SDR-26/35 @ 1.04%

50' SIDE YARD SETBACK

50' SIDE SETBACK

MH#7
STA 0+00.00
TF=908.80
6" INV OUT=904.80

MH#1
STA 0+00.00
TF=906.37
6" INV OUT=902.00

50' SIDE SETBACK

50' MINIMUM FRONT YARD SETBACK

50' FRONT SETBACK

PARADISE POINT ROAD

PROPOSED WELL LOCATION

WATER SUPPLY WELL 50'/100'/200' BUFFER LIMITS, TYP.

100' WETLAND SETBACK

50' FRONT SETBACK

50' SIDE SETBACK

PARADISE POINT ROAD

MH#33
STA 0+00.00
TF=885.85
6" INV OUT=880.75

MH#42
STA 2+17.14
TF=875.74
6" INV IN=870.00
6" INV OUT=869.25

3"X3" M.J. TEE W/VALVE & THRUST BLOCK

3"X3" M.J. TEE W/VALVE & THRUST BLOCK

5" INV IN=861.20
6" INV IN=861.50
6" INV OUT=861.25

3" PVC SDR-21 WATER MAIN

215 LF 6" PVC SDR-26/35 @ 0.93%

215 LF 6" PVC SDR-26/35 @ 3.72%

BLOW OFF HYDRANT

MH#30
STA 0+00.00
TF=891.13
6" INV OUT=886.50

UTILITY PLAN LEGEND:

- DENOTES APA WETLAND AREA
- DENOTES USACE WETLAND AREA
- DENOTES EXISTING STREAM
- DENOTES EXISTING CONTOUR
- DENOTES PROPOSED CONTOUR
- Ⓢ DENOTES PROPOSED SANITARY MANHOLE
- DENOTES SEWER SERVICE MAIN
- DENOTES WATER SERVICE MAIN

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DRAWN BY	EMM
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ADD NEW DEC WETLAND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMM

SCALE:
1" = 50'

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SHEET TITLE:
UTILITY PLAN

SHEET:
8 of 33

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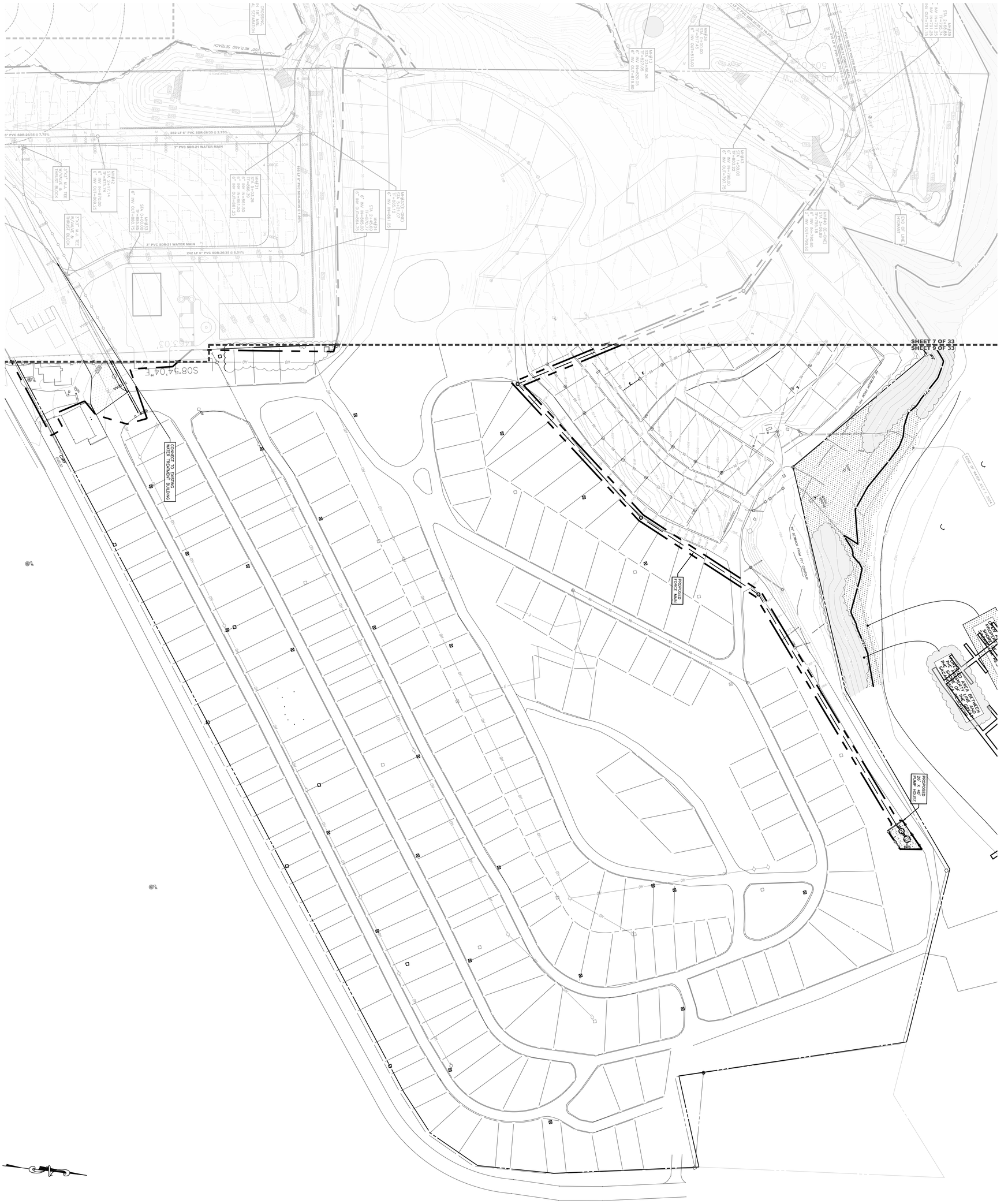
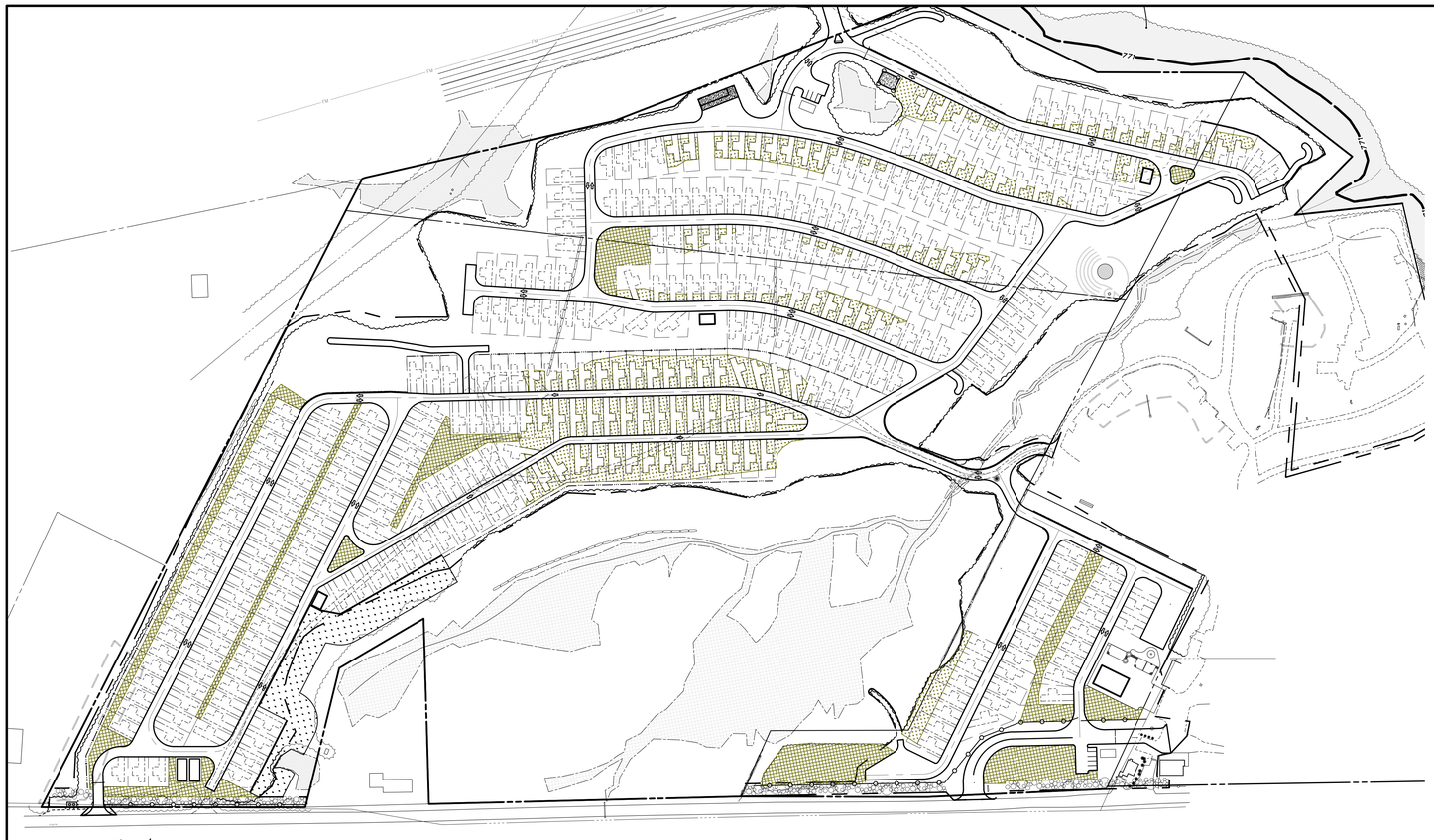

SHEET 7 OF 33
SHEET 9 OF 33
CONNECT TO EXISTING WATER TREATMENT BUILDING
PROPOSED FORCE MAIN
PROPOSED 20' X 40' PUMP HOUSE
PROPOSED 6" PVC SDR-21 FORCE MAIN
PROPOSED 6" PVC SDR-21 WATER MAIN
3" PVC SDR-21 WATER MAIN
282 LF 6" PVC SDR-26/35 @ 2.75%
242 LF 6" PVC SDR-26/35 @ 6.51%
164 LF 6" PVC SDR-26/35 @ 1.94%
6" PVC SDR-26/35 @ 7.75%
100' WETLAND SETBACK
50' WETLAND SETBACK
STONEWALL
EDGE OF WATER
EDGE OF WATER
TOP OF BANK
TOP OF BANK
FIRE HYDRANT
S08°54'04"E
MH#1 STA 2+27.26 IE=827.26 6" INV. IN=820.05 6" INV. OUT=819.95
MH#2 STA 0+00.00 IE=830.00 6" INV. OUT=830.00
MH#3 STA 1+65.00 IE=805.22 6" INV. IN=800.00 6" INV. OUT=799.75
MH#4 STA 3+58.68 IE=790.18 6" INV. IN=780.60 6" INV. OUT=790.60
MH#5 STA 4+77.00 IE=790.00 6" INV. IN=780.25 6" INV. OUT=779.15
MH#6 STA 2+45.09 IE=865.12 6" INV. IN=865.00 6" INV. OUT=864.75
MH#7(EXIST-ONE) STA 0+00.00 IE=885.12 6" INV. IN=881.05
MH#8 STA 0+00.00 IE=881.05 6" INV. OUT=880.75
MH#9 STA 1+00.00 IE=880.75 6" INV. OUT=880.25
MH#10 STA 2+17.14 IE=875.74 6" INV. IN=870.00 6" INV. OUT=869.25
MH#11 STA 0+00.00 IE=885.39 6" INV. IN=881.50 6" INV. OUT=881.25
3"x3" TEE W/VALVE & THRUST BLOCK
3"x3" TEE W/VALVE & THRUST BLOCK
3"x3" M.J. TEE W/VALVE & THRUST BLOCK
STA 0+00.00 IE=885.50 6" INV. OUT=885.25
STA 0+00.00 IE=885.50 6" INV. OUT=885.25
STA 0+00.00 IE=885.50 6" INV. OUT=885.25



PLANTING PLAN LEGEND:

- DENOTES APA WETLAND AREA
- DENOTES USACE WETLAND AREA
- DENOTES EXISTING STREAM
- 50' RV SETBACK — DENOTES RV SETBACK LINE
- DENOTES RV/CAMPING LOT LINE
- DENOTES GRAVEL PAVEMENT
- DENOTES R.O.W. FENCING
- DENOTES BUFFER PLANTINGS
- DENOTES NEW PLANTING AREAS AREA = ±2.2 ACRES
- DENOTES AREAS WHERE MATURE EXISTING VEGETATION SHALL REMAIN AREA = ±2.6 ACRES

GRAPHIC SCALE

100 80 60 40 20 0 50 100 200 400

(IN FEET)

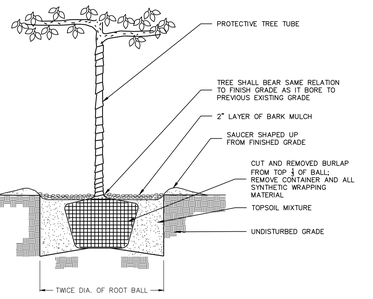
1 INCH = 100 FT.

PROPOSED AND RETAINED TREE/PLANT AREA CALCULATIONS

DENOTES NEW PLANTING AREAS	±2.2 ACRES
LOT PLANTING INITIAL CANOPY COVERAGE AREA	±1.7 ACRES
APPROXIMATE AREA WHERE EXISTING MATURE TREES ARE TO REMAIN	±2.6 ACRES
AREA OF SCREENING PLANTINGS	±0.5 ACRES
	TOTAL = ±7.0 ACRES

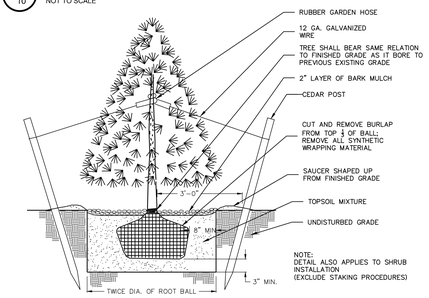
PLANT SCHEDULE - LOT AND INTERNAL PLANTINGS

KEY	TOTAL QTY - LOTS	DENSITY WHERE SHOWN	BOTANICAL NAME	COMMON NAME	SIZE/ ROOT CONDITION	INSTALL SIZE (HT)	**NATIVE SPECIES STATUS
AS		1 PER 100SF	ACER SACCHARUM	SUGAR MAPLE	#1 CONTAINER	0.5'-1" HT	NATIVE; FULTON COUNTY
QR			QUERCUS RUBRA	NORTHERN RED OAK	#1 CONTAINER	0.5'-1" HT	NATIVE; FULTON COUNTY
PS			PINUS STROBUS	EASTERN WHITE PINE	#1 CONTAINER	0.5'-1" HT	NATIVE; FULTON COUNTY
AB			ABIES BALSAMEA	BALSAM FIR	#1 CONTAINER	0.5'-1" HT	NATIVE; FULTON COUNTY
BP			BETULA POPULIFOLIA	GRAY BIRCH	#1 CONTAINER	0.5'-1" HT	NATIVE; FULTON COUNTY
PT			POPULUS TREMULOIDES	QUAKING ASPEN	#1 CONTAINER	0.5'-1" HT	NATIVE; FULTON COUNTY
PP			PRUNUS PENSYLVANICA	PIN CHERRY	#1 CONTAINER	0.5'-1" HT	NATIVE; FULTON COUNTY
OV	80	-	OSTRYA VIRGINIANA	AMERICAN IRONWOOD	2" CALIPER; CONTAINER	10'-14' HT	NATIVE; FULTON COUNTY
AM	80	-	BETULA PAPYRIFERA	WHITE BIRCH	2" CALIPER; CONTAINER	12'-14' HT	NATIVE; FULTON COUNTY
AM	80	-	CERCIS CANADENSIS	EASTERN REDBUD	2" CALIPER; CONTAINER	10'-14' HT	NATIVE; FULTON COUNTY



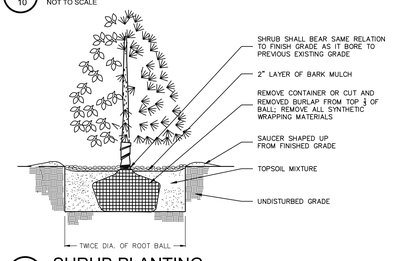
1/10 DECIDUOUS TREE

NOT TO SCALE



2/10 CONIFEROUS TREE

NOT TO SCALE



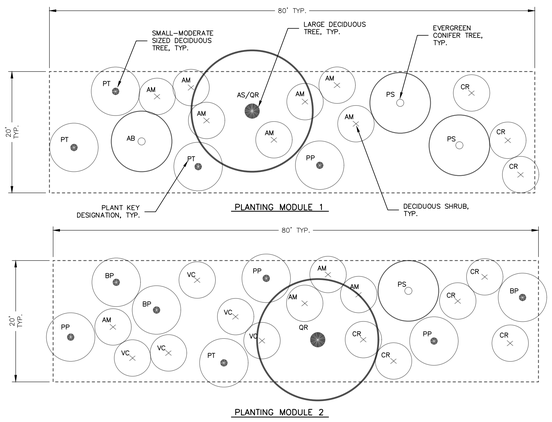
3/10 SHRUB PLANTING

NOT TO SCALE

PLANT SCHEDULE - BUFFER PLANTING MODULES

KEY	QUANTITY PER EACH MODULE 1	QUANTITY PER EACH MODULE 2	*TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE/ ROOT CONDITION	INSTALL SIZE (HT)	**NATIVE SPECIES STATUS
AS	1	—	8	ACER SACCHARUM	SUGAR MAPLE	1.5" CALIPER; CONTAINER	10-12' HT	NATIVE; FULTON COUNTY
QR	—	1	7	QUERCUS RUBRA	NORTHERN RED OAK	1.5" CALIPER; CONTAINER		NATIVE; FULTON COUNTY
PS	2	1	23	PINUS STROBUS	EASTERN WHITE PINE	4' HT; B&B	4' HT	NATIVE; FULTON COUNTY
AB	1	—	8	ABIES BALSAMEA	BALSAM FIR	5' HT; B&B	5' HT	NATIVE; FULTON COUNTY
BP	—	3	21	BETULA POPULIFOLIA	GRAY BIRCH	#7 CONTAINER	4'-6' HT	NATIVE; FULTON COUNTY
PT	3	1	31	POPULUS TREMULOIDES	QUAKING ASPEN	#7 CONTAINER	4'-6' HT	NATIVE; FULTON COUNTY
PP	1	3	29	PRUNUS PENSYLVANICA	PIN CHERRY	#7 CONTAINER	4'-6' HT	NATIVE; FULTON COUNTY
CR	3	5	59	CORNUS RACEMOSA	GRAY DOGWOOD	#3 CONTAINER	2'-4' HT	NATIVE; FULTON COUNTY
VC	—	4	28	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#5 CONTAINER	2'-3' HT	NATIVE; FULTON COUNTY
AM	7	4	84	ARONIA MELANOCARPA	BLACK CHOKEBERRY	#5 CONTAINER	2'-3' HT	NATIVE; FULTON COUNTY

** NOTE: NATIVE SPECIES STATUS DETERMINED BY FIELD-DOCUMENTED OCCURENCE IN FULTON COUNTY AS LISTED IN THE 2021 NEW YORK FLORA ATLAS (NYSFA – NEW YORK FLORA ASSOCIATION)



4/10 BUFFER PLANTING MODULES

NOT TO SCALE

PLANTING NOTES:

1. PLANTING CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL AREAS OF SITE WHICH ARE DISTURBED AND NOT LANDSCAPED, PAVED, SHALL BE TOPSOILED, SEEDED, AND MULCHED . (MULCH – STRAW, HYDROSEED MIX, OR BIODEGRADABLE NETTING.) MIXTURES TO BE APPLIED SHALL BE DETERMINED BY OWNER'S REPRESENTATIVES. TOPSOIL TO BE 4" MINIMUM.
3. EXISTING VEGETATION SHALL REMAIN UNDISTURBED WITHIN ALL AREAS OF SITE WHICH DO NOT REQUIRE GRADING.
4. ALL PLANTING BEDS TO RECEIVE 3" MINIMUM BARK MULCH WITH FILTER FABRIC WEED CONTROL OR EQUAL.
5. THIS PLAN IS FOR PLANTING PURPOSES ONLY. REFER TO SITE PLAN FOR DETAILED GRADING AND UTILITY INFORMATION.
6. GUARANTEE:
   A. FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL:
1. GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT;
2. REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD, PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION;
3. REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED;
4. GUY AND MAINTAIN AS SPECIFIED HEREIN, AT NO ADDITIONAL COST.

   B. REPLACEMENTS MADE WITHIN SIX MONTHS AFTER BEGINNING OF THE "GUARANTEE PERIOD" SHALL NOT EXTEND THE "GUARANTEE PERIOD" OF THESE PARTICULAR PLANTS; THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE "GUARANTEE PERIOD" SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF REPLACEMENT.

7. APPLICABLE STANDARDS: "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND "STANDARDIZED PLANT NAMES" BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, ARE A PART OF THIS SPECIFICATION. ALL PLANTS SHALL BE NURSERY GROWN, NOT GATHERED IN THE FIELD.

PLANTING NOTE:

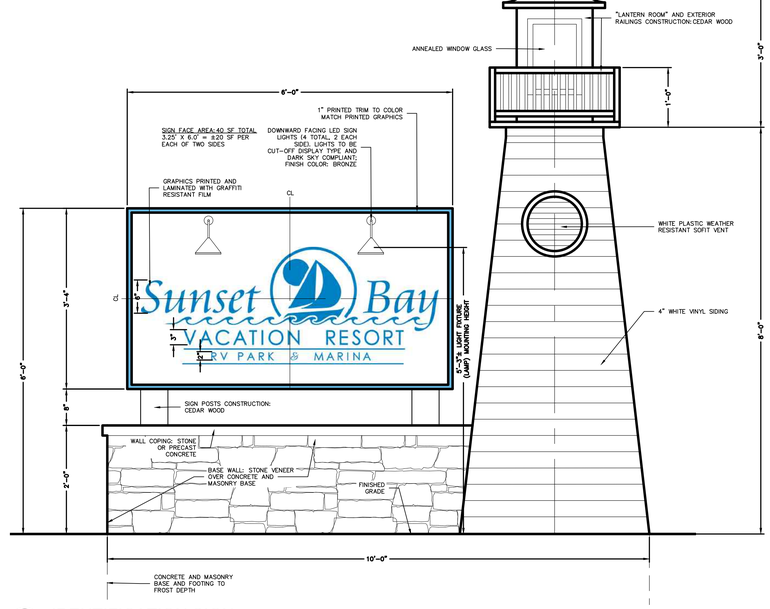
PLANTS LISTED IN THE PLANTING SCHEDULE MAY BE SUBSTITUTED FOR SIMILAR SPECIES OF THE SAME SIZE WITH THE WRITTEN APPROVAL OF THE OWNER/DEVELOPER AND/OR PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS SHALL MEET ALL PERMIT AND APPROVAL REQUIREMENTS.

PLANTING BED PREPARATION NOTE:

ALL PAVEMENT, AND GRAVEL BASE SHALL BE REMOVED FROM PROPOSED PLANTING BEDS AREAS. COMPACTED SUBBASE MATERIALS SHALL BE DECOMPACTED FOR A DEPTH OF 12". PLANTING BEDS SHALL BE FREE OF ROOTS AND TILLED TO A DEPTH 12". INCORPORATE 2" OF COMPOST INTO SOIL. TOP DRESS ALL PLANTINGS WITH 3" OF COMPOSTED SHREDDED HARDWOOD MULCH.

TOPSOIL NOTE:

ALL AREAS WHICH ARE DISTURBED AND NOT LANDSCAPED, PAVED OR OTHERWISE RESTORED SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL. ALL PLANTING BEDS OR INDIVIDUAL PLANTING PITS SHALL RECEIVE A MINIMUM OF 12" OF TOPSOIL. ON-SITE SURFACE SOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE AS TOPSOIL ON SITE. PROVIDE IMPORTED TOPSOIL IF ON-SITE QUANTITY IS INSUFFICIENT TO MEET PROJECT NEEDS.
TOPSOIL SHALL HAVE:
2% –6% ORGANIC MATTER
PH OF 6–7.6%
MAXIMUM PARTICLE SIZE 1.5"



5/10 IDENTIFICATION SIGN

NOT TO SCALE

SEED MIXES:

PERMANENT VEGETATION: SEED ALL AREAS WHICH ARE DISTURBED AND NOT PLANTED, PAVED OR OTHERWISE RESTORED WITH TURFGRASS SEED CONTAINING A 20% CREEPING RED FESCUE, 30% PERENNIAL RYEGRASS, 30% TALL FESCUE AND A MAXIMUM OF 20% ANNUAL RYE GRASS. SEED SHALL BE APPLIED AT A RATE OF 3–5 LBS PER 1000 SF OR 75–150 LBS PER ACRE.

TEMPORARY SEED: ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR CEREAL RYE (SECALE CEREALE). REFER TO EROSION & SEDIMENT CONTROL PLAN AND SWPPP.

PLANT MAINTENANCE:

1. ESTABLISHMENT PERIOD: BEGIN MAINTENANCE FOLLOWING INSTALLATION AND CONTINUE UNTIL FINAL ACCEPTANCE AT CLOSE OF ONE-YEAR WARRANTY PERIOD.
2. MAINTENANCE SHALL INCLUDE:
   A. PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, REPAIR OF STAKES AND GUYS, RESETTING TO PROPER POSITION, RESTORATION OF THE PLANTING SAUCER, AND FURNISHING AND APPLYING TREATMENTS REQUIRED TO KEEP PLANTS PEST– AND DISEASE–FREE.
   B. PROTECT PLANTS AND PLANTING AREAS FREE FROM TRESPASS AND DAMAGE. TREAT OR REPLACE DAMAGED OR INJURED PLANTS. INSTALL TEMPORARY FENCING, TRUNK PROTECTORS OR OTHER BARRIER TO PREVENT DEER BROWSE OR PHYSICAL DAMAGE BY ANIMALS OR INSECTS.
   C. WATERING: SATURATE ALL PLANTINGS TWICE PER WEEK AT THE RATE OF 1" DEPTH APPLIED WATER (RAIN) BY TEMPORARY IRRIGATION OR AS RECEIVED BY NATURAL PRECIPITATION.
3. POST–ESTABLISHMENT:
   A. REMOVE ALL STAKES, GUY WIRES AND ANY PROTECTIVE WRAPPING OR BARRIERS THAT IMPEDE PLANT GROWTH OR HEALTH.
   B. INSPECT PLANTINGS ANNUALLY TO ASSESS HEALTH OF BUFFER PLANTINGS. PROVIDE MAINTENANCE LISTED ABOVE TO PROMOTE AND SUPPORT HEALTHY PLANT GROWTH.
   C. AESTHETIC GOAL: NATURALIZED VEGETATION THAT BLENDS INTO THE SURROUNDING EXISTING VEGETATION. PROVIDE PRUNING AND MAINTAIN ONLY AS NEEDED TO SUSTAIN PLANT HEALTH AND PROVIDE SAFE TREE STRUCTURE; DO NOT SHEAR PLANTS OR TOP TREES.

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SITE PLANS FOR SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMW
CHECKED BY	TJM
EDP PROJECT NUMBER	14197

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY, UNLESS DONE UNDER THE DIRECT SUPERVISION OF A COMPARABLE PROFESSIONAL (I.E.) ENGINEER FOR ANY ENGINEERING DOCUMENTS OR A LICENSED LANDSCAPE ARCHITECT OR SURVEYOR FOR A SURVEY/PLOT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

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LEGEND AND WETLAND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMW

SCALE: 1" = 100'

NOT FOR CONSTRUCTION

SHEET TITLE: PLANTING PLAN

SHEET: 10 of 33

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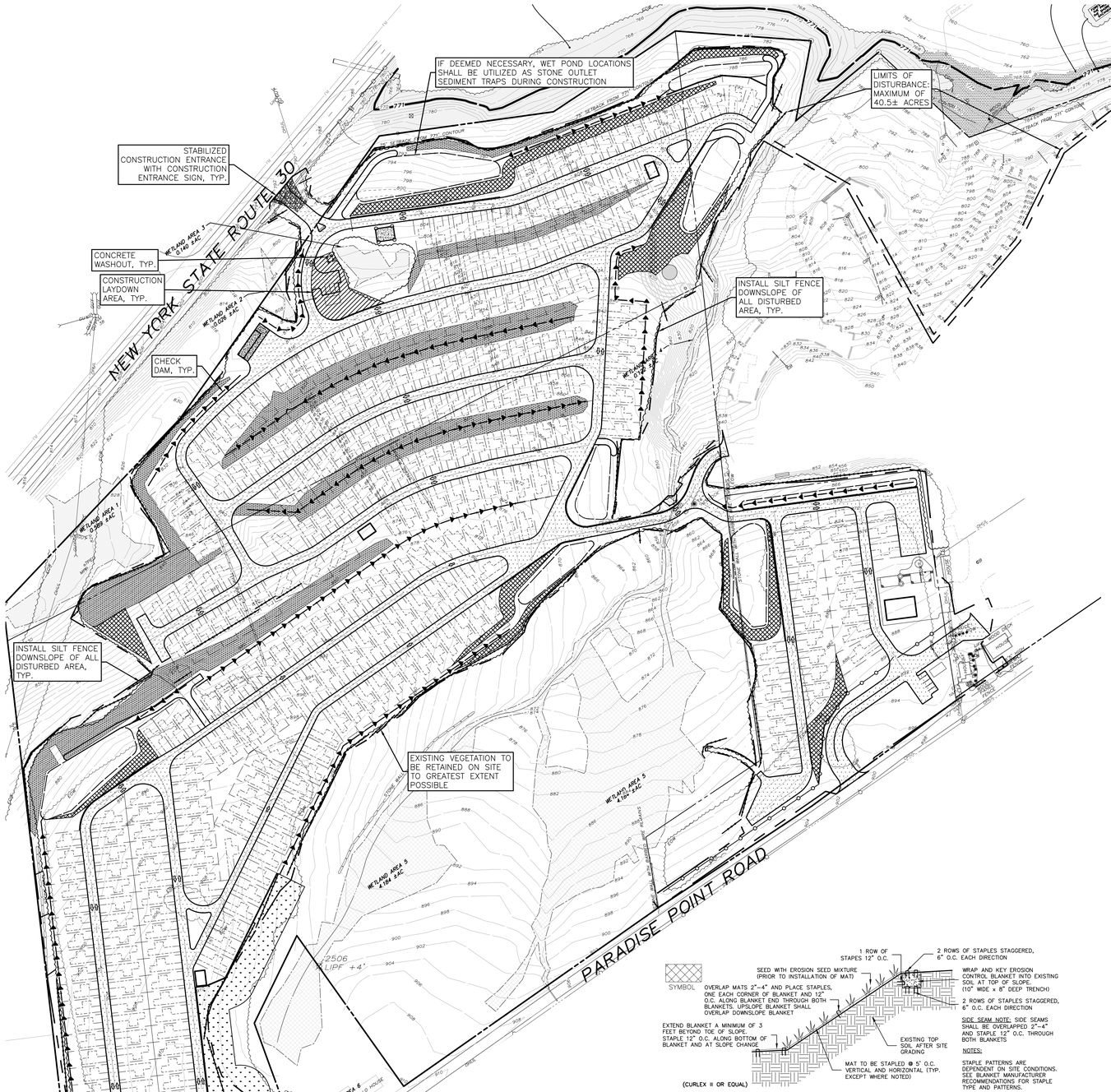
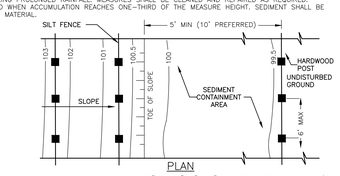


SILT FENCE GENERAL NOTES:

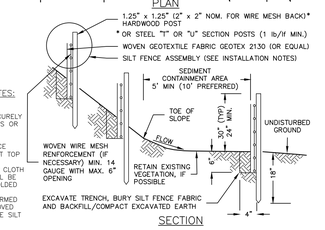
1. SILT FENCE SHALL BE PLACED A MINIMUM OF 5 FT. FROM TOE OF SLOPE, 10 FT. PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.
2. POSTS MAY BE 1.25"x1.25" (MINIMUM) HARDWOOD, TYPICALLY. FOR WIRE MESH BACK USE 2"x2" NOM. HARDWOOD, OR STEEL "T" OR "U" POSTS (1lb per lf). SILT FENCE SHALL BE WOVEN GEOTEXTILE FABRIC(GEOTEX 2130 OR EQUAL).
3. SILT FENCE ASSEMBLIES MAY HAVE 4 FT. OR 6 FT. POST SPACING, AND MAY OR MAY NOT HAVE MESH REINFORCEMENT. SENSITIVE AREAS TO BE PROTECTED MAY NEED TO BE REINFORCED BY USING HEAVY WIRE FENCING FOR ADDED SUPPORT TO PREVENT COLLAPSE.
4. THE BOTTOM EDGE OF SILT FENCE SHALL BE BURIED A MINIMUM OF 6" BELOW GROUND. THE FENCE SHALL BE INSTALLED WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
5. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE PLACED ON A SLOPE ARE:

SLOPE STEEPNESS	MAXIMUM LENGTH (ft.)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

6. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED ¼ ACRE PER 100 FEET OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5 FEET BEHIND THE FENCE, AND EROSION WOULD OCCUR IN THE FORM OF SHEET EROSION, AND THERE IS NO CONCENTRATION OF WATER FLOWING TO THE BARRIER.
7. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS, AFTER EACH RAINFALL OF .5" OR MORE WITHIN A 12 HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
8. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-THIRD OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.



PLAN



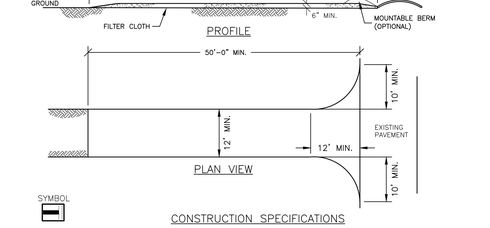
SECTION

SILT FENCE INSTALLATION NOTES:

1. GEOTEXTILE FABRIC AND WOVEN WIREMESH TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACES EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED.
4. MAINTENANCE SHALL BE PERFFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

4/11 SILT FENCE

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" CRUSHED STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS EFFECTIVE BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX(6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
8. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

5/11 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

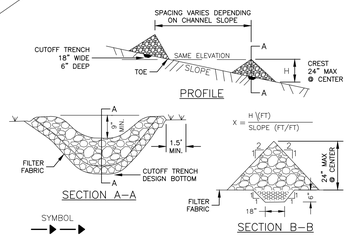
SIDE SEAM NOTE: SIDE SEAMS SHALL BE OVERLAPPED 2"-4" AND STAPLE 12" O.C. THROUGH BOTH BLANKETS

NOTES:

STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE BLANKET MANUFACTURER RECOMMENDATIONS FOR STAPLE TYPE AND PATTERNS.

2/11 EROSION CONTROL BLANKET

NOT TO SCALE

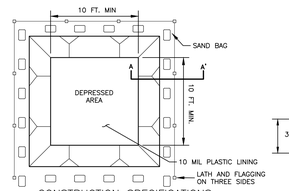


CONSTRUCTION SPECIFICATIONS

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 TOW OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LONER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
6. MAXIMUM DRAINAGE AREA 2 ACRES.

1/11 CHECK DAM

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. CONCRETE WASHOUT FACILITY SHALL BE LOCATED A MINIMUM OF FIFTY FEET (50') FROM SENSITIVE AREAS.
2. THE BASIN DIMENSIONS DEPICTED ABOVE ARE REQUIRED MINIMUMS. CONCRETE WASHOUT FACILITY SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. (APPROXIMATELY 60 GALLONS OF WASTE AND WATER PER TRUCK).
3. PLASTIC LINING MATERIAL SHALL BE A MINIMUM 10 MIN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
4. WASHOUT FACILITY MUST BE CLEANED, OR NEW FACILITES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.

MAINTENANCE AND CLEANING

1. DO NOT DISCHARGE LIQUID OR SLURRY TO WATERWAYS, STORM DRAINS, OR DIRECTLY ONTO GROUND
2. DO NOT USE SANITARY SEWER WITHOUT LOCAL APPROVAL.
3. PLACE A SECURE, NON-COLLAPSING, NON-WATER COLLECTING COVER OVER THE FACILITY PRIOR TO PREDICTED WET WEATHER TO PREVENT ACCUMULATION AND OVERFLOW.
4. REMOVE AND DISPOSE OF HARDEN CONCRETE AND RETURN THE STRUCTURE TO A FUNCTIONAL STATE.
5. INSPECT THE WASHOUT FACILITY FOR SIGNS OF WEAKENING OR DAMAGE AND REPAIR AS NESSESARY(RELINE THE STRUCTURE WITH NEW POLY SHEETING AFTER EACH CLEANING).

3/11 CONCRETE WASHOUT FACILITY

NOT TO SCALE

NOTES:

1. ALL RV UNITS MUST BE 5 YEARS OLD OR NEWER AT THE TIME OF ENTRANCE TO THE PARK.
2. BOAT SLIPS ARE ONLY AVAILABLE FOR MEMBERS WITH AN RV SITE IN SUNSET BAY. THERE SHALL BE NO DAY LAUNCHING OF BOATS PERMITTED
3. ALL SITE RENTALS SHALL BE SEASONAL WITH NO TRANSIENT RENTALS
4. THERE SHALL BE "VALET" TRASH COLLECTION WHERE THE PARK WILL COLLECT ALL TRASH FROM CAMPSITES.
5. ANY WORK PERFORMED WITHIN HUDSON RIVER BLACK RIVER DISTRICT REQUIRES A WORK PERMIT FROM HRBR.

EROSION PLAN LEGEND:

- DENOTES APA WETLAND AREA
- DENOTES USACE WETLAND AREA
- DENOTES EXISTING STREAM
- STABILIZED CONSTRUCTION ENTRANCE
- RIP-RAP SLOPE PROTECTION
- EROSION CONTROL BLANKET
- TEMPORARY SILT FENCE
- LIMITS OF DISTURBANCE
- STONE CHECK DAM

EROSION AND SEDIMENT CONTROL AND STABILIZATION MEASURES, MAINTENANCE AND INSPECTION PRACTICES:

1. THE FOLLOWING IS A LIST OF EROSION AND SEDIMENT CONTROLS TO BE USED ON THIS SITE DURING CONSTRUCTION:

   A) STABILIZATION PRACTICES FOR THIS SITE INCLUDE:
   - LAND CLEARING ACTIVITIES SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND SHALL PROGRESS AS EARTHWORK IS NEEDED
   - FREQUENT WATERING OF EXCAVATION AND FILL AREAS TO MINIMIZE WIND EROSION DURING CONSTRUCTION.
   - USE OF STABILIZATION FABRIC FOR ALL SLOPES HAVING A SLOPE OF 1V:2H OR GREATER AND FILL SLOPES 1V:3H OR GREATER.
   - PERMANENT SEEDING AND PLANTING OF ALL UNPAVED AREAS USING THE HYDROMULCHING GRASS SEEDING TECHNIQUE.

   B) STRUCTURAL PRACTICES FOR THIS SITE INCLUDE:
   - PERIMETER PROTECTION USING SILT FENCES
   - INLET PROTECTION AND OUTLET PROTECTION USING SILT FENCES
   - STORM SEWER, CURBS AND GUTTERS
   - STABILIZED CONSTRUCTION EXIT POINTS
   - STORMWATER DETENTION PONDS (WHICH MAY ALSO SERVE AS A TEMPORARY SEDIMENT BASIN)

2. THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS AND STABILIZATION MEASURES:
   A) ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY.
   B) ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF REPAIRS ARE FOUND TO BE NECESSARY, THEY WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
   C) BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCES / STRAW BARRIERS WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
   D) SILT FENCES / STRAW BARRIERS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, ETC., TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE SECURELY IN THE GROUND.
   E) THE SEDIMENT BASIN, IF PRESENT, WILL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 50 PERCENT OF THE DESIGN CAPACITY.
   F) TEMPORARY AND PERMANENT SEEDING AND ALL OTHER STABILIZATION MEASURES WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
   G) A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. COPIES OF THE REPORT FORMS TO BE COMPLETED BY THE INSPECTOR ARE INCLUDED IN THIS SWPPP.
   H) THE JOB SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR SELECTING AND TRAINING THE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR THESE INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT INSPECTION AND MAINTENANCE REPORTS.
   I) PERSONNEL SELECTED FOR THE INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE APPROPRIATE INSTRUCTION FROM THE JOB SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS THAT ARE USED ONSITE IN GOOD WORKING ORDER. THEY WILL ALSO BE TRAINED IN THE COMPLETION OF, INITIATION OF ACTIONS REQUIRED BY, AND THE FILING OF THE INSPECTION FORMS. DOCUMENTATION OF THIS PERSONNEL TRAINING WILL BE KEPT ON SITE WITH THE SWPPP.
   J) DISTURBED AREAS AND MATERIALS STORAGE AREAS WILL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING STORMWATER SYSTEMS.
   K) REPORT TO THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION WITHIN 24 HOURS ANY NONCOMPLIANCE WITH THE SWPPP THAT WILL ENDANGER PUBLIC HEALTH OR THE ENVIRONMENT. FOLLOW UP WITH A WRITTEN REPORT WITHIN 5 DAYS OF THE NONCOMPLIANCE EVENT.

ADDITIONAL EROSION CONTROL AND GRADING NOTES:

1. **MINIMAL EROSION CONTROL DEVICES ARE ILLUSTRATED ON SITE PLAN IN A SCHEMATIC MANNER BASED ON NY STATE GUIDELINES FOR EROSION AND SEDIMENT CONTROL. IT WILL BE NECESSARY TO ADJUST THE ACTUAL LOCATION AND QUANTITY OF EROSION CONTROL DEVICES DEPENDING UPON FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THESE MEASURES AS REQUIRED TO PROTECT THE SITE.**
2. SLOPES SHALL TYPICALLY BE GRADED AT A MAXIMUM OF 3:1 (3 HORIZ. 1 VERT.) WITHIN ALL CUT OR FILL AREAS, UNLESS OTHERWISE DESIGNATED ON PLANS.
3. SEED SHALL BE A COMMERCIALLY AVAILABLE MIXTURE OF PERENNIAL RYE AND UTILITY GRADE FESCUE. PERCENTAGE OF PERENNIAL RYE SHALL NOT EXCEED 50%.
4. SEEDED AREAS SHALL BE FULLY COVERED WITH A LEAN STRAW OR MULCH MATERIAL IF ORDERED BY THE ENGINEER OR MUNICIPALITY. A BIODEGRADABLE NETTING (E.G., EXCELSIOR BLANKET, COIR GEOTEXTILE) SHALL BE ANCHORED OVER SEEDED AREAS WHICH DEMONSTRATE "RILLING" OR OTHER EROSION PROCESSES.
5. TOPSOIL AND SEED SHALL BE REAPPLIED TO ANY AREAS WHICH FAIL TO ESTABLISH AS A RESULT OF INITIAL APPLICATION.
6. SILT FENCE BARRIERS SHALL BE PLACED WITHIN ALL AREAS OF EXPOSED SLOPES TO CONTROL SOIL EROSION DURING AND AFTER CONSTRUCTION.
7. ALL STORM OUTFALLS SHALL RECEIVE RIP RAP IMMEDIATELY UPON INSTALLATION (AS PER PLAN).
8. EROSION CONTROL (ERO-MAT) OR APPROVED EQUAL, SHALL BE INSTALLED ON ALL 2:1 SLOPES: AN ORGANIC FIBER PROTECTIVE MAT, HALF INCH LAYER OF CHOPPED STRAW, KNITTED INTO A RUGGED MAT WITH A THIN NETTING OF PHOTODEGRADABLE POLYPROPYLENE. SECURE MAT TO SLOPE WITH 6" STEEL U-SHAPED STABLES, 2 STAPLES PER SQUARE YARD, OR AS PER MANUFACTURER'S INSTRUCTIONS.
9. STREAM REACHES ON-SITE AND DOWNSTREAM OF CONSTRUCTION SHALL NOT HAVE SUBSTANTIAL VISIBLE CONTRAST RELATIVE TO COLOR, TASTE, ODOR, TURBIDITY AND SEDIMENT DEPOSITION FROM THE REACHES UPSTREAM OF THE CONSTRUCTION ACTIVITY.
10. VEHICULAR ACCESS POINTS SHALL BE MONITORED AND INSPECTED AT THE SAME FREQUENCY AS EROSION CONTROL FEATURES TO INSURE THAT DEPOSITS OF SAND, SILT OR OTHER MATERIAL IS NOT BEING DEPOSITED ON PUBLIC ROADWAYS. IN THE EVENT ANY SIGNIFICANT DEPOSITS OCCUR THEY SHALL BE CLEANED UP IMMEDIATELY.
11. KEEP ALL CONSTRUCTION EQUIPMENT, TOPSOIL STOCKPILES AND ANY TEMPORARY/PERMANENT GRAVEL AREAS OFF FUTURE SEPTIC AREAS.

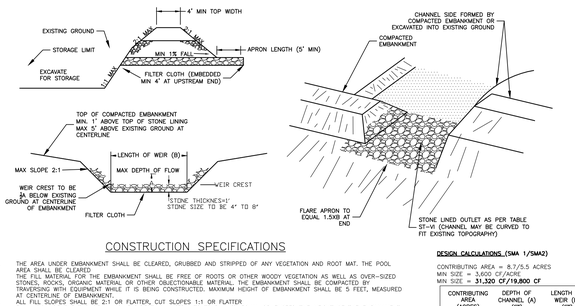
SEQUENCE OF CONSTRUCTION ACTIVITIES:

1. CONSTRUCT TEMPORARY CONSTRUCTION EXITS AT LOCATION SHOWN.
2. INSTALL PERIMETER SILT FENCES AND TEMPORARY SEDIMENT BASIN IN THE LOCATIONS SHOWN AND OTHER LOCATIONS AS NECESSARY TO STABILIZE THE SITE.
3. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE BUILDING IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
4. FREQUENT WATERING OF THE EXCAVATION AND FILL AREAS SHALL BE DONE TO MINIMIZE WIND EROSION.
5. COMMENCE SITE GRADING AND CONSTRUCTION.
6. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED.
7. INSTALL PROTECTIVE SILT FENCES / BARRIERS AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
8. FINALIZE PAVEMENT SUBGRADE PREPARATION.
9. CONSTRUCT ALL CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION BARRIERS MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIPRAP AT LOCATIONS SHOWN ON THE PLANS.
10. REMOVE DROP INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
11. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
12. CARRY OUT FINAL GRADING AND SEEDING AND PLANTING
13. REMOVE SILT FENCING / STRAW BARRIERS ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.
14. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS (THESE AREAS ARE TO BE PAVED LAST).

SOIL RESTORATION:

AS PER CHAPTER 5 OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, SOIL RESTORATION IS REQUIRED ON THIS SITE IN ALL NON-IMPERVIOUS AREAS ONCE FINAL SUBGRADE ELEVATION IS ACHIEVED. IN AREAS OF NO CUT OR FILL THE SOILS SHALL BE AERATED AND 6 INCHES OF TOPSOIL SHALL BE APPLIED. IN AREAS OF HEAVY CONSTRUCTION TRAFFIC (ESPECIALLY IN AREAS 5 TO 25 FEET FROM BUILDING, BUT NOT WITHIN 5 FEET OF FOUNDATION WALLS) THE FOLLOWING RESTORATION MUST BE APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SOIL.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF 4 INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES
5. VEGETATE AS REQUIRED BY APPROVED PLAN.



DESIGN CALCULATIONS (SMA 1/SMA2)

CONTRIBUTING AREA = 8.7/5.5 ACRES
MIN SIZE = 3,600 CF/ACRE
MIN SIZE = **31,320 CF/19,800 CF**

CONTRIBUTING AREA (ACRES)	DEPTH OF CHANNEL (A) (FT)	LENGTH OF WEIR (B) (FT)
1	1.5	4.0
2	1.5	5.0
3	1.5	6.0
4	1.5	10.0
5	1.5	12.0
6	1.5	14.0
7	1.5	16.0
8	2.0	10.0
9	2.0	10.0
10	2.0	12.0

6/11 STONE OUTLET SEDIMENT TRAP

NOT TO SCALE

FOR MUNICIPAL APPROVAL ONLY - NOT INTENDED FOR CONSTRUCTION

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
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TAX MAP No: 88.-4-18, 88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

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SHEET: 11 of 33

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PHASE 1A
AREA = ±4.74 AC
LOTS = 0
TREE CLEARING = ±4.38 AC

- ENTRANCE OFF ROUTE 30
- CONSTRUCTING ROAD (LENGTH = ±2,580)
- ENTRANCE GATES & SITE SEPARATION GATE
- WATER AND SEWER CONNECTIONS WITHIN THE SITE AND TO MAIN ALONG ROUTE 30
- PUMP STATION
- WATER AND SEWER LINES
- STORMWATER MANAGEMENT AREAS
- BATHROOM BUILDINGS
- PLANTING TREES AND LANDSCAPING

PHASE 1B
AREA = ±4.51 AC
LOTS = 30
TREE CLEARING = ±2.17 AC

- CONSTRUCTING ROAD (LENGTH = ±1,430)
- LOT GRADING
- WATER WELL
- WATER AND SEWER LINES
- COMMUNITY BUILDING AND RELATED RECREATION AREA
- STORMWATER MANAGEMENT AREAS
- BATHROOM BUILDINGS
- PLANTING TREES AND LANDSCAPING

PHASE 1C
AREA = ±2.36 AC
LOTS = 0
TREE CLEARING = ±0.94 AC

- CONSTRUCTING ROAD (LENGTH = ±875)
- ENTRANCE OFFICE BUILDING
- TRASH ENCLOSURE AREA
- WATER AND SEWER LINES
- RELOCATING EXISTING SITE ENTRANCE AND CONSTRUCTING ASSOCIATED CHECK-IN OFFICE
- PLANTING TREES AND LANDSCAPING

PHASE 2A
AREA = ±4.55 AC
LOTS = 53
TREE CLEARING = ±2.51 AC

- CONNECTION TO PREVIOUS PHASE
- CONSTRUCTING ROAD (LENGTH = ±1,510)
- LOT GRADING
- WATER AND SEWER LINES
- BATHROOM BUILDINGS
- STORMWATER MANAGEMENT AREAS
- PICKLE BALL COURTS
- PLANTING TREES AND LANDSCAPING

PHASE 2B
AREA = ±4.86 AC
LOTS = 55
TREE CLEARING = ±0.69 AC

- CONSTRUCTING ROAD (LENGTH = ±1,030)
- LOT GRADING
- EMERGENCY ACCESS ROAD ENTRANCE ON PARADISE POINT ROAD
- WATER CISTERN
- WATER AND SEWER CONNECTIONS WITHIN THE SITE
- WATER AND SEWER LINES
- FENCING ALONG PARADISE POINT ROAD
- STORMWATER MANAGEMENT AREAS
- PICKLE BALL COURTS
- PLANTING TREES AND LANDSCAPING

PHASE 2C
AREA = ±4.77 AC
LOTS = 46
TREE CLEARING = ±2.29 AC

- CONSTRUCTING ROAD (LENGTH = ±1,140)
- LOT GRADING
- WATER AND SEWER CONNECTIONS WITHIN THE SITE
- WATER AND SEWER LINES
- STORMWATER MANAGEMENT AREAS
- PLANTING TREES AND LANDSCAPING

PHASE 3A
AREA = ±2.44 AC
LOTS = 38
TREE CLEARING = ±2.44 AC

- CONNECTION TO PREVIOUS PHASES
- CONSTRUCTING ROAD (LENGTH = ±510)
- LOT GRADING
- WATER AND SEWER LINES
- STORMWATER MANAGEMENT AREAS
- PLANTING TREES AND LANDSCAPING

PHASE 3B
AREA = ±4.44 AC
LOTS = 43
TREE CLEARING = ±4.44 AC

- CONNECTION TO PREVIOUS PHASES
- CONSTRUCTING ROAD (LENGTH = ±965)
- LOT GRADING
- WATER AND SEWER LINES
- STORMWATER MANAGEMENT AREAS
- PLANTING TREES AND LANDSCAPING

PHASE 3C
AREA = ±4.64 AC
LOTS = 69
TREE CLEARING = ±4.61 AC

- CONNECTION TO PREVIOUS PHASES
- CONSTRUCTING ROAD (LENGTH = ±1,250)
- LOT GRADING
- WATER AND SEWER LINES
- STORMWATER MANAGEMENT AREAS
- PLANTING TREES AND LANDSCAPING

PHASE 4
AREA = ±2.54 AC
LOTS = 23
TREE CLEARING = ±2.45 AC

- CONNECTION TO PREVIOUS PHASES
- LOT GRADING
- WATER AND SEWER LINES
- STORMWATER MANAGEMENT AREAS
- AMPHITHEATER CONSTRUCTION
- PLANTING TREES AND LANDSCAPING

PHASING PLAN LEGEND:

- DENOTES APA WETLAND AREA
- DENOTES USACE WETLAND AREA
- DENOTES EXISTING STREAM
- 50' RV SETBACK — DENOTES RV SETBACK LINE
- DENOTES RV/CAMPING LOT LINE
- DENOTES GRAVEL PAVEMENT
- DENOTES R.O.W. FENCING
- DENOTES BUFFER PLANTINGS

GRAPHIC SCALE
100 80 60 40 20 0 50 100 200 400
(IN FEET)
1 INCH = 100 FT.

FOR MUNICIPAL APPROVAL ONLY - NOT INTENDED FOR CONSTRUCTION

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421
edpllp.com

TAX MAP No: 88.-4-18,
88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

SITE PLANS FOR SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMM
CHECKED BY	TJM
EDP PROJECT NUMBER	14197

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY BY ANYONE OTHER THAN THE SEAL OF THE ENGINEER, LANDSCAPE ARCHITECT, OR OTHER LICENSED PROFESSIONAL, (I.E.) ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT OR SURVEYOR FOR A SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
REVISIONS PER REGULATORY AGENCY COMMENTS	02/12/25	EMM
REVISIONS PER REVIEWING ENGINEER COMMENTS	03/05/25	EMM
REVISIONS PER APA AND TOWN COMMENTS	04/11/25	EMM
SYSSOH SUBMISSION	04/25/25	EMM
REVISIONS PER APA COMMENTS	05/14/25	EMM
REVISIONS PER SOH COMMENTS AND INTERNAL REVIEW	06/18/25	EMM
REVISIONS PER SOH COMMENTS AND INTERNAL REVIEW	06/25/25	EMM
REVISIONS TO LAYOUT AND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMM

SCALE:
1" = 100'

NOT FOR CONSTRUCTION

SHEET TITLE:
PHASING PLAN

SHEET:
12 of 33

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GENERAL NOTES:

THE ENVIRONMENTAL DESIGN PARTNERSHIP IS NOT RESPONSIBLE FOR ANY CONSTRUCTION WORK PERFORMED PRIOR TO FINAL APPROVAL OF ALL PLANS AND SECURING OF ALL PERMITS AND FILING OF ALL MAPS.

CONTRACTOR TO ARRANGE A PRECONSTRUCTION CONFERENCE WITH THE ENVIRONMENTAL DESIGN PARTNERSHIP AND MUNICIPALITY PRIOR TO CONSTRUCTION.

FIELD ADJUSTMENTS MUST BE APPROVED BY THE ENVIRONMENTAL DESIGN PARTNERSHIP AND THE MUNICIPALITY'S ENGINEER PRIOR TO CONSTRUCTION.

CONTRACTOR IS TO VERIFY THAT ALL NECESSARY WORK PERMITS AND EASEMENTS ARE IN PLACE PRIOR TO COMMENCEMENT OF WORK.

THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS AND TAKE ALL SPECIAL TEMPORARY AND PERMANENT PRECAUTIONS NECESSARY TO ENSURE A STABLE AND SECURE JOB.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY TOWN, COUNTY OR STATE HIGHWAY CUT PERMITS.

THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND EASEMENTS PRIOR TO CONSTRUCTION AND BECOME FAMILIAR WITH THE CONDITIONS OF EACH PERMIT.

THE CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS, AND DRIVEWAYS.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RIGHT-OF-WAY PROPERTY LINES PRIOR TO CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES SUCH AS GAS, POWER, TELEPHONE, CABLE TV, WATER, SEWER, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

AS PER NYS INDUSTRIAL CODE 53: CONTRACTOR TO CALL DIG SAFELY NEW YORK, INC. AT 1-800-962-7962 TO LOCATE BURIED CABLES OR OTHER UNDERGROUND UTILITIES NO LESS THAN TWO OR MORE THAN TEN WORKING DAYS PRIOR TO DIGGING, DRILLING, EXCAVATING, DRIVING POSTS, ETC.

CONTRACTOR MUST VERIFY THE ACCEPTABILITY OF ALL CONSTRUCTION MATERIALS WITH MUNICIPALITY'S ENGINEER PRIOR TO ORDERING.

INSTALLATION AND MATERIAL SPECIFICATIONS FOR STORM SEWER, SANITARY SEWER, WATER SERVICE CONNECTIONS SHALL CONFORM TO THE MUNICIPALITY'S STANDARD DETAILS AND REQUIREMENTS. INSTALLATION PROCEDURES AND MATERIALS MUST BE VERIFIED WITH MUNICIPALITY PRIOR TO CONSTRUCTION.

ANY EXISTING STORM SEWERS AND UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND FOR INFORMATION ONLY. THE CONTRACTOR SHALL HAVE THEIR EXACT LOCATION CHECKED AT THE SITE BEFORE CONSTRUCTION BEGINS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING PIPE INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES WHICH RESULT MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, GRADES, PIPE INVERTS AND ELEVATIONS AND REVIEW WITH CONSULTANT BEFORE CONSTRUCTION.

ALL EXCAVATION TO MEET OSHA AND NYS DOT SAFETY REGULATIONS AND STANDARDS.

THE CONTRACTOR SHALL FILL IN, AND RE-EXCAVATE, AS NECESSARY TO RESUME WORK, ANY EXCAVATIONS OR TRENCHES AT LOCATIONS AND AS OFTEN AS MAY BE REQUIRED TO ENSURE PROTECTION OF THE WORK, ANY ADJACENT EXISTING FACILITIES, OR THE PUBLIC.

THE CONTRACTOR SHALL CLEAN UP THE JOB SITE DAILY BEFORE LEAVING THE JOBSITE. ALL RUBBISH MUST BE CLEANED UP AND CONSTRUCTION EQUIPMENT MUST BE PROPERLY TAKEN CARE OF AND STORED AT THE END OF THE DAY.

CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY DURING CONSTRUCTION.

THE CONTRACTOR SHALL FURNISH ALL FLAGMEN AND SIGNS, DELINEATORS, BARRIERS, AND DEVICES NECESSARY FOR TRAFFIC CONTROL DURING ANY EARTH-MOVING OPERATION OR OTHER CONSTRUCTION ACTIVITY WHICH INVOLVES PUBLIC HIGHWAYS.

ALL TRAFFIC SIGNS, CONTROL DEVICES AND INFORMATIONAL ITEMS, IF DISTURBED DURING CONSTRUCTION WITHIN CONTRACT LIMIT LINES, SHALL BE RELOCATED AS PER APPROVAL OF MUNICIPALITY.

RESTORATION OF PAVEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPLACE AND RESTORE PAVEMENT WITH MATERIAL TO A CONDITION EQUAL TO OR BETTER THAN PRECONSTRUCTION CONDITIONS. ALL PAVEMENT AND RIGHT-OF-WAY RESTORATION WORK TO BE DONE TO THE SATISFACTION OF THE STATE, COUNTY OR LOCAL MUNICIPAL HIGHWAY DEPARTMENT.

CONTRACTOR SHALL RESTORE ALL LAWNS, DRIVEWAYS, WALKS, WALLS, CURBS, FENCES, ETC. TO A CONDITIONS AT LEAST AS GOOD AS THEY WERE BEFORE BEING DISTURBED.

BOX ALL TREES AND HOUSE ALL SHRUBS-AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. SHRUBS AND HEDGES THAT MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED OR REPLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED ITEMS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

POSTS, MAILBOXES, ETC. SHALL BE PROTECTED, OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. DAMAGED ITEMS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

IT MAY BE NECESSARY TO TIE OR HOLD BACK UTILITY POLES DURING CONSTRUCTION. THIS SHOULD BE ACCOMPLISHED IN COOPERATION WITH UTILITY COMPANIES.

NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENTS OR R.O.W. AS SHOWN.

CONTRACTOR TO COMPLY WITH ALL OSHA AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION (PROPER SHORING, ETC.).

SIDE SLOPES GREATER THAN 1:3 WILL REQUIRE GUIDE RAILS (1-FOOT VERTICAL, 3-FOOT HORIZONTAL).

ALL SITE WORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. WHERE ACCESS OR WORK OUTSIDE OF PROPERTY BOUNDARY IS NECESSARY, THE PERMISSION OF ADJOINING PROPERTY OWNER MUST FIRST BE OBTAINED.

SITE SURVEYOR TO VERIFY ELEVATIONS OF EXISTING ROAD CENTERLINE AND SHOULDER PRIOR TO COMMENCING WORK. CONTRACTOR IS TO CONFIRM THIS WITH SITE SURVEYOR.

WHERE APPROPRIATE, SITE LAYOUT AND GRADING WORK SHALL BE COMPLETED BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR. LANDSCAPE ARCHITECT SHALL APPROVE ALL LAYOUT WORK PRIOR TO CONSTRUCTION.

CONTRACTOR TO NOTIFY ENGINEER AFTER ROUGH GRADING IS COMPLETED. FINISH GRADES TO BE ADJUSTED IN THE FIELD AFTER ROUGH GRADING IS COMPLETED. ALL CHANGES IN PROPOSED GRADES TO BE APPROVED BY OWNER AND ENGINEER.

ALL AREAS OF THE SITE WHICH ARE DISTURBED AND NOT PAVED SHALL BE TOPSOILED AND SEEDED.

ALL PHYSICAL FEATURES INCLUDING SIDEWALKS, CURBING, DECKS, LAMPS, STAIRS, ETC. WITHIN FIVE FEET OF EXTERIOR BUILDING WALLS AND CANOPY OVERHANGS ARE TO BE CONSTRUCTED PER ARCHITECTURAL PLANS. IT IS NOT THE INTENT OF THESE DOCUMENTS TO ADDRESS SUCH DETAILS, WHICH ARE SHOWN ONLY FOR THE PURPOSE OF CONTINUITY BETWEEN THE SITE PLAN AND THE ARCHITECTURAL PLANS.

PROVISIONS FOR STORMWATER COLLECTION AND DRAINAGE PERTAINING TO THE ROOF AND TO PHYSICAL FEATURES WITHIN FIVE FEET OF THE EXTERIOR BUILDING WALLS AND CANOPY OVERHANGS ARE THE RESPONSIBILITY OF THE ARCHITECT.

ALL VERTICAL GRADE CHANGES GREATER THAN 30 INCHES SHALL BE PROVIDED WITH SAFETY BARRIERS AS PER NYS BUILDING CODE (FENCES, RAILINGS, ETC. PER OWNER).

PRELIMINARY PAVEMENT AND SIDEWALK DESIGN SPECIFICATIONS ASSUME EXISTING SUBGRADE CONSISTS OF CLEAN, GRANULAR MATERIAL (SAND & GRAVEL) AND THAT THERE IS NO WATER TABLE INTERFERENCE. PRIOR TO CONSTRUCTION, THE PROJECT OWNER SHALL HAVE THE EXISTING SUBGRADE CONDITIONS EVALUATED BY A GEOTECHNICAL ENGINEER, WHO SHALL DETERMINE FINAL PAVEMENT AND SIDEWALK DESIGN SPECIFICATIONS. THE OWNER ASSUMES ALL RESPONSIBILITY FOR PAVEMENTS AND SIDEWALKS CONSTRUCTED WITHOUT A FINAL DESIGN, SHOULD HE CHOOSE NOT TO HIRE A GEOTECHNICAL ENGINEER.

ROADWAYS AND UNDERGROUND UTILITY FILL AREAS SHALL BE CONTROLLED FILLS PREPARED IN GENERAL ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS 203, EXCAVATION AND EMBANKMENT.

FILL AREAS SHALL BE STRIPPED OF SOD, TOPSOIL AND UNSUITABLE MATERIAL AND BE MECHANICALLY COMPACTED TO THE SATISFACTION OF THE ENGINEER IN ACCORDANCE WITH NYSDOT 203-3.03.A.

FILLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NYSDOT 230-3.03.B, EMBANKMENTS. COMPACTION AND LIFT THICKNESS SHALL BE IN ACCORDANCE WITH NYSDOT 230-3.03.C. UNDERWATER AREAS SHALL BE FILLED WITH SELECT GRANULAR FILL.

CONTROLLED FILL SHALL BE WITH SELECT GRANULAR MATERIAL WITH GRADATION: 100% PASSING 4" SIEVE, 0-70% PASSING #40 AND 0-12% PASSING #200 AND MEET NYSDOT STD SPEC 733-11. FILLS SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" LOOSE THICKNESS AND SHALL BE MECHANICALLY COMPACTED TO 95% MINIMUM OF THE MAXIMUM ASTM SPECIFICATION D1557 DENSITY (MODIFIED PROCTOR). ALL CONTROLLED FILL SHALL BE FREE OF ORGANIC, CLODS AND/OR FROZEN MATERIALS

EMBANKMENT SUBGRADE AREA (TWO FEET BELOW SUBGRADE ELEVATION) SHALL BE CONSTRUCTED IN ACCORDANCE WITH NYSDOT 230-2.02.B., SELECT BORROW AND SELECT FILL, COMPACTED PER 203-3.03.C.

ALL AREAS OF THE SUBGRADE SURFACE WITHIN THE ROADWAY OR OTHER PAVEMENT AREA LIMITS SHALL BE PROOF-ROLLED, WITH UNSTABLE AREAS CORRECTED TO THE SATISFACTION OF THE ENGINEER, PRIOR TO PLACEMENT OF SUBBASE MATERIALS, BOTH EMBANKMENT AND CUT AREAS, IN ACCORDANCE WITH NYSDOT 203-3.03.D & 203-3.02.C.

FILL SPECIFICATIONS ARE CONSIDERED MINIMAL AND ARE SUBJECT TO CHANGE UPON DISCOVERY OF UNFAVORABLE SITE SOIL CONDITIONS AND/OR BY A GEOTECHNICAL ENGINEER RETAINED BY THE OWNER/ DEVELOPER.

SPECIFICATIONS FOR STREET/SITE LIGHTING ARE PER TOWN REQUIREMENTS/QUALIFIED PHOTOMETRIC ENGINEER RETAINED BY OWNER.

ALL GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC SDR-35 SEWER PER ASTM D3034, 115 PSI MINIMUM PIPE STIFFNESS FOR BURIAL DEPTHS UP TO 20 FEET.

ALL GRAVITY SEWERS SHALL HAVE CONTINUOUS STRAIGHT HORIZONTAL & VERTICAL ALIGNMENT (LINE & GRADE) BETWEEN MANHOLES PER NYSDEC REQUIREMENTS AND TEN STATES STANDARDS. CONSTRUCTION OF GRAVITY SEWERS SHALL BE PERFORMED USING A PIPE LASER, WITH ADEQUATE BLOWER VENTILATION, TO ENSURE STRAIGHT ALIGNMENT. ANY EXCEPTIONS THIS MUST BE APPROVED BY THE ENGINEER. ALIGNMENT SHALL BE VERIFIED BY LAMPING DURING THE CCTV INSPECTION AND AFTER WORK HAS BEEN COMPLETELY BACKFILLED AND COMPACTED.

SLOPE OF SANITARY SEWER THROUGH MANHOLE STRUCTURE IS DETERMINED BY THE INCOMING PIPE. IN NO CASE, SHALL THE SLOPE THROUGH THE MANHOLE STRUCTURES BE LESS THAN 1%.

THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL SANITARY MANHOLES SUCH THAT THEY DO NOT INFILTRATE WATER.

PRESSURE SEWER MAIN PIPE SHALL BE: PR 200 PSI MIN. GASKETED (1-1/2" MIN.) PVC SDR-21, PE 4710 GREEN-SHELL OR GREEN STRIPE IPS (ASTM D3035) DR-11 OR CTS SDDR-9 (ASTM D2737) UPSIZED ¼-INCH OR AS NOTED ON THE PLANS.

ALL PRESSURE SANITARY SEWER PIPE SHALL BE BURIED WITH TRACER WIRE SECURED TO THE PIPE WITH GORRILLA TAPE. TRACER WIRE SHALL BE 12 AWG, SINGLE CONDUCTOR, HIGH STRENGTH, FLEXIBLE, STRANDED STAINLESS STEEL, WITH HMWPE GREEN-COLORED INSULATION SUCH AS #10 AS MANUFACTURED BY KRIS-TECH WIRE CO. MAIN BRANCHES AND SERVICE CONNECTIONS SHALL BE MADE WITHOUT CUTTING THE MAIN WIRE, USING 3-WAY DIRECT-BURY LUGS WITH SILICONE GEL ENCAPSULATOR. SPLICES AT ROLL ENDS SHALL BE MECHANICALLY AND ELECTRICALLY FASTENED BY TYING WIRE IN A KNOT AND CONNECTING EXPOSED CONDUCTORS IN SILICONE GEL TWIST ENCAPSULATORS. DIRECT-BURY TRACER WIRE CONNECTORS SUCH AS DRYCONN CONNECTORS BY COPPERHEAD INDUSTRIES, LLC. TRACER WIRE SHALL BE BROUGHT UP 12" MIN. ABOVE GRADE ON THE OUTSIDE OF ALL GATE & CURB BOXES.

ALL SEWER PIPE SHALL HAVE 6-INCH WIDE, GREEN-COLORED PLASTIC SEWER UTILITY I.D. MARKING TAPE BURIED ON TOP OF THE COMPACTED INITIAL PIPE BACKFILL, 12" MIN. ABOVE THE PIPE.

WATER AND SEWER SEPARATION REQUIREMENTS:
MINIMUM 18 INCHES VERTICAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND ANY EXISTING OR PROPOSED SANITARY AND STORM SEWER AT ALL CROSSINGS, MEASURED OUTSIDE TO OUTSIDE OF PIPES, WITH JOINTS EQUIDISTANT FROM CROSSING POINT, PER NY STATE HEALTH DEPARTMENT REQUIREMENTS. PARALLEL LINES MUST BE SEPARATED A MIN. OF 10 FEET.

WHERE MINIMUM SEPARATIONS CANNOT BE MET, WITH CASE-BY-CASE-APPROVAL FROM NYS DOH:
- NEW SEWERS SHALL BE CONSTRUCTED OF MIN. PR 150 PSI AWWA WATER GRADE MATERIALS AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
- LESS THAN 10 FT. SEPARATION ONLY IF WATER MAIN IS LAID IN A SEPARATION TRENCH OR ON AN EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE GRAVITY SEWER.
- WHERE FORCE AND GRAVITY SEWERS PRE-EXIST: THE WATER MAIN SHALL BE INSTALLED WITHIN A PROTECTIVE CASING PIPE, CONSTRUCTED OF MIN. PR 150 PSI AWWA WATER GRADE MATERIALS, AND EXTEND 10 FT. MIN. ON BOTH SIDE OF THE SEWER BEING CROSSED OR, WHERE PARALLEL, TO A POINT WHERE THE LINES ARE SEPARATED BY 10 FT.
- WHERE A WATER MAIN AND/OR WATER VELLS PRE-EXIST AND A FORCE MAIN IS BEING CONSTRUCTED: THE FORCE MAIN SHALL BE INSTALLED WITHIN A PROTECTIVE CASING PIPE, CONSTRUCTED OF MIN. PR 150 PSI AWWA WATER GRADE MATERIALS, AND EXTEND 10 FT. MIN. ON BOTH SIDES OF THE WATER MAIN BEING CROSSED; WHERE PARALLEL, TO A POINT WHERE THE LINES ARE SEPARATED BY 10 FT.; OR TO A POINT WHERE THE ENDS OF THE CASING PIPE ARE 150 FT. MIN. FROM ANY WATER WELL.

ALL NEW WATER MAIN WORKS ARE TO BE HYDROSTATICALLY TESTED AT 150 PSIG MIN. (AS MEASURED AT THE LOWEST POINT) IN ACCORDANCE WITH AWWA STANDARDS: C600-17 FOR DUCTILE IRON PIPE, MANUAL M23 FOR PVC, AND MANUAL M55 FOR PE. RESULTS TO BE SUBMITTED TO MUNICIPAL ENGINEER. MODIFICATIONS TO EXISTING WORKS SHALL BE VISUALLY TESTED FOR LEAKS UNDER NORMAL WORKING PRESSURE PRIOR TO BACKFILL.

ALL WATER MAIN WORKS SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C651-14 (SEE DISINFECTION PROCEDURE ON WATER DETAIL SHEET). RESULTS TO BE SUBMITTED TO THE MUNICIPAL ENGINEER.

POTABLE WATER MAIN PIPE TO BE:
- WHITE OR BLUE-COLORED PVC OR PVCO SDR-21;
- PE 4710 IPS OR DIPS, DR-11 (PR 200 PSI) BLUESTRIPE AWWA C-906

POTABLE WATER SERVICE TUBING TO BE:
- PE 4710 BLUE WATER SERVICE TUBING (CTS) ASTM D2737 SDDR-9

ALL PLASTIC WATER MAIN AND WATER SERVICE TUBING SHALL BE BURIED WITH TRACER WIRE SECURED TO THE PIPE WITH GORILLA TAPE. BLUE-COLORED #10 BY KRIS-TECH WIRE CO. MAIN BRANCHES AND SERVICE CONNECTIONS SHALL BE MADE WITHOUT CUTTING THE MAIN WIRE, USING 3-WAY DIRECT-BURY LUGS WITH SILICONE GEL ENCAPSULATOR. SPLICES AT ROLL ENDS SHALL BE MECHANICALLY AND ELECTRICALLY FASTENED BY TYING WIRE IN A KNOT AND CONNECTING EXPOSED CONDUCTORS IN SILICONE GEL TWIST ENCAPSULATORS. DIRECT-BURY TRACER WIRE CONNECTORS SUCH AS DRYCONN CONNECTORS BY COPPERHEAD INDUSTRIES, LLC. TRACER WIRE SHALL BE BROUGHT UP 12" MIN. ABOVE GRADE ON THE OUTSIDE OF ALL HYDRANTS, GATE & CURB BOXES.

ALL WATER PIPE SHALL HAVE 6-INCH WIDE, BLUE-COLORED PLASTIC WATER UTILITY I.D. MARKING TAPE BURIED ON TOP OF THE COMPACTED INITIAL PIPE BACKFILL, 12" MIN. ABOVE THE PIPE.

THRUST BLOCKING TO COMPLY WITH THE MUNICIPAL STANDARDS. THRUST BLOCKS TO BE CAST-IN-PLACE CONCRETE MIN. 3,000 PSI (SEE DETAIL).

ALL STORM SEWER PIPE TO BE DUAL WALL HIGH-DENSITY POLYETHYLENE WITH SMOOTH INTERIOR AND ANNULAR CORRUGATED EXTERIOR. PIPE JOINTS ARE TO BE SILT-TIGHT WITH EITHER INTEGRAL BELL & SPIGOT JOINTS WITH RUBBER GASKETS MEETING ASTM F477, SILT-TIGHT PREMIUM BAND COUPLERS WITH RUBBER GASKETS OR STANDARD BAND COUPLERS WRAPPED WITH NON-WOVEN GEOTEXTILE FABRIC 4-FEET WIDE AND OVERLAPPED AT EACH END. WATERTIGHT JOINTS ARE REQUIRED WHERE PE PIPE IS SPECIFIED FOR SMA BASIN INLET PIPE AND FITTINGS.

CATCH BASIN GRATES ARE TO BE BICYCLE SAFE.

THE INFORMATION REPRESENTED WITHIN THESE DOCUMENTS DOES NOT IMPLY ANY CONTRACT WITH, OR OBLIGATION FOR, PERFORMING ANY OR ALL TOWN, COUNTY, OR STATE REQUIRED INSPECTIONS DURING THE COURSE OF CONSTRUCTION OR PURSUANT TO OBTAINING CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SERVICES, IF PERFORMED BY THIS OFFICE, SHALL BE ESTABLISHED BY SEPARATE CONTRACT.

IN THE EVENT THAT THE CONSTRUCTION STAKEOUT AND INSPECTION OF THE WORK IS NOT PERFORMED BY THE ENVIRONMENTAL DESIGN PARTNERSHIP (EDP), EDP WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS, OMISSIONS, COSTS, EXPENSES OR LIABILITY OF WHATEVER KIND AND NATURE RESULTING FROM FIELD CHANGES AND/OR ERRORS WHICH EDP WOULD OTHERWISE HAVE HAD AN OPPORTUNITY TO CHECK AND CORRECT WERE THEY IN A POSITION TO CONTROL THE PROJECT THROUGH STAKEOUT AND INSPECTION.

CLAIMS MADE AGAINST CONSULTANT FOR SURVEY STAKEOUT ERRORS WILL BE HONORED ONLY IF CONSULTANT IS NOTIFIED FOR VERIFICATION OF THE ERROR IMMEDIATELY UPON DISCOVERY AND BEFORE ANY CONTROL STAKES ARE DISTURBED. IF, AFTER VERIFICATION, IT IS DETERMINED THAT NO STAKEOUT ERROR OCCURRED, THE CLIENT SHALL REIMBURSE THE CONSULTANT FOR ADDITIONAL EXPENSES INCURRED FOR SUCH VERIFICATION.

ALL ERRORS, OMISSIONS AND DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENVIRONMENTAL DESIGN PARTNERSHIP IMMEDIATELY UPON DISCOVERY, OTHERWISE, THE ENVIRONMENTAL DESIGN PARTNERSHIP WILL ACCEPT NO RESPONSIBILITY.

INSPECTION SERVICES BY THE ENVIRONMENTAL DESIGN PARTNERSHIP ARE NOT SUPERVISORY. ACCORDINGLY, THE ENVIRONMENTAL DESIGN PARTNERSHIP CAN NEITHER GUARANTEE THE PERFORMANCE OF THE CONSTRUCTION CONTRACTS BY CONTRACTORS NOR ASSUME RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO FURNISH AND PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

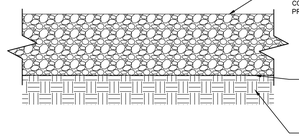
CONTRACTOR SHALL OBTAIN A PERMIT FROM SARATOGA COUNTY SEWER DISTRICT NO. 1 PRIOR TO CONSTRUCTION OF ANY PROPOSED SANITARY SEWER LINES AND FOLLOW ALL PERMIT PROCEDURES DURING CONSTRUCTION.

NYSDOT NOTES:

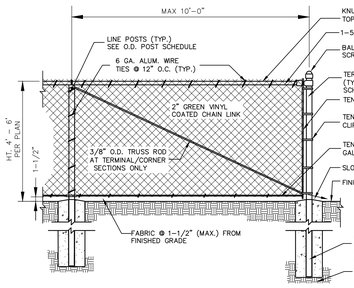
1. NYSDOT HIGHWAY WORK PERMIT SHALL BE ISSUED AND PRESENT AT THE JOB LOCATION AT ALL TIMES WITH THE STAMPED NYSDOT APPROVED PLANS. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND CONDITIONS ATTACHED TO THE NYSDOT WORK PERMIT.
2. ALL WORK WITHIN OR THAT MAY POTENTIALLY IMPACT NYSDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED TO THE CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.
3. THE WORK ZONE TRAFFIC CONTROL IS A VERY CRITICAL ITEM OF THE PERMIT AND SHALL BE PROVIDED IN ACCORDANCE WITH THE MOST CURRENT 619 NYSDOT STANDARD SERIES SPECIFICATION, THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND NYS SUPPLEMENT.
4. ANY WORK ZONE INTRUSION SHALL BE IMMEDIATELY REPORTED TO THE APPROPRIATE LAW ENFORCEMENT AGENCY AND THE MOHAWK VALLEY TRANSPORTATION MANAGEMENT CENTER (MVTMC) @ 315-733-2111.
5. NO EQUIPMENT OR MATERIALS SHALL BE STAGED IN THE NYSDOT RIGHT-OF-WAY
6. A ROADWORK REPORTING FORM SHALL BE PROVIDED 7 DAYS PRIOR TO ANY WORK WITHIN NYSDOT RIGHT-OF-WAY.
7. NO WORK SHALL OCCUR WITHIN NYSDOT RIGHT-OF-WAY DURING ACTIVE SNOW & ICE OPERATIONS.
8. AS BUILT PLANS ARE TO BE SUPPLIED TO THE REGIONAL PERMIT OFFICE.
9. CONTRACTOR SHALL COORDINATE WITH THE FULTON/MONTGOMERY RESIDENCY

ASSISTANT RESIDENT ENGINEER – JOAN JONES & JOSH KLEIST
RESIDENT ENGINEER – ANAS MASHHADI
PHONE – 518 853 3441

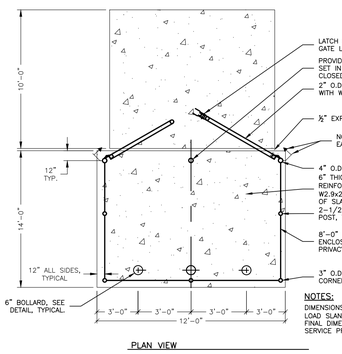
NOTES:
1. IF UNSTABLE SUBGRADE IS ENCOUNTERED DURING CONSTRUCTION ENGINEER MUST BE NOTIFIED IMMEDIATELY.
2. SUBGRADE MUST BE PROOF-ROLLED PRIOR TO PLACEMENT OF SUB-BASE.
3. WIDTH AS SHOWN ON THE SITE PLANS.



2/13 GRAVEL PAVEMENT SECTION
NOT TO SCALE

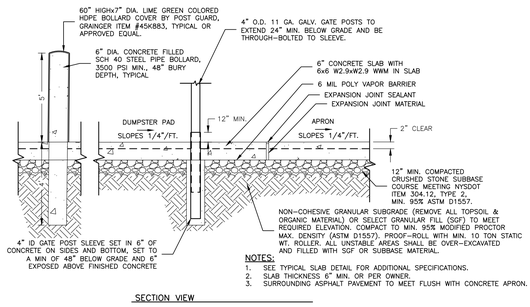


3/13 SCREENING FENCE
NOT TO SCALE



NOTES:
DIMENSIONS SHOWN ARE FOR ONE FRONT LOAD BOX OR TOP LOAD SLANT-STYLE DUMPSTER UP TO 8 CY (6'-0"Wx6'6"D). FINAL DIMENSIONS TO BE CONFIRMED WITH OWNER AND SERVICE PROVIDER. DOUBLE WIDTH FOR TOW DUMPSTERS.

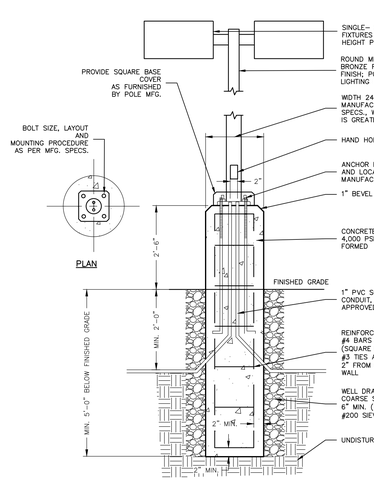
PLAN VIEW



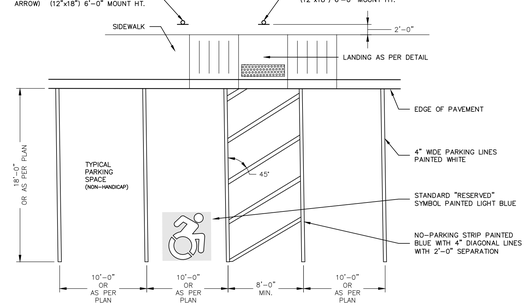
NOTES:
1. SEE TYPICAL SLAB DETAIL FOR ADDITIONAL SPECIFICATIONS.
2. SLAB THICKNESS 6" MIN. OR PER OWNER.
3. SURROUNDING ASPHALT PAVEMENT TO MEET FLUSH WITH CONCRETE APRON.

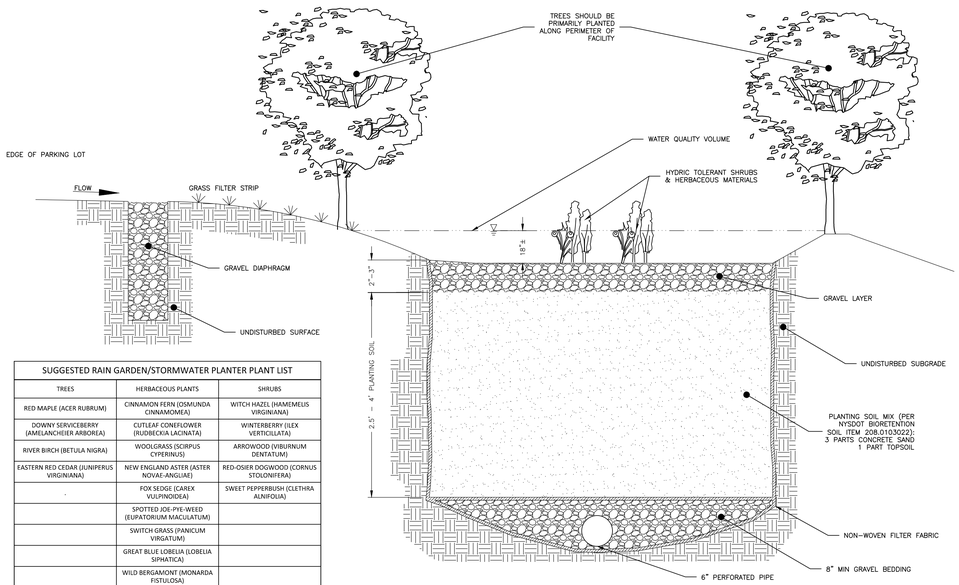
SECTION VIEW

7/13 REFUSE ENCLOSURE
NOT TO SCALE



11/13 LIGHT POLE BASE
NOT TO SCALE

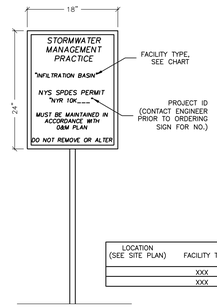

FREE STANDING RESERVED SIGN (NO. NY R7-8, WITH DOUBLE ARROW) (12"x18") 6'-0" MOUNT HT.
FREE STANDING NO PARKING ANY



SUGGESTED RAIN GARDEN/STORMWATER PLANTER PLANT LIST		
TREES	HERBACEOUS PLANTS	SHRUBS
RED MAPLE (ACER RUBRUM)	CINNAMON FERN (OSMUNDA CINNAMOMEA)	WITCH HAZEL (HAMEMELIS VIRGINIANA)
DOWNY SERVICEBERRY (AMELANCHEIER ARBOREA)	CUTLEAF CONEFLOWER (RUDBECKIA LACINATA)	WINTERBERRY (ILEX VERTICILLATA)
RIVER BIRCH (BETULA NIGRA)	WOOLGRASS (SCIRPUS CYPERINUS)	ARROWWOOD (VIBURNUM DENTATUM)
EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)	NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)	RED-OSIER DOGWOOD (CORNUS STOLONIFERA)
.	FOX SEDGE (CAREX VULPINOIDEA)	SWEET PEPPERBUSH (CLETHRA ALNIFOLIA)
	SPOTTED JOE-PYE-WEED (EUPATORIUM MACULATUM)	
	SWITCH GRASS (PANICUM VIRGATUM)	
	GREAT BLUE LOBELIA (LOBELIA SIPHATICA)	
	WILD BERGAMONT (MONARDA FISTULOSA)	
	RED MILKWEED (ASCLEPIAS INCARNATE)	

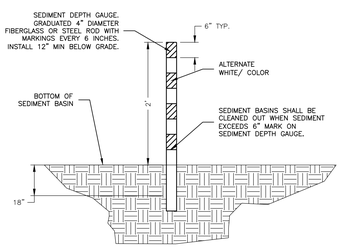
1/14 BIORETENTION AREA
NOT TO SCALE

2/14 SCREENING FENCE
NOT TO SCALE

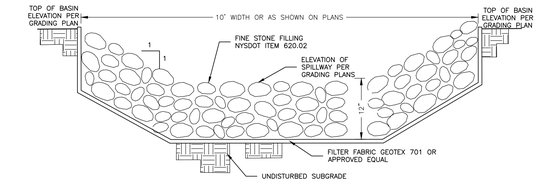


LOCATION (SEE SITE PLAN)	FACILITY TYPE
XXX	X
XXX	X

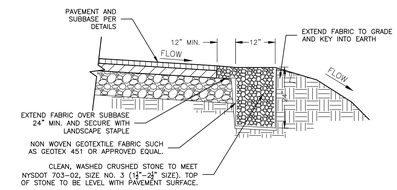
4/14 STORMWATER MANAGEMENT FACILITY NOTIFICATION SIGN
NOT TO SCALE



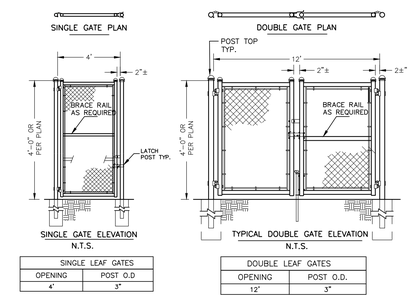
5/14 SEDIMENT DEPTH GAUGE
NOT TO SCALE



8/14 EMERGENCY OVERFLOW SPILLWAY
NOT TO SCALE



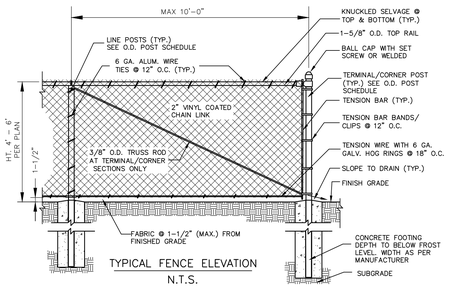
9/14 GRAVEL DIAPHRAGM
NOT TO SCALE



SINGLE LEAF GATES	
OPENING	POST O.D
4'	3"

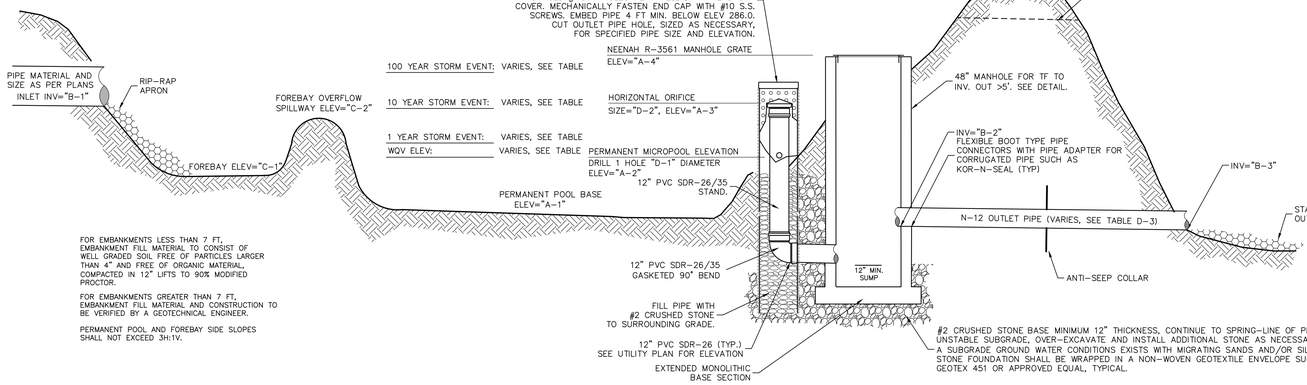
DOUBLE LEAF GATES	
OPENING	POST O.D.
12'	3"

GATE NOTES:

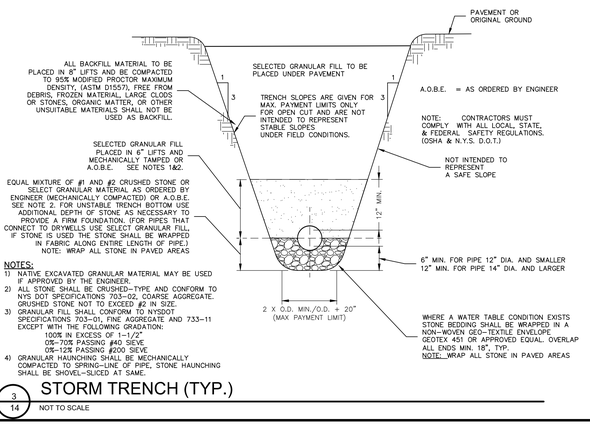


10/14 PICKLE BALL COURT FENCE
NOT TO SCALE

MICROPOOL EXTENDED DETENTION POND ELEVATIONS		
	SMA #2	SMA #3
A-1 (FT)	784.00	874.00
A-2 (FT)	790.00	880.00
A-3 (FT)	791.80	881.55
A-4 (FT)	792.15	882.30
A-5 (FT)	793.55	882.95
B-1 (FT)	792.00	N/A
B-2 (FT)	786.50	876.00
B-3 (FT)	786.00	875.00
C-1 (FT)	786.00	876.00
C-2 (FT)	790.00	880.00
D-1 (IN)	3.0	3.0
D-2 (IN)	12	12
D-3 (IN)	18	15
STORM EVENT		
1 YR (FT)	791.76	881.53
10 YR (FT)	792.45	882.30
50 YR (FT)	793.14	882.81
100 YR (FT)	793.54	882.92

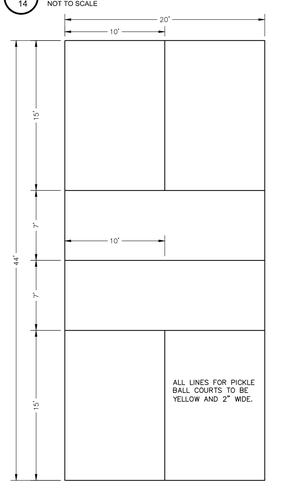


6/14 MICROPOOL EXTENDED DETENTION (PLAN)
NOT TO SCALE

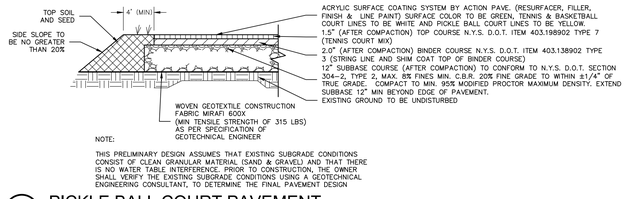


NOTES:
1) NATIVE EXCAVATED GRANULAR MATERIAL MAY BE USED IF APPROVED BY THE ENGINEER.
2) ALL STONE SHALL BE CRUSHED-TYPE AND CONFORM TO NYS DOT SPECIFICATIONS 703-02, COARSE AGGREGATE. CRUSHED STONE NOT TO EXCEED #2 IN SIZE.
3) GRANULAR FILL SHALL CONFORM TO NYSDOT SPECIFICATIONS 703-01, FINE AGGREGATE AND 733-11 EXCEPT WITH THE FOLLOWING GRADATION:
100% IN EXCESS OF 1-1/2"
0%-70% PASSING #40 SIEVE
0%-12% PASSING #200 SIEVE
4) GRANULAR HAUNCHING SHALL BE MECHANICALLY COMPACTED TO SPRING-LINE OF PIPE. STONE HAUNCHING SHALL BE SHOVEL-SLICED AT SAME.

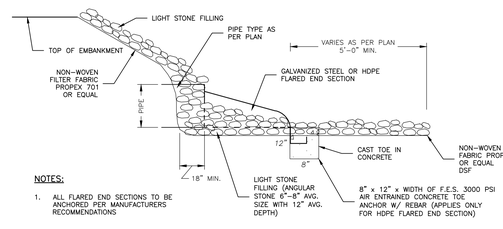
3/14 STORM TRENCH (TYP.)
NOT TO SCALE



7/14 PICKLE BALL COURT
NOT TO SCALE



11/14 PICKLE BALL COURT PAVEMENT
NOT TO SCALE



NOTES:
1. ALL FLARED END SECTIONS TO BE ANCHORED PER MANUFACTURERS RECOMMENDATIONS

12/14 FLARED END SECTION
NOT TO SCALE

FOR MUNICIPAL APPROVAL ONLY - NOT INTENDED FOR CONSTRUCTION

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421
edpllp.com

TAX MAP No: 88.-4-18, 88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

SITE PLANS FOR SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMW
CHECKED BY	TJM
EDP PROJECT NUMBER	14167

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY, UNLESS DONE UNDER THE DIRECT SUPERVISION OF A LICENSABLE PROFESSIONAL (LE) ENGINEER FOR AN ORGANIZATION AUTHORIZED BY LAW TO PRACTICE ENGINEERING, ARCHITECTURE OR SURVEYING FOR A SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
REVISIONS PER REGULATORY AGENCY COMMENTS	02/12/25	EMW
REVISIONS PER REVIEWING ENGINEER COMMENTS	03/05/25	EMW
REVISIONS PER APA AND TOWN COMMENTS	04/11/25	EMW
RFESDH SUBMISSION	04/25/25	EMW
REVISIONS PER APA COMMENTS	05/14/25	EMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/18/25	EMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	EMW
EXTEND AND WETLAND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMW

SCALE: AS NOTED

NOT FOR CONSTRUCTION

SHEET TITLE: SITE DETAILS

SHEET: 14 of 33

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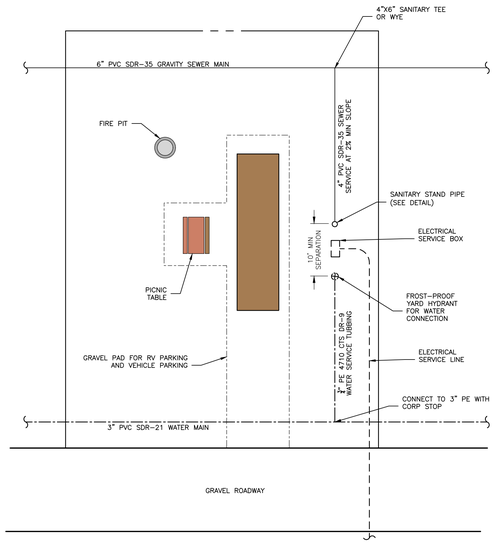
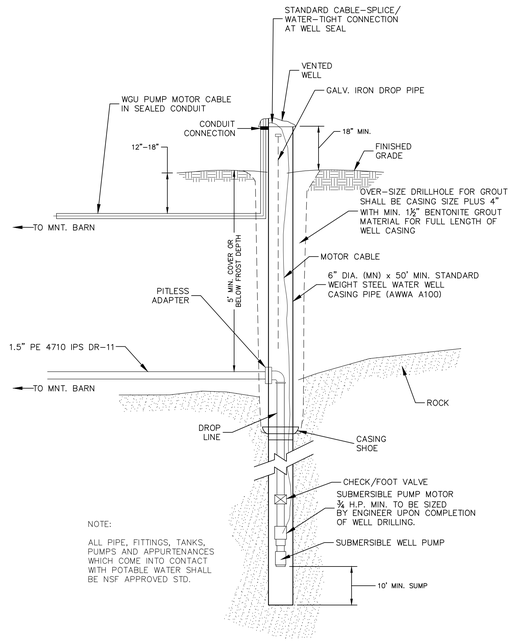
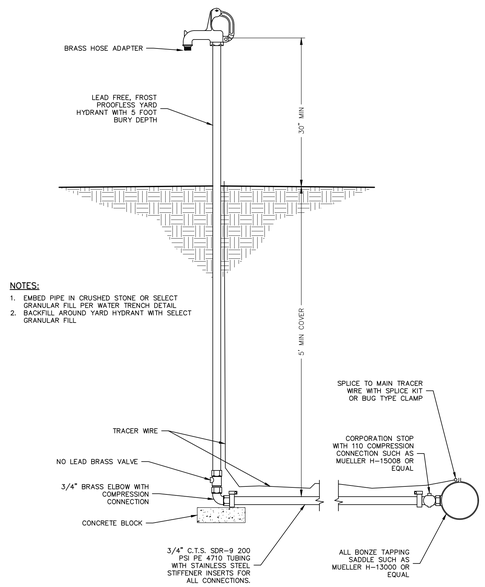


1/15 TYPICAL RV SITE UTILITY SERVICE
NOT TO SCALE



4/15 DRILLED WATER SUPPLY WELL
NOT TO SCALE



7/15 RV WATER SERVICE
NOT TO SCALE

DISINFECTION PROCEDURE

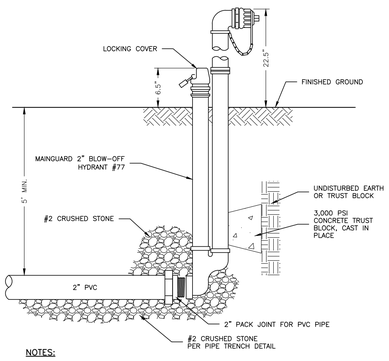
DISINFECTION: ALL POTABLE WATER PIPE SHALL BE DISINFECTED AND BACTERIOLOGICALLY VERIFIED (TESTED) PRIOR TO USE IN ACCORDANCE WITH AWWA C651-14 AS FOLLOWS:

DISINFECTION PROCEDURE:
NEW MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE CURRENT AWWA STANDARD FOR DISINFECTING WATER MAINS, ANSI/AWWA C-651-14, SECTION 4.4, CONTINUOUS FEED THE TABLET METHOD IS NOT PERMITTED BY NYSDOH AND SHALL NOT BE USED. THE SLUG METHOD, SECTION 4.5, MAY BE USED WHEN APPROVED BY THE ENGINEER. SPRAY OR SWAB, PER PARAGRAPH 4.11.3.2, WHEN CUTTING INTO OR REPAIRING EXISTING MAINS. REQUIRED STEPS ARE:

1. WORK CLEAN: PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
2. PREVENT BACKFLOW: PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM ANY BACKFLOW CAUSED BY HYDROSTATIC PRESSURE TESTING AND DISINFECTION PROCEDURES. THE SUPPLY VALVE SHALL BE KEPT CLOSED AT ALL TIMES, EXCEPT DURING FLUSHING AND DISINFECTANT FEED OPERATIONS.
3. PRE-FLUSH:
   A. FILL THE WATER MAIN AND ELIMINATE ALL AIR POCKETS.
   B. FLUSH THE WATER MAIN AT A VELOCITY NOT LESS THAN 2.5 FT/SEC TO REMOVE PARTICULATES.
4. DOSE CHLORINE (CONTINUOUS METHOD):
   A. INSTALL A TEST TAP NOT MORE THAN 10 FT. DOWNSTREAM FROM THE BEGINNING OF THE NEW MAIN.
   B. TO WATER ENTERING THE NEW MAIN, FEED A DOSE OF CHLORINE AT A CONSTANT RATE SUCH THAT THE WATER SHALL HAVE A RESIDUAL NOT LESS THAN 25 MG/L OF FREE CHLORINE. VERIFY CHLORINE CONCENTRATIONS AT ALL HYDRANTS, TAPS, AND SERVICE LATERALS. DOSING SHALL CONTINUE UNTIL HEAVILY CHLORINATED WATER IS CONTINUOUS THROUGHOUT THE NEW MAIN AND ALL VALVES AND HYDRANTS HAVE BEEN OPERATED TO PROVIDE CHLORINE CONTACT.
5. CONTACT TIME: AFTER A 24-HOUR MINIMUM RETENTION PERIOD, THE TREATED WATER SHALL HAVE A RESIDUAL OF NOT LESS THAN 10 MG/L OF FREE CHLORINE. VERIFY CHLORINE CONCENTRATIONS AT ALL HYDRANTS, TAPS, AND SERVICE LATERALS. REPEAT STEP 4.B. IF RESIDUAL IS LESS THAN 10 MG/L.
6. FLUSH/ NEUTRALIZE: FLUSH THE HEAVILY CHLORINATED WATER FROM THE MAIN UNTIL A RESIDUAL OF NOT MORE THAN 1.0 MG/L REMAINS. APPLY A NEUTRALIZING CHEMICAL TO ELIMINATE THE RESIDUAL CHLORINE IF THERE IS ANY POSSIBILITY THAT HEAVILY CHLORINATED WATER DISCHARGE WILL CAUSE DAMAGE TO THE ENVIRONMENT.
7. BACTERIOLOGICAL VERIFICATION PER SECTION 5.1: TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN FROM THE SAME SAMPLING SITES, A MINIMUM OF 16 HOURS APART, SHALL BE COLLECTED FROM THE NEW WORKS AS FOLLOWS: ONE SET PER 1200 LF OF NEW MAIN PLUS ONE SET FROM THE END-OF-THE-LINE AND ONE SET FROM EACH BRANCH -AT A MINIMUM. EACH SAMPLE SHALL BE TESTED FOR BOTH HPC (HETEROTROPHIC PLATE COUNT) AND TOTAL COLIFORM (TC). THE HPC TEST IS WAIVED FOR THE REPEAT SAMPLES IF THE INITIAL RESULTS ARE LESS THAN 500 CFU/ml. WHEN HPC RESULTS EXCEED 500 CFU/ml, THE WORKS SHALL BE FLUSHED AND SAMPLED UNTIL NO COLIFORM ARE PRESENT AND THE HPC IS LESS THAN 500 CFU/ml. IF REPEAT SAMPLES FAIL, THE MAIN SHALL BE RECHLORINATED, FLUSHED AND SAMPLED UNTIL SATISFACTORY RESULTS ARE OBTAINED. ALL TEST RESULTS SHALL BE FURNISHED TO THE ENGINEER.

WATER NOTES:

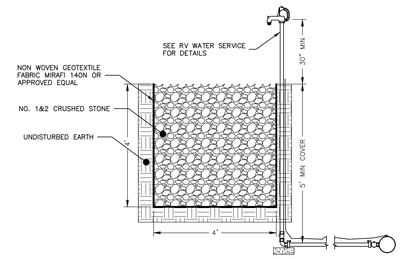
1) ALL PIPE MATERIALS AND APPURTENANCES ARE SUBJECT TO APPROVAL BY THE WATER SUPERINTENDENT.
2) THE CONTRACTOR SHALL VERIFY SIZE, TYPE HORIZONTAL AND VERTICAL LOCATION OF THE MAIN AT THE PROPOSED CONNECTION POINT(S) PRIOR TO CONSTRUCTION. CONFLICTS WITH OTHER UTILITIES TO BE CONSTRUCTED ARE TO BE AVOIDED. DISCREPANCIES OR CONFLICTS WITH EXISTING UTILITIES SHALL BE REPORTED TO THE WATER SUPERINTENDENT IMMEDIATELY.
3) MINIMUM WATER MAIN DEPTH (TOP OF PIPE TO FINISH GRADE) SHALL BE 5'-0"
4) ALL FILL BELOW WATER MAIN SHALL BE COMPACTED GRANULAR MATERIAL (MIN 95% MODIFIED PROCTOR TYP)
5) ALL TRENCH BACKFILL SHALL BE MECHANICALLY COMPACTED TO PREVENT SETTLEMENT. TOP TRENCH WITH 12" MIN. APPROVED GRAVEL IN PAVED AREAS AND ALONG SIDE OF EXISTING ROAD FOR SHOULDER BASE. REPLACE DAMAGED PAVEMENTS WITH LIKE KIND AND LIKE THICKNESS.
6) WATER MAINS SHALL BE SDR-21 POLYVINYL CHLORIDE (PVC) OR P.E. 3408 DR-9 (I.P.S.) AWWA C906 BLUESTIPE.
7) WATER MAINS ARE TO BE INSTALLED IN ACCORDANCE WITH AWWA STANDARDS: C600 FOR DUCTILE IRON, C900 FOR PVC.
8) ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH AWWA STANDARD C602.
9) ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA C105 UNLESS TEST RESULTS PROVIDED BY THE CONTRACTOR INDICATE THE ABSENCE OF SEVERELY AGGRESSIVE SOILS.
10) ALL WATER PIPE AND APPURTENANCES SHALL BE EITHER NSF OR UL APPROVED FOR USE WITH POTABLE WATER AND SHALL BEAR THEIR RESPECTIVE SEAL.
11) HYDRANTS SHALL BE LOCATED AT STREET INTERSECTIONS AND AT INTERMEDIATE POINTS AS INDICATED ON THE PLANS. CARE SHALL BE USED, WHEN LAYING MAINS, SO AS TO AVOID CREATING HIGH POINTS BETWEEN HYDRANTS.
12) MINIMUM SEPARATIONS BETWEEN WATER MAINS AND SANITARY AND STORM SEWERS ARE REQUIRED PER NYSDOH AND TEN STATE STANDARDS AT CROSSINGS, 18" MIN; WHERE PARALLEL, 10 FT. MIN. (MEASURED O.D. TO O.D.)
13) THRUST BLOCKING SHALL BE CAST-IN-PLACE CONCRETE AND SHALL BE SIZED AS PER THRUST BLOCK SCHEDULE. MECHANICAL RESTRAINTS MUST BE APPROVED BY THE WATER SUPERINTENDENT.
14) ALL NEW WATER MAINS ARE TO BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARDS: C600-99 SECT. 4 FOR DUCTILE IRON AND MANUAL M23 FOR PVC. RESULTS TO BE SUBMITTED TO WATER SUPERINTENDENT. MODIFICATIONS TO EXISTING MAINS SHALL BE DISINFECTED BY SWAB METHOD AND VISUALLY TESTED FOR LEAKS UNDER NORMAL WORKING PRESSURE PRIOR TO BACKFILL.
15) ALL WATER MAINS SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C651-99 (SEE DISINFECTION PROCEDURE THIS SHEET) RESULTS TO BE SUBMITTED TO THE WATER SUPERINTENDENT.
16) CURB BOXES ARE TO BE INSTALLED SO THAT CAPS EXTEND ABOVE FINISHED GRADE 1" AND IDENTIFIED WITH 2x4 LUMBER MARKER IN GRASSY AREAS. IN PAVED AREAS, USE TWO PIECE CURB BOX CAP (W/PENTAGONAL PLUG) AND CAST IRON CURB BOX SLEEVE TO ALLOW ADJUSTMENT OF THE GROUND KEY LID (MUELLER H-10342 OR APPROVED EQUAL).
17) IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ADHERE STRICTLY TO ALL RELEVANT NYS OSHA LABOR SAFETY STANDARDS INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO CONSTRUCTION SAFETY AND TRENCH SHORING.
18) ALL GENERAL AND SPECIFIC NOTES AND DETAILS ON OTHER PLAN SHEETS THAT ARE PART OF THESE PLANS SHALL APPLY.



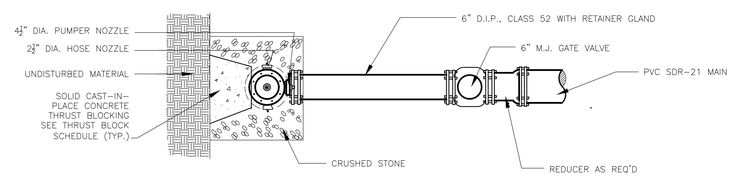
NOTES:

POST HYDRANTS SHALL BE NON-FREEZING, SELF DRAINING TYPE WITH A 5FT. BURY. THESE HYDRANTS WILL BE FURNISHED WITH A 2" HORIZONTAL INLET, A NON-TURNING OPERATING ROD, AND SHALL OPEN TO THE LEFT. ALL OF THE WORKING PARTS SHALL BE OF BRONZE-TO BRONZE DESIGN, AND BE SERVICEABLE FROM ABOVE GRADE WITH NO DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND BE 2-1/2" NST. HYDRANTS SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO, OR APPROVED EQUAL.

2/15 BLOW-OFF HYDRANT DETAIL
NOT TO SCALE



5/15 FREE STANDING WATER SPIGOT AND SEEPAGE PIT
NOT TO SCALE



9/15 END-OF-LINE HYDRANT
NOT TO SCALE

8/15 TYPICAL SERVICE CONNECTION DETAIL
NOT TO SCALE

3/15 UNDERGROUND WATER CISTERN
NOT TO SCALE

NOTES:

1. CRUSHED STONE NOT TO EXCEED #2 IN SIZE TO BE CLEAN, SOUND AND FROM AN APPROVED NYSDOT STONE SOURCE AND/OR MEET NYSDOT STANDARD SPECIFICATIONS SECTION 703-2, COARSE AGGREGATES. GRANULAR FILL TO MEET THE FOLLOWING REQUIREMENTS:
   0% IN EXCESS OF 1-2"
   0%-70% PASSING #40 SIEVE
   0%-12% PASSING #200 SIEVE

6/15 WATER TRENCH
NOT TO SCALE

REQUIRED AREAS (SQ. FT.) FOR THRUST BLOCKS*

PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	2.0	2.8	1.5	0.8	0.4
6	4.2	5.9	3.2	1.6	0.8
8	7.2	10.1	5.5	2.8	1.4
10	10.9	15.4	8.3	4.2	2.1
12	15.4	21.8	11.8	6.0	3.0
14	20.6	29.1	15.8	8.0	4.0
16	26.8	37.9	20.5	10.4	5.2
18	33.6	47.5	25.7	13.1	6.6
20	41.2	58.2	31.5	16.1	8.1
24	58.8	83.1	45.0	22.9	11.5
30	90.5	128.0	69.2	35.3	17.7
36	129.6	183.3	99.1	50.5	25.4

THRUST REACTIONS - R(LB) PER 100PSI INTERNAL PRESSURE

PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	1,810	2,559	1,385	706	355
6	3,739	5,288	2,862	1,459	733
8	6,433	9,097	4,923	2,510	1,261
10	9,677	13,685	7,406	3,776	1,897
12	13,685	19,353	10,474	5,340	2,683
14	18,385	26,001	14,072	7,174	3,604
16	23,779	33,628	18,199	9,278	4,661
18	29,865	42,235	22,858	11,653	5,855
20	36,644	51,822	28,046	14,298	7,183
24	52,279	73,934	40,013	20,398	10,249
30	80,425	113,738	61,554	31,380	15,766
36	115,209	162,931	88,177	44,952	22,585

THRUST BLOCK DIMENSIONS ON VERTICAL TRENCH WALL ORIGINAL GROUND (FEET)

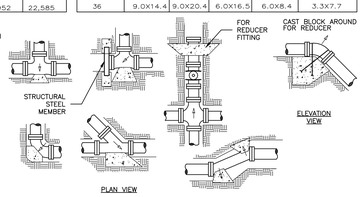
PIPE SIZE (INCHES)	TEE	90° BEND	45° BEND	BEND	11-1/4° BEND
4	1.0X2.0	1.0X2.8	0.75X2.0	0.8X1.0	0.4X1.0
6	1.5X2.8	1.5X4.0	1.0X3.2	1.0X1.6	0.8X1.0
8	2.0X3.6	2.0X5.1	1.4X3.9	1.4X2.0	1.0X1.4
10	2.5X4.4	2.5X6.2	1.7X4.9	1.75X2.4	1.25X1.7
12	3.0X5.2	3.0X7.3	2.0X5.8	2.0X3.0	1.5X2.0
14	3.5X5.9	3.5X8.3	2.5X6.3	2.5X3.2	1.75X2.3
16	4.0X6.7	4.0X9.5	2.7X7.6	2.75X3.8	2.0X2.6
18	4.5X7.5	4.5X10.6	3.0X8.6	3.0X4.4	2.2X3.0
20	5.0X8.25	5.0X11.7	3.4X9.3	3.4X4.75	2.5X3.25
24	6.0X9.8	6.0X13.9	4.0X11.25	4.0X5.75	2.8X4.1
30	7.5X12.1	7.5X17.1	5.0X13.8	5.0X7.1	3.0X5.9
36	9.0X14.4	9.0X20.4	6.0X16.5	6.0X8.4	3.3X7.7

* = FACTOR SAFETY OF 1.5
SOIL BEARING OF 3,000 PSI
225 DESIGN PRESSURE

THRUST BLOCK NOTES:

1. VALUES FOR TEE APPLY TO TEES, END PLUGS, CAPS, AND TAPPING SLEEVES.
2. REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150 PSI WORKING PRESSURE PLUS 50% (75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE.
3. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 3000 POUNDS PER SQ. FT. IF OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS MAY BE MODIFIED BY THE WATER SUPERINTENDENT.
4. IN MUCK, PEAT OR RECENTLY PLACED FILL ALL THRUSTS SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS. ALL AS REQUIRED BY THE WATER SUPERINTENDENT.
5. ALL THRUST BLOCKS SHALL BE CAST-IN-PLACE.
6. ALL DUCTILE IRON WATER MAIN SHALL BE ENCASED IN POLYETHYLENE, IF TESTING WARRANTS.

SOIL	BEARING STRENGTH Sb (LB/FT)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SAND	4,000
SANDY CLAY	6,000
HARD CLAY	9,000



10/15 THRUST BLOCKS
NOT TO SCALE

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OCTOBER 2, 2024

SITE PLANS FOR SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMM
CHECKED BY	TJM
EDP PROJECT NUMBER	14197

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REVISIONS PER REVIEWING ENGINEER COMMENTS	03/05/25	EMM
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LEGEND AND WETLAND DISPLAY REVISIONS PER APA COMMENT	08/13/25	EMM

SCALE: AS NOTED

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SHEET TITLE: WATER DETAILS

SHEET: 15 of 33

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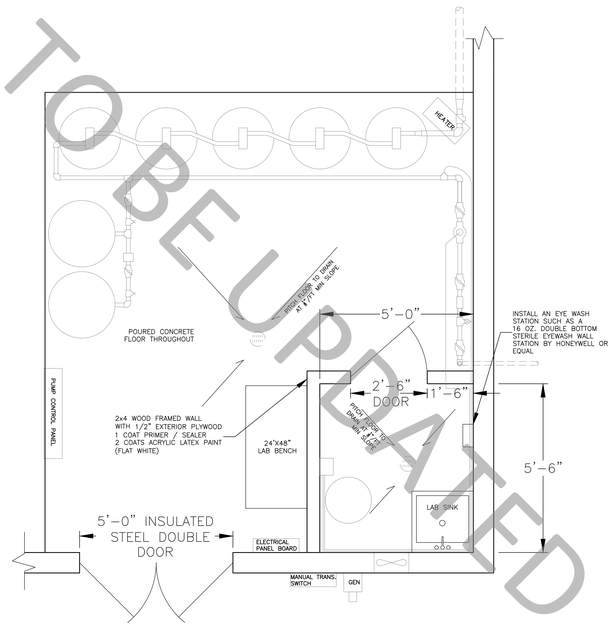

1/16 WATER TREATMENT ROOM LAYOUT
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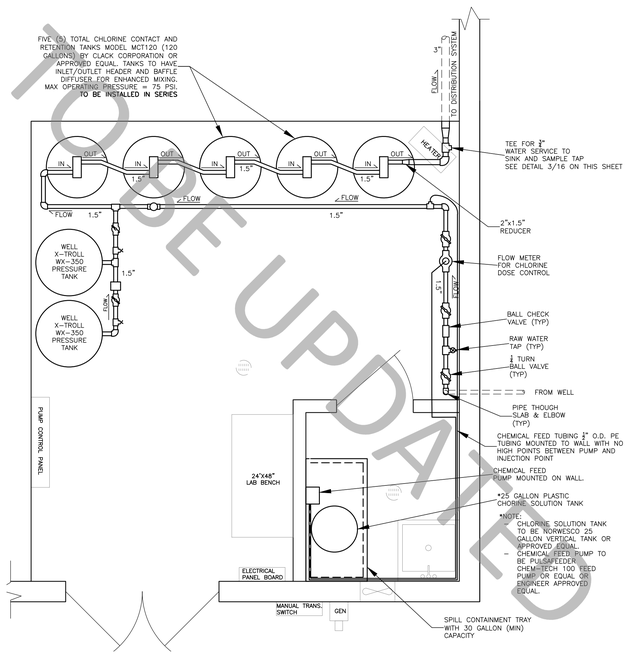
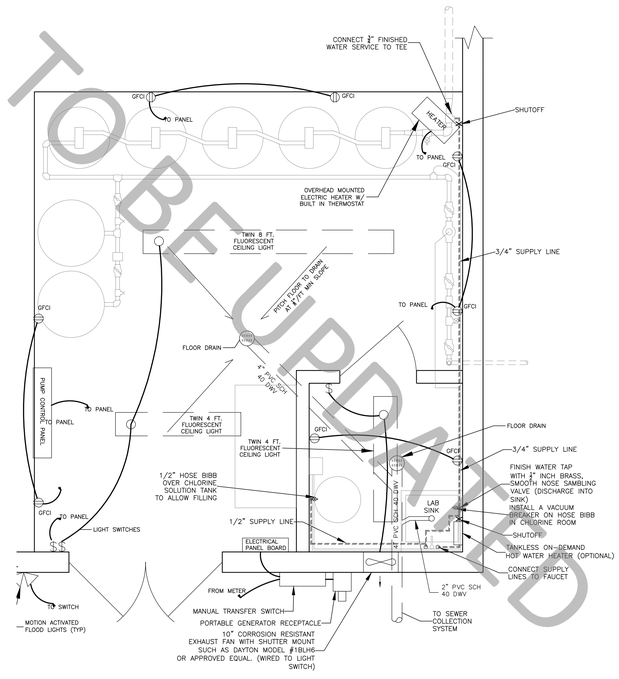
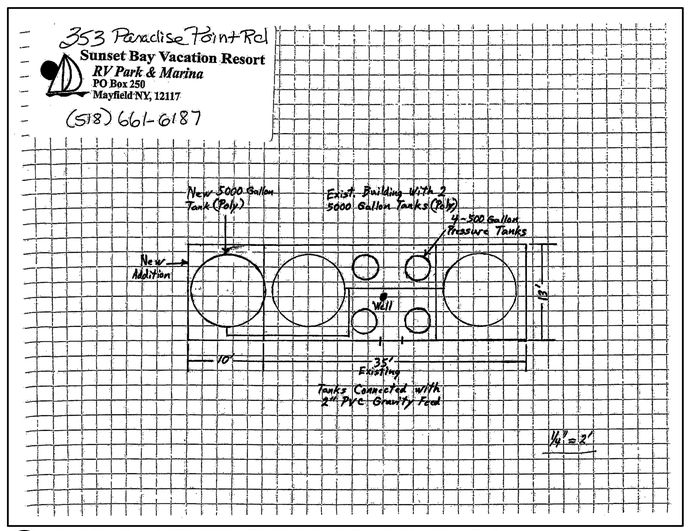


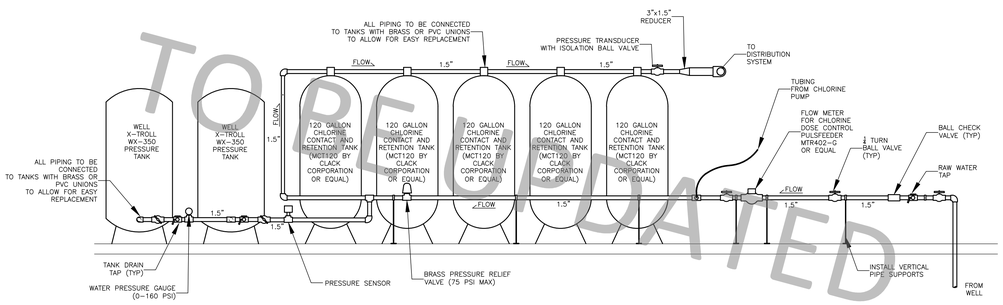
3/16 WATER TREATMENT SYSTEM LAYOUT
NOT TO SCALE



5/16 ELECTRICAL AND PLUMBING PLAN
NOT TO SCALE



2/16 EXISTING WATER TREATMENT BUILDING SCHEMATIC
NOT TO SCALE



4/16 WATER TREATMENT ELEVATION SCHEMATIC
NOT TO SCALE

WATER SYSTEM NOTES:
1. WELL PUMP TO BE OPERATED BY A VARIABLE FREQUENCY DRIVE (VFD)
2. ALL WATER PIPING AND FITTINGS ABOVE SLAB IN BUILDING SHALL BE PVC SCH-40 RATED FOR 200 PSI MIN.
3. UNDER SLAB AND BURIED PIPING SHALL BE PVC SDR-21 RATED FOR 200 PSI MIN.
4. ALL WATER PIPING SHALL BE NSF RATED FOR POTABLE WATER.
5. A DPD FREE CHLORINE RESIDUAL TEST KIT WILL NEED TO BE PROVIDED CAPABLE OF MEASURING RESIDUALS TO THE NEAREST 0.01 MG/L IN THE RANGE BELOW 1.0 MG/L AND TO THE NEAREST 0.1 MG/L BETWEEN 1.0 – 2.5 MG/L.
6. GLOVES, PROTECTIVE CLOTHING AND GOGGLES SHALL BE PROVIDED NEAR THE CHLORINE SOLUTION TANK TO ENSURE SAFETY.

ELECTRICAL NOTES:
1. ELECTRIC PANELS SHALL INCLUDE BUT ARE NOT LIMITED TO, AS DICTATED BY THE N.E.C.:
   1.1. MAIN SHUT-OFF/DISCONNECT SAFETY SWITCH
   1.2. MANUAL TRANSFER SWITCH (WHEN GENERATOR IS NOT REQUIRED)
   1.3. TRANSFORMERS AS NECESSARY
   1.4. 110V/220V BREAKER BOX
2. ALL CONDUITS SHALL BE PVC SCH 80 OR GALVANIZED IRON PIPE.
3. ABOVE GRADE RISERS AND LB'S SHALL BE GALVANIZED IRON PIPE FITTINGS.
4. INTERIOR LIGHT AND EXHAUST FAN SHALL BE OPERATED ON THE SAME SWITCH.
5. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, AS WELL AS STATE AND LOCAL REQUIREMENTS.
6. ELECTRICAL INFORMATION SHOWN ON THIS PLAN IS SCHEMATIC IN NATURE AND SHOULD BE FULLY REVIEWED FOR CODE COMPLIANCE BY ELECTRICIAN PRIOR TO ORDERING MATERIALS.

TO BE UPDATED

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SHEET: 16 of 33

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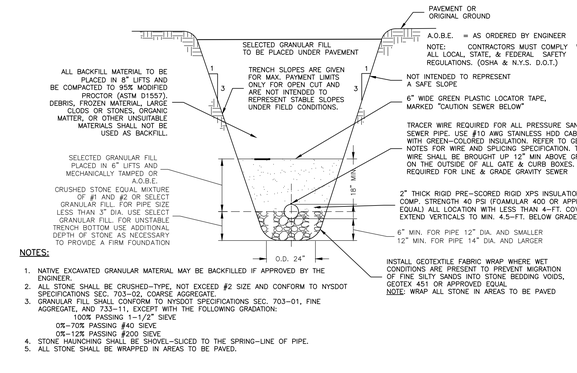
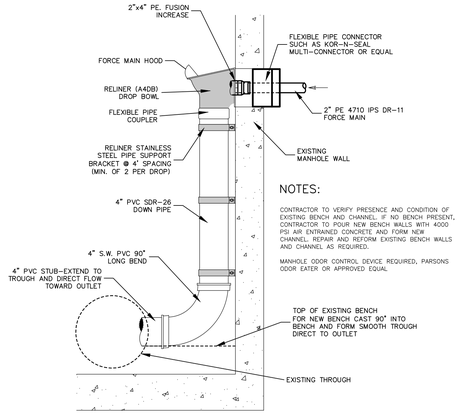


NOTES:

1. NATIVE EXCAVATED GRANULAR MATERIAL MAY BE BACKFILLED IF APPROVED BY THE ENGINEER.
2. ALL STONE SHALL BE CRUSHED-TYPE, NOT EXCEED #2 SIZE AND CONFORM TO NYSDOT SPECIFICATIONS SEC. 703-02, COARSE AGGREGATE.
3. GRANULAR FILL SHALL CONFORM TO NYSDOT SPECIFICATIONS SEC. 703-01, FINE AGGREGATE, AND 733-11, EXCEPT WITH THE FOLLOWING GRADATION:
   100% PASSING 1-1/2" SIEVE
   0%-70% PASSING #40 SIEVE
   0%-12% PASSING #200 SIEVE
4. STONE HAUNCHING SHALL BE SHOVEL-SLICED TO THE SPRING-LINE OF PIPE.
5. ALL STONE SHALL BE WRAPPED IN AREAS TO BE PAVED.

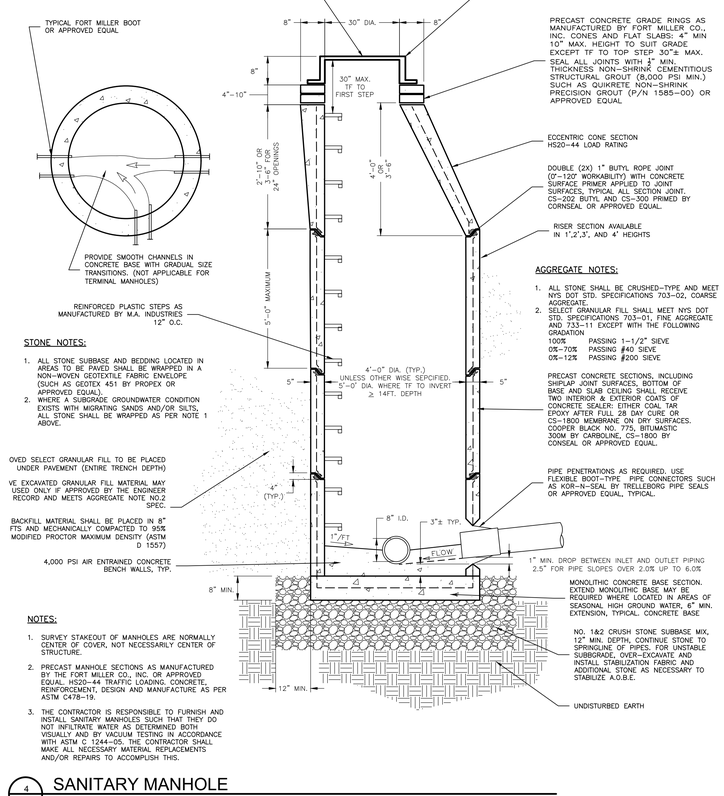
1/17 TRENCH DETAIL
NOT TO SCALE



NOTES:

CONTRACTOR TO VERIFY PRESENCE AND CONDITION OF EXISTING BENCH AND CHANNEL. IF NO BENCH PRESENT, CONTRACTOR TO POUR NEW BENCH WALLS WITH 4000 PSI AIR ENTRAINED CONCRETE AND FORM NEW CHANNEL. REPAIR AND REFORM EXISTING BENCH WALLS AND CHANNEL AS REQUIRED.

MANHOLE ODOR CONTROL DEVICE REQUIRED, PARSONS ODOR EATER OR APPROVED EQUAL



STONE NOTES:

1. ALL STONE SUBBASE AND BEDDING LOCATED IN AREAS TO BE PAVED SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC ENVELOPE (SUCH AS GEOTEX 451 BY PROPEX OR APPROVED EQUAL).
2. WHERE A SUBGRADE GROUNDWATER CONDITION EXISTS WITH MIGRATING SANDS AND/OR SILTS, ALL STONE SHALL BE WRAPPED AS PER NOTE 1 ABOVE.

NOTES:

1. SURVEY STAKEOUT OF MANHOLES ARE NORMALLY CENTER OF COVER, NOT NECESSARILY CENTER OF STRUCTURE.
2. PRECAST MANHOLE SECTIONS AS MANUFACTURED BY THE FORT MILLER CO., INC. OR APPROVED EQUAL HS20-44 TRAFFIC LOADING, CONCRETE, REINFORCEMENT, DESIGN AND MANUFACTURE AS PER ASTM C478-19.
3. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL SANITARY MANHOLES SUCH THAT THEY DO NOT INFILTRATE WATER AS DETERMINED BOTH VISUALLY AND BY VACUUM TESTING IN ACCORDANCE WITH ASTM C 1244-05. THE CONTRACTOR SHALL MAKE ALL NECESSARY MATERIAL REPLACEMENTS AND/OR REPAIRS TO ACCOMPLISH THIS.

AGGREGATE NOTES:

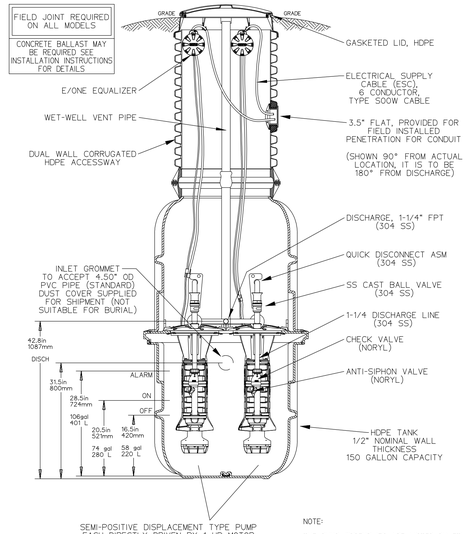
1. ALL STONE SHALL BE CRUSHED-TYPE AND MEET NYS DOT STD. SPECIFICATIONS 703-02, COARSE AGGREGATE.
2. SELECT GRANULAR FILL SHALL MEET NYS DOT STD. SPECIFICATIONS 703-01, FINE AGGREGATE AND 733-11 EXCEPT WITH THE FOLLOWING GRADATION:
   100% PASSING 1-1/2" SIEVE
   0%-70% PASSING #40 SIEVE
   0%-12% PASSING #200 SIEVE

4/17 SANITARY MANHOLE
NOT TO SCALE

ELECTRICAL NOTES FOR GRINDER PUMP:

1. CONTRACTOR TO VERIFY LINE VOLTAGE AVAILABLE AT THE SITE PRIOR TO ORDERING EQUIPMENT.
2. ELECTRICAL CONTROL/ ALARM PANEL SHALL BE: SENTRY ALARM PANEL FOR SIMPLEX STATIONS AS SUPPLIED BY E-ONE. BASIC PANEL INCLUDES AN AUDIBLE ALARM WITH EXTERNAL SILENCE BUTTON AND A VISUAL ALARM LIGHT FOR HIGH WATER CONDITIONS IN THE WET WELL. A THERMOSTATTED HEATER SHALL BE PROVIDED TO PREVENT CONDENSATION OF ELECTRICAL COMPONENTS. THE GENERATOR CONNECTION RECEPTACLE OPTION IS RECOMMENDED IF THE HOME WILL NOT HAVE A BACKUP GENERATOR.
3. CONTROL/ ALARM PANEL TO BE LOCATED IN A CONSPICUOUS LOCATION AS APPROVED BY THE OWNER: ON THE EXTERIOR SIDE OF THE BUILDING FACING THE UNIT OR ON AN ANCHORED PRESSURE TREATED 6"x 6"POST NEAR THE GRINDER PUMP. THE CONTROL PANEL SHALL BE LOCATED A MINIMUM OF 5'-FEET FROM GRINDER PUMP VENT & PATION OPENINGS. THE CONTROL PANEL SHALL BE WITHIN THE LINE-OF-SIGHT OF THE GP PER NEC.
4. PUMP STATION AND ALARM PANEL SHALL MEET ALL NEC, STATE AND LOCAL CODES FOR RESIDENTIAL FLOWS, AS DEFINED BY THE NEC.
5. LEVEL CONTROLS SHALL BE INTRINSICALLY SAFE.
6. ALL ELECTRICAL MATERIALS USED SHALL BE U.L. LISTED.
7. THERE SHALL BE NO ELECTRICAL SPLICES, JUNCTION BOXES, OR CONNECTIONS OF ANY KIND IN THE PUMP TANK WITH THE EXCEPTION OF THE E-ONE PUMP QUICK DISCONNECT.
8. ALL CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE NOTED, EITHER DIRECT-BURY TYPE OR IN PVC CONDUIT.
9. ALL ELECTRICAL WORK SHALL BE DONE IN FULL COMPLIANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE (NEC) AND ALL STATE AND LOCAL CODES.
10. THE NEW YORK BOARD OF FIRE UNDERWRITERS MUST CERTIFY THE ELECTRICAL EQUIPMENT INSTALLED PURSUANT TO THIS PLAN. A COPY OF THAT CERTIFICATE SHALL BE FURNISHED TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO ISSUANCE OF FINAL PAYMENT.

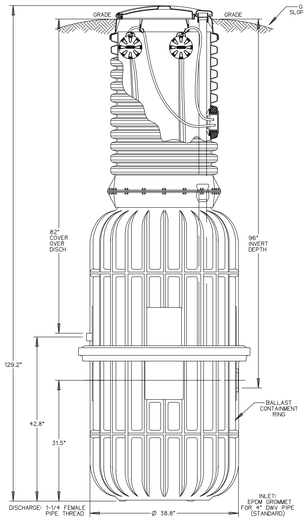
DX152-129



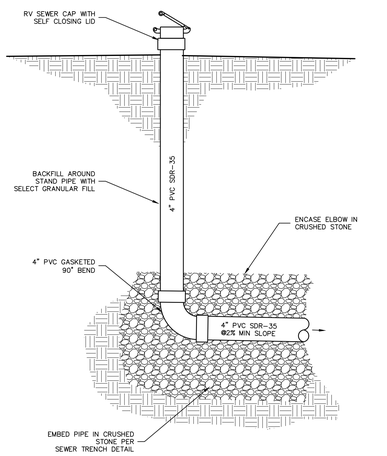
SEMI-POSITIVE DISPLACEMENT TYPE PUMP EACH DIRECTLY DRIVEN BY 1 HP MOTOR CLASS 1, DIV 1, GROUP D

NOTE:

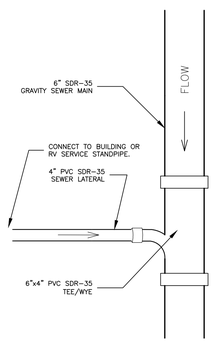
THE PUMP ASSEMBLIES ARE LISTED BY ETL TO FACTORY MUTUAL (FM) STANDARDS FOR CLASS 1, DIVISION 1, GROUP D, THE LEVEL CONTROL SYSTEM, INTEGRAL TO THE PUMP, IS INTRINSICALLY SAFE (THE STATION IS NOT PART OF THE LISTING).
- ALSO AVAILABLE APPROVED BY CSA FOR CLASS 1, DIVISION 1, GROUP D



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

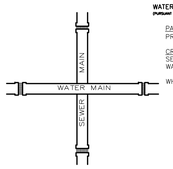


3/17 RV SEWER STAND PIPE
NOT TO SCALE



LATERAL CONNECTION PLAN VIEW

5/17 GRAVITY SEWER LATERAL CONNECTION
NOT TO SCALE



PLAN VIEW

AT ALL CROSSINGS OF SEWER AND WATER

WATER AND SEWER SEPARATION:
(PURSUANT TO NYS DOH REQUIREMENTS)

PARALLEL INSTALLATIONS: WATER MAINS SHALL LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED GRAVITY (OR FORCE) SANITARY OR STORM SEWER, MEASURED OUTSIDE TO OUTSIDE OF PIPE.

CROSSINGS: WATER MAINS CROSSING SEWERS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL SEPARATIONS OF 18 INCHES, MEASURED OUTSIDE TO OUTSIDE OF PIPE, WITH A FULL 20 FOOT LENGTH OF WATER MAIN PIPE CENTERED SUCH THAT THE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING.

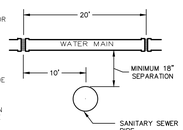
WHERE MINIMUM SEPARATIONS CANNOT BE MET, WITH CASE-BY-CASE APPROVAL FROM NYS DOH:

A. NEW SEWERS SHALL BE CONSTRUCTED OF MINIMUM 150 PSI PRESSURE- RATED AWWA WATER GRADE MATERIALS AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS.

B. INSTALLATIONS CLOSER THAN 10 FOOT SEPARATION ONLY IF WATER MAIN IS LAID IN A SEPERATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF TEH SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE GRAVITY SEWER.

C. WHERE PRESSURE AND GRAVITY SEWERS PRE-EXIST: THE WATER MAIN SHALL BE INSTALLED WITHIN A PROTECTIVE CASING PIPE, CONSTRUCTED OF A MINIMUM 150 PSI PRESSURE-RATED AWWA WATER GRADE MATERIALS AND EXTEND 10 FT. MIN. ON BOTH SIDES OF THE SEWER BEING CROSSED OR, WHERE PARALLEL, TO A POINT WHERE THE LINES ARE SEPARATED BY 10 FEET.

D. WHERE A WATER MAIN AND/OR WATER WELLS PRE-EXIST AND A FORCE MAIN IS BEING CONSTRUCTED: THE FORCE MAIN SHALL BE INSTALLED WITHIN A PROTECTIVE CASING PIPE, CONSTRUCTED OF A MINIMUM 150 PSI PRESSURE-RATED AWWA WATER GRADE MATERIALS, AND EXTEND 10 FT. MIN. ON BOTH SIDES OF THE WATER MAIN BEING CROSSED; WHERE PARALLEL, TO A POINT WHERE THE LINES ARE SEPARATED BY 10 FEET; OR TO A POINT WHERE THE ENDS OF THE CASING PIPE ARE 150 FEET MIN. FROM ANY WATER LEVEL



SECTION VIEW

7/17 WATER & SEWER SEPARATION
NOT TO SCALE

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ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-0421 edp@edpnet.com

TAX MAP No: 88.-4-18, 88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

SITE PLANS FOR SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMM
CHECKED BY	TJM
EDP PROJECT NUMBER	14197

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY UNLESS DONE UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT, LANDSCAPE ARCHITECT OR SURVEYOR FOR A LANDSCAPE ARCHITECT OR SURVEYOR FOR A SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
REVISIONS PER REGULATORY AGENCY COMMENTS	02/12/25	EMM
REVISIONS PER REVIEWING ENGINEER COMMENTS	03/05/25	EMM
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NYSDOH SUBMISSION	04/25/25	EMM
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REVISIONS PER SOH COMMENTS AND INTERNAL REVIEW	06/18/25	EMM
REVISIONS PER SOH COMMENTS AND LETTER	06/25/25	EMM
LEGEND AND WETLAND DISPLAY REVISIONS PER APA COMMENT	08/13/25	EMM

SCALE: AS NOTED

NOT FOR CONSTRUCTION

SHEET TITLE: SANITARY DETAILS

SHEET: 17 of 33

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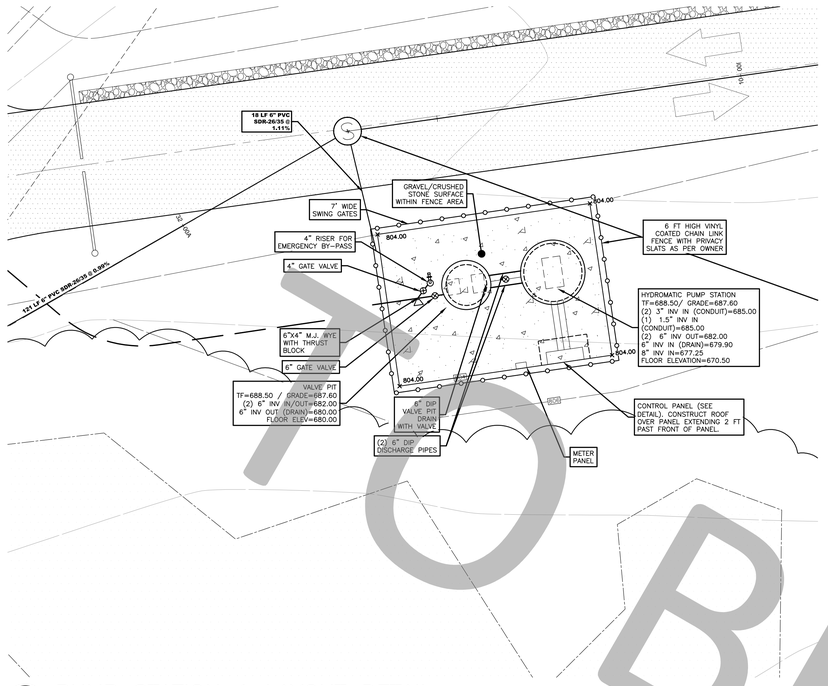

PUMP STATION 1 LAYOUT DETAIL

SCALE: 1" = 10'

GRAPHIC SCALE

10 8 6 4 2 0 10 20 40

(IN FEET)
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UTILITY PLAN LEGEND:

- DENOTES USACE WETLAND AREA
- DENOTES EXISTING CONTOUR
- 268 DENOTES PROPOSED CONTOUR
- DENOTES PROPOSED SANITARY MANHOLE
- DENOTES SEWER SERVICE MAIN
- DENOTES WATER SERVICE MAIN

PRESSURE TESTING NOTES:

AIR TESTING TO BE PERFORMED ON ALL GRAVITY SANITARY SEWER PRIOR TO FINAL APPROVAL AND MUST MEET UNIBELL HANDBOOK OF PVC PIPE TABLE 10.12 (PAGE 460) TESTING SPECIFICATIONS. SANITARY FORCE MAINS TO BE HYDROSTATICALLY TESTED AT 120 PSI PER WATER MAIN LEAKAGE TESTING STANDARDS.

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3. ALL ELECTRICAL WORK TO BE DONE IN FULL COMPLIANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES.
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WET WELL PUMP OFF ELEVATION: 671.00±
RECEIVING MANHOLE INVERT ELEVATION: 708.5±
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PUMP RATE FOR MIN. VELOCITY OF 2 F.P.S. 78 GPM (4" MAIN)
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MINIMUM REQUIRED PUMPING RATE=103 GPM (PEAK HOURLY FLOW)

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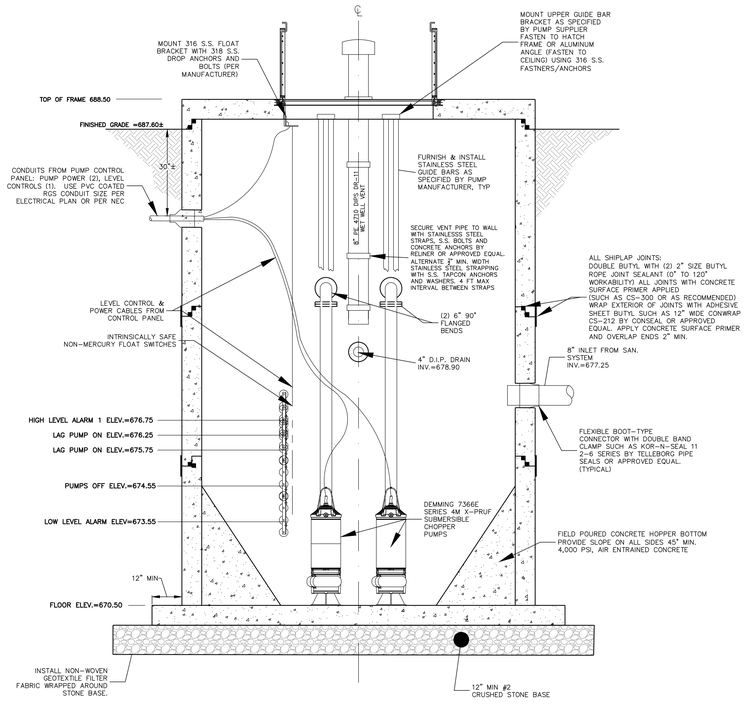
10'-6" I.D. DIAMETER WET WELL VOLUME PER FOOT OF DEPTH= 648 GALLONS
ON/OFF SETTINGS 1.2' MAX. SEPARATION: SEE ELEVATION VIEW

PUMP SPECIFICATIONS:

DEMING ENVIE SERIES 7366E 4M X-PRUF CHOPPER PUMP (E21 FRAME DRIVER)

H.P.= 10
OPERATING POINT= 120 GPM AT 67.6 FT. T.D.H.
MOTOR SPEED = 1750 RPM
IMPELLER DIAMETER = 210 MM (WHITE IRON)

PUMPS TO BE EXPLOSION PROOF, CLASS 1 DIV 1



PUMP STATION NOTES:

THE FOLLOWING NOTES HIGHLIGHT THE MATERIAL, EQUIPMENT AND INSTALLATION SPECIFICATIONS PERTAINING TO THE PUMP STATION.

1) THE PUMP STATION EQUIPMENT SUPPLIER SHALL DEMONSTRATE TO THE OWNER'S SATISFACTION SUCCESSFUL OPERATION OF THE PUMP STATION AND ALL RELATED COMPONENTS UPON PUMP STATION START UP.
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   B) PUMP NO. 1 FAILURE
   C) PUMP NO. 2 FAILURE
   D) LOSS OF COMMERCIAL POWER
   E) LOW LEVEL ALARM
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10) ACCESS DRIVE SHALL BE PAVED 14 FT. MIN IN WIDTH. AREA WITHIN FENCE AND SURROUNDING PUMP STATION SHALL INCLUDE 12 INCHES OF COMPACTED NYSDOT TYPE 2 SUBBASE.
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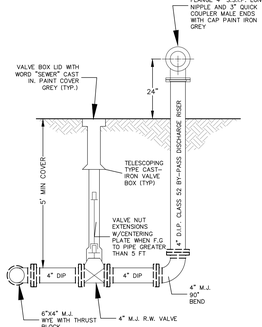

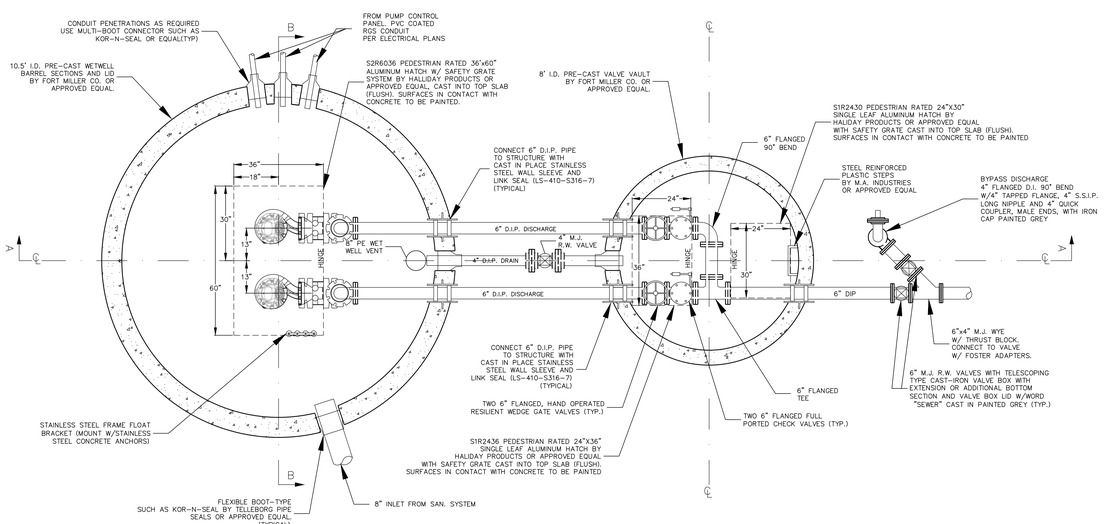

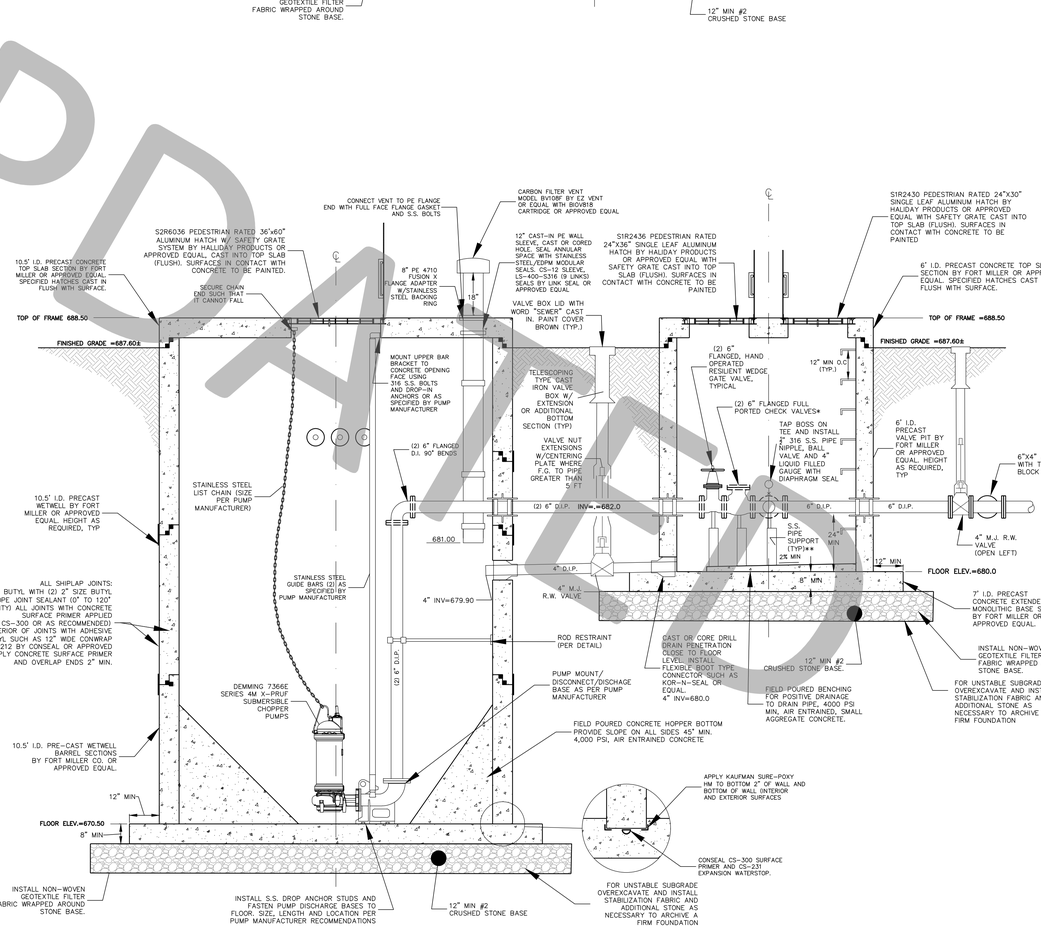

TO BE UPDATED

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EXTEND WAS WETLAND DISPLAY REVISIONS PER APA COMMENT	08/13/25	EMM

SCALE:
AS SHOWN

NOT FOR CONSTRUCTION

SHEET TITLE:
PUMP STATION 1 DETAILS

SHEET:
18 of 33

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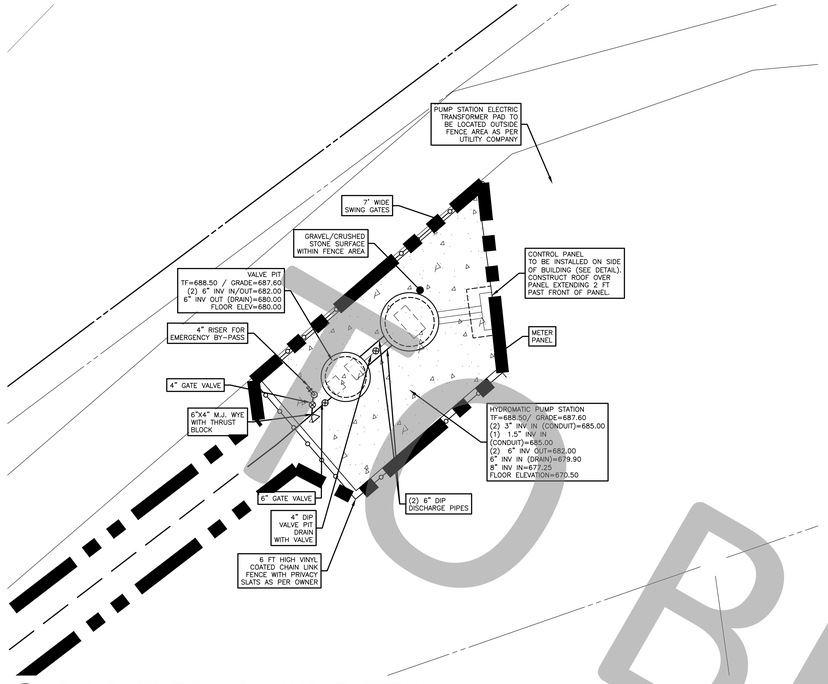

PUMP STATION 2 LAYOUT DETAIL

SCALE: 1" = 10'

GRAPHIC SCALE

10 8 6 4 2 0 10 20 40

(IN FEET)
1 INCH = 10 FT.

UTILITY PLAN LEGEND:

- DENOTES USACE WETLAND AREA
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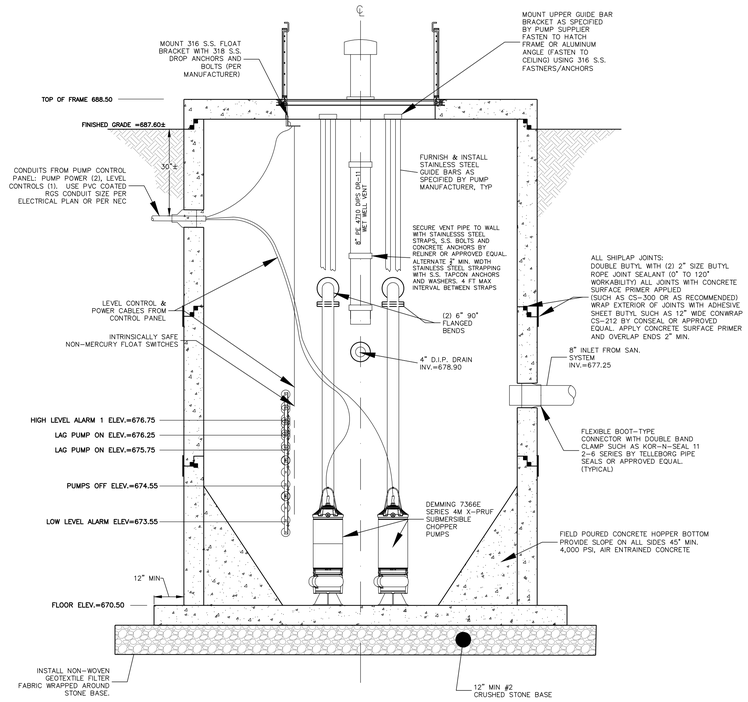

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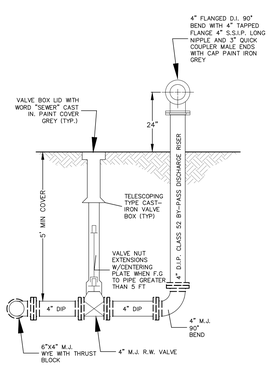

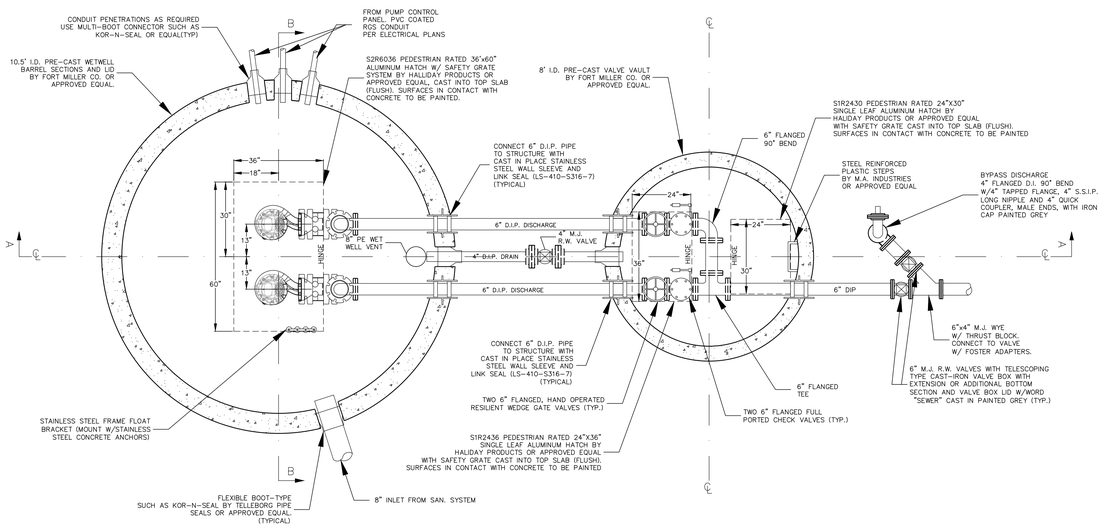

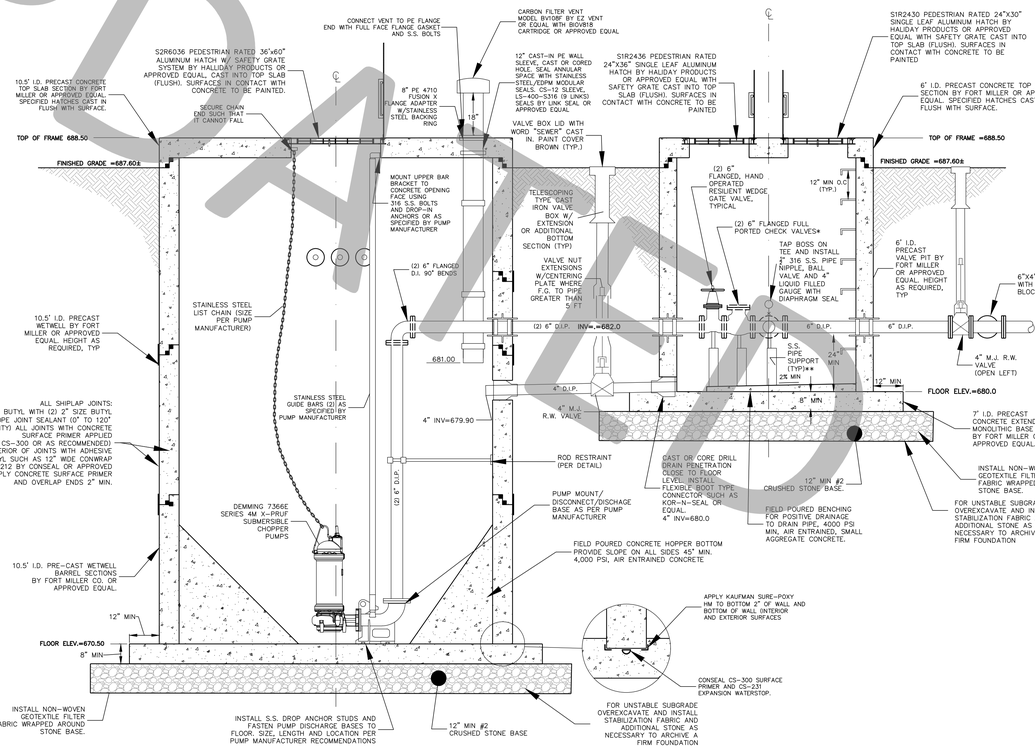

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TAX MAP No: 88.-4-18, 88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

SITE PLANS FOR
SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK INC.
PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMM
CHECKED BY	TJM
EDP PROJECT NUMBER	14197

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60%SUBMISSION	04/25/25	EMM
REVISIONS PER APA COMMENTS	05/14/25	EMM
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/18/25	EMM
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	EMM
EXTEND WQC WETLAND DISPLAY REVISIONS PER APA COMMENT	08/13/25	EMM

SCALE:
AS SHOWN

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SHEET TITLE:
PUMP STATION 2 DETAILS

SHEET:
19 of 33

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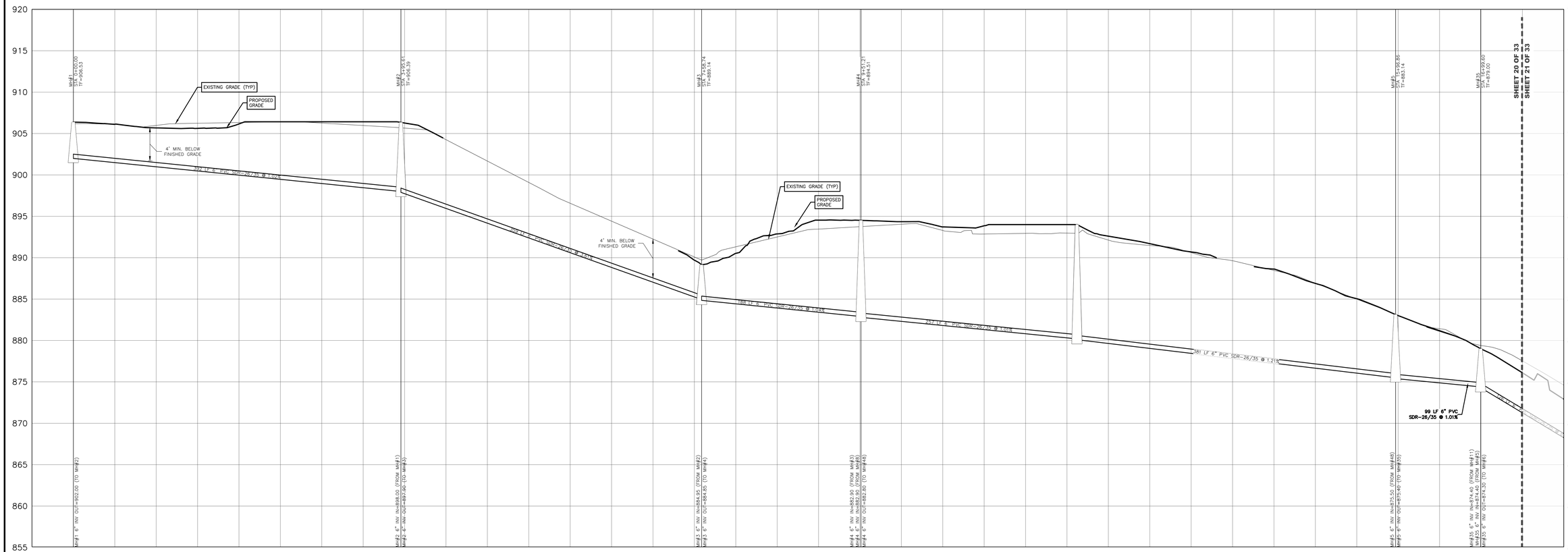

1/20 GRAVITY MAIN A1
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OCTOBER 2, 2024

SITE PLANS FOR
SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

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REVISION SUBMISSION	04/25/25	EMW
REVISIONS PER APA COMMENTS	05/14/25	EMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/18/25	EMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	EMW
LEGEND AND WETLAND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMW

SCALE:
1" = 50'

NOT FOR CONSTRUCTION

SHEET TITLE:
SANITARY PROFILE

SHEET:
20 of 33

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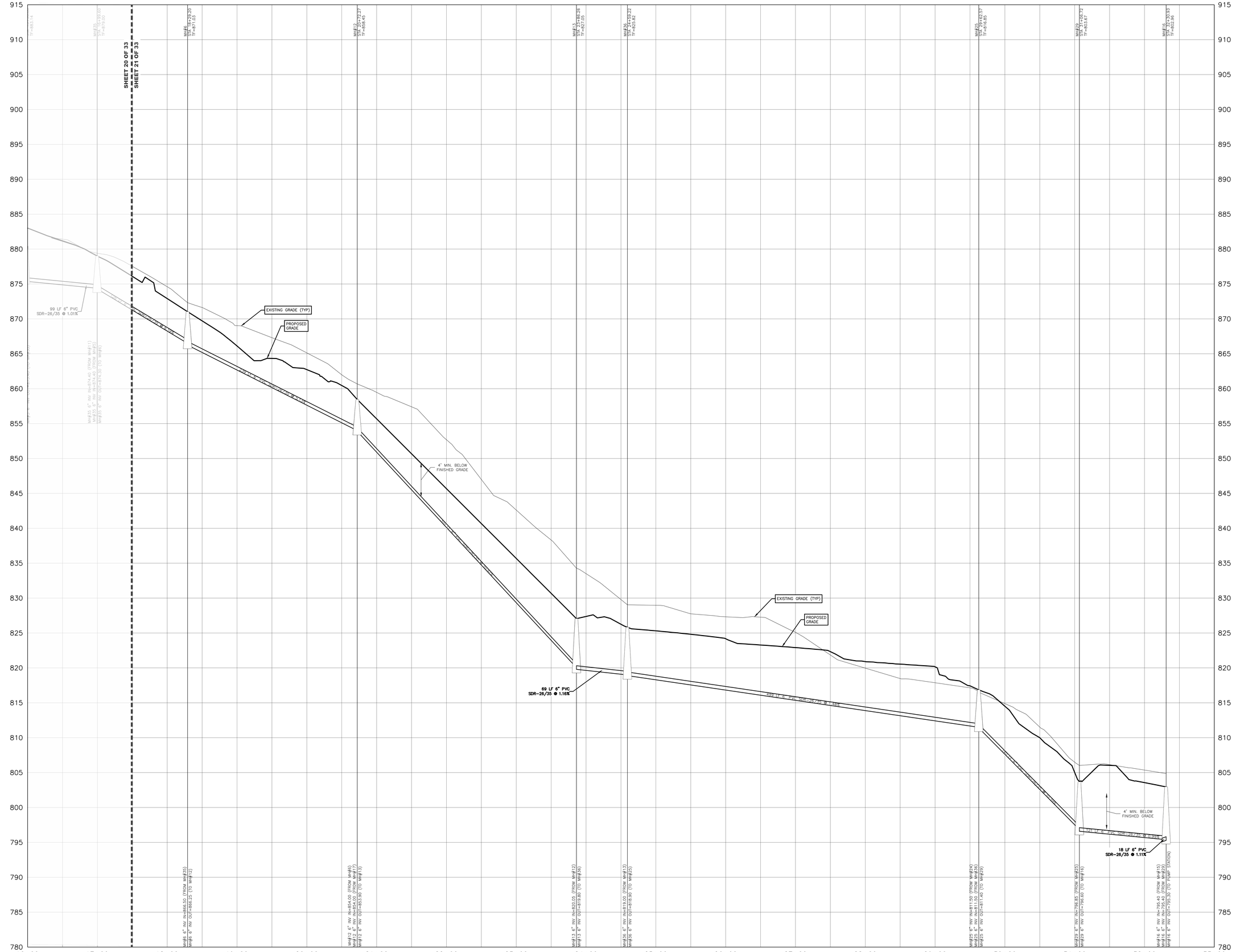

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SITE PLANS FOR
SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

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RFSOH SUBMISSION	04/25/25	EMW
REVISIONS PER APA COMMENTS	05/14/25	EMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/19/25	EMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	EMW
LEGEND AND WETLAND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMW

SCALE:
1" = 50'

NOT FOR CONSTRUCTION

SHEET TITLE:
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SHEET:
21 of 33

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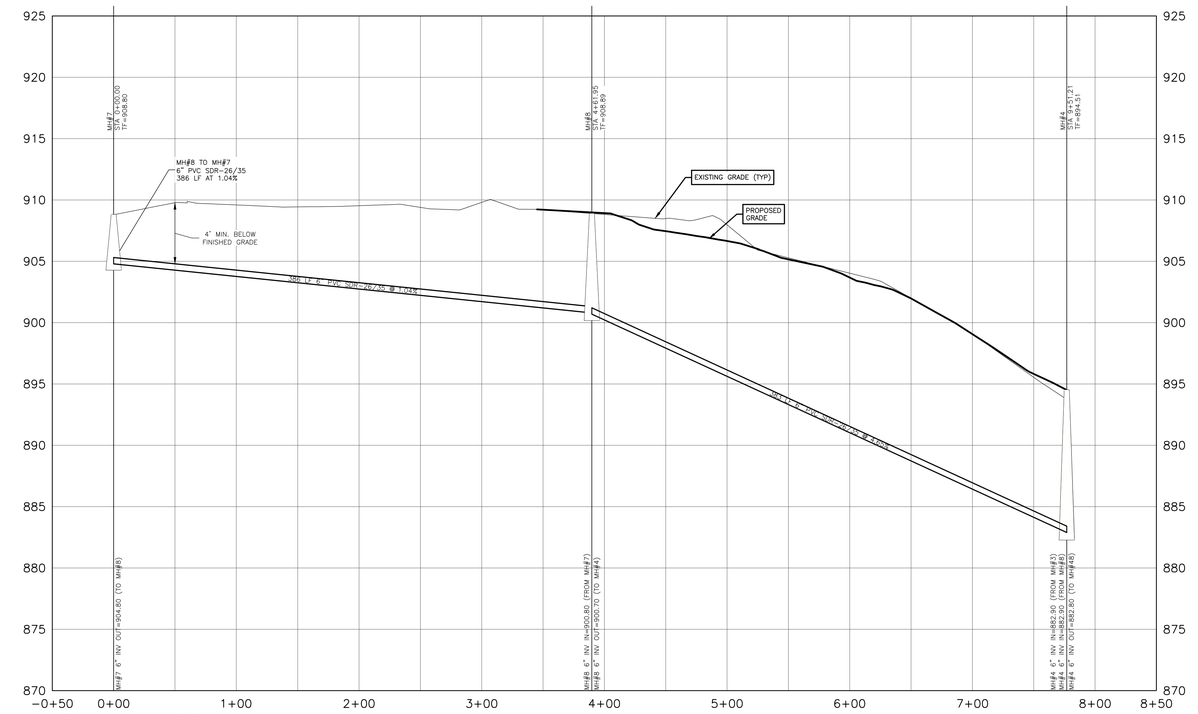

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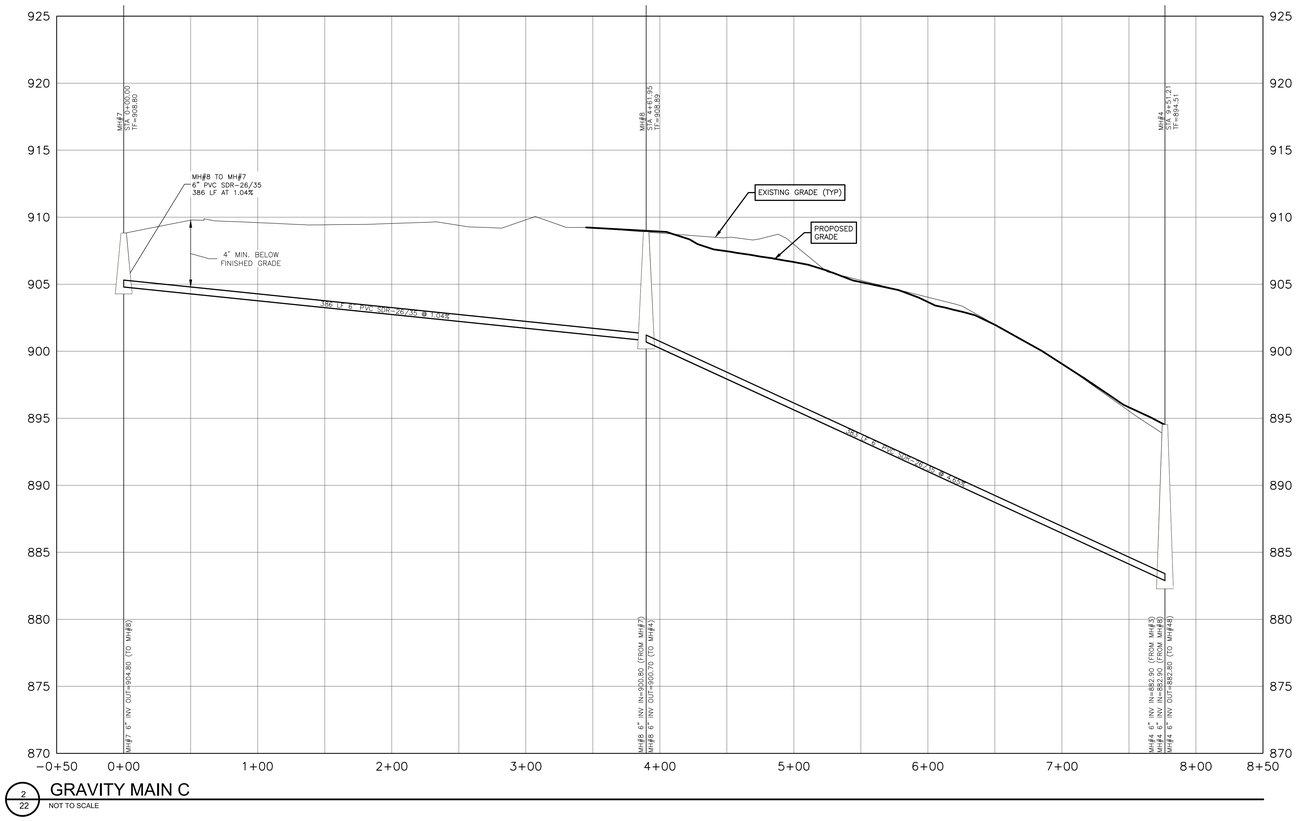

GRAVITY MAIN C

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OCTOBER 2, 2024

SITE PLANS FOR
SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

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REVISIONS PER REVIEWING ENGINEER COMMENTS	03/05/25	SMK
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NYSDOH SUBMISSION	04/25/25	SMK
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REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/18/25	SMK
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ZONING AND WETLAND DISPLAY REVISIONS PER APA COMMENT	08/13/25	SMK

SCALE:
1" = 50'

NOT FOR CONSTRUCTION

SHEET TITLE:
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SHEET:
22 of 33

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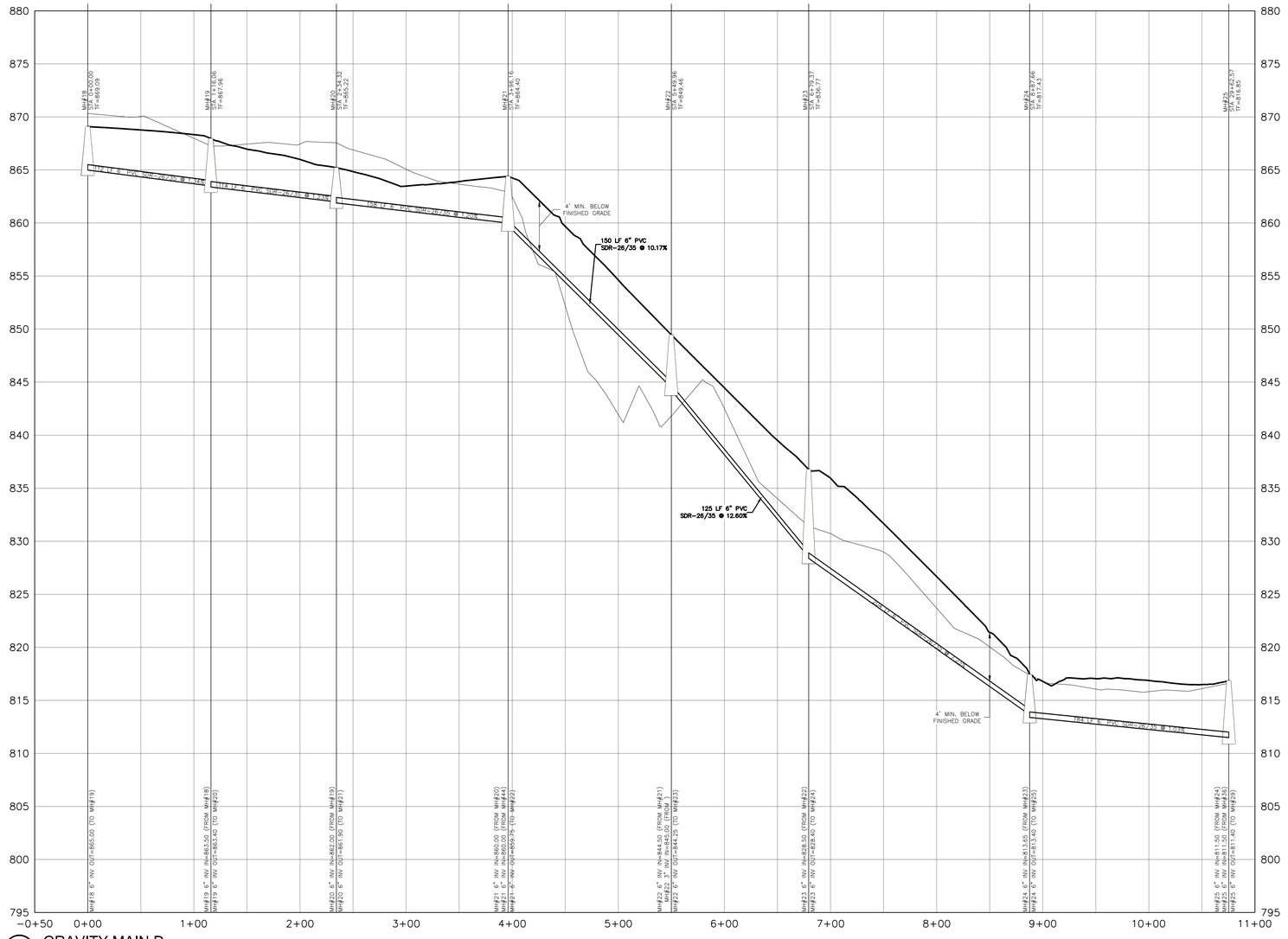

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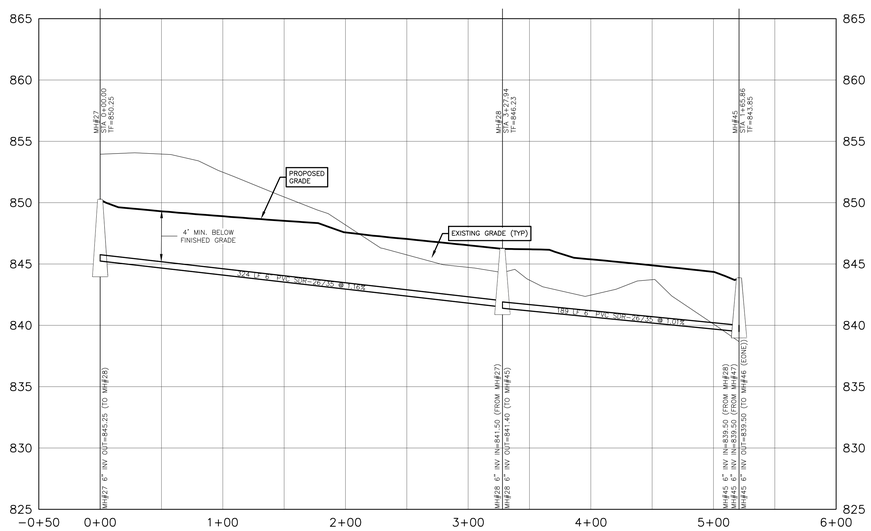

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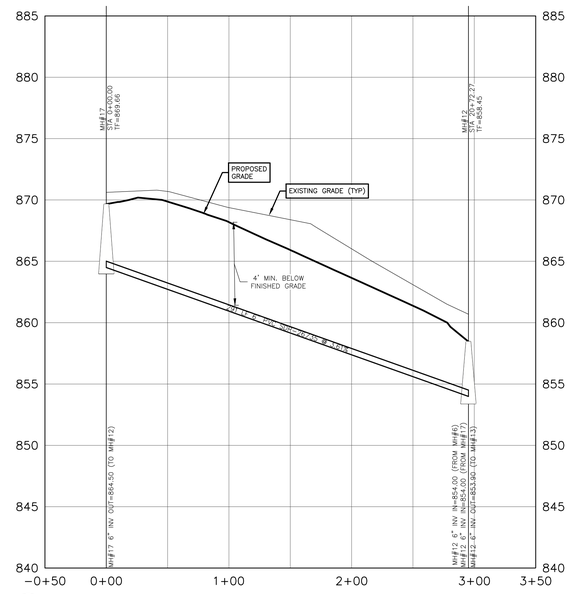

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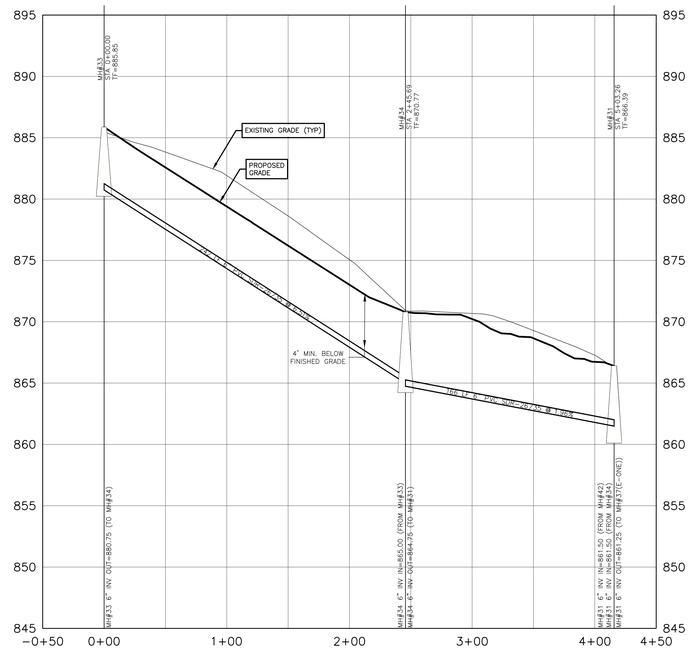

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SITE PLANS FOR SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

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WTSDH SUBMISSION	04/25/25	EMW
REVISIONS PER APA COMMENTS	05/14/25	EMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/19/25	EMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	EMW
ADDING AND WETLAND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMW

SCALE: 1" = 50'

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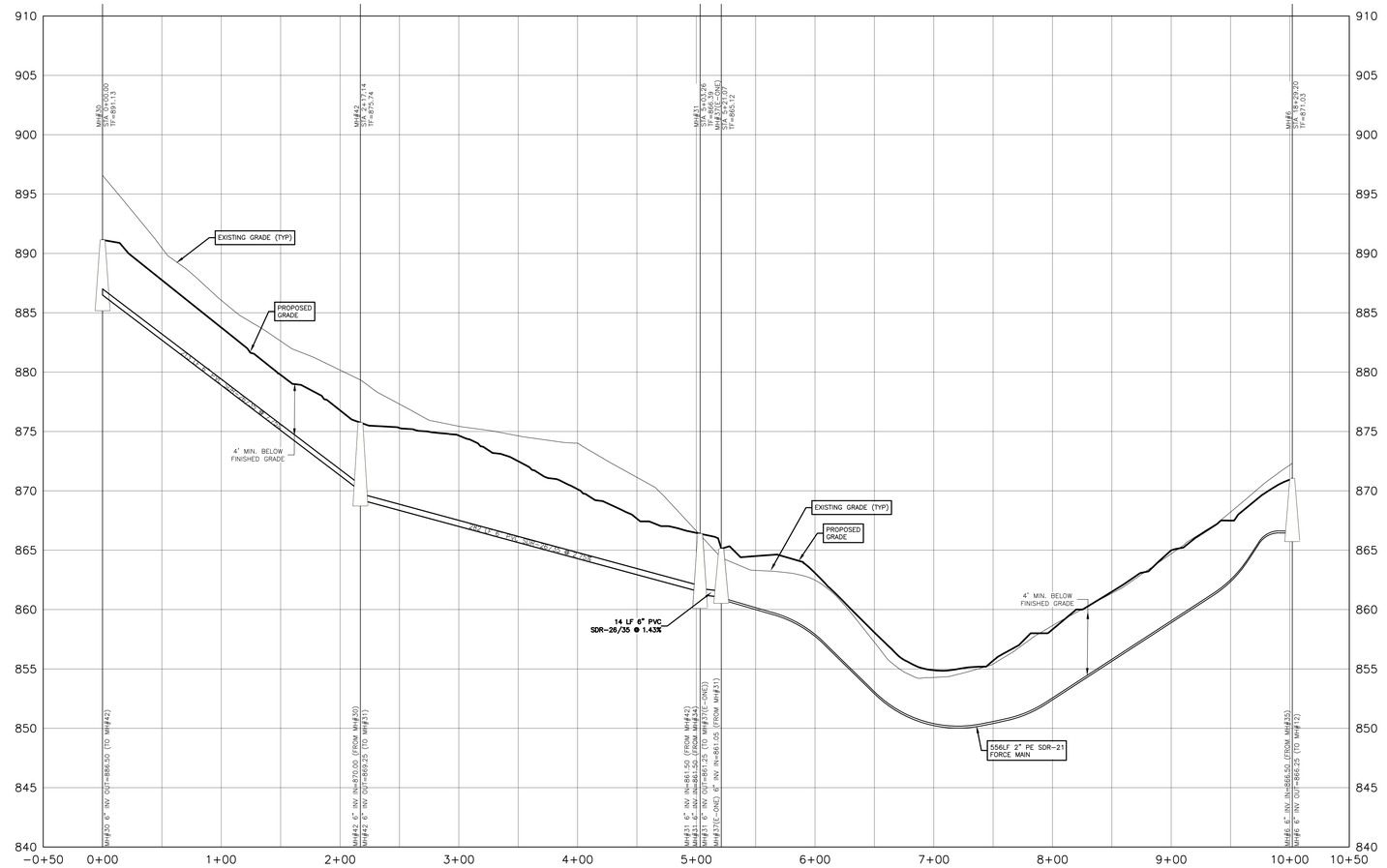

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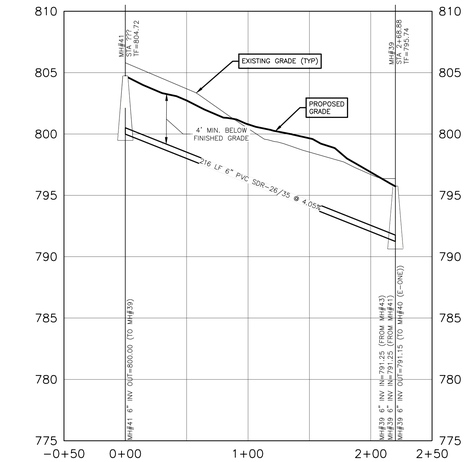

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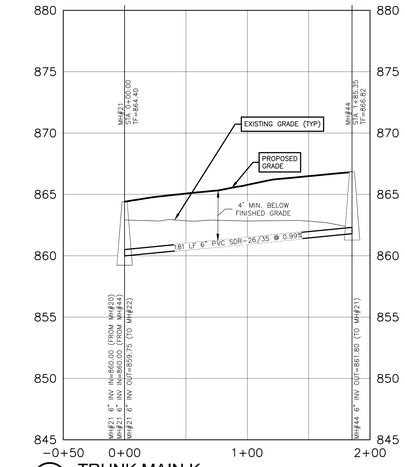

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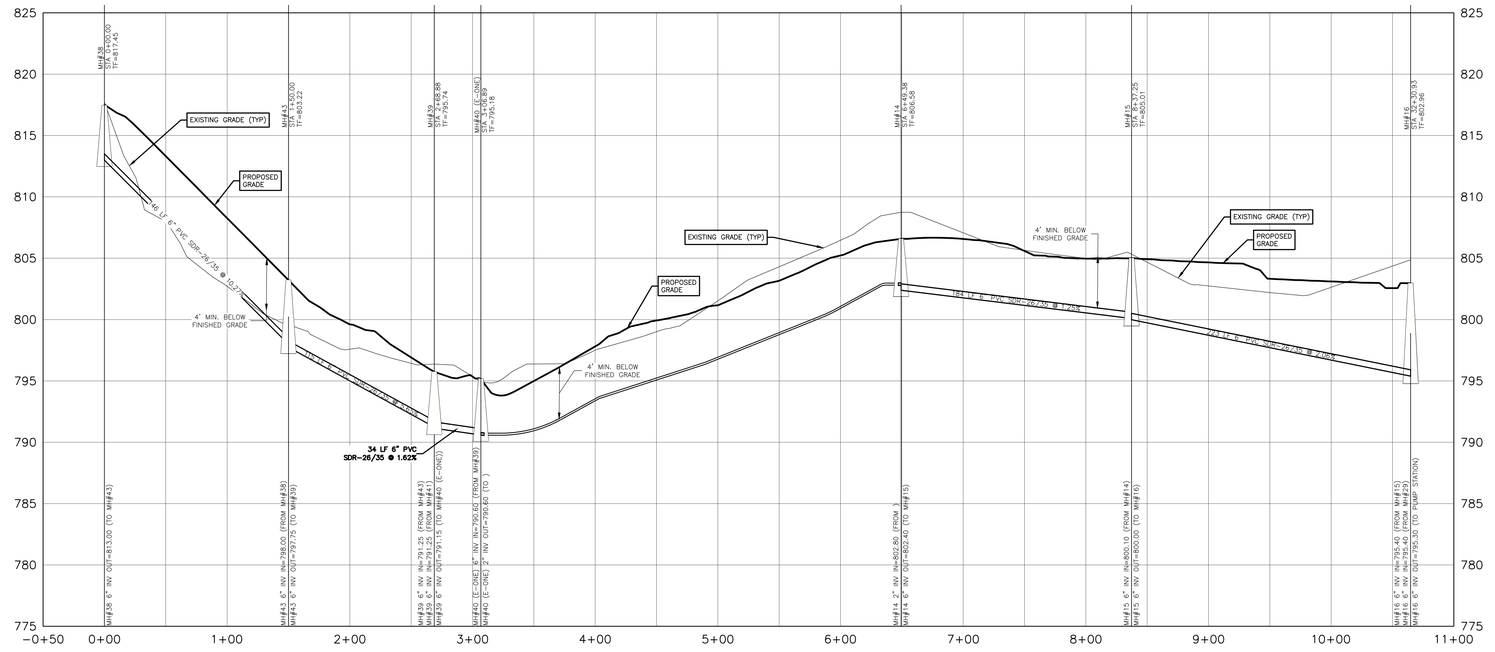

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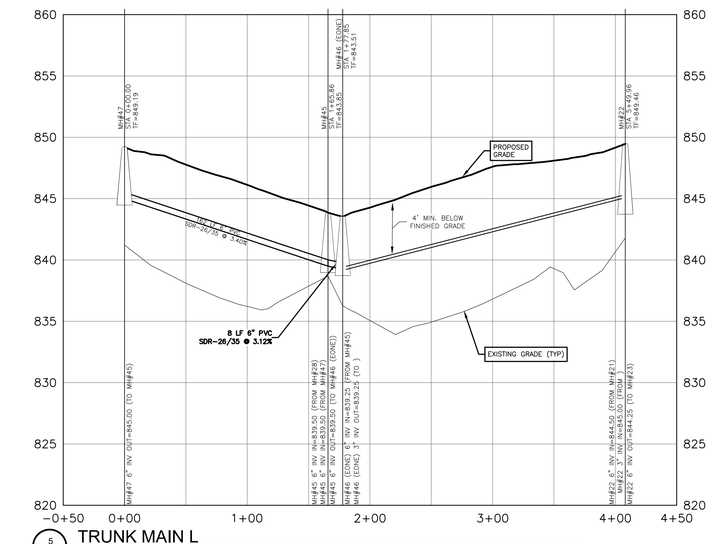

5/24 TRUNK MAIN L

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OCTOBER 2, 2024

SITE PLANS FOR SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

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REVISIONS PER DOH COMMENTS AND NATURAL REVIEW	06/18/25	EMM
REVISIONS PER DOH COMMENTS AND NATURAL REVIEW	06/25/25	EMM
EXISTING AND MITIGAD DISPLAY REVISIONS PER APA COMMENT	08/13/25	EMM

SCALE: 1" = 50'

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SHEET TITLE: SANITARY PROFILE

SHEET: 24 of 33

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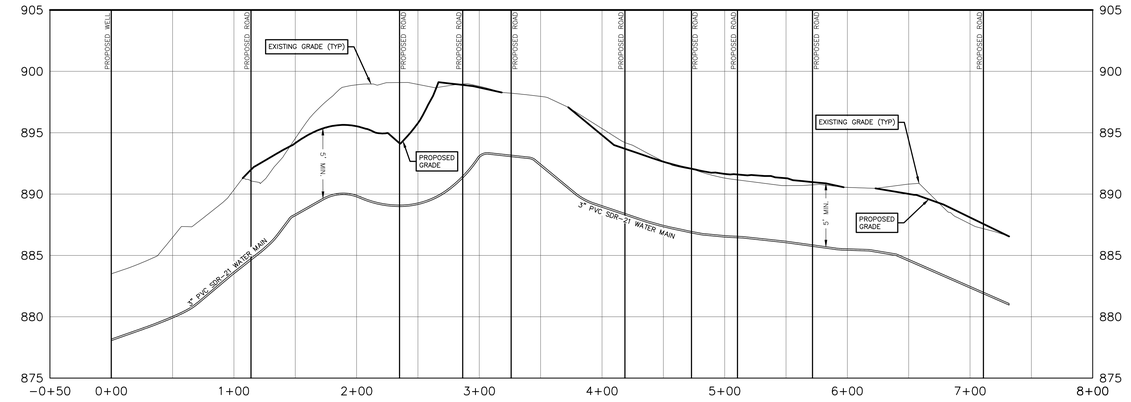

1/25 WATER MAIN AA
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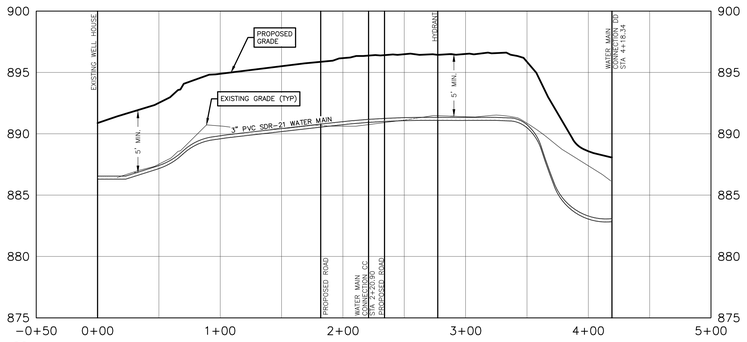

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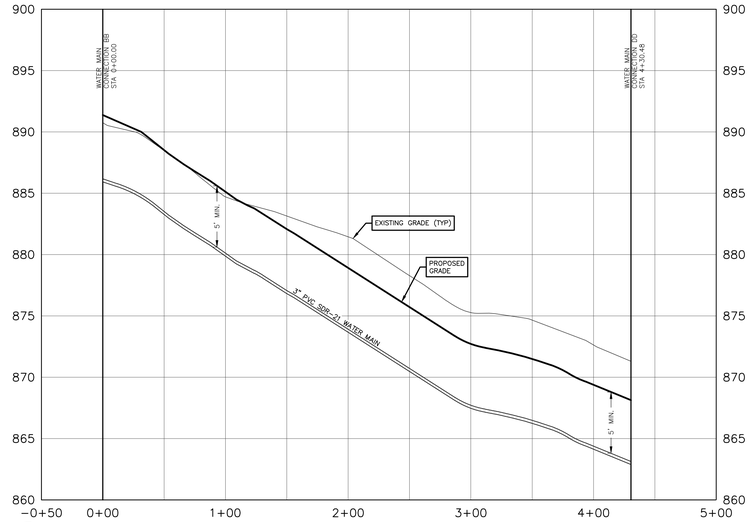

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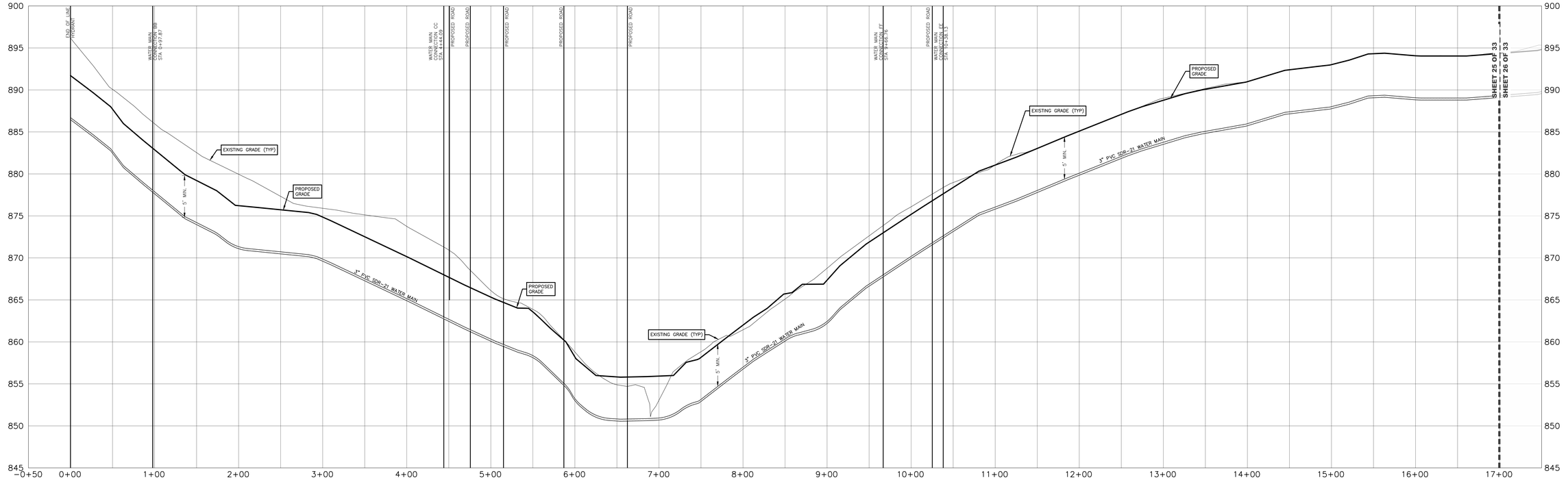

4/25 WATER MAIN DD-1
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SITE PLANS FOR
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SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

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REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/18/25	SMK
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	SMK
ADDING MID WETLAND DISPLAY REVISIONS PER APA COMMENT	08/13/25	SMK

SCALE: 1" = 50'

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SHEET TITLE: WATER PROFILE

SHEET: 25 of 33

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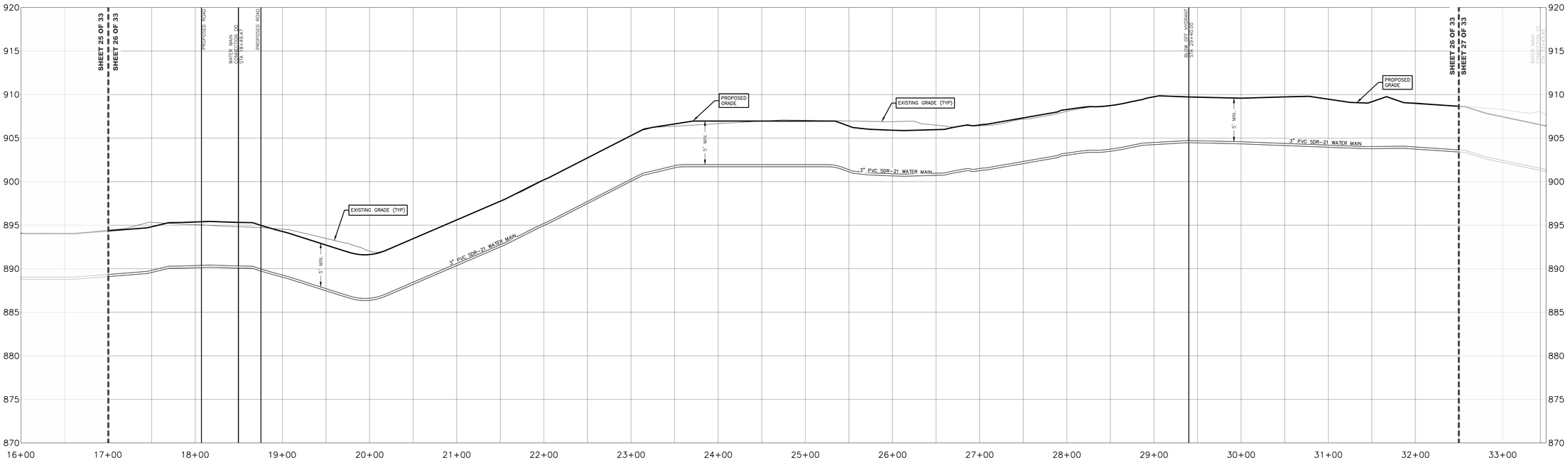

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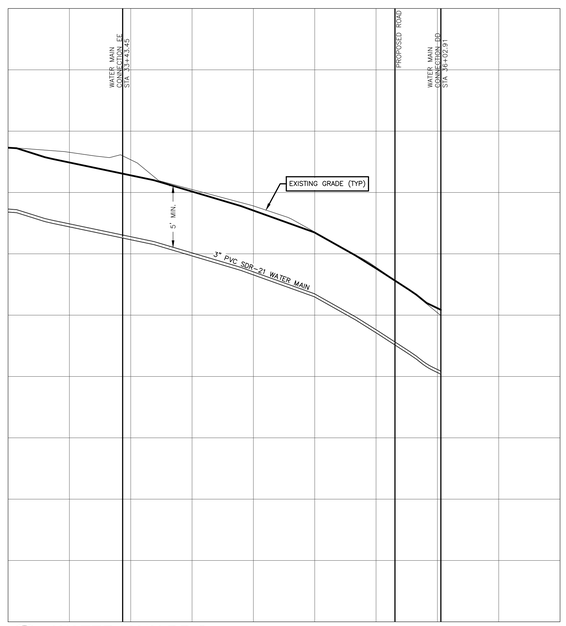

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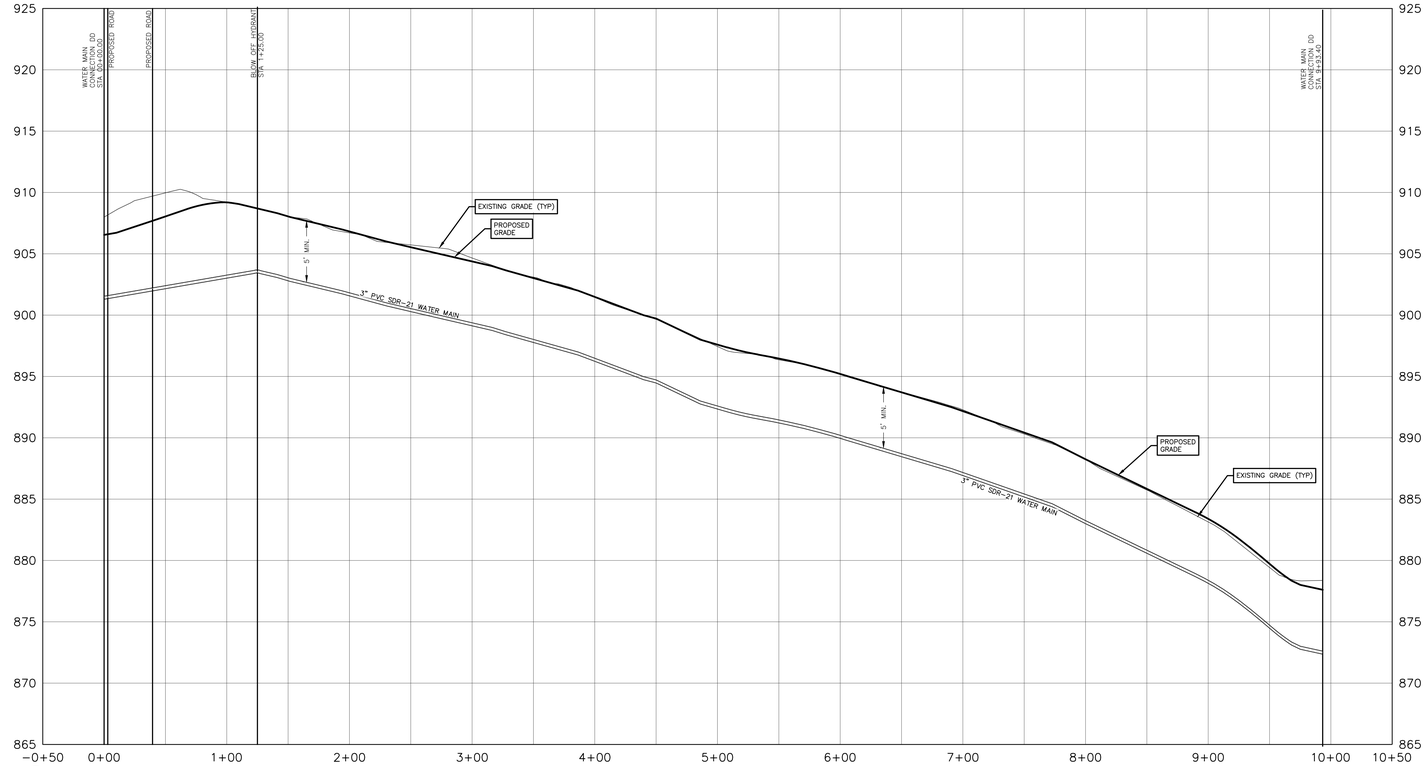

3/26 WATER MAIN EE
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OCTOBER 2, 2024

SITE PLANS FOR
SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

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EDP PROJECT NUMBER	14193

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REVISIONS PER REVIEWING ENGINEER COMMENTS	03/05/25	bwk
REVISIONS PER APA AND TOWN COMMENTS	04/11/25	bwk
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REVISIONS PER APA COMMENTS	05/14/25	bwk
REVISIONS PER NYSDOH COMMENTS AND INTERNAL REVIEW	06/18/25	bwk
REVISIONS PER NYSDOH COMMENTS AND INTERNAL REVIEW	06/25/25	bwk
REVISIONS TO PROPOSED DISPLAY REVISIONS PER APA COMMENTS	08/13/25	bwk

SCALE:
1" = 50'

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SHEET TITLE:
WATER PROFILE

SHEET:
26 of 33

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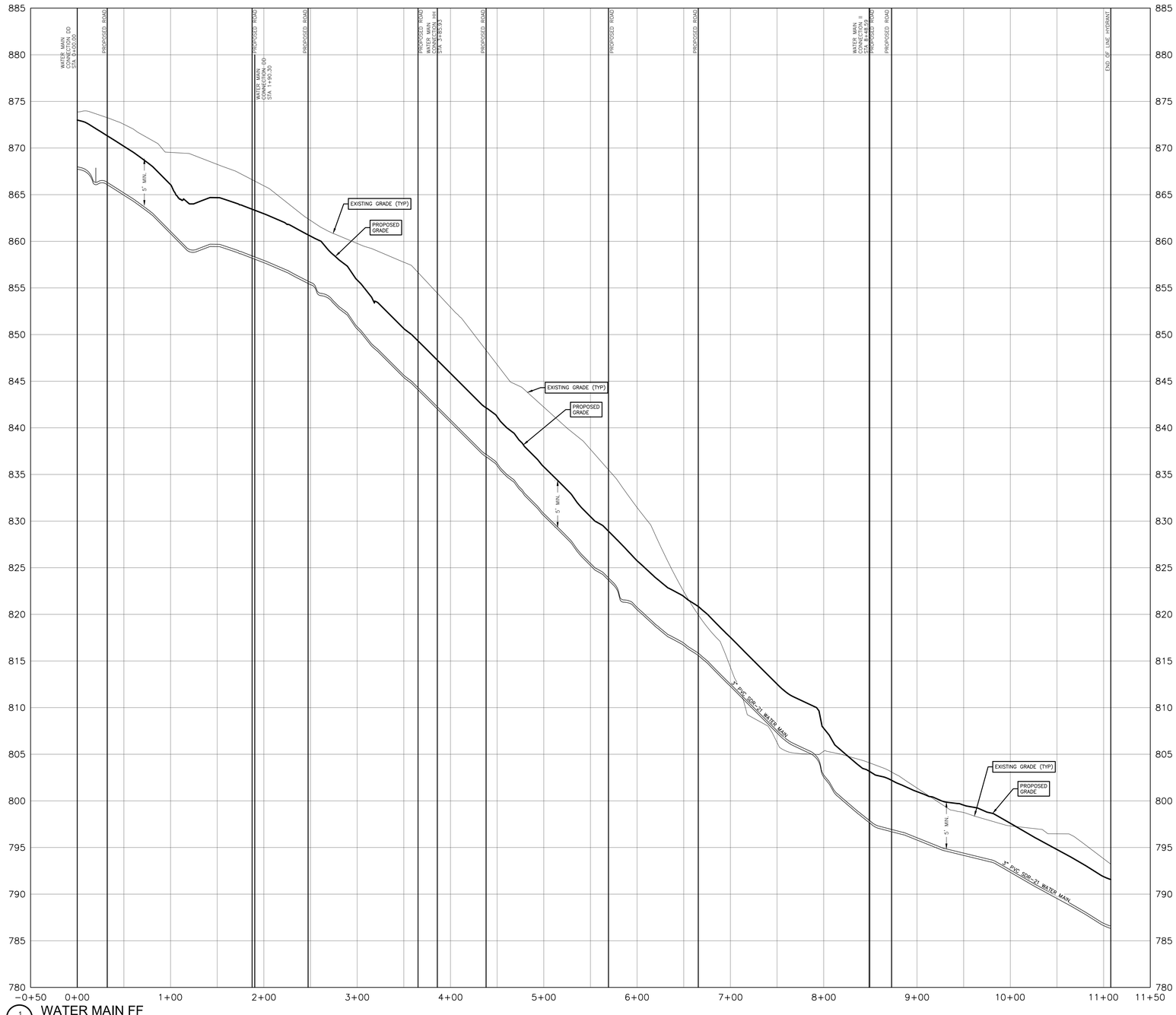

1/27 WATER MAIN FF

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SITE PLANS FOR

SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

TAX MAP No: 88.-4-18.
88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

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SCALE:
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WATER PROFILE

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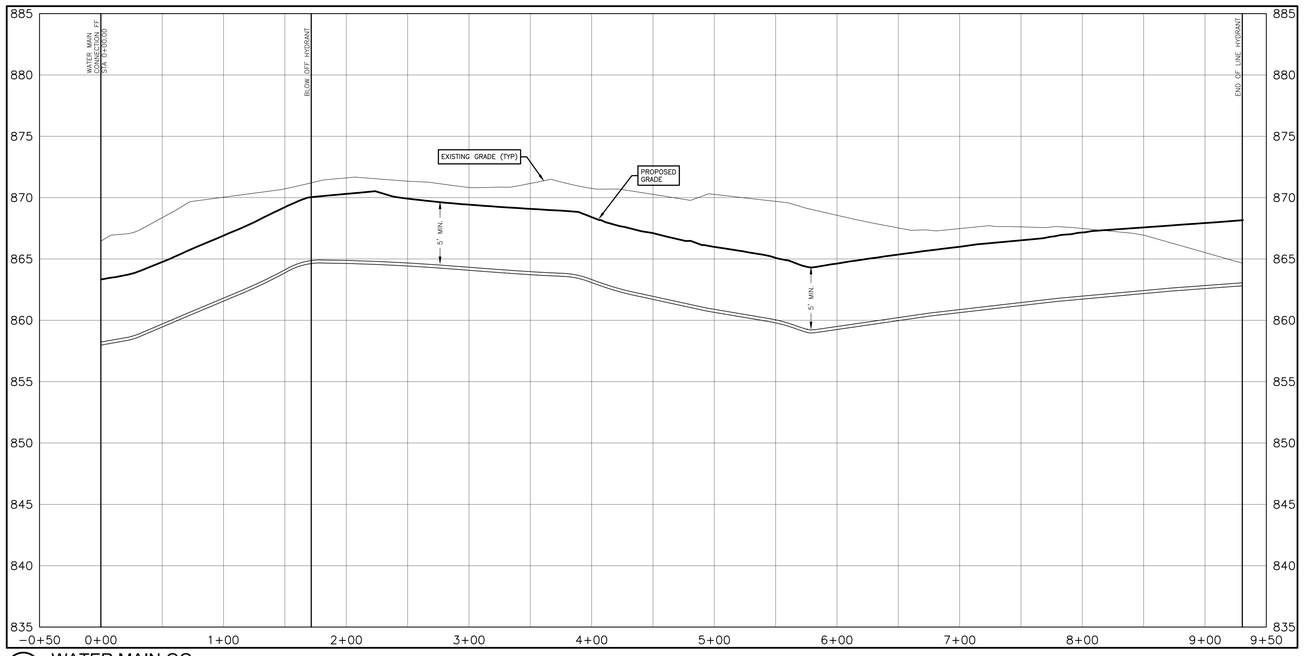
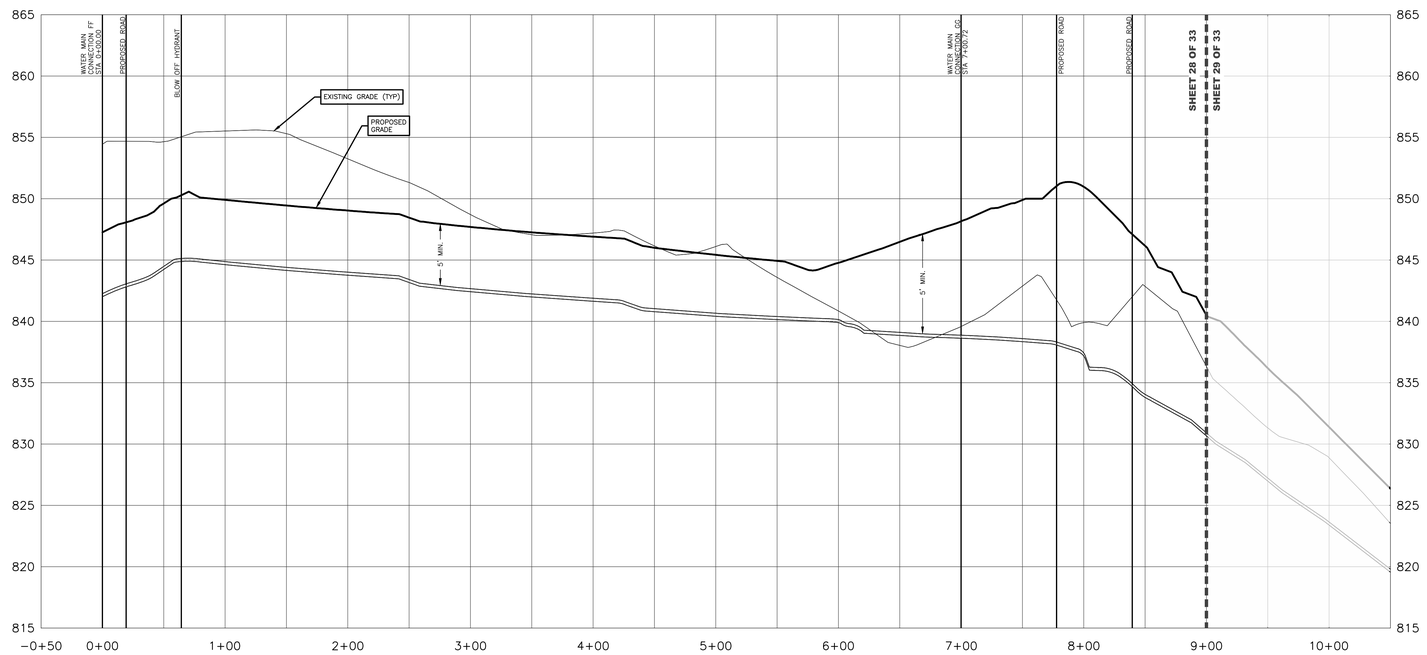


1/28 WATER MAIN GG

NOT TO SCALE



2/28 WATER MAIN HH-1

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FULTON COUNTY, NEW YORK

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REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	SMK
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SCALE: 1" = 50'

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SHEET TITLE: WATER PROFILE

SHEET: 28 of 33

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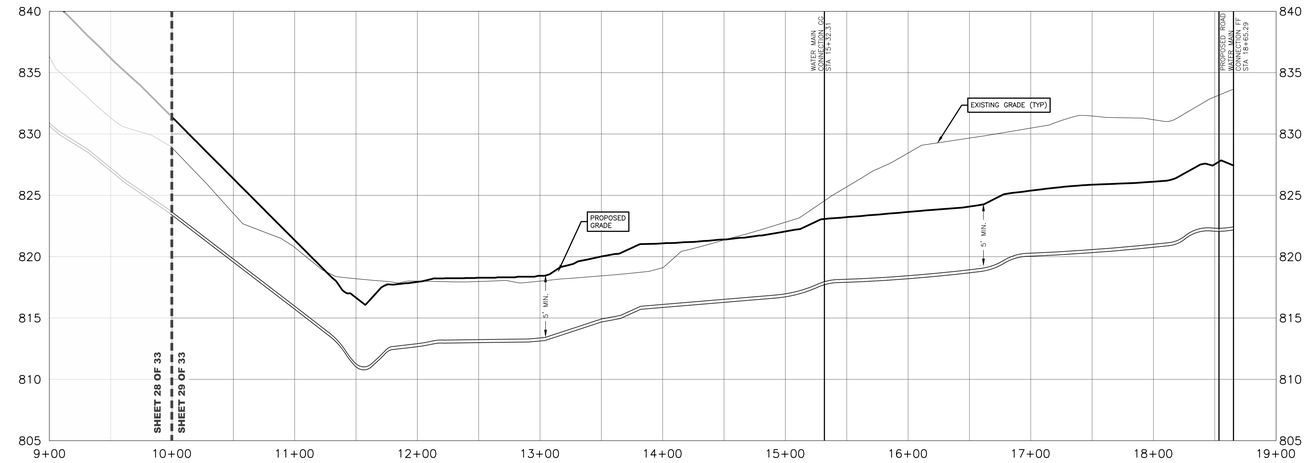
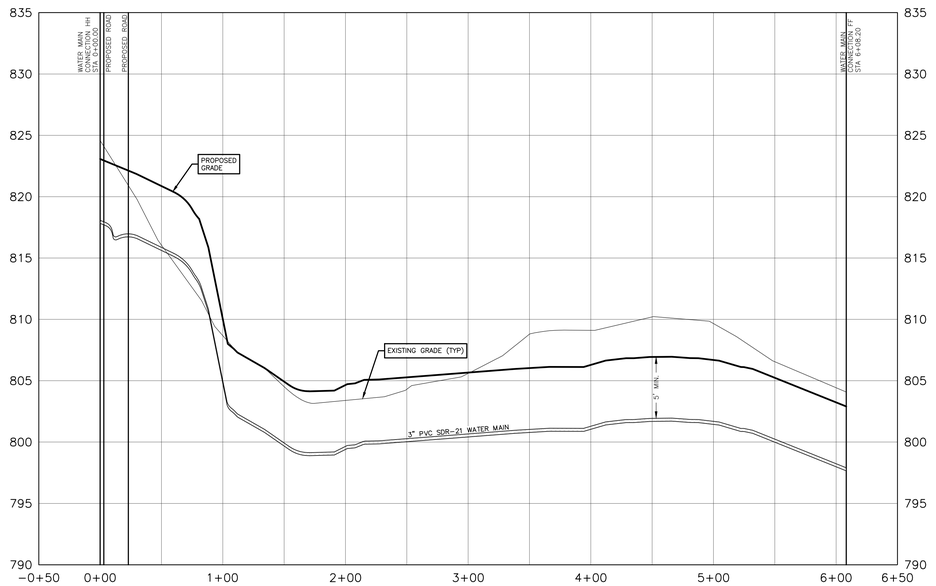


1
29
WATER MAIN HH-2
NOT TO SCALE



2
29
WATER MAIN II
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SITE PLANS FOR
SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

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REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	EMM
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SCALE:
1" = 50'

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SHEET TITLE:
WATER PROFILE

SHEET:
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ENTRY LIGHT POLE:
S1–16 SITE LIGHTPOLE (1 EA.);
16' MOUNTING HEIGHT

CAMPGROUND IDENTIFICATION SIGN:
F1 GOOSENECK LIGHTS, (2 TOTAL)
5'–3" MOUNTING HEIGHT

MAIN ENTRANCE ALONG NYS ROUTE 30

ENTRY ACCESS CONTROLS–
CARD READER AND BARRIER GATE:
S1–16 SITE LIGHTPOLE (1 EA.);
16' MOUNTING HEIGHT

FORESTED AREA BETWEEN THE PROPERTY LINE AND THE SHORE OF THE GREAT SACANDAGA RESERVOIR

OFFICE & REGISTRATION BUILDING, PARKING, AND CARD READER / ACCESS GATES:
W1–10 WALL–MOUNTED FIXTURES, (2 EA.);
10' MOUNTING HEIGHT
S1–16 SITE LIGHTPOLE (2 EA.);
16' MOUNTING HEIGHT

TRASH ENCLOSURE AREA

AREA B: SHEET 2 of 3
FOOTCANDLE ANALYSIS

RESTROOM FACILITY:
W1–10 WALL–MOUNTED FIXTURES, (3 EA.);
10' MOUNTING HEIGHT

AREA C: SHEET 2 of 3
FOOTCANDLE ANALYSIS

RESTROOM FACILITY:
W1–10 WALL–MOUNTED FIXTURES, (3 EA.);
10' MOUNTING HEIGHT

AREA A: SHEET 2 of 3
FOOTCANDLE ANALYSIS

ENTRY ACCESS CONTROLS–
CARD READER AND BARRIER GATE:
S1–16 SITE LIGHTPOLE (1 EA.);
16' MOUNTING HEIGHT

AREA D: SHEET 2 of 3
FOOTCANDLE ANALYSIS

AREA F: SHEET 3 of 3
FOOTCANDLE ANALYSIS

RESTROOM FACILITY:
W1–10 WALL–MOUNTED FIXTURES, (3 EA.);
10' MOUNTING HEIGHT

BUTLER BUILDING WITH RECREATIONAL ACTIVITIES, POOL, SPLASH PAD, & PARKING:
W1–10 WALL–MOUNTED FIXTURES, (4 EA.);
10' MOUNTING HEIGHT

OFFICE & REGISTRATION BUILDING, PARKING, AND CARD READER / ACCESS GATES:
W1–10 WALL–MOUNTED FIXTURES, (2 EA.);
10' MOUNTING HEIGHT
S1–16 SITE LIGHTPOLE (2 EA.);
16' MOUNTING HEIGHT

AREA G: SHEET 3 of 3
FOOTCANDLE ANALYSIS

ENTRY ACCESS CONTROLS–
CARD READER AND BARRIER GATE:
S1–16 SITE LIGHTPOLE (1 EA.);
16' MOUNTING HEIGHT

AREA E: SHEET 3 of 3
FOOTCANDLE ANALYSIS

SECONDARY ENTRANCE: PARADISE POINT ROAD

CAMPGROUND IDENTIFICATION SIGN:
F1 GOOSENECK LIGHTS, (2 TOTAL)
5'–3" MOUNTING HEIGHT

EXTERIOR LIGHTING SCHEDULE

LABEL	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP
S1–16	7	GARDCO/SIGNIFY NORTH AMERICA CORP.	ECF–S–64L–600mA–AM G2–AR–4–120–CS50–IMRI3–PCB–F1–RPA–BZ	ECOFORM SMALL AREA LIGHT (POLE–MOUNTED)	AMBER NARROW SPECTRUM LED
W1	17	GARDCO/SIGNIFY NORTH AMERICA CORP.	PWS–48L–600mA–AM–G2–4–UNV–CE50–IMRI2–PCB–F1–BZ	PUREFORM LED WALL SCONCE PWS	AMBER NARROW SPECTRUM LED
F1	4	RAB LIGHTING	GN1LED–13–Y–R–AC–11–A	GOOSENECK LED SIGN LUMINAIRE	LED 13W/2700K

NOTES:
1. SITE LIGHTING IN USE DURING SEASONAL CAMPGROUND OPERATION ONLY. MAINTENANCE BUILDING AND BUILDING–MOUNTED SECURITY LIGHTING IN USE YEAR–ROUND AS REQUIRED TO COMPLY WITH BUILDING CODE.

LIGHTING PLAN LEGEND:

- S1 — DENOTES SINGLE–FIXTURE LIGHT POLE
- W1 — DENOTES WALL–MOUNTED LIGHT
- F1 ▲ — DENOTES SIGNAGE LIGHT
- 0.0 — DENOTES LIGHT LEVEL AT GROUND PLANE IN 0.0 FOOTCANDLES

Target Point Set
24955 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.1
Maximum	14.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	8.45
UnifGrad	N/A

PLAN LEGEND:

- DENOTES APA WETLAND AREA
- DENOTES USACE WETLAND AREA
- DENOTES EXISTING STREAM

GRAPHIC SCALE
80 60 40 20 0 80 160 320
(IN FEET)
1 INCH = 80 FT.

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SEPTEMBER 27, 2024

SITE PLANS FOR
SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK, INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

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SCALE: 1" = 80'

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SHEET TITLE: LIGHTING PLAN

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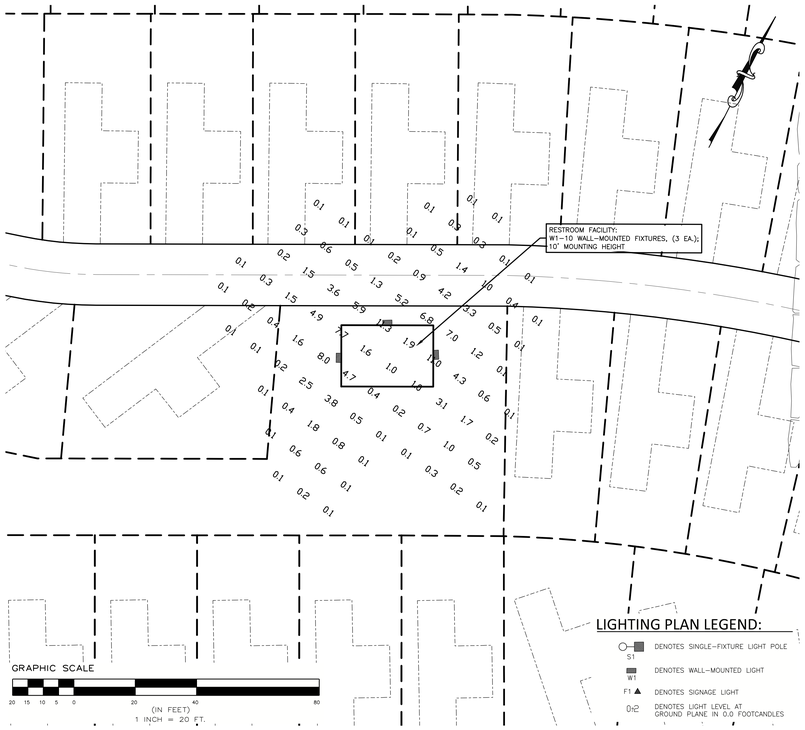
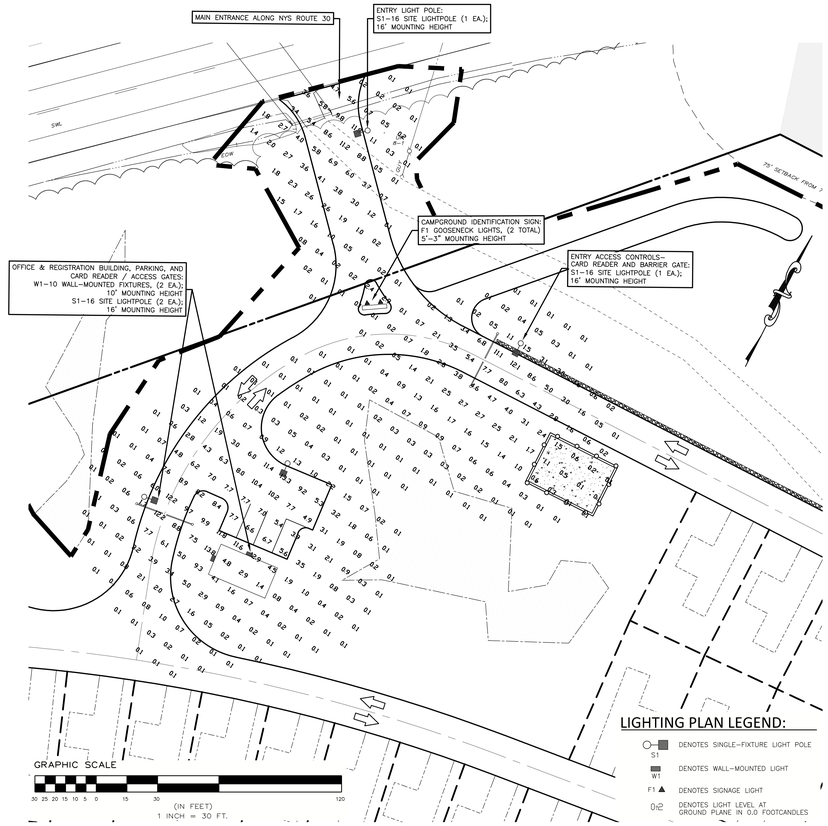
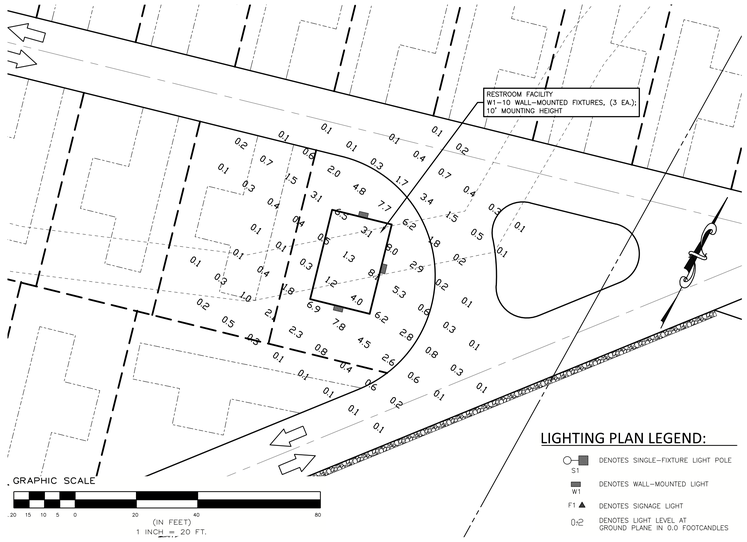


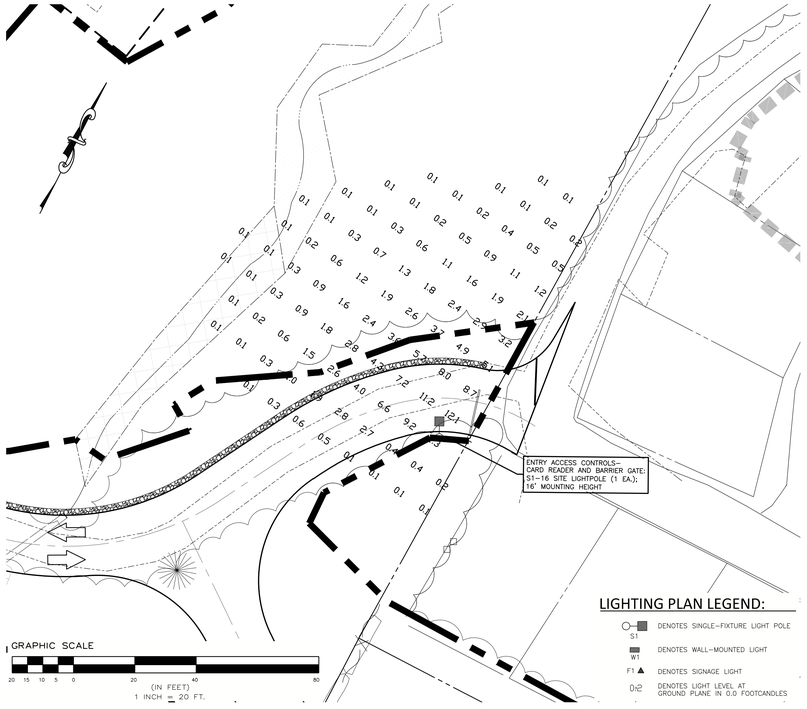
1/2 AREA A – RESTROOM FACILITY
SCALE: 1" = 20'



2/2 AREA B – NYS ROUTE 30 ENTRANCE SIGN, ACCESS GATES, & OFFICE BUILDING
SCALE: 1" = 30'



3/2 AREA C – RESTROOM FACILITY
SCALE: 1" = 30'



4/2 AREA D – ACCESS GATE
SCALE: 1" = 30'

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SITE PLANS FOR SUNSET BAY RESORT EXPANSION

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PARADISE POINT ROAD
TOWN OF MAYFIELD
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SHEET TITLE: LIGHTING PLAN

SHEET: 31 of 33

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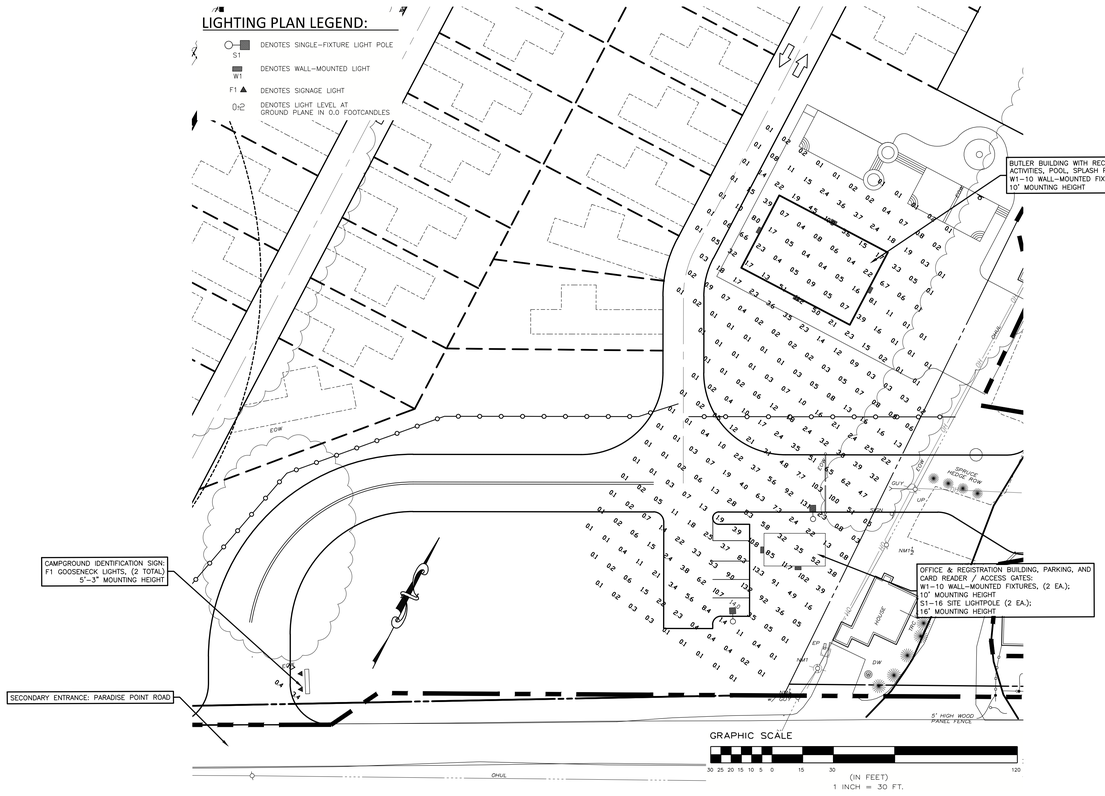
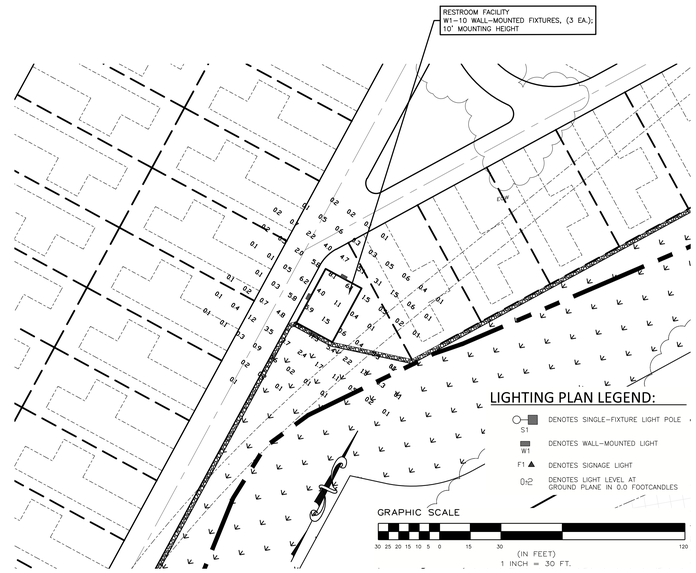
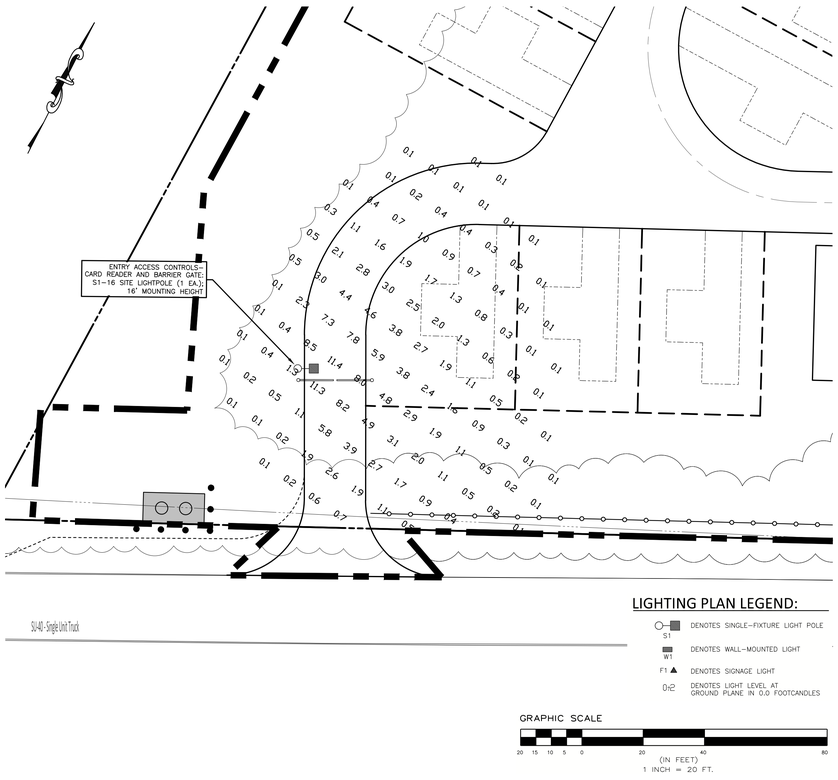


1/3 AREA E – ENTRANCE SIGN, OFFICE BUILDING, RECREATIONAL FACILITY, & GATES
SCALE: 1" = 30'



2/3 AREA F – RESTROOM FACILITY
SCALE: 1" = 30'



3/3 AREA G – ACCESS GATE ALONG PARADISE POINT ROAD
SCALE: 1" = 20'

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SHEET TITLE:
LIGHTING PLAN

SHEET:
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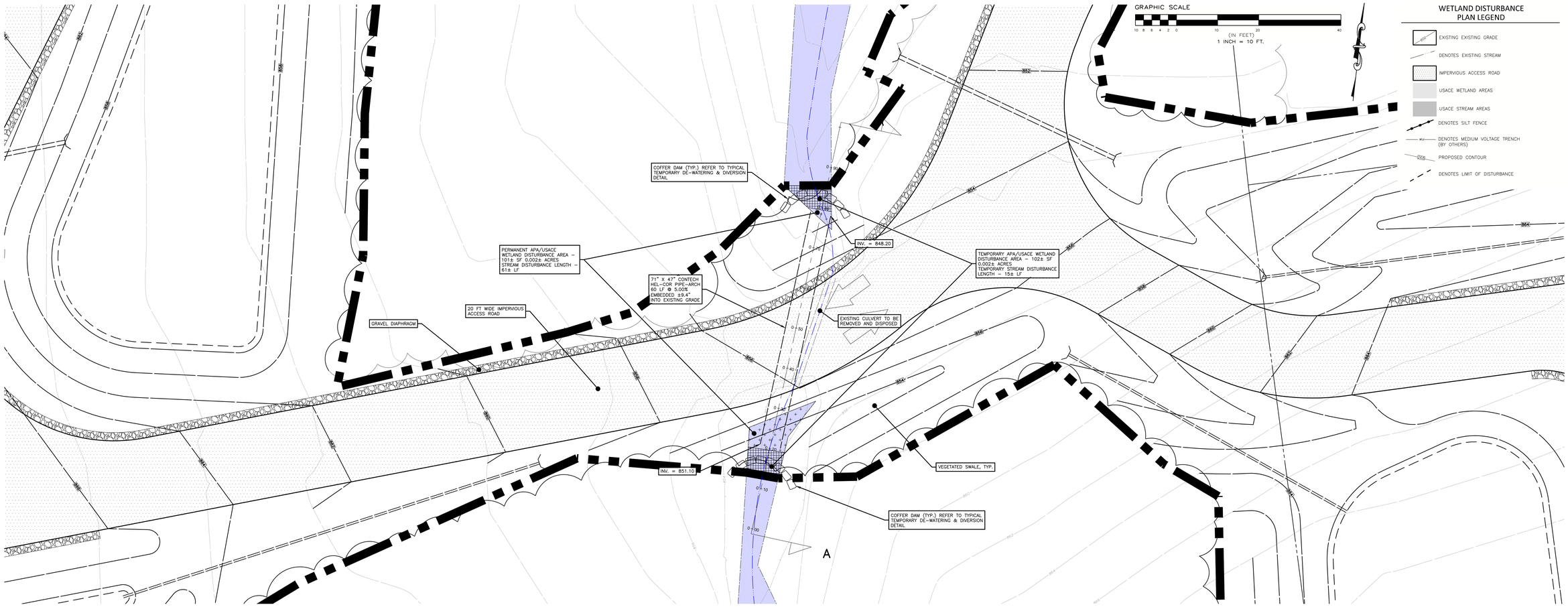
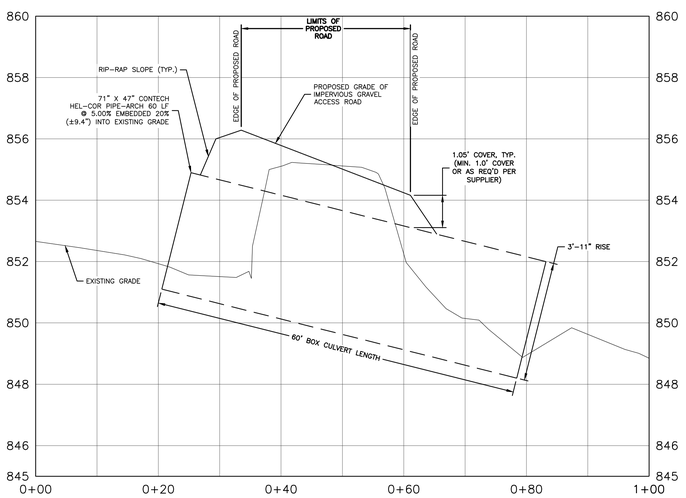


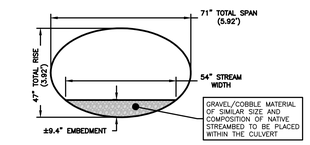
1 / 33 WETLAND DISTURBANCE AREA PLAN VIEW
SCALE: 1"=10'



2 / 33 WETLAND DISTURBANCE AREA SECTION A–A'
SCALE: HORIZONTAL 1"=10' VERTICAL 1"=2'

	APA REGULATED RESOURCE PERMANENT WETLAND/STREAM IMPACT SUMMARY					
	WETLAND DISTURBANCE	100FT BUFFER DISTURBANCE	WETLAND FILL	STREAM DISTURBANCE	RESOURCE TYPE	ACTIVITY
WETLAND DISTURBANCE AREA (WETLAND 5)	±101 SQ.FT (±0.002 AC)	±16,803 SQ.FT (±0.386 AC)	±30.0 CU. YD.	61± LF (0.007 AC)	PALUSTRINE SCRUB/SHRUB	ROAD CONSTRUCTION

	APA REGULATED RESOURCE TEMPORARY WETLAND/STREAM IMPACT SUMMARY				
	WETLAND DISTURBANCE	WETLAND FILL	STREAM DISTURBANCE	RESOURCE TYPE	ACTIVITY
TEMPORARY WETLAND DISTURBANCE AREA (WETLAND 5)	±102 SQ.FT (±0.002 AC)	N/A	15± LF (0.002 AC)	PALUSTRINE SCRUB/SHRUB	ROAD CONSTRUCTION



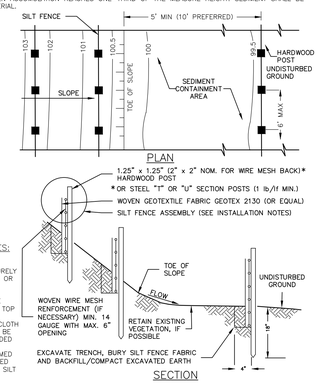
3 / 33 CONTECH HEL–COR PIPE ARCH CULVERT DETAIL
SCALE: 1"=5'

SILT FENCE GENERAL NOTES:

1. SILT FENCE SHALL BE PLACED A MINIMUM OF 5 FT. FROM TOE OF SLOPE, 10 FT. PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.
2. POSTS MAY BE 1.25"x1.25" (MINIMUM) HARDWOOD, TYPICALLY. FOR WIRE MESH BACK USE 2"x2" NOM. HARDWOOD, OR STEEL "T" OR "U" POSTS (1lb per lf). SILT FENCE SHALL BE WOVEN GEOTEXTILE FABRIC(GEOTEX 2130 OR EQUAL).
3. SILT FENCE ASSEMBLIES MAY HAVE 4 FT. OR 6 FT. POST SPACING, AND MAY OR MAY NOT HAVE MESH REINFORCEMENT. SENSITIVE AREAS TO BE PROTECTED MAY NEED TO BE REINFORCED BY USING HEAVY WIRE FENCING FOR ADDED SUPPORT TO PREVENT COLLAPSE.
4. THE BOTTOM EDGE OF SILT FENCE SHALL BE BURIED A MINIMUM OF 6" BELOW GROUND. THE FENCE SHALL BE INSTALLED WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
5. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE PLACED ON A SLOPE ARE:

SLOPE STEEPNESS	MAXIMUM LENGTH (ft.)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

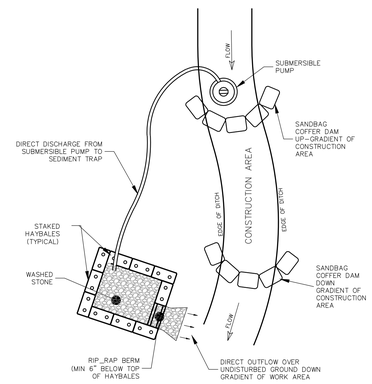
6. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED ¼ ACRE PER 100 FEET OF FENCE, WITH MAXIMUM PONDING DEPTH OF 1.5 FEET BEHIND THE FENCE; AND EROSION WOULD OCCUR IN THE FORM OF SHEET EROSION; AND THERE IS NO CONCENTRATION OF WATER FLOWING TO THE BARRIER.
7. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS, AFTER EACH RAINFALL OF .5" OR MORE WITHIN A 12 HOUR PERIOD, OR DAILY DURING PROLONGED RAINFALL. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
8. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-THIRD OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.



SILT FENCE INSTALLATION NOTES:

1. GEOTEXTILE FABRIC AND WOVEN WIREMESH TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACES EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED.
4. MAINTENANCE SHALL BE PERFFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

4 / 33 SILT FENCE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, CUT SLOPES 1:1 OR FLATTER
2. EXCAVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF THE EMBANKMENT
3. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO TO PLACEMENT IN STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST 1 FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OUTLET CHANNEL'S
4. STONE USED IN THE SEDIMENT TRAP SHALL BE CLEAN WASHED #2 STONE.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO ½ THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH AN MANNER IT WILL NOT ERODE.
6. THE STRUCTURE SHALL BE REPAIRED AFTER EACH RAIN AND REPAIRED AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER EROSION AND WATER POLLUTION ARE MINIMIZED
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BENN PROPERLY STABILIZED

5 / 33 TYPICAL TEMPORARY DE–WATERING & DIVERSION DETAIL
NOT TO SCALE

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TAX MAP No: 88.-4-18, 88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

SITE PLANS FOR
SUNSET BAY RESORT EXPANSION
SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	EMW
CHECKED BY	TJM
EDP PROJECT NUMBER	14197

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LEGEND AND WETLAND DISPLAY REVISIONS PER APA COMMENTS	08/13/25	EMW

SCALE:
AS SHOWN

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SHEET TITLE:
WETLAND DISTURBANCE PLAN

SHEET:
33 of 33

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