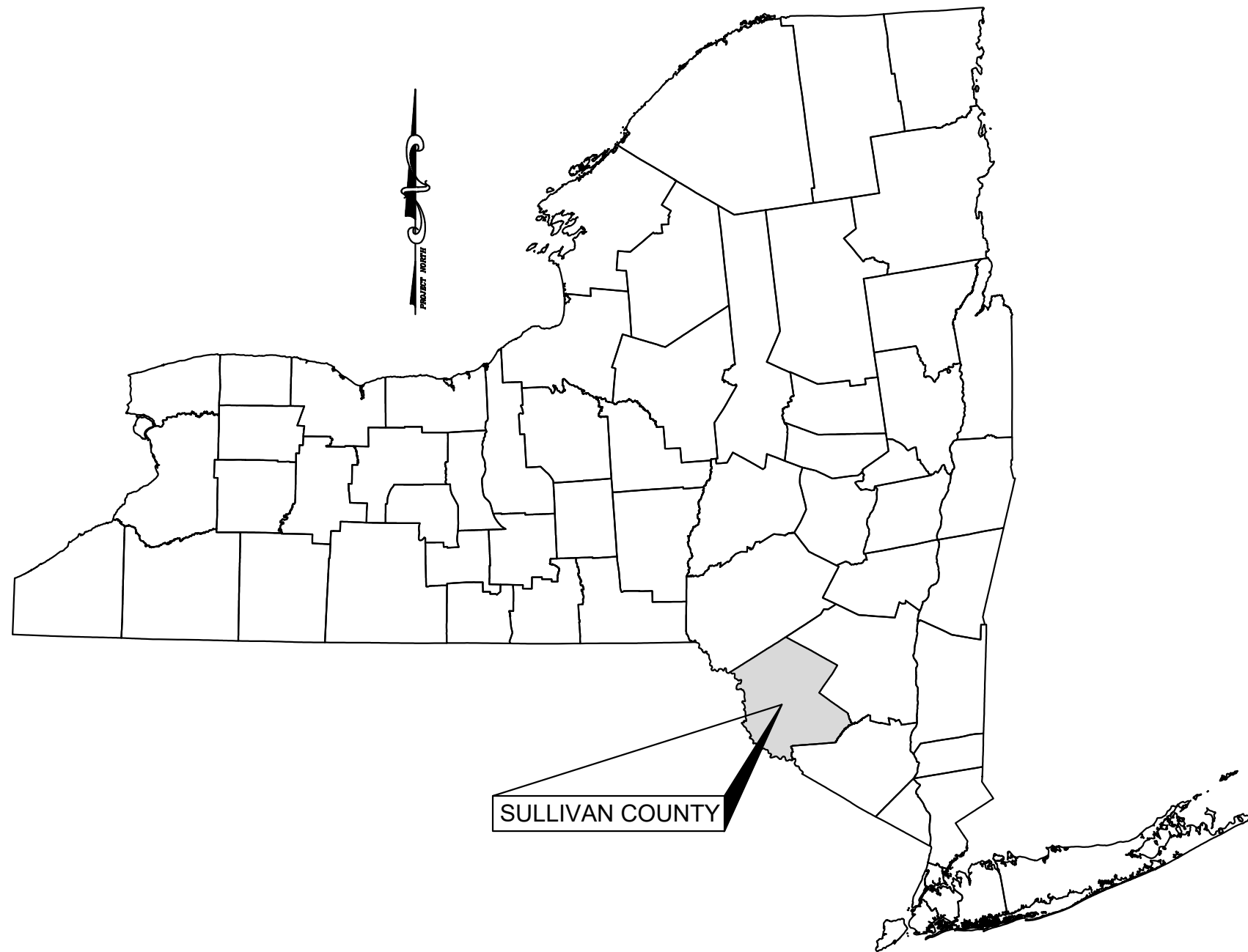


# WHITE LAKE MANSION SPA AND RESORT



TOWN OF BETHEL

COUNTY OF SULLIVAN

STATE OF NEW YORK

APPLICANT/DEVELOPER:

WLM 17B LLC  
12 SPENCER STREET  
BROOKLYN, NEW YORK 11205

INDEX OF DRAWINGS

SHEET	TITLE
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C201 (9)	DETAILS
C202 (10)	DETAILS
C203 (11)	DETAILS



LOCATION MAP  
SCALE: 1"=500'

DRAWINGS PREPARED BY

**KEYSTONE ASSOCIATES**  
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC  
58 Exchange Street  
Binghamton, New York 13901  
Phone: 607.722.1100  
Fax: 607.722.2515  
Email: info@keystonecomp.com  
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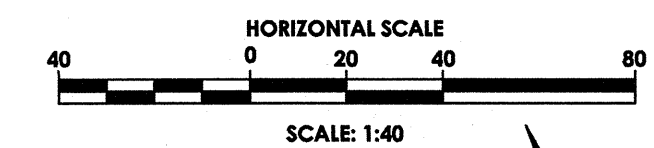
PROJECT NO. P27422  
NOVEMBER 21, 2022

IN ACCORDANCE WITH THE NEW YORK STATE EDUCATION DEPARTMENT, PRACTICE GUIDELINES, GUIDELINE 3: PROFESSIONAL SEALS AND SIGNATURE, THE FOLLOWING STATEMENT WAS PREPARED:  
"KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC (KEYSTONE) HAS REVIEWED THE PLANS TITLED "WHITE LAKE MANSION SPA AND RESORT" PREPARED BY PASSERO ASSOCIATES WITH THE LATEST REVISION DATE OF JANUARY 8, 2013. KEYSTONE ASSUMES THE ROLE OF DESIGN PROFESSIONAL FOR THE PROJECT AND ABOVE PLANS.

*Kenneth D. Ellsworth*  
KENNETH D. ELLSWORTH, P.E. LIC. No. 066049  
ALTERATIONS NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW ARE PROHIBITED BY LAW.



PROPERTY BOUNDARY  
 EXISTING LOT LINE  
 RIGHT OF WAY  
 EXISTING CENTER LINE ROAD  
 SETBACK  
 PROPOSED BUILDING  
 PROPOSED PARKING COUNTRY  
 PROPOSED CONCRETE  
 PROPOSED ACCESS RAMP  
 PROPOSED PAVEMENT STRIPES  
 PROPOSED CURB  
 PROPOSED SIGN  
 EXISTING SIGN  
 PROPOSED LIGHT POLE  
 PROPOSED FENCE



1. TAX ACCT. NUMBER: 33-5-2.1
2. PARCEL ADDRESS: ROUTE 17B, TOWN OF BETHEL
3. EXISTING ZONING: H-17B
4. EXISTING USE: VACANT
5. PROPOSED USE: HOTEL AND SPA
6. TOTAL LOT AREA: 6.51 ACRES
7. BULK REQUIREMENTS

<u>SETBACK</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT	50'	104'
SIDE	25'	74'
REAR	50'	50'

**LANDSCAPING 15' BUFFER**

**BUILDING COVERAGE      ALLOWED: 35%      PROVIDED: 15%**

MAX BUILDING HEIGHT 35

**\*VARIANCES GRANTED FOR BUILDING HEIGHT:**

1. WHITE LAKE MANSION HEIGHT: 67'-8"
2. BUILDING A: 58 FEET
3. BUILDING B: 58 FEET

**PROPOSED DENSITY      72 UNITS**

### PARKING REQUIREMENTS

**REQUIRED: 278 SPACES    206 PROVIDED (36 COVERED)\*\***

\*\*VARIANCE GRANTED TO ALLOW 206 SPACES

8. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL.
9. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
10. THERE IS NOT A FLOOD PLAIN ON THIS PARCEL PER FIRM MAP COMMUNITY PANEL NO. 360178 0001C
11. PUBLIC WATER IS NOT AVAILABLE. PRIVATE WELLS WILL BE REQUIRED.
12. PUBLIC SANITARY SEWER WILL BE PROVIDED BY THE KAUNEONGA SEWER DISTRICT
13. STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE OWNER OF THE PROPERTY.



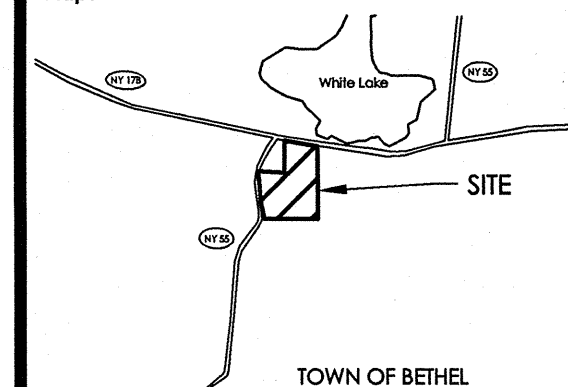
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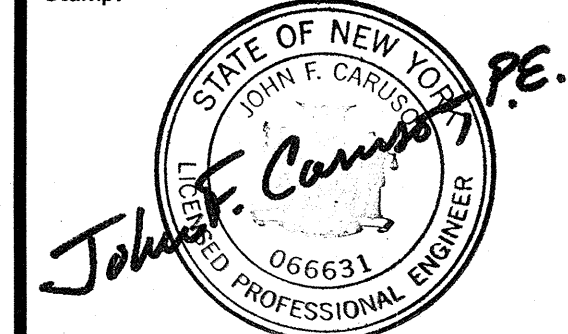
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Control Plan
- C 105 Landscaping &  
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- C 106 Profiles
- C 107 Profiles
- C 200 Details
- C 201 Details
- C 202 Details
- C 203 Details

Map:



Stamp:



**Client:**

**White Lake Mansion, LLC**  
**c/o Globe Developers, Inc.**  
**410 Park Avenue**  
15th Floor, #790  
New York, NY 10022  
(917) 434-3350

## Passero Associates

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Rochester, New York 14604 Fax: (585) 325-1691

<b>Principal-In-Charge</b>	<b>John F. Caruso, P.E.</b>
<b>Project Manager</b>	<b>James D. Gudel, P.E.</b>

Designed by **Carole G. Harvey**

## Revisions

No.	Date	By	Description
1			

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## SITE PLAN

**WHITE LAKE  
MANSION  
SPA AND RESORT**

Town/City: Bethel  
County: Sullivan State: New York

Project No.  
**20111454.0001**

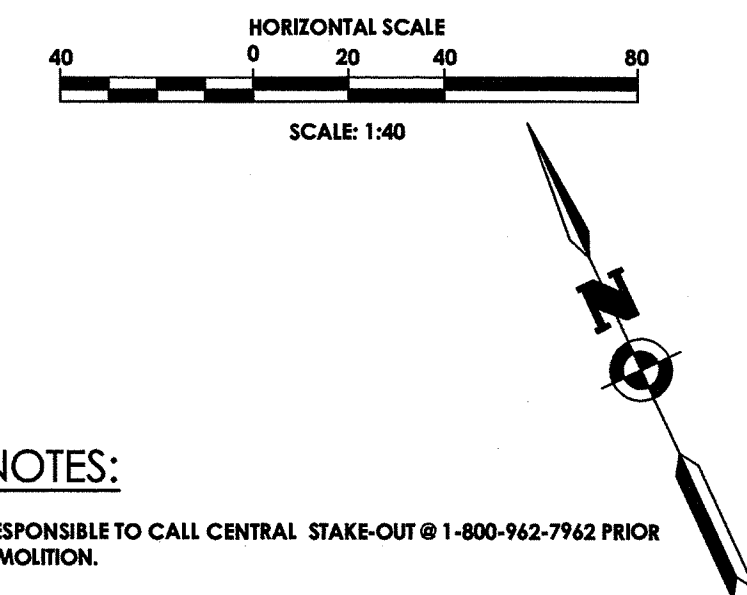
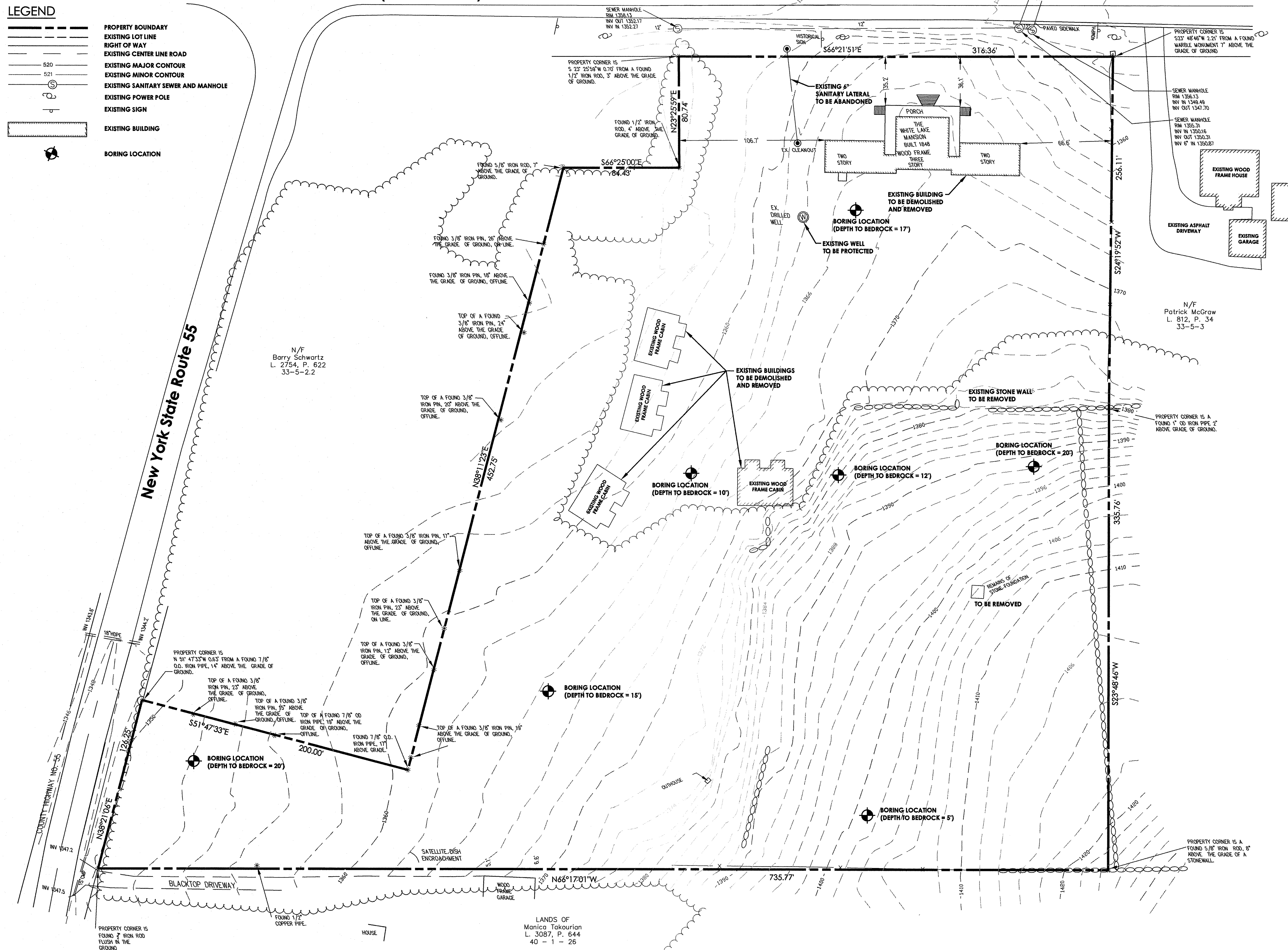
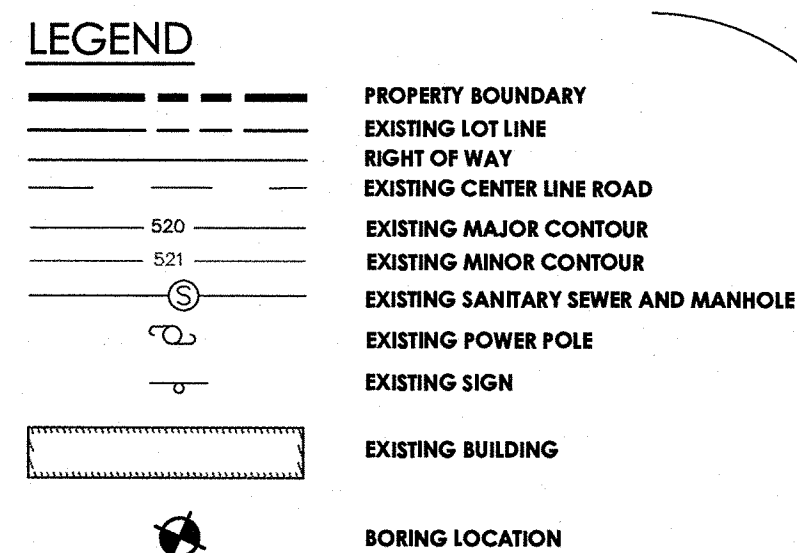
Drawing No.  
C 101

Sheet No.	1
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Scale  $1" = 40'$

Date **JUNE 2012**





GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO CALL CENTRAL STAKE-OUT @ 1-800-942-7942 PRIOR TO BEGINNING DEMOLITION.
2. CONTRACTOR TO KEEP ROAD CLEAR & CLEAN DURING DEMOLITION AND SHALL COORDINATE WITH THE TOWN OF BETHEL AND THE OWNER.
4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UTILITIES AND CONDUITS ON SITE DURING CONSTRUCTION.
5. ANY EXISTING UTILITIES OR CONDUITS THAT ARE TO BE ABANDONED AND ARE NOT LOCATED IN THE AREA OF PROPOSED IMPROVEMENTS MAY BE CUT, CAPPED AND/OR FILLED.
6. ANY ABANDONMENT OF EXISTING ELECTRICAL AND NATURAL GAS FACILITIES SHALL BE COORDINATED WITH A REPRESENTATIVE FROM THE UTILITY COMPANY.
7. ALL FILL AREAS SHALL BE COMPACTED TO 95 ORIGINAL DENSITY PER STANDARD PROCTOR TEST. THIS SHALL BE CERTIFIED TO ENGINEER IN ALL AREAS OF FILL BY A LICENSED TESTING COMPANY.
8. CONTRACTOR TO LOCATE LIGHTING CIRCUIT AND PROVIDE CONTINUITY TO INSURE OTHER LIGHT POLES WORK WHEN CIRCUIT IS REMOVED. PROVIDE AS-BUILT PLANS OF NEW LIGHTING CIRCUIT.



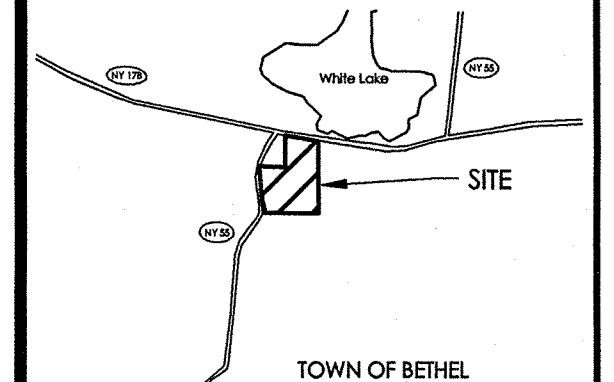
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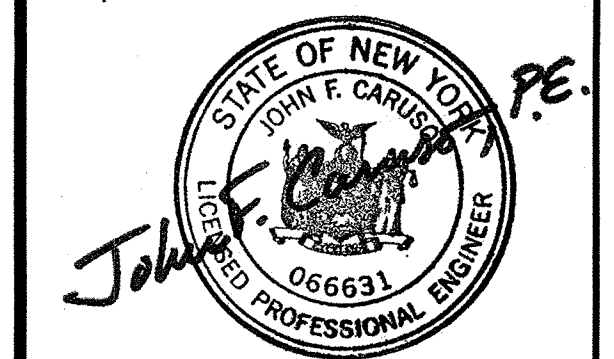
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## EXISTING CONDITIONS /DEMOLITION PLAN

**WHITE LAKE  
MANSION  
SPA AND RESORT**

Town/City: Bethel  
County: Sullivan State: New York

Project No.  
20111454.0001

Drawing No. <b>C 102</b>	Sheet No. <b>2</b>
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Scale  $1'' = 40'$

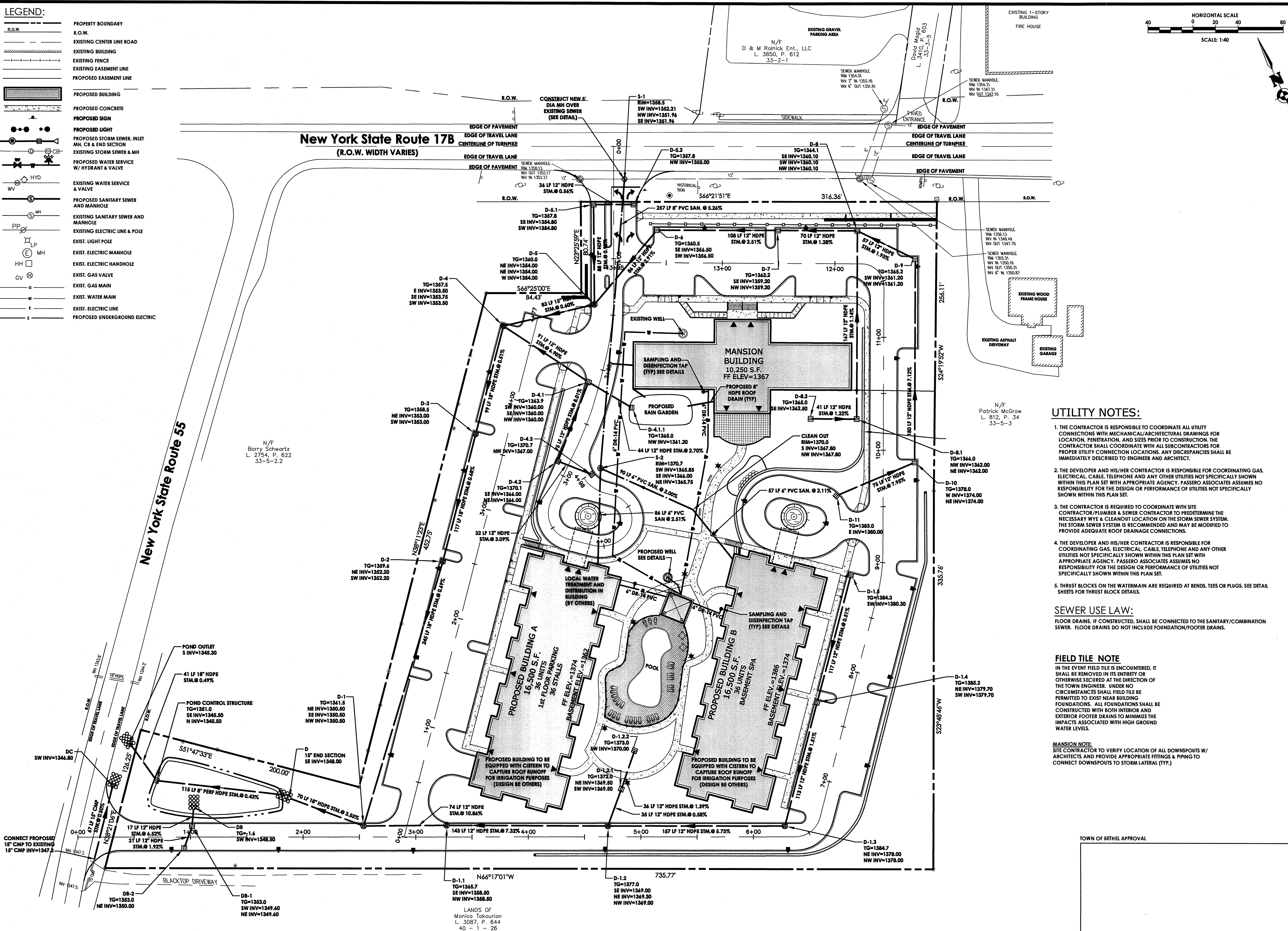
Date **JUNE 2012**



## LEGEND:

	PROPERTY BOUNDARY
	R.O.W.
	EXISTING CENTER LINE ROAD
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED STORM SEWER, INLET, MH, CB & END SECTION
	EXISTING STORM SEWER & MH
	PROPOSED WATER SERVICE W/ HYDRANT & VALVE
	EXISTING WATER SERVICE & VALVE
	PROPOSED SANITARY SEWER AND MANHOLE
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING ELECTRIC LINE & POLE
	EXIST. LIGHT POLE
	EXIST. ELECTRIC MANHOLE
	EXIST. ELECTRIC HANDHOLE
	EXIST. GAS VALVE
	EXIST. GAS MAIN
	EXIST. WATER MAIN
	EXIST. ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC

## New York State Route 17B (R.O.W. WIDTH VARIES)



### UTILITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR LOCATION, PENETRATION, AND SIZES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR PROPER UTILITY CONNECTION LOCATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY DESCRIBED TO ENGINEER AND ARCHITECT.
2. THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL, CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.
3. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH SITE CONTRACTOR/PLUMBER & SEWER CONTRACTOR TO DETERMINE THE NECESSARY WYE & CLEANOUT LOCATION ON THE STORM SEWER SYSTEM. THE STORM SEWER SYSTEM IS RECOMMENDED AND MAY BE MODIFIED TO PROVIDE ADEQUATE ROOF DRAINAGE CONNECTIONS.
4. THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL, CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.
5. THRUST BLOCKS ON THE WATERMAIN ARE REQUIRED AT BENDS, TEES OR PLUGS. SEE DETAIL SHEETS FOR THRUST BLOCK DETAILS.

### SEWER USE LAW:

FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS.

### FIELD TILE NOTE

IN THE EVENT FIELD TILE IS ENCOUNTERED, IT SHALL BE REMOVED IN ITS ENTIRETY OR OTHERWISE SECURED AT THE DIRECTION OF THE TOWN ENGINEER. UNDER NO CIRCUMSTANCES SHALL FIELD TILE BE PERMITTED TO EXIST NEAR BUILDING FOUNDATIONS. ALL FOUNDATIONS SHALL BE CONSTRUCTED WITH BOTH INTERIOR AND EXTERIOR FOOTER DRAINS TO MINIMIZE THE IMPACTS ASSOCIATED WITH HIGH GROUND WATER LEVELS.

### MANSION NOTE

SITE CONTRACTOR TO VERIFY LOCATION OF ALL DOWNSPOUTS W/ ARCHITECTS AND PROVIDE APPROPRIATE FITTINGS & PIPING TO CONNECT DOWNSPOUTS TO STORM LATERAL (TYP.)

TOWN OF BETHEL APPROVAL

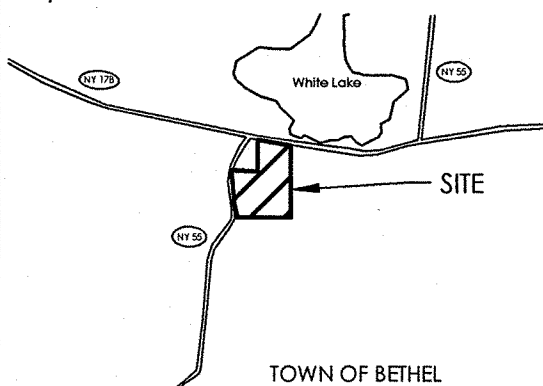

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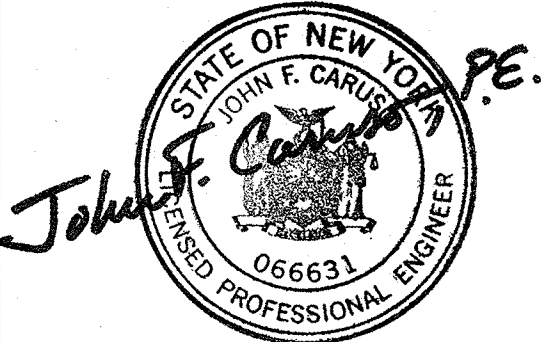
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Designed by Carole G. Harvey

### Revisions

No.	Date	By	Description
1			

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### UTILITY PLAN

## WHITE LAKE MANSION SPA AND RESORT

 Town/City: Bethel  
County: Sullivan State: New York

Project No.

20111454.0001

Drawing No.

C 103

Sheet No.

3

Scale

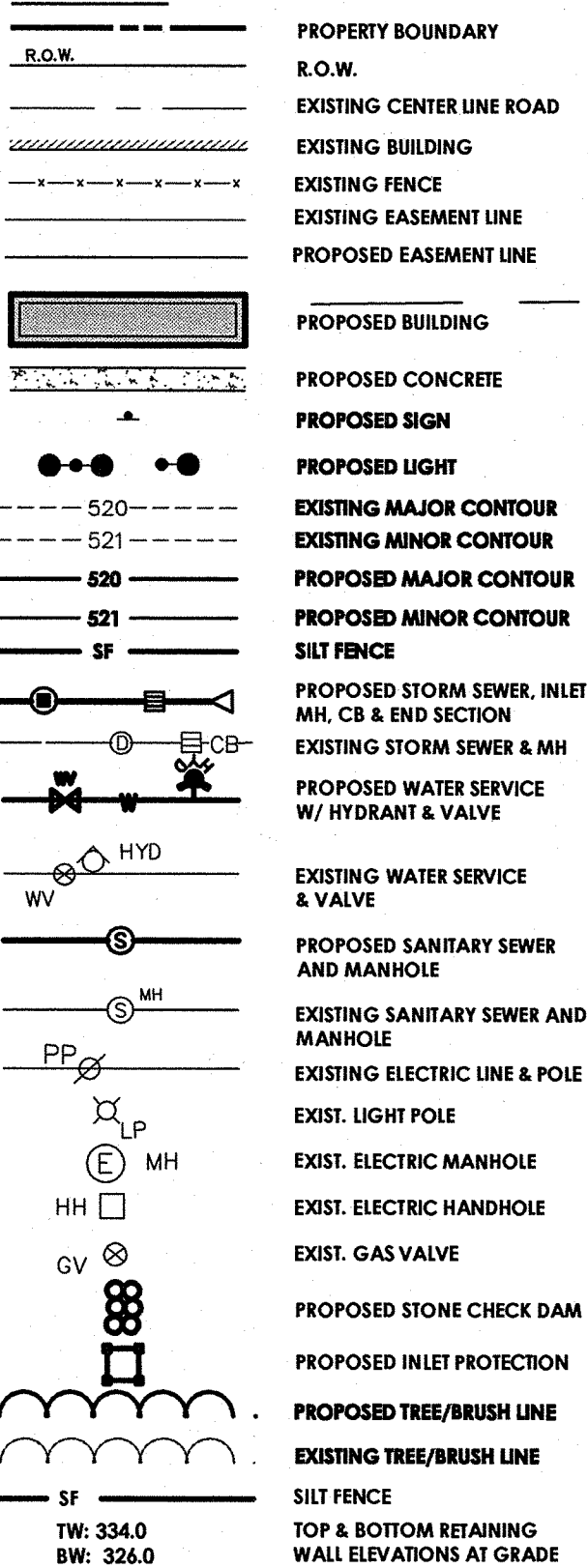
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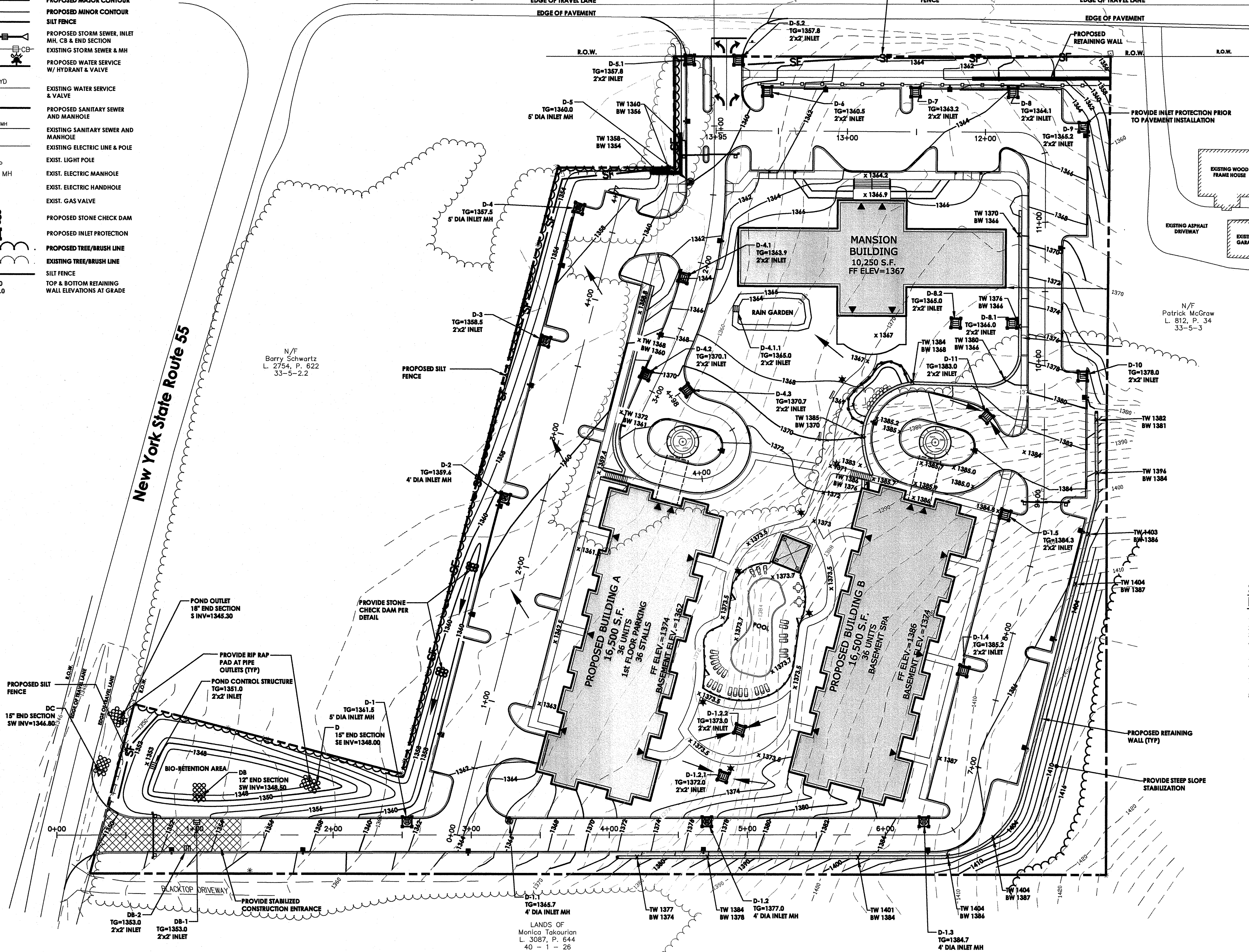
JUNE 2012



## LEGEND:



## New York State Route 17B (R.O.W. WIDTH VARIES)



## BEDROCK NOTE:

CONTRACTOR TO PERFORM INDEPENDENT TEST EXCAVATIONS TO DETERMINE REQUIRED QUANTITY OF ROCK REMOVAL

### CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. CONSTRUCT STORMWATER MANAGEMENT AREA AND EROSION CONTROL MEASURES AS SHOWN ON THE PLANS.
3. CONSTRUCT DRAINAGE SWALES ALONG PROPERTY LINES AS SHOWN.
4. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
5. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
6. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
7. CONSTRUCT SEDIMENTATION BARRIERS AS SHOWN ON THIS PLAN.
8. REPLACE TOPSOIL AND FINE GRADE.
9. HYDRO-SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER GRADING. CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
10. UPON APPROVAL OF THE TOWN, REMOVE ALL TEMPORARY SITUATION CONTROLS.
11. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
12. MINIMUM OF 4" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS ABOVE. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITUATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
15. ALL END SECTIONS WILL BE PROVIDED WITH RIP-RAP APRONS.
16. ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE TOWN OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN THE STORM SEWER SYSTEM UNTIL THE PROJECT IS DEVELOPED AND APPROVED BY THE TOWN AND OWNER.

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STONE FILL CORRECTIVE ACTIONS, AS IDENTIFIED BY THE DEVELOPER'S QUALIFIED SWPPP MONITOR OR A TOWN OF WESTERN REPRESENTATIVE, SHALL BE INITIATED WITHIN 24 HOURS OF BEING REPORTED. THE TOWN MAY REVIEW THE PROJECT SITE AT ANY TIME. REVIEW OF EROSION CONTROL MEASURES BY THE TOWN DOES NOT RELIEVE THE DEVELOPER OF HIS OBLIGATIONS UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITY. (GP-0-10-001).

## SEEDING NOTE

TO PROVIDE THE FOLLOWING SEED MIXTURES DURING CONSTRUCTION:

- TEMPORARY SEEDING:  
 RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS. PER ACRE OR 0.7 LBS. PER 1000 SQUARE FEET.
- PERMANENT SEEDING:  
 65% KENTUCKY BLUEGRASS BLEND @ 85 LBS. PER ACRE OR 2.0-2.4 LBS. PER 1000 SQUARE FEET  
 20% PERENNIAL RYEGRASS @ 24-35 LBS. PER ACRE OR 0.6-0.8 LBS. PER 1000 SQUARE FEET  
 15% FINE FESCUE @ 19-26 LBS. PER ACRE OR 0.4-0.6 LBS. PER 1000 SQUARE FEET

FOR ALL SEEDING & STABILIZATION MEASURES IT IS THE RESPONSIBILITY OF THE OWNER & DEVELOPER TO ENSURE THAT FINAL STABILIZATION OCCURS AS REQUIRED BY THE NYSDEC. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(S).

### CONSTRUCTION SEQUENCE FOR STEEP SLOPE STABILIZATION / JUTE MESH INSTALLATION FOR SLOPES OF 1:3 OR GREATER:

1. STRIP TOPSOIL ON SLOPE.
2. GRADE SLOPE PER PLAN. CONTRACTOR SHALL TAKE CARE TO NOT OVER EXCAVATE EMBANKMENT.
3. REPLACE TOPSOIL.
4. TRACK TOPSOIL WITH A BULLDOZER IN A DIRECTION PERPENDICULAR TO THE PROPOSED CONTOUR LINES.
5. IMMEDIATELY SEED AND FERTILIZE TOPSOIL PER PLAN.
6. IMMEDIATELY APPLY JUTE MESH BY UNROLLING THE PRODUCT DOWN THE SLOPE. DO NOT STRETCH THE MESH, ALLOWING IT TO FULLY CONTACT THE SOIL.
7. SECURE THE JUTE MESH WITH STAPLES (11 GAUGE - 8"x1"x60") 24" APART THROUGH OUT THE MATING (APPROXIMATELY 200 STAPLES PER 100 S.Y.). STAPLES SHOULD BE DRIVEN FLUSH WITH THE GROUND.
8. SECURE BEGINNING AND END OF ROLL BY ANCHORING THE MATING INTO 6" DEEP SLOTS CUT INTO THE SOIL. THEN STAPLE MATING AT CHECK SLOTS.

## COMPACTION NOTES

1. THE CONTRACTOR SHALL STRIP THE TOPSOIL AND REMOVE ANY UNSUITABLE SOILS. WITHIN THE PROPOSED GRADING LIMITS PRIOR TO PLACEMENT OF FILL MATERIAL.
2. ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY OF STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.
3. THE COMPACTION TESTS WILL BE CONDUCTED BY A LICENSED TESTING LABORATORY AND RESULTS SUBMITTED TO DESIGN ENGINEER.

TOWN OF BETHEL APPROVAL



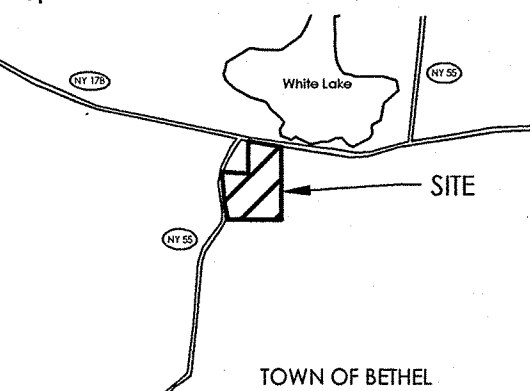
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## Revisions

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## GRADING AND EROSION CONTROL

## WHITE LAKE MANSION SPA AND RESORT

Town/City: Bethel

County: Sullivan State: New York

Project No.

20111454.0001

Drawing No.

C 104

Sheet No.

4

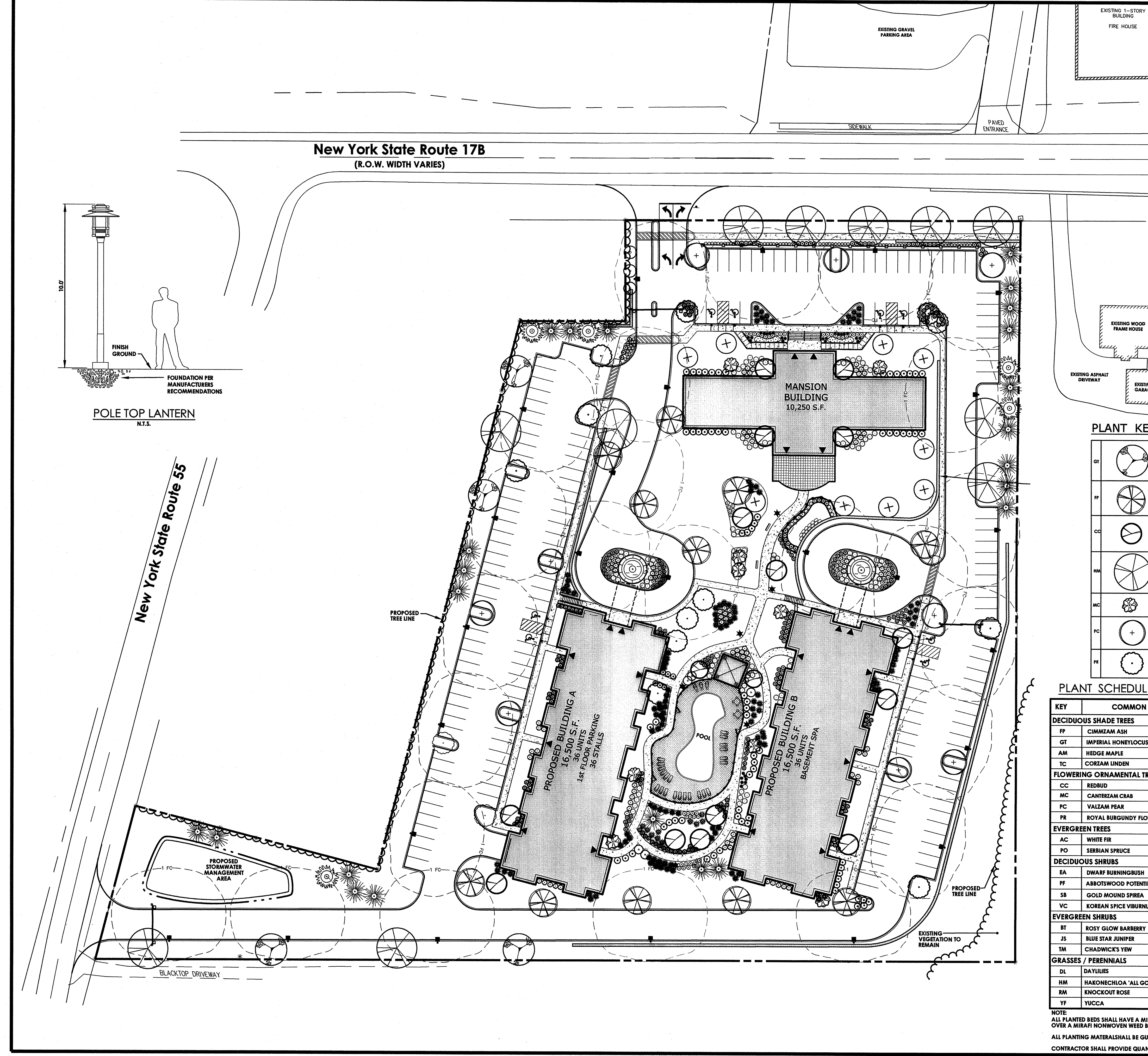
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1" = 40'

Date

JUNE 2012





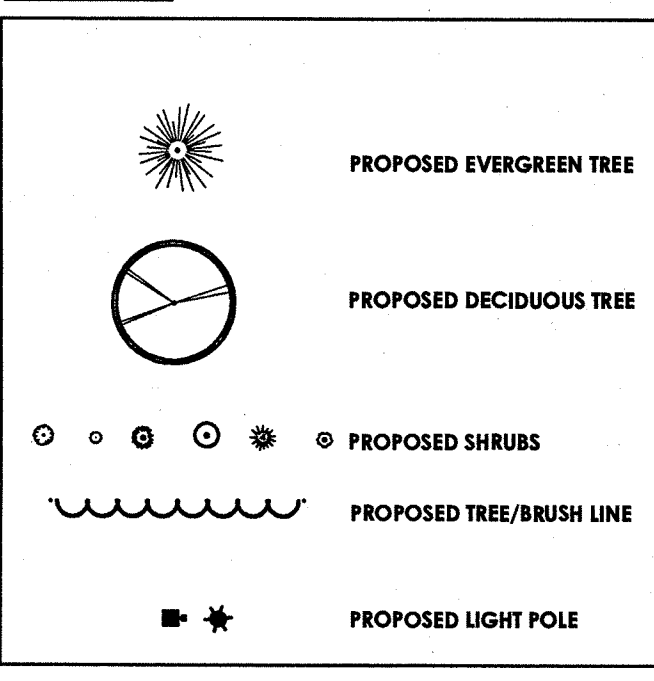
LANDSCAPING NOTES

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, NSI Z60.1.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
3. CONTRACTOR SHALL STAKEOUT PLANTINGS FOR OWNER'S APPROVAL PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST AND HE SHOULD CALL FOR A COMPLETE UTILITY STAKEOUT BEFORE COMMENCING WORK.
5. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO MIN. OF 5' FROM BALL TO UTILITIES.
6. SHOULD LOCATIONS OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO MINIMUM OF 20' FROM WIRES.
7. PLANTING BACKFILL MIXTURE:  
4 PARTS TOPSOIL: 1 PART PEAT MOSS, 10 LBS. 5-0-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
8. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING.
9. PROVIDE BLACK HARD RUBBER EDGING AT ALL PLANTING AREAS.
10. A SEED MIX TYPE "A" (MOWED) APPLY AT A RATE OF 100 LBS/ACRE USING THE FOLLOWING PROPORTIONS BY WEIGHT:  
CITATION PERENNIAL RYE 30%  
GLADE CERTIFIED KENTUCKY BLUE 20%  
ADELPHI CERTIFIED KENTUCKY BLUE 20%  
PENNLAWN RED FESCUE 20%  
CHEWINGS FESCUE 10%
11. ALL SEEDING AREAS SHALL RECEIVE 10-20 COMMERCIAL FERTILIZER APPLIED AT A RATE OF 20LBS./1000 S.F. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
12. ALL PLANTING MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) FULL YEAR.
13. FINE GRADE & HAND RAKE SOIL IN AREAS TO RECEIVE NEW SEED.
14. ALL AREAS TO BE SEEDING SHALL RECEIVE 4" DEPTH OF TOPSOIL.

PLANT KEY

GT	IMPERIAL HONEYLOCUST	TC	CORZAM LINDEN
FP	ABBOTSWOOD POTENTILLA	AC	WHITE FIR
CC	RED BUD	PO	SERBIAN SPRUCE
HM	ROYAL BURGUNDY FLOWERING CHERRY	EA	DWARF BURNINGBUSH
MC	CANTERHAM CRAB	FF	ABBOTSWOOD POTENTILLA
PC	VALZAM PEAR	VC	KOREAN SPICE VIBURNUM
PR	ROYAL BURGUNDY FLOWERING CHERRY	BT	ROSY GLOW BARBERRY
		DL	DAYLILIES
		JS	BLUE STAR JUNIPER
		YF	YUCCA
		HM	HAKONECHLOA
		TM	CHADWICK'S YEW

LEGEND



PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
DECIDUOUS SHADE TREES					
FP	CIMMAM ASH	FRAZINUS PENNSYLVANICA 'CIMMAM'	2 1/2" CAL. B&B		30' SP.
GT	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS	2 1/2" CAL. B&B		35' SP.
AM	HEDGE MAPLE	ACER CAMPESTRE	2 1/2" CAL. B&B		25-40' SP.
TC	CORZAM LINDEN	TILIA CORDATA 'CORZAM'	2 1/2" CAL. B&B		15' SP.
FLOWERING ORNAMENTAL TREES					
CC	RED BUD	CERCIS CANADENSIS	2 1/2" CAL. B&B		CLUMP FORM
MC	CANTERHAM CRAB	MALUS 'CANTERHAM'	2 1/2" CAL. B&B		15' SP.
PC	VALZAM PEAR	PYRUS CALLERYANA 'VALZAM'	2 1/2" CAL. B&B		20-25' SP. SPACING PLANTING
PR	ROYAL BURGUNDY FLOWERING CHERRY	PRUNUS 'ROYAL BURGUNDY'	2 1/2" CAL. B&B		15-20' SP.
EVERGREEN TREES					
AC	WHITE FIR	ABIES CONCOLOR	B&B	15-20'	
PO	SERBIAN SPRUCE	PICEA AMORICA	B&B	15-20'	
DECIDUOUS SHRUBS					
EA	DWARF BURNINGBUSH	EUONYMUS ALATA 'COMPACTA'	NO. 5 CONT.		8-10' SP.
FF	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	NO. 3 CONT.		2-3' SP.
SB	GOLD MOUND SPIREA	SPIREA X BUMALDA 'GOLD MOUND'	NO. 3 CONT.		2-3' SP., 2' HT.
VC	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	NO. 5 CONT.		5' SP.
EVERGREEN SHRUBS					
BT	ROSY GLOW BARBERRY	BERBERIS THUNBERGH 'ROSY GLOW'	NO. 3 CONT.		2-3' SP., 3' HT.
JS	BLUE STAR JUNIPER	JUNIPERUS SQUMAMATA 'BLUE STAR'	NO. 3 CONT.		24" SP., 2' HT.
TM	CHADWICK'S YEW	TAXUS X MEDIA 'CHADWICKI'	18" B & B	A.S.	4-5' SP., 3-4' HT.
GRASSES / PERENNIALS					
DL	DAYLILIES	HEMEROCALLIS 'BIG TIME HAPPY'	NO. 1 CONT.	A.S.	2-3' SP.
HM	HAKONECHLOA 'ALL GOLD'	HAKONECHLOA MACRA	NO. 1 CONT.		1-2' SP.
RM	KNOCKOUT ROSE	ROSA 'MEIVAHY'	NO. 3 CONT.	A.S.	3' SP.
YF	YUCCA	YUCCA FILAMENTOSA F. 'BLUE SWORD'	NO. 2 CONT.		3-6' SP.

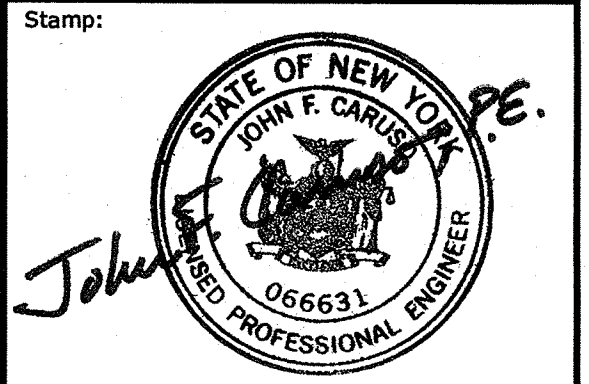
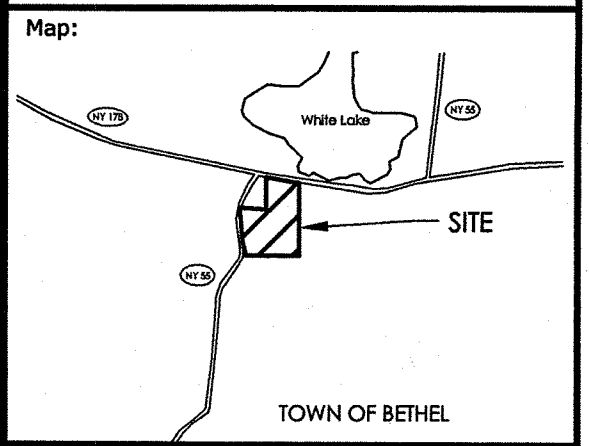
NOTE:  
ALL PLANTED BEDS SHALL HAVE A MINIMUM OF 4" SHREDDED HARDWOOD BARK MULCH OVER A MIRAFI NONWOVEN WEED BARRIER (#180N OR APPROVED EQUAL)  
ALL PLANTING MATERIALS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR.  
CONTRACTOR SHALL PROVIDE QUANTITY TAKEOFF OF ALL PLANTINGS.



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Drawing Index

- C 101 Site Plan
- C 102 Existing Conditions / Demolition Plan
- C 103 Utility Plan
- C 104 Grading & Erosion Control Plan
- C 105 Landscaping & Lighting Plan
- C 106 Profiles
- C 107 Profiles
- C 200 Details
- C 201 Details
- C 202 Details
- C 203 Details



Client:  
**White Lake Mansion, LLC**  
c/o Globe Developers, Inc.  
410 Park Avenue  
15th Floor, #790  
New York, NY 10022  
(917) 434-3350

Passero Associates

100 Liberty Pole Way  
Rochester, New York 14604  
(585) 325-1000  
Fax: (585) 325-1691  
Principal-in-Charge: John F. Caruso, P.E.  
Project Manager: Jess D. Sudol, P.E.  
Designed by: Carole G. Harvey

Revisions			
No.	Date	By	Description
1			

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LANDSCAPING & LIGHTING PLAN

**WHITE LAKE MANSION SPA AND RESORT**

Town/City: Bethel  
County: Sullivan State: New York

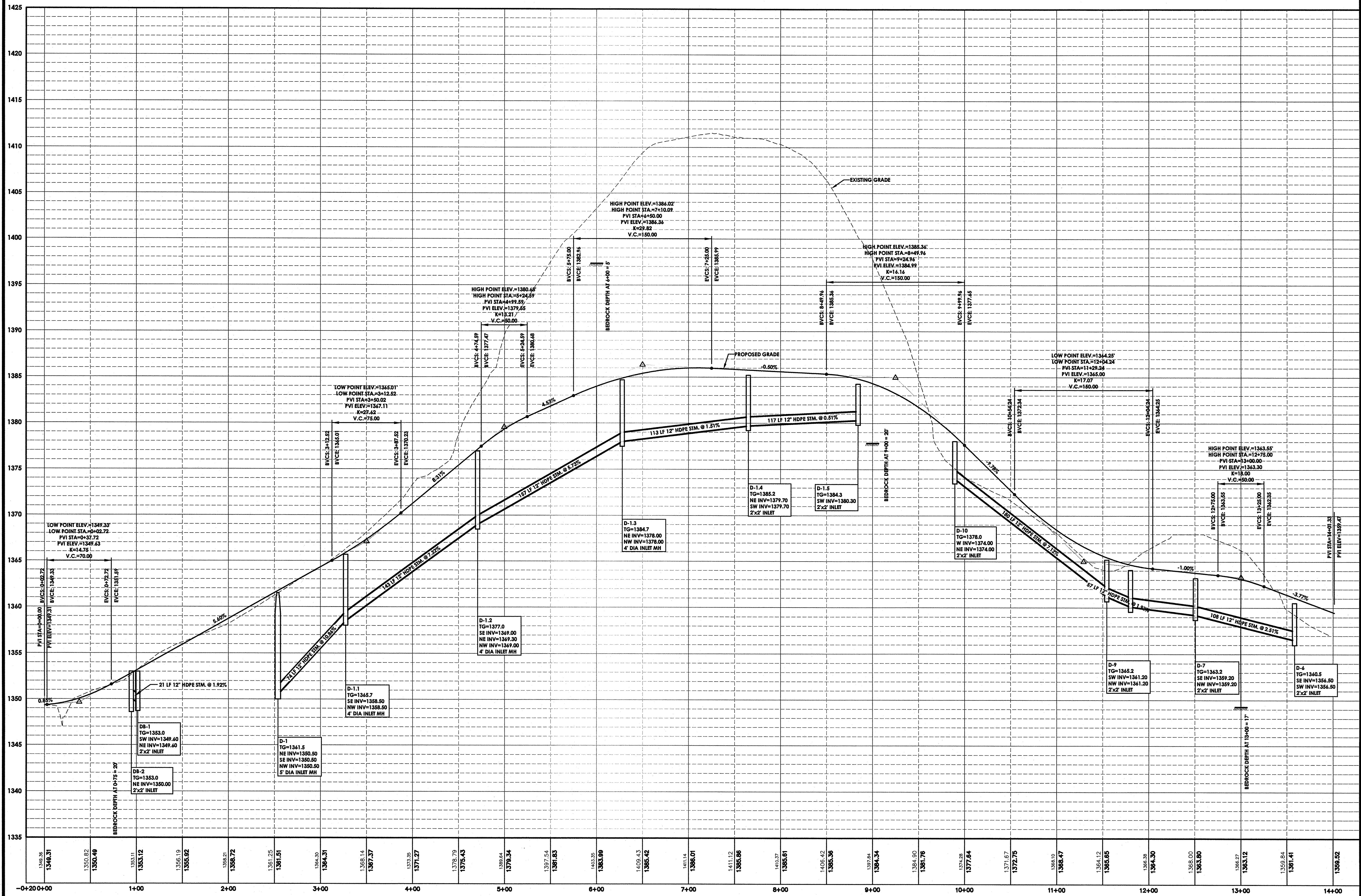
Project No.  
**20111454.0001**

Drawing No. **C 105** Sheet No. **5**

Scale  
**1" = 40'**

Date  
**JUNE 2012**





RT 55 ENTRANCE PROFILE  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'

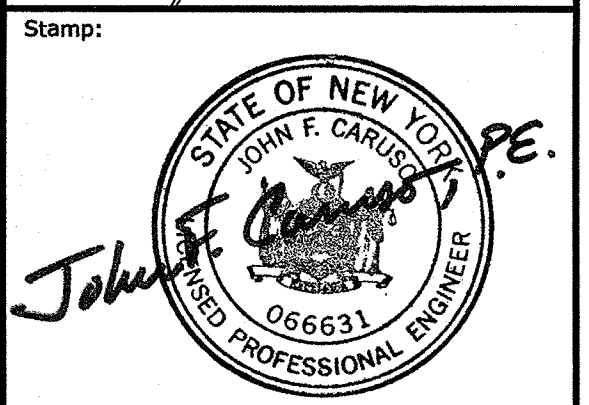
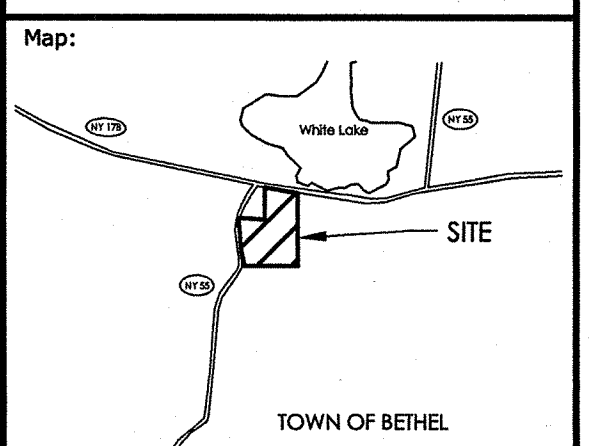


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Revisions				
No.	Date	By	Description	
1				

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PROFILE SHEET

**WHITE LAKE MANSION SPA AND RESORT**

Town/City: Bethel  
County: Sullivan State: New York

Project No.  
**20111454.0001**

Drawing No. **C 106** Sheet No. **6**

Scale  
**1" = 50'**

Date  
**JUNE 2012**





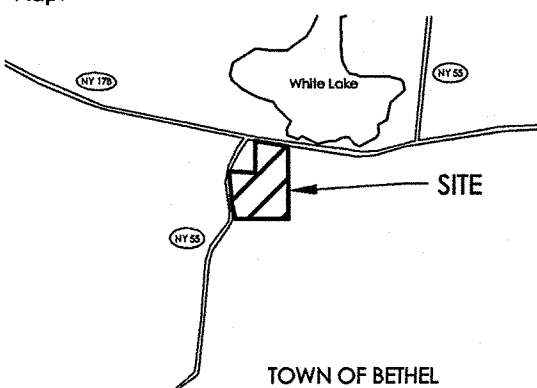
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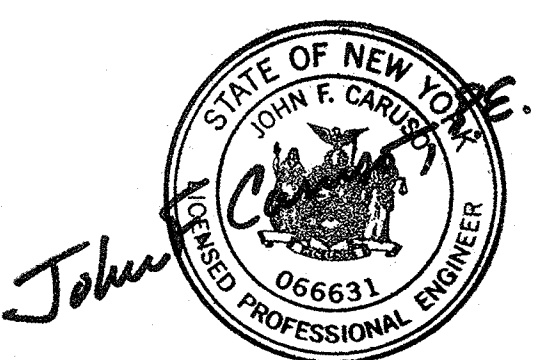
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Map:



Stamp:



Client:

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Designed by: Carole G. Harvey

### Revisions

No.	Date	By	Description
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## PROFILE SHEET

# WHITE LAKE MANSION SPA AND RESORT

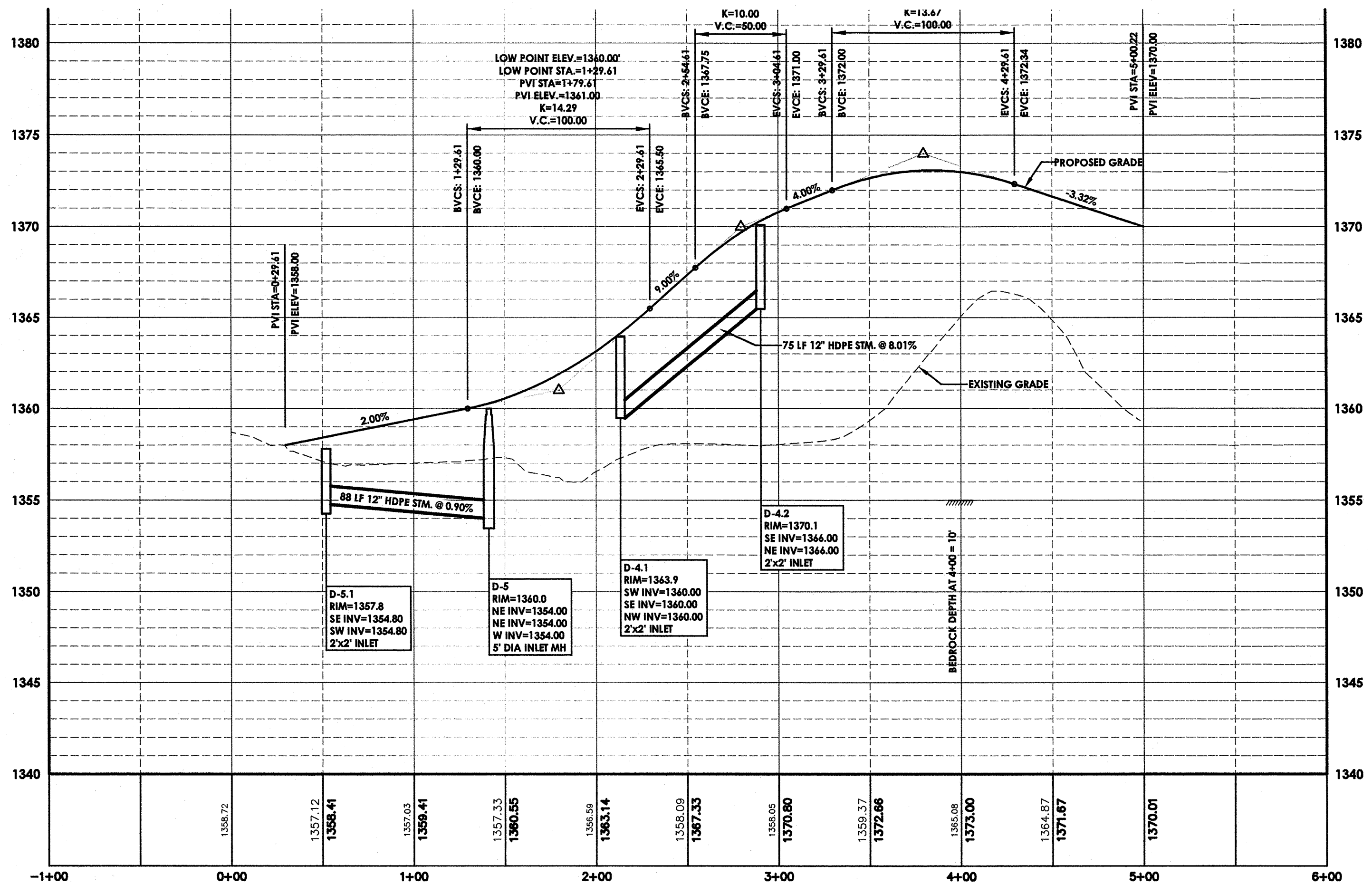
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County: Sullivan State: New York

Project No.  
**20111454.0001**

Drawing No. **C 107** Sheet No. **7**

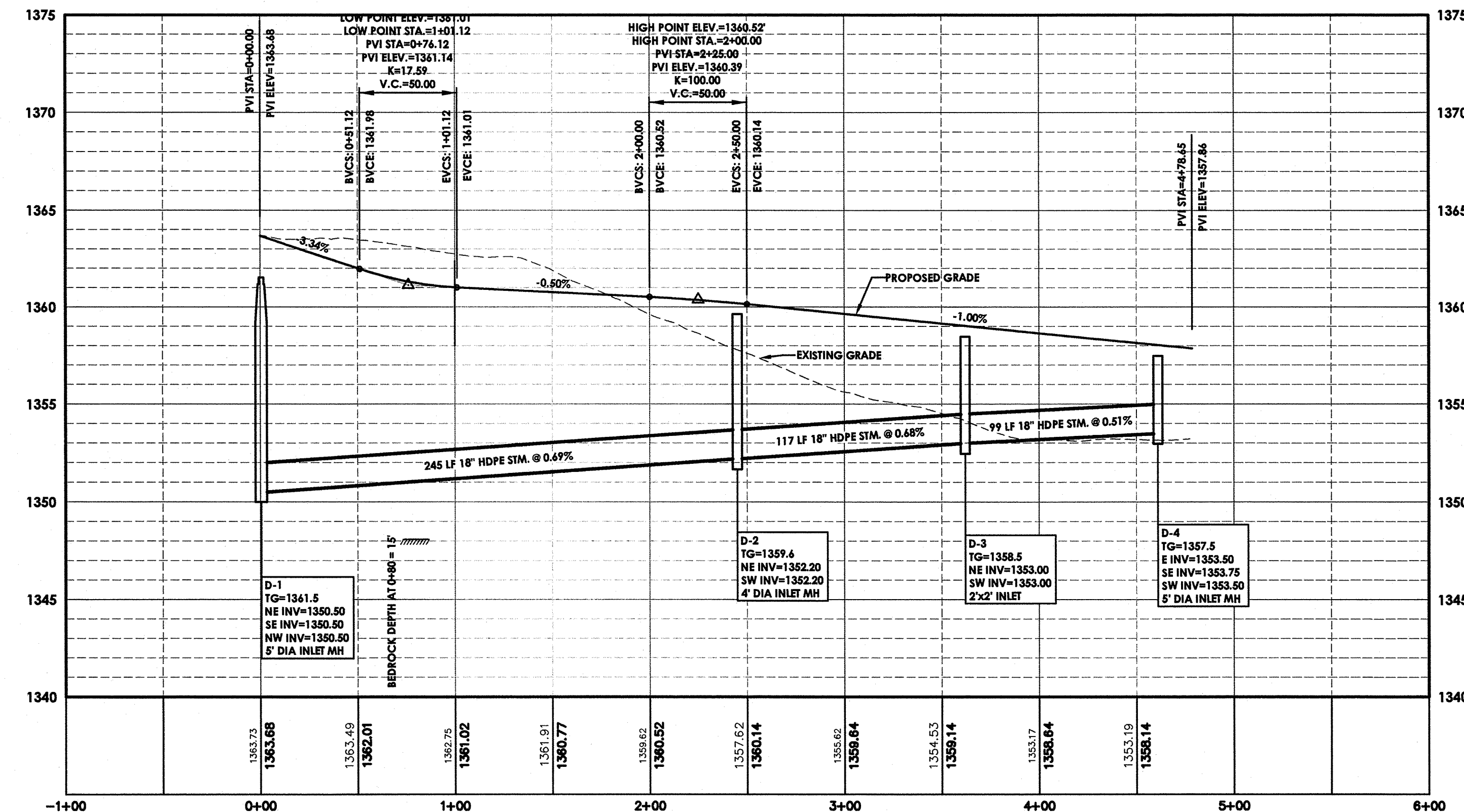
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Date  
**JUNE 2012**



## MAIN ENTRANCE PROFILE

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VERTICAL - 1" = 5'

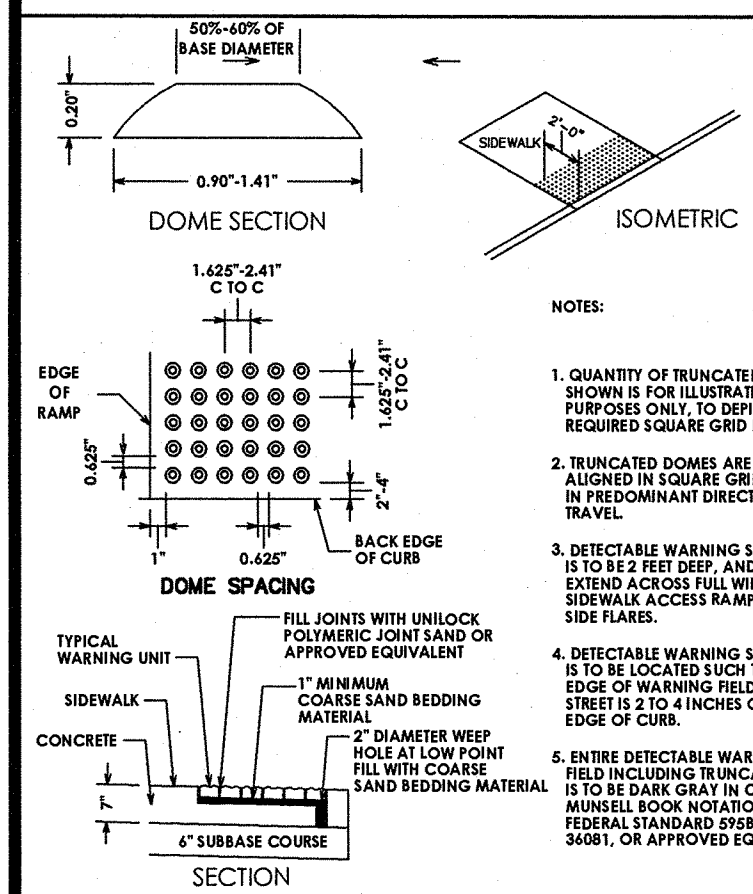


## LOWER PARKING PROFILE

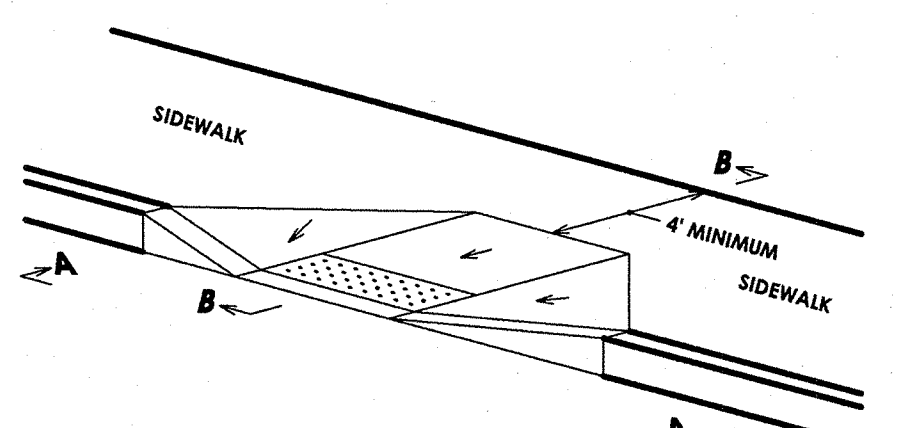
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VERTICAL - 1" = 5'



PAVING, SITE AMENITIES AND LANDSCAPING

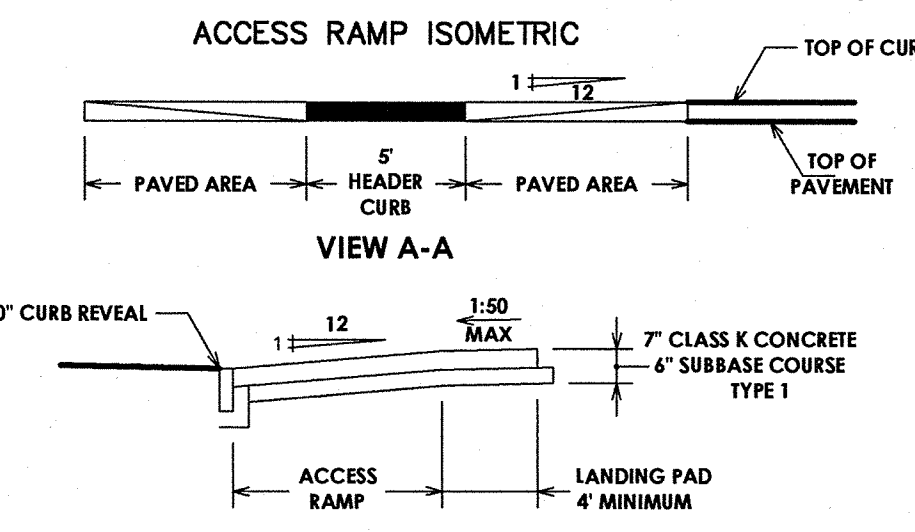


DETECTABLE WARNING SURFACE DETAIL



- NOTES:
1. THE MAXIMUM SLOPE OF A SIDEWALK RAMP IS 1:12
  2. THE SURFACE OF ALL SIDEWALK RAMP IS TO BE STABLE, FIRM, AND SLIP-RESISTANT. (I.e. COARSE BROOM FINISH PERPENDICULAR TO THE RAMP. SLOPE IS ACCEPTABLE)
  3. SIDEWALK RAMP AND LANDING PAD IS TO BE 7" THICK.

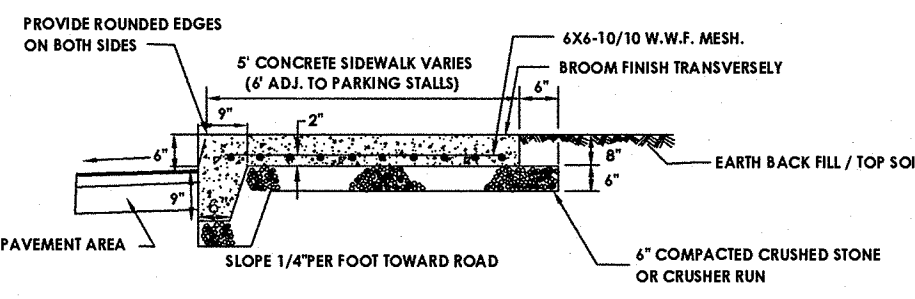
SIDEWALK RAMP DETAIL



SECTION B-B

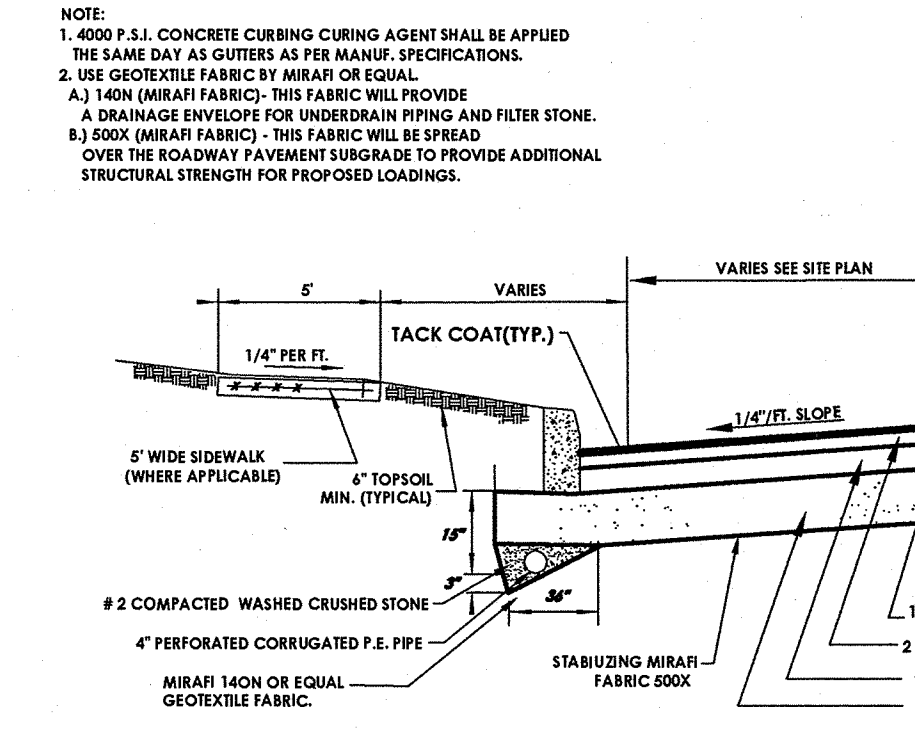
- NOTES:
1. 1:12 IS MAXIMUM SLOPE OF ACCESS RAMP AND SIDE FLARE IN PAVED AREA.
  2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP-RESISTANT. TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.
  3. ENTIRE AREA OF ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.

SIDEWALK RAMP DETAIL

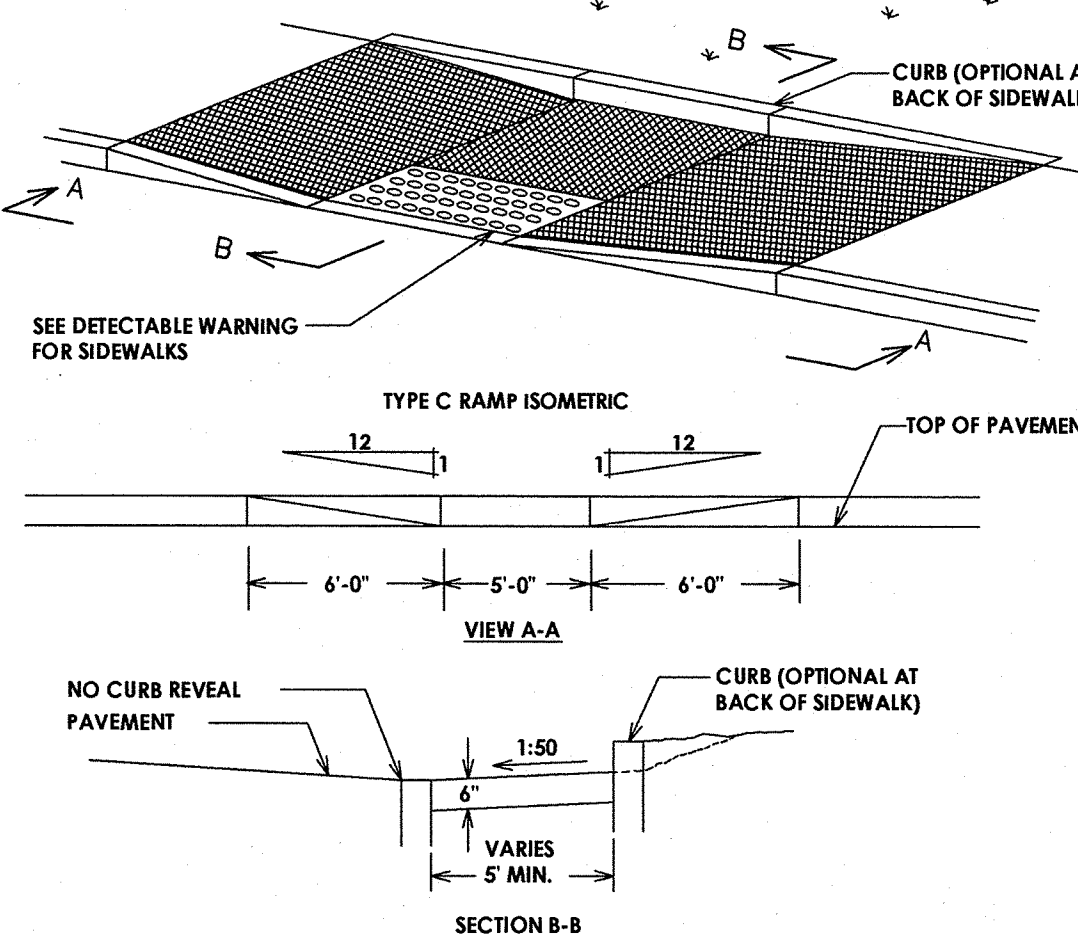


INTEGRAL CURB & SIDEWALK DETAIL

1. CONCRETE SHALL BE 4000 P.S.I. CLASS "A" AIR ENTRAINED CONCRETE.
2. FULL DEPTH EXPANSION JOINTS SHALL BE PROVIDED EVERY 25' DUMMY OR MARKED JOINTS SHALL BE AT 5' FOOT SPACING.



TYPICAL ROAD SECTION WITH CURB

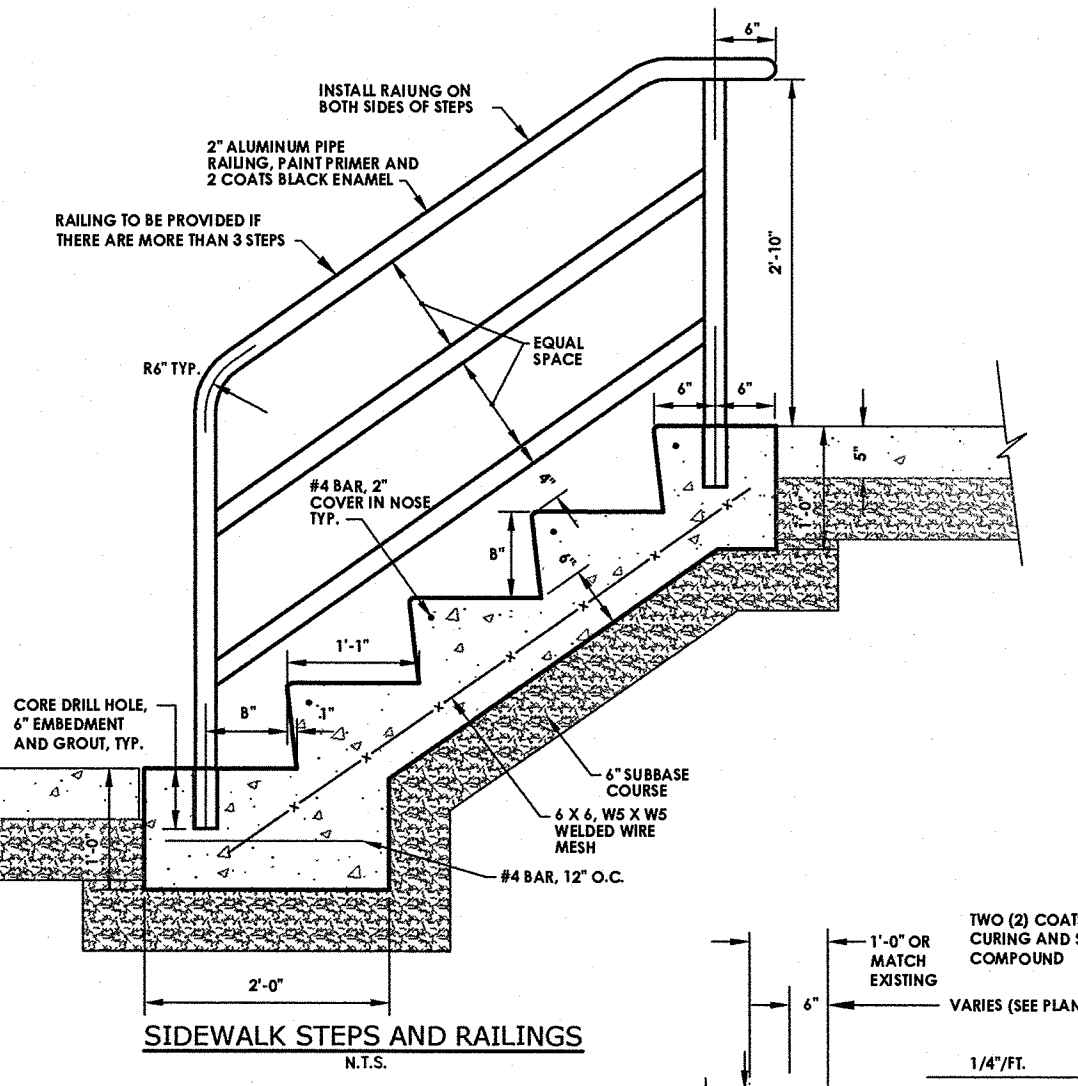


VIEW A-A

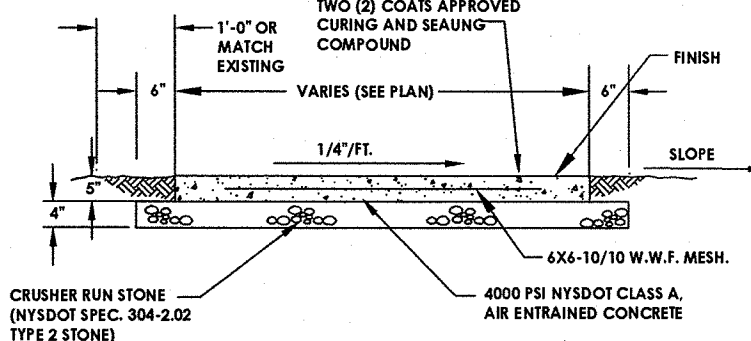
SECTION B-B

- NOTES:
1. QUANTITY OF TRUNCATED DOMES SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. TO DEPICT REQUIRED SQUARE GRID PATTERN.
  2. TRUNCATED DOMES ARE TO BE ALIGNED IN SQUARE GRID PATTERN IN PREDOMINANT DIRECTION OF TRAVEL.
  3. DETECTABLE WARNING SYSTEM FIELD IS TO BE 2 FEET DEEP, AND IS TO EXTEND ACROSS FULL WIDTH OF SIDEWALK ACCESS RAMP, BUT NOT UP SIDE FLARE.
  4. DETECTABLE WARNING SYSTEM FIELD IS TO BE LOCATED SUCH THAT OUTER EDGE OF WARNING FIELD NEAREST TO STREET IS 2 TO 4 INCHES OFF BACK EDGE OF CURB.
  5. ENTIRE DETECTABLE WARNING SYSTEM FIELD INCLUDING TRUNCATED DOMES, IS TO BE DARK GRAY IN COLOR. PER MUMFORD BOOK NOTATION 108G 3/1, FEDERAL STANDARD 595B NUMBER 34081, OR APPROVED EQUIVALENT.

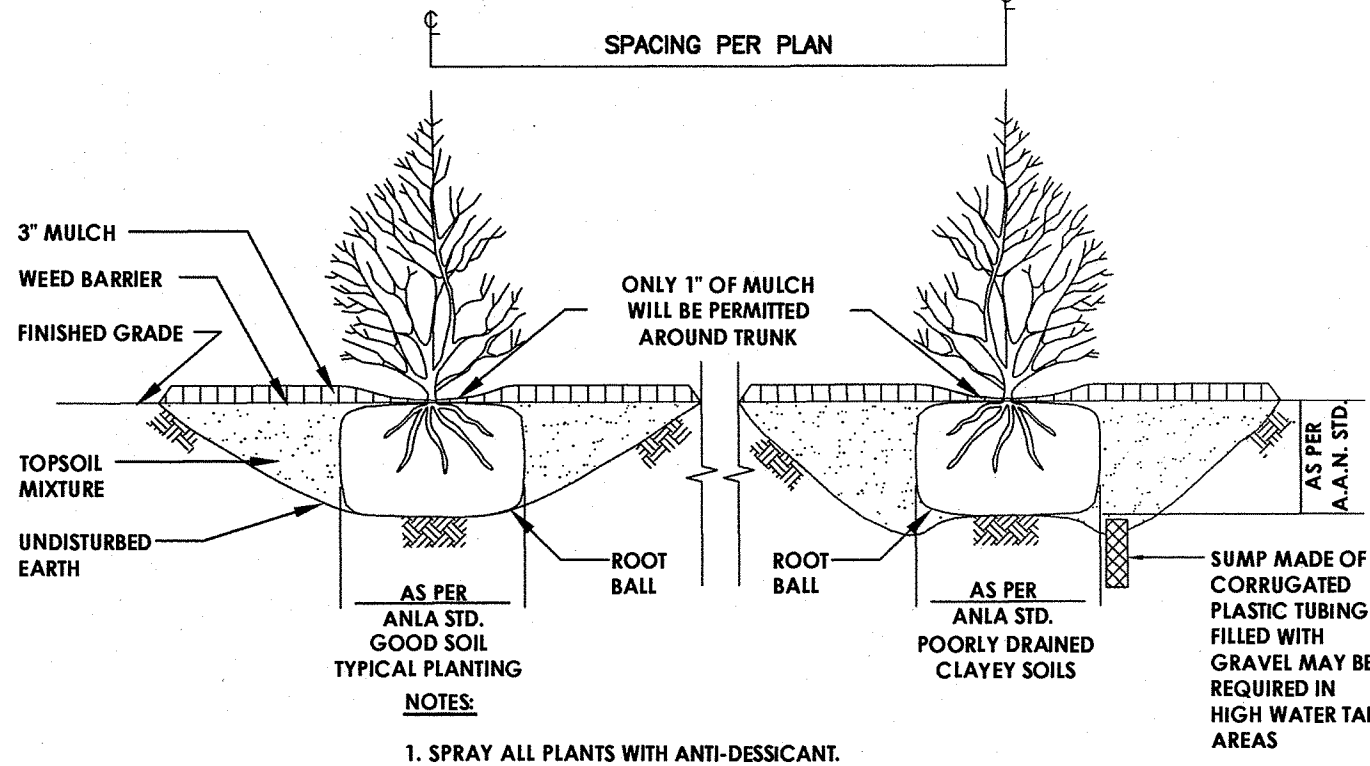
SIDEWALK RAMP DETAIL



SIDEWALK STEPS AND RAILINGS



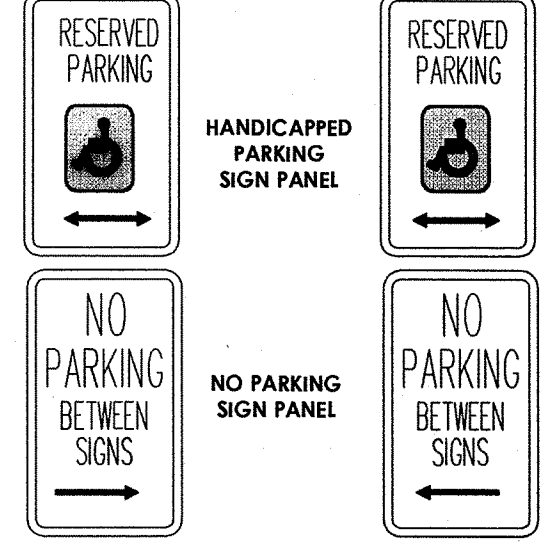
TYPICAL SIDEWALK DETAIL



SHRUB PLANTING DETAIL

- NOTES:
1. SPRAY ALL PLANTS WITH ANTI-DESSICANT.
  2. SHRUB SHALL HAVE SAME RELATIONSHIP TO FINISHED GRADE AS EXISTED AT NURSERY IN LOAMY SOIL BUT HIGHER POORLY DRAINED, CLAYEY SOIL.
  3. IF BALL IS BURLAPPED, REMOVE TOP 1/3 OF BURLAP.
  4. PRUNE BROKEN BRANCHES TO RETAIN LEADERS AND NATURAL FORM OF SHRUB.
  5. ALL PLANTINGS SHALL COME WITH A 1 YEAR (MIN.) GUARANTEE.

SHRUB PLANTING DETAIL



RESERVED PARKING

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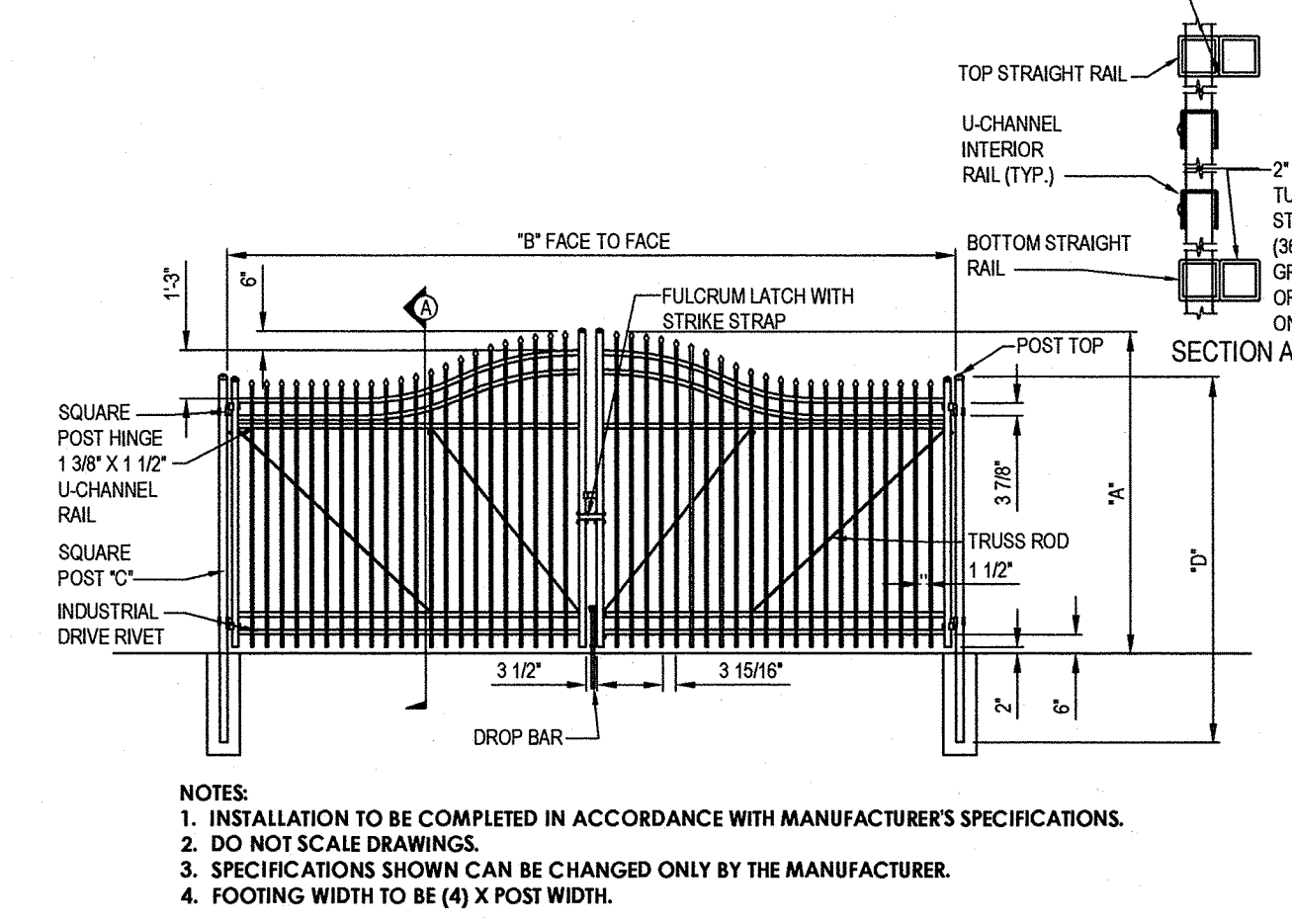
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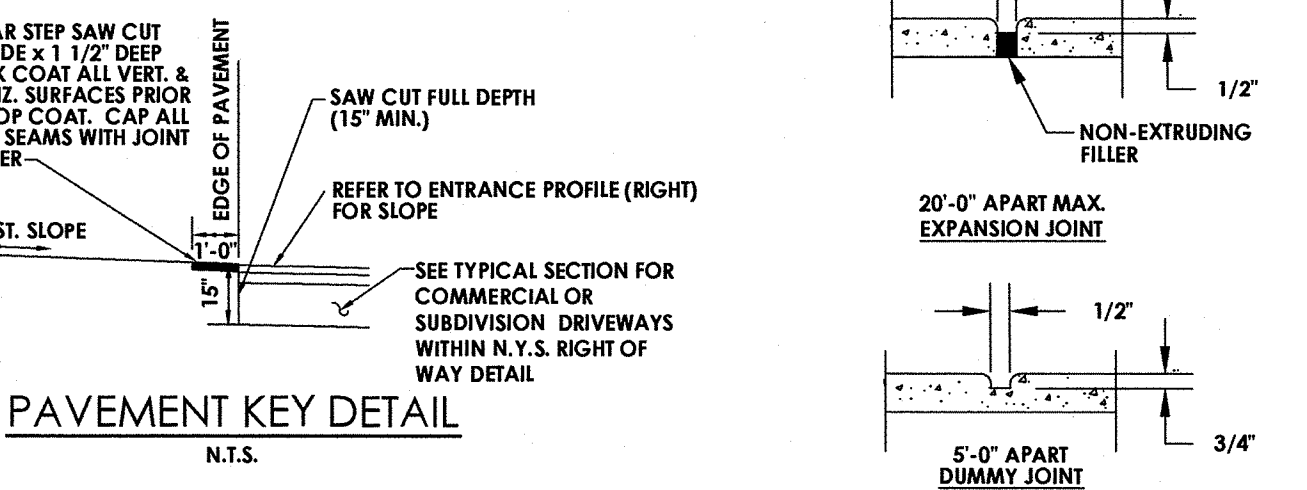
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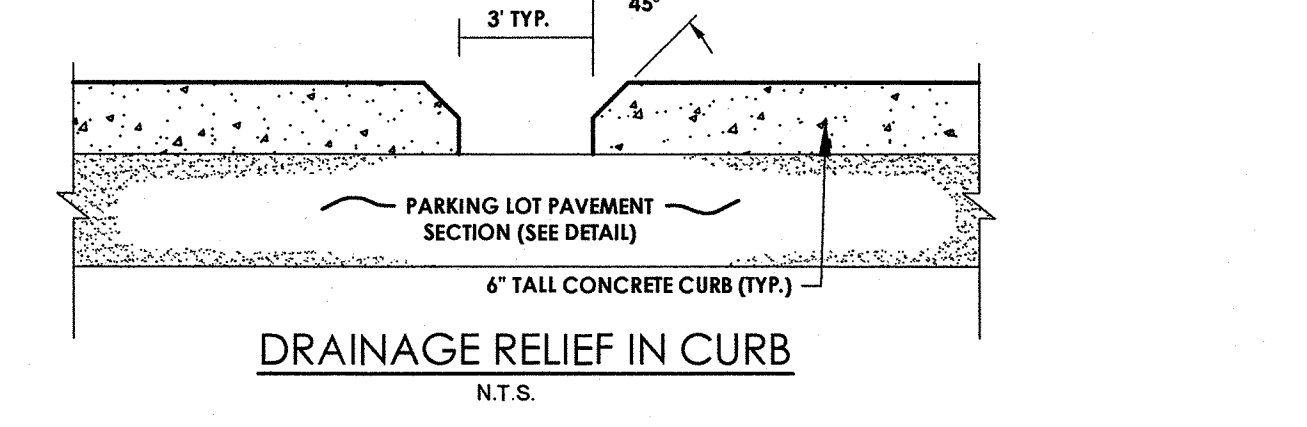
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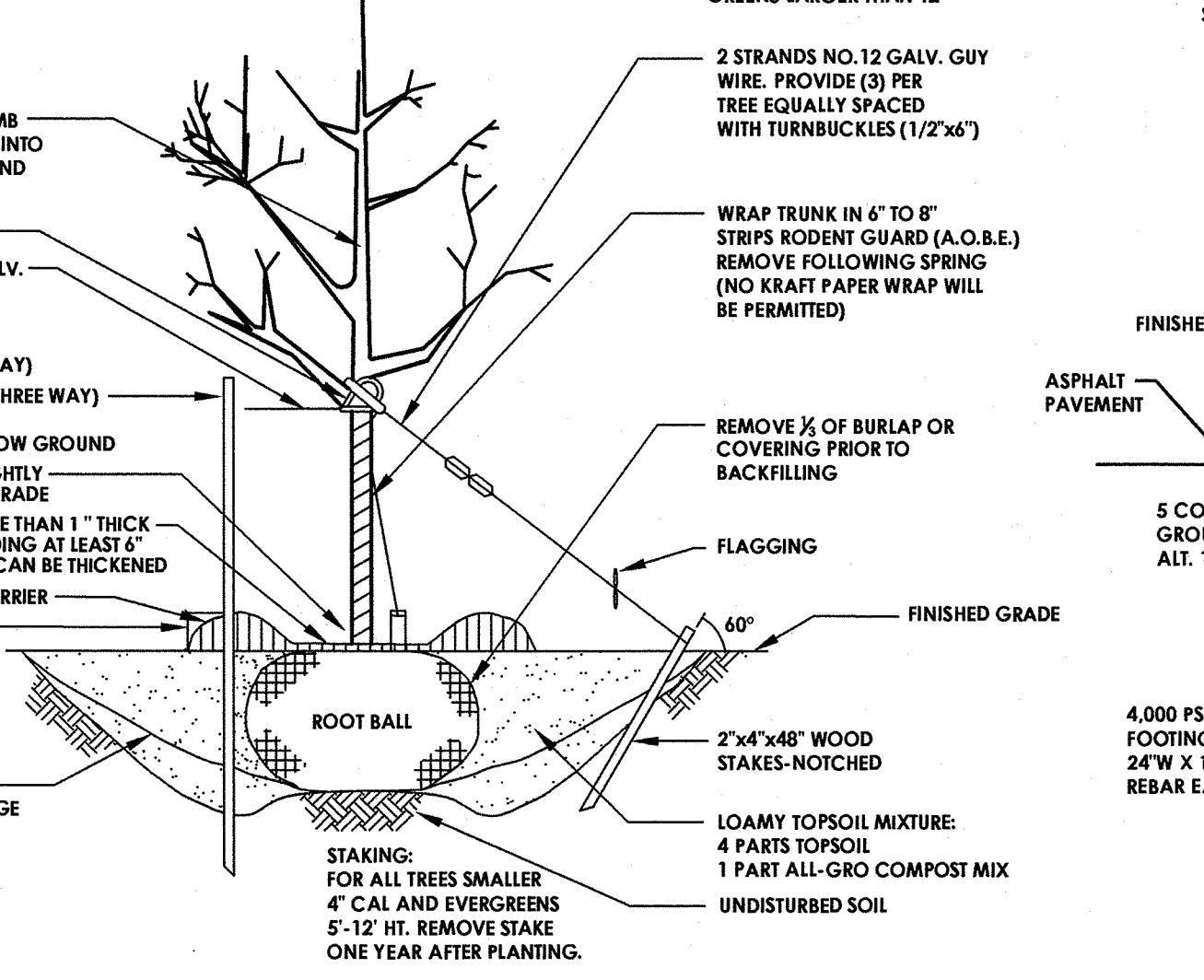
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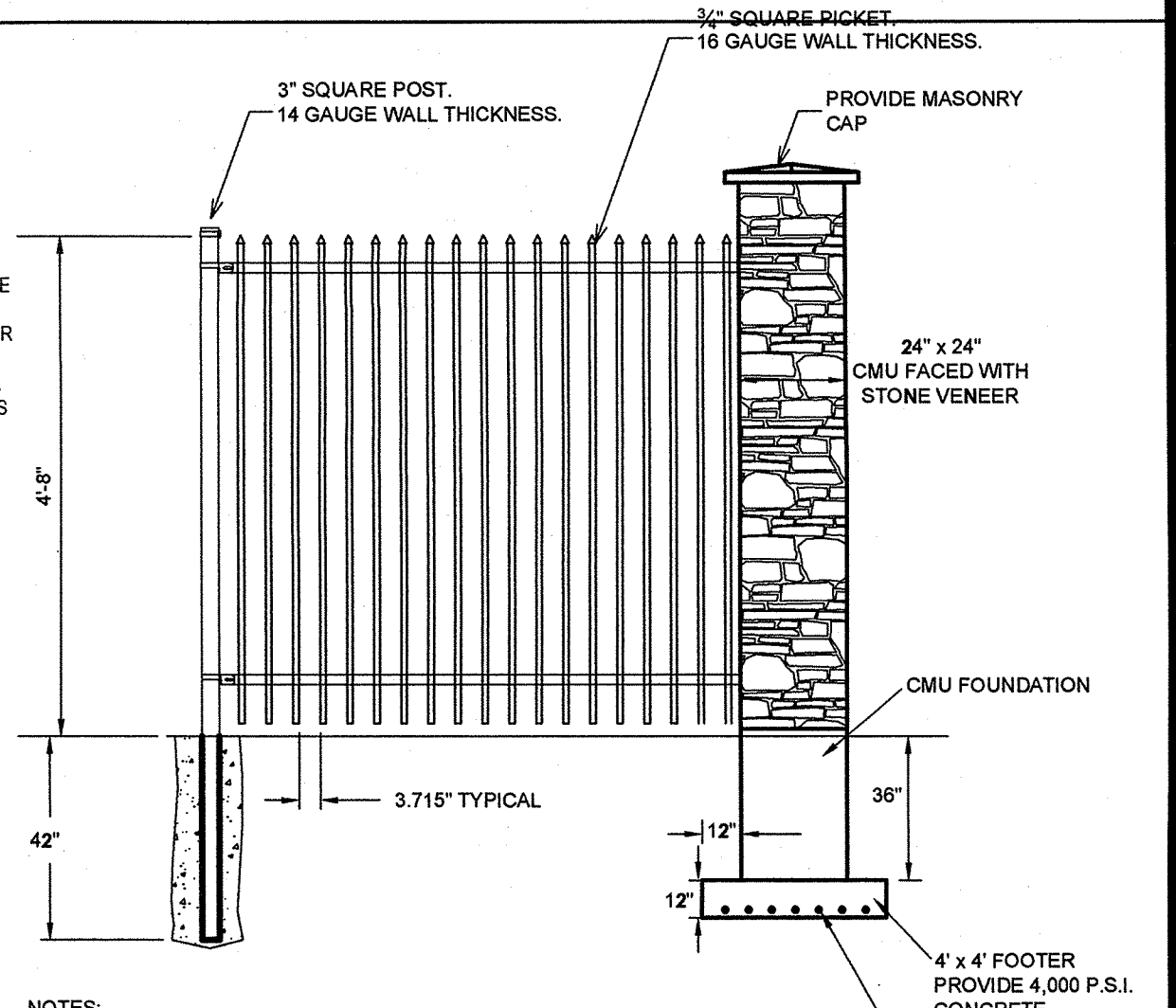
TREE PLANTING DETAIL

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NYSDOT NOTES

GENERAL NOTES

- THE TYPICAL DETAILS DEPICTED ON THE NYSDOT STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIRED.
- THE CONTRACTOR MUST SUBMIT TO THE ENGINEER, IN WRITING, PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF SUCH PROPOSED REVISIONS, EXCEPT FOR REVISIONS THAT ALTER THE SCOPE OF THE TRAFFIC CONTROL PLAN. SUCH CHANGES IN SCOPE MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE THIRTY (30) WORKING DAYS PRIOR TO IMPLEMENTATION OF SUCH REVISIONS.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR REPAIRS OUTSIDE NORMAL WORKING HOURS. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.

ACTIVITY AREA

- THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500' LONGITUDINAL DISTANCE BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.
- NOTIFY THE NYSDOT SIGNAL MAINTENANCE FACILITY AT (585) 753-7790 5 DAYS PRIOR TO WORKING WITHIN 350' OF A SIGNALIZED INTERSECTION. NOTIFY DIG SAFELY NEW YORK (U.F.P.O.) 2 WORK DAYS PRIOR TO DIGGING, DRILLING OR BLASTING AT 1-800-962-7962 FOR A UTILITY STAKE-OUT.

SIGNS

- THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.
- ANY EXISTING SIGNS INCLUDING OVERHEAD SIGNS WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER.
- SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
- ALL WARNING AND REGULATORY SIGNS SHALL BE POSTED ON BOTH SIDES OF MULTI-LANE DIVIDED HIGHWAYS, MULTI-LANE RAMPS, AND ONE-WAY STREETS, IN CASES WHERE LANE RESTRICTIONS REDUCE THE TRAVEL LANE TO ONE LANE, SIGNS SHALL BE POSTED ON THE RIGHT SIDE OF THE ACTIVE TRAVEL LANE, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER/
- SIGNS MOUNTED ON THE MEDIAN OF DIVIDED HIGHWAYS WHERE MEDIAN BARRIER IS IN PLACE MAY BE MOUNTED ON THE BARRIER WITH A SADDLE TYPE BRACKET, LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.
- THE DIMENSIONS OF THE WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD, AND CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
- NYR9-12 MAY BE USED IN PLACE OF NY9-11.

CHANNELING DEVICES

- WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A 2" LATERAL CLEARANCE TO THE TRAVELED WAY.

PUBLIC ACCESS

- PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.

- SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

LANE CLOSURES

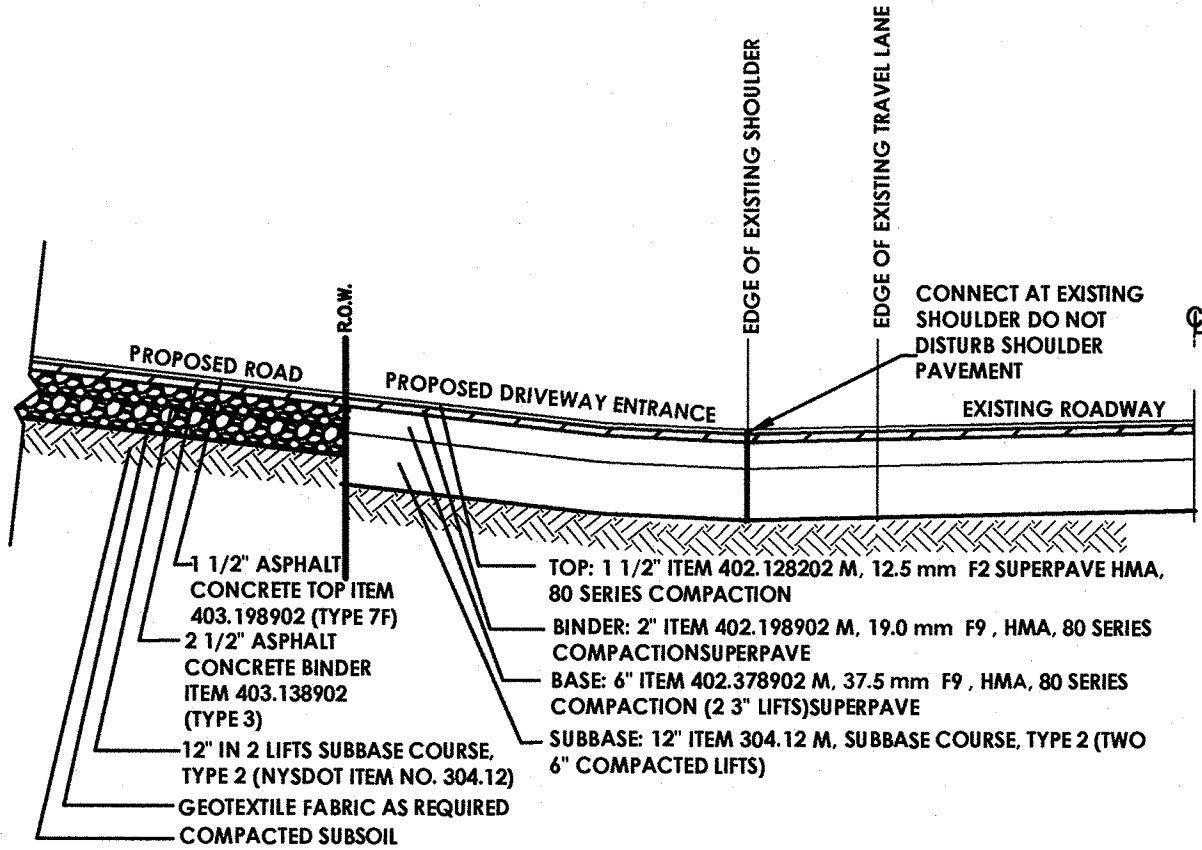
- THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT..
- THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.

LANE WIDTHS

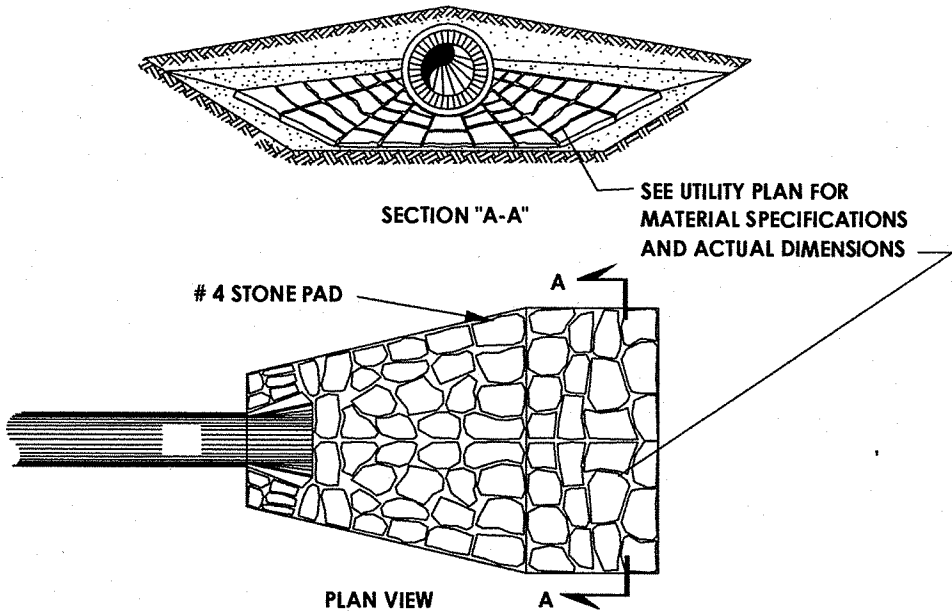
- UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE AS FOLLOWS: FREEWAYS AND/OR EXPRESSWAYS IS 11', THE MINIMUM LANE WIDTH FOR ALL OTHER TYPES OF ROADWAYS IS 10'.
- THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE ENGINEER, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY, SO THAT THE ENGINEER MAY NOTIFY THE REGIONAL PERMIT ENGINEER IN A TIMELY MANNER.

Standard General Plan Notes

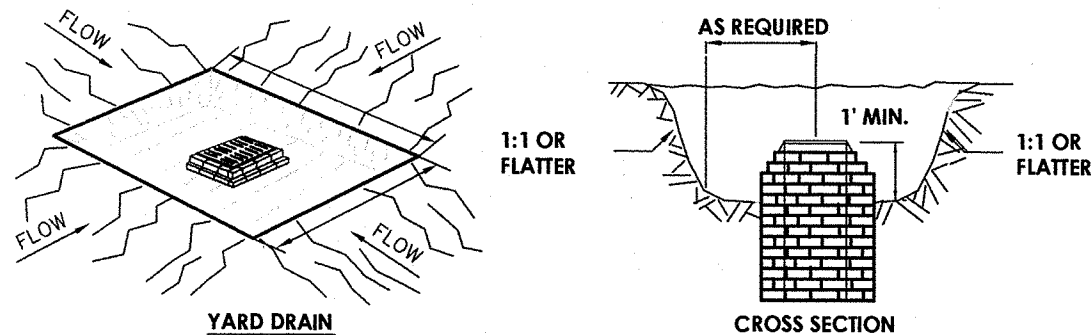
- ROAD TO BE KEPT CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- ROADSIDE DRAINAGE TO BE MAINTAINED AT ALL TIMES.
- MATERIALS, EQUIPMENT AND VEHICLES ARE NOT TO BE STORED OR PARKED WITHIN THE NEW YORK STATE RIGHT-OF-WAY.
- MAINTENANCE AND PROTECTION OF TRAFFIC MUST COMPLY WITH THE CURRENT NATIONAL MUTCD WITH NYS SUPPLEMENT, SECTION 619 OF THE CURRENT NYSDOT STANDARD SPECIFICATIONS, THESE PLANS AND AS ORDERED BY THE ASSISTANT RESIDENT ENGINEER. ON A NYSDOT CONSTRUCTION PROJECT, MAINTENANCE AND PROTECTION OF TRAFFIC MUST COMPLY WITH THESE PLANS AND BE IN ACCORDANCE WITH THE NYSDOT CONTRACT DOCUMENTS AS DEEMED NECESSARY BY THE NYS ENGINEER-IN-CHARGE.
- NOTIFY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION'S ASSISTANT RESIDENT ENGINEER AT (845) 794-7450, THREE (3) WORK DAYS PRIOR TO WORKING WITHIN THE STATE RIGHT-OF-WAY.
- NOTIFY THE NYSDOT SIGNAL MAINTENANCE FACILITY AT (585) 753-7790 5 DAYS PRIOR TO WORKING WITHIN 350' OF A SIGNALIZED INTERSECTION. NOTIFY DIG SAFELY NEW YORK (U.F.P.O.) 2 WORK DAYS PRIOR TO DIGGING, DRILLING OR BLASTING AT 1-800-962-7962 FOR A UTILITY STAKE-OUT.
- ALL MATERIALS USED WITHIN THE STATE RIGHT-OF-WAY MUST COMPLY WITH THE CURRENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS ALONG WITH ANY APPROPRIATE CURRENT NYS DEPARTMENT OF TRANSPORTATION'S STANDARD SHEETS.
- QUALITY CONTROL OF ASPHALT CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 401 OF THE STANDARD SPECIFICATIONS. ALL ASPHALT PRODUCED AS PART OF SECTION 401 WILL BE PAID AT A FINAL QUANTITY ADJUSTMENT FACTOR OF 1.0. ASPHALT COURSE DEPTHS SHOWN ON THE PLANS ARE COMPACTED DEPTHS.
- NO NIGHT WORK SHALL BE ALLOWED UNLESS APPROVED PRIOR TO START OF PROJECT. ADDITIONAL MAINTENANCE AND PROTECTION OF TRAFFIC MAY BE REQUIRED INCLUDING THE ADDITION OF REFLECTIVE MATERIALS AND LIGHTING.
- HAZARDOUS WASTE NOTIFICATION - THE PERMITTEE ACCEPTS THE RIGHT-OF-WAY OF THE STATE HIGHWAY IN ITS "AS IS" CONDITION. THE DEPARTMENT OF TRANSPORTATION MAKES NO REPRESENTATION AS TO THE ABSENCE OF UNDERGROUND TANKS, STRUCTURES, FEATURES OR SIMILAR IMPEDIMENTS TO THE COMPLETION OF THE WORK PERMITTED HEREUNDER. SHOULD PERMITTEE FIND SOME PREVIOUSLY UNKNOWN UNDERGROUND IMPEDIMENTS TO ITS WORK, THE DEPARTMENT OF TRANSPORTATION SHALL HAVE NO OBLIGATION TO CURE, REMOVE, REMEDY OR OTHERWISE DEAL WITH SUCH PREVIOUSLY UNKNOWN UNDERGROUND IMPEDIMENTS. THE DEPARTMENT WILL PERMIT THE PERMITTEE TO REMOVE, MODIFY OR OTHERWISE DEAL WITH SUCH UNDERGROUND TANKS, STRUCTURES, FEATURES OR IMPEDIMENTS IF SUCH IS DONE IN A MANNER WHICH MEETS ACCEPTABLE ENGINEERING PRACTICE AND IS PRE-APPROVED BY THE DEPARTMENT OF TRANSPORTATION. SHOULD PERMITTEE DETERMINE THAT SUCH UNFORSEEN UNDERGROUND IMPEDIMENTS RENDER PERMITTEE'S WORK AS AUTHORIZED BY THIS PERMIT UNFEASIBLE, PERMITTEE SHALL HAVE THE OPTION OF RESTORING THE HIGHWAY TO ITS ORIGINAL CONDITION AND NOT PERFORMING SUCH WORK.



NYSDOT HIGHWAY RESTORATION DETAIL  
N.T.S.



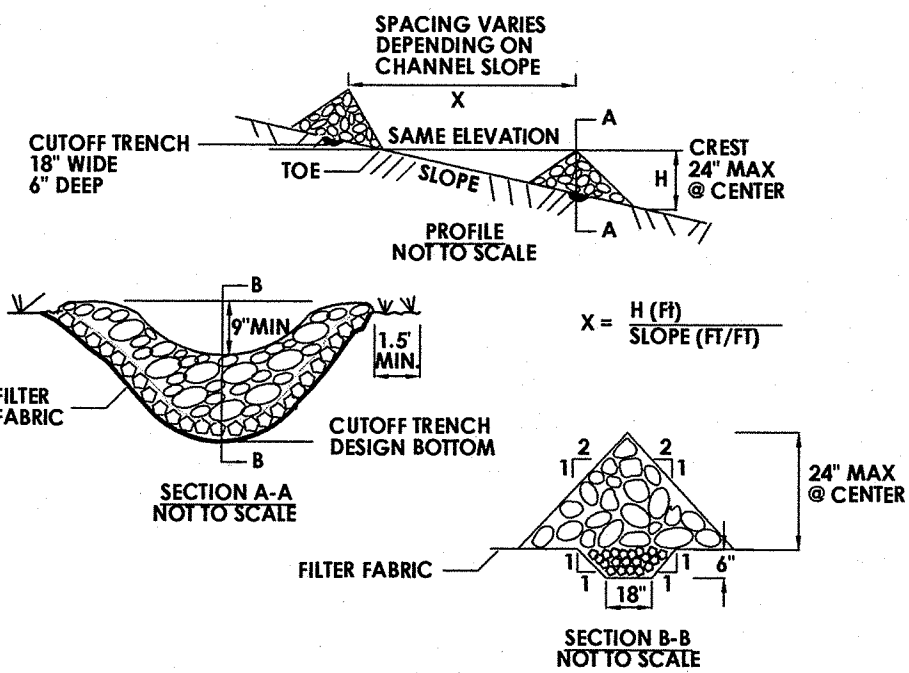
END SECTION RIP-RAP DETAIL  
N.T.S.



CONSTRUCTION SPECIFICATIONS

- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. OF CONTRIBUTORY DRAINAGE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED. THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT SLOPES SHALL BE 1:1 OR FLATTER. MAXIMUM DRAINAGE AREA: 3 ACRES

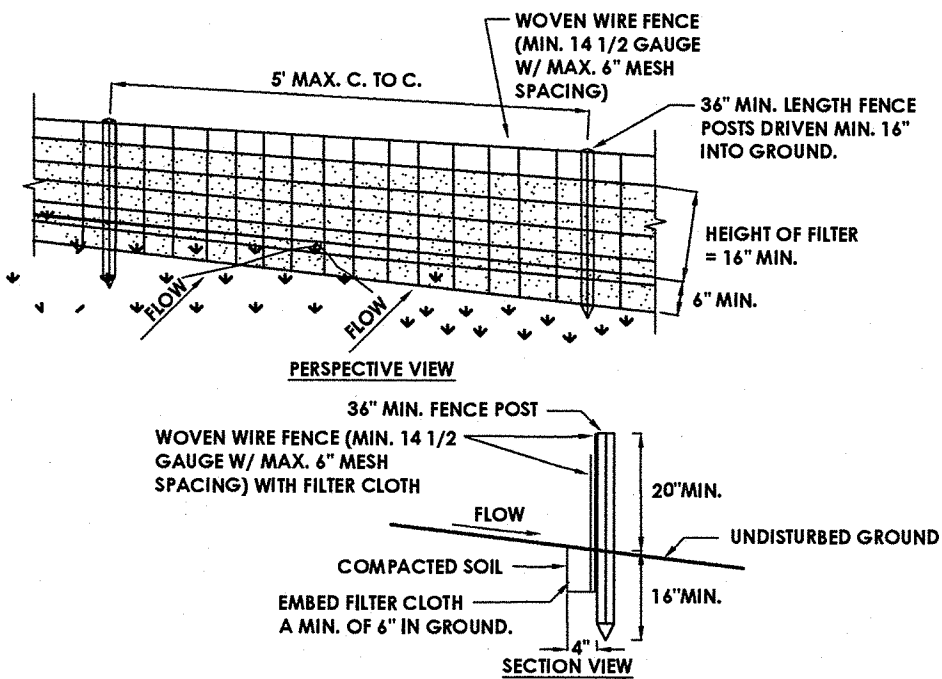
CATCH BASIN  
SEDIMENT TRAP ST-III  
N.T.S.



CONSTRUCTION SPECIFICATIONS

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

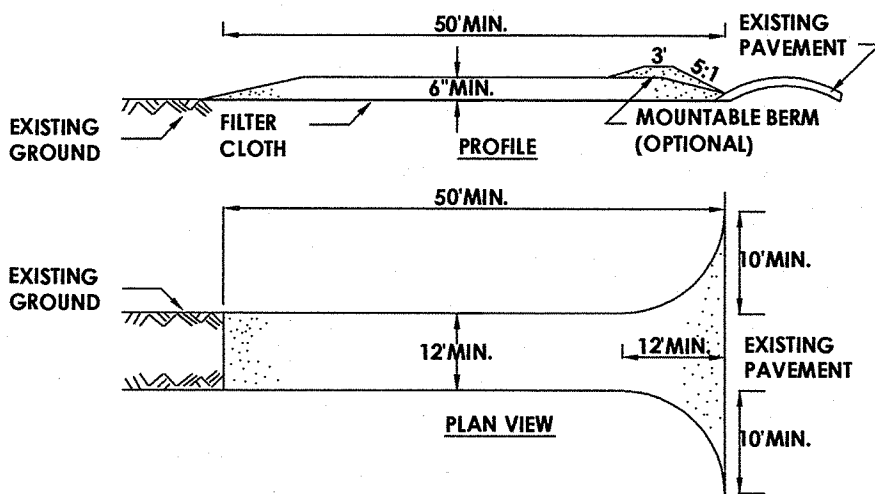
CHECK DAM DETAIL  
N.T.S.



CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE  
N.T.S.



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

STABILIZED CONSTRUCTION ENTRANCE  
N.T.S.

EROSION CONTROL

STORM, GENERAL AND SEWER NOTES

STORM NOTES

- STORM SEWER LATERAL MATERIAL SHALL BE PVC SDR-35 6" MIN. SIZE AND SHALL BE LAID AT A MINIMUM GRADE OF 1/4" PER FT.
- STORM SEWER MATERIAL INCLUDING CROSSEOVERS SHALL BE ADS HDPE 12" MIN.
- RAIN CISTERNS WILL BE CONNECTED TO STORM WATER SYSTEM VIA SUMP PUMPS. DOWNSPOUTS TO BE CONNECTED TO RAIN CISTERNS WHERE APPLICABLE. OTHERWISE THE DOWNSPOUT SHALL DISCHARGE TO AFTER 66% OF THE BUILDINGS ARE COMPLETED, THE STORM SYSTEM SHALL BE FLUSHED. ALL DEPOSITED SEDIMENT AT THE SEWER OUTLET SHALL BE REMOVED.

GENERAL NOTES

- THE SANITARY WASTE DISPOSAL SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF THE NEW YORK STATE.
- WATER SERVICE WILL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF NEW YORK STATE.
- THE MINIMUM GRADE AT THE BUILDINGS SHALL BE 1" ABOVE THE EDGE OF THE PAVEMENT.
- THE BUILDING CONSTRUCTION TO BE IN COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE.
- ANY COST RELATED TO THE RELOCATION OF ANY UTILITIES NECESSITATED BY THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THOSE REQUESTING THE RELOCATION OF THE UTILITY.
- ANY AND ALL CULVERT LOCATIONS, SIZES OR TYPES, TO BE APPROVED BY THE COUNTY SUPERINTENDENT OF HIGHWAYS.
- ALL PROPERTY CORNERS TO BE MARKED WITH IRON PINS.
- THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE COUNTY MONUMENTATION LAW.
- THE SUBDIVISION IS LESS THAN 1500 FEET FROM THE NEAREST CONTROL MONUMENT AND IS THEREFORE TIED INTO THE MONUMENTATION NETWORK.
- THIS SUBDIVISION SHALL COMPLY WITH ANY COUNTY OR STATE AGENCIES HAVING JURISDICTION.
- ALL SITE WORK TO BE IN COMPLIANCE WITH THE STANDARDS OF CHAPTER 135 - ARTICLE V OF THE TOWN OF BETHEL.
- ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT FOR THE TOWN OF BETHEL DATED THE MOST CURRENT REVISION.
- THIS PROJECT WILL BE IN ACCORDANCE WITH THE TOWN OF BETHEL HIGHWAY AND SULLIVAN COUNTY FRONTAGE POLICY.

SANITARY NOTES

- SANITARY SEWER LATERAL MATERIAL SHALL BE PVC SDR-21 - 4" MINIMUM SIZE AND SHALL BE LAID AT A MINIMUM GRADE OF 1/4" PER FOOT.
- SANITARY SEWER MATERIAL SHALL BE PVC SDR-35, 8" MINIMUM SIZE AND MINIMUM SLOPE - 0.4%.
- INFILTRATION AND EXFILTRATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS.
- IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM C-828-80, ENTITLED STANDARD PRACTICE FOR LOW PRESSURE AIR TEST OF VITRIFIED CLAY PIPELINES; SANITARY MANHOLES SHALL BE TESTED FOR EXFILTRATION.
- VACUUM TESTING OF MANHOLES IS ALLOWED. THE CONTRACTOR IS CAUTIONED TO SPEAK TO THE SUPERINTENDENT OF SEWERS PRIOR TO COMMENCING WITH PLANS TO VACUUM TEST.
- DEFLECTION TEST - TEN STATE STANDARDS.
- DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
- IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDRELL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
- ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICIES OF THE WHITE LAKE SEWER DISTRICT.
- FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER/COMBINATION SEWER. (FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS). ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE SULLIVAN COUNTY SEWER USE LAW.

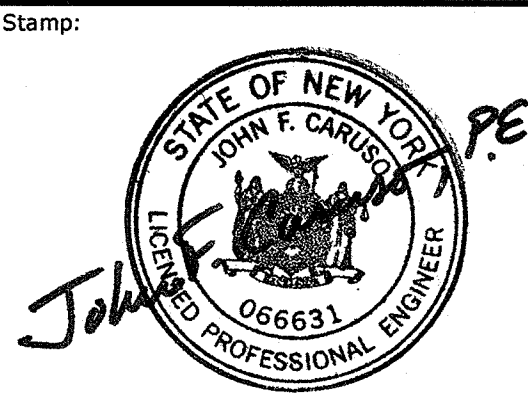
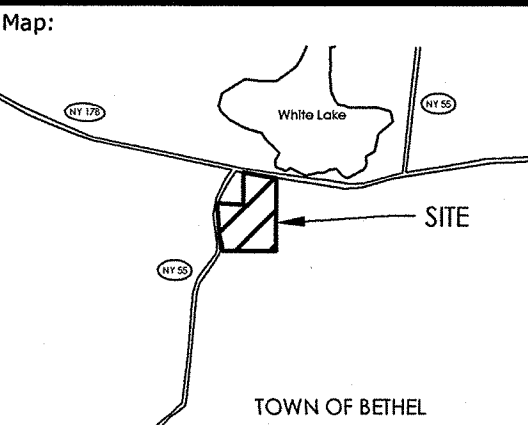


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Client:  
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Principal-in-Charge John F. Caruso, P.E.  
Project Manager Jess D. Sudol, P.E.  
Designed by Carole G. Harvey

Revisions				
No.	Date	By	Description	
1				

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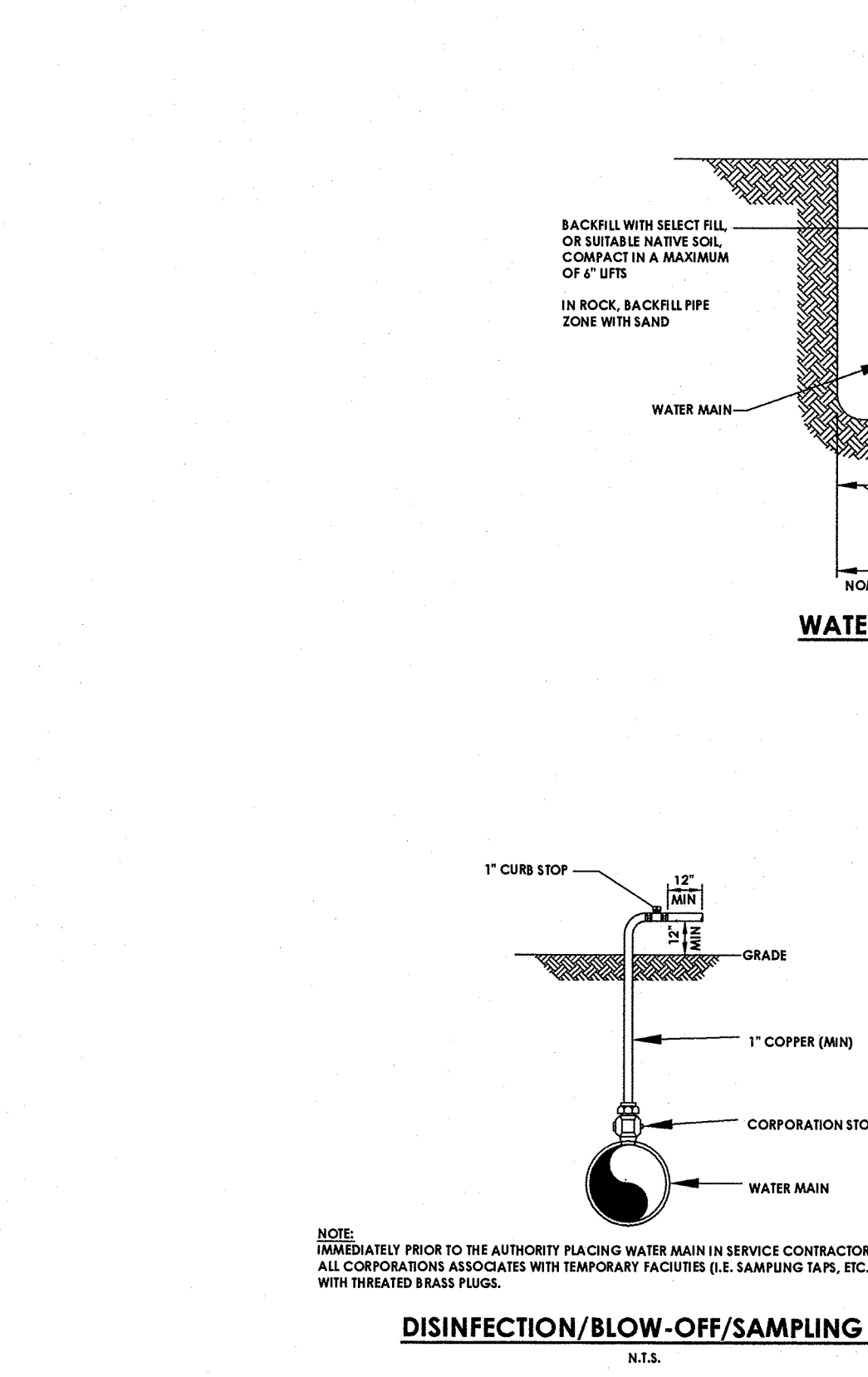
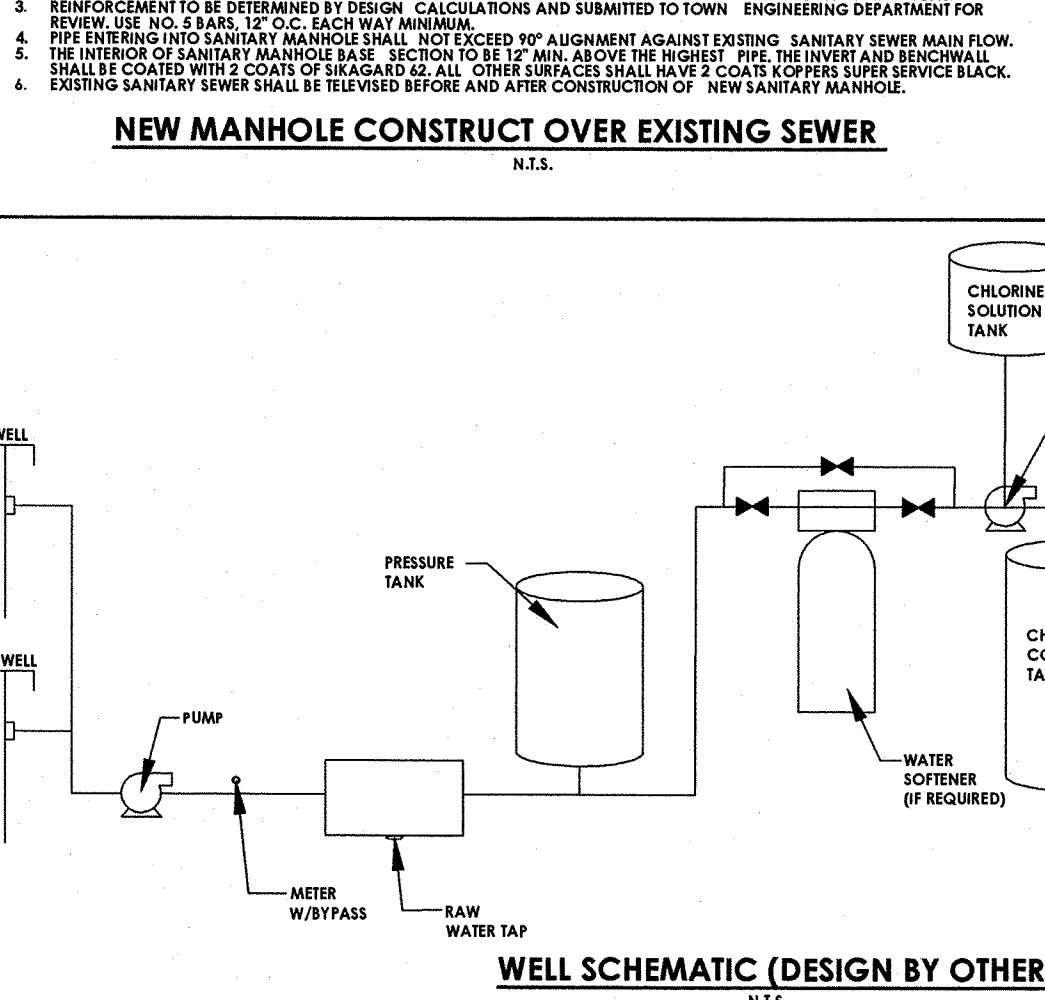
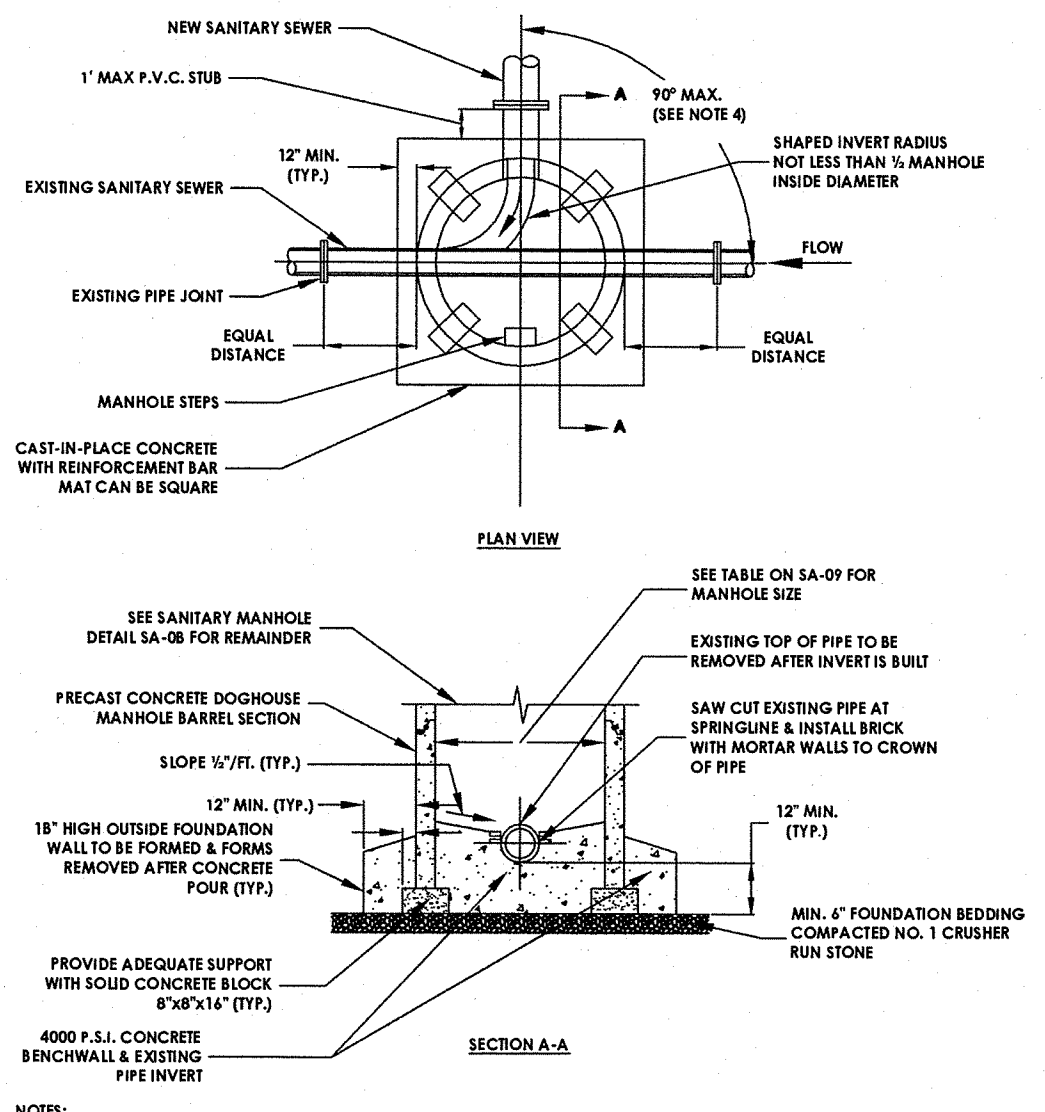
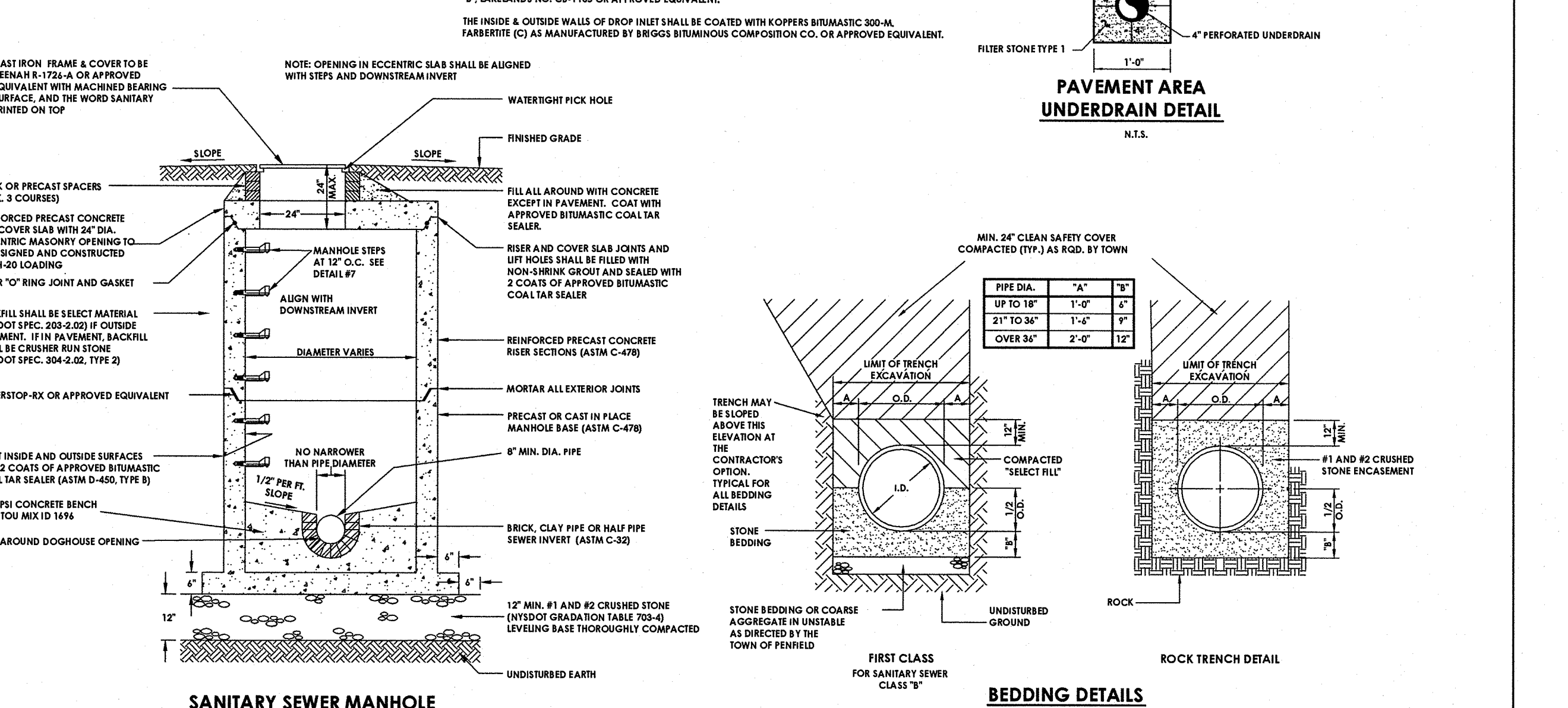
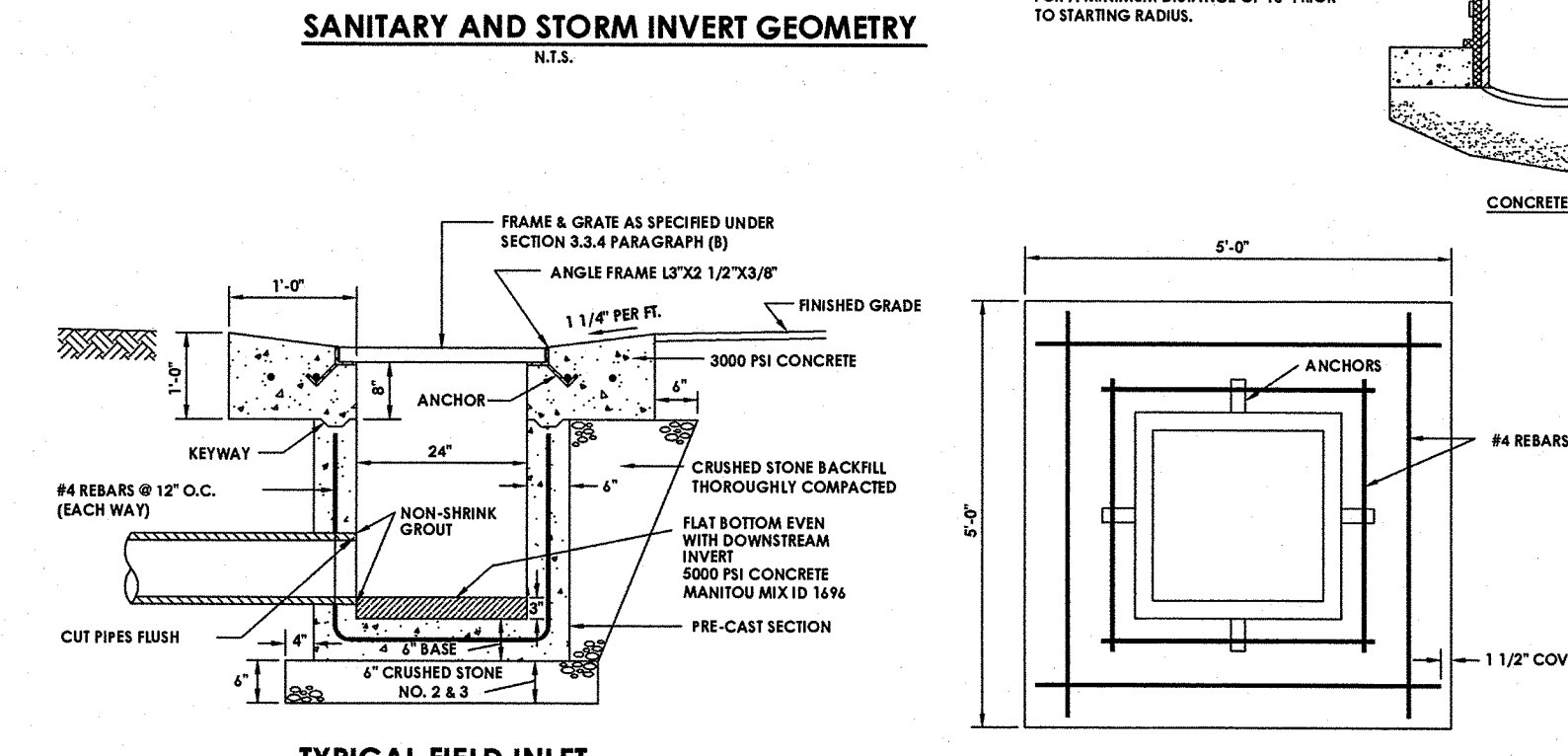
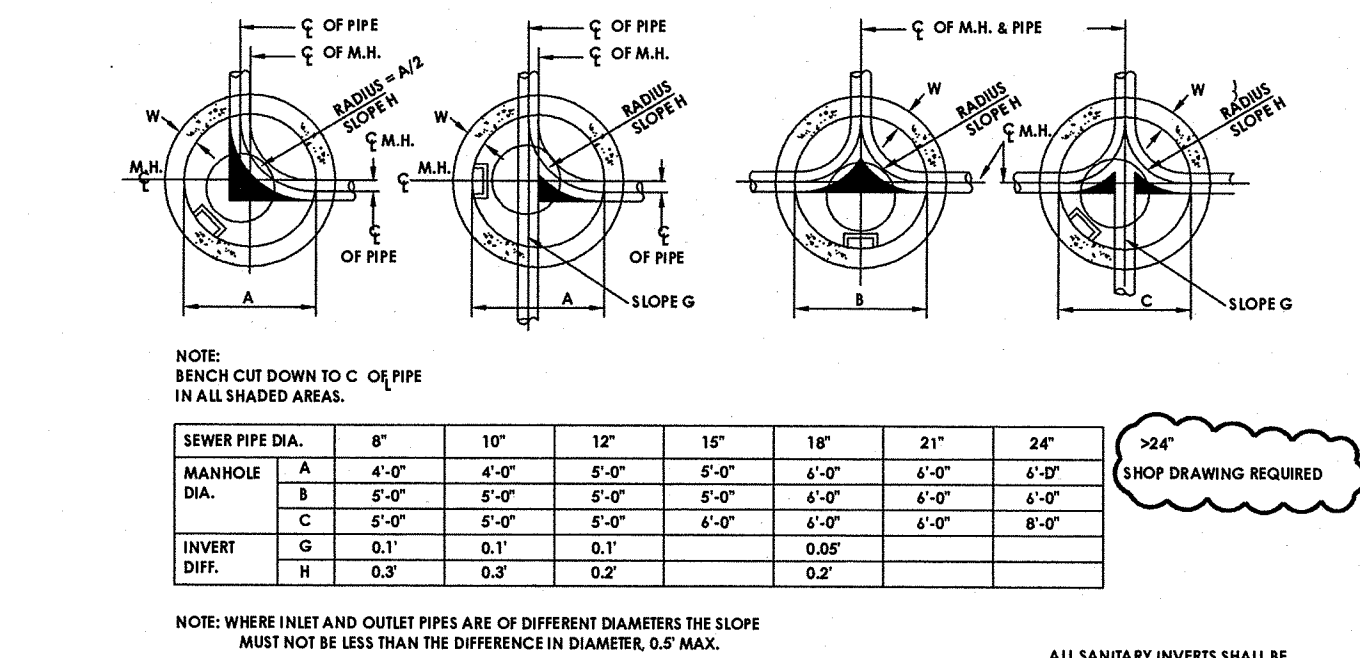
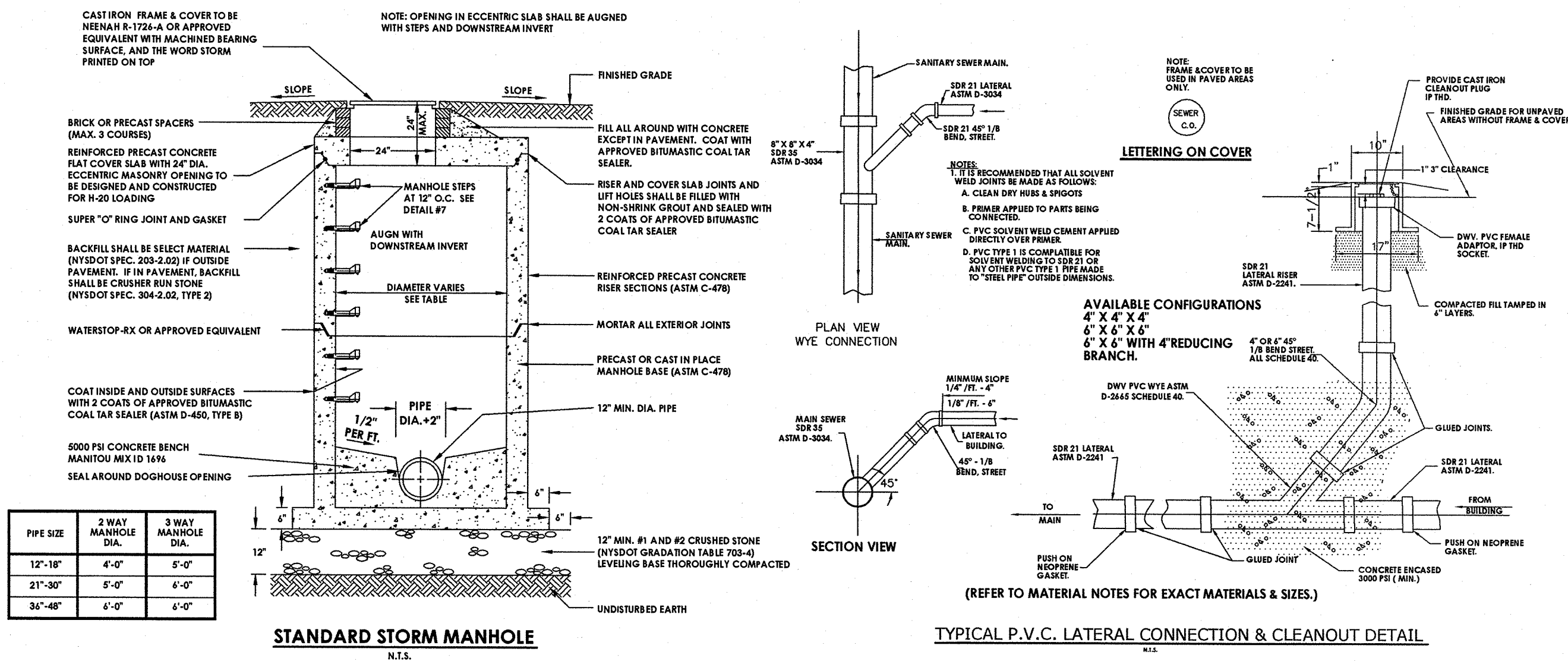
DETAILS

WHITE LAKE  
MANSION  
SPA AND RESORT

County: Sullivan		Town/City: Bethel		State: New York	
Project No.					
20111454.0001					
Drawing No.			Sheet No.		
C 201			9		
Scale					
N.T.S.					
Date					
JUNE 2012					



# SEWER/DRAINAGE



# WATER

## WATER SYSTEM NOTES

WATER MAINS AND APPURTENANCES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW YORK STATE DEPARTMENT OF HEALTH.

### MATERIAL:

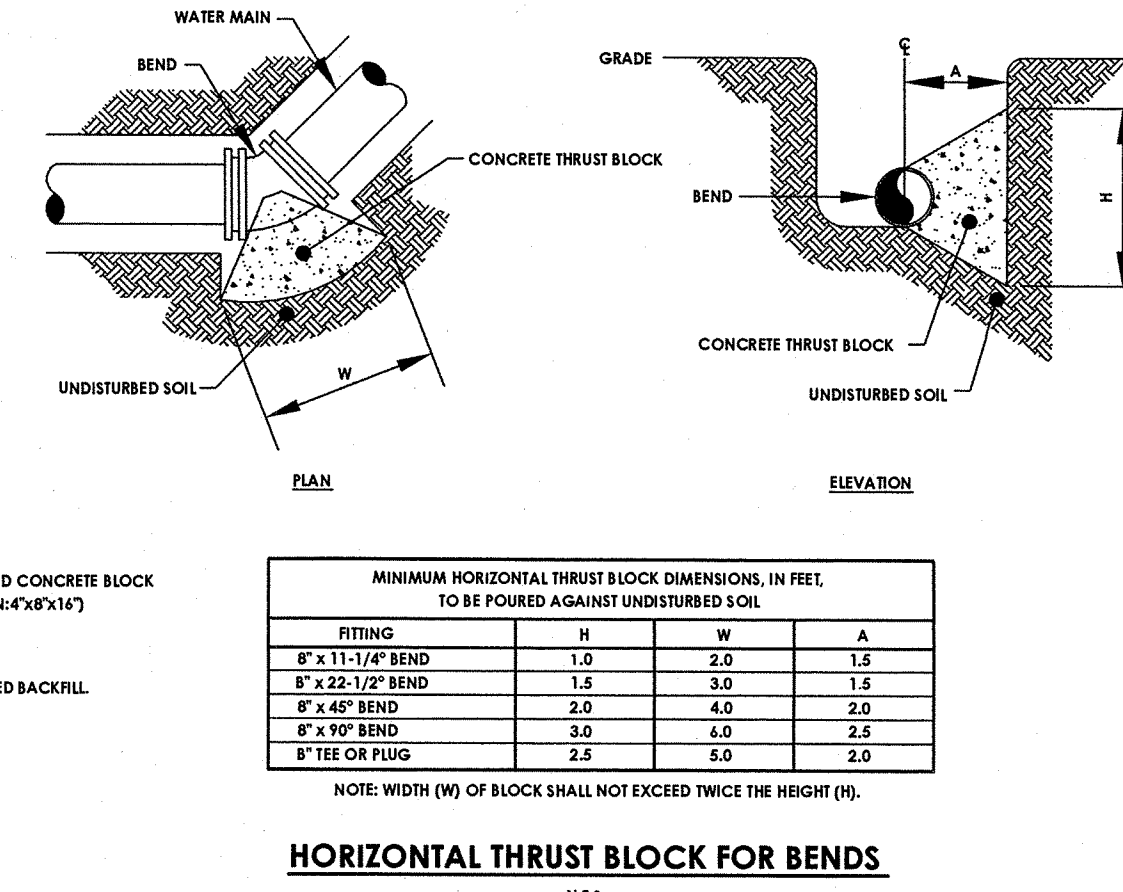
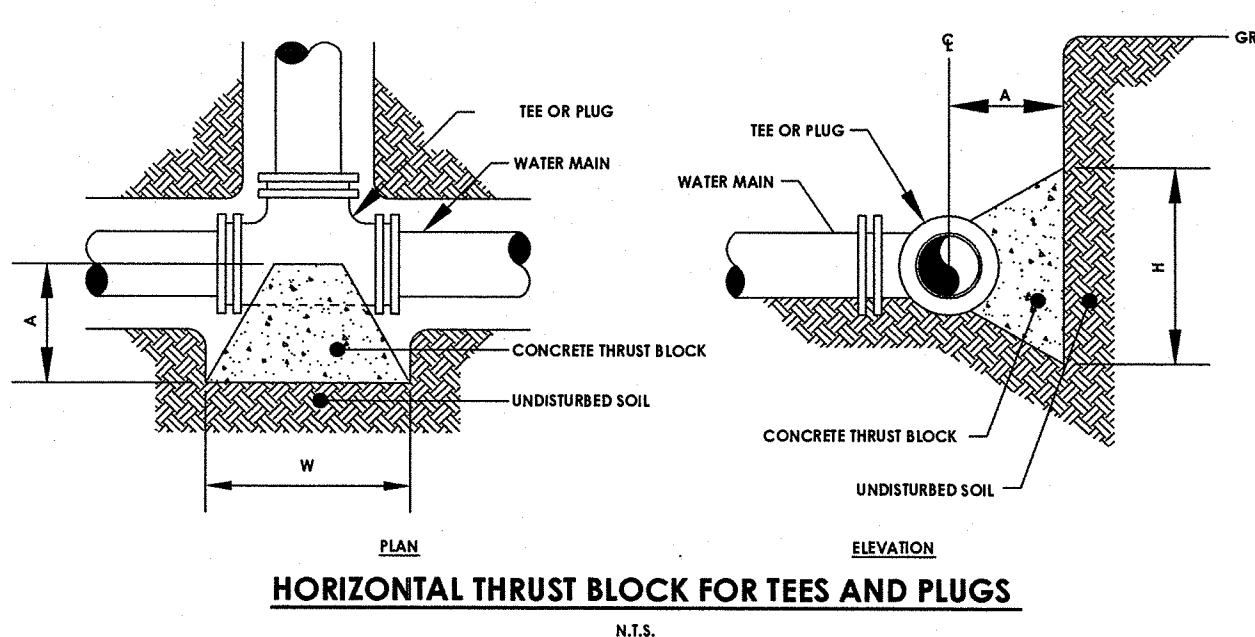
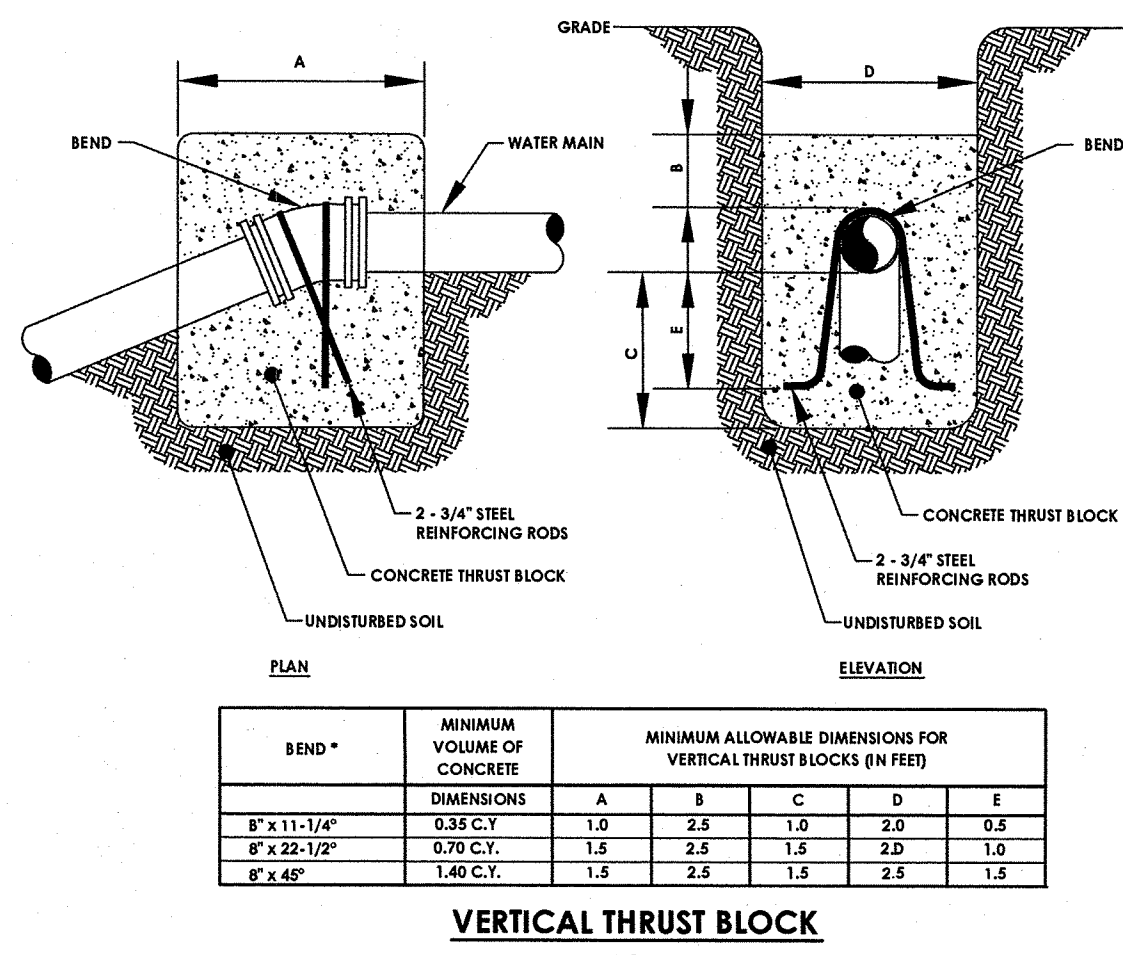
- WATER MAIN(S) SHALL BE 6 INCH DR-14 PVC PIPE.
- WATER METER SHALL BE LOCATED ON THE INTERIOR OF THE PUMP ROOM IMMEDIATELY AFTER THE CONNECTION OF THE TWO EXISTING WELLS. A BYPASS AROUND THE METER WILL BE INSTALLED.
- ALL GATE VALVES SHALL HAVE A STAINLESS STEEL BODY AND BONNET BOLTS.

### TESTS:

- SOIL TEST: THE CONTRACTOR SHALL PROVIDE A SOIL TEST EVALUATION TO DETERMINE THE NEED FOR POLYETHYLENE ENCASEMENT PER ANSI/AWWA C156/A21.5-82 PRIOR TO WATER MAIN INSTALLATION. SOIL TESTING SHALL BE CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY IN ACCORDANCE WITH WATER AUTHORITY STANDARDS.
- PRESSURE TEST: WATER MAINS TO BE PRESSURE TESTED IN ACCORDANCE AWWA C400.
- HEALTH SAMPLE: THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD SPECIFICATIONS, DESIGNATION C-451, BY USING THE CONTINUOUS FEED METHOD. AFTER FLUSHING AND DISINFECTING THE WATER MAIN, WATER SAMPLES SHALL BE COLLECTED AND SUBMITTED TO A NEW YORK STATE DEPARTMENT OF HEALTH APPROVED TESTING LABORATORY FOR ANALYSIS. APPROVAL AND NOTIFICATION BY THE HEALTH DEPARTMENT MUST BE RECEIVED BEFORE THE MAIN IS PLACED IN SERVICE.

### INSTALLATION:

- WATER MAINS AND ALL WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND A MINIMUM OF SIX FEET OF COVER FROM FINISHED GRADE IN PAVED AREAS.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN AND SEWER MAINS SHALL BE 18" MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE TEN FEET MEASURED FROM THE OUTSIDE OF THE PIPES. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATER MAINS.
- ALL MECHANICAL JOINT FITTINGS (TEES, BENDS, PLUGS, ETC.) SHALL BE BACKED WITH 2500 PSI CONCRETE THRUST BLOCKS.



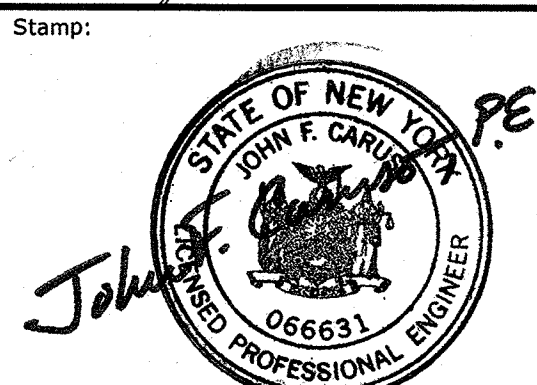
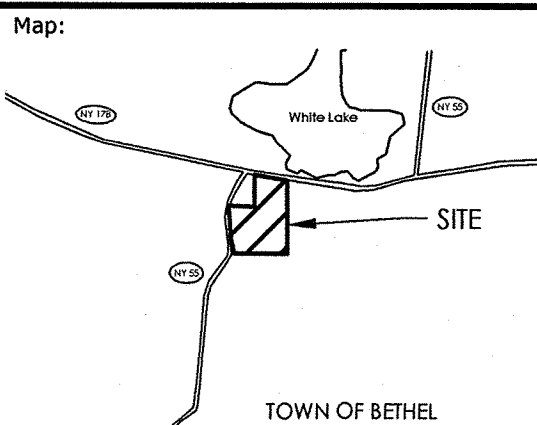
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- C 203 Details



Client:  
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**c/o Lake Developers, Inc.**  
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Principal-in-Charge: John F. Caruso, P.E.  
Project Manager: Jess D. Sudol, P.E.  
Designed by: Carole G. Harvey

Revisions			
No.	Date	By	Description
1			

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## DETAILS

**WHITE LAKE MANSION**  
**SPA AND RESORT**

Town/City: Bethel

County: Sullivan State: New York

Project No. 20111454.0001

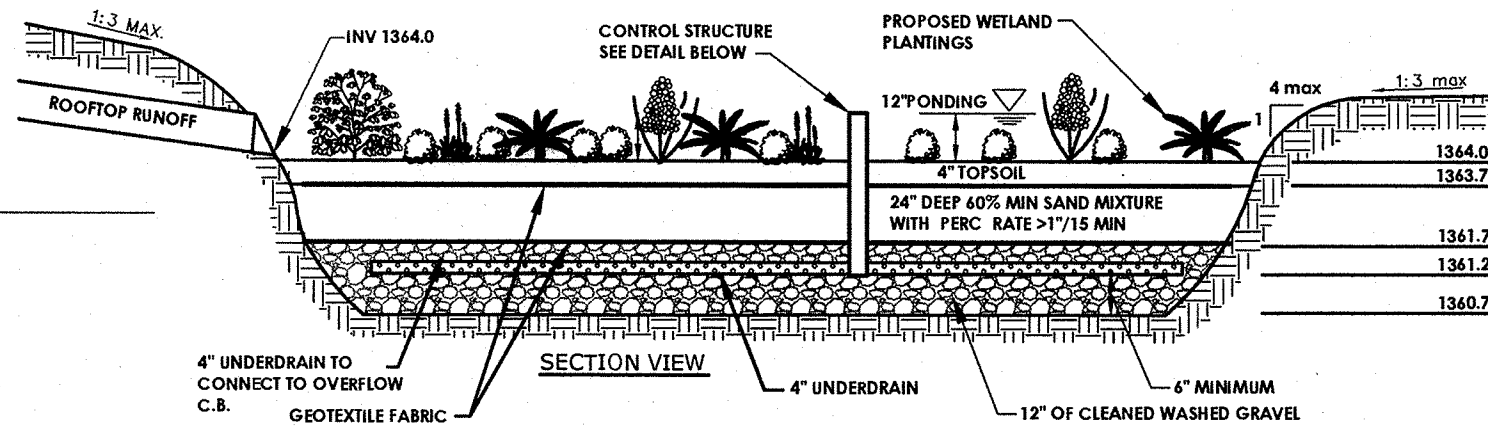
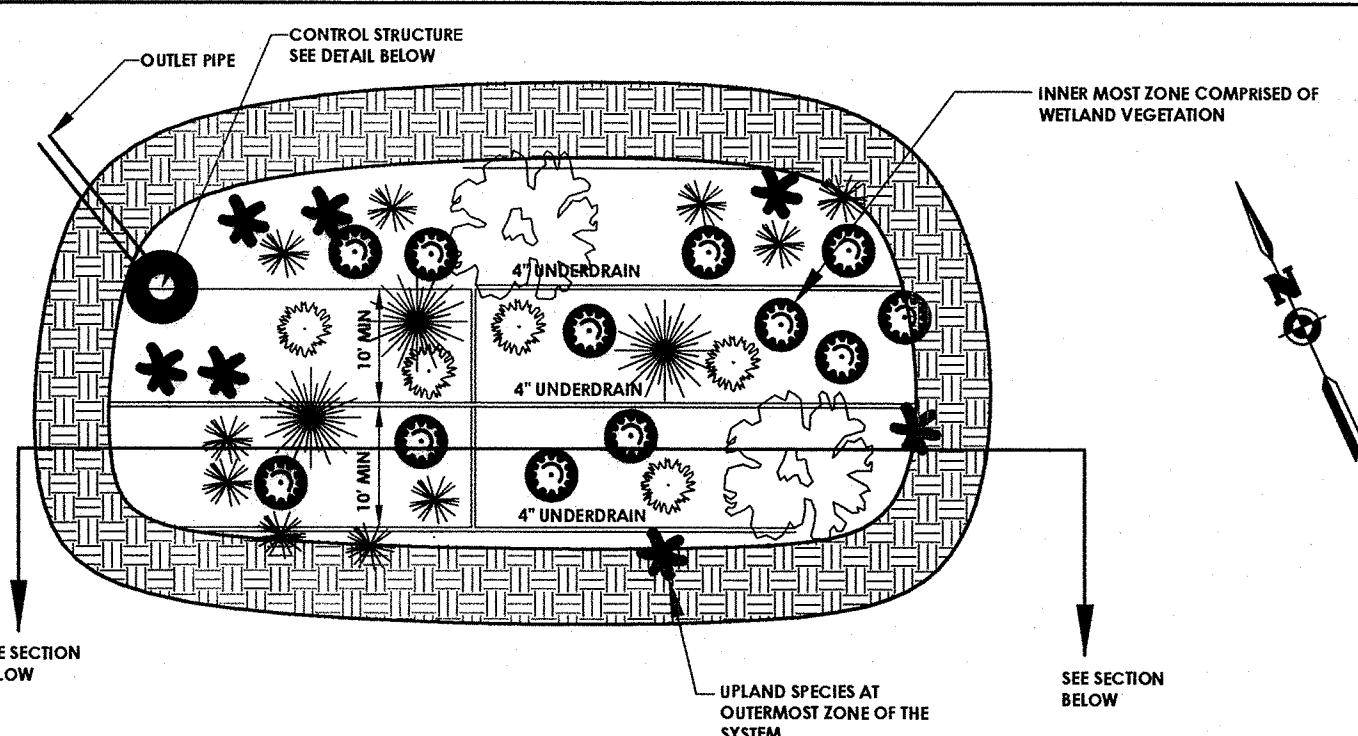
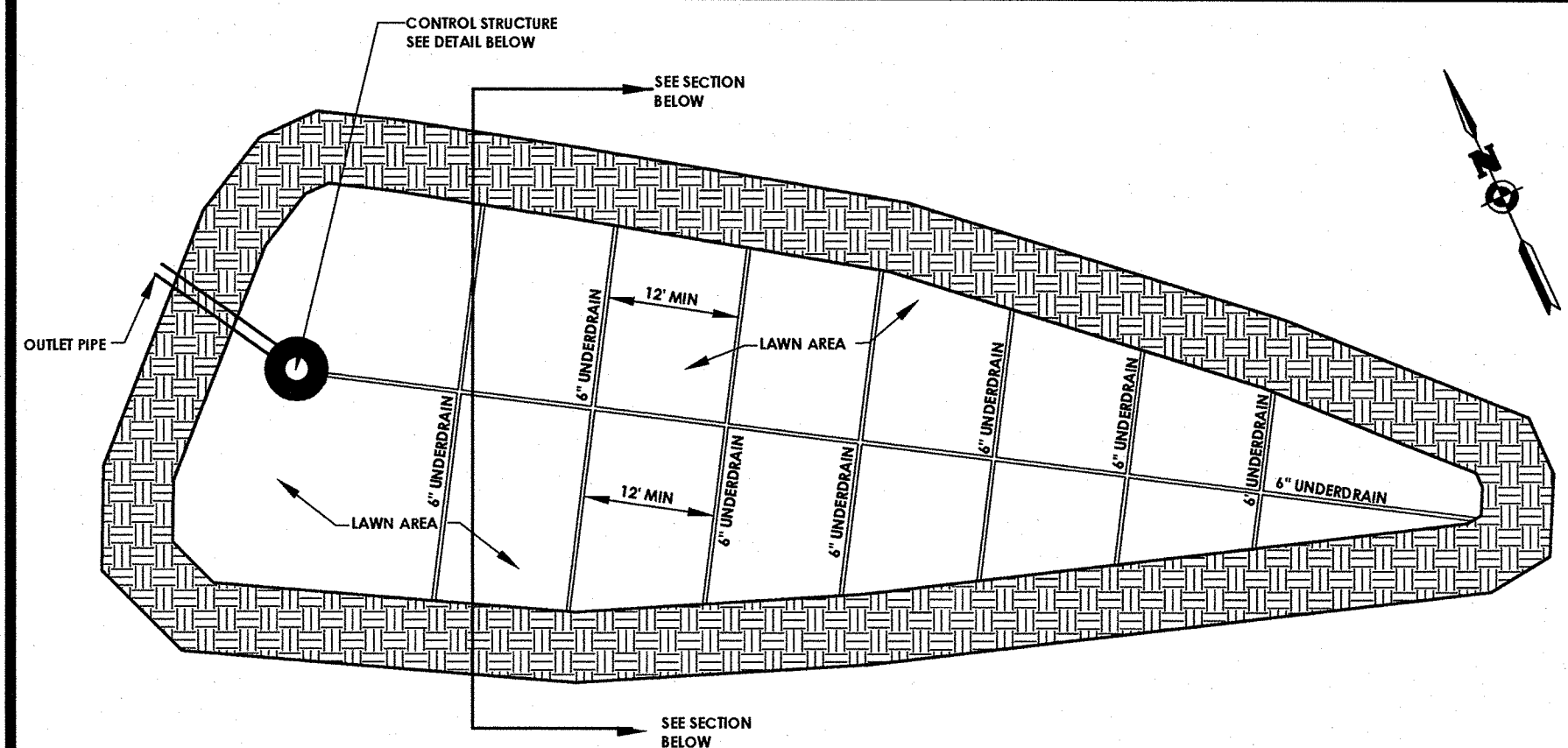
Drawing No. C 202 Sheet No. 10

Scale N.T.S.

Date JUNE 2012



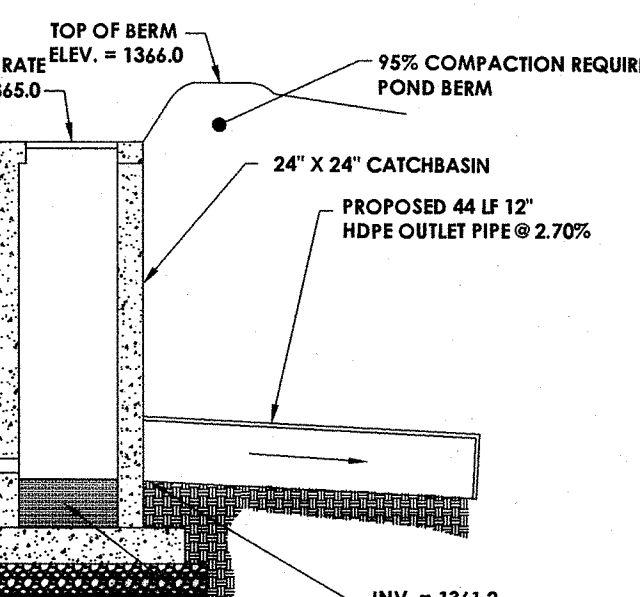
## STORMWATER MANAGEMENT



NOTE: 1. FOR ALL SEEDING & STABILIZATION MEASURES IT IS THE RESPONSIBILITY OF THE OWNER & DEVELOPER TO ENSURE THAT FINAL STABILIZATION OCCURS AS REQUIRED BY THE NYSDEC.  
2. SAND SHALL NOT BE PLACED IN BIO RETENTION AREA UNTIL SITE HAS REACHED 50% STABILIZATION. SILT FENCE TO BE PROVIDED AROUND ENTIRE BIO RETENTION AREA AT ALL TIMES.

### RAIN GARDEN

N.T.S.



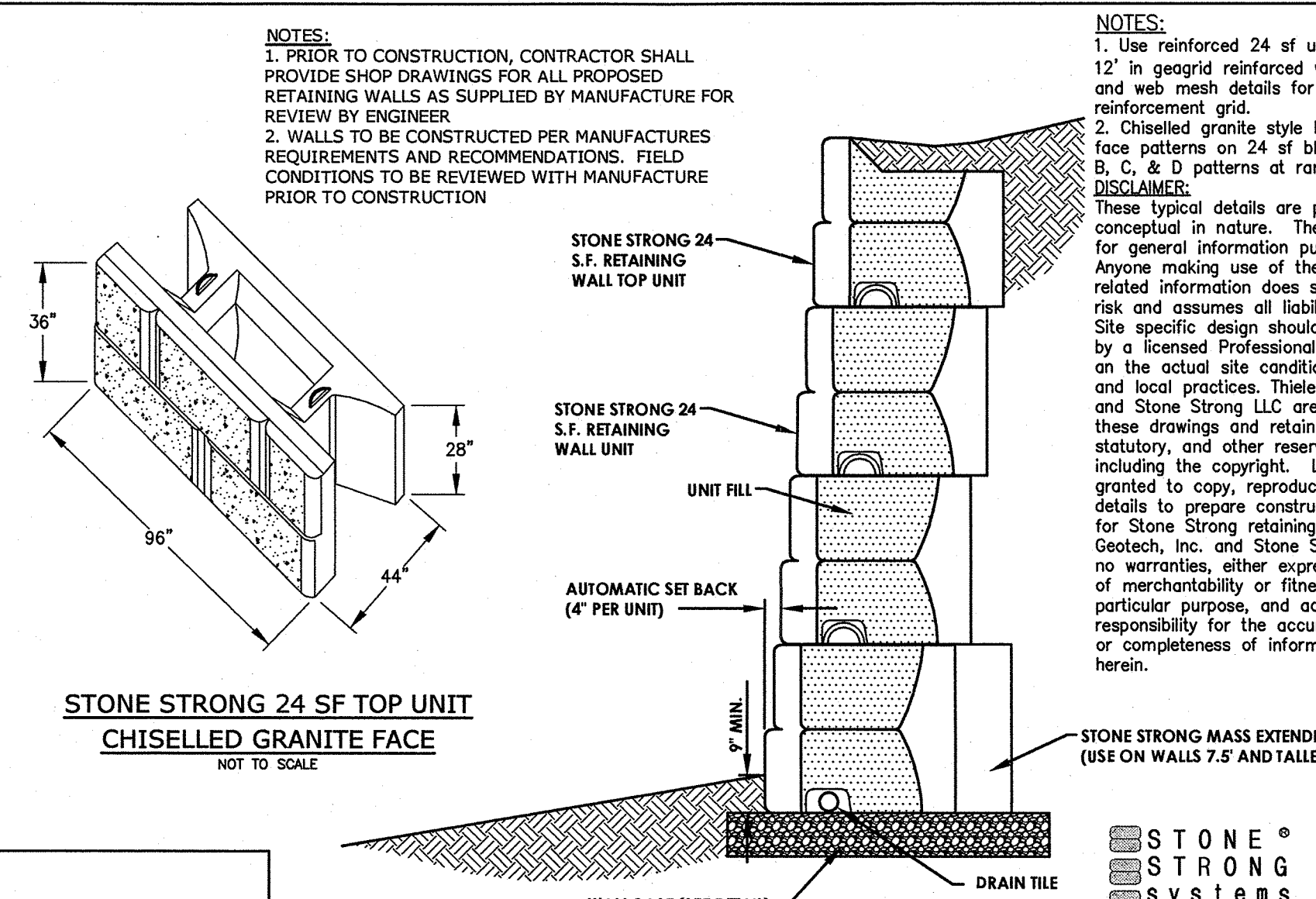
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NOTE: (1) PLANT 1 MALE IN GROUP OF 3-5 FEMALES

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
Md	MONARDA DIDYMA	MONARDA	MONARDA DIDYMA	#2 CONT., 24" SP.	AS SHOWN
Ms	MISCANTHUS SINENSIS	MISCANTHUS SINENSIS	MISCANTHUS SINENSIS	#2 CONT., 3-4" SP.	AS SHOWN
Iv	ILEX VERTICILLATA	WINTER RED	WINTER RED	#5 CONT., 8" SP.	AS SHOWN
Cs	CORNUS STOLONIFERA	RED OSIER DOGWOOD	RED OSIER DOGWOOD	#5 CONT., 36-48" SP.	AS SHOWN
Oc	OSRHUNDA CINNAMOMEA	CINNAMON FERN	CINNAMON FERN	#5 CONT., 36" SP.	AS SHOWN
Vm	VACCINIUM MACROCARPON	LO-HUGGER	LO-HUGGER	#2 CONT., 1-7" SP.	AS SHOWN

NOTE: (1) PLANT 1 MALE IN GROUP OF 3-5 FEMALES

## STONE STRONG DETAILS



NOTE: 1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL PROPOSED RETAINING WALLS AS SUPPLIED BY MANUFACTURE FOR REVIEW BY ENGINEER.  
2. WALLS TO BE CONSTRUCTED PER MANUFACTURE REQUIREMENTS AND RECOMMENDATIONS. FIELD CONDITIONS TO BE REVIEWED WITH MANUFACTURE PRIOR TO CONSTRUCTION.

NOTE: 1. Use reinforced 24 sf units below top 12' in geogrid reinforced walls. see face and web mesh details for optional reinforcement grid.  
2. Chiselled granite style has 4 different face patterns on 24 sf blocks. install A, B, C, & D patterns at random in wall.

DISCLAIMER: These typical details are preliminary and conceptual in nature. They are provided for general information purposes only. Anyone making use of these details and related information does so at their own risk and assumes all liability for such use. Site specific design should be performed by a licensed Professional Engineer based on the actual site conditions, materials, and local practices. Thiele Geotech, Inc. and Stone Strong LLC are the authors of these drawings and retain all common law, statutory, and other reserved rights including the copyright. Limited license is granted to copy, reproduce, or modify the details to prepare construction documents for Stone Strong retaining walls. Thiele Geotech, Inc. and Stone Strong LLC make no warranties, either expressed or implied, of merchantability or fitness for any particular purpose, and accept no responsibility for the accuracy, suitability, or completeness of information contained herein.

STONE STRONG 24 SF TOP UNIT  
CHISSELLED GRANITE FACE  
NOT TO SCALE

STONE STRONG 24 SF RETAINING WALL TOP UNIT

UNIT FILL

AUTOMATIC SET BACK (4" PER UNIT)

STONE STRONG MASS EXTENDER (USE ON WALLS 7.5' AND TALLER)

STONE STRONG 24 SF GRAVITY WALL  
CROSS SECTION W/ MASS EXTENDER  
N.T.S.

NOTE: RECOMMENDED FOR CORNERS 12' AND TALLER. INSTALL TIEBACK EVERY 3' VERTICALLY STARTING AT 3' ABOVE THE BASE.

FILL VOID WITH 3,000 PSI CONCRETE

#4 BAR, 12" LONG. DRILL & EPOXY GROUT 4" DEEP INTO MIDDLE OF CORNER UNIT. (TYP)

STONE STRONG 45° CORNER UNIT  
NOT TO SCALE

45° CORNER TIEBACK  
NOT TO SCALE

STONE STRONG CAP  
CHISSELLED GRANITE FACE  
NOT TO SCALE

STONE STRONG 6 SF UNIT  
NOT TO SCALE

STONE STRONG CORNER UNIT  
NOT TO SCALE

NOTE: SAW CUT TAILS AS NECESSARY ON UPPER COURSES.

PLACE FIRST COURSE FLUSH W/ CORNER

NOTE: SEE 45° CORNER TIEBACK DETAIL

2 STACKED 6 SF UNITS

2 STACKED 6 SF UNITS

24 SF UNIT

45° CORNER UNIT

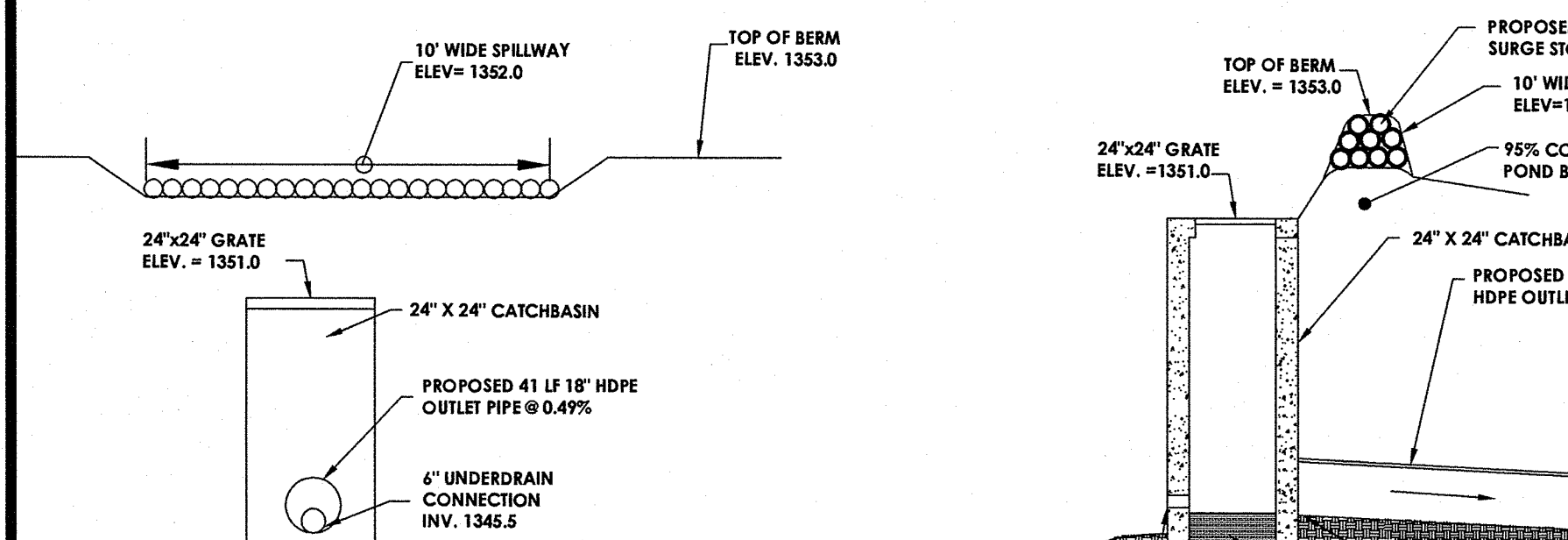
OUTSIDE 45° CORNER  
NOT TO SCALE

STONE STRONG 24 SF UNIT  
CHISSELLED GRANITE FACE  
NOT TO SCALE

STONE STRONG RETAINING WALL  
N.T.S.

### BIORETENTION AREA

N.T.S.



NOTE: 1. FOR ALL SEEDING & STABILIZATION MEASURES IT IS THE RESPONSIBILITY OF THE OWNER & DEVELOPER TO ENSURE THAT FINAL STABILIZATION OCCURS AS REQUIRED BY THE NYSDEC.  
2. SAND SHALL NOT BE PLACED IN BIO RETENTION AREA UNTIL SITE HAS REACHED 50% STABILIZATION. SILT FENCE TO BE PROVIDED AROUND ENTIRE BIO RETENTION AREA AT ALL TIMES.

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Passero Associates

Engineering Architecture

www.passero.com

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- C 104 Grading & Erosion Control Plan
- C 105 Landscaping & Lighting Plan
- C 106 Profiles
- C 107 Profiles
- C 200 Details
- C 201 Details
- C 202 Details
- C 203 Details

Map:

TOWN OF BETHEL

Stamp:

Client:

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## DETAILS

### WHITE LAKE MANSION SPA AND RESORT

Town/City: Bethel  
County: Sullivan State: New York

Project No. 20111454.0001

Drawing No. C 203 Sheet No. 11

Scale: N.T.S.

Date: JUNE 2012