

LANDS N/F OF
TUPPER LAKE MILL, LLC
490.26-1-1

LANDS N/F OF
TOWN OF ALTAMONT
(TUPPER LAKE)
490.26-2-3

LANDS N/F OF
TUPPER LAKE MILL, LLC
490.26-2-2

490.27-1-4

TUPPER LAKE MILL, LLC
490.27-1-3

LANDS N/F OF
TUPPER LAKE
ASSOCIATES, LLC
490.35-2-2.100

NEW YORK STATE ROUTE 3
DEMARS BOULEVARD

NEW YORK STATE ROUTE 3
DEMARS BOULEVARD

1644.96'

166.08'

104.49'

140.92'

118.7' TYP.

29.7' TYP.

20' (MIN)

118.7' TYP.

29.7' TYP.

20' (MIN)

118.7' TYP.

29.7' TYP.

20' (MIN)

118.7' TYP.

29.7' TYP.

20' (MIN)

118.7' TYP.

29.7' TYP.

20' (MIN)

118.7' TYP.

29.7' TYP.

20' (MIN)

118.7' TYP.

29.7' TYP.

20' (MIN)

118.7' TYP.

29.7' TYP.

20' (MIN)

118.7' TYP.

29.7' TYP.

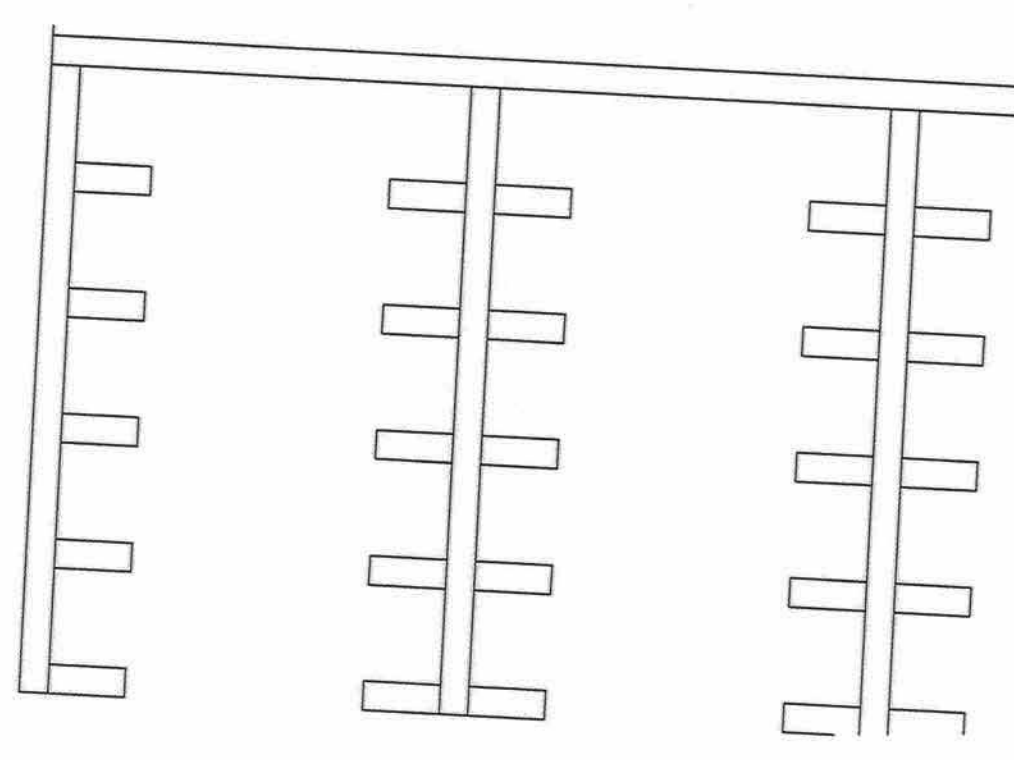
LANDS OF
OVAL WOOD LAKE SHORE HOMES
HOME OWNERS ASSOCIATION (HOA)
LOT 2
26.758 +/- ACRES

~ Raquette

Pond ~

Water Elev. = 1544.55 (7-16-08)

SEE SHEET 10 FOR DOCK LAYOUT AND SECTION



LANDS N/F OF
DIRLAM VALENTINE TRUSTEE
490.34-2-1

NEW YORK STATE DEPARTMENT OF HEALTH
By direction of the State Commissioner of
Health, these plans are hereby approved.
See first sheet for date and signature.

© COPYRIGHT 2010
WSP - SELLS
ALL RIGHTS RESERVED
UNAUTHORIZED
DUPLICATION IS A
VIOLATION OF
APPLICABLE LAWS.

| DATE | REVISIONS |
|----------|---|
| 12/20/09 | Revised per NYS DOT comment letter dated 12/17/09 |
| 2/16/10 | Revised per NYS DOT comment letter dated 2/12/10 |

| BY | DATE | REVISIONS |
|-----|------|-----------|
| JWE | | |
| JWE | | |

| BY | DATE | REVISIONS |
|----|------|-----------|
| | | |
| | | |

WSP - SELLS
Transportation & Infrastructure
1 Columbia Circle • Albany, NY 12203 • 518.452.3545
www.wsp-sells.com

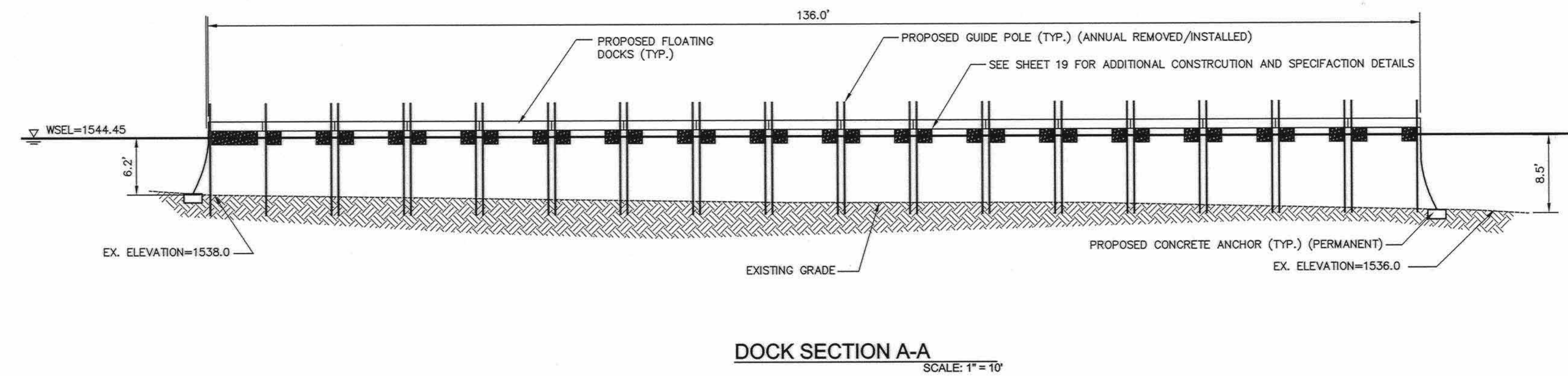
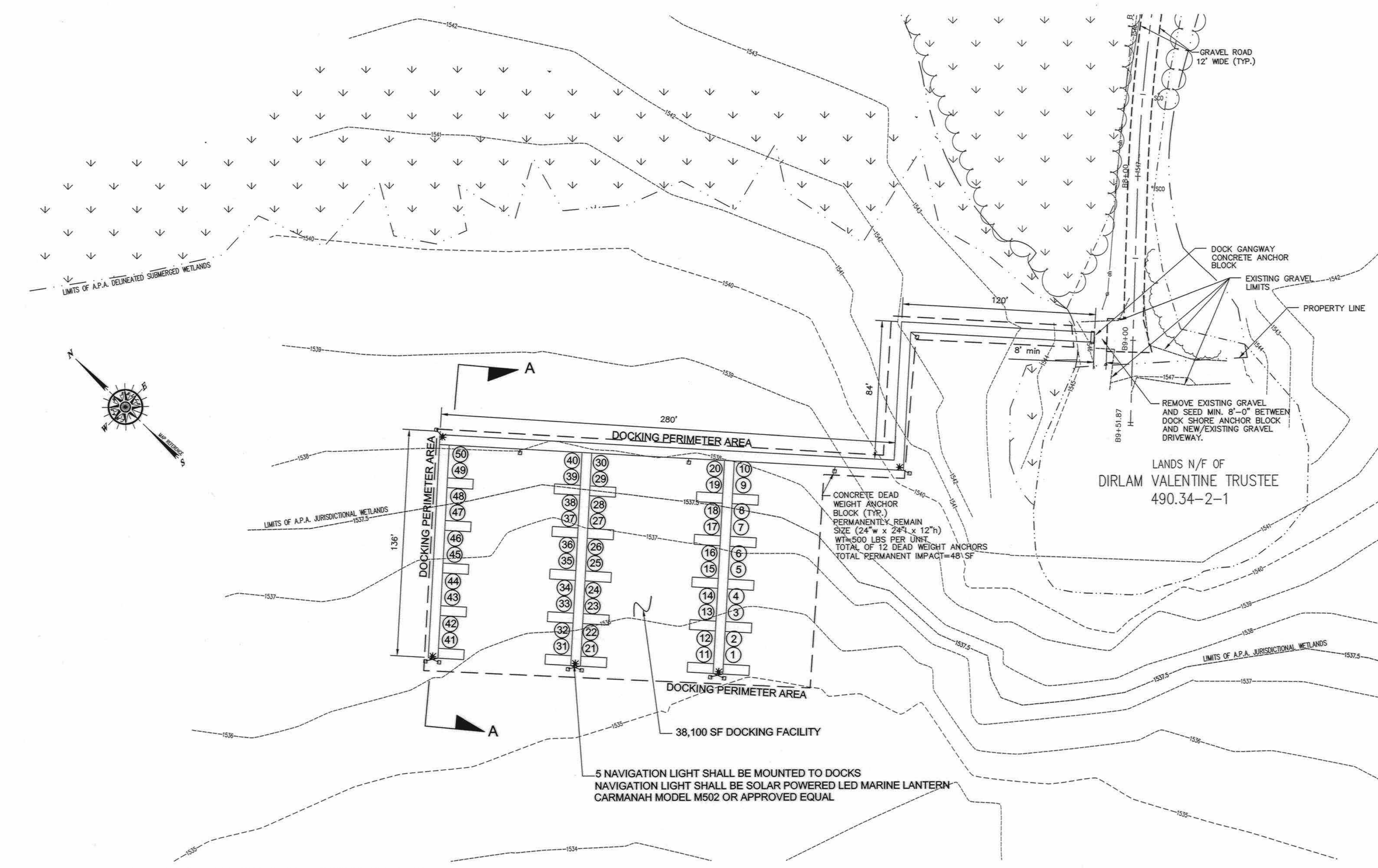
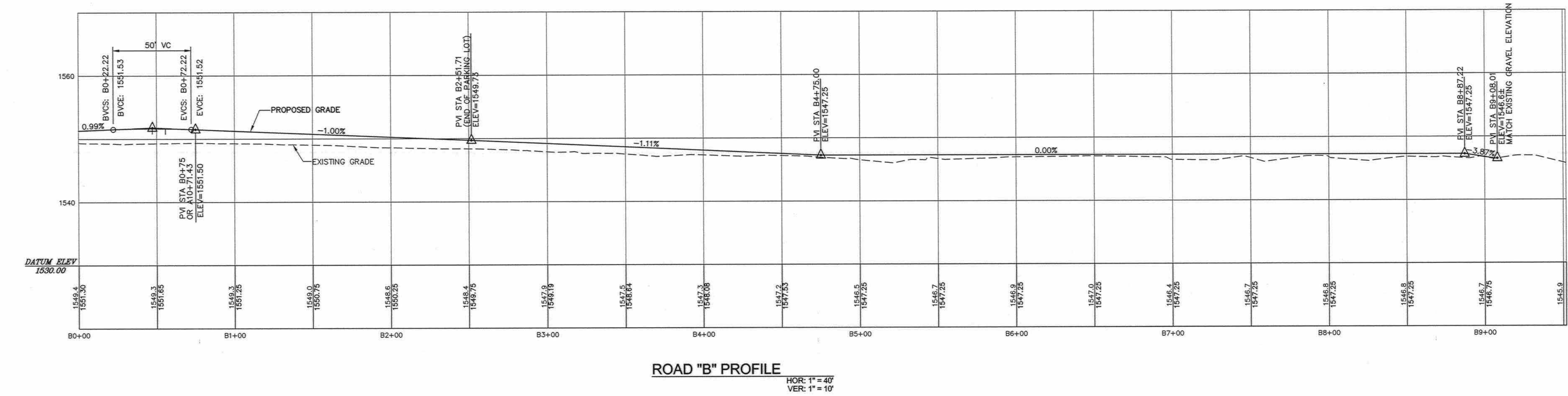
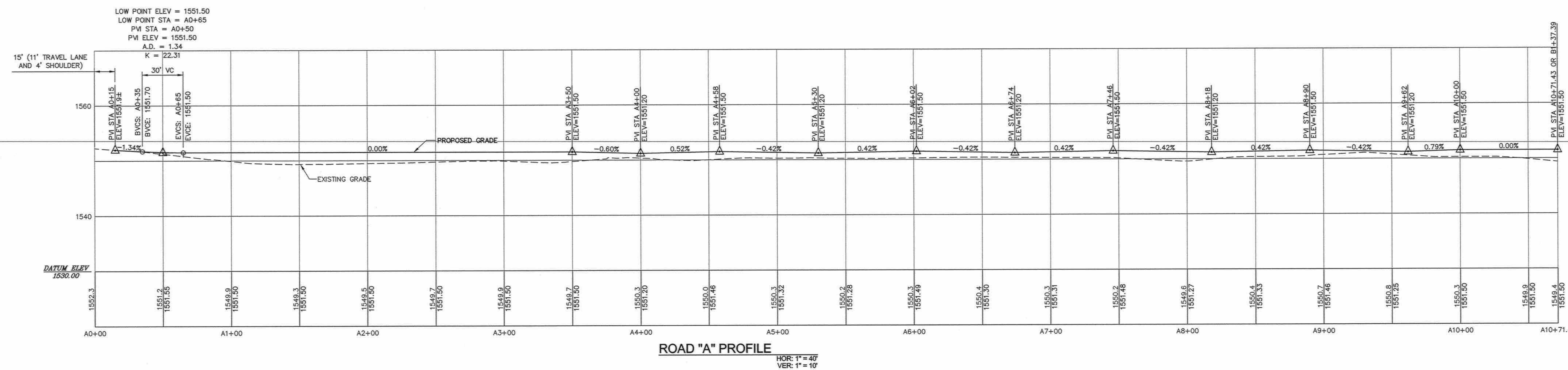
Alteration of this document, except by a licensed professional engineer, is illegal. Copies of this map not bearing his or her embossed seal, New York registration no. 081902 shall not be considered to be a true or valid copy.

N.Y.S. E.C. No. 081902
James W. Easton, P.E.

Unauthorized alteration or addition to this map is a violation of section 7209, sub-section 2 of the New York State Education Law.
Only copies from the original of this map bearing the original signature and the embossed seal of the preparer shall be considered to be true and valid copies.

LAYOUT PLAN
OVAL WOOD LAKE SHORE HOMES
PORTION OF LANDS NOW OR FORMERLY OF
BLUE LINE DEVELOPMENT GROUP, LLC
VILLAGE OF TUPPER LAKE • TOWN OF TUPPER LAKE
FRANKLIN COUNTY • NEW YORK

Date: OCTOBER 2009 Scale: 1" = 40' Code: FINAL SITE PLAN



THE NUMBER OF DOCK SPACES SHALL NOT EXCEED 50 SLIPS.
 NO MORE THAN 50 MOTORIZED BOATS SHALL BE ALLOWED.
 DOCK SLIPS TO BE ADDED/EXPANDED HAS HOUSING UNITS ARE SOLD.

NEW YORK STATE DEPARTMENT OF HEALTH
 By direction of the State Commissioner of Health, these plans are hereby approved.
 See first sheet for date and signature.

© COPYRIGHT 2010
 WSP SELL'S
 ALL RIGHTS RESERVED
 UNAUTHORIZED
 DUPLICATION IS A
 VIOLATION OF
 APPLICABLE LAWS.

| DATE | REVISIONS | BY | DATE | REVISIONS | BY |
|----------|---|-----|------|-----------|----|
| 11/15/09 | Revised per NYSED comment letter dated 11/15/09 | JRE | | | |
| 11/20/09 | Revised per NYSED comment letter dated 11/20/09 | JRE | | | |

| DATE | REVISIONS | BY | DATE | REVISIONS | BY |
|------|-----------|----|------|-----------|----|
| | | | | | |
| | | | | | |

WSP SELL'S
 Transportation & Infrastructure
 1 Columbia Circle • Albany, NY 12203 • 518.452.3545
 www.wspells.com

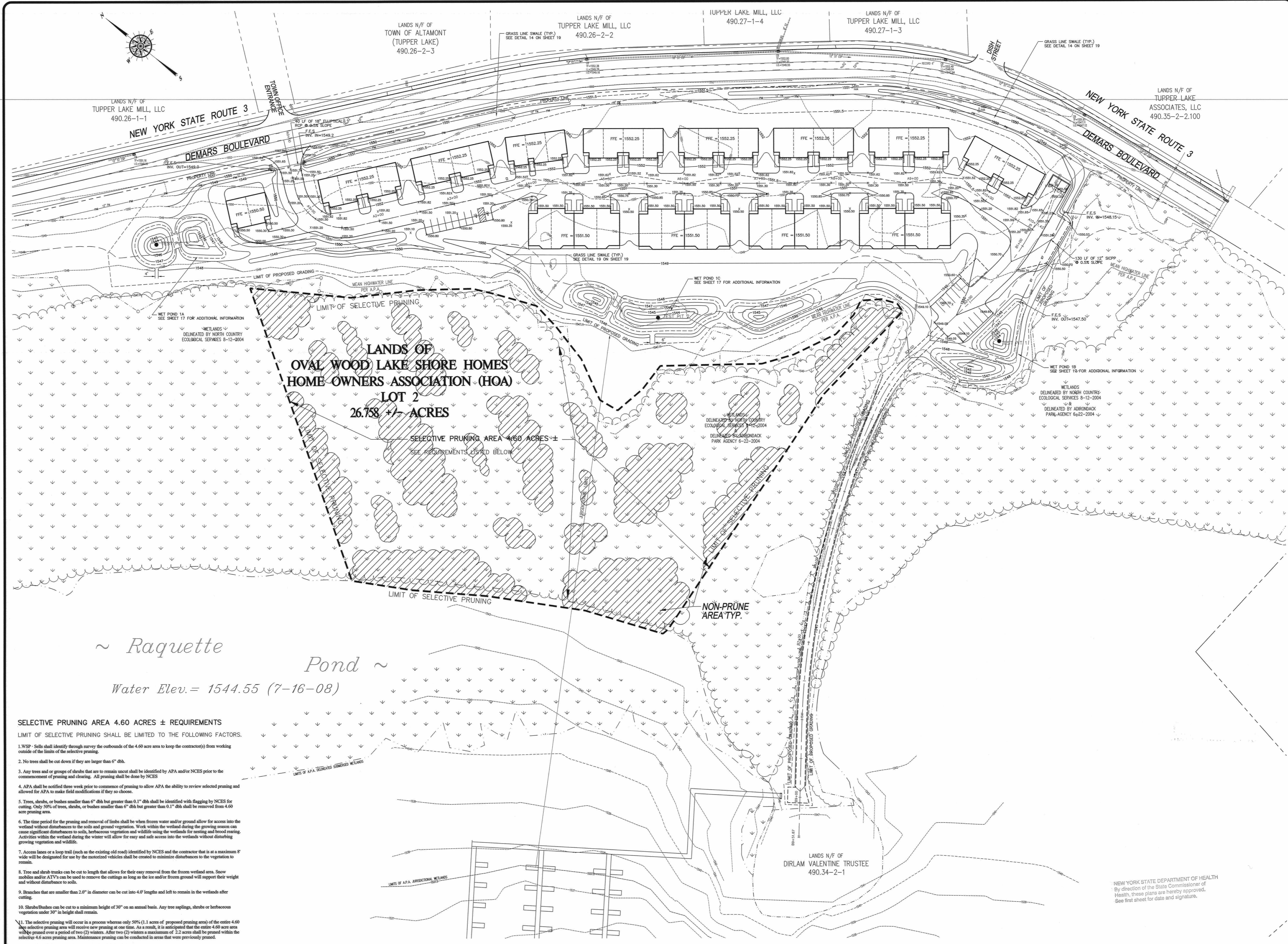
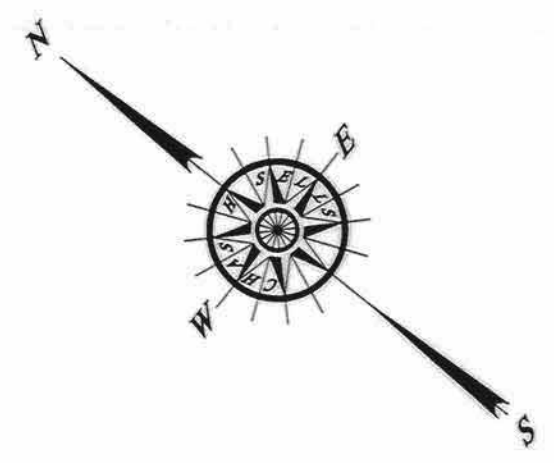
Alteration of this document, except by a licensed professional engineer, is illegal. Copies of this map not bearing on ink or embossed seal, New York registration no. 081902 shall not be considered to be a true or valid copy.

James W. Easton, P.E.

N.Y.S. CE No. 081902
 Unauthorized alteration or addition to this map is a violation of section 7205, sub-section 2 of the New York State Education Law.
 Only copies from the original of this map bearing an embossed seal and the signature of the preparer shall be considered to be true and valid copies.

**ROADWAY "A" & "B" PROFILES
 DOCK LAYOUT AND SECTION
 OVAL WOOD LAKE SHORE HOMES
 PORTION OF LANDS NOW OR FORMERLY OF
 BLUE LINE DEVELOPMENT GROUP, LLC
 VILLAGE OF TUPPER LAKE • TOWN OF TUPPER LAKE
 FRANKLIN COUNTY • NEW YORK**

Date: OCTOBER 2009 Scale: 1"=40' Cadd: FINAL SITE PLAN



~ Raquette Pond ~
Water Elev. = 1544.55 (7-16-08)

SELECTIVE PRUNING AREA 4.60 ACRES ± REQUIREMENTS

LIMIT OF SELECTIVE PRUNING SHALL BE LIMITED TO THE FOLLOWING FACTORS.

1. WSP - Sells shall identify through survey the outbounds of the 4.60 acre area to keep the contractor(s) from working outside of the limits of the selective pruning.
2. No trees shall be cut down if they are larger than 6" dbh.
3. Any trees and/or groups of shrubs that are to remain uncut shall be identified by APA and/or NCES prior to the commencement of pruning and clearing. All pruning shall be done by NCES.
4. APA shall be notified three weeks prior to commencement of pruning to allow APA the ability to review selected pruning and allowed for APA to make field modifications if they so choose.
5. Trees, shrubs, or bushes smaller than 6" dbh but greater than 0.1" dbh shall be identified with flagging by NCES for cutting. Only 50% of trees, shrubs, or bushes smaller than 6" dbh but greater than 0.1" dbh shall be removed from 4.60 acre pruning area.
6. The time period for the pruning and removal of limbs shall be when frozen water and/or ground allow for access into the wetland without disturbances to the soils and ground vegetation. Work within the wetland during the growing season can cause significant disturbances to soils, herbaceous vegetation and wildlife using the wetlands for nesting and brood rearing. Activities within the wetland during the winter will allow for easy and safe access into the wetlands without disturbing growing vegetation and wildlife.
7. Access lanes or a loop trail (such as the existing old road) identified by NCES and the contractor that is at a maximum 8' wide will be designated for use by the motorized vehicles shall be created to minimize disturbances to the vegetation to remain.
8. Tree and shrub trunks can be cut to length that allows for their easy removal from the frozen wetland area. Snow mobiles and/or ATVs can be used to remove the cuttings as long as the ice and/or frozen ground will support their weight and without disturbance to soils.
9. Branches that are smaller than 2.0" in diameter can be cut into 4-6' lengths and left to remain in the wetlands after cutting.
10. Shrubs/bushes can be cut to a minimum height of 30" on an annual basis. Any tree saplings, shrubs or herbaceous vegetation under 30" in height shall remain.
11. The selective pruning will occur in a process where only 50% (1.1 acres of proposed pruning area) of the entire 4.60 acre selective pruning area will receive new pruning at one time. As a result, it is anticipated that the entire 4.60 acre area will be pruned over a period of two (2) winters. After two (2) winters a maximum of 2.2 acres shall be pruned within the selective 4.6 acre pruning area. Maintenance pruning can be conducted in areas that were previously pruned.
12. Contractor shall properly dispose pruning materials off site.

NEW YORK STATE DEPARTMENT OF HEALTH
By direction of the State Commissioner of Health, these plans are hereby approved.
See first sheet for date and signature.

| |
|--|
| © COPYRIGHT 2010 WSP SELLS ALL RIGHTS RESERVED UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS. |
|--|

| DATE | REVISIONS |
|----------|--|
| 12/30/09 | Revised per NYSDOT comment letter dated 12/17/09 |
| 2/25/10 | Revised per NYSDOT comment letter dated 2/25/10 |

| BY | DATE | REVISIONS |
|-----|------|-----------|
| JHE | JHE | |
| JHE | JHE | |

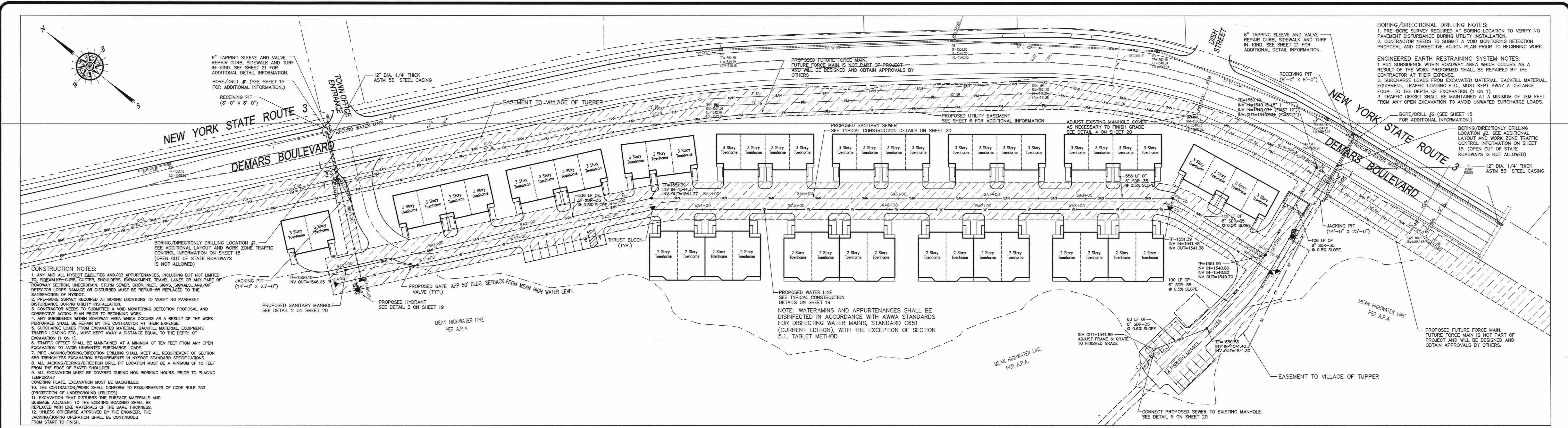
| BY | DATE | REVISIONS |
|-----|------|-----------|
| JHE | JHE | |
| JHE | JHE | |

WSP · SELLS
Transportation & Infrastructure
1 Columbia Circle • Albany, NY 12203 • 518.452.3545
www.wspells.com

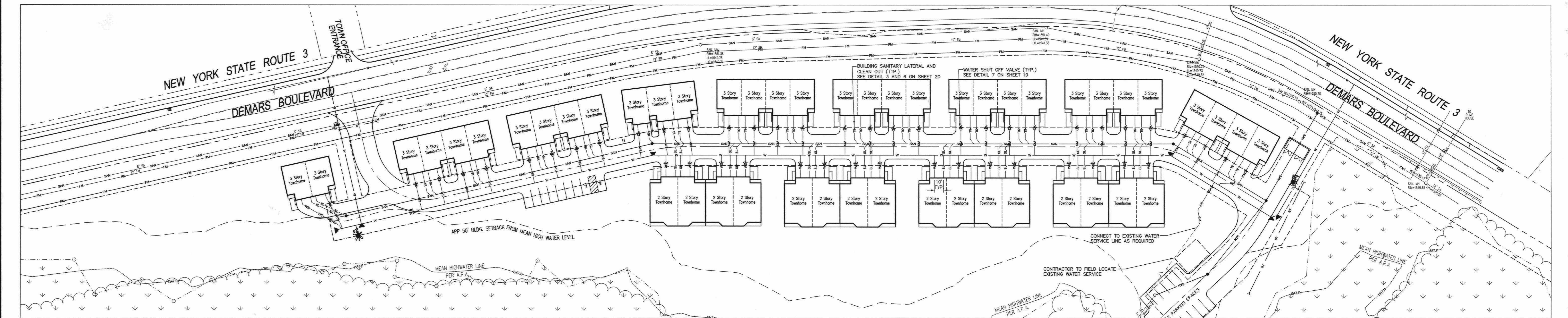
Alteration of this document, except by a licensed professional engineer, is illegal. Copies of this map not bearing on ink or embossed seal, New York registration no. 081902 shall not be considered to be a true or valid copy.

N.Y.S. Lic. No. 081902
James W. Ediston, P.E.

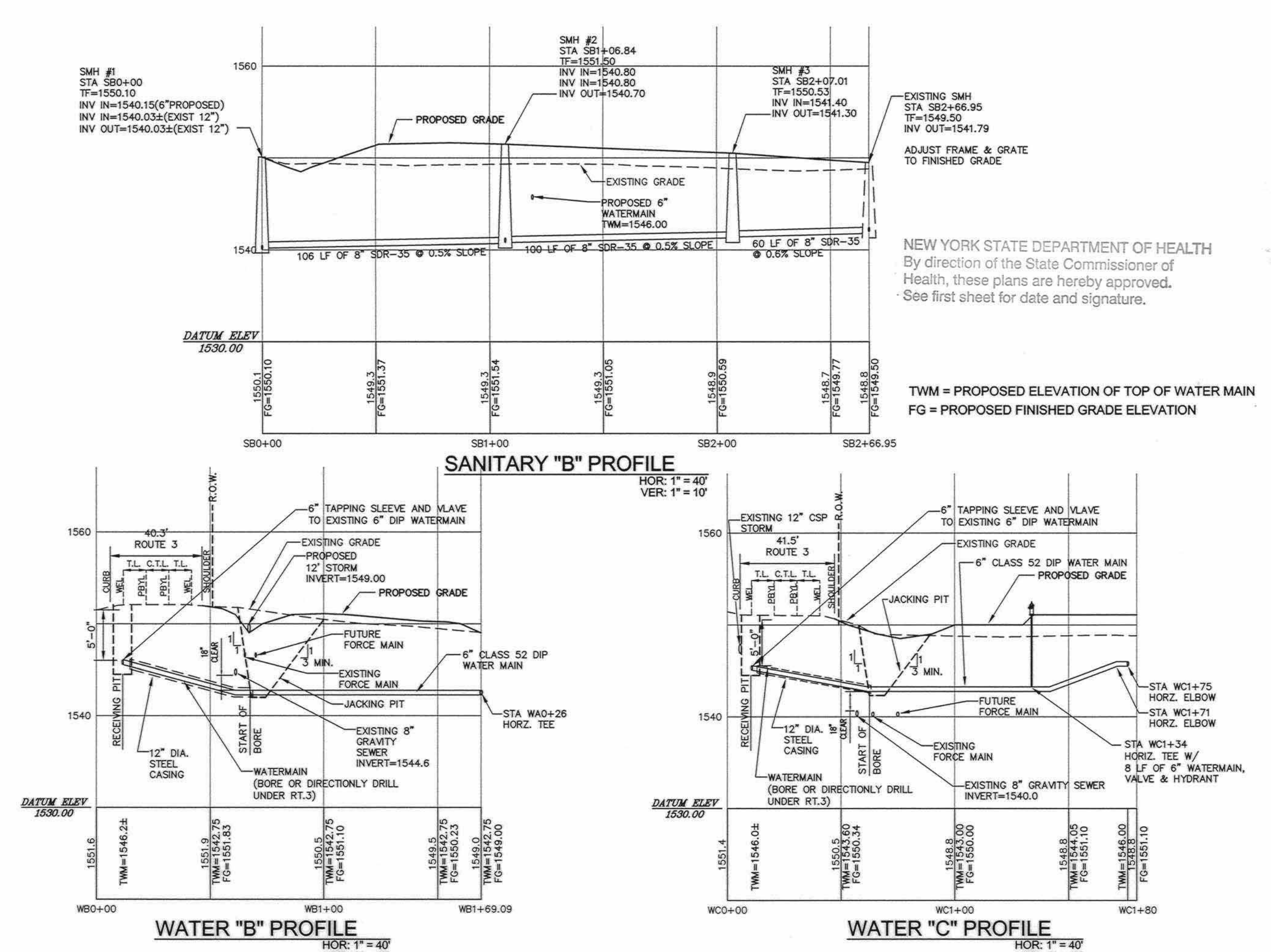
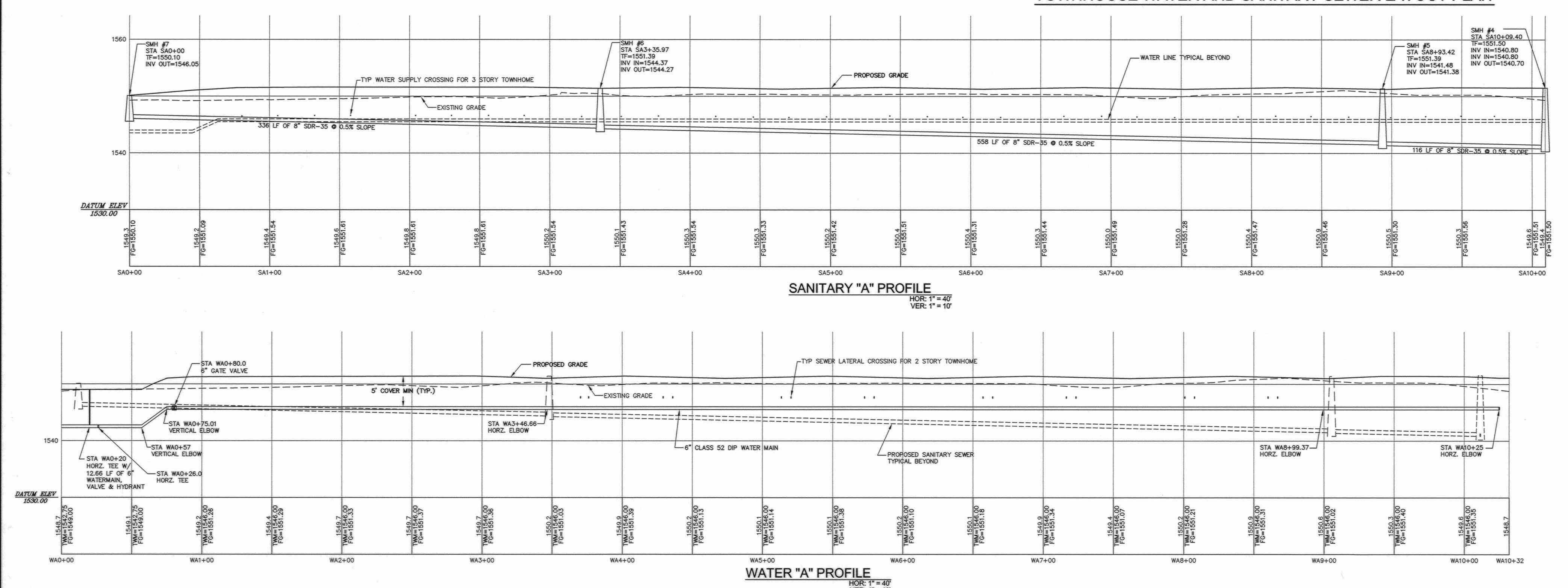
GRADING & DRAINAGE PLAN
OVAL WOOD LAKE SHORE HOMES
PORTION OF LANDS NOW OR FORMERLY OF
BLUE LINE DEVELOPMENT GROUP, LLC
VILLAGE OF TUPPER LAKE • TOWN OF TUPPER LAKE
FRANKLIN COUNTY • NEW YORK



VILLAGE WATER AND SANITARY SEWER LAYOUT PLAN



TOWNHOUSE WATER AND SANITARY SEWER LAYOUT PLAN



NEW YORK STATE DEPARTMENT OF HEALTH
 By direction of the State Commissioner of Health, these plans are hereby approved.
 See first sheet for date and signature.

TWM = PROPOSED ELEVATION OF TOP OF WATER MAIN
 FG = PROPOSED FINISHED GRADE ELEVATION

© COPYRIGHT 2010
 WSP SELL'S
 ALL RIGHTS RESERVED
 UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THIS MAP OR ANY PART THEREOF IS A VIOLATION OF APPLICABLE LAWS.

| DATE | REVISIONS | BY | DATE | REVISIONS | BY |
|----------|--|-----|------|-----------|----|
| 12/16/09 | Revised per NYSDOH comment letter dated 11/19/09 | JWE | | | |
| 12/22/09 | Revised per NYSDOH comment letter dated 12/17/09 | JWE | | | |
| 2/16/10 | Revised per NYSDOH comment letter dated 2/2/10 | JWE | | | |
| 1/14/11 | Revised per NYSDOH email comments | JWE | | | |

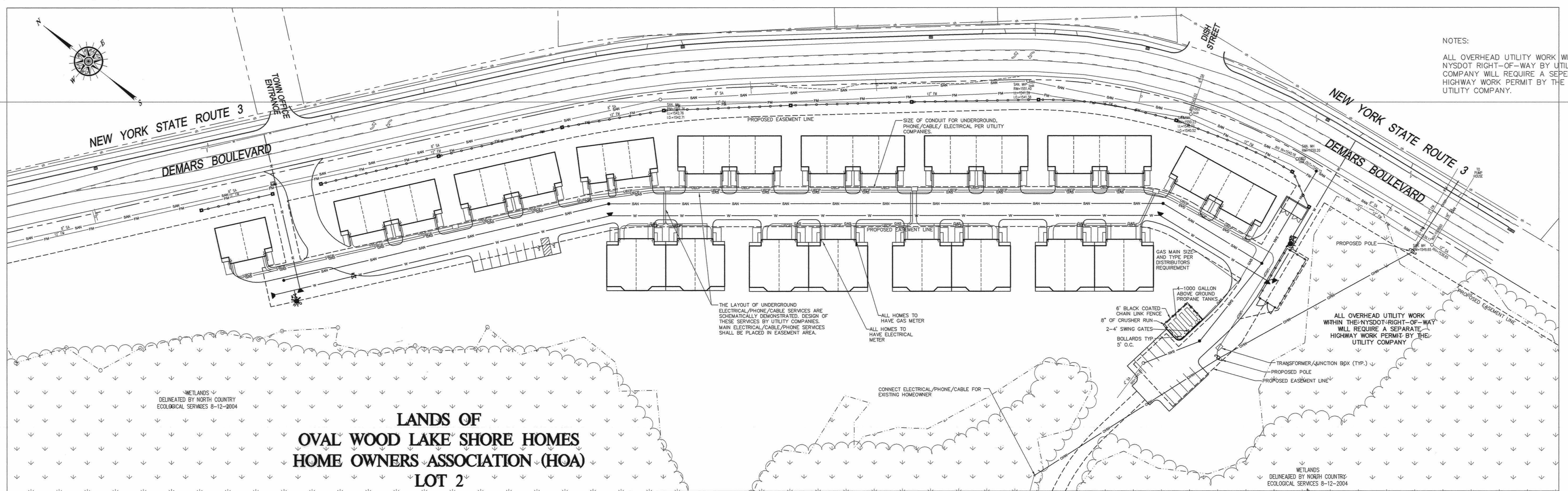
WSP SELL'S
 Transportation & Infrastructure
 1 Columbia Circle • Albany, NY 12203 • 518.452.3545
 www.wspells.com

N.Y.S. Lic. No. 081902
 James W. Coston, P.E.
 Unauthorized alteration or reproduction of this map or any part thereof is a violation of section 7209, sub-section 2 of the New York State Education Law.
 Only copies from the original of this map bearing the original signature and the embossed seal of the engineer shall be considered to be true and valid copies.

WATER AND SEWER PLAN & PROFILES
OVAL WOOD LAKE SHORE HOMES
 PORTION OF LANDS NOW OR FORMERLY OF
BLUE LINE DEVELOPMENT GROUP, LLC
 VILLAGE OF TUPPER LAKE • TOWN OF TUPPER LAKE
 FRANKLIN COUNTY • NEW YORK

Date: OCTOBER 2009 Scale: 1" = 40' Cadd: FINAL SITE PLAN

Sheet: **12** of 23



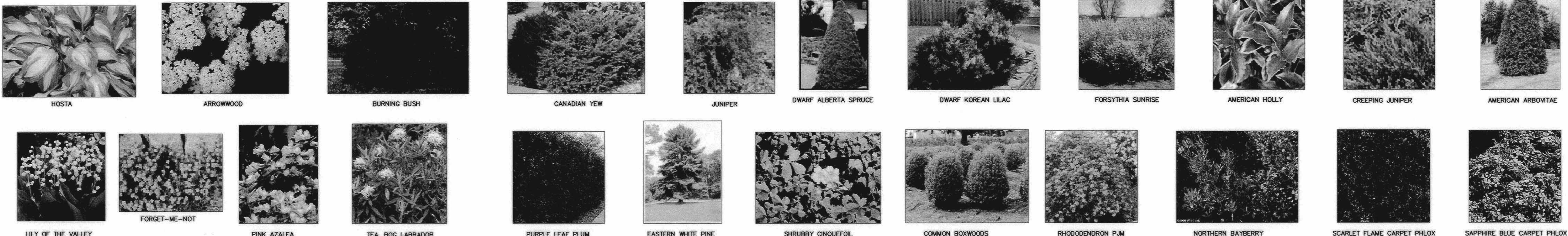
LANDS OF
OVAL WOOD LAKE SHORE HOMES
 HOME OWNERS ASSOCIATION (HOA)
 LOT 2

GAS, ELECTRICAL, PHONE AND CABLE PLAN



LANDSCAPING, AND LIGHTING PLAN

* THE HOA SHALL REPLACE ALL DEAD LANDSCAPING PLANTS, BUSHES, SHRUBS OR TREE ALONG DEMARS BLVD. ANNUALLY. SUBSTITUTION OF PLANTS BUSHES OR SHRUB OF DEAD PLANTS WILL BE ALLOWED AS LONG AS THE INTENT OF THE APPROVAL LANDSCAPING PLAN IS KEPT.



| SYMBOL | BOTANICAL NAME | COMMON NAME | FORM | SIZE | ROOT | SPACING | QUANTITY | TIME OF FLOWER |
|--------|-----------------------------|----------------------------|-------|-------------|-------|----------|----------|----------------|
| H | HOSTA | HOSTA | PLANT | 6" POT | NA | AS SHOWN | 67 | NONE |
| AR | ARROWWOOD | ARROWWOOD | SHRUB | 5 GAL | NA | AS SHOWN | 24 | LATE SPRING |
| BS | BASSIA SCOPARIA | BURNING BUSH | SHRUB | 3 GAL | NA | AS SHOWN | 11 | SUMMER |
| TC | TAXUS CANADENSIS | CANADIAN YEW | SHRUB | 10 GAL | NA | AS SHOWN | 68 | NONE |
| JC | JUNIPERUS COMMUNIS | JUNIPER | SHRUB | 1 GAL | NA | AS SHOWN | 32 | NONE |
| PS | PRUNUS SPINOSA | DWARF ALBERTA SPRUCE | SHRUB | 10 GAL | NA | AS SHOWN | 16 | LATE SPRING |
| SM | SYRINGA MEYER | DWARF KOREAN LILAC | SHRUB | 4" | B & B | AS SHOWN | 7 | SPRING |
| F | FORSYTHIA VAYL. | FORSYTHIA | SHRUB | 5 GAL | NA | AS SHOWN | 18 | SPRING |
| AM | ILEX OPACA | AMERICAN HOLLY | SHRUB | 3" | B & B | AS SHOWN | 41 | LATE SPRING |
| JH | JUNIPERUS HORIZONTALIS | CREeping JUNIPER | G.C. | 1 GAL | NA | AS SHOWN | 88 | SPRING |
| RI | RHODOENDRON PERICLYMENOIDES | PINK AZALEA | SHRUB | 3 GAL | NA | AS SHOWN | 37 | LATE SPRING |
| SG | RHODOENDRON GROENLANDICUM | TEA, BOG LABRADOR | SHRUB | 3 GAL | NA | AS SHOWN | 65 | SUMMER |
| PCE | PRUNUS CERASIFERA | PURPLE LEAF PLUM | SHRUB | 4" | B & B | AS SHOWN | 15 | EARLY SPRING |
| PS | PRUNUS SPINOSA | EASTERN WHITE PINE | TREE | 6"-8" | B & B | AS SHOWN | 2 | NONE |
| PF | POTENTILLA FRUTICOSA | SHRUBBY CINQUIFOL | SHRUB | 3 GAL | NA | AS SHOWN | 113 | SUMMER |
| BU | BUXUS SEMPERVIRENS | COMMON BOXWOOD | SHRUB | 3 GAL | NA | AS SHOWN | 74 | NONE |
| PR | RHODOENDRON P.M. | RHODOENDRON P.M. | SHRUB | 5 GAL | NA | AS SHOWN | 42 | LATE SPRING |
| NP | NORTHERN BAYBERRY | NORTHERN BAYBERRY | SHRUB | 5 GAL | NA | AS SHOWN | 18 | NONE |
| SFC | SCARLET FLAME CARPET PHLOX | SCARLET FLAME CARPET PHLOX | G.C. | 1" PEAT POT | NA | AS SHOWN | 110 | LATE SPRING |
| SBC | SAPPHIRE BLUE CARPET PHLOX | SAPPHIRE BLUE CARPET PHLOX | G.C. | 1" PEAT POT | NA | AS SHOWN | 88 | LATE SPRING |
| AA | TRILIX OCCIDENTALIS | AMERICAN ARBORVITAE | TREE | 8"-8" | B&B | AS SHOWN | 32 | NONE |
| MS | MYRTILLUS SYLVATICA | FORSYTHIA | G.C. | 1" PEAT POT | NA | AS SHOWN | 78 | LATE SPRING |
| CM | CORNIFLORUM MONTANA | LILY OF THE VALLEY | PLANT | 6" POT | B&B | AS SHOWN | 68 | NONE |

* LANDSCAPING TO BE MAINTAINED BY HOA

© COPYRIGHT 2010
 WSP SELLS
 ALL RIGHTS RESERVED
 UNAUTHORIZED
 REPRODUCTION IS A
 VIOLATION OF
 APPLICABLE LAWS.

| DATE | REVISIONS | BY | DATE | REVISIONS | BY |
|---------|---|-----|------|-----------|----|
| 2/25/10 | Revised per NYSDOT comment letter dated 2/2/10 | JES | | | |
| 6/22/10 | Landscaping revised per NYSDOT comment 5/28/10 | JES | | | |
| 8/21/10 | Landscaping notes added per Village of Tupper Planning Board condition on 8/25/10 | JES | | | |
| 7/23/11 | Revised per NYSDOT email comments | JES | | | |

| DATE | REVISIONS | BY | DATE | REVISIONS | BY |
|------|-----------|----|------|-----------|----|
| | | | | | |
| | | | | | |
| | | | | | |

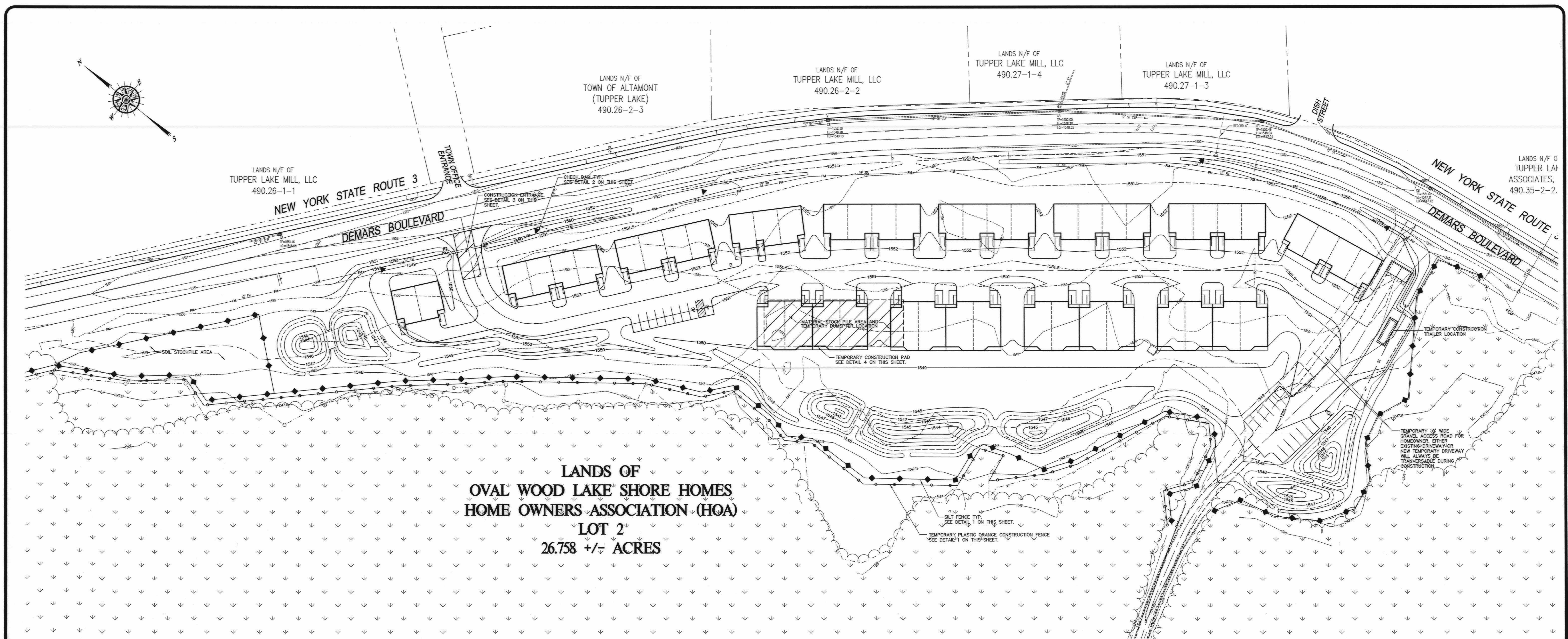
WSP • SELLS
 Transportation & Infrastructure
 1 Columbia Circle • Albany, NY 12203 • 518.452.3545
 www.wspells.com

Alteration of this document, except by a licensed professional engineer, is illegal. Copies of this map, not bearing an ink or embossed seal, New York registration no. 081902 shall not be considered to be a true or valid copy.

James W. Easton, P.E.

LANDSCAPING, LIGHTING, GAS, ELECTRICAL, PHONE AND CABLE PLANS
OVAL WOOD LAKE SHORE HOMES
 PORTION OF LANDS NOW OR FORMERLY OF
BLUE LINE DEVELOPMENT GROUP, LLC
 VILLAGE OF TUPPER LAKE • TOWN OF TUPPER LAKE
 FRANKLIN COUNTY • NEW YORK

Date: OCTOBER 2009 Scale: 1" = 40' Code: FINAL SITE PLAN



**LANDS OF
OVAL WOOD LAKE SHORE HOMES
HOME OWNERS ASSOCIATION (HOA)
LOT 2
26.758 +/- ACRES**

GENERAL REQUIREMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL TO PROTECT SURROUNDING WATER BODIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION CONTROL AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL FACILITIES TO ENSURE PROPER FUNCTIONING OF SAID FACILITIES (DURING CONSTRUCTION).

AFTER THE PROJECT HAS BEEN COMPLETED, THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR ENSURING THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR REPLACED BY PERMANENT CONTROLS.

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FOURTEEN (14) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.

PERMANENT VEGETATION TO BE SEEDING OR SOILED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING, UNLESS AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZER SEED BED PRIOR TO PERMANENT SEEDING.

EROSION & SEDIMENT CONTROL GUIDELINES (CSPWR)

EROSION AND SEDIMENT CONTROL FACILITIES AND PRACTICES, UTILIZED IN THE CONSTRUCTION OF THE PROJECT, SHALL BE CONSISTENT WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, MARCH 1998.

NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED, AS FEASIBLE PRIOR TO AND DURING CONSTRUCTION.

CUT AND FILL SLOPES SHALL BE BROUGHT TO FINAL PROPOSED GRADES AS SOON AS POSSIBLE IN THE CONSTRUCTION SEQUENCES, AND SEEDED AND MULCHED IMMEDIATELY.

EROSION AND SEDIMENT CONTROL FACILITIES (STRAW BALES, FILTER FABRIC FENCING, STABILIZED CONSTRUCTION ENTRANCES, SILTATION BASINS, AND OTHER ACCEPTABLE FACILITIES) SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL COMPLETE SITE STABILIZATION.

HEAVY CONSTRUCTION EQUIPMENT SHALL BE KEPT AS CLOSE TO THE AREA AS PRACTICAL TO MINIMIZE DISTURBANCE OF SOIL ALREADY STABILIZED OR UNDISTURBED.

TOPSOIL AND OTHER SOIL REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN A SUITABLE LOCATION CLEAR FROM ANY STORMWATER DRAINAGE COURSES. STOCKPILES WHICH ARE INACTIVE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE SEEDED.

VEGETATIVE STABILIZATION SHALL BE PERIODICALLY INSPECTED FOR SUFFICIENT GROWTH AND PROGRESS. AREAS NOT RESPONDING SHALL BE PROMPTLY RESEEDED AND REMULCHED AS SOON AS POSSIBLE. AREAS SHOWING SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEED, AND REMULCHED AS SOON AS POSSIBLE. 300 OF EROSION CONTROL FABRIC SHALL BE UTILIZED WHERE APPROPRIATE. STABILIZATION IS NOT OCCURRING.

ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BEFORE BEGINNING EARTH MOVING ACTIVITIES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

A STABILIZED CONSTRUCTION ENTRANCE PAD OF 1'-1/2" TO 2" CLEAN STONE WILL BE PLACED AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER SITE DISTURBANCE. (DIMENSIONS: LENGTH-NOT LESS THAN 50 FT., WIDTH-10 FT. MIN., BUT NOT LESS THAN FULL WIDTH OF ENTRANCE OR EXIT DRIVES; DEPTH-NOT LESS THAN 8 IN.) FILTER CLOTH IS REQUIRED PRIOR TO STONE PLACEMENT.

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF 2.5-3.0 TONS PER ACRE, ACCORDING TO STATE STANDARDS.

PERMANENT VEGETATION TO BE SEEDING ON ALL EXPOSED AREAS WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.

THE APPLICATION OF TOPSOIL, LIMING, FERTILIZING, SEEDING, AND MULCHING FOR DISTURBED AREAS SHALL BE CONSISTENT WITH THE STANDARD GENERAL PRACTICES FOR CONSTRUCTION.

IMMEDIATELY FOLLOWING INITIAL DISTURBANCES OF ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2.5 - 3.0 TONS PER ACRE.

ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).

AT THE TIME WHEN SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS TO BE ESTABLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A MANNER THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.

IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL AREAS HAVE BEEN PERMANENTLY STABILIZED.

MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT CONTROL FACILITIES ARE NECESSARY TO THE EFFECTIVENESS OF SAID FACILITIES.

PROPER MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT CONTROL FACILITIES ARE NECESSARY TO THE EFFECTIVENESS OF SAID FACILITIES.

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE ENTRANCE OF EACH CONSTRUCTION INGRESS ONTO PUBLIC THOROUGHFARES AND STABILIZED ROADWAYS.

DISTURBED GROUND SURFACES SHALL BE SPRINKLED WITH WATER, AS NEEDED, TO LIMIT THE FORMATION AND MIGRATION OF AIRBORNE DUST.

OPERATIONAL MEASURES SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT THE SPILLS OF FUELS AND LUBRICANTS. IF A SPILL OCCURS, IT SHALL BE CONTROLLED IMMEDIATELY TO PREVENT ITS ENTRY INTO OFF-SITE AREAS INCLUDING ADJACENT STORM SEWER.

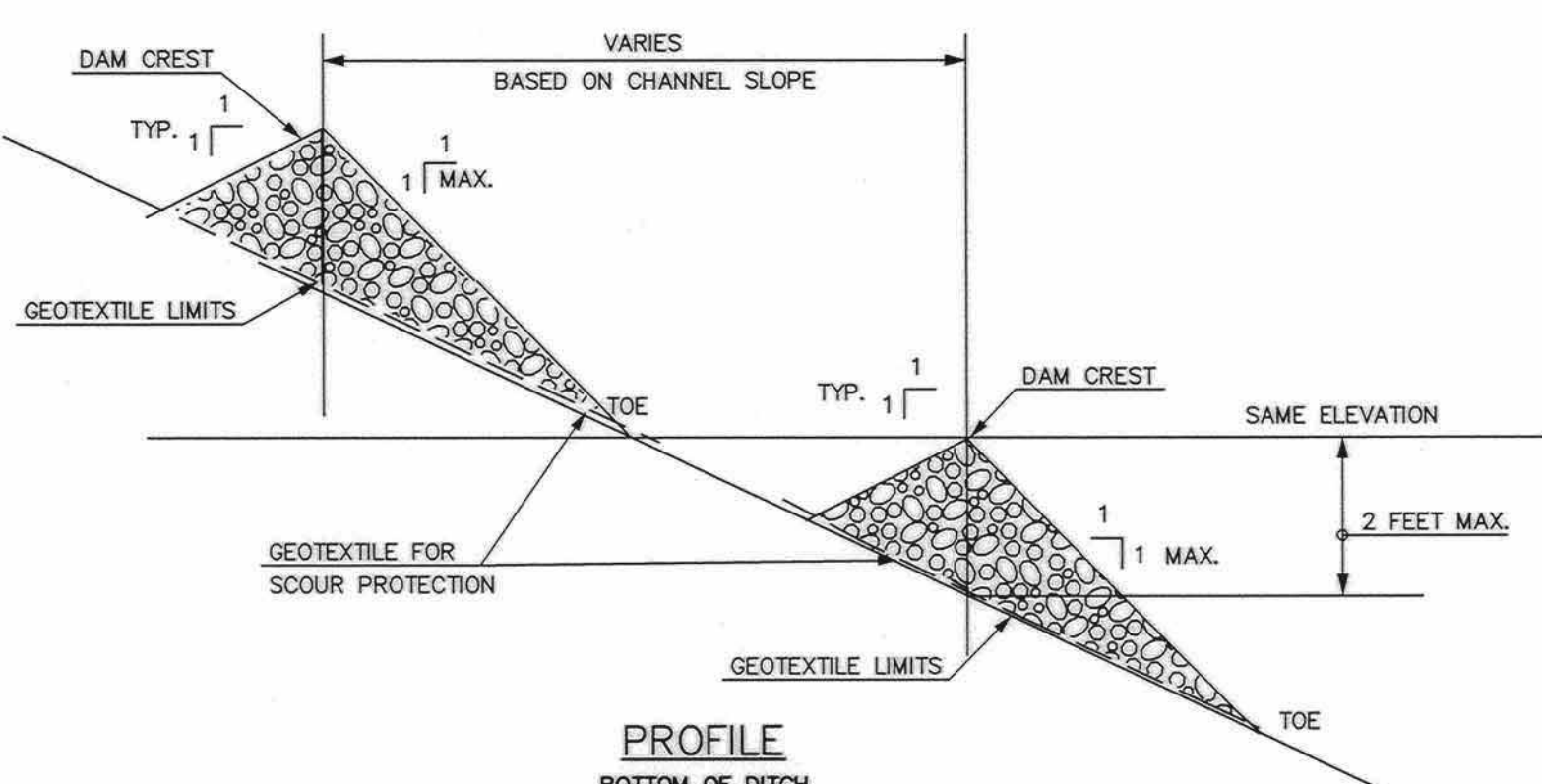
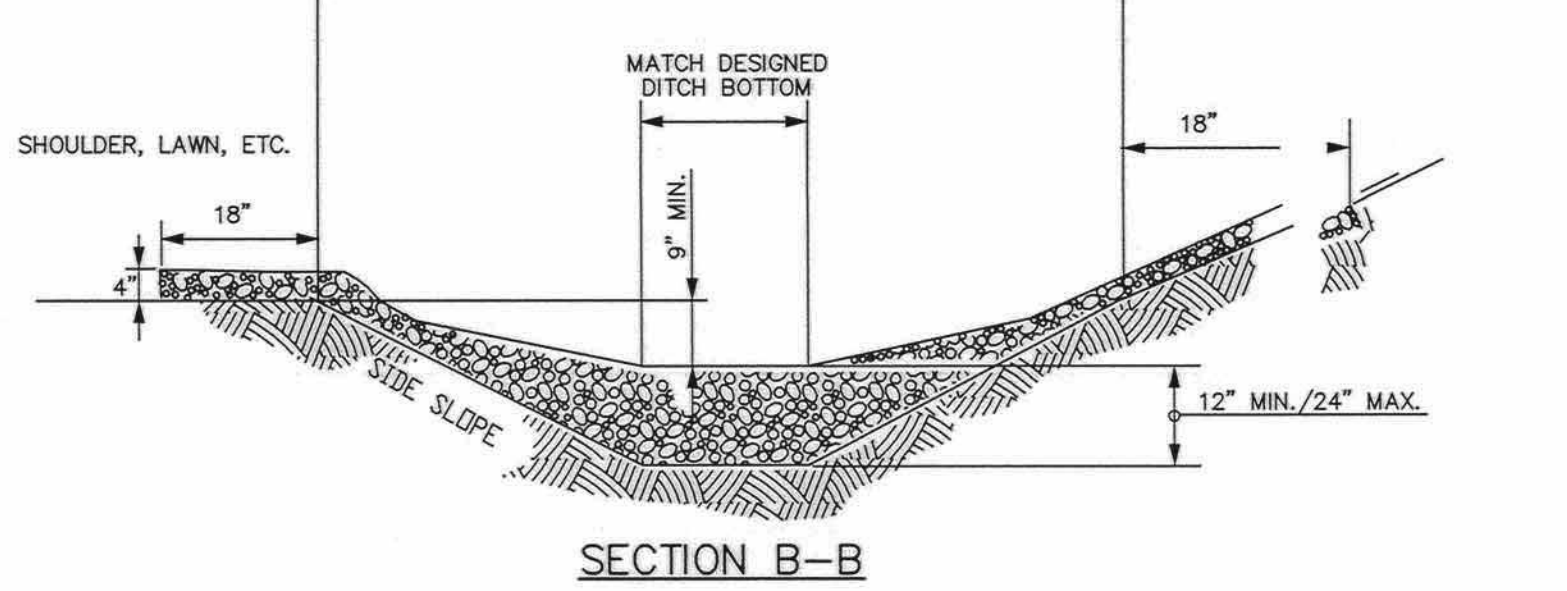
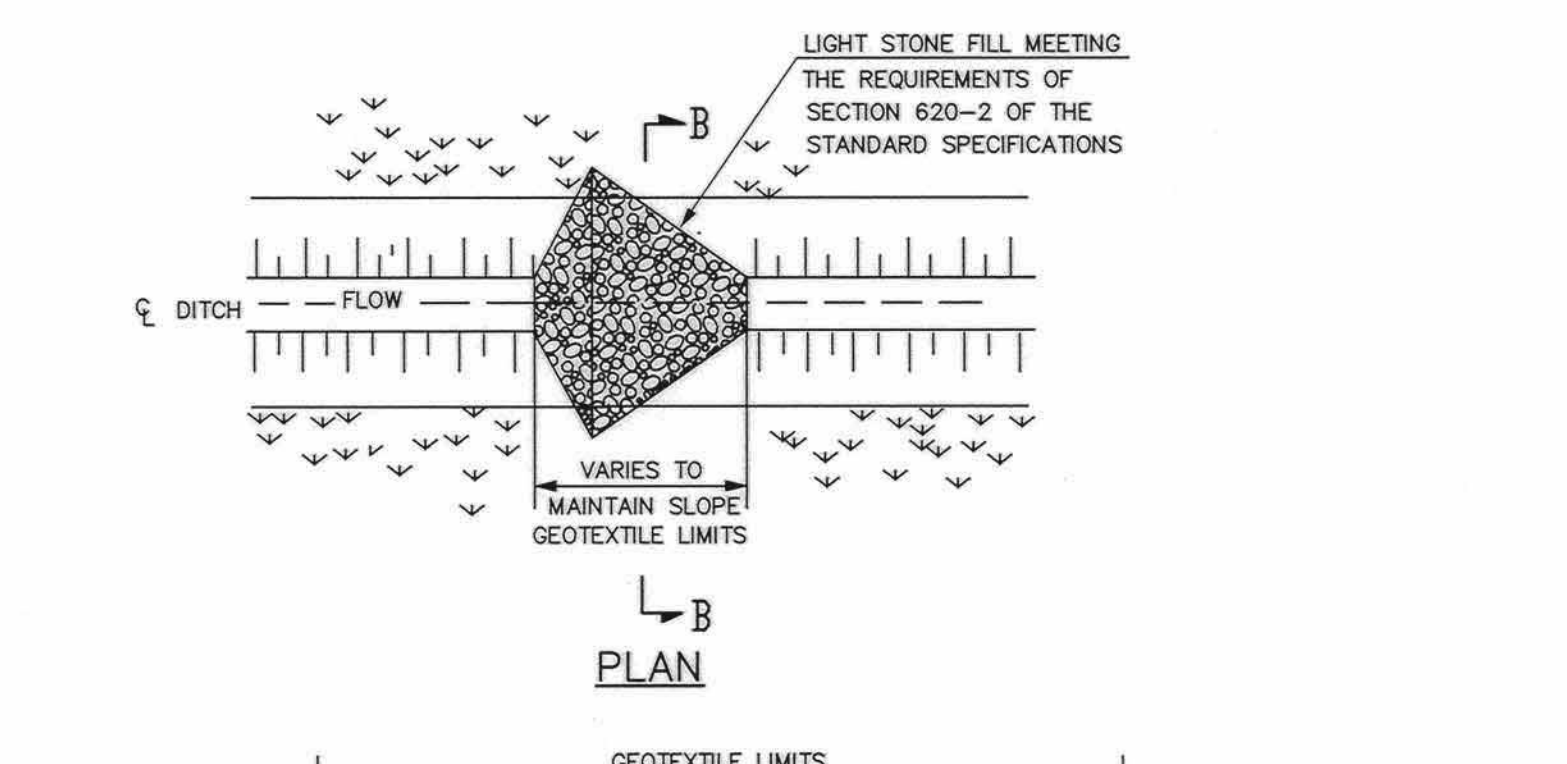
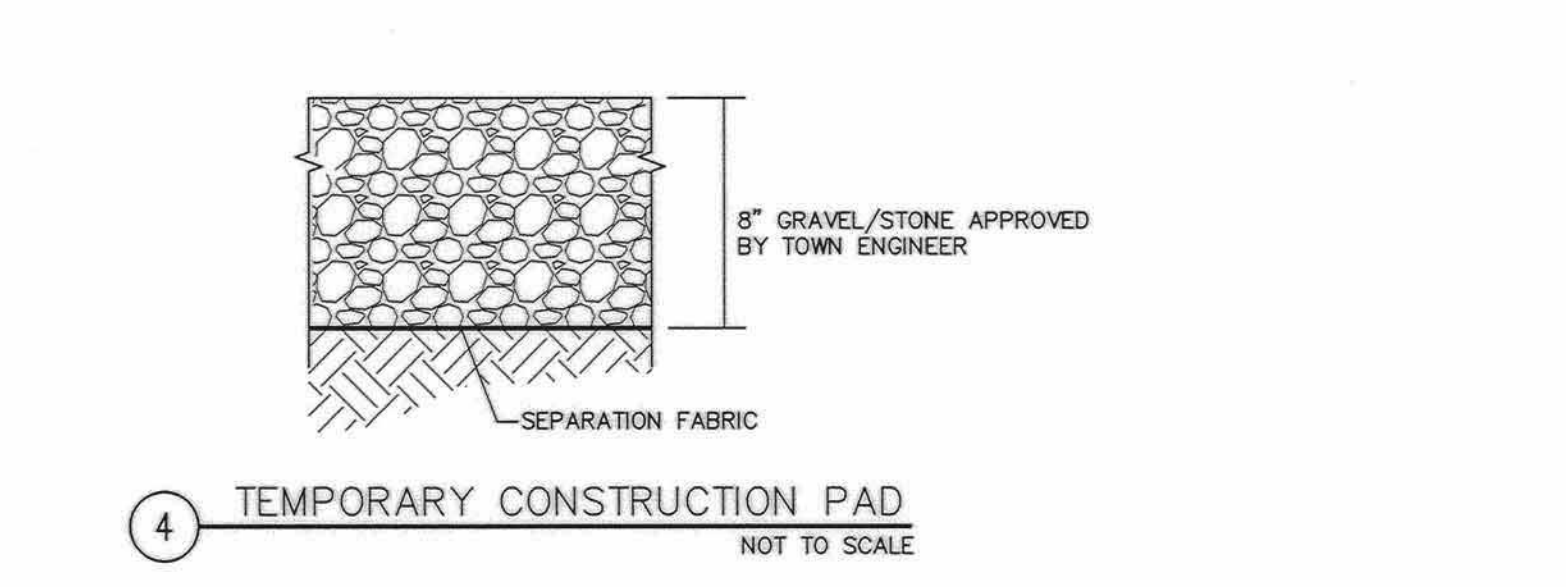
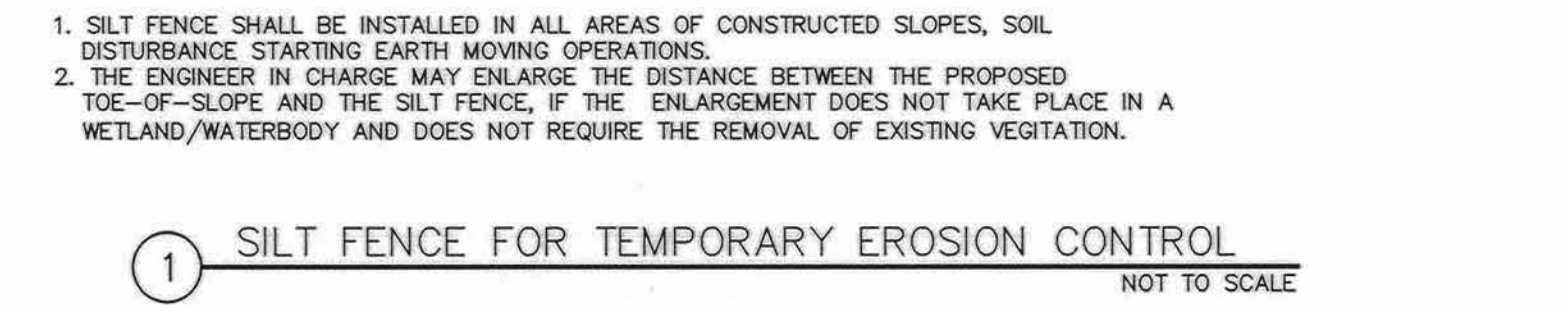
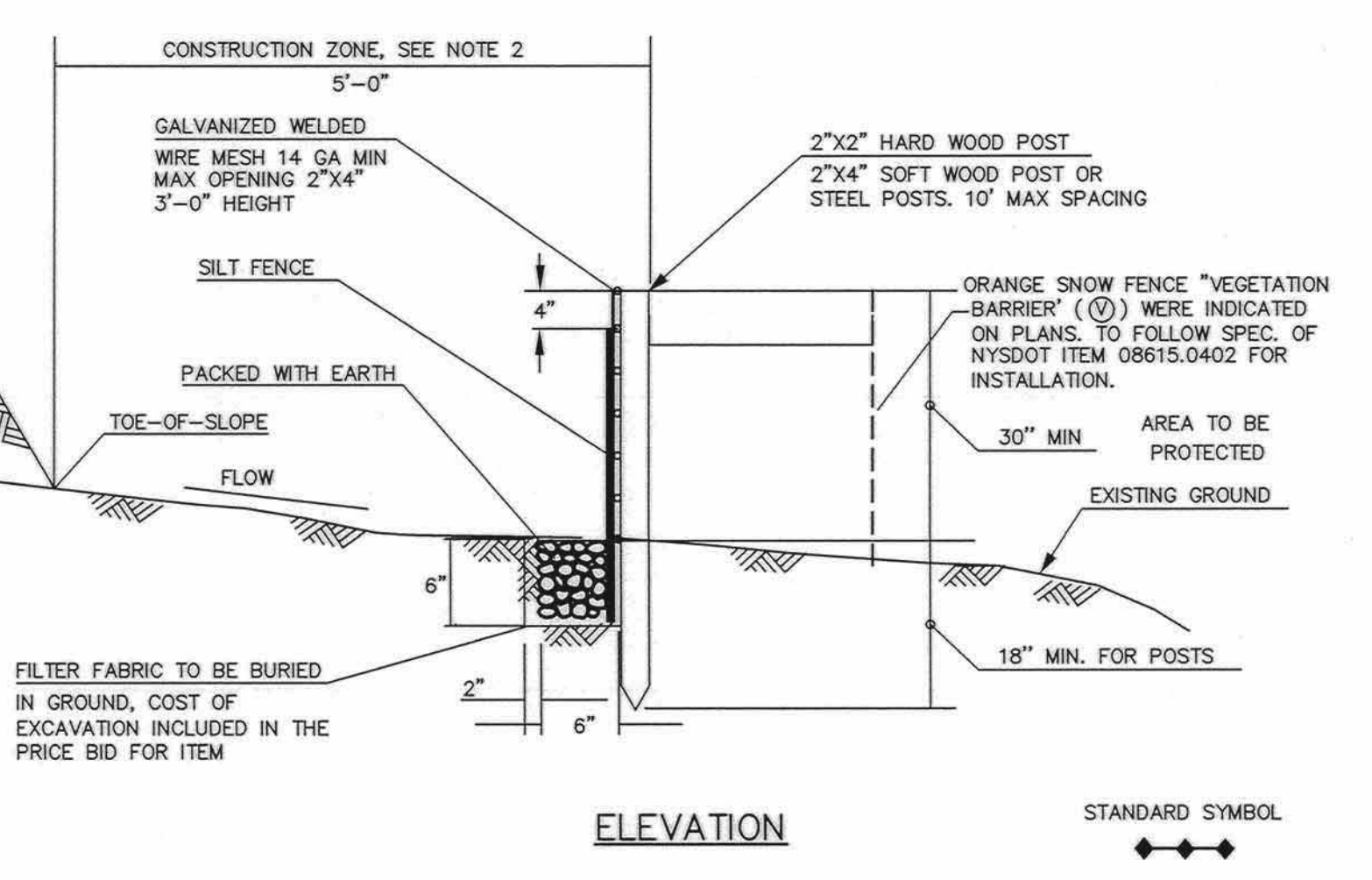
ANY TEMPORARY EROSION CONTROL FACILITY SHALL REMAIN FUNCTIONAL UNTIL VEGETATIVE COVER IS SUFFICIENTLY ESTABLISHED WITHIN THE RESPECTIVE THOROUGHFARE AREA.

ANY DEBRIS ACCUMULATED IN EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE REMOVED AND PROPERLY DISPOSED. THESE FACILITIES SHALL BE CHECKED DAILY AND AFTER RAINFALL EVENTS, AND REPAIRED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN IT REACHES THE FOLLOWING DEPTHS:

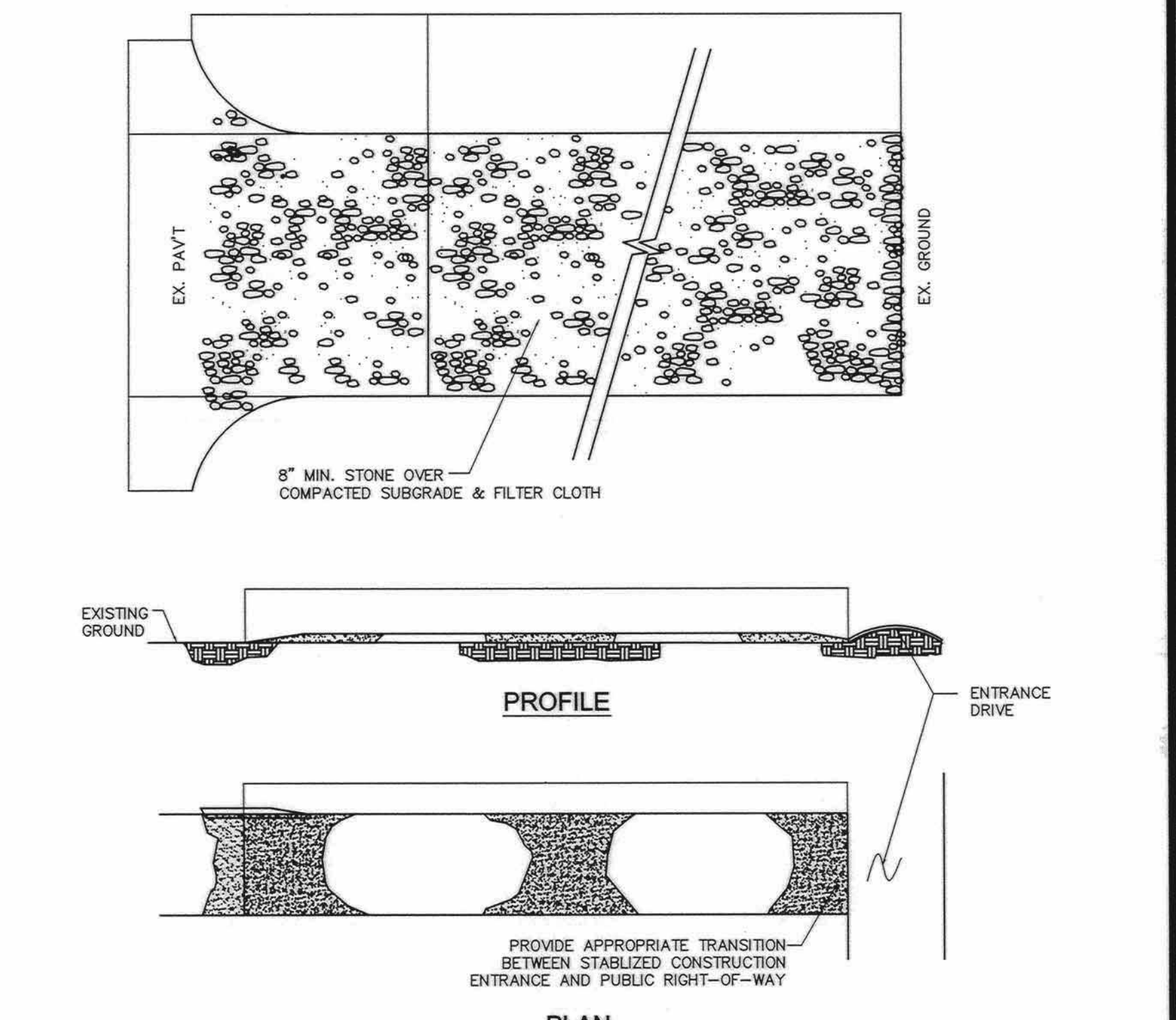
- STRAW BALE BARRIERS - 6 INCHES
- SILT FENCING - 8 INCHES
- SILTATION BASIN - 9 INCHES

NOTE: DISTURBED AREAS SHALL BE CONSIDERED AS PERMANENTLY STABILIZED WHEN A MINIMUM COVER OF 70% HAS BEEN ESTABLISHED.

- N.Y.S.D.O.T. STANDARD GENERAL PLAN NOTES**
- Road to be kept clean of mud and debris at all times.
 - Roadside drainage to be maintained at all times.
 - Machinery, equipment, and vehicles are not to be stored or parked within the new work standard right-of-way.
 - Work Zone Traffic Control shall be provided in accordance with the most recent NYS DOT standard specifications - section 619 Work Zone Traffic Control, the National Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways 2003 Edition and the New York State Supplement.
 - Norfolk New York State Department of Transportation Assistant Resident Engineer, Wes Zelenarski, one (1) week prior to working in the right-of-way (telephone number: (518) 463-0770).
 - Notify Dig Safety New York two (2) working days prior to digging, drilling, or blasting at (518)-962-7862 for safety standards and specifications and the current standards, along with any appropriate current New York State Department of Transportation standard sheets.
 - All traffic control devices must conform to the National Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways and the New York State Supplement.



- NOTES:**
- MAXIMUM DRAINAGE AREA ABOVE THE CHECK DAM SHALL NOT EXCEED TWO (2) ACRES.
 - SET SPACING OF CHECK DAMS TO ENSURE THAT THE ELEVATION OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 - ENSURE THAT THE CHANNEL APPROPRIATENESS SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DOWNSTREAM STONES.



- 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) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BEAM WITH 5:1 SLOPES SHALL BE PROVIDED.
 - FILTER CLOTH - WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACING OF STONE.
 - WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BARS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
 - 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.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NEW YORK STATE DEPARTMENT OF HEALTH
By direction of the State Commissioner of Health, these plans are hereby approved.
See first sheet for date and signature.

| | | | | | | |
|---------------------|------|-----------|----|------|-----------|----|
| © COPYRIGHT 2010 | DATE | REVISIONS | BY | DATE | REVISIONS | BY |
| WSP SELLS | | | | | | |
| ALL RIGHTS RESERVED | | | | | | |
| UNAUTHORIZED | | | | | | |
| DUPLICATION IS A | | | | | | |
| VIOLATION OF | | | | | | |
| APPLICABLE LAWS. | | | | | | |

| | | | | | |
|------|-----------|----|------|-----------|----|
| DATE | REVISIONS | BY | DATE | REVISIONS | BY |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| | | | | | |
|------|-----------|----|------|-----------|----|
| DATE | REVISIONS | BY | DATE | REVISIONS | BY |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

WSP - SELLS
Transportation & Infrastructure
1 Columbia Circle • Albany, NY 12203 • 518.452.3545
www.wspells.com

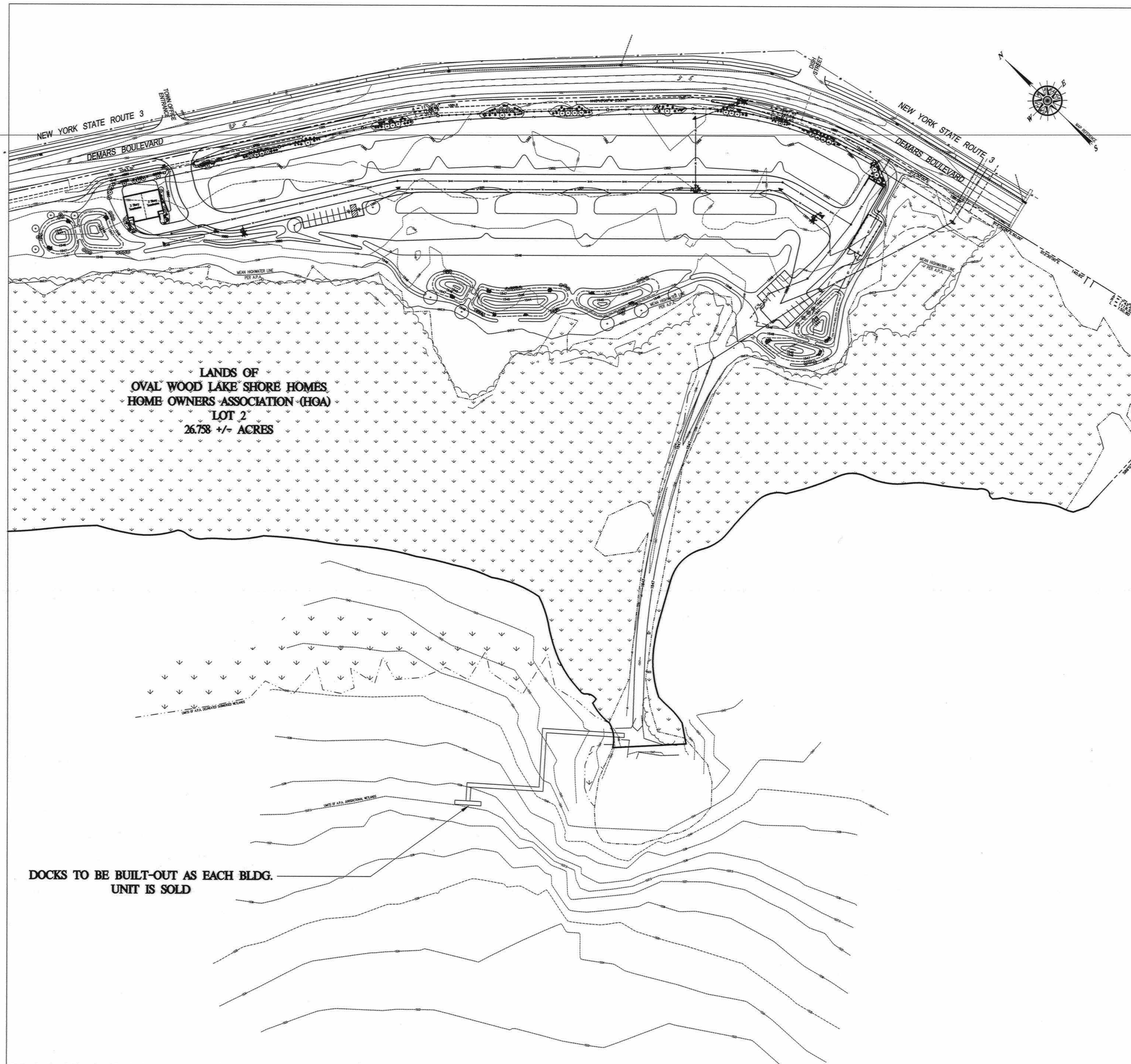
Alteration of this document, except by a licensed professional engineer, a Registered Professional Engineer, shall not be based on the original or a copy of this map bearing the original signature and the embossed seal of the professional engineer and the embossed seal of the professional engineer and the embossed seal of the professional engineer shall be true and valid copies.

N.Y.S. License No. 081902
James W. Easton, P.E.

EROSION & SEDIMENT CONTROL PLAN
OVAL WOOD LAKE SHORE HOMES
PORTION OF LANDS NOW OR FORMERLY OF
BLUE LINE DEVELOPMENT GROUP, LLC
VILLAGE OF TUPPER LAKE • TOWN OF TUPPER LAKE
FRANKLIN COUNTY • NEW YORK

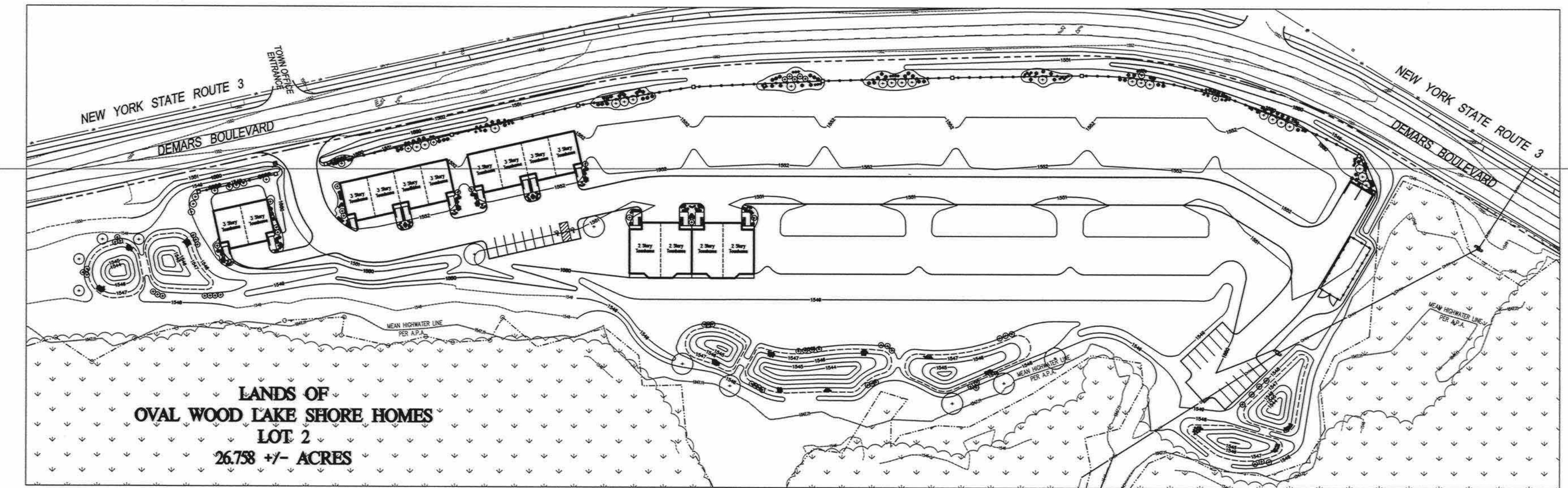
Scale: 1" = 40'
Date: OCTOBER 2009
Scale: 1" = 40'
Date: FINAL SITE PLAN

Sheet: **14**
14 OF 23

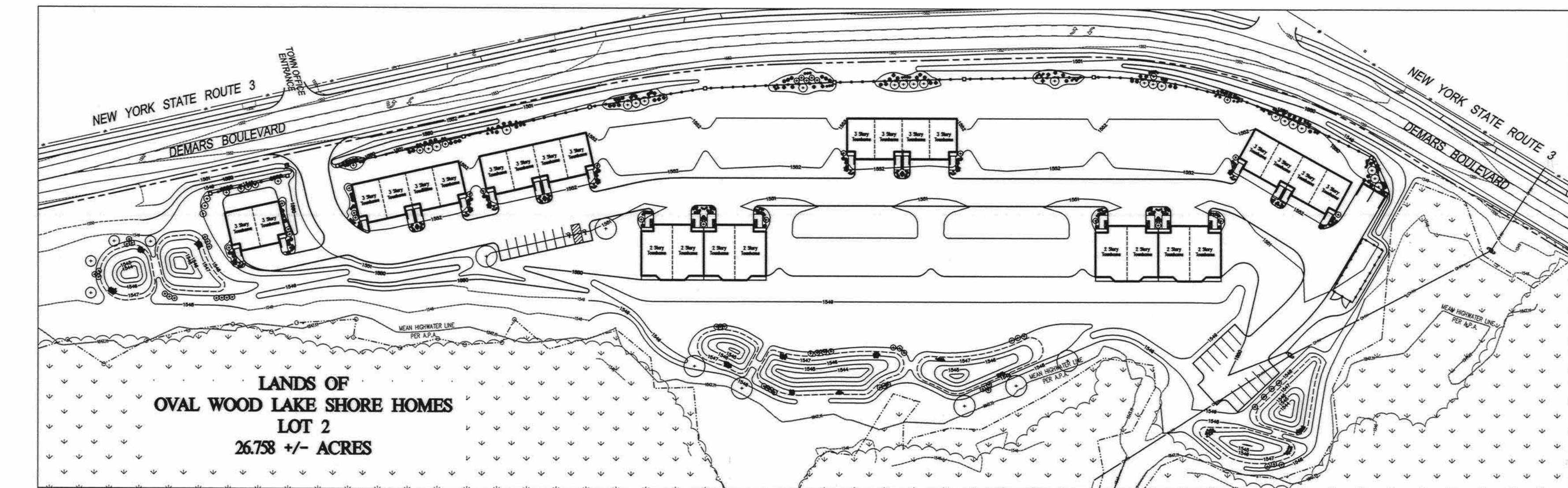


DOCKS TO BE BUILT-OUT AS EACH BLDG. UNIT IS SOLD

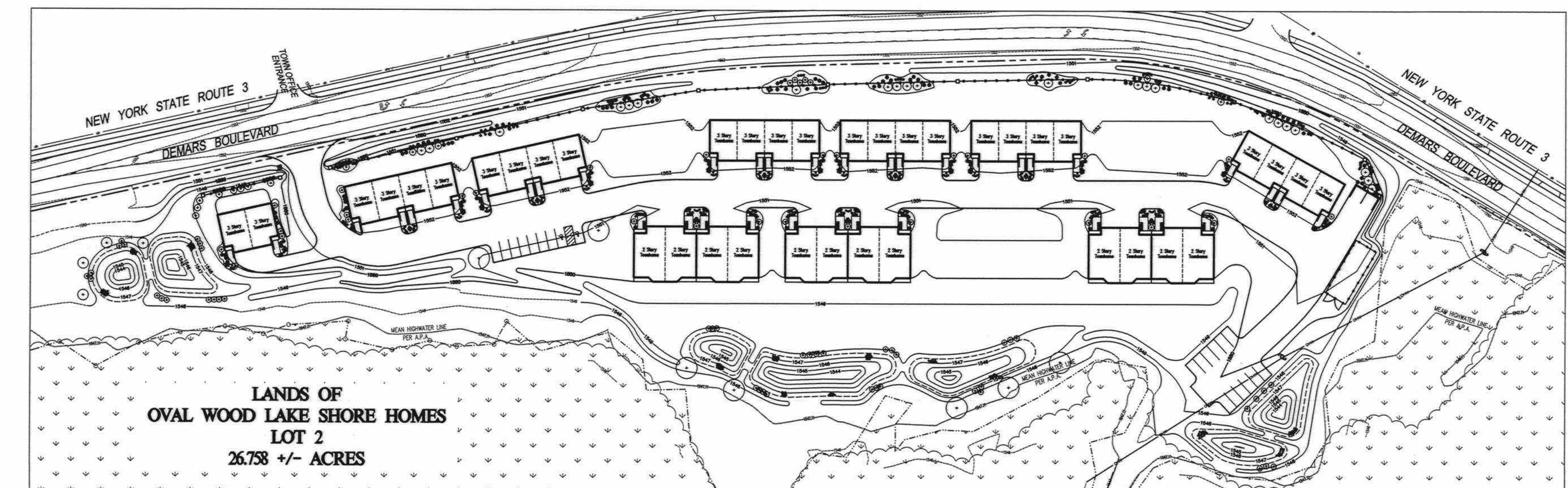
PHASE I TOWNHOUSES (CONSTRUCTION YEAR 1)



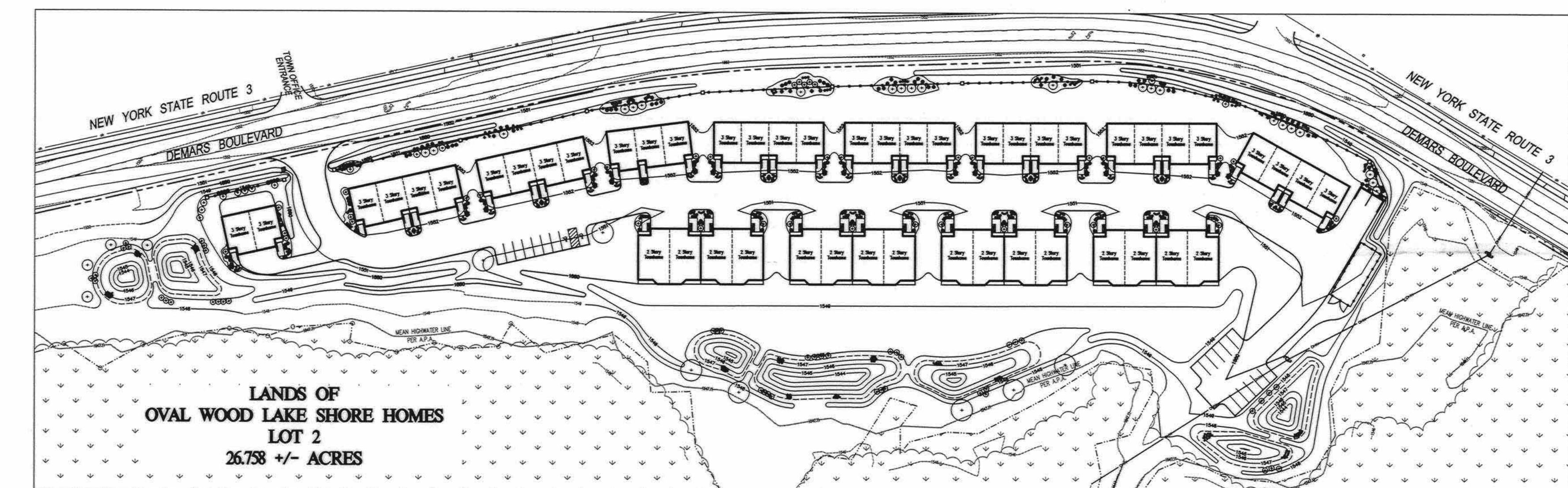
PHASE II TOWNHOUSES (CONSTRUCTION YEAR 2)



PHASE III TOWNHOUSES (CONSTRUCTION YEAR 2-3)



PHASE IV TOWNHOUSES (CONSTRUCTION YEAR 3-4)



PHASE V TOWNHOUSES (CONSTRUCTION YEAR 4-5, TOTAL BUILDOUT)

NEW YORK STATE DEPARTMENT OF HEALTH
By direction of the State Commissioner of Health, these plans are hereby approved.
See first sheet for date and signature.

PHASE CONSTRUCTION SEQUENCE

PHASE I

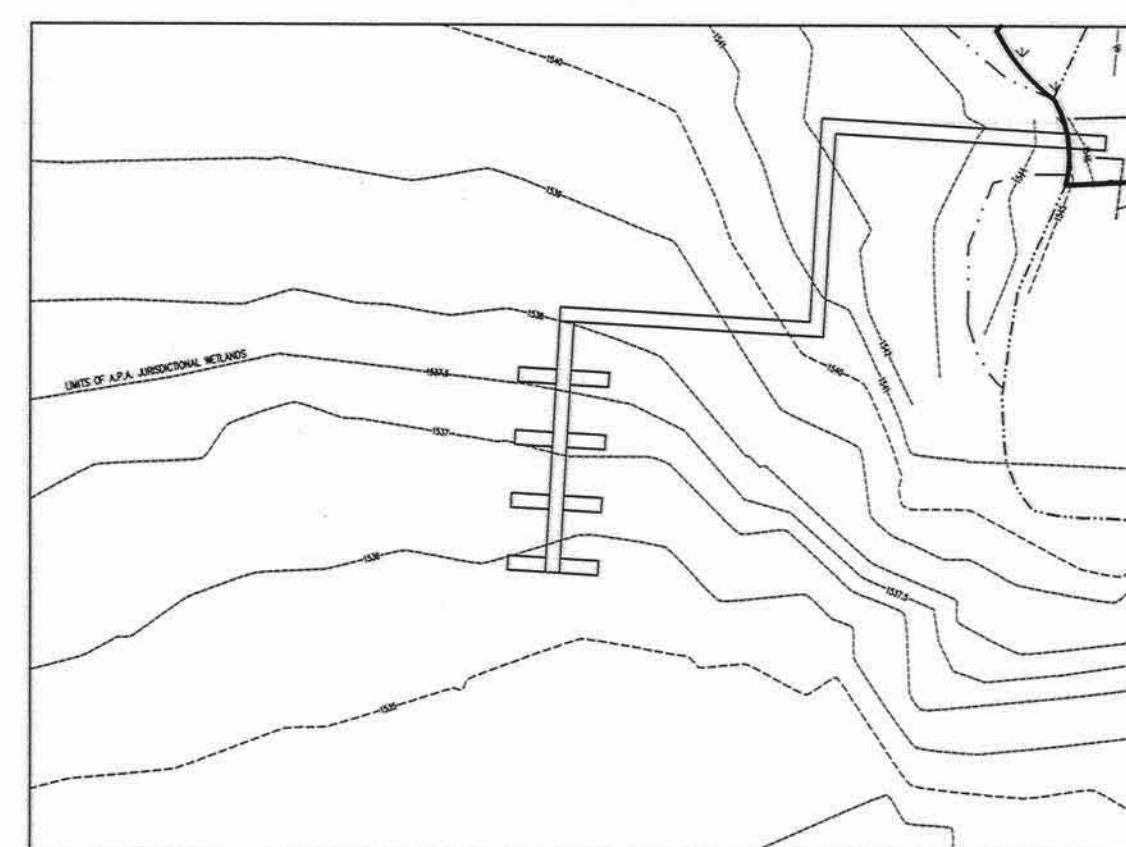
1. INSTALL EROSION CONTROL AND CONSTRUCTION ENTRANCE
2. CLEAR TREES
3. SETUP CONSTRUCTION TRAILER AND TEMPORARY MATERIAL STORAGE AREA.
4. RUSH GRADE SITE AND DETENTION BASIN
5. TEMPORARY SEED DETENTION BASINS
6. INSTALL STORM COLLECTORS AND TEMPORARY SMALL CHECK DAMS
7. INSTALL SEWER, MANHOLES AND CLEAN OUT FOR ALL BUILDING LATERALS. (CONTRACTOR TO MARK LOCATION OF SEWER LATERAL WITH PAINTED GREEN 2X4)
8. INSTALL WATER LINE, HYDRANTS AND WATER SHUTOFF VALVES FOR ALL BUILDING TO EASEMENT LINE. (CONTRACTOR TO MARK LOCATION OF WATER SERVICE WITH PAINTED BLUE 2X4)
9. INSTALL TEMPORARY GRAVEL DRIVEWAY AS REQUIRED FOR HOMEOWNER ACCESS.
10. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR NEW POLES AND ELEC, PHONE, CABLE, FOR ALL TOWNHOUSES AND EXISTING HOMEOWNER.
11. START CONSTRUCTION OF MODEL HOMES.
12. INSTALL SUBBASE AND FABRIC FOR ROADWAY, PARKING AREAS, DOCK ACCESS ROADWAY AND DRIVEWAY FOR MODEL HOME.
13. PAVE BINDER COURSE ONLY FOR 26' WIDE ROAD AND PARKING LOT AREAS.
14. REMOVE TEMPORARY MATERIAL STORAGE AREA.
15. INSTALL FENCE, DECORATIVE COLUMNS AND GRAVEL DOCK STORAGE AREA.
16. COMPLETE MODEL HOME AND PAVE BINDER COURSE AND TOP COURSE FOR DRIVEWAY.
17. FINISH GRADE, SITE AND DETENTION BASIN.
18. INSTALL FENCE, MODEL HOME SIDEWALKS, EXTERIOR TOWNHOUSE LIGHTS AND LANDSCAPING.
19. TOPSOIL AND SEED SITE.
20. STRIP PARKING AREAS.
21. INSTALL DOCKS FOR 2 UNITS
22. REMOVE EROSION CONTROL MEASURES.

PHASE II THROUGH IV

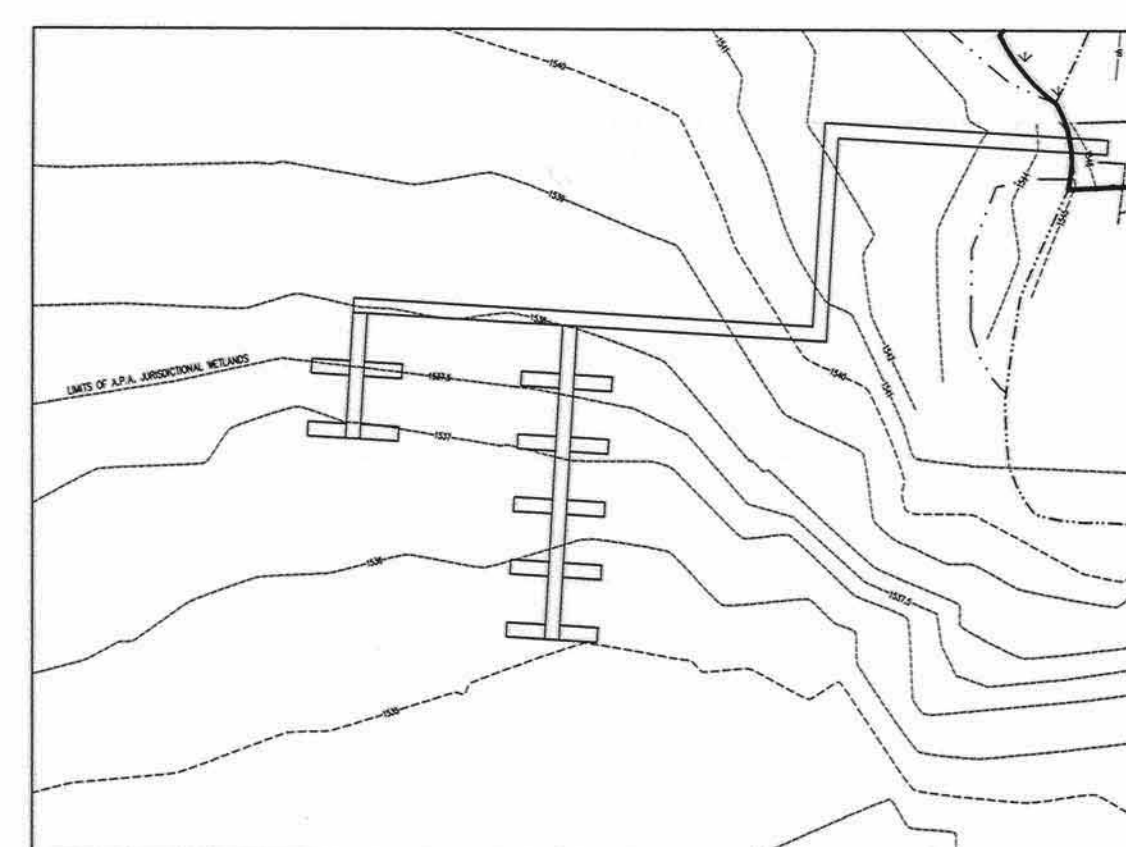
1. INSTALL SILT FENCE AROUND BUILDING PAD SITE.
2. START CONSTRUCTION OF TOWNHOUSES.
3. CONNECT UTILITIES.
4. INSTALL FABRIC AND DRIVEWAY SUBBASE.
5. COMPLETE TOWNHOUSES, PAVE BINDER AND TOP COURSE FOR DRIVEWAYS.
6. FINISH GRADE AROUND BUILDING.
7. INSTALL LANDSCAPING, EXTERIOR TOWNHOUSE LIGHTS AND SIDEWALKS.
8. TOPSOIL AND SEED SITE DISTURBED.
9. REMOVE EROSION CONTROL MEASURES.
10. INSTALL DOCK SLIPS FOR NUMBER OF UNITS SOLD.

PHASE V

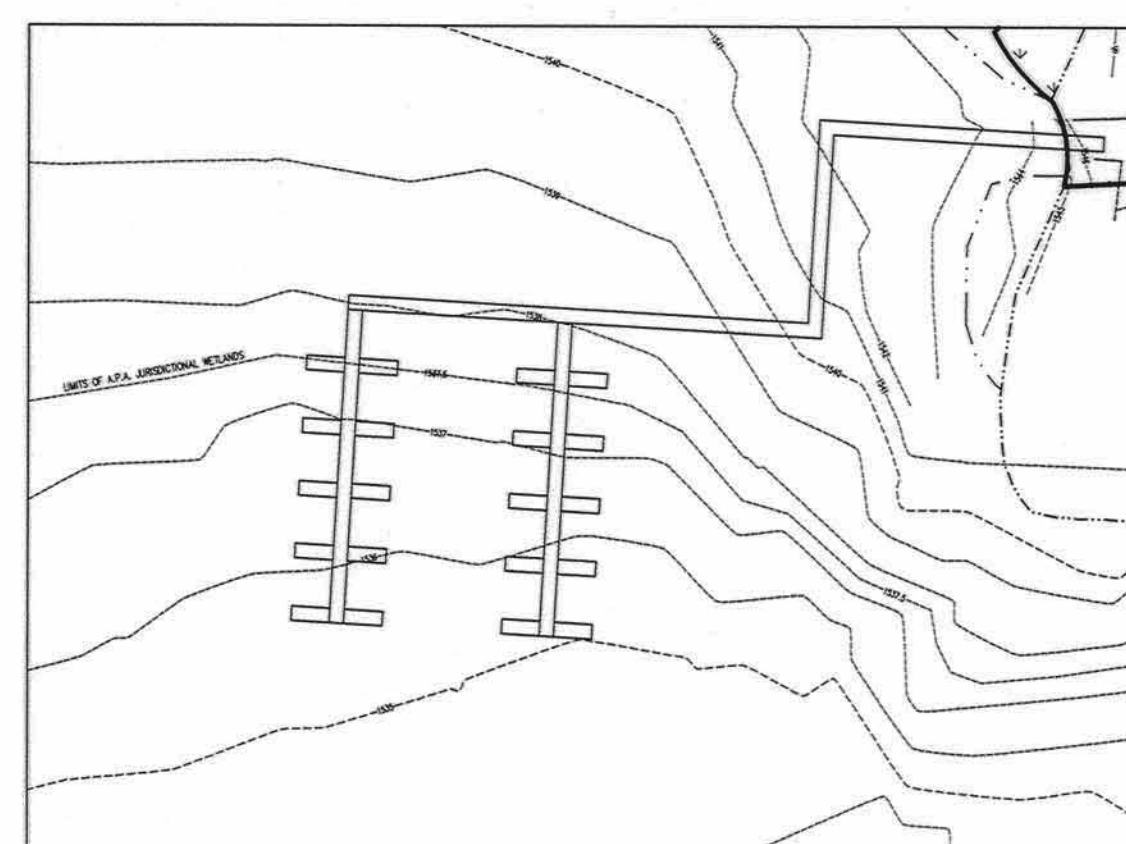
1. INSTALL SILT FENCE AROUND BUILDING PAD SITE.
2. START CONSTRUCTION OF TOWNHOUSES.
3. CONNECT UTILITIES.
4. INSTALL FABRIC AND DRIVEWAY SUBBASE.
5. COMPLETE TOWNHOUSES AND PAVE BINDER COURSE FOR DRIVEWAY.
6. FINISH GRADE AROUND BUILDING.
7. INSTALL LANDSCAPING, EXTERIOR TOWNHOUSE LIGHTS AND SIDEWALKS.
8. TOPSOIL AND SEED SITE DISTURBED.
9. REMOVE EROSION CONTROL MEASURES.
10. ADJUST MANHOLE COVERS FOR TOP COURSE PAVEMENT THICKNESS.
11. HALL ENTRANCE DRIVEWAY 4" WIDE FOR TOP COURSE.
12. PAVE TOP COURSE PAVEMENT FOR PARKING AREAS AND TRAVEL LANES.
13. STRIP PARKING AREAS.
14. TOPSOIL AND SEED AREAS AS REQUIRED.
15. COMPLETE DOCKS FOR 50 BOAT SLIPS.



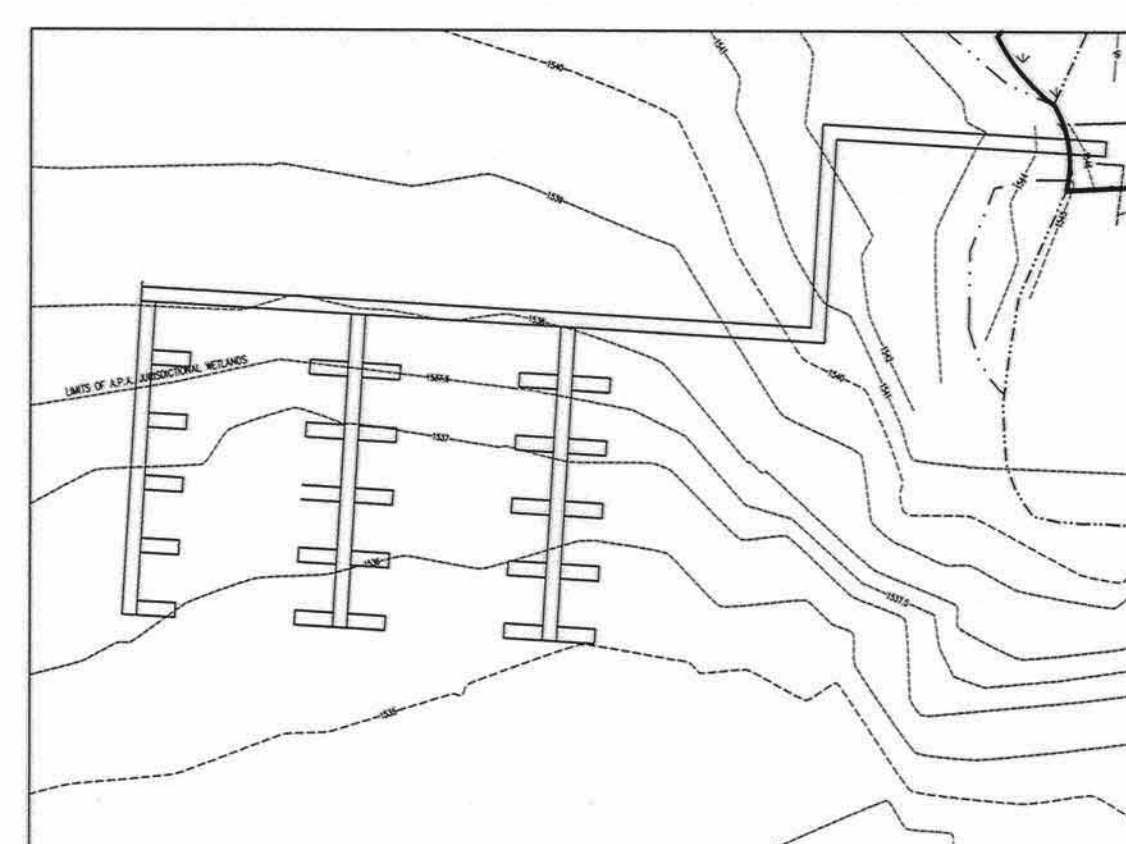
PHASE II DOCKS (YEAR 2)



PHASE III DOCKS (YEAR 2-3)



PHASE IV DOCKS (YEAR 3-4)



PHASE V DOCKS (YEAR 4-5)

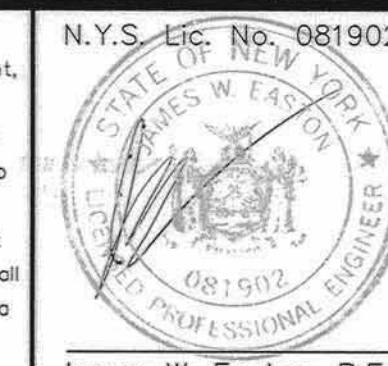
© COPYRIGHT 2010
WSP SELL'S
ALL RIGHTS RESERVED
UNAUTHORIZED
DUPLICATION IS A
VIOLATION OF
APPLICABLE LAWS.

| DATE | REVISIONS |
|----------|--|
| 12/12/09 | Revised per SPA comment letter dated 12/7/09 |

| DATE | REVISIONS |
|------|-----------|
| | |

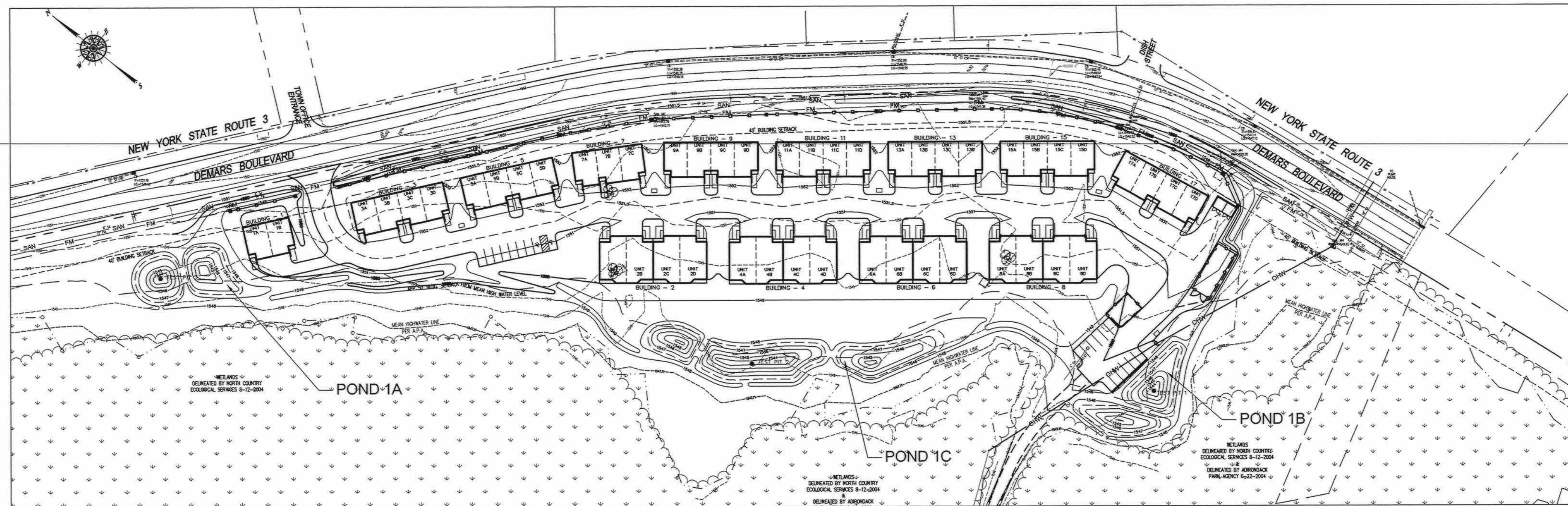
WSP SELL'S
Transportation & Infrastructure
1 Columbia Circle • Albany, NY 12203 • 518.452.3545
www.wspells.com

Alteration of this document, except by a licensed professional engineer, is illegal. Copies of this map not bearing the ink or embossed seal, New York registration no. 081902 shall not be considered to be a true or valid copy.



Unauthorized alteration or addition to this map is a violation of section 7205, sub-section 2, of the New York State Education Law.
Only copies from the original of this map bearing an original signature and the embossed seal of the preparer shall be considered to be true and valid copies.

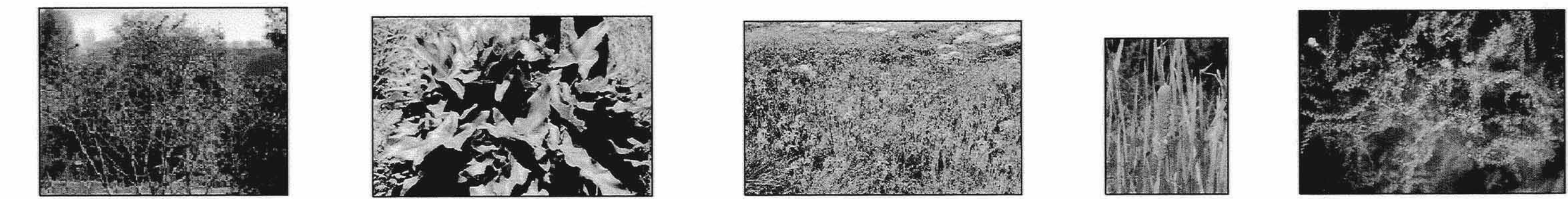
CONSTRUCTION PHASING SCHEMATIC
OVAL WOOD LAKE SHORE HOMES
PORTION OF LANDS NOW OR FORMERLY OF
BLUE LINE DEVELOPMENT GROUP, LLC
VILLAGE OF TUPPER LAKE • TOWN OF TUPPER LAKE
FRANKLIN COUNTY • NEW YORK
Date: OCTOBER 2009 Scale: 1" = 40' Code: FINAL SITE PLAN



WETPOND LOCATION INDEX PLAN
Scale: 1" = 80'



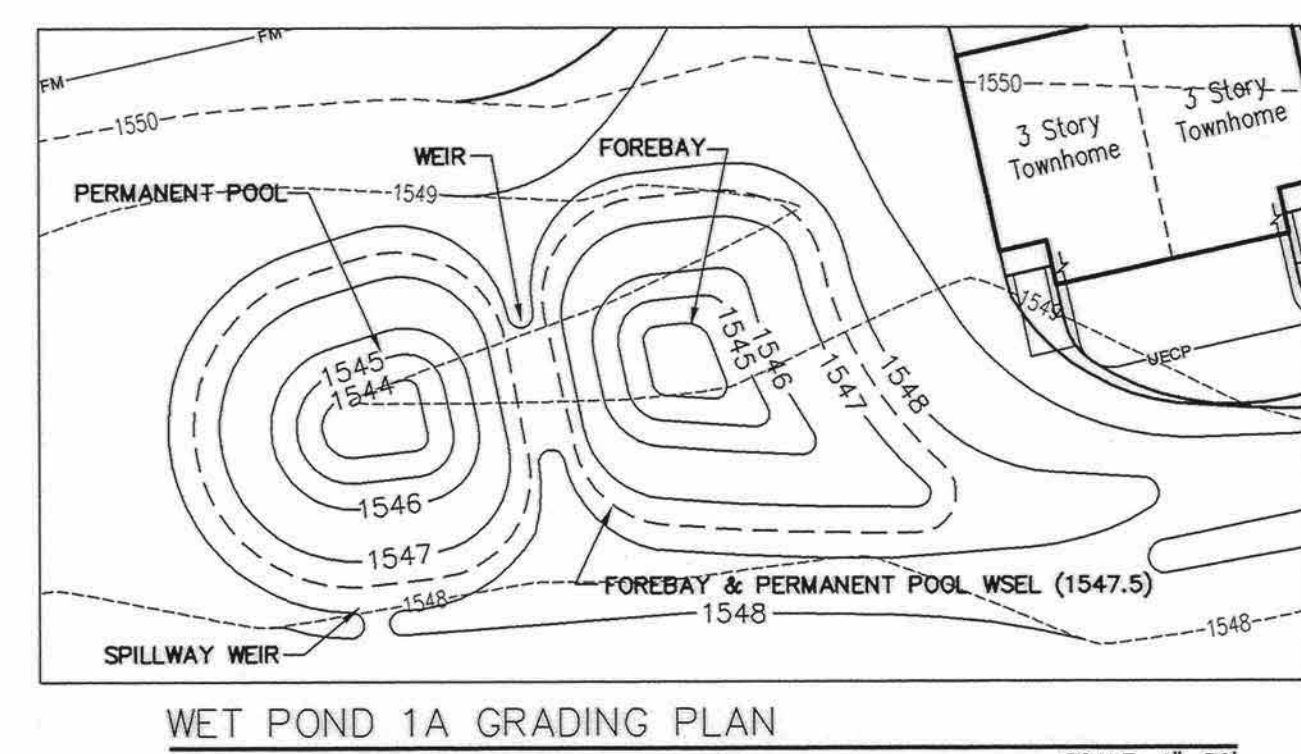
RED MAPLE ARROWWOOD VIBURNUM BAYBERRY ELDERBERRY COMMON RED CHOKE BERRY



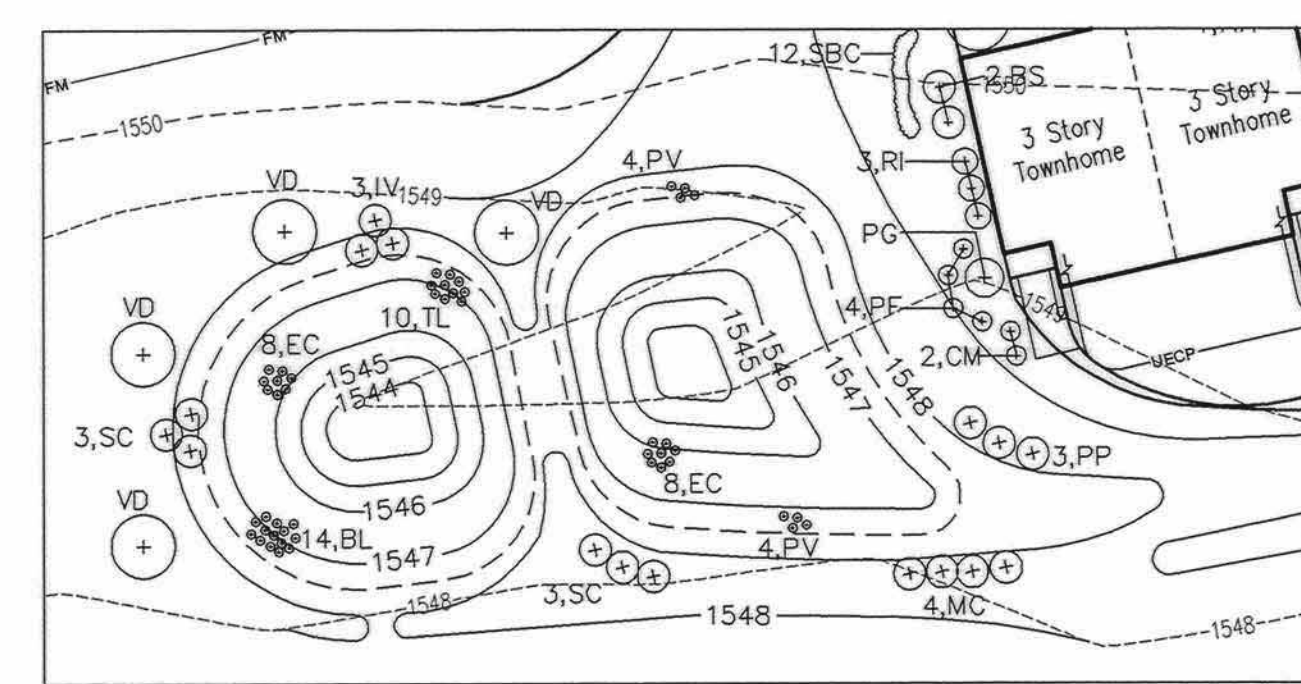
WINTERBERRY ARROW ARUM BLUE FLAG IRIS CATTAILS WATERWEED

| HYDROLOGIC ZONES |
|------------------------|
| 1 1546.5' TO 1543.5' |
| 2 1547.5' TO 1546.5' |
| 3 1547.5' TO 1548.75' |
| 4 1547.5' TO 1548.00' |
| 5 1548.00' TO 1548.50' |
| 6 1548.50' AND ABOVE |

| SYMBOL | BOTANICAL NAME | COMMON NAME | FORM | SIZE | ROOT | SPACING | QUANTITY | TIME OF FLOWER | NYSDEC ZONE |
|--------|---------------------|--------------------|------------|-----------|------|----------|----------|----------------|-------------|
| AR | ACER RUBRUM | RED MAPLE | DEC. TREE | 1 1/2 GAL | B&B | AS SHOWN | 5 | NONE | 3,4,5,6 |
| VD | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM | DEC. SHRUB | 5 GAL | NA | AS SHOWN | 13 | LATE SPRING | 3,4 |
| MC | MORUELLA COPRIFERA | BAYBERRY | DEC. SHRUB | 5 GAL | NA | AS SHOWN | 16 | SPRING | 4,5,6 |
| SC | SAMBUCUS CANADENSIS | ELDERBERRY COMMON | DEC. SHRUB | 3 GAL | NA | AS SHOWN | 14 | MID SPRING | 3,4,5,6 |
| PP | PHYTOLIA PYRIFOLIA | RED CHOKE BERRY | DEC. SHRUB | 3 GAL | NA | AS SHOWN | 13 | LATE SPRING | 3,4,5 |
| IV | ILEX VERTICILLATA | WINTERBERRY | DEC. SHRUB | 3 GAL | NA | AS SHOWN | 19 | SPRING | 3,4,5 |
| PV | PHELANDIS VERGICA | ARROW ARUM | EMERGENT | PEAT POT | NA | AS SHOWN | 21 | NONE | 2,3 |
| BL | IRIS VERSICOLOR | BLUE FLAG IRIS | EMERGENT | PEAT POT | NA | AS SHOWN | 56 | SUMMER | 2,3 |
| TL | TYPHA LATIFOLIA | CATTAILS | EMERGENT | PEAT POT | NA | AS SHOWN | 68 | NONE | 2,3 |
| EC | ELODEA CANADENSIS | WATERWEED | SUBMERGENT | PEAT POT | NA | AS SHOWN | 56 | NONE | 1 |



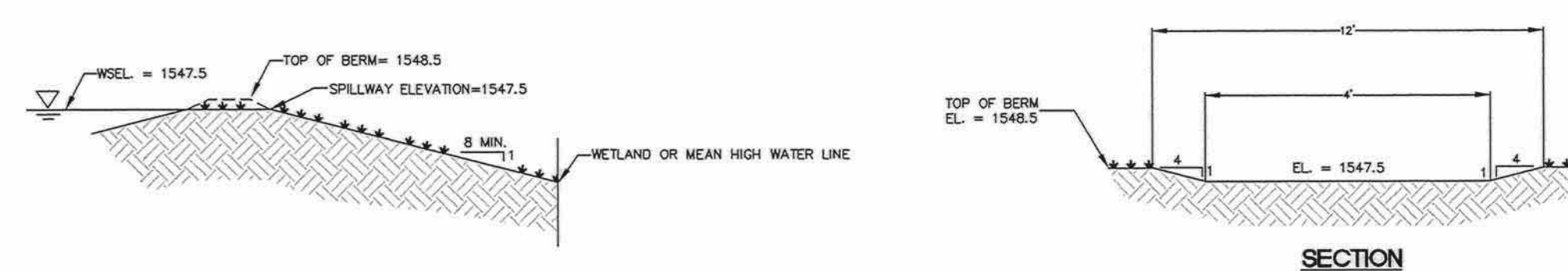
WET POND 1A GRADING PLAN
Scale: 1" = 30'



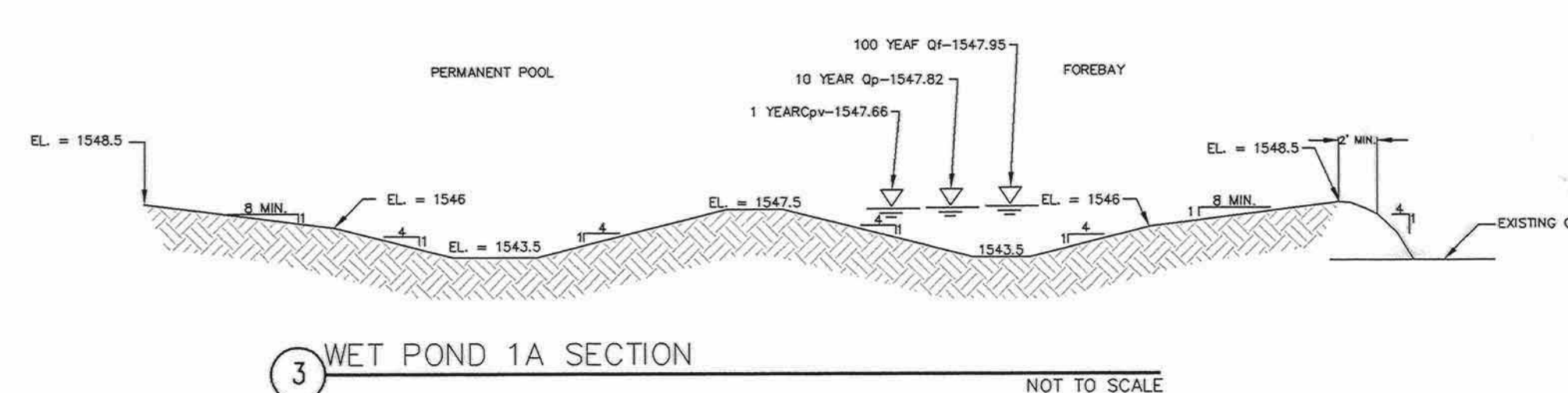
WET POND 1A LANDSCAPING PLAN
Scale: 1" = 30'



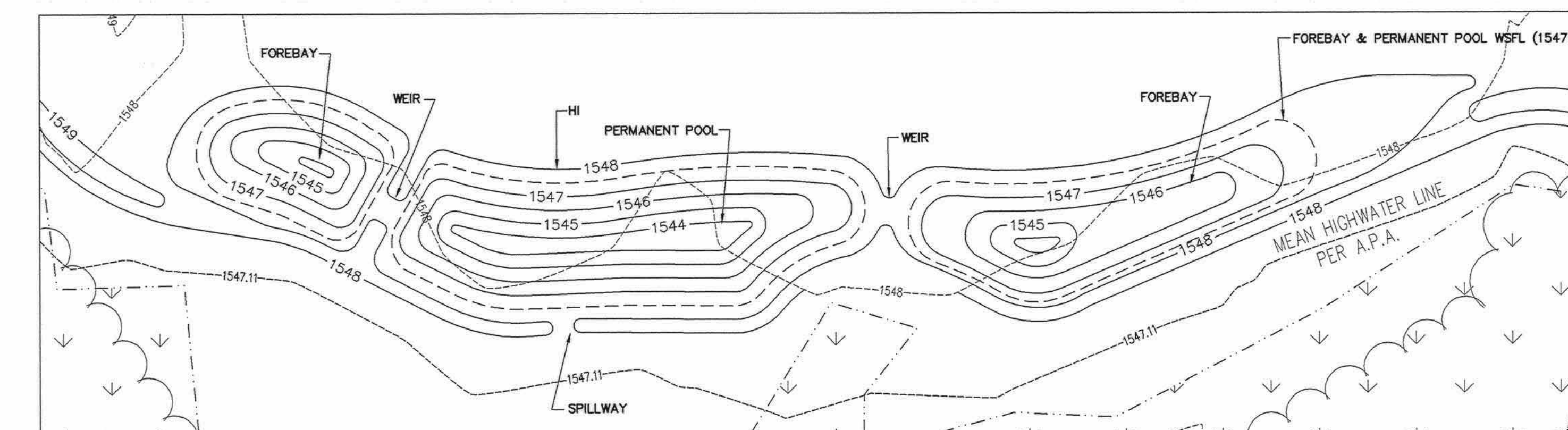
1 WEIR BETWEEN FOREBAY & PERMANENT POOL
NOT TO SCALE



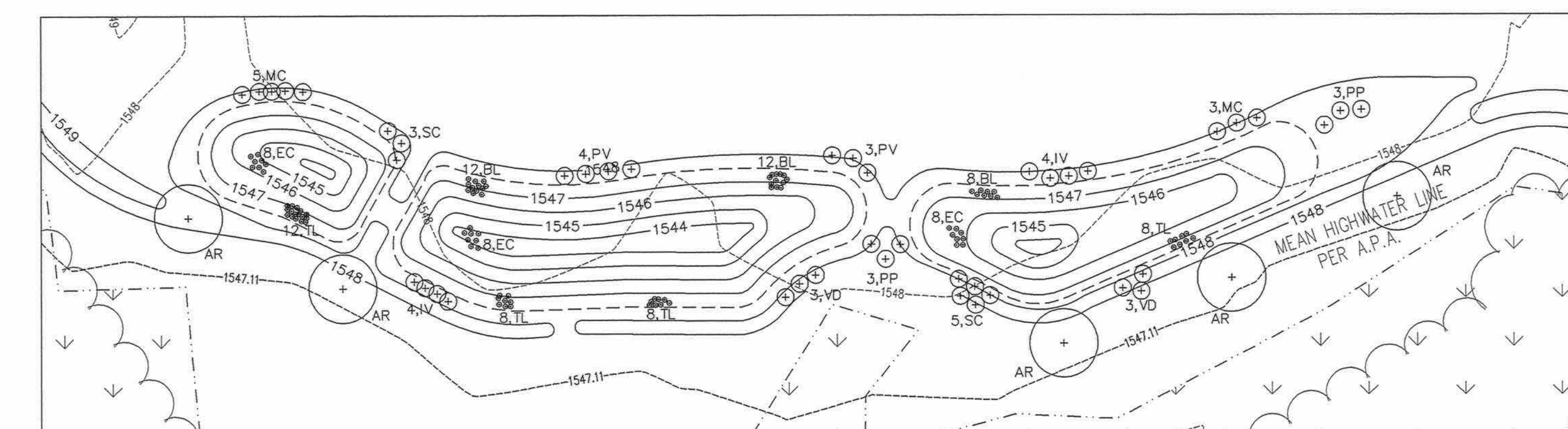
2 SPILLWAY WEIR
NOT TO SCALE



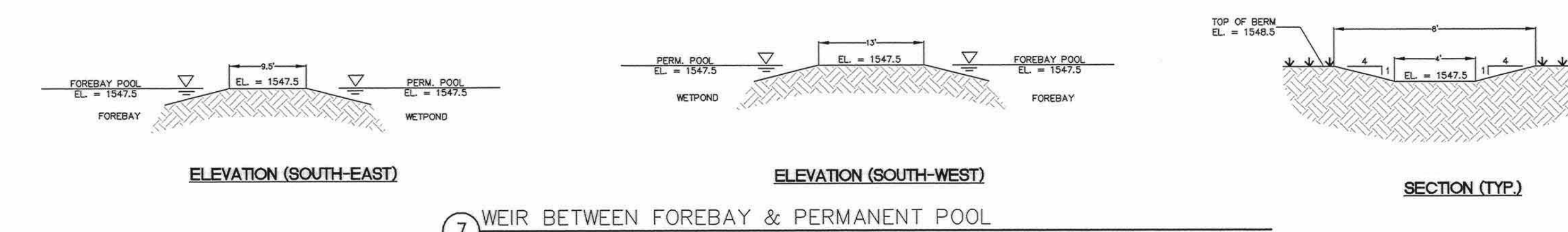
3 WET POND 1A SECTION
NOT TO SCALE



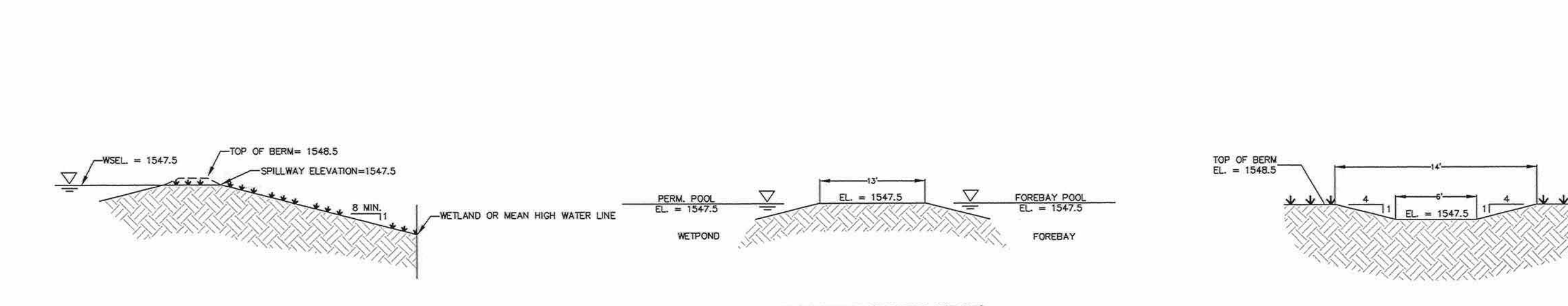
WET POND 1C GRADING PLAN
Scale: 1" = 30'



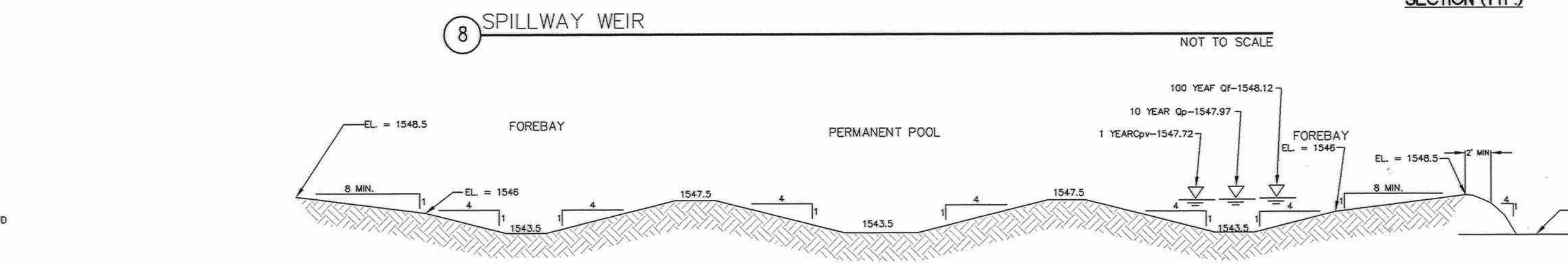
WET POND 1C LANDSCAPING PLAN
Scale: 1" = 30'



7 WEIR BETWEEN FOREBAY & PERMANENT POOL
NOT TO SCALE

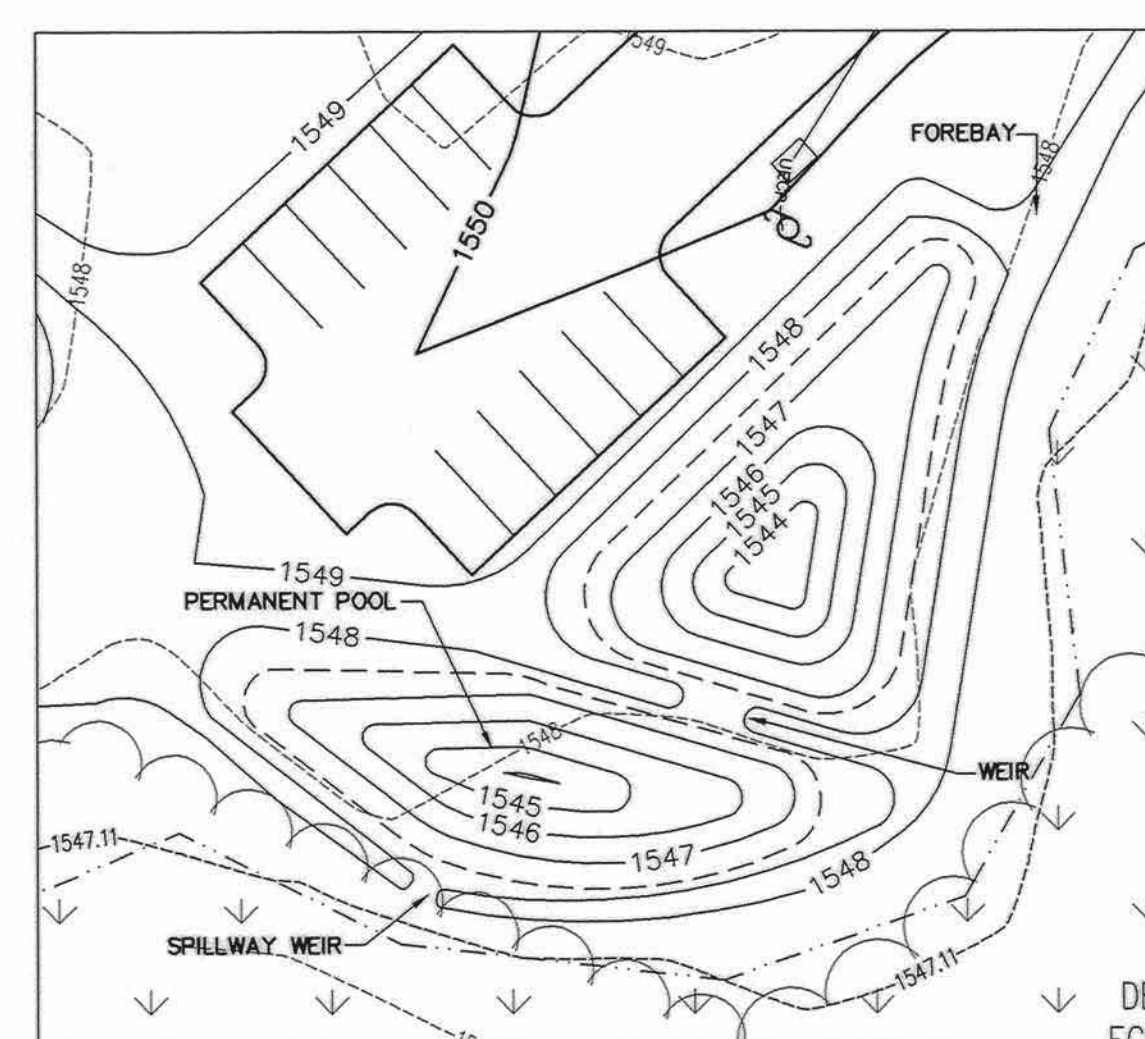


8 SPILLWAY WEIR
NOT TO SCALE

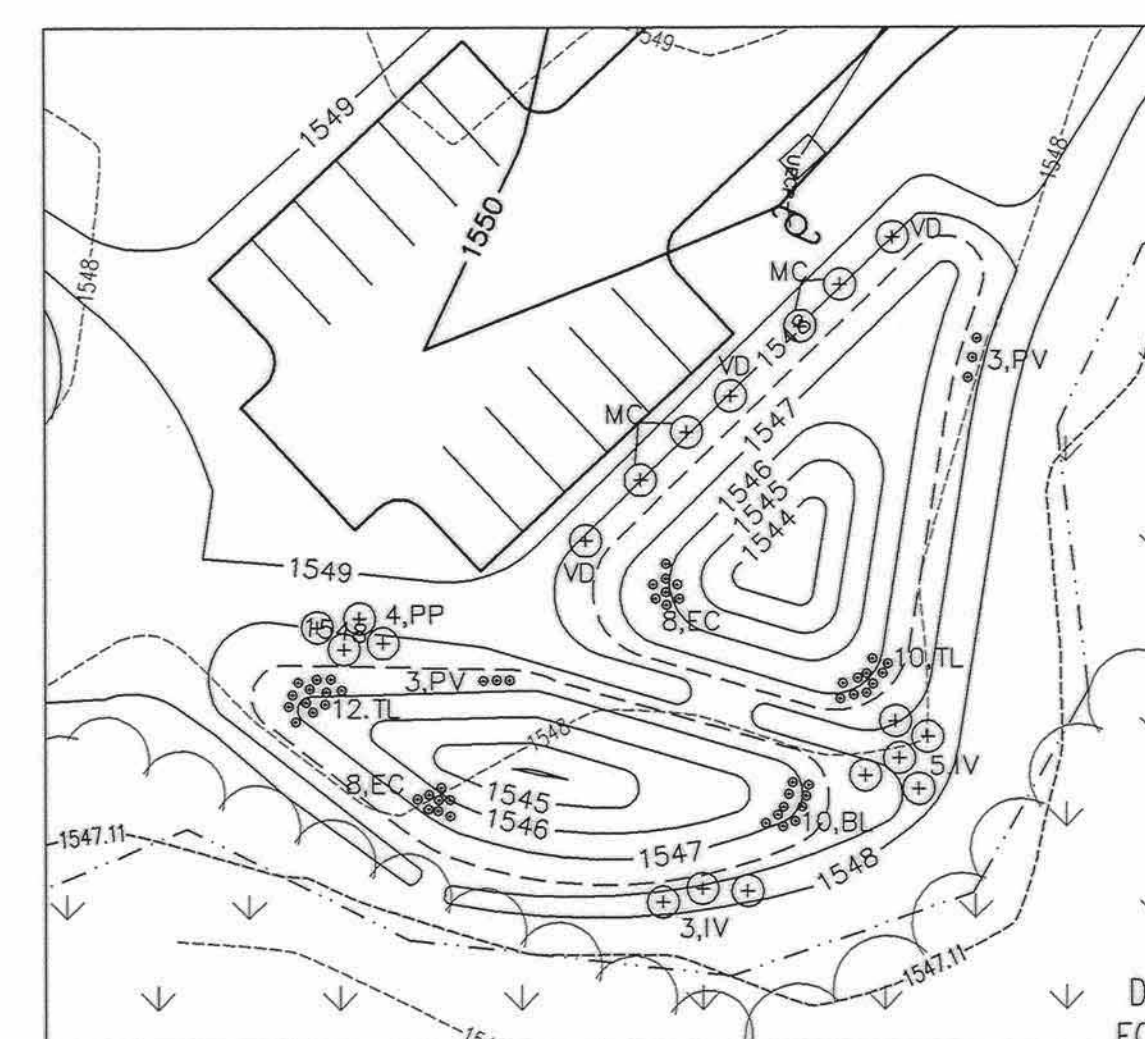


9 WET POND 1C SECTION
NOT TO SCALE

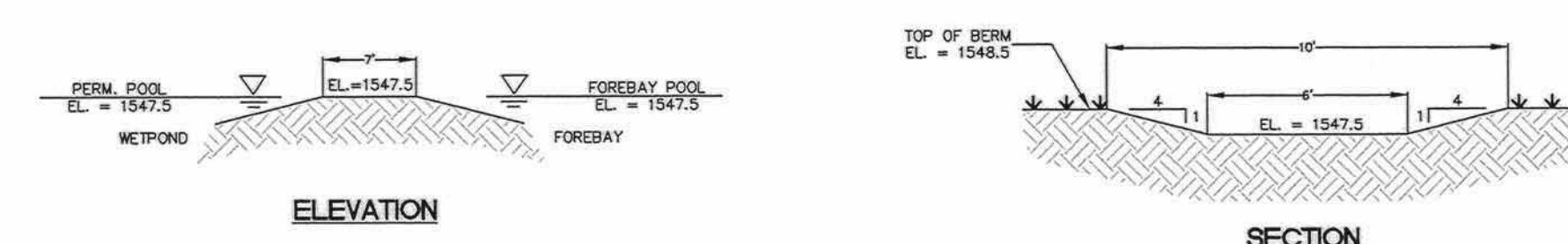
NEW YORK STATE DEPARTMENT OF HEALTH
By direction of the State Commissioner of Health, these plans are hereby approved.
See first sheet for date and signature.



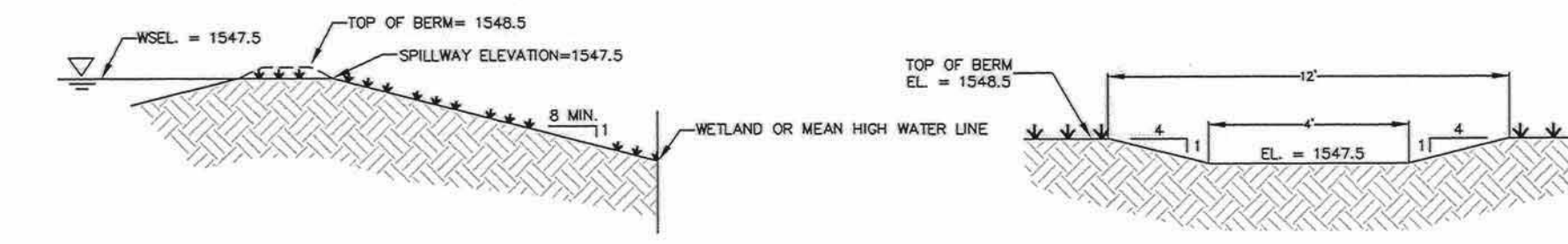
WET POND 1B GRADING PLAN
Scale: 1" = 30'



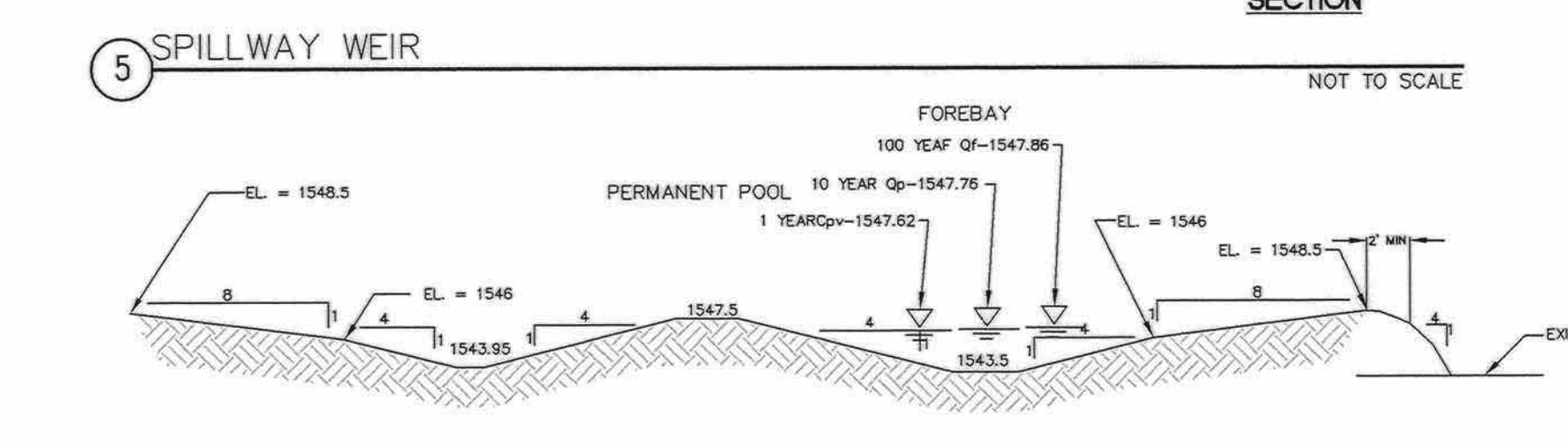
WET POND 1B LANDSCAPING PLAN
Scale: 1" = 30'



4 WEIR BETWEEN FOREBAY & PERMANENT POOL
NOT TO SCALE



5 SPILLWAY WEIR
NOT TO SCALE



6 WET POND 1B SECTION
NOT TO SCALE

© COPYRIGHT 2010
WSP SELLS
ALL RIGHTS RESERVED
UNAUTHORIZED
DUPLICATION IS A
VIOLATION OF
APPLICABLE LAWS

| DATE | REVISIONS | BY | DATE | REVISIONS | BY |
|------|-----------|----|------|-----------|----|
| | | | | | |

WSP • SELLS
Transportation & Infrastructure
1 Columbia Circle • Albany, NY 12203 • 518.452.3545
www.wspells.com

Alteration of this document, except by a licensed professional engineer, is illegal. Copies of this map not bearing an ink or embossed seal, New York registration no. 081902 shall not be considered to be a true or valid copy.
James W. Easton, P.E.

Unauthorized alteration or addition to this map is a violation of section 7205, sub-section 2 of the New York State Education Law.
Only copies from the original of this map bearing an embossed seal of the original preparer shall be considered to be true and valid copies.

WET PONDS PLANS AND DETAILS
OVAL WOOD LAKE SHORE HOMES
PORTION OF LANDS NOW OR FORMERLY OF
BLUE LINE DEVELOPMENT GROUP, LLC
VILLAGE OF TUPPER LAKE • TOWN OF TUPPER LAKE
FRANKLIN COUNTY • NEW YORK
Date: OCTOBER 2009 Scale: 1" = 40' Code: FINAL SITE PLAN

Sheet:
17
17 OF 23