


S:\PROJECTS\20210214\NY ESSEX FARMS HEAVY USE AREA MITIGATION\DWG\SHEET FILES\21143_C1.0_EXISTING CONDITIONS.DWG PLOTTED: 2/23/2021 4:46 PM

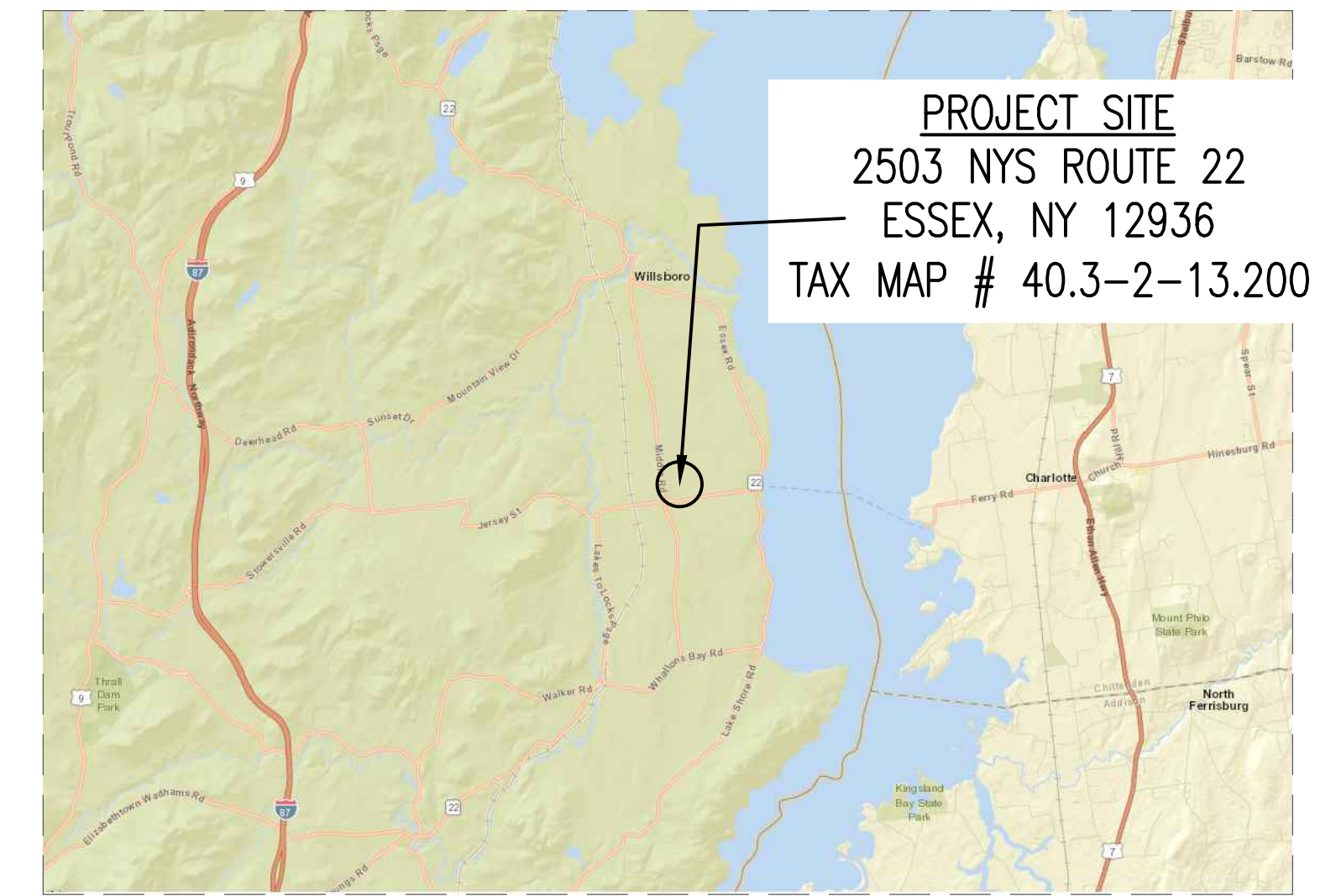
DRAWING LIST

- C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2.0 PROPOSED SITE PLANS
- C3.0 SITE DETAILS

DEMOLITION NOTES

1. ALL DEMOLITION ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER. ALL DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING, BUT NOT LIMITED TO, THE TOWN OF ESSEX, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ALL OTHER AGENCIES. ALL DEMOLITION ITEMS SHALL BE DISPOSED OF AT AN APPROVED AND PERMITTED FACILITY.
2. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER.
3. EXISTING UTILITY CONNECTIONS, INCLUDING WATER, SANITARY SEWER, NATURAL GAS, OVERHEAD & BURIED ELECTRIC, TELEPHONE, CABLE, ETC., SHALL BE TERMINATED AT THE SERVICE MAIN IN ACCORDANCE WITH THE UTILITY COMPANY OR CITY REQUIREMENTS. ALL ONSITE PIPING, WIRING, CONDUITS & STRUCTURES SHALL BE REMOVED, IF REQUIRED.
4. IF HAZARDOUS MATERIALS OR WASTE IS ENCOUNTERED DURING DEMOLITION WORK, THE CONTRACTOR SHALL CONTACT THE REGULATORY AGENCIES AND COMPLY WITH THE JURISDICTIONAL REQUIREMENTS. HAZARDOUS MATERIALS AND WASTES MUST BE REMOVED BY A PERMITTED HAZARDOUS WASTE CONTRACTOR TO A PERMITTED HAZARDOUS WASTE SITE PERMITTED TO ACCEPT THE CHARACTERIZED WASTE.
5. TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES. THE CONTRACTOR SHALL MINIMIZE DUST AND NOISE POLLUTION GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
6. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
7. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY VEGETATION NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION. KEEP CONSTRUCTION ACTIVITIES AND EQUIPMENT OUTSIDE OF DRIP LINE OF EXISTING TREES TO REMAIN AND NEWLY INSTALLED TREES.
8. ALL DEPRESSIONS OR VOIDS IN THE GROUND SURFACE RESULTING FROM DEMOLITION WORK SHALL BE BACKFILLED WITH CLEAN, GRANULAR FILL MATERIALS MEETING NEW YORK STATE DEPARTMENT OF TRANSPORTATION TYPE 4 SPECIFICATIONS AND SHALL BE COMPACTED TO A MINIMUM 90% MODIFIED PROCTOR DENSITY AND PLACED IN 12" LIFTS MAXIMUM.
9. THE CONTRACTOR SHALL REMOVE ALL KNOWN AND DISCOVERED EXISTING SANITARY SEWER AND WATER SERVICES WITHIN THE PROJECT LIMITS THAT ARE NOT TO BE REUSED. THE CONTRACTOR SHALL CAP REMOVED SANITARY SEWER SERVICES AT THE MAIN. THE CONTRACTOR SHALL PLUG REMOVED WATER SERVICES AT THE TAP TO THE WATER MAIN.
10. THE FOLLOWING ITEMS SHALL BE DEMOLISHED AND REMOVED FROM THE SITE:

 DEMOLISH EXISTING STRUCTURE AND RE-GRADE, OBSTRUCTION REMOVAL NRCS CODE 500



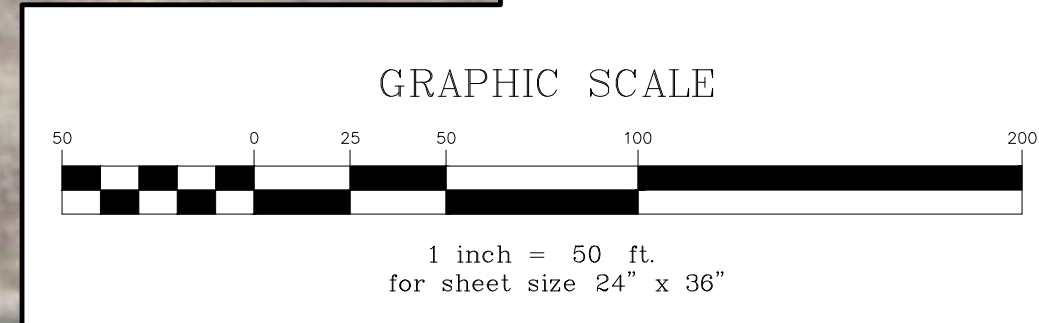
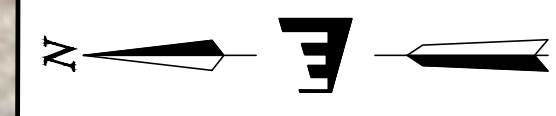
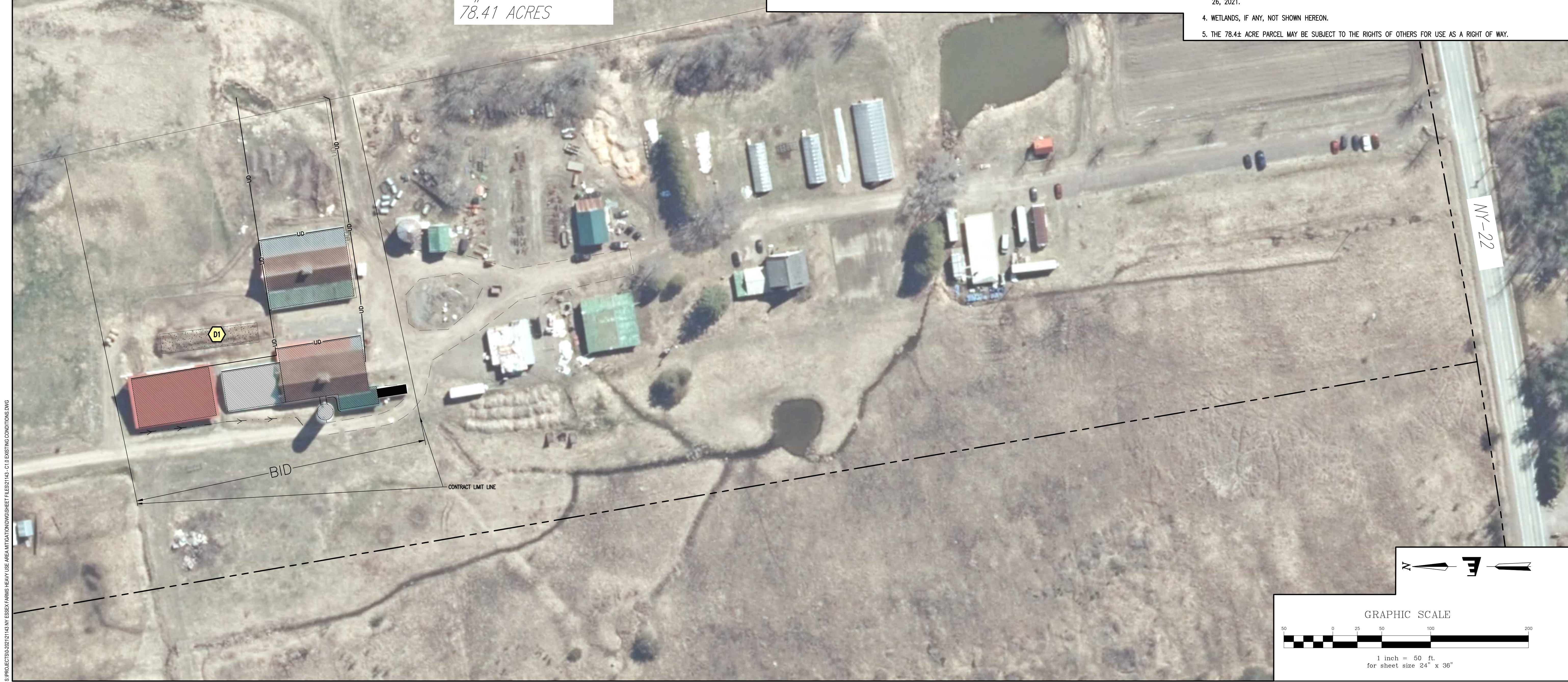
LOCATION MAP

NOT TO SCALE

SURVEY NOTES

1. EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HEREIN ARE BASED ON A LIDAR INFORMATION FROM NYS
2. "ASSUMED ROAD BOUNDS" INDICATES THAT LIMITED WORK HAS BEEN DONE TO ATTEMPT TO DETERMINE THE TRUE LEGAL BOUNDS OF THE ROAD SHOWN HEREON.
3. ELEVATION DATUM IS NGVD OF 1929 BASED ON THE PUBLISHED ELEVATION FOR LAKE CHAMPLAIN ON JANUARY 26, 2021.
4. WETLANDS, IF ANY, NOT SHOWN HEREON.
5. THE 78.4± ACRE PARCEL MAY BE SUBJECT TO THE RIGHTS OF OTHERS FOR USE AS A RIGHT OF WAY.

TM# 40.3-2-13.200
78.41 ACRES



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Date	Description	No.
2/11/2023 <td>Revised Scope <td>1</td> </td>	Revised Scope <td>1</td>	1

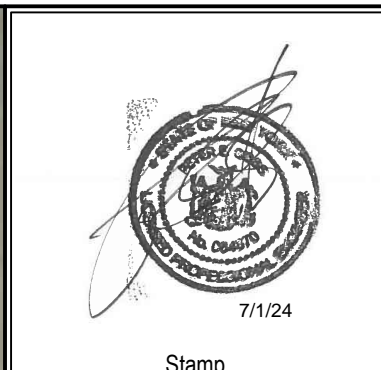
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Essex Farms
Mark Kimball
2503 NY-22
Essex, NY 12936

Existing Conditions
Essex Farms Heavy Use Area Mitigation

EV Project #	21143
Drawn By:	SD
Checked By:	PG
Scale:	1"=50'
Date:	7/23/2021

C1.0



Date	Description
20/10/23	Revised Scope
2	REV # 2 7-25-24

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Essex Farms
 Mark Kimball
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 Essex, NY 12836

Proposed Site Plan

Essex Farms Heavy Use Area Mitigation

EV Project #	21143
Drawn By:	SD
Checked By:	PG
Scale:	1"=30'
Date:	7/23/2021

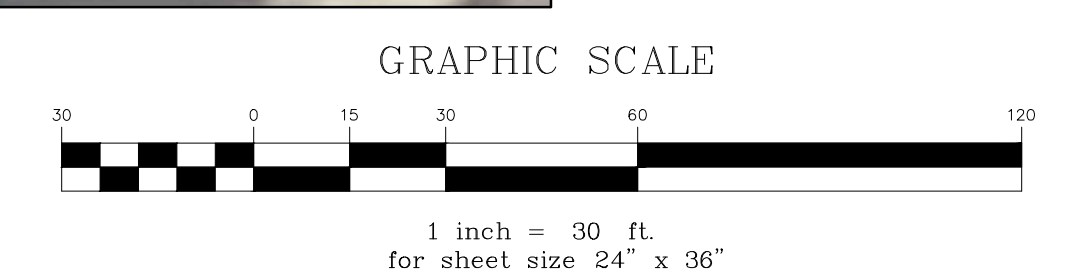
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GENERAL NOTES

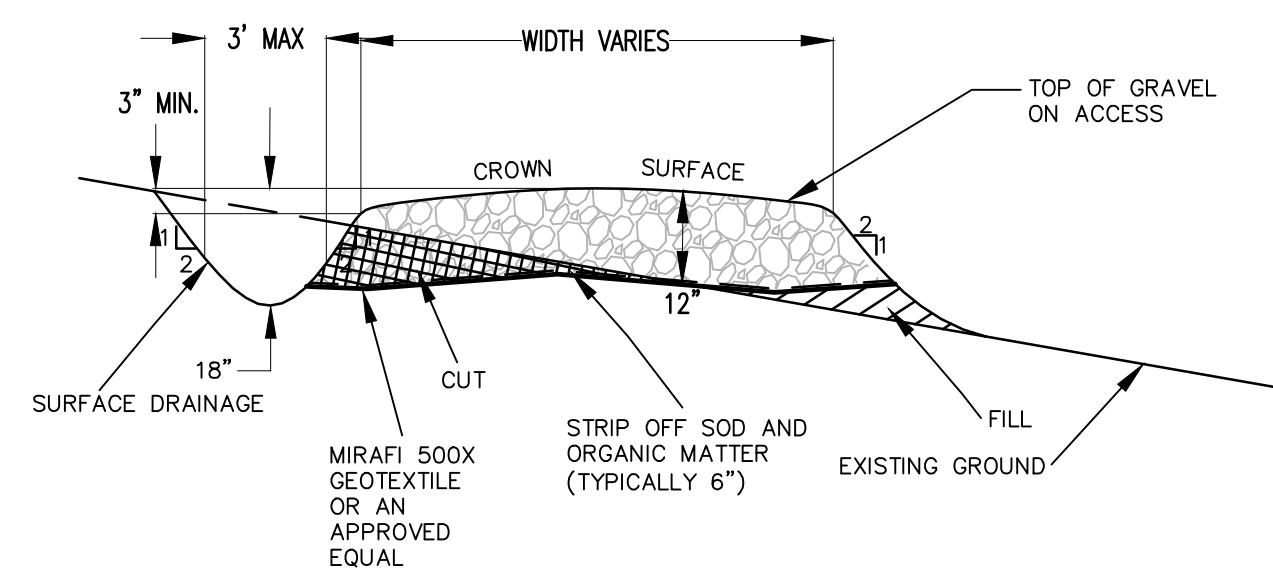
- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. SITE CONTRACTOR SHALL CALL UTILITY LOCATOR SERVICE AND UTILITY OWNERS 72 HOURS, EXCLUSIVE OF WEEKENDS AND HOLIDAYS, PRIOR TO ANY DIGGING, DRILLING, OR BLASTING:
 - DIG SAFE (TEL: #811)
 - NON DIG SAFE MEMBER FACILITY OPERATORS IF KNOWN. (A LIST OF DIG SAFE MEMBERS BY STATE CAN BE FOUND ON THE DIG SAFE WEB SITE WWW.DIGSAFE.COM)
 - TOWN OF TICONDEROGA PUBLIC WORKS, WATER AND WASTE-WATER DEPARTMENT (518-585-6144)
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, AND PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.

LEGEND

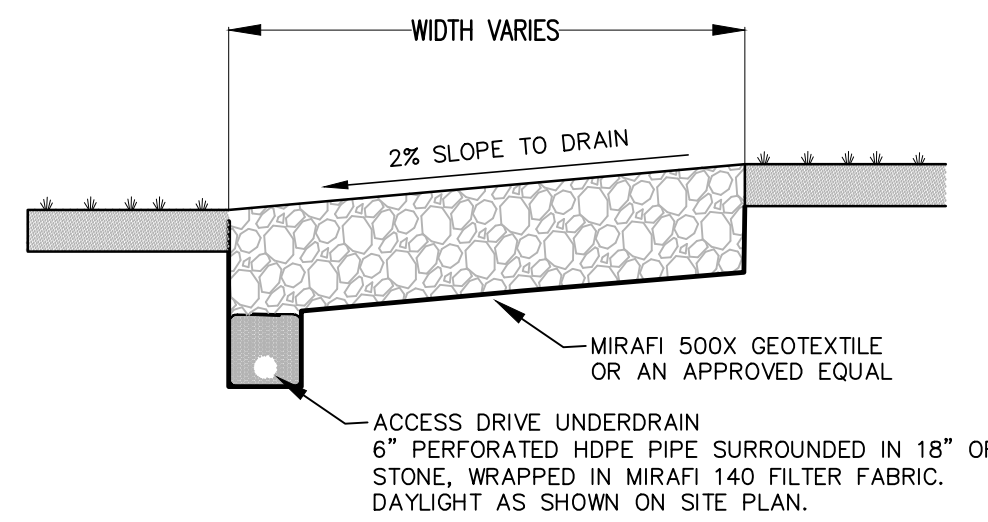
- EXISTING BUILDING AREAS
- PROPOSED STONE TREATMENT PAD TO PROMOTE SHEET FLOW OVER VIA NRCS CODE 365
- PROPOSED "VEGETATED TREATMENT AREA" NRCS CODE 365
- "PROPOSED ACCESS DRIVE" NRCS CODE 560 (70,000 SF) 30,000 SF 7/23/24
- "PROPOSED CONCRETE PAD HEAVY USE MITIGATION AREA" NRCS CODE 561 (5,560 SF)
- PROPOSED DRIP EDGE ROOF RUNOFF REHABILITATION STRUCTURE NRCS CODE 558
- PROPOSED 12" HDPE STORM PIPE, UNDERGROUND OUTLET NRCS CODE 620 TOTAL LENGTH APPROXIMATELY 61 LINEAR FEET
- UNDERDRAIN FOR SUPERIMPOSED ACCESS DRIVE OPTION NRCS CODE 560 TOTAL LENGTH APPROXIMATELY 990 LINEAR FEET



CROWNED ACCESS DRIVE DETAIL



SUPER ELEVATED ACCESS DRIVE WITH DRAINAGE DETAIL



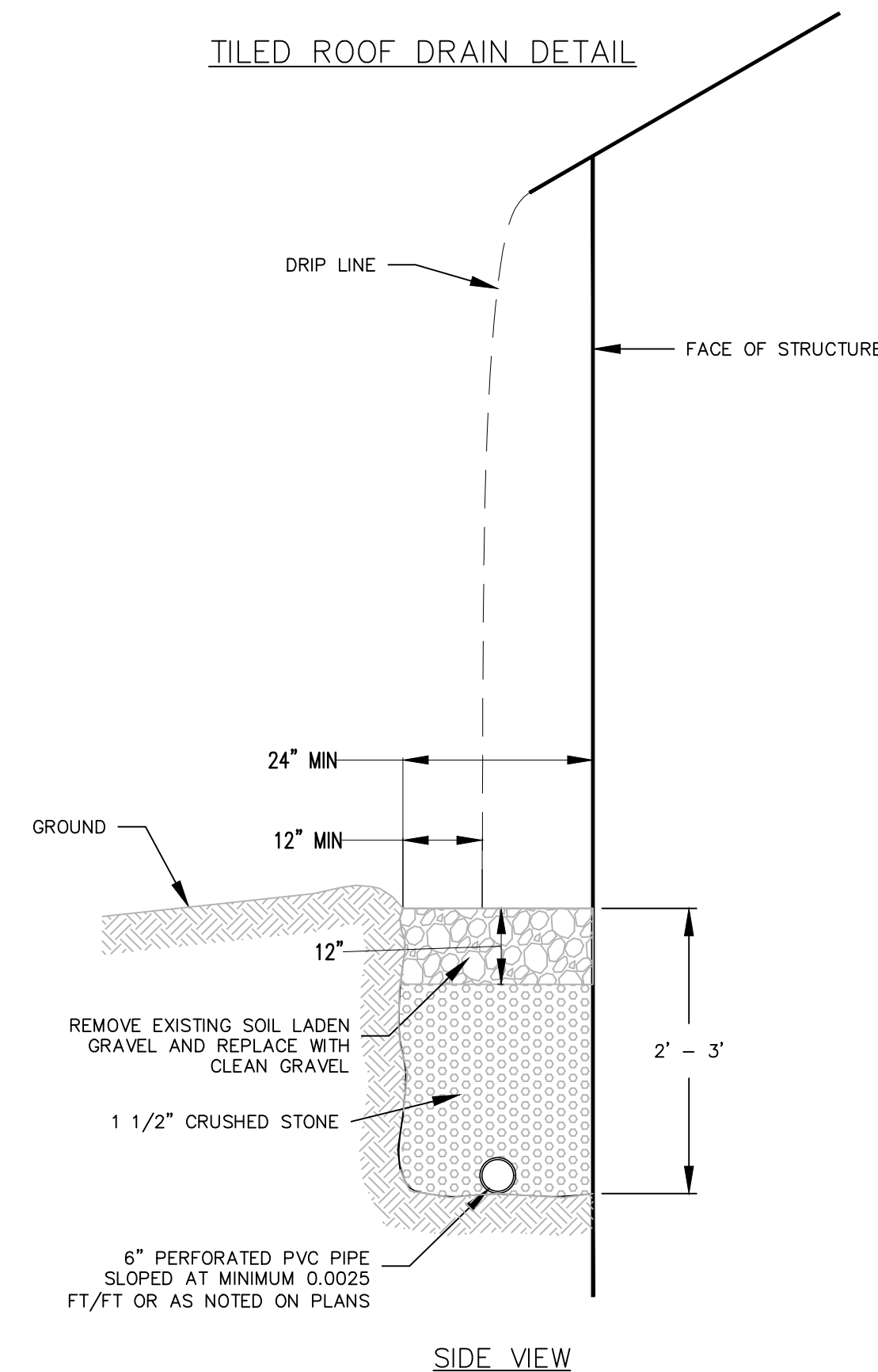
NOTES:

- FOR AGRICULTURAL ACCESS ROADS, MINIMUM WIDTHS OF 12' ARE ACCEPTABLE ON TANGENTS WITH FAIRLY LEVEL SECTIONS WITHOUT APPRECIABLE DEPTH OF CUT OR FILL. MINIMUM WIDTHS OF 14' SHALL BE USED ON ALL CURVES, SIDE HILL SECTIONS OR AREAS OF SUBSTANTIAL CUT OR FILL.
- GRADES NORMALLY SHOULD NOT EXCEED 10% EXCEPT FOR SHORT LENGTHS OF UP TO 50'.
- STRIP OFF SOD, ORGANIC MATTER OR UNSUITABLE EXISTING SUBBASE PRIOR TO GRADING ACCESS.
- INSTALL GEOTEXTILE FABRIC BETWEEN GRAVEL BASE AND EXISTING GROUND.
- USE 12" OF GRAVEL TO GRADE ACCESS DRIVE TO IMPROVE RUNOFF. GRAVEL SHALL BE 5% FINES (PASSING #200 SIEVE) WITH A MAXIMUM SIZE OF 3" NOT TO EXCEED 10% BY VOLUME. COMPACT GRAVEL WITH CONTROLLED MOVEMENT OF THE HAULING EQUIPMENT SO THAT THE ENTIRE SURFACE IS TRAVERSED BY NOT LESS THAN ONE TREAD TRACK OF THE LOADED EQUIPMENT.
- APPROVE ALL DESIGN CHANGES WITH NRCS.
- NOTIFY NRCS 2 DAYS PRIOR TO CONSTRUCTION OF ACCESS.

ACCESS DRIVE DETAIL - NRCS CODE 560

NOT TO SCALE 1

TILED ROOF DRAIN DETAIL

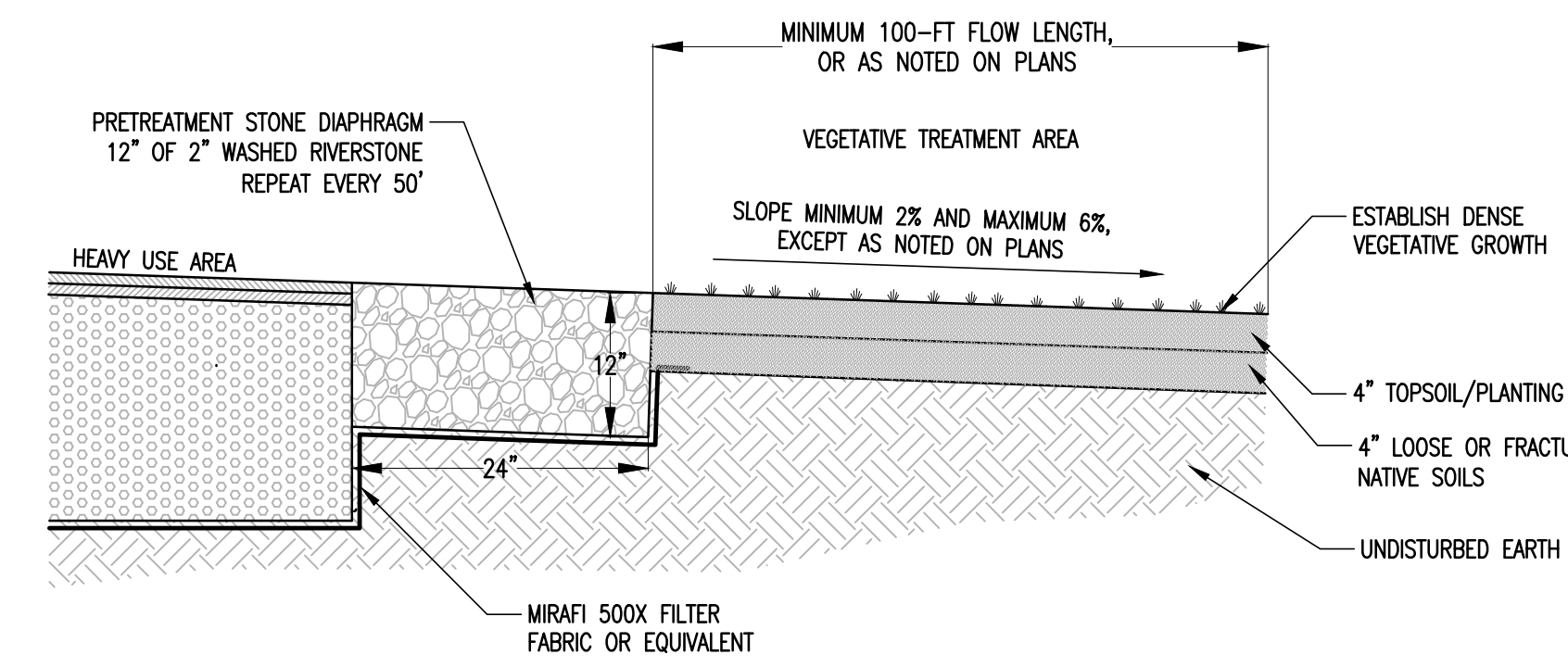


NOTES:

- WIDTH OF TRENCH IS DEPENDENT ON DRIP LINE

REHABILITATION OF ROOF RUNOFF STRUCTURE - NRCS CODE 558

NOT TO SCALE 4

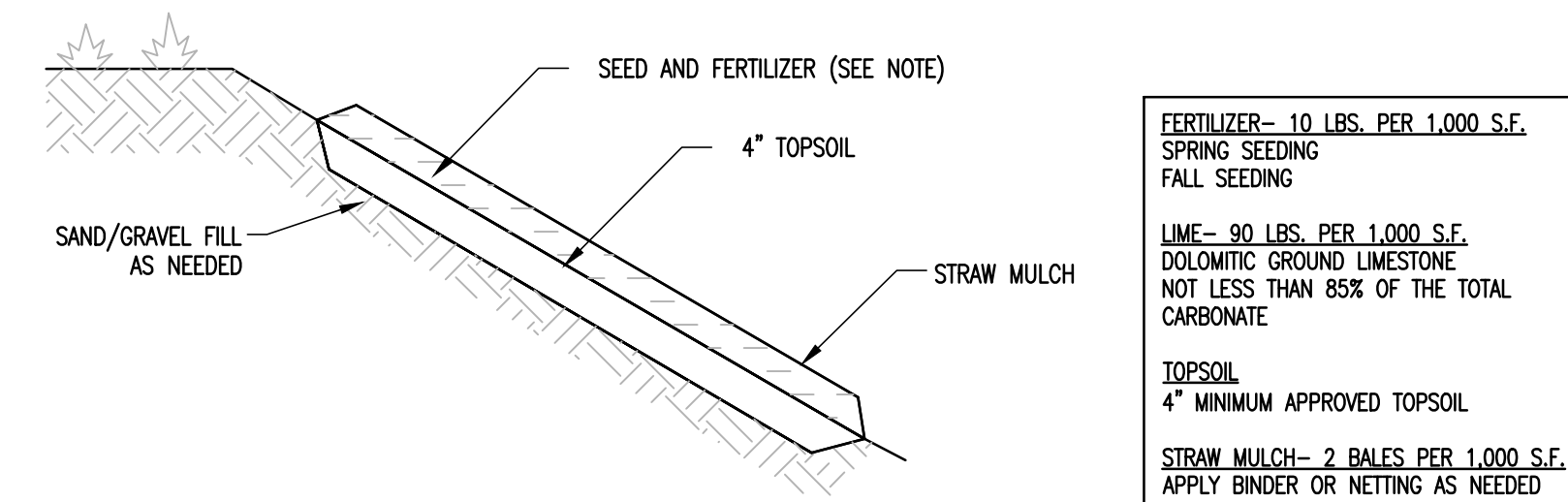


VEGETATIVE TREATMENT AREA NOTES:

- ESTABLISH A DENSE VEGETATIVE COVER THROUGHOUT THE VEGETATIVE TREATMENT AREA.
- LIVESTOCK (INCLUDING GRAZING) SHALL BE RESTRICTED FROM VEGETATIVE TREATMENT AREAS.

VEGETATIVE TREATMENT AREAS - NRCS CODE 635

NOT TO SCALE 6



FERTILIZER - 10 LBS. PER 1,000 S.F. SPRING SEEDING
FALL SEEDING

LIME - 30 LBS. PER 1,000 S.F. DOLOMITIC GROUND LIMESTONE NOT LESS THAN 85% OF THE TOTAL CARBONATE

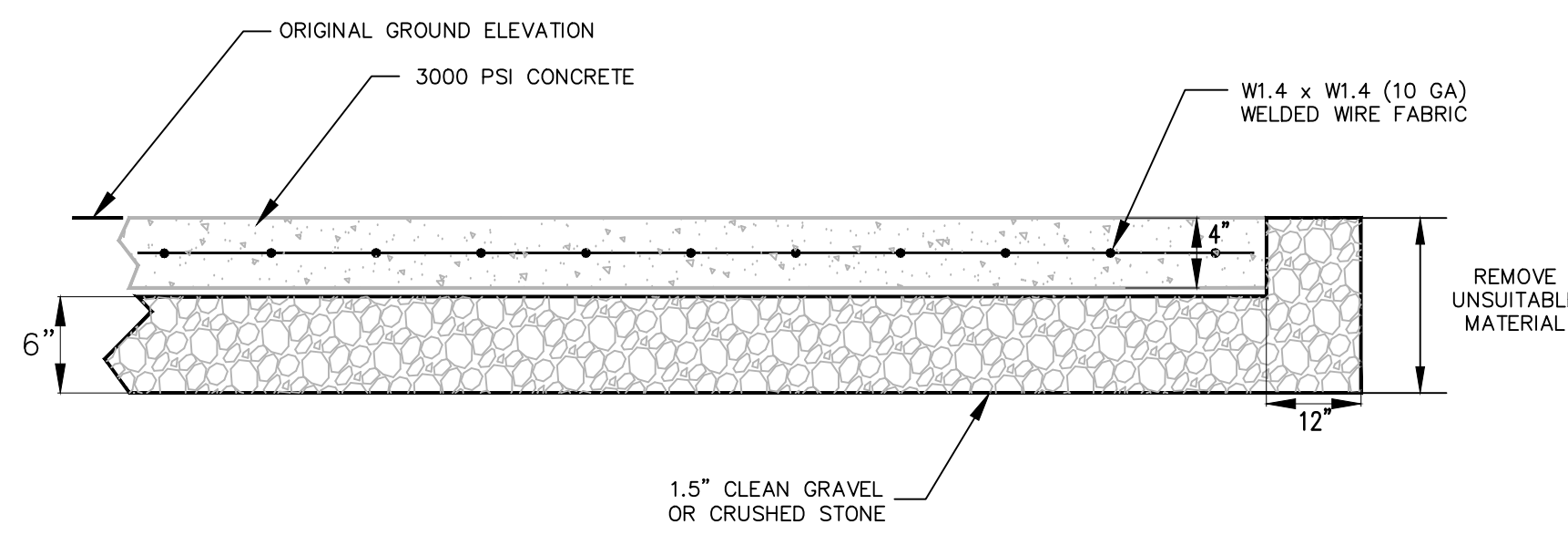
TOPSOIL
4" MINIMUM APPROVED TOPSOIL

STRAW MULCH - 2 BALES PER 1,000 S.F. APPLY BINDER OR NETTING AS NEEDED

NOTES:

- SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
- MULCH: HAY SHALL NOT BE USED. STRAW MULCH SHALL BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. SEED IMPREGNATED EROSION CONTROL NETTING SHALL BE USED IN ITS PLACE.
- SEED SHALL BE OF THE FOLLOWING MIXTURE:
KENTUCKY BLUE GRASS ----- 20 POUNDS / ACRE
CREEPING RED FESCUE ----- 20 POUNDS / ACRE
RYE GRASS ----- 5 POUNDS / ACRE
- SEEDING SHALL OCCUR AFTER APRIL 15 AND PRIOR TO SEPTEMBER 15TH IN ORDER TO ESTABLISH A STAND OF GRASS PRIOR TO GROUND FREEZING.
- COVER SEED WITH 1/4 INCH SOIL UNLESS A HYDROSEEDER IS USED.
- MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING. USE WHEN SLOPES ARE GREATER THAN 10%.
- TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVEL WAYS.

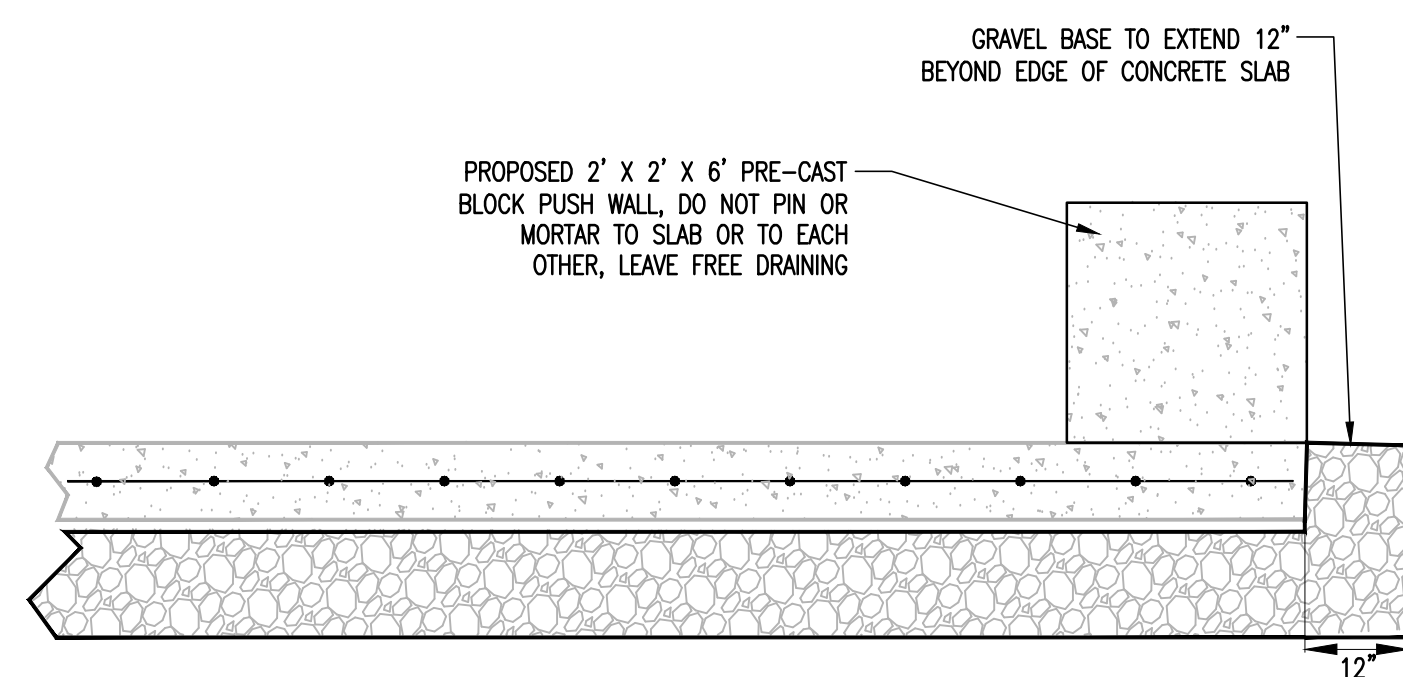
CONCRETE HEAVY USE AREA DETAIL



NOTE: FIBERMESH REINFORCEMENT MAY BE INSTALLED IN LIEU OF STEEL REINFORCEMENT. FIBERMESH SHALL BE INSTALLED IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

HEAVY USE AREA MITIGATION - NRCS CODE 561

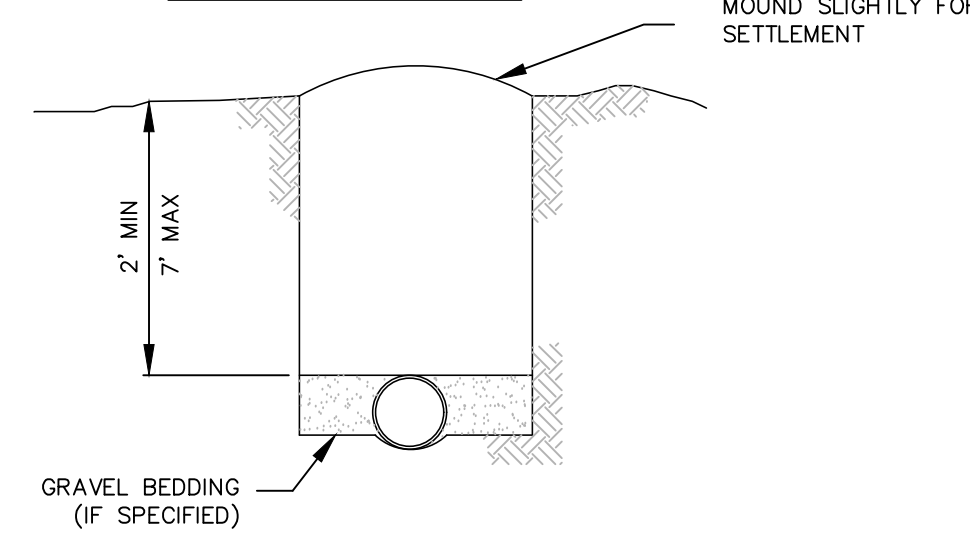
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CONCRETE BLOCK PUSH WALL DETAIL

NOT TO SCALE 3

TYPICAL SECTION

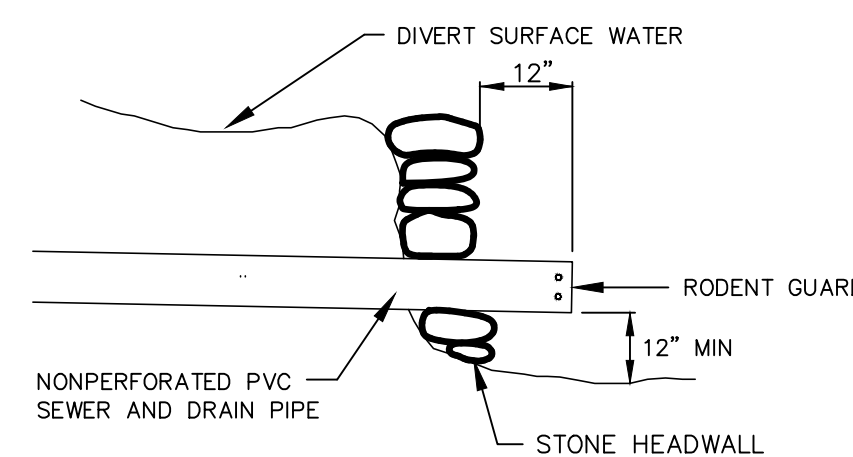


RODENT AND INLET GUARDS

- ALT. NO. 1
1/4" Ø HOLES DRILLED AT 1-1/2" O.C. MIN SIZE SHALL BE NO. 9 GALVANIZED WIRE
- ALT. NO. 2
5/16" Ø HOLES DRILLED AT 1-1/2" O.C. HORIZONTAL BARS SHALL BE 1/4" GALVANIZED BOLTS

OTHER ALTERNATIVE DESIGNS SHALL BE APPROVED BY THE TECHNICIAN PRIOR TO INSTALLATION.

PIPE OUTLET



CONSTRUCTION NOTES:

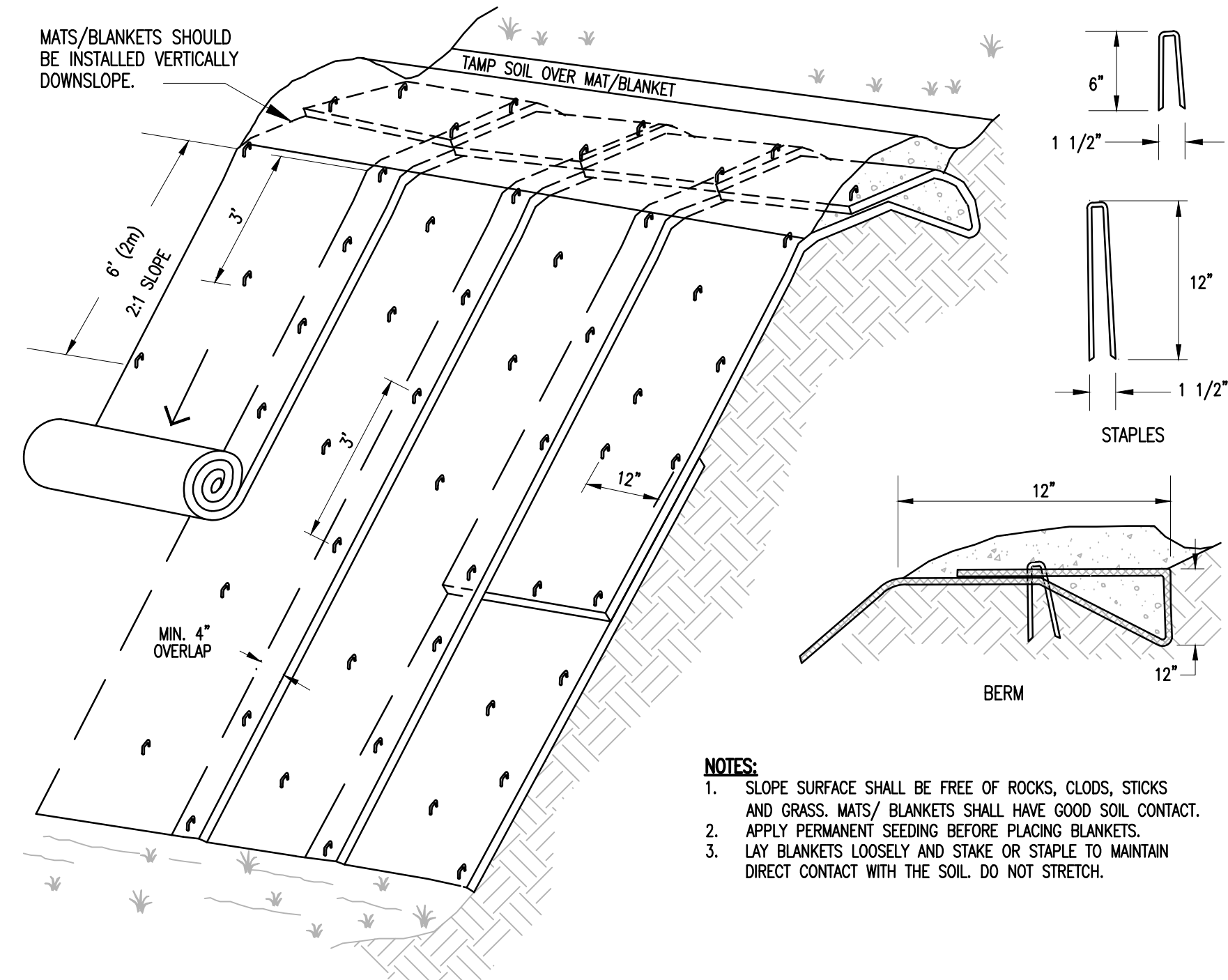
- THE TRENCH BOTTOM SHALL BE GROOVED TO PROVIDE SUPPORT FOR THE BOTTOM 1/3 OF THE PIPE WHEN NONPERFORATED FLEXIBLE PIPE IS INSTALLED. GRAVEL BEDDING MAY BE USED TO PROVIDE LATERAL SUPPORT FOR THE PIPE WHEN THE TRENCH BOTTOM CANNOT BE GROOVED. AS SOON AS PLACED AND INSPECTED THE PIPE SHALL BE HAND COVERED WITH LOOSE, FRIABLE MATERIAL FROM THE TRENCH SIDES, TOPSOIL OR FILTER GRAVEL TO A DEPTH OF 6" OVER THE PIPE.
- DO NOT PUSH LARGE STONES INTO TRENCH.
- THE OUTLET PIPE SHALL BE RIGID AND NON-PERFORATED. METAL PIPE SHALL BE USED IF THE HEADWALL IS CONCRETE OR IF DISCHARGE IS INTO A DRAINAGE CHANNEL OR STREAM.

UNDERGROUND OUTLET - NRCS CODE 620

NOT TO SCALE 5

SEEDED AND MULCHED AREAS - NRCS CODE 327

NOT TO SCALE 7



NOTES:

- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL BLANKET - NRCS CODE 342

NOT TO SCALE 8



Stamp

Date: 2/17/2023

Description: Revised Scope

No.	1
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Essex Farms
 Mark Kimball
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 Essex, NY 12836

SITE DETAILS
 Essex, New York

Project Title: Essex Farms Heavy Use Area Mitigation
 EV Project #: 21143
 Drawn By: HKW
 Checked By: PG
 Scale: NOT TO SCALE
 Date: 07/23/2021

C3.0