

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE A PRELIMINARY DESIGN FOR THE PROJECT. THE DESIGN IS SUBJECT TO THE APPROVAL OF THE TOWN OF FORESTBURGH AND THE STATE ENVIRONMENTAL IMPACT STATEMENT FOR THE SAME. ALL DESIGN DECISIONS AND BE SUBJECT TO FINAL DETAILED DESIGN AND APPROVAL BY THE APPROPRIATE ENTITIES.
2. THE VARIATION OF THE STATE SUBDIVISION LAW FOR ANY PERSON, UNLESS NOTED UNDER THE VARIATION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, THE NUMBER SHOWN IN THE ALTERNATIVE APPROPRIATE APPROPRIATE APPROPRIATE APPROPRIATE APPROPRIATE TO THE REQUIREMENTS OF A NEW DESIGN.

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PRELIMINARY DESIGN PLANS - LOST LAKE RESORT

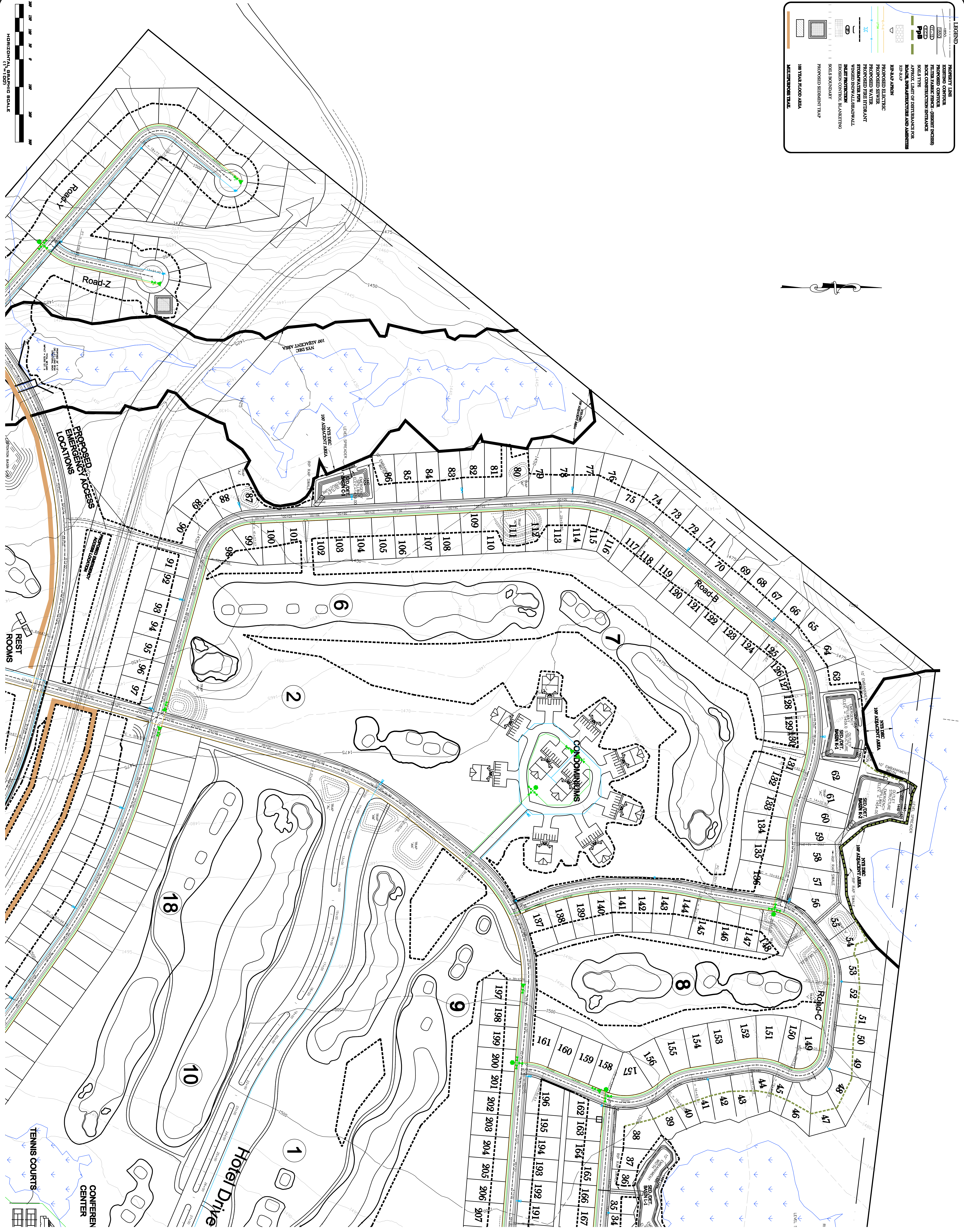


NAME	DEED	TAX PARCEL NO.	LOT NO.
BARNIMS LANDING SUBDIVISION			
POINT AT FOREST POND, LLC	LIBER 2800, PG 130	8-1-218	LOT 4
TERRON SPINELLI	LIBER 3141, PG 381	3-1-222	LOT 3
POINT AT FOREST POND, LLC	LIBER 2800, PG 130	3-1-222	LOT 2
COLD SPRING SUBDIVISION			
ROBERT W. & HELEN M. WELLS	LIBER 2516, PG 254	3-1-214	LOT 2
ALAN & ANN W. MCDONNELL	LIBER 1848, PG 593	3-1-215	LOT 3
PHILIP BARBER, LLC	LIBER 2835, PG 648	3-1-217	LOT 5
CONCETTA DESANTIS	LIBER 3126, PG 192	3-1-218	LOT 6
GEORGE J. ZANUSKO, JR.	LIBER 1791, PG 511	3-1-210	LOT 8
PETER J. PANZANO	LIBER 2526, PG 282	3-1-211	LOT 9
CONCETTA DESANTIS	LIBER 2782, PG 102	3-1-213	LOT 11
ROBERT L. WALTERS & FRANCIS P. WELLS	LIBER 2717, PG 27	3-1-214	LOT 12
MICHAEL CHRISTIA	LIBER 2726, PG 266	3-1-216	LOT 14
N/A	N/A	3-1-217	LOT 15
ALTUNN WINDS SUBDIVISION			
ANN TORRES	LIBER 1264, PG 132	8-1-113	LOT 1
WILLIAM MCDONNELL	LIBER 2020, PG 534	8-1-115	LOT 3
DONNA K. & CAROL D'AMICO	LIBER 2763, PG 631	8-1-116	LOT 4
RICHARD G. & KATHLEEN B. HELPER	LIBER 1251, PG 348	8-1-118	LOT 6
MICHAEL STANWELL & LAURA HELPER	LIBER 2471, PG 443	8-1-119	LOT 7
EDWARD & HELEN M. PALAK, JR.	LIBER 1371, PG 409	8-1-111	LOT 9
JON & RESA WELLS	LIBER 2428, PG 420	8-1-112 & 115	LOT 10, 11

LEGEND

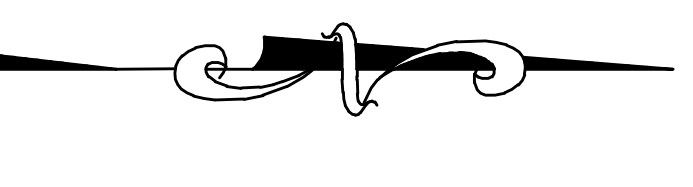
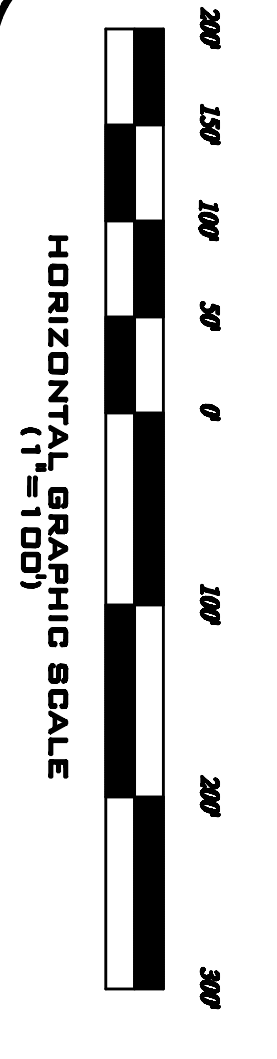
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FILTER FABRIC FENCE - (PERMIT NEEDED)
- ROCK CONSTRUCTION ENTRANCE
- APPROX. LOCATION OF OBSTACLES FOR ROADS, INFRASTRUCTURE AND ADJACENT REPAIR
- PROPOSED ELECTRIC
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- STORMWATER PIPE
- NEUTRALIZATION
- EMISSION CONTROL BLANKETING
- SOLID BOUNDARY
- PROPOSED SUBMITTAL TRAP
- 10 YEAR FLOOD AREA
- MULTIPURPOSE TRAIL



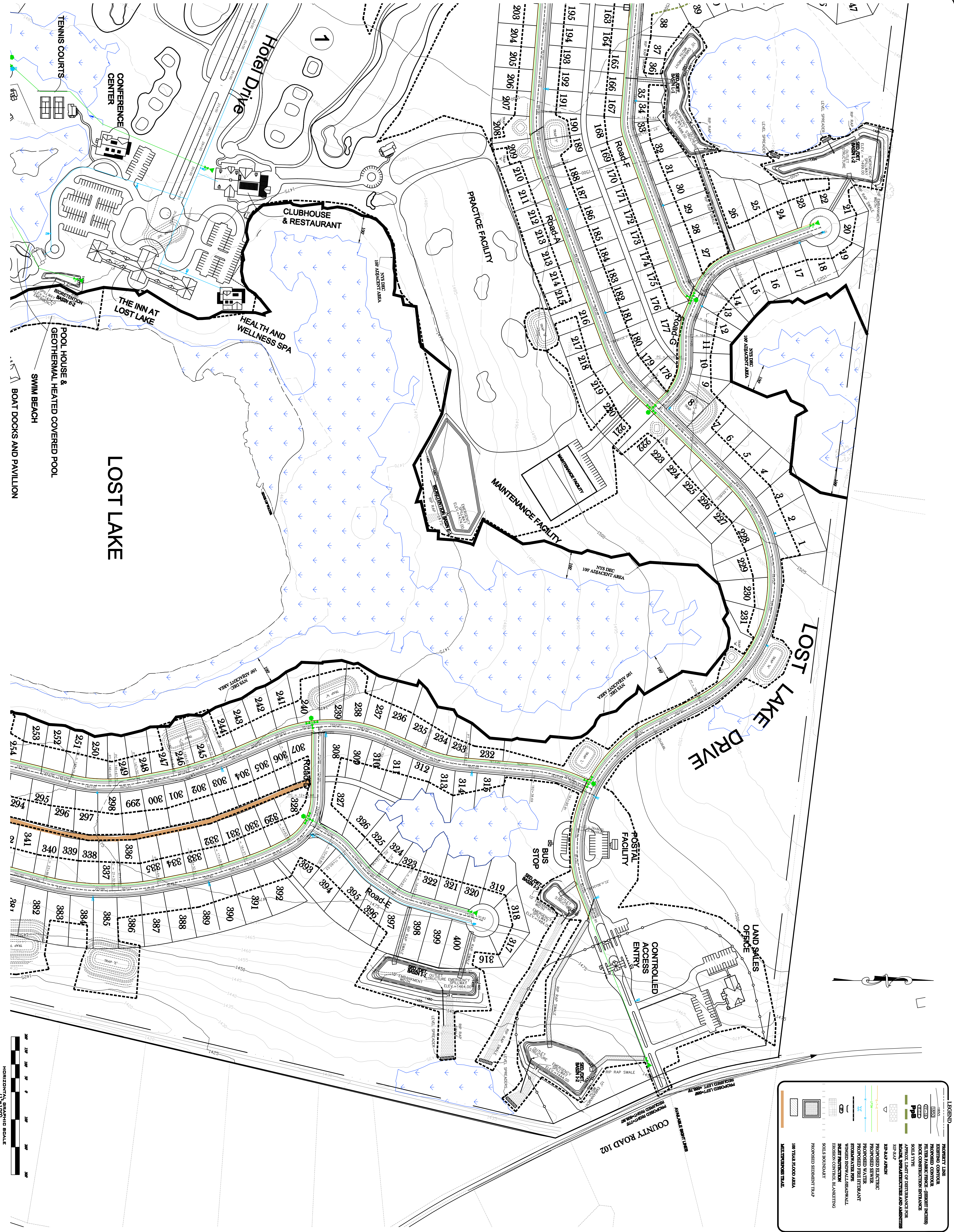


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FILTER FABRIC FENCE (SEE DETAIL)
- ROCK CONSTRUCTION ENTRANCE
- SOLS TYPE
- SOILS TYPE OF PERFORMANCE FOR ROAD, PARAPET/RETAINING WALL, AND ADJACENT PER-SAP
- PROPOSED ELECTRIC
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED FIBER OPTIC
- PROPOSED PERMANENTLY FLOODABLE
- EROSION CONTROL BLANKETING
- SOILS BOUNDARY
- PROPOSED SEDIMENT TRAP
- 100 YEAR FLOOD AREA
- MULTIPURPOSE TRAIL



GRADING PLAN SHEET C-2	PRELIMINARY DESIGN PLANS  TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY	BRINKASH ASSOCIATES, INC. A PENNSYLVANIA COMPANY SURVEYING & ENGINEERING 1713 CENTRE STREET, ASHLAND, PA 19012 (610) 475-1818 (PHONE) (610) 475-1870 (FAX)	TIM MILLER ASSOCIATES, INC. Planning, Environmental and Development Advisory Services 10 North Street, Cold Spring, NY 10516 (914) 265-4400	Lost Lake Resort, Inc. 10100 North Central Expressway Suite 600 Dallas, TX 75231	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">DATE: 8/15/09</td> <td style="font-size: small;">BY: M.P.R.</td> <td style="font-size: small;">DESIGNED BY: M.P.R.</td> </tr> <tr> <td style="font-size: small;">SURVEY BY:</td> <td colspan="2" style="font-size: small;">DWG. SET:</td> </tr> <tr> <td style="font-size: small;">3 REVISIONS PER 3/9/10 DT MALE REVIEW</td> <td style="font-size: small;">4/12/10</td> <td></td> </tr> <tr> <td style="font-size: small;">2 REVISIONS PER 11/2/09 CI MAIL REVIEW</td> <td style="font-size: small;">1/1/10</td> <td></td> </tr> <tr> <td style="font-size: small;">1 REVISIONS PER D-SIGN IF AM</td> <td style="font-size: small;">9/28/09</td> <td></td> </tr> <tr> <td style="font-size: small;">NO. DESCRIPTION OF REVISION</td> <td style="font-size: small;">DATE</td> <td></td> </tr> </table>	DATE: 8/15/09	BY: M.P.R.	DESIGNED BY: M.P.R.	SURVEY BY:	DWG. SET:		3 REVISIONS PER 3/9/10 DT MALE REVIEW	4/12/10		2 REVISIONS PER 11/2/09 CI MAIL REVIEW	1/1/10		1 REVISIONS PER D-SIGN IF AM	9/28/09		NO. DESCRIPTION OF REVISION	DATE		PROJECT NO. 2055-8-09
DATE: 8/15/09	BY: M.P.R.	DESIGNED BY: M.P.R.																						
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1 REVISIONS PER D-SIGN IF AM	9/28/09																							
NO. DESCRIPTION OF REVISION	DATE																							



TENNIS COURTS

CONFERENCE CENTER

1

Hotel Drive

CLUBHOUSE & RESTAURANT

PRACTICE FACILITY

MAINTENANCE FACILITY

THE INN AT LOST LAKE

HEALTH AND WELLNESS SPA

POOL HOUSE & GEOTHERMAL HEATED COVERED POOL

SWIM BEACH

BOAT DOCKS AND PAVILION

LOST LAKE

LOST LAKE DRIVE

LAND SALES OFFICE

POSTAL FACILITY

BUS STOP

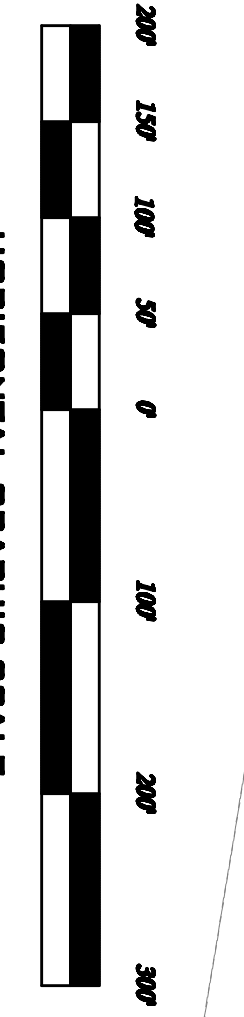
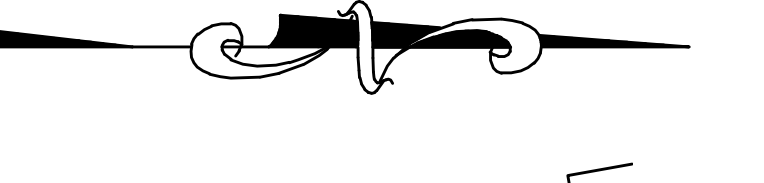
ROAD D

ROAD C

ROAD B

ROAD E

COUNTY ROAD 102



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 100' ADJACENT AREA
- 100 YEAR FLOOD AREA
- APPROXIMATE DISTANCE FROM PROPOSED CONSTRUCTION ENTRANCES
- SOIL TYPE
- APPROXIMATE LIMIT OF DISTURBANCE FOR ROAD, INFRASTRUCTURE AND UTILITIES
- RE-SHARE AREA
- PROPOSED ELECTRIC
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED TELEPHONE ANTENNA
- PROPOSED SWATH/ROADWAY
- NATURAL VEGETATION
- EROSION CONTROL BLANKETING
- SOILS BOUNDARY
- PROPOSED SEGMENT TRAP
- 100 YEAR FLOOD AREA
- METEOROLOGICAL

PRELIMINARY DESIGN PLANS

TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1713 CENTRE STREET, ASHLAND, PA 17921
(570)-875-1018 (PHONE) (570)-875-1070 (FAX)

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisory Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

NO.	DESCRIPTION OF REVISION	DATE
3	REVISIONS PER 3/9/10 DT MALE REVIEW	4/12/10
2	REVISIONS PER 11/2/09 C.I. MALE REVIEWS	1/1/10
1	REVISIONS PER DESIGN TEAM	9/28/09

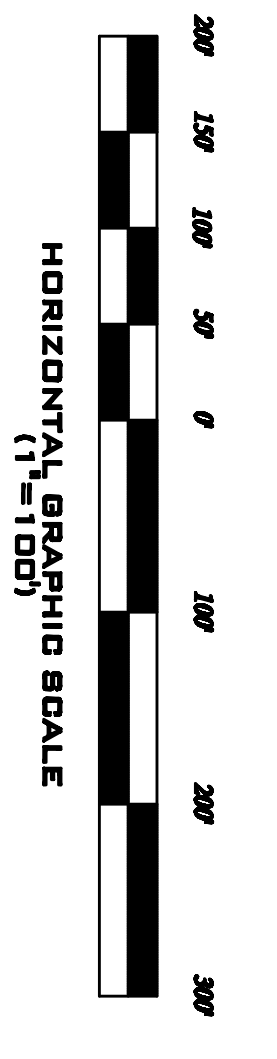
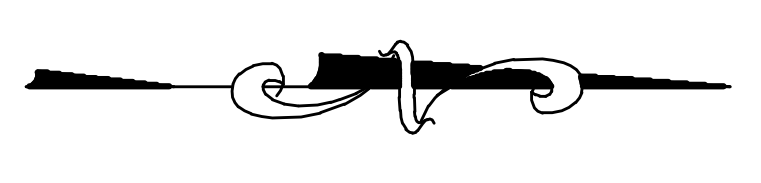
PROJECT NO.
2055-8-09

DATE: 8/15/09
SURVEY BY: [Signature]
DESIGNED BY: M.P.R.
DWG. NO.:

GRADING PLAN SHEET C-3

LEGEND

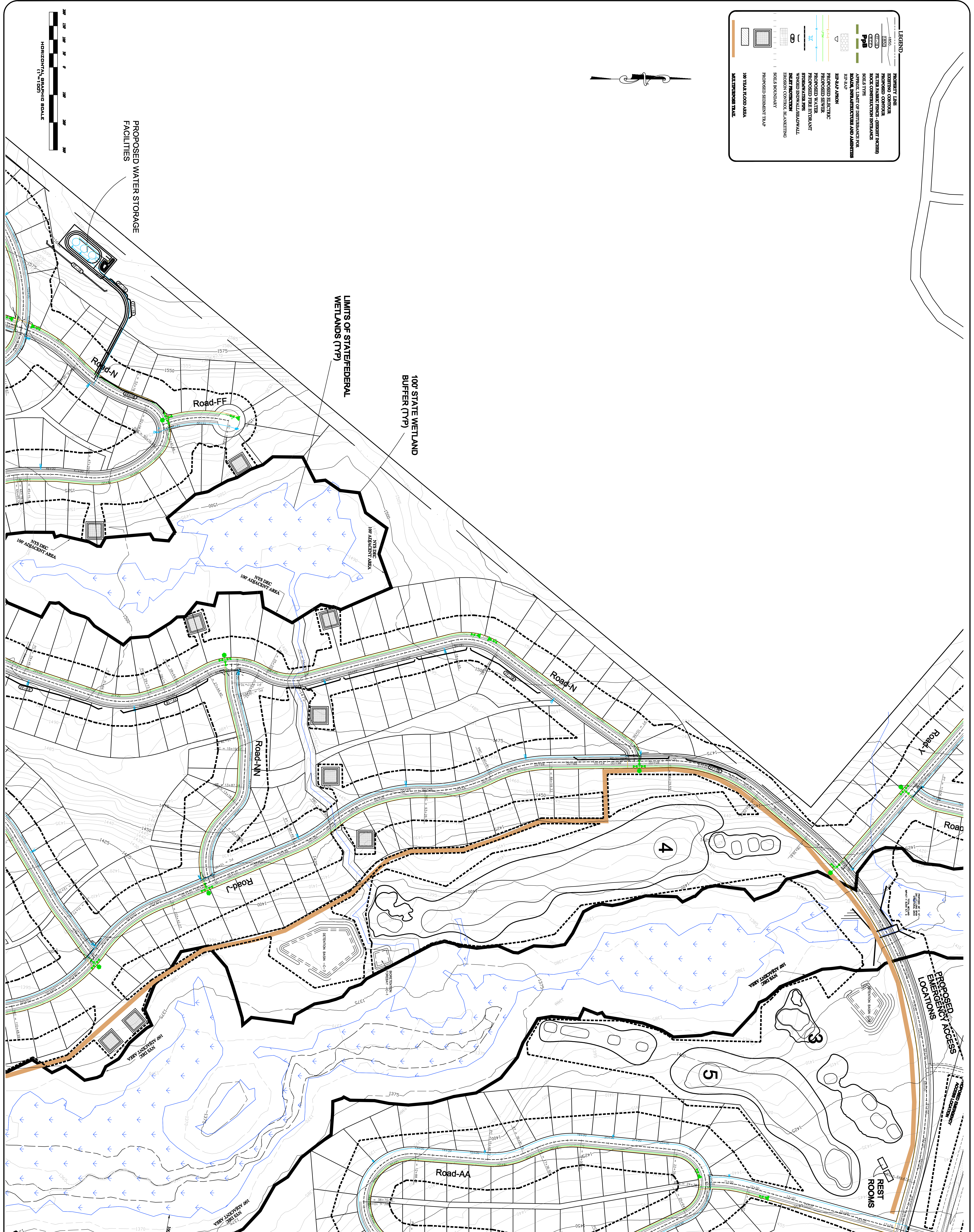
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FILTER FABRIC FENCE - (BERTH INCHES)
- ROCK CONSTRUCTION ENTRANCE
- SOIL TYPE
- SOIL TYPE OF SURROUNDING AREAS
- ADJACENT WETLANDS AND ADJACENT BUFFER AREA
- 100' STATE WETLAND BUFFER (TYP)
- 100' YEAR FLOOD AREA
- MULTI-PURPOSE TRAIL
- PROPOSED ELECTRICAL
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- STORMWATER PIPE
- WINGED SNOW ALLEYSIDE WALL
- WATER PROTECTION
- PROPOSED SOILS ADJACENT
- SOILS BOUNDARY
- PROPOSED SEDIMENT TRAP



PROPOSED WATER STORAGE FACILITIES

LIMITS OF STATE/FEDERAL WETLANDS (TYP)

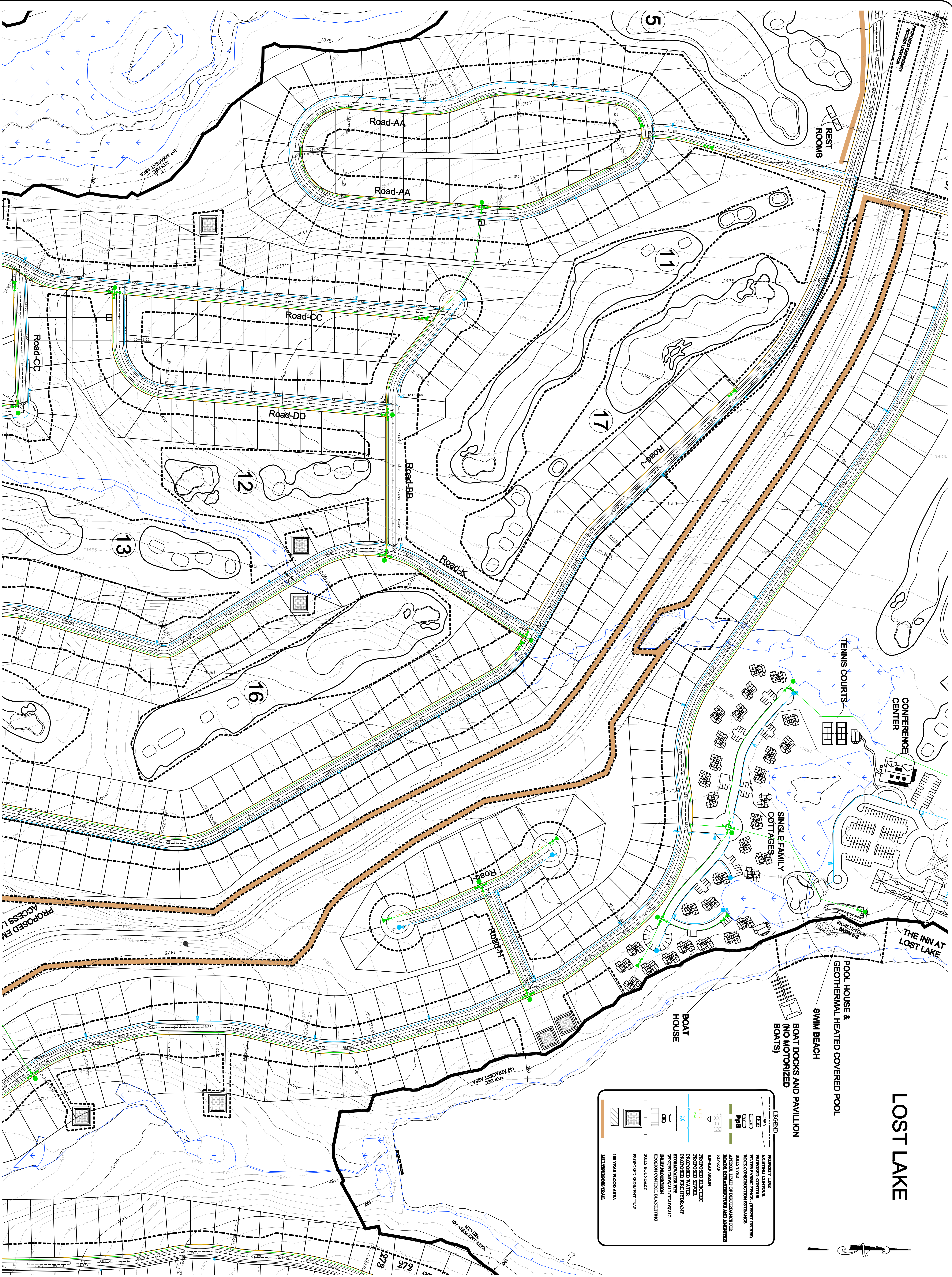
100' STATE WETLAND BUFFER (TYP)



<p>PRELIMINARY DESIGN PLANS</p> <p>RESORT</p> <p>TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY</p>	<p>BRINKASH ASSOCIATES, INC.</p> <p>(A PENNSYLVANIA CORPORATION)</p> <p>SURVEYING & ENGINEERING</p> <p>1713 CENTRE STREET ASHLAND, PA 17022</p> <p>(570)-875-1018 (PHONE) (570)-875-1070 (FAX)</p>	<p>TIM MILLER ASSOCIATES, INC.</p> <p>Planning, Environmental and Development Advisory Services</p> <p>10 North Street, Cold Spring, NY 10516 (914) 265-4400</p>	<p>Lost Lake Resort, Inc.</p> <p>10100 North Central Expressway</p> <p>Suite 600</p> <p>Dallas, TX 75231</p>	<p>DATE: 8/13/09</p> <p>SURVEY BY: []</p>	<p>BY: M.P.B.</p> <p>DATE: []</p>	<p>DESIGNED BY: M.P.B.</p> <p>DATE: []</p>
				<p>3 REVISIONS PER 3/9/10 DT MALE REVIEW 4/12/10</p> <p>2 REVISIONS PER 11/2/09 CI MALE RP VFW 1/1/10</p> <p>1 REVISIONS PER DE SIGN IF AM 9/28/09</p>	<p>NO. DESCRIPTION OF REVISION DATE</p>	

GRAADING PLAN SHEET C-4

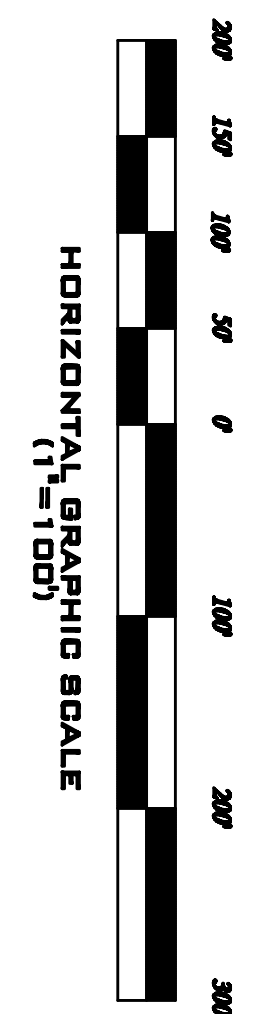
PROJECT NO. 2055-8-09



LEGEND

- PROPOSED LANE
- EXISTING CONC
- PROPOSED CONC
- FILTER FABRIC FINISH - (GRABIT INCREAS)
- ROCK CONSTRUCTION ENTRANCE
- SOIL TYPE
- APPROX. LIMIT OF SETTLEMENT FOR RETAINING WALL AND ADJACENT AREAS
- SEE 3-A SHEET
- PROPOSED RETAINING WALL
- PROPOSED W/ATER
- PROPOSED FRESH WATER
- WINDING SIGNALLING/ROADWAY
- WINDING SIGNALLING/ROADWAY
- WINDING SIGNALLING/ROADWAY
- SOIL'S BOUNDARY
- PROPOSED SEDIMENT TRAP
- 100 YEAR FLOOD AREA
- 100 YEAR FLOOD AREA
- 100 YEAR FLOOD AREA
- 100 YEAR FLOOD AREA

LOST LAKE



PROJECT NO. 2055-8-09

DATE:	11/1/09	BY:	M.P.R.	DESIGNED BY:	M.P.R.
SURVEY FILE:		DWG. FILE:			
NO.	3	REVISIONS PER 3/9/10 DT MALE REVIEW	4/12/10		
	2	REVISIONS PER 11/2/09 C.I. M.A.P. R-V-F-W	1/1/10		
	1	REVISIONS PER DESIGN TEAM	9/28/09		
		DESCRIPTION OF REVISION	DATE		

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisory Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

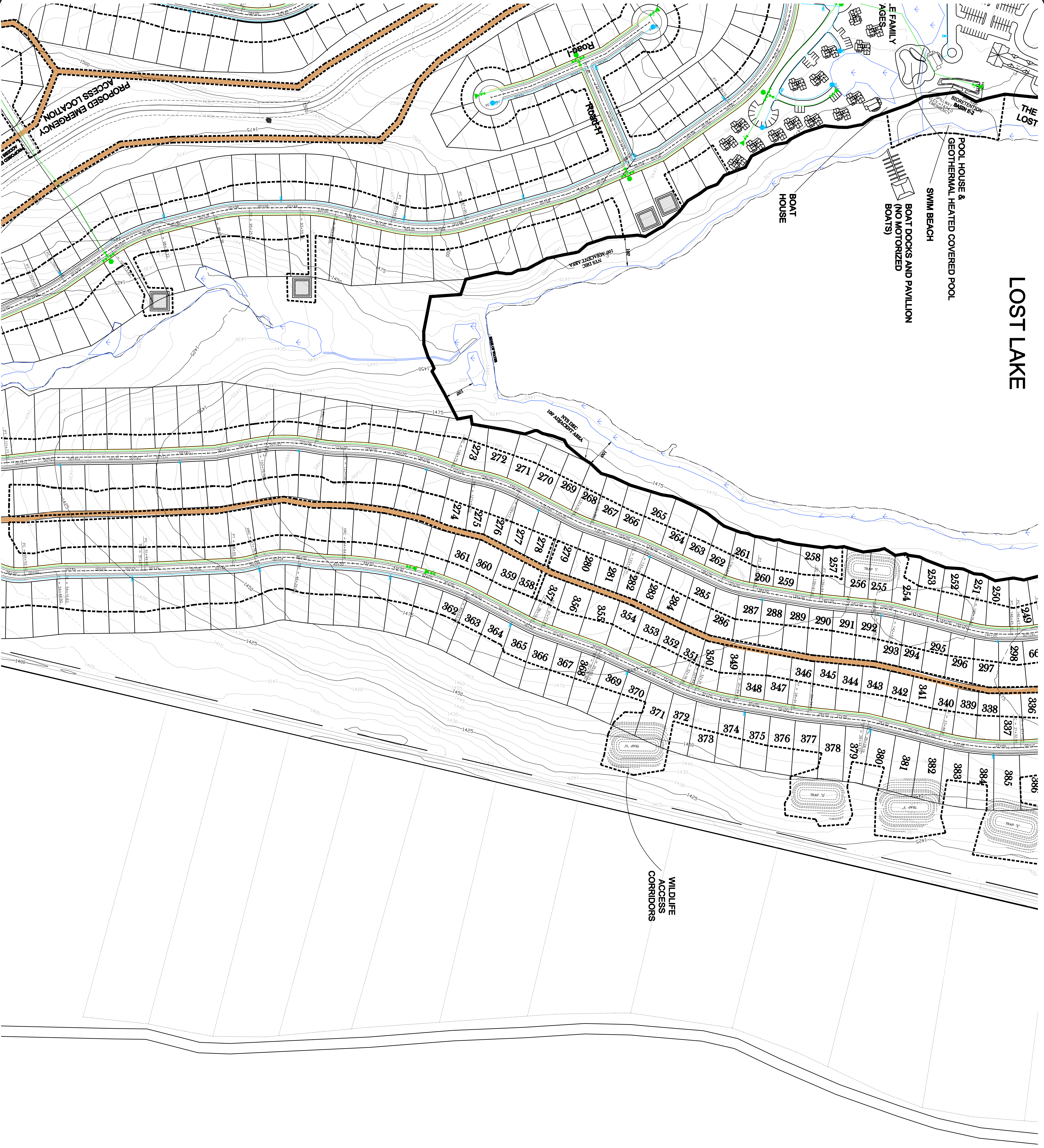
BRINKASH ASSOCIATES, INC.
A PENNSYLVANIA CORPORATION
SURVEYING & ENGINEERING
1713 CENTRE STREET ASPHLAND, PA 17022
(570)-875-1018 (PHONE) (570)-875-1070 (FAX)

PRELIMINARY DESIGN PLANS



RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

LOST LAKE



LEGEND

- PROPOSED LAKE
- PROPOSED CONTOUR
- FILTER FABRIC FENCE - (SHRUB INCHES)
- ROCK CONSTRUCTION ENTRANCE
- SOIL TYPE
- APPROX. LIMIT OF PERFORMANCE FOR REM-RAP
- PROPOSED METRIC PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED SPOWAL/BLVD WALL
- WINDING SPOWAL/BLVD WALL
- INLET PROTECTION
- EMERSON CONTROL BLANKETING
- SOILS BOUNDARY
- PROPOSED SEDIMENT TRAP
- 100 YEAR FLOOD AREA
- MULTI-PURPOSE TRAIL

PROJECT NO.
2065-6-09

DATE: 8/15/09	BY: M.P.R.	DESIGNED BY: M.P.R.
SURVEY BY:		DWG. BY:
3 REVISIONS PER 3/9/10 DT MALE REVIEW	4/12/10	
2 REVISIONS PER 11/2/09 C.I. MALE RE-VIEW	1/1/10	
1 REVISIONS PER DESIGN TEAM	9/28/09	
NO. DESCRIPTION OF REVISION	DATE	



PRELIMINARY DESIGN PLANS

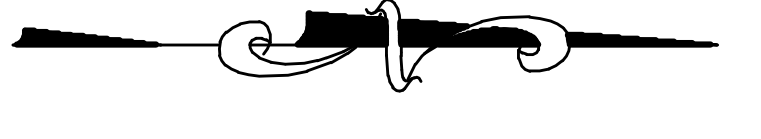
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

BRINKASH ASSOCIATES, Inc.
(A PENNSYLVANIA CORPORATION)
SURVEYING & ENGINEERING
1713 CENTRE STREET, ASHLAND, PA 17022
(570) 875-1818 (PHONE) (570) 875-1670 (FAX)

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisory Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

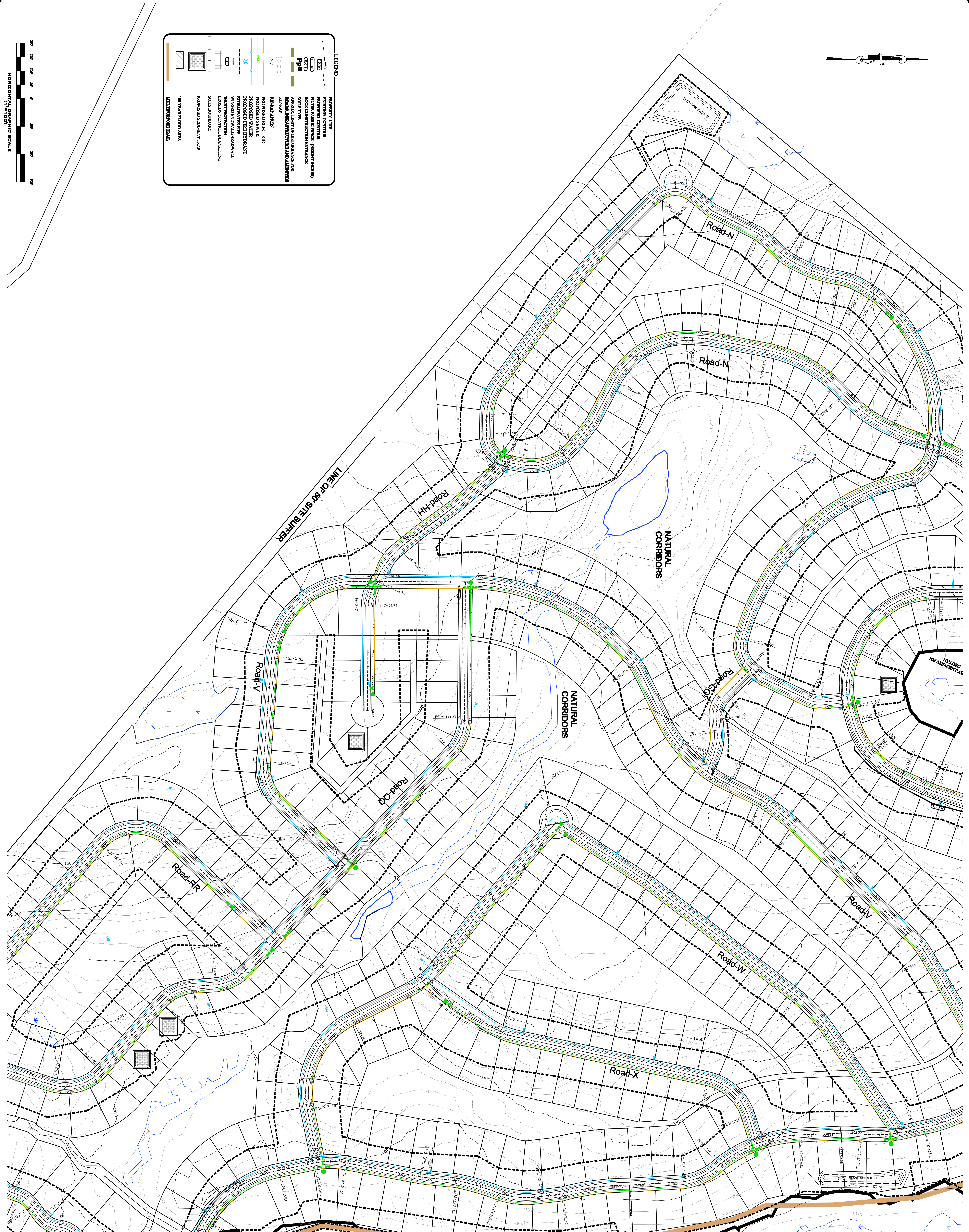
Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

GRAADING PLAN
SHEET
C-6



LEGEND	
	PROPERTY LINE
	EASEMENT
	PROPOSED CONTOUR
	PROPOSED RIGHT-OF-WAY
	PROPOSED ROAD
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED STORM SEWER
	PROPOSED EROSION CONTROL BLANKETING
	PROPOSED SEGMENT TRAIL
	100 YEAR FLOOD AREA
	MULTI-USE TRAIL
	PROPOSED ELECTRIC
	PROPOSED FIRE HYDRANT
	PROPOSED STORMWATER
	PROPOSED STORMWATER INLET
	PROPOSED STORMWATER MANHOLE
	PROPOSED STORMWATER BASIN
	PROPOSED STORMWATER DETENTION BASIN
	PROPOSED STORMWATER RETENTION BASIN
	PROPOSED STORMWATER TREATMENT BASIN
	PROPOSED STORMWATER STORAGE BASIN
	PROPOSED STORMWATER FILTRATION BASIN
	PROPOSED STORMWATER INFILTRATION BASIN
	PROPOSED STORMWATER DETENTION POND
	PROPOSED STORMWATER RETENTION POND
	PROPOSED STORMWATER TREATMENT POND
	PROPOSED STORMWATER STORAGE POND
	PROPOSED STORMWATER FILTRATION POND
	PROPOSED STORMWATER INFILTRATION POND
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	PROPOSED STORMWATER DETENTION BASIN 47
	PROPOSED STORMWATER DETENTION BASIN 48
	PROPOSED STORMWATER DETENTION BASIN 49
	PROPOSED STORMWATER DETENTION BASIN 50

HORIZONTAL GRAPHIC SCALE
(1"=100')



GRAADING PLAN
SHEET
C-7

PRELIMINARY DESIGN PLANS

Lost Lake
RESORT

TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

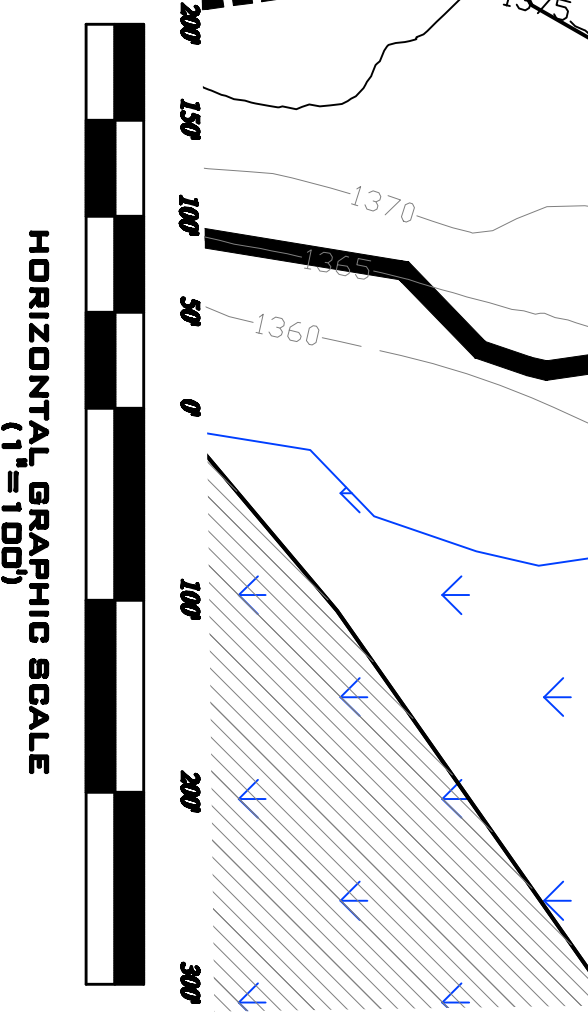
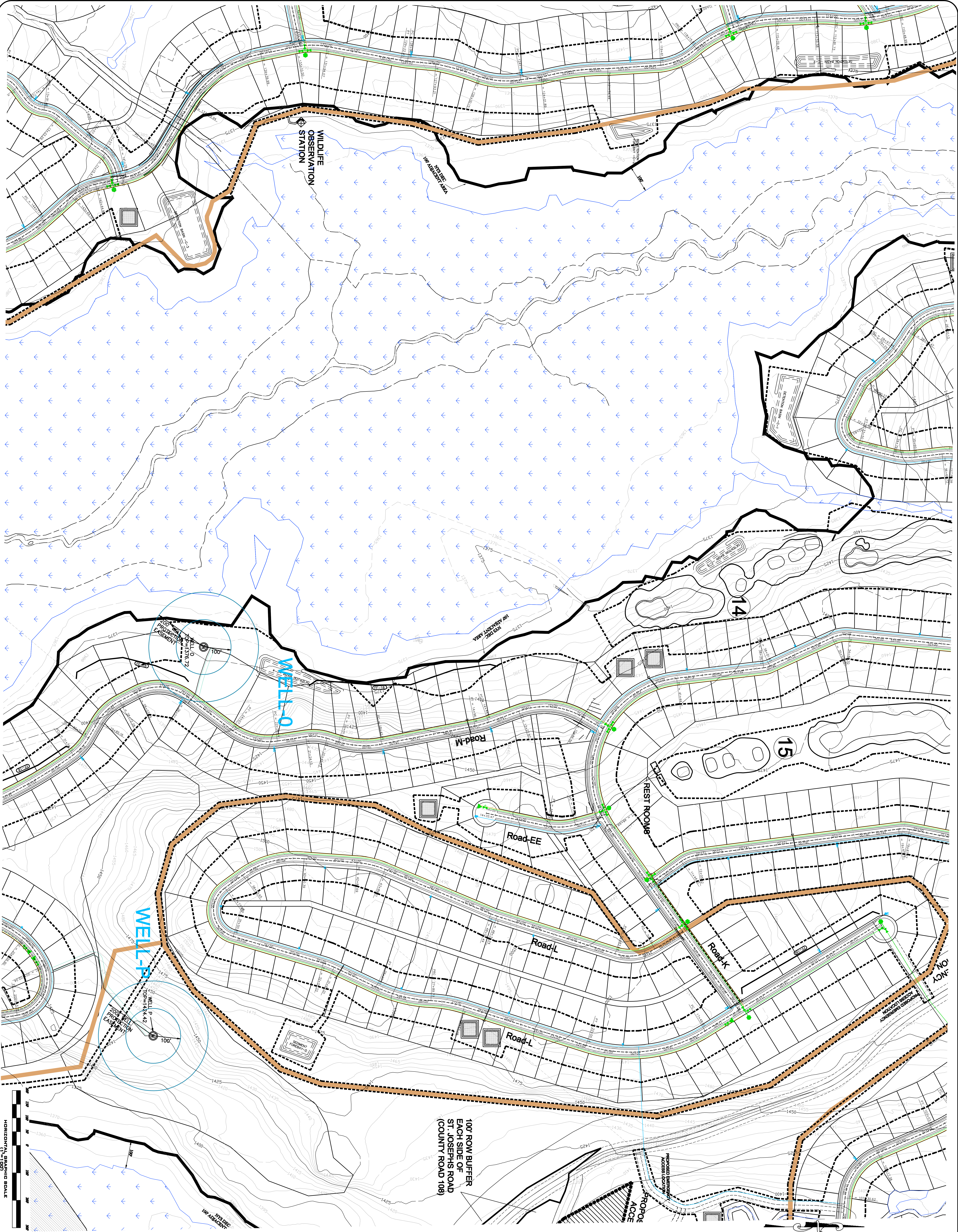
BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1713 CENTRE STREET, ASHLAND, PA 17022
(570) 875-1018 (PHONE) (570) 875-1670 (FAX)

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisory Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

DATE: 8/11/09	BY: M.P.R.	DESIGNED BY: M.P.R.
SURVEY FILE:	DWG. FILE:	
3 REVISIONS PER 3/9/10 DT MALE REVIEW	4/12/10	
2 REVISIONS PER 11/2/09 C1 MAIL: RE-VIEW	1/1/10	
1 REVISIONS PER DESIGN TEAM	9/28/09	
NO. DESCRIPTION OF REVISION	DATE	

PROJECT NO.
2055-8-09



GRADING PLAN
SHEET
C-8

PRELIMINARY DESIGN PLANS

LOST LAKE RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

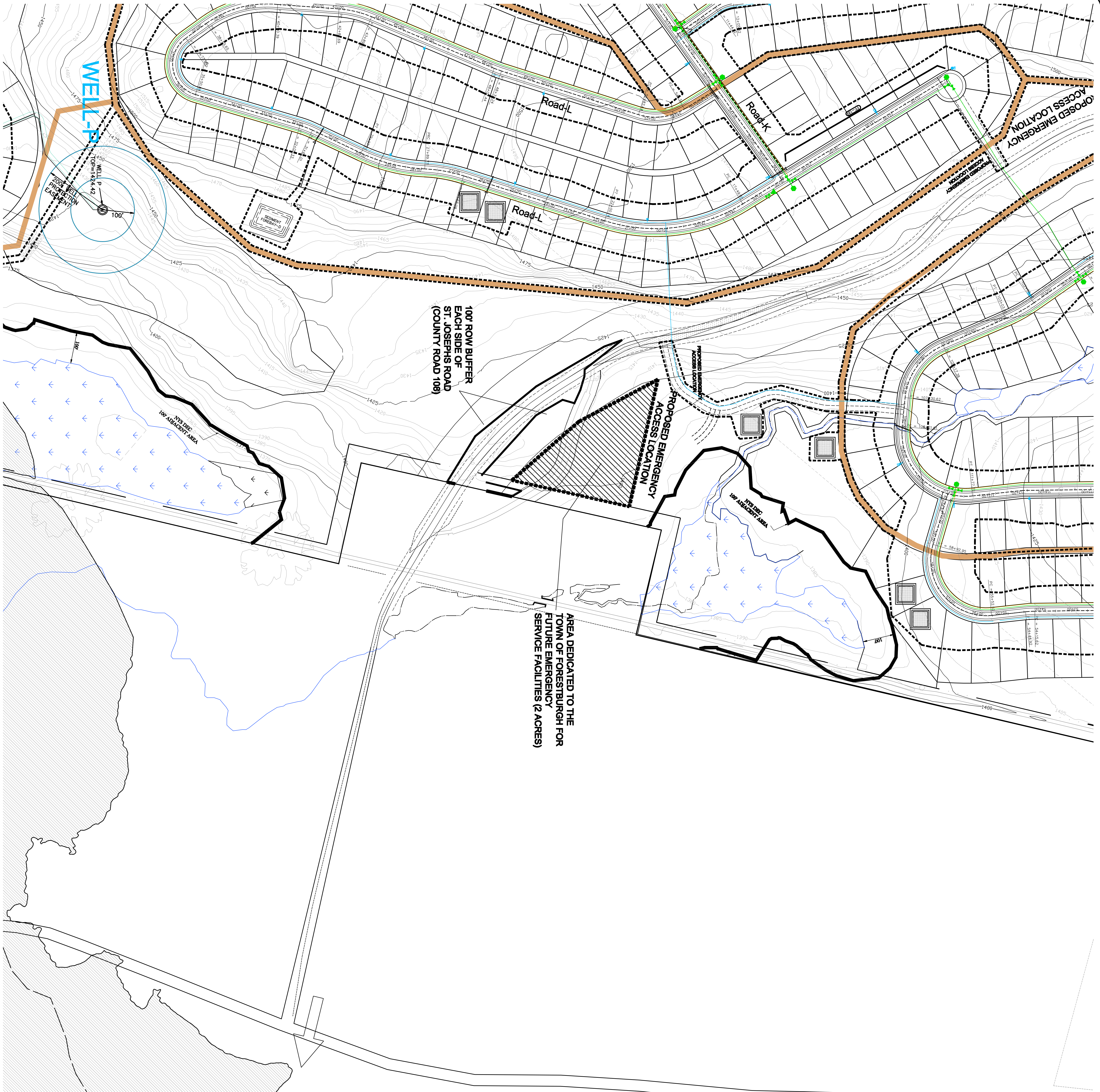
BRINKASH ASSOCIATES, INC.
A PENNSYLVANIA CORPORATION
SURVEYING & ENGINEERING
1713 CENTRE STREET, ASHLAND, PA 17021
(570) 475-1018 (PHONE) (570) 475-1670 (FAX)

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisory Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

NO.	REVISIONS PER DESIGN TEAM	DATE
3	REVISIONS PER 3/9/10 DT MALE REVIEW	4/13/10
2	REVISIONS PER 11/27/09 CI MAH REVIEW	1/11/10
1	REVISIONS PER DESIGN TEAM	9/28/09

PROJECT NO.
2055-8-09

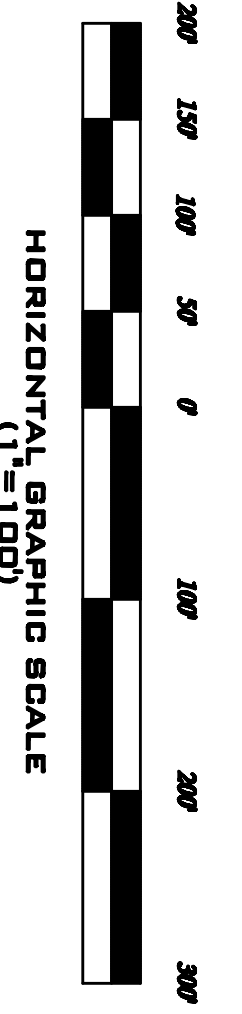
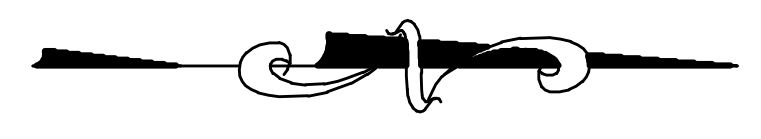


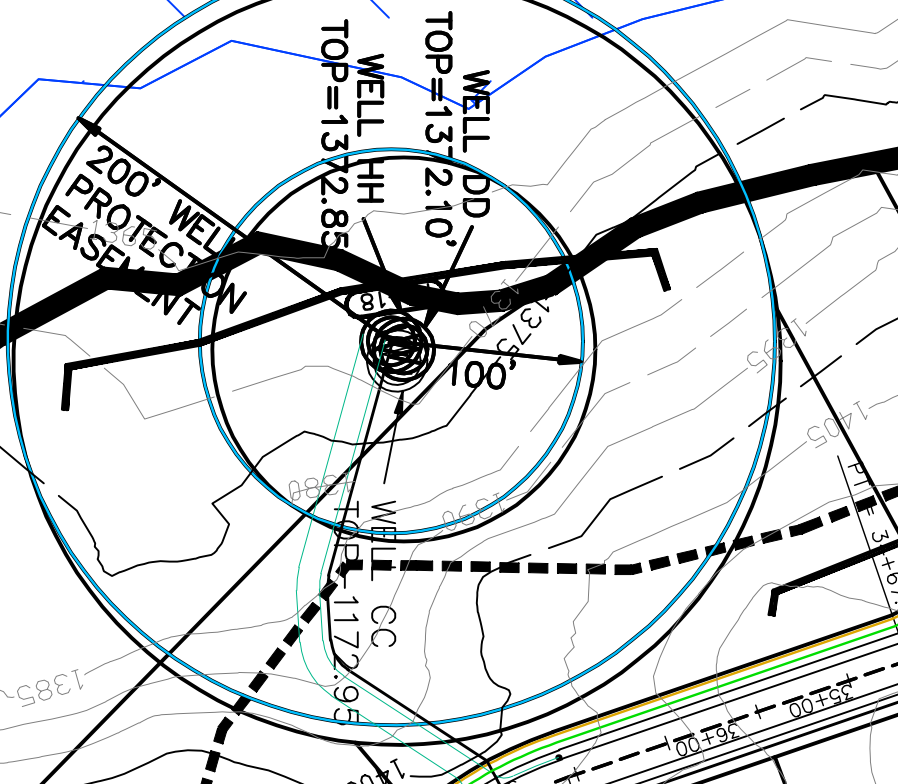
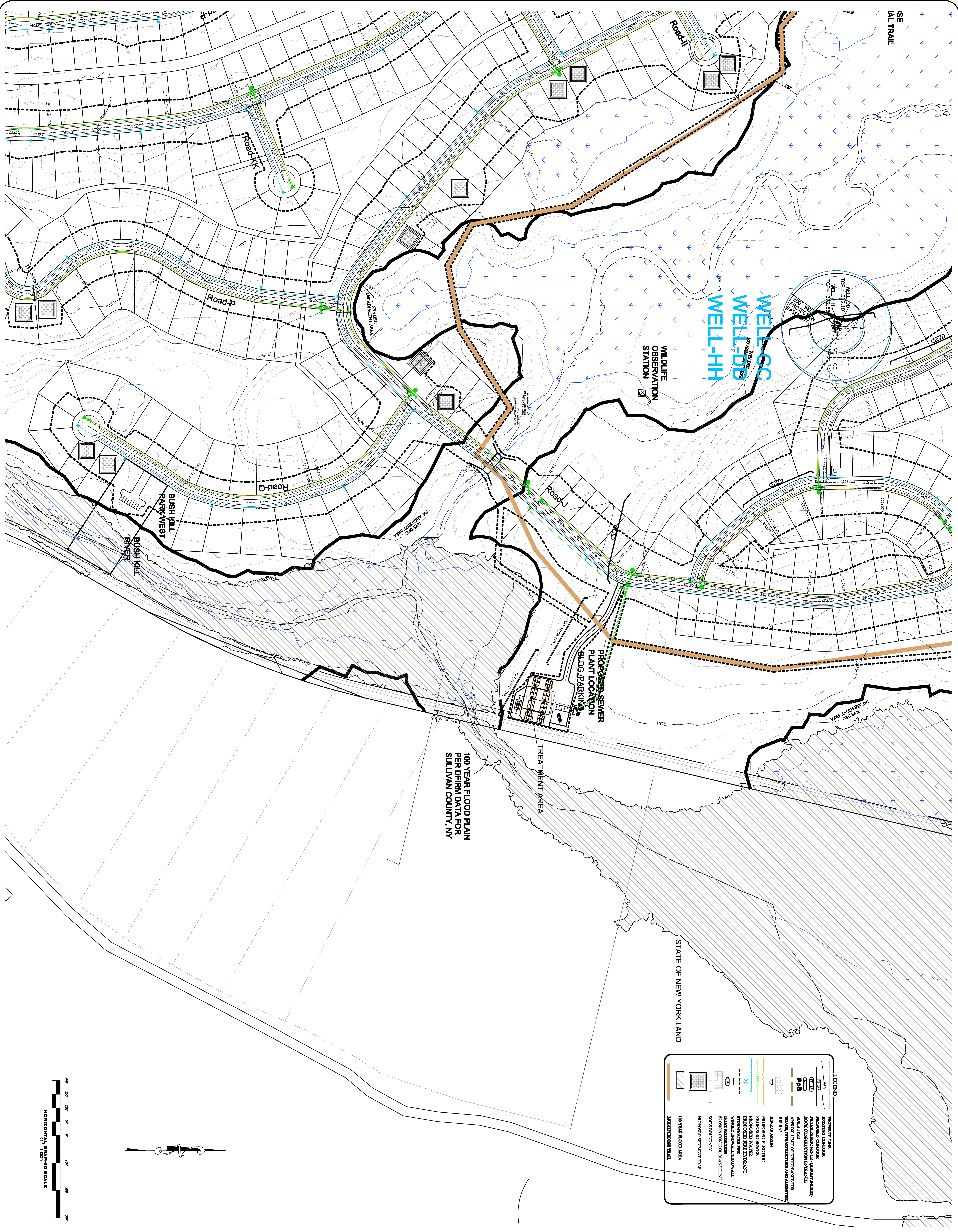
AREA DEDICATED TO THE TOWN OF FORESTBURGH FOR FUTURE EMERGENCY SERVICE FACILITIES (2 ACRES)

100' ROW BUFFER EACH SIDE OF ST. JOSEPHS ROAD (COUNTY ROAD 108)

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	FLOOD HAZARD (FEASIBLE INCHES)
	ROCK CONSTRUCTION SETBACK
	SOIL TYPE
	P&S
	APPROX. LIMIT OF DISTURBANCE FOR ROAD, INFRASTRUCTURE AND UTILITIES
	UTILITY
	PROPOSED ELECTRIC
	PROPOSED WATER
	PROPOSED SEWER
	STORMWATER PIPE
	WINGED SNOW/ALBEDO WALL
	HEAT PROTECTION
	EROSION CONTROL BLANKETING
	SOIL BOUNDARY
	PROPOSED SEGMENT TRAIL
	100 YEAR FLOOD AREA
	MULTI-PURPOSE TRAIL



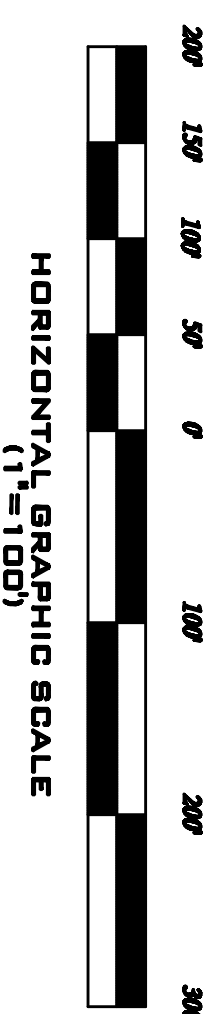


LEGEND

- PROPOSED WATER MAIN
- PROPOSED SEWER
- PROPOSED ELECTRICAL
- PROPOSED WATER SUPPLY
- PROPOSED GAS
- PROPOSED STORMWATER
- PROPOSED EROSION CONTROL
- PROPOSED SEDIMENT TRAP
- 100 YEAR FLOOD AREA
- MULTI-PURPOSE TRAIL
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR (5' INT. INCR)
- PROPOSED CONTOUR (2' INT. INCR)
- SOIL TYPE
- APPROX. LIMIT OF DISTURBANCE FOR EXISTING INFRASTRUCTURE AND UTILITIES
- 30' R.A.P.
- PROPOSED EROSION CONTROL
- PROPOSED WATER MAIN
- PROPOSED SEWER
- PROPOSED ELECTRICAL
- PROPOSED WATER SUPPLY
- PROPOSED GAS
- PROPOSED STORMWATER
- PROPOSED EROSION CONTROL
- PROPOSED SEDIMENT TRAP

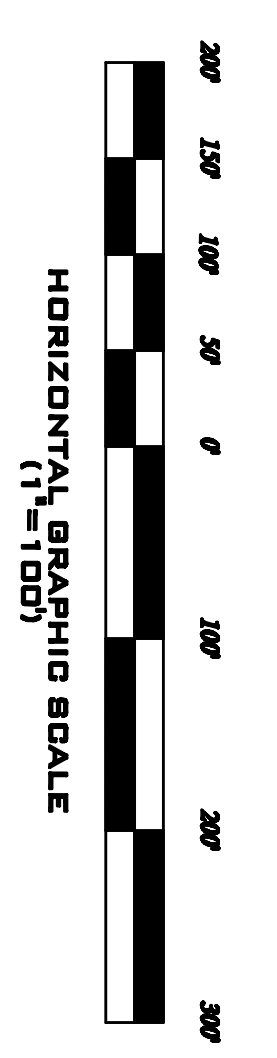
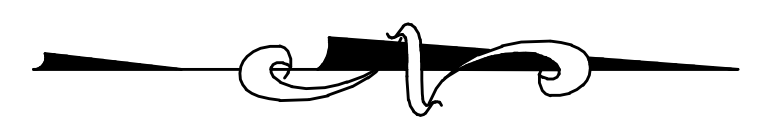
100 YEAR FLOOD PLAN PER DIRM DATA FOR SULLIVAN COUNTY, NY

STATE OF NEW YORK LAND



LEGEND

- PROPERTY LINE
- PROPOSED CONDUIT
- FILTER FABRIC SINKS - (BERTH INCHES)
- ROCK CONSTRUCTION STRIPKES
- SOILS TYPE
- APPROX. LIMIT OF DISTURBANCE FOR SITE WORK
- BRINKASH AREA
- PROPOSED 15' SETBACK
- PROPOSED 10' SETBACK
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- WINGED SHOULDER/ADJUTANT
- PROPOSED 15' SETBACK
- PROPOSED 10' SETBACK
- SOILS BOUNDARY
- PROPOSED SEDIMENT TRAP
- 100 YEAR FLOOD AREA
- ADJUTANT



100 YEAR FLOOD PLAN
PER DFRM DATA FOR
SULLIVAN COUNTY, NY

<p>PRELIMINARY DESIGN PLANS</p> <p>RESORT TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY</p>	<p>BRINKASH ASSOCIATES, INC. (A PENNSYLVANIA CORPORATION) SURVEYING & ENGINEERING 1713 CENTRE STREET ASHLAND, PA 17022 (570) 875-1018 (PHONE) (570) 875-1070 (FAX)</p>	<p>TIM MILLER ASSOCIATES, INC. Planning, Environmental and Development Advisory Services 10 North Street, Cold Spring, NY 10516 (914) 265-4400</p>	<p>Lost Lake Resort, Inc. 10100 North Central Expressway Suite 600 Dallas, TX 75231</p>	<p>DATE: 8/13/09</p>	<p>BY: M.P.P.</p>	<p>DESIGNED BY: M.P.P.</p>
				<p>3 REVISIONS PER 3/9/10 DT MALE REVIEW 4/12/10</p>	<p>2 REVISIONS PER 11/2/09 C.I. MALE REVIEW 1/1/10</p>	<p>1 REVISIONS PER 11/2/09 C.I. MALE REVIEW 1/1/10</p>
<p>PROJECT NO. 2055-9-09</p>	<p>NO. DESCRIPTION OF REVISION DATE</p>					

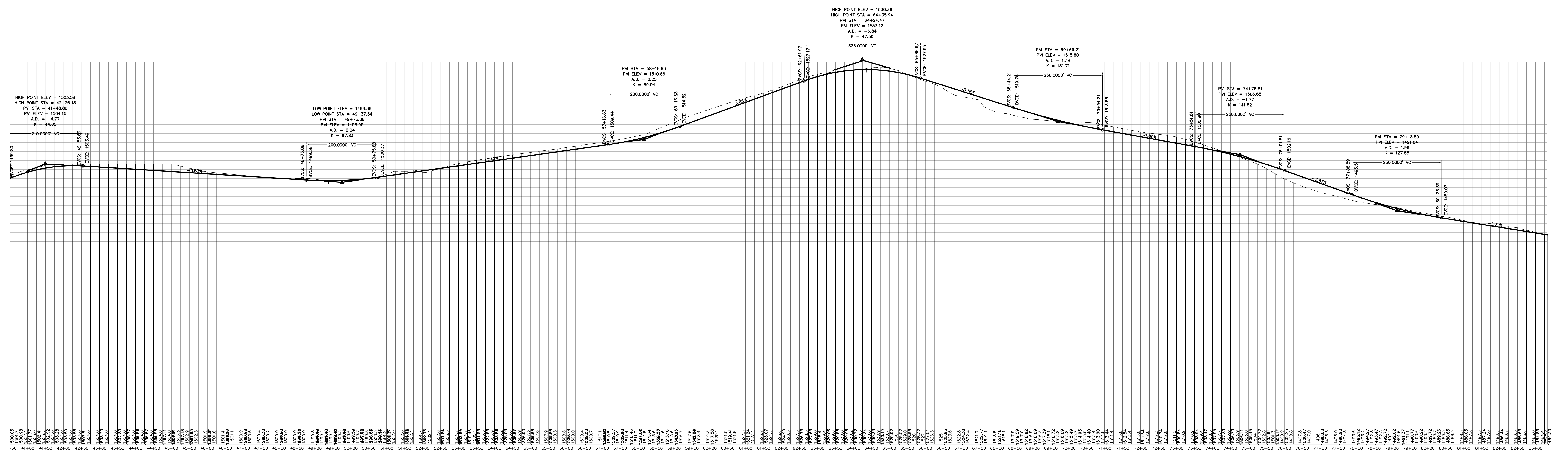
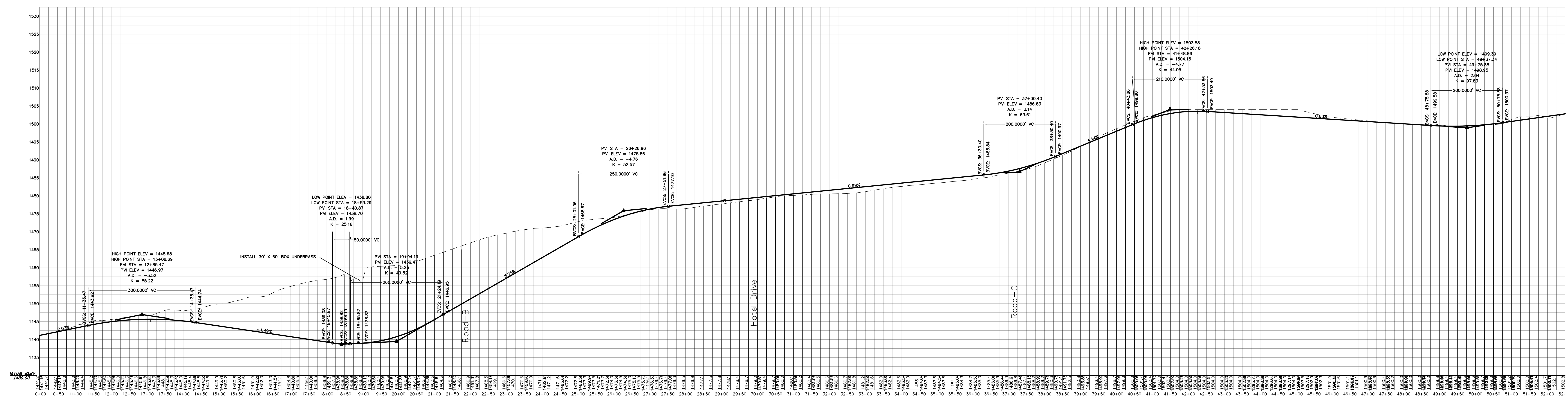
DATE	BY	REVISION

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

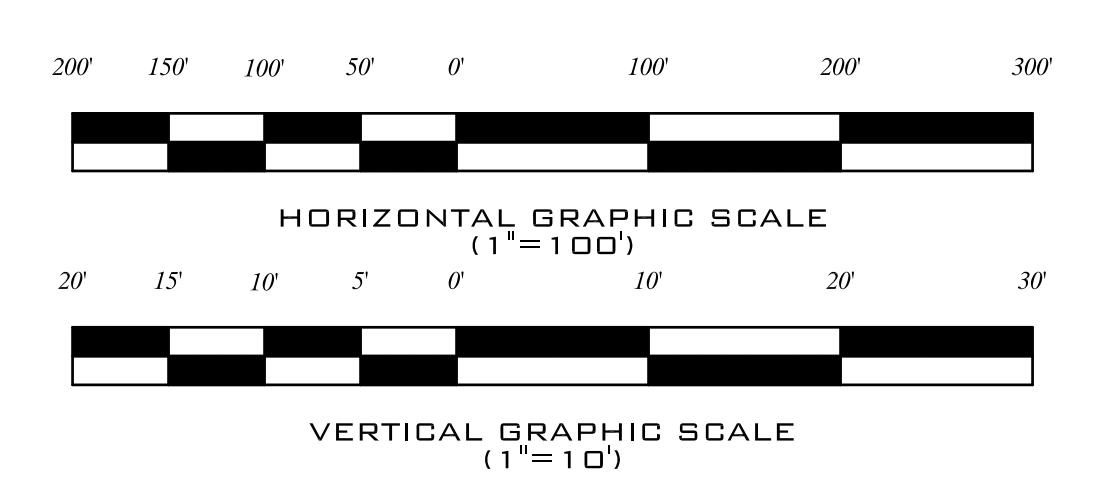
TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisory Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

BRINKASH
ASSOCIATES, INC.
SURVEYING & ENGINEERING
1215 CENTRE STREET ASAHLAND, PA 15921
(814) 835-5000 (FAX)

PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



ROAD-A



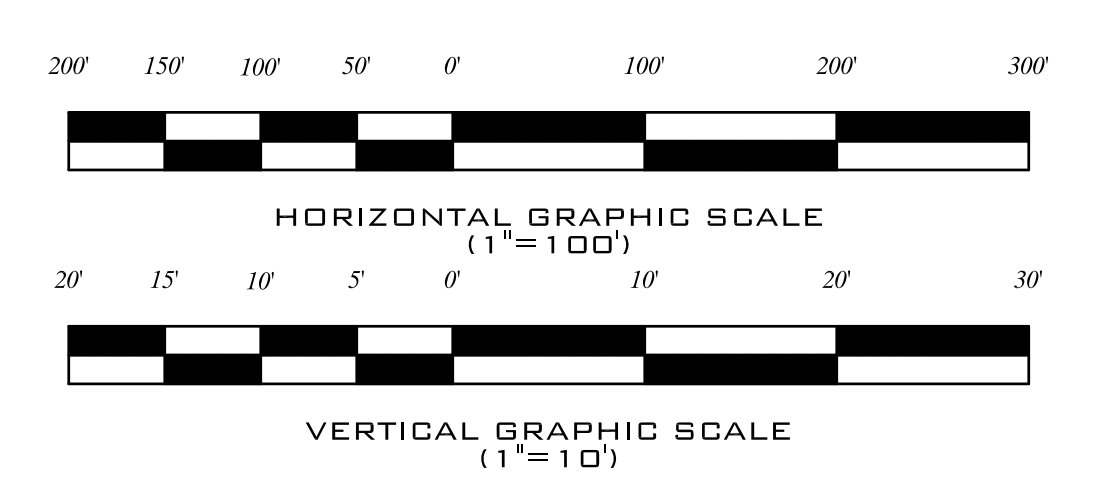
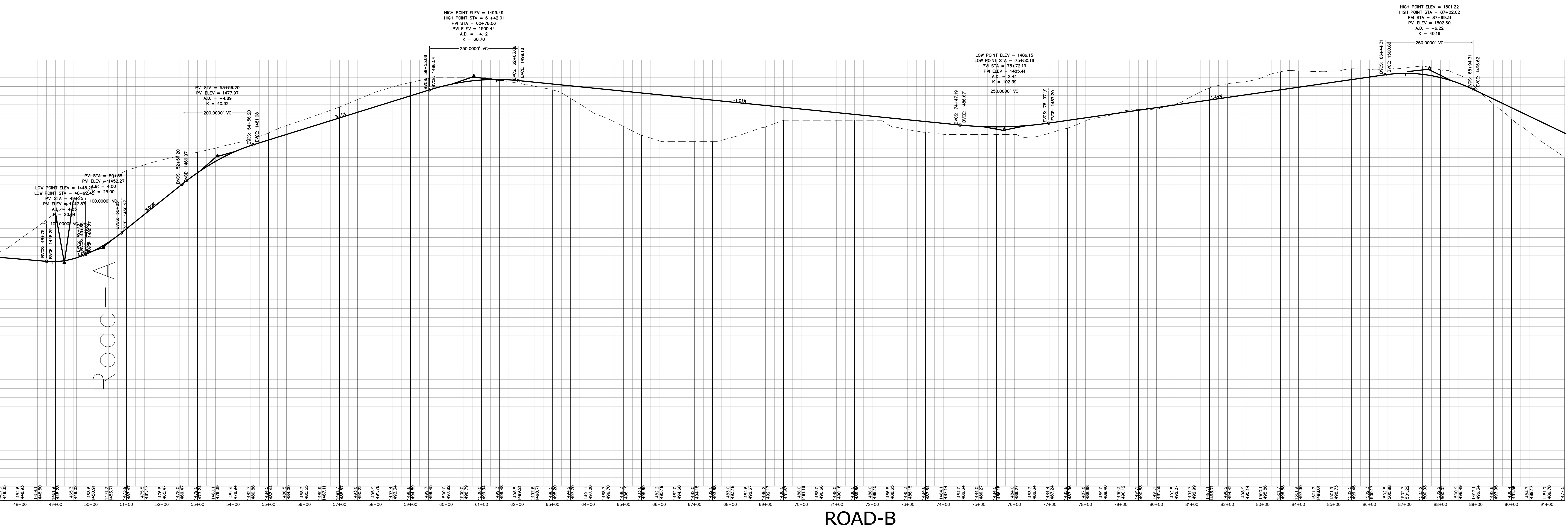
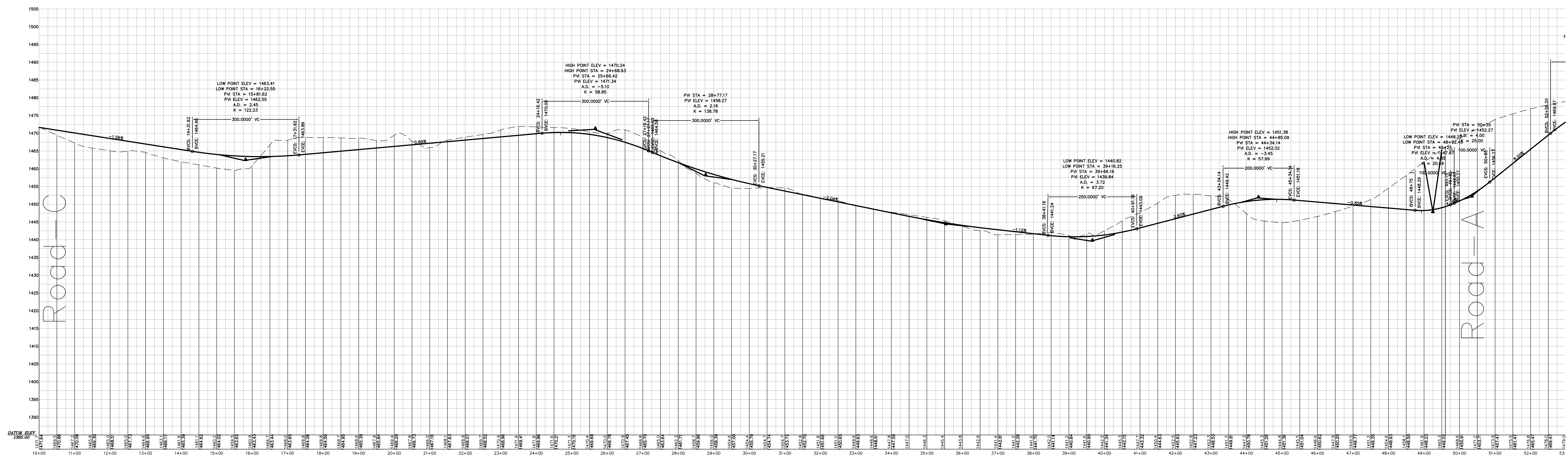
DATE: 07/27/10	BY: BJB	REVISION: 01
SHEET NO:		
TITLE: PROPOSED REPAIR VIZ/2009 CT MALE REPAIR	DATE:	
BY:	DESCRIPTION OF REVISION:	

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Services
10 North Street, Cold Spring, NY 10516 (914) 265-4100

BRINKASH
ASSOCIATES, INC.
SURVEYING & ENGINEERING
1715 CENTRE STREET ASAHEM, PA 17921
(970) 895-0018 (PHONE) (970) 895-0099 (FAX)

PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



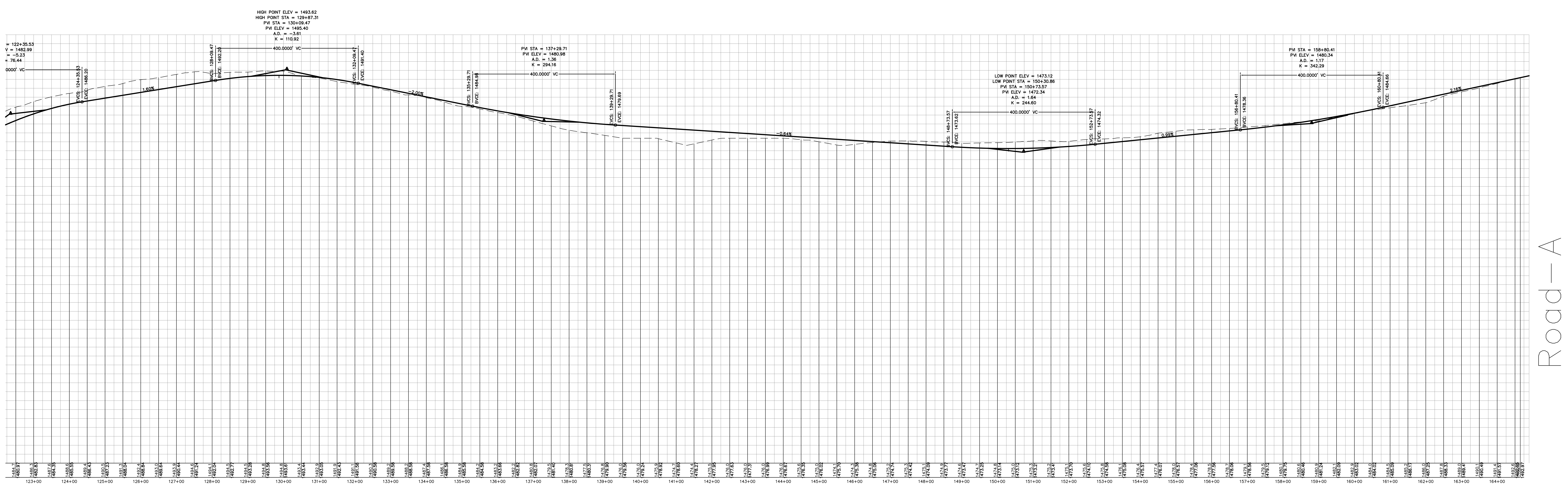
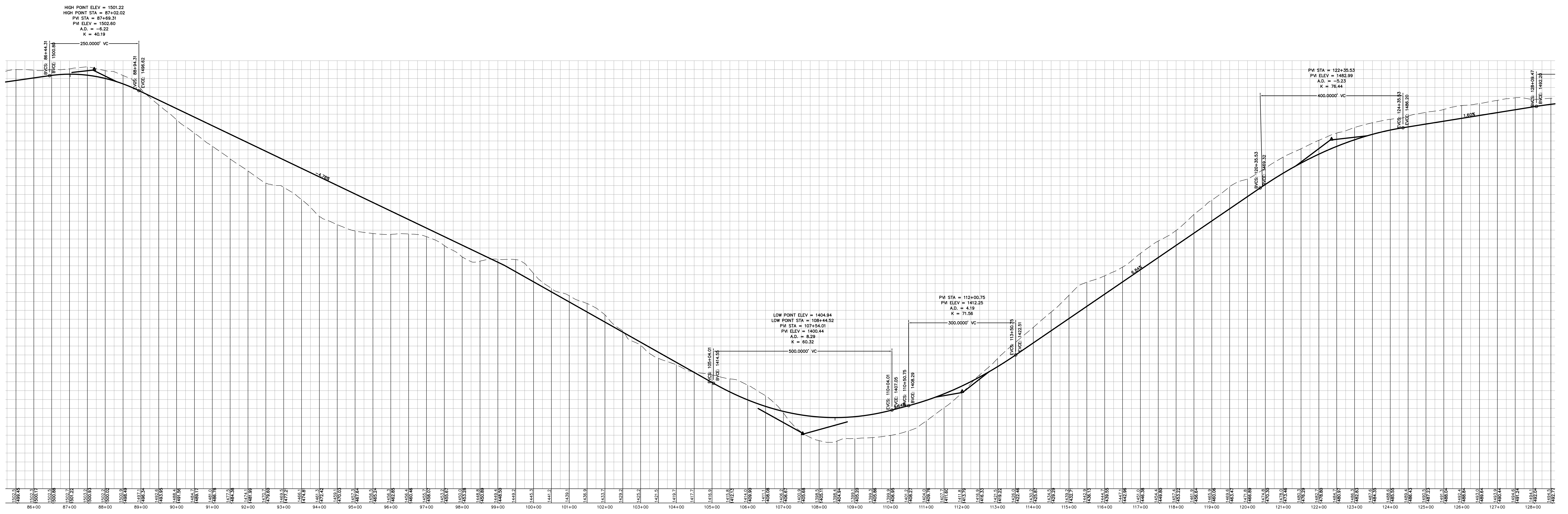
DATE: 07/20/10	BY: BJB	DESIGNED BY: ADP
SHEET NO:		
TITLE: PROPOSED HIGHWAY 172/209 CT MALE RESERVE	DATE:	

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisors Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

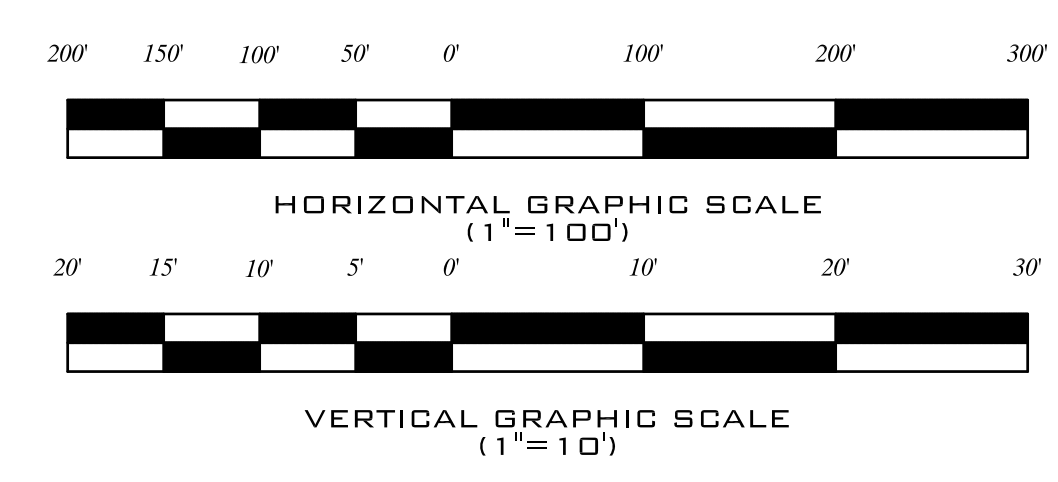
BRINKASH
ASSOCIATES, INC.
SURVEYING & ENGINEERING
375 CENTRE STREET ASAHEM, PA 17921
(717) 975-5000 (PA)

PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



ROAD-B

Road-A



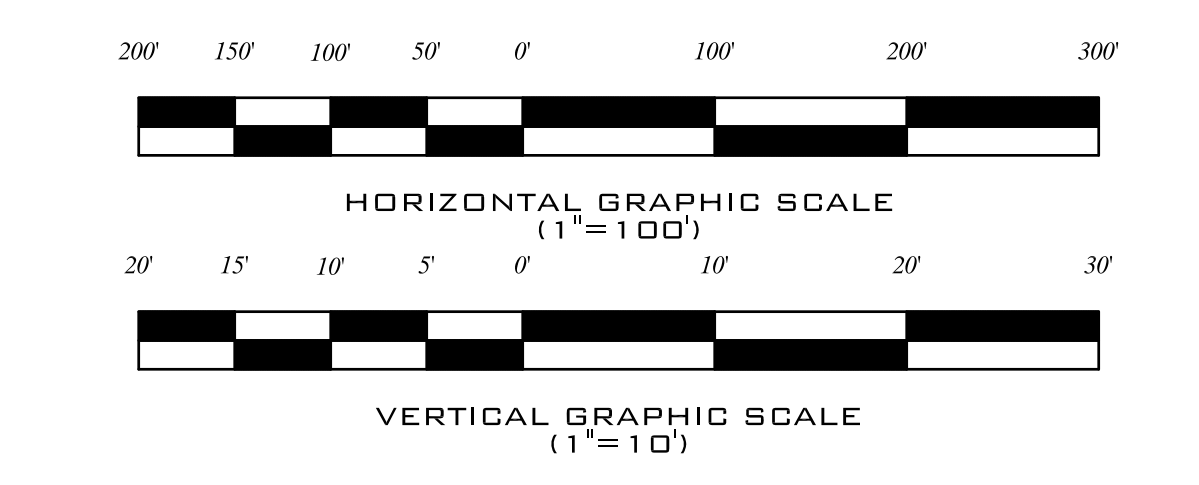
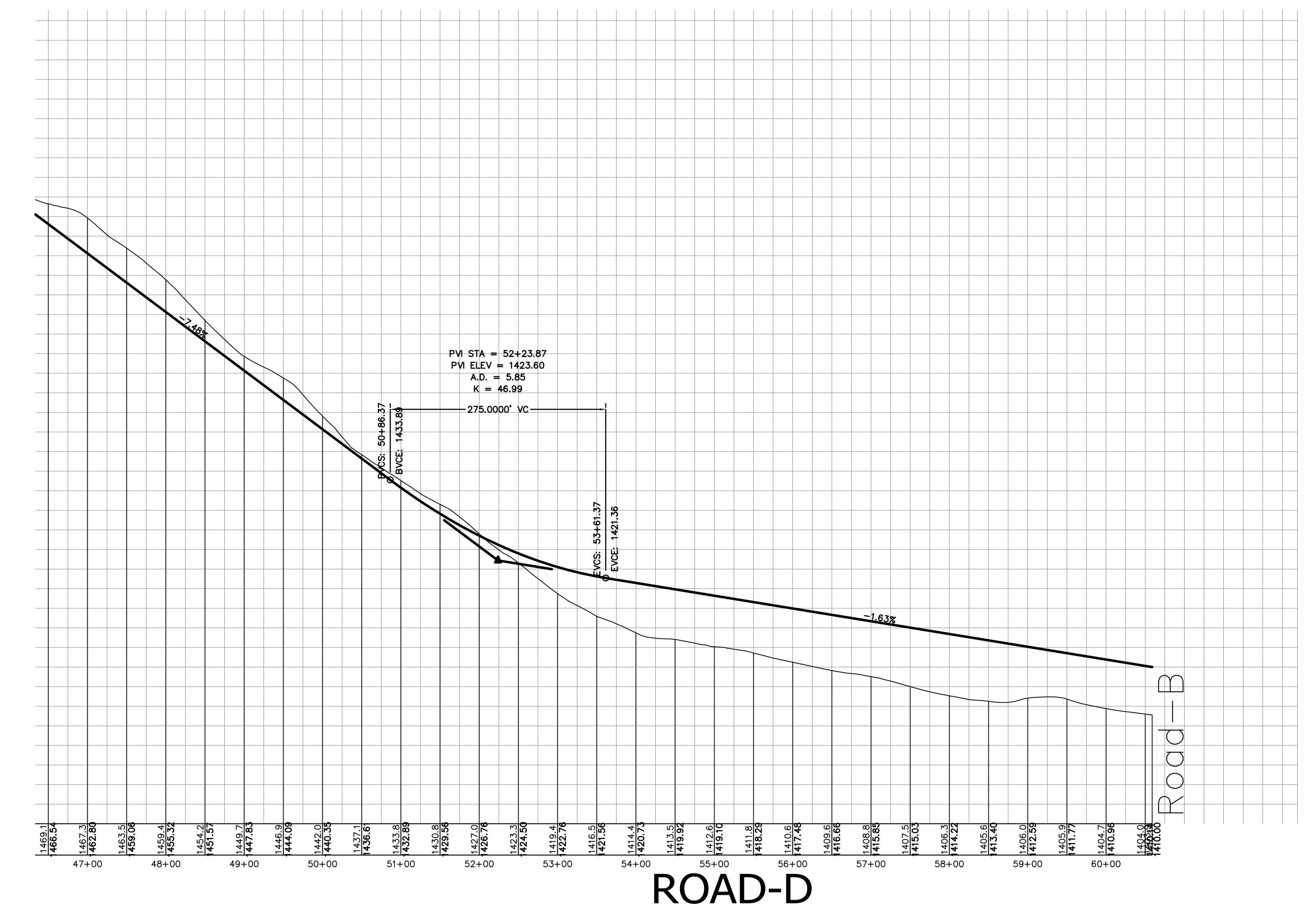
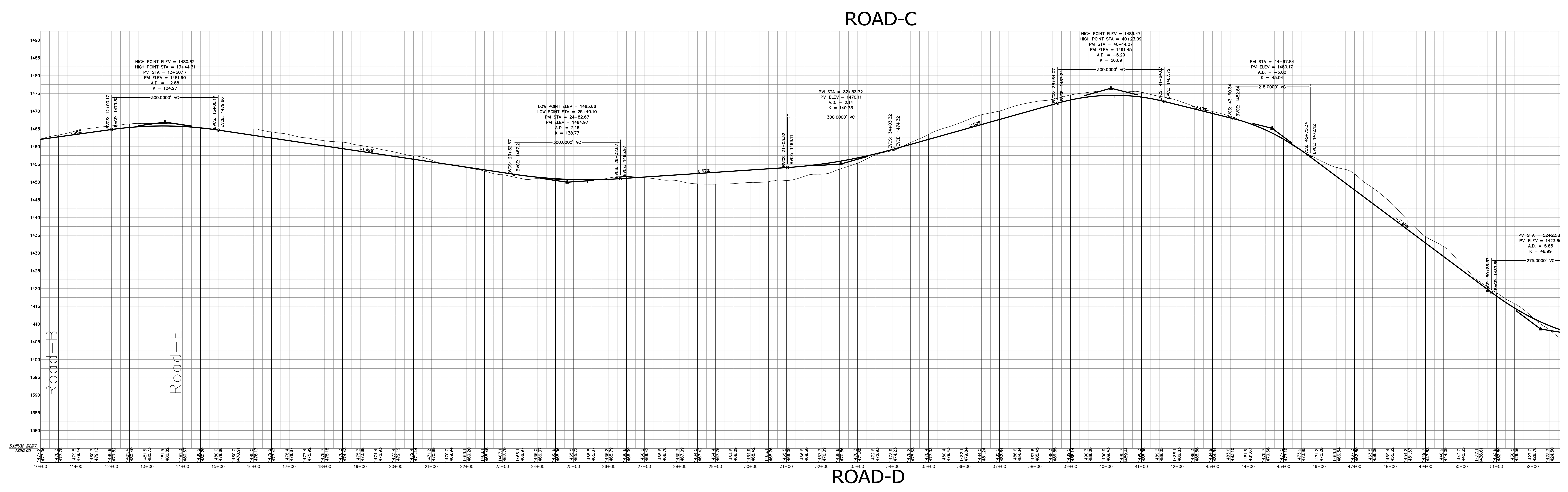
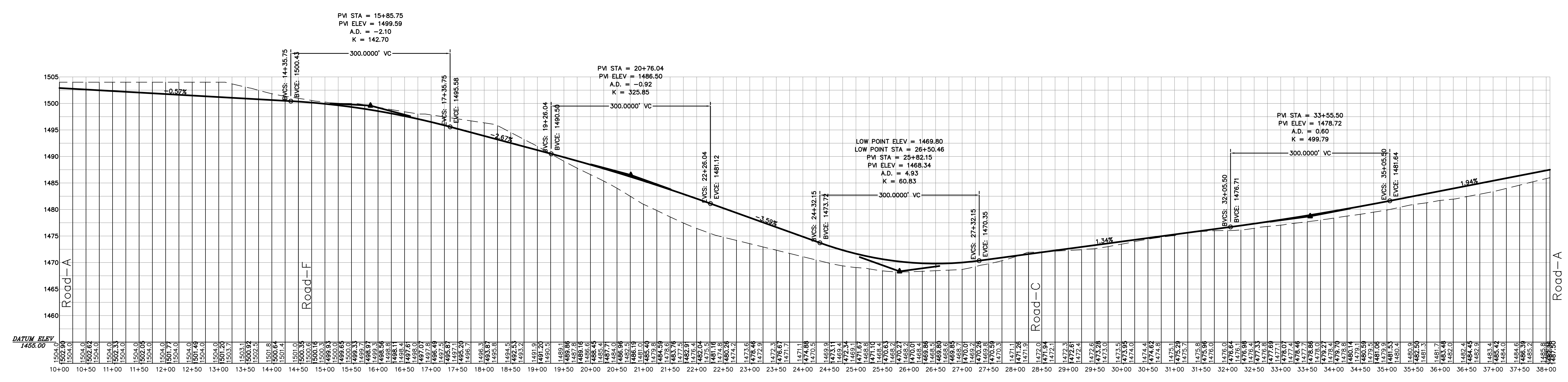
DATE	2/27/20	BY	BJB	DESIGNED BY	BJB
SHEET NO.					
TITLE	PROFILES FOR 172709 CT MALE RIVER				
DATE					

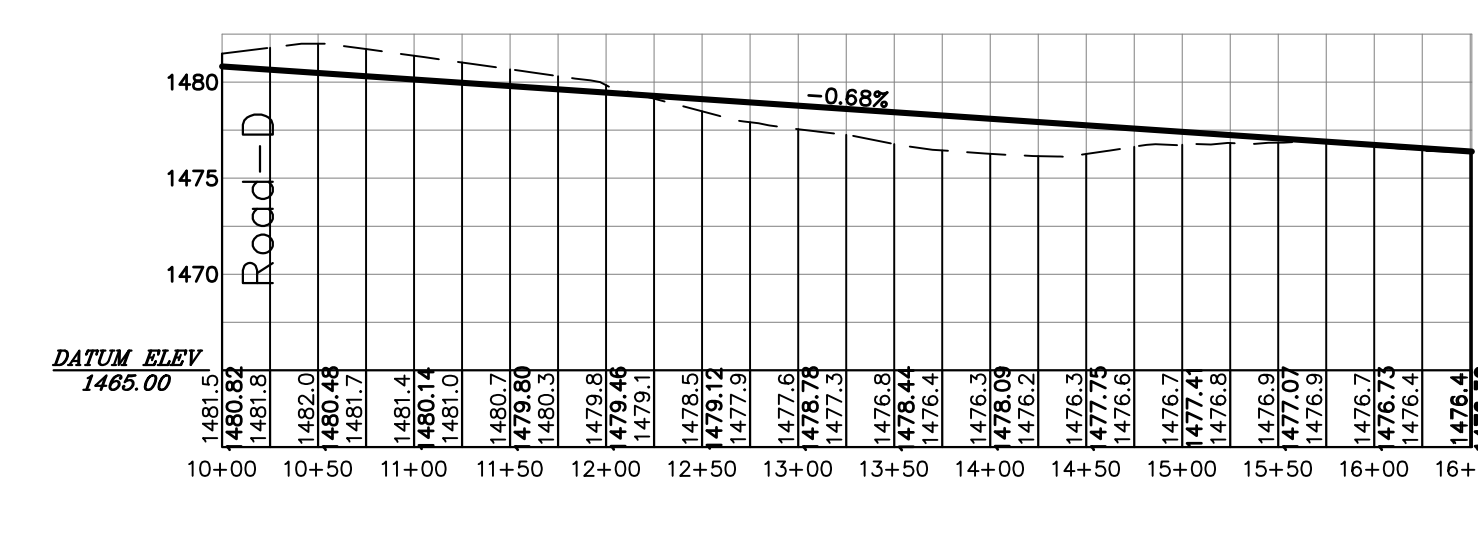
Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Engineering and Construction Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

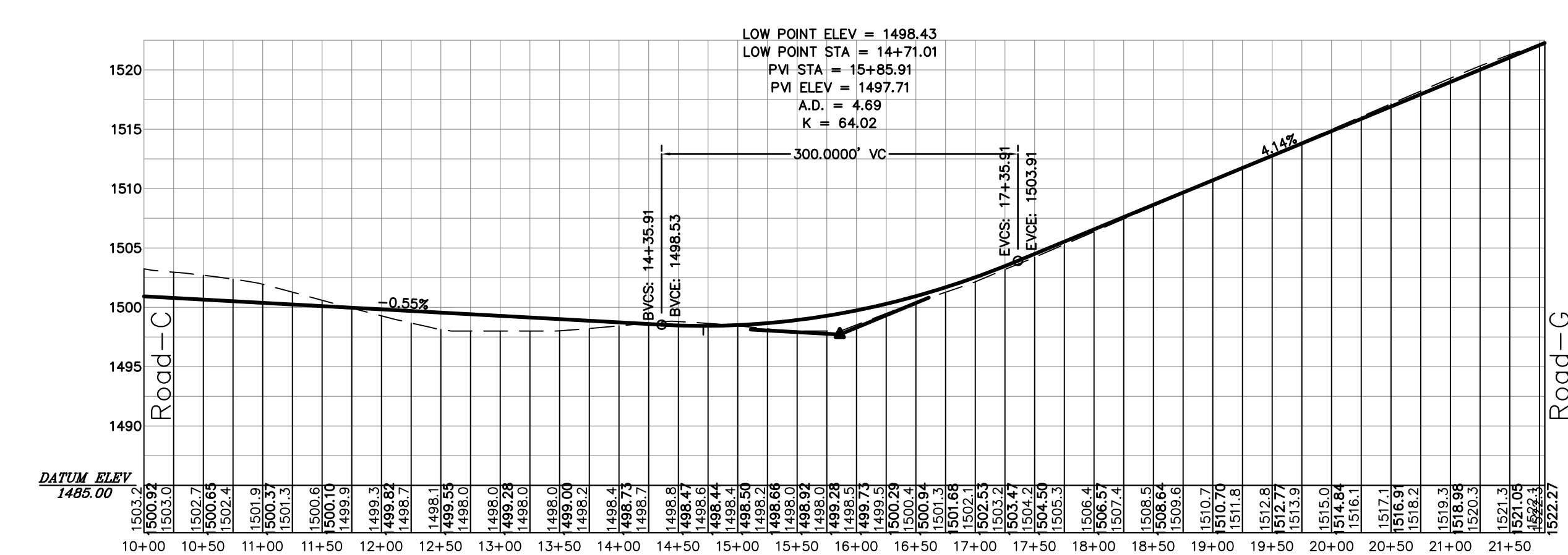
BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
375 CENTRE STREET, SUITE 200, PAOLI, PA 19381
(610) 295-5038 (PHONE) (610) 295-5030 (FAX)

PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

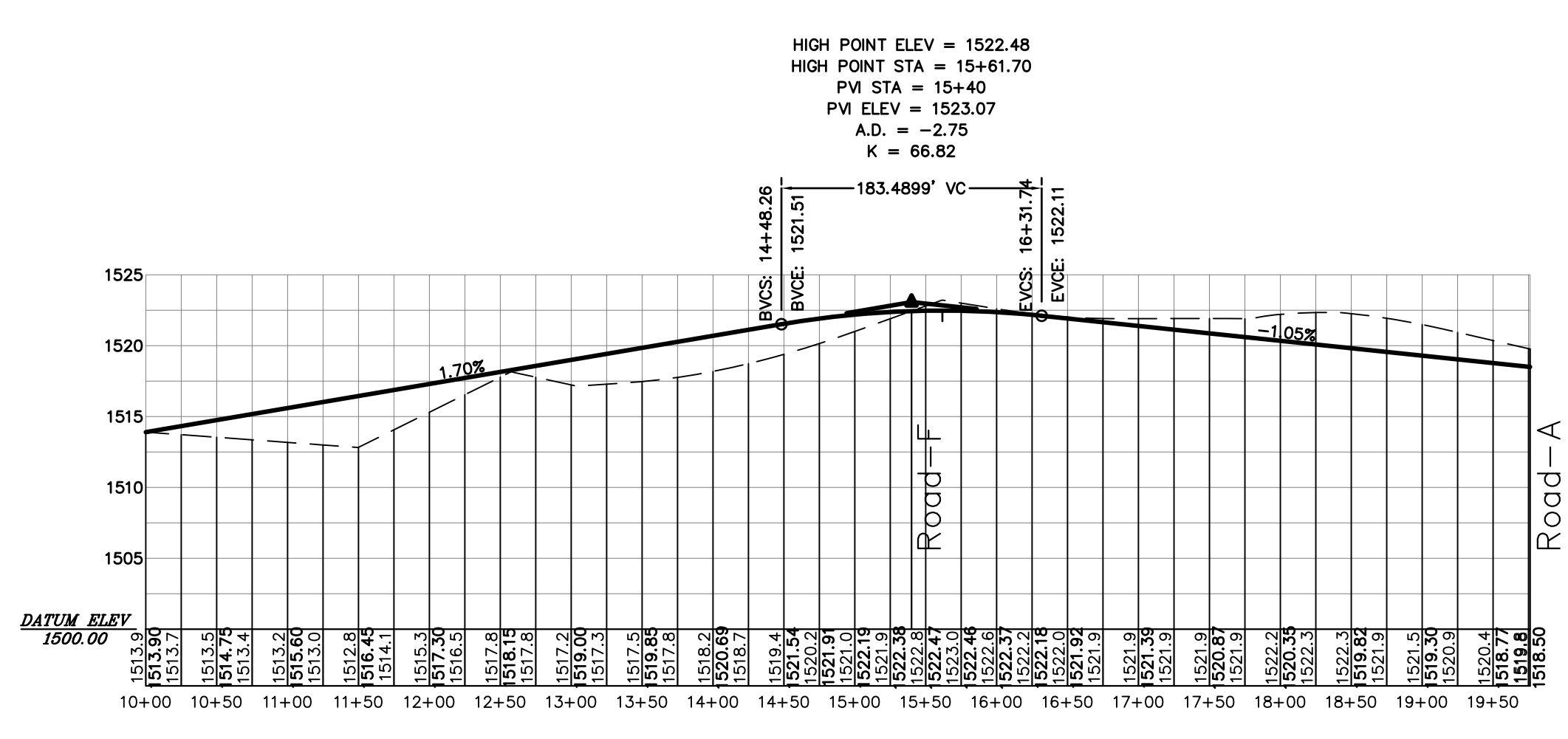




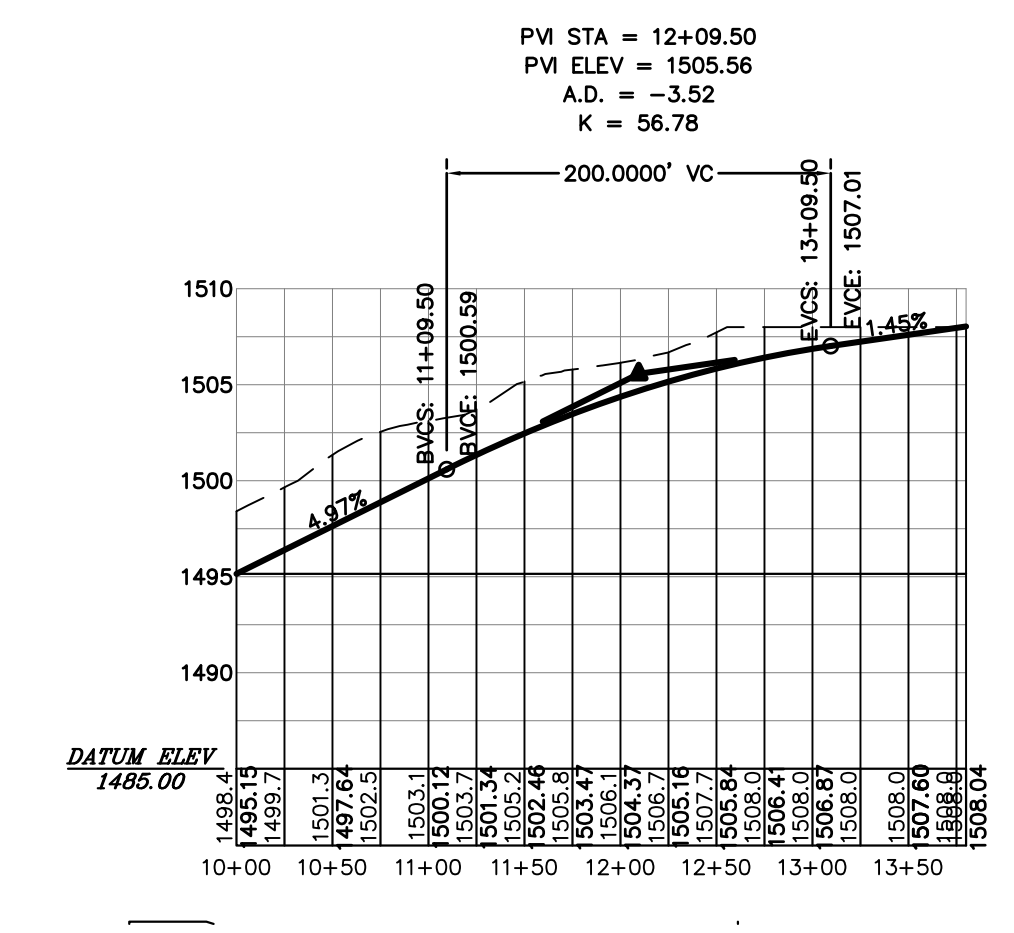
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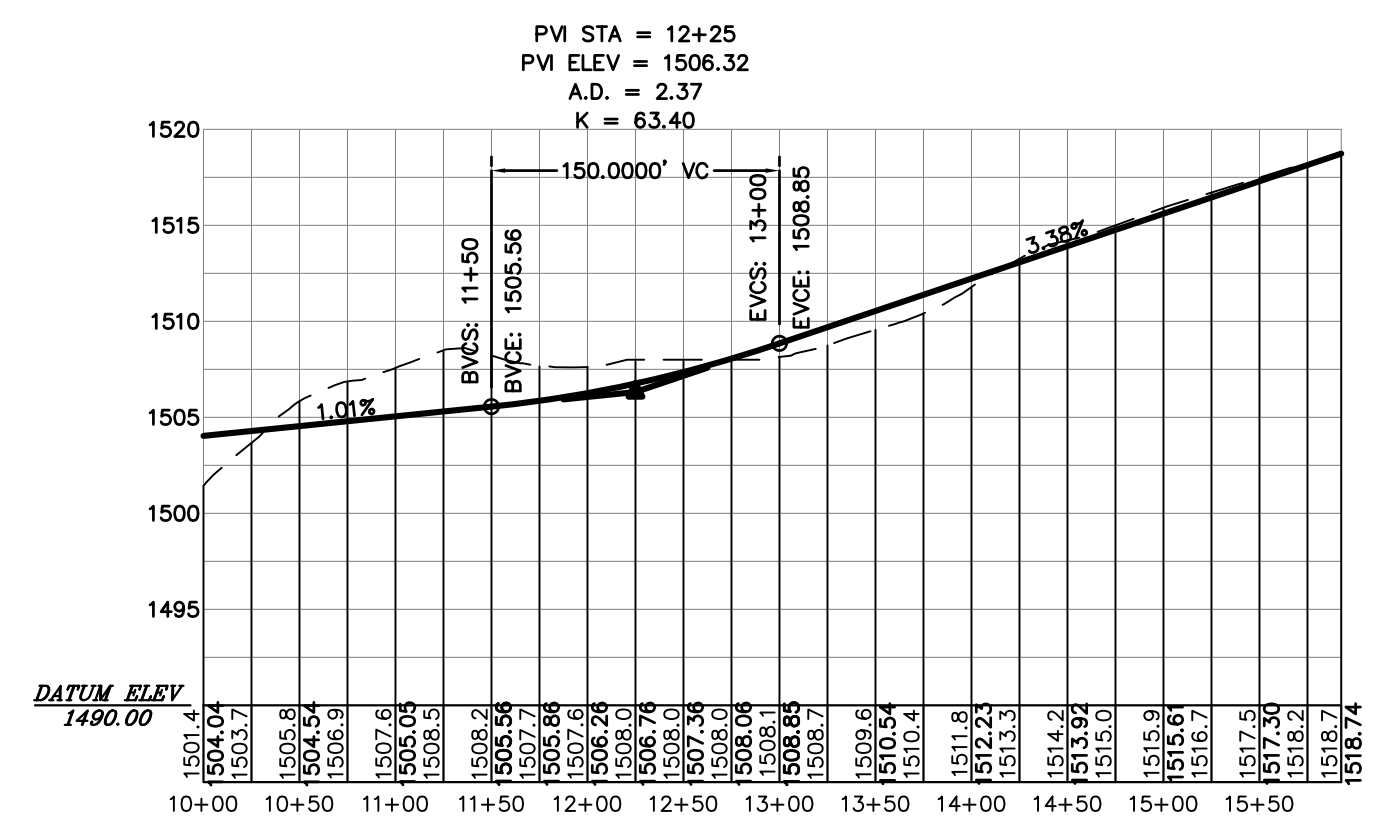
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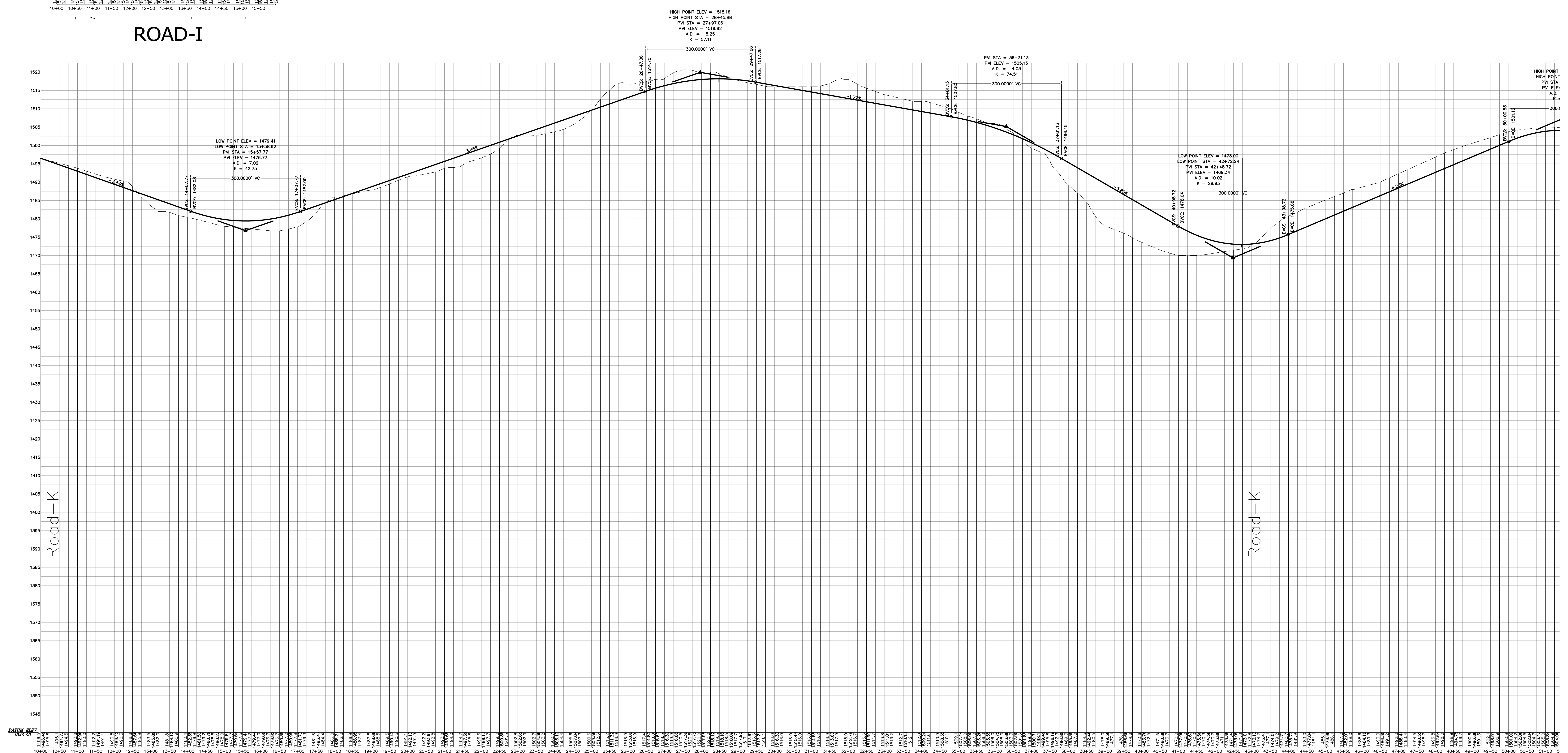
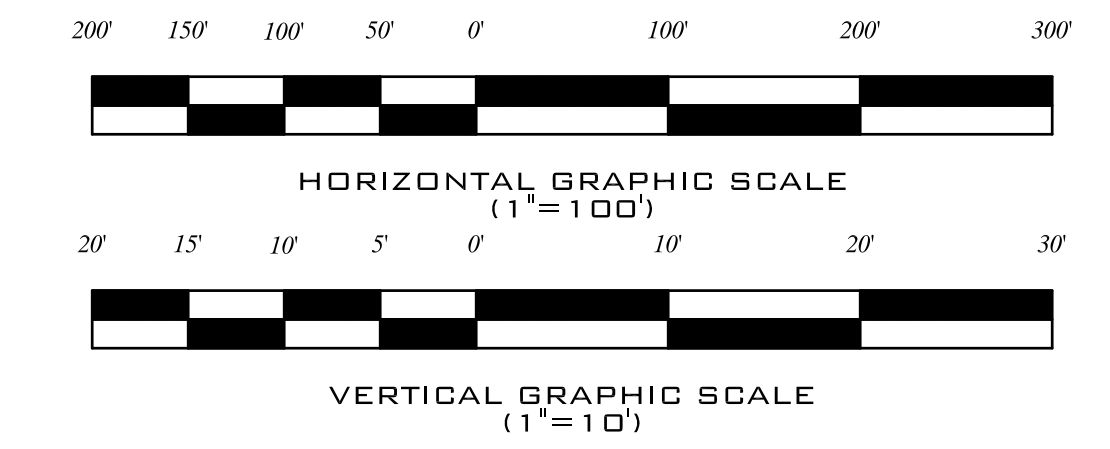
ROAD-G



ROAD-H



ROAD-I



ROAD-J

DATE	BY	REVISION

Double Diamond Companies
10100 North Central Expressway
Suite 600
Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1713 CENTRE STREET ASHLAND, PA 17921
(570) 875-1018 (PHONE) (570) 875-1670 (FAX)

PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

DATE	BY	REVISION

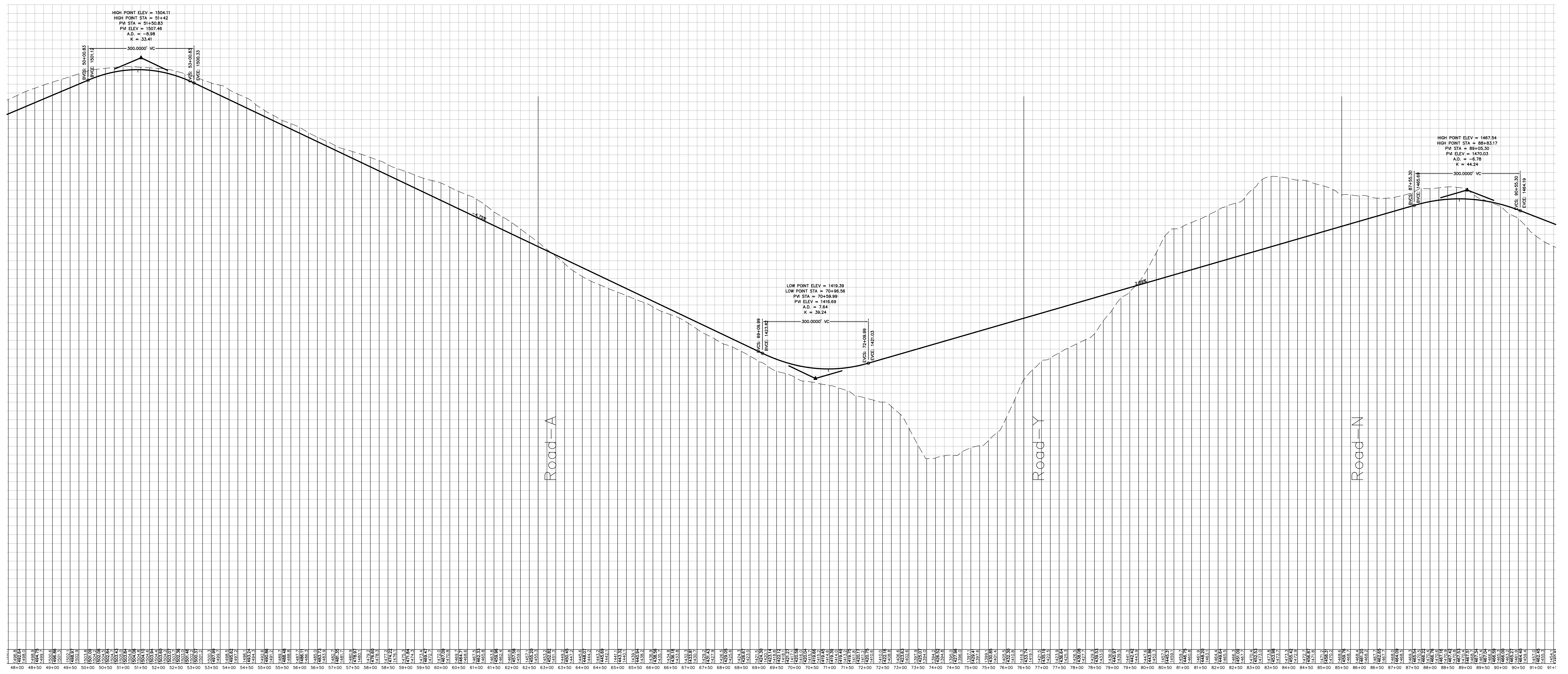
Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisors Services
10 North Street, Cold Spring, NY 10516 (914) 265-4100

BRINKASH
ASSOCIATES, INC.
SURVEYING & ENGINEERING
275 CENTRE STREET ASASAND, PA 15921
(814) 875-5000 (FAX)

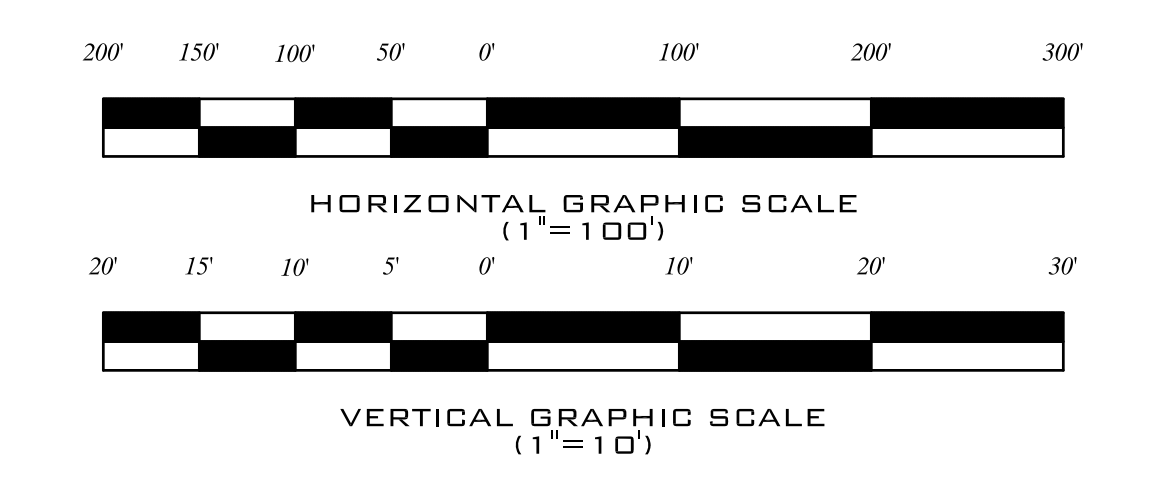
PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

PROFILE SHEET
C-18



48+00	48+50	49+00	49+50	50+00	50+50	51+00	51+50	52+00	52+50	53+00	53+50	54+00	54+50	55+00	55+50	56+00	56+50	57+00	57+50	58+00	58+50	59+00	59+50	60+00	60+50	61+00	61+50	62+00	62+50	63+00	63+50	64+00	64+50	65+00	65+50	66+00	66+50	67+00	67+50	68+00	68+50	69+00	69+50	70+00	70+50	71+00	71+50	72+00	72+50	73+00	73+50	74+00	74+50	75+00	75+50	76+00	76+50	77+00	77+50	78+00	78+50	79+00	79+50	80+00	80+50	81+00	81+50	82+00	82+50	83+00	83+50	84+00	84+50	85+00	85+50	86+00	86+50	87+00	87+50	88+00	88+50	89+00	89+50	90+00	90+50	91+00	91+50
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ROAD-J



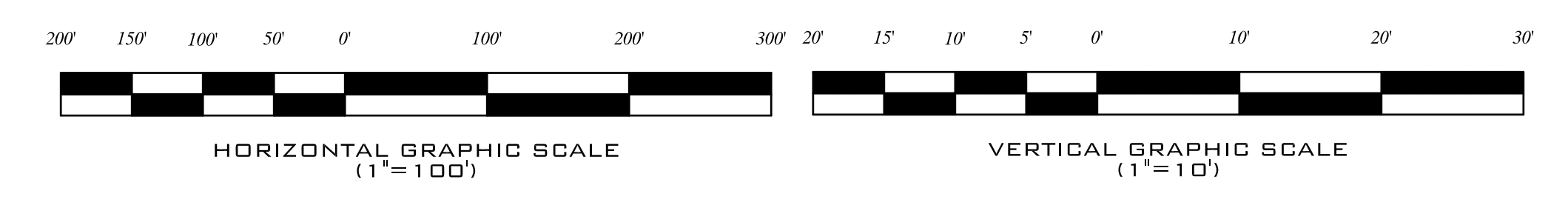
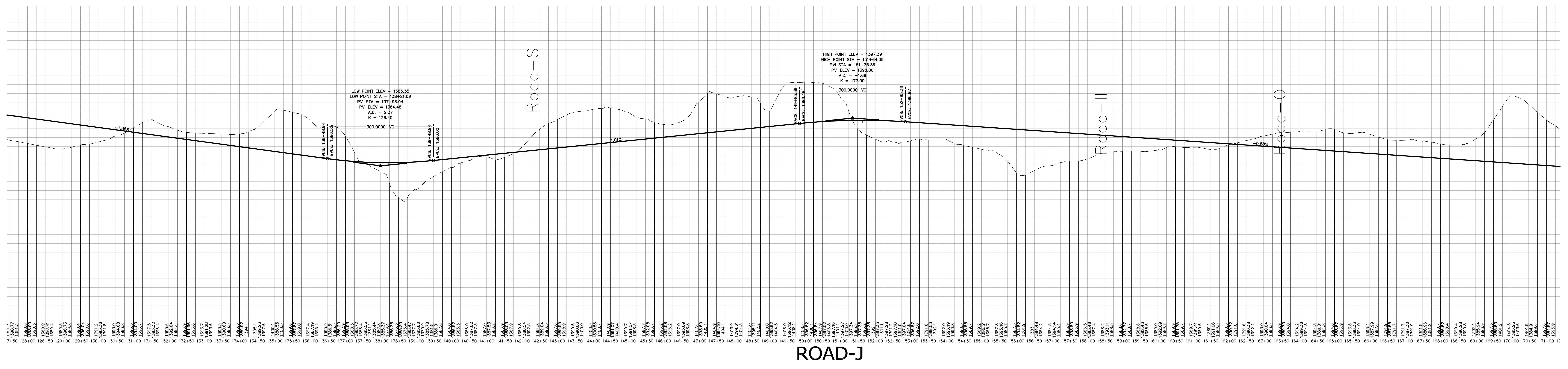
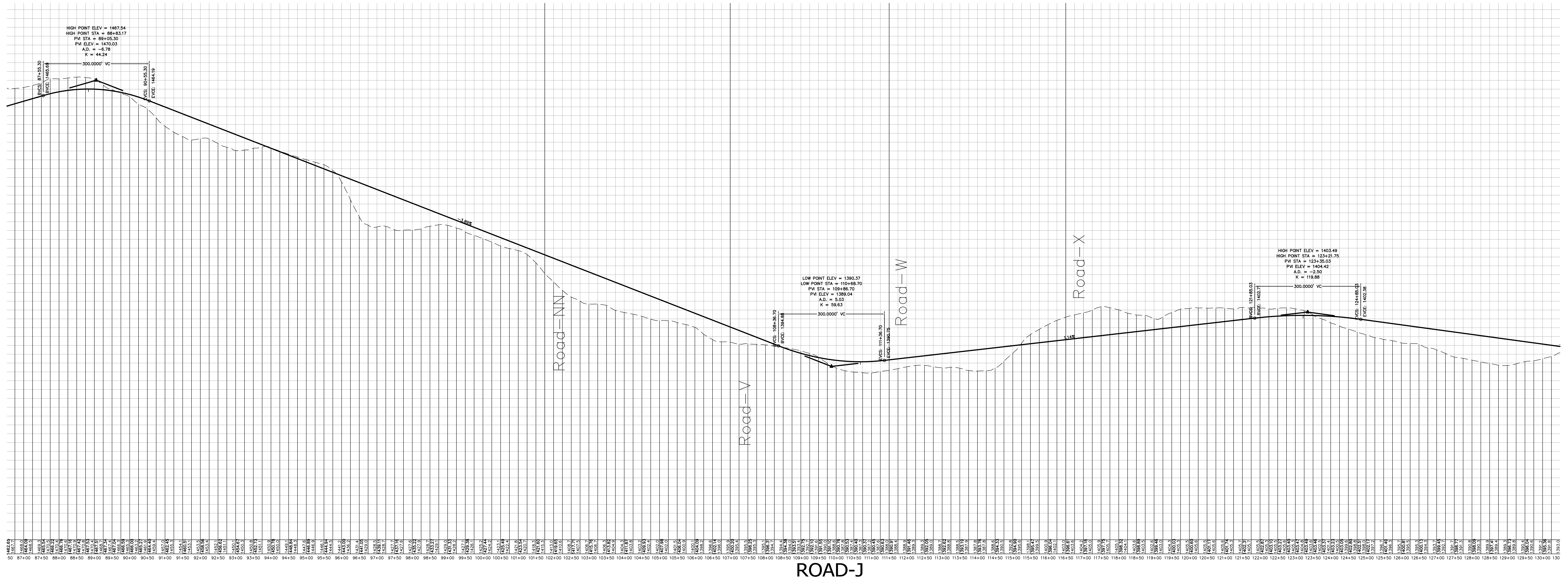
DATE	BY	REVISION

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisors Services
10 North Street, Cold Spring, NY 10516 (914) 265-4100

BRINKASH
ASSOCIATES, INC.
SURVEYING & ENGINEERING
215 CENTRE STREET, ASHLAND, PA 17921
(814) 925-5000 (FAX)

PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



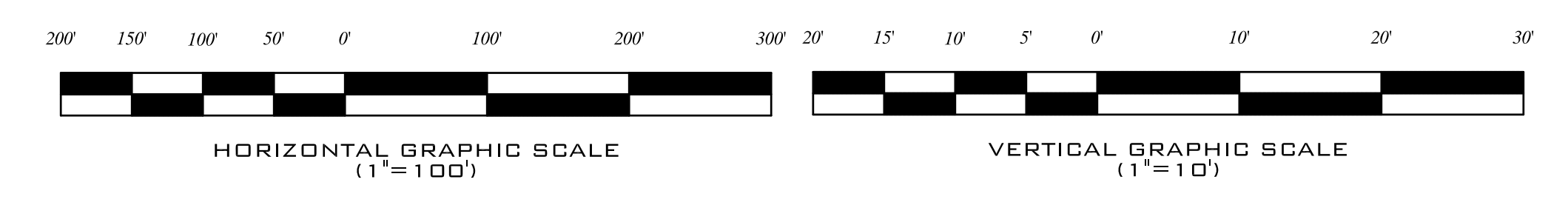
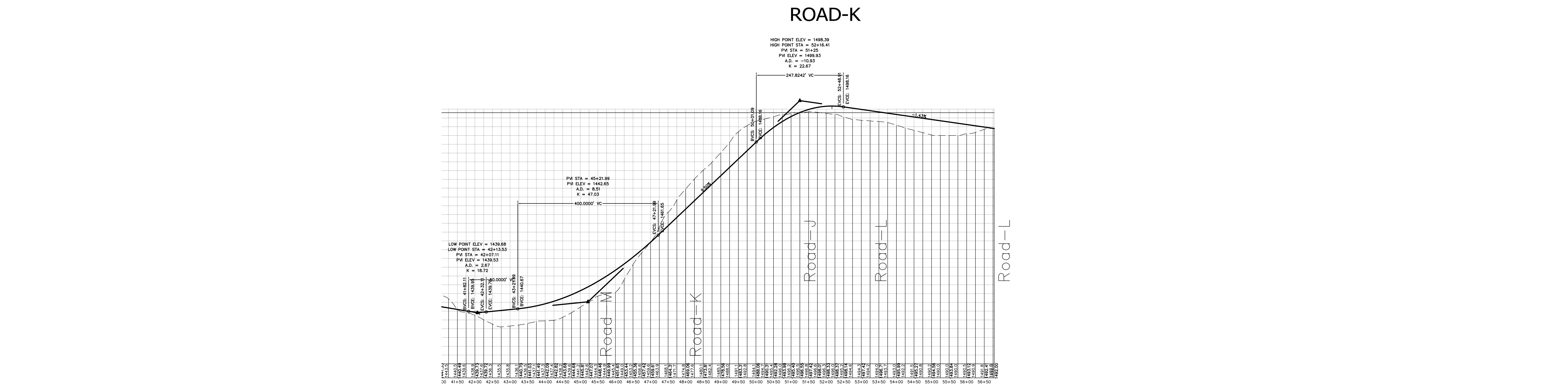
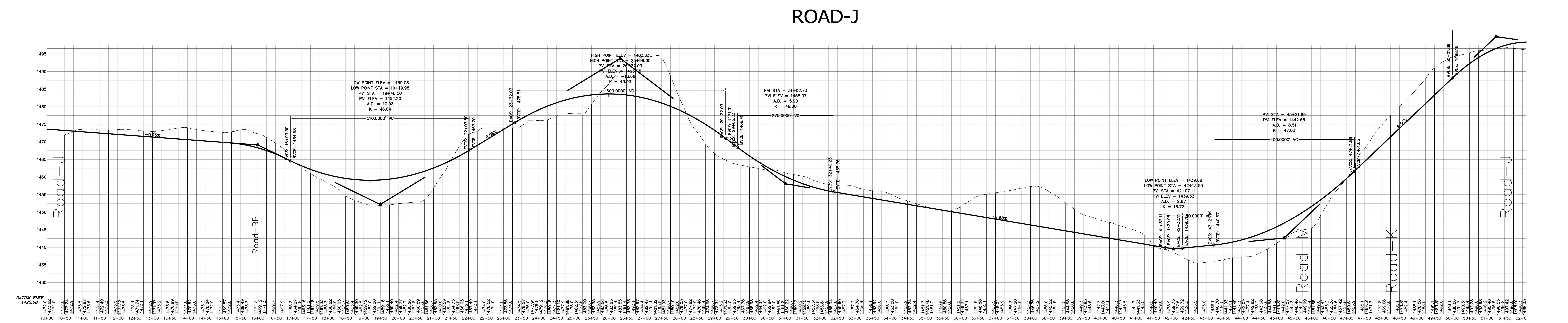
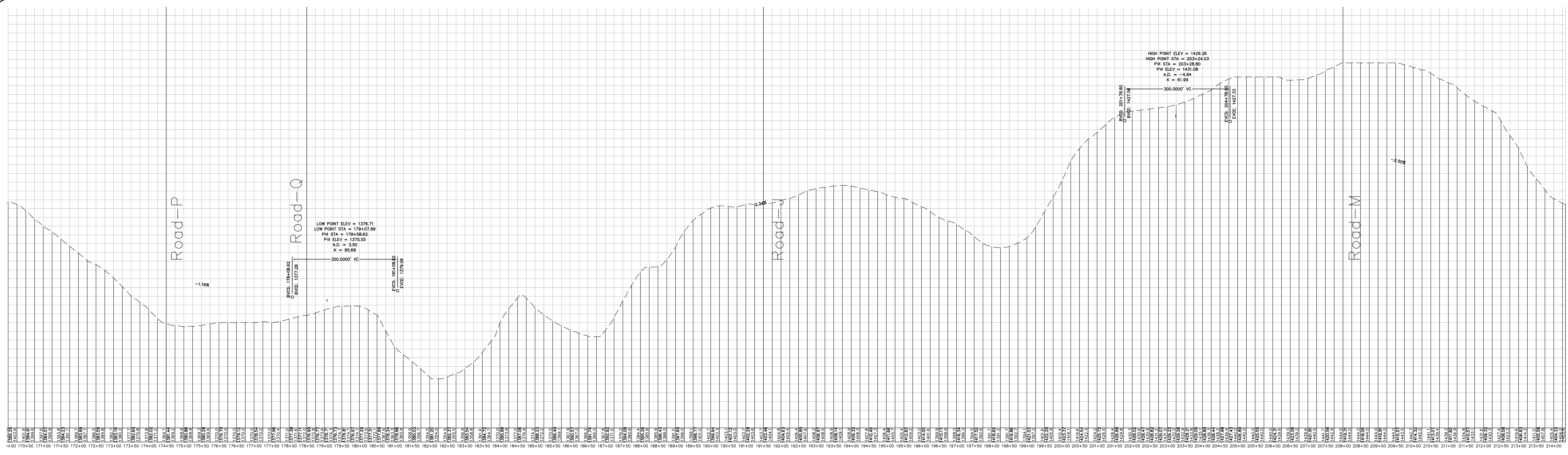
DATE	4/27/00	BY	WJE	REVISION	1
SHEET NO.	1	TOTAL SHEETS	1	DATE	
REVISIONS: 1. 11/22/00 FOR CT. TABLE REVISION 2/2/00 2. REVISIONS PER DESIGN TEAM 3/23/00					
NO.	DESCRIPTION OF REVISION	DATE			

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisors Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1713 CENTRE STREET ASHLAND, PA 17921
(570)-875-1018 (PHONE) (570)-875-1670 (FAX)

CONCEPTUAL DESIGN PLANS
PROFILES
LOST LAKE RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



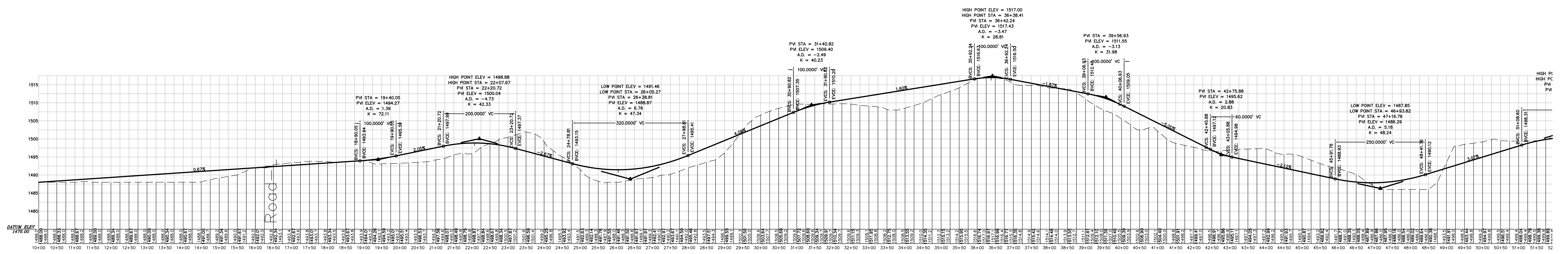
DATE	BY	CHKD	REVISION

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

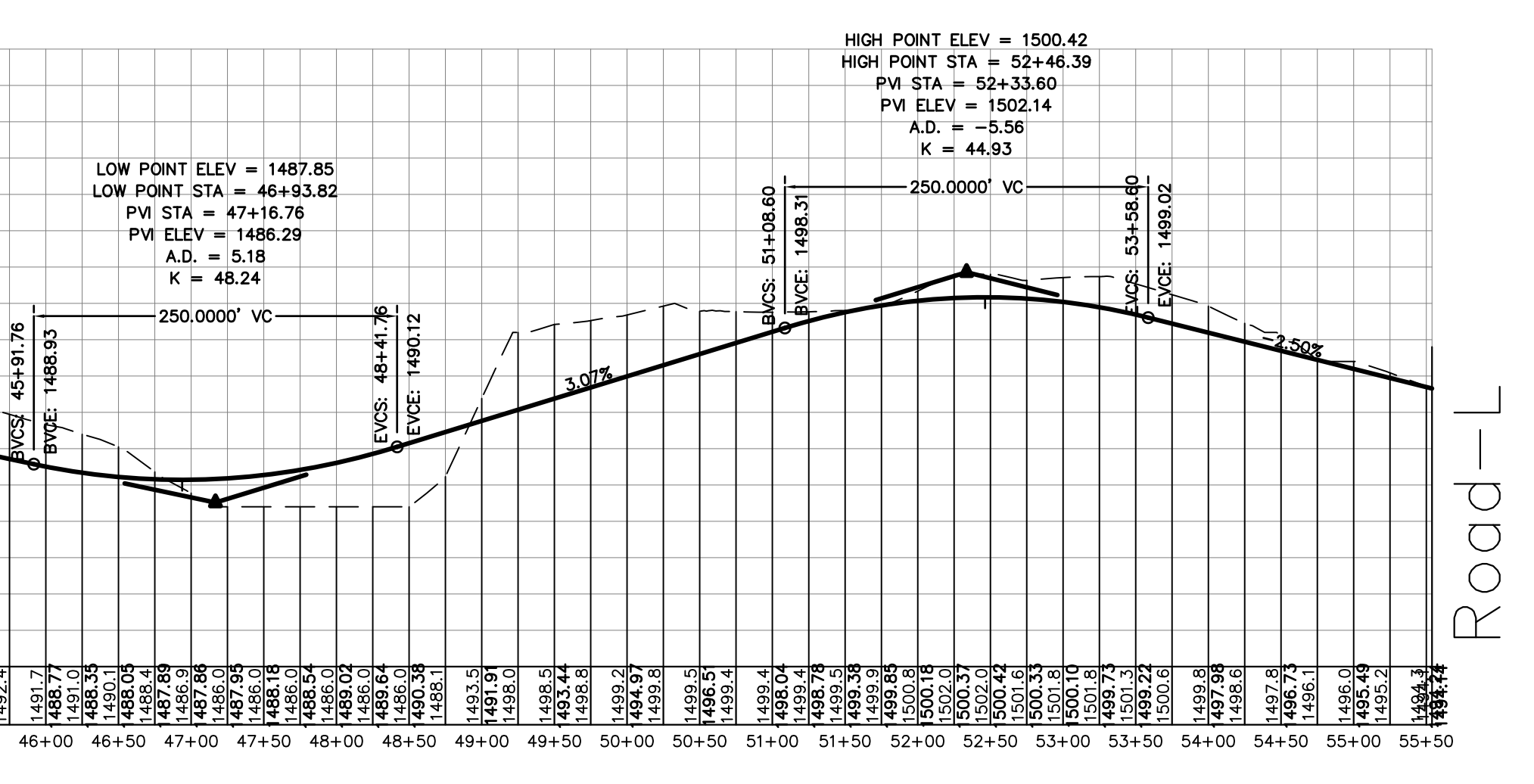
TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisors Services
10 North Street, Cold Spring, NY 10516 (914) 265-4100

BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
375 CENTRE STREET ASAHLAND, PA 15921
(814) 835-5000 (FAX)

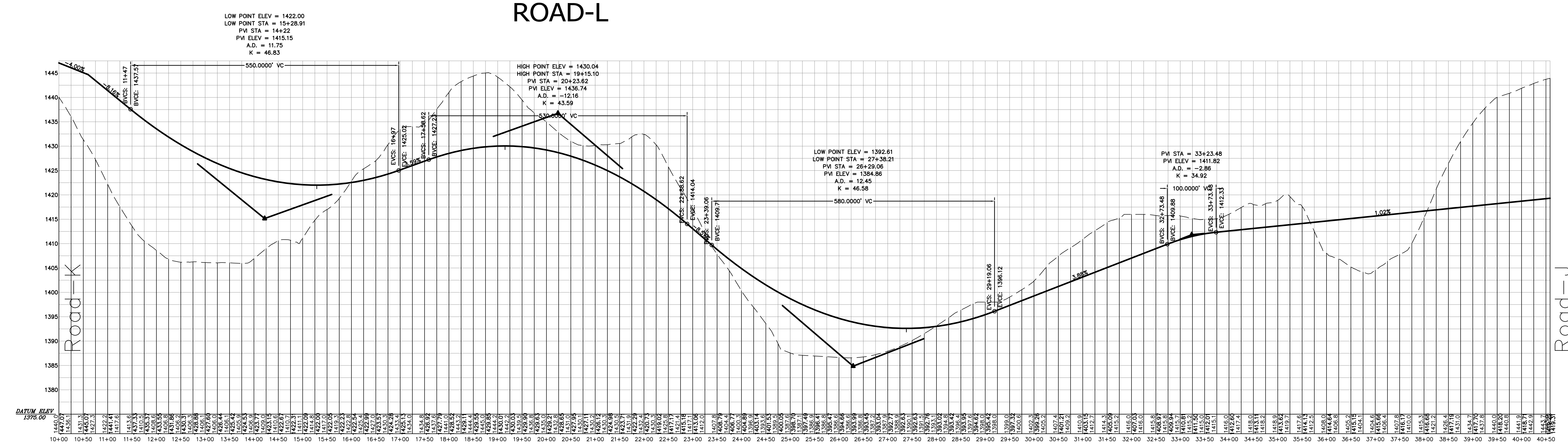
PRELIMINARY DESIGN PLANS
Lost Lake RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



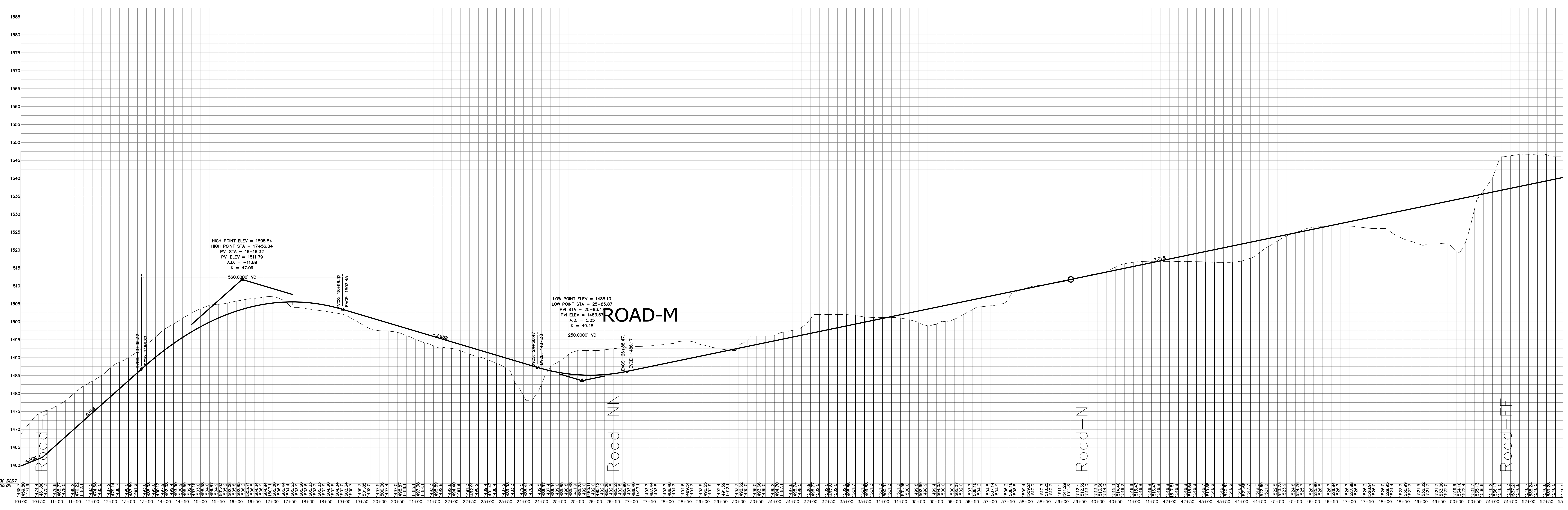
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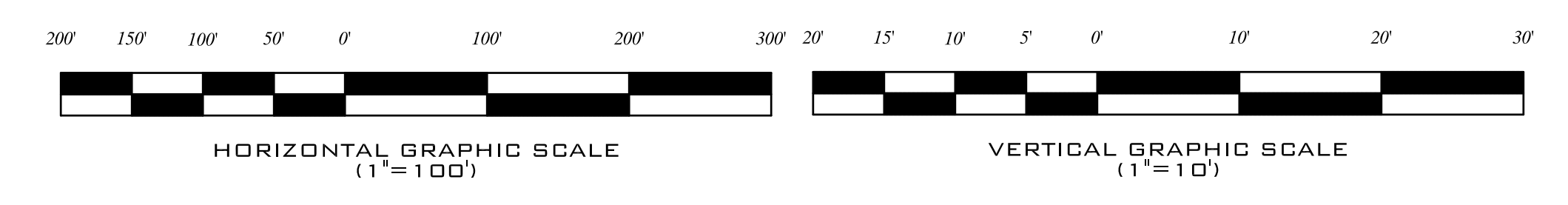
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ROAD-M



ROAD-N



DATE	BY	REVISION

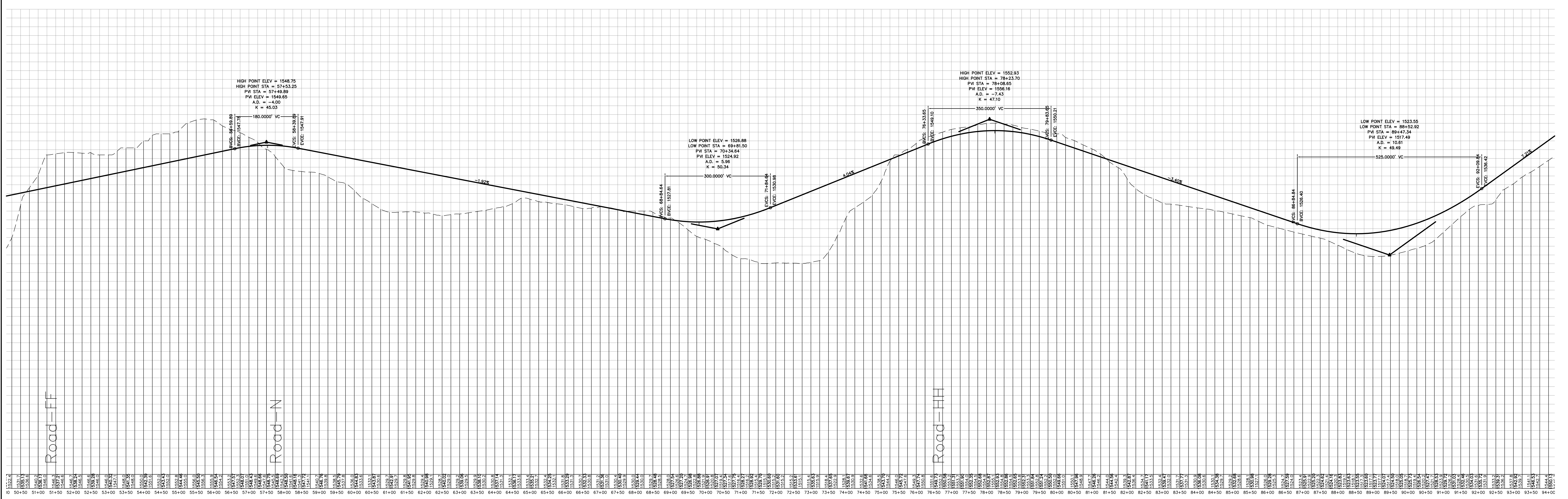
Lost Lake Resort, Inc.
10100 North Central Expressway
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Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisors Services
10 North Street, Cold Spring, NY 10516 (914) 264-4400

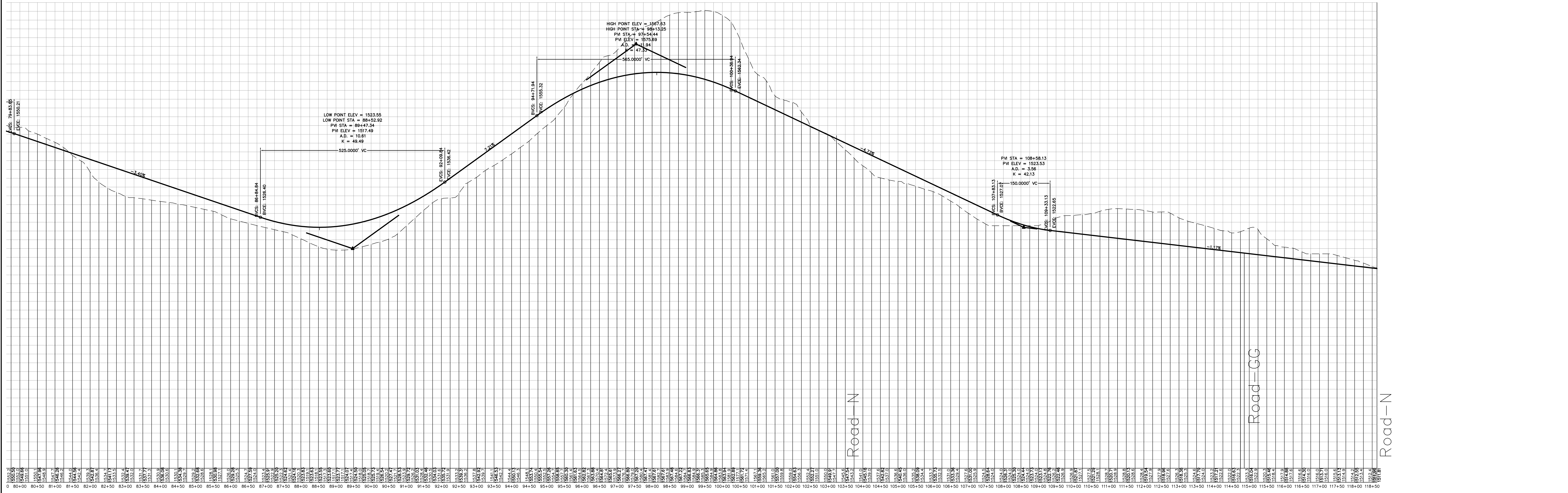
BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
1715 CENTRE STREET ASAHEM, PA 17921
(970) 975-5000 (PHONE) (970) 975-5000 (FAX)

PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

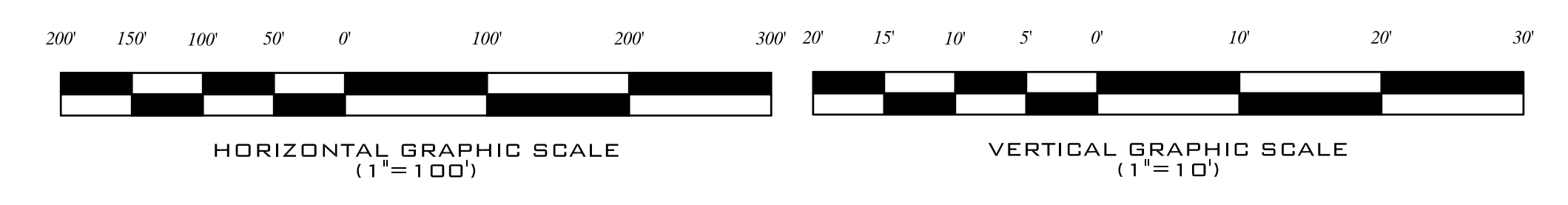
PROFILE SHEET
C-22

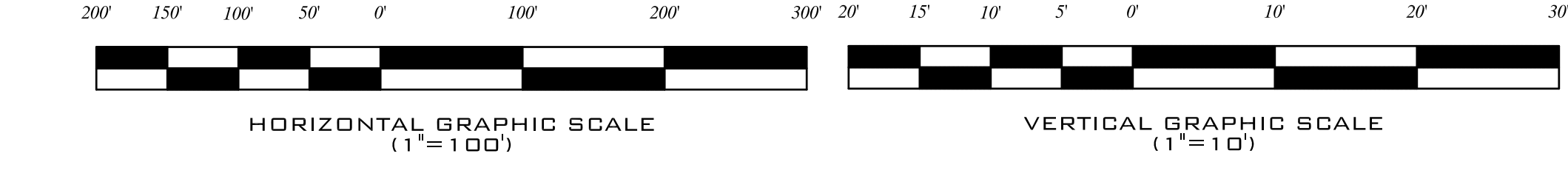
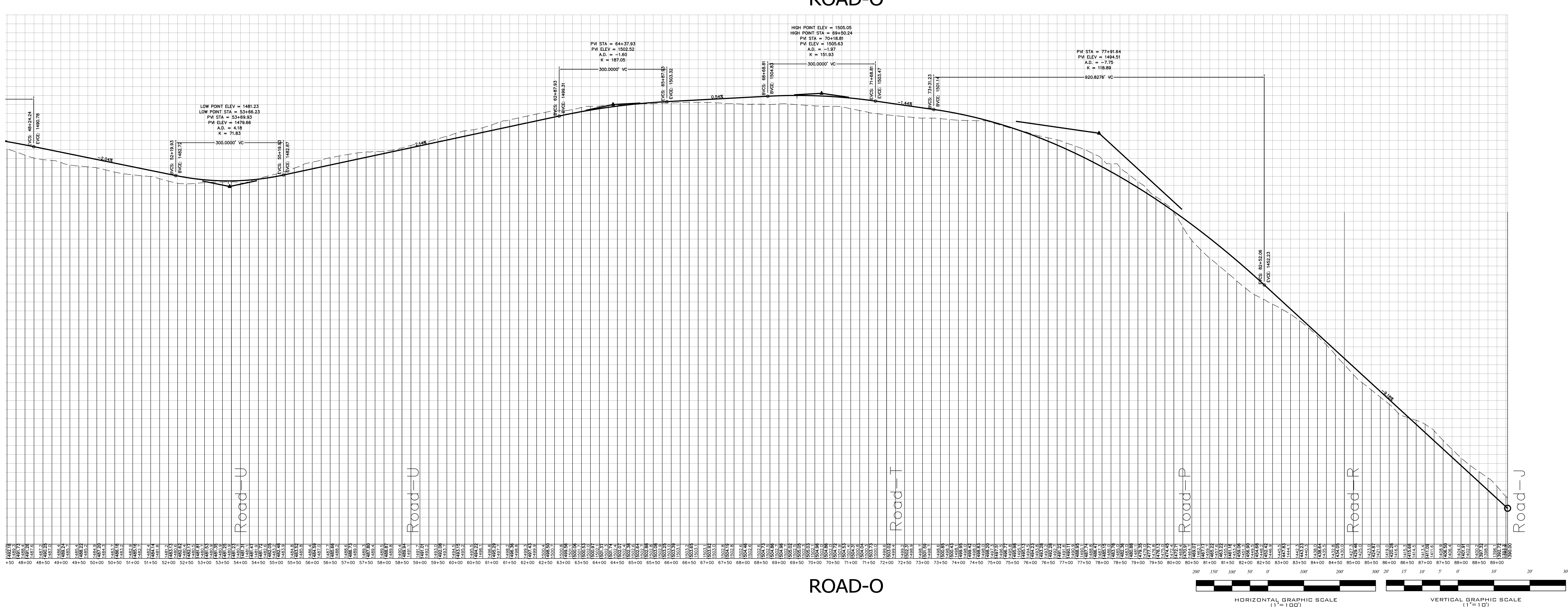
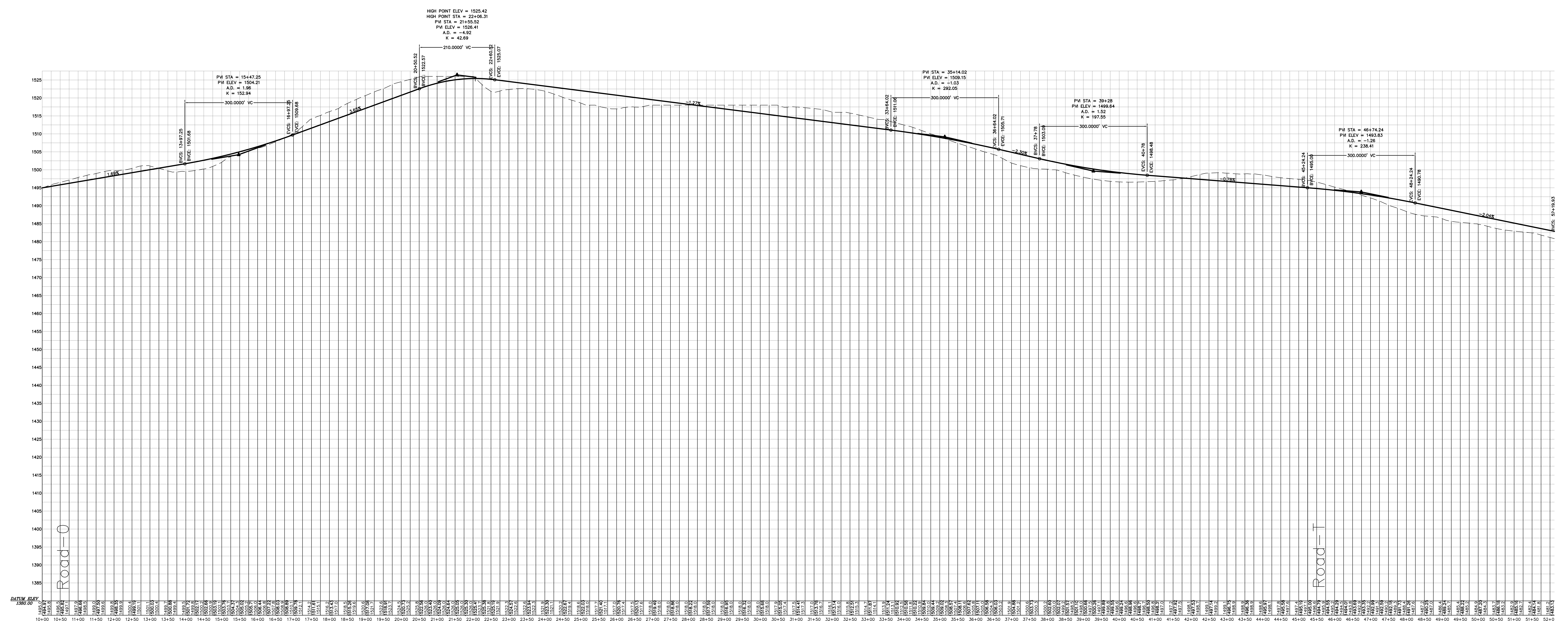


ROAD-N



ROAD-N





DATE	BY	REVISION

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisors Services
10 North Street, Cold Spring, NY 10516 (914) 265-4100

BRINKASH
ASSOCIATES, INC.
SURVEYING & ENGINEERING
325 CENTRE STREET ASAHIAMA, PA 17921
(970) 975-5000 (PHONE) (970) 975-5000 (FAX)

PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

PROFILE SHEET
C-23

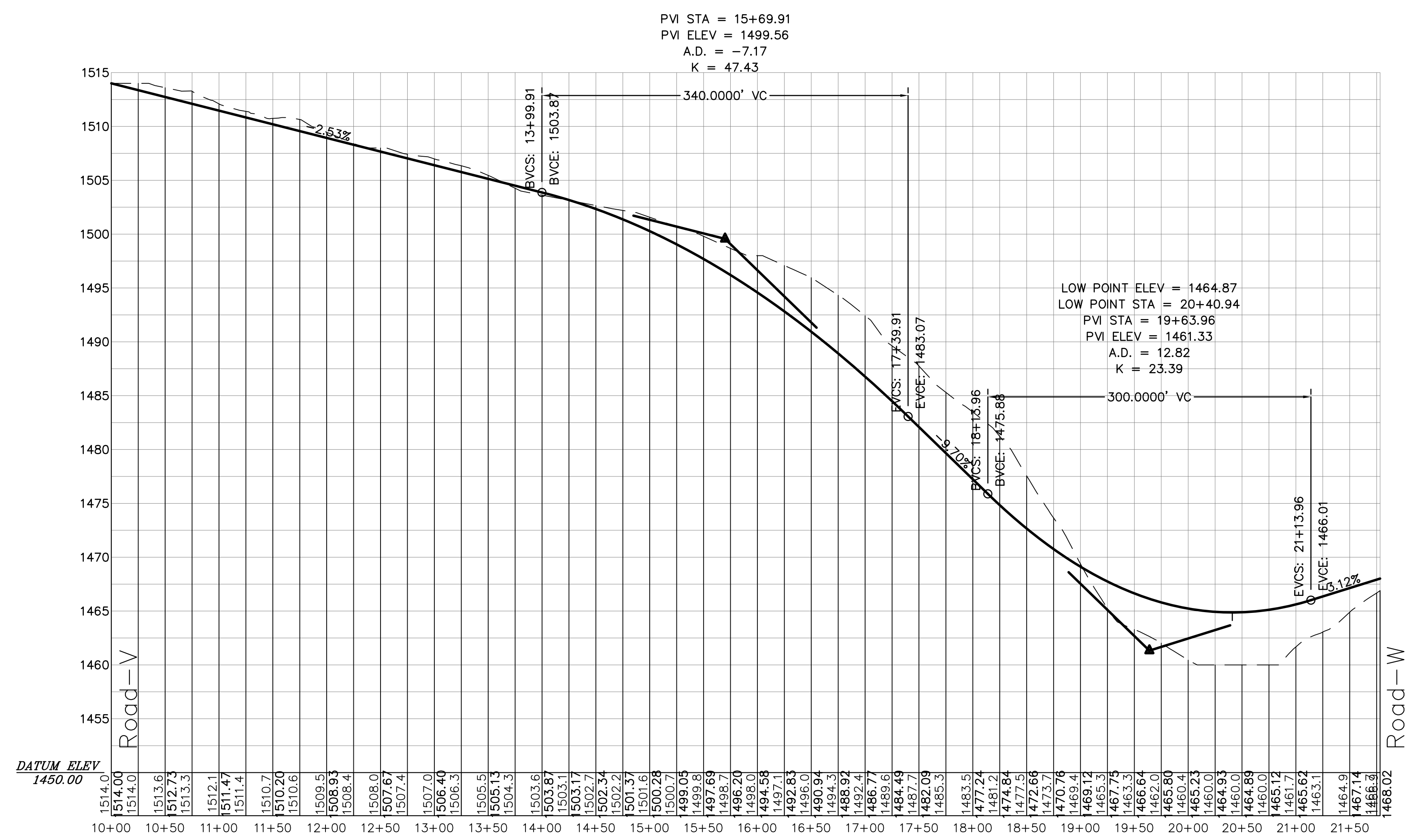
DATE	BY	REVISION

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

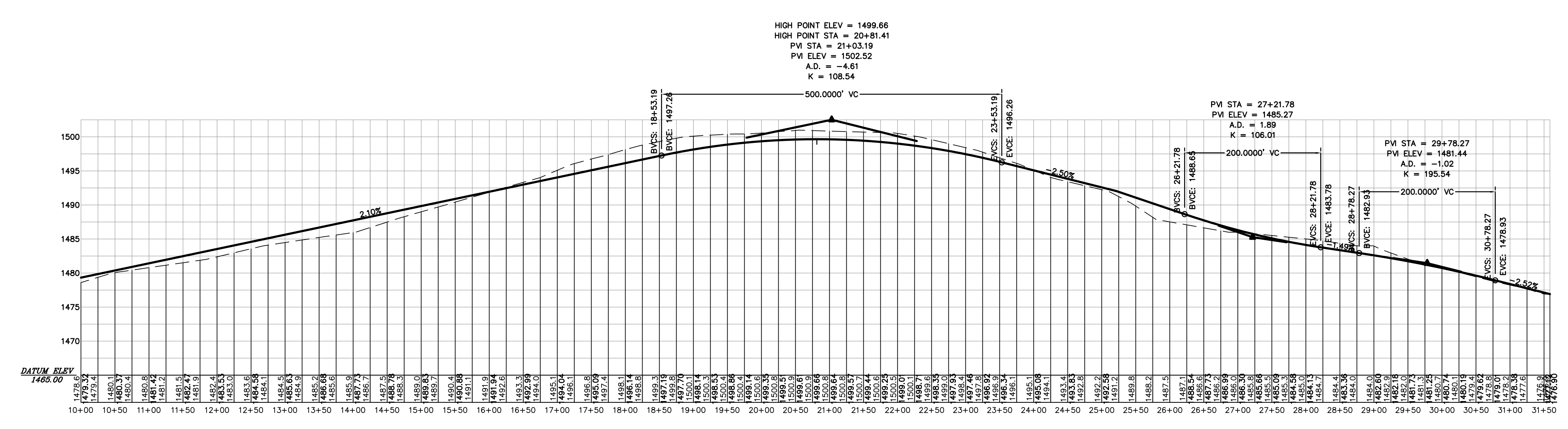
TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisors Services
10 North Street, Cold Spring, NY 10516 (914) 265-4100

BRINKASH
ASSOCIATES, INC.
SURVEYING & ENGINEERING
1215 CENTRE STREET ASAMAND, PA 17921
(570) 975-5000 (FAX)

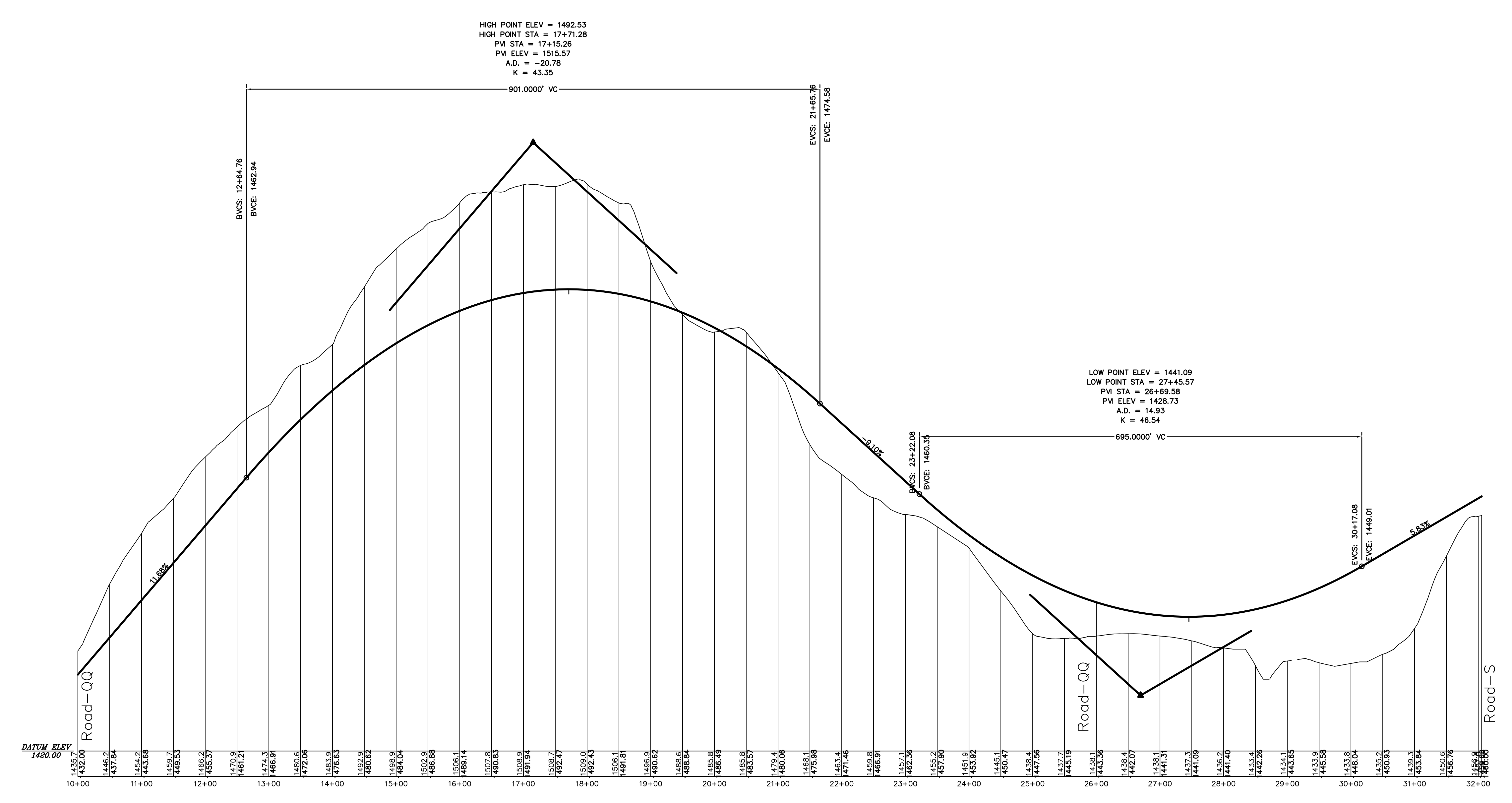
PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



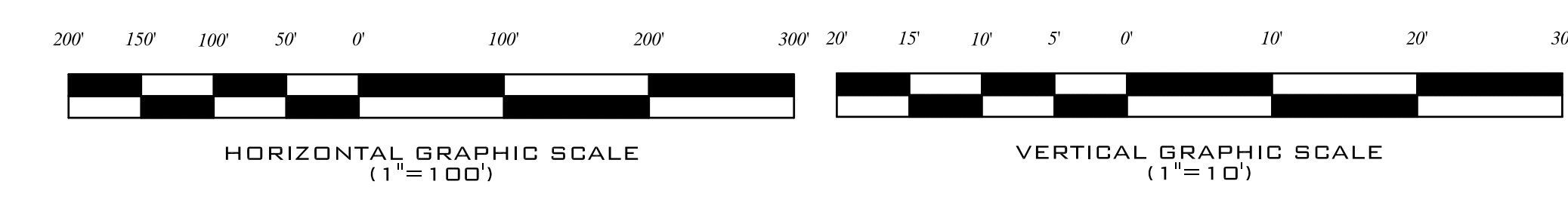
ROAD-OO



LODGE ACCESS



ROAD RR



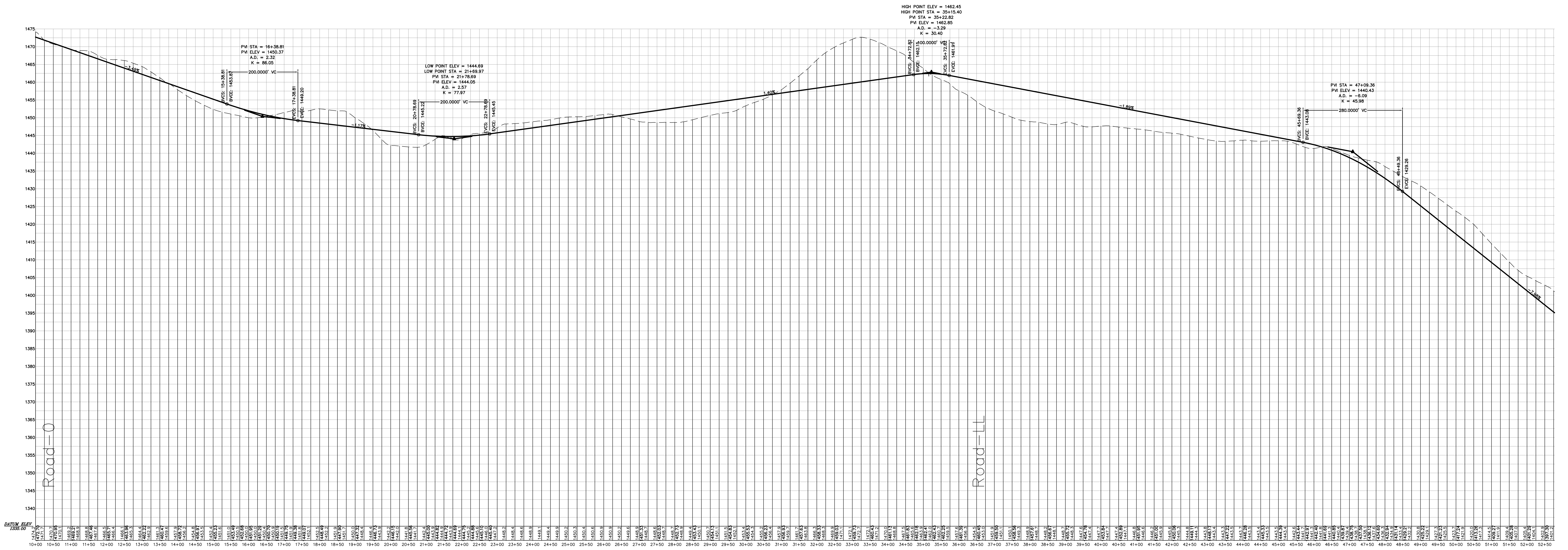
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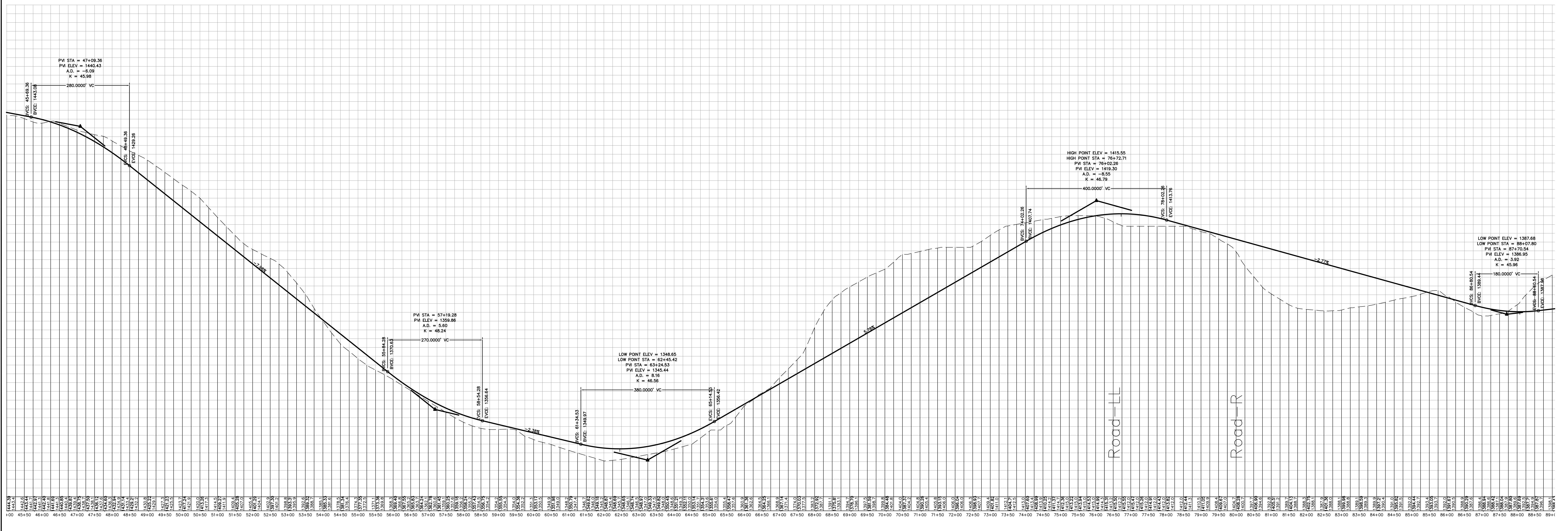
TIM MILLER ASSOCIATES, INC.
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10 North Street, Cold Spring, NY 10516 (914) 265-4100

BRINKASH
ASSOCIATES, INC.
SURVEYING & ENGINEERING
1215 CENTRE STREET ASHLAND, PA 15821
(814) 924-5000 (FAX)

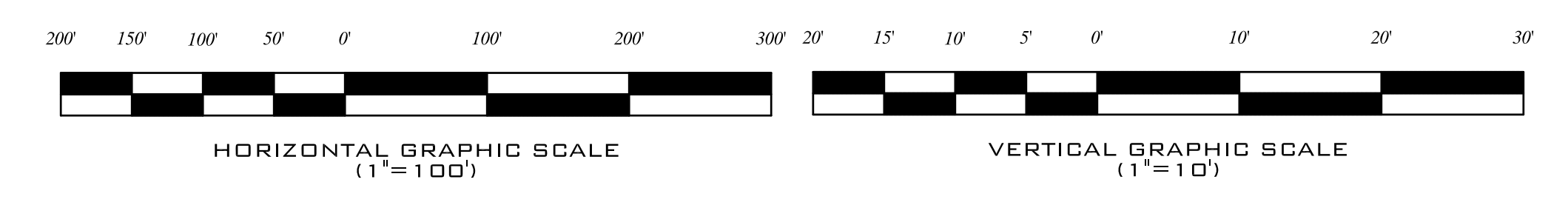
PRELIMINARY DESIGN PLANS
Lost Lake
RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



ROAD-P



ROAD-P



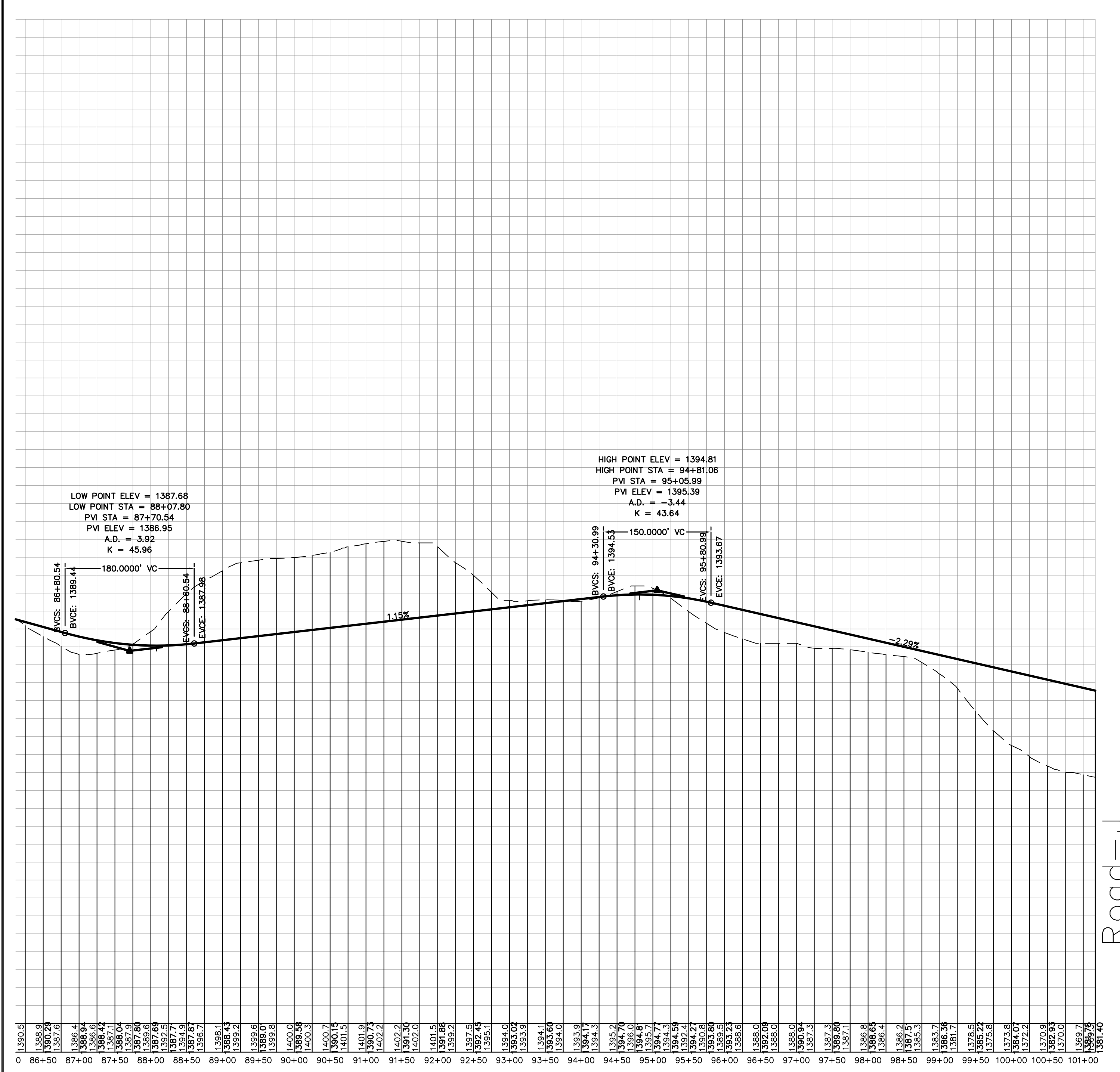
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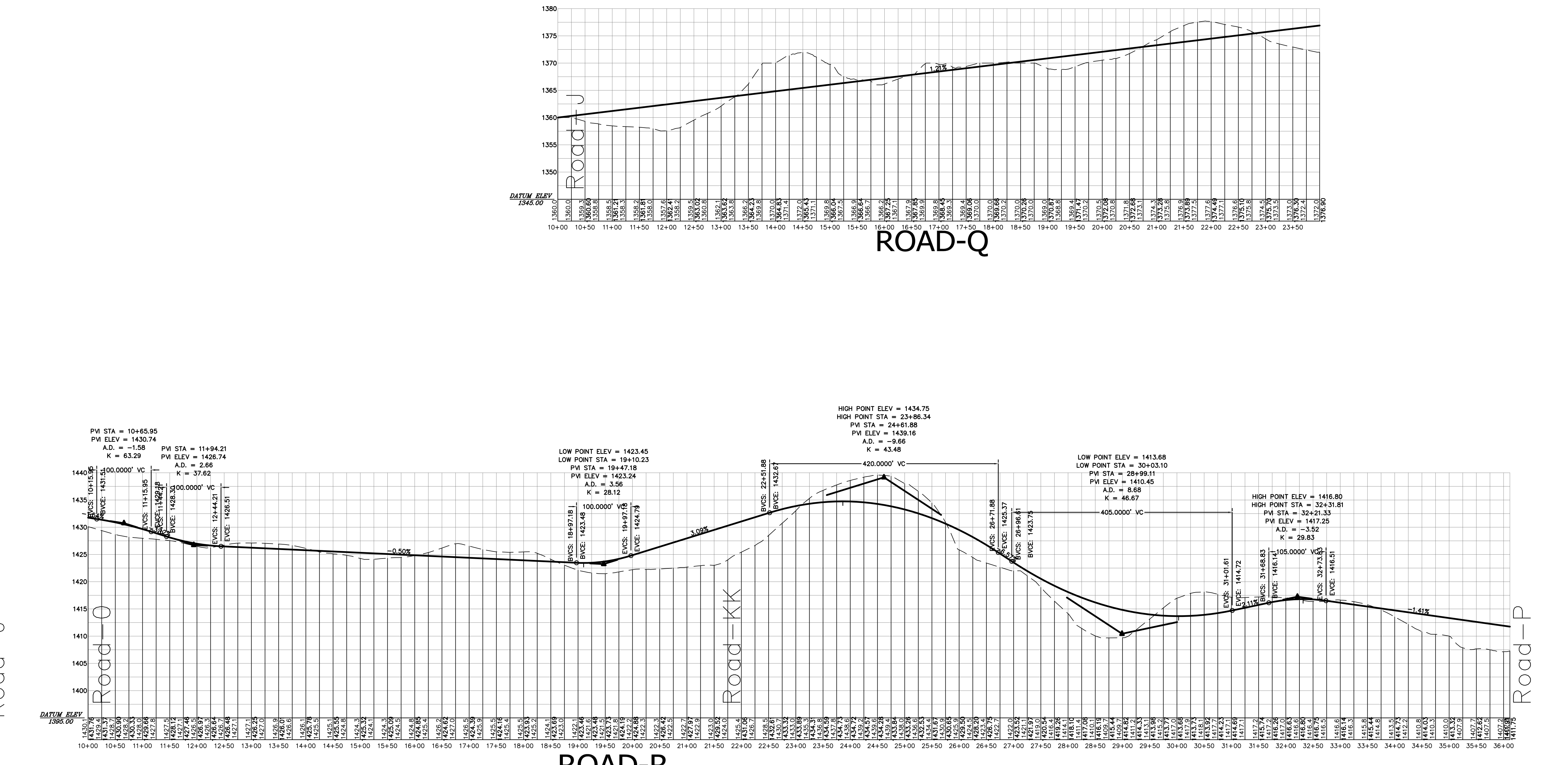
TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisors Services
10 North Street, Cold Spring, NY 10516 (914) 265-4400

BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
375 CENTRE STREET, ASHLAND, PA 17921 (570) 975-5000 (PA)

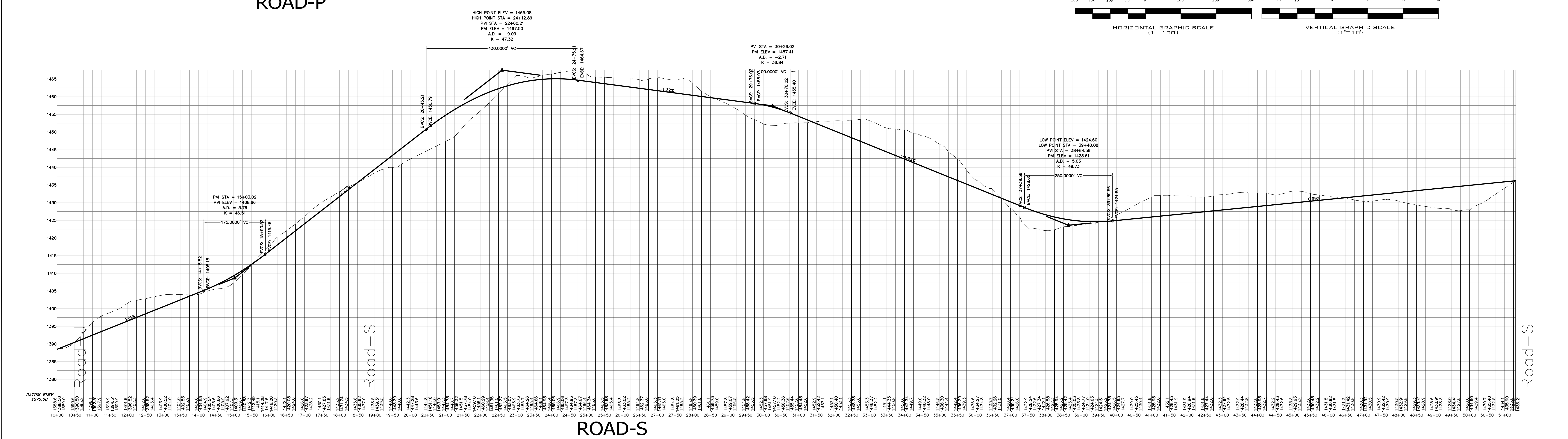
PRELIMINARY DESIGN PLANS
Lost Lake RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



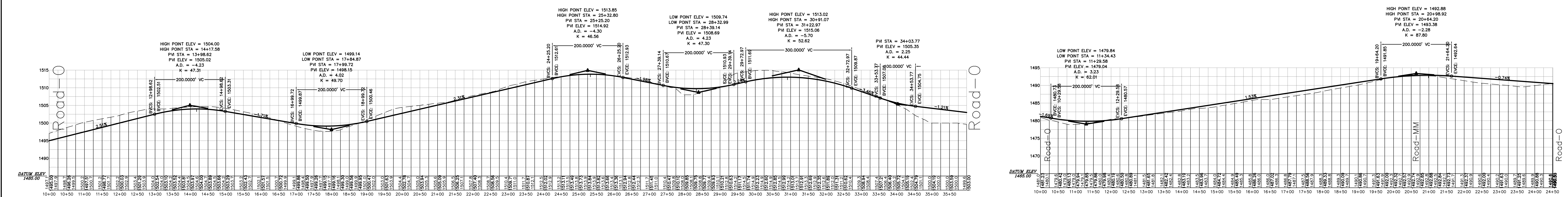
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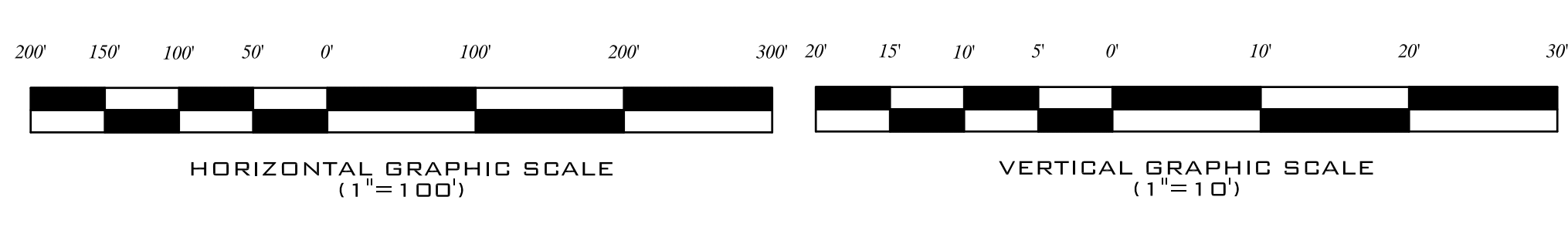
ROAD-R



ROAD-S



ROAD-U



ROAD-Q

ROAD-KK

ROAD-JJ

ROAD-II

ROAD-HH

ROAD-GG

ROAD-FF

ROAD-EE

ROAD-DD

ROAD-CC

ROAD-BB

ROAD-AA

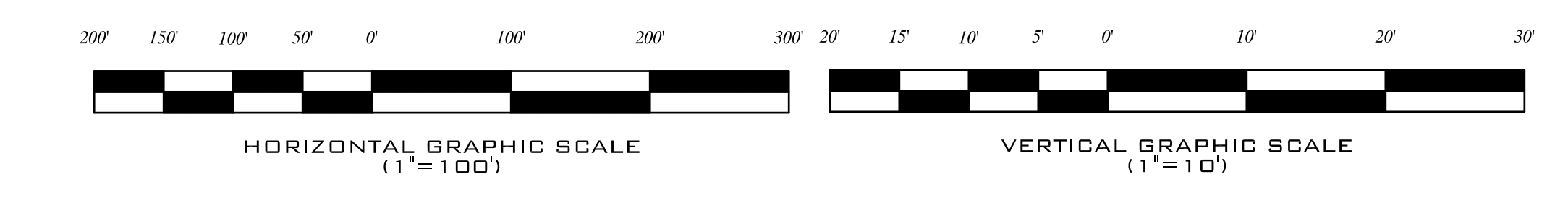
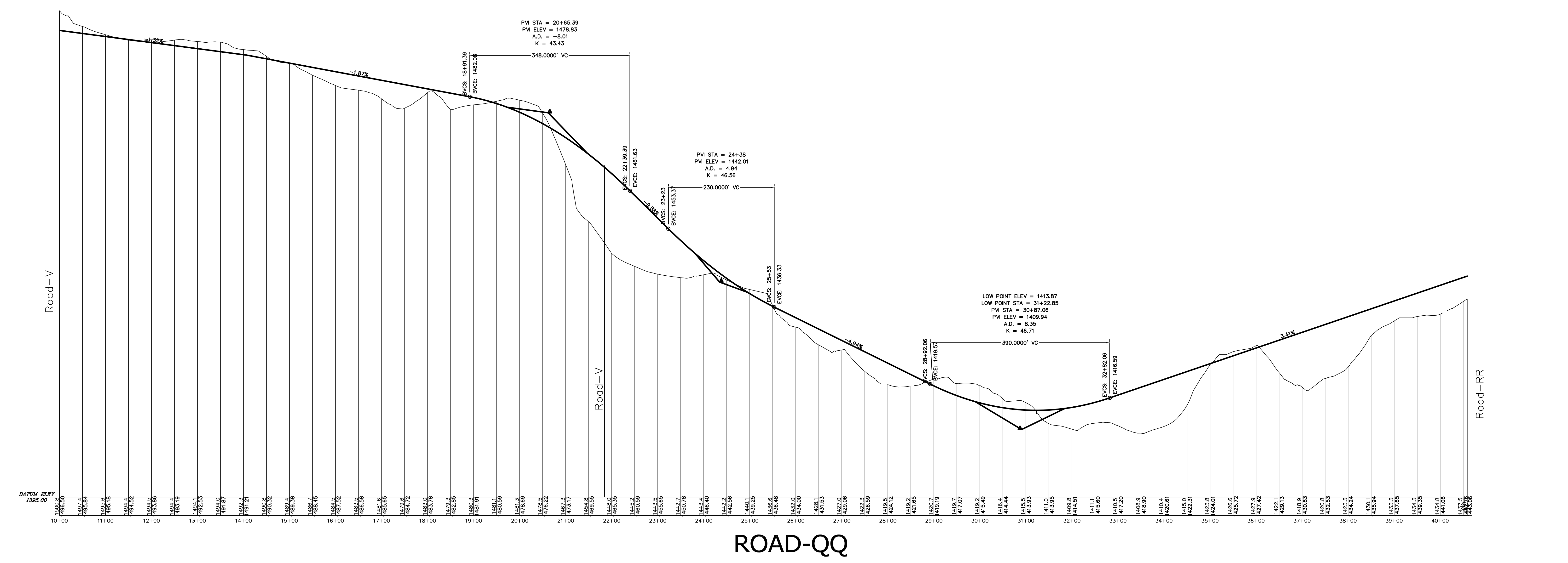
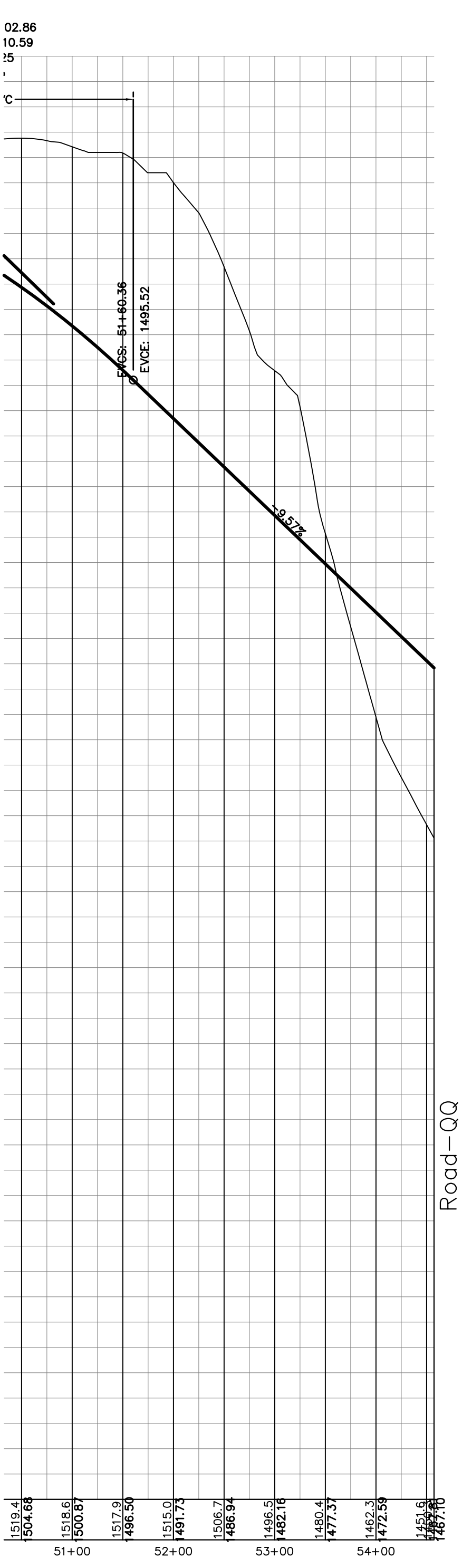
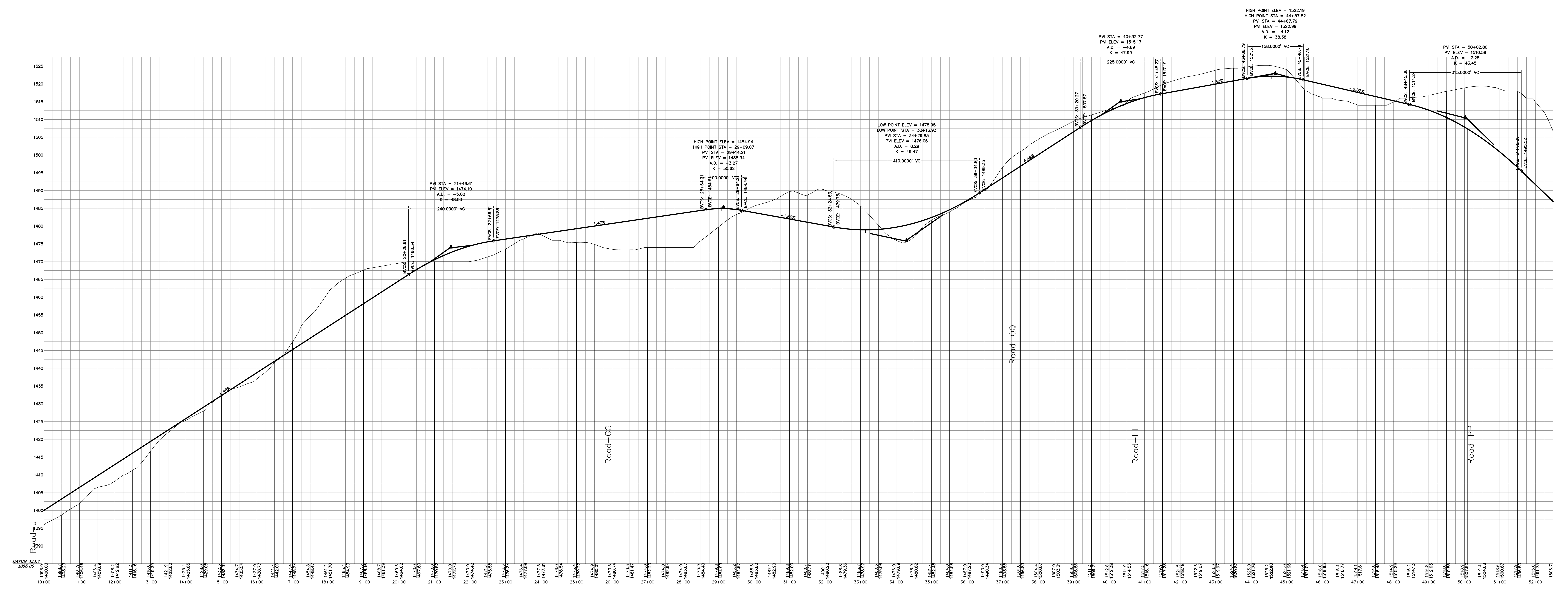
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10100 North Central Expressway
Suite 600
Dallas, TX 75231

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Planning, Environmental and Development Advisory Services
10 North Street, Cold Spring, NY 10516 (914) 265-4100

BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
275 CENTRE STREET, ASHLAND, PA 17821
(970) 975-5000 (FAX)

PRELIMINARY DESIGN PLANS
Lost Lake RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



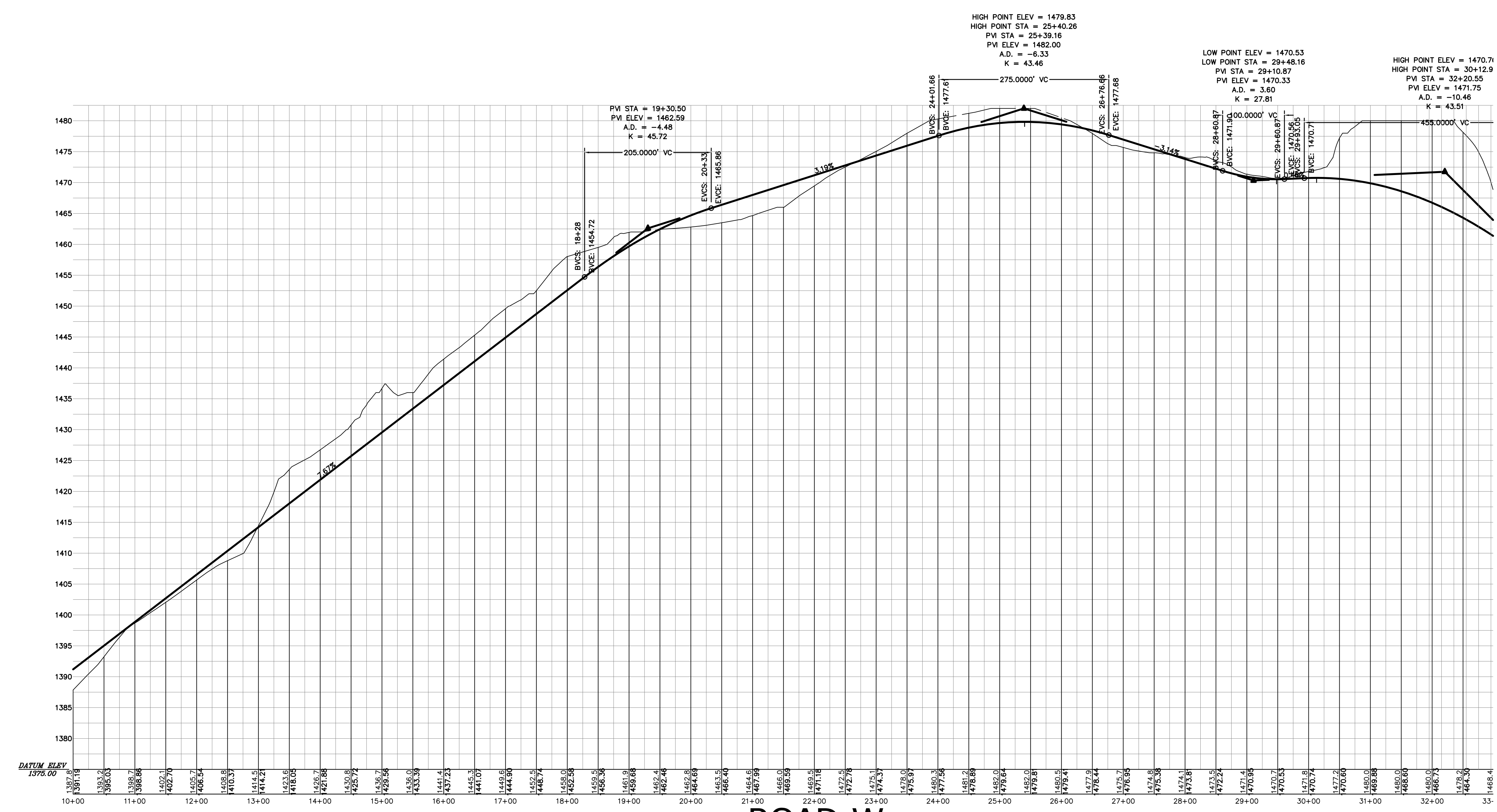
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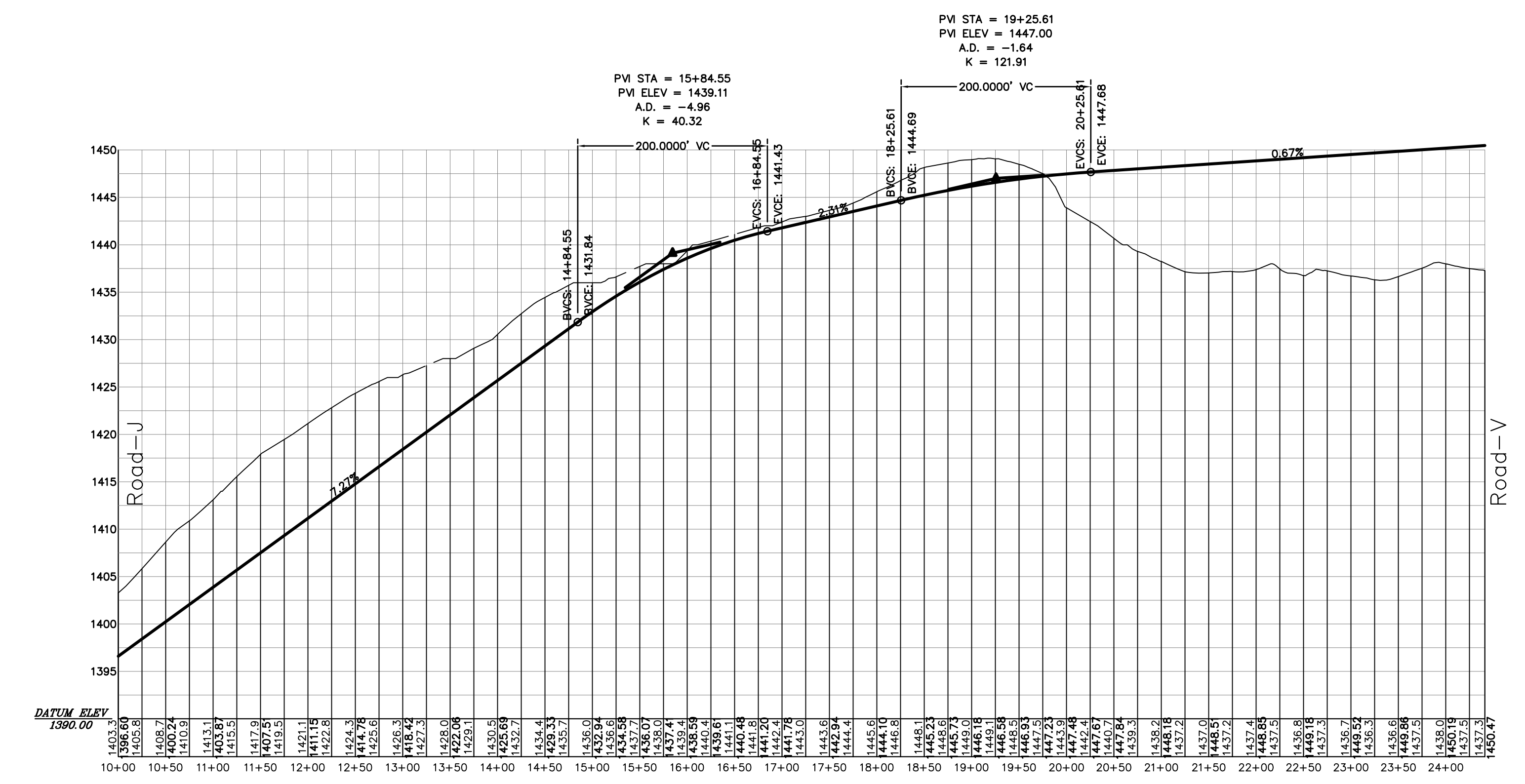
TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Services
10 North Street, Cold Spring, NY 10516 (914) 265-4100

BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
375 CENTRE STREET, ASHLAND, PA 17921
(570) 975-1018 (PHONE) (570) 975-1000 (FAX)

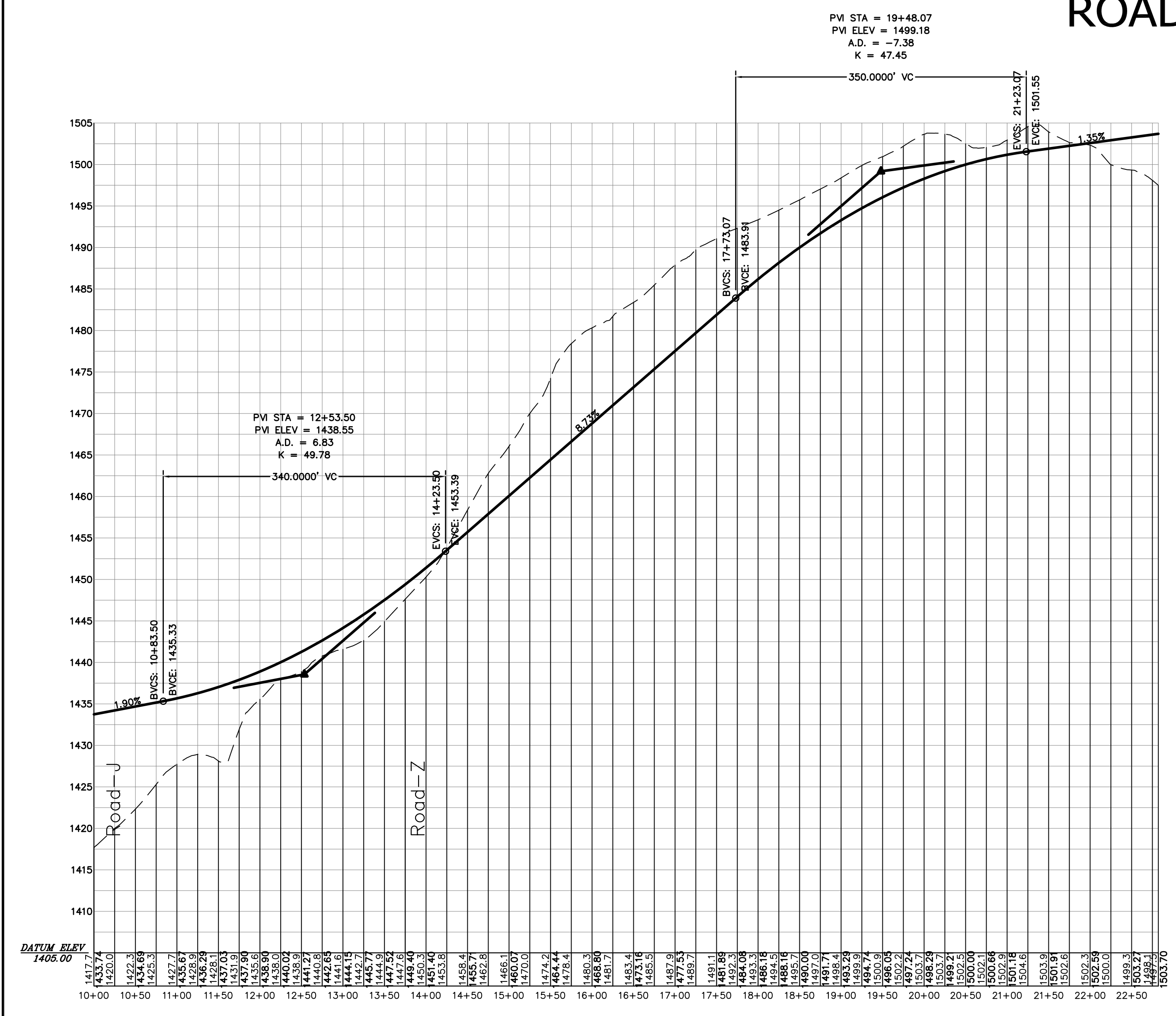
PRELIMINARY DESIGN PLANS
Lost Lake RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY



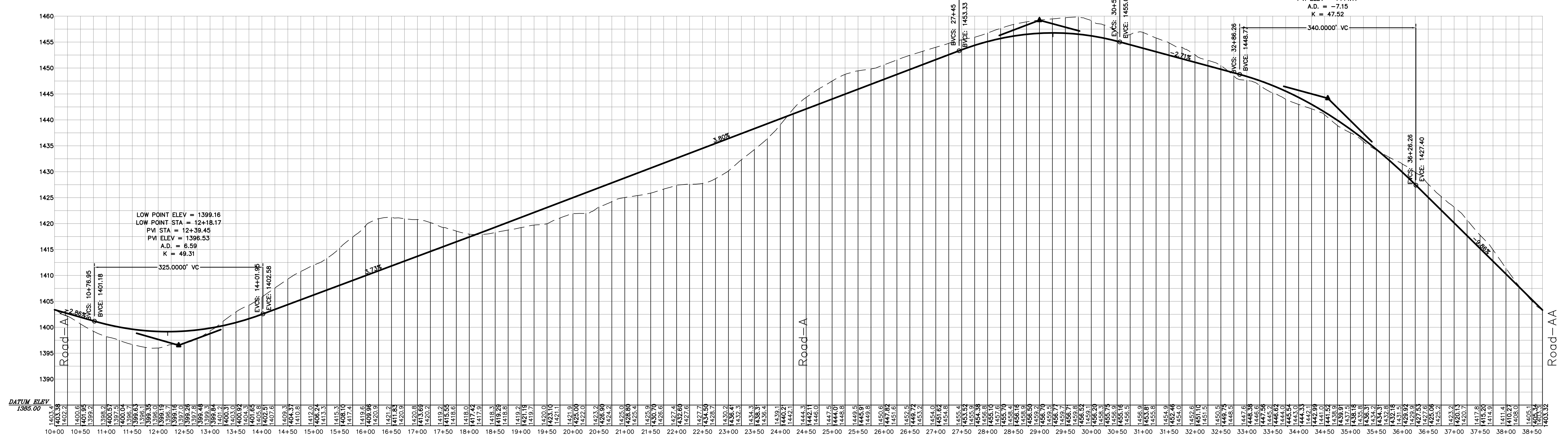
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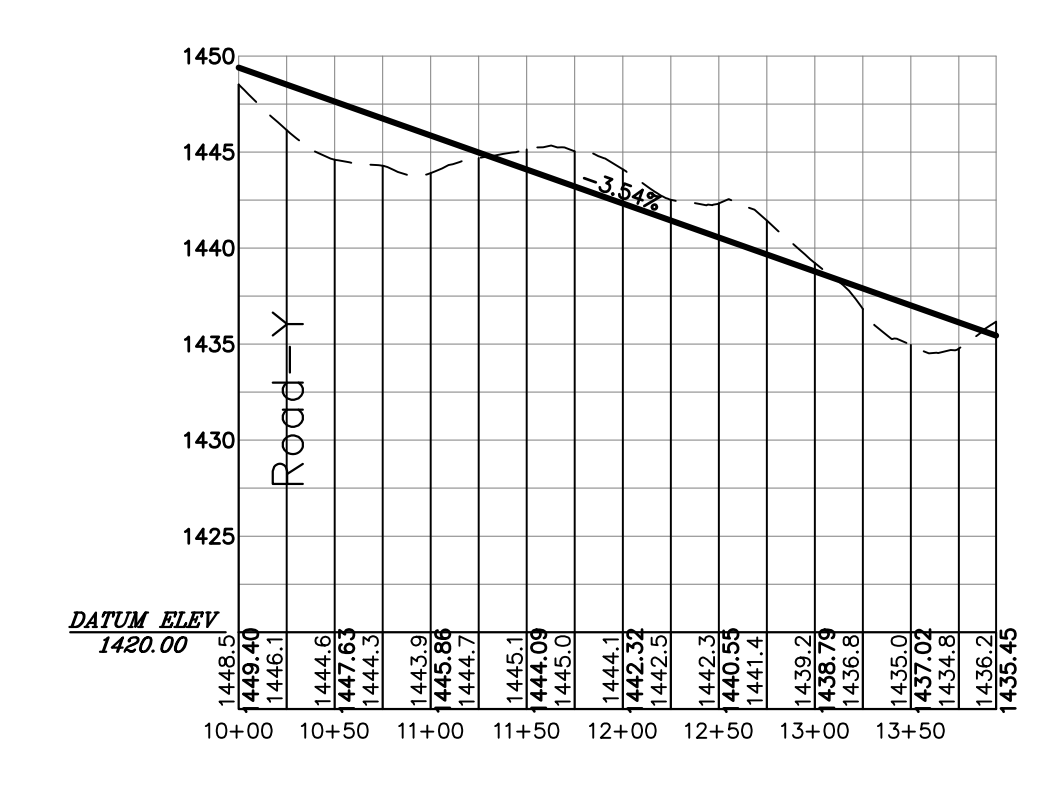
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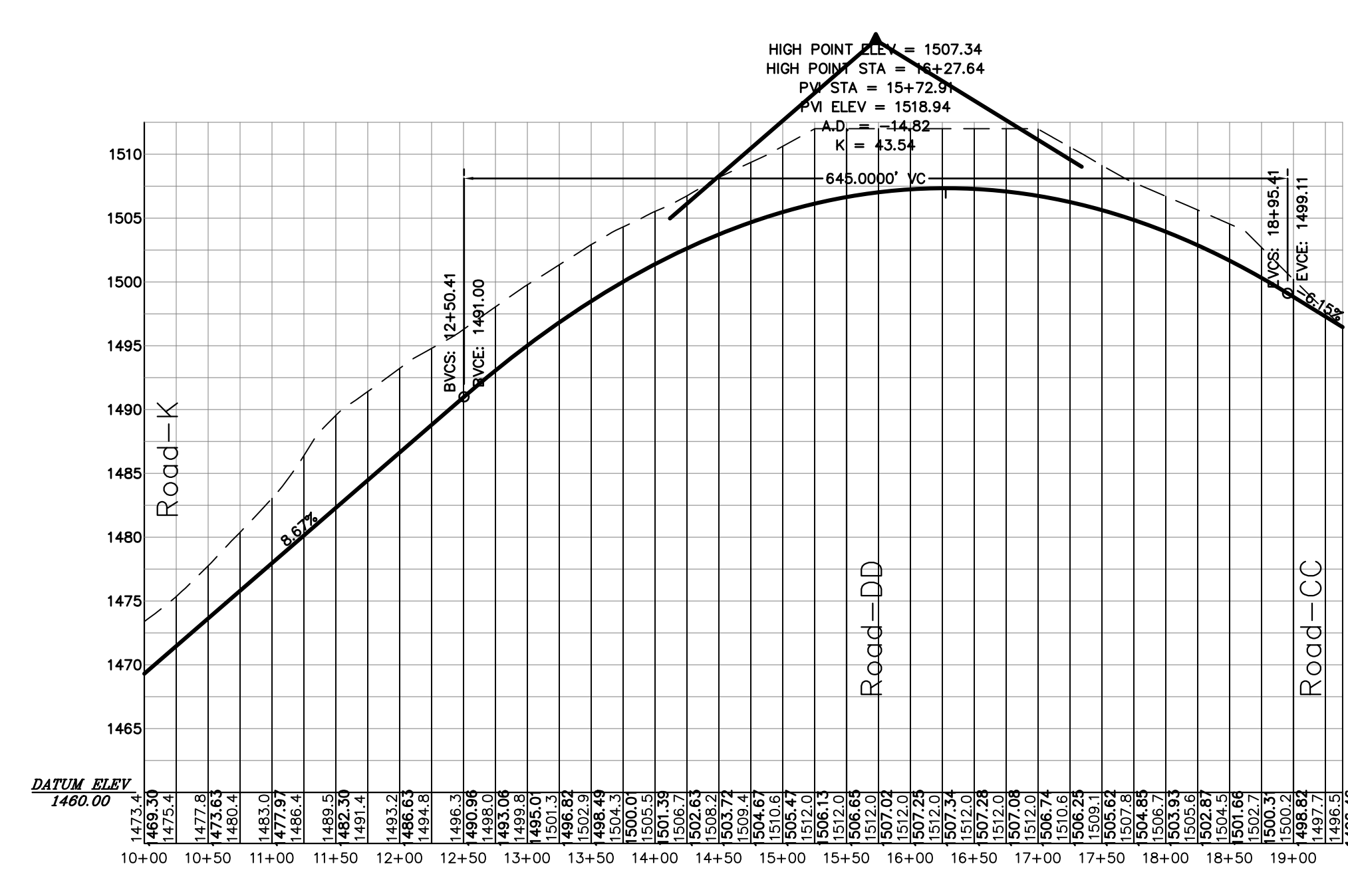
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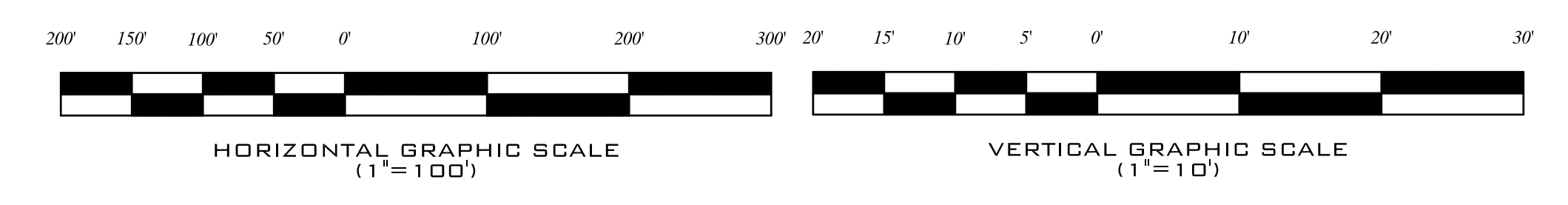
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ROAD-Z



ROAD-BB



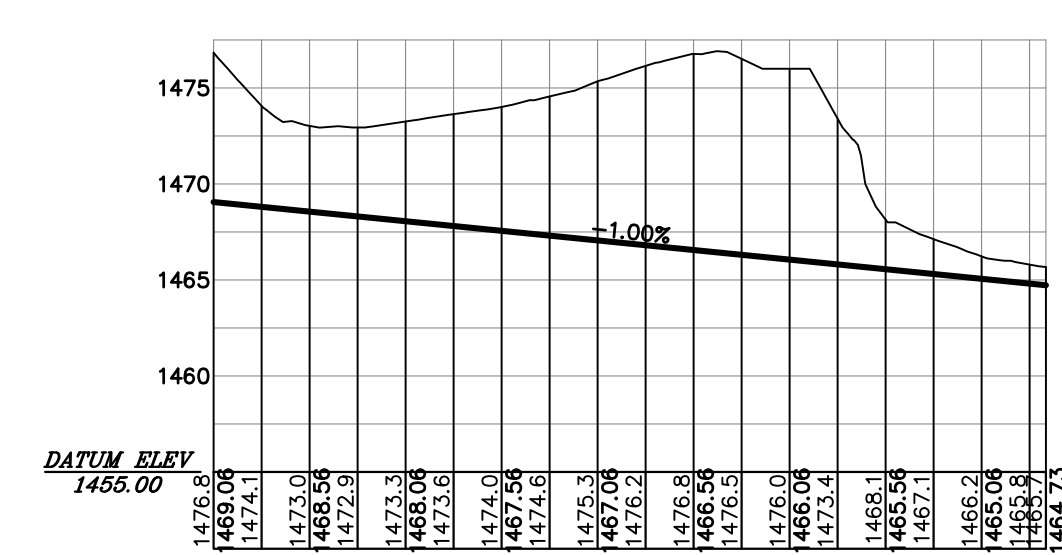
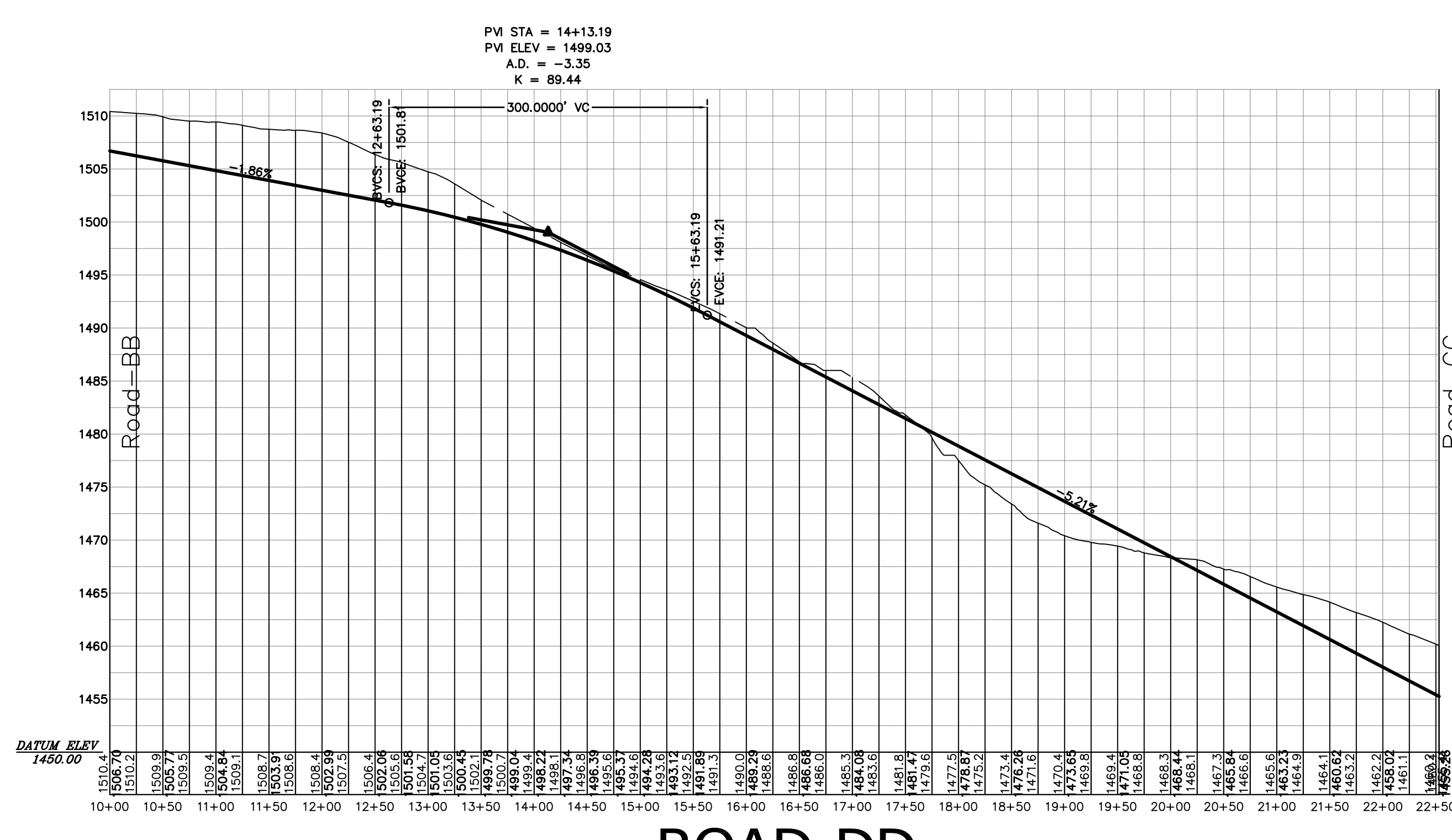
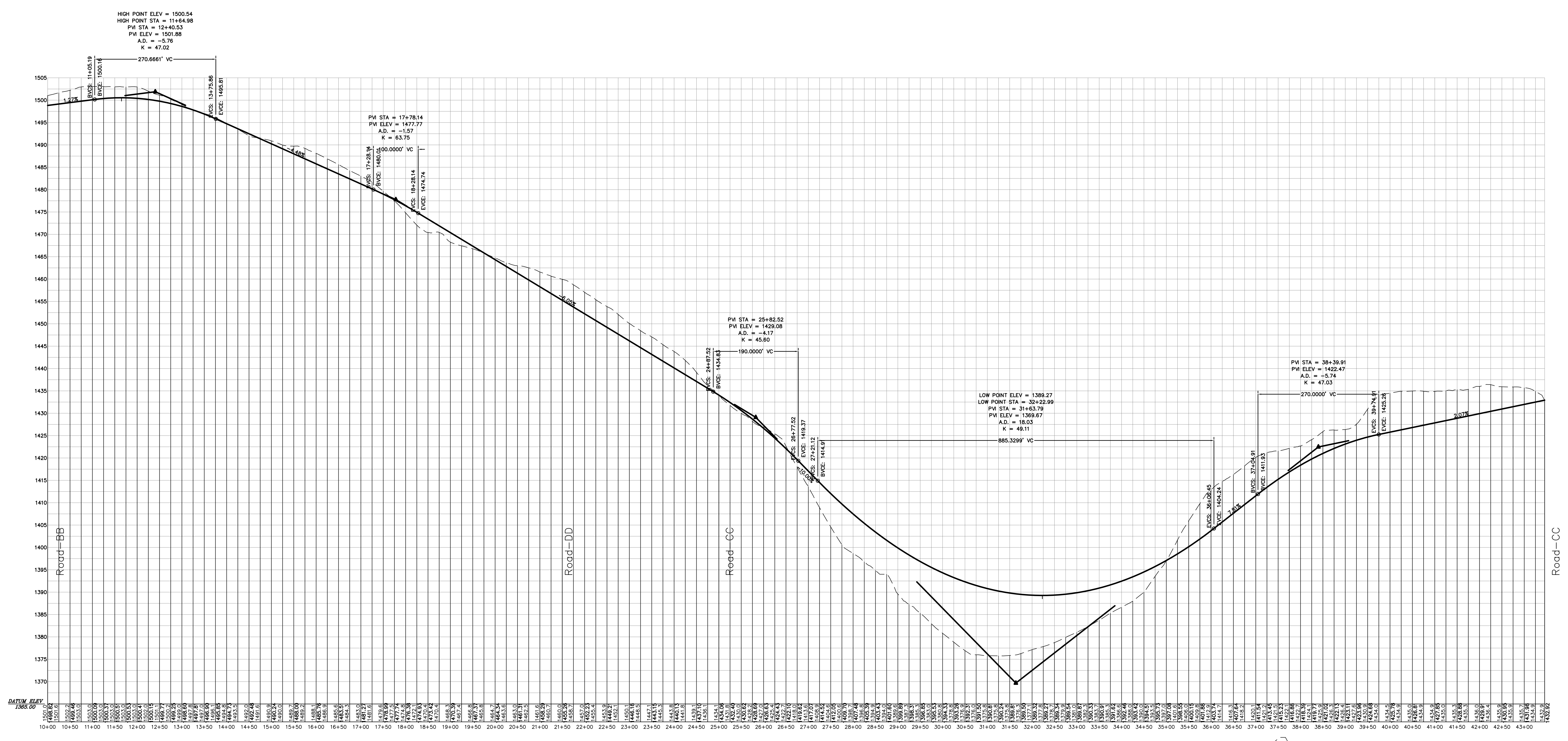
DATE	BY	CHKD	REVISION

Lost Lake Resort, Inc.
10100 North Central Expressway
Suite 600
Dallas, TX 75231

TIM MILLER ASSOCIATES, INC.
Planning, Environmental and Development Advisors Services
10 North Street, Cold Spring, NY 10516 (914) 265-4100

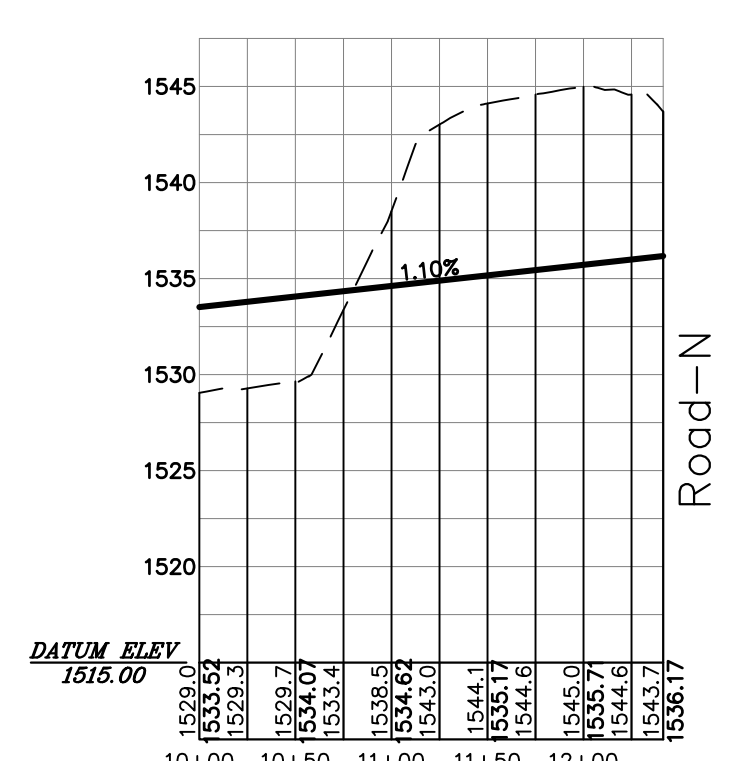
BRINKASH ASSOCIATES, INC.
SURVEYING & ENGINEERING
3735 CENTRE STREET, ASHLAND, PA 17921 (570) 975-5000 (PA)

PRELIMINARY DESIGN PLANS
Lost Lake RESORT
TOWN OF FORESTBURGH, SULLIVAN COUNTY, NY

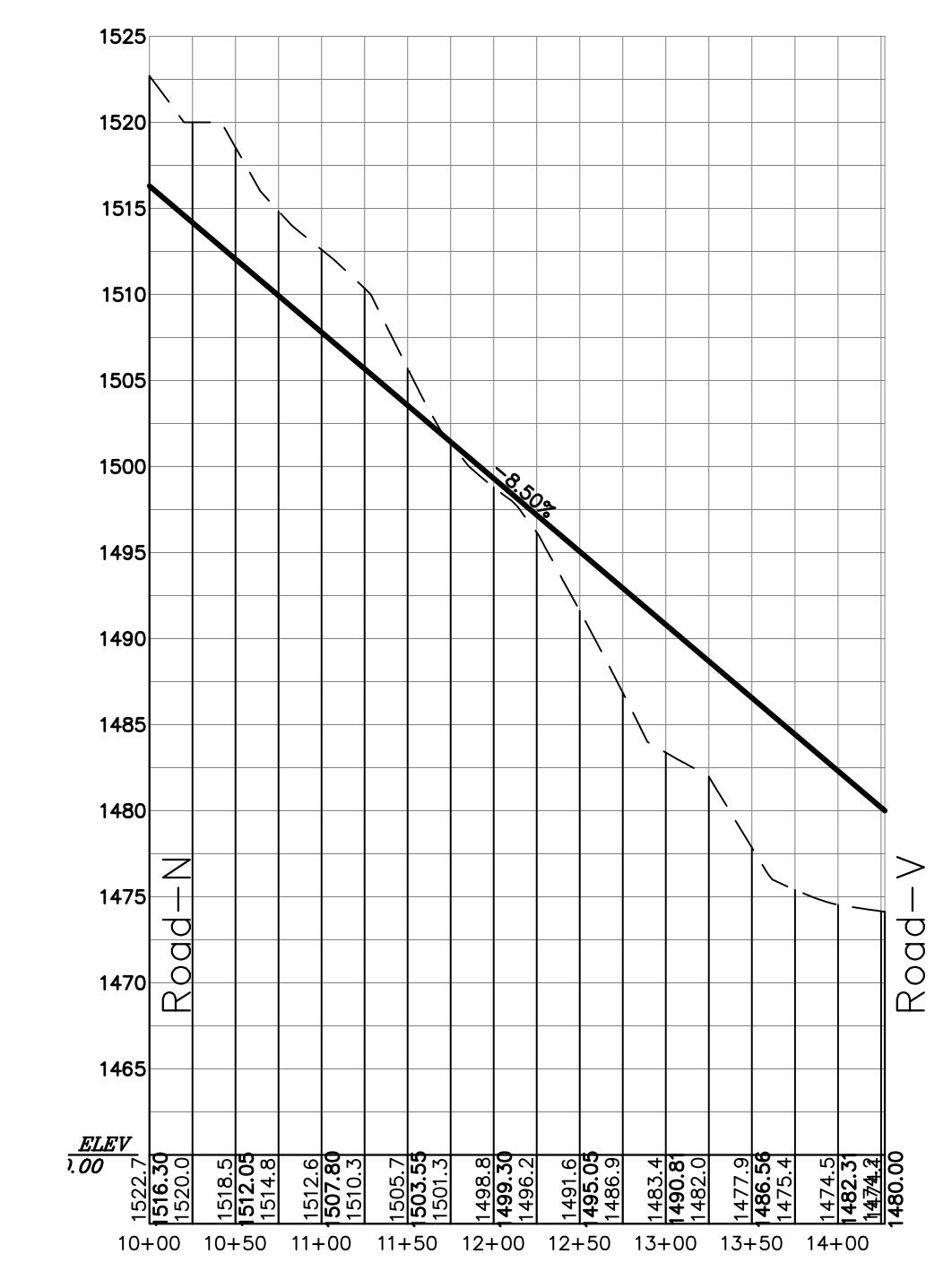


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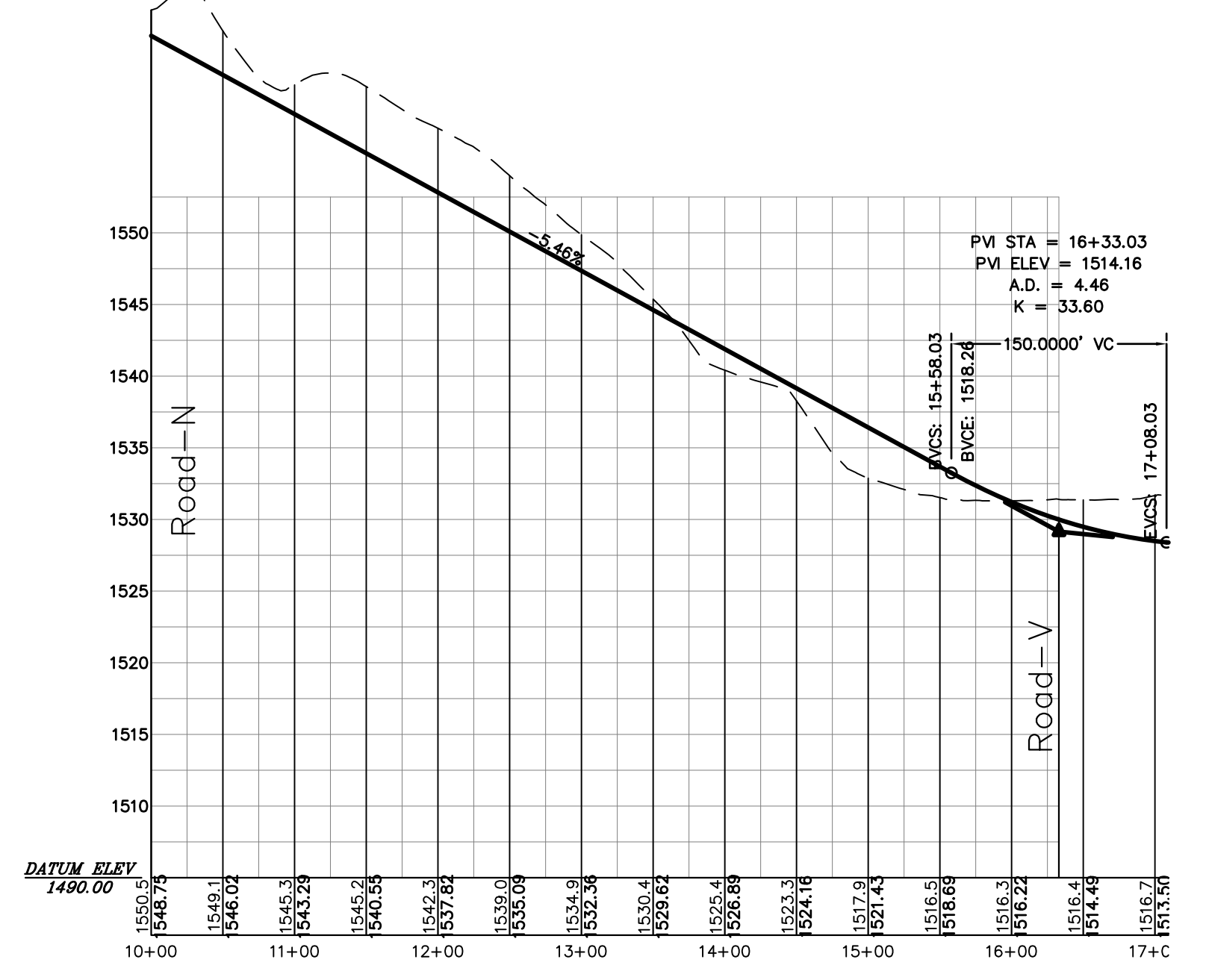
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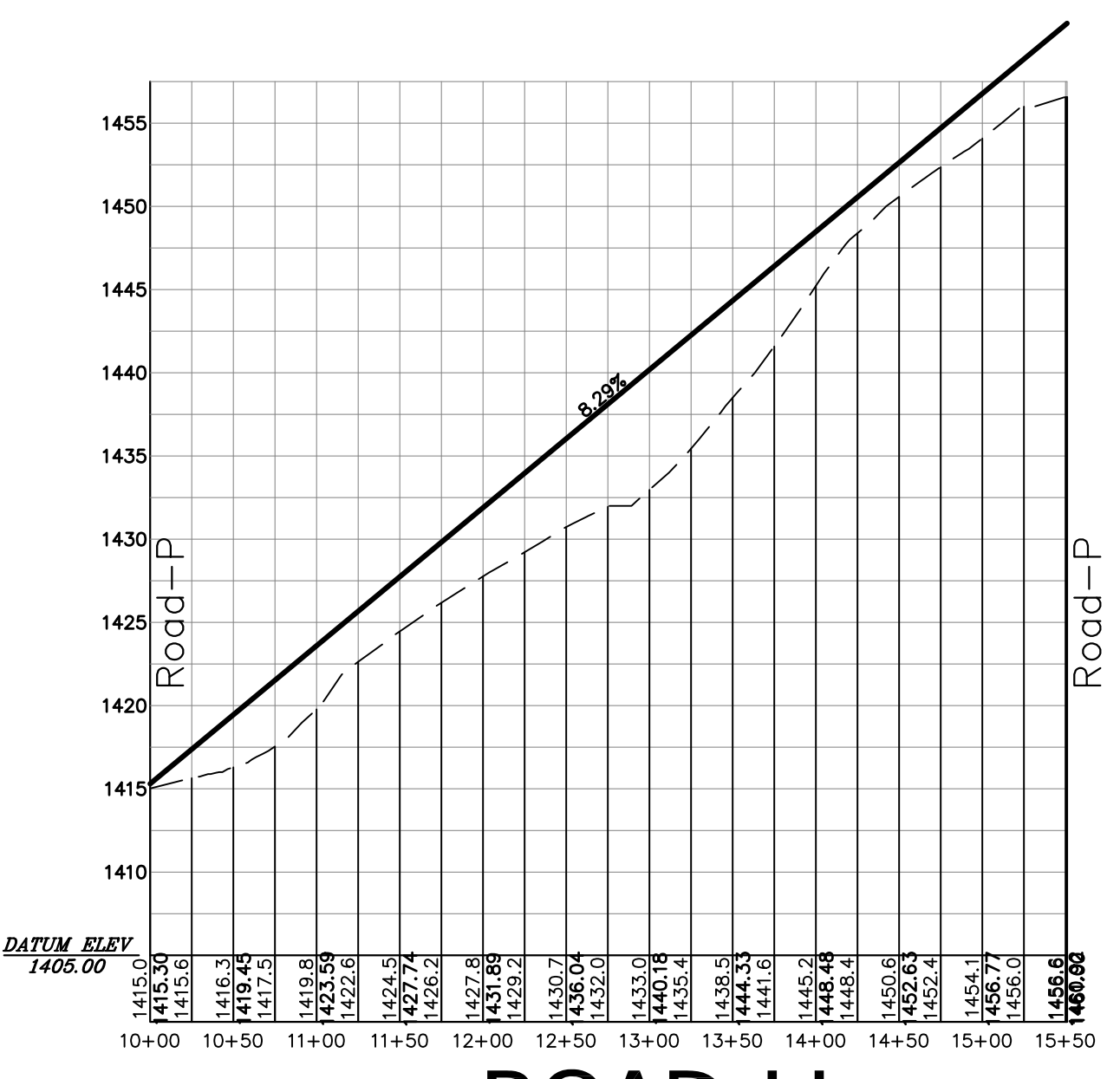


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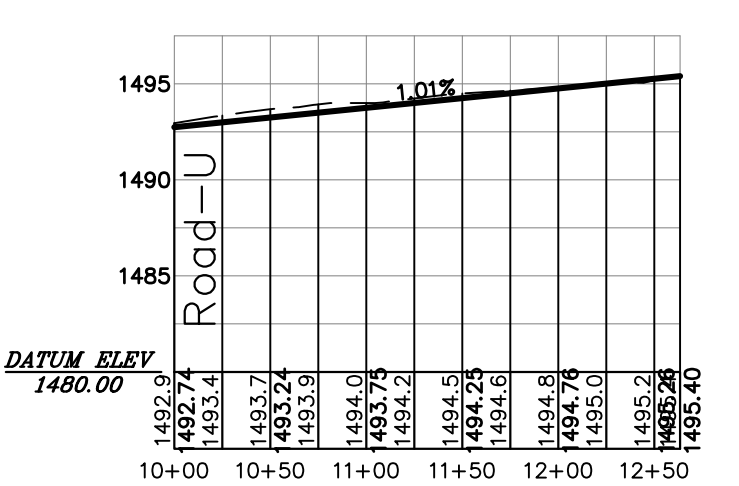


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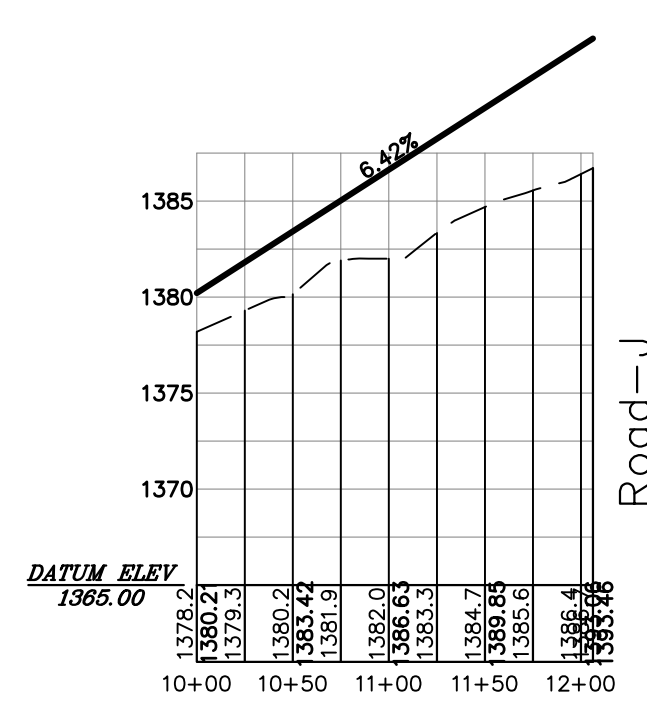
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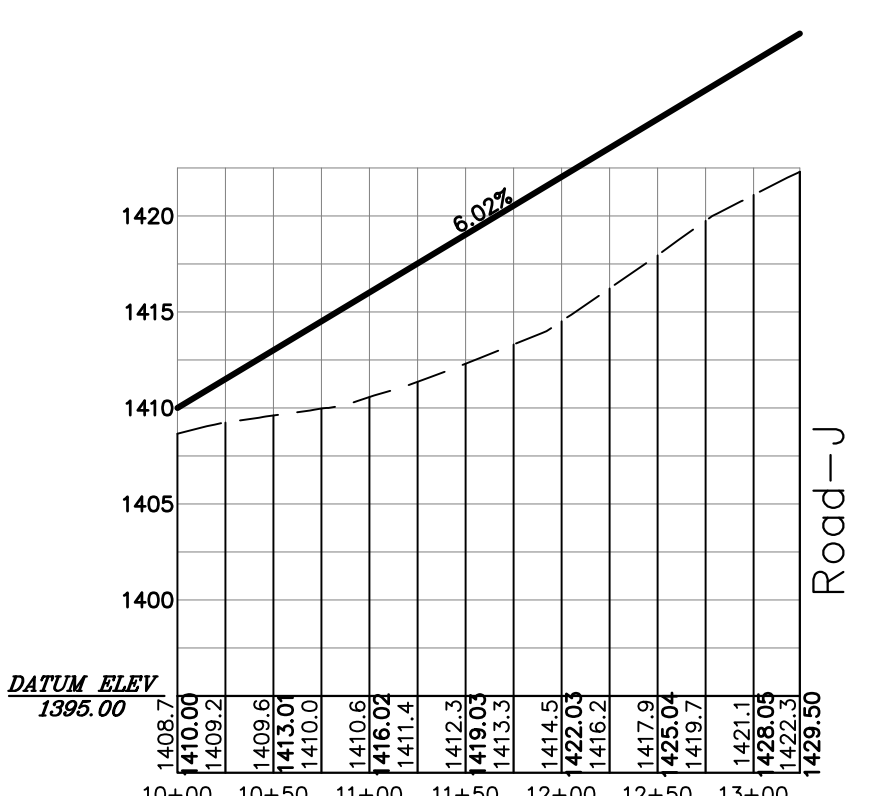
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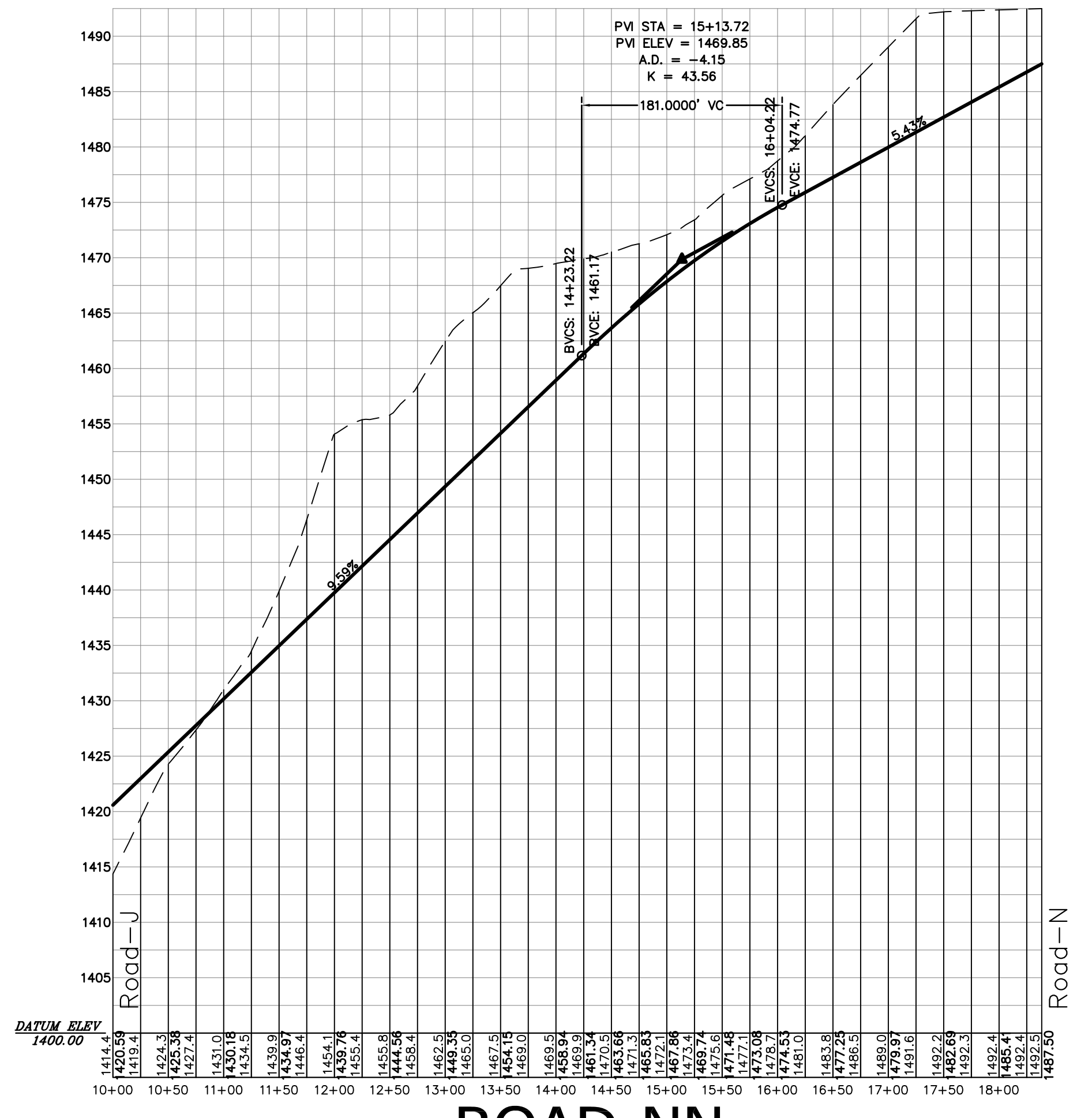
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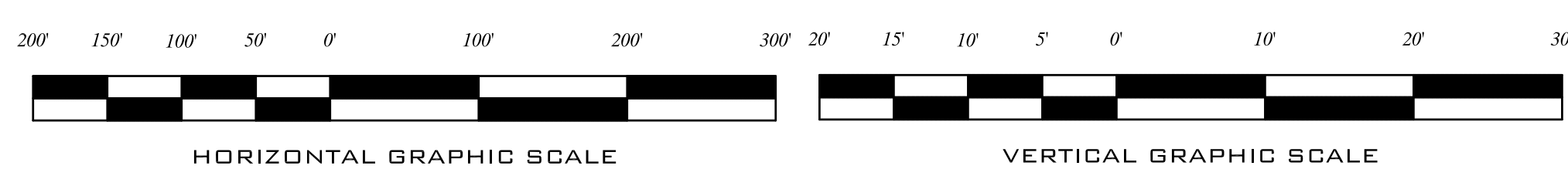
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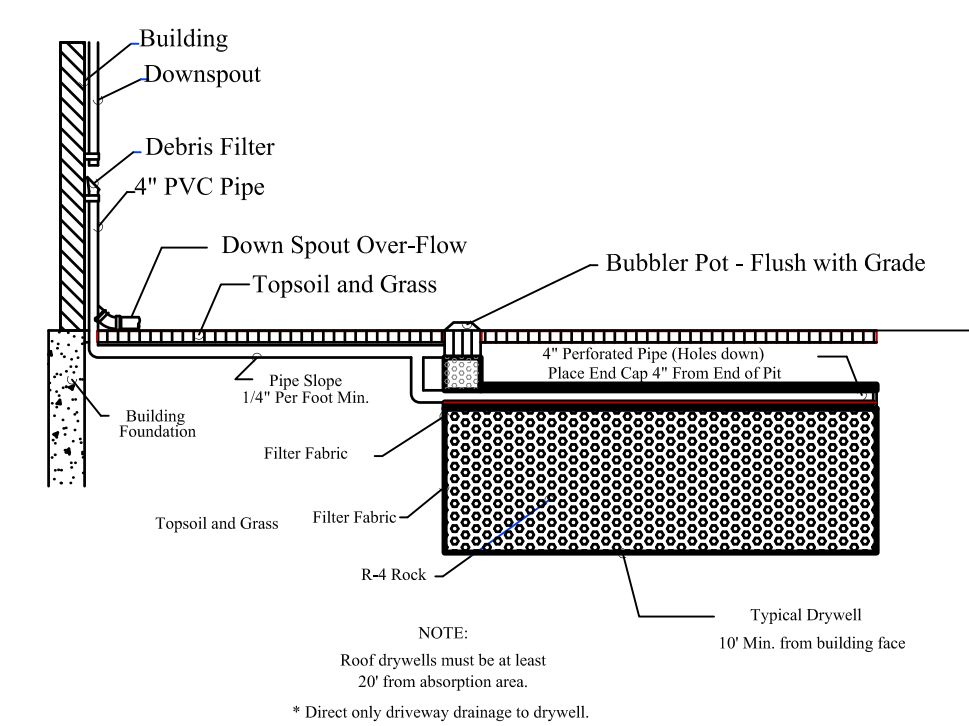


ROAD-KK



ROAD-NN





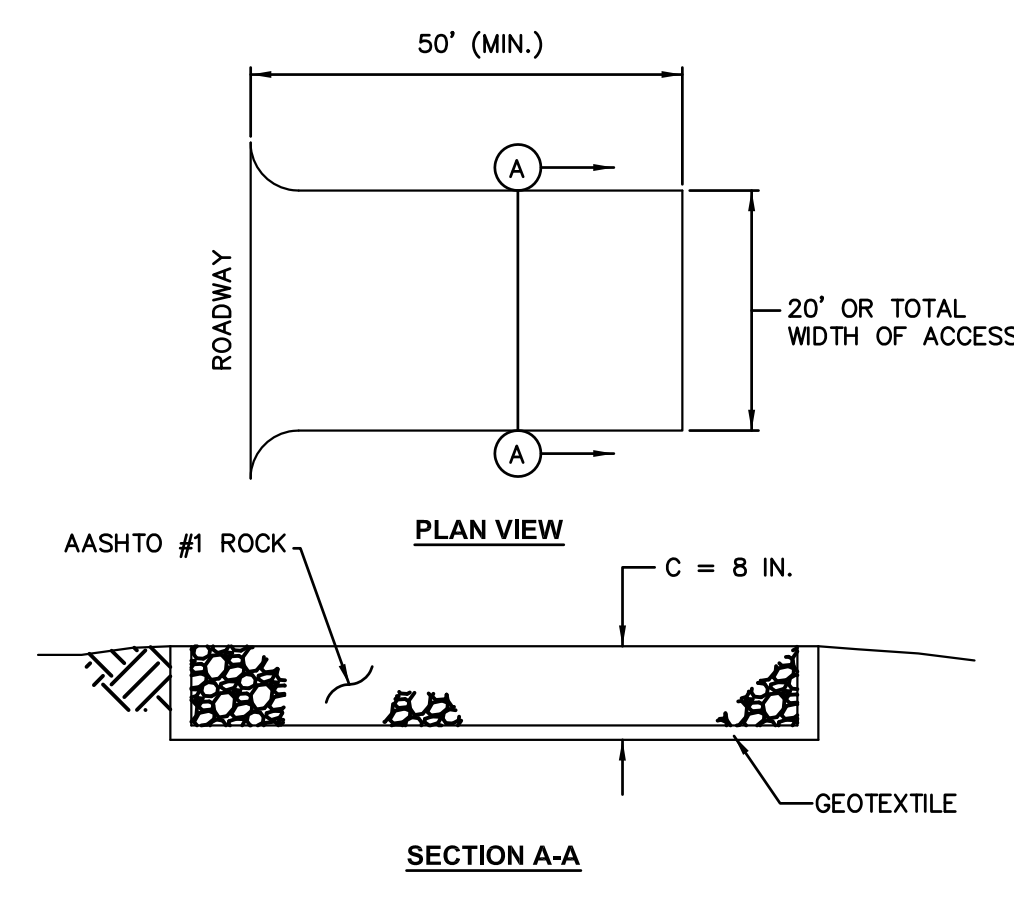
DRY WELL CONSTRUCTION SPECIFICATIONS

DRYWELLS SHALL BE INSTALLED ON EACH LOT IN CONFORMANCE WITH HOME CONSTRUCTION INSTALLATION AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS

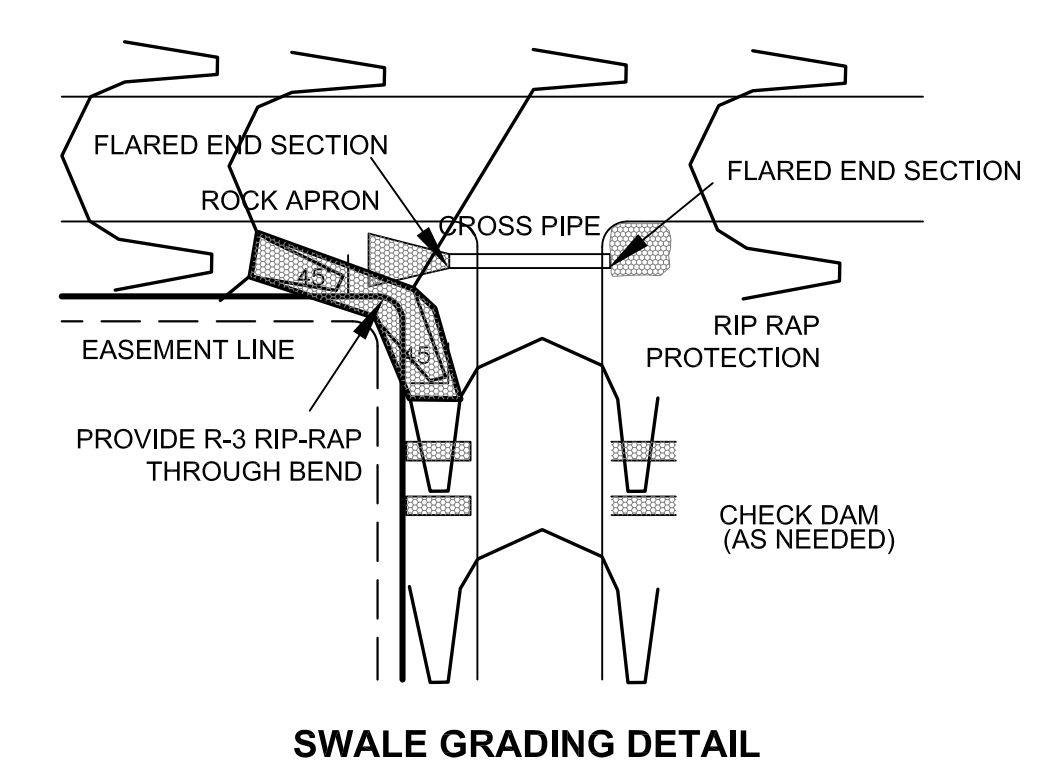
- SCREEN TOP DOWN SPOUTS ON BUILDING TO PREVENT LEAVES FROM ENTERING DRY WELL.
- DRY WELL SHOULD BE LOCATED A MINIMUM OF 100 FEET FROM ANY WATER WELL AND 10 FEET DOWN GRADIENT FROM ANY EXISTING FOUNDATION. CARE MUST BE TAKEN TO AVOID PLACING THE DRY WELL EITHER DIRECTLY UP GRADIENT OR DOWN GRADIENT OF PRIVATE SEWERED LANE WORKS.
- WELL SORTED CLEAN AGGREGATE SHOULD BE USED, MAXIMUM DIAMETER = 3".
- AGGREGATE SHOULD BE COMPLETELY SURROUNDED BY FILTER FABRIC AND PLACED LOOSE LIFT MAXIMUM THICKNESS OF 12 INCHES.
- ONE FOOT OF SOIL COVER (LOW OR SILT LOAM) SHOULD BE PLACED OVER TOP OF THE AGGREGATE, WITH FILTER FABRIC PLACED BETWEEN.
- TO PREVENT THE POTENTIAL FOR GROUND WATER CONTAMINATION, ONLY INERT FIBERGLASS SHINGLES SHOULD BE USED AS ROOFING FOR THE RESIDENCE.
- THE DRY WELL SHOULD BE DUG WITH A BACKHOE AND NO HEAVY CONSTRUCTION EQUIPMENT IS ALLOWED ON TOP OF THE SEWERAGE PIT DURING CONSTRUCTION.

DRYWELL DIMENSIONS: 18" X 18" X 3' (NO PER LOT)

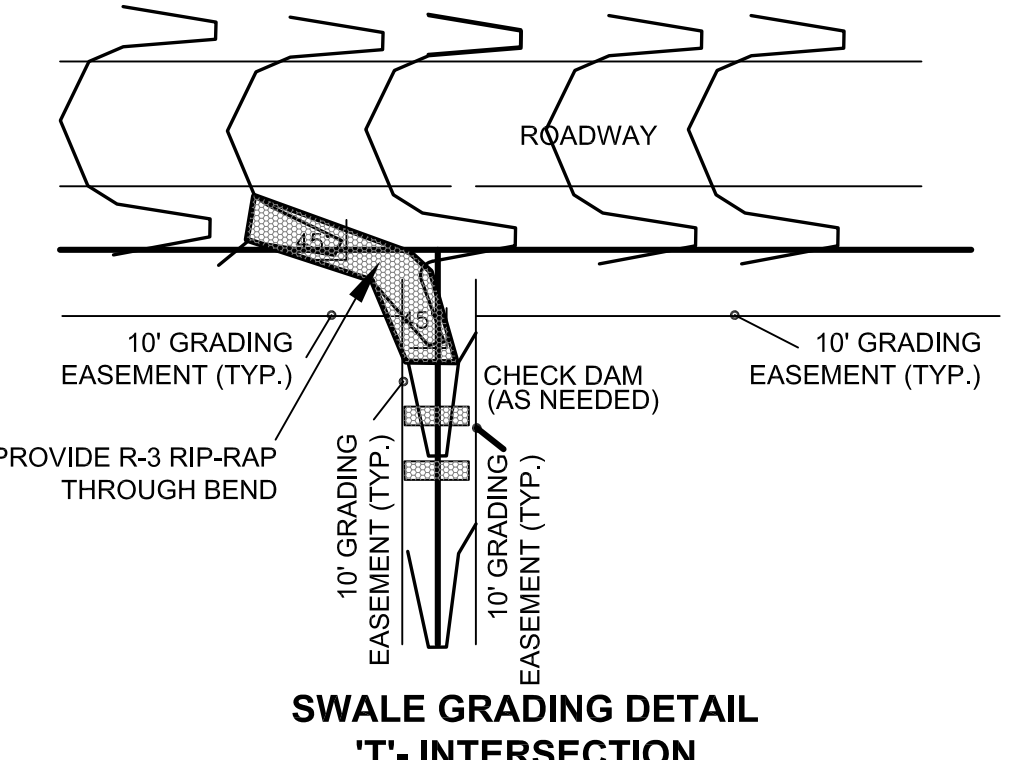
TYPICAL DRYWELL DETAIL
NTS



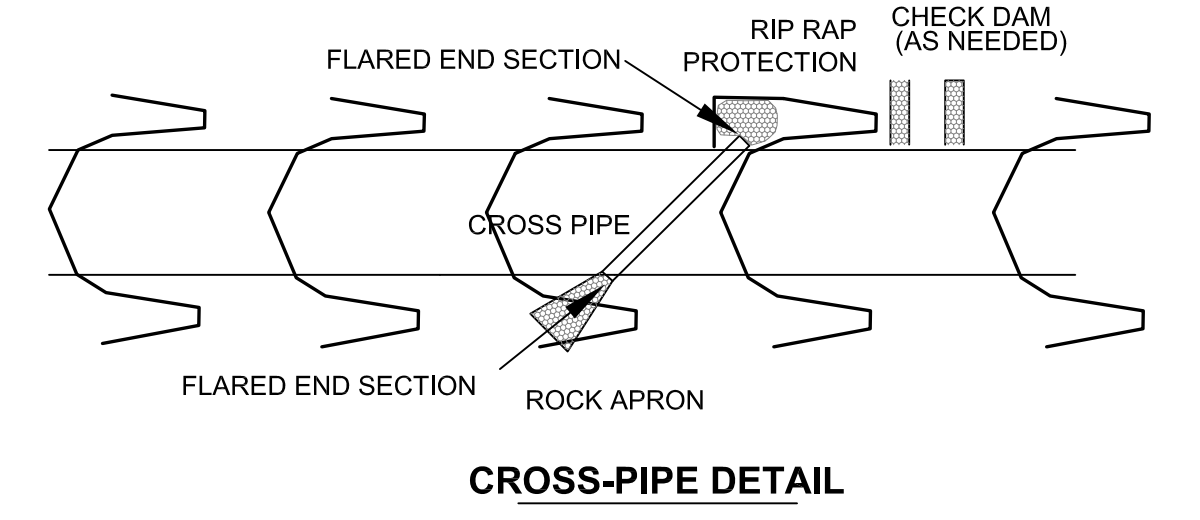
MAINTENANCE: Rock Construction Entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose. At the end of each construction day, all sediment deposited on paved roadways shall be removed and returned to the construction site.



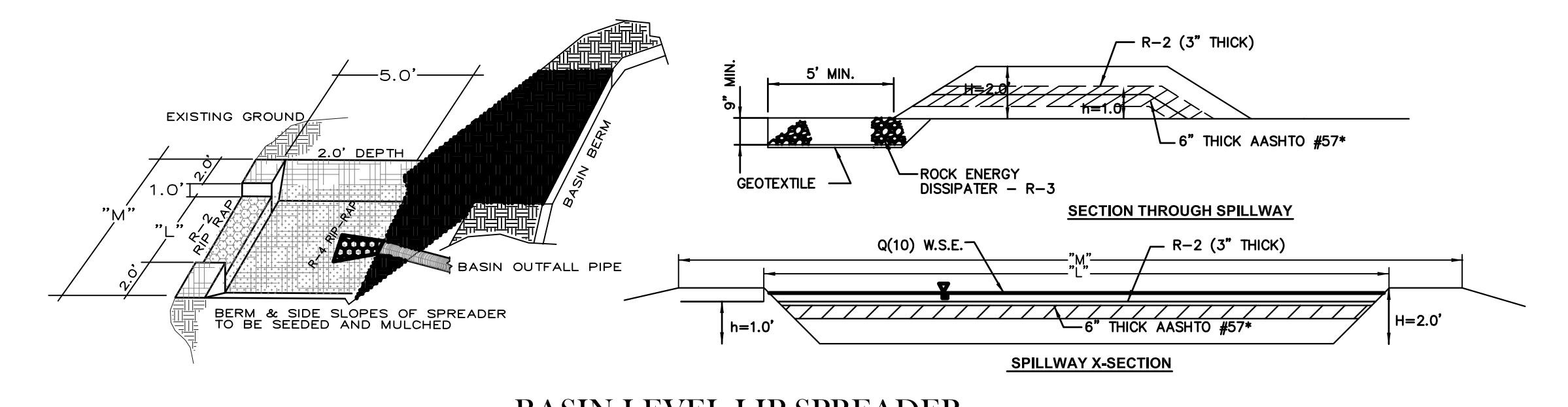
SWALE GRADING DETAIL



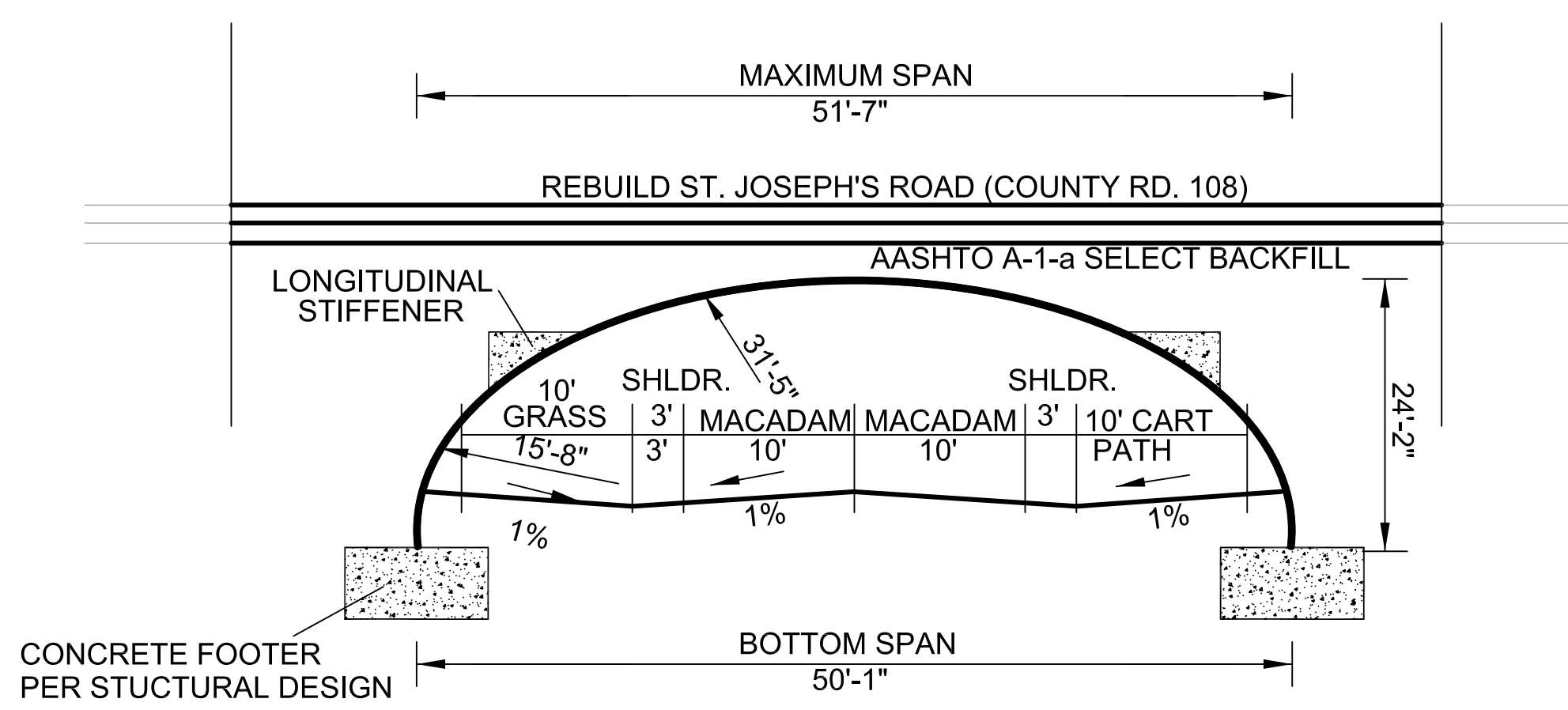
SWALE GRADING DETAIL
T-INTERSECTION



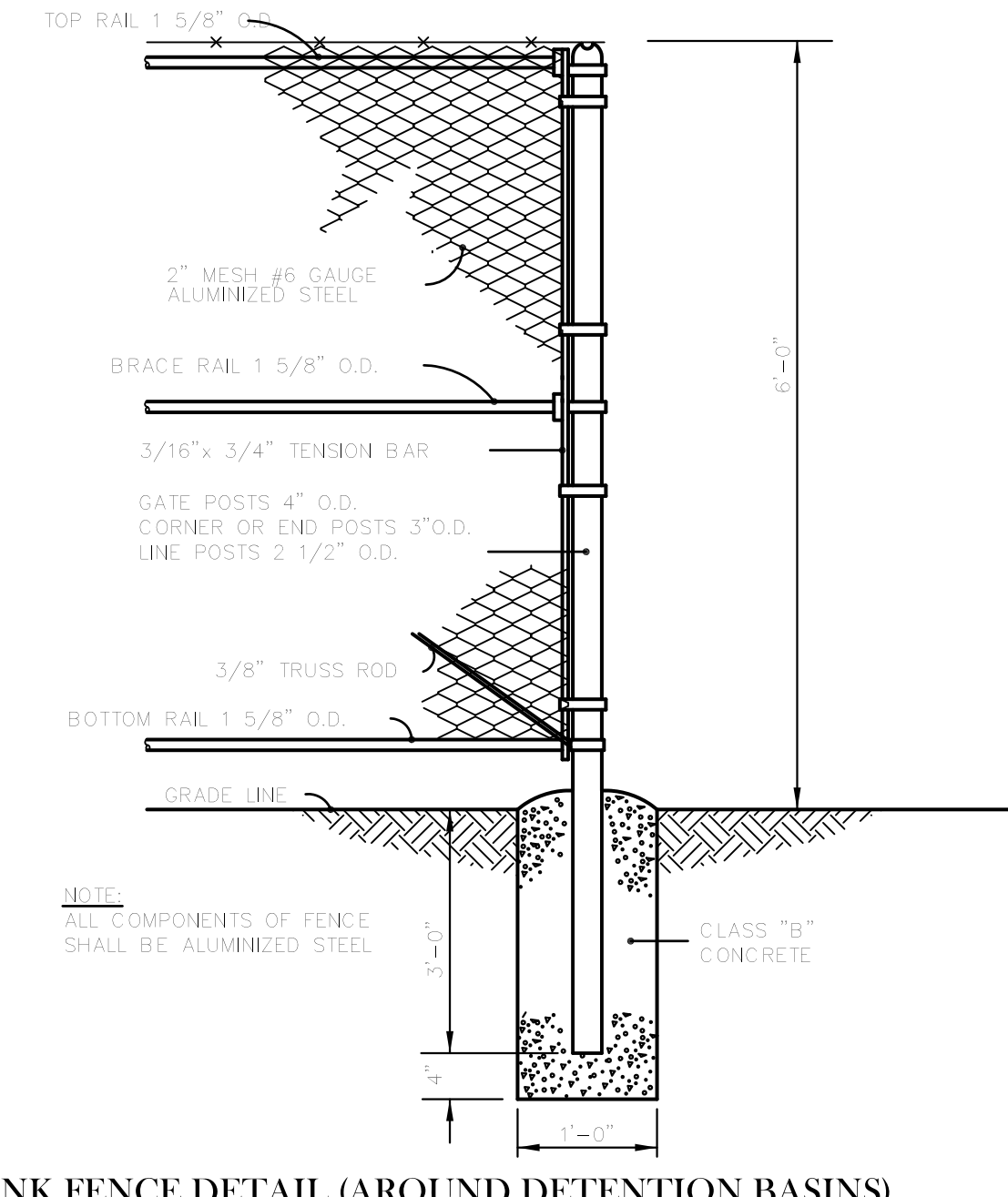
CROSS-PIPE DETAIL



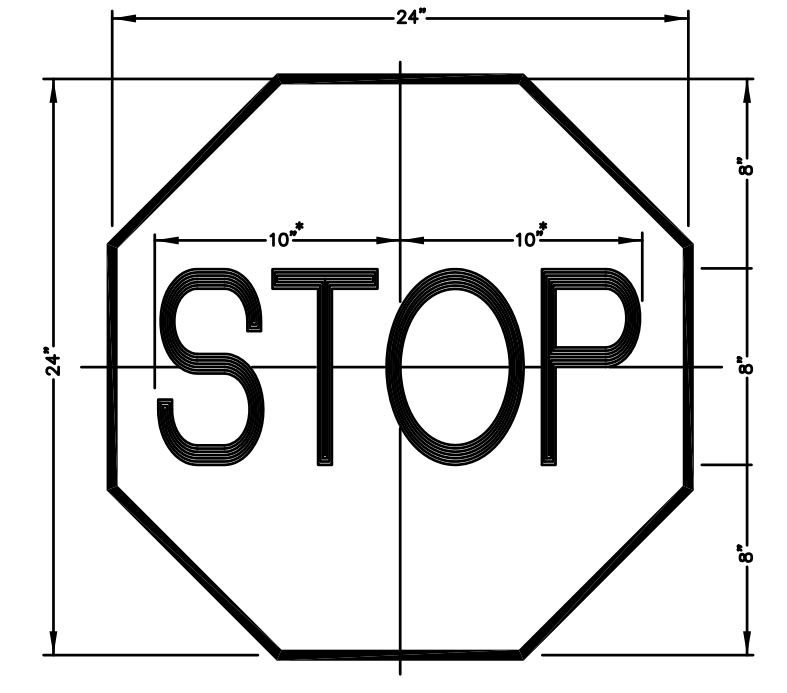
BASIN LEVEL LIP SPREADER



PRELIMINARY DETAIL ROAD CROSSING
LONGSPAN LA523 LOW PROFILE ARCH

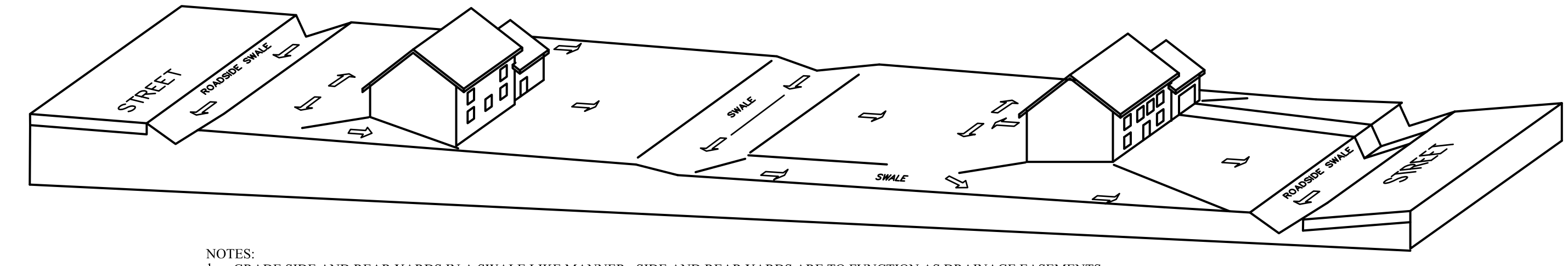


CHAIN LINK FENCE DETAIL (AROUND DETENTION BASINS)



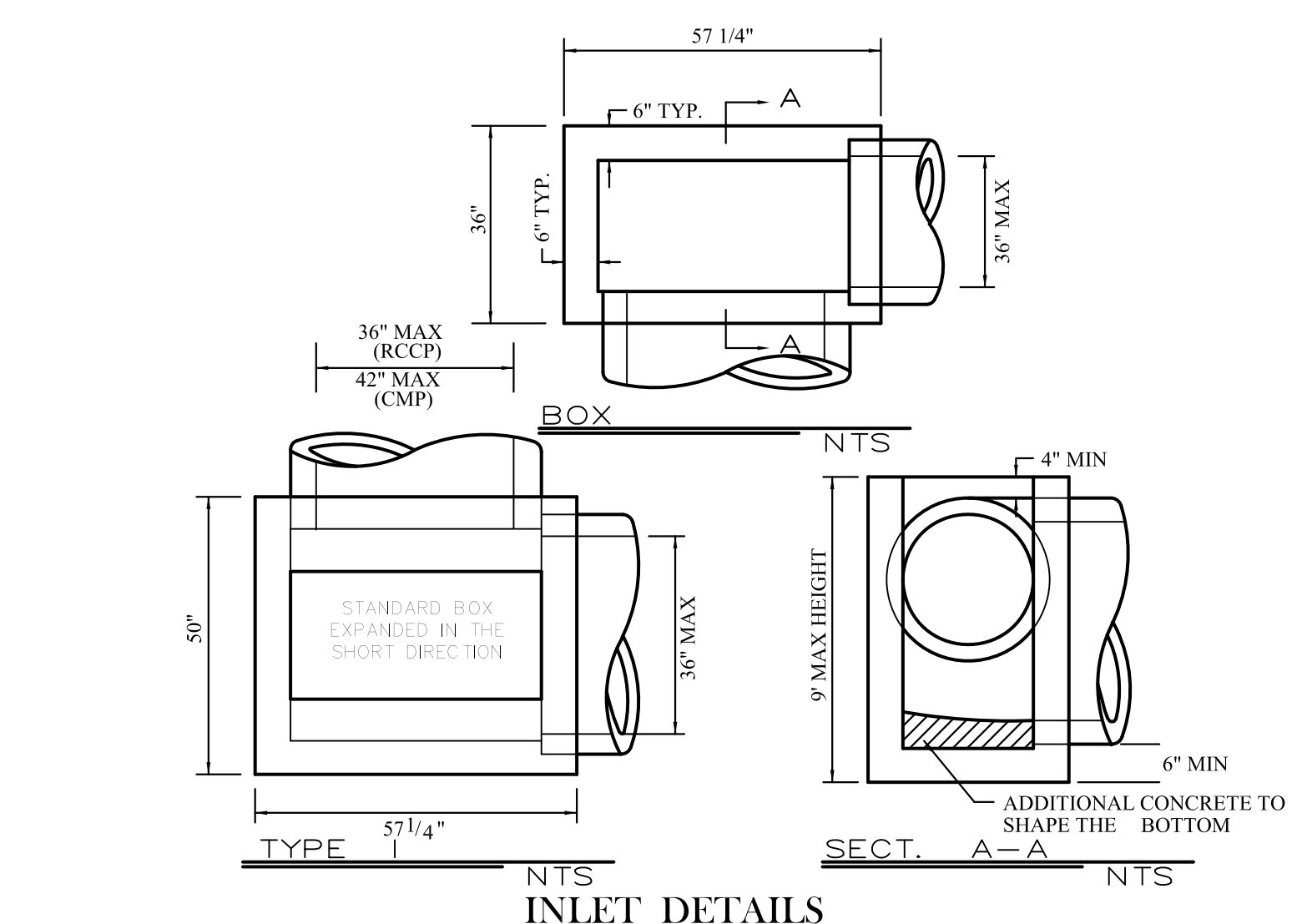
SIGN SIZE	DIMENSIONS			SERIES	BOR- DER	BLANK STD
	A	B	C			
24x24	24	8	10	C	5/8	BI-24
30x30	30	10	12.5	C	3/4	BI-30

STOP SIGN DETAIL
NTS

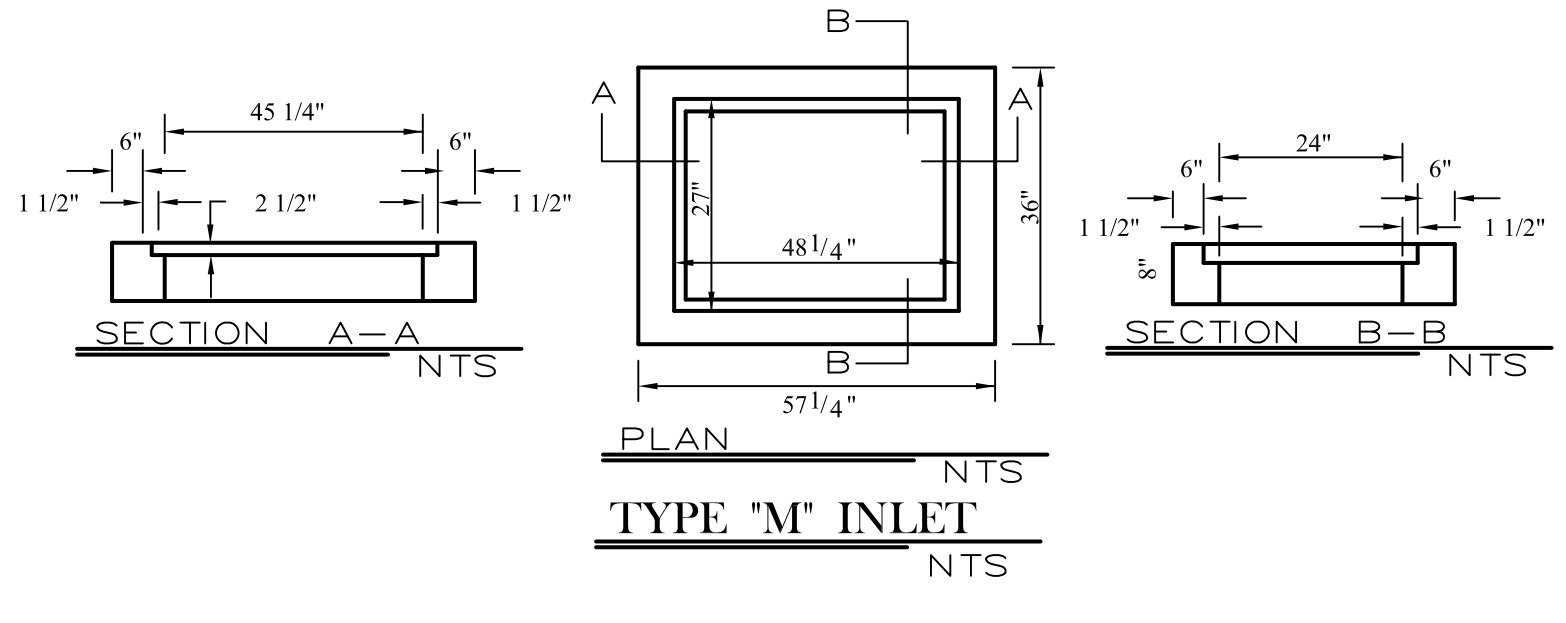


NOTES:
1. GRADE SIDE AND REAR YARDS IN A SWALE LIKE MANNER. SIDE AND REAR YARDS ARE TO FUNCTION AS DRAINAGE EASEMENTS.
2. RUNOFF FROM UPHILL LOT SHALL NOT TRAVERSE MORE THAN TWO ADJACENT LOTS. GRADE SIDE YARDS OF THE DOWNHILL LOT IN A SWALE LIKE MANNER TO CONVEY RUNOFF FROM THE REAR YARD TO THE STREET.
3. DO NOT ALLOW FOR CONTINUOUS SWALE LIKE GRADING TO RUN ALONG THE REAR OF ADJACENT LOTS.

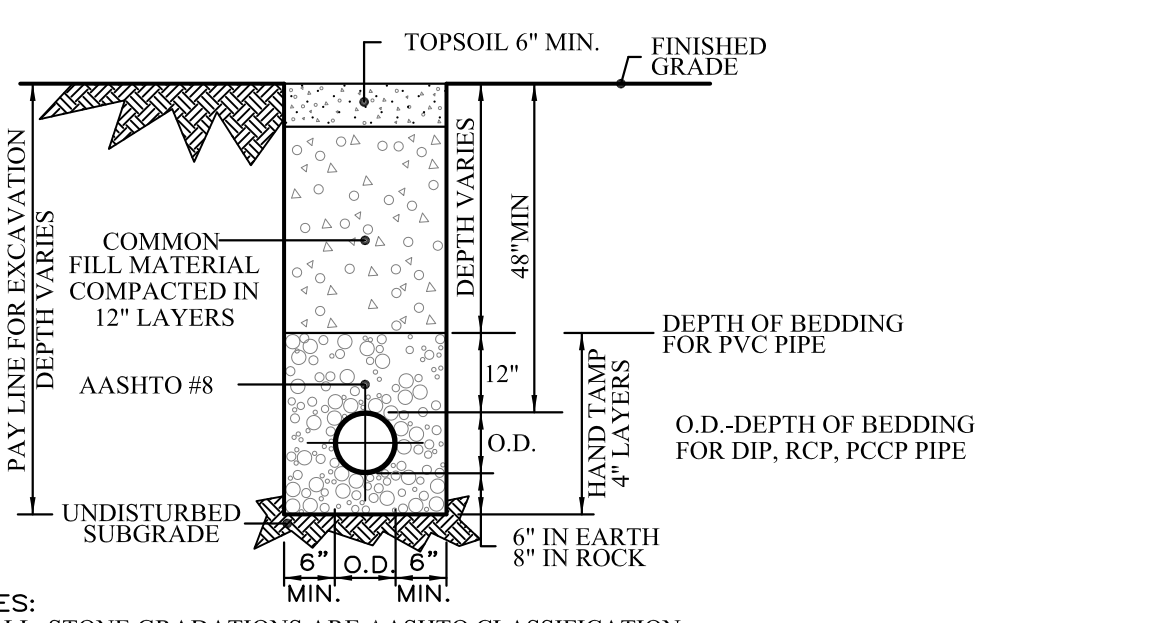
LOT GRADING DETAIL
NTS



INLET DETAILS
NTS

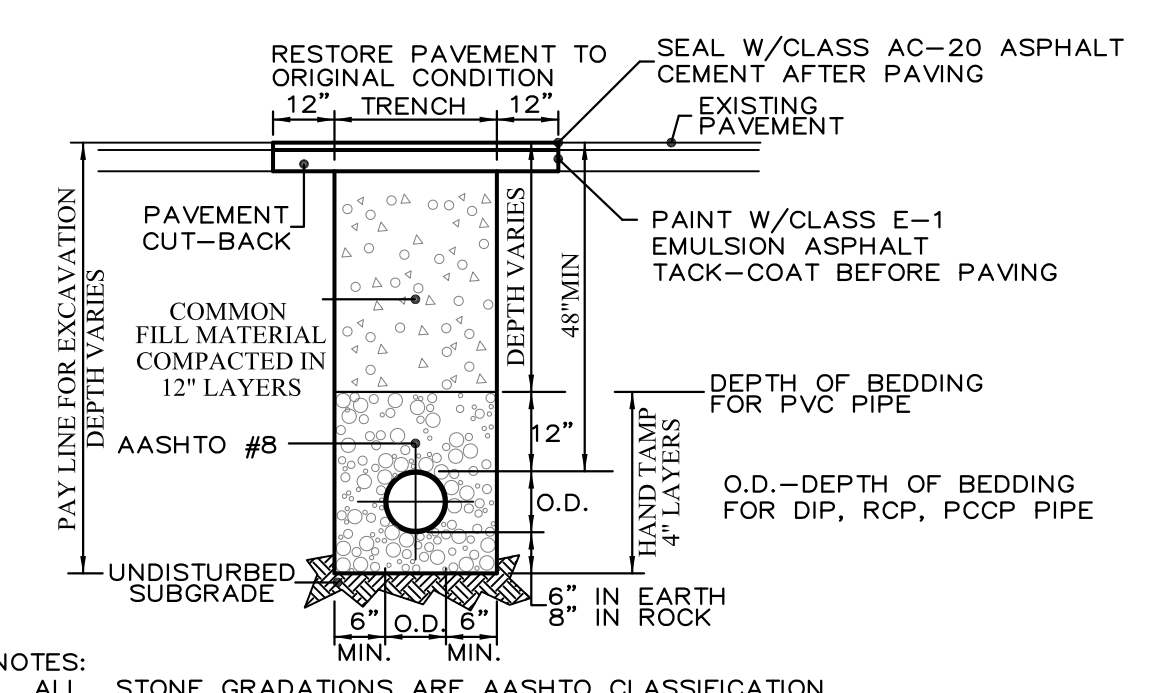


TYPE 'M' INLET
NTS



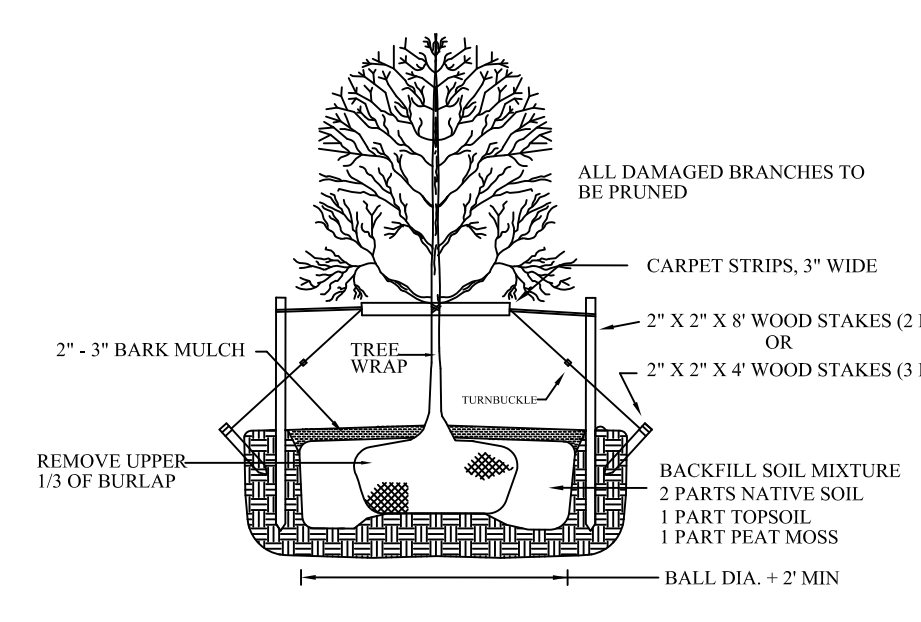
NOTES:
1. ALL STONE GRADATIONS ARE AASHTO CLASSIFICATION.
2. DETAIL FOR PIPE 4" AND LARGER.
3. MAY PAY WIDTH FOR EXCAVATION AND BACKFILL PIPE O.D. + 2 FEET.

TRENCH DETAIL FOR EARTH IN RIGHTS-OF-WAY
NTS

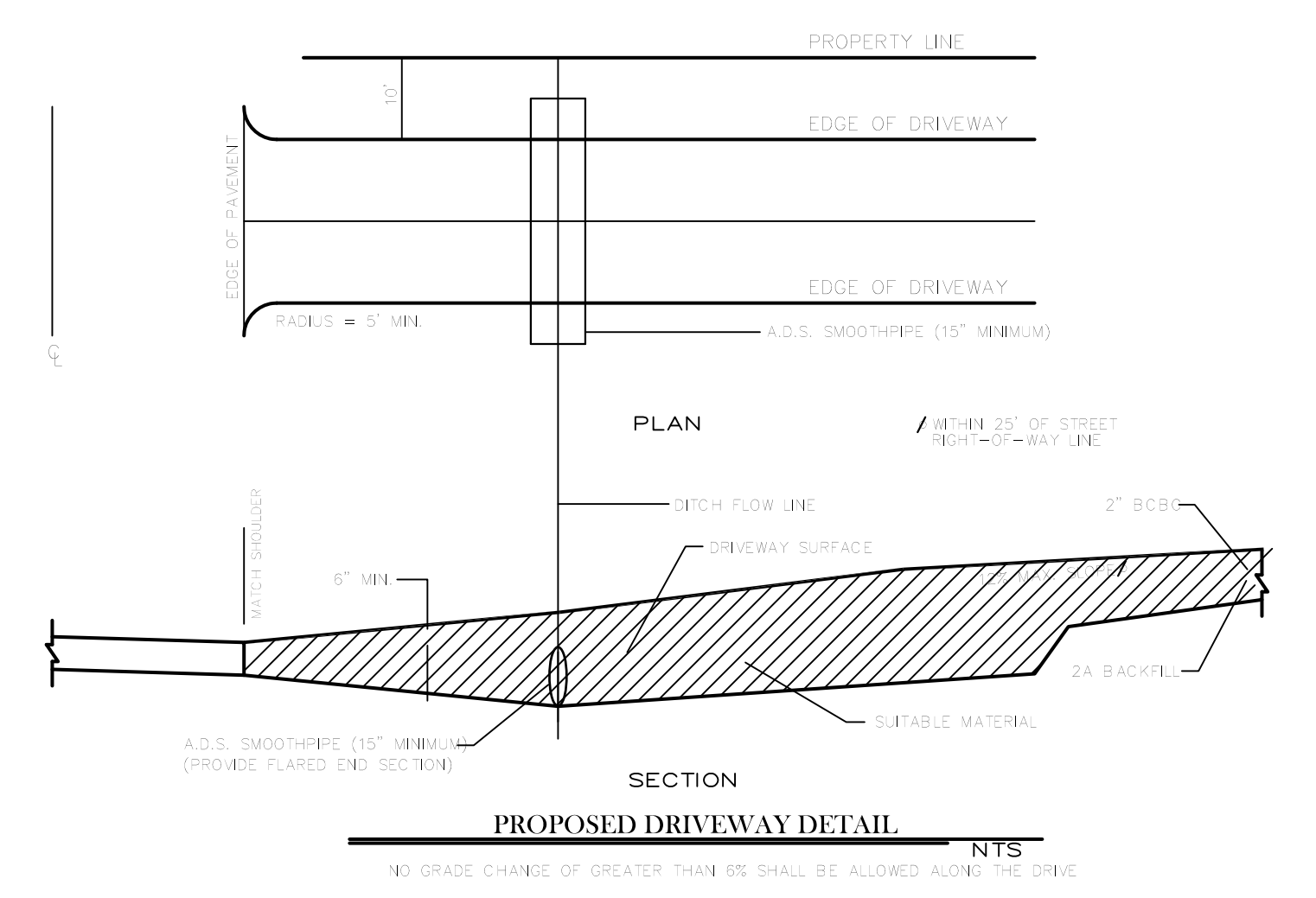


NOTES:
1. ALL STONE GRADATIONS ARE AASHTO CLASSIFICATION.
2. DETAIL FOR PIPE 4" AND LARGER.
3. MAY PAY WIDTH FOR EXCAVATION AND BACKFILL PIPE O.D. + 2 FEET.

TRENCH DETAIL FOR STREETS IN RIGHTS-OF-WAY
NTS



TREE PLANTING DETAIL
NO SCALE



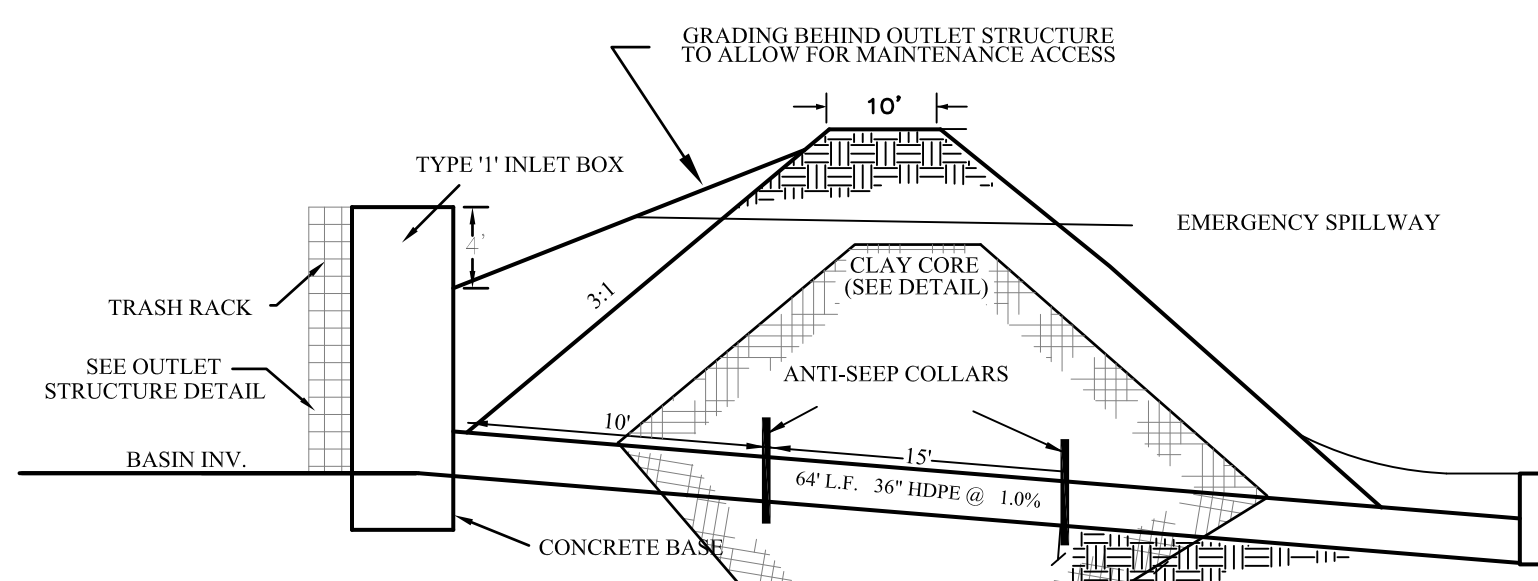
PROPOSED DRIVEWAY DETAIL
NTS

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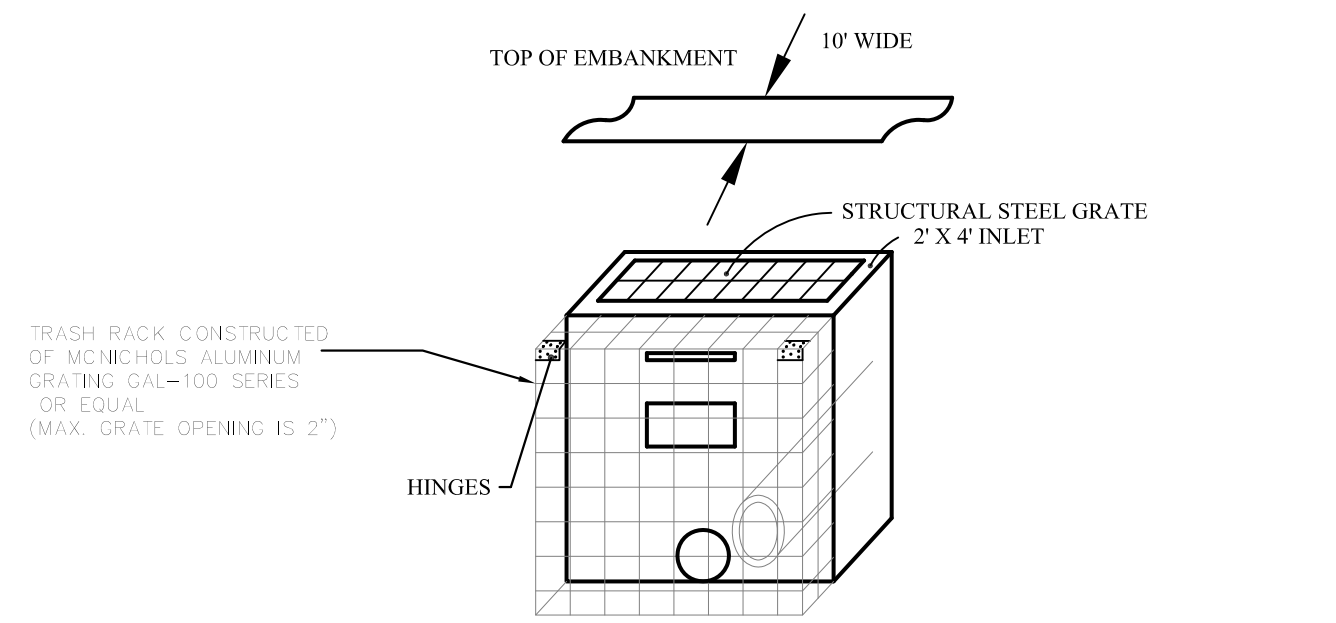
BRINKASH ASSOCIATES, INC.
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PRELIMINARY DESIGN PLANS
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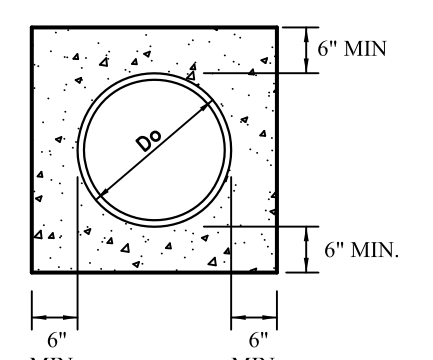


DETENTION BASIN CROSS SECTION DETAIL
TOP OF BERM NTS

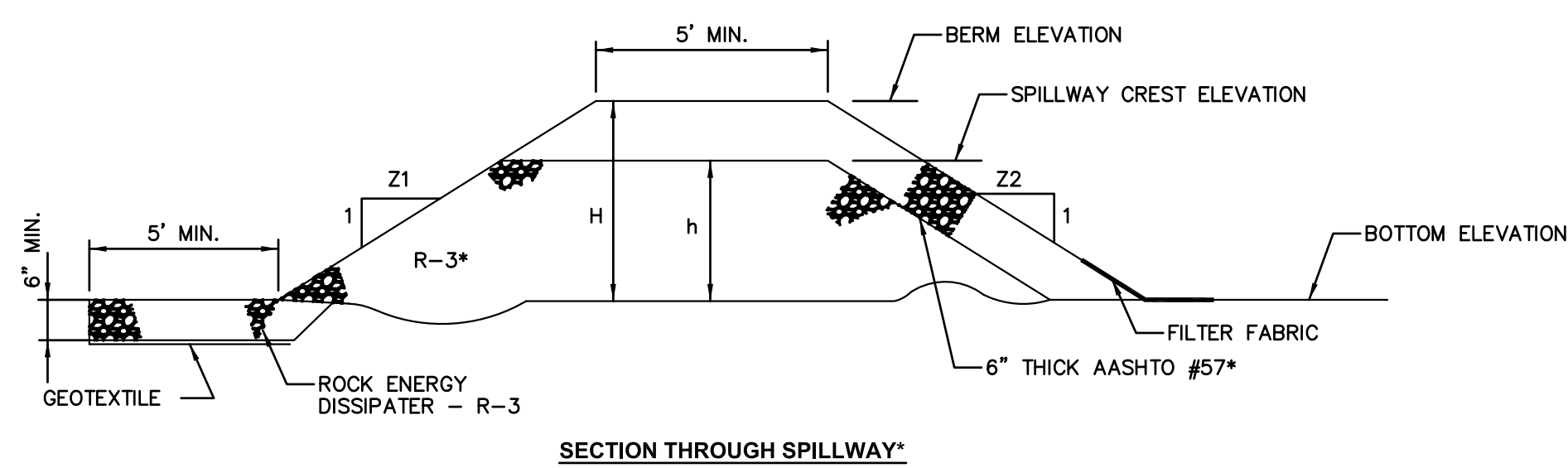
DETENTION BASIN EMERGENCY SPILLWAY DETAIL
NTS



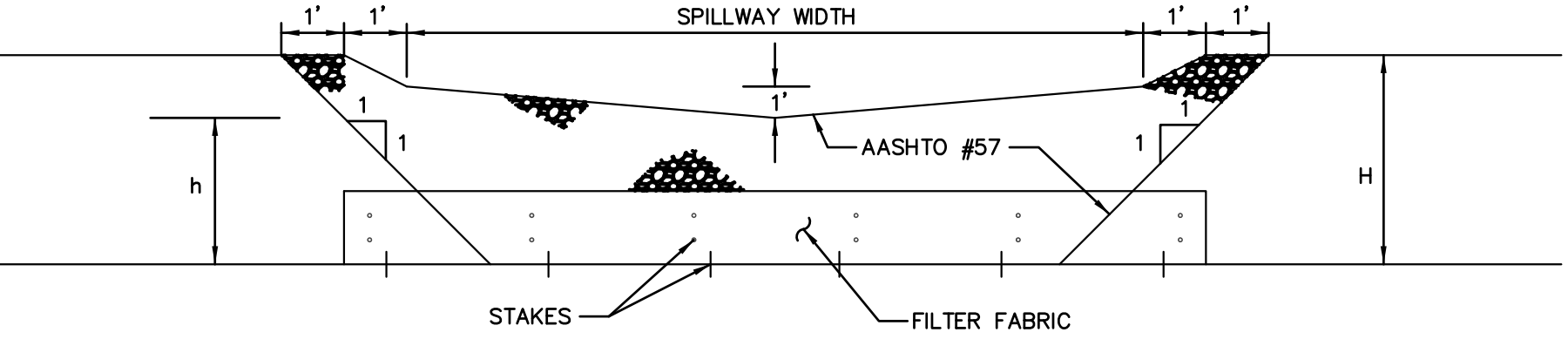
DETENTION BASIN 1 OUTLET STRUCTURE ISOMETRIC
NTS



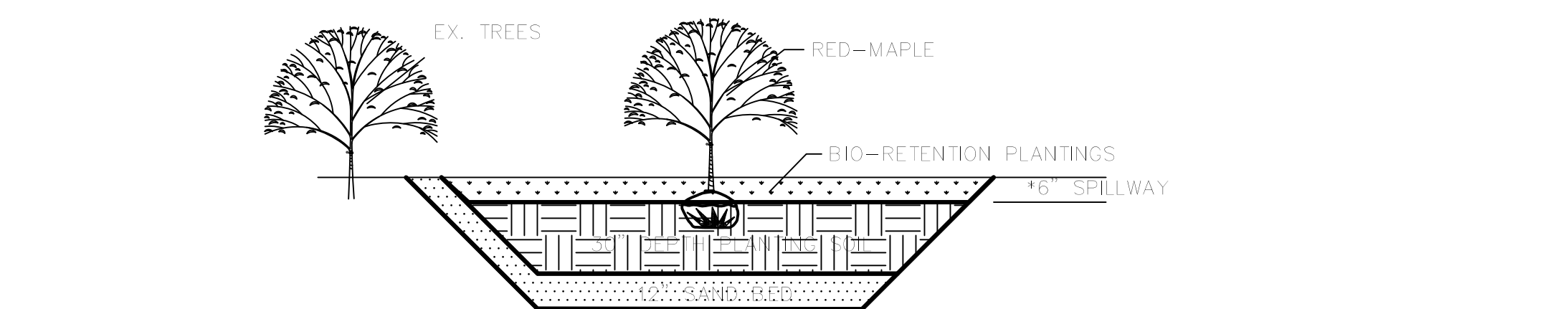
CONCRETE ENCASUREMENT



SECTION THROUGH SPILLWAY*



SEDIMENT FORE-BAYS (BASINS 1,2,3, AND 4)
NTS

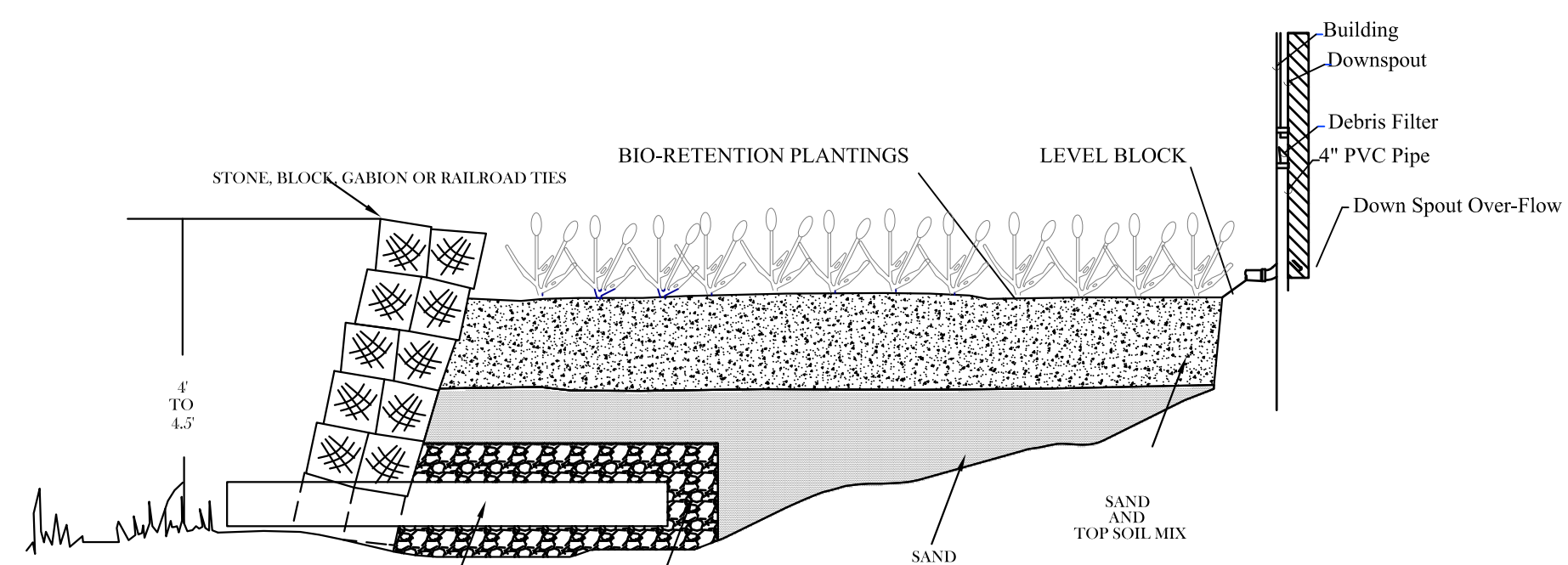


CONVERSION OF SEDIMENT TRAPS INTO BIO-RETENTION FOREBAY
NTS

*OUTLET TO INFILTRATION BED 50' X 10' WIDE. USE R-4 EP=RAP AND GEOTEXTILE LINING.
ACTUAL FIELD CONDITIONS AND INTENTIONS OF AFFECTED LOT OWNERS MAY REQUIRE ADDITIONAL PIPING. CONTACT THE ENGINEER TO PREPARE REVISED DETAIL TO BE COORDINATED WITH THE CONSERVATION DISTRICT.

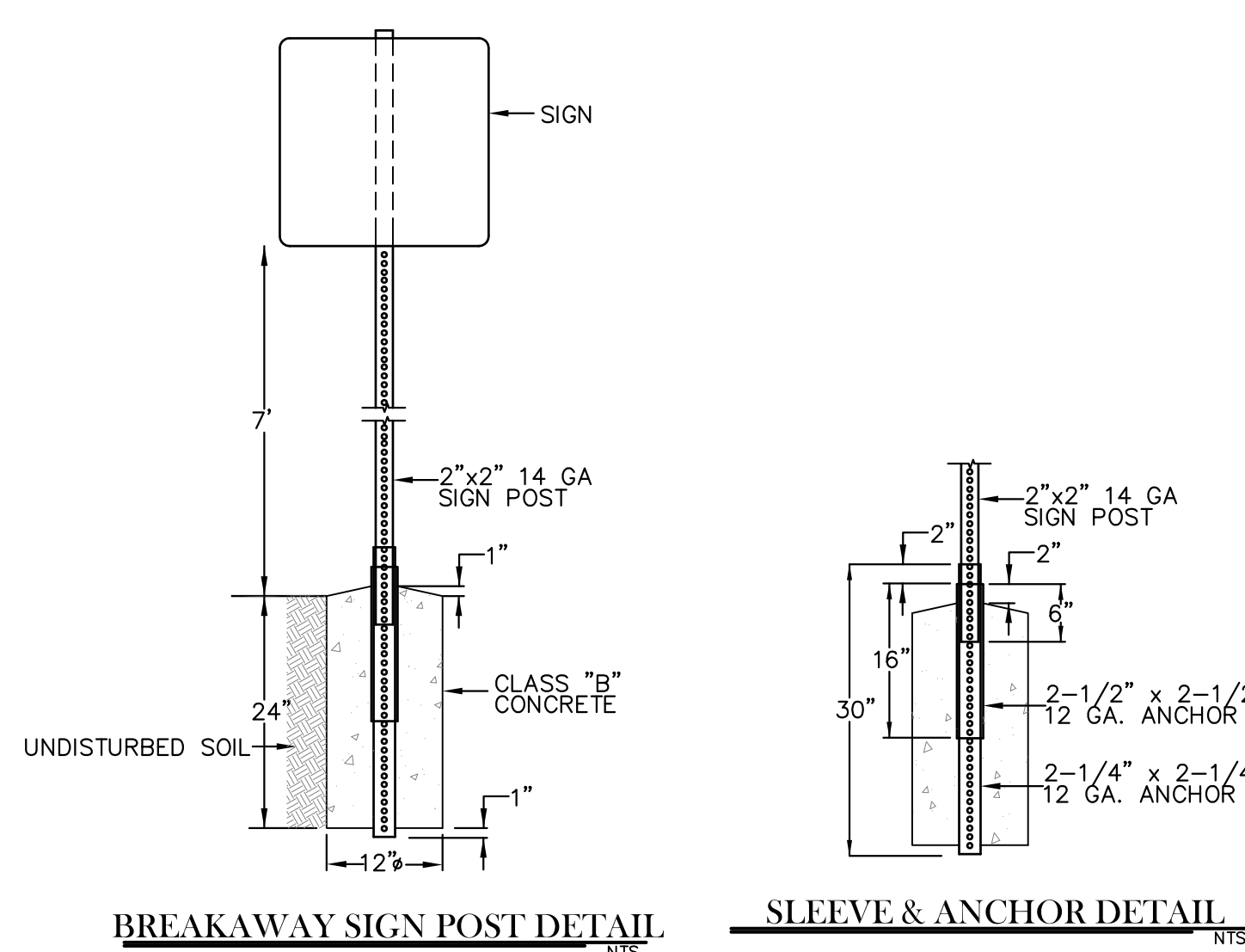
DETENTION BASINS 2 AND 4 CONSTRUCTED WETLANDS PLANT SCHEDULE

SPECIES	COMMON NAME	SPACING	%
HYDROCYOTILE UMBELLATA	WATER PENNYWORT	—	30%
IRIS VERSICOLOR	BLUE FLAG	0.5' - 1.5' O.C.	30%
SCIRPUS CYPERINUS	WOOL GRASS	1.0' - 3.0' O.C.	40%



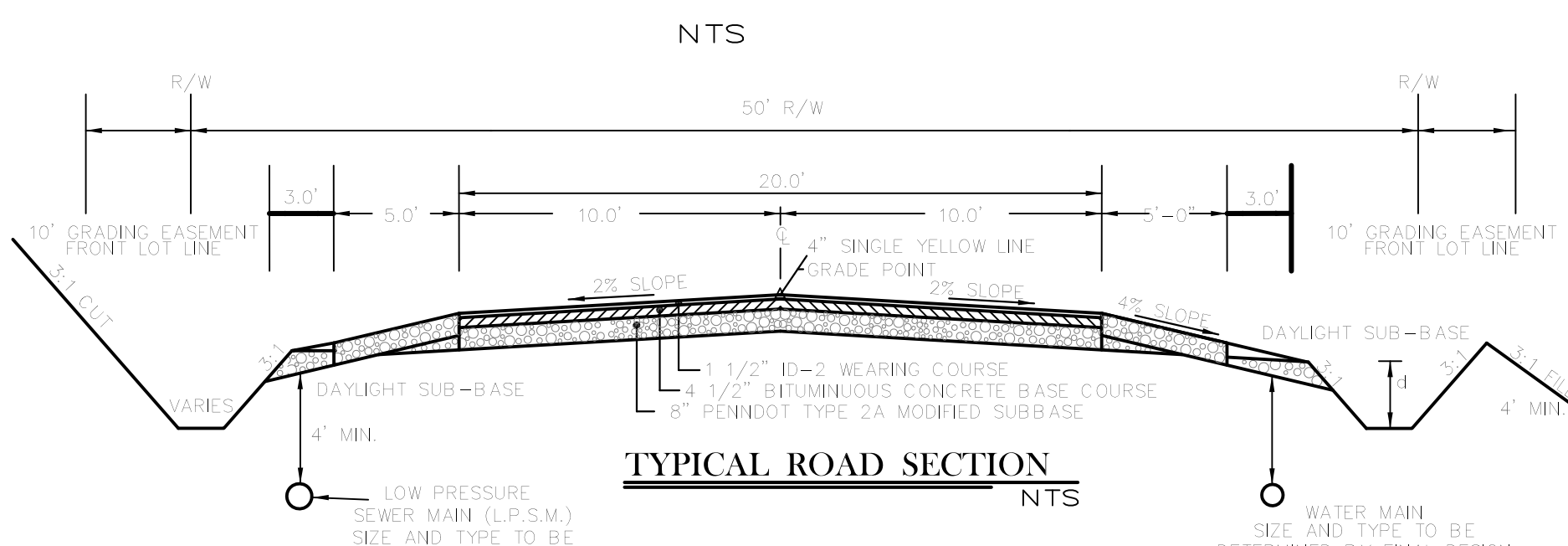
RAINGARDEN DETAILS 14.6' x 14.6'
NTS

THE FOLLOWING LOTS ONLY: 1-30, 96-157, 187-250, 255-273, 161, 162, 166 (179 LOTS TOTAL)



BREAKAWAY SIGN POST DETAIL
NTS

SLEEVE & ANCHOR DETAIL
NTS



TYPICAL ROAD SECTION
NTS

General Notes

- For water quality considerations (e.g., runoff from vehicle parking areas), the base of any infiltration structure should be at least 2 feet above competent bedrock and/or the seasonal high water table to provide a minimum of 2 feet of renovating soil. If 2 feet of renovating soil/weathered rock is not available, or if water quality is a particular concern, additional water quality best management practices (BMPs) such as sand filters, vegetated swales, filter strips, and/or water quality inlets should be considered for use prior to storm water discharge or infiltration. In general, runoff from roof and lawn areas is considered to be clean, and should not require water quality treatment.
- Adequate provisions should be made during construction to prevent the piping of fine-grained soils into fractures and void spaces of soil and rock that may be located immediately below any areas where concentrated storm water infiltration is proposed. The loss of soils into such void spaces can result in clogging of the voids, a decrease in infiltration capacity, and subsidence at the ground surface. Where such conditions exist, a geotextile filter fabric and/or graded stone filter should be used to prevent clogging.
- The infiltration rates measured and reported herein represent rates of the in-situ, undisturbed subsurface materials. If the materials are excavated and re-compacted to construct storm water management or infiltration features, the compacted permeability may be less than the in-situ results reported herein.
- Where overburden soils are removed down to the more permeable soil zones, and topsoil or other materials are placed above the permeable soils to facilitate grass growth or similar final cover, the limiting infiltration rate to be used for design should consider the infiltration capacity of such topsoil or other materials as appropriate.
- All infiltration structures should include a backup drainage system to safely manage and convey storm water runoff in the event that the infiltration capacity fails or is exhausted. Inlets to infiltration facilities should have an overflow system to prevent backup of storm water when the available storage capacity is exhausted, and the rate of runoff is greater than the rate of infiltration. High-level outlets and/or overflow structures should also be provided for infiltration and water quality structures (e.g., subsurface sand filters and infiltration beds) as necessary to prevent the backup of storm water when the available storage capacity is exhausted, and the rate of runoff is greater than the rate of infiltration.
- Care should be taken during site construction to reduce the potential reduction in infiltration capacity of any areas proposed for storm water infiltration. At a minimum, heavy equipment and vehicles should be prevented from operating directly above any proposed infiltration area (i.e., less than 3 feet above the base of an infiltration structure) during site grading, as such activities could compact the underlying soils and reduce the infiltration capacity. If basin areas are used for infiltration, the basin should be excavated with light or low ground pressure earth-moving equipment (e.g., tracked equipment) where possible. If infiltration-area soils are inadvertently compacted during construction, a rotary tiller or disc harrow can be used to loosen the soils to pre-construction densities.
- For infiltration basins that are also to be used for sediment control during construction activities, the basin should not be converted to an infiltration facility until after the contributing drainage areas have been stabilized, and any accumulated sediments are removed. If such an infiltration basin is not intended for sediment control, it should be properly protected during construction with diversion berms or other measures necessary to prevent the accumulation of eroded and fine-grained sediments that could reduce the basin's infiltration capacity.

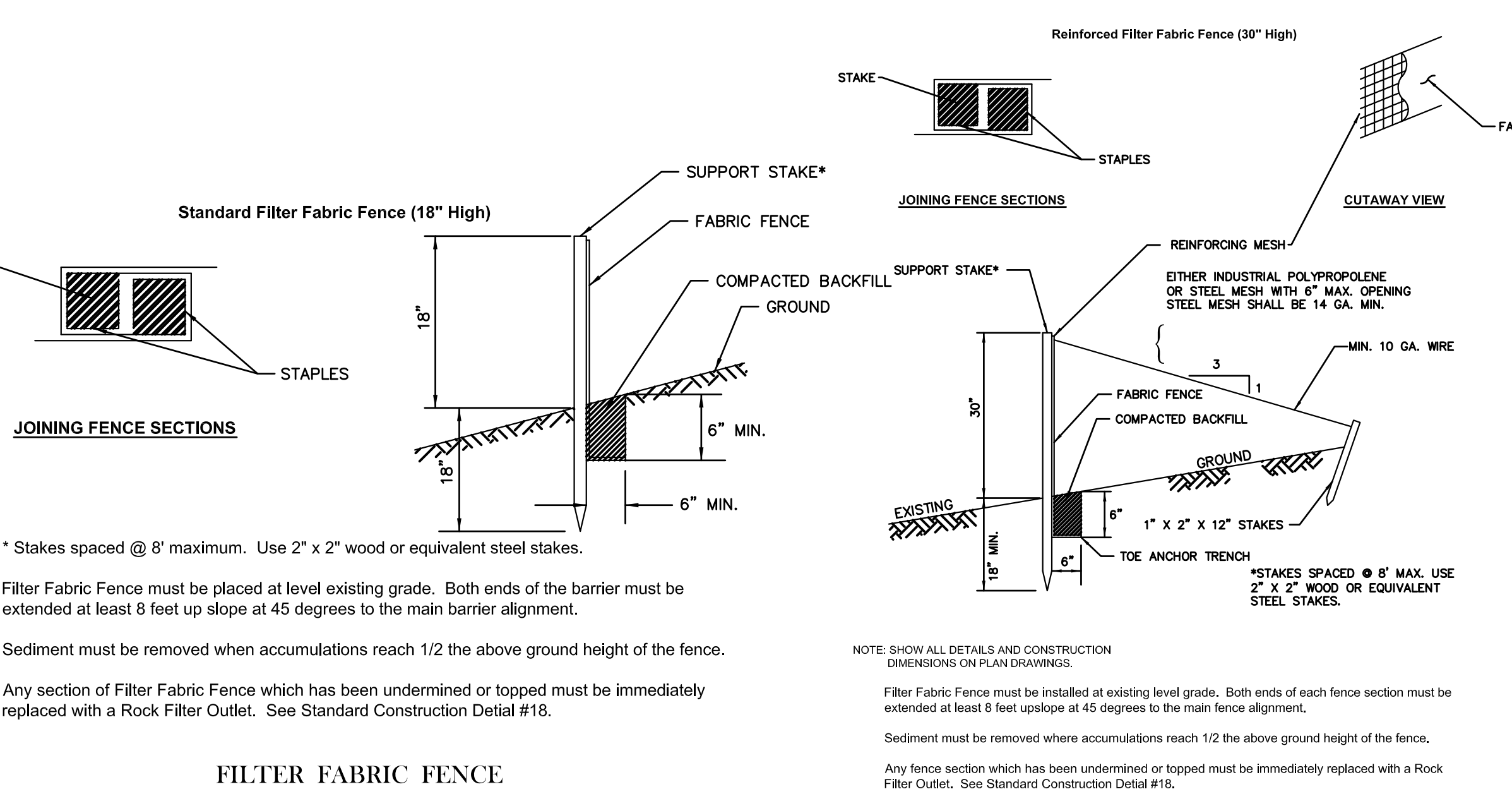
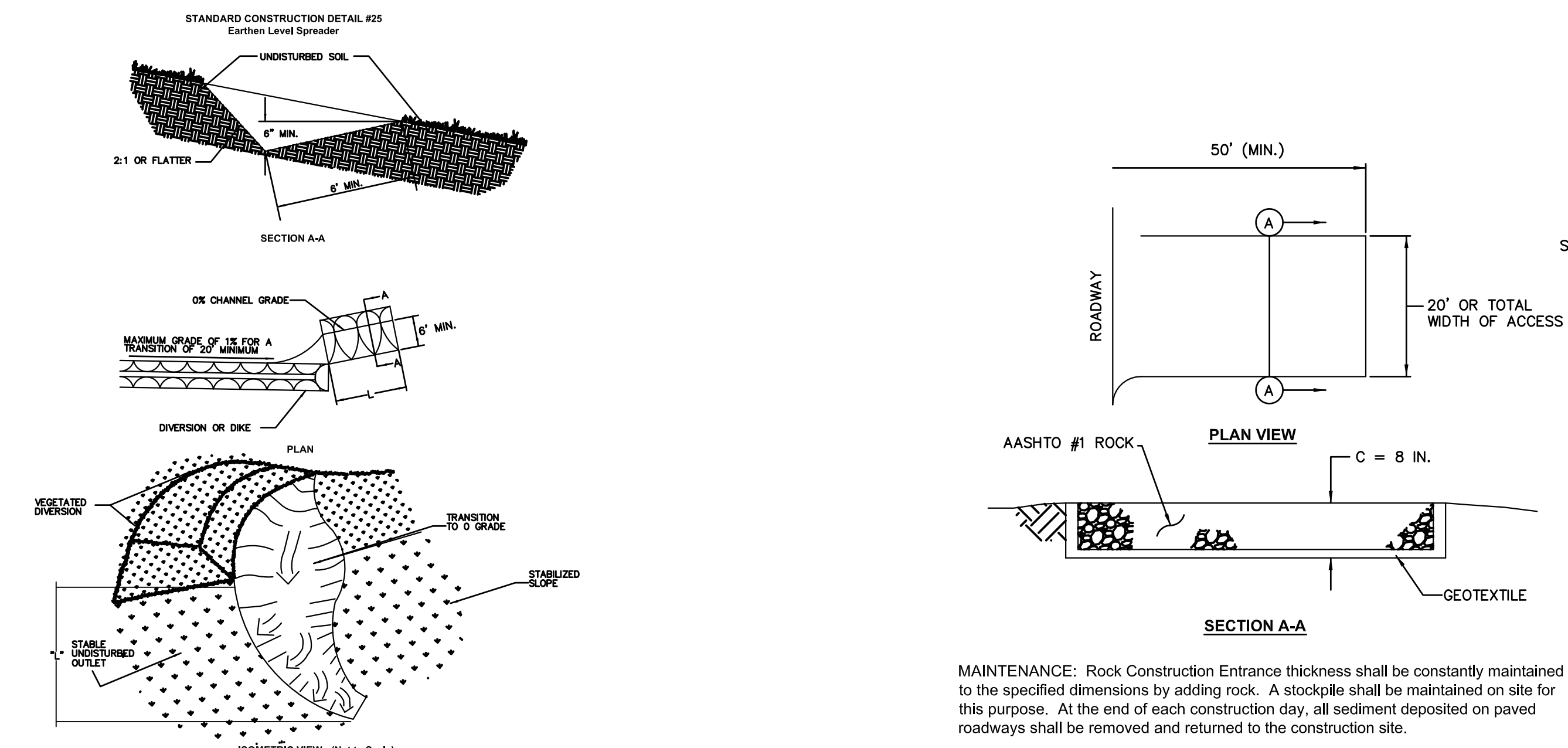
STORMWATER BMP MAINTENANCE

- OPERATION AND MAINTENANCE OF DETENTION BASINS (COMMUNITY ASSOCIATION)**
- Control standing water, and prevent the growth of weeds and noxious plants. The following items should be part of preventative maintenance procedures:
 - Grass maintenance (See Erosion and Sediment Control Plan and Report)
 - Control of noxious weeds and invasive plants.
 - Maintaining turf grass on the tops of the berms and on the exterior slopes of embankment is advisable. This will enhance access to the facility and make maintenance and inspection of the embankment condition much easier. The stability of dams, embankments, and side slopes can be improved by trees and brush with extensive woody root systems. Any seedlings or plantings should be removed at the earliest opportunity and the disturbed areas properly stabilized. Control of woody vegetation will require periodic mowing and a policy of not allowing plantings on these facilities. The frequency of mowing may need to be greater if the facility is in an area of high visibility. However, if possible, the facility should be managed as an upland meadow with grass no shorter than 8 to 8 inches. Keeping grass much shorter than this can cause areas of the turf to die off or require a much higher level of maintenance. Trees and brush with extensive woody root systems shall be completely removed from embankments to prevent the embankments from destabilizing and seepage routes from being created. Roots also should be completely removed to prevent them from decomposing in the embankment. Root voids and burrows should be plugged by filling them with material similar to the surrounding materials, and capped just below grade with stone, concrete, or other material. If plugging the burrows does not discourage the animals from returning, further measures should be taken to either remove the animal population or to make critical areas of the facility unattractive to them.
 - Removal and disposal of trash and debris.
 - Removal and disposal of sediment.
- Extended detention dry ponds should have enough volume to account for sediment accumulation over time. Cleaning out sediment will be necessary, on average, every 2 to 10 years. Cleaning includes digging out the accumulated sediment, mud, sand, and debris with earth-moving equipment and disposing appropriately. Once the sediment is removed, the disturbed areas need to be immediately stabilized and revegetated, or the facility will mobilize sediment to downstream areas. Freshly seeded areas should be protected with erosion mat that has been securely staked in place to prevent flotation. In many cases, seeding offers the best approach to stabilization after sediment removal.
- Inspection of pond and reporting of results. The facility should be inspected quarterly and after major storms. Detailed inspections by a qualified inspector should occur at least annually to ensure that the facility is operating as designed and to schedule maintenance that the facility may require. If possible, inspections should be made during wet weather to ensure that the facility is maintaining desirable retention times. In addition to regularly scheduled inspections, deficiencies should be noted during any visits by maintenance personnel. An important purpose of inspections is to ascertain the operational condition and safety of the facility, particularly the condition of embankments, outlet structures, and other safety-related aspect. (REFER TO MAINTENANCE CHECKLIST SECTION D)

- OPERATION AND MAINTENANCE OF DRYWELLS (LOT OWNERS)**
- Infiltration devices include infiltration trenches, dry wells, and seepage beds beneath permeable pavements. Infiltration facilities are prone to losing function from clogging by sediment. Therefore, these facilities should be inspected two to four times a year. One purpose of regular inspection is to determine if the sediment-trapping measures, such as filter fabric or graded sand filter, require routine maintenance. Keeping the sediment filter clean is vital to ensuring the longer-term performance of the infiltration trench. Although maintenance must be undertaken more often than with surface facilities, the costs are significantly less. For trenches or dry wells, periodic maintenance requirements usually include removing the top 6 to 12 inches of filter gravel and replacing the filter fabric sediment filter covering the aggregate reservoir. A layer of clean gravel replaces the gravel removed. The maintenance of permeable pavement systems requires the routine sweeping of surfaces. Specific maintenance requirements for infiltration BMPs are discussed further in Section 8. A clogged sediment filter is indicated when water cannot flow into the device and instead surcharges. However, sometimes suspended sediment will clog the interface of the seepage reservoir and the native soil to which the stored water must eventually exfiltrate. All infiltration devices should be provided with standpipes to observe water levels. If an overflow condition exists, the observation standpipe should be checked to determine the cause. If the device continues to overflow after the sediment filter is repaired and stays filled with water after a rain, then the aggregate store must be excavated and the facility rebuilt. (REF. - PA BMP MANUAL)

- OPERATION AND MAINTENANCE OF LINED SWALES (COMMUNITY ASSOCIATION)**
- Swale areas are to be mowed on a regular basis (where applicable). The frequency of mowing may need to be greater if the facility is in an area of high visibility. However, if possible, the facility should be managed as an upland meadow with grass no shorter than 4 to 6 inches. Keeping grass much shorter than this can cause areas of the turf to die off or require a much higher level of maintenance. All swale areas should be inspected monthly or after each rainfall event. Debris shall be cleared from the drainage ways including culvert crossings for roadways and driveways.

- RESOLUTIONS FOR SOIL TYPE LIMITATIONS**
- To alleviate the problem of excessive wetness all roads will have pavement base drains at select locations, and storm sewer systems throughout. All buildings will be provided with footer drains. Lots are to be graded to drain water away from buildings. An additional system of drainage swales surrounds the site.
- Walkout basements will be provided in steeper areas. The site is to be graded to alleviate long steep areas in a system of terraces.
- Clay discovered during basement excavation must be removed and replaced with suitable materials compacted in place. Foundations may require reinforcement in these areas. Footers will be located below the frost line and designed for the loading of the soil.
- Construction of sediment basins will be in accordance with construction notes located on the Erosion and Sedimentation Control Detail Sheet.



FILTER FABRIC FENCE

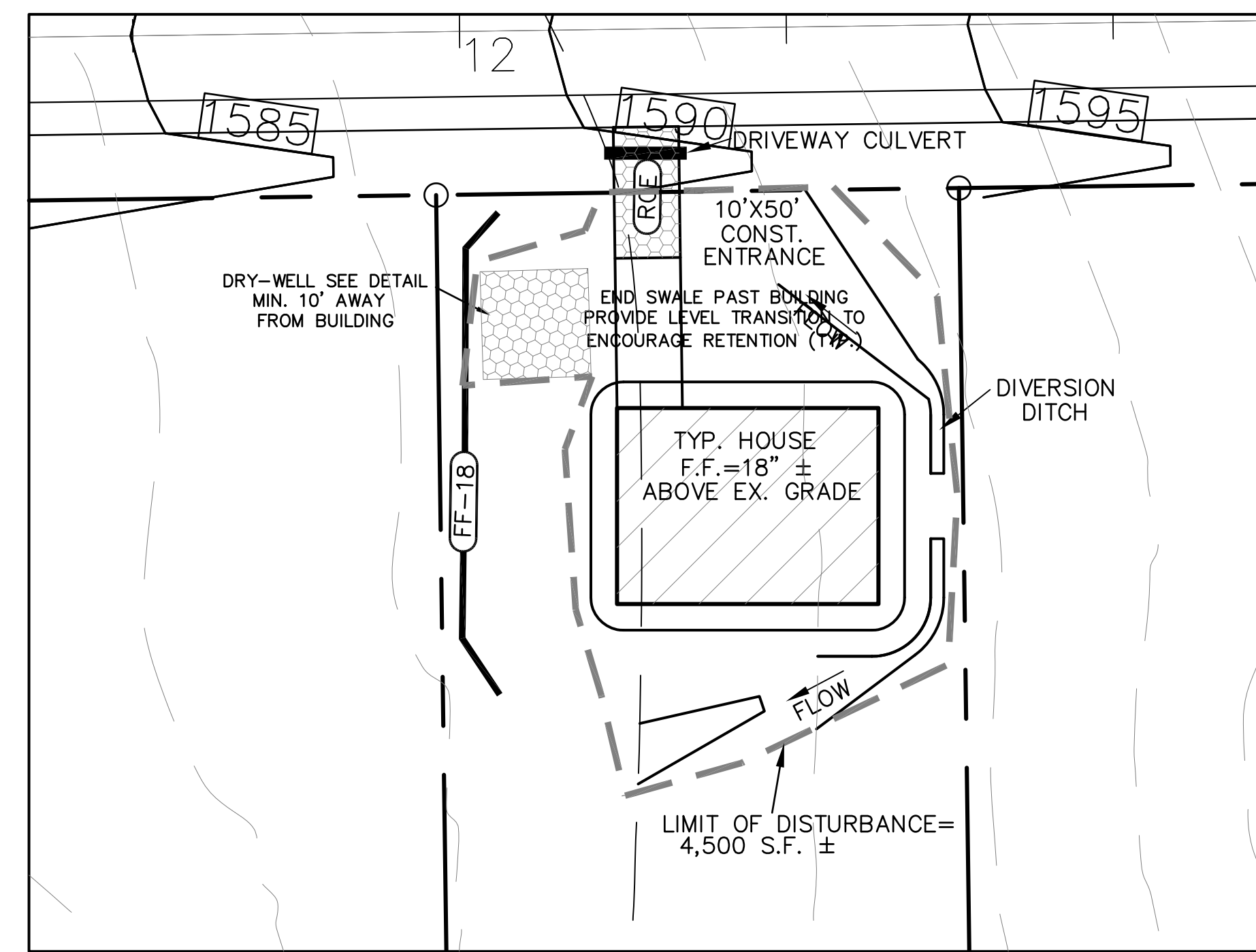
DATE	BY	REVISION

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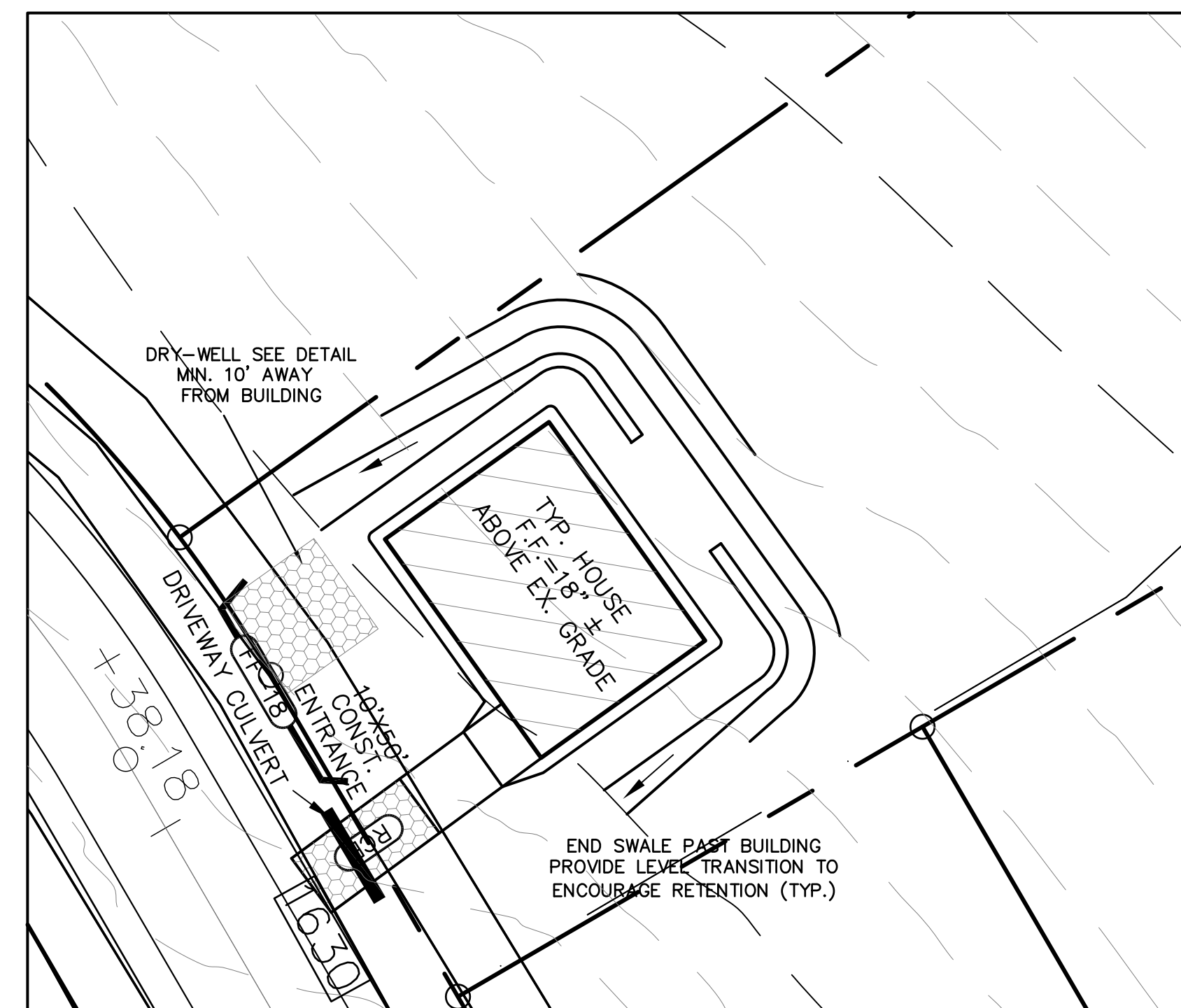
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PRELIMINARY DESIGN PLANS
Lost Lake
RESORT



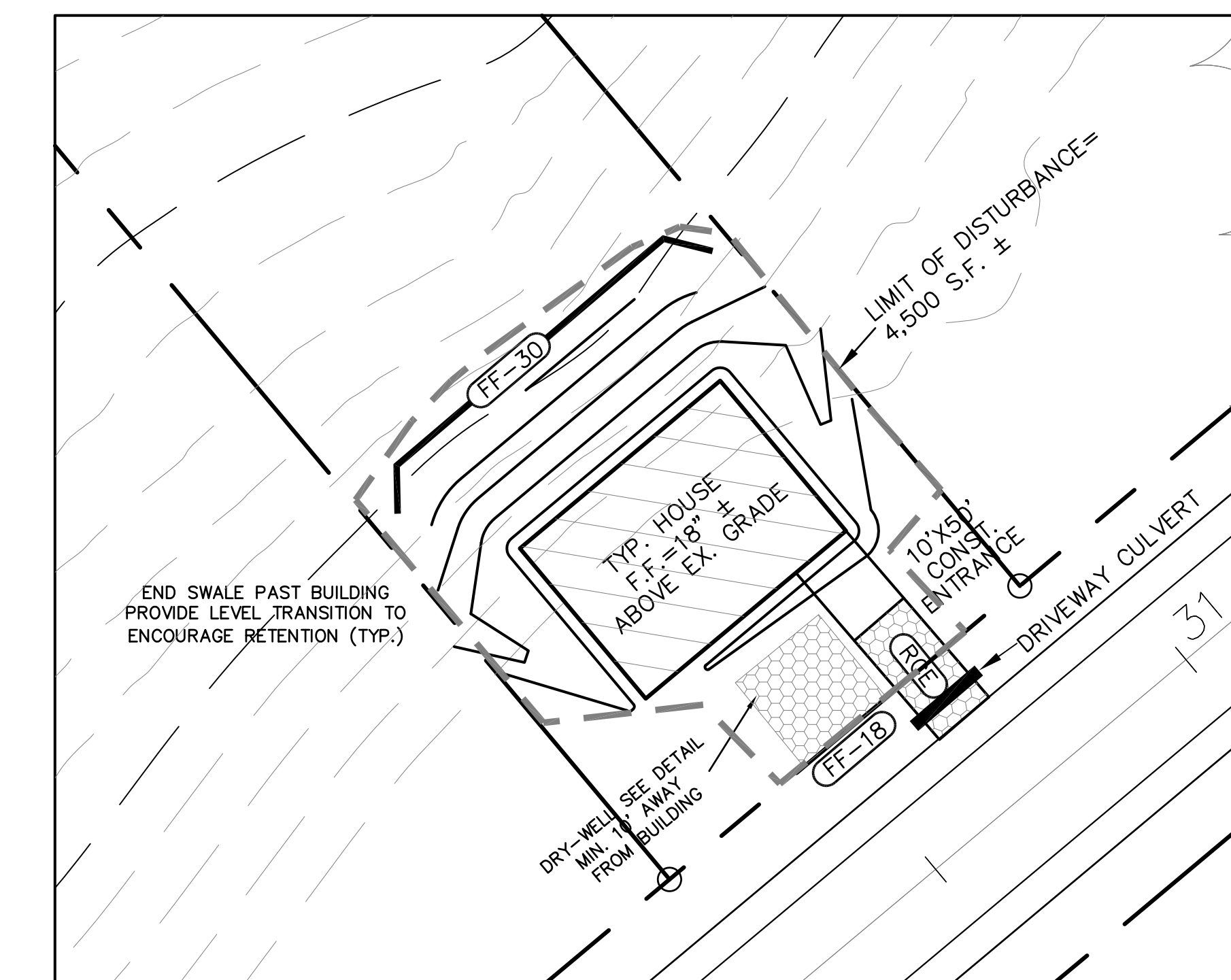
TYPICAL INDIVIDUAL LOT GRADING, E&S, & STORMWATER PLAN
SLOPES 15% OR LESS PARALLEL TO ROAD

SCALE: 1"=20'



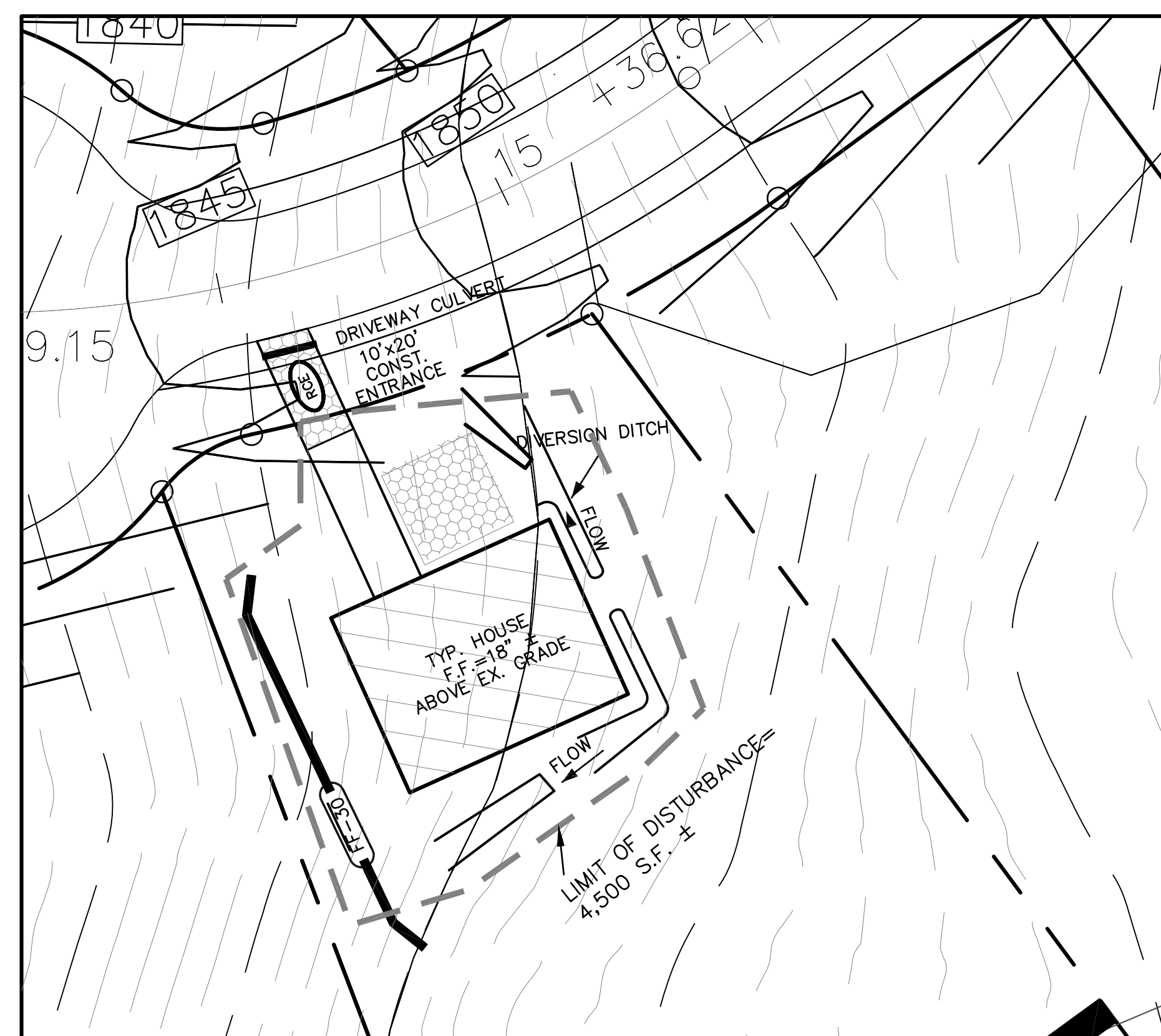
TYPICAL INDIVIDUAL LOT GRADING, E&S, & STORMWATER PLAN
SLOPING TOWARDS ROAD

SCALE: 1"=20'



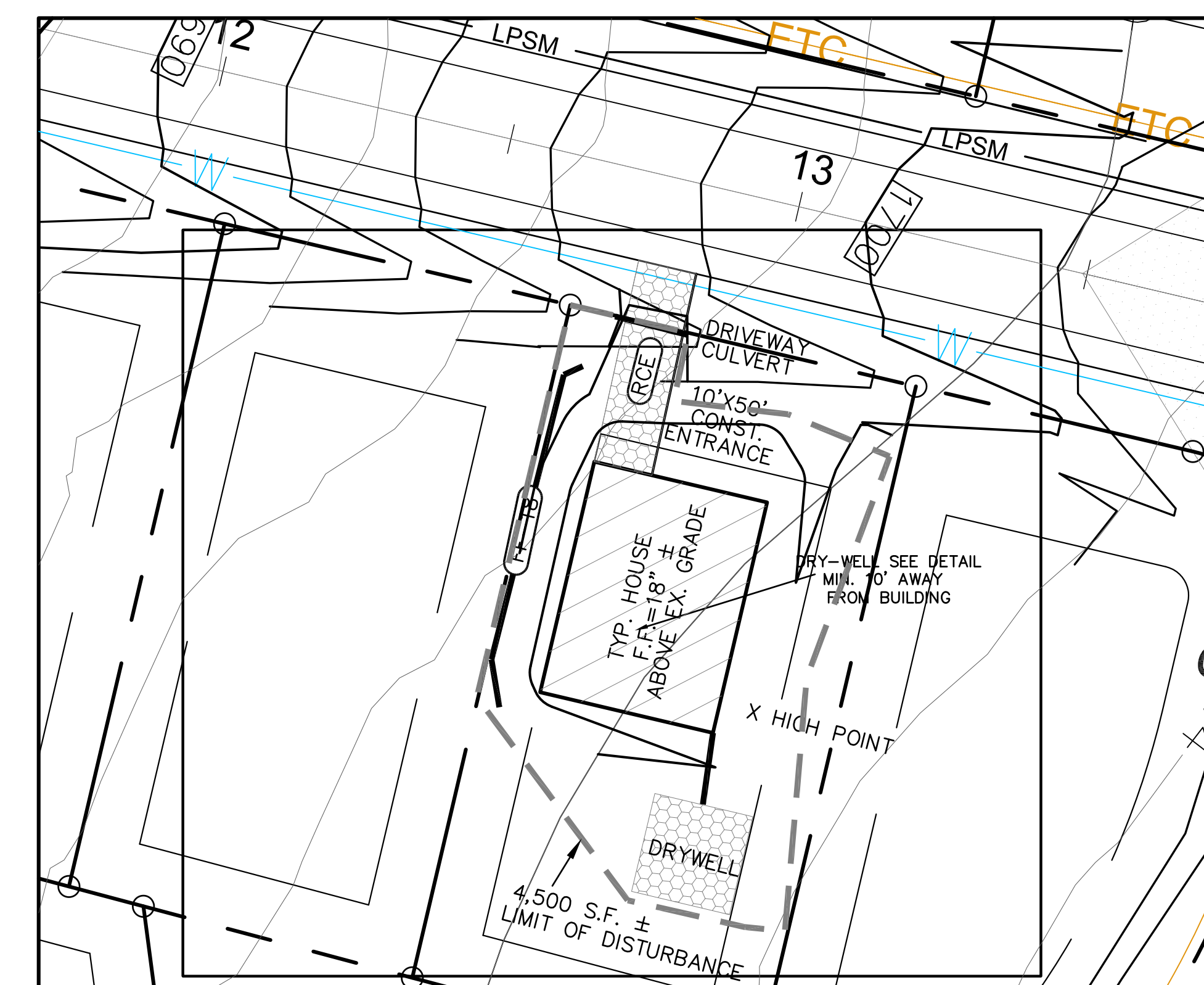
TYPICAL INDIVIDUAL LOT GRADING, E&S, & STORMWATER PLAN
SLOPING AWAY FROM ROAD

SCALE: 1"=20'



TYPICAL INDIVIDUAL LOT GRADING, E&S, & STORMWATER PLAN
GREATER THAN 15% PARALLEL TO ROAD

SCALE: 1"=20'



TYPICAL INDIVIDUAL LOT GRADING, E&S, & STORMWATER PLAN
NARROW LOTS (60' WIDE) PARALLEL TO ROAD

SCALE: 1"=20'

GENERAL NOTES:

- REFER TO THE APPROPRIATE DETAILS FOR EROSION AND SEDIMENT CONTROL PLACEMENT AND MAINTENANCE. IN CASE OF DISCREPANCY, REFER TO THE D.E.C. - NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (LATEST EDITION).
- IF ACTUAL HOUSE/SITE PLANS DEVIATE SIGNIFICANTLY FROM THE TYPICAL DETAIL, OR UNCERTAINTY EXISTS AS TO THE APPLICABILITY OF THE TYPICAL TO A UNIQUE SITUATION, PREPARE AN E&S AND PCSM PLAN FOR REVIEW BY THE CONSERVATION DISTRICT.
- CONSTRUCT DIVERSION DITCH TO DIVERT RUN-OFF FROM SITE AND OFF-SITE AREAS TOWARDS THE ROAD AND THE REAR PROPERTY LINE. DO NOT DIRECT RUN-OFF DIRECTLY TOWARDS EXISTING DWELLINGS OR POTENTIAL LOCATIONS OF EXISTING DWELLINGS. UTILIZE EASEMENTS CENTERED ON PROPERTY LINES IF ADDITIONAL DIVERSIONS ARE NECESSARY.

SEQUENCE OF CONSTRUCTION:

- PRIOR TO ANY INDIVIDUAL LOT EARTHMOVING, INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE. THIS SHALL BE USED BY ANY AND ALL VEHICLES ENTERING OR LEAVING THE LOT. ALL LOTS WITH A SWALE AT THE DRIVEWAY LOCATION WILL REQUIRE THE INSTALLATION OF A CULVERT PRIOR TO THE INSTALLATION OF THE CONSTRUCTION ENTRANCE. ALL LOTS THAT REQUIRE A CULVERT WILL REQUIRE A TEMPORARY ROCK FILTER AT THE LOWEST POINT OF THE SWALE ADJACENT TO THE LOT.
- ESTABLISH AREA OF LOT TO BE GRADED. PRESERVE AS MUCH NATURAL VEGETATION AS POSSIBLE.
- INSTALL SILT FENCE AND ROCK FILTER (IF APPLICABLE) AS SHOWN ON THE PLAN.
- CLEAR AND GRUB LOT, DISPOSING OF DEBRIS. STRIP TOPSOIL FROM ALL AREAS TO BE GRADED AND STOCKPILE. TOPSOIL: INSTALL SILT FENCE. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF STOCKPILE RELATIVE TO PROPOSED SITE IMPROVEMENTS. SILT FENCE IS TO BE INSTALLED DOWNSLOPE OF TOPSOIL STOCKPILE.
- CONSTRUCT DIVERSION SWALES, REFER TO GENERAL NOTE NUMBER 3.
- PERFORM GRADING AND INSTALL DRY-WELL PER DETAIL. STABILIZE DISTURBED AREAS (EXCEPT FOR UNIT LOCATION) IMMEDIATELY.
- CONSTRUCT HOME AND INSTALL ASSOCIATED UTILITIES. PROVIDE ALL PERMANENT SEEDING AS INDICATED.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH SCHEDULE.
- UPON STABILIZATION, REMOVE CONSTRUCTION ENTRANCE AND PAVE DRIVEWAY.
- REMOVE TEMPORARY CONTROLS WHEN THE SITE IS PERMANENTLY STABILIZED. VEGETATED AREAS SHALL BE CONSIDERED PERMANENTLY STABILIZED WHEN A UNIFORM 70% VEGETATIVE COVER IS ACHIEVED.

DATE	BY	DESIGNED BY	DATE
8/13/09	M.P.B.	M.P.B.	

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