



Request for Proposal (RFP)

Demolition of Existing Residential Building

Date Issued: August 20, 2025

Submission Deadline: September 5, 2025

Project Location: 92 Wawbeek Avenue, Tupper Lake, NY 12986

Issued By: Franklin County Land Bank

I. INTRODUCTION

The Franklin County Land Bank (FCLB) is soliciting proposals from qualified contractors for demolishing an existing residential structure located at 92 Wawbeek Avenue, Tupper Lake, NY including removal of all debris.

The demolition scope excludes the existing detached garage, which shall be protected from damage throughout the duration of the project.

II. SCOPE OF WORK

In response to this request for proposal (RFP), please submit a bid that includes the demolition of the existing residential building, for all labor, materials, equipment, supplies, and incidentals as necessary and required to complete the work of outlined below.

- The Contractor will provide the Land Bank with at least twenty-four (24) hours' notice prior to commencing the Work.
- The Contractor shall obtain, at its sole cost and expense, all permits, authorizations, approvals, and licenses necessary for the planning, performance, and completion of the Work in accordance with the requirements of the respective municipal agencies and other authorities having jurisdiction.
- The Contractor shall comply with all federal, state, county, town, village and other applicable laws, ordinances, rules, and regulations and all orders and rules of any duly constituted authorities affecting the Property or bearing on the performance of the Work. This includes, but is not limited to, 12 NYCRR Part 56-11.5 and all applicable stormwater regulations.

- The Contractor will contact Dig Safely NY at least 72 hours prior to beginning any excavation at the Property.
- The Contractor will confirm that all utilities are disconnected before commencing any Work.
- The Contractor will arrange for a Village of Tupper Lake Water and Sewer Department to properly cap off all sewer connections and protect, stabilize, and mark such connections before commencing any Work.
- The Contractor will demolish the existing residential building only. The existing garage, driveway, and driveway aprons on, in, or upon the Property shall be protected from damage.
- The Contractor shall use the Franklin County Land Bank disposal account with the County of Franklin Solid Waste Management Authority. Transport demolition debris to the County Landfill in Constable, NY. The Contractor shall provide the Land Bank with all bills of lading and dump tickets for all hazardous and non-hazardous waste. The cost of disposal at the CFSWMA landfill in Constable shall not be included in the pricing proposal from the contractor.
- The Contractor will exercise caution so as not to damage any pedestrian sidewalk. If a sidewalk is damaged, the Contractor must repair or replace the damaged portion in a timely manner, prior to the Completion Date.
- The Contractor will provide before and after time/date-stamped photos of the property, including sidewalk, driveway, and driveway apron.
- The Contractor must contact the Land Bank for a Final Inspection.

The selected contractor will be responsible for:

1. Demolition – in accordance with attached construction/demolition documents prepared by North Woods Engineering.
 - Safely demolish and remove the entire structure and foundations.
 - Manage dust, debris, utilizing water from hydrant near property line.
 - Properly dispose of all demolition materials in accordance with local and state laws.
 - Transport all house debris to County Landfill in Constable, NY.
2. Site Grading and Partial Backfill
 - After all demolition debris is removed, the Contractor shall dig test pits in the five locations shown on the drawings to confirm that a full 8-foot-deep foundation can be installed.
 - Once the basement height has been established, the test pit shall be backfilled.
 - Ensure proper grading and drainage per the engineered site plan (attached).
 - Install temporary access road if necessary.

III. DELIVERABLES

- Proof of required licenses and certifications. Copies of Workman's Compensation and General Liability insurance, naming the Franklin County Land Bank as additional insured.
- Schedule of work
- Site completion report including photos and inspection documentation

IV. PROPOSAL REQUIREMENTS

1. Company Profile

- Business name, contact person, and years in business
- Relevant project experience.
- 3 References from previous customers. Please include contact person, phone, and email.

2. Work Plan

- Proposed timeline (***all work to be completed by October 1, 2025***)
- Approach to demolition and abatement
- Subcontractors (if applicable)

3. Cost Proposal

- Itemized breakdown of all work
- Total not-to-exceed cost

4. Licensing & Insurance

- Proof of general liability, workers' compensation, and applicable licenses

V. EVALUATION CRITERIA

- Experience and qualifications
- Compliance with regulatory requirements
- Cost and value
- Project timeline
- References

VI. SUBMISSION DETAILS

Please submit proposals by September 5, 2025 at 5:00 PM to:

Agency: Franklin County Land Bank
Attn: Shiela Connors – Executive Director
Email: executivedirector@franklincountylandbankny.org
Address: 355 W. Main Street, Malone, NY 12953

Late submissions will not be considered.

VII. QUESTIONS

Questions may be submitted in writing to Shiela Conners at executivedirector@franklincountylandbankny.org later than September 3, 2025. Responses will be shared with all potential bidders.

VIII. RESERVATION OF RIGHTS

The Franklin County Land Bank reserves the right to:

- Reject any or all proposals
- Waive informalities or irregularities
- Cancel this RFP at any time
- Award the contract in whole or in part

DEMOLITION DISPOSAL NOTES:

1. THE CONTRACTOR SHALL USE THE FRANKLIN COUNTY LAND BANK DISPOSAL ACCOUNT WITH THE COUNTY OF FRANKLIN SOLID WASTE MANAGEMENT AUTHORITY. TRANSPORT DEMOLITION DEBRIS TO THE COUNTY LANDFILL IN CONSTABLE, NY. THE CONTRACTOR SHALL PROVIDE THE LAND BANK WITH ALL BILLS OF LADING AND DUMP TICKETS FOR ALL HAZARDOUS AND NON-HAZARDOUS WASTE. THE COST OF DISPOSAL AT THE CFSWA LANDFILL IN CONSTABLE SHALL NOT BE INCLUDED IN THE PRICING PROPOSAL FROM THE CONTRACTOR.

GENERAL DEMOLITION NOTES:

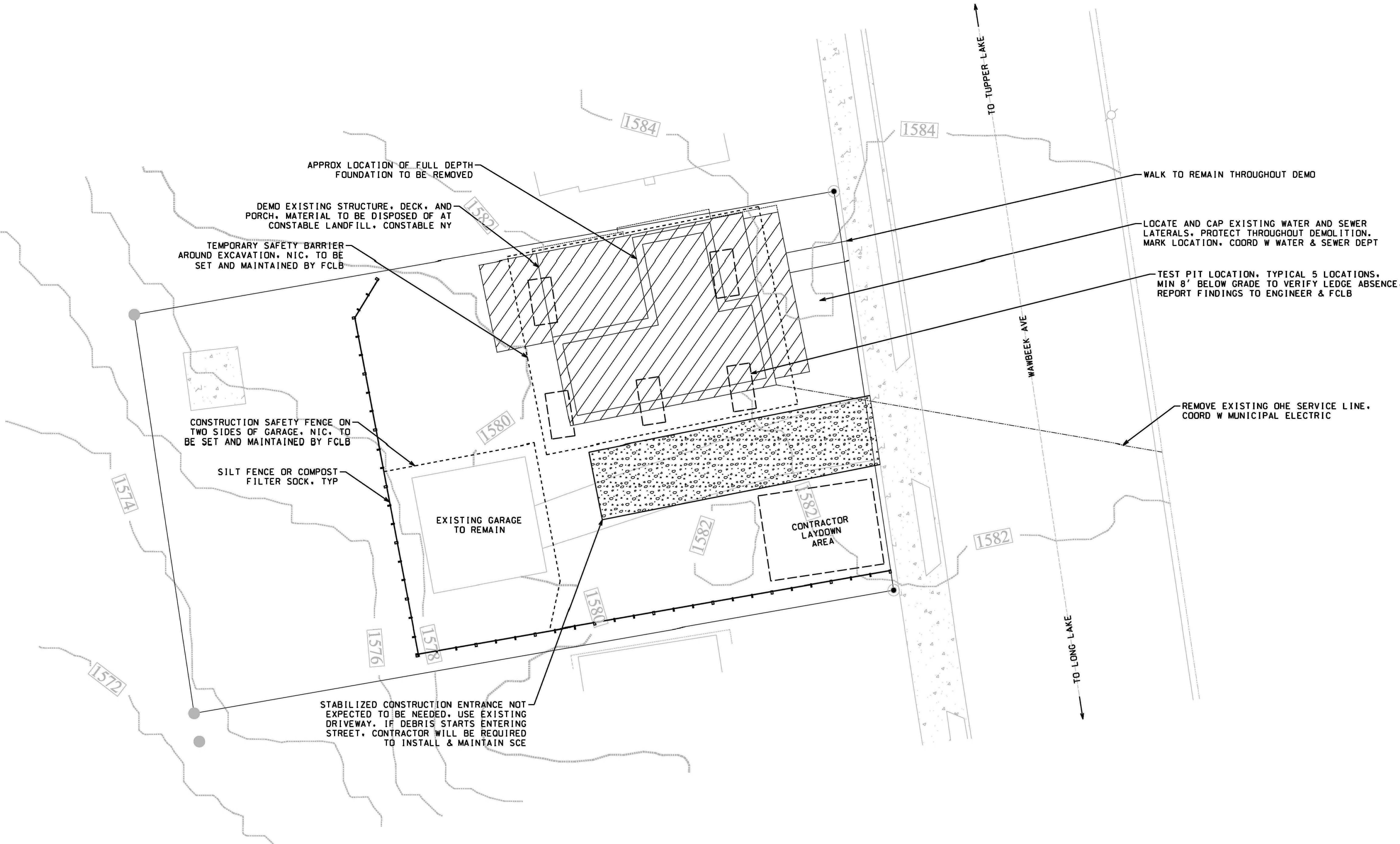
- SEQUENCE OPERATIONS TO MAINTAIN SAFE WORKING CONDITIONS AND PRESERVE EXISTING WORK TO REMAIN.
- SEQUENCE DEMOLITION SO AS NOT TO UNDERMINE OR COMPROMISE LOAD CARRYING CAPACITY OF STRUCTURES THAT ARE TO REMAIN
- COORDINATE WITH FCLB ON ERECTION AND MAINTENANCE OF TEMPORARY BARRIERS AND SECURITY DEVICES.
- PROTECT EXISTING LANDSCAPING MATERIALS, TREES, APPURTENANCES, STRUCTURES AND ALL OTHER ITEMS WHICH ARE NOT TO BE DEMOLISHED.
- PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING, IF REQUIRED.
- LOCATE, MARK, AND CAP EXISTING UTILITIES. COORDINATE WITH SERVICE PROVIDER.
- CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES AND OCCUPANCIES.
- CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY OWNERS REPRESENTATIVE. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
- CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES. MAINTAIN EGRESS AND ACCESS FROM ADJACENT STRUCTURES AT ALL TIMES.
- SPRINKLE, MIST, OR WET DOWN WORK AND AREAS AFFECTED BY THIS WORK AS REQUIRED TO PREVENT DUST AND DIRT FROM RISING. PROVIDE HOSES AND WATER CONNECTIONS REQUIRED FOR THIS PURPOSE.
- CONTINUOUSLY CLEAN UP AND REMOVE DEMOLISHED MATERIALS FROM SITE. DO NOT ALLOW MATERIALS TO ACCUMULATE IN THE BUILDING OR ON SITE.
- DO NOT BURN OR BURY MATERIAL ON SITE. LEAVE SITE IN CLEAN CONDITION.
- CLEAN ADJACENT IMPROVEMENTS SCHEDULED TO REMAIN OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS.

EXISTING CONDITIONS NOTES

- THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN IN THESE PLANS IS BASED ON SURVEY PROVIDED BY LEIFHEIT & LITTLEFIELD L.S. DATED 5/31/2024.
- ADDITIONAL SITE INFORMATION BASED ON FIELD OBSERVATIONS AND MEASUREMENTS BY STAFF OF NORTH WOODS ENGINEERING, PLLC, JULY 2024.

GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BY GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS AND CONTROL POINTS THROUGH THE DURATION OF THE PROJECT.
- NOTIFY UDIG NEW YORK (1-800-962-7962) A MINIMUM OF 72 HOURS PRIOR TO SOIL DISTURBANCE.
- THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES, SITE FEATURES, AND FACILITIES WHICH ARE NOT INCLUDED AS PART OF THE WORK SCOPE. THE CONTRACTOR SHALL REPAIR, RESTORE AND/OR REPLACE ALL DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL USE CARE TO PROTECT ALL TREES AND VEGETATION TO REMAIN THROUGH THE DURATION OF CONSTRUCTION. INSTALL PROTECTIVE FENCING OR OTHER MEASURES WHEN WORKING IN CLOSE PROXIMITY.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED SURFACES TO ORIGINAL OR BETTER CONDITION, UNLESS DETAILED OTHERWISE ON THE PLANS AND DETAILS.
- THE CONTRACTOR SHALL SECURE THE WORK AREA UNDER CONSTRUCTION AS NEEDED TO PROTECT THE PUBLIC AND WORK COMPLETED. OPEN EXCAVATIONS SHALL BE PROTECTED AT ALL HOURS.
- PRIOR TO ANY SOIL DISTURBANCE ACTIVITY INSTALL ALL REQUIRED EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION FENCE.
- THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING AND CONTROL OF SURFACE/GROUNDWATER ENCOUNTERED THROUGH THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL FOLLOW ALL OSHA SAFETY REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, NOTING ALL DEVIATIONS FROM THE CONTRACT DRAWINGS, AND CRITICAL MEASUREMENTS TO SUBSURFACE UTILITIES.
- NOTIFY ENGINEER (518-891-4975) BEFORE STARTING WORK.



LEGEND

STRUCTURE TO BE DEMOLISHED

North Woods Engineering PLLC

348 Lake Street
Saratoga Springs, NY 12983
(518) 891-4975
www.north-woods-engineering.com

New York State Certified
Service-Disabled Veteran-Owned Business



WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER AN ITEM IN ANY MANNER. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE AND THE DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

92 WAWBEEK AVE
FRANKLIN COUNTY LAND BANK, TUPPER LAKE, NY 12986

PROJECT NAME

LOCATION

TUPPER LAKE, NY

DATE	ISSUED FOR	REV
8/1/25	CONSTRUCTION	
8/14/25	FLCB CHANGES	A

DRAWN BY:RRG

CHECKED BY: JAG

PROJECT #:25-053

ORIGINAL 24"x36"

TITLE

DEMO & ESC PLAN

SHEET

C01

CONSTRUCTION WASTE MANAGEMENT PLAN

STORAGE AND DISPOSAL OF CONSTRUCTION SITE WASTES:

1. DESIGNATE A WASTE COLLECTION AREA ONSITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO A WATERBODY.
2. ENSURE THAT CONTAINERS HAVE LIDS SO THEY CAN BE COVERED BEFORE PERIODS OF RAIN, AND KEEP CONTAINERS IN A COVERED AREA WHENEVER POSSIBLE.
3. SCHEDULE WASTE COLLECTION TO PREVENT CONTAINERS FROM OVERFILLING.
4. CLEAN UP SPILLS IMMEDIATELY. FOLLOW PROCEDURES OUTLINED IN THE "CONSTRUCTION SPILL PREVENTION AND CONTROL PLAN". FOR HAZARDOUS MATERIALS, FOLLOW CLEANUP INSTRUCTIONS ON THE PACKAGE. USE AN ABSORBENT MATERIAL SUCH AS SAWDUST OR KITTY LITTER TO CONTAIN THE SPILL.
5. COLLECT, REMOVE, AND DISPOSE OF ALL CONSTRUCTION SITE WASTES AT AUTHORIZED DISPOSAL AREAS.
6. WASTEWATER FROM THE WASHOUT OF CONCRETE SHALL BE CONTAINED IN ACCORDANCE WITH STANDARD DETAIL.

DEWATERING

1. DISCHARGE FROM DEWATERING ACTIVITIES SHALL BE MANAGED BY APPROPRIATE CONTROL MEASURES.

DISPOSAL OF HAZARDOUS MATERIALS:

1. CONSULT LOCAL WASTE MANAGEMENT AUTHORITIES ABOUT THE REQUIREMENTS FOR DISPOSING OF HAZARDOUS MATERIALS.
2. TO PREVENT LEAKS, EMPTY AND CLEAN ANY HAZARDOUS WASTE CONTAINERS BEFORE THEY ARE DISPOSED OF.
3. THE ORIGINAL PRODUCT LABEL SHOULD NEVER BE REMOVED FROM THE CONTAINER, AS IT CONTAINS IMPORTANT SAFETY INFORMATION. FOLLOW THE MANUFACTURER'S RECOMMENDED METHOD OF DISPOSAL, WHICH SHOULD BE PRINTED ON THE LABEL.
4. IF EXCESS PRODUCTS NEED TO BE DISPOSED OF, THEY SHOULD NEVER BE MIXED DURING DISPOSAL UNLESS SPECIFICALLY RECOMMENDED BY THE MANUFACTURER.

USE OF PETROLEUM PRODUCTS:

1. STORE PETROLEUM PRODUCTS AND FUEL FOR VEHICLES IN COVERED AREAS WITH DIKES IN PLACE TO CONTAIN ANY SPILLS.
2. IMMEDIATELY CONTAIN AND CLEAN UP ANY SPILLS WITH ABSORBENT MATERIAL.
3. HAVE EQUIPMENT AVAILABLE IN FUEL STORAGE AREAS AND IN VEHICLES TO CONTAIN AND CLEAN UP ANY SPILLS THAT OCCUR.

USE OF PESTICIDES:

1. FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT APPLY TO THE USE, HANDLING, OR DISPOSAL OF PESTICIDES.
2. DO NOT HANDLE THE MATERIALS ANY MORE THAN NECESSARY.
3. STORE PESTICIDES IN A DRY, COVERED AREA.
4. CONSTRUCT CURBS OR DIKES TO CONTAIN PESTICIDES IN CASE OF SPILLAGE.
5. FOLLOW THE RECOMMENDED APPLICATION RATES AND METHODS.
6. HAVE EQUIPMENT AND ABSORBENT MATERIALS AVAILABLE IN AREAS WHERE PESTICIDES ARE STORED AND USED IN ORDER TO CONTAIN AND CLEAN UP ANY SPILLS THAT OCCUR.

USE OF FERTILIZERS:

1. APPLY FERTILIZERS AT THE MINIMUM RATE AND TO THE MINIMUM AREA NEEDED.
2. WORK THE FERTILIZER DEEPLY INTO THE SOIL TO REDUCE EXPOSURE OF NUTRIENTS TO STORMWATER RUNOFF.
3. APPLY FERTILIZER AT LOWER APPLICATION RATES WITH A HIGHER APPLICATION FREQUENCY.
4. ENSURE THAT EROSION AND SEDIMENT CONTROLS ARE IN PLACE TO PREVENT FERTILIZERS AND SEDIMENTS FROM BEING TRANSPORTED OFF-SITE.

USE OF DETERGENTS:

1. THE USE OF DETERGENTS IS NOT ALLOWED ON THE CONSTRUCTION SITE.
2. EQUIPMENT AND VEHICLE WASHING SHALL ONLY OCCUR WITH CLEANWATER. THE DISCHARGE SHALL NOT VIOLATE WATER QUALITY STANDARDS.

CONSTRUCTION SPILL PREVENTION AND CONTROL PLAN

MATERIAL HANDLING PROCEDURES AND STORAGE REQUIREMENTS:

1. RECYCLE, RECLAIM, OR REUSE PROCESS MATERIALS, THEREBY REDUCING THE AMOUNT OF PROCESS MATERIALS THAT ARE BROUGHT ON SITE.
2. INSTALL LEAK DETECTION DEVICES, OVERFLOW CONTROLS, AND DIVERSION BERMS WHEN APPROPRIATE.
3. DISCONNECT ANY DRAINS FROM AREAS THAT LEAD TO THE DRAINAGE OR STORMWATER SYSTEM.
4. PERFORM PREVENTATIVE MAINTENANCE ON TANKS, VALVES, PUMPS, PIPES AND OTHER EQUIPMENT. EQUIPMENT THAT HAS LEAKS SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
5. USE PROPER MATERIAL TRANSFER PROCEDURES OR FILLING PROCEDURES FOR TANKS AND OTHER EQUIPMENT.
6. SUBSTITUTE LESS OR NON-TOXIC MATERIALS FOR TOXIC MATERIALS.

SPILL RESPONSE:

1. PREVENT THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES.
2. IN THE EVENT OF A SPILL, FOLLOW CONTAINMENT PROCEDURES OUTLINED IN THE "CONSTRUCTION WASTE MANAGEMENT PLAN."
3. FOR HAZARDOUS MATERIALS, FOLLOW CLEANUP INSTRUCTIONS ON PACKAGE. USE AN ABSORBENT MATERIAL SUCH AS SAWDUST OR KITTY LITTER TO CONTAIN THE SPILL.
4. IN THE EVENT OF A SPILL, NOTIFY PROJECT SUPERINTENDENT, ENGINEER, AND LOCAL HIGHWAY DEPARTMENT STAFF. IN THE EVENT OF A HAZARDOUS MATERIAL SPILL ALSO NOTIFY THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, THE NYS POLICE, AND THE LOCAL FIRE DEPARTMENT.

WINTER STABILIZATION NOTES

1. WINTER STABILIZATION SHALL BE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES INVOLVED WITH ONGOING LAND DISTURBANCE AND EXPOSURE BETWEEN NOVEMBER 15TH TO THE FOLLOWING APRIL 1ST.
2. CONTRACTOR SHALL PREPARE A SNOW MANAGEMENT PLAN WITH ADEQUATE STORAGE FOR SNOW AND CONTROL OF MELT WATER, REQUIRING CLEARED SNOW TO BE STORED IN A MANNER NOT AFFECTING ONGOING CONSTRUCTION ACTIVITIES.
3. ENLARGE AND STABILIZE ACCESS POINTS TO PROVIDE FOR SNOW MANAGEMENT AND STOCKPILING. SNOW MANAGEMENT ACTIVITIES MUST NOT DESTROY OR DEGRADE INSTALLED EROSION AND SEDIMENT CONTROL PRACTICES.
4. A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED FROM ALL PERIMETER CONTROLS SUCH AS SILT FENCE, MARK SILT FENCE WITH TALL STAKES THAT ARE VISIBLE ABOVE THE SNOW PACK.
5. EDGES OF DISTURBED AREAS THAT DRAIN TO A WATERBODY WITHIN 100 FEET SHALL HAVE 2 ROWS OF SILT FENCE, 5 FEET APART, INSTALLED ON THE CONTOUR.
6. DRAINAGE STRUCTURES MUST BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS. ALL DEBRIS, ICE DAMS, OR DEBRIS FROM PLOWING OPERATIONS, THAT RESTRICT THE FLOW OF RUNOFF AND MELTWATER, SHALL BE REMOVED.
7. SEDIMENT BARRIERS MUST BE INSTALLED AT ALL APPROPRIATE PERIMETER AND SENSITIVE LOCATIONS. SILT FENCE AND OTHER PRACTICES REQUIRING EARTH DISTURBANCE MUST BE INSTALLED BEFORE THE GROUND FREEZES.
8. SOIL STOCKPILES MUST BE PROTECTED BY THE USE OF ESTABLISHED VEGETATION, ANCHORED STRAW MULCH, ROLLED STABILIZATION MATTING, OR OTHER DURABLE COVERING. A BARRIER MUST BE INSTALLED AT LEAST 15 FEET FROM THE TOE OF THE STOCKPILE TO PREVENT SOIL MIGRATION AND TO CAPTURE LOOSE SOIL.
9. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES SHALL BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN THREE (3) DAYS. ROLLED EROSION CONTROL BLANKETS MUST BE USED ON ALL SLOPES 3 HORIZONTAL TO 1 VERTICAL OR STEEPER.
10. IF STRAW MULCH ALONE IS USED FOR TEMPORARY STABILIZATION, IT SHALL BE APPLIED AT DOUBLE THE STANDARD RATE OF 2 TONS PER ACRE, MAKING THE APPLICATION RATE 4 TONS PER ACRE. OTHER MANUFACTURED MULCHES SHALL BE APPLIED AT DOUBLE THE MANUFACTURER'S RECOMMENDED RATE.
11. TO ENSURE ADEQUATE STABILIZATION OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL SHALL BE STABILIZED AT THE END OF EACH WORK DAY UNLESS:
 - A. WORK WILL RESUME WITHIN 24 HOURS IN THE SAME AREA AND NO PRECIPITATION IS FORECAST OR;
 - B. THE WORK IS IN DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS OPEN UTILITY TRENCHES, FOUNDATION EXCAVATIONS, OR WATER MANAGEMENT AREAS.
12. USE STONE PATHS TO STABILIZE ACCESS PERIMETERS OF BUILDINGS UNDER CONSTRUCTION AND AREAS WHERE CONSTRUCTION VEHICLE TRAFFIC IS ANTICIPATED. STONE PATHS SHALL BE A MINIMUM 10 FEET IN WIDTH BUT WIDER AS NECESSARY TO ACCOMMODATE EQUIPMENT.

TEMPORARY WINTER SHUTDOWN NOTES

1. TEMPORARY WINTER SHUTDOWN IS REQUIRED FOR SITES NOT ACHIEVING FINAL STABILIZATION PRIOR TO THE WINTER SEASON (NOVEMBER 15TH) BUT WILL NOT HAVE EARTH DISTURBING ACTIVITIES ONGOING DURING THE "WINTER SEASON".
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ESC DURING WINTER SHUTDOWN. THE SITE SHALL BE INSPECTED FREQUENTLY TO ENSURE THAT THE EROSION AND SEDIMENT CONTROL PLAN IS PERFORMING ITS WINTER STABILIZATION FUNCTION.
3. ALL BARE EXPOSED SOIL MUST BE STABILIZED BY ESTABLISHED VEGETATION, STRAW OR OTHER ACCEPTABLE MULCH, MATTING, ROCK, OR OTHER APPROVED MATERIAL SUCH AS ROLLED EROSION CONTROL PRODUCTS.
4. SEEDING OF AREAS WITH MULCH COVER IS PREFERRED BUT SEEDING ALONE IS NOT ACCEPTABLE FOR PROPER STABILIZATION.
5. COMPLIANCE INSPECTIONS MUST BE PERFORMED AND REPORTS FILED PROPERLY IN ACCORDANCE WITH THE SWPPP FOR ALL SITES UNDER A WINTER SHUTDOWN.

CONSTRUCTION SAFETY FENCE NOTES

1. SAFETY FENCE IS ALSO KNOW AS ORANGE CONSTRUCTION FENCE.
2. FENCE MATERIAL SHALL BE ORANGE MESH FENCE, WITH A MESH SIZE OF 1.75"x1.75". MSC TENAX SNOW GUARD OR EQUAL.
3. FENCE SHALL BE 4' TALL.
4. USE LIGHT METAL POSTS OR METAL T-POST, SET 10' OC MAX. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 6".
5. FASTEN FENCING TO POST WITH MINIMUM OF THREE FATSENERS.
6. MAINTAIN FENCE FOR DURATION OF JOB. REPAIR AS REQUIRED.
7. TO CONNECT FENCE SECTIONS,OVERLAP TWO ENDS AND WEAVE A WOOD SLAT THROUGH THE OVERLAPPED STRANDS.
8. SAFETY FENCE AND TEMPORARY BARRIERS ARE NOT IN CONTRACT. FENCE SHALL BE PURCHASED, INSTALLED, AND MAINTAINED BY FRANKLIN COUNTY LANK BANK. COORDINATE WITH FCLB ON PLACEMENT.



NOT IN DEMO
CONTRACT

WINTER EROSION AND SEDIMENT CONTROL NOTES

1. ENLARGE AND STABILIZE ACCESS POINTS.
2. 25 FOOT BUFFER FROM PERIMETER CONTROLS.
3. 2 ROWS OF SILT FENCE WHERE DISTURBED AREA IS WITHIN 100 FEET OF WATERBODIES.
4. KEEP DRAINAGE STRUCTURES OPEN AND FREE FROM SNOW.
5. SEDIMENT BARRIERS AROUND STOCKPILES AND SENSITIVE AREAS.
6. PROTECT ALL STOCKPILES AND SLOPES GREATER THAN 3:1 WITH ROLLED EROSION CONTROL BLANKETS.
7. MULCH ALL OTHER EXPOSED SOIL AT 4 TONS/ACRE (STRAW)
8. DO NOT LEAVE AREAS UNPROTECTED MORE THAN 3 DAYS.
9. A SEDIMENT BARRIER MUST BE INSTALLED AT LEAST 15 FEET AWAY FROM STOCKPILES AND SLOPES TO PREVENT SOIL TRANSPORT.

MULCH STABILIZATION NOTES

1. MULCH STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF FIRST DISTURBANCE AND IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING ACTIVITIES.
2. APPLY MULCHING MATERIAL. MULCH SHALL BE OAT OR WHEAT STRAW, FREE FROM WEEDS OR FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY.
 3. IN MID-SUMMER, LATE FALL, OR WINTER: APPLY 100 LB PER 1000 SF, PLUS TACKIFIER. IN SPRING OR EARLY FALL: APPLY 45 LB PER 1000 SF, PLUS TACKIFIER.
4. INSTALL JUTE MATTING WITH OPEN WEAVE FOR SLOPES GREATER THAN 1:6, BUT LESS THAN 1:4. FOR SLOPES GREATER THAN 1:4 INSTALL CURLEX I CL BY AEC OR APPROVED EQUAL, UNO.

FINAL SEEDING NOTES

1. PREPARE SUBSOIL TO ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOURS. MAKE CHANGES IN GRADE GRADUAL. BLEND SLOPES INTO LEVEL AREAS.
2. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS AND THEIR ROOTS.
3. SPREAD TOPSOIL TO A MINIMUM DEPTH OF 4" OVER AREA TO BE SEEDED.
4. TYPICAL SEED MIXES FOR LAWN AREAS IS 15-40% KENTUCKY BLUEGRASS, 30-50% FINE FESCUE, 15-40% PERENNIAL RYEGRASS, 5-15% ANNUAL RYEGRASS AND 0-5% WHITE CLOVER. SEED MIXES FOR GENERAL RESTORATION IS 50-70% FINE FESCUE, 15-40% PERENNIAL RYEGRASS, 5-15% ANNUAL RYEGRASS AND 5-10% WHITE CLOVER. APPLY AT A RATE OF 350 LB/AC. PLACE SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE LIGHTLY. ALTERNATE SEED MIXES MAY BE APPROPRIATE FOR SPECIFIC LOCATIONS AND SEASONS. CONFIRM WITH ENGINEER PRIOR TO SEEDING.
5. AFTER 1 OCTOBER INCLUDE AN ADDITIONAL 125 #/AC OF WINTER RYE TO ABOVE SEED MIXES.
6. APPLY MULCHING MATERIAL TO SEED AREA. MULCH SHALL BE OAT OR WHEAT STRAW, FREE FROM WEEDS OR FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. REFER TO MULCH STABILIZATION NOTES FOR APPLICATION REQUIREMENTS.
7. FOR SLOPES GREATER THAN 1:6 INSTALL THE FOLLOWING ANCHORED STABILIZATION MAT:
 - 7.1 - 1:6 TO 1:3 JUTE MATTING OR CURLEX NETFREE BY AEC
 - 7.2 - 1:3 TO 1:1.5 AEC PREMIER STRAW / COCONUT FIBERNET BY AEC
8. REAPPLY SEED UNTIL GRASS IS COMPLETELY ESTABLISHED.
9. WHEN HYDROSEEDING SLOPES OVER 3:1, USE HYDROSEEDER TO APPLY SEED, FERTILIZER, WOOD FIBER MULCH (45 LB PER 1000 SF), AND MULCH TACKIFIER.
10. FINAL SEEDING OPERATIONS TO COMMENCE WITHIN SEVEN DAYS OF FINAL CONSTRUCTION IN EACH AREA, AND BE COMPLETE WITHIN 14 DAYS.

STABILIZATION MAINTENANCE NOTES

1. FERTILIZE IN EARLY WINTER WITH NITROGEN AT 40 LB/AC.
2. FERTILIZE IN EARLY SPRING WITH 10-10-10 AT 150 LB/AC.
3. KEEP MOWED HEIGHT TO 3" - 4".



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CONTRACT

North Woods
Engineering P.L.L.C.

348 Lake Street
Saratoga Lake, NY 12983
(518) 891-4975
www.north-woods-engineering.com

New York State Certified
Services: Civil/Struct/Veteran - Owned Business



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PROJECT NAME

LOCATION

TUPPER LAKE, NY

DATE	ISSUED FOR	REV
8/1/25	CONSTRUCTION	
8/14/25	FCLB CHANGES	A

DRAWN BY:RRG

CHECKED BY: JAG

PROJECT #:25-053

ORIGINAL 24"x36"

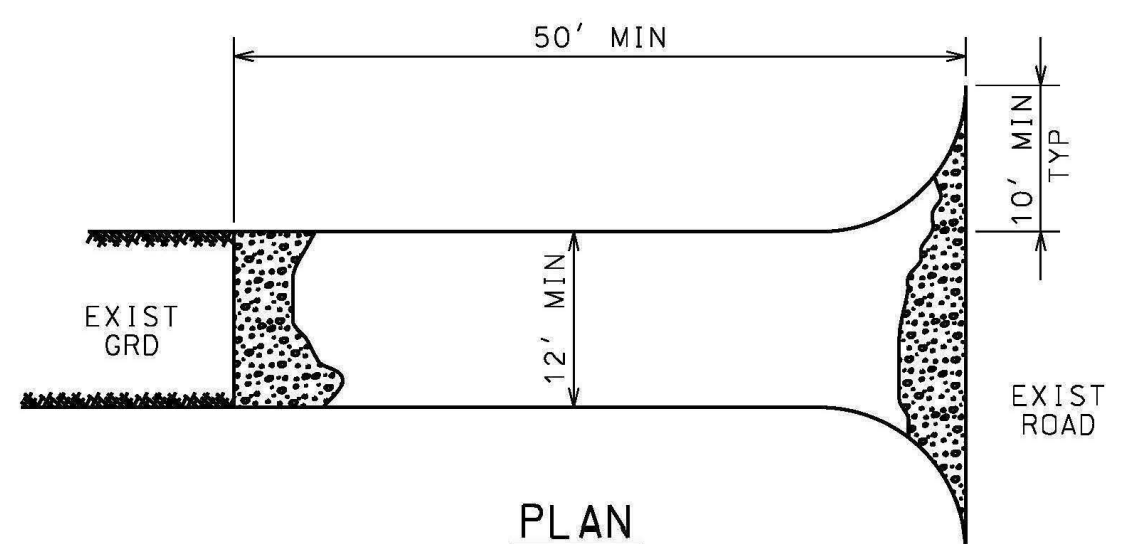
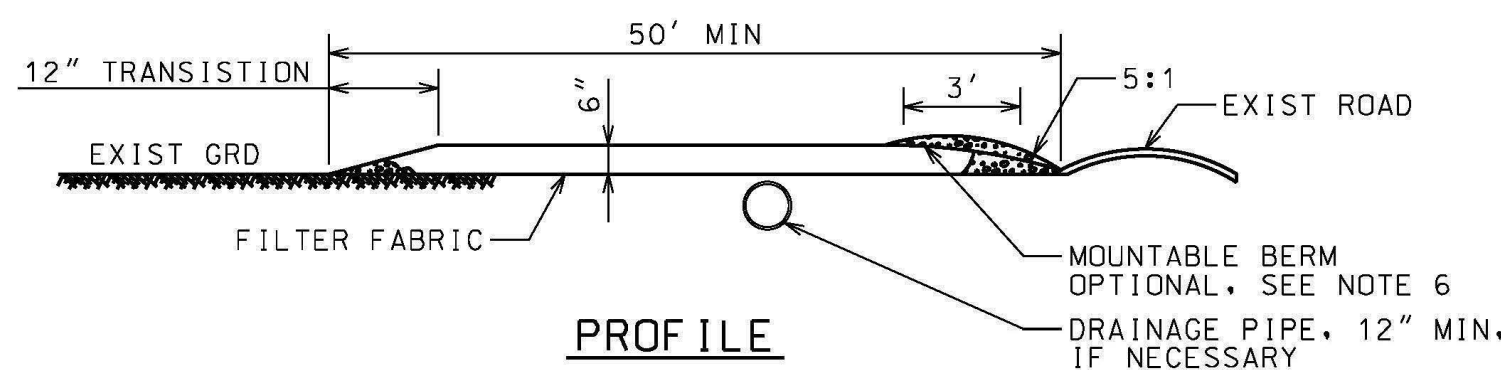
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ESC NOTES

SHEET

C30

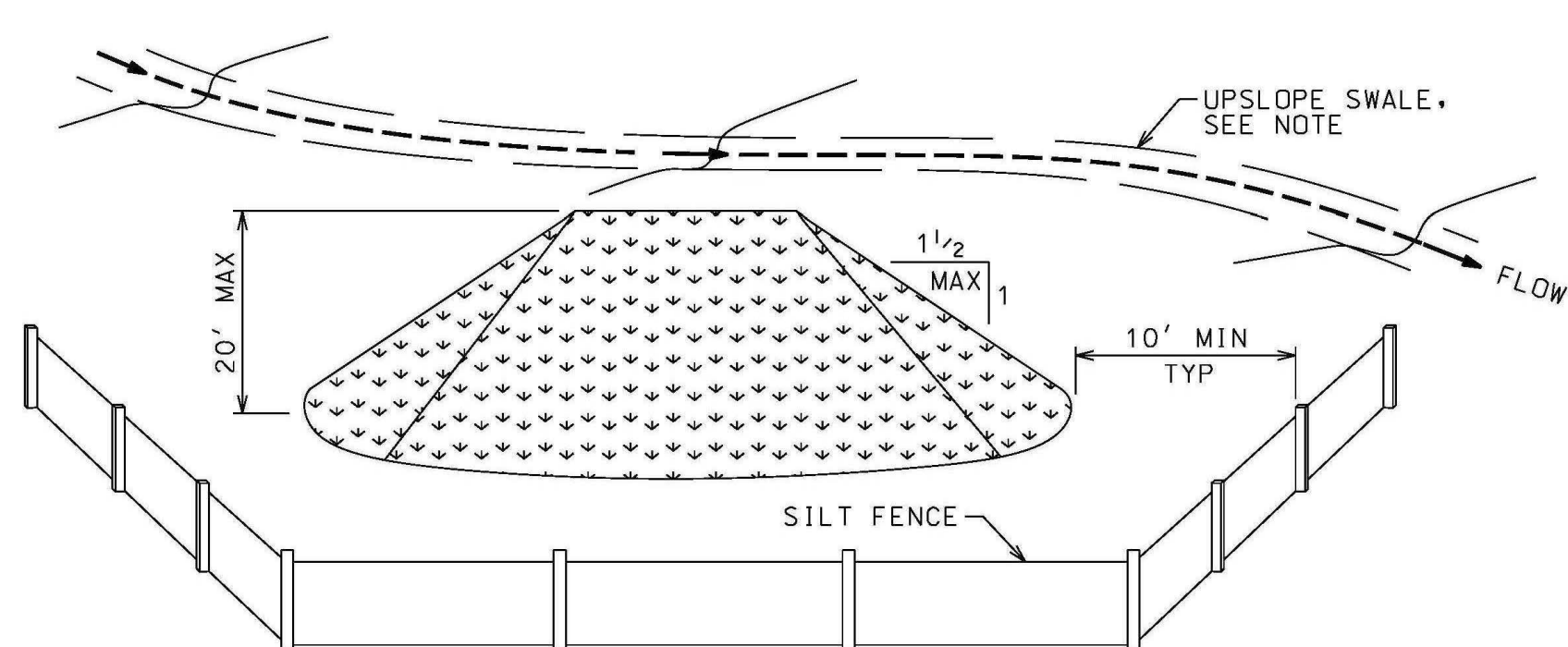
92 WAWBEEK AVE
FRANKLIN COUNTY LAND BANK, TUPPER LAKE, NY 12986



- NOTES:**
1. PREPARATION - THE CONTRACTOR SHALL GRADE TO PREPARE AND SMOOTH ORIGINAL GRADE FOR PLACEMENT OF STONE UP TO THE EDGE OF PAVEMENT.
 2. STONE SIZE - USE 1" - 4" STONE, NYSDOT #3 STONE.
 3. LENGTH - NOT LESS THAN 50 FEET (EXCEPT 30 FEET MINIMUM ON A SINGLE RESIDENCE LOT).
 4. THICKNESS - NOT LESS THAN SIX INCHES.
 5. WIDTH - TWELVE FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR FOOT IF SINGLE ENTRANCE TO SITE, WHERE APPLICABLE.
 6. GEOTEXTILE - TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 7. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. PROPOSED DRAINAGE PIPES SHALL BE SIZED WITH SUFFICIENT CAPACITY TO CARRY DITCH FLOWS (12" MIN). IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 8. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

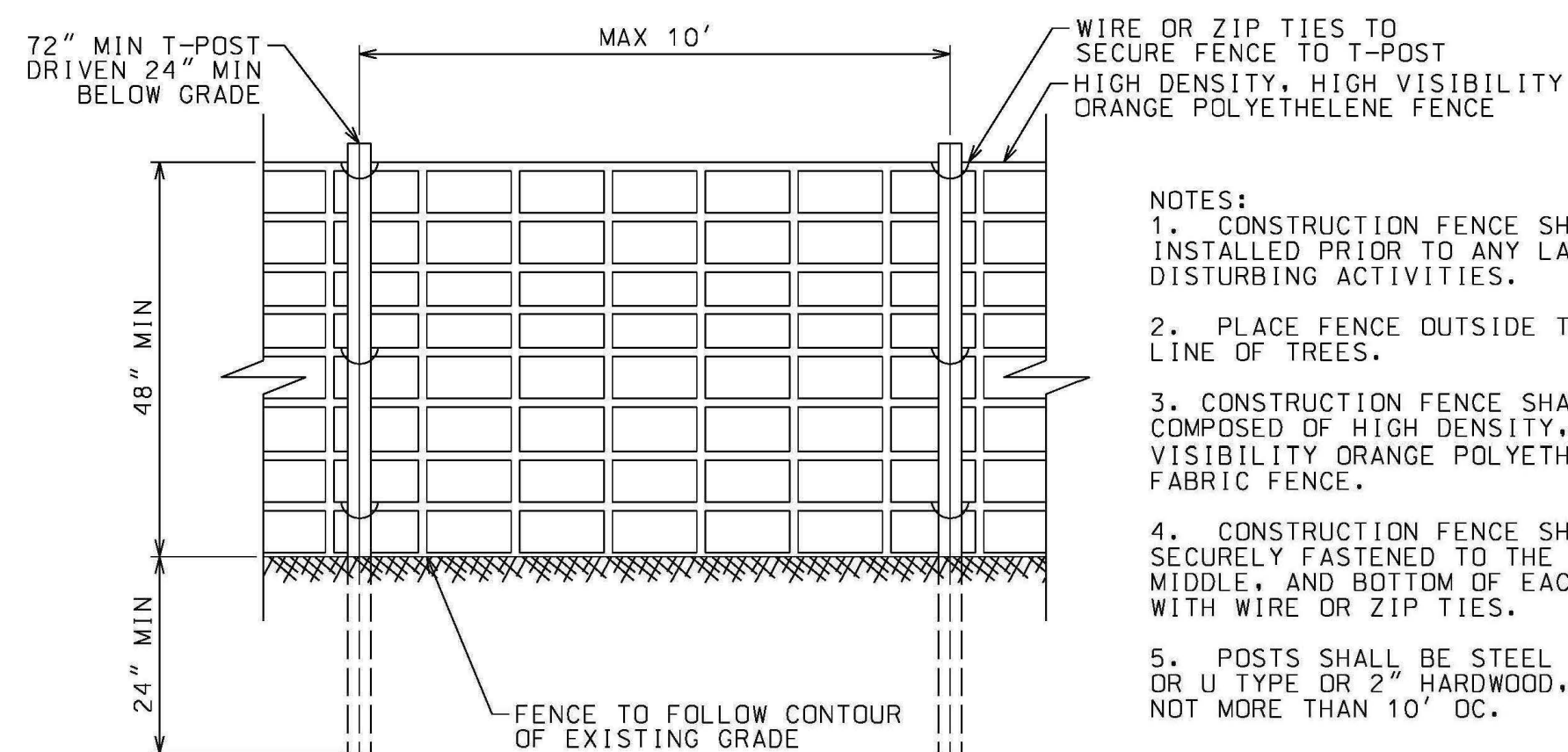
NTS



- NOTES:**
1. AREA CHOSEN FOR STOCK PILING OPERATIONS SHALL BE DRY AND STABLE.
 2. STOCKPILE SLOPES SHALL NOT EXCEED 1:1/2
 3. MAXIMUM STOCKPILE HEIGHT SHALL NOT EXCEED 20 FEET.
 4. STOCKPILES SHALL BE STABILIZED. STOCKPILE SURFACES CAN BE STABILIZED BY VEGETATION, GEOTEXTILE, OR PLASTIC COVERS.
 5. SILT FENCE SHALL BE INSTALLED DOWNHILL OF EACH STOCKPILE, WITH RETURNS TO PREVENT SEDIMENT LOSS.
 6. A PERIMETER SWALE SHALL BE LOCATED UPSLOPE OF THE STOCKPILE IF DEEMED NECESSARY BY THE QUALIFIED INSPECTOR.
 7. EARTH STOCKPILES WHICH WILL REMAIN LONGER THAN 2 WEEKS SHALL HAVE THIS DETAIL APPLIED.

TEMPORARY STOCKPILE

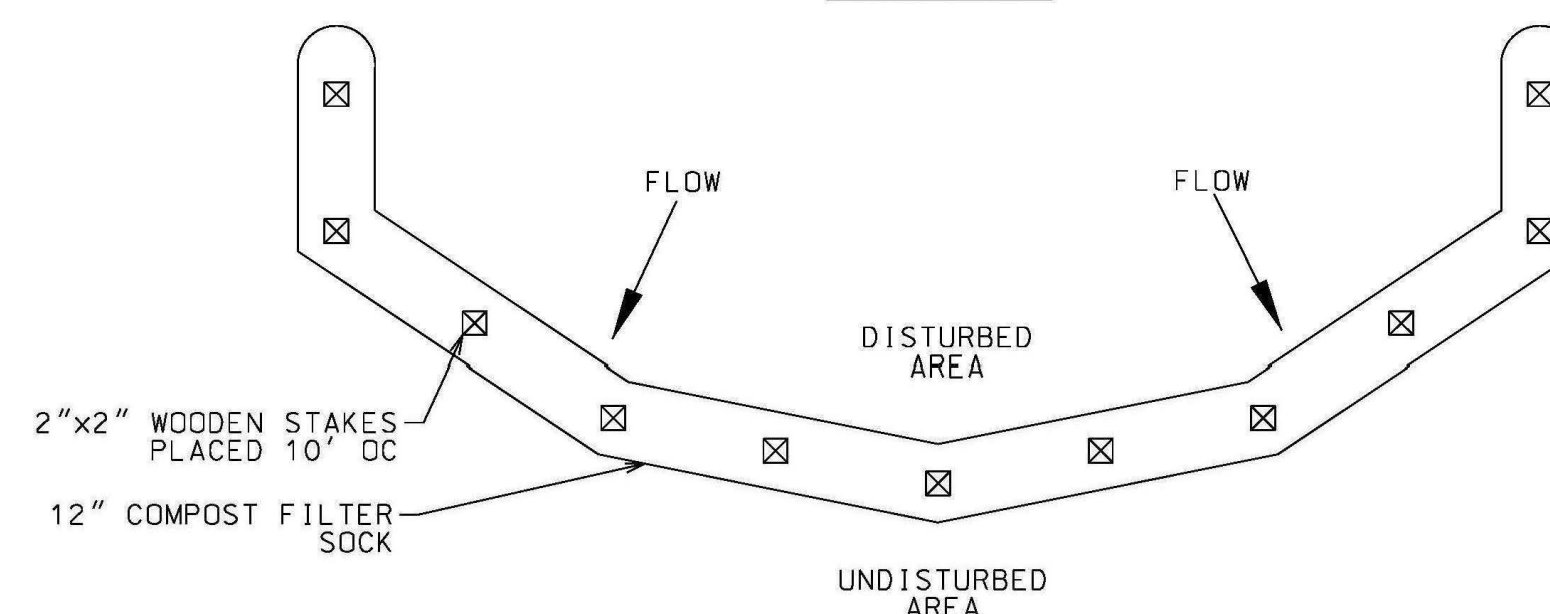
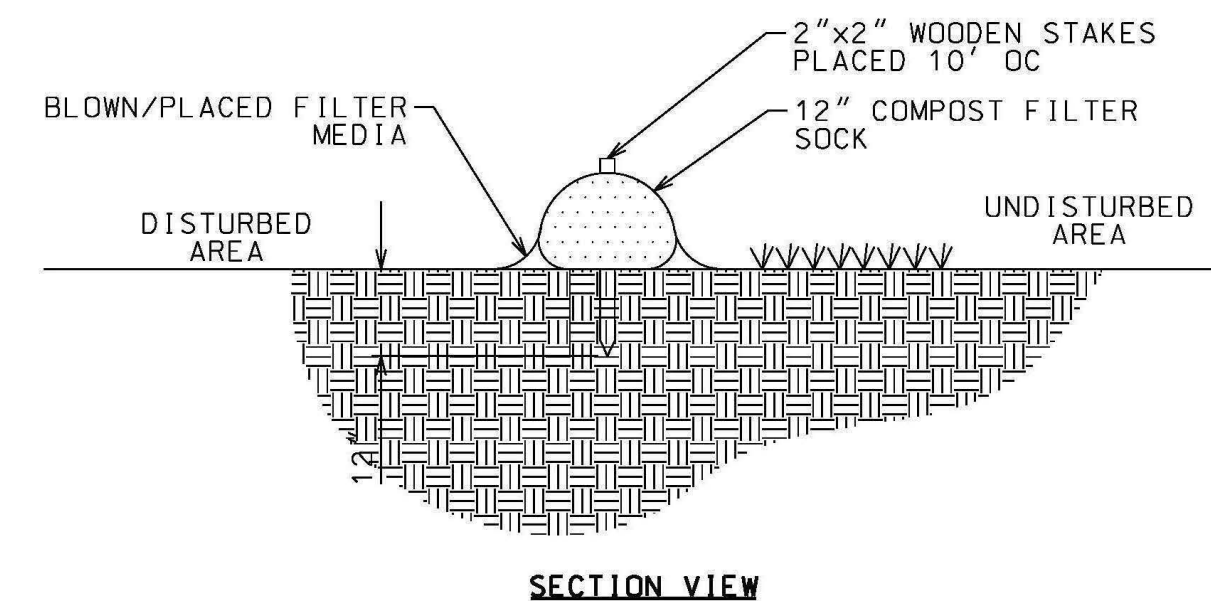
NTS



- NOTES:**
1. CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 2. PLACE FENCE OUTSIDE THE DRIP LINE OF TREES.
 3. CONSTRUCTION FENCE SHALL BE COMPOSED OF HIGH DENSITY, HIGH VISIBILITY ORANGE POLYETHYLENE FABRIC FENCE.
 4. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST WITH WIRE OR ZIP TIES.
 5. POSTS SHALL BE STEEL EITHER T OR U TYPE OR 2" HARDWOOD, SPACED NOT MORE THAN 10' OC.

CONSTRUCTION SAFETY FENCE DETAIL

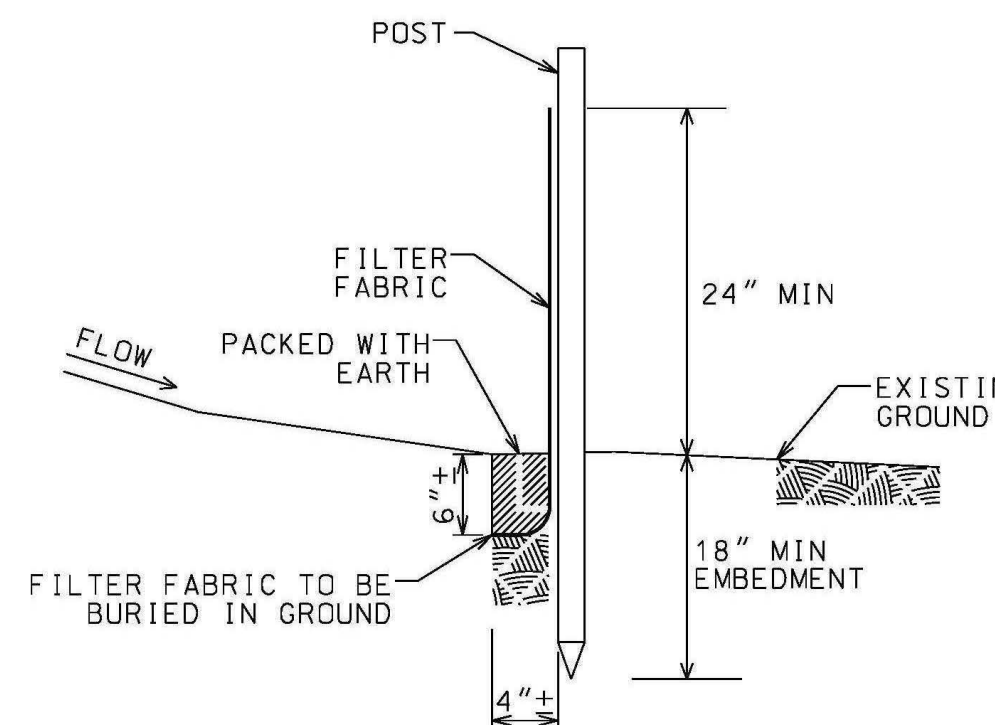
NTS



- NOTES**
1. SOCK FABRIC SHALL MEET STANDARDS OF TABLE 5.1. COMPOST SHALL MEET THE STANDARDS LISTED ON TABLE 5.2 OF NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
 3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
 4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 5. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 6. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 7. UPON STABILIZATION OF THE AREA CONTRIBUTORY TO THE SOCKS, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

COMPOST FILTER SOCK

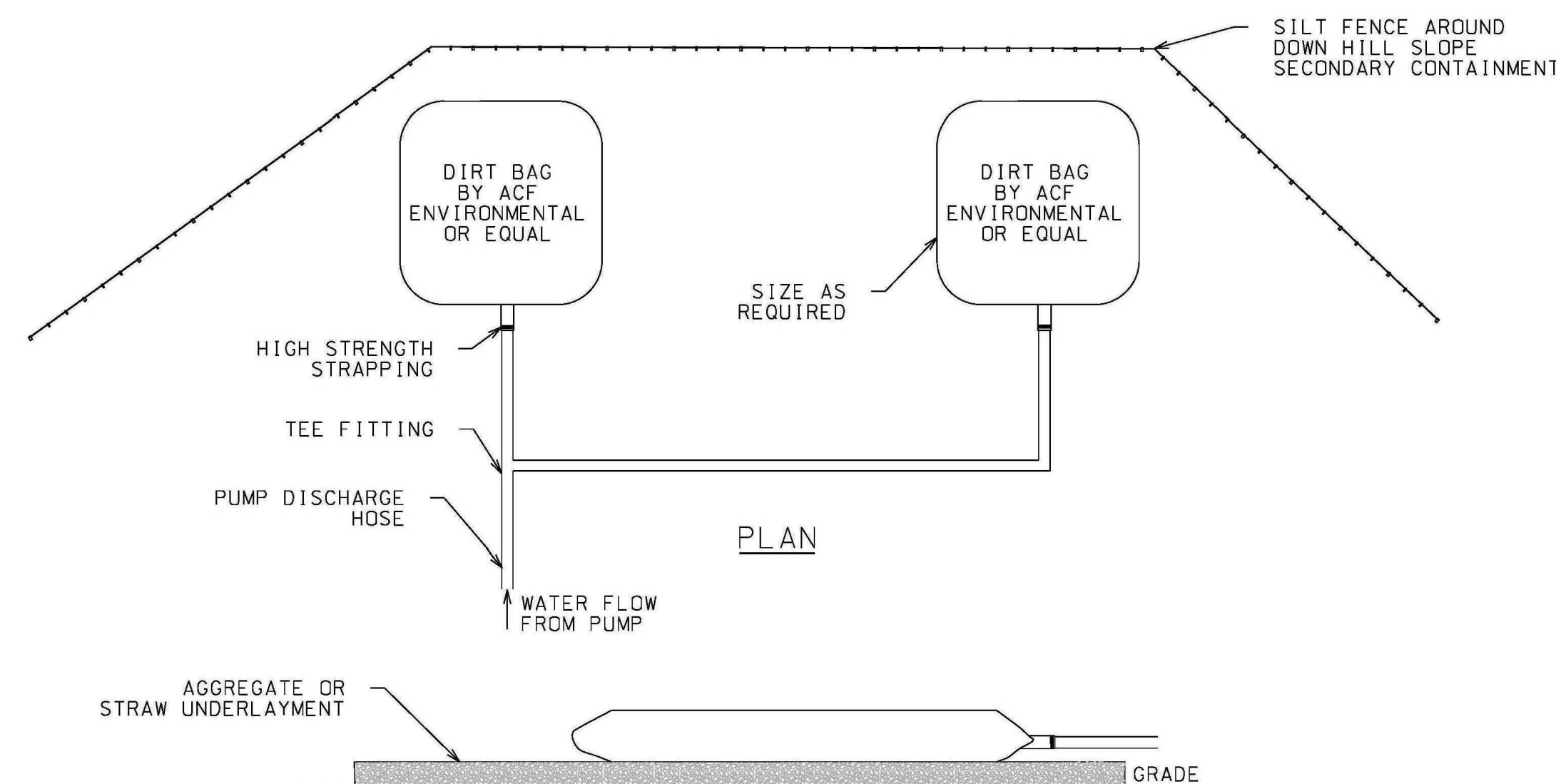
NTS



- NOTES:**
1. FILTER FABRIC TO BE FASTENED SECURELY TO POSTS.
 2. FLARE ENDS UPSLOPE.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED TO THE NEXT POST AND SECURED FASTENED TO SUPPORT POSTS.
 4. INSPECT AFTER EACH NEW RUNOFF EVENT AND DAILY DURING PROLONGED RAIN FALL. CHECK FOR BREAKS, BULGES, OVERTOPPING, AND UNDERMINING. REPAIR IMMEDIATELY AS NEEDED.
 5. POSTS SHALL BE EITHER T OR U TYPE 2" HARDWOOD, SPACED NOT MORE THAN 6' OC.
 6. WHEN PROPERLY COMPLETED, SILT FENCES ARE AN ACCEPTABLE BEST MANAGEMENT PRACTICE (BMP), PER US EPA PHASE II.

SILT FENCE DETAIL

NTS



SIDE VIEW

PUMPED SEDIMENT REMOVAL SYSTEM

NTS

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New York State Certified
Service-Client/Volunteer-Owner Business



WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER AN ITEM IN ANY MANNER. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE AND THE DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

PROJECT NAME

LOCATION

TUPPER LAKE, NY

DATE	ISSUED FOR	REV
8/1/25	CONSTRUCTION	

DRAWN BY:RRG

CHECKED BY: JAG

PROJECT #:25-053

ORIGINAL 24"x36"

TITLE

ESC DETAILS

SHEET

C31

92 WAWBEEK AVE
FRANKLIN COUNTY LAND BANK, TUPPER LAKE, NY 12886