

3-27-2025 SUBMISSION

CONLON CORNERS

3-LOT MINOR SUBDIVISION

JESSE YOUNG
Conlon Road, Lansing, New York 14882

SCIARABBA

engineering+design

SCIARABBA ENGINEERING, PLLC
9004 Kingtown Road
Trumansburg, NY 14886
607-533-0346
www.sciarabbaplus.com

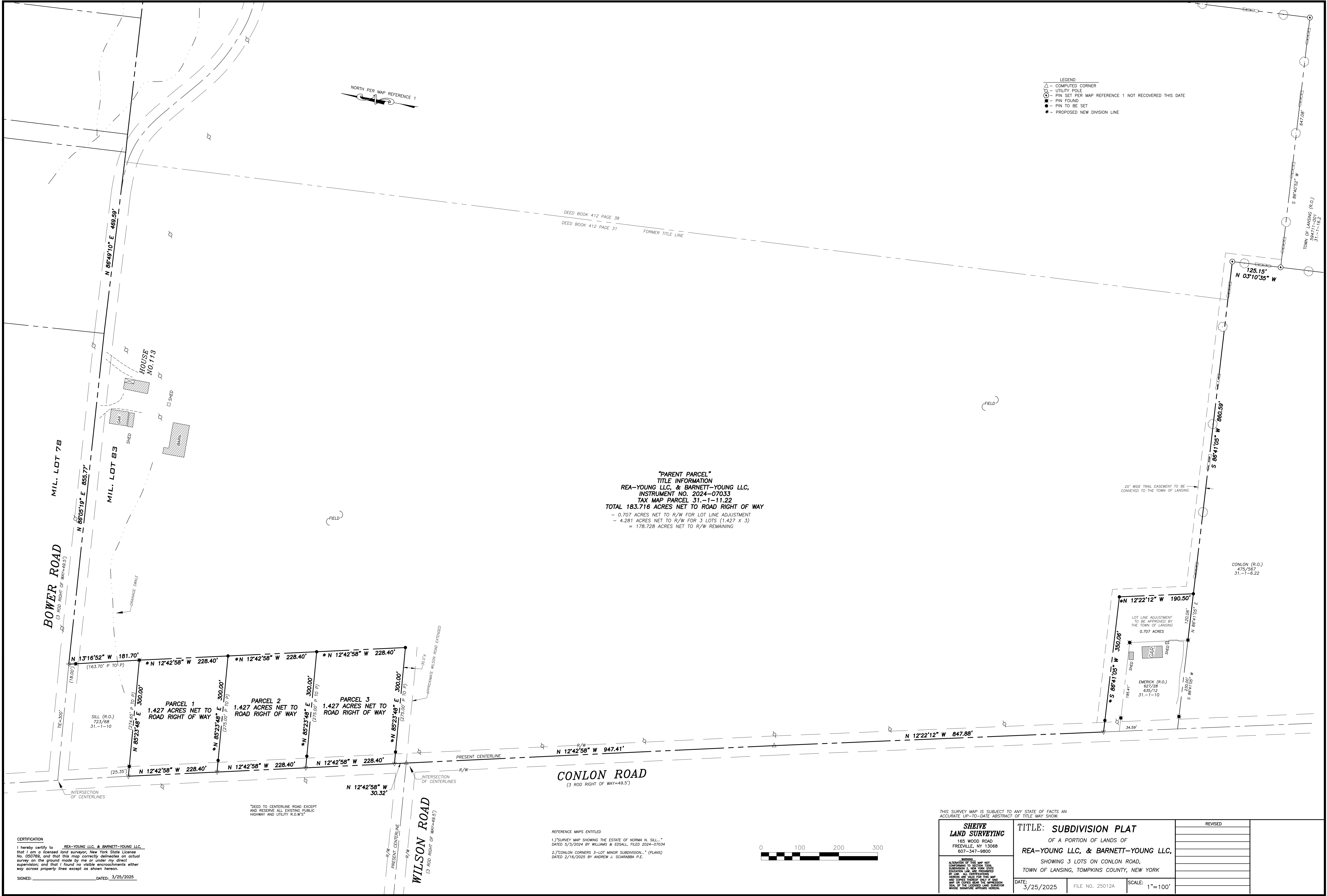


DRAWING LIST

| | |
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| GENERAL | |
| G-001 | COVER SHEET |
| SHEIVE LAND SURVEYING | |
| | SUBDIVISION PLAT |
| CIVIL | |
| C-101 | EXISTING CONDITIONS PLAN |
| C-102 | EROSION AND SEDIMENT CONTROL PLAN |
| C-103 | GROUND DISTURBANCE AND AND UTILITY PLANS |

CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

| PROJECT LOCATION PLAN | | PROJECT INFORMATION | |
|-----------------------|--|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | DATE: 3/27/2025 JOB NUMBER: 24-31 APPLICANT: JESSE YOUNG APPLICANT ADDRESS: 3105 N. TRIPHAMMER ROAD, SUITE #1 LANSING, NY 14882 APPLICANT PHONE: 607-533-0346 APPLICANT EMAIL: JESSE@YOUNGBROS.COM PROJECT ADDRESS: CONLON ROAD LANSING, NY 14882 PARCEL INFORMATION: TAX MAP NO. 31.-1-11.22 183.716 ACRES TO ROW |
| | | | DRAWING NUMBER G-001 |



- LEGEND
- △ - COMPUTED CORNER
 - - UTILITY POLE
 - - PIN SET PER MAP REFERENCE 1 NOT RECOVERED THIS DATE
 - - PIN FOUND
 - - PIN TO BE SET
 - ★ - PROPOSED NEW DIVISION LINE

"PARENT PARCEL"
TITLE INFORMATION
REA-YOUNG LLC, & BARNETT-YOUNG LLC,
INSTRUMENT NO. 2024-07033
TAX MAP PARCEL 31.-1-11.22
TOTAL 183.716 ACRES NET TO ROAD RIGHT OF WAY
- 0.707 ACRES NET TO R/W FOR LOT LINE ADJUSTMENT
- 4.281 ACRES NET TO R/W FOR 3 LOTS (1.427 X 3)
= 178.728 ACRES NET TO R/W REMAINING

CONLON ROAD
(3 ROD RIGHT OF WAY=49.5')

THIS SURVEY MAP IS SUBJECT TO ANY STATE OF FACTS AND
ACCURATE UP-TO-DATE ABSTRACT OF TITLE MAY SHOW.

**SHEIVE
LAND SURVEYING**
165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800

TITLE: **SUBDIVISION PLAT**
OF A PORTION OF LANDS OF
REA-YOUNG LLC, & BARNETT-YOUNG LLC,
SHOWING 3 LOTS ON CONLON ROAD,
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 3/25/2025 FILE NO. 25012A SCALE: 1"=100'

| REVISED |
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CERTIFICATION
I hereby certify to REA-YOUNG LLC, & BARNETT-YOUNG LLC,
that I am a licensed land surveyor, New York State License
No. 050789, and that this map correctly delineates an actual
survey on the ground made by me or under my direct
supervision; and that I found no visible encroachments either
way across property lines except as shown herein.
SIGNED: _____ DATED: 3/25/2025

REFERENCE MAPS ENTITLED
1.) "SURVEY MAP SHOWING THE ESTATE OF NORMA N. SILL..."
DATED 5/3/2024 BY WILLIAMS & EDSALL, FILED 2024-07034
2.) "CONLON CORNERS 3--LOT MINOR SUBDIVISION..." (PLANS)
DATED 2/16/2025 BY ANDREW J. SCARABBA P.E.





CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

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| REVISION 6 | |
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| REVISION 3 | |
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| REVISION 1 | REBUILT 9/27/2025 |

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| PROJECT NUMBER | 24-31 |
| DATE | 2/25/2025 |
| SCALE | 1"=200' |

DRAWING TITLE

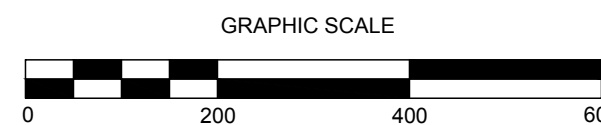
EXISTING
CONDITIONS
PLAN

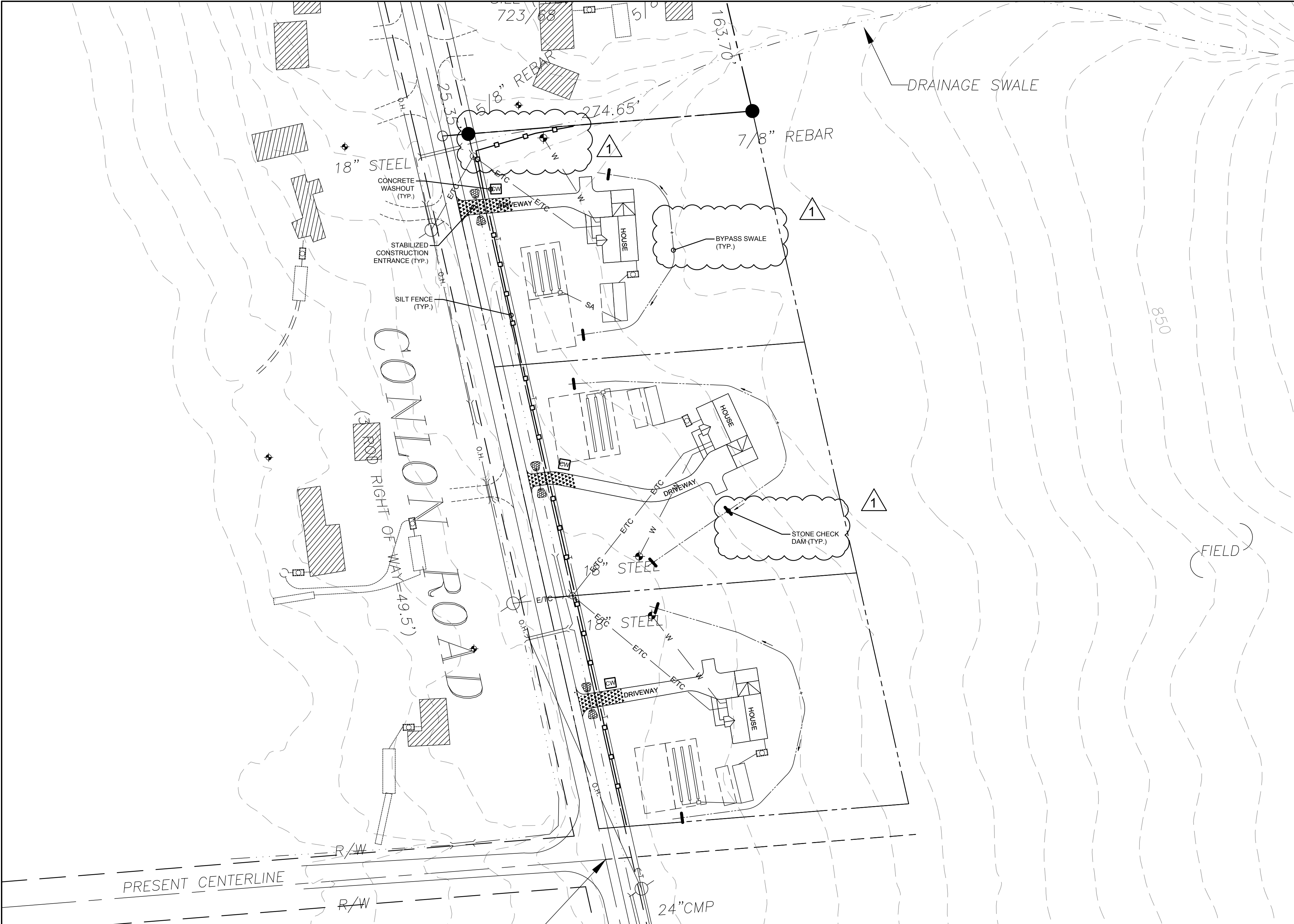
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C-101

EXISTING CONDITIONS PLAN

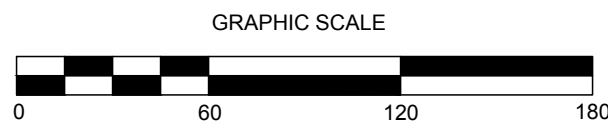
SCALE: 1"=200'





EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=60'



- EROSION AND SEDIMENT CONTROL NOTES:
1. PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.
 2. DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.
 3. BARE SOILS SHALL BE MULCHED WITH HAY AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE. IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
 5. AS SEDIMENT ACCUMULATES TO 1/2 THE DEPTH OF THE SILT FENCE AND CHECK DAMS, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.
 6. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN, OR NYSDEC.
 7. PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTIES, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL AND THE NYSDEC'S "REDUCING THE IMPACTS OF SUBMITTAL RUNOFF FROM NEW DEVELOPMENT".
 8. MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (1/2" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SILTED IN SILT FENCE, REMOVING SEDIMENT FROM STONE CHECK DAMS WHEN IT REACHES 25% OF THE HEIGHT OF THE DAM, AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
 9. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE. LAWNS HAVE BECOME ESTABLISHED TO 60% VEGETATIVE COVER AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
 10. CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.

- SEQUENCE OF CONSTRUCTION:
1. INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON PLAN PRIOR TO BEGINNING EARTHWORK OPERATIONS.
 2. REMOVE ALL TREES, STUMPS, AND BRUSH PRIOR TO BEGINNING EARTHWORK OPERATIONS.
 3. STRIP AND STOCKPILE TOPSOIL.
 4. SURROUND ALL STOCKPILE AREAS WITH SILT FENCE.
 5. INSTALL BYPASS SWALES AND STONE CHECK DAMS
 6. INSTALL CONCRETE WASHOUTS.
 7. COMPLETE SITE AND UTILITY IMPROVEMENTS.
 8. FINE GRADE, SEED, AND MULCH ALL DISTURBED LAWN AREAS WITHIN FOURTEEN (14) DAYS OF DISTURBANCE.
 9. REMOVE TEMPORARY SILT FENCE AND STONE CHECK DAMS ONLY AFTER SITE IS COMPLETELY STABILIZED AND ALL DISTURBED LAWN AREAS HAVE ACHIEVED 80% VEGETATIVE GROWTH.

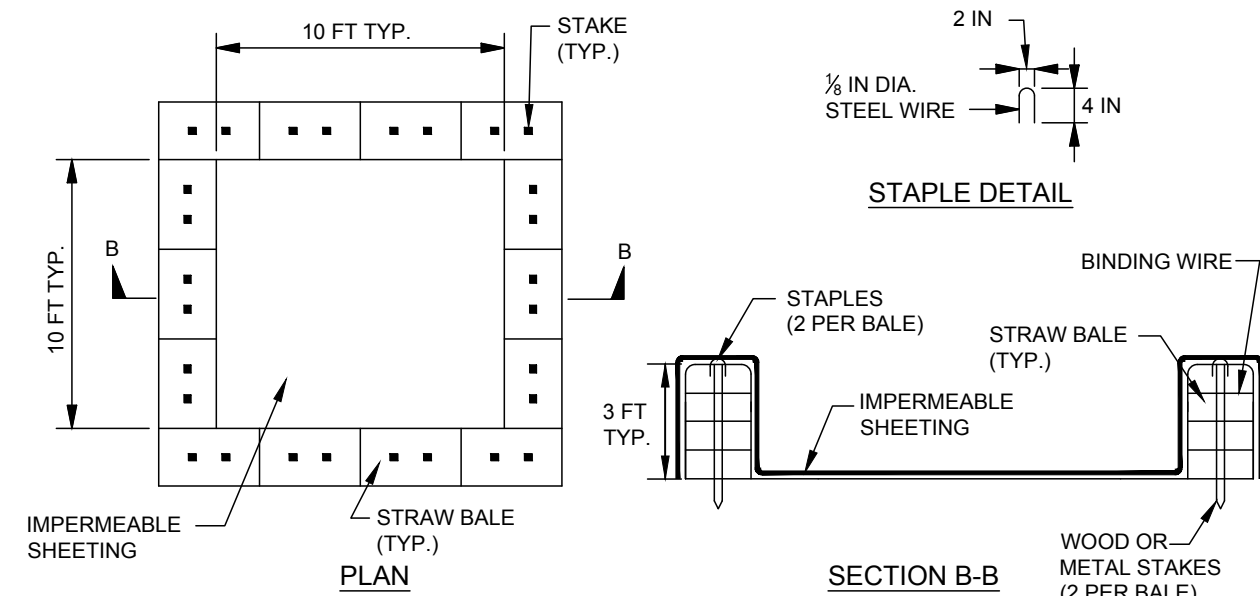
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WARNING:
It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

EROSION AND SEDIMENT CONTROL NOTES - NOT TO SCALE



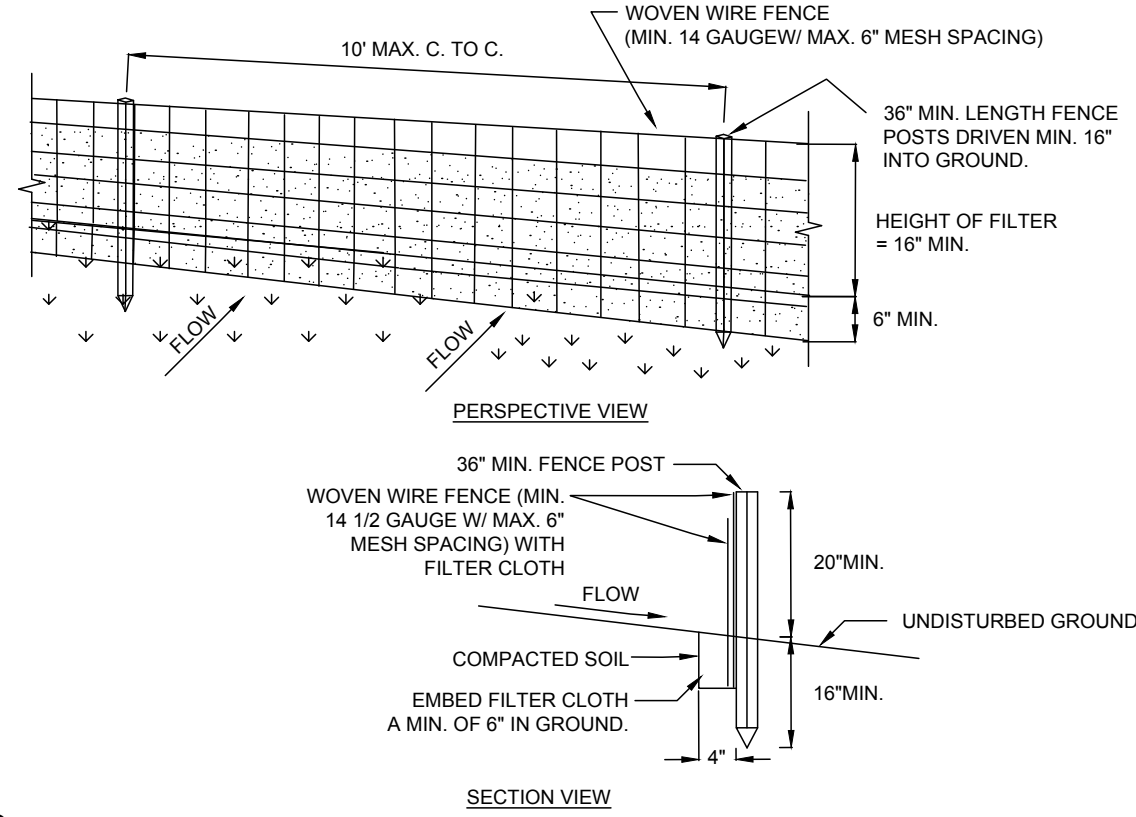
NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION NOTES

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 100 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER, SOLIDS AND RAINFALL AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.
6. DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

CONCRETE WASHOUT - NOT TO SCALE



NOTES

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING. CLOTH SHALL BE EITHER MIRAF 100X, STABILINKA 1400X, OR APPROVED EQUIVALENT.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

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| REVISION 3 | |
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| REVISION 1 | 3/27/2025 REV PER TOWN COMMENTS |

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|----------------|-----------|
| PROJECT NUMBER | 24-31 |
| DATE | 2/25/2025 |
| SCALE | AS NOTED |

DRAWING TITLE

EROSION
AND
SEDIMENT
CONTROL
PLAN

DRAWING NUMBER

C-102

NOTES

1. STONE SIZE - USE 1/4 INCH CRUSHED ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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NOTES

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

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
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STABILIZED CONSTRUCTION ENTRANCE - NOT TO SCALE

STONE CHECK DAM - NOT TO SCALE

SILT FENCE - NOT TO SCALE

DISTURBANCE ON EACH LOT TO BE LIMITED TO
0.66 ACRES.

LOT OWNERS TO APPLY FOR AND OBTAIN A PERMIT FROM THE TCHD FOR EACH INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM. SYSTEMS SHOWN ARE FOR REFERENCE ONLY AND ARE BASED ON THE SEPTIC SYSTEMS INSTALLED AT NEIGHBORING PROPERTIES ON CONLON AND WILSON ROADS FOR A 4-BEDROOM HOME WHICH INCLUDED A 1,250 GALLON SEPTIC TANK, 12'X37' SAND FILTER, AND DMAT TRENCHES. ALL UTILITIES ARE TO BE ADJUSTED FOR THE FINAL HOUSE AND DRIVEWAY CONFIGURATIONS.



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CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

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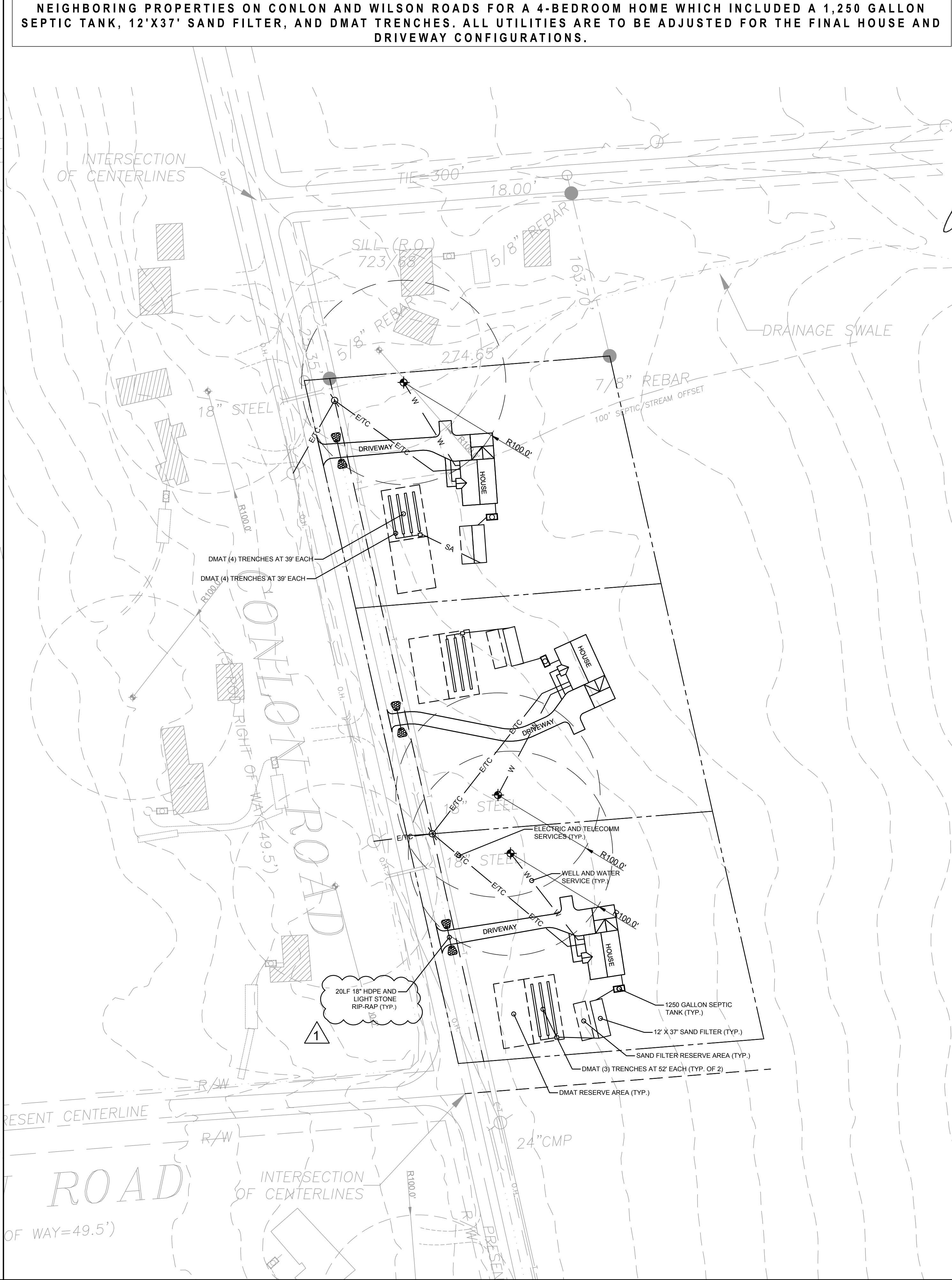
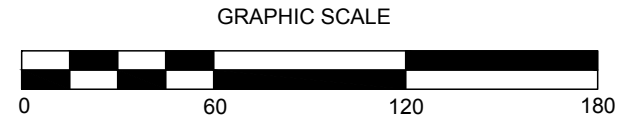
DRAWING TITLE
GROUND DISTURBANCE AND UTILITY PLANS

DRAWING NUMBER
C-103



GROUND DISTURBANCE PLAN

SCALE: 1"=60'



UTILITY PLAN

SCALE: 1"=60'

