FINAL PLAT
BRITTON WOODS SUBDIVISION
LANDS OF
WAYNE BRITTON AND SCOTTY BRITTON

TOWN OF LANSING ~ COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX MAP NO. 37.1-4-2.12
REFERENCE DEED: INSTR. NO. 2017-10814

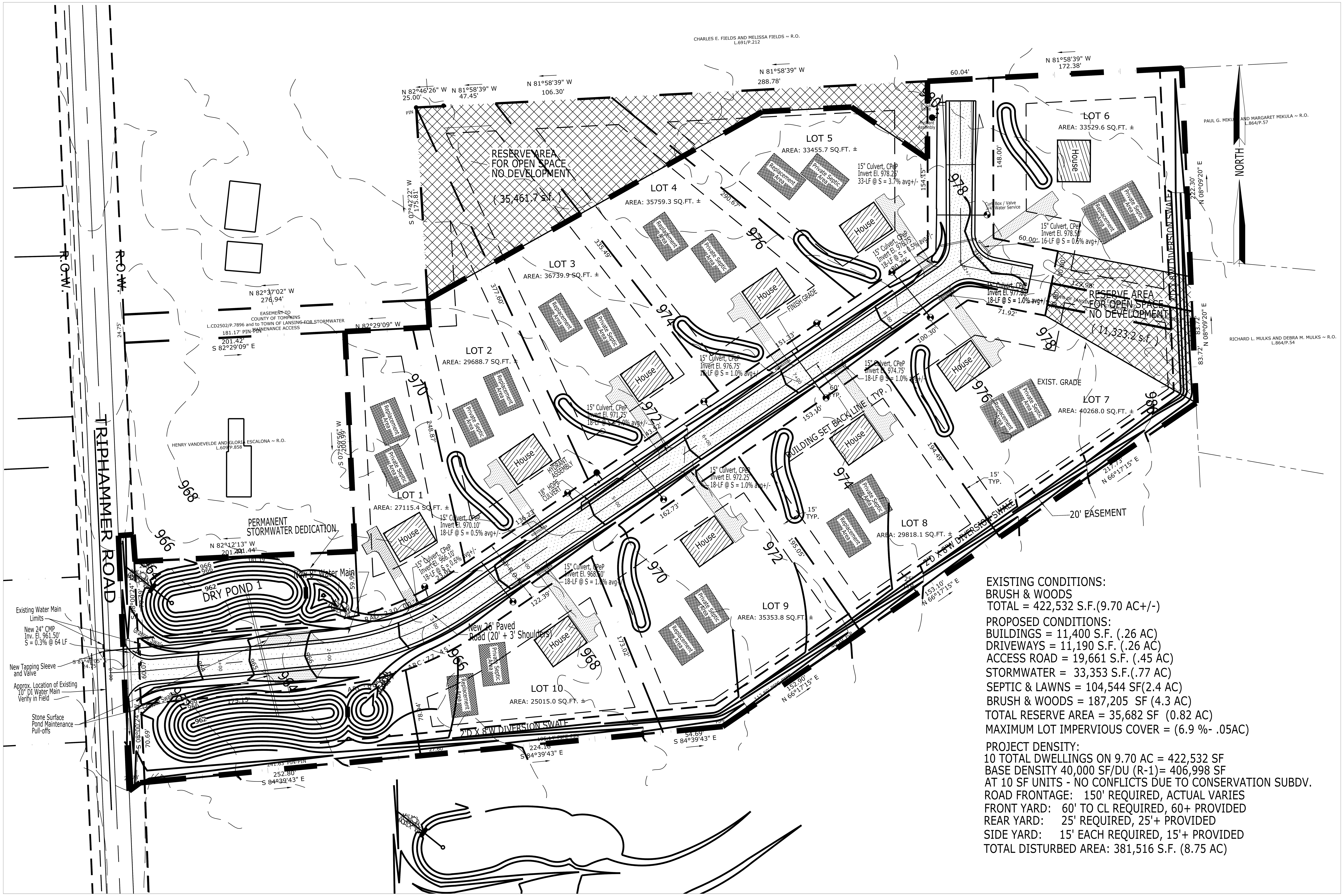
NORTH TRIPHAMMER ROAD
CHARLES F. FIELDS AND MELISSA FIELDS ~ R.O.
L.691/P.232
RICHARD D. BAXTER ~ R.O.
INSTR. NO. 2018-01873
HENRY VANDEVELDE AND GLORIA ESCALONA ~ R.O.
L.609/P.858
PAUL G. MIKULA AND MARGARET MIKULA ~ R.O.
L.864/P.57
RICHARD L. MULKS AND DEBRA M. MULKS ~ R.O.
L.864/P.54
PETER V. SCRIVANI ~ R.O.
L.851/P.14
RESERVED AREA FOR OPEN SPACE
NO DEVELOPMENT
AREA: 35481.7 SQ.FT. ±
RESERVED AREA FOR OPEN SPACE
NO DEVELOPMENT
AREA: 11323.2 SQ.FT. ±
LOT 1
AREA: 27115.4 SQ.FT. ±
LOT 2
AREA: 29688.7 SQ.FT. ±
LOT 3
AREA: 36739.9 SQ.FT. ±
LOT 4
AREA: 35759.3 SQ.FT. ±
LOT 5
AREA: 33455.7 SQ.FT. ±
LOT 6
AREA: 33529.6 SQ.FT. ±
LOT 7
AREA: 40268.0 SQ.FT. ±
LOT 8
AREA: 29818.1 SQ.FT. ±
LOT 9
AREA: 35353.8 SQ.FT. ±
LOT 10
AREA: 25015.0 SQ.FT. ±
STORMWATER LOT (DEDICATED)
AREA: 13310.4 SQ.FT. ±
STORMWATER LOT (DEDICATED)
AREA: 17715.1 SQ.FT. ±
EASEMENT TO COUNTY OF TOMPKINS
L.CD2502/P.7896
EASEMENT TO COUNTY OF TOMPKINS
L.CD2502/P.7223
ROADWAY CENTERLINE
BUILDING SETBACK LINE (TYPICAL)
DRAINAGE EASEMENT
N 82°46'26" W
25.00'
N 81°58'39" W
47.45'
N 81°58'39" W
106.30'
N 81°58'39" W
288.78'
N 81°58'39" W
60.04'
N 81°58'39" W
172.38'
S 07°42'22" W
175.81'
N 82°37'02" W
258.68'
257.80' PIN-PIN
N 82°37'02" W
18.26'
181.17' PIN-PIN
201.42'
S 82°29'09" E
S 08°00'23" W
25.84'
N 14°04'26" W
377.60'
N 26°52'25" W
335.49'
N 39°34'09" W
290.67'
N 10°09'02" E
154.15'
N 10°09'02" E
171.33'
148.00'
S 10°09'02" W
222.30'
N 08°09'20" E
S 68°11'37" E
60.00'
S 68°11'37" E
84.44'
S 21°48'23" W
30.00'
S 68°11'37" E
129.98'
N 66°29'37" E
80.29'
N 66°29'37" E
151.33'
N 66°29'37" E
143.52'
N 66°29'37" E
551.05'
N 66°29'37" E
136.23'
N 66°29'37" E
23.61'
N 01°58'33" W
248.87'
S 07°59'56" W
200.99'
100.86' PIPE-PIPE
100.13' PIPE-PIPE
N 82°12'13" W
201.44'
181.19'
N 07°59'56" E
59.95'
S 84°39'43" E
172.35'
ARC:29.48'
ARC:86.31'
RAD:230.00'
S 84°39'43" E
173.75'
ARC=130.89'
RAD=260.00'
175.15'
S 84°39'43" E
ARC:68.55'
RAD:290.00'
ARC:77.45'
122.39'
S 66°29'37" W
162.73'
S 66°29'37" W
153.10'
S 66°29'37" W
100.30'
S 66°29'37" W
71.92'
N 68°11'37" W
83.72'
N 08°09'20" E
S 24°04'37" E
194.49'
S 24°04'37" E
195.05'
S 11°27'10" E
173.02'
S 00°39'06" W
78.94'
211.27' PIPE-PIPE
217.73'
N 66°17'15" E
6.46'
153.10'
N 66°17'15" E
40.10' P-P
112.80' PIPE-PIPE
152.90'
N 66°17'15" E
54.69'
S 84°39'43" E
195.14' PIPE-PIN
222.74'
S 84°39'43" E
27.60'
243.08' PIN-PIN
252.80'
S 84°39'43" E
S 08°00'24" W
70.69'
S 08°00'24" W
60.07'
S 08°00'24" W
70.69'
S 81°45'05" E
24.75'
24.75'
20.25'
24.78'
9.72'
0.88'
PIN
PIPE
0'
40'
80'
120'
GRAPHIC SCALE
LEGEND:
EXISTING MONUMENT AS SHOWN
SET 5/8" REBAR AND SURVEY CAP
SURVEY POINT, NO MONUMENT
UTILITY POLE
R.O. REPUTED OWNER
(...) RECORD DISTANCE
OVERHEAD UTILITIES
REFERENCE SURVEY:
1. "SURVEY MAP ~ LANDS OF ~ KAREN & CALVIN MATHEWS...", MADE BY REAGAN LAND SURVEYING, DATED AUGUST 21, 2017.

DRAWING FILE: 20029B.DWG
COORDINATE FILE: 20029.CRD

OWASCO LAND SURVEYING
106 RAILROAD STREET
GROTON, NEW YORK
PHONE: (607) 898-5051
email: owascols@outlook.com

JOB NO.: 20-029 SCALE: 1"=40'
DRAWN BY: BMK DATED: JUNE 8, 2020

SIGNED: ____________________



EXISTING CONDITIONS:
BRUSH & WOODS
TOTAL = 422,532 S.F.(9.70 AC+/-)

PROPOSED CONDITIONS:
BUILDINGS = 11,400 S.F. (.26 AC)
DRIVEWAYS = 11,190 S.F. (.26 AC)
ACCESS ROAD = 19,661 S.F. (.45 AC)
STORMWATER = 33,353 S.F.(.77 AC)
SEPTIC & LAWNS = 104,544 SF(2.4 AC)
BRUSH & WOODS = 187,205 SF (4.3 AC)
TOTAL RESERVE AREA = 35,682 SF (0.82 AC)
MAXIMUM LOT IMPERVIOUS COVER = (6.9 %- .05AC)

PROJECT DENSITY:
10 TOTAL DWELLINGS ON 9.70 AC = 422,532 SF
BASE DENSITY 40,000 SF/DU (R-1)= 406,998 SF
AT 10 SF UNITS - NO CONFLICTS DUE TO CONSERVATION SUBDV.
ROAD FRONTAGE: 150' REQUIRED, ACTUAL VARIES
FRONT YARD: 60' TO CL REQUIRED, 60+ PROVIDED
REAR YARD: 25' REQUIRED, 25'+ PROVIDED
SIDE YARD: 15' EACH REQUIRED, 15'+ PROVIDED
TOTAL DISTURBED AREA: 381,516 S.F. (8.75 AC)

REVISIONS

No.	Date	SYM.	Description
	8/5/20		Added design notes for water main connection
			Removed NW diversion swale and easement
	12/2/20		Revised Area of Disturbance

PRELIMINARY SITE PLAN

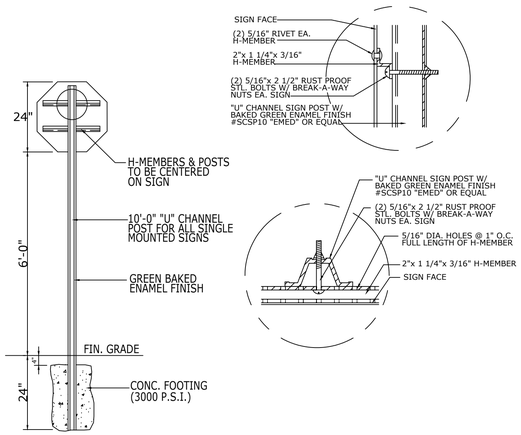
BRITTON WOODS SUBDIVSION
TAX PARCEL #37.1-4-2.12
N.TRIPHAMMER ROAD
LANSING, NEW YORK

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

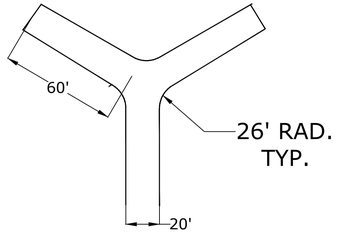
STATE OF NEW YORK · TIMOTHY C. BUHL · LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN N.Y. 13021 607 423-1919

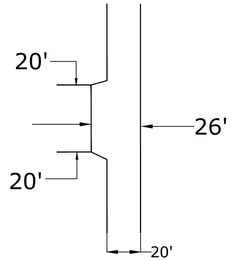
DATE: 08-11-2026
SCALE: 1"= 40'
DRAWN: MB
JOB:
SHEET: ST-1



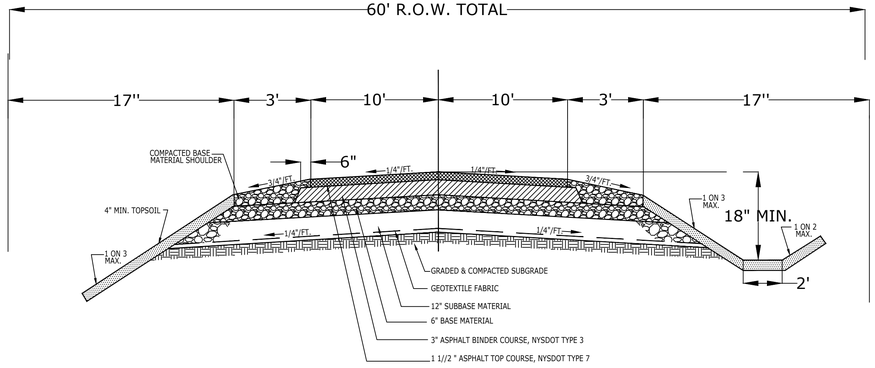
POLE MOUNTED SIGN DETAIL

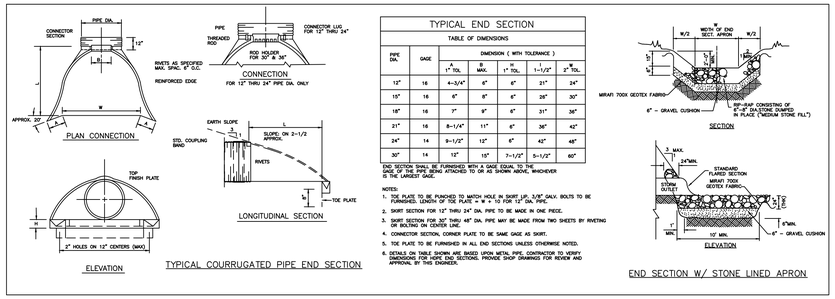


60 - FOOT "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT





TYPICAL END SECTION

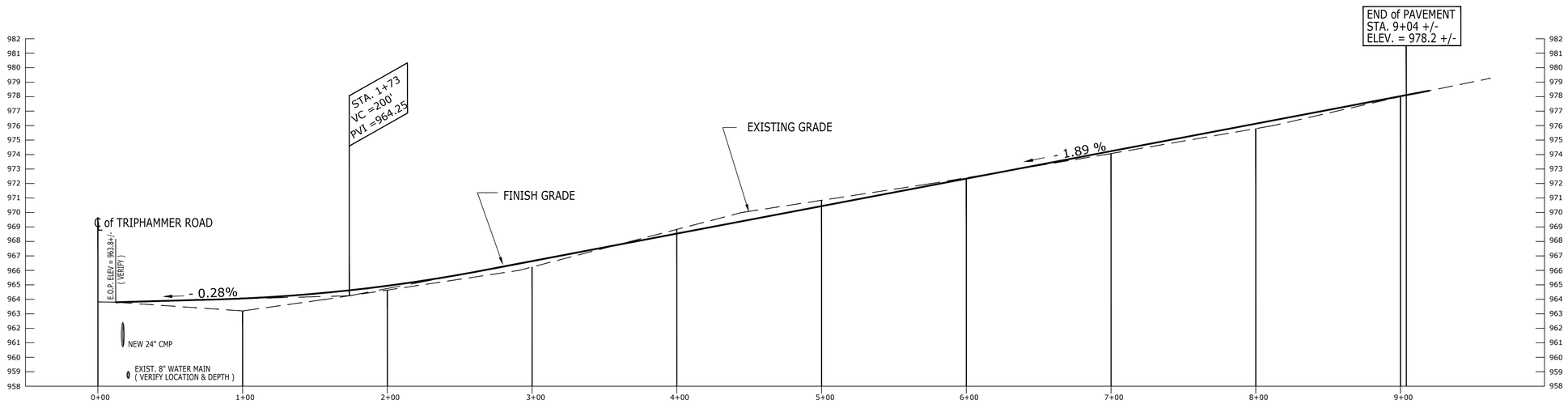
TABLE OF DIMENSIONS

PIPE DIA.	GAGE	DIMENSION (WITH TOLERANCE) A 1" TOL	B MAX.	H 1" TOL	I 1-1/2"	W 2" TOL.
12"	16	4-3/4"	6"	6"	21"	24"
15"	16	6"	8"	6"	28"	30"
18"	16	7"	9"	6"	31"	36"
21"	16	8-1/4"	11"	6"	36"	42"
24"	14	9-1/2"	12"	6"	42"	48"
30"	14	12"	15"	7-1/2"	5-1/2"	60"

END SECTION SHALL BE FURNISHED WITH A GAGE EQUAL TO THE GAGE OF THE PIPE BEING ATTACHED TO OR AS SHOWN ABOVE, WHICHEVER IS THE LARGEST GAGE.

NOTES:
1. TOE PLATE TO BE PUNCHED TO MATCH HOLE IN SKIRT LIP. 3/8" GALV. BOLTS TO BE FURNISHED. LENGTH OF TOE PLATE = W + 1/2 FOR 12" DIA. PIPE.
2. SKIRT SECTION FOR 12" THRU 24" DIA. PIPE TO BE MADE IN ONE PIECE.
3. SKIRT SECTION FOR 30" THRU 48" DIA. PIPE MAY BE MADE FROM TWO SHEETS BY RIVETING OR BOLTING ON CENTER LINE.
4. CONNECTOR SECTION, CORNER PLATE TO BE SAME GAGE AS SKIRT.
5. TOE PLATE TO BE FURNISHED IN ALL END SECTIONS UNLESS OTHERWISE NOTED.
6. DETAILS ON TABLE SHOWN ARE BASED UPON METAL PIPE. CONTRACTOR TO VERIFY DIMENSIONS FOR HDPE END SECTIONS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THIS ENGINEER.

END SECTION W/ STONE LINED APRON



DRIVEWAY PROFILE : VERT.= 10x HOR.

REVISIONS

No.	Date	SYM.	Description

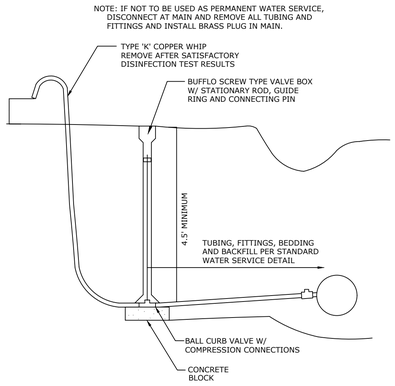
ROAD PROFILE & DETAILS

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

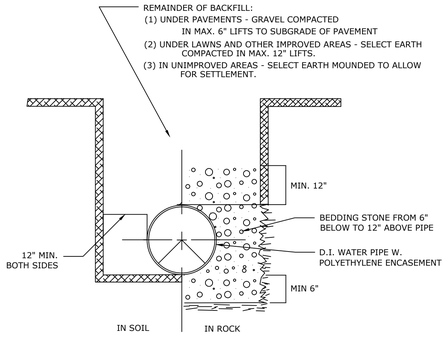
BRITTON WOODS SUBDIVISION
TAX PARCEL #37.14-2-12
N. TRIPHAMMER ROAD
LANSING, NEW YORK

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN N.Y. 13021 607 423-1919

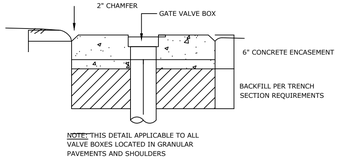
DATE: 08-11-2026
SCALE: 1"= 40'
DRAWN: MB
JOB:
SHEET: ST-2



SAMPLING TAP

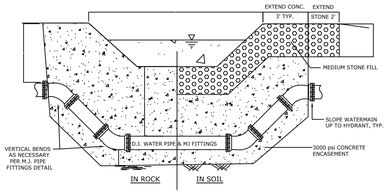


TRENCH SECTION

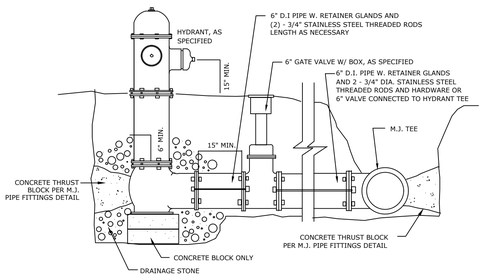


NOTE: THIS DETAIL APPLICABLE TO ALL VALVE BOXES LOCATED IN GRANULAR PAVEMENTS AND SHOULDERS

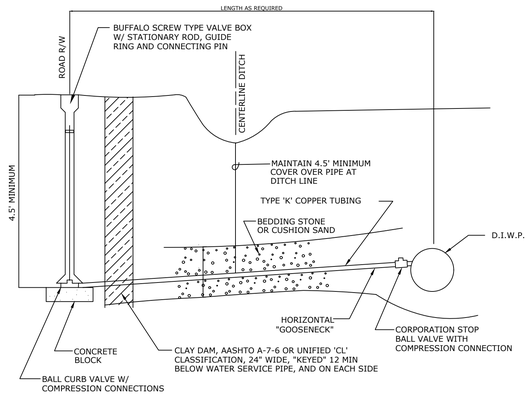
GATE VALVE BOX



STREAM WATERMAIN CROSSING



HYDRANT ASSEMBLY



WATER SERVICE

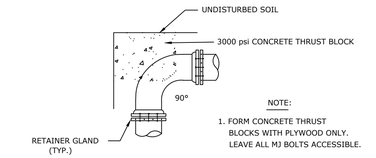
TABLE NO. 1.
MINIMUM THRUST BLOCK AREAS REQUIRED AT PIPE FITTINGS IN GRAVEL-SILT-CLAY MIXTURE SOIL TYPES.*

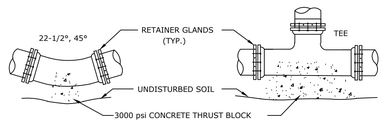
PIPE DIAMETER-INCHES	THRUST BLOCK AREA - S.F. TEE OR PLUG	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
6	2	2	1	-	-
8	3	3	2	1	1
10	4.5	5.5	2	1	1
12	6	8	4	2	1

* SEE TABLE NO. 2 - MODIFICATION FACTORS FOR OTHER SOIL TYPES.

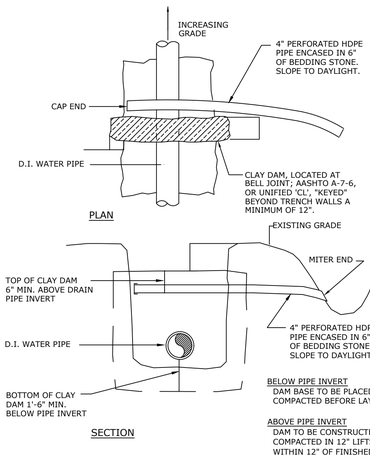
TABLE NO. 2.
THRUST BLOCK AREA MODIFICATION FACTORS FOR VARIOUS CONDITIONS

EXCAVATION CONDITION	FACTOR
MUCK, PEAT	-----
SOFT CLAY	4.00
SAND	2.00
SAND & GRAVEL	1.33
GRAVEL-SILT-CLAY MIX	1.00
SHALE	0.40

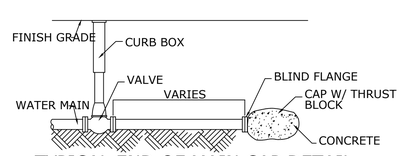




M.J. WATER PIPE FITTINGS



TRENCH WATER STOP AND RELIEF DRAIN



TYPICAL END OF MAIN CAP DETAIL

AS-BUILT DRAWING REQUIREMENTS FOR PUBLIC WATER MAINS IN THE BOLTON POINT / MUNICIPAL WATER SYSTEM

IN ACCORDANCE WITH LOCAL LAW , NEW PUBLIC WATER MAINS SHALL NOT BE PUT INTO SERVICE UNTIL SOUTHERN CAYUGA LAKE INTERMUNICIPAL WATER COMMISSION (SCLIWC) ACCEPTS AS-BUILT DRAWINGS FOR SUCH MAINS. THIS DOCUMENT DESCRIBES THE MINIMUM REQUIREMENTS FOR AS-BUILT DRAWINGS. INFORMATION TO BE INCLUDED IN AS-BUILTS FOR EXAMPLE , GPS COORDINATES AND OFFSETS , MUST BE COLLECTED AS THE PROJECT PROGRESSES RATHER THAN AFTER THE COMPONENTS HAVE BEEN BACKFILLED.

THE COMMISSION AND MUNICIPALITY RESERVE THE RIGHT TO REQUIRE THE CONTRACTOR TO EXPOSE SELECTED WATER MAIN COMPONENTS AFTER BACKFILL AND BEFORE ACCEPTANCE , USING ONLY THE AS-BUILT DRAWINGS , TO DEMONSTRATE THE EFFECTIVENESS OF THE AS-BUILTS.

THE COMMISSION WILL REQUIRE AS-BUILT DRAWINGS TO BE SUBMITTED IN PRINTED & ELECTRONIC FORMAT.

PRINTED AS-BUILT DRAWINGS

AS-BUILTS MUST BE CERTIFIED " AS-BUILT " OR " AS-CONSTRUCTED" BY THE ENGINEER OF RECORD.
NORTH ARROW
SCALE
DATES OF INSTALLATION
ALL LOT LINES
ADDRESSES OR LOT NUMBERS
STREET NAMES
RIGHT OF WAYS& EASEMENTS
CROSSINGS OF OTHER UNDERGROUND UTILITIES
DEPTH OF COVER
PIPE INFORMATION , INCLUDING MATERIAL , CLASS , DIAMETER , & JOINT TYPE
VALVES - TYPE , MANUFACTURER , AND DATE OF MANUFACTURE
HYDRANTS - TYPE , MANUFACTURER , DATE OF MANUFACTURE
MEASUREMENTS - ALL VALVES : ALL FITTINGS , INCLUDING SERVICE TAPS & CURB VALVES , CAPS , BLOWOFFS , & VAULTS MUST BE MEASURED 90 DEGREES FROM THE ROAD CENTERLINE & ALONG THE MAIN FROM THE NEAREST HYDRANT .
MEASUREMENTS MUST BE REPRODUCIBLE IN THE FIELD.

ELECTRONIC AS-BUILT DRAWINGS

DWG FILE FORMAT
USE NEW YORK STATE COORDINATE SYSTEM (NEW YORK CENTRAL)

SPECIFICATIONS FOR WATER MAIN EXTENSIONS

HYDRANTS :
CLOW - EDDY OR MUELLER WITH :5' BURY , OPEN LEFT , TRAFFIC TYPE GROUND FLANGE , 6" INLET
1 - 4 1/2" NST STEAMER NOZZLE , 2 - 2 1/2" NST HOSE NOZZLE.
MECHANICAL JOINT CONNECTIONS , 5" HYDRANT VALVE SEAT , PENTAGON OPERATING NUT.
MUST HAVE TWO FORMS OF RESTRAINT , ONE OF WHICH MUST BE A THRUST BLOCK.
SECOND RESTRAINT CAN BE (1) INTEGRALLY CAST RETRAINT (2) 3/4" STAINLESS STEEL THREADED ROD & FRICTION CLAMPS.

WATER MAIN :
CLASS 52 (GREATER THAN 350 PSI) , DUCTILE IRON , CEMENT LINED , PUSH ON JOINT WITH POLY ENCASEMENT WRAP.

MAIN VALVES :
MECHANICAL JOINT , RESILIENT SEAT , 2" OPERATING NUT , OPEN LEFT, STAINLESS STEEL BONNET & PACKING BOLTS .

MAIN FITTINGS :
ALL UNDERGROUND FITTINGS ARE DUCTILE IRON , MECHANICAL JOINT (INCLUDING TAPPING SLEEVES, UNLESS APPROVED BY MUNICIPALITY). FITTINGS IN BUILDINGS OR PITS ARE TO BE DUCTILE FLANGE JOINT .

MAIN VALVE BOXES :
5 1/4" , SCREW TYPE , CAST IRON WITH LID MARKED " WATER "

SERVICE LINE FITTINGS :
MUELLER OR FORD COMPRESSION OR FLARED FITTINGS. CURB VALAVES & CORPORATION STOPS MUST BE " BALL TYPE - FULL PORT ". STOP & WASTE VALVES ARE NOT PERMITTED .

SERVICE LINES :
"K" COPPER WITH 3/4" MIN. (1" MIN. IN TOWN OF ITHACA) , 1" MIN. WHERE SPRINKLER SYSTEMS ARE REQUIRED .

CURB BOXES :
BUFFALO STYLE , SCREW TYPE , CAST IRON , LID MARKED "WATER" WITH PENTAGON NUT OPERATING ROD & CENTERING RING .

RESTRAINT :
2500 PSI , 30 DAY CONCRETE THRUST BLOCK PLUS ONE OF THE FOLLOWING ;
1. INTEGRALLY CAST RESTRAINT
2. 3/4" STAINLESS STEEL THREADED ROD & FRICTION CLAMPS
3. RETAINER GLANDS

PRESSURE REDUCING VALVES :
O.C.V. MODEL 127 BERMAD OR ROSS VALVE

DEAD ENDS WITHOUT HYDRANTS :
2" FLUSHING OR BLOW OFF HYDRANTS MUST BE INSTALLED. 2 1/2" NST NOZZLE , 2" IRON PIPE INLET , TRAFFIC BREAK AWAY FLANGE & FULL DRAINING CAPABILITIES .

REVISIONS

No.	Date	SYM.	Description

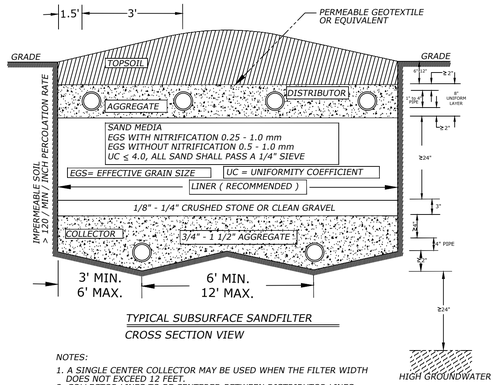
WATER DETAILS

BRITTON WOODS SUBDIVSION
TAX PARCEL #37.1-4-2.12
N.TRIPHAMMER ROAD
LANSING, NEW YORK

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN N.Y. 13021 607 423-1919

DATE: 08-11-2026
SCALE: N.T.S.
DRAWN: MB
JOB:
SHEET: ST-3

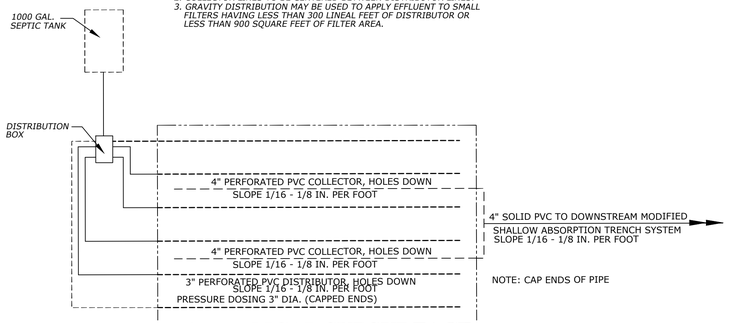


TYPICAL SUBSURFACE SANDFILTER

CROSS SECTION VIEW

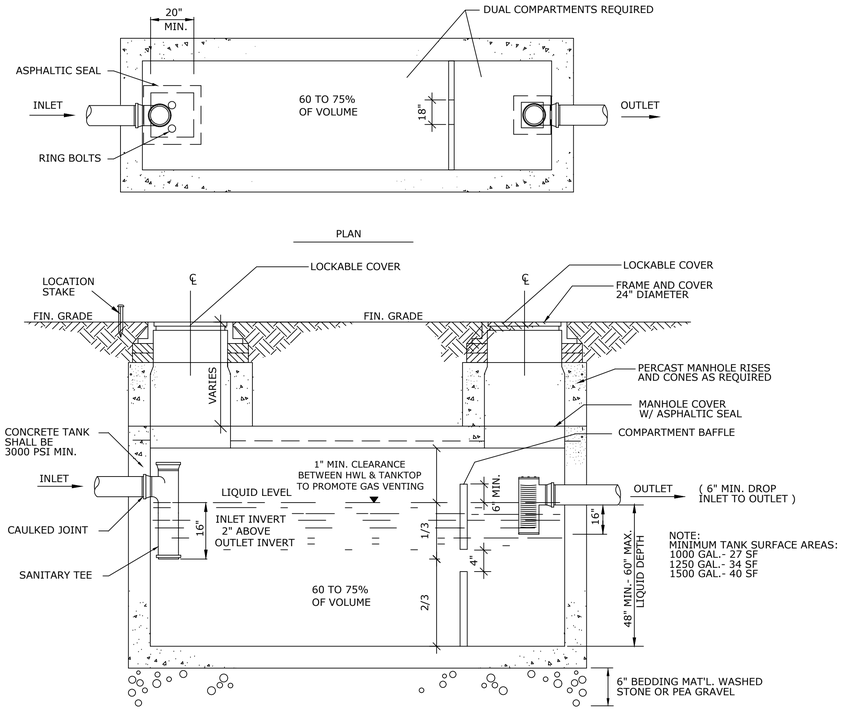
NOTES:

1. *A SINGLE CENTER COLLECTOR MAY BE USED WHEN THE FILTER WIDTH DOES NOT EXCEED 12 FEET.*
2. *COLLECTOR LINES TO BE CENTERED BETWEEN DISTRIBUTOR LINES.*
3. *GRAVITY DISTRIBUTION MAY BE USED TO APPLY EFFLUENT TO SMALL FILTERS HAVING LESS THAN 300 LINEAL FEET OF DISTRIBUTOR OR LESS THAN 900 SQUARE FEET OF FILTER AREA.*



PLAN OF TYPICAL SUBSURFACE INTERMITTENT SAND FILTER

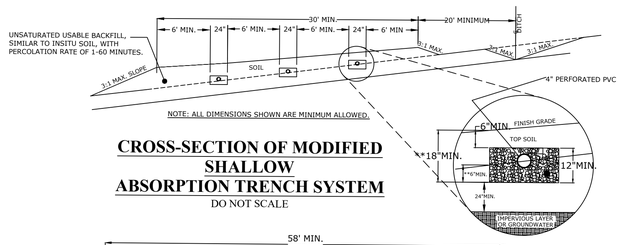
DO NOT SCALE



TYPICAL CONCRETE SEPTIC TANK

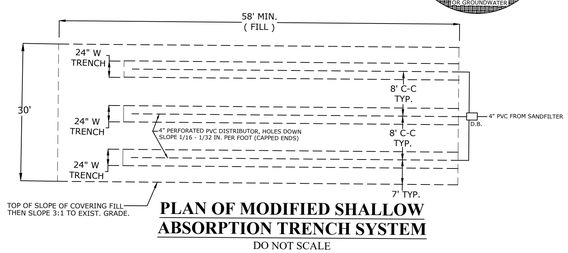
3 BDRM= 1,000 GAL

N.T.S.



CROSS-SECTION OF MODIFIED SHALLOW ABSORPTION TRENCH SYSTEM

DO NOT SCALE



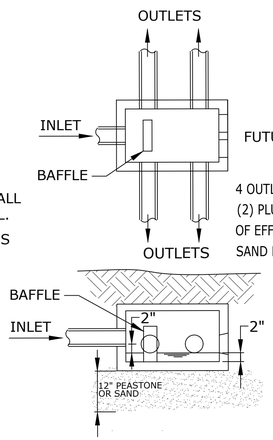
PLAN OF MODIFIED SHALLOW ABSORPTION TRENCH SYSTEM

DO NOT SCALE

NOTES:

INVERT ELEVATIONS OF ALL OUTLETS MUST BE EQUAL.

PROVIDE LEVELING PLUGS AT ALL OUTLETS.

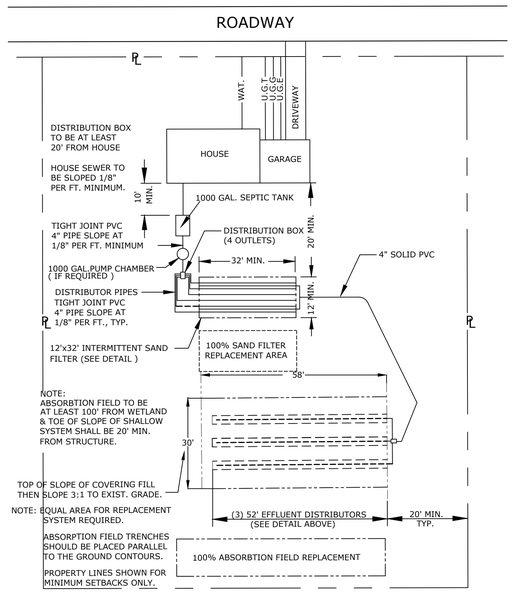


4 OUTLET MIN. DISTRIBUTION BOX (TYPICAL)

(2) PLUGGED OUTLETS FOR FUTURE EXPANSION OF EFFLUENT FIELD, USE NEW D.B. WHEN NEW SAND FILTER IS REQUIRED.

PRECAST DISTRIBUTION BOX (SAND FILTER SYSTEMS)

DO NOT SCALE



GENERIC LOT LAYOUT

DO NOT SCALE

REVISIONS

No.	Date	SYM.	Description

SEPTIC DETAILS

BRITTON WOODS SUBDIVISION
TAX PARCEL #37.1-4-2.12
N.TRIPHAMMER ROAD
LANSING, NEW YORK

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

STATE OF NEW YORK — TIMOTHY C. BUHL — PROFESSIONAL ENGINEER — LICENSED PROFESSIONAL

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN N.Y. 13021 607 423-1919

DATE: 08-11-2026
SCALE: N.T.S.
DRAWN: MB
JOB:
SHEET: ST-4

CHARLES E. FIELDS AND MELISSA FIELDS ~ R.O. L.691/P.212

PAUL G. MIKULA AND MARGARET MIKULA ~ R.O. L.864/P.57

RICHARD L. MULKS AND DEBRA M. MULKS ~ R.O. L.864/P.54

HENRY VANDEVELDE AND GLORIA ESCALONA ~ R.O. L.609/P.858

N 81°58'39" W 288.78'

N 81°58'39" W 172.38'

N 81°58'39" W 106.30'

N 81°58'39" W 47.45'

N 83°46'26" W 25.00'

N 82°37'02" W 276.94'

N 82°29'09" W

S 82°29'09" E 201.42'

181.17' PIN-PIN

EASEMENT TO COUNTY OF TOMPKINS L.CD2502/P.896 and to TOWN OF LANSING FOR STORMWATER MAINTENANCE ACCESS

24.75'

S 07°42'22" W 175.81'

S 07°58'56" W 200.99'

N 82°12'13" W 201.44'

S 08°00'24" E 70.69'

S 81°45'05" 24.75'

New 24" CMP Inv. El. 961.50' S = 0.3% @ 64 LF

241.63' PIN-PIN

252.80' S 84°39'43" E

224.18' S 84°39'43" E

S 84°39'43" E 153.10'

N 66°17'15" E 152.90'

N 66°17'15" E 217.73'

N 08°09'20" E 222.30'

N 08°09'20" E 83.72'

60.04'

R.O.W.

R.O.W.

TRIPHAMMER ROAD

RESERVE AREA FOR OPEN SPACE NO DEVELOPMENT (35,461.7 S.F.)

RESERVE AREA FOR OPEN SPACE NO DEVELOPMENT (11,323.2 S.F.)

LOT 1 AREA: 27115.4 SQ.FT. ±

LOT 2 AREA: 29688.7 SQ.FT. ±

LOT 3 AREA: 36720.9 SQ.FT. ±

LOT 4 AREA: 35759.3 SQ.FT. ±

LOT 5 AREA: 33455.7 SQ.FT. ±

LOT 6 AREA: 33529.6 SQ.FT. ±

LOT 7 AREA: 40268.0 SQ.FT. ±

LOT 8 AREA: 29818.1 SQ.FT. ±

LOT 9 AREA: 35353.8 SQ.FT. ±

LOT 10 AREA: 25015.0 SQ.FT. ±

AREA OF DISTURBANCE 381,516-SF (8.75-AC)

PERMANENT STORMWATER DEDICATION

DRY POND 1

New 26' Paved Road (20' + 3' Shoulders)

20' EASEMENT

2D X 8W DIVERSION SWALE

EXIST. GRADE

FINISH GRADE

BUILDING SET BACK LINE

Curb Box / Valve for Water Service

Replacement Area

Private Septic System

15" Culvert, CPeP Invert El. 978.25 33-LF @ S = 3.7% avg+/-

15" Culvert, CPeP Invert El. 978.50 16-LF @ S = 0.6% avg+/-

15" Culvert, CPeP Invert El. 977.00 18-LF @ S = 1.0% avg+/-

15" Culvert, CPeP Invert El. 976.75' 18-LF @ S = 1.0% avg+/-

15" Culvert, CPeP Invert El. 974.75' 18-LF @ S = 1.0% avg+/-

15" Culvert, CPeP Invert El. 971.75' 18-LF @ S = 1.0% avg+/-

15" Culvert, CPeP Invert El. 972.25' 18-LF @ S = 1.0% avg+/-

15" Culvert, CPeP Invert El. 970.10' 18-LF @ S = 0.5% avg+/-

15" Culvert, CPeP Invert El. 968.70' 18-LF @ S = 1.0% avg+/-

18" HDPE CULVERT

HYDRANT ASSEMBLY

NOTE:
THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE CONSTRUCTED WITHOUT A VALID NYSDOT HIGHWAY WORK PERMIT

KEY

STABILIZED CONSTRUCTION ENTRANCE

SCE

STONE CHECK DAM

SILT FENCE

NORTH

REVISIONS			
No.	Date	SYM	Description

EROSION & SEDIMENT CONTROL PLAN

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

BRITTON WOODS SUBDIVISION
TAX PARCEL #37.1-4-2.12
N.TRIPHAMMER ROAD
LANSING, NEW YORK

TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN N.Y. 13021 607 423-1919

DATE:	08-11-2026
SCALE:	1"=40'
DRAWN:	MB
JOB:	
SHEET:	ST-5

GENERAL NOTES

NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NOVEMBER 2016

1. PHYSICALLY MARK LIMITS OF LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED.

2. DIVERT OFF-SITE RUNOFF FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS.

3. CLEAR ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY. LARGE PROJECTS SHOULD BE CLEARED AND GRADED AS CONSTRUCTION PROGRESSES. AREAS EXCEEDING TWO ACRES IN SIZE SHOULD NOT BE DISTURBED WITHOUT A SEQUENCING PLAN THAT REQUIRES PRACTICES TO BE INSTALLED AND THE SOIL STABILIZED, AS DISTURBANCE BEYOND THE TWO ACRES CONTINUES. MASS CLEARINGS AND GRADING OF ENTIRE SITE SHOULD BE AVOIDED.

4. RESTABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED. ON SITES GREATER THAN TWO ACRES IN SIZE, WAITING UNTIL ALL DISTURBED AREAS ARE READY FOR SEEDING IS UNACCEPTABLE. FOURTEEN DAYS SHALL BE THE MAXIMUM EXPOSURE PERIOD. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. EXCEPT AS NOTED BELOW, ALL SITES SHALL BE SEEDED AND STABILIZED WITH EROSION CONTROL MATERIALS, SUCH AS STRAW MULCH, JUTE MESH, OR EXCELSIOR, INCLUDING AREAS WHERE CONSTRUCTION HAS BEEN SUSPENDED OR SECTIONS COMPLETED:

A. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FT. OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM CONSISTING, FOR EXAMPLE, SILT FENCING, SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL. EXPOSED DISTURBED AREAS ADJACENT TO A CONVEYANCE THAT PROVIDES RAPID OFF-SITE DISCHARGE OF SEDIMENT, SUCH AS A CUT SLOPE AT AN ENTRANCE, SHALL BE COVERED WITH PLASTIC OR, GEOTEXTILE FABRIC TO PREVENT SOIL LOSS UNTIL IT CAN BE STABILIZED. STABILIZED CONSTRUCTION ENTRANCES WILL BE MAINTAINED TO CONTROL VEHICLE TRACKING MATERIAL OFF-SITE.

B. ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS (EG. ROLLED EROSION PRODUCTS), OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS SOD.

C. PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE WATERING. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.

D. ALL SLOPES STEEPER THAN 3:1 (H:V), OR 33.3%, AS WELL AS PERIMETER DIKES, SEDIMENT BASINS AND TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION.

E. TEMPORARY SEDIMENT TRAPPING DEVICES SHALL NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTIRBUTORY DRAINAGE AREAS. SIMILARLY, STABILIZATION SHALL BE ESTABLISHED PRIOR TO CONVERTING SEDIMENT TRAPS/BASINS INTO PERMANENT (POST-CONSTRUCTION) STORMWATER MANAGEMENT PRACTICES.

5. IF TEMPORARY WORK ROADS OR HAUL ROADS CROSS STREAM CHANNELS, ADEQUATE WATERWAY OPENINGS SHALL BE CONSTRUCTED USING SPANS, CULVERTS, WASHED ROCK BACKFILL, OR OTHER ACCEPTABLE, CLEAN METHODS THAT WILL ENSURE THAT ROAD CONSTRUCTION AND THEIR USE DO NOT RESULT IN TURBIDITY AND SEDIMENT DOWNSTREAM. ALL CROSSING ACTIVITIES AND APPURTENANCES ON STREAMS REGULATED BY ARTICLE 15 OF THE ENVIRONMENTAL CONSERVATION LAW SHALL BE IN COMPLIANCE WITH A PERMIT ISSUED PURSUANT TO ARTICLE 15 OF THE ECL.

6. MAKE SURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS UNDERSTAND THE ESC PLAN AND SIGN THE CERTIFICATION STATEMENT REQUIRED BY NYSDEC GP.

7. DESIGNATE RESPONSIBILITY FOR THE ESC PLAN TO ONE INDIVIDUAL. THIS PERSON SHALL BE NAMED IN THE NOTICE OF INTENT.

8. AN ESC PLAN INSPECTION PROGRAM MEETING THE REQUIREMENTS OF THE NYSDEC GP, IS NECESSARY TO DETERMINE WHEN ESC MEASURES NEED MAINTENANCE OR REPAIR. PAY PARTICULAR ATTENTION TO INSPECTIONS REQUIRED AFTER RAINFALL. THE INSPECTION PROGRAM SHALL ALSO STATE THE COMPLETION OF IDENTIFIED REPAIR AND MAINTENANCE ITEMS.

9. IF CONSTRUCTION ACTIVITIES CONTINUE DURING WINTER, ACCESS POINTS SHOULD BE ENLARGED AND STABILIZED TO PROVIDE FOR SNOW STOCKPILING. IN ADDITION SNOW MANAGEMENT PLAN SHOULD BE PREPARED WITH ADEQUATE STORAGE AND CONTROL OF MELTWATER. A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED FROM PERIMETER CONTROLS SUCH AS SILT FENCING. KEEP DRAINAGE STRUCTURES OPEN AND FREE OF SNOW AND ICE DAMS. INSPECTION AND MAINTENANCE ARE NECESSARY TO ENSURE THE FUNCTION OF THESE PRACTICES DURING RUNOFF EVENTS.

LAND GRADING SPECIFICATIONS

1. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

2. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

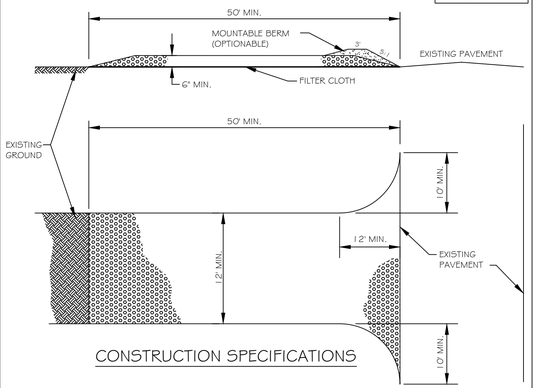
3. FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

4. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

5. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

STABILIZED CONSTRUCTION ENTRANCE

SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MIN. LENGTH WOULD APPLY).

3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

4. WIDTH - TWELVE (12) FOOT MIN. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.

5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A 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 TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPINGS DEVICE.

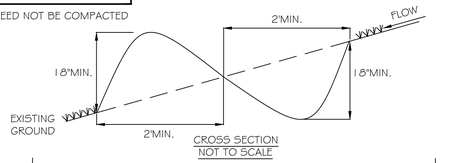
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

10. TEMPORARY CONSTRUCTION ENTRANCES, EXITS AND TEMPORARY ACCESS SHALL BE SUBJECT TO THE APPROVAL OF THE APPROPRIATE AUTHORITIES.

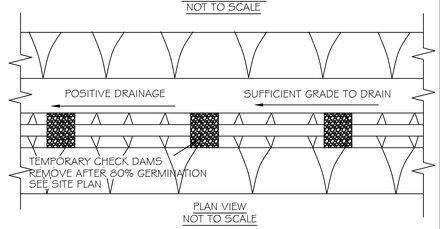
GRASSED/VEGETATED SWALE

SYMBOL: G

NEED NOT BE COMPACTED



CROSS SECTION
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

GRASSED/VEGETATED SWALE

1. DRAINAGE AREA SHALL BE LESS THAN 5 ACRES.

2. HEIGHT SHALL BE NO LESS THAN 18-INCHES FROM BOTTOM OF SWALE TO TOP OF DIKE EVENLY DIVIDED BETWEEN DIKE HEIGHT AND SWALE DEPTH.

3. BOTTOM WIDTH OF DIKE SHALL BE NO LESS THAN 2-FEET.

4. WIDTH OF SWALE SHALL BE NO LESS THAN 2-FEET.

5. SWALE SHALL HAVE POSITIVE DRAINAGE TO AN ADEQUATELY STABILIZED OUTLET TO AN UNDISTURBED AREA. MAXIMUM ALLOWABLE GRADE NOT TO EXCEED 8%.

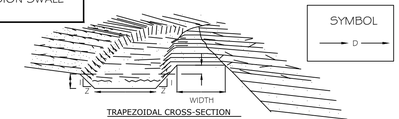
6. THE DISTURBED AREA OF THE DIKE AND SWALE SHALL BE STABILIZED WITHIN 7 DAYS OF INSTALLATION, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR TEMPORARY SWALES.

7. DIVERTED RUNOFF FROM A DISTURBED OR EXPOSED UPLAND AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A TRAP, BASIN, OR TO AN AREA PROTECTED BY ANY OF THESE PRACTICES .

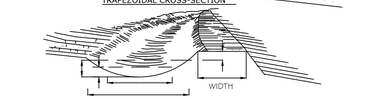
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

DIVERSION SWALE

SYMBOL: D



TRAPEZOIDAL CROSS-SECTION



PARABOLIC CROSS-SECTION

CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.

2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.

3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE DIVERSION.

4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.

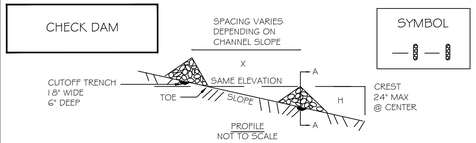
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.

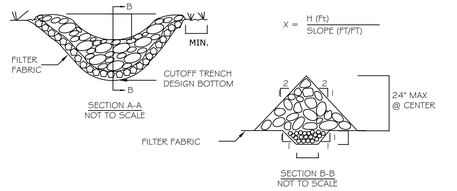
A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER. SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY DIVERSIONS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE DIVERSION DURING THE ESTABLISHMENT OF THE VEGETATION.

B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE DIVERSION SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.

CHECK DAM

SYMBOL





CONSTRUCTION SPECIFICATIONS

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.

CONCRETE WASHOUT

CONSTRUCTION SPECIFICATIONS

DESIGN CRITERIA

1. THE WASHOUT FACILITY SHOULD BE SIZED TO CONTAIN SOLIDS, WASHWATER AND RAINFALL AND SIZED TO ALLOW FOR THE EVAPORATION OF THE WASHWATER AND RAINFALL.

2. WASHWATER SHALL BE ESTIMATED AT 7 GALLONS PER CHUTE AND 50 GALLONS PER HOPPER OF CONCRETE PUMP TRUCK AND/OR DISCHARGING DRUM.

3. THE MINIMUM SIZE SHALL BE 8' X 8' AT THE BOTTOM AND 2' DEEP. IF EXCAVATED, THE SIDE SLOPES SHALL BNE 2 HORIZONTAL : 1 VERTICAL.

4. LOCATE THE FACILITY A MINIMUM OF 100' FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETALANDS, STREAMS AND OTHER SURFACE WATERS. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD.

5. PROVIDE APPROPRIATE ACCESS WITH A GRAVEL ACCESS ROAD SLOPED DOWN TO STRUCTURE.

6. SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.

THE LINER SHALL BE PLASTIC SHEETING WITH A MIN. THICKNESS OF 10 MILS WITH NO HOLES OR TEARS. ANCHOR THE LINER TO THE TOP OF THE PIT WITH AN EARTHEN BERM, SAND BAGS, STONE, ETC.

MAINTENANCE

1. INSPECT ALL FACILITIES DAILY. REPAIR ALL DAMAGED OR LEAKING WASHOUT STATIONS IMMEDIATELY.
2. PUMP OUT ANY ACCUMULATED RAINWATER OVER HARDENED CONCRETE.
3. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED.
4. DISPOSE OF HARDENED MATERIAL OFF-SITE IN A C/D LANDFILL. ON-SITE DISPOSAL IS ACCEPTABLE IF IT HAS BEEN APPORVED AND ACCEPTED AS PART OF THE SWPPP.
5. REPLACE THE PLASTIC LINER WITH EACH CLEANING OF WASHOUT FACILITY.
6. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

TOP SOILING SPECIFICATIONS

1. PRESERVE EXISTING TOPSOIL IN PLACE WHERE POSSIBLE, THEREBY REDUCING THE NEED FOR ADDED TOPSOIL.

2. AS NEEDED, INSTALL EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, CHANNELS, SEDIMENT TRAPS, AND STABILIZING MEASURES, OR MAINTAIN IF ALREADY INSTALLED.

3. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.

4. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%. AREAS THAT HAVE BEEN OVERLY COMPACTED SHALL BE DECOMPACTED TO A MINIMUM DEPTH OF 12-INCHES WITH A DEEP RIPPER OR CHISEL PLOW PRIOR TO TOPSOILING.

5. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3-INCHES IN DIAMETER, AND OTHER LITTER.

6. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. MUCK SOIL SHALL NOT BE CONSIDERED TOPSOIL.

7. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

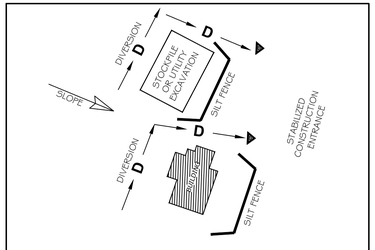
8. TOPSOIL TREATED WITH SOIL STERILANTS OR HERBICIDES SHALL BE SO IDENTIFIED TO THE PURCHASER.

9. TOPSOIL SHALL BE RELATIVELY FREE OF STONES OVER 1 1/2-INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS SUCH AS NUT SEDGE AND QUACKGRASS, AND WILL HAVE LESS THAN 10% GRAVEL.

10. TOPSOIL CONTAINING SOLUBLE SALTS GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.

11. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTIALLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.

12. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED, AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.



SEDIMENT & EROSION CONTROL MEASURES
TYPICAL
N.T.S.

MATERIAL STOCKPILING

1. FOR RESIDENTIAL CONSTRUCTION, ONE SPECIFIC AREA ON EACH LOT SHALL BE DESIGNATED FOR TEMPORARY STOCKPILING OF TOPSOIL AND ALL OTHER CONSTRUCTION MATERIALS CONTAINING FINES THAT CAN BE MOVED BY RUNOFF. THIS AREA SHALL BE AS SMALL AS PRACTICABLE .

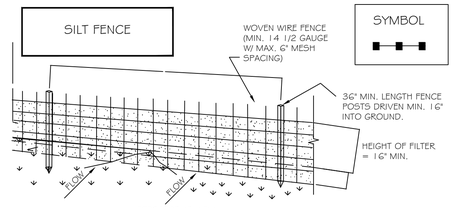
2. STOCK PILES WILL HAVE DOWN HILL SIDE PERIMETER SILT FENCING PROTECTION. REFERENCE SILT FENCE DETAILS THESE PLANS.

3. STOCK PILES WILL BE SEEDED AND MULCHED IF ANTICPATED TO BE LEFT IN PLACE 14-DAYS OR MORE. REFERENCE DETAIL SHEET NOTES AND SPECIFICATIONS THIS PLANT SET AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ACCOMPANYING THIS PLAN SET.

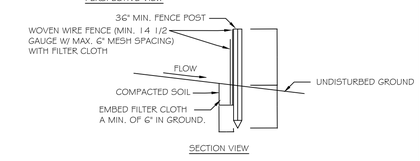
4. SILT FENCE AND OTHER TEMPORARY CONTROL MEASURES SHALL BE IN PLACE BEFORE STOCKPILING OF MATERIALS.

SILT FENCE

SYMBOL



PERSPECTIVE VIEW



SECTION VIEW

CONSTRUCTION SPECIFICATIONS

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, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

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.

EXCERPTS FROM NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
NOVEMBER 2016

REVISIONS

No.	Date	SYM.	Description

EROSION & SEDIMENT CONTROL DETAILS

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

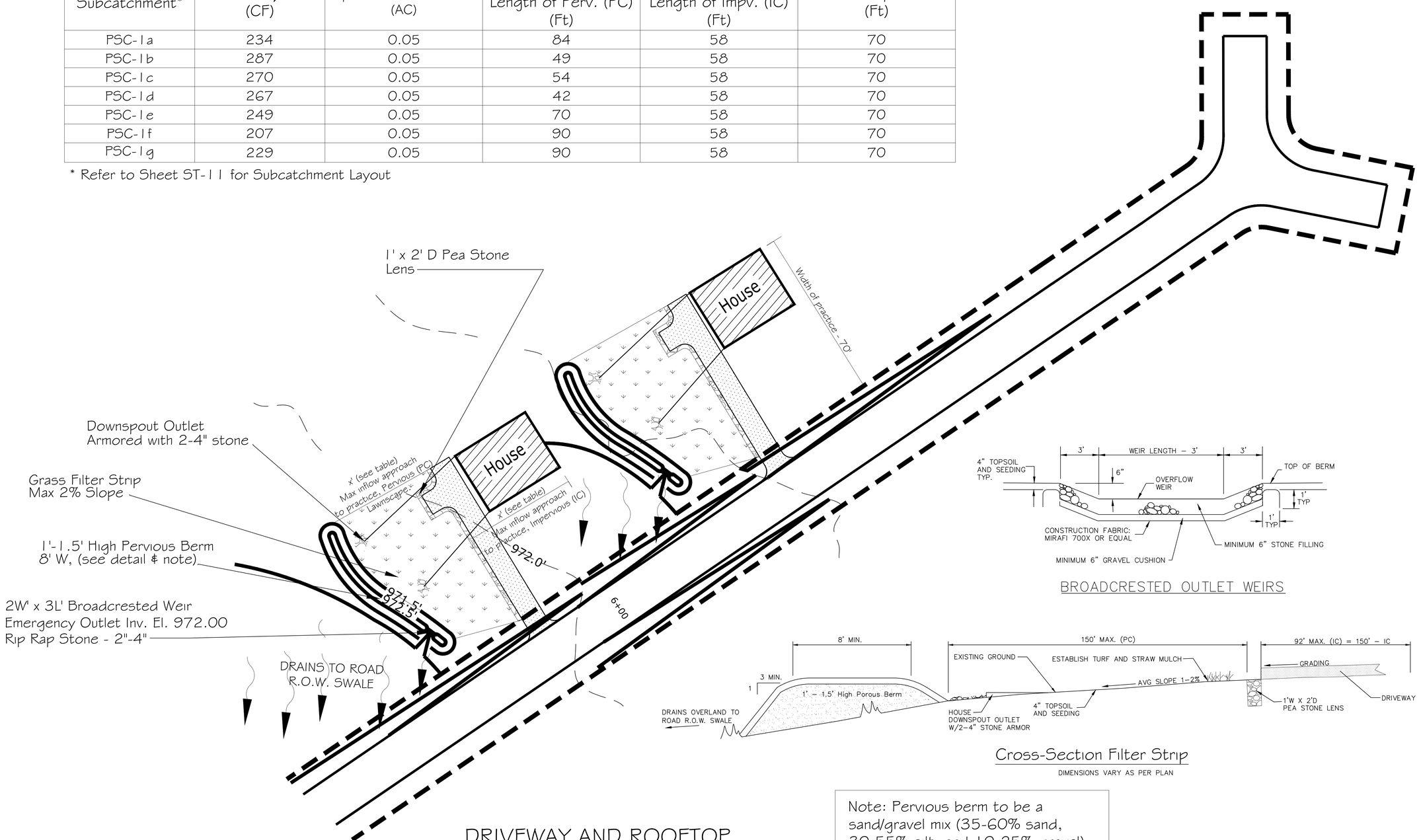
BRITTON WOODS SUBDIVISION
TAX PARCEL #37.1-4-2.12
N. TRIPHAMMER ROAD
LANSING, NEW YORK

TIMOTHY C. BUHL, P.E.
STATE OF NEW YORK — TIMOTHY C. BUHL — LICENSED PROFESSIONAL ENGINEER

DATE: 8-11-2026
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-6

WQv Credit					
Subcatchment*	WQv Required (CF)	Impervious Area Treated (AC)	Max. Contributing Length of Perv. (PC) (Ft)	Max. Contributing Length of Impv. (IC) (Ft)	Filter Strip Width (Ft)
PSC-1a	234	0.05	84	58	70
PSC-1b	287	0.05	49	58	70
PSC-1c	270	0.05	54	58	70
PSC-1d	267	0.05	42	58	70
PSC-1e	249	0.05	70	58	70
PSC-1f	207	0.05	90	58	70
PSC-1g	229	0.05	90	58	70

* Refer to Sheet ST-11 for Subcatchment Layout



DRIVEWAY AND ROOFTOP FILTER STRIP, TYP.

BROADCRESTED OUTLET WEIRS

Cross-Section Filter Strip

DIMENSIONS VARY AS PER PLAN

Note: Pervious berm to be a sand/gravel mix (35-60% sand, 30-55% silt, and 10-25% gravel). Berms to have overflow weirs with 6 inch minimum available head

REVISIONS

No.	Date	SYM.	Description

GRASSED FILTER STRIP DETAILS

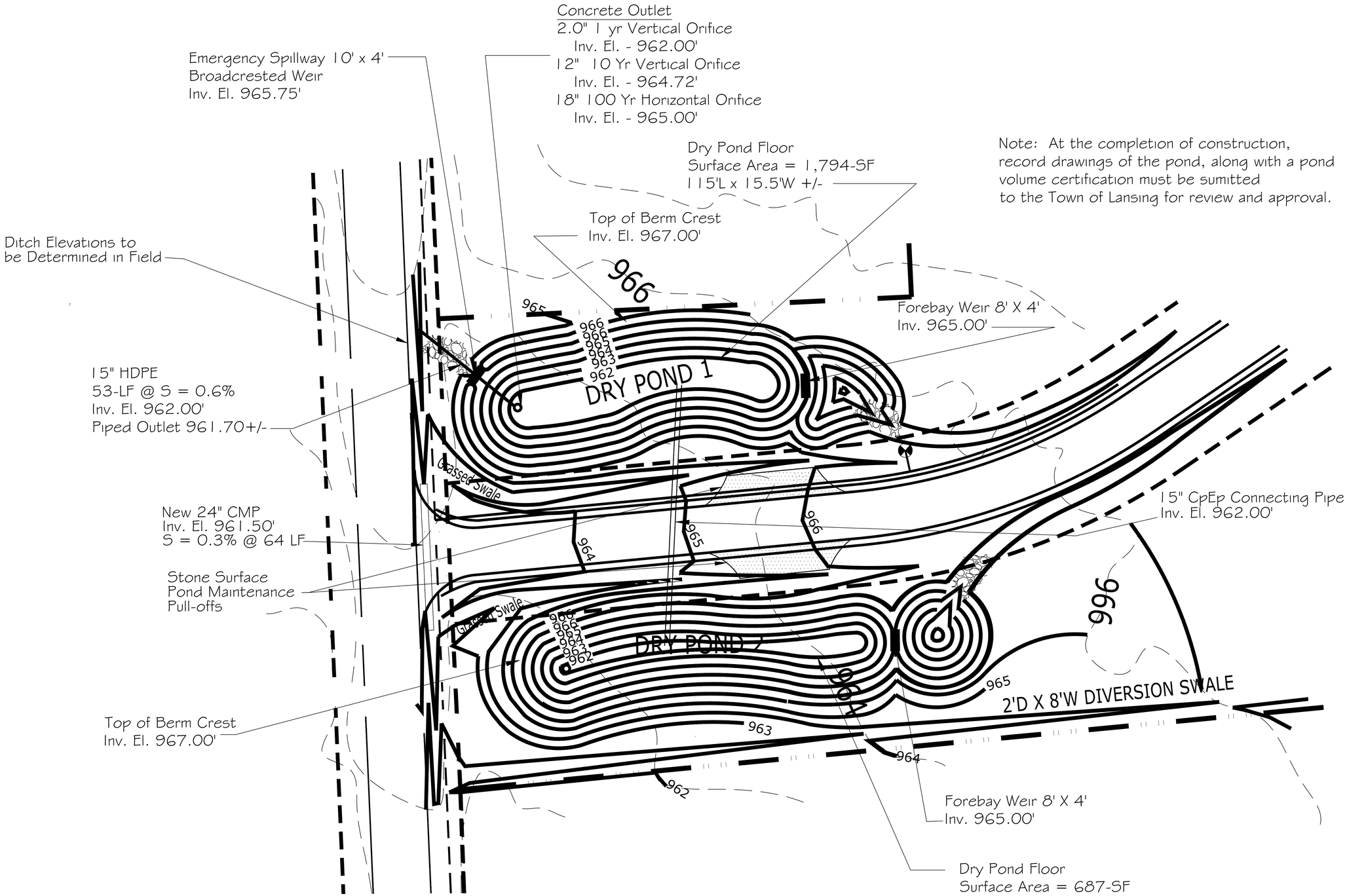
BRITTON WOODS SUBDIVISION
TAX PARCEL #37.1-4-2.12
N. TRIPHAMMER ROAD
LANSING, NEW YORK

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

STATE OF NEW YORK TIMOTHY C. BUHL LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL, P.E.

DATE: 8-11-2026
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-7



POND PLAN
1" = 20'

REVISIONS

No.	Date	SYM.	Description
	8/5/20		Minor Grading and Note Changes
			Added emergency spillway, upsized cross pipe

POND PLAN

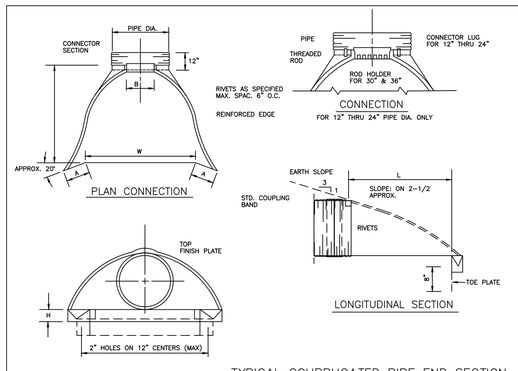
BRITTON WOODS SUBDIVISION
TAX PARCEL #37.1-4-2.12
N. TRIPHAMMER ROAD
LANSING, NEW YORK

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

STATE OF NEW YORK · TIMOTHY C. BUHL · LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL, P.E.

DATE: 8-11-2026
SCALE: 1" = 20'
DRAWN: SDG
JOB:
SHEET: ST-8



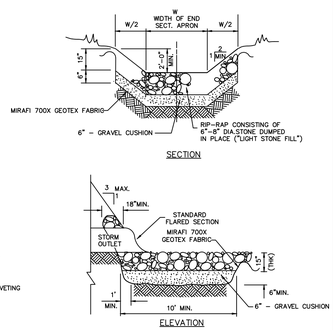
TYPICAL CORRUGATED PIPE END SECTION

TYPICAL END SECTION							
TABLE OF DIMENSIONS							
PIPE DIA.	GAGE	DIMENSION (WITH TOLERANCE)					
		A 1" TOL	B MAX.	H 1" TOL.	I 1-1/2"	W 2" TOL.	
12"	16	4-3/4"	6"	6"	21"	24"	
15"	16	6"	8"	6"	26"	30"	
18"	16	7"	9"	6"	31"	36"	
21"	16	8-1/4"	11"	6"	36"	42"	
24"	14	9-1/2"	12"	6"	42"	48"	
30"	14	12"	15"	7-1/2"	5-1/2"	60"	

END SECTION SHALL BE FURNISHED WITH A GAGE EQUAL TO THE GAGE OF THE PIPE BEING ATTACHED TO OR AS SHOWN ABOVE, WHICHEVER IS THE LARGEST GAGE.

NOTES:

1. TOE PLATE TO BE PUNCHED TO MATCH HOLE IN SKIRT LIP, 3/8" GALV. BOLTS TO BE FURNISHED. LENGTH OF TOE PLATE = W + 10 FOR 12" DIA. PIPE.
2. SKIRT SECTION FOR 12" THRU 24" DIA. PIPE TO BE MADE IN ONE PIECE.
3. SKIRT SECTION FOR 30" THRU 48" DIA. PIPE MAY BE MADE FROM TWO SHEETS BY RIVETING OR BOLTING ON CENTER LINE.
4. CONNECTOR SECTION, CORNER PLATE TO BE SAME GAGE AS SKIRT.
5. TOE PLATE TO BE FURNISHED IN ALL END SECTIONS UNLESS OTHERWISE NOTED.
6. DETAILS ON TABLE SHOWN ARE BASED UPON METAL PIPE. CONTRACTOR TO VERIFY DIMENSIONS FOR HDPE END SECTIONS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THIS ENGINEER.



END SECTION W/ STONE LINED APRON

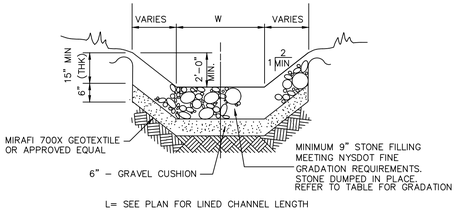
POND OUTLET STRUCTURES & EMBANKMENT DETAILS

STONE LINING FOR STORMWATER CONVEYANCE SECTIONS						
MIN THICKNESS (THK)	STONE FILLING ITEM	V MAX*2 2' DEPTH	SEE NOTES	STONE SIZE[1]	PERCENT OF TOTAL BY WEIGHT	MANNING'S ROUGHNESS COEFF "N"
9"	FINE	11.0 FPS	2,3,4	SMALLER THAN 8" LARGER THAN 3" SMALLER THAN NO. 10 SIEVE	90-100 50-100 0-10	0.0314
15"	LIGHT	13.0 FPS	2,3,4	LIGHTER THAN 100 LBS LARGER THAN 6" SMALLER THAN 1/2"	90-100 50-100 0-10	0.0352
18"	MEDIUM	15.5 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 4"	50-100 0-10	0.0395
30"	HEAVY	17.0 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 6"	50-100 0-10	0.0423

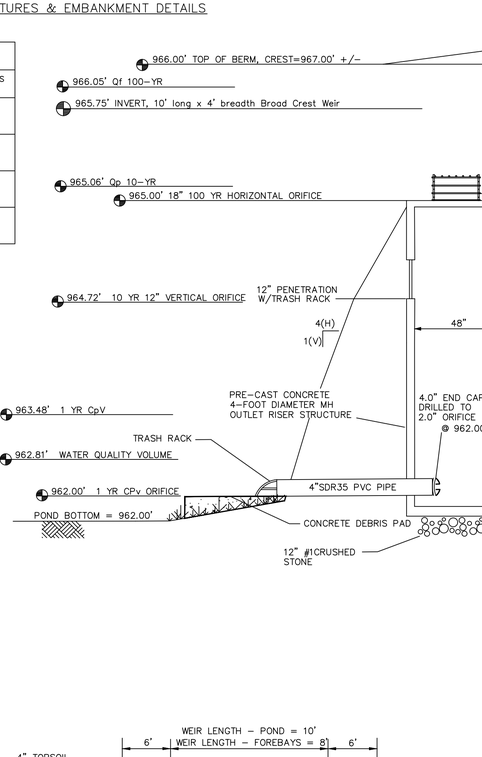
*1 SOURCE: HYDRAULIC ENGINEERING CIRCULAR NO. 15 DESIGN OF STABLE CHANNELS WITH FLEXIBLE LININGS
*2 SOURCE: SOILS DESIGN PROCEDURE SDP2, BANK AND CHANNEL PROTECTIVE LINING DESIGN PROCEDURES

NOTES:

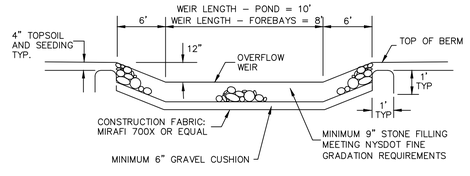
1. STONE SIZES, OTHER THAN WEIGHTS, REFER TO THE AVERAGE OF THE MAXIMUM AND MINIMUM DIMENSIONS OF A STONE PARTICLE AS ESTIMATED BY THE ENGINEER.
2. MATERIALS SHALL CONTAIN LESS THAN 20 PERCENT OF STONES WITH A RATIO OF MAXIMUM TO MINIMUM DIMENSIONS GREATER THAN THREE.
3. AIR-COOLED BLAST FURNACE SLAG, COBBLES OR GRAVEL HAVING AT LEAST ONE FRACTURED FACE PER ACCEPTABLE SUBSTITUTES FOR STONE UNDER THESE ITEMS, PROVIDED THAT SOUNDNESS AND GRADATION REQUIREMENTS ARE MET.
4. MATERIALS SHALL CONTAIN A SUFFICIENT AMOUNT OF STONES SMALLER THAN THE AVERAGE STONE SIZE TO FILL THE SPACES BETWEEN THE STONES.



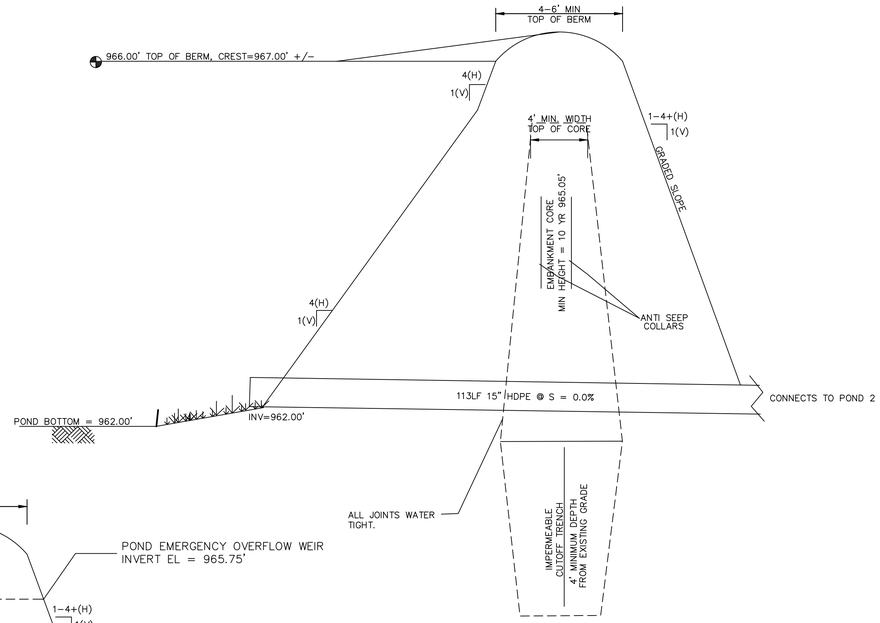
SPILLWAY SLOPES FOREBAY AND POND



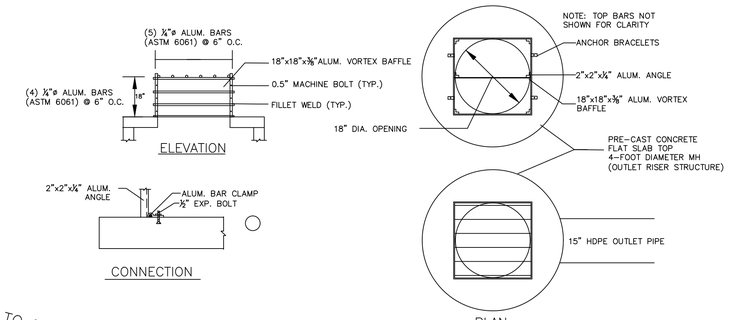
POND 2 SECTION



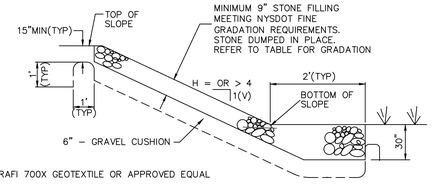
FOREBAY, & POND OUTLET WEIRS



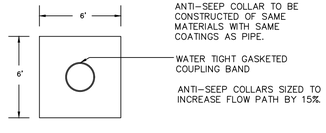
POND 1 SECTION



POND OUTLET STRUCTURE DETAILS



SPILLWAY SLOPES FOREBAY & POND



ANTI-SEEP COLLAR

REVISIONS

No.	Date	SYM.	Description
	8/5/20		Storm volume changes
	12/3/20		Storm volume changes

POND DETAILS

BRITTON WOODS SUBDIVSION
TAX PARCEL #37.1-4-2.12
N.TRIPHAMMER ROAD
LANSING, NEW YORK

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

STATE OF NEW YORK TIMOTHY C. BUHL LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL,P.E.

DATE: 8-11-2026
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-9

Off-Site Subcatchment-1 (OSC-1)
Off-Site Conditions - Area = 645,339-SF (14.81-AC)

Surface Conditions & Soils:
36.0% CfA&CfB-Conesus, KnA-Kendaia, LbB-Lansing - Hydrologic Soil Group (HSG) B
64.0% OaA-Ovid, IcA-Ilion - Hydrologic Soil Group (HSG) C

Runoff Curve Number = 65, 2-AC Lot, HSG B Soils
Runoff Curve Number = 77, 2-AC Lot, HSG C Soils
Runoff Curve Number = 58, Woods/Grass Comb, HSG B Soils
Runoff Curve Number = 72, Woods/Grass Comb, HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 2,082lf +/-
Sheet Flow, Woods/Lt. Underbrush - 100 LF @ S = 6.5% avg +/-
Shallow Conc. Flow - Woodland - 1,982 LF @ S = 1.8% avg. +/-

To Design Point - (DPP-1)

Existing Subcatchment-1 (ESC-1)
Existing Conditions - Area = 950,525-SF (21.82-AC)

Surface Conditions & Soils:
41.0% CfA&CfB-Conesus, KnA-Kendaia, LbB-Lansing - Hydrologic Soil Group (HSG) B
59.0% OaA-Ovid, IcA-Ilion - Hydrologic Soil Group (HSG) C

Runoff Curve Number = 58, Woods/Grass Comb, HSG B Soils
Runoff Curve Number = 72, Woods/Grass Comb, HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 2,261lf +/-
Sheet Flow, Woods/Lt. Underbrush - 150 LF @ S = 7.0% avg +/-
Shallow Conc. Flow - Woodland - 2,117 LF @ S = 2.4% avg. +/-

To Design Point - (DPE-1)

Off-Site Subcatchment-3 (OSC-3)
Off-Site Conditions - Area = 70,850-SF (1.63-AC)

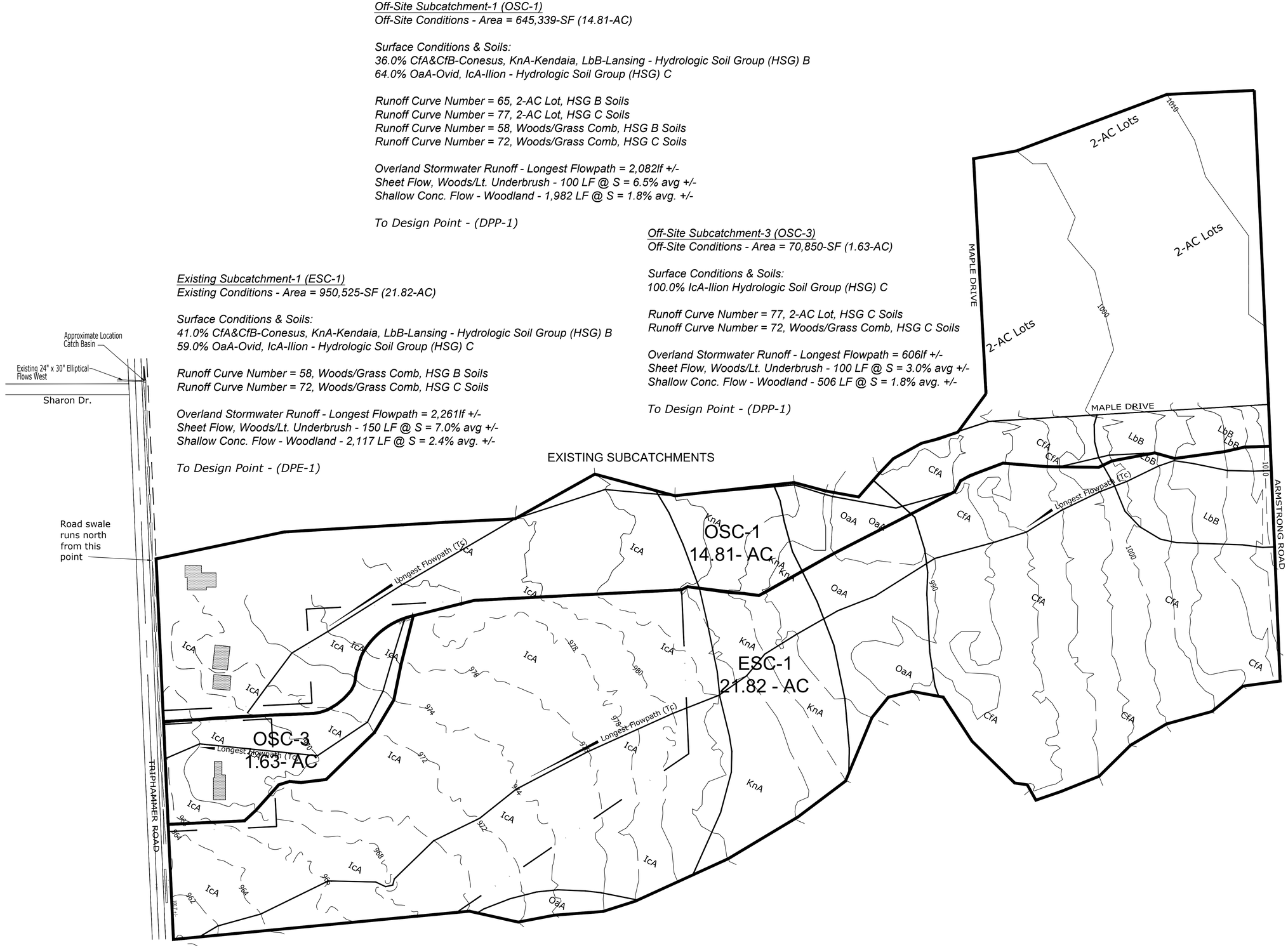
Surface Conditions & Soils:
100.0% IcA-Ilion Hydrologic Soil Group (HSG) C

Runoff Curve Number = 77, 2-AC Lot, HSG C Soils
Runoff Curve Number = 72, Woods/Grass Comb, HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 606lf +/-
Sheet Flow, Woods/Lt. Underbrush - 100 LF @ S = 3.0% avg +/-
Shallow Conc. Flow - Woodland - 506 LF @ S = 1.8% avg. +/-

To Design Point - (DPP-1)

EXISTING SUBCATCHMENTS



REFERENCE HYDROCAD (HYDRAULIC & HYDROLOGIC) MODELING RESULTS PRESENTED WITH THESE PLANS

REVISIONS

No.	Date	SYM.	Description

HYDRAULIC AND HYDROLOGIC WORKSHEET - EXISTING CONDITIONS

BRITTON WOODS SUBDIVISION
TAX PARCEL #37.1-4-2.12
N.TRIPHAMMER ROAD
LANSING, NEW YORK

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

STATE OF NEW YORK
TIMOTHY C. BUHL
LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL,P.E.

DATE: 8-11-2026
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-10

Off-Site Subcatchment-2 (OSC-2)
Off-Site Conditions - Area = 604,235-SF (13.87-AC)

Surface Conditions & Soils:
72.0% CfA-Conesus, KnA-Kendaia, LbB-Lansing - Hydrologic Soil Group (HSG) B
28.0% OaA-Ovid, IcA-Ilion - Hydrologic Soil Group (HSG) C

Runoff Curve Number = 58, Woods/Grass Comb, HSG B Soils
Runoff Curve Number = 72, Woods/Grass Comb, HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 2,344lf +/-
Sheet Flow, Woods/Lt. Underbrush - 100 LF @ S = 7.0% avg +/-
Shallow Conc. Flow - Woodland - 1,102 LF @ S = 2.3% avg. +/-
Trap/Vee Channel Flow - 1,142 LF @ S = 1.8% avg. +/-

To Design Point - (DPP-1)

Off-Site Subcatchment-1 (OSC-1)
Off-Site Conditions - Area = 645,339-SF (14.81-AC)

Surface Conditions & Soils:
36.0% CfA&CfB-Conesus, KnA-Kendaia, LbB-Lansing - Hydrologic Soil Group (HSG) B
64.0% OaA-Ovid, IcA-Ilion - Hydrologic Soil Group (HSG) C

Runoff Curve Number = 65, 2-AC Lot, HSG B Soils
Runoff Curve Number = 77, 2-AC Lot, HSG C Soils
Runoff Curve Number = 58, Woods/Grass Comb, HSG B Soils
Runoff Curve Number = 72, Woods/Grass Comb, HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 2,082lf +/-
Sheet Flow, Woods/Lt. Underbrush - 100 LF @ S = 6.5% avg +/-
Shallow Conc. Flow - Woodland - 1,982 LF @ S = 1.8% avg. +/-

To Design Point - (DPP-1)

Proposed Subcatchment-2 (PSC-2)
Proposed Conditions - Area = 198,046-SF (4.55-AC)

Surface Conditions & Soils:
100.0% IcA-Ilion - Hydrologic Soil Group (HSG) C

Runoff Curve Number = 74, Grass Cover >75%, HSG C Soils
Runoff Curve Number = 98, Road, Drives, Rooftops, HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 979lf +/-
Sheet Flow, Dense Grass - 100 LF @ S = 3.0% avg +/-
Shallow Conc. Flow - Short Grass Pasture - 879 LF @ S = 1.8% avg. +/-

To Design Point - (DPP-1)

Proposed Subcatchment-1 (PSC-1)
Proposed Conditions - Area = 147,568-SF (3.39-AC)

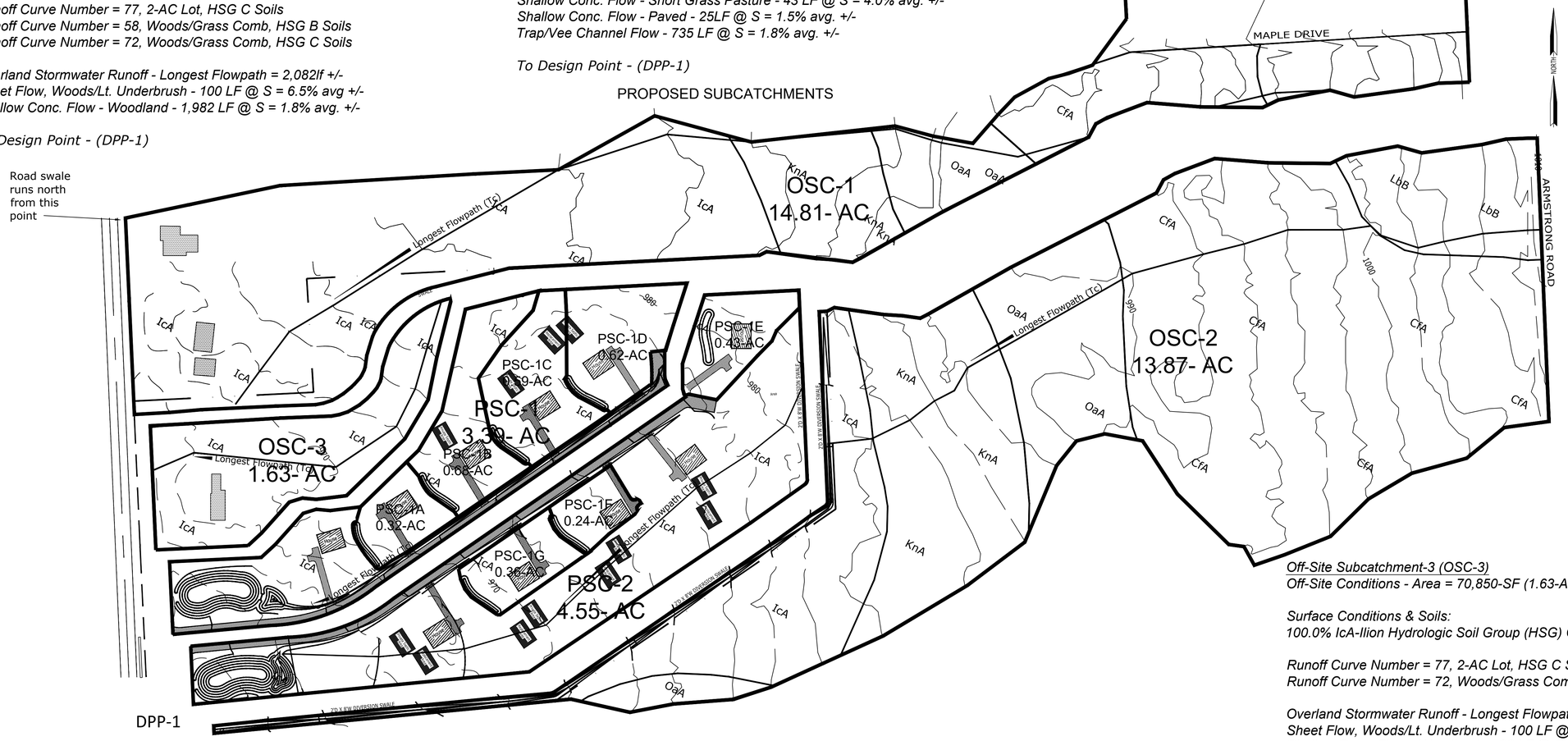
Surface Conditions & Soils:
100.0% IcA-Ilion - Hydrologic Soil Group (HSG) C

Runoff Curve Number = 74, Grass Cover >75%, HSG C Soils
Runoff Curve Number = 98, Road, Drives, Rooftops, HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 903lf +/-
Sheet Flow, Dense Grass - 100 LF @ S = 5.0% avg +/-
Shallow Conc. Flow - Short Grass Pasture - 43 LF @ S = 4.0% avg. +/-
Shallow Conc. Flow - Paved - 25LF @ S = 1.5% avg. +/-
Trap/Vee Channel Flow - 735 LF @ S = 1.8% avg. +/-

To Design Point - (DPP-1)

PROPOSED SUBCATCHMENTS



REFERENCE HYDROCAD (HYDRAULIC & HYDROLOGIC) MODELING RESULTS PRESENTED WITH THESE PLANS

Off-Site Subcatchment-3 (OSC-3)
Off-Site Conditions - Area = 70,850-SF (1.63-AC)

Surface Conditions & Soils:
100.0% IcA-Ilion Hydrologic Soil Group (HSG) C

Runoff Curve Number = 77, 2-AC Lot, HSG C Soils
Runoff Curve Number = 72, Woods/Grass Comb, HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 606lf +/-
Sheet Flow, Woods/Lt. Underbrush - 100 LF @ S = 3.0% avg +/-
Shallow Conc. Flow - Woodland - 506 LF @ S = 1.8% avg. +/-

To Design Point - (DPP-1)

REVISIONS

No.	Date	SYM.	Description
	8/5/20		Removed NW diversion swale

HYDRAULIC AND HYDROLOGIC
WORKSHEET - PROPOSED CONDITIONS

BRITTON WOODS SUBDIVISION
TAX PARCEL #37.1-4-2.12
N.TRIPHAMMER ROAD
LANSING, NEW YORK

SCOTTY & WAYNE BRITTON
18 MURFIELD DRIVE
ITHACA, NY 14850

STATE OF NEW YORK — TIMOTHY C. BUHL — LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL,P.E.

DATE: 8-11-2026
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-11