



WARNING:
It is a violation of Section 2209, 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 file 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.

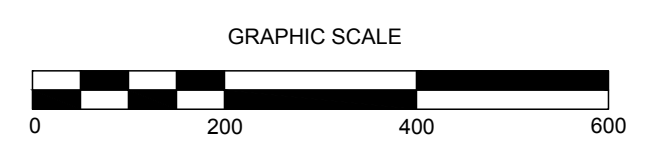
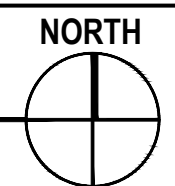
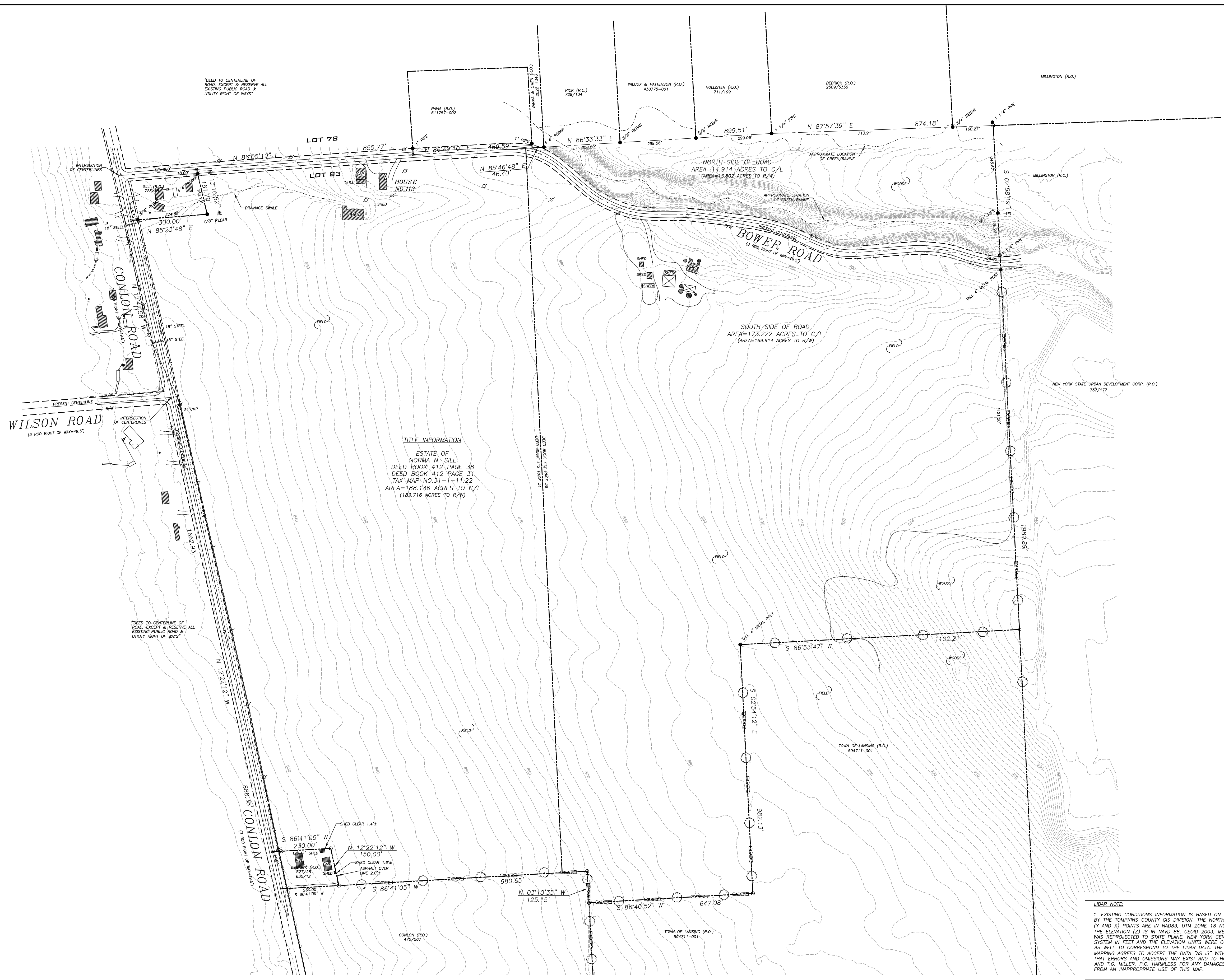
CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

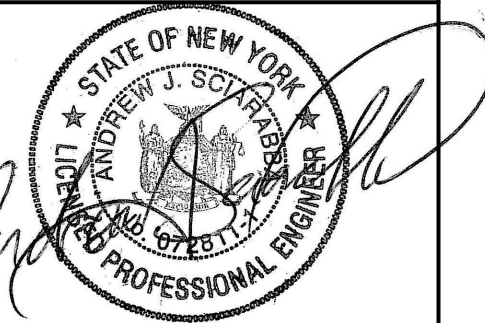
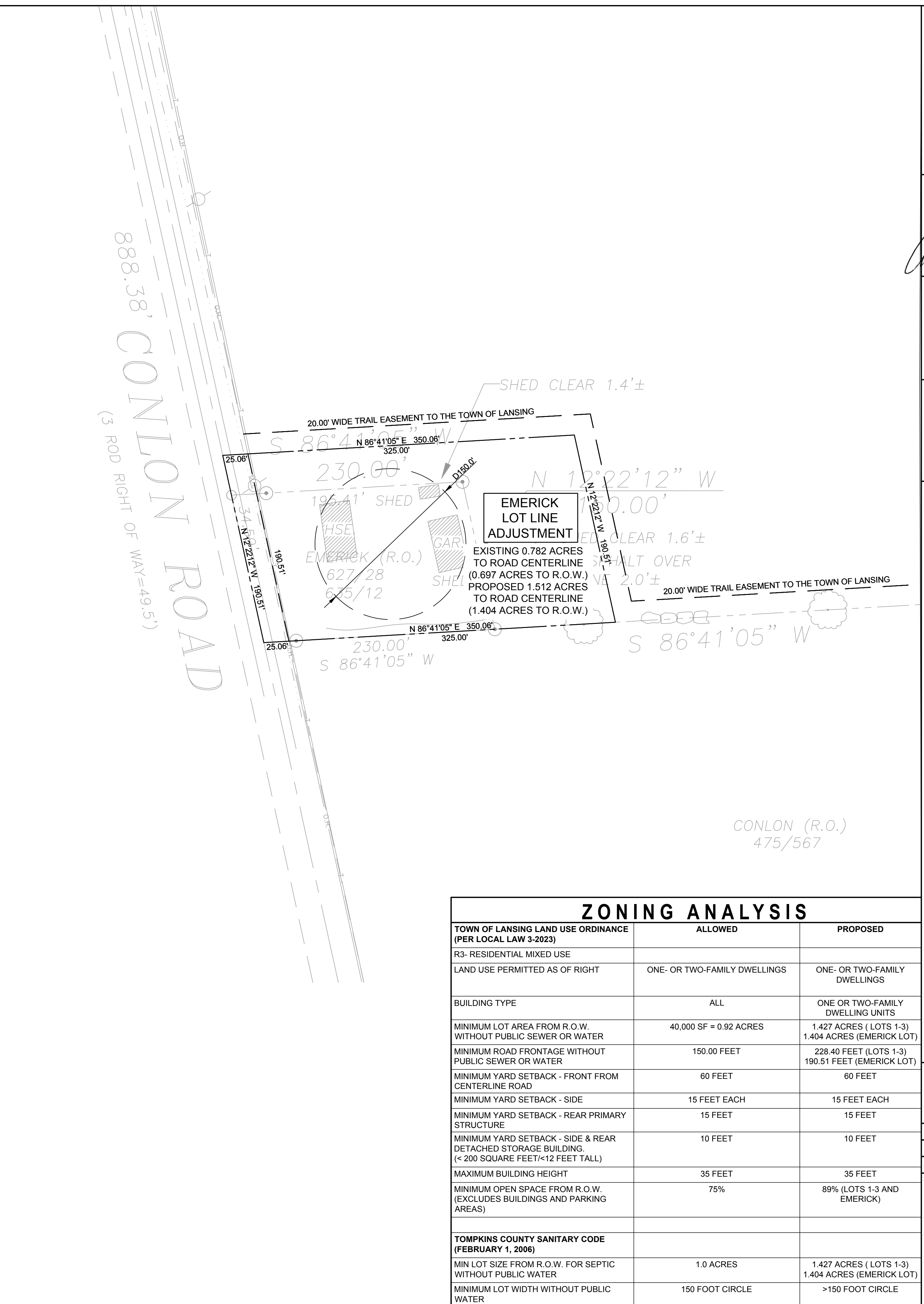
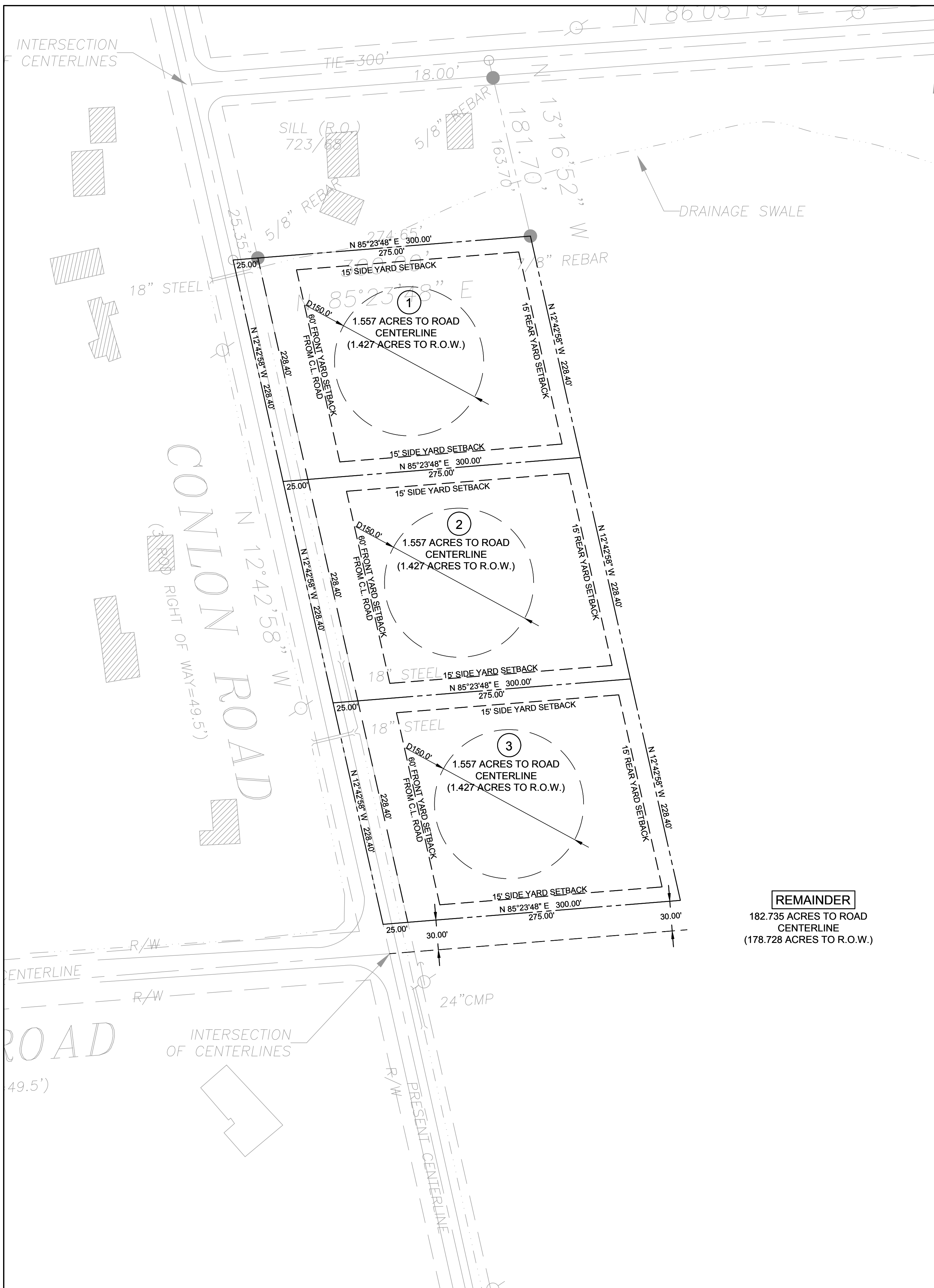
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

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

DRAWING TITLE
EXISTING CONDITIONS PLAN

DRAWING NUMBER
C-101





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.

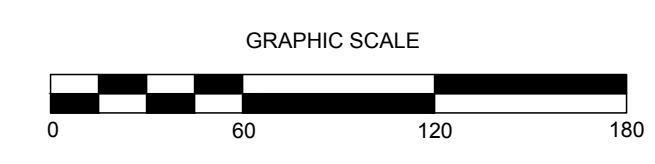
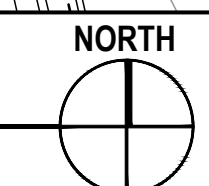
CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

TOWN OF LANSING LAND USE ORDINANCE (PER LOCAL LAW 3-2023)	ALLOWED	PROPOSED
R3- RESIDENTIAL MIXED USE		
LAND USE PERMITTED AS OF RIGHT	ONE- OR TWO-FAMILY DWELLINGS	ONE- OR TWO-FAMILY DWELLINGS
BUILDING TYPE	ALL	ONE OR TWO-FAMILY DWELLING UNITS
MINIMUM LOT AREA FROM R.O.W. WITHOUT PUBLIC SEWER OR WATER	40,000 SF = 0.92 ACRES	1,427 ACRES (LOTS 1-3) 1,404 ACRES (EMERICK LOT)
MINIMUM ROAD FRONTAGE WITHOUT PUBLIC SEWER OR WATER	150.00 FEET	228.40 FEET (LOTS 1-3) 190.51 FEET (EMERICK LOT)
MINIMUM YARD SETBACK - FRONT FROM CENTERLINE ROAD	60 FEET	60 FEET
MINIMUM YARD SETBACK - SIDE	15 FEET EACH	15 FEET EACH
MINIMUM YARD SETBACK - REAR PRIMARY STRUCTURE	15 FEET	15 FEET
MINIMUM YARD SETBACK - SIDE & REAR DETACHED STORAGE BUILDING (< 200 SQUARE FEET/<12 FEET TALL)	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MINIMUM OPEN SPACE FROM R.O.W. (EXCLUDES BUILDINGS AND PARKING AREAS)	75%	89% (LOTS 1-3 AND EMERICK)
TOMPKINS COUNTY SANITARY CODE (FEBRUARY 1, 2006)		
MIN LOT SIZE FROM R.O.W. FOR SEPTIC WITHOUT PUBLIC WATER	1.0 ACRES	1,427 ACRES (LOTS 1-3) 1,404 ACRES (EMERICK LOT)
MINIMUM LOT WIDTH WITHOUT PUBLIC WATER	150 FOOT CIRCLE	>150 FOOT CIRCLE

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	
PROJECT NUMBER	24-31
DATE	2/25/2025
SCALE	AS NOTED
DRAWING TITLE	SUBDIVISION PLANS ENLARGED
DRAWING NUMBER	C-103

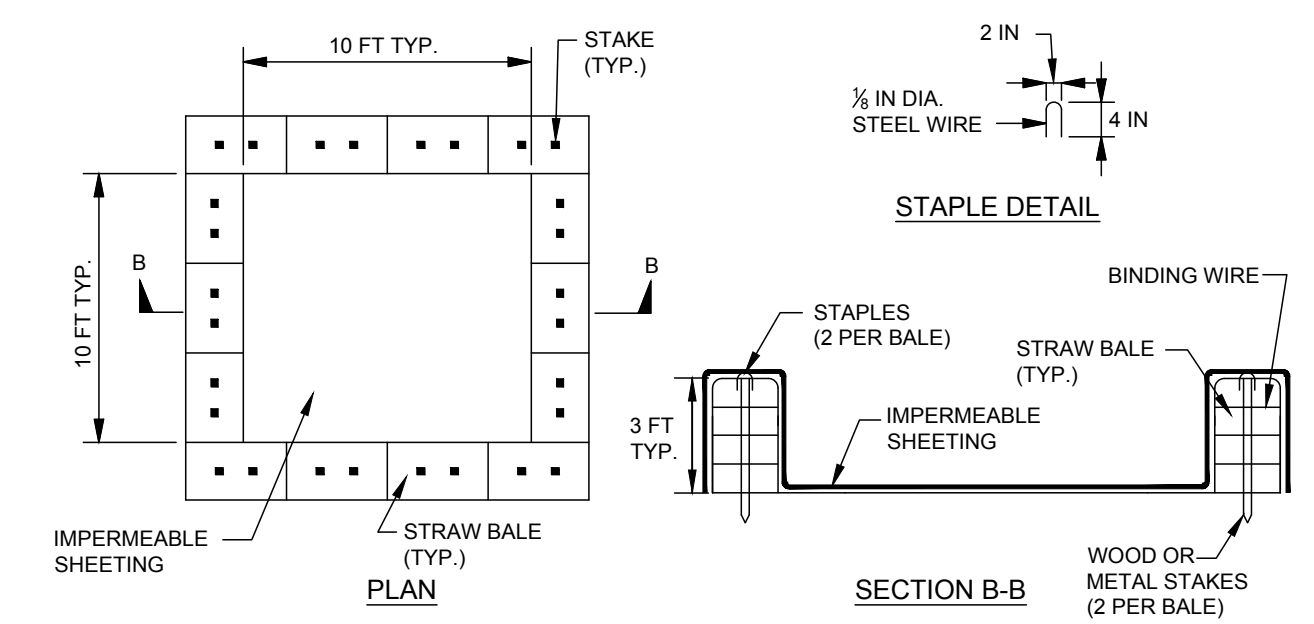


EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=60'



- EROSION AND SEDIMENT CONTROL NOTES:**
- 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.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
 - AS SEDIMENT ACCUMULATES TO 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.
 - 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.
 - 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 EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".
 - MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS OF RAINFALL OR GREATER INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SILTED IN SILT FENCE OR CHECK DAMS AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
 - CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE. LAWNS HAVE BECOME ESTABLISHED TO 80% VEGETATIVE COVER AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
 - 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:**
- INSTALL SILT FENCE, CHECK DAMS, AND STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON PLAN PRIOR TO BEGINNING EARTHWORK OPERATIONS.
 - REMOVE ALL TREES, STUMPS, AND BRUSH PRIOR TO BEGINNING EARTHWORK OPERATIONS.
 - STRIP AND STOCKPILE TOPSOIL.
 - SURROUND ALL STOCKPILE AREAS WITH SILT FENCE.
 - INSTALL CONCRETE WASHOUTS.
 - COMPLETE SITE AND UTILITY IMPROVEMENTS.
 - FINE GRADE, SEED, AND MULCH ALL DISTURBED LAWN AREAS WITHIN FOURTEEN (14) DAYS OF DISTURBANCE.
 - REMOVE TEMPORARY SILT FENCE AND CHECK DAMS ONLY AFTER SITE IS COMPLETELY STABILIZED AND ALL DISTURBED LAWN AREAS HAVE ACHIEVED 80% VEGETATIVE GROWTH.

EROSION AND SEDIMENT CONTROL NOTES - NOT TO SCALE

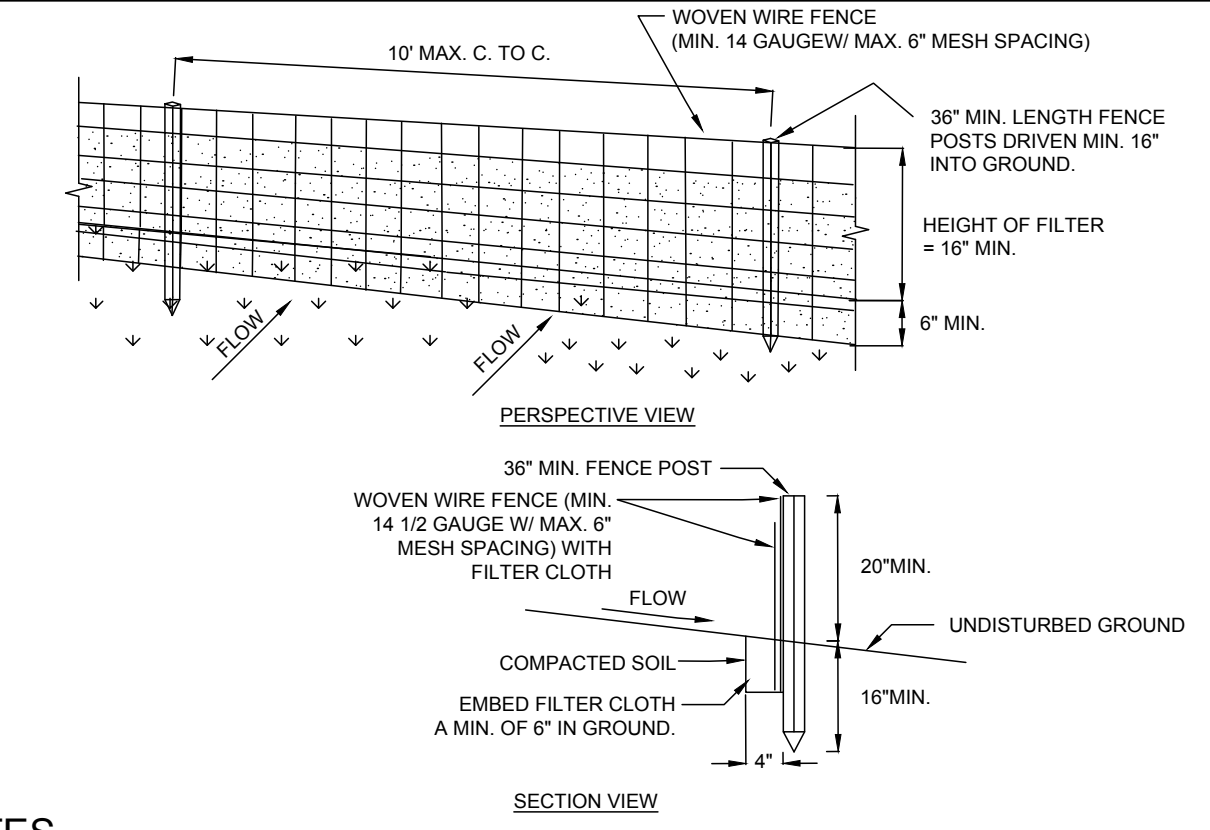


NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

- CONSTRUCTION NOTES**
- 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.
 - 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.
 - 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.
 - PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
 - 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.
 - DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

CONCRETE WASHOUT - NOT TO SCALE



- NOTES**
- 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.
 - FILTER CLOTH 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 100K, STABILINKA 1140K, OR APPROVED EQUIVALENT.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIRONMENT, OR APPROVED EQUIVALENT.
 - 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

SCIARABBA
engineering+design

SCIARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-387-0078
www.sciarabbaeng.com

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.

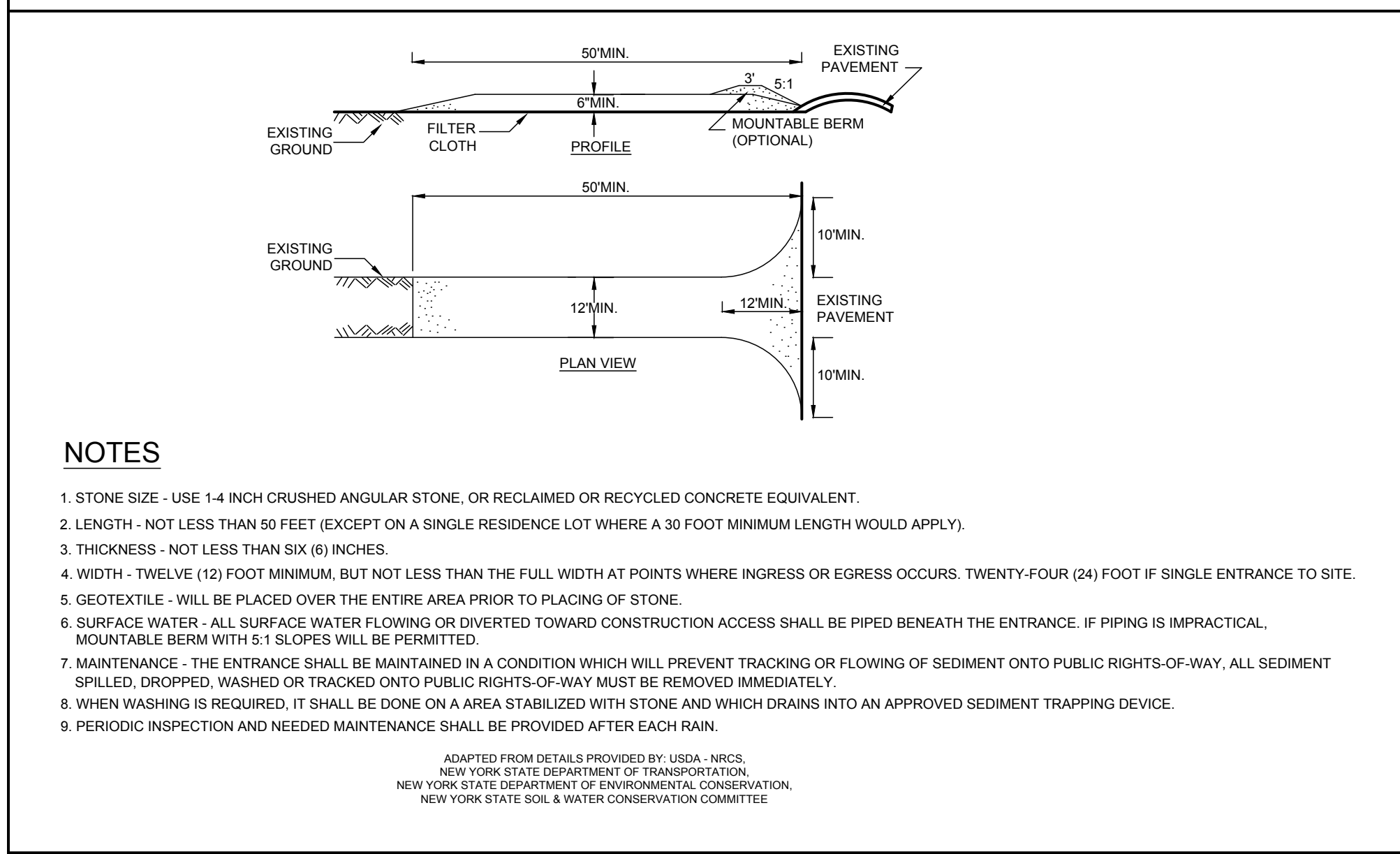
CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

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

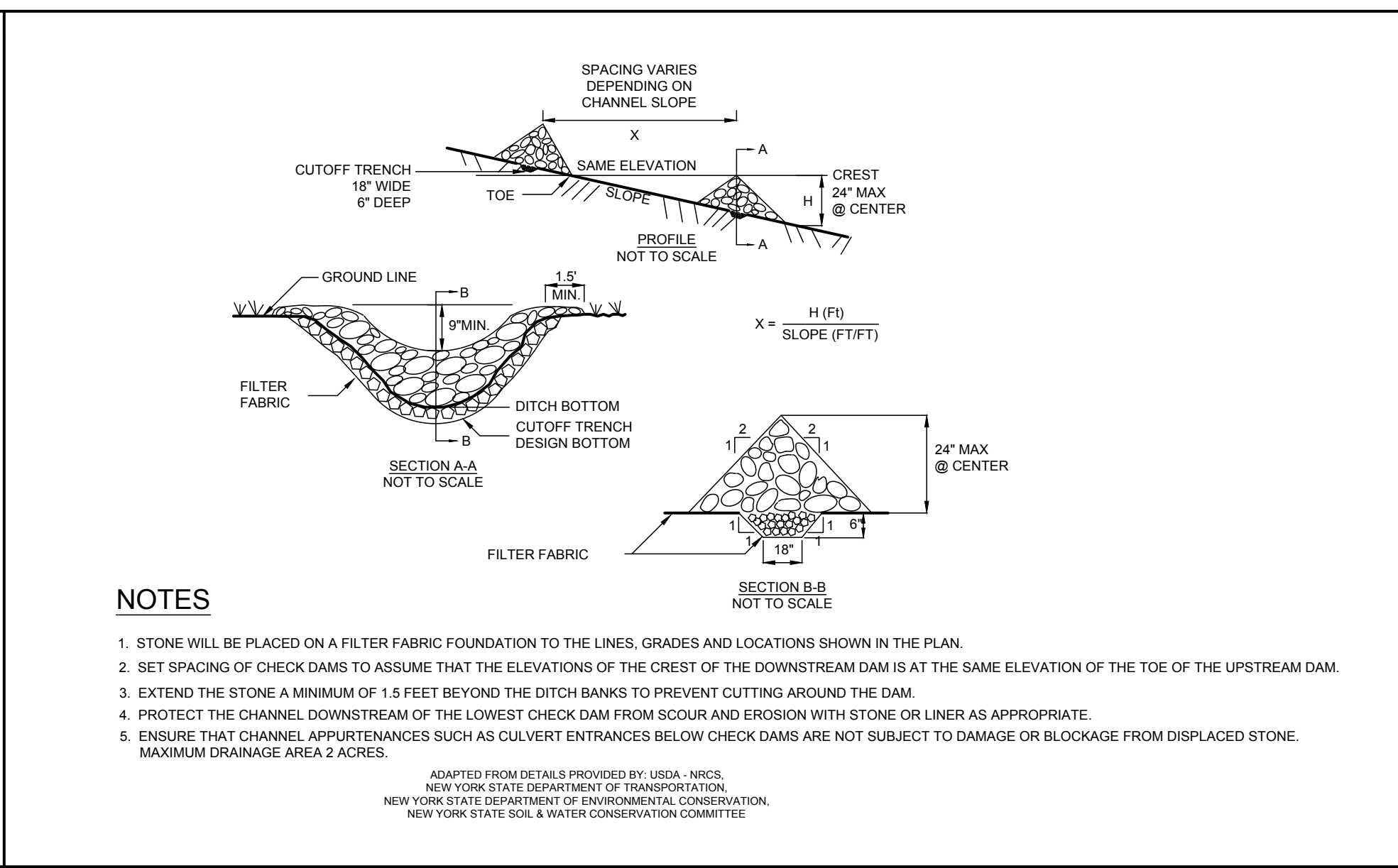
DRAWING TITLE
EROSION AND SEDIMENT CONTROL PLAN

DRAWING NUMBER
C-104



- NOTES**
- STONE SIZE - USE 1 1/4 INCH CRUSHED ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - 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.
 - GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - 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.
 - 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.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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



- NOTES**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
 - 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.
 - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 - 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, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

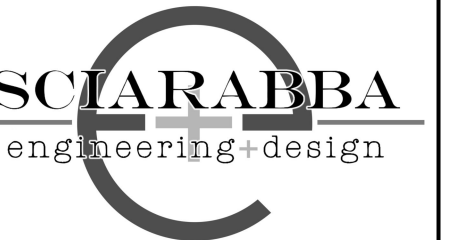
STABILIZED CONSTRUCTION ENTRANCE - NOT TO SCALE

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.



SCIRABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-527-0278
www.scirabbaeng.com



WARNING:
It is a violation of Section 2209, 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.

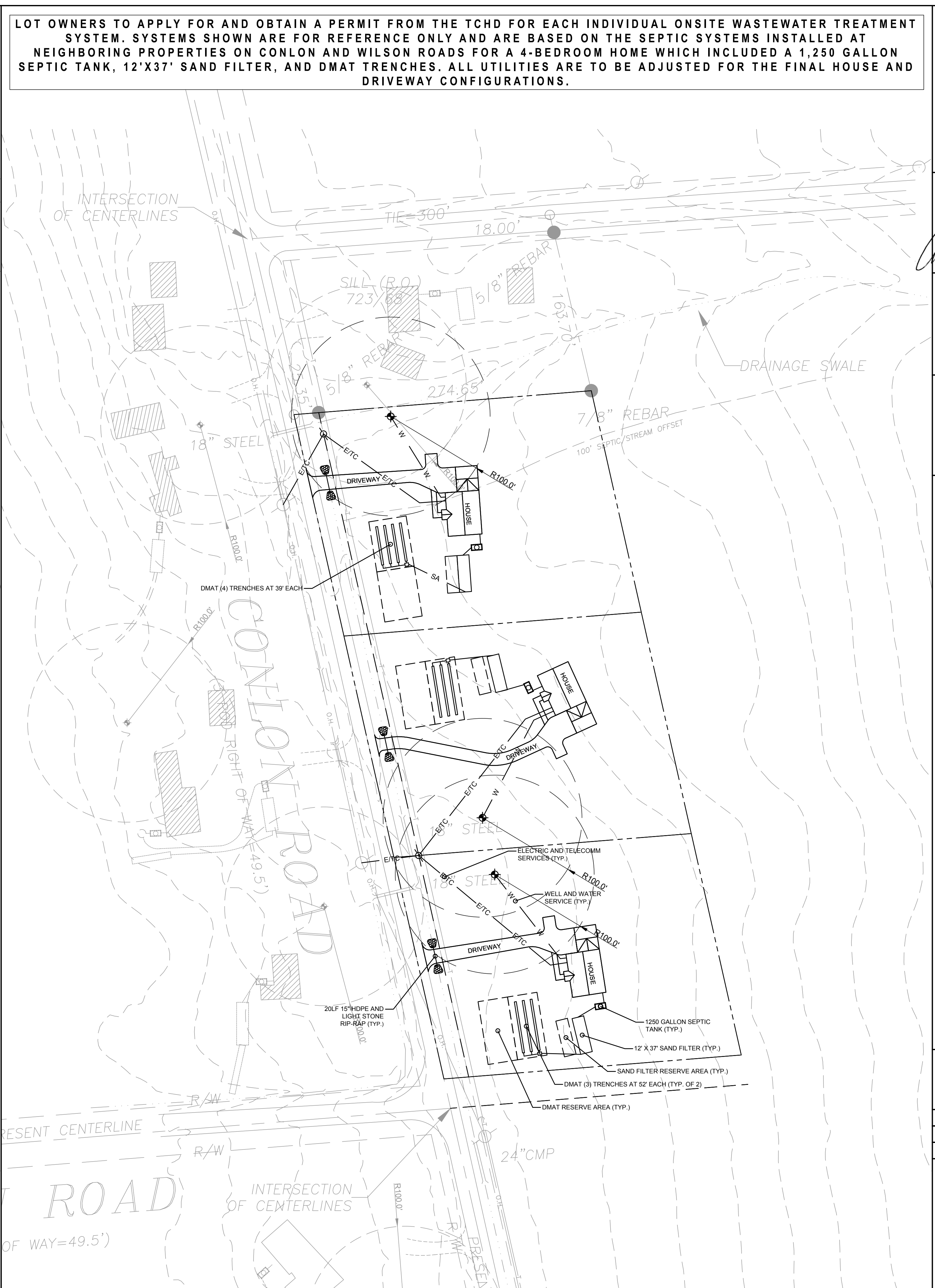
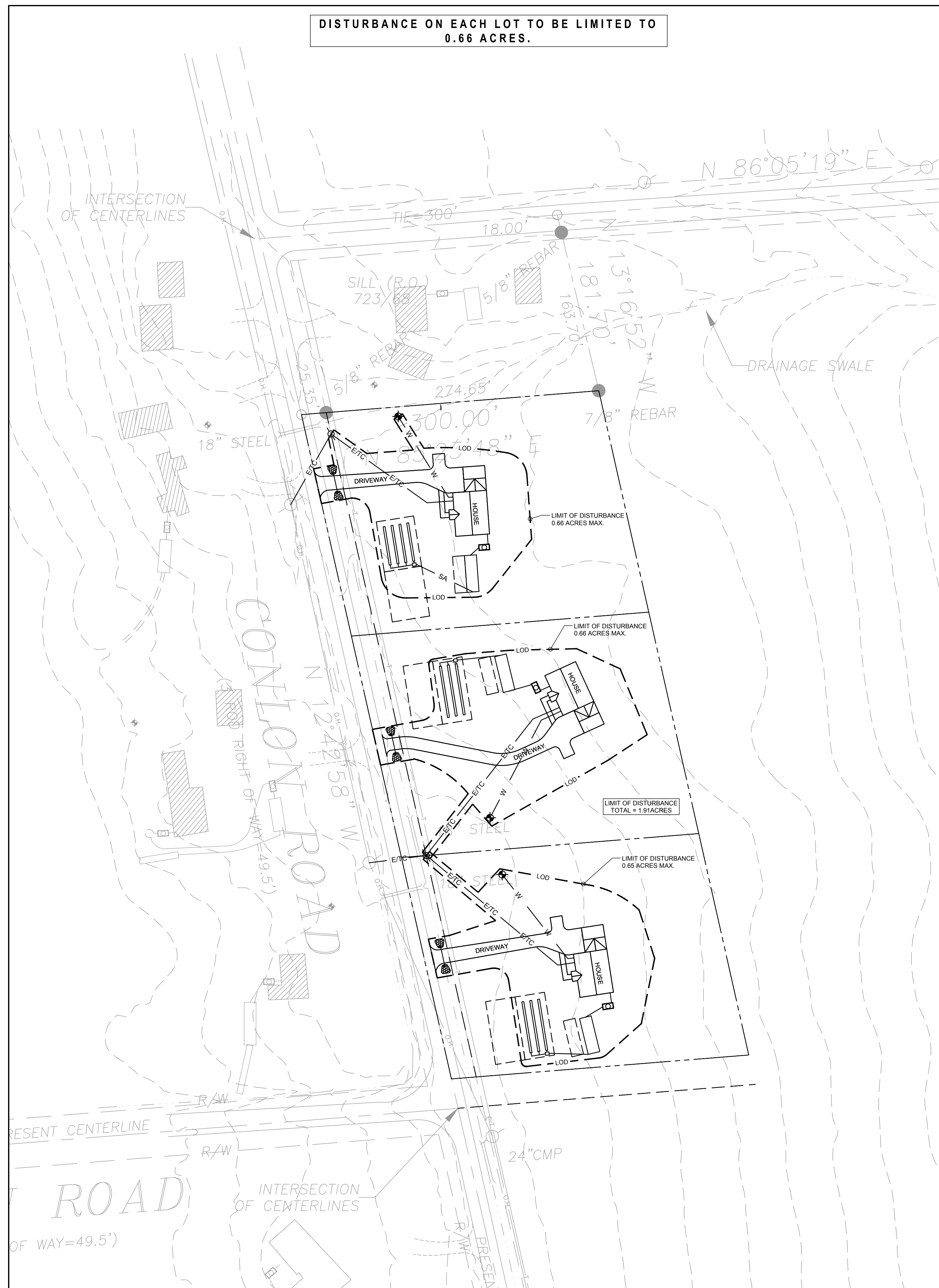
CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

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

DRAWING TITLE
GROUND DISTURBANCE AND UTILITY PLANS

DRAWING NUMBER
C-105



GROUND DISTURBANCE PLAN
SCALE: 1"=60'

UTILITY PLAN
SCALE: 1"=60'