SKETCH MAP

~ LANDS OF ~

4 SEASON STORAGE TOMPKINS, LLC

PARCEL "D"

MILITARY LOT 53

TOWN OF DRYDEN ~ COUNTY OF TOMPKINS

STATE OF NEW YORK

TAX MAP NO. 52.-1-8.5

REFERENCE DEED: INSTRUMENT NO. 2015-02224

TOPOGRAPHIC SURVEY
~ LANDS OF ~
4 SEASON STORAGE TOMPKINS, LLC
BEING PART OF MILITARY LOT NO. 53
TOWN OF DRYDEN ~ COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX MAP NO. 52.-1-8.5
REFERENCE DEED: INSTRUMENT NO. 2015-02224

LEGEND:

- EXISTING IRON MONUMENT AS SHOWN
- CONCRETE HIGHWAY MONUMENT
- SET 3/4" REBAR AND SURVEY CAP
- UTILITY POLE
- UNDERGROUND TELEPHONE RISER
- R.O. REPUTED OWNER
- (...) RECORD DISTANCE
- (R,M) RECORD DISTANCE, MEASURED DISTANCE
- O/H OVERHEAD UTILITIES
- U/G UNDERGROUND UTILITIES
- ℄ PRESENT CENTERLINE OF PAVEMENT
- FENCE
- 1078 EXISTING CONTOUR
- T T APPROXIMATE UNDERGROUND TELEPHONE LINE
- G G APPROXIMATE UNDERGROUND GAS LINE
- FFE FINISHED FLOOR ELEVATION
- ORNAMENTAL DECIDUOUS TREE

1401 DRYDEN LLC
-R.O.-
INSTRUMENT NO. 2018-12170

HARRIGER PROPERTIES, LLC
-R.O.-
INSTRUMENT NO. 533224-001

HARRIGER PROPERTIES, LLC
-R.O.-
INSTRUMENT NO. 525576-001

SUN PROPERTIES, LLC
-R.O.-
INSTRUMENT NO. 2013-00726

PEGGY LASER-BREMER
-R.O.-
INSTRUMENT NO. 531143-001

* PARCEL "D"

* PARCEL "C"

* PARCEL "B"

PROPOSED PRACTICE

4 SEASON CLIMATE CONTROL STORAGE BUILDING
102'W x 167' L
FFE 1063'

BUILDING B
200' X 60'
4 SEASON CLIMATE CONTROL STORAGE BUILDING
Construction: Wood framed w/ SIPS. Trusses (202' x 62' incl. 1' overhang)
F.F.E.: 1074.8'

BUILDING A
200' X 60'
4 SEASON CLIMATE CONTROL STORAGE BUILDING
1400 DRYDEN ROAD
Construction: Wood framed w/ SIPS. Trusses (202' x 62' incl. 1' overhang)
F.F.E.: 1074.7'
F.F.E.: 1075.7'

15' GRAVEL DRIVEWAY

GRAVEL DRIVEWAY

PAVED PARKING LOT

Fence ~ 1' from Property Line

WOODS

SUBJECT TO 33' WIDE RIGHT-OF-WAY SEE INSTRUMENT NO. 533224-001 & L.744,P.870 EXISTING GRAVEL DRIVEWAY

15' X 15' CANOPY

CONC. HEADWALL

8" DIA. PVC CULVERT PIPE INVERT ELEV. 1065.8'

8" DIA. PVC CULVERT PIPE INVERT ELEV. 1071.3'

BENCHMARK: 10W OF NAIL SET IN THE EASTERLY FACE OF UTILITY POLE ELEVATION: 1075.44'

PIPE

PIN

O/H U/G

EDGE OF PAVEMENT

HIGHWAY BOUNDS

DRYDEN ROAD ~ N.Y.S. ROUTE 13

TO DRYDEN

TO ITHACA

PICKNEY ROAD

N.F.

SQUARE CONC. MON.

337'±

THE PEOPLE OF THE STATE OF NEW YORK -R.O.- SEE NYS DOT HIGHWAY APPROPRIATION MAP NO. 11, PARCEL NO. 5 DATED 7/14/1988

N 67°37'07" E
317.58'

N 80°19'39" E
223.96'

CULVERT

NOTE: CORNER FALLS IN 18" DIA. MAPLE TREE

NOTE: PIN FOUND N 06°43'52"W 1.50' FROM CORNER

NOTE: THIS CORNER IS 305.8' SOUTH OF CENTERLINE OF N.Y.S. L.440,P.899)

REFERENCE SURVEYS:

"-- SURVEY FOR THURSA SMILEY...", MADE BY GEORGE C. SCHLECHT, P.E., L.S., DATED DECEMBER 18, 1987, JOB NO. 87-432.

"SURVEY MAP LANDS OF 4 SEASON STORAGE TOMPKINS, LLC..." MADE BY REAGAN LAND SURVEYING, DATED NOV. 5, 2013, LAST REVISED MARCH 29, 2017.

NOTES:

1.) DATUM: APPROXIMATE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

2.) ALL ELEVATIONS ARE IN FEET.

3.) UNDERGROUND UTILITIES SHOWN BY THIS SURVEY ARE APPROXIMATE. LOCATIONS WERE DRAWN ACCORDING TO FIELD EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST ON THE SITE. UNDERGROUND UTILITIES MUST BE FIELD MARKED BY OTHERS TO DETERMINE THEIR EXACT LOCATION.

PARCEL SURVEYED MAY BE SUBJECT TO:
1.) NYSEG EASEMENT L.225,P.137
2.) NYT & AT&T EASEMENT L.242,P.110
3.) DRYDEN TEL. COOP. EASEMENT L.442,P.621
4.) NYSEG EASEMENT L.451,P.10
5.) NYSEG EASEMENT L.451,P.14

0' 50' 100' 150'
GRAPHIC SCALE

2000369.ORD

REAGAN LAND SURVEYING
298 CORTLAND ROAD, P.O. BOX 1124
DRYDEN, NEW YORK
PHONE/FAX: (607) 844-8837
EMAIL: office@reaganlandsurveying.com

JOB NO.: 19-348 SCALE: 1"=50'

DRAWN BY: A. PUZO DATED: DEC. 13, 2019

SIGNED: _____

" Copyright 2019: All Rights Reserved, Reagan Land Surveying"

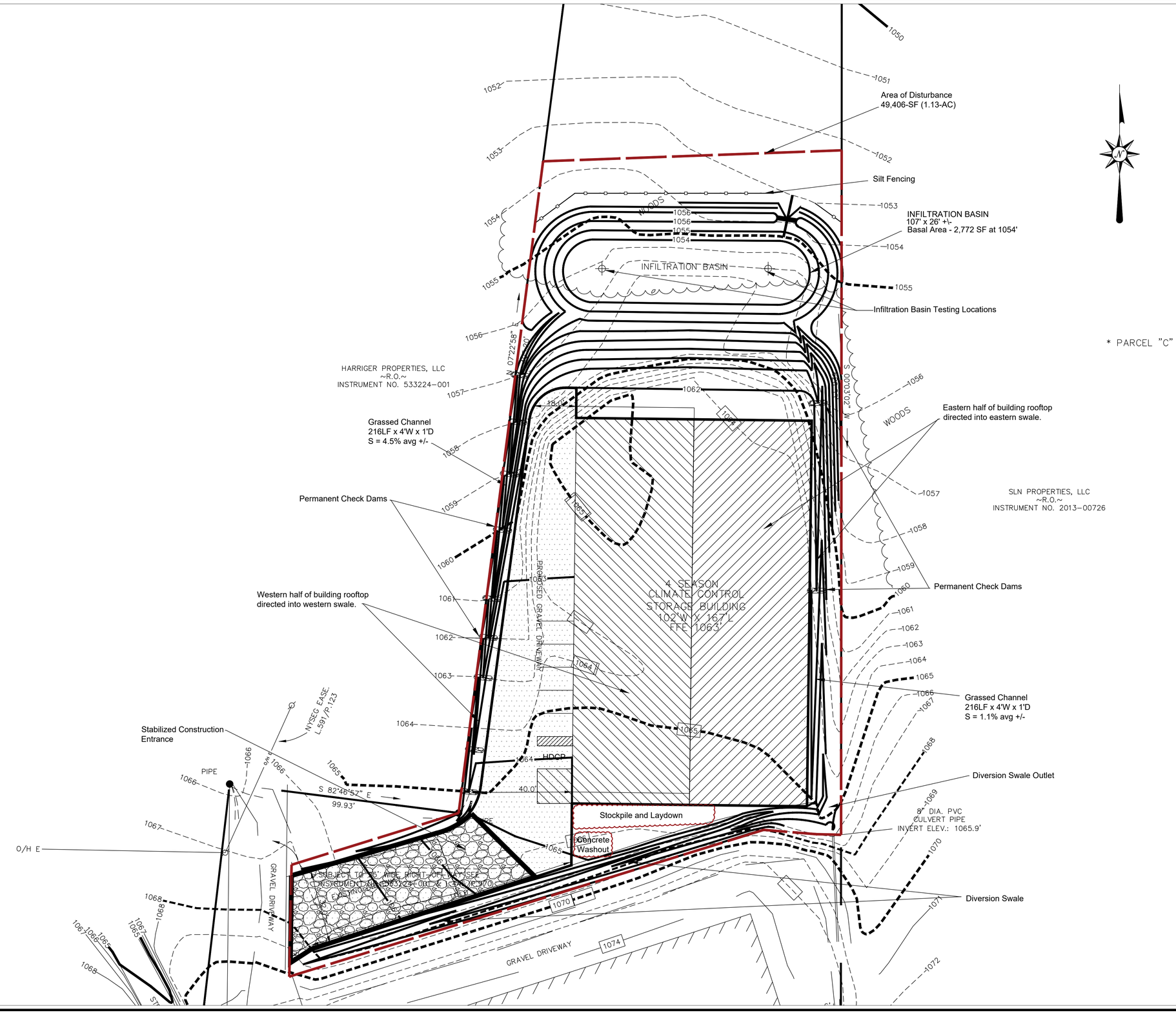
rev.	date	description
1		
2		
3		
4		
5		

LAWRENCE FABBRONI, P.E., L.S.
1 SETTLEMENT WAY
ITHACA, NEW YORK 14850
Phone: (607) 257-2198

STATE OF NEW YORK LICENSED PROFESSIONAL ENGINEER LAWRENCE FABBRONI

MOORE STORAGE
SITE PLAN
1400 DRYDEN ROAD, DRYDEN, NY

drawn	checked
SDG	
date	scale
5-15-201"	= 50'
project no.	
sheet no.	
ST-1	



rev.	date	description
1		
2		
3		
4		
5		

LAWRENCE FABBRONI, P.E., L.S.
1 SETTLEMENT WAY
ITHACA, NEW YORK 14850
Phone: (607) 257-2198

STATE OF NEW YORK
LAWRENCE FABBRONI
51754
LICENSED PROFESSIONAL ENGINEER

MOORE STORAGE
EROSION & SEDIMENT CONTROL PLAN
1400 DRYDEN ROAD, DRYDEN, NY

drawn: SDG	checked:
date: 5-15-20	scale: 1"=20'
project no.	
sheet no.: ST-2	

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.

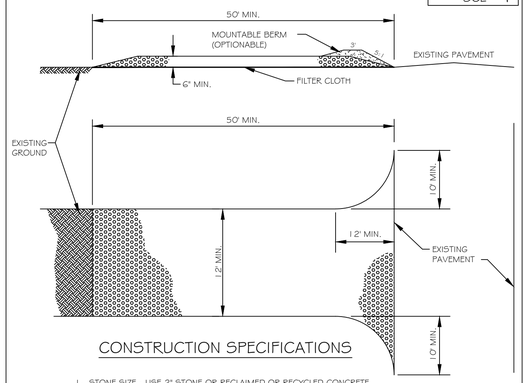
3. FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

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.

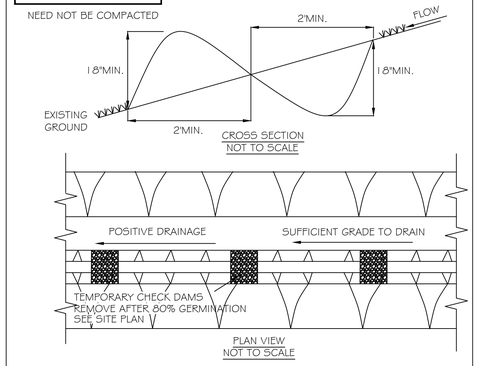
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPINGS DEVICE.

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



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%.

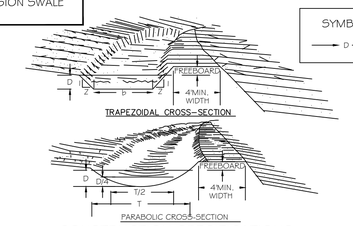
6. THE DISTURBED AREA OF THE DIKE AND SWALE SHALL BE STABILIZED WITHIN 7 DAYS OF INSTALLATION, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR TEMPORARY SWALES.

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



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.

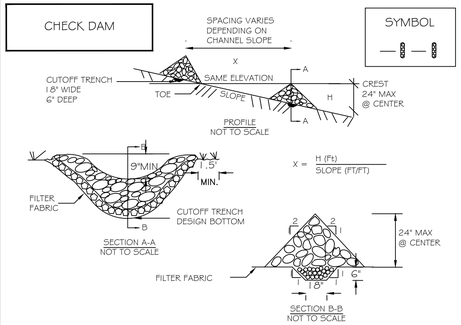
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.

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 CD 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.

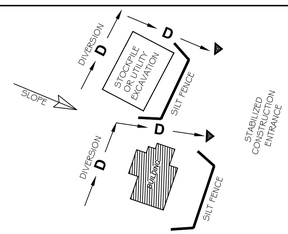
8. TOPSOIL TREATED WITH SOIL STERILANTS OR HERBICIDES SHALL BE SO IDENTIFIED TO THE PURCHASER.

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

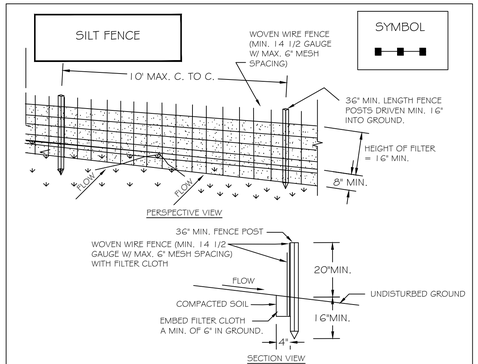
2. STOCK PILES WILL HAVE DOWN HILL SIDE PERIMETER SILT FENCING PROTECTION. REFERENCE SILT FENCE DETAILS THESE PLANS.

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



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

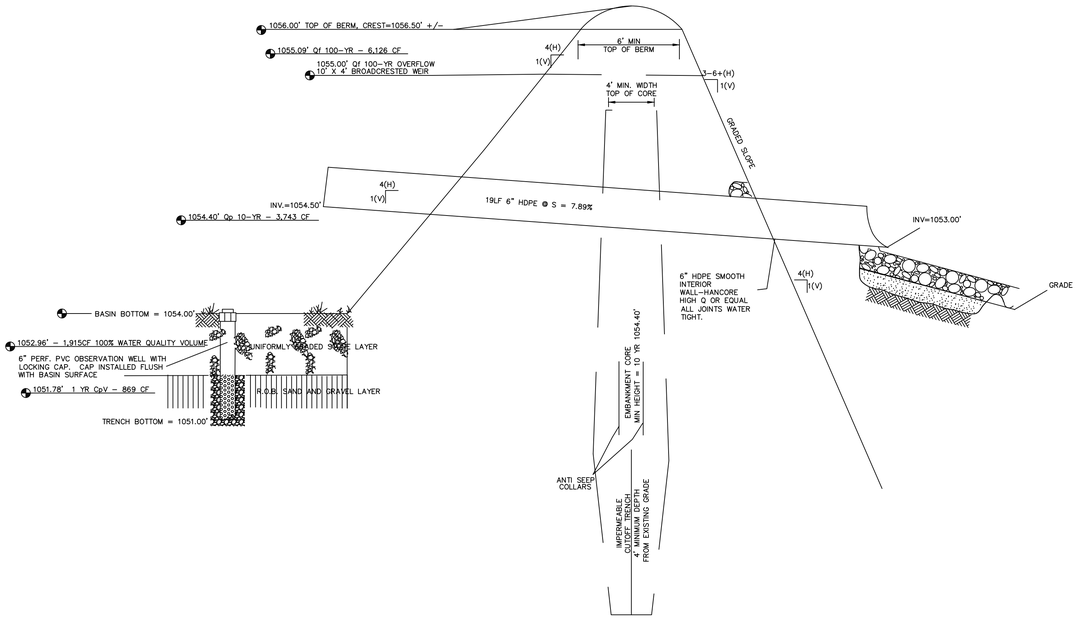
no.	date	description
1		
2		
3		
4		
5		

LAWRENCE FABBRONI, P.E., L.S.
1 SETTLEMENT WAY
ITHACA, NEW YORK 14850
Phone: (607) 257-2198

STATE OF NEW YORK — LAWRENCE FABBRONI — 51776 — LICENSED PROFESSIONAL ENGINEER

MOORE STORAGE
EROSION & SEDIMENT CONTROL DETAILS
1400 DRYDEN ROAD, DRYDEN, NY

drawn	checked
SDG	
date	scale
5-15-20	N.T.S.
project no.	
sheet no.	
ST-3	



INFILTRATION BASIN 1 OUTLET STRUCTURE DETAIL

NOTES:
POND EMBANKMENT CONSTRUCTION:

1. EMBANKMENT MATERIAL SPECIFICATIONS: EMBANKMENT CORE AND CUT OFF TRENCH SHALL BE CONSTRUCTED OF AN IMPERVIOUS SOIL CONFORMING TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL WITH AT LEAST 30% PASSING #200 SIEVE. CORE AND CUT OFF TRENCH MATERIAL SHALL BE STOCKPILED SEPARATELY FROM OUTER SHELL MATERIAL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6-INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS. STOCKPILED MATERIAL SHALL BE COVERED AND PROTECTED FROM WATER, TRAFFIC AND OTHER DELETERIOUS SUBSTANCES OR PROCESSES.

2. EMBANKMENT COMPACTION: EMBANKMENT FILL SHALL BE PLACED IN 12-INCH LIFTS MAXIMUM AND COMPACTED. THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM. ALL COMPACTION TO BE DETERMINED BY AASHTO METHOD 99 STANDARD PROCTOR

3. EMBANKMENT CORE DIMENSIONS: THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10 YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION COMPACTION EQUIPMENT, ROLLERS, OR TAMPS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. THE CORE SHALL BE CONSTRUCTED/PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.

4. EMBANKMENT SURFACE: A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON ENTIRE SURFACE AREA OF THE EMBANKMENT. GOOD GRASSED COVER SHALL BE ESTABLISHED IMMEDIATELY AFTER CONSTRUCTION. ALL DISTURBED AREAS SHALL MEET NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. EMBANKMENT SHALL BE KEPT FREE OF WOODY PLANT GROWTH AND TREES.

STONE LINING FOR STORMWATER CONVEYANCE SECTIONS						
MIN THICKNESS (THK)	STONE FILLING ITEM	V MAX[#1] @ 2' DEPTH	SEE NOTES	STONE SIZE[#2]	PERCENT OF TOTAL BY WEIGHT	MANNING'S ROUGHNESS COEFF "n"
9"	FINE	11.0 FPS	2,3,4	SMALLER THAN 9" LARGER THAN 4" 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 9"	50-100 0-10	0.0395
30"	HEAVY	17.0 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 9"	50-100 0-10	0.0433

#1 SOURCE: HYDRAULIC ENGINEERING CIRCULAR NO. 15 DESIGN OF STABLE CHANNELS WITH FLEXIBLE LININGS
#2 SOURCE: SOILS DESIGN PROCEDURE SDP3, 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.

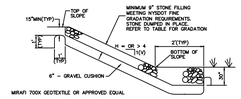
2. MATERIALS SHALL CONTAIN LESS THAN 20 PERCENT OF STONES WITH A RATIO OF MAXIMUM TO MINIMUM DIMENSIONS GREATER THAN THREE.

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.

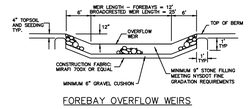
4. MATERIALS SHALL CONTAIN A SUFFICIENT AMOUNT OF STONES SMALLER THAN THE AVERAGE STONE SIZE TO FILL THE SPACES BETWEEN THE STONES.

TYPICAL OUTLET, OVERFLOW, AND CHANNEL DETAILS

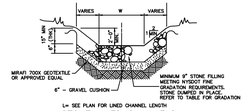
REFERENCE THE BASIN PLAN & SECTION SHEETS FOR ELEVATIONS, DIMENSIONS, LINES & GRADES



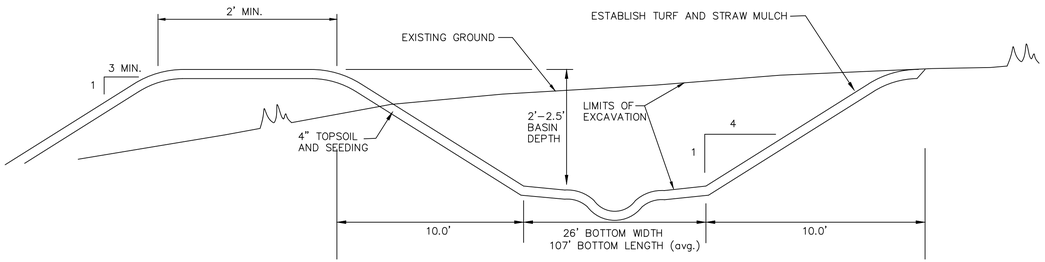
SPILLWAY SLOPES TO BASIN



FOREBAY OVERFLOW WEIRS

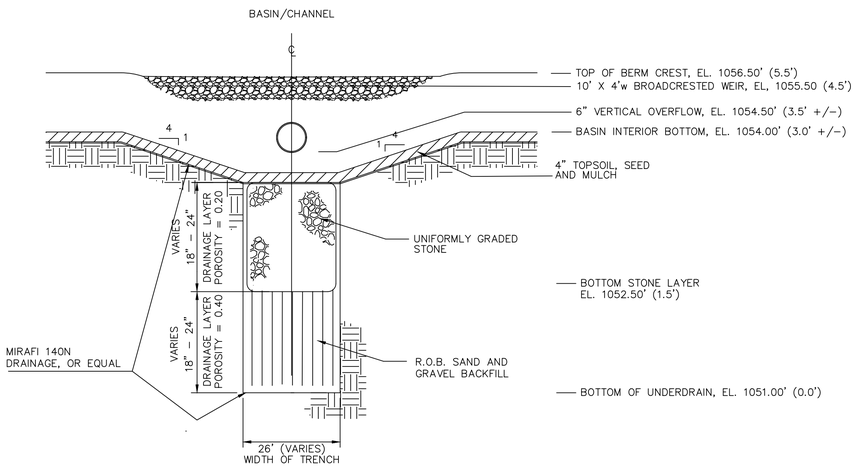


STONE LINED CHANNELS

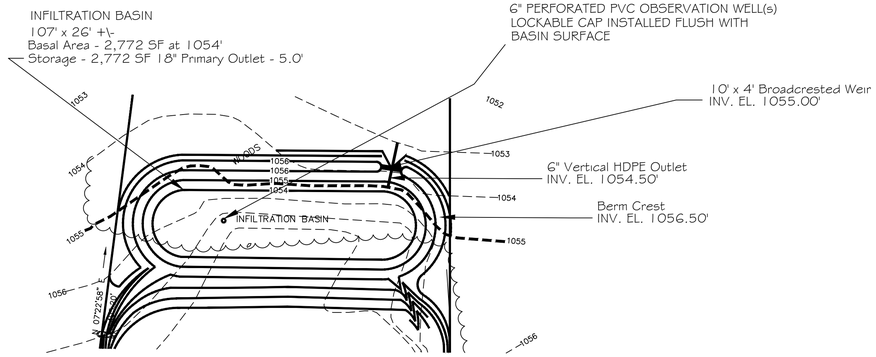


CROSS-SECTION - BASIN

DIMENSIONS VARY AS PER PLAN



BASIN VOLUME CERTIFICATION:
Upon completion of construction, a basin volume certification must be performed and certified by a licensed professional engineer or land surveyor to ensure that the structure meets the storage volume requirements contained on this sheet. Certification shall be submitted to the local reviewing jurisdication for approval.



Infiltration Basin Plan

1					
2					
3					
4					
5					
rev.	date	description			

LAWRENCE FABBRONI, P.E., L.S.
1 SETTLEMENT WAY
ITHACA, NEW YORK 14850
Phone: (607) 257-2198

STATE OF NEW YORK — LAWRENCE FABBRONI — 51734 — LICENSED PROFESSIONAL ENGINEER

MOORE STORAGE
INFILTRATION BASIN DETAILS
1400 DRYDEN ROAD, DRYDEN, NY

drawn: SDG	checked:
date: 5-15-20	scale: N.T.S.
project no.	
sheet no. ST-4	

Existing Subcatchment - 1 (ESC-1)
Proposed Site Conditions - Area 61,335-SF (1.41-AC)

Surface Conditions & Soils:
73.0% Mm - Manmade Fill - Hydrologic Soil Group (HSG) D
27.0% - CnB - Chenango - Hydrologic Soil Group (HSG) A

Runoff Curve Number = 98, Gravel Drive, Roof - HSG D Soils
Runoff Curve Number = 98, Gravel Drive, HSG A Soils
Runoff Curve Number = 30, Woods, HSG A Soils

Overland Stormwater Runoff - Longest Flowpath = 288lf +/-
Sheet Flow, Smooth Surfaces, 31-LF @ S = 33.0% avg +/-
Shallow Conc. Flow, Unpaved, 20-LF @ S = 1.0% avg +/-
Shallow Conc. Flow, Grassed Waterway, 20-LF @ S = 25.0% avg +/-
Shallow Conc. Flow, Grassed Waterway, 217-LF @ S = 5.0% avg +/-

To Design Point - (DPP)

Proposed Subcatchment - 3 (PSC-3)
Proposed Site Conditions - Area 26,972-SF (0.62-AC)

Surface Conditions & Soils:
59.0% Mm - Manmade Fill - Hydrologic Soil Group (HSG) D
41.0% CnB - Chenango, Hydrologic Soil Group (HSG) A

Runoff Curve Number = 98, Gravel Drive, Roof - HSG D Soils
Runoff Curve Number = 39, >75% Grass Cover, HSG A Soils

Overland Stormwater Runoff - Longest Flowpath = 330lf +/-
Sheet Flow - Smooth Surfaces, 87-LF @ S = 3.4% avg +/-
Trap/Vee Channel Flow, 243-LF @ S = 4.1% avg +/-

To Design Point - (DPP)

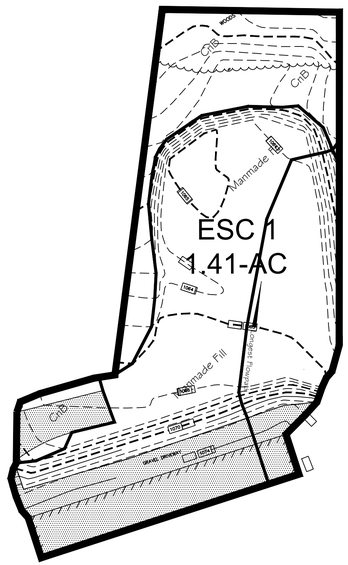
Proposed Subcatchment - 2 (PSC-2)
Proposed Site Conditions - Area 16,671-SF (0.38-AC)

Surface Conditions & Soils:
76.0% Mm - Manmade Fill - Hydrologic Soil Group (HSG) D
24.0% CnB - Chenango, Hydrologic Soil Group (HSG) A

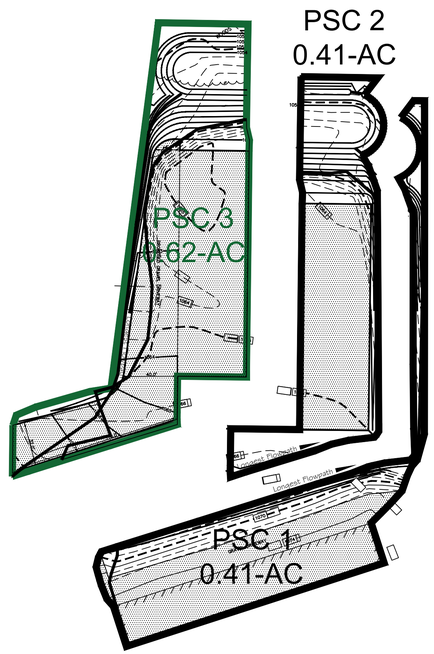
Runoff Curve Number = 98, Gravel Drive, Roof - HSG D Soils
Runoff Curve Number = 39, >75% Grass Cover, HSG A Soils
Runoff Curve Number = 80, >75% Grass Cover, HSG D Soils

Overland Stormwater Runoff - Longest Flowpath = 350lf +/-
Sheet Flow - Dense Grass, 100-LF @ S = 2.0% avg +/-
Shallow Conc. Flow, Grassed Waterway, 9-LF @ S = 2.0% avg +/-
Trap/Vee Channel Flow, 241-LF @ S = 3.3% avg +/-

To Design Point - (DPP)



EXISTING SUBCATCHMENT



PROPOSED SUBCATCHMENT

Proposed Subcatchment - 1 (PSC-1)
Proposed Site Conditions - Area 17,773-SF (0.41-AC)

Surface Conditions & Soils:
94.0% Mm - Manmade Fill - Hydrologic Soil Group (HSG) D
6.0% CnB - Chenango - Hydrologic Soil Group (HSG) A

Runoff Curve Number = 98, Gravel Drive, Roof - HSG D Soils
Runoff Curve Number = 39, >75% Grass Cover, HSG A Soils
Runoff Curve Number = 80, >75% Grass Cover, HSG D Soils

Overland Stormwater Runoff - Longest Flowpath = 534lf +/-
Sheet Flow, Smooth Surfaces, 31-LF @ S = 30.0% avg +/-
Shallow Conc. Flow, Unpaved, 21-LF @ S = 1.0% avg +/-
Shallow Conc. Flow, Grassed Waterway, 21-LF @ S = 25% avg +/-
Trap/Vee Channel Flow, 461-LF @ S = 2.8% avg +/-

To Design Point - (DPP)

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

1						
2						
3						
4						
5					date	description
rev.						

LAWRENCE FABBRONI, P.E., L.S.
1 SETTLEMENT WAY
ITHACA, NEW YORK 14850
Phone: (607) 257-2198

LAWRENCE FABBRONI — STATE OF NEW YORK — 51274 — LICENSED PROFESSIONAL ENGINEER

MOORE STORAGE
HYDRAULIC AND HYDROLOGIC WORKSHEET
1400 DRYDEN ROAD, DRYDEN, NY

drawn SDG	checked
date 5-15-20	scale N.T.S.
project no.	
sheet no. ST-5	