PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, June 27, 2022
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to *www.lansingtown.com*, click on button "Town YouTube Channel" (round circle located on far right).

1. **Call Meeting to Order**
2. **Privilege of the Floor:** Limited to 20 Minutes with a Maximum of 3 Minutes per Speaker
3.
4. **Action Items**

a. Applicant: John & Mary Dietershagan, owner

Location: Farrel Road Tax Parcel numbers 39.-1-20.192

Project Description: The applicant proposes to subdivide a 6.74 acre lot into two lots. Parcel A is .93 acres (40.537 sf), Parcel B is a flag lot, 5.81 acres in size. The project is located in the Low Density Residential (R1) Zone.

SEQR: This is an Unlisted action under SEQR 617.4 environmental review.

Anticipated Action: Public Hearing, SEQR & Decision

b. Applicant: Sonia Thaler Revocable Trust, owner ; Larry Fibbroni, engineer/surveyor

Location: Asbury Hill Lot 27 & 28, Tax Parcel numbers 40.-3-27, 40.-3-28

Project Description: The applicant proposes to subdivide the existing Lot 28 into a 2.88 acres lot and combine the remaining 4.404 acres with Lot 27 to the North. The project is located in the Low Density Residential (R1) Zone.

SEQR: This is a Type II action under SEQR 617.5 (c) (16) and requires no further environmental review.

c. Applicant: Rocco Lucente, owner ; Tim Buhl, engineer

Location: Village Solar, Tax Parcel numbers 39.-1-38.8, 39.-1-38.11, 39.-1-38.13, 39.-1-38.16

Project Description: The applicant proposes the demolition of four (4) existing apartment buildings, #21, #88, #96, & #28. The applicant proposes the construction of 138 multifamily units within six 6) apartment buildings. The project is located in PDA 1 – Village Circle//Village Solar.

SEQR: This is a Type I action under SEQR 617.4 (b) (9) and is subject to environmental review.

Anticipated Action: Discussion of Site Plan and SEQR,

d. Applicant: Brian Grose, Fagan Engineers, representing Dandy Mini Mart

Location: 7 Ridge Rd, Tax Parcel No's 31.-6-9.1, 31.-6-10, 31.-6-11, 31.-6-13, & 31.-6-14

Project Description: The applicant proposes the consolidation of several lots to form an approximately 4.7 acre parcel. The site plan proposal consists of a 6,100 sf convenient store with a 128'x24' gasoline fueling island, a 48'x22' diesel fuel island, fuel tank storage, and a drive through window. 36 vehicle parking spaces (including 4 tractor trailer parking stalls and up to 4 EV parking stalls) are proposed. The project is located in the B1 – Commercial Mixed Use Zoning District.

SEQR: This is a a Type I Action, under 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the purposes of conducting a coordinated environmental review pursuant to the State Environmental Quality Review Act ("SEQRA")

Action: Public Hearing

5. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.

Town Of Lansing Planning Board
Application for Review and Approval of Subdivision

Check One: ✓ Subdivision Plat Fee Paid $ _____ Date 4/28/22
_____ Boundary Change Receipt No. _____

1. Name or Identifying Title _____
2. Tax Parcel No. 39.-1-20.192 Zoning District _____
3. Subdivider: (if owner, so state:
   if agent or other type of relationship, state details on separate sheet)
   Name & Title John + Mary Dietershagen, owners
   Signature _____ Date 04/
   Address 21 Belvedere Drive Ithaca NY 14850
   Phone 6072573944 Fax — E-Mail JOHND@CDLM.COM
   Other Contact information _____
4. Licensed Land Surveyor:
   Name: Shesre Land Surveying
   Address 165 Wood RD Freeville 13055
   Phone 6073479800 Fax _____ E-Mail _____
   Other Contact information _____
5. Engineer:
   Name: N/A
   Address _____
   Phone _____ Fax _____ E-Mail _____
   Other Contact information _____
6. Easements or other restrictions on property: (Describe generally)
   UNKNOWN
7. Names of abutting owners and owners directly across adjoining streets, including those in other towns (Available at Tompkins County Assessor's Office. Attach additional sheets if necessary)

Sheila Grant	17 Belvedere Dr	Jen Suarez 72 Farrell Rd
Wang Xueqin	20 Belvedere Dr	Harin Trust 375 Asbury Rd
Alfana Rateb	9 Belvedere Dr	Paul Lee 9 Clare Ct Hopewell Jct NY 12533
Wafaa Maharem	5 Belvedere Dr	
Marilyn		
Ivy Bairee LLC	30 Springbrook Circle	
Paul Tucci	59 Farrell Rd	
Michael Massari	62 Farrell Rd	

8. Requested exceptions: The Planning Board is hereby requested to authorize the following exceptions to or waivers of its regulations governing Subdivisions (attach list of exceptions with the reason for each exception set forth):

_____
_____
_____

*** Note: Application, Fee and required documents must be received in the Planning Office 21 days prior to the scheduled Planning Board Meeting.**

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing - Go to www.DEC.NY.Gov/eaf mapper/ Fill out from there.

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

MINOR SUB DIVISION - John + Mary Dietersliagen

Name of Action or Project:

Project Location (describe, and attach a location map):

Farrell Rd (no Street Address) Lansing Appx 200' East of Belvedere DRIVE

Brief Description of Proposed Action:

Sub-divide Appx 1 acre off of 6.5 acre parcel

Name of Applicant or Sponsor:	Telephone: 607 257 3946
John & Mary Dietersliagen	E-Mail: JOHND@CDLM.COM

Address: 31 Belvedere DR

City/PO:	State:	Zip Code:
Ithaca	NY	14850

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3.a. Total acreage of the site of the proposed action?	1	acres
b. Total acreage to be physically disturbed?	1	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	1	acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: Septic	☒	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100 year flood plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		
a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☒ NO ☐ YES		

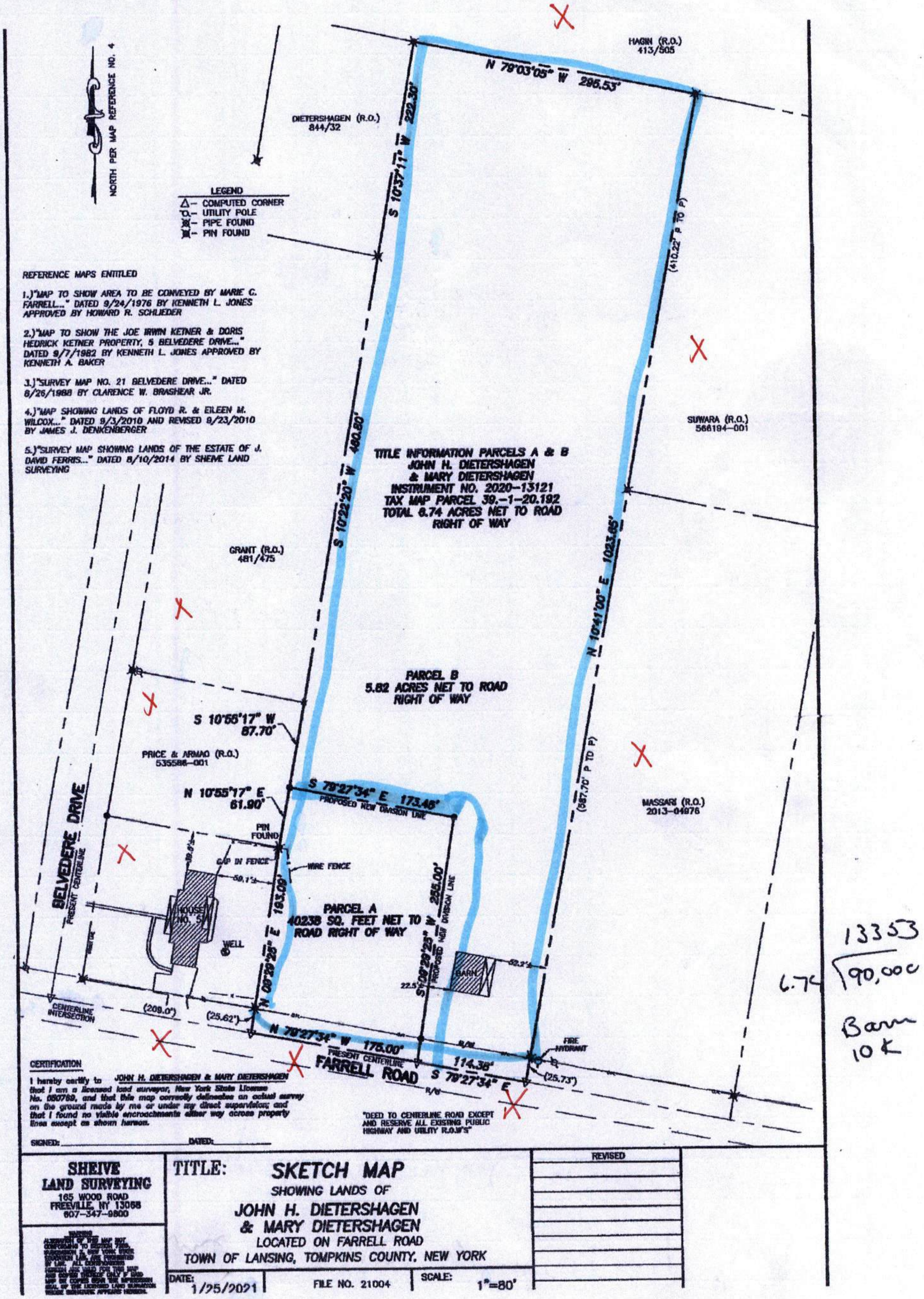
	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: John & Mary Dreteashagen Date: 4/27/22

Signature: Mary Dreteashagen

PRINT FORM



TITLE: SKETCH MAP
SHOWING LANDS OF
JOHN H. DIETERSHAGEN
& MARY DIETERSHAGEN
LOCATED ON FARRELL ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK
DATE: 1/25/2021
FILE NO. 21004
SCALE: 1"=80'
REVISED
SHEIVE LAND SURVEYING
165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800
NORTH PER MAP REFERENCE NO. 4
LEGEND
COMPUTED CORNER
UTILITY POLE
PIPE FOUND
PIN FOUND
REFERENCE MAPS ENTITLED
1.)"MAP TO SHOW AREA TO BE CONVEYED BY MARIE C. FARRELL..." DATED 9/24/1976 BY KENNETH L. JONES APPROVED BY HOWARD R. SCHLIEDER
2.)"MAP TO SHOW THE JOE IRWIN KETNER & DORIS HEDRICK KETNER PROPERTY, 5 BELVEDERE DRIVE..." DATED 9/7/1982 BY KENNETH L. JONES APPROVED BY KENNETH A. BAKER
3.)"SURVEY MAP NO. 21 BELVEDERE DRIVE..." DATED 8/26/1988 BY CLARENCE W. BRASHEAR JR.
4.)"MAP SHOWING LANDS OF FLOYD R. & EILEEN M. WILCOX..." DATED 9/3/2010 AND REVISED 9/23/2010 BY JAMES J. DENKENBERGER
5.)"SURVEY MAP SHOWING LANDS OF THE ESTATE OF J. DAVID FERRIS..." DATED 8/10/2014 BY SHEIVE LAND SURVEYING
HAGIN (R.O.) 413/505
N 79°03'05" W 296.53'
DIETERSHAGEN (R.O.) 844/32
S 10°37'11" W 222.30'
(410.22' P TO P)
SUWARA (R.O.) 566194-001
TITLE INFORMATION PARCELS A & B
JOHN H. DIETERSHAGEN
& MARY DIETERSHAGEN
INSTRUMENT NO. 2020-13121
TAX MAP PARCEL 39.-1-20.192
TOTAL 6.74 ACRES NET TO ROAD RIGHT OF WAY
S 10°22'20" W 480.80'
N 10°41'00" E 1023.65'
GRANT (R.O.) 481/475
PARCEL B
5.82 ACRES NET TO ROAD RIGHT OF WAY
S 10°55'17" W 87.70'
PRICE & ARMAO (R.O.) 535586-001
(587.70' P TO P)
MASSARI (R.O.) 2013-04976
N 10°55'17" E 61.90'
S 79°27'34" E 173.46'
PROPOSED NEW DIVISION LINE
PIN FOUND
GAP IN FENCE
WIRE FENCE
BELVEDERE DRIVE
PRESENT CENTERLINE
HOUSE NO. 5
WELL
PARCEL A
40238 SQ. FEET NET TO ROAD RIGHT OF WAY
N 09°29'25" E 193.09'
S 09°29'25" W 285.00'
PROPOSED NEW DIVISION LINE
BARN
CENTERLINE INTERSECTION
(209.0')
(25.62')
N 79°27'34" W 175.00'
PRESENT CENTERLINE
FARRELL ROAD
S 79°27'34" E
114.38'
FIRE HYDRANT
(25.73')
"DEED TO CENTERLINE ROAD EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY R.O.W'S"
CERTIFICATION
I hereby certify to JOHN H. DIETERSHAGEN & MARY DIETERSHAGEN that I am a licensed land surveyor, New York State License No. 050769, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; and that I found no visible encroachments either way across property lines except as shown hereon.
SIGNED: DATED:
13353
6.74
190,000
Barn
10 K

RESOLUTION PB 22-XX

TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION AND MINOR SUBDIVISION APPROVAL
FARRELL ROAD
TAX PARCEL NO. 39.-1-20.192

WHEREAS, an Application was submitted for Minor Subdivision review by John & Mary Dietershagan, owner, for the proposed subdivision of the existing ~6.74acre lot, Tax parcel number 39.-1-20.192, into two (2) parcels; Parcel A is .93 acres (40.537 sf), Parcel B is a flag lot, 5.81 acres in size. The project is located in the Low Density Residential (R1) Zone; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision,; and

WHEREAS, the project is an Unlisted Action under 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a Lead Agency be established for conducting environmental review of projects in accordance with state environmental law and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying outthe action; and

WHEREAS, the Planning Board, being the local agency which has primary responsibility for approving the action declares itself the Lead Agency for SEQR; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town's local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Subdivision Plat showing lands of John & Mary Dietershagan," prepared by Sheive Land Surveying and dated 5/25/2021; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant and other application materials; and

WHEREAS, this action is exempt from the General Municipal Law County Planning referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n through an Inter-Governmental Agreement between the Tompkins County Planning Department and the Town of Lansing dated 24 November 2003, as "residential

subdivisions of fewer than 5 lots all of which comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads or streets directly accessing a State or county road" are excluded from GML referral requirements: and

WHEREAS, on 27 June 2022, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly held a public hearing on the Minor subdivision application, and all evidence and comments were considered, along and together with the requirements of the Town's subdivision regulations, existing development in the surrounding area, the public facilities and services available, the Town's ComprehensivePlan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board;

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Lansing determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 39.-1-20.192 by John & Mary Dietershagan, Owner; and be it further

RESOLVED, that the Town of Lansing Planning Board grants Final Approval of the Application for a Minor Subdivision of Parcel Number 39.-1-20.192 located at Farrel Road, Lansing, New York, subject to the following conditions:

1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair, thereafter presenting and obtaining the signing of the plat by Tompkins County Assessment Department stamp followed by filing in the Tompkins County Clerk's Office, followed by provision of proof of such filing within the time limit requirements of 62 days with the Town of Lansing Code Enforcement Office.

Dated: 27 June 2022

Motion by:
Seconded by:

VOTE AS FOLLOWS:

Tom Butler –
Sandra Dennis-Conlon –
Norman L. Davidson –
Larry Sharpsteen –
Dean Shea -
Deborah Trumbull –
Al Fiorille –

To: Al Fiorille, Planning Board Chairman
From: Lawrence P. Fabbroni, P.E.,L.S.
Re: Subdivision of Existing Lot 28 Asbury Hill Subdivision
Date: June 7,2022

This is a request for a lot line adjustment to subdivide the existing lot 28 currently approved as a building lot into a smaller 2.88 acre lot encompassing the approved areas for the access driveway, house, sand filter and replacement, and biofilter. The remaining 4.04 acres of lot 28 would be added to and consolidated with lot 27 of Asbury Hill Subdivision having frontage on Asbury Road.

Town Of Lansing Planning Board
Application for Review and Approval of Subdivision

Check One: X Subdivision Plat Fee Paid $_____ Date March 2,2022
____ Boundary Change Receipt No._____

1. Name or Identifying Title Subdivision Lot 28 Asbury Hill Subdivision LOT 27 &
2. Tax Parcel No. 40-3-38.28, 40-3-38.27 Zoning District R-1
3. Subdivider: (if owner, so state:
   if agent or other type of relationship, state details on separate sheet)
   Name & Title Sonia Thaler Revocable Trust- Owner
   Signature Sonia R. Thaler Date March 2,2022
   Address 269 Asbury Road, Lansing, new York 14882
   Phone sthaler@twcny.rr.com Fax sthaler@twcny.rr.com E-Mail sthaler@twcny.rr.com
   Other Contact information Phone 607-280-3210
4. Licensed Land Surveyor:
   Name: Lawrence P. Fabbroni
   Address 539 Powers Road N., King Ferry NY 13081
   Phone _____ Fax _____ E-Mail Fabbroni @aol.com
   Other Contact information Phone 607-3510940
5. Engineer:
   Name: Lawrence P. Fabbroni
   Address 269 Powers Road N. King Ferry NY 13081
   Phone _____ Fax _____ E-Mail Fabbroni@aol.com
   Other Contact information Phone 607-3510940
6. Easements or other restrictions on property: (Describe generally)
   Maintenance Easement for Stormwater Pond Whispering Pines V and Access Variance to Lot 28 2-29-2016 exist
7. Names of abutting owners and owners directly across adjoining streets, including those in other towns (Available at Tompkins County Assessor's Office. Attach additional sheets if necessary)

Sonia Thaler 269 Asbury Road	John Hill 1218 Warren Road
Louis & Carolyn Fabi 1214 Warren Road	Gioacchino Melice 1210 Warren Road
Garth McMillen 1206 Warren Road	David & Elizabeth Ellis 1200 Warren Road
Linda Stevenson 1198 Warren Road	James & Holly Metcalf 56 Tiger Lily Lane
41-2-44 Cardamone Home Builders 165 Reach Run	Sarup Singh & Anita Rani 72 Tigeer Lily Lane
Sufdar & Neelam Ali 75 Tiger Lily Lane	Phaelon & Karin Silva 65 Tiger Lily Lane

8. Requested exceptions: The Planning Board is hereby requested to authorize the following exceptions to or waivers of its regulations governing Subdivisions (attach list of exceptions with the reason for each exception set forth):
   Existing Variance for driveway length for flag lot granted 2-29-2016

* Note: Application, Fee and required documents must be received in the Planning Office 21 days prior to the scheduled Planning Board Meeting.

Subdivision Application Procedure

Subdivision Plat Requirements.
Materials for Subdivision Review shall be submitted to the Planning Department at least twenty-one (21) days in advance of the Planning Board meeting and shall include;

1. X Subdivision Application (Received); ____ Complete
2. X Subdivision Plat of the proposed Subdivision (Details below)
3. X SEQR For: Completed and signed Short Environmental Assessment Form, Part 1 (SEAF), or Long Environmental Assessment For, Part I (LEAF). (Consult with Planning Department as to which to submit)
4. N/A Agricultural Data Statement if site is in an Agricultural District
5. X Payment of Application Fee
6. ____ Applicant should be provided with "information regarding Lansing Pathway Planning".

The Application and Subdivision Plat shall contain the following information:

a. X Name and address of the landowner of record and the applicant, if not the same. Scale of the drawing(s), north arrow, and date.

b. X An identification map showing the location and orientation of the proposed development relative to the local road system and pathway plan (See information regarding Lansing Pathway Planning). A tax map or USGS map may be adequate for this purpose.

c. X Location of the site in relation to abutting properties and roads. Show existing property lines, right of-way, easements and the names of current owners of adjacent property and property on the opposite side of the road serving the site.

d. X Gross acreage of the parcel to be subdivided.

e. X Existing and proposed buildings, structures and land uses on the site and on adjacent properties.

f. N/A The location of any floodplain, NYSDEC mapped state wetlands and/or federal mapped wetlands designated by the National Flood Insurance Program.

g. N/A The location of any areas either recognized or designated by the Town of Lansing Planning Board as Unique Natural Areas as may be set forth in the Tompkins County Inventory of Unique Natural Areas. In addition, provide location of any CEAs and New York State Historic Preservation Office (SHPO) mapped historic archeological, and cultural resources located at or near the site.

h. X Indication of existing and proposed topography and drainage systems for the site.

i. X Proposed storm water drainage from the site. Applicant shall delineate the area of proposed soil disturbance, including landscaping and proposed lawn. A stormwater management plan, consistent with the Town's local stormwater and erosion control local law and NYSDEC SPEDES permit requisites is required. A full SWPPP is currently required for a 2 acre or more soil disturbance pursuant to the Town's Local Stormwater and Erosion Control Local Law Number 6 of 2009. Soil disturbance includes landscaping and lawn placement.

j. x Proposed water source and sewage disposal system.

k. N/A The location, size and type of any proposed site lighting and signs. (installed so as to prevent glare on adjacent properties and roads) and signs.

l. x Brief statement describing the proposed Subdivision.

m. x Provide materials for County Department of Health (DOH) and/or Tompkins County Department of Planning 239 Review.

The Planning Board's statement may include recommendations of modifications to be incorporated into the final Subdivision Plat, and conformance with said modifications shall be considered a condition of approval. If the preliminary Subdivision Plat is not approved, the Planning Boards' statement shall contain the reasons for such findings. In such a case, the Planning Board may recommend further study of the Subdivision Plat and resubmission.

Any of the above Subdivision application requirements may, on the applicant's request, be waived by the Planning Board if circumstances warrant. The Planning Board may also request the applicant to submit additional information when this is necessary to make an informed judgment about the proposal. Such additional information, and the need for it, shall be agreed to by the applicant.

Refer to Local Law No. 2 of 2008 Subdivision Rules and Regulations of the Town of Lansing for additional details and requirements regarding applications for Subdivision approval.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Subdivision Lots 27 &28 Asbury Hill Subdivision

Name of Action or Project:
Tax Parcel 40-3-27, 40-3-28

Project Location (describe, and attach a location map):
Backlot off of Tiger Lily Lane

Brief Description of Proposed Action:

Adjust lot line for lots 27 and 28 Asbury Hill subdivision to leave 2.88 acres total for lot 28 including 20 foot access strip from Tiger Lily Lane and adding 4.04 acres to Lot 27.

Name of Applicant or Sponsor:	Telephone: 607-280-3210
Sonia Thaler Revocable Trust	E-Mail: sthaler@twcny.rr.com

Address:
269 Asbury Road

City/PO:	State:	Zip Code:
Lansing	New York	14882

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 6.92 acres
   b. Total acreage to be physically disturbed? 0.75 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 61.73 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ Sand Filter Approved by TCHD	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Whispering Pines V Stormwater Pond is on propsed pond lot 1 3.14Ac		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Gulf Stream is north of site and discharge from stormwater ponds will end up there		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☑
If Yes, explain the purpose and size of the impoundment: on site biofilter		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

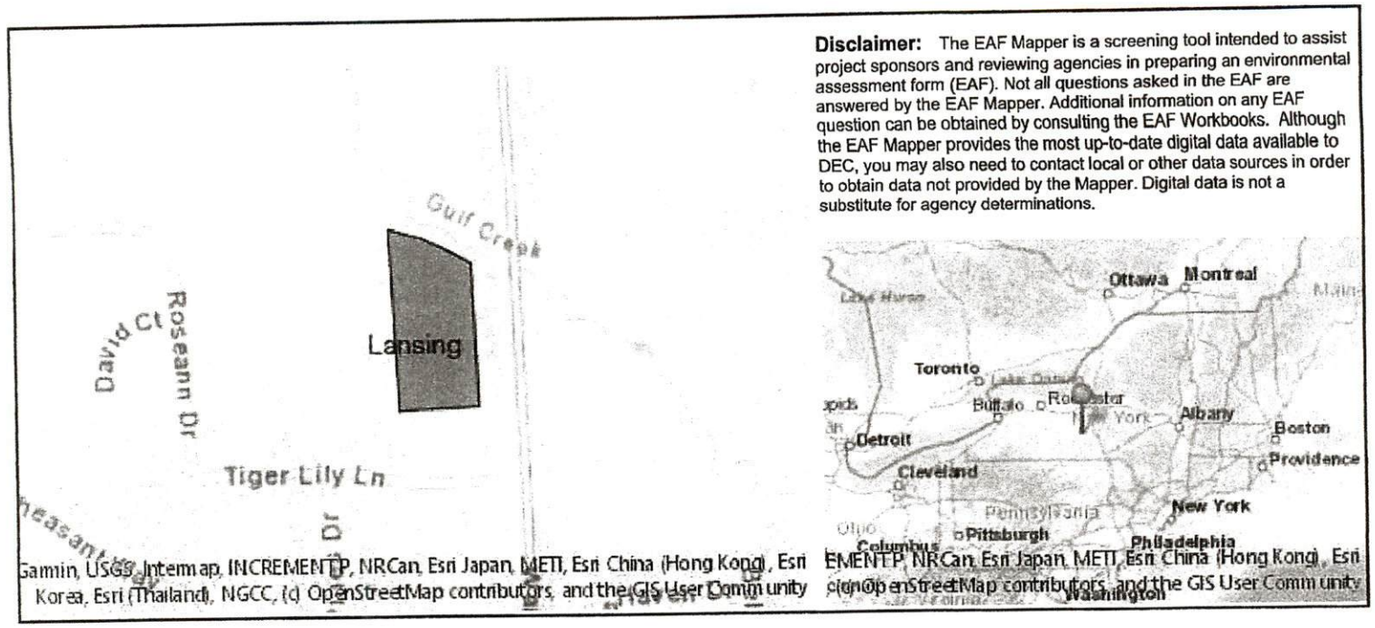
Applicant/sponsor/name: Sonia thaler Date: March 14,2022

Signature: Sonia R. Thaler Title: Owner

PRINT FORM

EAF Mapper Summary Report

Monday, March 14, 2022 5:00 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

VARIANCE FOR 20FT. ACCESS WIDTH FOR LOT 1
GRANTED FEBRUARY 29, 2016
APPROVED

Vote of Zoning Board . . . (Aye) Dean Shea, Alternate Member
Vote of Zoning Board . . . (Aye) Linda Hirvonen, Acting Chair

The Town of Lansing Zoning Board of Appeals ("ZBA") hereby makes the following findings with respect to the specific criteria for area variances as set forth in Town Law § 267-b(3)(b), and other applicable provisions of law and of the Town Zoning Ordinance:

a. **Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance?**

Yes ____ No **X**

Findings: The Driveway is existing. The cost and nature of the development and property suggests that the driveway will be improved.

b. **Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance?**

Yes ____ No **X**

Findings: Best access due to the Wetland areas, slopes and Study by the Town of Lansing Planning Board and the Developer's Engineer.

c. **Whether the requested area variance is substantial?**

Yes **X** No ____

Findings: It is 30% more then there is existing

d. **Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?**

Yes ____ No **X**

Findings: Driveway is already existing.

e. **Whether the alleged difficulty was self-created?**

APPROVED

Yes____ No **X**

Findings:

_____

_____

_____

Dean Shea offered the following Resolution. Judy Drake seconded the motion and it was carried by the following roll call vote:

Vote of Zoning Board . . . (Aye) Judy Drake, Member
Vote of Zoning Board . . . (Nay) Daniel Konowalow, Member
Vote of Zoning Board . . . (Aye) Dean Shea, Alternate Member
Vote of Zoning Board . . . (Aye) Linda Hirvonen, Acting Chair

RESOLUTION

WHEREAS, Larry Fabbroni, PE, Agent for Richard Thaler has applied for an Area Variance and

WHEREAS, on February 29, 2016 the Town of Lansing Zoning Board of Appeals (the "ZBA")
thoroughly reviewed and analyzed: (i) the information and evidence submitted by the applicant(s) in support of the requested area variance; (ii) all other information and materials properly before the ZBA; and (iii) the issues and impacts raised for consideration by neighbors, the public, and the ZBA; and

WHEREAS, in accordance with Article 8 of the New York State Environmental Conservation Law and the State Environmental Quality Review Act, and its implementing regulations at 6 NYCRR Part 617, the ZBA has determined that this action—considering and approving or denying an area variance—is a Type II Action per 6 NYCRR 617.5(c), and therefore no environmental review is required; and

WHEREAS, on February 29, 2016 the ZBA, in accordance with Town Law § 267 *et seq.* and the Town of Lansing Subdivision Rules & Regulations, considered the application and all materials before the ZBA and, in the course of deliberations, took into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety, and welfare of the neighborhood or community arising from the potential granting of an area variance.

APPROVED

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

DETERMINATION BASED ON THE ABOVE FACTORS:

It is hereby determined by the Town of Lansing Zoning Board of Appeals that the request for an area variance is **GRANTED WITH ONE (1) CONDITION.**

1. Must meet NYS Fire Code requirement for Emergency Vehicle access.

THE VOTE ON THE FOREGOING DECISION, DETERMINATIONS, AND RESOLUTION OF THE TOWN OF LANSING ZONING BOARD OF APPEALS WAS AS FOLLOWS:

Member: Judy Drake –Aye
Member: Daniel Konowalow - Nay
Alternate Member: Dean Shea - Aye
Acting Chair: Linda Hirvonen– Aye

Dated: February 29, 2016

Daniel Konowalow requested that the following statement be entered into the Minutes. Daniel Konowalow is asking the Planning Board to be very, very careful in their Plan approvals to make sure all zoning laws are adhere to.

Dean Shea and Linda Hirvonen agreed with Mr. Konowalow.

Approval/Denial of November 17, 2015 Minutes

Judy Drake made a motion to approve the Minutes as submitted. Daniel Konowalow seconded the motion and it was carried by the following roll call vote:

Vote of Zoning Board . . . (Aye) Judy Drake, Member
Vote of Zoning Board . . . (Abstained) Dean Shea, Alternate
Vote of Zoning Board . . . (Aye) Daniel Konowalow, Member
Vote of Zoning Board . . . (Aye) Linda Hirvonen, Acting Chair

No. of Pages: 3

Delivered By: THALER & THALER

Receipt No. 491631

Return To:
THALER & THALER

DATE: 06/06/2006

Time: 04:37 PM

Document Type: EASEMENT/LEASE

Parties To Transaction: THALER

Deed Information

Consideration: $0.00

Transfer Tax: $0.00

RETT No: 02555

State of New York
Tompkins County Clerk

Mortgage Information

Mortgage Amount

Basic Mtge. Tax:

Special Mtge. Tax:

Additional Mtge. Tax:

Mortgage Serial No.:

This sheet constitutes the Clerk endorsement required by Section 316-A(5) & Section 319 of the Real Property Law of the State of New York. DO NOT DETACH

Aurora R. Valenti

Tompkins County Clerk

* 4 9 1 6 3 1 - 0 0 1 *

RIGHT-OF-WAY AND EASEMENT

THIS INDENTURE is made this 19th day of April, 2006, by and between **RICHARD B. THALER**, of 269 Asbury Road, Lansing, New York 14882 ("Grantor") and the **TOWN OF LANSING**, an incorporated municipality of the state of New York, with offices at 29 Auburn Road, Lansing, New York 14882 (the "Town").

WITNESSETH: That the Grantor, in consideration of One and 00/100 Dollar ($1.00) and other good and valuable consideration paid by the Town, the receipt and sufficiency of which are hereby acknowledged by the Grantor and the Town, does hereby grant and release unto the Town, its successors and assigns forever, a RIGHT-OF-WAY and EASEMENT to lay, construct, operate, maintain, alter, repair, remove, replace or change the size of a drainage, stormwater and sediment control ditch, pond, and other and related appurtenances and devices, together with the rights of free ingress and egress in, over, upon and under the below-described parcels and gores of land, such parcels and gores being the areas of the permanent easements and rights-of-way, and including the right to trim and/or remove trees, shrubs and other obstructions upon said parcels and gores of land situate in the Town of Lansing, County of Tompkins and State of New York, all as a more particularly bounded and described as follows:

ALL THAT TRACT, PARCEL AND GORE OF LAND situate in the Town of Lansing, Tompkins County, New York, being a part of Lot 79 in said Town and described as follows:

BEGINNING at a point at the Northwest corner of premises now or formally of Brown (Instrument No. 468128-001), which point of beginning is North 83 degrees 11 minutes 12 seconds West 387.60 feet from the center line of Warren Road;

thence North 37 degrees 23 minutes 38 seconds East 87.63 feet to a point;

thence North 63 degrees 39 minutes 21 seconds East 158.99 feet to a point;

thence North 7 degrees 44 minutes East 1404.00 feet to a point;

thence North 53 degrees 50 minutes 43 seconds West 366.00 feet to a point;

thence South 7 degrees 44 minutes West 389.00 feet to a point;

thence South 15 degrees 59 minutes 39 seconds East 700.45 feet to a point;

thence South 7 degrees 44 minutes West 262.88 feet to a point in the

thence South 37 degrees 23 minutes 38 seconds West 75.13 feet to a point;

thence South 7 degrees 44 minutes West 19.10 feet to a point;

thence South 82 degrees 16 minutes East 35.07 feet to the point or place of beginning.

Said premises being shown on a survey map entitled "**SURVEY MAP, DRAINAGE MANAGEMENT EASEMENT, TOWN OF LANSING; COUNTY OF TOMPKINS, STATE OF NEW YORK, WHISPERING PINES V**", made by Lawrence P. Fabbroni, L. S. (#49682), dated December 11, 2005, a copy of which map is intended to be filed concurrently herewith.

FURTHER WITNESSETH: That the Grantor covenants and agrees that no buildings or structures shall be constructed within the aforesaid right-of-way and permanent easement which will in any way interfere with complete access by the Town, its successors, assigns, employees and agents to lay, construct, operate, maintain, alter, repair, remove, replace or change the size of any drainage, stormwater and sediment control ditch, pond, and other and related appurtenances.

AND, Grantor further covenants and agrees:

1. Grantor, for himself and all of his successors and assigns, covenants and agrees that no building or structures shall be constructed or placed within the aforesaid right-of-way.

2. Grantor, for himself and all of his successors and assigns, covenants and agrees that no trees or other plants will be planted or cultivated that may interfere with the said easement and right-of-way.

3. Grantor, for himself and all of his successors and assigns, covenants and agrees that he will not permit or conduct any mining, excavation, construction or blasting within said easement and right-of-way.

4. Grantor, for himself and all of his successors and assigns, covenants and agrees that he will not engage in any conduct, directly or indirectly, that blocks, obstructs, or interferes with the ingress and egress rights of the Town, its successors, assigns, employees and agents.

5. Grantor, for himself and all of his successors and assigns, covenants and agrees that he will place the following provision in all conveyances of property, or any rights therein, of any land in the Whispering Pines Phase V subdivision:

"Being the purpose of the said drainage easement and right-of way

of which rights are (1) set forth in a permanent easement and right-of-way granted to the Town, the terms, obligations and conditions of which are expressly incorporated herein, and (2) assignable by the said Town to any successor or assign, or to any Drainage District now existing or hereafter to be formed.

AND FURTHER, Grantor and the Town acknowledge that the easement and rights-of-way hereby granted are fully assignable by the Town, without prejudice or recourse.

TO HAVE AND TO HOLD said right-of-way and easement unto the Town, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF

RICHARD B. THALER, GRANTOR

STATE OF NEW YORK }
COUNTY OF TOMPKINS } ss:

On the 24th day of April, in the year 2006, before me, the undersigned, personally appeared RICHARD B. THALER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

GUY K. KROGH
Notary Public, State of New York
Qualified in Tompkins Co. No. 4968322
My Commission Expires June 18, 2006

Notary Public

12-20-06

Approve Map, Plan and Report:

RESOLUTION 06-256

RESOLUTION APPROVING FINAL MAP, PLAN AND REPORT AND ADOPTING ORDER FOR PROPOSED DRAINAGE DISTRICT NUMBER 2
&
CONFIRMING DECEMBER 20, 2006 PUBLIC HEARING

At a Regular Meeting of the Town Board of the Town of Lansing held in and for the Town of Lansing at the Lansing Town Hall on 15th day of November, 2006, the following members being present: Stephen Farkas, Supervisor; Francis Shattuck, Councilperson; Connie Wilcox, Councilperson; Martin Christopher, Councilperson; Matthew Besemer, Councilperson; and the following members being absent: none; and the following motion for a Resolution was duly made by motion of Francis Shattuck, and was duly seconded by Martin Christopher; and the vote was as follows: Stephen Farkas – aye; Francis Shattuck – aye; Connie Wilcox – aye; Martin Christopher – aye; Matthew Besemer – aye; and the following Resolution therefore passed 5-0, and was duly adopted:

WHEREAS, the Lansing Town Board having previously approved necessary elements of the Whispering Pines Phase V Subdivision and the Planning Board having issued an approval of the Final Plat, and having sealed the same; and

WHEREAS, pursuant to the Town's Storm Water Local Law there is now a need to establish a drainage district for the storm water runoff and drainage within the said subdivision; and

WHEREAS, pursuant to Resolution 06-181 (August 16, 2006), the Town Engineer was authorized to prepare a map, plan and report ("MPR") for the proposed Drainage District Number 2, subject to a permissive referendum; and

WHEREAS, no petition or request for a permissive referendum was filed or received, and the Town Engineer duly submitted a MPR that was examined and discussed by the Town Board; and

WHEREAS, the creation of a drainage district was, and is again, deemed to be in the public interest; and

WHEREAS, upon consideration and deliberation upon the same, the Town Board of the Town of Lansing has hereby

RESOLVED, that the Town Board of the Town of Lansing hereby finds that the MPR is complete and accurate, and has been prepared in accord with the NYS Town Law; and it is further

RESOLVED, that the MPR be and hereby is deemed final, and the Town Clerk is directed to keep complete copies on file at the Town Clerk's Office for public review and examination; and it is further

RESOLVED AND DETERMINED, that this Resolution shall be and be deemed an "Order" as used in Town Law § 209-d, and in furtherance thereof, the Town Board of the Town of Lansing declares as follows:

1. The boundaries of the proposed district are hereby described as all those parcels of land as are described in deeds on file at the Tompkins County Clerk's Office for Town of Lansing Tax Parcel Numbers 40.-3-2.11, 41.-2-4.2, 41.-2-41, 41.-2-42, 41.-2-43, 41.-2-44, 41.-2-45, 41.-2-46, 41.-2-47, 41.-2-48, 41.-2-49, and 41.-2-51, all of which parcels are more particularly shown and described upon the Whispering Pines, Phase V, Subdivision Plat, a copy of which is on file at the Tompkins County Clerk's Office.

2. No improvements are proposed to be built by the Town or the District, as all improvements, including, but not limited to swales, retention ponds, ditches, and embankments have already been built by the Developer. The proposed Drainage District will maintain these facilities to manage and control sediment and storm water. Pursuant to the Developer's agreement, many of these facilities will be maintained by the Developer.

3. No amount of money is proposed to be expended for district improvements, nor are there any applicable hook-up fees. The district will be financed through benefited property assessments, and the maximum first year operation and maintenance costs to the typical property are estimated to be $111.67.

4. The Map, Plan and Report ("MPR") is deemed incorporate herein, and such MPR is available for public review and inspection at the Town of Lansing Clerk's Office.

5. Pursuant to Resolution 06-220 (October 18, 2006), a public hearing to consider and discuss the formation of Drainage District Number 2 will be held at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, being in the Town of Lansing, on the 20th day of December, 2006, at 6:10 o'clock P.M., whereat all persons interested in the subject thereof will be heard; and it is further

RESOLVED, that a Public Hearing will be held at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, being in the Town of Lansing, on the 20th day of December, 2006, at 6:10 o'clock P.M., to consider the creation of Drainage District #2, and to hear all persons interested in the subject thereof, and to take such action thereon as is required or permitted by law; and it is further

RESOLVED, that the Town Clerk of the Town of Lansing, Tompkins County, New York, is hereby authorized and directed to cause a copy of this Resolution and to be published in the official newspaper of the Town of Lansing (and also to post a copy thereof on the Town signboard maintained by the Town Clerk) not more than 10 nor less than 20 days before the public hearing, in accord with law.

SEQRA: Unclassified

Sewer Meeting:

The next meeting will be on November 29th. Mrs. Wilcox stated that she thinks a mailing should be done for the Open House on December 9th.

James Sullivan:

Mr. Sullivan suggested that the web site for the Town be improved and that more information should be put on the Town's agenda's.

Highway Superintendent's monthly report:

Mr. French was absent, therefore Mr. Purcell gave the following report:

Salt Storage Building:

The foundation is complete and the trusses may be set at the end of the week. Mr. Purcell stated that Scott Weaver, Mark and Mike Moseley did a great job on this project. He also thanked Darby for getting the grant and Dick Platt and Dave Herrick for their rolls in this project.

Authorize Salt Storage Building Grant Application:

RESOLUTION 06-257

3. There are no Involved Agencies:

4. The Interested Agencies are the NYS Department of Environmental Conservation, the Tompkins County Health Department, and the Town of Lansing Planning Board; and it is further

RESOLVED, that the public hearing upon the Public Interest Order for the formation of Drainage District #8 shall also be a forum to consider any input from the public, the Developer, or from any Interested Agencies relative to the SEQRA review of the environmental impacts of proposed Drainage District #8; and it is further

RESOLVED, that the Town Clerk of the Town of Lansing, Tompkins County, New York, is hereby authorized and directed to cause: (1) a Notice of Public Hearing to be published in the Town's official newspaper not less than 14 days before such public hearing, and to be also posted on the Town's official signboard not less than 14 days before such public hearing; and (2) a copy of this Public Interest Order to be so published and posted not less than 10 nor more than 20 days before such public hearing.

The question of adoption of such proposed Resolution was duly motioned by Councilperson Edward LaVigne, duly seconded by Councilperson Robert Cree, and put to a roll call vote with the following results:

Councilperson Robert Cree - Aye
Councilperson Edward LaVigne - Aye
Councilperson Doug Dake - Aye
Supervisor Kathy Miller - Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on December 16, 2015.

RESOLUTION APPROVING MAP, PLAN & REPORT FOR PROPOSED DRAINAGE DISTRICT #9 FOR ASBURY HILL SUBDIVISION, ISSUING PUBLIC INTEREST ORDER, AND SCHEDULING PUBLIC HEARING THEREUPON AND FOR ENVIRONMENTAL REVIEW THEREOF

RESOLUTION 15-136

RESOLUTION APPROVING MAP, PLAN & REPORT FOR PROPOSED DRAINAGE DISTRICT #9 FOR ASBURY HILL SUBDIVISION, ISSUING PUBLIC INTEREST ORDER, AND SCHEDULING PUBLIC HEARING THEREUPON AND FOR ENVIRONMENTAL REVIEW THEREOF

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, Richard Thaler (the "Developer") is proposing the dedication of stormwater lots and easements to and for stormwater facilities for the Asbury Hill Subdivision, and the development plan, subdivision plat, and project SWPPP have always envisioned that the common facilities and stormwater operation, maintenance, reporting, and repair obligations would be managed by a drainage district operated by the Town as an Article 12-A improvement district, and the Final Plat Subdivision approval issued by the Planning Board therefore requires district formation as a condition thereof; and

WHEREAS, a Map, Plan and Report ("MPR") that complies with Town Law §§ 209-c and 209-d was prepared by the Developer's Engineer and, it being in the public interest to form such district, the Town desires to proceed towards establishment of Drainage District #9 pursuant to the provisions of Town Law Article 12-A and finds that all proceedings to date have been in compliance therewith; and

WHEREAS, upon due deliberation upon the foregoing and the public interests to be served and the properties to be benefited thereby, the Town Board of the Town of Lansing has hereby

RESOLVED AND DETERMINED, that the final Map, Plan and Report complies with the requirements of Town Law §§ 209-c and 209-d, particularly as to the descriptions and

expenses set forth therein for the boundaries and first year's expenses for the proposed district; and it is further

RESOLVED AND DETERMINED that it is in the public interest and to the benefit of all parcels in the proposed district to establish the Town of Lansing Drainage District #9; and it is further

RESOLVED AND DETERMINED that all benefited parcels are included within such district and no benefitted properties have been excluded from the district; and it is further

RESOLVED, that the Town Board hereby adopts an Order pursuant to Town Law §209-d as follows:

1. The boundaries of the proposed district are inclusive of all that land now and formally part of the Asbury Hill Subdivision, including lots 1-28 therein, and consisting of the following tax map parcels:

40.-3-2.12 – comprised of Lots 1 through 26
P.O. 40-3-2.12 & 40.-3-2.2 – comprising Lot 27
P.O. 40-3-2.12 & 41.-2-46 – comprising Lot 28

Said lands being further depicted in the Subdivision and Stormwater maps, incorporated herein, the descriptions for land records thereof as are on file at the Tompkins County Clerk's Office, incorporated herein, and as further described by metes and bounds in Appendix A of the MPR, as follows:

That Tract or Parcel of Land situate in the Town of Lansing, County of Tompkins, and State of New York bounded and described as follows:

Beginning at a point being the northwest corner of lot 30 of the Subdivision Plat of Whispering Pines V, thence N7°44'E 250 feet; thence N82°09'56"W 409.21 feet to the northwest corner of lot 22 at the east boundary of WB Property Group LLC lands subdivided as Cayuga Way; thence N7°48'07"E 958.57 feet north along the east boundary of the WB Property Group LLC lands, thence N82°03'28"W 307.04 feet west along the north boundary of the WB Property Group LLC lands, thence N83°09'07"W 300.65 feet west along the north boundary of the WB Property Group LLC and WB Realty Group LLC lands; thence N7°12'47"E 874.40 feet north along the east property boundaries of Breck and Morse; thence S80°45'19"E 257.87 feet east along the south property boundary of Armstrong; thence S82°00'48"E 736.99 feet east along south property boundary of Armstrong to the centerline of Asbury Road; thence on a curve to the left along the centerline of Asbury Road feet along the north boundary of Thaler T.P. 40-3-2.2 a chord course S82°23'23"E 297.59; thence along the centerline of Asbury Road S82°49'51"E 698.84 feet the centerline of Warren Road; thence along the centerline of Warren Road S8°14'26"W 629.67 feet to the northeast corner of the Zanetti T.P.40-3-3; thence N81°51'50"W 209.10 feet to the northwest corner of the Zanetti T.P.40-3-3 thence on an average course S8°08'13"W 561.93 feet south along the west boundary of properties along Warren Road to the southwest corner of Sperger T.P. 40-3-6, thence on an average course S8°11'57"W 890.80 feet continuing south along the west boundary of properties along Warren Road to the southwest corner of Stevenson T.P. 40-3-13, thence N77°38'24"W 26.34 feet to northwest corner of Singh T.P. 41-2-47, thence N82°09'56"W 715.00 feet to the point or place of beginning.

The above described area as shown on Map, "Drainage District, Town of Lansing, County of Tompkins, State of New York, , Asbury Hill Subdivision", by Lawrence P. Fabbroni, N.Y.S.L.S.#49682, N.Y.S.P.E.#51734, dated March 20, 2015, revised September 29, 2015 and November 4, 2015.

2. The proposed improvements consist of stormwater retention ponds, a series of vegetated swales and ditches to convey stormwater to pond forebays, rip rap, a culvert, and other related stormwater facilities and drains, all of which are set forth upon the Final Subdivision Plat (which Plat is expressly herein incorporated herein, as now exists or as

hereafter amended). All costs of installation will be paid for by the Developer and the future maintenance responsibilities of the Town (through Drainage District #9, with the exception of the pre-existing stormwater pond on Lot 28, which is part of Drainage District #2) include inspections, sediment and debris removal, vegetation management, animal and nuisance management, erosion control, and structural repairs. The Developer will provide easements and rights-of-way to the Town and the District for normal maintenance and emergency access, and title to the ponds and forebays are proposed to be dedicated to the Town or District, as then applicable. Further responsibilities of the District include the need to periodically inspect on-site privately built and maintained stormwater facilities (on individual residential lots), such as rain gardens and bioretention treatment practices, and to require their preservation, maintenance, and improvement, as required by law.

3. The estimated cost to the Town and the District for the proposed improvements is $0.00, which is the maximum amount proposed to be expended by the Town or the District.

4. There is no hook-up cost for or to the drainage district.

5. There is no financing needed for this project.

6. The Map, Plan and Report are on file for public review and inspection at the Office of the Town Clerk.

7. A public hearing upon such proposed district will be held at 6:08 p.m. upon January 20, 2016, at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, and to thereat hear all persons interested in the subject thereof, and to take such action thereon as is required or permitted by law.

8. The MPR Report describes in detail how the financing, hook-up costs, and other costs and expenses of the proposed drainage district were estimated and computed, including the first year's estimated average maintenance cost of $129.47 per parcel; such costs are proposed to be paid through special benefit assessments for the benefited parcels of the proposed district, to be collected with the annual Town and County tax bill; and it is further

RESOLVED AND DECLARED that the average cost was computed by identifying the frequency that each maintenance activity is required; then establishing the number of hours and cost per hour for such maintenance activity; and then arriving at a total district first year's estimated cost of $3,625.00. Such amount was then applied to the total acreage of the benefitted properties in the Asbury Hill subdivision, being approximately 62.05 acres; then a pro-rata formula was applied to each lot for payment in accordance with the total cost per acre, all as shown more particularly on pages 13-16 of said MPR. This statement of detail as to how the costs were calculated is and shall be deemed the required computation statement required to be filed with the Town Clerk by Town Law § 209-d(1); and it is further

RESOLVED AND DETERMINED that as the Town is required to examine any potential negative environmental impacts of district formation, the Town will conduct a SEQRA review to examine the environmental impacts of such proposed Drainage District, and in connection therewith the Town Board has further determined:

1. This action is classified as an Unlisted Action pursuant to 6 NYCRR Part 617.2(ak);

2. The Town Board of the Town of Lansing is the sole involved agency and thus is the Lead Agency for environmental review and will thus conduct an uncoordinated review under SEQRA;

3. There are no Involved Agencies;

4. The Interested Agencies are the NYS Department of Environmental Conservation, the Tompkins County Health Department, and the Town of Lansing Planning Board; and it is further

RESOLVED, that the public hearing upon the Public Interest Order for the formation of Drainage District #9 shall also be a forum to consider any input from the public, the Developer, or from any Interested Agencies relative to the SEQRA review of the environmental impacts of proposed Drainage District #9; and it is further

RESOLVED, that the Town Clerk of the Town of Lansing, Tompkins County, New York, is hereby authorized and directed to cause: (1) a Notice of Public Hearing to be published in the Town's official newspaper not less than 14 days before such public hearing, and to be also posted on the Town's official signboard not less than 14 days before such public hearing; and (2) a copy of this Public Interest Order to be so published and posted not less than 10 nor more than 20 days before such public hearing.

The question of adoption of such proposed Resolution was duly motioned by Councilperson Robert Cree, duly seconded by Councilperson Edward LaVigne, and put to a roll call vote with the following results:

Councilperson Robert Cree - Aye	Councilperson Doug Dake - Aye
Councilperson Edward LaVigne - Aye	Supervisor Kathy Miller - Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on December 16, 2015.

RESOLUTION ISSUING GENERAL APPROVAL OF PROPOSED DESIGN, LOCATIONS AND SPECIFICATIONS FOR ROADWAYS AND INFRASTRUCTURE POTENTIALLY TO BE DEDICATED IN REALATION TO THE LAKE FOREST CIRCLE SUBDIVISION

RESOLUTION 15-137

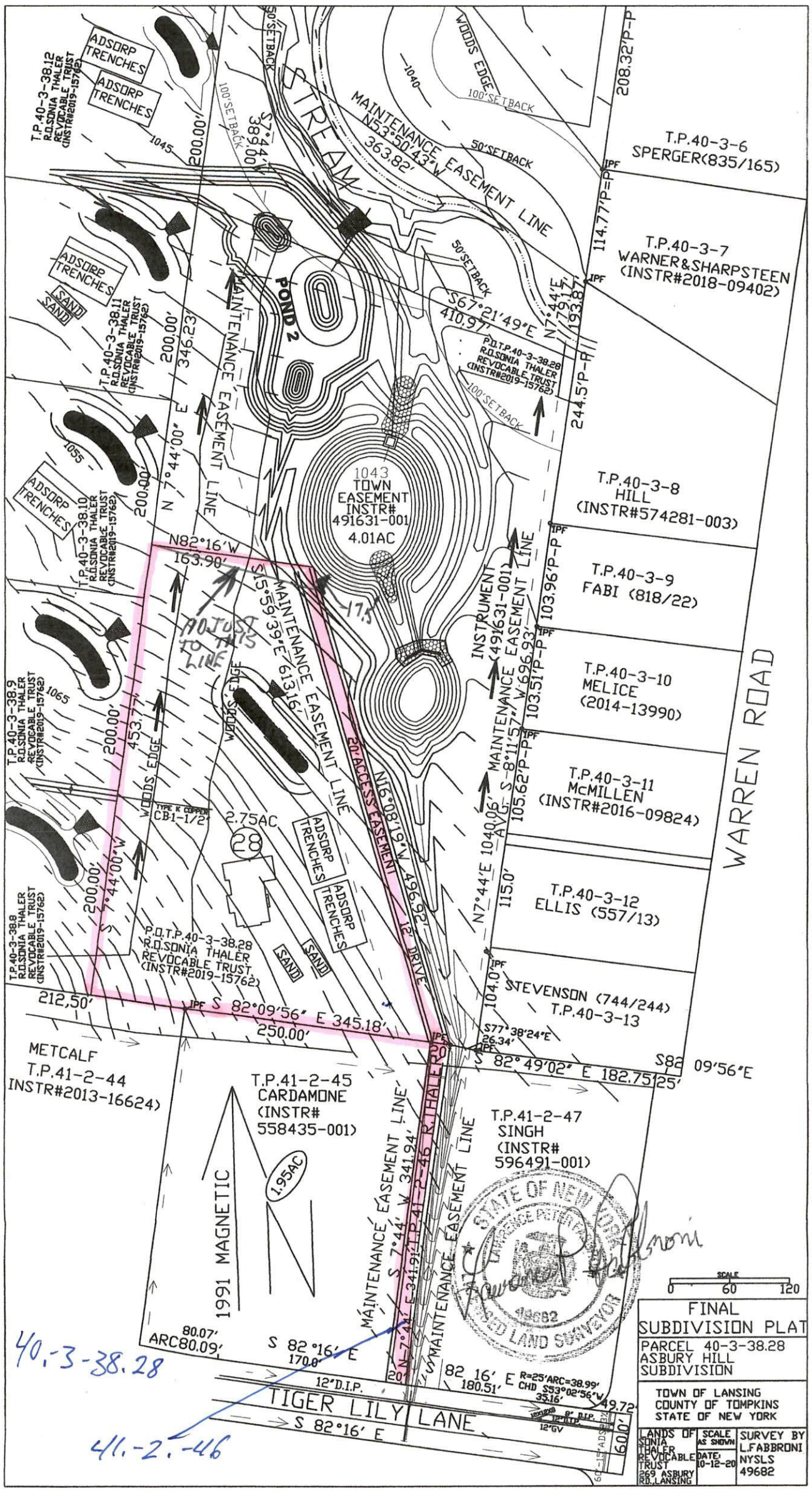
RESOLUTION ISSUING GENERAL APPROVAL OF PROPOSED DESIGN, LOCATIONS AND SPECIFICATIONS FOR ROADWAYS AND INFRASTRUCTURE POTENTIALLY TO BE DEDICATED IN RELATION TO THE LAKE FOREST CIRCLE SUBDIVISION

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, H. Floyd Davis, III, requested Preliminary Plat and other approvals for the proposed one phase 16-lot (plus 2 stormwater retention pond lots) Lake Forest Circle Subdivision Phase 1, and the Town of Lansing Planning Board duly noticed and held a Public Hearing on the proposed preliminary plat and further duly issued a negative declaration of environmental significance; and

WHEREAS, the Town Highway Superintendent has reviewed the proposed roadway layout and specifications and found the same adequate and similarly, as to water and stormwater and other proposed permanent infrastructure that may or will be dedicated or offered for dedication, the Town's Planner, Engineer, and Attorney have each had input and have generally approved the layout, design, and location of such infrastructure; and

WHEREAS, the Town's Subdivision Local Law, at § 505 (for major subdivisions), in anticipation of the dedication of roadways and certain other features (such as culverts, ditches, water lines, and stormwater infrastructure), requires that the Town Board approve the general layout, design, and locations of roadways and other infrastructure so that, by the time the Planning Board gets to a final plat approval (see also Subdivision Local Law § 507(B)), and the Town SMO gets to a final approval of the SWPPP, it is known that the Town Board, the Town Engineer, and Town Highway Superintendent have approved such infrastructure such that a dedication will be accepted in furtherance


STREAM
MAINTENANCE EASEMENT LINE
N53°50'43"W
363.82'
POND 2
WOODS EDGE
100'SETBACK
50'SETBACK
S7°44'W
389.00'
200.00'
1045
1040
1055
1065
ADSORP TRENCHES
SAND
T.P.40-3-38.12 R.D.SONIA THALER REVOCABLE TRUST (INSTR#2019-15762)
T.P.40-3-38.11 R.D.SONIA THALER REVOCABLE TRUST (INSTR#2019-15762)
T.P.40-3-38.10 R.D.SONIA THALER REVOCABLE TRUST (INSTR#2019-15762)
T.P.40-3-38.9 R.D.SONIA THALER REVOCABLE TRUST (INSTR#2019-15762)
N 7°44'00" E 346.23
N 7°44'00" E
S 7°44'00" W
200.00'
453.7'
N82°16'W
163.90'
ADJUST TO LINE
S15°59'39"E 613.16'
17.5'
1043
TOWN EASEMENT INSTR# 491631-001
4.01AC
INSTRUMENT (491631-001) MAINTENANCE EASEMENT LINE
S-8°11'57"W 696.93'
103.51'P-P
103.96'P-P
105.62'P-P
208.32'P-P
114.77'P=P
244.5'P-A
193.87'
N7°44'E 1040.05' AVG.
115.0'
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S67°21'49"E 410.97'
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P.O.T.P.40-3-38.28 R.D.SONIA THALER REVOCABLE TRUST (INSTR#2019-15762)
T.P.40-3-6 SPERGER(835/165)
T.P.40-3-7 WARNER&SHARPSTEEN (INSTR#2018-09402)
T.P.40-3-8 HILL (INSTR#574281-003)
T.P.40-3-9 FABI (818/22)
T.P.40-3-10 MELICE (2014-13990)
T.P.40-3-11 McMILLEN (INSTR#2016-09824)
T.P.40-3-12 ELLIS (557/13)
STEVENSON (744/244) T.P.40-3-13
WARREN ROAD
IPF
2.75AC
28
TYPE K COPPER CB-1-1/2"
P.O.T.P.40-3-38.28 R.D.SONIA THALER REVOCABLE TRUST (INSTR#2019-15762)
212.50'
S 82°09'56" E 345.18'
250.00'
METCALF T.P.41-2-44 INSTR#2013-16624)
T.P.41-2-45 CARDAMONE (INSTR# 558435-001)
1.95AC
1991 MAGNETIC
T.P.41-2-47 SINGH (INSTR# 596491-001)
MAINTENANCE EASEMENT LINE
S 7°44' W 341.94'
T.P.41-2-46 R.THALER
S82 09'56"E
S 82°49'02" E 182.75'
S77°38'24"E 36.34'
80.07'
ARC80.09'
S 82°16' E 170.0'
82 16' E 180.51'
R=25'ARC=38.99' CHD S53°02'56"W 35.16'
49.72'
12"D.I.P.
TIGER LILY LANE
S 82°16' E
60.0'
20' ACCESS EASEMENT
12' DRIVE
N16°08'19"W 496.92'
8" D.I.P.
12"GV
40.-3-38.28
41.-2.-46
STATE OF NEW YORK
LAWRENCE FABBRONI
49682
LICENSED LAND SURVEYOR
SCALE
0 60 120
FINAL SUBDIVISION PLAT
PARCEL 40-3-38.28
ASBURY HILL SUBDIVISION
TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK
LANDS OF SONIA THALER REVOCABLE TRUST 269 ASBURY RD. LANSING
SCALE AS SHOWN
DATE: 10-12-20
SURVEY BY L.FABBRONI NYSLS 49682

FINAL SUBDIVISION PLAT

TOWN OF LANSING; COUNTY OF TOMPKINS
STATE OF NEW YORK

ASBURY HILL SUBDIVISION 1

OWNER:
RICHARD THALER
269 ASBURY ROAD
LANSING, NEW YORK

SCALE AS SHOWN
DATE 09-14-13
REV. 01-24-15
06-24-15
09-25-15
11-04-15
12-18-15

DESIGN & SURVEY BY:
L.FABBRONI
NYSPE#51734
NYSLS#49682

2016-04366 A

0 50 100 200 300

NOTES:

1. CONTOURS 1 FOOT APPROX. USGS
2. IRON PIPE OR PIN FOUND
3. MONUMENT TO BE SET
4. THERE IS NO FIRM (FLOOD) MAP FOR THIS AREA BUILDING IN THE AREA ADJACENT TO GULF STREAM SHOULD ANTICIPATE A FLOODWAY EXTENDING APPROXIMATELY 2 FEET ABOVE THE BANKS OF THE MAIN CREEK CHANNEL
5. The APEA WITHIN A 50 FOOT SETBACK OF GULF STREAM SHOULD HAVE NO IMPPOVEMENTS CONSTRUCTED.
6. The AREA BETWEEN 50 AND 100 FOOT SETBACK OF GULF STREAM MAY HAVE STORMWATER BIOFILTERS AND PONDS

1991 MAGNETIC

ASBURY ROAD

WARREN ROAD

GULF STREAM

ASBURY HILL DRIVE

PLACID TERR.

WHISPERING PINES DRIVE

TIMBER LILY LANE

DETENTION POND SITE

POND 1

POND 2

POND OUTLET

T.P. 38-1-20 ARMSTRONG (797/125)

T.P. 40-3-1.3 MORSE (604/802)

T.P. 40-3-2.2 THALER (711/287) #269

T.P. 40-3-28.222 R.D. WB PROPERTY GROUP LLC (INSTR.#517821-001)

T.P. 40-3-28.8 R.D. WB PROPERTY GROUP LLC (INSTR.#517821-001)

T.P. 40-3-28.7 R.D. WB PROPERTY GROUP LLC (INSTR.#517821-001)

T.P. 40-3-28.6 R.D. WB PROPERTY GROUP LLC (INSTR.#517821-001)

T.P. 40-3-28.5 R.D. WB PROPERTY GROUP LLC (INSTR.#517821-001)

T.P. 40-3-28.4 R.D. WB PROPERTY GROUP LLC (INSTR.#517821-001)

T.P. 40-3-28.3 R.D. WB PROPERTY GROUP LLC (INSTR.#517821-001)

T.P.40-3-2.11 R.D. RICHARD B. THALER

R.D. RICHARD B. THALER (487/133) TAX PARCEL 40-3-2.12

T.P.40-3-3 ZANETTI (INSTR#2015-00994)

T.P.40-3-4 R.D. TELLERICO (INSTR#2105-10965)

T.P.40-3-5 BUTLER (INSTR#438258-001)

T.P.40-3-6 SPERGER(835/165)

T.P.40-3-7 WARNER (INSTR.2015-07063)

T.P.40-3-8 HILL (INSTR#574281-003)

T.P.40-3-9 FABI (818/22)

T.P.40-3-10 MELICE (2014-13990)

T.P.40-3-11 McMILLEN(373/452)

T.P.40-3-12 ELLIS (557/13)

STEVENSON (744/244) T.P.40-3-13

T.P.41-2-42 LARDUNIS (INSTR#518776-004)

T.P.41-2-43 DODDS (INSTR# 572475-005) #48

T.P.41-2-44 NETCALF (INSTR#2013-16624)

T.P.41-2-45 CARDAMONE (INSTR# 558435-001)

T.P.41-2-47 SINGH (INSTR# 596491-001)

TOWN EASEMENT INSTR# #916311-002

INSTRUMENT (491631-001)

MAINTENANCE EASEMENT LINE

Final Plat Conditions

-The approval by the Town of the final "full SWPPP" for the entire subdivision, which full SWPPP and which Final Plat shall each show and grant permanent stormwater drainage easements over Lots #24,#25,#27, and #28 and otherwise provide for adequate access to all stormwater facilities, in manners as are approved by the Town's engineer.
-A Basic SWPPP shall be submitted and approved by the Stormwater Management Officer for the development of each lot in the subdivision, including all acts that disturb soils upon any lot, and such Basic SWPPP shall be required and approved prior to the issuance of any building permits for each lot.
-The Final Plat shall show the following buffering and no-build zones around the riparian areas of Gulf Creek: (a) a 50' linear no-build zone, as measured from the now existing creek bank line on both sides of Gulf Creek, wherein no buildings, structures,, or ground disturbances shall be permitted, and (b) an additional 50' buffer zone, out to 100' similarly measured from the creek bank, wherein no building or septic systems or impermeable surfaces are allowed, but within which stormwater facilities with perviousble surfaces are permitted.
-The Final plat shall show and cause compliance with frontage, dimensional, and bulk requirements of the Town 's Land Use Ordinance, including to maintain a minimum of 150' of road frontage, 40,000 sq. ft. parcel sizes, and proper front yard setbacks for all lots, including the double-frontage corner lot.

TOMPKINS COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
55 BROWN ROAD, ITHACA, NY 14850

is to certify that the proposed arrangements for water supply and sewage sal as shown on this SUBDIVISION plan are APPROVED, in accordance the provisions of the Tompkins County Sanitary Code Article VII, for es, lots) Asbury Hill Subdivision, Lots 1-28 ansing-T (T)(V)(C). This approval is granted on condition:
That the proposed facilities for water supply and sewage disposal are installed in conformity with said plans.
That a copy of the plans as approved this date, sheets 1, 2,3 and 8 shall be filed in the office of the Tompkins County Clerk before any lot is sold.
That the developer must furnish each purchaser of a lot with a copy of the approved plan.
That the developer shall furnish each purchaser with an accurate as-built plan depicting all installed water and sewer facilities when the developer sells lots with constructed homes.
That this approval is valid until 12-23-2020 and new plans must be submitted for approval if the development is not complete by then.

-23-2015 Date — Stephen J. A. Maybee P.E. Director of Environmental Health

"Approved as conforming to the requirements of the Town of Lansing Land Use Control Ordinance (including current amendments) No review has been made of the suitability for sanitary facilities of water supply or conformance with the regulations of other jurisdictions."

By _____ Planning Board Chairperson

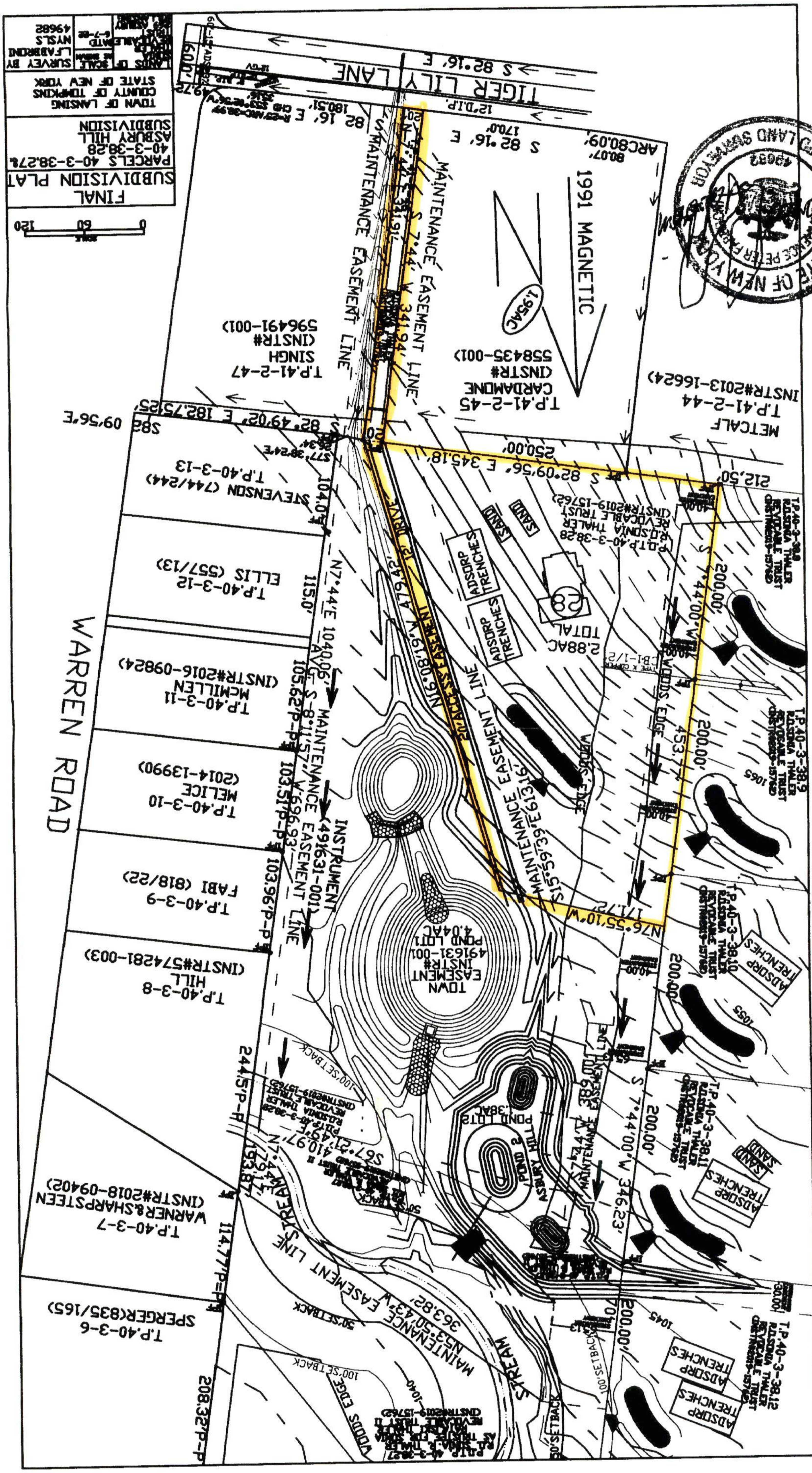
Date 1-6-16

Tompkins County Assessment

JAN 25 2016

Received

LAWRENCE FABBRONI NYSPE 51734


FINAL
SUBDIVISION PLAT
PARCELS 40-3-38.27&
40-3-38.28
ASBURY HILL
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(INSTR#2019-15762)
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T.P.40-3-38.12
R.O.SONIA THALER
REVOCABLE TRUST
1065
1055
1045
1040
STATE OF NEW YORK
LICENSED LAND SURVEYOR
49682

TIMOTHY C. BUHL, P.E.

35 Fire Lane 24
Auburn, NY 13021
(607) 423-1919

May 10, 2022

Mr. John Zepko, CPESC, CFM
Planner/ Stormwater Management Officer
Town of Lansing
29 Auburn Road – NYS Rte. 34
Lansing, NY 14882

Re: Village Solars PDA Traffic Study Review
Warren Road, Lansing (T) Tompkins County NY

Dear Mr. Zepko:

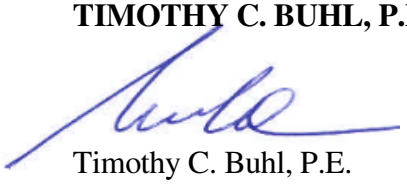
This letter is to document that I have reviewed the original 2014 PDA Revised Traffic Impact Study prepare by Lawrence Fabbroni, P.E., with respect to the proposed Phase 7 buildout of 138 new dwelling units. I have also reviewed the 2018 NYSDOT AADT counts for the Warren Road area and the more recent December 2021 ITCTC final traffic count data for the years 2019, 2020, and 2021. The only count taken near the project on Warren Road was taken in 2018 near the intersection of Farrell Road with a combined total count of 4797.

I can state categorically that the proposed Phase 7 completion will not have any detrimental traffic impacts, primarily due to the low level of service on Warren Road, the actual highway design, and the four entry driveway/roads serving the project. Sight and stopping distances on the straight and nearly level Warren Road fronting the development are more than adequate.

Of particular interest are the more recent ITCTC counts that show a 10-20% decrease in the AADT since 2018 for nearly all the roads in the north-central part of the Town. While Warren Road was not listed in the ITCTC count, nearby Farrell Road showed a 21% drop in 2021, after virtually no change during the period of 2007-2018. This significant drop is attributed to the Covid Pandemic lockdowns and the subsequent remote learning and working. In short, fewer people were commuting to school and/or their jobs, which is likely to continue but to a lesser degree.

Please refer to the tabular data attached to this letter for more details.

Very truly yours,
TIMOTHY C. BUHL, P.E.

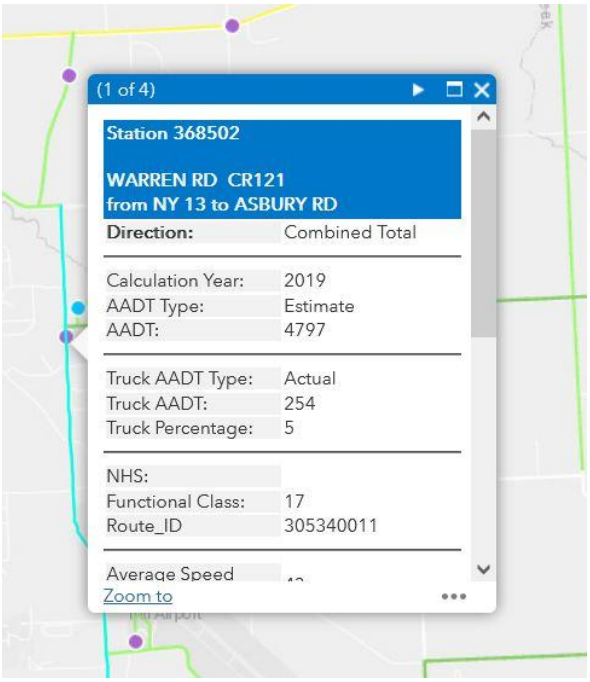


Timothy C. Buhl, P.E.

LANSING (T) - AADT TRAFFIC COUNTS

Station	Road #	Count Location	Muni	FROM	TO	Year	Source	AADT	5-6 PM	Time	Last Ct	Year	%Chg	1st Ct	Year	%Chg
7017	0430	Ladoga Park West	T/Lansing	Myers Rd	Ladoga Park East	2019	State	32	3	May	n/a	n/a	n/a	n/a	n/a	n/a
7018	0100	Bill George Rd	T/Lansing	Lansing Station Rd	End	2019	State	1	0	May	7	2007	-86%	4	1999	-75%
7019	1560	Milliken Station Rd	T/Lansing	Miliken Station Rd Ext	Cayuga Dr	2019	State	62	6	May	49	2009	27%	52	1999	19%
8004	CR122	N Triphammer Rd	T/Lansing	Rt 34B	Rt 34	2019	State	5,257	480	Oct	5,603	2016	-6%	4,821	2013	9%
8110	CR155	Lansingville Rd	T/Lansing	Rt 34B	County Line	2019	State	963	99	Oct	464	2017	108%	462	2007	108%
8301	CR159	Brickyard Rd	T/Lansing	Rt 34B	Ludlowville Rd	2019	State	874	103	Oct	796	2016	10%	651	2010	34%
8302	CR108	Asbury Rd	T/Lansing	Rt 34	Warren Rd	2019	State	1,434	121	Oct	1,282	2016	12%	1,405	1993	2%
8420	CR154	Locke Rd	T/Lansing	Rt 34	Breed Rd	2019	State	1,475	149	Oct	1,507	132	-2%	890	1994	66%
0454	NY34B	Rt 34B - Ridge Rd	T/Lansing	Lansingville Rd	County Line	2020	State	2,541	254	Jul	2,086	2017	22%	2,318	1999	10%
0456	NY34B	Rt 34B - Ridge Rd	T/Lansing	34 34B OLAP	Lansingville Rd	2020	State	5,745	547	Jul	7,343	2015	-22%	7,518	1996	-24%
0457	NY34	Rt 34 - East Shore Dr	T/Lansing	End 13 34 OLAP	34 34B OlAp	2020	State	6,723	580	Jul	7,160	2016	-6%	7,677	1997	-12%
0570	NY34	Rt 34 - Auburn Rd	T/Lansing	34 34B OLAP	County Line	2020	State	2,050	176	Jul	2,538	2013	-19%	2,101	1996	-2%
0571	NY34	Rt 34 - Peruville Rd	T/Lansing	Start 34 34B OLAP	End 34 34B OLAP	2020	State	6,845	633	Aug	9,365	2018	-27%	6,876	1996	0%
6134	CR122	N Triphammer Rd	T/Lansing	Waterwagon Rd	Rt 34B	2020	State	6,607	564	Aug	7,765	2017	-15%	6,050	1998	9%
8403	CR122	N Triphammer Rd	T/Lansing	Lansing V/L	Waterwagon Rd	2020	State	6,366	586	Aug	8,130	2016	-22%	7,116	2002	-11%
1216	0090	Benson Rd	T/Lansing	Rt 34B	Asbury Rd	2021	State	338	31	Jun	470	2018	-28%	446	2001	-24%
6079	0160	Buck Rd	T/Lansing	Brickyard Rd	Conlon Rd	2021	State	278	29	Apr	259	2016	7%	313	1997	-11%
6081	0449	Dug Rd	T/Lansing	Mill St	End	2021	State	62	6	Apr	63	2016	-2%	109	1997	-43%
7020	0430	Ladoga Park Rd	T/Lansing	Myers Rd	End	2021	State	97	10	May	106	2020	-8%	n/a	n/a	n/a
8114	CR108	Farrell Rd	T/Lansing	Warren Rd	Dryden T/L	2021	State	1,294	143	Jun	1,640	2018	-21%	1,672	2007	-23%

ITCTC



NYSDOT

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: SITE PLAN APPROVAL FOR PHASE VII OF VILLAGE SOLARS APARTMENTS PDA		
Project Location (describe, and attach a general location map): FOUR SEPARATE LOTS WITHIN THE VILLAGE SOLARS PDA EAST OF WARREN ROAD ON VILLAGE CIRCLE		
Brief Description of Proposed Action (include purpose or need): IT IS PROPOSED TO DEMOLISH AND REMOVE THE FOUR EXITSING MULTI-FAMILY APARTMENTS AND ASSOCIATED PARKING/DRIVEWAY AREAS ON FOUR SEPARATE PARCELS, AND THEN CONSTRUCT 138 NEW MUTIL-FAMILY UNITS IN SIX SEPARATE BUILDINGS ON THESE FOUR LOTS OVER THE NEXT FEW YEARS. (A SEPARATE DEMOLITION/CONSTRUCTION SCHEDULE WILL BE SUBMITTED TO THE TOWN.) NEW ACCESS DRIVEWAYS & PARKING AREAS WILL ALSO BE CONSTRUCTED, ALONG PUBLIC UTILITY EXTENSIONS, STORMWATER PRACTICES, AND PEDESTRIAN PATHWAYS. THIS ACTION IS ONLY FOR SITE PLAN APPROVAL OF THE FINAL PHASE BUILD-OUT OF THE PREVIOUSLY APPROVED PDA, IN WHICH THE OVERALL ENVIRONMENTAL ASPECTS OF THE PROJECT WERE REVIEWED AND APPROVED.		
Name of Applicant/Sponsor: LUCENTE HOLDINGS. LLC	Telephone: 607-229-4822 E-Mail: lucenterocco@yahoo.com	
Address: 1067 WARREN ROAD, SUITE B		
City/PO: LANSING	State: NEW YORK	Zip Code: 14882
Project Contact (if not same as sponsor; give name and title/role): ROCCO LUCENTE	Telephone: SAME E-Mail: SAME	
Address: SAME		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	SITE PLAN APPROVAL FOR PHASE 7	MAY 2020
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	COUNTY GML 239 REVIEW	MAY 2020
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC STORMWATER SPDES	SEPTEMBER 2022
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☐No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R2 WITHIN A PLANEND DEVELOPMENT AREA (PDA)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? LANSING CSD

b. What police or other public protection forces serve the project site?
TOMPKINS COUNTY SHERIFF, NYS POLICE

c. Which fire protection and emergency medical services serve the project site?
LANSING VFD

d. What parks serve the project site?
MYERS POINT PARK, LANSING TOWN PARK

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? MULTI-FAMILY RESIDENTIAL

b. a. Total acreage of the site of the proposed action? 5.31 acres
b. Total acreage to be physically disturbed? 4.81 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 21.7 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 29 Units: 138

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 30 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	430 (COMPLETED)
At completion of all phases	_____	_____	_____	568

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: STORMWATER MANAGEMENT & RETENTION PRACTICES

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: RUNOFF FROM BUILDING ROOFS AND PAVEMENTS

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: VARIES million gallons; surface area: VARIES acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): EXCAVATED SOILS

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 17,250 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: LANSING TOWN WATER DISTRICT
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☐ Yes ☑ No

iii. Will line extension within an existing district be necessary to supply the project? ☑ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 17,250 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): SANITARY WASTEWATER

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No
If Yes:

- Name of wastewater treatment plant to be used: VILLAGE OF CAYUGA HEIGHTS
- Name of district: LANSING WARREN ROAD SEWER DISTRICT
- Does the existing wastewater treatment plant have capacity to serve the project? FOR THE INITIAL 24 UNIT BUILDING ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 2.55 acres (impervious surface)

_____ Square feet or 5.31 acres (parcel size)

ii. Describe types of new point sources. BUILDING ROOFS, PARKING AREAS, AND WALKS. 1.21 AC. IS PRESENTLY IMPERVIOUS, SO AN INCREASE OF 1.34 ACRES WILL OCCURR

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

ONSITE STORMWATER MANAGEMENT PRACTICES

- If to surface waters, identify receiving water bodies or wetlands: ROADSIDE DITCHES ALONG WARREN ROAD
- Will stormwater runoff flow to adjacent properties? ☑ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

NO MORE THAN ALREADY PLANNED FOR IN THE INITIAL PDA APPROVAL & TRAFFIC STUDY

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing 58 Proposed 210 Net increase/decrease + 152

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

NO

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:
YES - TEMPORARY DURING CONSTRUTION ONLY

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No
Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
BUILDING MOUNTED DOWNCAST FIXTURES AS ON EXISITNG NEW BUILDNGS

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☐ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

INDUSTRIAL TO THE SOUTH, RURAL RESIDENTAIL TO THE NORTH, WEST, AND EAST

b. Land uses and covertypes on the project site. PHASE 7 ONLY

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.21	2.55	+1.34
• Forested	.05	.05	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4.0	2.46	- 1.54
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.) STORMWATER PRACTICES	0.00	.25	+ .25
• Wetlands (freshwater or tidal)	0.00	0,00	0.00
• Non-vegetated (bare rock, earth or fill)	.05	0.00	-.05
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☑ Yes ☐ No

i. If Yes: explain: BASKETBALL COURTS AND A DOG PARK

Section 4, Item c.

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 8-10 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

BATH SERIES	90%
LANGFORD SERIES	10%
	%

d. What is the average depth to the water table on the project site? Average: 4-6 feet

e. Drainage status of project site soils:
☑ Well Drained: 90% of site
☑ Moderately Well Drained: 10% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
DEER SQUIRRELS
WOODCHUCKS RACCOONS
FIELD BIRDS

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commission Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☑No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐Yes ☑No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☑No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐Yes ☑No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☑No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

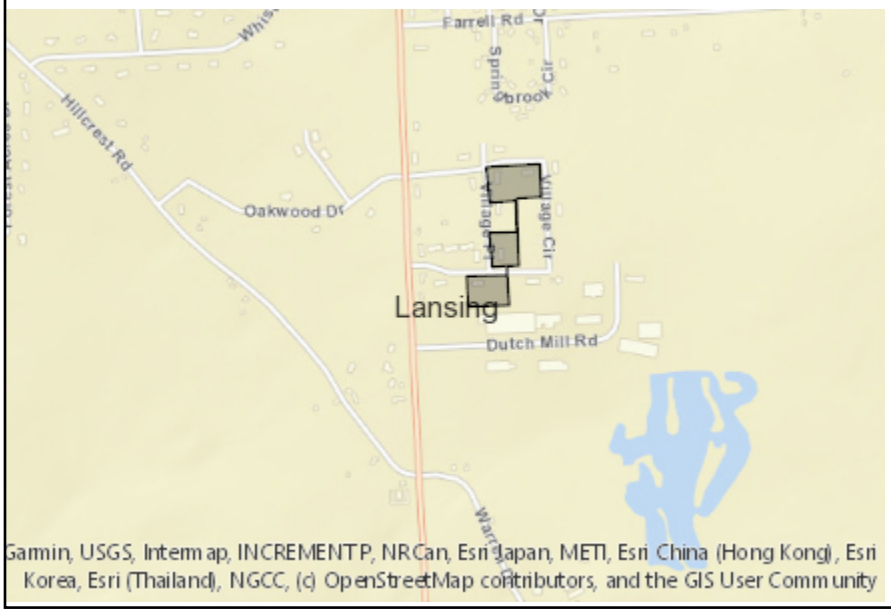
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name LUCENTE HOLDINGS, LLC Date 5/20/2022

Signature _____ Title PROJECT ENGINEER

TIMOTHY C. BUHL, P.E.

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

TIMOTHY C. BUHL, P.E.

35 Fire Lane 24
Auburn, NY 13021
(607) 423-1919

May 10, 2022

Mr. John Zepko, CPESC, CFM
Planner/ Stormwater Management Officer
Town of Lansing
29 Auburn Road – NYS Rte. 34
Lansing, NY 14882

Re: Village Solars PDA Boundary Information
Warren Road, Lansing (T) Tompkins County NY

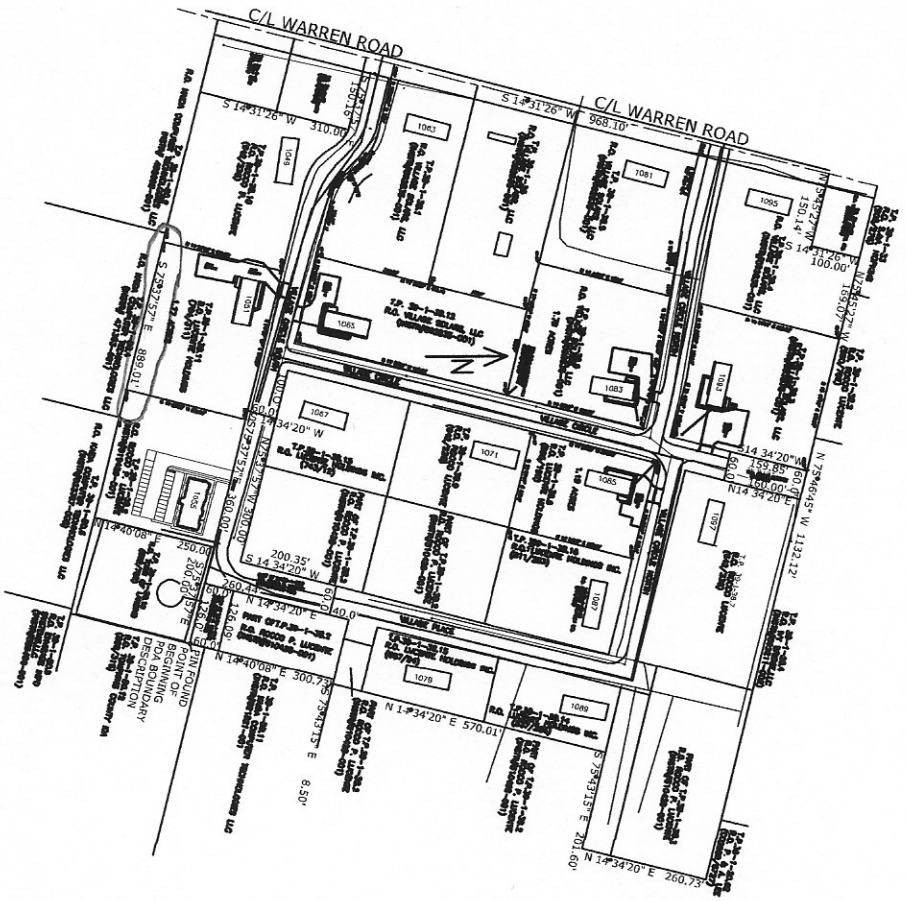
Dear Mr. Zepko:

Please see the attached Boundary Map and Description for the Village Solars PDA site. Note that all parcels included in the proposed Phase 7 development are in fact within the original approved boundary, as was indicated earlier to the Planning Board. The 60' wide strip is also shown and can be dedicated to the Town if and when needed.

If there are any further questions in the regard, please email me or call to go over things.

Very truly yours,
TIMOTHY C. BUHL, P.E.

Timothy C. Buhl, P.E.



0 100 200 300

Village Circle
Village Apartments/Village Solar
PDA Boundary Survey Map

14. The updated PDA plat. Landscape Plan, and site plan narrative dated May 22, 2017 outline the proposed phasing of the project. The development of the Allowed Build-Out Limit are hereby authorized and allowed, subject to all approvals, permitting, and stormwater requirements, each where applicable or as required.

15. Any proposed use not specifically herein allowed is expressly prohibited. Any future plan or proposal not here specifically allowed is prohibited unless an amendment to the zoning and development plan are approved through the applicable site planning, special permitting, or variance procedures as outlined in the Land Use Ordinance. In no event may the open space percentage of 40% be reduced; such open space measurement to be expressed as a percentage of land that is undeveloped by buildings or impervious surfaces as compared to the total acreage of the PDA as based upon its boundaries as defined below.

16. All outdoor recreational uses shall be for passive and non-motorized recreation. Auxiliary uses relating to such recreation, such as exercise areas, tennis courts, basketball courts, ball fields, gardens, trails, and small covered or stone-paved cooking and picnic pavilions or similar facilities, shall be permitted.

17. The Developer may for good cause request a waiver from the requirements of this Article and this § 1610, including for the obtaining of building permits (or certificates of compliance or occupancy) earlier than would otherwise be authorized hereunder, by applying for such a waiver to the Town Board. If such a waiver is granted, the Town Board may impose such reasonable conditions upon the waiver as it may deem appropriate. The Town Board may, but is not required to, approve any such waiver if the Town Board finds that:

a. The plans for the water or sewer lines and appurtenances have been approved by all applicable agencies and are or have been built and duly dedicated, together with necessary access and other easements, and that the SWPPP and stormwater requirements have been adequately addressed.

b. There would be a substantial hardship to one or more individuals to delay construction or certificate issuance absent such waiver, and such hardship was not self-created.

c. There is proof provided to the Town that there is adequate financial support available to the Developer to complete the work, such proof being in the form of a dedicated escrow account, performance bond, letter of credit, or other proof satisfactory and acceptable to the Town as based upon the recommendations of the Town Engineer and the Attorney for the Town.

d. Such waiver is the minimum variation from the requirements of this Article or § 1610 as would remediate or lessen such found hardship.

18. The area encompassing current TPN 39.-1-34, located within the PDA on the Village Circle side of the plan shall be allowed to be appended to and consolidated with TPN 38.-1-38.3 (or other adjacent parcel(s)) and included in the Village Solars side of the development plan.

19. The area encompassed and rezoned in accordance with this § 1610, and which is governed hereby, is described as follows: Being Town of Lansing Tax Parcel Numbers 39.-1-38.7; 39.-1-38.9; 39.-1-38.10; P/O #39.-1-32.2; P/O #39.-1-38.2, all as more particularly described as the land within the following described boundaries:

Beginning at a point marked by a found iron pin located at the northeasterly corner of lands now or formerly of the Town of Lansing (592/709), as shown on a Survey Map entitled "Village Circle Village Apartments/Village Solar PDA Boundary Survey Map," as dated March 5, 2013 and drawn by Lawrence Fabbroni (NYSPE 51734, NYSLS 49682) (hereinafter, the "Survey Map"); and thence proceeding

N 14° 40' 08' E a distance of 300.73' to a point, such point being located at the northwesterly corner of lands now or formerly of Kaida Computer Technologies LLC (#521821-001); and thence proceeding

S 75° 43' 15" E a distance of 8.50' to a point located in the northerly property line of said Kaida Computer Technologies LLC; and thence proceeding

N 14° 34' 20" E a distance of 570.01' to a point in the southerly property line of lands now or formerly of Rocco P. Lucente (#510428-001), said course also partly running along easterly property lines of lands now or formerly of Lucente Holdings Inc. (867/94 and 837/266); and thence proceeding

S 75° 43' 15" E a distance of 201.60' to a point marking the southeasterly corner of said lands of Rocco P. Lucente (#510428-001); and thence proceeding

N 14° 34' 20" E a distance of 260.73' to a point marking the northeasterly corner of said lands of Rocco P. Lucente (#510428-001); and thence proceeding

N 75° 46' 45" W a distance of 1,132.12' to a point marked by a set iron pin in the southerly property line of lands now or formerly of Rocco Lucente (580/702), said course passing along the southerly property lines of lands now or formerly of Lee (CD2509/6727), Ivy Bridge, LLC (#592211-002), and Rocco Lucente (580/702); and thence proceeding

N 75° 45' 27" W a distance of 169.07' to a point in the southerly property line of lands now or formerly of Hopkins (908/276), said point being also the northeasterly corner of lands now or formerly of Lucente Holdings, Inc. (CD2512/1241), and said course passing along the southerly property lines of lands now or formerly of Rocco Lucente (580/702) and said Hopkins (908/276); and thence proceeding

S 14° 31' 26" W a distance of 100.00' to a point marking the southeasterly corner of lands of said Lucente Holdings, Inc. (CD2512/1241), said course being also the easterly line of said lands of Lucente Holdings, Inc. (CD2512/1241); and thence proceeding

N 75° 45' 27" W a distance of 150.14' to a point in or near the centerline of Warren Road, said point also being the southwesterly corner of lands of said Lucente Holdings, Inc. (CD2512/1241), and said course being the southerly property line of said Lucente Holdings, Inc. (CD2512/1241); and thence proceeding

S 14° 31' 26" W a distance of 968.10' along or near the centerline of said Warren Road to a point, such point being also the northwesterly corner of lands now or formerly of Bracco (#457019); and thence proceeding

S 75° 37' 57" E a distance of 150.16' to a point located at the northeasterly corner of lands of said Bracco (#457019), said course being the northerly property line of said Bracco (#457019); and thence proceeding

S 14° 31' 26' W a distance of 310.00' to a point marking the southeasterly corner of lands now or formerly of Lane (733/314), said course running along the westerly property lines of lands of said Bracco (#457019) and Lane (733/314); and thence proceeding

S 75° 37' 57" E a distance of 889.01' to a point marking the southwesterly corner of lands now or formerly of the Town of Lansing (592/708), said course passing along the northerly property lines of lands of Kaida

Computer Technologies LLC (##488698-001, 471363-001, and 523357-008); and thence proceeding

N 14° 40' 08" E a distance of 250.00' to a point marking the northwesterly corner of said lands of the Town of Lansing (592/708), said course passing along the westerly boundary of said lands of the Town of Lansing (592/708); and thence proceeding

S 75° 37' 57" E a distance of 200.00' along the northerly property line of said lands of the Town of Lansing (592/708) to the point and place of beginning, all as more particularly shown upon the Survey Map, a copy of which is in file at the Town of Lansing Town Clerk's Office.

20. The Developer assumes sole responsibility for the development and its worksites and all related or adjacent areas and lands and agrees to assume all responsibility for any injury or damage that may or does occur as a result of any excavation, construction, or related work. The Developer, to the fullest extent permitted by law, shall indemnify and hold the Town of Lansing harmless from and against any, each, and all losses, actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, and demands whatsoever, in law, admiralty or equity (all together hereafter, "Claims"), including, but not limited to, reimbursement to the Town of Lansing any amount expended for any and all experts', consultants', attorneys' and engineering fees and expenses arising from or in relation to any Claim. The Town of Lansing shall not be liable or responsible for any injury to persons or damage to property due to any acts or failures to act unless it is proven to a reasonable degree of certainty that such injury or damage was solely caused by a willful or intentional act of the Town of Lansing.

21. The Town of Lansing Zoning Map is hereby amended to incorporate the location and boundaries of PDA #1.

22. The Developer may subdivide (and rejoin or consolidate) the PDA parcel into separate or differing tax parcels to assist in the delineation of project phasing, tax management issues, and financing for project development. In each such case, suitable cross-easements shall be implied, required, and provided for access and common use of project facilities, and such proposed subdivision and line locations shall be subject to review and approval by the Town Board. Once approved by the Town Board, the Town Code Enforcement Officer may seal such map for filing with or delivery to the County Clerk or Assessor's Office.

SECTION 3: SEVERABILITY; INTERPRETATION

If the provisions of any article, section, subsection, paragraph, subdivision, or clause of this Local Law shall be adjudged invalid by a court or other tribunal of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Local Law. Any such invalidity shall be confined in its operation to the clause, sentence, paragraph, section or article thereof directly involved in the controversy in which such order or judgment shall have been rendered. Section and other headings are for reference and convenience only and shall not be deemed or construed to limit or define the requirements of clauses set forth thereunder.

SECTION 4: EFFECTIVE DATE

This Local Law shall be and become effective immediately.

RESOLUTION APPROVING 2017 ANNUAL STORM WATER REPORT

RESOLUTION 17-92

RESOLUTION APPROVING 2017 ANNUAL STORM WATER REPORT

naturaled®
Turning Light into Savings

WALL LIGHT (DWS)

Project

Schedule Date

Notes

DESCRIPTION

naturaLED® Wall Lights come in 10-watt, 20-watt and 25-watts to replace your existing incandescent up to 200-watt, saving up to 90% of energy. Super energy efficient and lasts up to 50,000+ hours average life. naturaLED® wall lights are an ideal lighting solution for security lights, both residential, commercial and many other outdoor applications.

Wall Sconce
Down Lights

5 YEAR WARRANTY

Up & Down Lights

ENERGY STAR · WET · ETL · TITLE 24 · FC · LM 79 · LM 80 · RoHS Compliant

FEATURES

- Energy Star Qualified
- Wet Listed
- Up to 80% energy savings
- Instant on
- Light weight
- Contains no mercury or lead
- Input line voltage: 120V, 120-277V
- Power Factor: >0.9
- THD: <20%
- Beam Angle: Flood
- Operating temperature: -22˚F - 95˚F
- Finish: Black / White / Nickel
- 50,000 hrs rated average life

APPLICATIONS

- Security Lighting
- Accent Lighting
- Residential Lighting
- Outdoor Lighting
- Wall Lighting

WARRANTY

- 5 Year Warranty

Ordering Information EXAMPLE: LED-FX5DWS25/33S/930/BK

LED	FX5	DWS	25	33S	930	BK
	Category	Style	Wattage	Beam Angle	CRI/ Color Temp	Color Finish
LED	**FX** Fixture	**DWS** Down Wall Sconce	**25** 25 Watts	**33** 33˚	**8** CRI80 **9** CRI90 **30** 3000K **50** 5000K	**BK** Black **NI** Nickel **WH** White

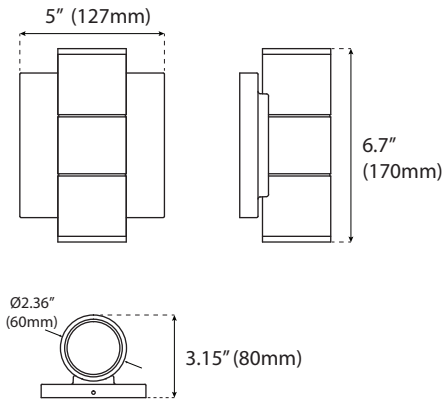
ORDERING

Watts (W)	Description	Color Temp (K)	Lumens (lm)	Equiv. Wattage (W)	Size	Beam Angle	Color	Voltage	Wet	ES
	**Up/Down Wall Sconce (Black)**									
10	LED-FXDWS10/830/BK	3000K	700	90	2.5” x 6.7”	38°	Black	120V	•	•
10	LED-FXDWS10/850/BK	5000K	700	90	2.5” x 6.7”	38°	Black	120V	•	•
20	LED-FXDWS20/830/BK	3000K	1,400	200	3.15” x 11.7”	38°	Black	120V	•	•
20	LED-FXDWS20/850/BK	5000K	1,400	200	3.15” x 11.7”	38°	Black	120V	•	•
	**Up/Down Wall Sconce (White)**									
10	LED-FXDWS10/830/WH	3000K	700	90	2.5” x 6.7”	38°	White	120V	•	•
10	LED-FXDWS10/850/WH	5000K	700	90	2.5” x 6.7”	38°	White	120V	•	•
20	LED-FXDWS20/830/WH	3000K	1,400	200	3.15” x 11.7”	38°	White	120V	•	•
20	LED-FXDWS20/850/WH	5000K	1,400	200	3.15” x 11.7”	38°	White	120V	•	•
	**Up/Down Wall Sconce (Nickel)**									
10	LED-FXDWS10/830/NI	3000K	700	90	2.5” x 6.7”	38°	Nickel	120V	•	•
20	LED-FXDWS20/830/NI	3000K	1,400	200	3.15” x 11.7”	38°	Nickel	120V	•	•
	**Wall Sconce (Black)**									
25	LED-FX5DWS25/33S/930/BK	3000K	1,750	250	5” x 7.5”	33°	Black	120-277V	•	•

SPECIFICATIONS

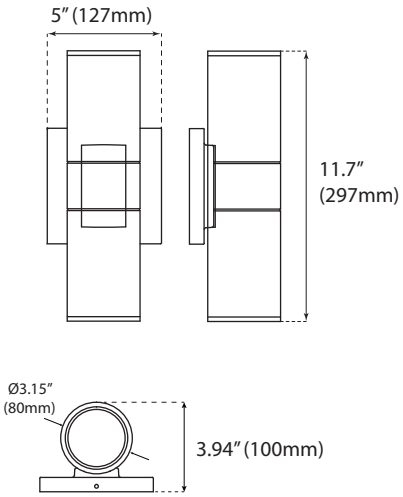
FXDWS10 (10 Watt)

Weight: 1.54-lbs



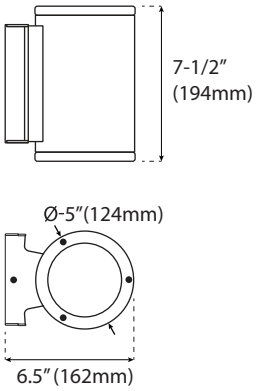
FXDWS20 (20 Watt)

Weight: 2.43-lbs



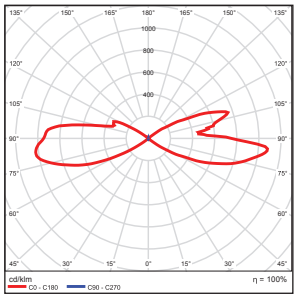
FX5DWS25 (25 Watt)

Weight: 3.75-lbs



PHOTOMETRICS CHART

DWS - up/down Wall Sconce (10W)

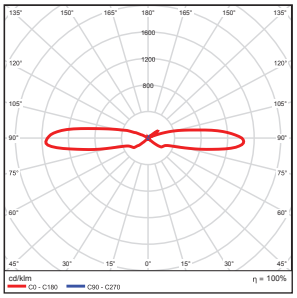


Illuminance at a Distance

	Center Beam fc	Beam Width	
2.5ft	0.87 fc	1.2 ft	1.9 ft
5.0ft	0.22 fc	2.3 ft	3.8 ft
7.5ft	0.10 fc	3.5 ft	5.6 ft
10.0ft	0.05 fc	4.7 ft	7.5 ft
12.5ft	0.03 fc	5.8 ft	9.4 ft
15.0ft	0.02 fc	7.0 ft	11.3 ft

Vert. Spread: 26.2°
Horiz. Spread: 41.2°

DWS - up/down Wall Sconce (20 Watt)

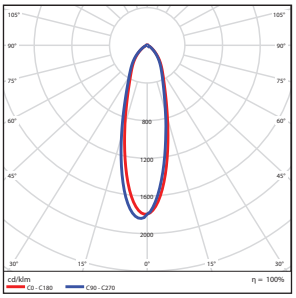


Illuminance at a Distance

	Center Beam fc	Beam Width	
2.5ft	2.02 fc	1.0 ft	1.3 ft
5.0ft	0.51 fc	2.1 ft	2.5 ft
7.5ft	0.22 fc	3.1 ft	3.8 ft
10.0ft	0.13 fc	4.1 ft	5.0 ft
12.5ft	0.08 fc	5.2 ft	6.3 ft
15.0ft	0.06 fc	6.2 ft	7.5 ft

Vert. Spread: 23.3°
Horiz. Spread: 28.2°

5DWS - Wall Sconce (25 Watt)



Illuminance at a Distance

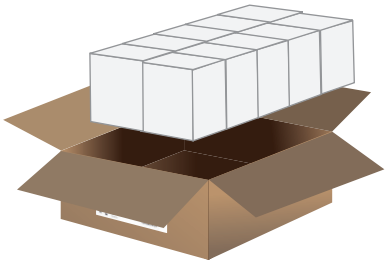
	Center Beam fc	Beam Width	
2.5ft	453 fc	1.4 ft	1.4 ft
5.0ft	113 fc	2.8 ft	2.8 ft
7.5ft	50.3 fc	4.2 ft	4.2 ft
10.0ft	28.3 fc	5.5 ft	5.6 ft
12.5ft	18.1 fc	6.9 ft	7.0 ft
15.0ft	12.6 fc	8.3 ft	8.4 ft

Vert. Spread: 31.0°
Horiz. Spread: 31.1°

PACKAGE

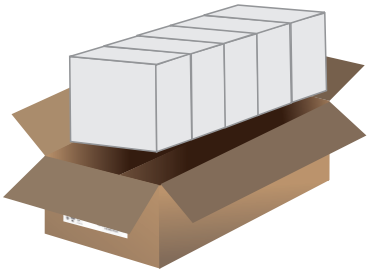
Master Pack: 10 pcs

For Up/Down Wall Sconce10W



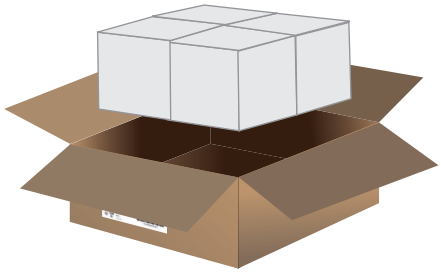
Master Pack: 5 pcs

For Up/Down Wall Sconce 20W



Master Pack: 4 pcs

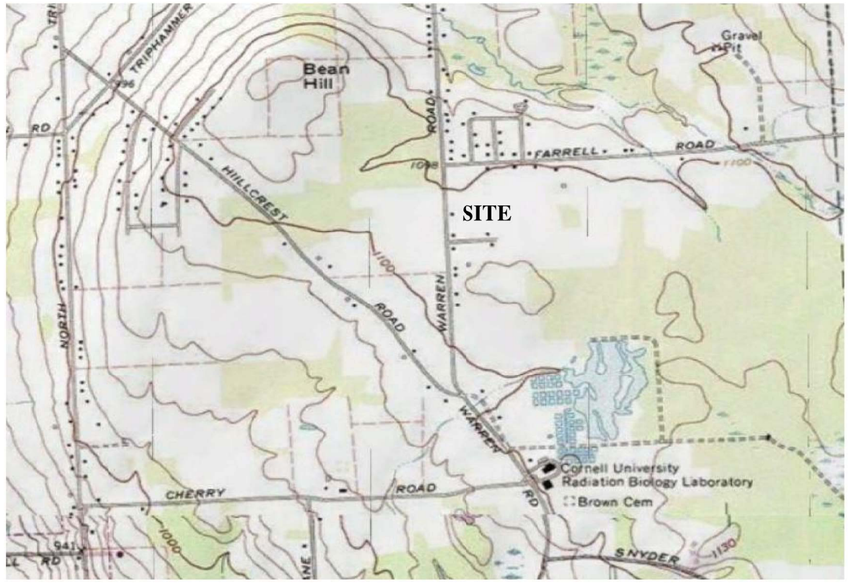
For Wall Sconce 25W



VILLAGE CIRCLE-VILLAGE SOLARS PDA - PHASE VII
1067 WARREN ROAD
LANSING (T), NEW YORK

PLANNING/ZONING DATA - PHASE VII

SITE ZONING :	R-2 WITH 572 UNIT PDA
SITE AREA:	5.31 ACRES
PROP. IMPERMEABLE:	2.55 ACRES
PROP. OPEN SPACE:	2.76 ACRES
% OPEN SPACE:	52%
PROP. # OF UNITS:	138
PROPOSED PARKING SPACES:	210
PARKING SPACES/UNIT:	1.5



• LOCATION MAP •

N.T.S.

INDEX OF DRAWINGS

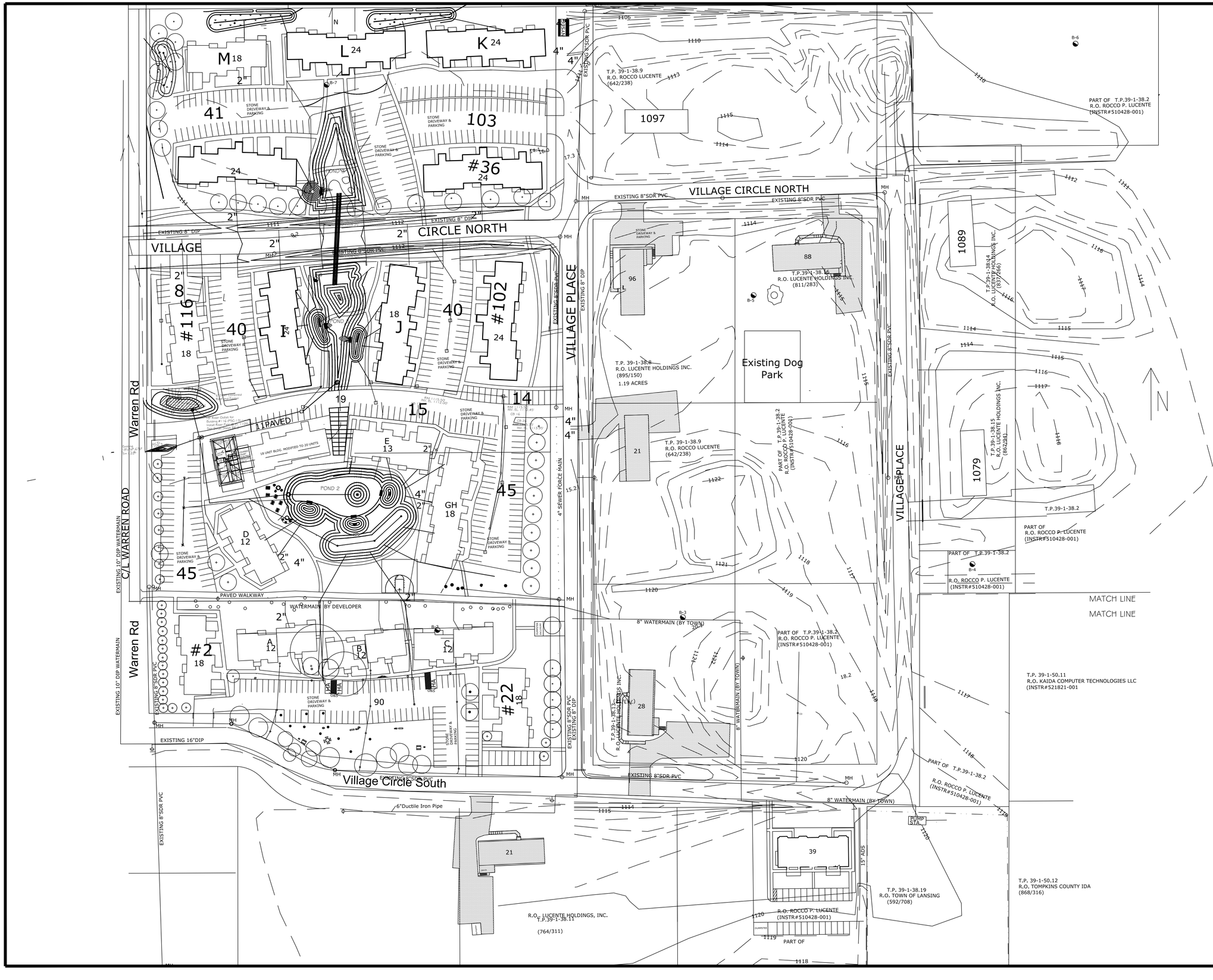
PREPARED FOR:

LUCENTE HOLDINGS, LLC.
1067 WARREN ROAD, SUITE B
LANSING, NY 14882

DATE: MAY 20, 2022

PREPARED BY:

TIMOTHY C . BUHL P.E.
35 FIRE LANE 24
AUBURN, NY 13021



REVISIONS			
No.	Date	S'TM.	Description

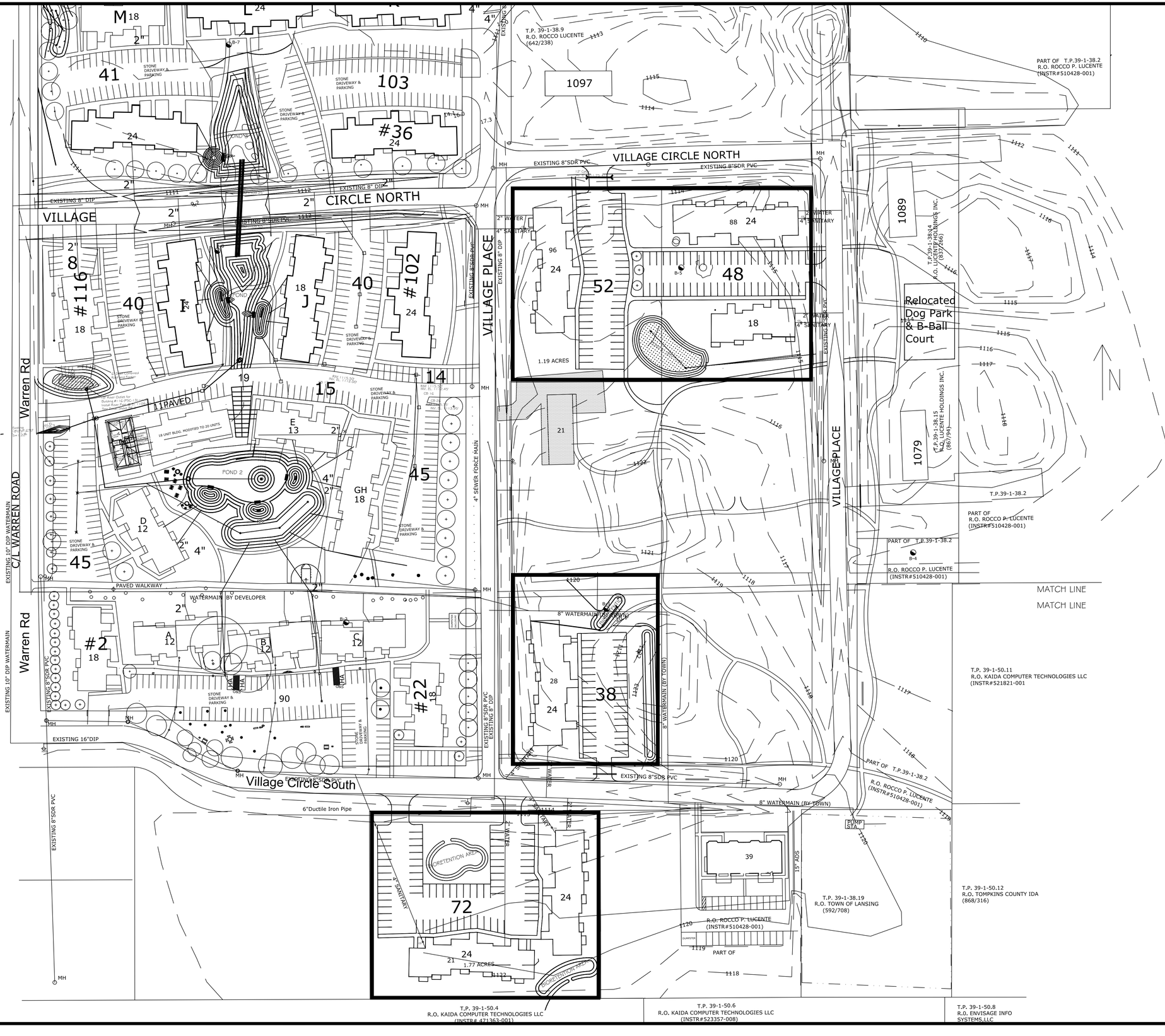
EXISTING SITE PLAN

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: Feb 24, 2022
SCALE: 1"=60'
DRAWN: SDG
JOB:
SHEET: ST-1



REVISIONS

No.	Date	SYM.	Description

PROPOSED SITE PLAN

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

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

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: Feb 24, 2022
SCALE: 1"=60'
DRAWN: SDG
JOB:
SHEET: ST-2

VILLAGE CIRCLE NORTH

EXISTING 8" DIP 2"

MH

EXISTING 8"SDR PVC

12" Cpt'd Inv. El 1175 +/-

1114

2" WATER

4" SANITARY

VILLAGE PLACE

EXISTING 8" DIP

EXISTING 8"SDR PVC

40

#102

24

96

24

52

B-5

STONE DRIVEWAY & PARKING

1.19 ACRES

14

RIM 1115.50'
INV. EL. 1112.00'

RIM 1115.50'
INV. EL. 1112.45'
CB 16

MH

VILLAGE CIRCLE NORTH

EXISTING 8"SDR PVC

MH

12" Cpt'd Inv. El 1175 +/-

1114

88 24

2" WATER

4" SANITARY

1089

52

B-5

48

1115

18

2" WATER

4" SANITARY

EXISTING 8"SDR PVC

1114

1115

1117

1120

1119

1118

MH

B-3

8" WATERMAIN (BY TOWN)

BIORETENTION AREA

1121

1122

1123

DUMPSTER ENCLOSURE

28

24

38

8" WATERMAIN (BY TOWN)

EXISTING 8"SDR PVC
EXISTING 8" DIP

4" SANITARY

2" WATER

1120

EXISTING 8"SDR PVC

MH

8" WATERMAIN

HYD

ircle South

6"Ductile Iron Pipe

HYD

4" SANITARY

1115

1114

2" WATER

2" WATER

4" SANITARY

BIORETENTION AREA

4" SANITARY

72

24

24

21

1.77 ACRES

1122

BIORETENTION AREA

EXISTING

REVISIONS

No.	Date	SYM.	Description

PROPOSED
SITE PLAN - 30 SCALE

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

STATE OF NEW YORK TIMOTHY C. BUHL LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL,P.E.

35 FIRE LANE 24, AUBURN, NY 13021

DATE: Feb 24, 2022
SCALE: 1"=30'
DRAWN: SDG
JOB:
SHEET: ST-2b

Warren Rd
C/L WARREN ROAD
EXISTING 10" DIP WATERMAIN
VILLAGE CIRCLE NORTH
CIRCLE NORTH
VILLAGE
VILLAGE PLACE
Village Circle South
EXISTING 8"SDR PVC
EXISTING 8" DIP
EXISTING 16"DIP
6"Ductile Iron Pipe
4" SEWER FORCE MAIN
WATERMAIN BY DEVELOPER
8" WATERMAIN (BY TOWN)
PAVED WALKWAY
STONE DRIVEWAY & PARKING
18 UNIT BLDG. MODIFIED TO 20 UNITS
POND 1
POND 2
BIORETENTION AREA
BIORETENTION AREA
PUMP STA.
1.19 ACRES
1.77 ACRES
#116
#102
#2
#22
Relocated Dog Park & B-Ball Court
T.P.39-1-38.2
PART OF R.O. ROCCO P. LUCENTE (INSTR#510428-001)
T.P.39-1-28.14 R.O. LUCENTE HOLDINGS INC. (837/266)
T.P.39-1-38.15 R.O. LUCENTE HOLDINGS INC. (867/94)
T.P. 39-1-50.11 R.O. KAIDA COMPUTER TECHNOLOGIES LLC (INSTR#521821-001
T.P. 39-1-50.12 R.O. TOMPKINS COUNTY IDA (868/316)
T.P. 39-1-38.19 R.O. TOWN OF LANSING (592/708)
MATCH LINE
MATCH LINE
REFERENCE STORMWATER
SUBMITTED

KEY
ST
CON
E

REVISIONS

No.	Date	SYM.	Description

E&SC PLAN

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (1) TOMPKINS CO., N.Y.

STATE OF NEW YORK TIMOTHY C. BUHL LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: Feb 24, 2022
SCALE: 1"=50'
DRAWN: SDG
JOB:
SHEET: ST-3

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.

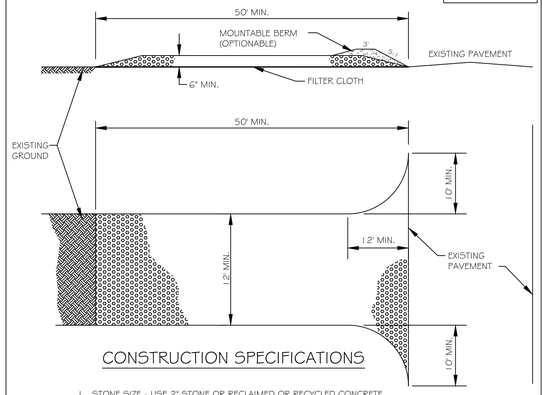
3. FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

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.

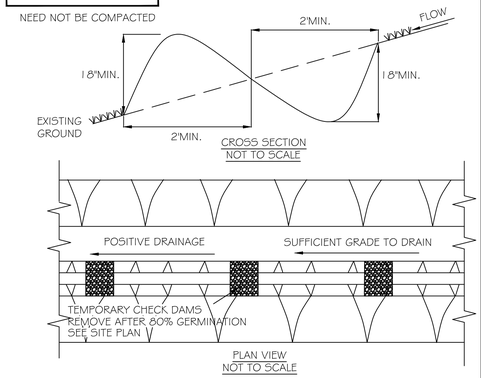
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPINGS DEVICE.

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%.

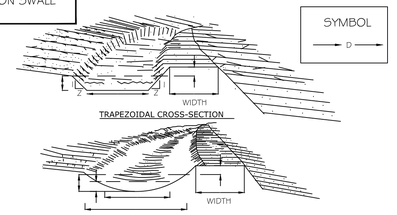
6. THE DISTURBED AREA OF THE DIKE AND SWALE SHALL BE STABILIZED WITHIN 7 DAYS OF INSTALLATION, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR TEMPORARY SWALES.

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.

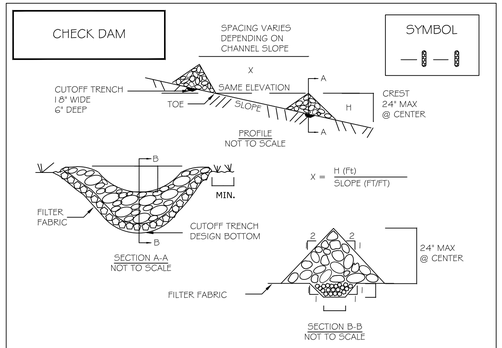
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.

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 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.

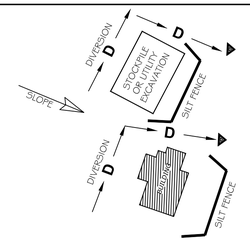
8. TOPSOIL TREATED WITH SOIL STERILANTS OR HERBICIDES SHALL BE SO IDENTIFIED TO THE PURCHASER.

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

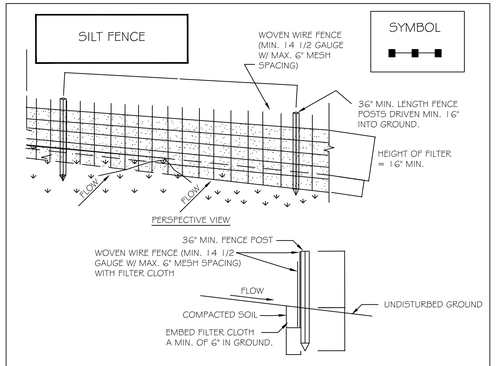
2. STOCK PILES WILL HAVE DOWN HILL SIDE PERIMETER SILT FENCING PROTECTION. REFERENCE SILT FENCE DETAILS THESE PLANS.

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



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

E&SC DETAILS

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPENCER, NY 14883

STATE OF NEW YORK — TIMOTHY C. BUHL — 076961 — LICENSED PROFESSIONAL ENGINEER

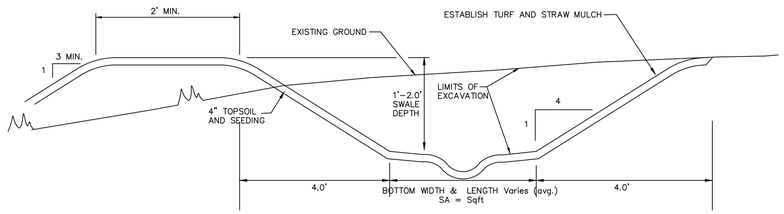
TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: Feb 24, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-4

NOTE; ALL LANDSCAPING AND PLANTINGS AROUND PHASE 7 BUILDINGS AND PARKING AREAS SHALL BE THE SAME AS IN PREVIOUS PHASES, WITH THE FOLLOWING GENERAL MIXTURE:

Weeping cherry trees (30%)
Regular cherry trees (70%)
Forsythia Bushes (33%)
Juniper Bushes (33%)
Rosa Sharon Bushes (33%)

Bioretention Suggested Plantings - USDA Zone 5A	
SHRUBS	HERBACEOUS PLANTS
Witch Hazel Hamemelis viginiana	Cinnamon Fern Osmunda cinnamomea
Winterberry Ilex verticillata	Cutleaf Coneflower Rudbeckia laciniata
Arrowwood Viburnum dentatum	Woolgrass Scirpus cyperinus
Brook-side Alder Alnus serrulata	New England Aster Aster novae-angliae
Red-Osier Dogwood Cornus stolonifera	Fox Sedge Carex vulpinoidea
Sweet Pepperbush Clethra alnifolia	Spotted Joe-Pye Weed Eupatorium maculatum
	Switch Grass Panicum virgatum
	Great Blue Lobelia Lobelia siphatica
	Wild Bergamot Mondarda fistulosa
	Red Milkweed Ascelpias incarnata



Cross-Section Bioretention Area

DIMENSIONS VARY AS PER PLAN

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.

SPECIFICATIONS FOR BIORETENTION SYSTEMS

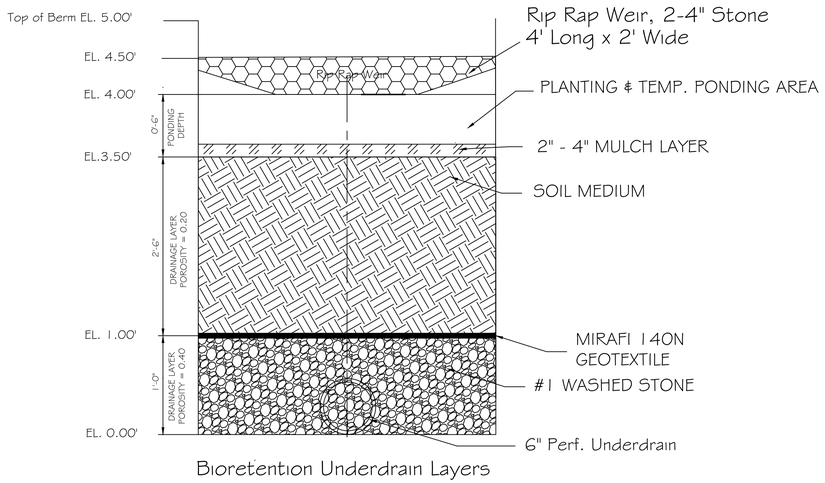
Planting Soil
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of noxious weeds.

Planting soil shall be of a sandy loam consistency containing approximately 75% concrete sand, 25% top soil and organics.

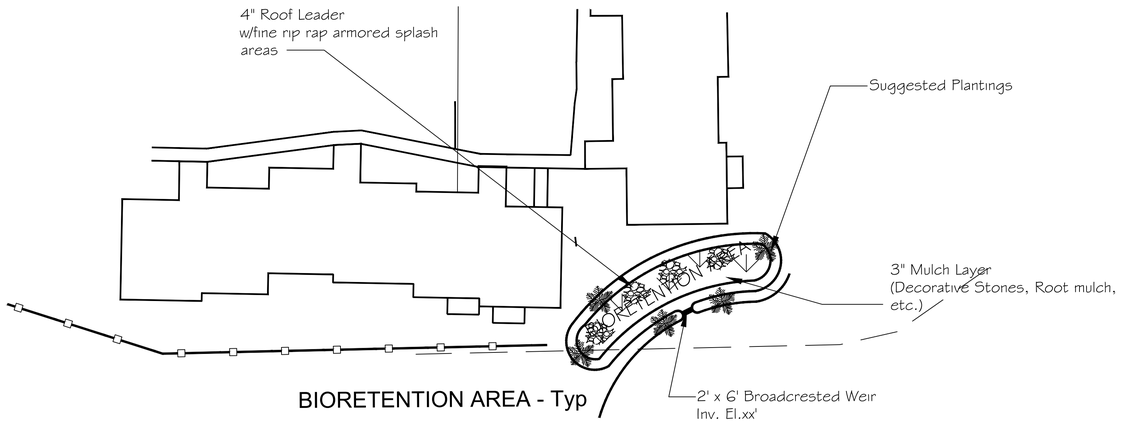
Compaction
Minimize compaction of both the base of the bioretention area and the required backfill. Place soil in lifts 12" or great. Do not use heavy equipment within the bioretention area basin.

TYPICAL OUTLET, OVERFLOW, AND CHANNEL DETAILS

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



Bioretention Underdrain Layers



BIORETENTION AREA - Typ

NOTES:
BASIN EMBANKMENT CONSTRUCTION:

1: EMBANKMENT MATERIAL SPECIFICATIONS: EMBANKMENT CORE AND CUT OFF TRENCH MATERIAL SHALL BE MATERIAL 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 2% 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 BY SEEDING, LIMING, FERTILIZING, MULCHING, ETC. IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. EMBANKMENT SHALL BE KEPT FREE OF WOODY PLANT GROWTH AND TREES.

REVISIONS

No.	Date	SYM.	Description

BIORETENTION AREA DETAILS

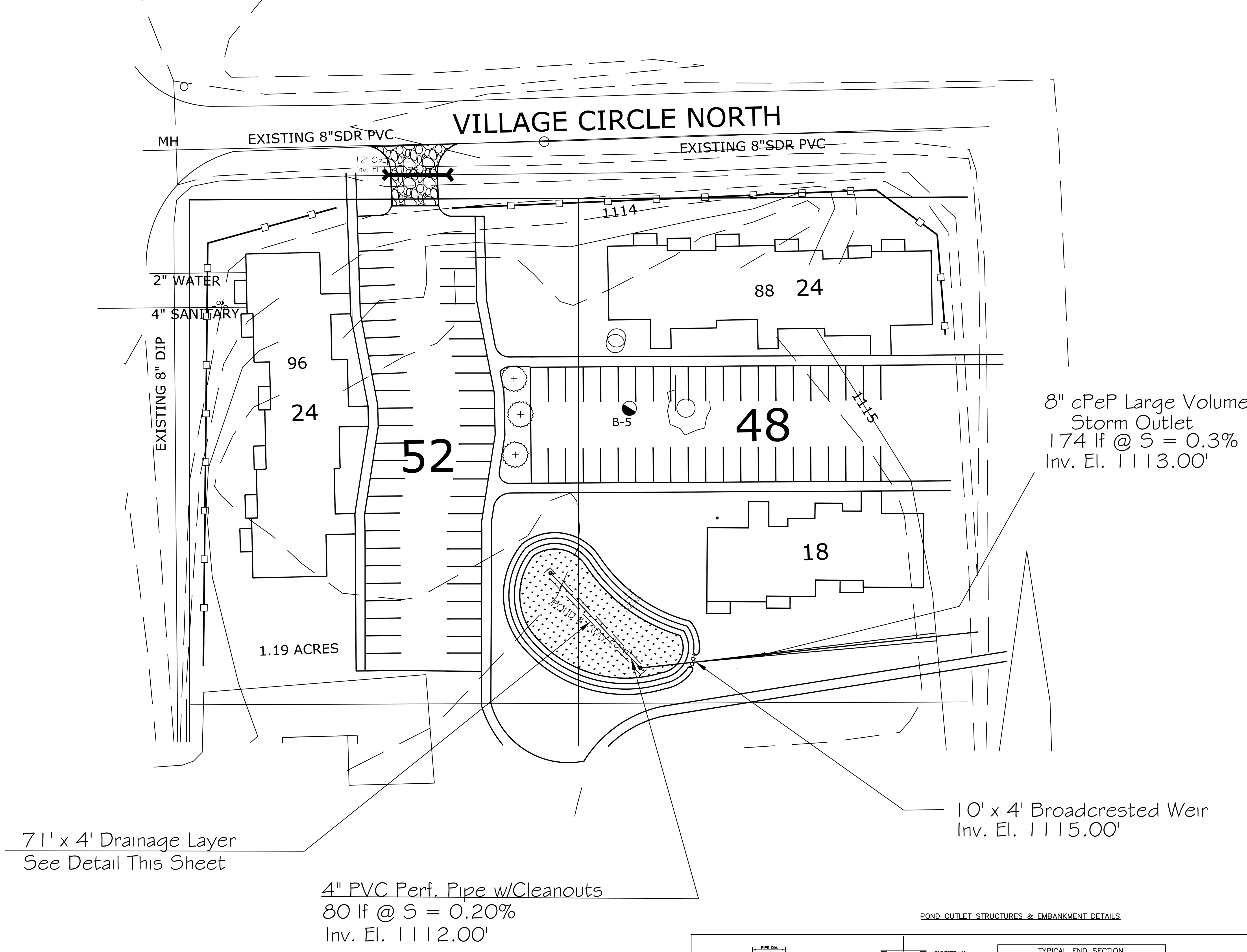
VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES - VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

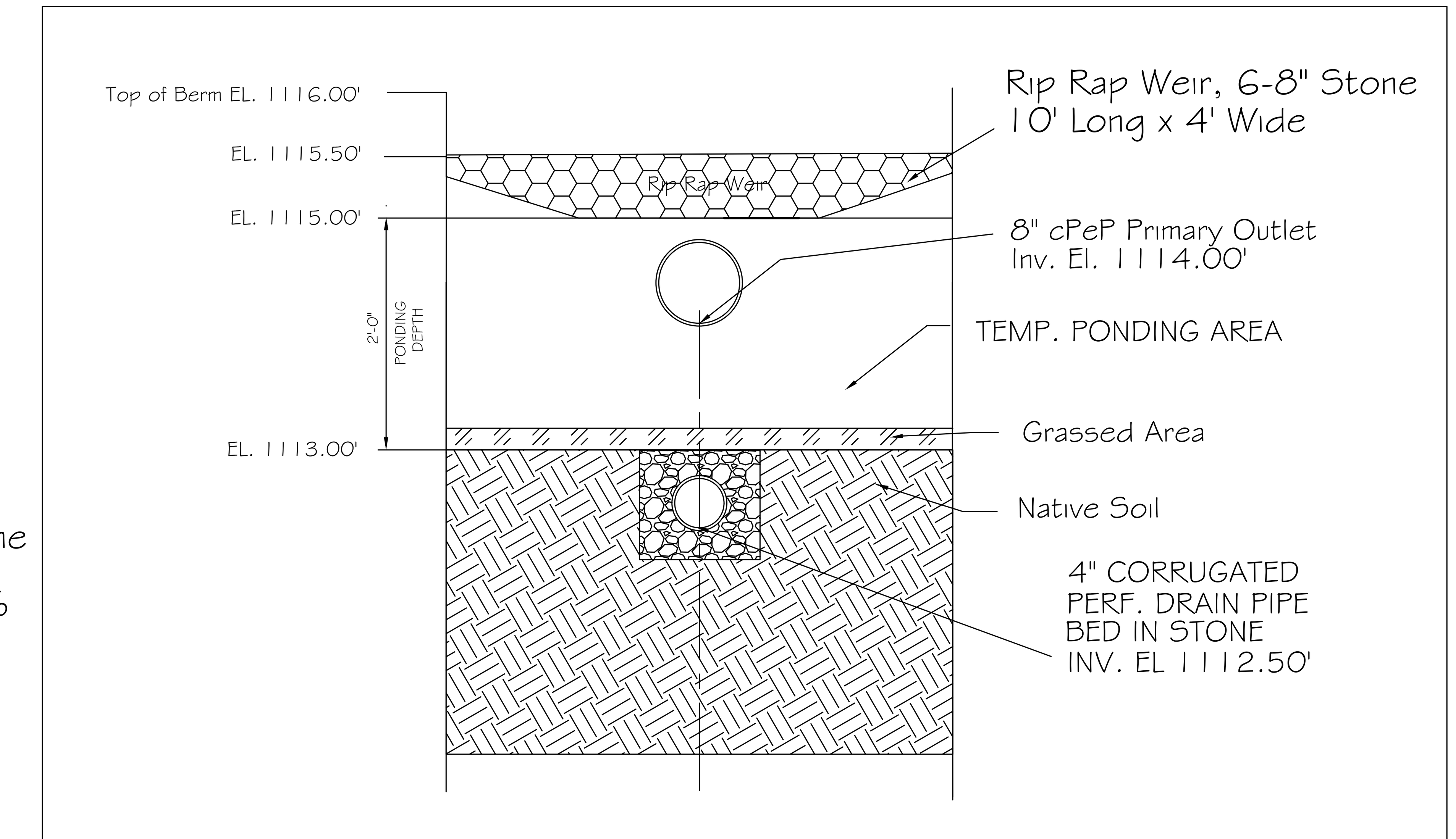
LUCENTE HOLDINGS, INC
301 HANCOCK HILL RD.
SPENCER, NY 14883

STATE OF NEW YORK TIMOTHY C. BUHL LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: MAY 20, 2022
SCALE: 1"=50'
DRAWN: SDG
JOB:
SHEET: ST-5





Pond 4 - Drainage Section

Qf : 100-YR (") EVENT
BASIN PEAK VOL. =16,112-CF, PEAK DEPTH =2.02', EL. = 1115.02'

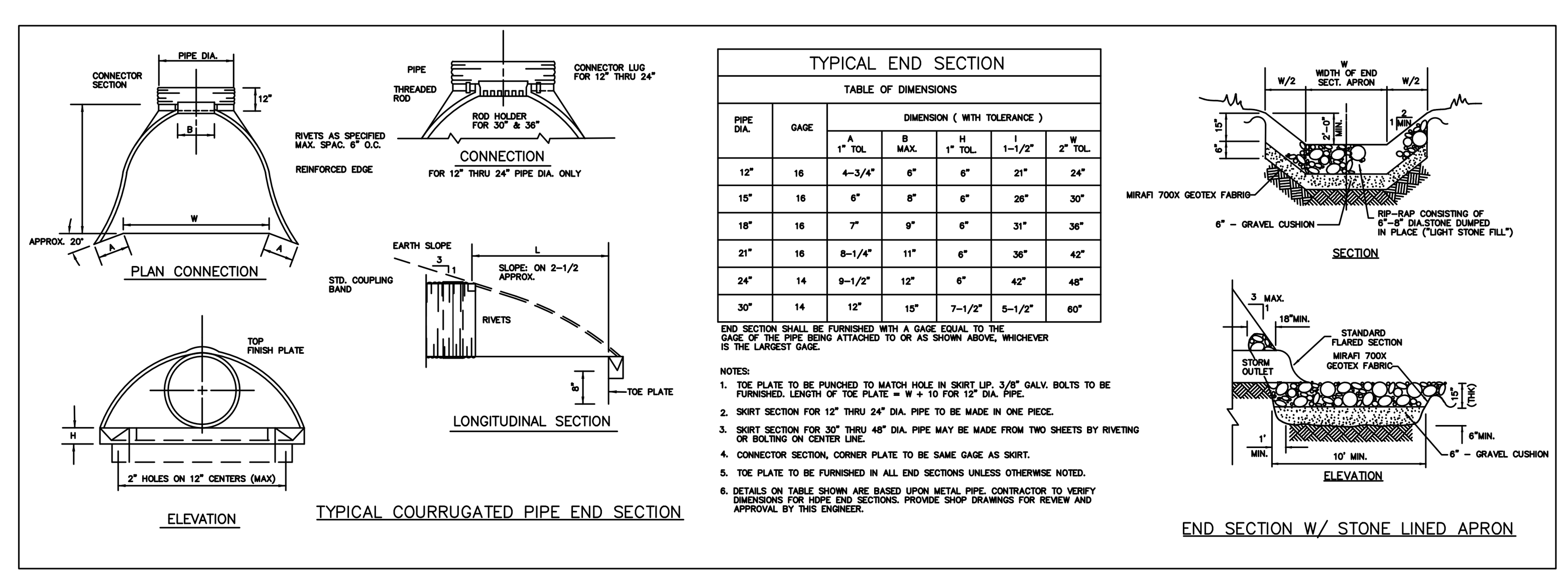
Qp : 10-YR (") EVENT
BASIN PEAK VOL.= 10,254-CF, PEAK DEPTH = 1.36', EL. = 1114.36'

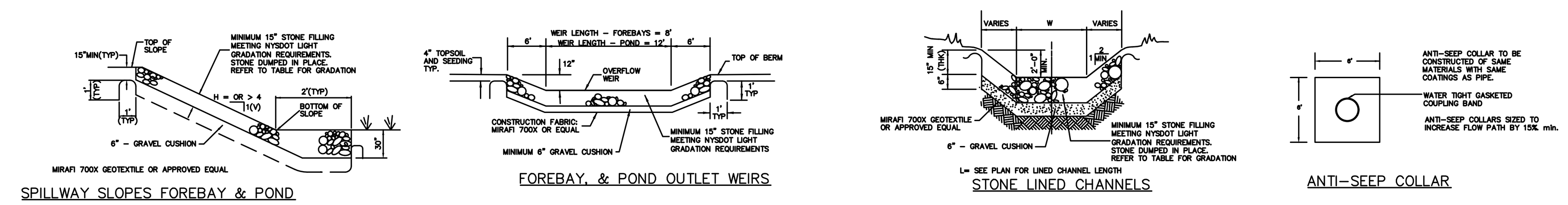
Cpv : 1-YR (") EVENT
BASIN PEAK VOL.* = 5,683-CF, PEAK DEPTH = 0.80', EL.= 1113.80'

WQv : WATER QUALITY VOLUME* = 3,649-CF, DEPTH = 0.52 , EL.= 1113.52'

* - 50% calculated using zero exfiltration, saturated or frozen soil conditions.

POND OUTLET STRUCTURES & EMBANKMENT DETAILS





NOTES:
POND EMBANKMENT CONSTRUCTION:

STONE LINING FOR STORMWATER CONVEYANCE SECTIONS

REVISIONS

No.	Date	SYM.	Description

POND 4 DETAILS

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPINCER, NY 14883

TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: Feb 24, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-6

EXISTING FLOW CONDITIONS
AT DESIGN POINT - 1 (REACH DP-1 IN MODEL)

STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)
1 YR, (2.3")	4.80	30,187
10 YR, (3.9")	20.87	103,368
100 YR, (5.5")	41.39	196,673

PROPOSED FLOW CONDITIONS
AT DESIGN POINT - 1 (REACH DP-1 IN MODEL)

STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)
1 YR, (2.3")	3.02	18,121
10 YR, (3.9")	12.93	83,156
100 YR, (5.5")	36.20	176,940

EXISTING FLOW CONDITIONS
AT DESIGN POINT - 2 (REACH DP-2 IN MODEL)

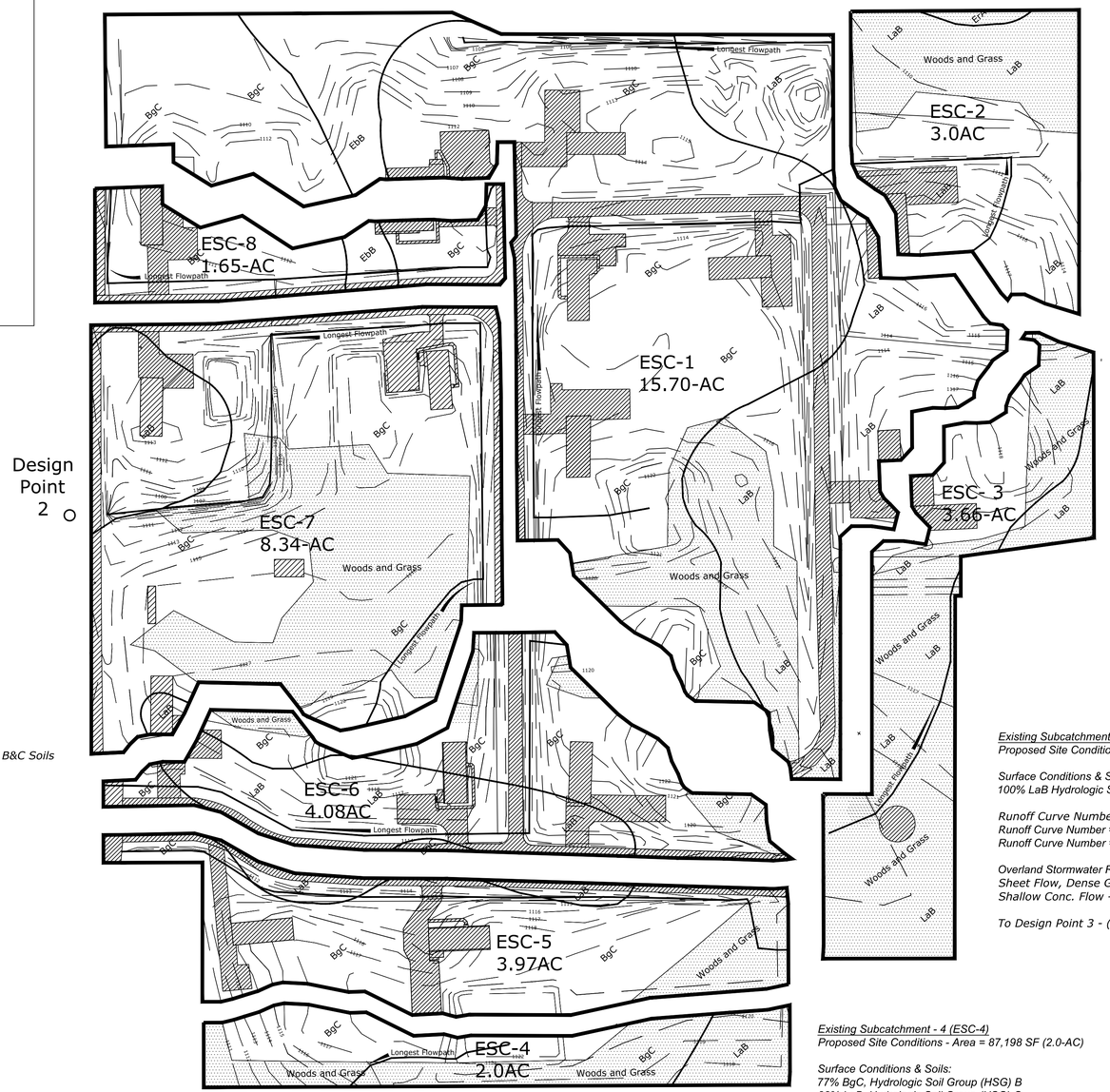
STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)
1 YR, (2.3")	3.49	17,380
10 YR, (3.9")	18.69	67,431
100 YR, (5.5")	39.35	134,470

PROPOSED FLOW CONDITIONS
AT DESIGN POINT - 2 (REACH DP-2 IN MODEL)

STORM EVENT	PEAK FLOW (CFS)	TOTAL VOLUME (CF)
1 YR, (2.3")	4.76	20,604
10 YR, (3.9")	18.09	73,573
100 YR, (5.5")	38.69	158,428

Design Point 1

Design Point 2



Existing Subcatchments

Meets With Design Point 1

Existing Subcatchment - 1 (ESC-1)
Proposed Site Conditions - Area = 683,765 SF (15.70-AC)

Surface Conditions & Soils:
54% BgC Hydrologic Soil Group (HSG) B
46% LaB, EbB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,893 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 3.5% avg.
Sheet Flow, Dense Grass - 70 lf @ S = 7.8% avg.
Trap/Vee Channel Flow - 488 lf @ S = 0.5% avg.
Circular 8" Pipe - 31 lf @ S = 0.25% avg.
Trap/Vee Channel Flow - 355 lf @ S = 0.80% avg.
Circular 8" Pipe - 31 lf @ @ = 0.25% avg.
Sheet Flow, Grassed Channel - 818 lf @ S = 0.9% avg.

To Design Point 1 - (DP 1)

Existing Subcatchment - 2 (ESC-2)
Proposed Site Conditions - Area = 130,953 SF (3.0-AC)

Surface Conditions & Soils:
100% LaB, ErA, Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 404 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 5.0% avg.
Shallow Conc. Flow - Grass - 62 lf @ S = 4.1% avg.
Trap Vee Channel Flow - 242 lf @ S = 0.5% avg.

To Design Point 1 - (DP 1)

Existing Subcatchment - 3 (ESC-3)
Proposed Site Conditions - Area = 159,455 SF (3.66-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 482 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 1.0% avg.
Shallow Conc. Flow - Woodland - 382 lf @ S = 1.0% avg.

To Design Point 3 - (DP 3)

Existing Subcatchment - 4 (ESC-4)
Proposed Site Conditions - Area = 87,198 SF (2.0-AC)

Surface Conditions & Soils:
77% BgC, Hydrologic Soil Group (HSG) B
23% LaB, Hydrologic Soil Group (HSG) C

Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 265 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 3.5% avg.
Shallow Conc. Flow - Grassed Waterway - 100 lf @ S = 2.0% avg.
Shallow Conc. Flow - Woodland - 62 lf @ S = 4.0% avg.

To Design Point 2 - (DP 2)

Existing Subcatchment - 5 (ESC-5)
Proposed Site Conditions - Area = 172,841 SF (3.97-AC)

Surface Conditions & Soils:
92.1% BgC, Hydrologic Soil Group (HSG) B
7.9% LaB, Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,089 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 1.4% avg.
Shallow Conc. Flow - Woodland - 22 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 464 lf @ S = 1.25% avg.
Circular 8" Pipe - 30 lf @ S = 0.35% avg.
Trap/Vee Channel Flow - 473 lf @ S = 1.05% avg.

To Design Point 2 - (DP 2)

Existing Subcatchment - 6 (ESC-6)
Proposed Site Conditions - Area = 177,738 SF (4.08-AC)

Surface Conditions & Soils:
42% BgC Hydrologic Soil Group (HSG) B
58% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1010 lf +/-
Sheet Flow, Dense Grass - 56 lf @ S = 3.0% avg.
Trap/Vee Channel Flow - 292 lf @ S = 0.5% avg.
Circular 8" Pipe - 31 lf @ S = 0.25% avg.
Trap/Vee Channel Flow - 631 lf @ S = 0.5% avg.

To Design Point 2 - (DP 2)

Existing Subcatchment - 7 (ESC-7)
Proposed Site Conditions - Area = 363,256 SF (8.34-AC)

Surface Conditions & Soils:
86.2% BgC Hydrologic Soil Group (HSG) B
13.8% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 58, Woods and Grass Combination, Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,494 lf +/-
Sheet Flow, Dense Grass - 88 lf @ S = 6.0% avg.
Sheet Flow, Woods - 12 lf @ S = 5.5% avg.
Shallow Conc. Flow - Woodland - 195 lf @ S = 3.5% avg.
Trap/Vee Channel Flow - 445 lf @ S = 1.0% avg.
Circular 8" Pipe - 30 lf @ S = 0.50% avg.
Trap/Vee Channel Flow - 724 lf @ S = 1.50% avg.

To Design Point 2 - (DP 2)

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

REVISIONS

No.	Date	BY/M.	Description

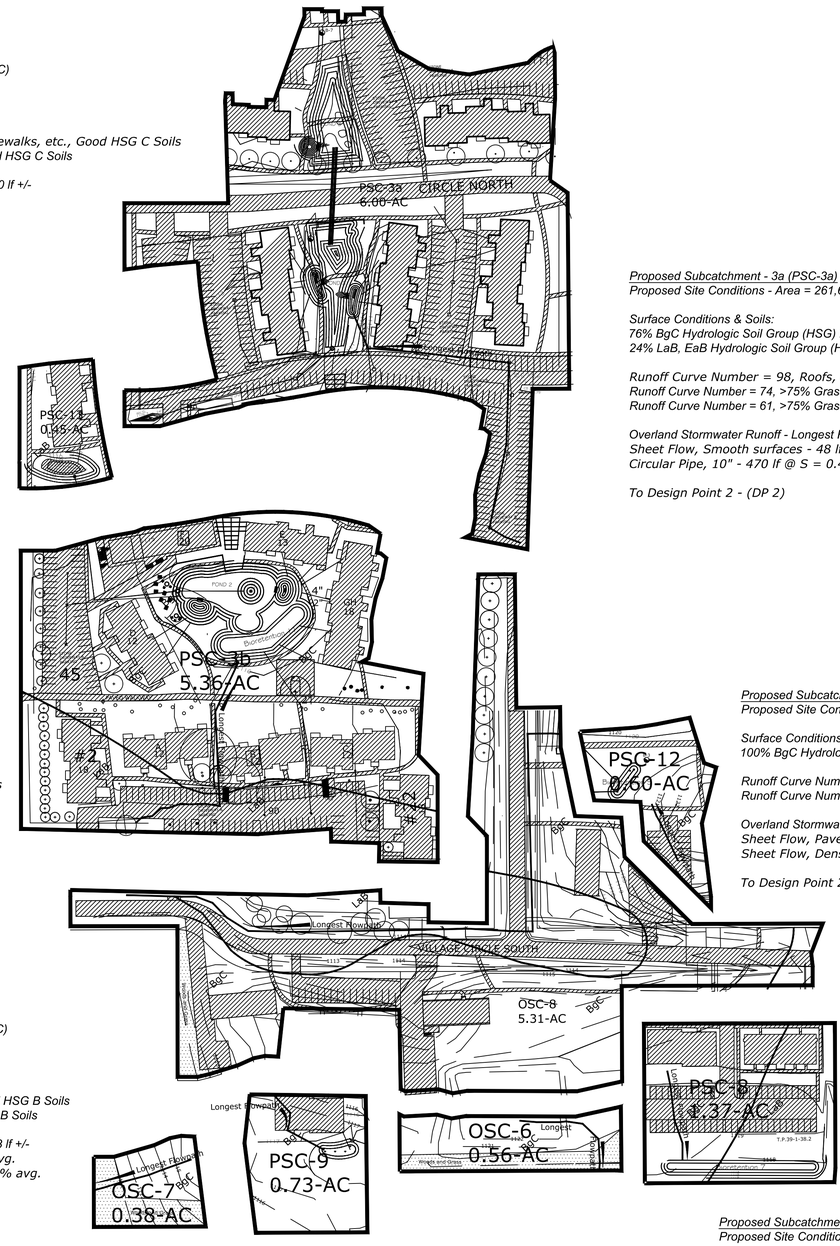
HYDROLOGIC AND HYDRAULIC
RUNOFF WORKSHEET EXISTING

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO., N.Y.

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: Feb 24, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-7



Proposed Subcatchment - 13 (PSC-13)
Proposed Site Conditions - Area = 19,618 SF (0.45-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 100 lf +/-
Sheet Flow, Paved - 100 lf @ S = 0.8% avg.

To Design Point 2 - (DP 2)

Proposed Subcatchment - 3a (PSC-3a)
Proposed Site Conditions - Area = 261,620 SF (6.00-AC)

Surface Conditions & Soils:
76% BgC Hydrologic Soil Group (HSG) B
24% LaB, EaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 518 lf +/-
Sheet Flow, Smooth surfaces - 48 lf @ S = 0.25% avg.
Circular Pipe, 10" - 470 lf @ S = 0.4% avg.

To Design Point 2 - (DP 2)

Proposed Subcatchment - 3b (PSC-3b)
Proposed Site Conditions - Area = 233,549 SF (5.36-AC)

Surface Conditions & Soils:
90% BgC Hydrologic Soil Group (HSG) B
10% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 316 lf +/-
Sheet Flow, Paved - 33 lf @ S = 1.0% avg.
Circular Pipe, 10" - 216 lf @ S = 0.3% avg.

To Design Point 2 - (DP 2)

Proposed Subcatchment - 12 (PSC-12)
Proposed Site Conditions - Area = 26,333 SF (0.60-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 98, Paved, Rooftops, etc. Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 87 lf +/-
Sheet Flow, Paved - 60 lf @ S = 0.4% avg.
Sheet Flow, Dense Grass - 27 lf @ S = 2.4% avg.

To Design Point 2 - (DP 2)

Proposed Off-Subcatchment - 8 (OSC-8)
Proposed Site Conditions - Area = 230,217 SF (529-AC)

Surface Conditions & Soils:
72% BgC Hydrologic Soil Group (HSG) B
28% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 1,358 lf +/-
Sheet Flow, Paved - 43 lf @ S = 14% avg.
Trap/Vee Channel Flow - 290 lf @ S = 0.25% avg.
Culvert 8" - 31 lf @ S = 0.3% avg.
Trap-Vee Channel Flow - 994 lf @ S = 0.4% avg.

To Design Point 2 - (DP 2)

Proposed Off-Site Subcatchment - 7 (OSC-7)
Proposed Site Conditions - Area = 16,701 SF (0.38-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 58, Woods/Grass Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 143 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 4.0% avg.
Shallow Conc. Flow, Woodland - 43 lf @ S = 0.5% avg.

To Design Point 2 - (DP 2)

Proposed Subcatchment - 9 (PSC-9)
Proposed Site Conditions - Area = 31,656 SF (0.73-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B Soils
Runoff Curve Number = 85, Gravel w/ROW, Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 114 lf +/-
Sheet Flow, Paved - 56 lf @ S = 30% avg.
Pipe 4" - 58 lf @ S = 0.5% avg.

To Design Point 2 - (DP 2)

Proposed Off-Site Subcatchment - 6 (OSC-6)
Proposed Site Conditions - Area = 24,184 SF (0.56-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 58, Woods/Grass Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 164 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 1.5% avg.
Shallow Conc. Flow, Grassed Waterway - 26 lf @ S = 1.5% avg.
Shallow Conc. Flow, Grassed Waterway - 38 lf @ S = 0.5% avg.

To Design Point 2 - (DP 2)

Proposed Subcatchment - 8 (PSC-8)
Proposed Site Conditions - Area = 59,614 SF (1.37-AC)

Surface Conditions & Soils:
56% BgC Hydrologic Soil Group (HSG) B
44% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 128 lf +/-
Sheet Flow, Dense Grass - 28 lf @ S = 0.5% avg.
Sheet Flow, Paved - 72 lf @ S = 1.0% avg.
Shallow Concentrated Flow, Grassed Waterway - 28 lf @ S = 1.0% avg.

To Design Point 2 - (DP 2)

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

REVISIONS

No.	Date	SYM.	Description

HYDROLOGIC AND HYDRAULIC
RUNOFF WORKSHEET - PROPOSED 1

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPENCER, NY 14883

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO., N.Y.

TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: Feb 24, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-8

<u>Proposed Subcatchment - 4 (PSC-4)</u>
Proposed Site Conditions - Area = 51,378 SF (1.18-AC)

Surface Conditions & Soils:
72% BgC Hydrologic Soil Group (HSG) B
28% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 247 lf +/-
Sheet Flow, Paved - 100 lf @ S = 0.5% avg.
Shallow Conc. Flow - Smooth Surfaces - 42 lf @ S = 0.5% avg.
Culvert 8" - 15 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 132 lf @ S = 0.5% avg.

To Design Point 1 - (DP 1)

<u>Proposed Off-Site Subcatchment - 2 (OSC-2)</u>
Proposed Site Conditions - Area = 148,500 SF (3.41-AC)

Surface Conditions & Soils:
98.2% BgC Hydrologic Soil Group (HSG) B
1.8% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 937 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 3.5% avg.
Shallow Conc. Flow, Grassed Waterway - 70 lf @ S = 4.3% avg.
Trap Vee Channel Flow - 382 lf @ S = 0.5% avg.
Culvert 8" - 40 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 345 lf @ S = 2.3% avg.

To Design Point 1 - (DP 1)

<u>Proposed Off-Site Subcatchment - 3 (OSC-3)</u>
Proposed Site Conditions - Area = 169,783 SF (3.90-AC)

Surface Conditions & Soils:
31% BgC Hydrologic Soil Group (HSG) B
69% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 1,160 lf +/-
Sheet Flow, Paved - 23 lf @ S = 1.0% avg.
Sheet Flow, Dense Grass - 53 lf @ S = 2.0% avg.
Trap Vee Channel Flow - 755 lf @ S = 0.5% avg.
Culvert 8" - 31 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 10 lf @ S = 0.5% avg.
Culvert 8" - 31 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 90 lf @ S = 0.5% avg.
Culvert 8" - 31 lf @ S = 0.5% avg.
Trap/Vee Channel Flow - 158 lf @ S = 0.5% avg.

To Design Point 1 - (DP 1)

<u>Proposed Subcatchment - 6 (PSC-6)</u>
Proposed Site Conditions - Area = 44,399 SF (1.02-AC)

Surface Conditions & Soils:
100% LaB, ErA Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 209 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 2.5% avg.
Shallow Conc. Flow, Grassed Waterway - 109 lf @ S = 0.8% avg.

To Design Point 1 - (DP 1)

<u>Proposed Subcatchment - 2 (PSC-2)</u>
Proposed Site Conditions - Area = 41,888 SF (0.96-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 160 lf +/-
Sheet Flow, Paved - 100 lf @ S = 3.5% avg.
Shallow Conc. Flow, Paved - 8 lf @ S = 3.5% avg.
Shallow Conc. Flow, Grassed Waterway - 52 lf @ S = 3.8% avg.

To Design Point 1 - (DP 1)

<u>Proposed Subcatchment - 5 (PSC-5)</u>
Proposed Site Conditions - Area = 34,675 SF (0.80-AC)

Surface Conditions & Soils:
91% BgC Hydrologic Soil Group (HSG) B
09% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG &C Soils

Overland Stormwater Runoff - Longest Flowpath = 104 lf +/-
Sheet Flow, Dense Grass - 34 lf @ S = 0.8% avg.
Sheet Flow, Paved - 66 lf @ S = 1.5% avg.
Shallow Conc. Flow, Paved - 4 lf @ S = 1.5% avg.

To Design Point 1 - (DP 1)

<u>Proposed Subcatchment - 1 (PSC-1)</u>
Proposed Site Conditions - Area = 40,204 SF (0.92-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 146 lf +/-
Sheet Flow, Paved - 100 lf @ S = 2.0% avg.
Shallow Conc. Flow, Paved - 24 lf @ S = 2.0% avg.
Shallow Conc. Flow, Grassed Waterway - 22 lf @ S = 2.0% avg.

To Design Point 1 - (DP 1)

<u>Proposed Subcatchment - 11 (PSC-11)</u>
Proposed Site Conditions - Area = 37,336 SF (0.86-AC)

Surface Conditions & Soils:
57% BgC Hydrologic Soil Group (HSG) B
43% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 132 lf +/-
Sheet Flow, Dense Grass - 16 lf @ S = 0.5% avg.
Sheet Flow, Paved - 23 lf @ S = 1.0% avg.
Sheet Flow, Dense Grass - 61 lf @ S = 0.5% avg.
Shallow Concentrated Flow, Grassed Waterway - 32 lf @ S = 2.0% avg.

To Design Point 1 - (DP 1)

<u>Proposed Off-Site Subcatchment - 5 (OSC-5)</u>
Proposed Site Conditions - Area = 49,832 SF (1.14-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 178 lf +/-
Sheet Flow, Woods - 100 lf @ S = 1.0% avg.
Shallow Concentrated Flow, Woodland - 78 lf @ S = 1.0% avg.

To Design Point 1 - (DP 1)

<u>Proposed Off-Subcatchment - 1 (OSC-1)</u>
Proposed Site Conditions - Area = 8,035 SF (0.18-AC)

Surface Conditions & Soils:
100% BgC Hydrologic Soil Group (HSG) B

Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils
Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 214 lf +/-
Sheet Flow, Short Grass - 100 lf @ S = 1.5% avg.
Shallow Conc. Flow, Grassed Waterway - 74 lf @ S = 2.0% avg.
Trap/Vee Channel Flow - 40 lf @ S = 1.5% avg.

To Design Point 1 - (DP 1)

<u>Proposed Subcatchment - 10 (PSC-10)</u>
Proposed Site Conditions - Area = 124,018 SF (2.85-AC)

Surface Conditions & Soils:
63% BgC Hydrologic Soil Group (HSG) B
37% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG B&C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils
Runoff Curve Number = 61, >75% Grass Cover, Good HSG B Soils

Overland Stormwater Runoff - Longest Flowpath = 275 lf +/-
Sheet Flow, Dense Grass- 87 lf @ S = 3.4% avg.
Sheet Flow, Paved - 13 lf @ S = 3.0% avg.
Shallow Conc. Flow, Paved - 29 lf @ S = 1.0% avg.
Shallow Conc. Flow, Grassed Waterway -146 lf @ S = 0.6% avg.

To Design Point 1 - (DP 1)

<u>Proposed Subcatchment - 7 (PSC-7)</u>
Proposed Site Conditions - Area = 37,924 SF (0.87-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 135 lf +/-
Sheet Flow, Dense Grass - 81 lf @ S = 2.4% avg.
Sheet Flow, Paved - 19 lf @ S = 1.0% avg.
Shallow Conc. Flow, Grassed Waterway - 35 lf @ S = 1.0% avg.

To Design Point 1 - (DP 1)

<u>Proposed Off-Site Subcatchment - 4a (OSC-4a)</u>
Proposed Site Conditions - Area = 85,505 SF (1.96-AC)

Surface Conditions & Soils:
100% LaB Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils
Runoff Curve Number = 72, Woods/Grass, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 404 lf +/-
Sheet Flow, Dense Grass - 100 lf @ S = 5.0% avg.
Shallow Conc. Flow - Grassed Waterway - 62 lf @ S = 4.1% avg.
Trap Vee Channel Flow - 242 lf @ S = 0.5% avg.

To Design Point 1 - (DP 1)

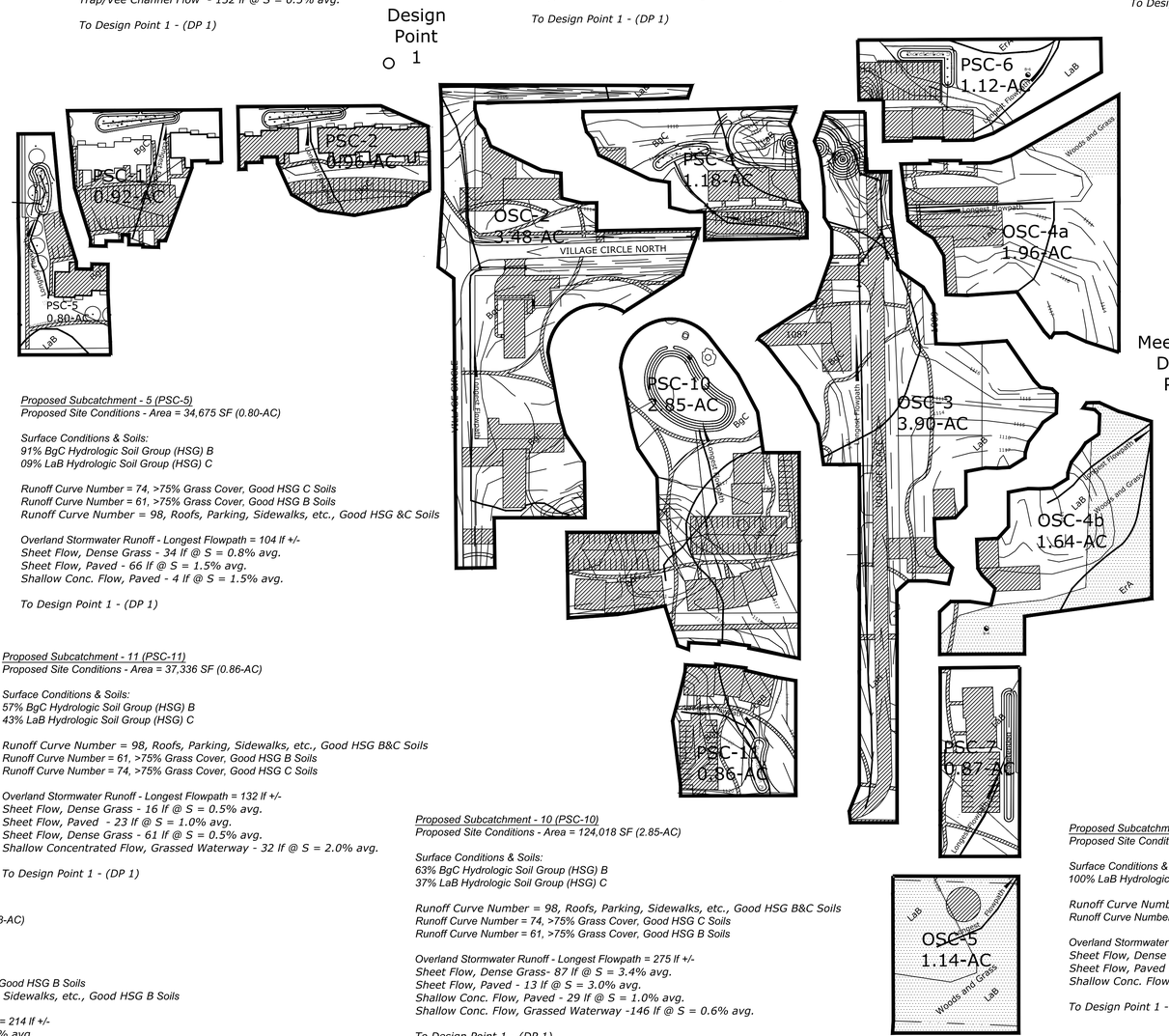
<u>Proposed Off-Site Subcatchment - 4b (OSC-4b)</u>
Proposed Site Conditions - Area = 71,580 SF (1.64-AC)

Surface Conditions & Soils:
100% LaB, ErA Hydrologic Soil Group (HSG) C

Runoff Curve Number = 98, Roofs, Parking, Sidewalks, etc., Good HSG C Soils
Runoff Curve Number = 72, Woods and Grass Combination, Good HSG C Soils
Runoff Curve Number = 74, >75% Grass Cover, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 209 lf +/-
Sheet Flow, Dense Grass - 88 lf @ S = 3.4% avg.
Sheet Flow, Woodland - 12 lf @ S = 3.4% avg.
Shallow Conc. Flow - Woodland - 109 lf @ S = 1.0% avg.

To Design Point 1 - (DP 1)



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

REVISIONS

No.	Date	SYM.	Description
			- -

HYDROLOGIC AND HYDRAULIC
RUNOFF WORKSHEET - PROPOSED 2

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPNCER, NY 14883

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: Feb 24, 2022
SCALE: N.T.S.
DRAWN: SDG
JOB:
SHEET: ST-9

WALL SCONCES (TYP)
SEE MFG. CUT SHEETS FOR PHOTOMETRICS

FRONT EXTERIOR VIEW C5 A-200

REAR EXTERIOR VIEW A5 A-200

REVISIONS

No.	Date	SYM.	Description

TYPICAL BUILDING ELEVATIONS
EXTERIOR LIGHTING

LUCENTE HOLDINGS, INC
381 HAGADORN HILL RD.
SPENCER, NY 14883

VILLAGE CIRCLE - PHASE 7
LUCENTE HOMES/VILLAGE SOLARS
LANSING (T) TOMPKINS CO. N.Y.

STATE OF NEW YORK TIMOTHY C. BUHL LICENSED PROFESSIONAL ENGINEER

TIMOTHY C. BUHL,P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: MAY 20, 2022
SCALE: 1"=50'
DRAWN: SDG
JOB:
SHEET: ST-10

FAGAN ENGINEERS & LAND SURVEYORS PC

April 27, 2022

Ms. CJ Randall
Director of Planning
29 Auburn Road
Lansing, NY 14882

RE: Dandy Mini Mart
Site Plan Application
FE Project #2020.062

Dear CJ:

Fagan Engineers & Land Surveyors, P.C. (FE) has been asked to submit the attached Site Plan application on behalf of Dandy Mini-Mart. The following items are included within this submittal:

- Fifteen (15) Site Plan Applications,
- Fifteen (15) SEQR EAF Long Forms,
- Fifteen (15) Project Narrative,
- Fifteen (15) Elevation Drawings,
- Fifteen (15) Façade Drawings,
- Fifteen (15) Sign Drawing
- One (1) SWPPP,
- Fifteen (15) Site Plans (11x17), and
- One (1) Site Plan Full Size.

If you need additional materials or have any questions or comments, please feel free to contact me directly by telephone 607-734-2165 ext. 237, or email Brian.Grose@FaganEngineers.com.

Sincerely,

FAGAN ENGINEERS & LAND SURVEYORS, P.C.

Brian M. Grose, EIT
Staff Engineer

L:\PROJECTS\2020\2020-062\Approvals\Planning Board\Town of Lansing Submittal 2022-04-27.doc

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary ___ Date: 03/22/2022 Final ____ Date: _____

Name of Proposed Development: Dandy Mini-Mart

Applicant:

Name: Dandy Mini Marts Inc
Address: 6221 Mile Lane Road
Sayre, PA 18840
Telephone: (570) 888-4344 x133

Plans prepared by:

Name: Fagan Engineers & Land Surveyors, P.C.
Address: 113 E. Chemung Place
Elmira, NY 14904
Telephone: (607) 734-2165

Owner (if different)

Name: _____
Address: _____
_____
Telephone: _____

(If more than one owner, provide information for each)

See separate sheet for property owner information

Ownership intentions – i.e., purchase options: _____

Location of site: All of three parcels and portions of two additional parcels to be merged located at and around 7 Ridge Road, Lansing

Tax map description

Section: 31 Block: 6 Lot: 9.1,10,11,13,14

Current zoning classification: B1, B2

State and federal permits needed (list type and appropriate department)
NYSDOT - Perm33-COM, NYSDEC - SPDES Permit

Proposed use of site: Gasoline Service Station & Convenience Store

Total site area (square feet or acres) 4.7 acres

Anticipated construction time: 9 months. Starting June 2022.

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.)
Commercial/Residential

Current condition of site (buildings, brush etc.) Vacant Buildings & Brush

Character of surrounding lands (suburban, agriculture, wetlands, etc.)
Suburban, agricultural

Estimated cost of proposed improvement: $TBD

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)
Anticipated Employees - 5 - 10
Anticipated Shoppers - Passerby Commuters

Describe proposed use including primary use, ground floor area, height and number of stories for each building:

- for residential buildings, include number of dwelling units by size (efficiency, one bedroom, two bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for non-residential buildings, include total floor area, total sales area, number of automobile and truck parking spaces.
- other proposed structures.

Proposed commercial building shall be 5,685 SQFT. There will be a total of 28 passenger car parking stalls, and 5 tractor trailer parking stalls. There will be a gasoline fueling island with the dimensions of 128' x 24', and a diesel fueling island with the dimensions of 48' x 22'. There will be a drive-thru and outdoor seating as well. There will be a septic system and stormwater basin on the west corner of the proposed property.

FAGAN ENGINEERS
& LAND SURVEYORS PC

April 27, 2022

Dandy Mini Mart – Lansing, NY
Project Narrative

I. Project Information

The proposed project site is located just southwest of the intersection of NYS Route 34 and NYS Route 34B, across the street from Rogues Harbor Inn 1830. The proposed project will consist of joining five parcels together to make a new 4.70 acre lot, the construction of a 5,895 square foot convenience store that will have a drive-thru attached, two separate gasoline fueling islands, a diesel fueling island, parking for both passenger vehicles (two electric vehicle parking stalls) as well as tractor trailer parking, two separate drives (one off of NYS Route 34 and the other off of NYS Route 34B), associated utilities, and required stormwater management practices. The Site Plan will also include an area for future fast charging electric vehicle parking stalls.

II. Town Review Schedule

The following is the estimated review schedule per Town meeting schedule.

Planning Board Meeting (Conceptual)	February 28, 2022
Planning Board Meeting	May 23, 2022
Planning Board Meeting	June 27, 2022
Planning Board Meeting (If necessary)	July 25, 2022

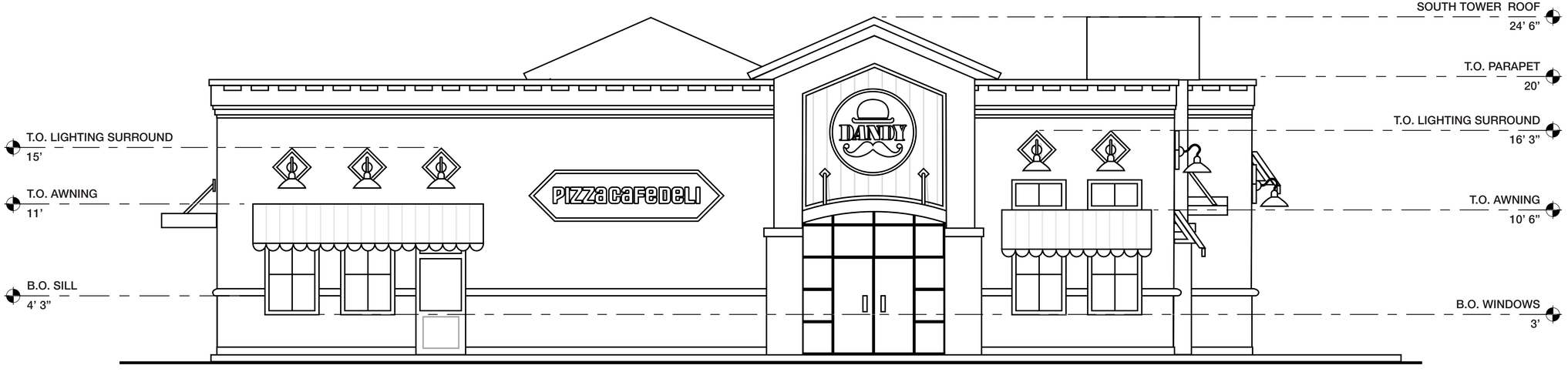
III. Construction Schedule

The following is an estimated construction schedule for the proposed project.

Construction Preparation	Fall of 2022
Building Construction	1st Quarter of 2023

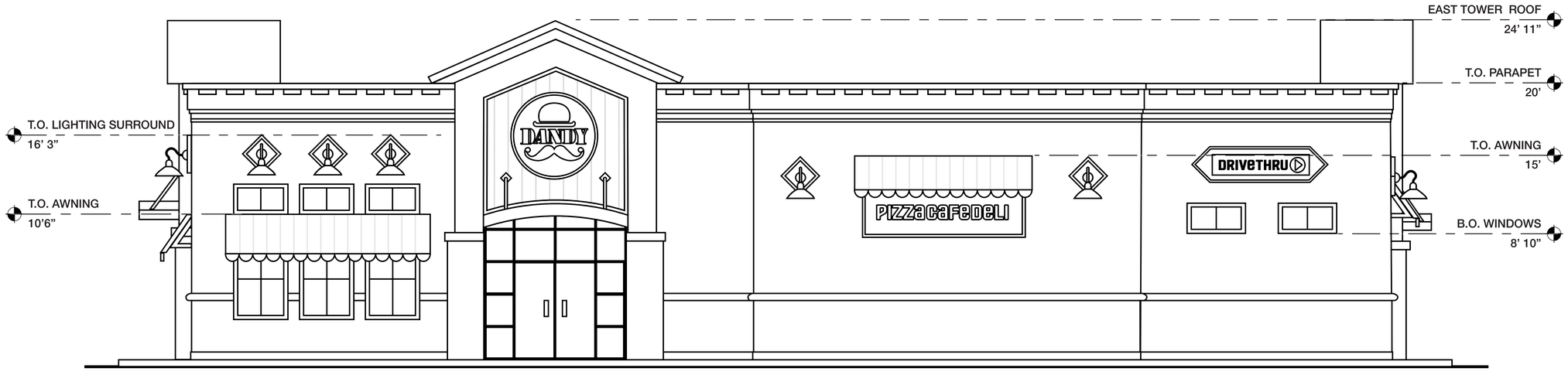
113 East Chemung Place, Elmira, New York 14904 | P 607.734.2165 | F 607.734 .2169 | FaganEngineers.com


REGULAR
3.899
DANDY
DIESEL
4.099

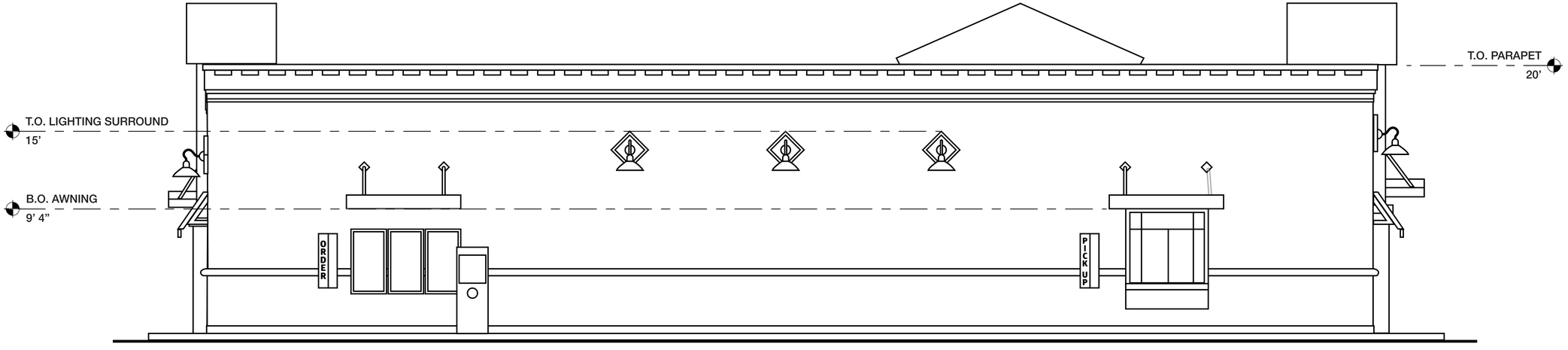


① SOUTH ELEVATION
1/4” = 1’-0”

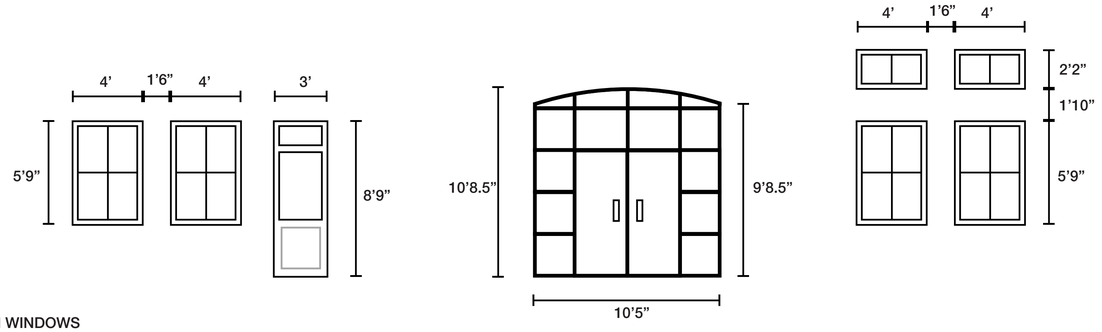
② NORTH ELEVATION
1/4” = 1’-0”



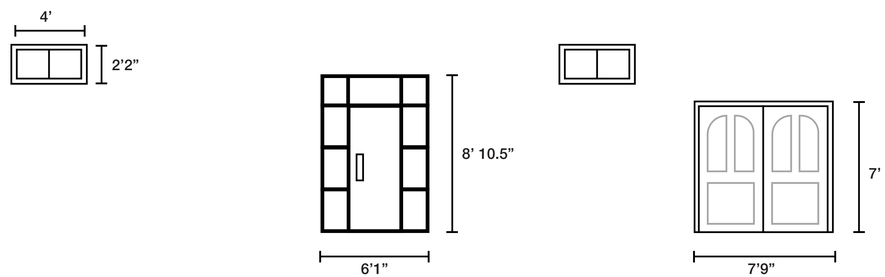
③ EAST ELEVATION
1/4” = 1’-0”



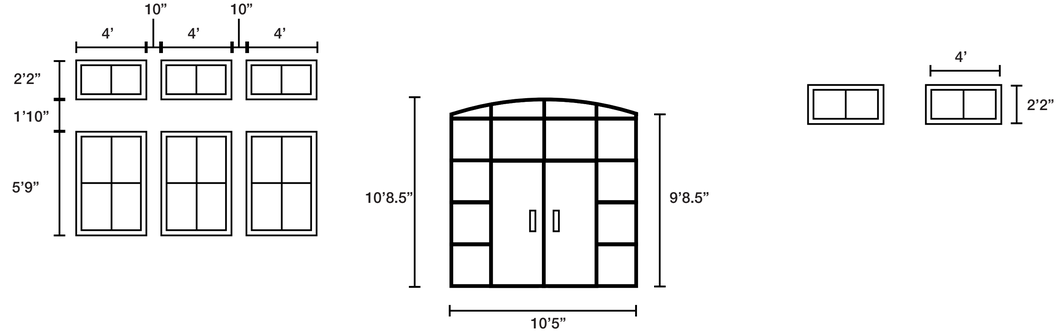
④ WEST ELEVATION
1/4” = 1’-0”



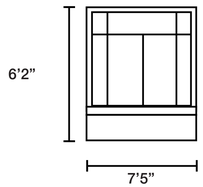
1 SOUTH WINDOWS
1/4” = 1’-0”



2 NORTH WINDOWS
1/4” = 1’-0”

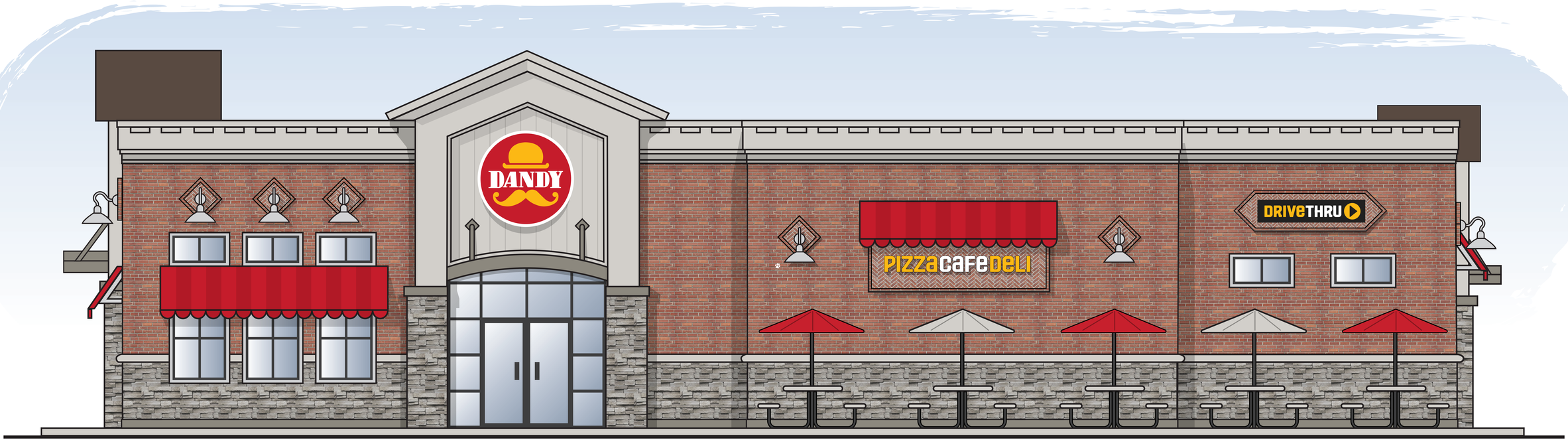


3 EAST WINDOWS
1/4” = 1’-0”



3 WEST WINDOWS
1/4” = 1’-0”


DANDY
PIZZA CAFE DELI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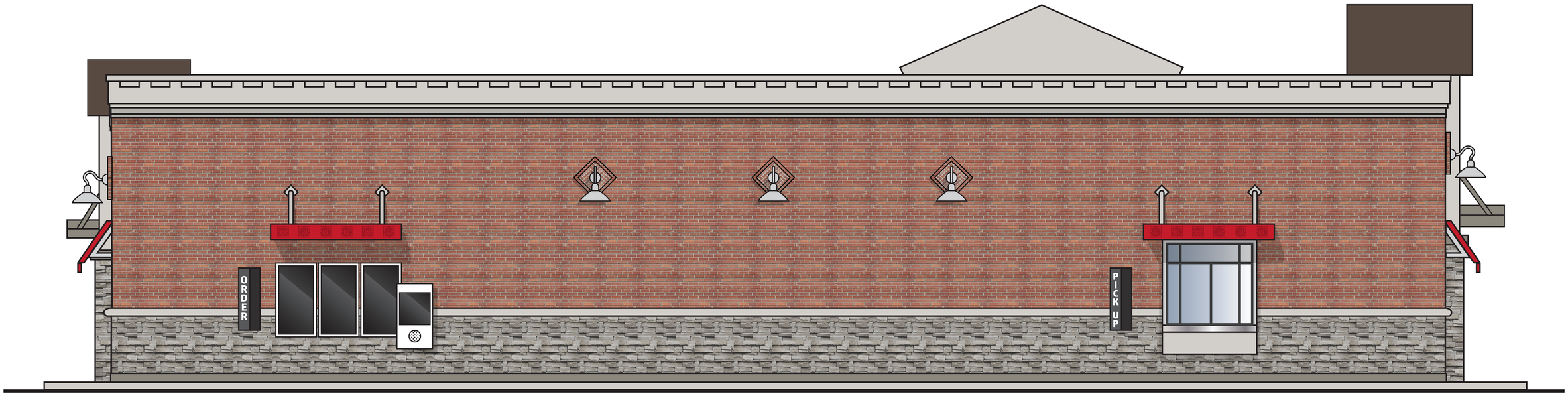
PIZZA CAFE DELI
DRIVE THRU


DANDY
PizzaCafeDeli


ORDER
PICK UP

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Dandy Mini-Mart, Lansing		
Project Location (describe, and attach a general location map): South-West from the intersection of East Shore Drive and Ridge Road, Lansing.		
Brief Description of Proposed Action (include purpose or need): The proposed project involves the construction of 6,100 SF of convenience store including outdoor seating area in a parcel of 4.073 acres. It also includes two gasoline fuel island, diesel fuel island, fuel tank storage area, and parking lots (36 spaces including 4 truck spaces and up to 4 EV spaces initially). It also includes the on-site wastewater treatment system and stormwater management of the property.		
Name of Applicant/Sponsor: Dandy Mini Marts Inc.	Telephone: 570-888-4344 ext. 133 E-Mail: dphillips@godandy.com	
Address: 6221 Mile Lane Road		
City/PO: Sayre	State: PA	Zip Code: 18840
Project Contact (if not same as sponsor; give name and title/role): Dunae Philips Jr.	Telephone: 570-888-4344 (x133) E-Mail: dphillips@godandy.com	
Address: 6221 Mile Lane Road		
City/PO: Sayre	State: PA	Zip Code: 18840
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan Approval CAC Referral	03/23/2022
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	M-239 Referral - County PB	05/15/2022
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES, NYSDOT - PERM 33	05/15/2022
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Commercial Mixed Use (B1)

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Lansing School District

b. What police or other public protection forces serve the project site?
New York State Police Department, Tompkins County Sheriff

c. Which fire protection and emergency medical services serve the project site?
Lansing Fire Department

d. What parks serve the project site?
Lansing Park & Recreation

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial & Vacant

b. a. Total acreage of the site of the proposed action? 4.70 acres
b. Total acreage to be physically disturbed? 4.70 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.70 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 18 height; 65 width; and 90 length
iii. Approximate extent of building space to be heated or cooled: up to 6,100 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:
_____
iii. If other than water, identify the type of impounded/contained liquids and their source.
_____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i .What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
_____
_____
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____
_____
v. What is the total area to be dredged or excavated? _____acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan: _____
_____
_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____
_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet o

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 1000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Consolidated Water District - WD321
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 1000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☑No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

Wastewater treatments will be provided with an on-site wastewater treatment system.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 4.70 acres (impervious surface)

_____ Square feet or 4.70 acres (parcel size)

ii. Describe types of new point sources. Roof Leaders and Parking lot runoff

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

All stormwater to be collected by proposed stormwater catchbasins, and treated with the use of underground infiltration chambers.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☑No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☑Weekend ☑ Randomly between hours of 5 A.M. to 11 P.M..

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 4 Deliveries per day on average

iii. Parking spaces: Existing 0 Proposed 36 Net increase/decrease +36

iv. Does the proposed action include any shared use parking? ☐Yes ☑No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

There will be two new access driveway.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Via Grid/Local Utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 A.M. - 7 P.M
- Saturday: 7 A.M. - 7 P.M
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 5 A.M. - 11 P.M
- Saturday: 5 A.M. - 11 P.M
- Sunday: 5 A.M. - 11 P.M
- Holidays: 5 A.M. - 11 P.M

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

See photometrics plan - all dark sky compliant, no off-site spillage

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☑ Yes ☐ No

If Yes:

i. Product(s) to be stored Gasoline & Diesel - Underground permit through NYSDEC

ii. Volume(s) _____ per unit time _____ (e.g., month, year) NL-20,000 gal, PNL-8,000 gal, Diesel-15,000 gal, 90 Octane-10,000 gal, and E85-6,000 gal

iii. Generally, describe the proposed storage facilities:

Underground tanks

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: < 0.1 tons per week (unit of time)
- Operation : < 0.5 tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling
- Operation: Recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Service Hauler
- Operation: Service Hauler

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.12	3.10	+1.98
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.58	1.60	-1.98
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Woodsedge Senior Housing

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? N/A feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 0.2 %

c. Predominant soil type(s) present on project site: Ovid Silt Loam 99.3 %

d. What is the average depth to the water table on the project site? Average: 0.5-1.5 feet

e. Drainage status of project site soils:
☑ Well Drained: 0.7 % of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 99.3 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 898-245 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____ _____ _____ _____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commission Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Rogues Harbor Inn

iii. Brief description of attributes on which listing is based:

Rogue's Harbor Inn is a National Historic Landmark which was built in 1830.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Taughannock Fall State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park

iii. Distance between project and resource: 4.8 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Brian Grose Date Revised 5/24/2022

Signature  Title Engineer for Applicant

PRINT FORM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

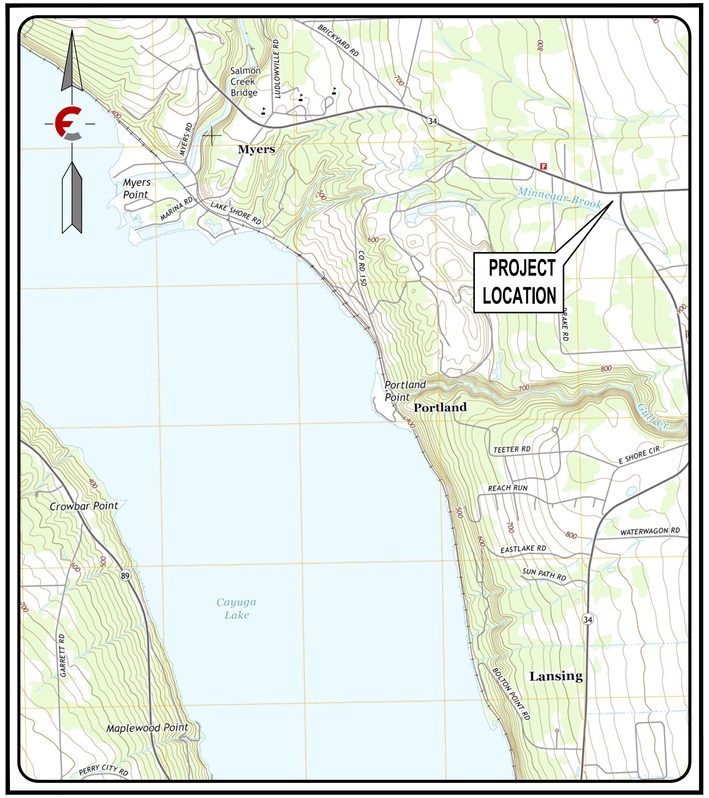
B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	898-245
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Rogues Harbor Inn
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Site Plan Drawings For

PROPOSED DANDY MINI-MART

LANSING (T), TOMPKINS (Co.), NEW YORK



LOCATION MAP

November 30, 2020

Last Revised: April 27, 2022

PREPARED FOR:

JUST DANDY LLC
6221 Mile Lane Road
Sayre, PA 18840

INDEX OF DRAWINGS

Rev.	Date	Revision Description
2.	03/21/22	Preliminary Site Plan Submission
1.	07/29/21	Added Southern Fenceline

SEAL

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Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

TITLE

C0

PRELIMINARY PRINT
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I. GENERAL

1. BASE MAPPING PREPARED BY WEILER ASSOCIATES PROJECT #16510T DATED 10/20/2020.
2. THE PROJECT SITE DOES NOT CONTAIN FEMA DELINEATED FLOODWAYS OR FLOODPLAINS.
3. THE PROJECT SITE DOES NOT CONTAIN FEDERALLY REGULATED WETLANDS ON-SITE, NOR ANY NWI MAPPED WETLANDS.
4. MUNICIPAL WATER SERVICE PROVIDED BY BOLTON POINT.
5. PROJECT SITE IS NOT SERVED BY PUBLIC SANITARY SEWER. SEPTIC SYSTEM TO BE REVIEW BY COUNTY HEALTH DEPARTMENT.
6. THE CONTRACTOR'S SURVEYOR SHALL CHECK ALL HORIZONTAL AND VERTICAL CONTROL PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL PROMPTLY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
7. THE CONTRACTOR SHALL KEEP HIS OPERATIONS WITHIN THE PROJECT LIMITS OF DISTURBANCE.
8. ALL DAMAGE TO PRIVATE PROPERTY OR UTILITIES (UNDER OR ABOVE GROUND) SHALL BE REPORTED TO THE OWNER OF RECORD AT ONCE.
9. CONSTRUCTION ALONG CITY, TOWN, AND STATE ROADS SHALL CONFORM TO SPECIFICATIONS LISTED ON PERMITS ISSUED BY THE APPROPRIATE AGENCIES.
10. SAFE AND CONTINUOUS THROUGH TRAFFIC, INGRESS AND EGRESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE ROADS, PUBLIC STREETS, AND SIDEWALKS SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCAL MUNICIPALITY AND NEW YORK STATE D.O.T. AN ACCEPTABLE MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR CONSTRUCTION IN/ALONG/NEAR TOWN AND STATE ROADWAYS.
11. HIGHWAY DRAINAGE, SIDE STREET DRAINAGE, SWALES, DITCHES, AND OTHER EXISTING DRAINAGE FACILITIES SHALL BE PROTECTED AND MAINTAINED IN ADEQUATE WORKING CONDITION DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ANY OF SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE OWNER OF THE INFRASTRUCTURE.
12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DISTURB AND/OR DAMAGE PROPERTY CORNERS (IRON PINS, HUBS, ECT.). ANY DISTURBED OR DAMAGED PROPERTY CORNERS SHALL BE REPLACED BY THE CONTRACTOR'S LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
14. ALL EXISTING UTILITIES SUCH AS ELECTRIC, GAS MAINS, AND TELEPHONE SHALL BE STAKED OUT BY THE UTILITY COMPANY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL NEW YORK STATE DIG SAFELY (1-800-962-7962) PRIOR TO CONSTRUCTION AND NOTIFY UTILITY COMPANIES FOR STAKEOUT.
15. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES. IF UTILITIES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THESE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
16. EXISTING WATERMAIN LOCATIONS AND DEPTHS SHOWN ARE APPROXIMATE. EXISTING INDIVIDUAL WATER SERVICES ARE NOT SHOWN ON DRAWINGS.
17. THE CONTRACTOR SHALL NOTIFY OWNER OF ALL IMPACTED MUNICIPAL WATER SYSTEMS, THE RESIDENT ENGINEER AND THE FIRE DEPARTMENT 48 HOURS IN ADVANCE PRIOR TO CONSTRUCTION ON AND INTERRUPTION OF SERVICE OF ANY WATERMAINS. THE CONTRACTOR SHALL PROTECT ALL WATER SERVICE LINES AND PRIVATE WELLS. THE CONTRACTOR SHALL HAVE AMPLE SUPPLY OF REPAIR CLAMPS, COUPLINGS, AND PIPING FOR EMERGENCY REPAIRS.
18. IN AREAS WHERE THE CONTRACTOR IS EXCAVATING NEAR ANY UTILITY POLES, THE CONTRACTOR SHALL BRACE AND/OR HOLD IN PLACE UNTIL EXCAVATED AREA IS BACKFILLED AND COMPACTED.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL REMOVED VEGETATION, SOIL AND OTHER DISTURBED DEBRIS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING APPROPRIATE EROSION CONTROL MEASURES TO PREVENT SEDIMENT FROM MIGRATING OFF SITE, TO STORM SEWERS, OR ADJACENT ROADWAYS IN ACCORDANCE WITH THE APPROVED SWPPP.
21. ALL EXCAVATIONS SHALL PROVIDE PROTECTION TO THE WORK FORCE AS PER THE CURRENT O.S.H.A. REQUIREMENTS, AS WELL AS ANY STATE AGENCY REQUIREMENTS.
22. THE CONTRACTOR SHALL OBSERVE O.S.H.A. AND OTHER APPLICABLE SAFETY REQUIREMENTS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES.
23. CONTRACTOR SHALL REVIEW SOIL BORING AND TESTING REPORTS TO DETERMINE SPECIAL CONDITIONS REQUIRED FOR CONSTRUCTION AND SUITABILITY OF ON-SITE SOILS FOR FILL MATERIAL AND FOR INFORMATION ON GROUNDWATER DEPTHS.
24. ALL DISTURBED AREAS SHALL BE SEEDED ACCORDING TO THE REQUIREMENTS SPECIFIED ON SHEET C4.7 AND THE EROSION AND SEDIMENTATION CONTROL PLANS.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL FEATURES PRIOR TO BULK EARTHMOVING ACTIVITIES.
26. ALL LIGHT POLES, LIGHT FIXTURES AND ASSOCIATED CONDUIT SHALL BE PROVIDED AND INSTALLED UNDER A SEPARATE CONTRACT. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE CONTRACTOR RESPONSIBLE FOR THIS WORK AND PROVIDE THE NECESSARY EXCAVATION AND BACKFILL FOR INSTALLATION OF THE TRENCHING. THE SITE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SUPPLYING AND INSTALLING THE POLE BASES FOR ALL EXTERIOR LIGHTING FIXTURES.

II. SANITARY SEWERS

1. SANITARY SEWERS, MANHOLES, CLEANOUTS, AND OTHER APPURTENANCES SHALL BE CONSTRUCTED, AND TESTED IN ACCORDANCE WITH LOCAL MUNICIPAL SPECIFICATIONS.
2. SANITARY SEWERS SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034, WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212 AND ASTM F-477.
3. TESTED SANITARY SEWERS SHALL HAVE AN INFILTRATION RATE OF LESS THAN 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER DAY.
4. SANITARY SEWERS SHALL BE LAID WITH A STRAIGHT ALIGNMENT BETWEEN MANHOLES. AS PER THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, 2014 EDITION, SECTION 33.85 DEFLECTION TEST. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE 30 DAYS. A RIGID BALL OR MANDREL USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
5. THE CONTRACTOR SHALL CONCRETE ENCASE THE SANITARY SEWER LINE OR FORCEMAIN AT ALL POINTS WHERE VERTICAL SEPARATION IS LESS THAN 18' AT CROSSINGS WITH STORM SEWER LINES.
6. ANY POLYETHYLENE FORCEMAIN SHALL BE TYPE DR-11 WITH A PRESSURE RATING OF 128 PSI.

III. STORM SEWERS

1. STORM SEWERS, MANHOLES, INLETS, DITCHES, AND OTHER SYSTEM COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS.
2. STORM SEWERS SHALL BE ADVANCED DRAINAGE SYSTEM'S ADS N-12 CORRUGATED, SMOOTH INTERIOR, HIGH DENSITY POLYETHYLENE (HDPE) PIPE. ADS N-12 STORM SEWER SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM D 2321.
3. ALL FLARED-END SECTIONS SHALL BE GALVANIZED METAL END SECTIONS UNLESS OTHERWISE SPECIFIED.
4. RIPRAP PADS AT STORM SEWER DISCHARGES SHALL CONSIST OF NYSDOT LIGHT STONE FILLING UNLESS OTHERWISE NOTED ON THE CONTRACT DRAWINGS.
5. CROWN OF MULTIPLE PROPOSED STORM SEWER PIPES IS AT OR NEAR THE TOP OF THE SUBGRADE. CONTRACTOR SHALL PROTECT INTEGRITY OF ALL INSTALLED STORM SEWERS UNTIL SUFFICIENT COVER IS PLACED ON SAID PIPING.

IV. ACCESS ROADS AND PARKING AREA

1. LIMING, FERTILIZING, SEEDING, AND MULCHING OF DISTURBED AREAS SHALL BE CONSISTENT WITH THE APPROVED SWPPP.
2. SIGNAGE, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE TO THE NYSDOT'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. ROADWAY EMBANKMENT: OBTAIN SUBGRADE ELEVATION BY COMPACTING ON-SITE SOILS IN MAXIMUM 8 INCH HORIZONTAL LIFTS. USE ON-SITE SOILS AS EMBANKMENT FILL THAT DO NOT CONTAIN ORGANIC OR DELETERIOUS MATERIALS, ARE NOT EXCESSIVELY WET OR FROZEN, OR THAT HAS COBBLES IN EXCESS OF 6 INCHES ALONG THE LONGEST DIMENSION. IF SUITABLE ON-SITE SOILS ARE NOT AVAILABLE, A WELL GRADED BANK-RUN APPROVED BY THE ENGINEER SHALL BE IMPORTED. THE BANK-RUN GRAVEL SHALL BE SOUND, DURABLE, FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, WITH NO MORE THAN 10 PERCENT BY WEIGHT FINER THAN NO. 200 SIEVE. ADJUST THE MOISTURE CONTENT OF THE EMBANKMENT FILL (WHETHER ON-SITE OR OTHERWISE) TO WITHIN 2% OF OPTIMUM BY EITHER AIR DRYING OR THROUGH THE ADDITION OF WATER PRIOR TO COMPACTION. SPREAD WET FILL IN AN 8 INCH LOOSE LIFT AND DISC TO EXPEDITE AIR DRYING.
4. ROADWAY EXCAVATION: EXCAVATE SUBSOIL TO THE DEPTH REQUIRED TO PROVIDE A UNIFORM SURFACE OF SOLID UNDISTURBED GROUND FOR THE PLACEMENT OF AGGREGATE SUBBASE COURSE.
5. FILL, SUBGRADE, AND SUBBASE SHALL BE COMPACTED TO OR ABOVE 95 PERCENT 'MODIFIED PROCTOR' DENSITY WITH A SMOOTH DRUM ROLLER, OR OTHER SUFFICIENT COMPACTION EQUIPMENT, WEIGHING AT LEAST 7 TONS. OPERATE COMPACTOR IN THE STATIC MODE FOR COMPACTION OF SILTY SOILS AND IN THE VIBRATORY MODE FOR ALL OTHER MATERIALS.
6. SUBBASE MATERIAL SHALL BE PLACED IN MAXIMUM 6 INCH AND MINIMUM 3 INCH HORIZONTAL LIFTS. MAINTAIN OPTIMUM MOISTURE CONTENT FOR COMPACTION.
7. WHEREVER GROUNDWATER SEEPAGE IS ENCOUNTERED, INSTALL UNDERDRAINS BELOW THE SUBBASE. LAP UNDERDRAIN FABRIC WITH SUBBASE FABRIC.
8. BELOW THE SUBBASE, PROVIDE A SOIL STABILIZATION GEOTEXTILE FABRIC, SUBJECT TO THE ACCEPTANCE OF THE HIGHWAY SUPERINTENDENT, WITH THE FOLLOWING CERTIFIABLE PROPERTY VALUES: MINIMUM PUNCTURE STRENGTH OF 125 LBS., MINIMUM MULLEN BURST STRENGTH OF 430 PSI, MINIMUM GRAB TENSILE STRENGTH OF 220 LBS., AND MAXIMUM APPARENT OPENING SIZE OF 40-80 SIEVE.

V. PUBLIC WATER

1. WATERMAINS, WATER SERVICES, FIRE HYDRANTS, AND OTHER APPURTENANCES SHALL BE CONSTRUCTED, TESTED, AND DISINFECTED IN ACCORDANCE WITH THE OWNER'S SPECIFICATIONS FOR WATERMAIN EXTENSIONS. WATERMAIN AND APPURTENANCE MATERIALS AND INSTALLATION SHALL COMPLY WITH NYSDOH STANDARDS AND AWWA STANDARD C600-93.
2. DUCTILE IRON PIPE SHALL BE CLASS 52, AND SHALL CONFORM IN ALL ASPECTS TO AWWA C-151. FITTING SHALL CONFORM IN ALL ASPECTS TO AWWA C-11- OR TO COMPACT FITTINGS AWWA C-153. ALL SHALL BE FURNISHED WITH CEMENT MORTAR LINING IN CONFORMANCE WITH AWWA C-104. PIPES SHALL HAVE GASKETED, PUSH-ON, JOINTS CONFORMING TO AWWA C-111
3. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER AND ANY TYPE OF SEWER UTILITIES (SANITARY OR STORM) SHALL BE 10 FEET, MEASURED FROM OUTSIDE WALL TO OUTSIDE WALL OF THE MAINS. THE MINIMUM VERTICAL SEPARATION DISTANCE AT THE POINT OF CROSSING SHALL BE 18 INCHES, ALSO MEASURED FROM OUTSIDE WALL TO OUTSIDE WALL.
4. WATERMAIN SHALL BE INSTALLED AT A CONTINUOUS UPWARD GRADE TO A POINT OF AIR RELEASE. POINTS OF AIR RELEASE INCLUDE WATER INCLUDE WATER SERVICES, FIRE HYDRANTS, AND BLOW-OFF VALVES.
5. SAMPLING REQUIREMENTS FOR THE DISINFECTION OF WATERMAINS SHALL BE CONSISTENT WITH AWWA STANDARD C651-92, SECTION 5.2 CONTINUOUS FEED METHOD, DISINFECTING WATERMAINS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATERMAIN IS IN OPERATION, TWO CONSECUTIVE SAMPLES TAKEN 24 HOURS APART, SHALL BE COLLECTED FROM THE NEW WATERMAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1200 LINEAR FEET OF WATERMAIN, PLUS ONE SET FROM THE END OF LINES AND EACH BRANCH.
6. FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS.
7. HYDRANTS SHALL CONFORM TO WATER SYSTEMS SPECIFICATIONS WITH A 5' BURY, OPEN LEFT, TRAFFIC TYPE GROUND FLANGE, 6" INLET, (1) 4-1/2" NST STEAMER NOZZLE, (2) 2-1/2" NST HOSE NOZZLES MECHANICAL JOINT CONNECTION, 5" HYDRANT VALVE SEAT, AND A PENTAGON OPERATING NUT. THE HYDRANTS SHALL CONFORM TO AWWA C-502.
8. MAIN VALVES SHALL BE MECHANICAL JOINTS, RESILIENT SEAT, GATE, 2" OPERATING NUT, OPEN LEFT, WITH STAINLESS STEEL BONNET AND PACKING BOLTS AND NUTS. THE VALVES SHALL CONFORM TO AWWA C-509.
9. MAIN VALVE BOXES SHALL BE 5-1/4", SCREW TYPE, WITH CAST IRON LIDS MARKED "WATER."
10. ALL NEW AND ALTERED EXISTING WATERMAINS SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA STANDARD C-600-93 (LATEST REVISION).
11. THE FOLLOWING MINIMUM SEPARATION DISTANCES BETWEEN GAS LINES AND WATER LINES ARE RECOMMENDED. OTHER MORE STRINGENT SEPARATION DISTANCES MAY APPLY.

    HORIZONTAL- 5 FEET

    VERTICAL- 2 FEET

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- EXISTING SANITARY SEWER (SAN)
- EXISTING GAS MAIN (G)
- EXISTING UTILITY LINE (UG/E/T/C) — UG=UNDERGROUND, OH=OVERHEAD, T=TELEPHONE, E=ELECTRIC, C=CABLE
- EXISTING FENCE LINE (x)
- EXISTING WATER LINE (W)
- EXISTING CONTOUR LINE (932)
- PROPOSED LIMIT OF DISTURBANCE (LOD)
- PROPOSED CONTOUR LINE (99)
- PROPOSED EASEMENT
- PROPOSED STORM SEWER (ST)
- PROPOSED EDGE OF ROADWAY
- PROPOSED CURB LINE
- PROPOSED SANITARY SEWER (SAN)
- PROPOSED GAS LINE (G)
- PROPOSED UTILITY LINE (UG/E/T/C) — UG=UNDERGROUND, OH=OVERHEAD, T=TELEPHONE, E=ELECTRIC, C=CABLE
- PROPOSED WATER LINE (W)
- PROPOSED SILT FENCE (SF)
- PROPOSED COMPOST SOCK (CS)
- EXISTING SANITARY MANHOLE (SMH)
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT (CO)
- EXISTING SPOT ELEVATION (99.50 x)
- PROPOSED SANITARY MANHOLE (SMH)
- PROPOSED WATER VALVE (WV)
- PROPOSED THRUST BLOCK (TB)
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED CLEANOUT (CO)
- PROPOSED LIGHTING FIXTURE
- PROPOSED SPOT ELEVATION (x 99.42)
- PROPOSED DRYWELL (DW)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET PROTECTION
- PROPOSED TOP/BOTTOM CURB (TC=100.50, BC=100.00)

Note :
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.
IT'S THE LAW!
Call three days before you dig!
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Dig Safely New York
(non-members must be contacted separately)

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1.	07/29/21	Added Southern Fenceline

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GENERAL NOTES

C1

LEGEND

- PROPERTY LINE
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- EXISTING GAS MAIN
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- PROPOSED INLET PROTECTION
- PROPOSED TOP/BOTTOM CURB

PLAN NOTES:

- FLOODPLANE DESIGNATION - ZONE C
- UNIQUE NATURAL AREAS - N/A
- NEW YORK STATE WETLANDS - N/A
- FEDERAL WETLANDS - N/A

0 40' 80'

Note :
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It Is A Violation Of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He Is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way. If An Item Bearing The Seal Of An Engineer Or Land Surveyor Is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.

SEAL

PROPOSED DANDY MINI-MART

LANSING (T), TOMPKINS (Co.), NEW YORK

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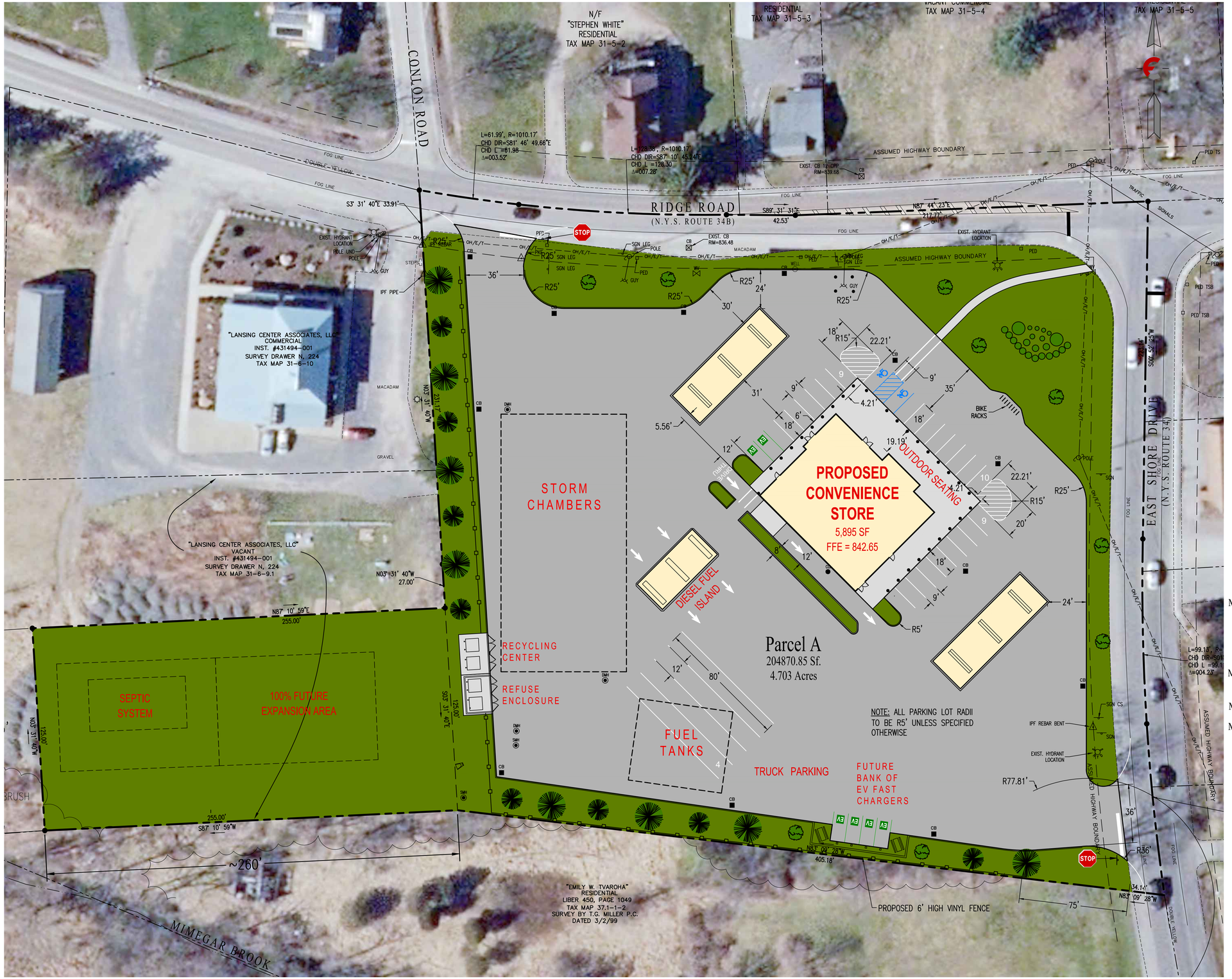
EXISTING CONDITIONS

C2



LEGEND

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- PROPOSED INLET PROTECTION
- TC=100.50, BC=100.00 — PROPOSED TOP/BOTTOM CURB

ZONING INFORMATION

B-1 & B-2 ZONING DISTRICTS

	REQUIRED	PROPOSED
PARCEL SIZE	NONE	4.7 Acres
MIN. ROAD FRONTAGE	100'	785'
BUILDING SETBACK		
FRONT YARD	60'*	117'
REAR YARD	10'*	145'
SIDE YARD	10'*	186'
MAX. BUILDING HEIGHT		
MAX HEIGHT	35'	?'
MAX. LOT COVERAGE	80%	63%
MIN. PARKING SPACES	23 SPACES**	33 SPACES

*LESS WITH SITE PLAN APPROVAL

**1 PARKING STALL FOR EACH 250 SF OF GROSS FLOOR AREA
5,685 SF / 250 SF = 23 PARKING STALLS

0 30' 60'

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PRELIMINARY PRINT
NOT FOR CONSTRUCTION

Rev.	Date	Revision Description
2.	03/21/22	Preliminary Site Plan Submission
1.	07/29/21	Added Southern Fenceline

SEAL

PROPOSED DANDY MINI-MART

LANSING (T), TOMPKINS (Co.), NEW YORK

FAGAN ENGINEERS
& LAND SURVEYORS PC
113 East Chemung Place
Elmira N.Y. 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.com

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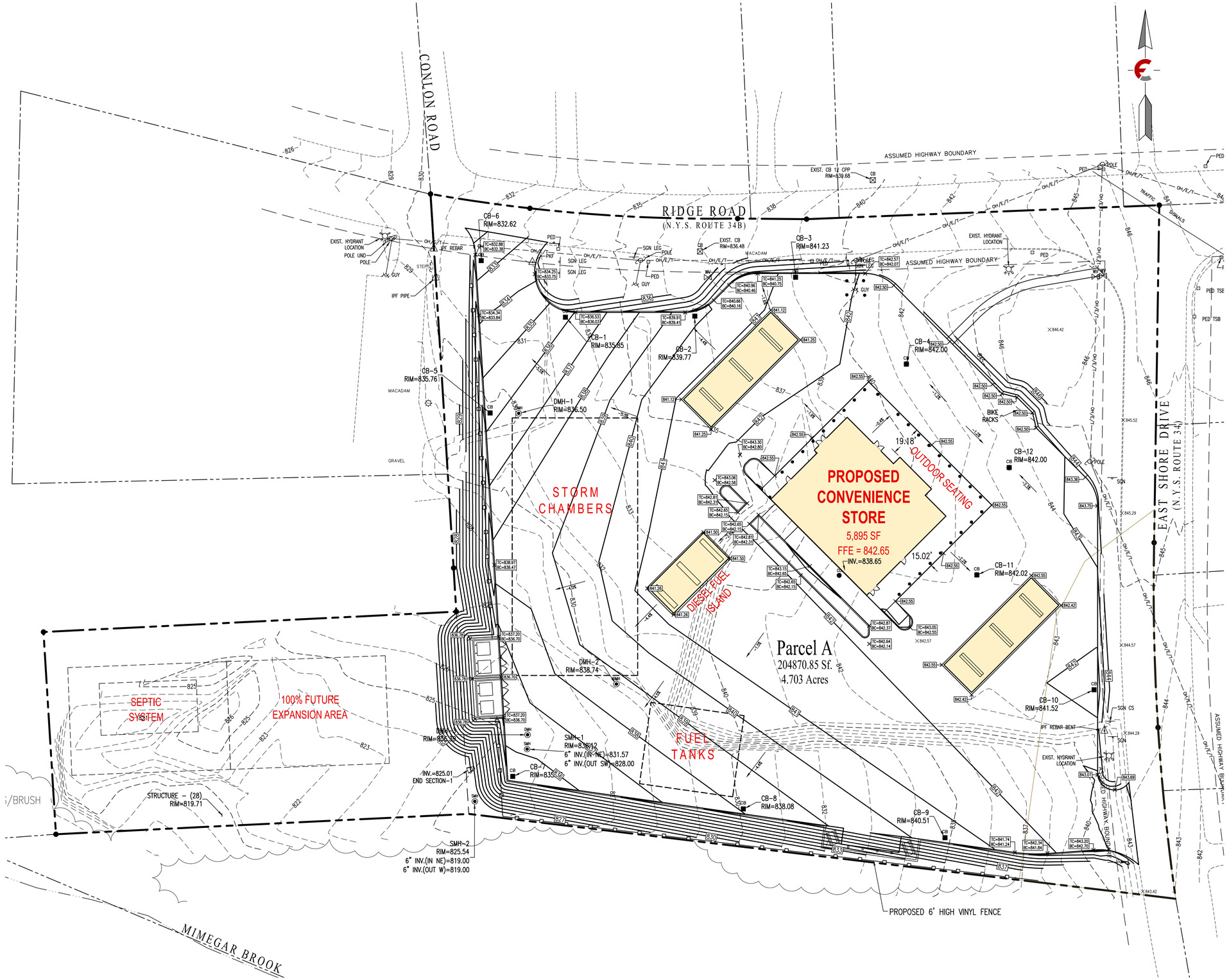
Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

SITE PLAN

C3



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- SAN — EXISTING SANITARY SEWER
- G — EXISTING GAS MAIN
- UG/E/T/C — EXISTING UTILITY LINE (UG–UNDERGROUND, OH–OVERHEAD, T–TELEPHONE, E–ELECTRIC, C–CABLE)
- x — x — EXISTING FENCE LINE
- W — EXISTING WATER LINE
- 932 — EXISTING CONTOUR LINE
- LOD — PROPOSED LIMIT OF DISTURBANCE
- 99 — PROPOSED CONTOUR LINE
- PROPOSED EASEMENT
- ST — PROPOSED STORM SEWER
- PROPOSED EDGE OF ROADWAY
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- SF — PROPOSED SILT FENCE
- CS — PROPOSED COMPOST SOCK
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT
- 99.50 x — EXISTING SPOT ELEVATION
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED CLEANOUT
- PROPOSED LIGHTING FIXTURE
- x 99.42 — PROPOSED SPOT ELEVATION
- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- TC=100.50 BC=100.00 — PROPOSED TOP/BOTTOM CURB

0 30' 60'

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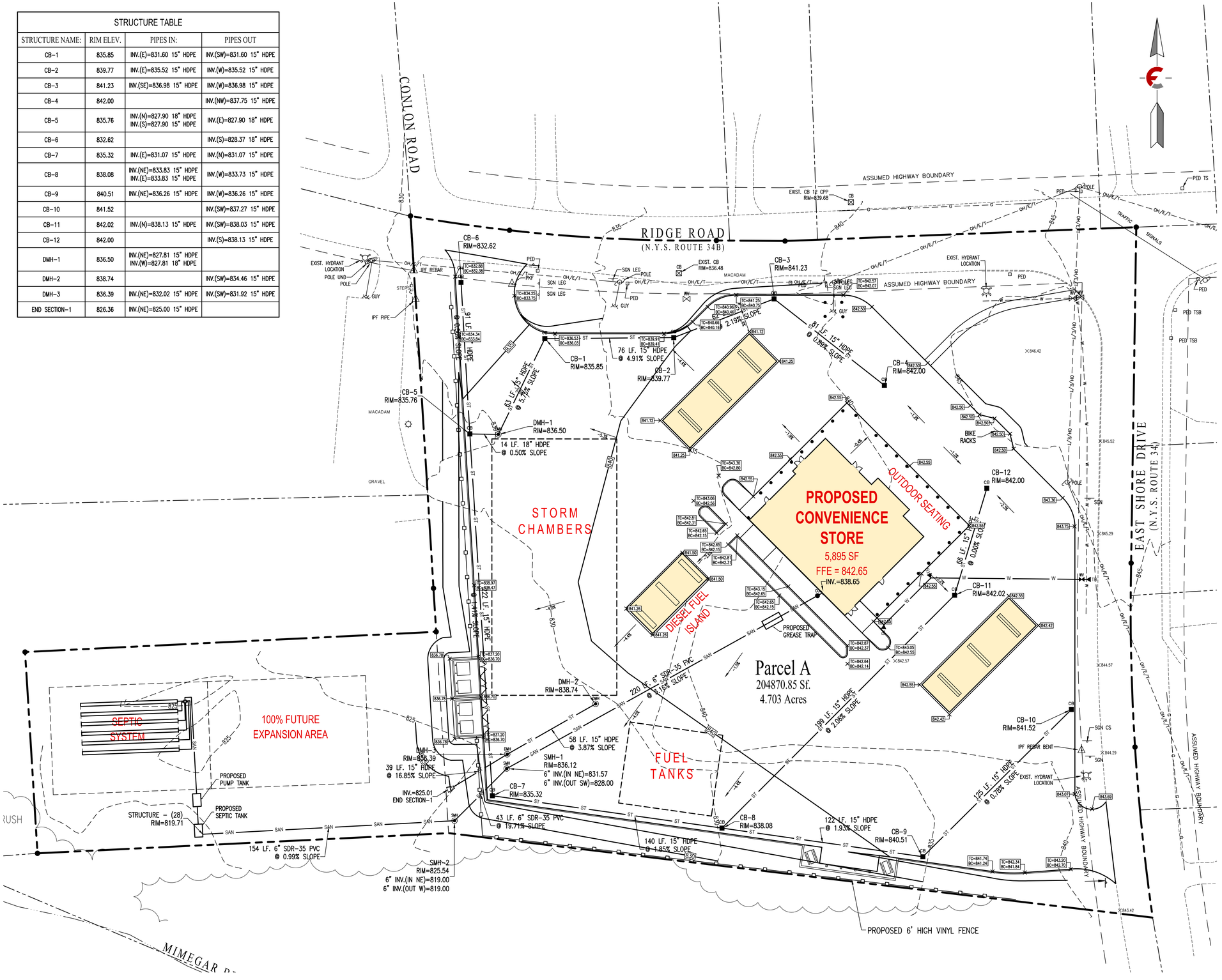
GRADING PLAN

C4

STRUCTURE TABLE			
STRUCTURE NAME:	RIM ELEV.	PIPES IN:	PIPES OUT
CB-1	835.85	INV.(E)=831.60 15" HDPE	INV.(SW)=831.60 15" HDPE
CB-2	839.77	INV.(E)=835.52 15" HDPE	INV.(W)=835.52 15" HDPE
CB-3	841.23	INV.(SE)=836.98 15" HDPE	INV.(NW)=836.98 15" HDPE
CB-4	842.00		INV.(NW)=837.75 15" HDPE
CB-5	835.76	INV.(N)=827.90 18" HDPE INV.(S)=827.90 15" HDPE	INV.(E)=827.90 18" HDPE
CB-6	832.62		INV.(S)=828.37 18" HDPE
CB-7	835.32	INV.(E)=831.07 15" HDPE	INV.(N)=831.07 15" HDPE
CB-8	838.08	INV.(NE)=833.83 15" HDPE INV.(E)=833.83 15" HDPE	INV.(W)=833.73 15" HDPE
CB-9	840.51	INV.(NE)=836.26 15" HDPE	INV.(W)=836.26 15" HDPE
CB-10	841.52		INV.(SW)=837.27 15" HDPE
CB-11	842.02	INV.(N)=838.13 15" HDPE	INV.(SW)=838.03 15" HDPE
CB-12	842.00		INV.(S)=838.13 15" HDPE
DMH-1	836.50	INV.(NE)=827.81 15" HDPE INV.(W)=827.81 18" HDPE	
DMH-2	838.74		INV.(SW)=834.46 15" HDPE
DMH-3	836.39	INV.(NE)=832.02 15" HDPE	INV.(SW)=831.92 15" HDPE
END SECTION-1	826.36	INV.(NE)=825.00 15" HDPE	



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UTILITY PLAN

C5

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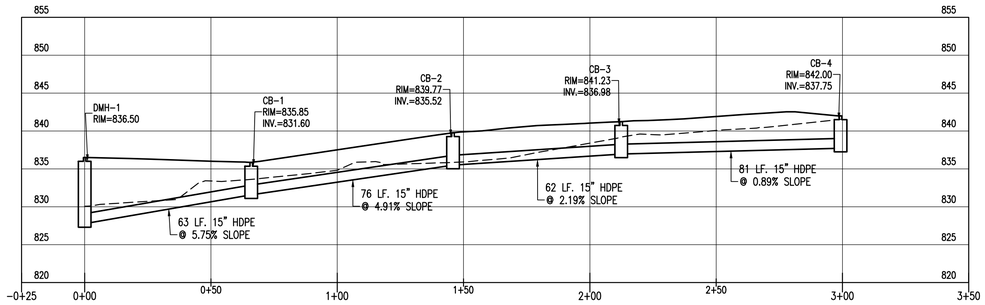
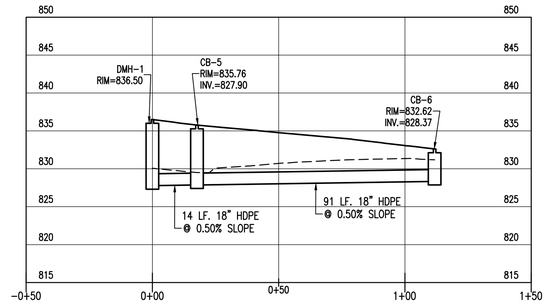


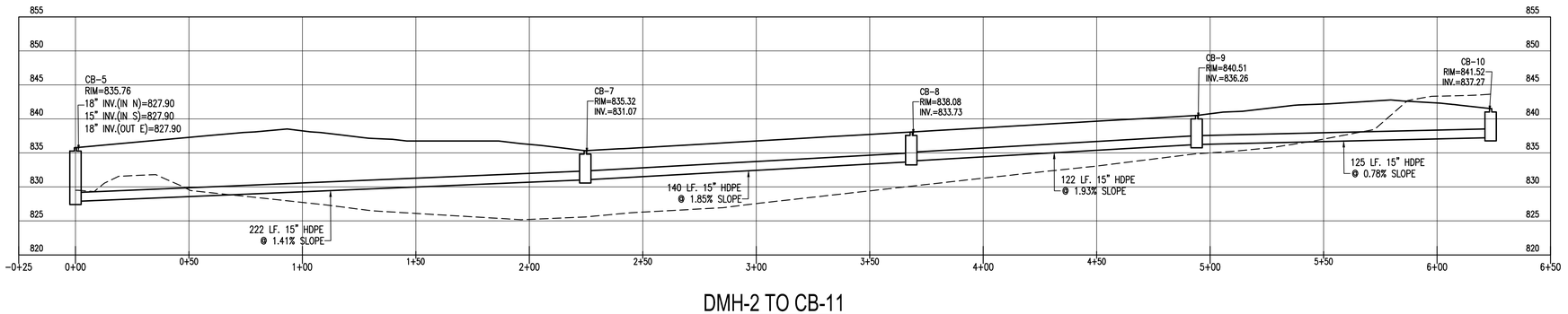
DMH-1 TO CB-4
STORM SEWER PROFILE

HORIZ. SCALE: 1"= 30'
VERT. SCALE: 1"= 10'



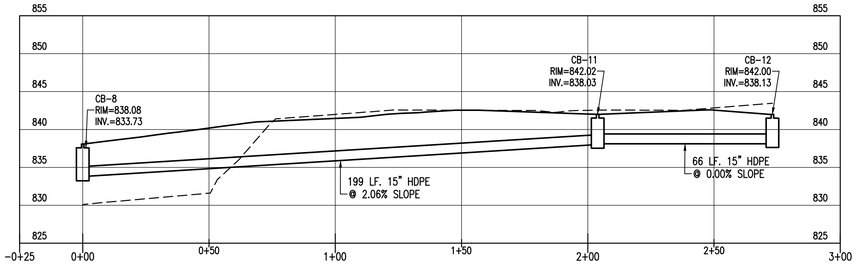
DMH-1 TO CB-6
STORM SEWER PROFILE

HORIZ. SCALE: 1"= 30'
VERT. SCALE: 1"= 10'



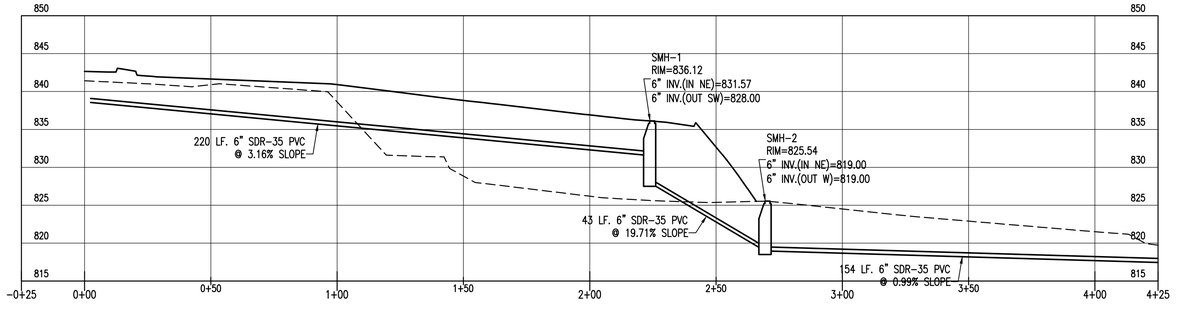
DMH-2 TO CB-11
STORM SEWER PROFILE

HORIZ. SCALE: 1"= 30'
VERT. SCALE: 1"= 10'



CB-8 TO CB-13
STORM SEWER PROFILE

HORIZ. SCALE: 1"= 30'
VERT. SCALE: 1"= 10'



SANITARY SEWER PROFILE

HORIZ. SCALE: 1"= 30'
VERT. SCALE: 1"= 10'

Horiz. Scale: 1" = 30'

Vert. Scale: 1" = 10'

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SITE PROFILES

C6

LANDSCAPING CHART

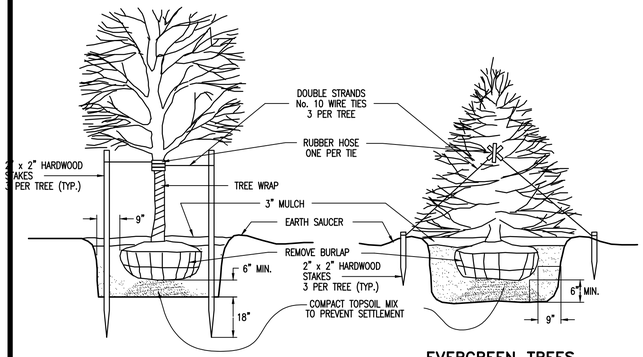
KEY	MIN. QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIN. CALIPER	CONTAINER SIZE	MATURE WIDTH
NS	16	PICEA ABIES	NORWAY SPRUCE	60'	3" MIN.	B+B	25'
KC	5	PRUNUS SERRULATA 'KANZA	KWANZAN CHERRY	30-40'	3" MIN.	B+B	30-40'
YC	4	PRUNUS X YEDOENSIS	YOSHINO CHERRY	40-50'	3" MIN.	B+B	25-40'
BW	12	BUSCUS "WINTERGREEN"	WINTER GREEN BOXWOOD	3-4'	N/A	#5	3-5'
SC	2	PRUNUS X CISTENA	PURPLELEAF SAND CHERRY	7-10'	N/A	#5	5-7'
GS	3	SPIRAEA JAPONICA	GOLDMOUND SPIREA	2-3'	N/A	#5	4'
BB	2	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	2-3'	N/A	#5	2'
SJ	4	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	2'	N/A	#5	6-8'

LANDSCAPING NOTES:

1. TOPSOIL AND SEED ALL DISTURBED LAWN AREAS.
2. PROVIDE APPROVED DOUBLE GROUND HARDWOOD MULCH (DARK BROWN) FOR PLANTING MULCH IN PARKING AREA ISLANDS.

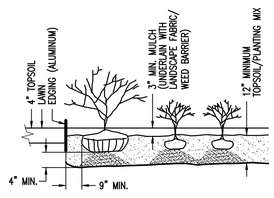
NOTE:

- MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND ALL FUTURE OWNERS.



DECIDUOUS TREES

EVERGREEN TREES



SHRUB AND PLANTING BEDS

TREE AND SHRUB PLANTING DETAIL

N.T.S.

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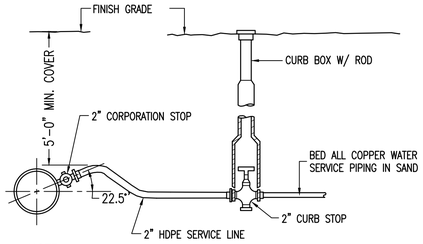
LANDSCAPING PLAN

C7

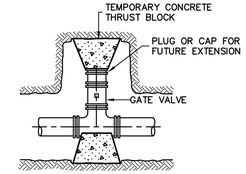


NOTE :

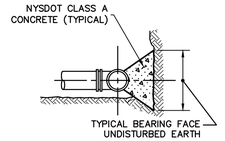
Contractor shall provide corporation stop, curb stop and box with style/manufacturer as directed by the Water Department.

WATER SERVICE DETAIL

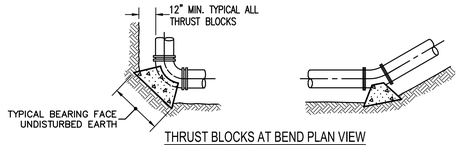
N.T.S.



THRUST BLOCK AT TEE PLAN VIEW



TYPICAL ELEVATION AT THRUST BLOCK



THRUST BLOCKS AT BEND PLAN VIEW

MINIMUM AREA OF BEARING FACE OF CONCRETE THRUST BLOCK IN SQ. FT. BLOCKS TO BE POURED AGAINST UNDISTURBED EARTH.					
PIPE SIZE	90° BEND OR HYD.	45° BEND	22-1/2° BEND	11-1/4° BEND	TEE OR DEAD END
4"	1.3	1.0 MIN.	1.0 MIN.	1.0 MIN.	1.0 MIN.
6"	2.6	1.4	1.0 MIN.	1.0 MIN.	1.9
8"	4.6	2.5	1.3	1.0 MIN.	3.2
10"	6.8	3.7	1.9	1.0 MIN.	4.8
12"	9.7	5.2	2.7	1.3	6.8

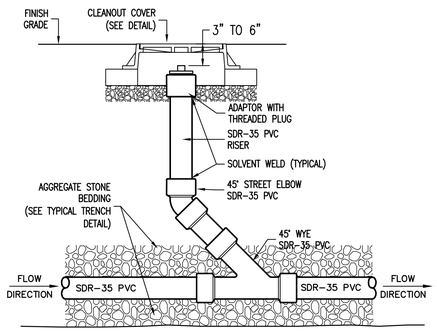
AREAS BASED ON AN INTERNAL PRESSURE OF 150 P.S.I.G. AND A SOIL BEARING PRESSURE OF 3000 P.S.F.

NOTES:

1. Thrust blocks shall be placed at all bends, tees, and dead ends.
2. The thrust restraint bearing areas listed above are based on the internal pressures and soil bearing capacities as noted. If adverse soil conditions warrant these areas will require adjustment as directed by the engineer.
3. Form thrust blocks such that all mechanical joint fitting's nuts & bolts are not covered over with concrete.
4. Thrust restraint gaskets (in push-on tyton joints): "field lok gaskets" shall be utilized in deflected pipe joints.
5. Mechanical joint fitting thrust restraint: – ebaa iron sales, inc.: megalug series 1100, or approved equal to be utilized on all vertical bend fittings, all reducers and horizontal fittings (tees, bends, etc.) where concrete thrust blocks are not practical, reliable or subject to future disturbance.
6. Gravity thrust blocks for vertical bends shall be used in conjunction with the previously noted M.J. thrust restraints. The gravity blocks located under the vertical fittings shall be anchored to the fittings with a minimum of two no.6 rebars looped around the fitting and anchored into the poured in place gravity thrust block.

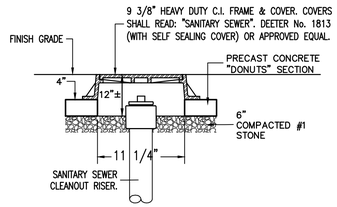
TYPICAL THRUST BLOCK DETAILS

N.T.S.



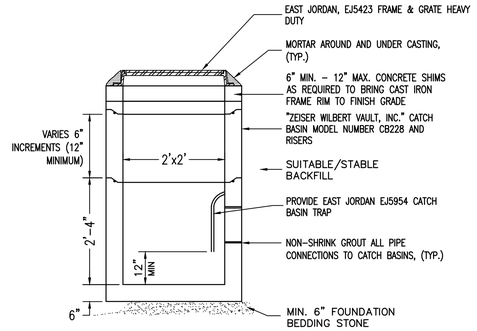
IN-LINE CLEANOUT DETAIL

N.T.S.



CLEANOUT COVER DETAIL

N.T.S.



2'x2' CATCH BASIN DETAIL

N.T.S.

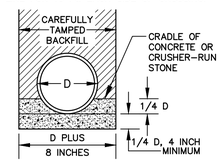
WATERMAIN / SEWER CROSSING DETAIL

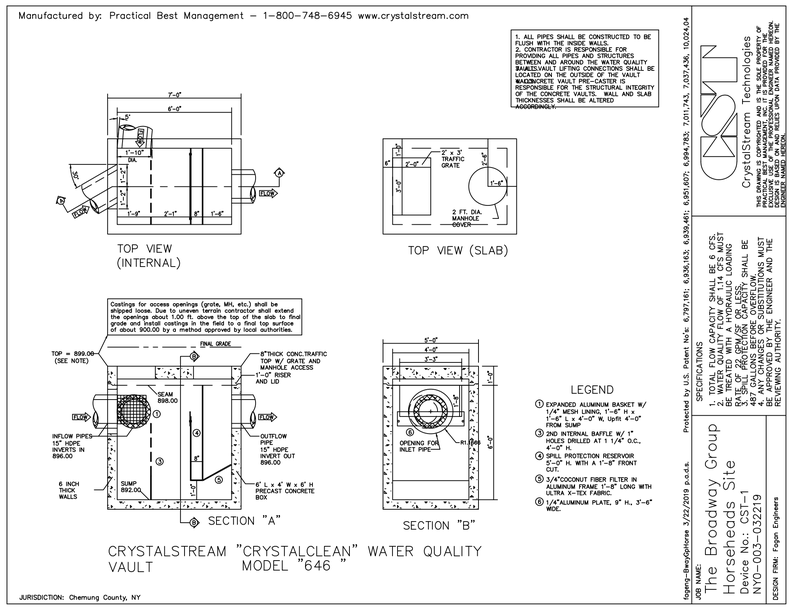
CONDITION	SCHEMATIC	REQUIREMENTS
I WATER LINE ABOVE SEWER LINE	MORE THAN 18 INCHES / SEWER LINE	A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 Ft. MIN.
II WATER LINE ABOVE SEWER LINE	MORE THAN 12 INCHES BUT LESS THAN 18 INCHES / SEWER LINE	A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 Ft. MIN. B) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10 Ft. EACH SIDE OF CROSSING. ––OR–– WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10 Ft. EACH SIDE OF CROSSING.
III SEWER LINE ABOVE WATER LINE	SEWER LINE / MORE THAN 18 INCHES	A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 Ft. MIN. B) SLEEVE SEWER LINE WITH "STEEL CASING FOR 10 Ft." EACH SIDE OF CROSSING. C) PROVIDE CRADLE OF CONCRETE OR CRUSHER CRUSHER RUN STONE (SEE TRENCH SECTION DETAIL BELOW) FOR WATER LINE AND SEWER LINE FOR 10 Ft. EACH SIDE OF CROSSING.

NOTES

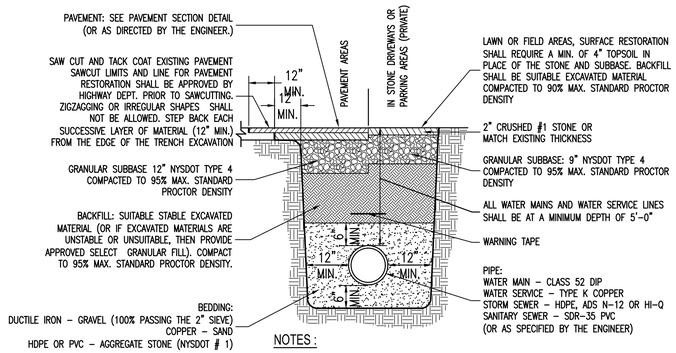
WL	WATER LINE
SL	SEWER LINE
D	OUTSIDE DIAMETER OF PIPE

IN NO CASE SHALL PIPES BE CLOSER THAN 12 INCHES APART. DISTANCES ARE MEASURED BETWEEN OUTSIDES OF PIPE.





CRYSTALSTREAM "CRYSTALCLEAN" WATER QUALITY VAULT MODEL "646"



NOTES :

1. Excavate trench to a safe side slope or provide trench bracing per OSHA standards.
2. Contractor shall keep all excavations free of water and provide a firm stable base for the pipe bedding.

TYPICAL PIPE TRENCH DETAIL

N.T.S.

PRELIMINARY PRINT
NOT FOR CONSTRUCTION

Rev.	Date	Revision Description
2.	03/21/22	Preliminary Site Plan Submission
1.	07/29/21	Added Southern Fenceline

SEAL

PROPOSED DANDY MINI-MART

LANSING (T), TOMPKINS (Co.), NEW YORK

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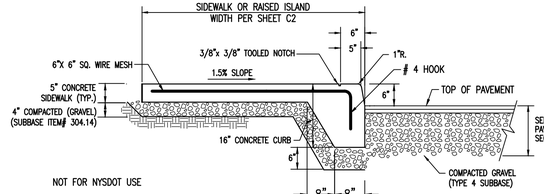
Scale:	As Noted 11x17 Prints are 1/2 Size
Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

CIVIL DETAILS

C8

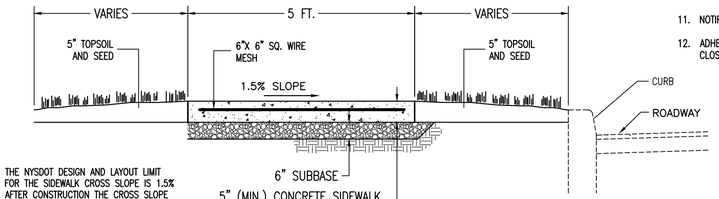


INTEGRAL CONCRETE SIDEWALK / CURB

N.T.S.

CONCRETE CURB/SIDEWALK NOTES

1. PROVIDE 4000 PSI (28 DAY COMPRESSIVE STRENGTH) CONCRETE, UTILIZING TYPE II PORTLAND CEMENT.
2. PROVIDE 5/8" WIDE ASPHALT IMPREGNATED FIBER BOARD CONTROL JOINTS IN SIDEWALK CONSTRUCTION AS FOLLOWS:
   - ADJACENT TO ALL CONCRETE CURBING
   - ADJACENT TO ALL BUILDING FOUNDATIONS/ WALLS
   - APPROXIMATELY EVERY 24 FT. IN LONG SIDEWALK RUNS.
3. SIDEWALK SHALL HAVE A LIGHT BROOM FINISH ACROSS THE WALK.
4. EDGES AND JOINTS SHALL BE ROUNDED BY AND EDGING TOOL ACCEPTABLE TO OWNER.
5. CONTRACTION JOINTS SHALL BE TOOLED TO FORM SQUARE BLOCKS.
6. RAMP SLOPE SHALL BE NO GREATER THAN 1:12 .
7. CONCRETE CURB / SIDEWALK SHALL BE COATED WITH A CURING COMPOUND AFTER FINISHES ARE COMPLETE.



THE NYSDOT DESIGN AND LAYOUT LIMIT FOR THE SIDEWALK CROSS SLOPE IS 1.5% AFTER CONSTRUCTION THE CROSS SLOPE CANNOT EXCEED 2%.

CONCRETE SIDEWALK SECTION

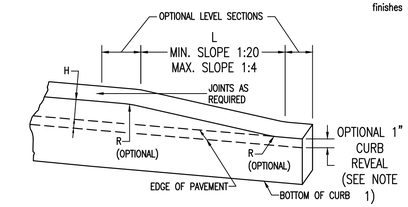
N.T.S.

SIDEWALK NOTES:

1. SIDEWALKS/RAMPS PROPOSED REQUIRE ADA COMPLIANT INSPECTIONS, THE ENGINEER WILL PERFORM THE REQUIRED PRE-POUR CONCRETE FORM INSPECTION, SIGN/DATE AND SUBMIT TO NYSDOT THE INSPECTION REPORT.
2. AFTER COMPLETION OF SIDEWALK SUBMIT TO NYSDOT PERMITS A COMPLETED, SIGNED AND SEALED CRITICAL ELEMENTS FOR THE DESIGN AND LAYOUT AND ACCEPTANCE OF PEDESTRIAN FACILITIES SHEETS CONFIRMING COMPLIANCE WITH ALL OTHER APPLICABLE CODES, STANDARDS, AND SPECIFICATIONS. IN INSTANCES WHERE NON-STANDARD FEATURES CANNOT BE AVOIDED A JUSTIFICATION FORM WILL NEED TO BE COMPLETED UNDER THE PROCESS PROMULGATED UNDER THE HIGHWAY DESIGN MANUAL CHAPTER 2 (REFER TO EXHIBIT 2-15A).

NYSDOT NOTES:

1. NYSDOT HIGHWAY WORK PERMIT SHALL BE ISSUED AND PRESENT AT JOB LOCATION AT ALL TIMES WITH STAMPED NYSDOT APPROVED PLANS.
2. SIGNS AND WORK ZONE TRAFFIC IS TO ADHERE TO FEDERAL MUTCD WITH STATE SUPPLEMENT.
3. CONSTRUCTION HOLIDAY LANE CLOSURE RESTRICTIONS SHALL BE ADHERED TO.
4. PERFORM UTILITY INSTALLATION WITHIN THE NYSDOT ROW IN ACCORDANCE WITH NYSDOT BLUE BOOK.
5. ALL TREE PLANTINGS AND ADVERTISING SIGNS SHALL BE OFF NYSDOT ROW
6. CONTACT THE CENTRAL NEW YORK NYSDOT RESIDENT ENGINEER SEVEN (7) DAYS BEFORE START OF WORK AT (315)-428-4640.
7. ROAD TO BE KEPT CLEAN AT ALL TIMES AND FREE OF ALL CONSTRUCTION DEBRIS.
8. ALL WORK ZONE SIGNS AND FLAGGERS SHALL BE OFF THE ROADWAY WHEN NOT IN USE.
9. NYSDOT NON SEASONAL CONSTRUCTION IS NOT PERMITTED WITHIN THESE PLANS. ANOTHER REVIEW FROM NYSDOT IS REQUIRED WHEN ASKING FOR NON SEASONAL WORK.
10. ANY PROPOSED CHANGES WITHIN THE NYSDOT ROW REQUIRES TWO (2) WEEKS NOTICE TO THE CENTRAL NEW YORK REGION NYSDOT PERMITS OFFICE AT (315) 428-4640.
11. NOTIFY DIG SAFELY TWO (2) DAYS PRIOR TO WORK.
12. ADHERE TO NYSDOT PERMIT CLOSURE PROCESS FOR INSPECTION, BOND RELEASE, AND CLOSURE OF PERMIT.



CURB TRANSITION LENGTHS (L)			
H / SLOPE	1:4	1:12	1:20
4"	16"	48"	80"
6"	24"	72"	120"

CAST-IN-PLACE CONCRETE CURB TRANSITIONS

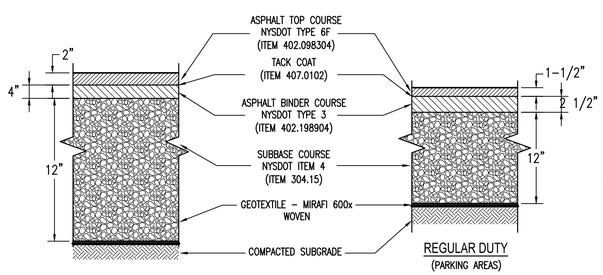
N.T.S.

NOTES:

1. USE 1" REVEAL AND CONTINUE CURB ACROSS DRIVEWAY ENTRANCES ONLY IF SHOWN IN THE CONTRACT DOCUMENTS, OR DIRECTED BY THE ENGINEER AS A FIELD CONDITION.
2. TERMINATE CURB, CURB AND GUTTER, AND ASPHALT CURB BY TRANSITIONING ON A MAXIMUM SLOPE OF 1:12 TO PAVEMENT SURFACE, EXCEPT WHEN BEHIND GUIDE RAIL.
3. EXTEND JOINT FILLER 6" MINIMUM BEHIND CURB ON BOTH SIDES OF CURB BOX, 705-07 NOT NEEDED WHEN VERTICAL FACED CURB WIDTH EQUAL TO WIDTH OF CURB BOX.

CONCRETE SIDEWALK NOTES

1. The Local Code Enforcement Officer shall be notified prior to repair of existing sidewalk or construction of new sidewalk within a public right-of-way.
2. Appropriate barricades shall be required for the entire construction period.
3. Provide 3500 psi (28 day compressive strength) concrete, utilizing Type II Portland cement and 6" x 6" sq. wire mesh reinforcement.
4. Provide 5/8" wide asphalt impregnated fiber board expansion joints in sidewalk construction as follows:
   - Adjacent to all concrete curbing and gutters.
   - Adjacent to all building foundations or walls.
   - Abutting yard walks, driveways or existing sidewalks.
   - Approximately every 20 ft. in long sidewalk runs.
5. Sidewalk shall have a light broom finish across the walk. Edges and joints shall be rounded by an edging tool.
6. Side walk shall be coated with a curing compound after finishes are complete.

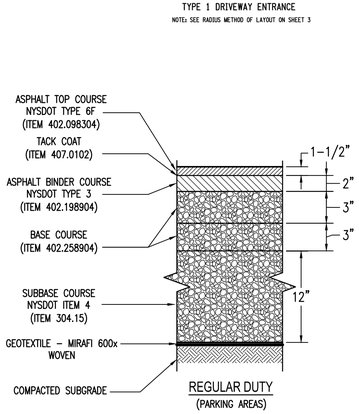


NOTES:

1. ALL PAVEMENT AND BASE MATERIAL SHALL CONFORM TO NEW YORK STATE DEPT. OF TRANSPORTATION "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS".
2. SUBGRADE AND SUBBASE SHALL BE COMPACTED TO 95% MAX. STANDARD PROCTOR DENSITY.
3. IF SUBGRADE IS UNSUITABLE OR UNSTABLE, UNDERCUT AND REPLACE WITH APPROVED SELECT GRANULAR FILL COMPACTED TO 95% MAX. STANDARD PROCTOR DENSITY.

DRIVEWAY PAVEMENT SECTIONS

N.T.S.



SHOULDER REPAIR PAVEMENT SECTIONS

N.T.S.

DEFINITION OF TERMS:

DRIVEWAY - EVERY ENTRANCE OR EXIT USED BY VEHICULAR TRAFFIC TO AND FROM LANDS OR BUILDINGS ABUTTING A HIGHWAY.

RESIDENTIAL DRIVEWAY - A DRIVEWAY SERVING FOUR OR FEWER PRIVATE HOMES OR AN APARTMENT BUILDING FOR FOUR OR FEWER FAMILY UNITS.

COMMERCIAL DRIVEWAY - ANY DRIVEWAY SERVING A COMMERCIAL ESTABLISHMENT, INDUSTRY, GOVERNMENTAL OR EDUCATIONAL INSTITUTION, PRIVATE UTILITY, HOSPITAL, CHURCH, APARTMENT BUILDING, OR OTHER COMPARABLE TRAFFIC GENERATOR.

MAJOR COMMERCIAL DRIVEWAY - ANY COMMERCIAL DRIVEWAY WHERE THE ACTUAL OR ANTICIPATED TRAFFIC VOLUME ON A TYPICAL DAY IS DEFINED BY THE DRIVEWAY POLICY AS DEFINED IN THE HIGHWAY DESIGN MANUAL (HDM) CHAPTER 5 APPENDIX 5A.

MINOR COMMERCIAL DRIVEWAY - ANY COMMERCIAL DRIVEWAY WHERE THE ACTUAL OR ANTICIPATED TRAFFIC VOLUMES ON A TYPICAL DAY ARE LESS THAN THE VOLUMES STIPULATED FOR A MAJOR COMMERCIAL DRIVEWAY.

FIELD ENTRANCE - A DRIVEWAY SERVING A FARMYARD, CULTIVATED OR UNCULTIVATED FIELD, TIMBERLAND, OR UNDEVELOPED LAND NOT USED FOR INDUSTRIAL, COMMERCIAL, OR RESIDENTIAL PURPOSES.

URBAN / RURAL - THE AREA CHARACTER BASED ON NYSDOT HIGHWAY DESIGN MANUAL CHAPTER 2, SECTION 2.4.

DRIVEWAY OFFSET - THE DISTANCE IN FEET MEASURED FROM THE INSIDE EDGE OF THE OUTERMOST TRAVEL LANE, OR TURNING LANE, TO THE HIGHWAY EDGE OF PAVEMENT. THE DISTANCE IS EQUAL TO THE WIDTH OF THE OUTERMOST LANE AND THE WIDTH OF THE PAVED SHOULDER, OR CURB OFFSET.

HIGHWAY EDGE OF PAVEMENT - THE OUTSIDE EDGE OF THE PAVED HIGHWAY SURFACE.

SHOULDER WIDTH - THE WIDTH IN FEET OF PAVED SHOULDER INCLUDING A PARKING LANE, BIKE LANE, CURB OFFSET, OR OTHER PAVED AREA OUTSIDE OF THE TRAVEL LANE.

WIDNOW PAVING LIMIT (WPL) - THE WIDNOW DISTANCE IN FEET MEASURED ALONG THE CENTERLINE OF A DRIVEWAY FROM THE OUTSIDE EDGE OF THE OUTERMOST TRAVEL LANE THAT A DRIVEWAY MUST BE PAVED INCLUDES THE SHOULDER WIDTH).

PAVEMENT LENGTH (PL) - THE DISTANCE IN FEET MEASURED ALONG THE CENTERLINE OF A DRIVEWAY FROM THE HIGHWAY EDGE OF PAVEMENT TO THE END OF PROPOSED DRIVEWAY PAVEMENT.

TRANSITION LENGTH (TL) - THE DISTANCE IN FEET MEASURED ALONG THE CENTERLINE OF A DRIVEWAY BEYOND THE DRIVEWAY PAVEMENT LENGTH (PL) TO THE END OF PROPOSED DRIVEWAY WORK. THE TRANSITION LENGTH (TL) IS TYPICALLY USED FOR GRADING, LAYOUT, OR TRANSITION REASONS. THE TRANSITION LENGTH (TL) ONLY APPLIES TO DRIVEWAYS THAT ARE UNPAVED.

BUFFER ZONE - A PHYSICAL DISTANCE SEPARATING THE PEDESTRIAN ACCESS ROUTE AND THE VEHICLE TRAVELED WAY. THE BUFFER ZONE BUFFERS PEDESTRIANS FROM TRAFFIC AND PROVIDES SPACE FOR SNOW STORAGE, UTILITIES, PLANTS, AND OTHER STREET APPURTENANCES. THE BUFFER ZONE MAY BE PLANTED OR PAVED.

SHARED-USE-PATH (SUP) - A BICYCLE AND PEDESTRIAN FACILITY, TYPICALLY WITHIN THE RIGHT-OF-WAY, SEPARATED FROM MOTORIZED VEHICULAR TRAFFIC BY A BUFFER ZONE OR BARRIER. REFER TO HIGHWAY DESIGN MANUAL CHAPTER 17 AND AASHTO GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES FOR GUIDANCE ON BUFFER ZONE WIDTH AND SEPARATION OF SHARED USE PATHS FROM ROADWAYS.

SIDEWALK - A SMOOTH, STABLE AND SLIP RESISTANT EXTERIOR PATHWAY INTENDED FOR PEDESTRIAN USE ALONG A VEHICULAR WAY SEPARATED WITH A CURB OFFSET.

HMA - HOT MIX ASPHALT

PCC - PORTLAND CEMENT CONCRETE

GENERAL NOTES FOR DRIVEWAY STANDARD SHEETS:

1. THE DRIVEWAY STANDARD SHEETS APPLY TO FIELD ENTRANCES, RESIDENTIAL DRIVEWAYS AND MINOR COMMERCIAL DRIVEWAYS. FIELD ENTRANCES AND RESIDENTIAL DRIVEWAYS ACCOMMODATE AN AASHTO PASSENGER CAR DESIGN VEHICLE. MINOR COMMERCIAL DRIVEWAYS ACCOMMODATE AN AASHTO SINGLE UNIT TRUCK DESIGN VEHICLE.
2. DRIVEWAY WORK PERFORMED OFF THE RIGHT-OF-WAY REQUIRES AN EASEMENT OR A DRIVEWAY RELEASE. A DRIVEWAY RELOCATION WILL REQUIRE A TEMPORARY EASEMENT MAP.
3. IF COMMERCIAL PROPERTY DEVELOPMENT PLANS INVOLVE NEW OR MODIFIED ACCESS TO A STATE HIGHWAY A COMMERCIAL HIGHWAY WORK PERMIT APPLICATION FORM PERM 33-COM MUST BE FILLED OUT AND SUBMITTED TO THE REGIONAL PERMIT COORDINATOR.
4. SEE THE DRIVEWAY TABLE IN THE CONTRACT PLANS FOR SPECIFIC DRIVEWAY LOCATIONS, WIDTHS ("W"), CORNER ANGLES, LENGTHS ("L"), MATERIALS AND ENTRANCE TYPE.
5. DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OF UNCONTROLLED DRIVEWAY APRONS.
6. THE TAPER METHOD IS GENERALLY NOT RECOMMENDED FOR DRIVEWAYS WITH A DRIVEWAY OFFSET LESS THAN 16 FEET, UNLESS IT CAN BE FIELD VERIFIED THAT THE DRIVEWAY ENTRANCE WIDTH WILL ACCOMMODATE THE VEHICLES THAT USE THE DRIVEWAY ON A REGULAR BASIS.
7. TYPE 3 AND TYPE 4 DRIVEWAY ENTRANCES CAN BE USED WITHOUT CURB IF A TAPER STYLE ENTRANCE BETTER MATCHES THE HIGHWAY CORRIDOR AESTHETICS OR SPECIFIC SITE CONDITIONS THAN A RADIUS STYLE ENTRANCE.
8. UP TO 10" OF HMA MAY BE REQUIRED FOR HEAVY TRUCKS PER CONTRACT DOCUMENTS.
9. UP TO 9" OF PCC MAY BE REQUIRED FOR HEAVY TRUCKS PER CONTRACT DOCUMENTS.
10. UP TO 12" OF SUBBASE MAY BE REQUIRED FOR HEAVY TRUCKS PER CONTRACT DOCUMENTS.
11. THE DETAILS SHOW THE PAVEMENT LENGTH ("PL") EXTENDING TO THE WIDNOW PAVING LIMIT ("WPL"). HOWEVER, THE "PL" CAN EXTEND BEYOND THE "WPL" AS SPECIFIED IN THE CONTRACT DOCUMENTS.
12. A DRIVEWAY TIP-UP SECTION SHOULD EXTEND TO A LOGICAL TERMINI EXAMPLES SIDEWALK EDGE, WHERE THE DRIVEWAY GRADE MATCHES EXISTING GROUND, OR LAYOUT POINTS. FOR REFERENCE, A REASONABLE LENGTH FOR TAPERING THE TIP-UP SECTION BACK TO THE EDGE OF DRIVEWAY IS 3 TO 4 TIMES THE LENGTH OF CURB DROP. THE TIP-UP SECTION IS NOT PART OF THE DRIVEWAY OPENING WIDTH. REFER TO NYSDOT STANDARD SHEET 609-02 "MISCELLANEOUS CURB DETAILS" FOR THE CURB TRANSITION.
13. TO DETERMINE THE LIMITS OF SHOULDER RECONSTRUCTION, REFER TO THE DRIVEWAY OPENING TABLES ON SHEET 4 FOR NO SHOULDER 10" OFFSETS.
14. FOR PCC SHOULDERS, SEE STANDARD SHEET 502-02 FOR LONGITUDINAL JOINT TIE DETAILS.
15. DIMENSIONS AND ANGLES MAY BE INTERPOLATED FOR VALUES OTHER THAN THOSE SHOWN IN THE TABLES.
16. THE SHOULDER PAVEMENT THICKNESSES SHOWN ARE DEFAULT VALUES UNLESS OTHERWISE SHOWN IN THE PLANS. MATERIALS SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.

WIDTH / LENGTH

17. WHERE THERE ARE CONSTRAINTS THAT PREVENT THE CONSTRUCTION OF THE DRIVEWAY OPENING USING EITHER OF THE LAYOUT METHODS, THE ENGINEER MAY SPECIFY A SMALL CORNER CURB RADIUS OF 2' (OR A "1/2 BULL NOSE" CURB ALONG LOW SPEED HIGHWAYS), PROVIDED THE DRIVEWAY OPENING MEETS THE REQUIREMENTS OF THE "DRIVEWAY OPENING" TABLES ON SHEET 4.
18. FOR RESIDENTIAL DRIVEWAYS, THE WIDNOW PAVING LIMIT SHALL BE 10' FROM THE OUTSIDE EDGE OF TRAVEL LANE, OR 2' BEHIND ANY SIDEWALK, IF PRESENT, WHICHEVER IS GREATER. FOR MINOR COMMERCIAL DRIVEWAYS, THE MINIMUM PAVING LIMIT SHALL BE 30' FROM THE OUTSIDE EDGE OF TRAVEL LANE, OR 2' BEHIND THE SIDEWALK, IF PRESENT, WHICHEVER IS GREATER. FOR MAJOR COMMERCIAL DRIVEWAYS, THE PAVING LIMIT MAY EXTEND BEYOND THE MINIMUM PAVING LIMIT FOR NEW DRIVEWAYS AND TO TRANSITION TO EXISTING PAVED DRIVEWAYS. THE PAVING LIMIT WILL BE NOTED IN THE DRIVEWAY TABLE OF THE CONTRACT PLANS.
19. FOR GRADING AND CONSTRUCTION REQUIREMENTS OF TRANSITIONS FROM PLACED HMA TO EXISTING HMA DRIVEWAYS, REFER TO DETAIL 9 - "TIE-IN TO EXISTING DRIVEWAYS" ON SHEET 9, AND TABLE 3 - "DRIVEWAY MATERIALS AND THICKNESS" ON SHEET 2.
20. FOR PCC DRIVEWAYS, REFER TO THE 502 SERIES STANDARD SHEETS FOR METAL REINFORCEMENT, JOINT TIES, SAWING AND SEALING, ETC.
21. A 5' MINIMUM BUFFER ZONE SHALL BE USED UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

SITE CONDITIONS SIDEWALK / CURBS

22. ANY PCC SIDEWALK WHICH CROSSES A DRIVEWAY SHALL HAVE A MINIMUM THICKNESS OF 6" AND INCLUDE STEEL MESH REINFORCEMENT WITH 3" OF TOP COVER.
23. FOR GRADE CHANGES REFER TO THE DRIVEWAY PROFILES ON SHEET 8. VERTICAL CURVES ARE RECOMMENDED TO CONNECT TANGENTS. SEE TABLE 5 - "MINIMUM LENGTH OF VERTICAL CURVE" ON SHEET 2 FOR TYPICAL VERTICAL CURVE LENGTHS "L".
24. WHERE THE EXISTING GRADE OF THE DRIVEWAY PROFILE IS LESS THAN OR EQUAL TO 2%, MATCH THE CROSS SLOPE OF THE SIDEWALK TO THE EXISTING DRIVEWAY PROFILE GRADE.
25. WHERE THE EXISTING GRADE OF THE DRIVEWAY PROFILE EXCEEDS 2% SAWCUT THE DRIVEWAY AND RECONSTRUCT A MINIMUM OF 2' ON BOTH SIDES OF THE SIDEWALK, TO TRANSITION FROM THE EXISTING GRADE OF THE DRIVEWAY PROFILE TO THE SIDEWALK CROSS SLOPE.
26. TO PREVENT DRIVEWAY GRADES FROM EXCEEDING THE VALUES IN TABLE 2 - "MAXIMUM DRIVEWAY SLOPE" ON SHEET 2, IT MAY BE NECESSARY TO DEPRESS THE SIDEWALK ACROSS THE DRIVEWAY. SIDEWALK RAMPS SHALL HAVE THE LEAST RUNNING SLOPE POSSIBLE, WITH A MAXIMUM DESIGN RUNNING LAYOUT SLOPE OF 7.5%. THE RUNNING SLOPE FOR WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%. WHERE EXISTING CONDITIONS DO NOT ALLOW THE CONSTRUCTION OF SIDEWALK RAMP AT 8.3% OR LESS RUNNING SLOPE, THE RAMP LENGTH SHALL NOT BE REQUIRED TO EXCEED 15'-0" FOR DESIGN AND LAYOUT. THE RAMP LENGTH SHALL NOT BE REQUIRED TO EXCEED 15'-0" FOR WORK ACCEPTANCE.
27. WHERE DRAINAGE IS CARRIED ALONG THE CURB, CONSTRUCT THE DRIVEWAY WITH A SHORT UPGRADE TO PREVENT RUNOFF FROM PONDING AT THE DRIVEWAY ENTRANCE (FLAT DRIVEWAYS) OR RUNNING DOWN THE DRIVEWAY (DOMHILL DRIVEWAY SLOPE). IF CONDITIONS MAKE THE ADDITION OF A SHORT UPGRADE IMPRACTICAL, USE 1" CURB REVEAL AND CONTINUE CURB ACROSS THE DRIVEWAY OPENING. TYPICALLY, CURB REVEAL WILL NOT BE CONSTRUCTED IN RURAL AREAS. IF CURB REVEAL IS SPECIFIED FOR A SPECIFIC DRIVEWAY, IT WILL BE NOTED IN THE DRIVEWAY TABLE OF THE CONTRACT PLANS IN THE "COMMENTS" COLUMN.

ENTRANCE TYPE:

28. THE ENGINEER MAY INTERCHANGE TYPE 1, TYPE 3 AND TYPE 4 RESIDENTIAL DRIVEWAYS TO BETTER MATCH THE EXISTING ENTRANCE TYPES ALONG THE HIGHWAY CORRIDOR WHILE CONSIDERING AVAILABLE SPACE, CONSTRUCTABILITY, SAFETY, AND FUNCTIONALITY. THE DRIVEWAY TYPE SHALL COMPLY WITH TABLE 4 - "DRIVEWAY ENTRANCE TYPE SELECTION" ON SHEET 2.
29. FOR DRIVEWAYS WITH VARYING WIDTHS AND/OR CURVED ALIGNMENTS, DETERMINE THE DRIVEWAY WIDTH AND CORNER ANGLE 20'-0" FROM THE EDGE OF TRAVEL LANE.
30. FOR A ONE-WAY DRIVEWAY ENTRANCE OR EXIT, THE DRIVEWAY ENTRANCE WIDENING IS ONLY NECESSARY ON ONE SIDE OF THE DRIVEWAY TO ACCOMMODATE THE DESIRED TURNING MOVEMENT. ONE-WAY DRIVEWAYS WILL BE IDENTIFIED ON THE DRIVEWAY TABLE OF THE CONTRACT PLANS UNDER "COMMENTS". FOR CURBED HIGHWAYS, A SMALL CORNER CURB RADIUS OF 2' (OR 1/2 BULLNOSE' CURB ALONG LOW SPEED HIGHWAYS) SHALL BE CONSTRUCTED TO ELIMINATE A SHARP CORNER BEND IN THE CURB LINE WHICH IS SAFER FOR SNOWPLOW OPERATIONS.

MATERIAL:

31. FOR DRIVEWAY MATERIAL REQUIREMENTS, USE TABLE 3 - "DRIVEWAY MATERIALS AND THICKNESS" ON SHEET 2.
32. FOR FIELD ENTRANCES, THE MATERIAL WITHIN THE PAVEMENT LENGTH (PL") CAN CONSIST OF GRAVEL OR STONE AND BE CONNECTED TO THE EDGE OF THE HIGHWAY SHOULDER WITHOUT REMOVING ANY OF THE EXISTING SHOULDER MATERIAL.

DESIGN ELEMENT TOLERANCES		
ELEMENT	DESIGN AND FIELD LAYOUT LIMIT	LIMIT FOR WORK ACCEPTANCE
SIDEWALK CROSS SLOPE - SEE NOTE 12	1.5% MAX.	2.0% MAX.
SIDEWALK GRADE (RUNNING SLOPE) - SEE NOTE 11	4.5% MAX.	5.0% MAX.
CURB RAMP GRADE (RUNNING SLOPE) - SEE NOTE 21	7.5% MAX.	8.3% MAX.
BLENDED TRANSITION GRADE (RUNNING SLOPE) - SEE NOTE 7	4.5% MAX.	5.0% MAX.

NOTES REFERENCED IN THE TABLE ABOVE CAN BE FOUND ON STANDARD SHEET 608-01 SHEET 1 OF 9.

ALL VALUES SHOWN ON THE 608-03 STANDARD SHEETS REFER TO DESIGN AND FIELD LAYOUT LIMITS.

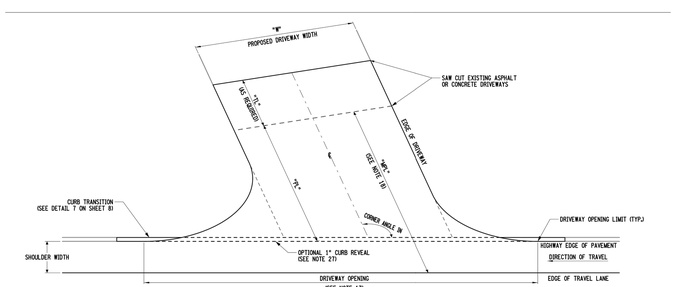
FOR ADDITIONAL REQUIREMENTS AND TOLERANCES, SEE "CRITICAL ELEMENTS FOR THE DESIGN, LAYOUT, AND CONSTRUCTION OF PEDESTRIAN FACILITES" AVAILABLE ON THE NYSDOT HIGHWAY DESIGN MANUAL CHAPTER 18 WEBSITE.

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

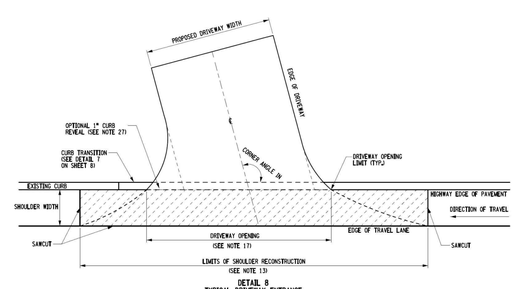
RESIDENTIAL AND MINOR COMMERCIAL DRIVEWAYS (SHEET 1 OF 9)

APPROVED MARCH 07, 2016	ISSUED UNDER EB 16-012
/S/ RICHARD M. LEE, P.E. DEPUTY CHIEF ENGINEER (DESIGN)	608-03

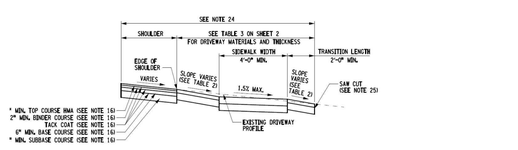


TYPE 1 DRIVEWAY ENTRANCE

NOTE: SEE RADIUS METHOD OF LAYOUT ON SHEET 3



DETAIL 8
TYPICAL DRIVEWAY ENTRANCE
LIMITS OF SHOULDER RECONSTRUCTION



DETAIL 10
SHOULDER AND DRIVEWAY RECONSTRUCTION
PROFILE FOR HOT MIX ASPHALT (HMA) SHOULDER

NOTE:
ALL GENERAL NOTES AND ABBREVIATIONS REFERENCED ON THIS SHEET CAN BE FOUND ON STANDARD SHEET 608-03, SHEET 1 OF 9.

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

RESIDENTIAL AND MINOR COMMERCIAL DRIVEWAYS (SHEET 5 OF 9)

APPROVED MARCH 07, 2016	ISSUED UNDER EB 16-012
/S/ RICHARD M. LEE, P.E. DEPUTY CHIEF ENGINEER (DESIGN)	608-03

NEW YORK STATE OF OPPORTUNITY. Department of Transportation

U.S. CUSTOMARY STANDARD SHEET

RESIDENTIAL AND MINOR COMMERCIAL DRIVEWAYS (SHEET 9 OF 9)

APPROVED MARCH 07, 2016	ISSUED UNDER EB 16-012
/S/ RICHARD M. LEE, P.E. DEPUTY CHIEF ENGINEER (DESIGN)	608-03

PRELIMINARY PRINT
NOT FOR CONSTRUCTION

No.	Rev. Date	Revision Description
1.	07/29/21	Added Southern Fenceline
2.	03/21/22	Preliminary Site Plan Submission

SEAL

PROPOSED DANDY MINI-MART
LANSING (T), TOMPKINS (Co.), NEW YORK

FAGAN ENGINEERS
& LAND SURVEYORS PC
113 East Chemung Place
Elmira N.Y. 14904
Phone (607) 734-2165
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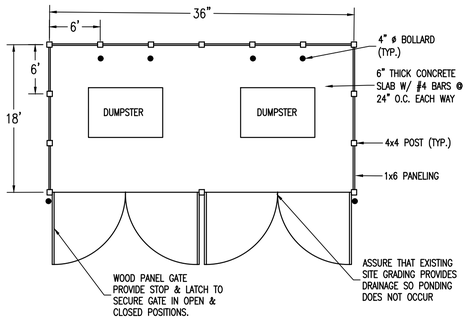
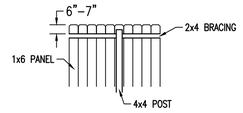
Scale:	As Noted 11x17 Prints are 1/2 Size
Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

CIVIL DETAILS

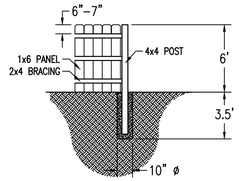
C9



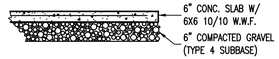
WOOD PANEL ENCLOSURE DETAIL



TYPICAL FIELD POST DETAIL



TYPICAL CORNER POST DETAIL

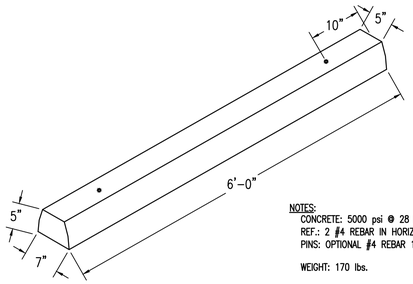


CONCRETE PAD DETAIL

NOTES
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.
3. COLOR TO BE DETERMINED BY OWNER.

WOOD PANEL DUMPSTER ENCLOSURE DETAIL

N.T.S.



NOTES:
CONCRETE: 5000 psi @ 28 DAYS
REF.: 2 #4 REBAR IN HORIZONTAL DIRECTION
PINS: OPTIONAL #4 REBAR 16" LONG

WEIGHT: 170 lbs.

STANDARD 6'–0" CONC. BUMPER BLOCK BY ZEISER–WILBERT OR ENGINEER–APPROVED EQUAL.

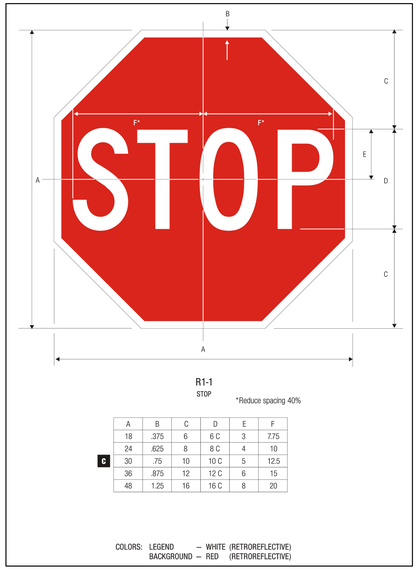
BUMPER BLOCK DETAIL

N.T.S.

R7-8

TYPICAL HC PARKING SIGN

N.T.S.



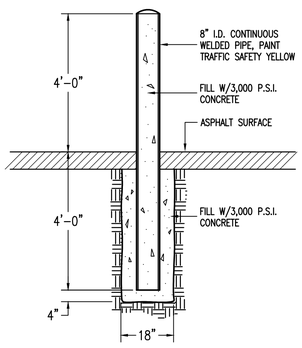
R1-1
STOP
*Reduce spacing 40%

C	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

COLORS: LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

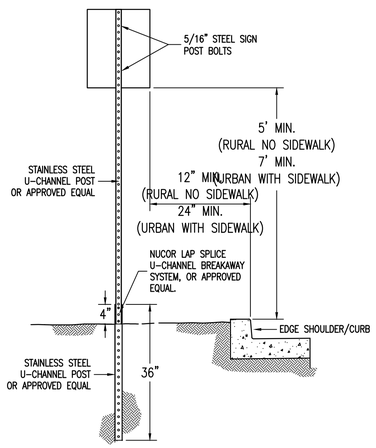
TYPICAL STOP SIGN

N.T.S.



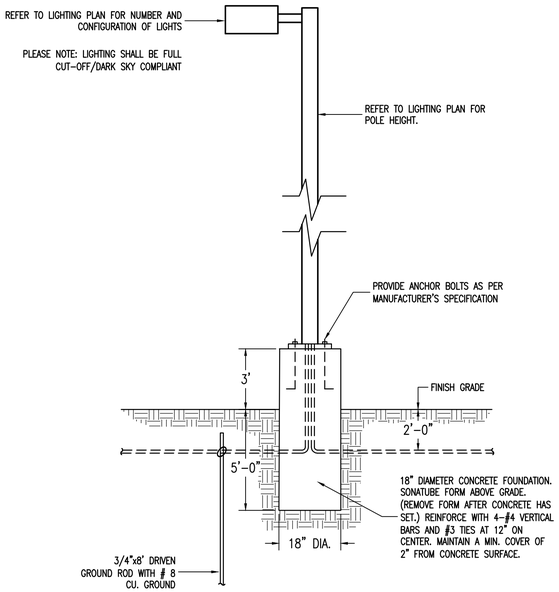
PIPE BOLLARD DETAIL

N.T.S.



TYPICAL SIGN INSTALLATION

N.T.S.



PARKING AREA LIGHTING DETAIL

N.T.S.

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CIVIL DETAILS

C10

PRELIMINARY PRINT
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Commercial Onsite Wastewater Treatment System Design for Dandy Mini Mart

GENERAL INFORMATION:
The proposed design consists of one Wastewater Treatment System for the proposed commercial building in Lansing, NY. Based on Owners water usage records from other stores, the proposed on-site wastewater treatments system shall be designed to handle the effluent from the proposed septic system with a design flow of 615 gallons per day.

PROPOSED OWTS DESIGN FLOW:
615 GPD (based on water usage records from other Dandy Mini Marts)

SOILS & PERCOLATION TEST DATA:
- No percolation tests have been performed at this time. These tests will be conducted prior to construction.

Based on the USDA Soil Survey, the existing soils have little to no percolation. Because of this, a mound system has been proposed.

SEPTIC TANK DESIGN:
Table D-2 in the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems Handbook states that the Minimum Effective Tank Capacity for a Daily Flow under 5,000 GPD shall be 1.5 x Daily Flow = 1.5 x 615 GPD = 923 Gallons. Therefore a 1000 Gallon tank is being proposed.

MOUND WITH ABSORPTION TRENCH DESIGN:
615 GPD / 0.90 GPD/FT² (Application Rate) = 684 FT²
684 FT² / 2 FT = 342 FT (Total Trench Length)
Therefore, the proposed design shall consist of 6 Rows @ 60 FT.

Absorption Area (A) = 6 trenches @ 2 ft wide/trench + 20 ft total trench separation = 32 ft
Absorption Area Length (B) = 60 ft
Fill Depth (D) = 2 ft
Fill Depth (E) = D + [slope x A] = 2 + [0.08 x 32] = 4.56 ft
Bed Depth (F) = 1 ft
Cap at Edge of Trenches (G) = 0.5 ft
Cap at Center of Trenches (H) = 1 ft
Upslope Setback (J) = [D + F + G] x 3 = [2 + 1 + 0.5] x 3 = 10.5 ft
Side Slope Setback (K) = [E + F + G] x 3 = [4.56 + 1 + 0.5] x 3 = 18.18 ft or 19 ft
Mound Length (L) = B + 2K = 60 + 2(19) = 98 ft
Downslope Setback (C) = 3 x [(E + F + G) + (slope x C)] = 3 x [(4.56 + 1 + 0.5) + (0.08 x C)] = 24 ft
Mound Width (W) = J + A + C = 10.5 + 32 + 24 = 66.5 ft or 67 ft

Material Specifications

Sewer Pipe:
- 4" SDR 35 PVC, TYPE 1 GRADE, ASTM D-3034 OD = 4.215" (0.120 min. wall)

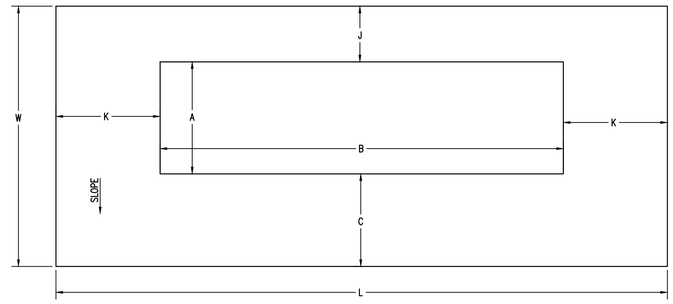
Septic Unit:
- 1,500 Gallon Septic Tank, by Zeiser Wilbert Vault Co., Elmira, NY

Distribution Box:
- One (1) Four Hole Distribution Box: 1 Inlet, 3 Outlets, by Zeiser Wilbert Vault Co., Elmira, NY

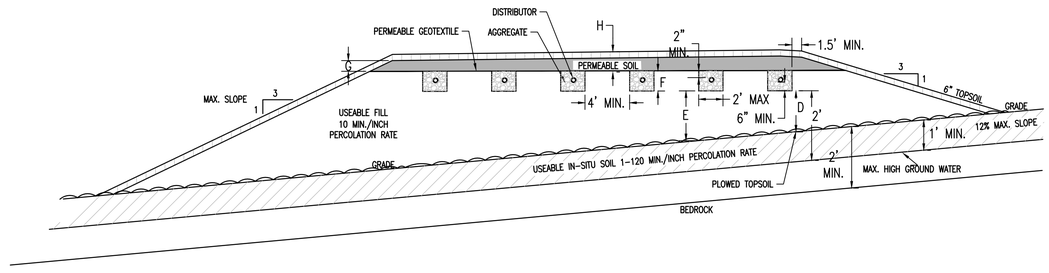
Perforated Distribution Pipe
- 4" SDR-35 PIPE, TYPE 1 GRADE, ASTM D-3034 OD = 4.215" (0.120 min. wall)

Installation Notes

- CLEAR AND GRUB THE SITE (TREES, ROOTS, ROCKS, etc.)
- PLOW MOUND AREA TO A DEPTH OF 7-8"
- FILL TO BE PLACED IMMEDIATELY AFTER THE SITE IS PREPARED
- CONSTRUCTION EQUIPMENT SHOULD AT NO TIME TRACK OVER THE ABSORPTION AREA
- ONCE THE MOUND HAS BEEN PREPARED ABSORPTION SYSTEM IS TO BE PREPARED/INSTALLED PER DETAILS
- BOTTOM AND SIDEWALLS OF ABSORPTION TRENCHES SHALL BE RAKED PRIOR TO INSTALLATION OF DISTRIBUTOR PIPES
- AGGREGATE IN THE TRENCHES SHALL BE COMPLETELY COVERED WITH A PERMEABLE NON-WOVEN GEOTEXTILE TO PREVENT INFILTRATION OF SOIL INTO AGGREGATE
- FINAL FILL SLOPES SHALL NOT EXCEED 1:3 (1 VERTICAL:3 HORIZONTAL)
- ENTIRE MOUND SHALL BE COVERED WITH 6" OF TOPSOIL AND SEEDED TO GRASS



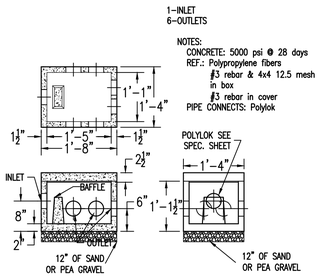
MOUND SYSTEM WITH ABSORPTION TRENCHES TOP VIEW
N.T.S.



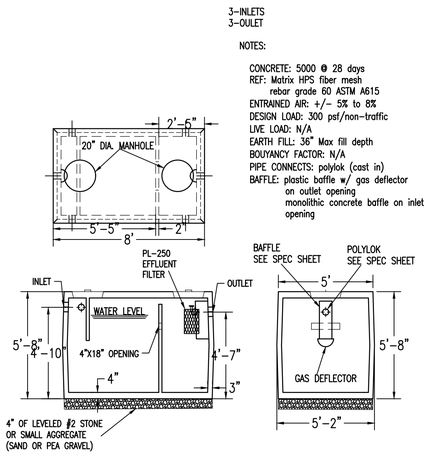
NOTES:

1. ONLY SOILS WITH A PERCOLATION RATE NO GREATER THAN TEN (10) MINUTES PER INCH SHALL BE USED FOR THE FILL MATERIAL. SANDS WITH GREATER THAN 10% BY WEIGHT FINER THAN 0.05 MM MATERIAL MUST BE AVOIDED. AT LEAST 25% OF THE MATERIAL BY WEIGHT SHALL BE IN THE RANGE OF 0.50 MM TO 2.0 MM. LESS THAN 15% OF THE MATERIAL BY WEIGHT SHALL BE LARGER THAN A 1/2 INCH SIEVE. A SIEVE ANALYSIS MAY BE NECESSARY TO VERIFY THIS REQUIREMENT.
2. IMPORTED SOILS TO BE TESTED PRIOR TO COMPLETION OF MOUND SYSTEM BY A PROFESSIONAL ENGINEER.
3. PREPARATION OF THE SITE ON WHICH THE MOUND IS TO BE LOCATED, PLACEMENT OF THE FILL ON THE SITE, CONSTRUCTION OF THE ABSORPTION TRENCHES, GRADING THE EXPOSED FILL, AND GRADING/SEEDING THE TOP SOIL ARE CRITICAL TO PROPER OPERATION OF THE MOUND SYSTEM.

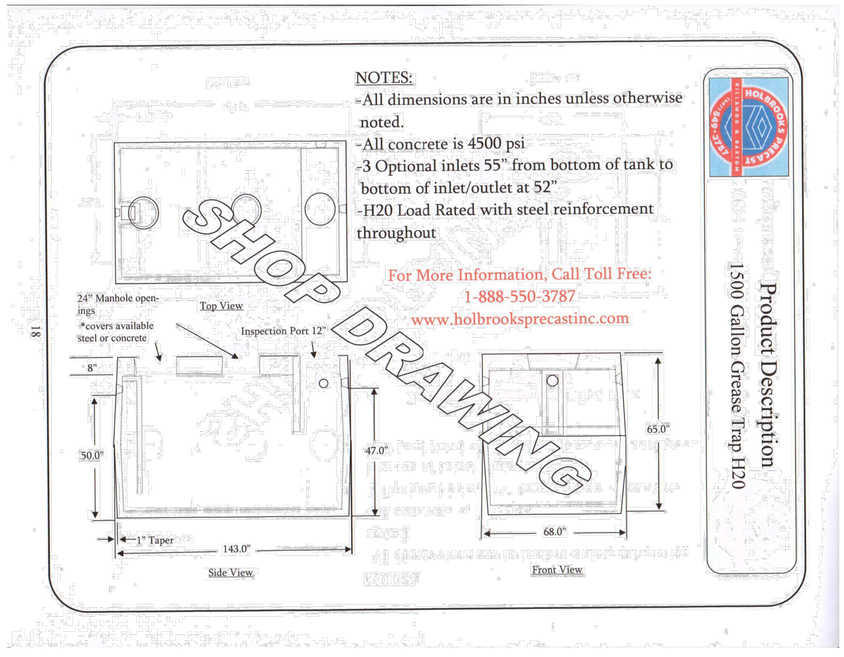
MOUND SYSTEM WITH ABSORPTION TRENCHES DETAIL
N.T.S.



6 HOLE DISTRIBUTION BOX
N.T.S.



ST-1000 (2 COMP) SEPTIC TANK
N.T.S.



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SEWER DETAILS

C11

500 gallon pump chamber interior volume: 8' x 5' = 40 sqft (7.48 gal/c.f.) = 300 gal/ft

Volume of 1 inch Force Main at 66 feet
Volume = Area of 1 in diameter pipe (66 ft) = 0.36 c.f. (7.48 gal/c.f.) = 2.70 gal

Assume the forcemain drains back in the wet well through the simplex pump.

Doses per Day = 4 doses/day = 615 GPD / 4 doses/day = 154 gallons/dose

Pump Volume = dose size + pipe system volume = 154 gallons + 2.70 gallons = 156.70 gallons

Pump Selection:
Static Head = Distribution Box Outlet Invert – Pump Off = 829.39 – 812.76 = 16.63 ft
Forcemain Length = 263 ft
Equivalent Length = (3 90's x 2.62 ft) + (1 Quick Disconnect x 8.32 ft) + (1 Ball Check Valve x 27.00 ft) = 43.18 ft
C = 120 (PVC Plastic Pipe)

Pump Rate (gpm)	0	10	20	30	40	50	22
Static Head (ft)	16.63	16.63	16.63	16.63	16.63	16.63	**16.63**
Friction Loss (ft)	0.00	6.95	25.04	53.02	90.27	136.41	**29.87**
TDH (ft)	16.63	23.58	41.67	69.65	106.90	153.04	**46.50**

Select Gould Effluent Pump Model WE0511HH operating at 22 gpm @ 46.50 ft TDH

INSTALLATION, LAYOUT & MATERIALS

1. Tanks shall be waterproof, installed with an access cover at least 24 in diameter, and of a durable construction, capable of withstanding soil pressure when empty. precast concrete pump tanks designed for pump station applications are acceptable.

2. The pump tank shall be located away from vehicle traffic, where possible, and positioned to facilitate maintenance.

3. Pipe, Fittings, and Connectors shall be rated for pressurized flow. Threaded galvanized pipe assemblies shall use pipe tape or pipe dope. Glued plastic fittings shall be of a deep socketed, pressure type and be cleansed with visible primer prior to assembly. Compression and gasketed fittings shall be rated to withstand pressures during operation of the pump system. (Each one foot of vertical lift results in 0.43 pounds per square inch of pressure at the lowest point in the pump system).

4. Assembly of the pump, discharge line, union or disconnect, power, and control cords shall be made so as to facilitate later maintenance and pump replacement without entry into the tank. At location where one or more risers are required to bring the cover to grade, electrical and pump discharge lines may be brought through an opening in the riser wall. Repair to the riser wall must prevent groundwater entry and be of a durable construction.

5. A union or disconnect is required on the pump discharge line.

6. A nylon rope or stainless steel chain or gable shall be provided and secured within easy reach of the pump tank cover, for later retrieval of the pump.

7. Electrical and float cords shall be of sufficient length to allow removal of the pump and placement on the ground. Cords shall be coiled and secured within reach with waterproof tape, cable ties, or other removable and reliable fastener.

8. The force main between the pump tank and treatment area shall be installed so as to be frost proof. Ordinarily the most desirable method of frost proofing shall be to install the pump line so that effluent drains back into the tank after each pump cycle. Where a check valve is installed and the line is not intended to drain back to the tank, the force main shall be buried at least 42 in below grade. A 1/4 in hole shall be drilled in the rigid discharge assembly immediately beyond the check valve to allow drain back into the tank.

9. The pump, chamber, and all products used in the system shall be warranted by the manufacturer for that application.

10. Ball valves must be full bore type with minimum fluid passage way no less than the pipe diameter.

11. Force mains located under public roads, driveways, and other traffic areas shall be installed within a protective sleeve to prevent damage to the line, and to facilitate retrieval and replacement, if necessary.

12. All opening and joints in the tank, including the riser, shall be adequately sealed to prevent infiltration of ground and surface waters.

UNACCEPTABLE MATERIALS

1. Fittings and pipe materials not designed for pressurized flow.

2. Non-sumersible pumps, well pumps, or electrical connections within the pump tank.

3. Any material NOT specifically designed and warranted for the application is unacceptable.

GENERAL NOTES, APPLICABILITY, AND LIMITATIONS TO USE

1. This plan has been prepared to provide standards and guidance on installation of septic tank effluent pump stations suited to residential use. According to current sanitary and building codes, this shall not be used for layout of raw sewage pump stations, which require different criteria for tank size and pump selections.

2. Float controls shall be used for level and pump control.

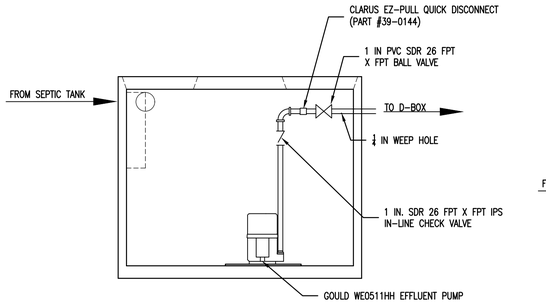
3. A high water alarm and float shall be provided to warn dwelling occupants of pump malfunction. The alarm shall be located in plan sight of the malfunction. The alarm shall be be located in plain sight of the living area.

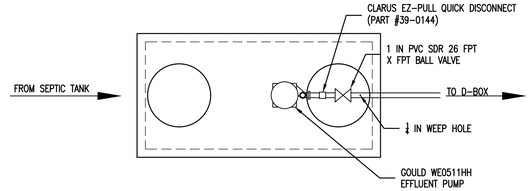
ELECTRICAL NOTES

1. All electrical wiring and systems shall be in accordance with the most current version of the National Electrical Code for the specific applications.

2. Electrical service and connections may be made in one of several acceptable methods. All must nmeet current Electrical and Building Code requirements. Junction boxes and receptacles located within the pump tank are not acceptable.

3. Contractor's electrician shall provide a single phase, 115V, 20 AMP circuit dedicated for the simplex pump/pump controls.

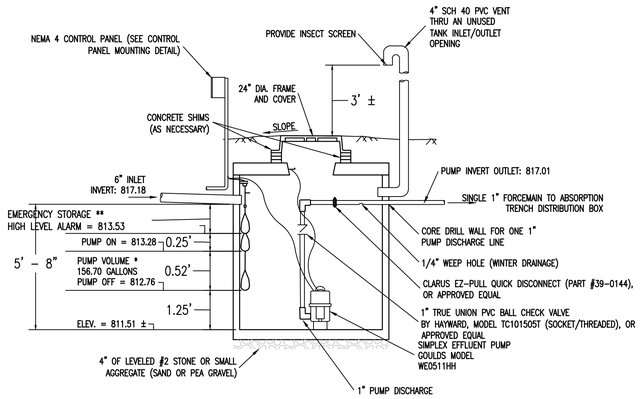




PUMP DETAIL

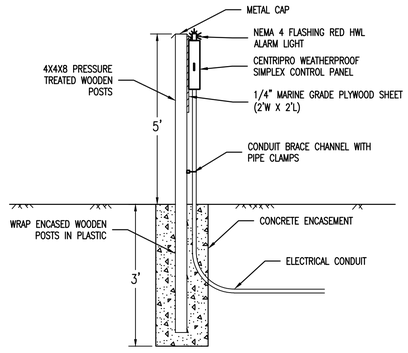
N.T.S.

NOTE:
NO PERSON TO ENTER TANK UNLESS OSHA REPRESENTATIVE PRESENT.



* PUMP VOLUME = 123 GAL (DOSE) + 2.70 GAL (DRAIN BACK) = 125.70 GAL
** EMERGENCY STORAGE
ACTUAL = 3.65 FT / 1,095 GAL
MIN. REQUIRED = 2.05 FT / 615 GAL

1000 GALLON PUMP CHAMBER DETAIL



CONTROL PANEL MOUNTING DETAIL

N.T.S.

NOTE:
* POST AND PLYWOOD TO BE PAINTED (COLOR BY OWNER)

1. Site was inspected by: _____ on _____

2. The Total Dynamic Head at 45 GPM is Estimated to be:
Static Head: 16.63 ft + 29.87 ft Friction Head = 46.50 ft (0.4335) = 20.16 PSI

3. Pump Curve supplied by the contractor for the installed pump indicated that the pump would provide the minimum recommended GPM at the estimated Total Dynamic Head and that the pump would operate with an acceptable efficiency.

4. Pump installed is specifically designed for this application.

5. The pump chamber was a 1000 Gallon Chamber and is specifically designed for this application.

6. The pump can be removed from the chamber from the ground surface.

7. An audible/visual alarm is located above grade on a post near the pump tank cover. The visible alarm, if installed, is clearly visible from the living area.

PUMP NOTES:
1. _____ Grinder, _____ Sewage, or X Effluent

2. Minimum Freeboard Storage: 615 Gallons

3. Dosing Volume: 125.70 Gallons

4. Pump: Goulds Model WE0511HH or Approved Equal

5. Simplex Control Panel:
CENTRIPRO WEATHERPROOF PANEL with the following features:
- NEMA 4 (Dead Front Type with Locking HASP)
- Separate Level Control Switches (OFF, ON, HWL)
- HWL Alarm Circuit and Light (NEMA 4 Flashing Red Light)
- HWL Alarm Circuit and Audible Alarm (NEMA 4 Horn)
- Automatic Alarm Reset
- HOA Switch
- Run Light
- Condensation Heater – 115V

GENERAL NOTES:
1. A visual high water alarm system shall be located in a conspicuous location and shall be kept in workable order at all times.

2. Set the High Water Alarm to actuate when the pump tank will have a reserve volume of at least one day capacity.

3. Tank installation in area of High Groundwater shall be installed with Anti-Floating Device as per the tank manufacturer.

4. Electrical components to comply with latest edition of NYS Fire Underwriter's code.

5. Slope finished grade away from the manhole cover so storm runoff does not enter the tank through the access cover.

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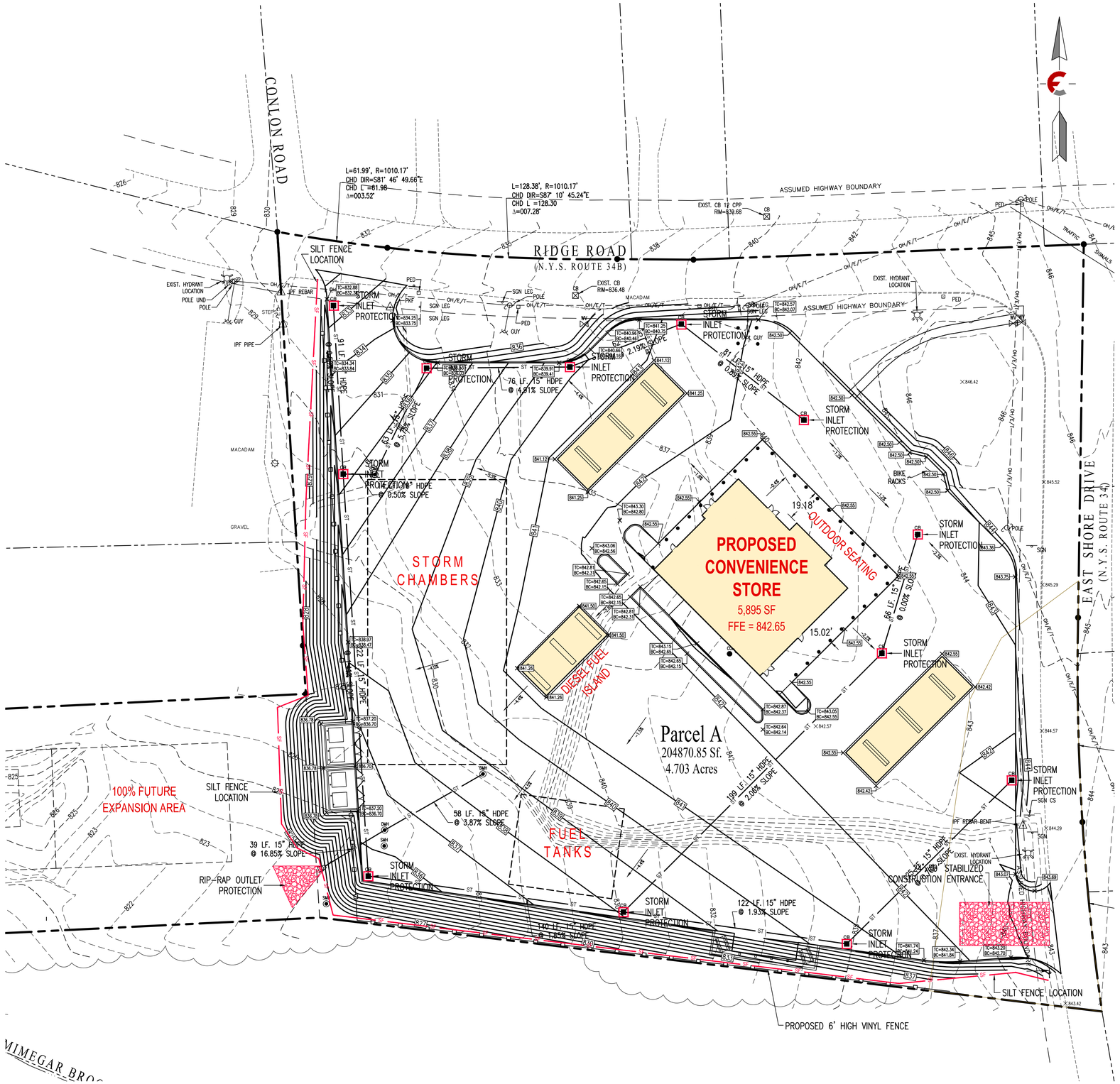
C12

E&S PLAN NOTES:

1. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMPS.
2. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.
3. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
5. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
6. SITE CONTRACTOR TO BECOME CO-PERMITTEE PRIOR TO EARTHWORK ACTIVITIES COMMENCING. SITE CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS OF THE E&S PERMITS.

CONSTRUCTION SEQUENCE

1. ALL PAGE NUMBERS *(P. 5*.**)* REFER TO THE *NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.*
2. CONTROL DUST ON SITE TO PREVENT DUST LEAVING THE SITE AND CREATING OFF-SITE DAMAGE, HEALTH HAZARDS, AND TRAAFFIC SAFETY PROBLEMS. TREATMENT INCLUDES BUT IS NOT LIMITED TO SPRAYING DISTURBED SOIL SURFACES WITH WATER (5A.87).
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE *(P. 5A.75)*. WIDTH: - TWELVE (12) FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. IF ONLY ONE ENTRANCE IS USED THE MINIMUM WIDTH SHALL BE TWENTY-FOUR (24) FEET.
4. STANDARD SILT FENCE *(P. 5A.19)* SHALL THEN BE PLACED AROUND ALL DISTURBED AREAS.
5. CLEAR AND GRUB THE SITE. STRIP TOPSOIL AND STOCKPILE ON-SITE WITH PERIMETER SILT FENCE AND VEGETATIVE COVER.
6. INSTALL ALL CATCHBASINS. INLET PROTECTION (51.27) SHALL BE PLACED AROUND ALL STORM DRAIN INLETS. UTILIZE TYPE II IN AREAS OF EXCAVATION AND TYPE III IN PAVEMENT AREAS. CONVERT ALL FABRIC DROP INLET PROTECTION TO TYPE III IN-PAVEMENT PROTECTION UPON PAVING COMPLETION WITHIN PROJECT AREA.
7. CONSTRUCT BUILDING FOUNDATION AND ENCLOSE BUILDING.
8. INSTALL STORMWATER CHAMBER SYSTEM AND CLOSED STORM SEWER SYSTEM. DO NOT CONNECT THE UNDERGROUND STORM SEWER SYSTEM TO THE STORMWATER CHAMBER SYSTEM UNTIL THE PROJECT HAS BEEN VEGETATED.
9. INSTALL ROCK OUTLET PROTECTION *(P. 5B.21)* AT ALL STORM SEWER OUTLETS.
10. FINALIZE CONSTRUCTION OF MAIN PROJECT ELEMENTS INCLUDING INFRASTRUCTURE AND NEW PAVEMENT.
11. PERFORM SOIL RESTORATION TO DISTURBED AREAS OF THE SITE THAT WILL NOT BE PAVED. SOIL RESTORATION INCLUDES DEEP RIPPING THE SUBSOIL TO A MINIMUM DEPTH OF 12-INCHES, MIXING 3-INCHES OF COMPOST INTO THE SUBSOIL, AND SPREADING 6-INCHES OF TOPSOIL TO THE SITE. SOIL RESTORATION IS REQUIRED FOR ALL AREAS OF EXISTING GRAVEL IMPERVIOUS AREA THAT WILL BE CONVERTED TO PERVIOUS COVER.
12. SPREAD TOPSOIL, FINE GRADE, SEED, MULCH, AND ESTABLISH VEGETATIVE COVER.
13. ONCE DISTURBED AREAS HAVE REACHED STABILIZATION, CONNECT THE STORM CHAMBER SYSTEM TO THE STORM SEWER SYSTEM.
14. REMOVE SEDIMENT FROM ANY SEDIMENT TRAPS OR BASINS.
15. REMOVE ALL TEMPORARY EROSION CONTROL METHODS WHEN CONTRIBUTING DRAINAGE AREAS HAVE REACHED FINAL STABILIZATION.



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- SAN — EXISTING SANITARY SEWER
- G — EXISTING GAS MAIN
- UG/E/T/C — EXISTING UTILITY LINE (UG-UNDERGROUND, OH-OVERHEAD, T-TELEPHONE, E-ELECTRIC, C-CABLE)
- x — x — EXISTING FENCE LINE
- W — EXISTING WATER LINE
- 932 — EXISTING CONTOUR LINE
- LOD — PROPOSED LIMIT OF DISTURBANCE
- 99 — PROPOSED CONTOUR LINE
- PROPOSED EASEMENT
- ST — PROPOSED STORM SEWER
- PROPOSED EDGE OF ROADWAY
- PROPOSED CURB LINE
- SAN — PROPOSED SANITARY SEWER
- G — PROPOSED GAS LINE
- UG/E/T/C — PROPOSED UTILITY LINE (UG-UNDERGROUND, OH-OVERHEAD, T-TELEPHONE, E-ELECTRIC, C-CABLE)
- W — PROPOSED WATER LINE
- SF — PROPOSED SILT FENCE
- CS — PROPOSED COMPOST SOCK
- SMH — EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- CO — EXISTING CLEANOUT
- 99.50 x — EXISTING SPOT ELEVATION
- SMH — PROPOSED SANITARY MANHOLE
- WV — PROPOSED WATER VALVE
- TB — PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- CO — PROPOSED CLEANOUT
- PROPOSED LIGHTING FIXTURE
- x 99.42 — PROPOSED SPOT ELEVATION
- PROPOSED DRYWELL
- CB — PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- TC=100.50 BC=100.00 — PROPOSED TOP/BOTTOM CURB

0 30' 60'

Note:
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.
IT'S THE LAW!
Call three days before you dig!
1-800-962-7962
Dig Safely New York
(non-members must be contacted separately)

PRELIMINARY PRINT
NOT FOR CONSTRUCTION

Rev.	Date	Revision Description
1.	07/29/21	Added Southern Fenceline
2.	03/21/22	Preliminary Site Plan Submission

SEAL

PROPOSED DANDY MINI-MART
LANSING (T), TOMPKINS (Co.), NEW YORK

FAGAN ENGINEERS
& LAND SURVEYORS PC
113 East Chemung Place
Elmira N.Y. 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.com

Scale:	1" = 30'
	11x17 Prints are 1/2 Size
Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

E & S PLAN

C13

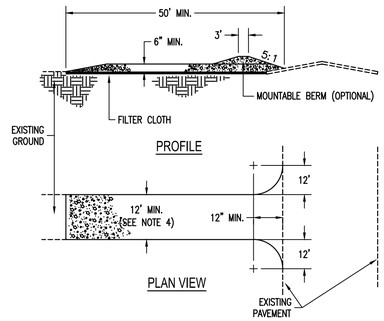
STANDARD AND SPECIFICATIONS FOR LAWN AREA IMPROVEMENT

Establishing Grasses (Turf grasses)

1. Time of planting:
   - Fall planting is preferred. Seed after August 15. In the spring plant until May 15.
   - If seeding is done between May 15 and August 15, irrigation may be necessary to insure a successful seeding.
2. Site Preparation:
   A. Install needed water and erosion control measures and bring area to be seeded to desired grades. A minimum of 4 in topsoil is required.
   B. Prepare seedbed by loosening soil to a depth of 1 to 6 inches.
   C. Remove all stones over 1 inch in diameter, sticks and foreign matter from the surface.
   D. Lime to pH if 6.0 – 7.0.
   E. Fertilize as per soil test or apply 800 to 900 pounds of 5–10–10 or equivalent per acre (20 lbs./1,000 sf.).
   F. Incorporate lime and fertilizer in top 2 – 4 inches of topsoil.
   G. Smooth and firm the seedbed.
3. Planting:
   - Use a cultipacker type seeder if possible.
   - If seed is to be drilled, cultipack or roll before and after seeding. Drill the seed to a depth of ⅛ to ¼ inch. If seed is to be broadcast, cultipack or roll after seeding on loose soil.
   - If hydroseeded, lime and fertilizer may be applied through the seeder.
4. Mulching:
   A. Site preparation:
      a. Prior to mulching, install the necessary temporary or permanent erosion control (structural) practices and drainage systems within or adjacent to area to be mulched.
      b. Slope, grade and smooth the site if conventional equipment is to be used in applying and anchoring the mulch.
      c. Remove all undesirable stone and other debris depending on anticipated land use.
      d. Compacted or crusted soil surface should be loosened to at least 2 inches by disking or other suitable methods.
   B. Mulching Materials:
      - The best combination is straw (small grain) mulch applied at 2 ton/acre (90 lbs./1,000 sf.) and anchored with wood fiber mulch (hydromulch) at 500 – 700 lbs./acre (11 – 17 lbs./1,000 sf.). The wood fiber mulch must be applied through a hydroseeder immediately after mulching.
5. Seed mixtures:

SITE/USE	SPECIES % BY WEIGHT	Lbs./1,000 sf.	Lbs./Acre
Sunny Sites (well moderately well and somewhat poorly drained soils)	65% Kentucky Bluegrass Blend	2.0 – 2.6	85 – 114
	20% Perennial Ryegrass	0.6 – 0.8	26 – 35
	15% Fine Fescue	0.4 – 0.6	19 – 26
		3.0 – 4.0	130 – 175
Sunny Droughty Sites – General recreation areas and lawns, low maintenance (somewhat excessively to excessively drained soils)	65% Fine Fescue	2.6 – 3.3	114 – 143
	15% Perennial Ryegrass	0.6 – 0.7	26 – 33
	20% Kentucky Bluegrass Blend	0.8 – 1.0	35 – 44
		4.0 – 5.0	174 – 220

6. First Year
   - Fertilize 3 to 4 weeks after germination by applying 1 lb. nitrogen/1,000 sf. using a complete fertilizer with a 2–1–1 or 4–1–3 ratio or as recommended by soil test results.
   - Restrict use. New seeding's should be protected from use for 1 full year to allow development of a dense sod with good root structure.
7. Maintaining Grasses
   - Maintain a pH of 6.0 to 7.0.
   - Fertilize in late May to early June as follows with 10–10–10 analysis fertilizer at the rate of 10 lbs./1,000 sf. and repeat in late August if sod density is not adequate. Top dress weak sod annually in the spring but at least once every 2 to 3 years.
   - Aerate compacted or heavily used areas, like athletic fields, annually as soon as soil moisture conditions permit. Aerate area 6 to 8 times using a spoon or hollow tine type aeration. Do not use solid spike equipment.
   - Reseed bare and thin areas annually with original species.

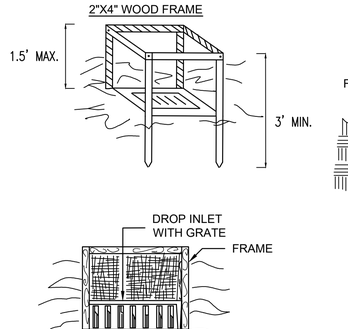


STABILIZED CONSTRUCTION ENTRANCE

NTS.

CONSTRUCTION SPECIFICATIONS

1. Stone size: – Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length: – As required, but no less than 50 feet.
3. Thickness: – Not less than (6) inches.
4. Width: – Twelve (12) ft. Minimum, but not less than the full width at points where ingress or egress occurs. If only one entrance is used the minimum width shall be twenty–four (24) feet.
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 is permitted.
7. Maintenance: – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights–of–way must be removed immediately by Contractor.
8. Washing: – Wheels shall be cleaned to remove sediment prior to entrance onto a public rights–of–way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

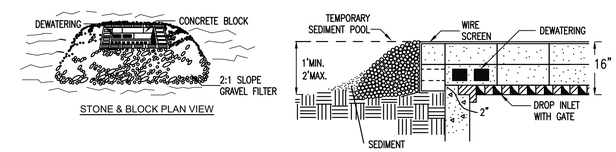


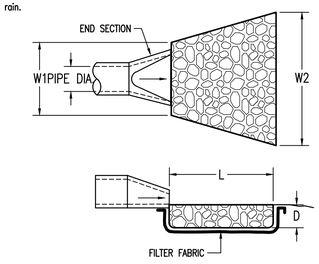
FILTER FABRIC STORM DRAIN PROTECTION

NTS.

SPECIFICATIONS FOR SILT FENCE PROTECTION

1. Filter fabric shall have an EOS of 40–85.
2. Cut fabric from a continuous roll to eliminate joints. If joints are needed they shall be overlapped to the next stake.
3. Stake materials shall be 2"x4" wood or equivalent metal with a minimum length of 3 feet.
4. Space stakes evenly around inlet 3 feet apart and drive a minimum 18 inches deep. Spans greater than 3 feet may be bridged with the use of wire mesh behind fabric for support.
5. Fabric shall be embedded 1 foot minimum below ground and backfilled. It shall be securely fastened to the stakes and frame.
6. A 2"x4" wood frame shall be completed around the crest of the fabric for over flow stability.
7. Maximum drainage area 1 acre.
8. Inspection shall be frequent and repair or replacement shall be made promptly as needed.

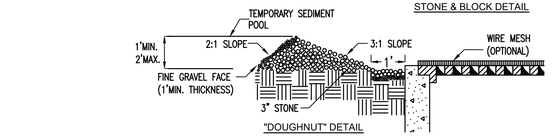




OUTLET No.	PIPE DIA. (in)	Q (cfs)	V (fps)	STONE DIA. (in)	W1 (ft)	W2 (ft)	L (ft)	D (in)
I–#1	–	–	–	–	–	–	–	–

RIP-RAP OUTLET APRON DETAIL

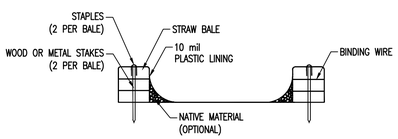
NOT TO SCALE



IN-PAVEMENT INLET PROTECTION

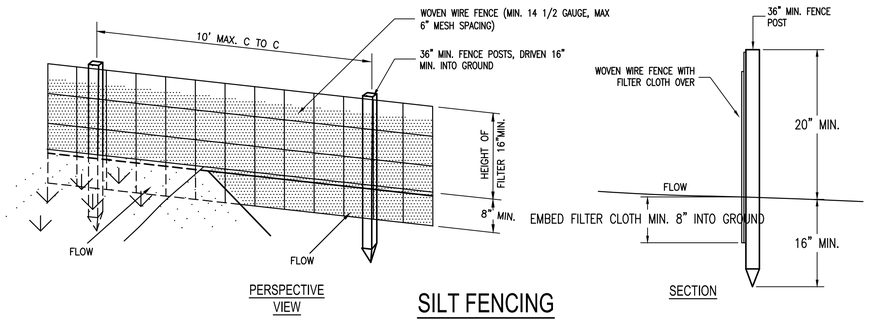
N.T.S.

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.



SECTION B-B'

NTS



SILT FENCING

NTS.

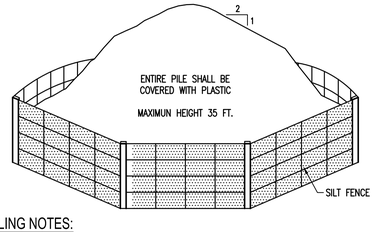
CONSTRUCTION SPECIFICATIONS FOR FABRICATED SILT FENCE

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When two sections of filter cloth adjoin each other they shall be over–lapped by 6" and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

Posts: Steel either "t" or "u" type or 2" hardwood.

Fence: Woven wire, 14 1/2 ga. 6" max. mesh opening filter.

Cloth: Filter x, mirafi 100x, stabi–linka t140n or approved equal. prefabricated unit: geofab, envirofence, or approved equal.

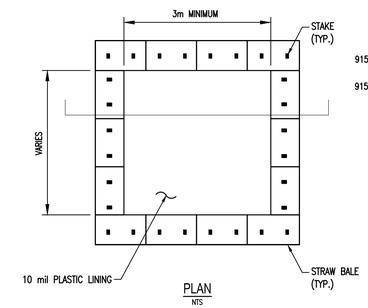


SOIL STOCKPILING NOTES:

1. AREA FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SIDESLOPES SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING AND THEN STABILIZED WITH SEED OR SECURED IMPERVIOUS COVER.
4. SEE SILT FENCE INSTALLATION DETAIL.
5. PLASTIC SHEETING SHALL BE PLACED BELOW ALL STOCKPILE AREAS.

SOIL STOCKPILE DETAIL

NOT TO SCALE



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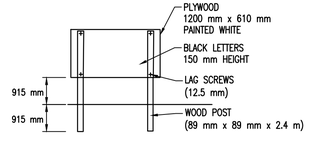

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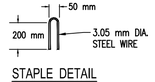

NTS

CONCRETE WASHOUT DETAIL

NTS

PRELIMINARY PRINT
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Rev.	Date	Revision Description
2.	03/21/22	Preliminary Site Plan Submission
1.	07/29/21	Added Southern Fenceline

SEAL

PROPOSED DANDY MINI-MART
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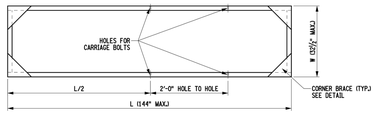
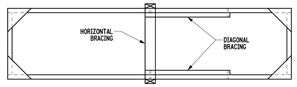
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

E & S DETAILS

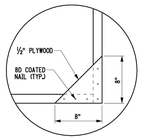
C14



BOTTOM FRAME
TOP VIEW



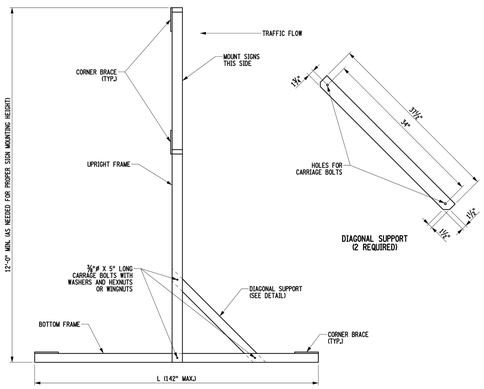
TEMPORARY WOODEN SIGN STAND
TOP VIEW



CORNER BRACE DETAIL
(TO BE USED ON UPRIGHT AND BOTTOM FRAMES)

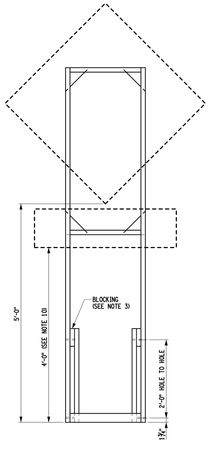
NOTES:

1. ALL LUMBER SHALL BE 2 X 4 DIMENSIONAL LUMBER. CONNECT FRAME MEMBERS WITH 2 EACH 12D COATED NAILS.
2. ALL HOLES SHALL BE DRILLED IN CENTERLINE OF FRAME MEMBERS AND DIAGONAL BRACES.
3. 6" BLOCK SPACER MAY BE USED BETWEEN DIAGONAL BRACE AND VERTICAL SUPPORT.
4. CONNECT FRAME CORNER BRACES TO FRAME MEMBERS WITH 6 EACH - 8D COATED NAILS. (3 NAILS INTO EACH FRAME MEMBER).
5. UPRIGHT FRAME MOUNTS ON THE OUTSIDE OF THE BOTTOM FRAME.
6. PAINT SIGN SUPPORT WITH 2 COATS OF WHITE PAINT.
7. DIAGONAL SUPPORTS MOUNT INSIDE BOTH UPRIGHT AND BOTTOM FRAMES. ALL UPRIGHT DIAGONAL BRACING SHALL BE SLOPED SUCH THAT BRACING COLLAPSES DOWNWARD UPON IMPACT BY A VEHICLE.
8. A SINGLE LAYER OF BALLAST PLACED ON THE BOTTOM FRAME MAY BE USED TO PREVENT SIGNS FROM TIPPING OVER FROM WIND AND VEHICLE GUSTS.
9. NO HORIZONTAL BRACING ALLOWED BETWEEN 2' AND 5' ON UPRIGHT VERTICALS, MEASURED FROM THE BOTTOM OF THE SKID BASE.
10. 5' MINIMUM SIGN MOUNTING HEIGHT, MEASURED FROM THE BOTTOM OF THE SKID BASE TO THE BOTTOM OF THE SIGN. VERTICAL SUPPORTS SHALL BE TALL ENOUGH TO ALLOW FOR HIGHER MOUNTING HEIGHTS FOR THOSE LOCATIONS REQUIRED BY THE MUTCD (I.E. SIDEWALKS, ROADSIDE PARKING AND EMBANKMENTS).
11. CONNECTIONS ALLOW FOR THE FOLDING, TRANSPORT AND STORAGE OF THE SUPPORT. WHEN FOLDED IN THE DOWN POSITION WITHIN THE CLEAR ZONE, THE MAXIMUM ASSEMBLY HEIGHT SHALL NOT EXCEED 4". SIMILAR NON-FOLDING SUPPORTS SHALL BE STORED OUTSIDE THE CLEAR ZONE OR BEHIND A BARRIER.
12. L = LENGTH OF BOTTOM FRAME.
    W = WIDTH OF BOTTOM FRAME.

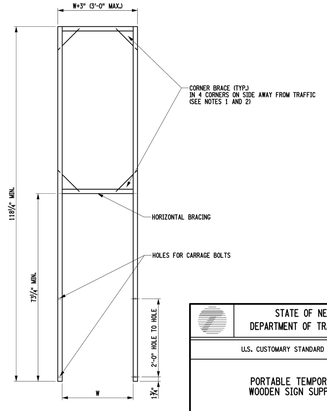


TEMPORARY WOODEN SIGN STAND
SIDE VIEW

DIAGONAL SUPPORT
(2 REQUIRED)



TEMPORARY WOODEN SIGN STAND
FRONT VIEW



UPRIGHT FRAME
FRONT VIEW

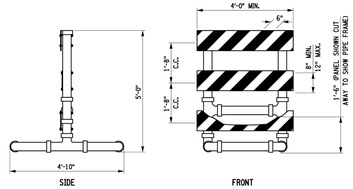
STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

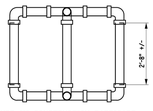
PORTABLE TEMPORARY
WOODEN SIGN SUPPORT

APPROVED OCTOBER 06, 2008	ISSUED UNDER EB 08-036
/S/ J. F. TYNAN, P.E. DEPUTY CHIEF ENGINEER (CONSTRUCTION)	619-04

EFFECTIVE DATE: 01/08/09



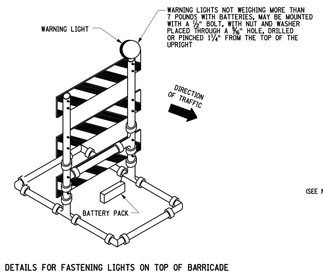
SIDE FRONT



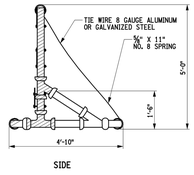
TYPE III CONSTRUCTION BARRICADE
ALTERNATE "A"

NOTES:

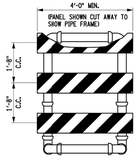
1. THE DETAILS AND MATERIALS FOR TYPE III CONSTRUCTION BARRICADES ARE NCHRP 350 APPROVED. IF THE CONTRACTOR ELECTS TO USE AN ALTERNATE DESIGN OR MATERIALS, THE ALTERNATIVE SHALL BE NCHRP 350 APPROVED.
2. THE ALTERNATES SHOWN ON THIS SHEET ARE EQUALLY ACCEPTABLE AND THE CONTRACTOR MAY USE ANY ONE OR A MIXTURE OF TYPES.
3. PANELS SHALL HAVE 6" WIDE REFLECTORIZED ORANGE AND WHITE DIAGONAL STRIPES OF TYPE I OR TYPE III SHEETING SLOPING AT AN ANGLE OF 45°, IN ACCORDANCE WITH §729-08. THE STRIPES SHALL SLOPE DOWNWARD TOWARD THE SIDE ON WHICH TRAFFIC IS TO PASS.
4. BALLAST MAY BE PLACED ON THE BASE MEMBERS OF THE BARRICADE. BALLAST SHALL NOT EXTEND INTO THE ACCESSIBLE PASSAGE WIDTH OF 5' WHERE BARRICADES ARE USED TO CHANNELIZE PEDESTRIANS.
5. PANELS FOR BARRICADES MAY BE WOOD, PLASTIC, OR ALUMINUM. PIPE FOR BARRICADES SHALL USE SCH SIZES 25 TO 35.5.
6. WHEN THE BATTERY AND LIGHT WEIGH MORE THAN 7 LBS, THE BATTERY SHALL BE MOUNTED ON THE BOTTOM OF THE BARRICADE.
7. ALL PIPES SHALL BE WHITE. WHITE FITTINGS ARE PREFERRED, BLACK MAY BE USED. ALL JOINTS IN ALTERNATE "A" SHALL BE GLUED WITH A SOLVENT CEMENT COMPATIBLE WITH THE P.V.C. PIPE.
8. ALL JOINTS IN ALTERNATE "B" SHALL BE FREE TO SEPARATE UPON VEHICLE IMPACT. SHADED PIPES AND FITTINGS SHALL BE TIED TOGETHER WITH A MINIMUM ⅜" DIA. NYLON, OR EQUIVALENT ROPE THREADED INTO THE PIPE AND FITTING INTERIOR.
9. IF BARRICADES ARE USED TO TEMPORARILY CHANNELIZE PEDESTRIANS, THERE SHALL BE A CONTINUOUS DETECTABLE BOTTOM AND TOP RAILS WITH NO GAP BETWEEN INDIVIDUAL BARRICADES TO BE DETECTABLE TO BLIND OR VISUALLY IMPAIRED USERS OF LONG CANES. THE BOTTOM OF THE BOTTOM RAIL SHALL BE NO HIGHER THAN 6" ABOVE THE GROUND AND THE TOP OF THE TOP RAIL SHALL BE NO LOWER THAN 3' ABOVE THE GROUND.



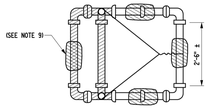
DETAILS FOR FASTENING LIGHTS ON TOP OF BARRICADE



SIDE



FRONT



TYPE III CONSTRUCTION BARRICADE
ALTERNATE "B"

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

TYPE III CONSTRUCTION BARRICADES
(SHEET 1 OF 2)

APPROVED OCTOBER 06, 2008	ISSUED UNDER EB 08-036
/S/ J. F. TYNAN, P.E. DEPUTY CHIEF ENGINEER (CONSTRUCTION)	619-02

EFFECTIVE DATE: 01/08/09

Rev.	Date	Revision Description
2.	03/21/22	Preliminary Site Plan Submission
1.	07/29/21	Added Southern Fenceline

SEAL

PROPOSED DANDY MINI-MART

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Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

NYSDOT WORKZONE DETAILS

C15

PRELIMINARY PRINT
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GENERAL NOTES

1. THE TYPICAL DETAILS DEPICTED ON THE STANDARD SHEETS AND IN THE MUTCD, REFLECT THE MINIMUM REQUIREMENTS.
2. THE CONTRACTOR MUST SUBMIT TO THE ENGINEER, IN WRITING, PROPOSED REVISIONS TO THE TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE FIVE (5) WORK DAYS PRIOR TO THE PLANNED IMPLEMENTATION OF SUCH PROPOSED REVISIONS, EXCEPT FOR CHANGES THAT ALTER THE SCOPE OF THE TRAFFIC CONTROL PLAN. SUCH CHANGES IN SCOPE MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE THIRTY (30) WORKING DAYS PRIOR TO IMPLEMENTATION OF SUCH REVISIONS.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, IN WRITING, WITH THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF STAFF WHO ARE AUTHORIZED TO SECURE LABOR, MATERIALS, AND EQUIPMENT FOR EMERGENCY REPAIRS OUTSIDE NORMAL WORKING HOURS. THE ENGINEER WILL PROVIDE THE SUBMITTED INFORMATION TO REGIONAL MANAGEMENT, THE NEW YORK STATE POLICE, THE RESIDENT ENGINEER, AND THE LOCAL POLICE.

ACTIVITY AREA

1. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 500' LONGITUDINAL DISTANCE BETWEEN CONSTRUCTION OPERATIONS ON ALTERNATE SIDES OF THE ROADWAY, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. WHEN TWO OR MORE AREAS ARE ADJACENT, OVERLAP, OR ARE IN CLOSE PROXIMITY, THE CONTRACTOR SHALL ENSURE THERE ARE NO CONFLICTING SIGNS AND THAT LANE CONTINUITY IS MAINTAINED THROUGHOUT ALL WORK AREAS.

SIGNS

1. THE LOCATIONS OF THE SIGNS SHOWN ON THE WORK ZONE TRAFFIC CONTROL PLANS AND DETAILS MAY BE ADJUSTED BASED ON SIGHT DISTANCE AND OTHER CONSIDERATIONS. THE FINAL LOCATIONS OF SIGNS ARE SUBJECT TO APPROVAL OF THE ENGINEER.
2. ANY EXISTING SIGNS, INCLUDING OVERHEAD SIGNS, WHICH CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL SIGN LAYOUT SHALL BE COVERED, REMOVED, STORED OR RESET, AS APPROVED BY THE ENGINEER. ALL APPROPRIATE EXISTING SIGNS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR LOCATION UNLESS OTHERWISE REPLACED IN THIS CONTRACT.
3. SIGNS AT OR NEAR INTERSECTIONS SHALL BE PLACED SO THAT THEY DO NOT OBSTRUCT A MOTORIST'S LINE OF SIGHT.
4. ALL WARNING AND REGULATORY SIGNS SHALL BE POSTED ON BOTH SIDES OF MULTI-LANE DIVIDED HIGHWAYS, MULTI-LANE RAMPS, AND ONE-WAY STREETS. IN CASES WHERE LANE RESTRICTIONS REDUCE THE TRAVEL LANE TO ONE LANE, SIGNS SHALL BE POSTED ON THE RIGHT SIDE OF THE ACTIVE TRAVEL LANE, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
5. SIGNS MOUNTED ON THE MEDIAN OF DIVIDED HIGHWAYS WHERE MEDIAN BARRIER IS IN PLACE MAY BE MOUNTED ON THE BARRIER WITH A SADDLE TYPE BRACKET, LAYING THE SIGN DOWN IN A HORIZONTAL POSITION IS NOT PERMITTED.
6. THE DIMENSIONS OF WORK ZONE TRAFFIC CONTROL SIGNS ARE DESCRIBED IN THE MUTCD. ANY CHANGES TO THE DIMENSIONS SHALL BE APPROVED BY THE REGIONAL DIRECTOR OR BY HIS/HER DESIGNEE.
7. NYR9-12 MAY BE USED IN PLACE OF NYR9-11.

CHANNELIZING DEVICES

1. WHERE POSSIBLE ALL CHANNELIZING AND GUIDING DEVICES ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' LATERAL CLEARANCE TO THE TRAVELED WAY.

PUBLIC ACCESS

1. PROPERTY OWNERS WHOSE DRIVEWAYS WILL BE MADE INACCESSIBLE SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 24 HOURS PRIOR TO RESTRICTING USE OF THE DRIVEWAY. FOR MULTIPLE ACCESS PROPERTIES, AT LEAST ONE DRIVEWAY SHALL BE OPEN AT ALL TIMES. ACCESS SHALL BE RESTORED TO ALL DRIVEWAYS AS SOON AS POSSIBLE.
2. SUITABLE RAMPS SHALL BE INSTALLED TO MAINTAIN SMOOTH TRANSITIONS FROM RESIDENTIAL AND COMMERCIAL DRIVEWAYS TO AND FROM THE WORK AREA.

LANE CLOSURES

1. THE CONTRACTOR SHALL LOCATE LANE CLOSURES TO PROVIDE OPTIMUM VISIBILITY, I.E. BEFORE CURVES AND CRESTS, TO THE EXTENT CONDITIONS PERMIT.
2. THE ENGINEER MAY REQUIRE THAT ALL LANES BE RE-OPENED AT ANY TIME IF THE ROUTE IS NEEDED FOR EMERGENCY PURPOSES. THIS COULD INCLUDE INCIDENTS AT LOCATIONS OUTSIDE THE CONTRACT LIMITS.

LANE WIDTHS

1. UNLESS AUTHORIZED BY THE ENGINEER, THE MINIMUM LANE WIDTHS FOR WORK ZONE TRAVEL LANES SHALL BE AS FOLLOWS: FREEWAYS AND/OR EXPRESSWAYS IS 11'. THE MINIMUM LANE WIDTH FOR ALL OTHER TYPES OF ROADWAYS IS 10'.
2. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE ENGINEER, A MINIMUM OF 21 CALENDAR DAYS IN ADVANCE OF PERFORMING ANY WORK THAT RESULTS IN THE REDUCED WIDTH OF AN EXISTING ROADWAY, SO THAT THE ENGINEER MAY NOTIFY THE REGIONAL PERMIT ENGINEER IN A TIMELY MANNER.

BARRIER/SHADOW VEHICLES

1. BARRIER AND SHADOW VEHICLES SHALL BE REQUIRED AS PER STANDARD SHEET TITLED "WORK ZONE TRAFFIC CONTROL LEGENDS AND NOTES".
2. NO WORK ACTIVITY, EQUIPMENT, VEHICLES AND/OR MATERIALS SHALL BE LOCATED BETWEEN THE BARRIER OR SHADOW VEHICLE AND THE ACTIVE WORK AREA (ROLL AHEAD DISTANCE).
3. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE A BARRIER VEHICLE IN CONJUNCTION WITH POLICE PRESENCE IN THE WORK ZONE, TO BE INCLUDED IN THE UNIT BID PRICE FOR BASIC WORK ZONE TRAFFIC CONTROL.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
GENERAL NOTES

APPROVED SEPTEMBER 18, 2008	ISSUED UNDER EB 08-036
/S/ DAVID J. CLEMENTS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	619-10

EFFECTIVE DATE: 01/08/09

TABLE NY1-A
BARRIER VEHICLE USE REQUIREMENTS
(LONG TERM, INTERMEDIATE TERM, AND SHORT TERM STATIONARY CLOSURES)

CLOSURE TYPE	EXPOSURE CONDITION[1]	USE REQUIREMENTS[4,5]			
		FREEWAY	NON-FREEWAY (PRECONSTRUCTION POSTED SPEED LIMIT)		
			≥ 45 MPH	35-40 MPH	≤ 30 MPH
LANE CLOSURE	WORKERS ON FOOT OR IN VEHICLES EXPOSED TO TRAFFIC	REQUIRED[3]	REQUIRED[3]	REQUIRED[3]	OPTIONAL[2]
	NON-TRAVERSABLE HAZARD (IE, EQUIPMENT, MATERIALS, EXCAVATION) ONLY NO WORKERS EXPOSED	REQUIRED[3]	REQUIRED[3]	OPTIONAL[2]	OPTIONAL[2]
SHOULDER CLOSURE	WORKERS ON FOOT OR IN VEHICLES EXPOSED TO TRAFFIC	REQUIRED[3]	REQUIRED[3]	OPTIONAL[2]	OPTIONAL[2]
	NON-TRAVERSABLE HAZARD (IE, EQUIPMENT, MATERIALS, EXCAVATION) ONLY NO WORKERS EXPOSED	REQUIRED[3]	OPTIONAL[2]	OPTIONAL[2]	OPTIONAL[2]

1. THE EXPOSURE CONDITIONS DESCRIBED IN TABLE NY1-A ASSUMES THERE IS NO POSITIVE PROTECTION (TEMPORARY TRAFFIC BARRIER) PRESENT. WHERE WORKERS OR HAZARDS ARE PROTECTED BY A TEMPORARY TRAFFIC BARRIER, BARRIER VEHICLES ARE NOT REQUIRED.
2. WHERE THE REQUIREMENT IS "OPTIONAL", EITHER A BARRIER VEHICLE OR THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C-2) SHALL BE PROVIDED.
3. REQUIREMENTS SHALL INCLUDE PROVIDING A SEPARATE BARRIER VEHICLE FOR EACH CLOSED LANE AND EACH CLOSED PAVED SHOULDER 8' OR GREATER IN WIDTH. IF THE WORK SPACE MOVES WITHIN THE STATIONARY CLOSURE, THE BARRIER VEHICLE SHALL BE REPOSITIONED ACCORDINGLY. BARRIER VEHICLES PROTECTING NON-TRANSVERSABLE HAZARDS SHALL REMAIN IN PLACE DURING BOTH WORKING AND NON-WORKING HOURS UNTIL THE HAZARD NO LONGER EXISTS. EXCEPTIONS TO THESE REQUIREMENTS MAY BE MADE, AS APPROVED BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE WHERE BARRIER VEHICLE PLACEMENT WOULD BE INEFFECTIVE OR WOULD INTERFERE WITH THE SAFE OPERATION OF TRAFFIC.
4. BARRIER VEHICLES ARE NOT REQUIRED FOR MILLING AND/OR PAVING OPERATIONS, BUT THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE 6C-2) SHALL BE PROVIDED.
5. BARRIER VEHICLES ARE NOT REQUIRED FOR FLAGGING OPERATIONS, BUT THE STANDARD LONGITUDINAL BUFFER SPACE (TABLE6C-2) SHALL BE PROVIDED.

TABLE NY1-B
SHADOW VEHICLE USE REQUIREMENTS
(MOBILE CLOSURES)

CLOSURE TYPE	EXPOSURE CONDITION	USE REQUIREMENTS			
		FREEWAY	NON-FREEWAY (PRECONSTRUCTION POSTED SPEED LIMIT)		
			≥ 45 MPH	35-40 MPH	≤ 30 MPH
LANE CLOSURE	WHEN ANY WORKER, VEHICLE, OR OTHER HAZARD IS EXPOSED TO TRAFFIC	REQUIRED[2,4]	REQUIRED[2,4]	REQUIRED[2,4]	REQUIRED[2,4]
SHOULDER CLOSURE	WHEN ANY WORKER, VEHICLE, OR OTHER HAZARD IS EXPOSED TO TRAFFIC	REQUIRED[2,4]	REQUIRED[2,4]	REQUIRED[2,4]	REQUIRED[2,4]

1. A MOBILE CLOSURE SHALL BE USED FOR ANY WORK ACTIVITY THAT MOVES CONTINUOUSLY OR INTERMITTENTLY ALONG THE TRAVELED WAY OR SHOULDER SLOWER THAN THE PREVAILING SPEED OF TRAFFIC. CHANNELIZING DEVICES ARE NOT USED FOR MOBILE CLOSURES.
2. SHADOW VEHICLES SHALL BE EQUIPPED WITH AN APPROVED REAR MOUNTED ATTENUATOR (TRUCK MOUNTED OR TRAILER) FOR THE FOLLOWING MOBILE CLOSURES: LANE CLOSURES ON FREEWAYS, LANE CLOSURES ON NON-FREEWAY ROADWAYS HAVING A PRE-CONSTRUCTION POSTED SPEED LIMIT OF 35 MPH OR MORE, SHOULDER CLOSURES ON FREEWAYS, AND SHOULDER CLOSURES ON NON-FREEWAY ROADWAYS HAVING A PRE-CONSTRUCTION SPEED LIMIT OF 45 MPH OR MORE.
3. FOR MOBILE LANE CLOSURES ON NON-FREEWAY ROADWAYS HAVING A PRE-CONSTRUCTION POSTED SPEED LIMIT OF 30 MPH OR LESS AND MOBILE SHOULDER CLOSURES ON NON-FREEWAY ROADWAYS HAVING A PRE-CONSTRUCTION SPEED LIMIT OF 40 MPH OR LESS, SHADOW VEHICLES ARE NOT REQUIRED TO BE EQUIPPED WITH A REAR MOUNTED ATTENUATOR.
4. A SHADOW VEHICLE IS USED TO PROTECT EXPOSED WORKERS (ON FOOT OR IN A VEHICLE) AND SHALL BE REQUIRED FOR ALL MOBILE CLOSURES. SHADOW VEHICLE REQUIREMENTS SHALL INCLUDE PROVIDING A SEPARATE SHADOW VEHICLE FOR EACH CLOSED LANE AND EACH CLOSED PAVED SHOULDER 8' OR GREATER IN WIDTH. ADDITIONAL SHADOW VEHICLES MAY BE REQUIRED TO PROMOTE THE SAFE OPERATION OF TRAFFIC AND THE INCREASED PROTECTION OF EXPOSED WORKERS, AS DIRECTED BY THE REGIONAL DIRECTOR OR HIS/HER DESIGNEE.

TABLE 6H-4 FORMULAS FOR DETERMINING TAPER LENGTHS

SPEED LIMIT (S) (MPH)	TAPER LENGTH (L) (FT.)	
(40 MPH) OR LESS	$L = WS^2 / 60$	L = TAPER LENGTH W = WIDTH OF OFFSET (FT.) S = PRECONSTRUCTION POSTED SPEED LIMIT (MPH)
(45 MPH) OR MORE	$L = WS$	

STANDARD TAPER LENGTHS

LATERAL SHIFT OF TRAFFIC FLOW PATH	TEMPORARY TRAFFIC CONTROL ZONE POSTED SPEED LIMIT										
	(25 MPH)	(30 MPH)	(35 MPH)	(40 MPH)	(45 MPH)	(50 MPH)	(55 MPH)	(60 MPH)	(65 MPH)	(70 MPH)	
4	45	60	85	110	180	200	220	240	260	280	
5	55	75	105	135	225	250	275	300	325	350	
6	65	90	125	160	270	300	330	360	390	420	
7	75	105	145	190	315	350	385	420	455	490	
8	85	120	165	215	360	400	440	480	520	560	
9	95	135	185	240	405	450	495	540	585	630	
10	105	150	205	270	450	500	550	600	650	700	
11	115	165	225	295	495	550	605	660	715	770	
12	125	180	245	320	540	600	660	720	780	840	

TABLE 6C-2
LONGITUDINAL BUFFER SPACE

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE
25	155 FT.
30	200 FT.
35	250 FT.
40	305 FT.
45	360 FT.
50	425 FT.
55	495 FT.
60	570 FT.
65	645 FT.

TABLE NY2-A
PLACEMENT DISTANCE FOR BARRIER VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	PLACEMENT DISTANCE (FT.) BARRIER VEHICLES*			
	(18000 LBS.)		(24000 LBS.)	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
> 55	100 FT.	200 FT.	100 FT.	200 FT.
45 – 55	100 FT.	200 FT.	85 FT.	165 FT.
< 45	85 FT.	165 FT.	50 FT.	100 FT.

* AS DEFINED IN NYSDOT STANDARD SPECIFICATION 619:

BARRIER VEHICLE = VEHICLE USED FOR STATIONARY SHOULDER CLOSURES, LANE CLOSURES, AND OTHER STATIONARY WORK ZONES.

MINIMUM DISTANCE SHOWN REFLECTS THE ACTUAL ROLL AHEAD DISTANCE FROM MANUFACTURER.

TABLE NY2-B
PLACEMENT DISTANCE FOR SHADOW VEHICLES

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	PLACEMENT DISTANCE (FT.) SHADOW VEHICLES**			
	(18000 LBS.)		(24000 LBS.)	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
> 55	230 FT.	330 FT.	180 FT.	280 FT.
45 – 55	180 FT.	280 FT.	150 FT.	250 FT.
< 45	100 FT.	200 FT.	100 FT.	200 FT.

** AS DEFINED IN NYSDOT STANDARD SPECIFICATION 619:

SHADOW VEHICLE = VEHICLE USED FOR MOBILE OR SHORT DURATION WORK OPERATIONS.

MINIMUM DISTANCE SHOWN REFLECTS THE ACTUAL ROLL AHEAD DISTANCE FROM MANUFACTURER.

TABLE 6C-3
TAPER LENGTH FOR TEMPORARY TRAFFIC CONTROL ZONES

TYPE OF TAPER	TAPER LENGTH (L)
MERGING TAPER	L
SHIFTING TAPER	L/2
SHOULDER TAPER	L/3
ONE-LANE, TWO-WAY TRAFFIC TAPER	100 FT. MAXIMUM
DOWNSTREAM TAPER	100 FT. PER LANE

TABLE 619-4
FLARE RATES FOR POSITIVE BARRIER

TYPE OF POSITIVE BARRIER	POSTED SPEED LIMIT				
	30 MPH	40 MPH	50 MPH	55 MPH	65 MPH
TEMPORARY CONCRETE BARRIER	8d	11d	14d	16d	20d
BOX BEAM OR HEAVY POST CORRUGATED BEAM	7d	9d	11d	12d	15d

TABLE NYSH-3
ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS			SIGN LEGEND	
	A @TJ	B @TJ	C @TJ	XX	YY
URBAN (≤ 30 MPH)	100	100	100	AHEAD	AHEAD
URBAN (35-40 MPH)	200	200	200	AHEAD	AHEAD
URBAN (≥ 45 MPH)	350	350	350	1000 FT.	AHEAD
RURAL	500	500	500	3500 FT.	1000 FT.
EXPRESSWAY / FREEWAY	1000	1500	2640	1 MILE	½ MILE

* PRECONSTRUCTION POSTED SPEED LIMIT

URBAN: MEETS MORE THAN 1 OF THE FOLLOWING CRITERIA) SIDEWALKS, BICYCLE USAGE, CURBING, CLOSED DRAINAGE SYSTEMS, DRIVEWAY DENSITIES GREATER THAN 24 DRIVEWAYS PER MILE, MINOR COMMERCIAL DRIVEWAY DENSITIES OF 10 DRIVEWAYS PER MILE OR GREATER, MAJOR COMMERCIAL DRIVEWAYS, NUMEROUS RIGHT OF WAY CONSTRAINTS, HIGH DENSITY OF CROSS STREETS, 85TH PERCENTILE SPEEDS OF 45 MPH OR LESS.

RURAL: ANY AREA NOT EXHIBITING MORE THAN ONE OF THE ABOVE CHARACTERISTICS.

EXPRESSWAY: DIVIDED HIGHWAYS FOR TRAFFIC WITH FULL OR PARTIAL CONTROL OF ACCESS AND GENERALLY WITH GRADE SEPARATIONS AT MAJOR CROSSROADS.

FREEWAYS/INTERSTATE: LOCAL OR INTER REGIONAL HIGH-SPEED, DIVIDED, HIGH-VOLUME FACILITIES WITH FULL OR PARTIAL CONTROL OF ACCESS.

WORK DURATION DEFINITIONS

LONG-TERM STATIONARY IS WORK THAT OCCUPIES A LOCATION MORE THAN 3 CONSECUTIVE DAYS.

INTERMEDIATE-TERM STATIONARY IS WORK THAT OCCUPIES A LOCATION MORE THAN ONE DAYLIGHT PERIOD UP TO 3 CONSECUTIVE DAYS, OR NIGHTTIME WORK LASTING MORE THAN 1 HOUR.

SHORT-TERM STATIONARY IS DAYTIME WORK THAT OCCUPIES A LOCATION FOR MORE THAN 1 HOUR WITHIN A SINGLE DAYLIGHT PERIOD.

SHORT DURATION IS WORK THAT OCCUPIES A LOCATION UP TO 1 HOUR.

MOBILE IS WORK THAT MOVES INTERMITTENTLY OR CONTINUOUSLY.

WORK ZONE TRAFFIC CONTROL LEGEND

SYMBOL	DESCRIPTION
	ARROW PANEL
	ARROW PANEL, CAUTION MODE
	ARROW PANEL TRAILER OR SUPPORT
	CHANGEABLE MESSAGE SIGN (PVMS)
	CHANNELIZING DEVICE
	CRASH CUSHION/TEMPORARY IMPACT ATTENUATOR
	DIRECTION OF TEMPORARY TRAFFIC DETOUR
	DIRECTION OF TRAFFIC
	FLAGGER
	FLAG TREE
	LUMINAIRE
	PAVEMENT MARKINGS THAT SHALL BE REMOVED FOR A LONG TERM PROJECT
	SIGN, TEMPORARY
	TEMPORARY BARRIER
	TEMPORARY BARRIER WITH WARNING LIGHTS
	TRAFFIC OR PEDESTRIAN SIGNAL
	TYPE III BARRICADE
	WARNING LIGHTS
	WORK SPACE
	WORK VEHICLE
	WORK VEHICLE WITH TRUCK MOUNTED ATTENUATOR

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

WORK ZONE TRAFFIC CONTROL
LEGENDS AND NOTES

APPROVED SEPTEMBER 18, 2008	ISSUED UNDER EB 08-036
/S/ DAVID J. CLEMENTS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	619-11

EFFECTIVE DATE: 01/08/09

										2.	03/21/22	Preliminary Site Plan Submission
										1.	07/29/21	Added Southern Fenceline
										Rev.	Date	Revision Description

SEAL

PROPOSED DANDY MINI-MART
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Drawn By:	RSN
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Project No.:	2020.062
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NYSDOT WORKZONE DETAILS

C16

PRELIMINARY PRINT
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WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	CONVENTIONAL ROAD	EXPRESSWAY	FREEWAY
EXIT	E5-1	C	-------	72"X60"	72"X60"
ROAD WORK NEXT X MILES	G20-1	A	36"X18"	48"X24"	48"X24"
END ROAD WORK	G20-2	A	36"X18"	48"X24"	48"X24"
PILOT CAR FOLLOW ME	G20-4	A	36"X18"	-------	-------
ROAD CLOSED	G20-5aP	A	24"X18"	36"X24"	36"X24"
X XX	W1-1	G	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
XX	W1-1†	G	3 DIGITS 30"X24"	45"X36"	45"X36"
X XX	W1-4	B	1 OR 2 DIGITS 24"X24"	36"X36"	36"X36"
XXX	W1-4†	B	3 DIGITS 30"X24"	45"X36"	45"X36"
NORTH	W3-1				
EAST	W3-2				
SOUTH	W3-3		SEE NOTE 3	24"X12"	36"X18"	36"X18"
WEST	W3-4				
DETOUR	W4-8	A	24"X12"	36"X18"	36"X18"
END DETOUR	W4-8a	A	24"X18"	24"X18"	24"X18"
DETOUR DETOUR	W4-9 W4-9L W4-9R	A	30"X24"	48"X36"	48"X36"
ADV. X DETOUR	W4-9a	A	30"X24"	30"X24"	-------
ADV. X DETOUR	W4-9b	A	30"X24"	30"X24"	-------
ADV. DETOUR	W4-9c	A	30"X24"	30"X24"	-------
DETOUR	W4-10L	A	48"X18"	48"X18"	48"X18"
DETOUR	W4-10R				
	W5-1	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	W5-2	SEE NOTE 3	21"X15"	30"X21"	30"X21"
	W6-1				
	W6-2		SEE NOTE 3	21"X15"	30"X21"	30"X21"
	W6-3				
	W6-4				
X XX	NYW3-1	B	24"X24"	36"X36"	36"X36"
XXX	NYW3-2	B	30"X24"	45"X36"	45"X36"
XXX	NYW3-3	B	30"X24"	45"X36"	45"X36"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	CONVENTIONAL ROAD	EXPRESSWAY	FREEWAY
LOOSE GRAVEL AHEAD THE NEXT 2 MILES	NYR9-11	B	24"X42"	48"X84"	48"X84"
FINES DOUBLED IN WORK ZONES	NYR9-12	B	24"X36"	36"X54"	48"X72"
BUMBLE STRIPS	NYW4-17	A	36"X36"	48"X48"	48"X48"
MEN AT WORK	NYW8-30	A	48"X24"	48"X24"	48"X24"
STAY IN LANE	NYW8-31	A	48"X24"	48"X24"	48"X24"
NO NOT PASS	NYW8-32	A	48"X24"	48"X24"	48"X24"
LANE CLOSED	NYW8-33	A	48"X24"	48"X24"	48"X24"
STOP	R1-1	D	36"X36"	36"X36"	48"X48"
	R1-2	E	36"X36"X36"	48"X48"X48"	60"X60"X60"
SPEED XX	R2-1	B	24"X30" OR 30"X36" (SEE NOTE 5)	36"X48"	36"X48"
END PASSING ZONE	R2-11	B	24"X30"	36"X48"	36"X48"
END BUS ZONE	R2-12	B	24"X36"	36"X54"	36"X54"
DO NOT PASS	R4-1	B	24"X30"	36"X48"	36"X48"
	R4-7	B	24"X30"	36"X48"	36"X48"
	R4-7a NARROW	B	18"X30"	-------	-------
	R4-8	B	24"X30"	36"X48"	36"X48"
	R4-8a NARROW	B	18"X30"	-------	-------
STAY IN LANE	R4-9	B	24"X30"	36"X48"	36"X48"
RESTRICTED	R5-1	E	36"X36"	36"X36"	48"X48"
PEDESTRIAN CROSSWALK	R9-8	B	36"X18"	36"X18"	-------
SIDEWALK CLOSED	R9-9	B	24"X12"	24"X12"	-------
SIDEWALK CLOSED USE OTHER SIDE	R9-10L R9-10R	B	24"X12"	24"X12"	-------
PEDESTRIANS MUST CROSS HERE	R9-11L R9-11R	B	24"X18"	24"X18"	-------
SIDEWALK CLOSED USE OTHER SIDE	R9-11d, R9-11aR	B	24"X12"	24"X12"	-------
STOP WHEN RED	R10-6	B	24"X36"	24"X36"	-------
ROAD CLOSED	R11-2	B	48"X30"	48"X30"	48"X30"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	CONVENTIONAL ROAD	EXPRESSWAY	FREEWAY
ROAD CLOSED TO MILES AHEAD LOCAL TRAFFIC ONLY	R11-3a	B	60"X30"	60"X30"	-------
	W1-4L W1-4R	A	36"X36"	48"X48"	48"X48"
	W1-4bL W1-4bR	A	36"X36"	48"X48"	48"X48"
	W1-4cL W1-4cR	A	36"X36"	48"X48"	48"X48"
	W1-6L	A	48"X24"	60"X30"	60"X30"
	W1-6R	A			
	W1-8L	A (NO BORDER)	18"X24"	30"X36"	30"X36"
	W1-8R	A (NO BORDER)			
	W3-1	A[4]	36"X36"	48"X48"	48"X48"
	W3-2	A[4]	36"X36"	48"X48"	48"X48"
	W3-3	A[4]	36"X36"	48"X48"	48"X48"
BE PREPARED TO STOP	W3-4	A	36"X36"	48"X48"	48"X48"
	W3-5	A[4]	36"X36"	48"X48"	48"X48"
	W4-1L W4-1R	A	36"X36"	48"X48"	48"X48"
	W4-2L W4-2R	A	36"X36"	48"X48"	48"X48"

ROADWAY DEFINITIONS:

CONVENTIONAL ROAD - A STREET OR HIGHWAY OTHER THAN A FREEWAY, OR EXPRESSWAY.

EXPRESSWAY - A DIVIDED HIGHWAY WITH PARTIAL CONTROL OF ACCESS.

FREEWAY - A DIVIDED HIGHWAY WITH FULL CONTROL OF ACCESS.

COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND
B	BLACK LEGEND AND BORDER ON A WHITE BACKGROUND
C	WHITE LEGEND AND BORDER ON A GREEN BACKGROUND
D	WHITE LEGEND AND BORDER ON A RED BACKGROUND
E	RED LEGEND AND BORDER ON A WHITE BACKGROUND
F	BLACK LEGEND AND BORDER ON A FLUORESCENT YELLOW GREEN BACKGROUND
G	WHITE LEGEND AND BORDER ON A BLUE AND RED BACKGROUND

NOTES:

1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. COLORS FOR DIRECTION PLAQUES, ADVANCE TURN ARROWS, AND DIRECTIONAL ARROWS SHALL MATCH THE ROUTE OR INTERSTATE SIGN THAT THEY SUPPLEMENT AS PER THE M.U.T.C.D.
4. MULTICOLORED SYMBOL IMPOSED ON SIGN WITH BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND.
5. FOR R2-1 SIGN LARGER DIMENSIONS SHALL BE USED WHEN SIGN FACES MULTIPLE LANES ON A CONVENTIONAL ROAD.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

SIGN TABLE
(SHEET 1 OF 2)

APPROVED APRIL 1, 2012	ISSUED UNDER EB 12-010
/S/ TODD WESTHUIS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	619-12

EFFECTIVE DATE: 05/03/2012

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	CONVENTIONAL ROAD	EXPRESSWAY	FREEWAY
ROAD NARROWS	W5-1	A	36"X36"	48"X48"	48"X48"
RAMP NARROWS	W5-4	A	36"X36"	48"X48"	48"X48"
	W6-3	A	36"X36"	48"X48"	48"X48"
WET X MILES	W7-3aP	A	24"X18"	36"X30"	36"X30"
BUMP	W8-1	A	36"X36"	48"X48"	48"X48"
PAVEMENT ENDS	W8-3	A	36"X36"	48"X48"	48"X48"
LOOSE GRAVEL	W8-7	A	36"X36"	48"X48"	48"X48"
ROUGH ROAD	W8-8	A	36"X36"	48"X48"	48"X48"
R SHOULDER	W8-9	A	36"X36"	48"X48"	48"X48"
CENTER LANE	W8-12	A	36"X36"	-------	-------
FALLING ROCKS	W8-14	A	36"X36"	48"X48"	48"X48"
PEDESTRIANS	W8-15	A	36"X36"	48"X48"	48"X48"
	W8-17	A	36"X36"	48"X48"	48"X48"
TRUCKS USE NEXT EXIT	W8-17p	A	24"X18"	30"X24"	30"X24"
NO SHOULDER	W8-23	A	36"X36"	48"X48"	48"X48"
END PLACE OF INTEREST	W8-24	A	36"X36"	48"X48"	48"X48"
LEAVE LOW CLEARANCE AHEAD	W9-3	A	36"X36"	48"X48"	48"X48"
	W11-1L W11-1R	A OR F	36"X36"	36"X36"	-------
	W11-2L W11-2R	F	36"X36"	36"X36"	-------
	W11-15L W11-15R	F	36"X36"	36"X36"	-------

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	CONVENTIONAL ROAD	EXPRESSWAY	FREEWAY
XX MPH	W13-1P	A	24"X24"	30"X30"	30"X30"
ON RAMP	W14-3	A	36"X36"	36"X36"	36"X36"
NO PASSING ZONE	W13-4P	A	48"X48"X36"	-------	-------
SHARE THE ROAD	W16-1P	SEE NOTE 3 A OR F	18"X24"	24"X30"	-------
XXX FEET	W16-2P	A	24"X18"	30"X24"	-------
MOV XXX FT	W16-4P	SEE NOTE 3 A OR F	30"X24"	-------	-------
	W16-5PL W16-5PR	A	24"X18"	-------	-------
	W16-7PL W16-7PR	SEE NOTE 3 A OR F	24"X12"	30"X18"	-------
AHEAD	W16-9P	SEE NOTE 3 A OR F	24"X12"	30"X18"	-------
ROAD WORK AHEAD / ROAD WORK NEXT XXX FT / ROAD WORK X MILE	W20-1	A	36"X36"	48"X48"	48"X48"
DETOUR AHEAD / DETOUR XXX FT / DETOUR X MILE	W20-2	A	36"X36"	48"X48"	48"X48"
ROAD CLOSED AHEAD / ROAD CLOSED NEXT XXX FT / ROAD CLOSED X MILE	W20-3	A	36"X36"	48"X48"	48"X48"
ONE LANE ROAD AHEAD / ONE LANE ROAD XXX FT / ONE LANE ROAD X MILE	W20-4	A	36"X36"	48"X48"	48"X48"
LEFT LANE CLOSED AHEAD / LEFT LANE CLOSED XXX FT / LEFT LANE CLOSED X MILE / RIGHT LANE CLOSED AHEAD / RIGHT LANE CLOSED XXX FT / RIGHT LANE CLOSED X MILE	W20-5	A	36"X36"	48"X48"	48"X48"
2 LEFT LANES CLOSED AHEAD / 2 LEFT LANES CLOSED XXX FT / 2 LEFT LANES CLOSED X MILE / 2 RIGHT LANES CLOSED AHEAD / 2 RIGHT LANES CLOSED XXX FT / 2 RIGHT LANES CLOSED X MILE	W20-5a	A	36"X36"	48"X48"	48"X48"
	W20-7	A	36"X36"	48"X48"	48"X48"

WORK ZONE TRAFFIC CONTROL SIGN TABLE

SIGN	SIGN DESIGNATION	COLOR CODE	CONVENTIONAL ROAD	EXPRESSWAY	FREEWAY
	W21-1	A	36"X36"	48"X48"	48"X48"
SLOW MOVING VEHICLE	W21-4	A	36"X18"	48"X24"	48"X24"
SHOULDER WORK	W21-5	A	36"X36"	48"X48"	48"X48"
LEFT SHOULDER CLOSED / RIGHT SHOULDER CLOSED	W21-5aL W21-5aR	A	36"X36"	48"X48"	48"X48"
LEFT SHOULDER CLOSED XXX FT / LEFT SHOULDER CLOSED X MI / RIGHT SHOULDER CLOSED XXX FT / RIGHT SHOULDER CLOSED X MI	W21-5bL W21-5bR	A	36"X36"	48"X48"	48"X48"
MOWING AHEAD	W21-8	A	36"X36"	48"X48"	48"X48"
BLASTING ZONE NEXT XXX FT / BLASTING ZONE NEXT X MILE	W22-1	A	36"X36"	48"X48"	48"X48"
TURN OFF 2-WAY RADIO AND CELL PHONE	W22-2	A	42"X36"	42"X36"	42"X36"
END BLASTING ZONE	W22-3	A	42"X36"	42"X36"	42"X36"
NEW TRAFFIC PATTERN AHEAD	W23-2	A	36"X36"	48"X48"	48"X48"
	W24-1L W24-1R	A	36"X36"	48"X48"	48"X48"
	W24-1dL W24-1dR	A	36"X36"	48"X48"	48"X48"
	W24-1hL W24-1hR	A	36"X36"	48"X48"	48"X48"

ROADWAY DEFINITIONS:

CONVENTIONAL ROAD - A STREET OR HIGHWAY OTHER THAN A FREEWAY, OR EXPRESSWAY.

EXPRESSWAY - A DIVIDED HIGHWAY WITH PARTIAL CONTROL OF ACCESS.

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COLOR CODE LEGEND

CODE	DESCRIPTION
A	BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND
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G	WHITE LEGEND AND BORDER ON A BLUE AND RED BACKGROUND

NOTES:

1. DIMENSIONS ARE SHOWN AS WIDTH X HEIGHT.
2. FOR SIGNAGE NOT SHOWN ON THESE TABLES REFER TO THE M.U.T.C.D.
3. WHEN USED IN CONJUNCTION WITH A BICYCLE SIGN (W11-1) OR PEDESTRIAN CROSSING (W11-2) COLOR CODE SHALL MATCH.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

SIGN TABLE
(SHEET 2 OF 2)

APPROVED APRIL 1, 2012	ISSUED UNDER EB 12-010
/S/ TODD WESTHUIS, P.E. DIRECTOR, OFFICE OF TRAFFIC SAFETY AND MOBILITY	619-12

EFFECTIVE DATE: 05/03/2012

Rev.	Date	Revision Description
2.	03/21/22	Preliminary Site Plan Submission
1.	07/29/21	Added Southern Fenceline

SEAL

PROPOSED DANDY MINI-MART

LANSING (T), TOMPKINS (Co.), NEW YORK

FAGAN ENGINEERS
& LAND SURVEYORS PC
113 East Chemung Place
Elmira N.Y. 14904
Phone (607) 734-2165
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www.FaganEngineers.com

Scale:	As Noted 11x17 Prints are 1/2 Size
Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

NYSDOT WORKZONE DETAILS

C17

PRELIMINARY PRINT
NOT FOR CONSTRUCTION

NYSDOT STANDARD GENERAL PLAN NOTES:

1. THE ROADWAY SHALL BE KEPT CLEAN OF MUD AND DEBRIS AT ALL TIMES.
2. ROADSIDE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.
3. MATERIALS, EQUIPMENT AND VEHICLES SHALL NOT BE STORED OR PARKED WITHIN THE NEW YORK STATE RIGHT-OF-WAY.
4. WORKZONE TRAFFIC CONTROL SHALL COMPLY WITH THE 2009 EDITIONS OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE NEW YORK STATE SUPPLEMENT, AND SHALL BE IN ACCORDANCE WITH THE NYSDOT CONTRACT OR HIGHWAY WORK PERMIT DOCUMENTS AND AS DEEMED NECESSARY BY THE NYS ENGINEER IN CHARGE.
5. NOTIFY NEW YORK STATE DEPARTMENT OF TRANSPORTATION RESIDENT ENGINEER AT THE APPLICABLE RESIDENCY, THREE WORKING DAYS PRIOR TO WORKING IN THE STATE RIGHT-OF-WAY.

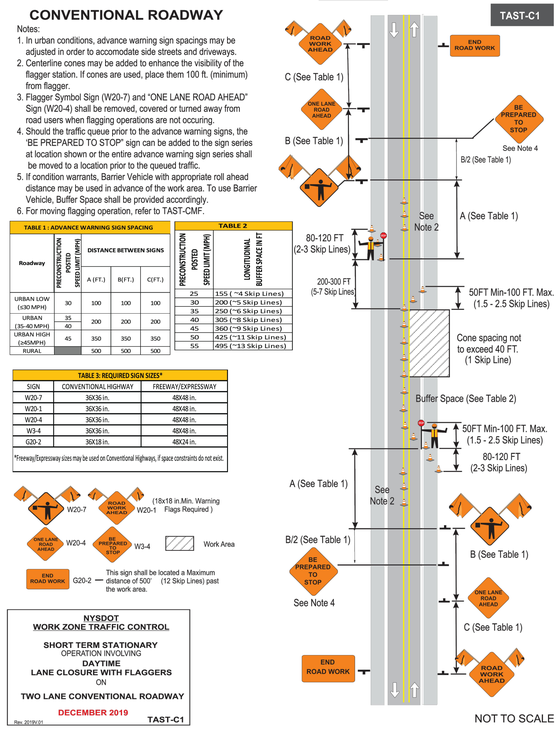
ONONDAGA EAST	ONONDAGA WEST	CORTLAND/TOMPKINS	OSWEGO	CAYUGA/SENECA
315-458-1910	315-672-8151	607-756-7072	315-963-3730	315-539-3112

6. NOTIFY DIG SAFELY NEW YORK THREE WORKING DAYS PRIOR TO DIGGING, DRILLING OR BLASTING AT 1-800-962-7962, FOR A UTILITY STAKE-OUT.
7. ALL WORK CONTEMPLATED AND MATERIALS USED WITHIN THE NYS RIGHT-OF-WAY SHALL BE COVERED BY AN IN CONFORMITY WITH THE NYS DEPARTMENT OF TRANSPORTATION MAY 1, 2008 SPECIFICATIONS BOOK AND ANY SUBSEQUENT ADDENDA ALONG WITH ANY APPROPRIATE CURRENT NYS DEPARTMENT OF TRANSPORTATION STANDARD SHEETS, EXCEPT AS MODIFIED IN THESE PLANS AND IN THE ITEMIZED PROPOSAL. METRIC UNITS MAY BE CONVERTED TO ENGLISH.
8. QUALITY CONTROL OF ASPHALT CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 402 OF THE STANDARD SPECIFICATIONS. ASPHALT COURSE DEPTHS SHOWN ON THE PLANS ARE COMPACTED DEPTHS.
9. NO NIGHT WORK WILL BE ALLOWED UNLESS PRIOR APPROVAL IS GIVEN BY THE DEPARTMENT. ADDITIONAL MAINTENANCE AND PROTECTION OF TRAFFIC WILL BE REQUIRED INCLUDING THE ADDITION OF REFLECTIVE MATERIALS AND LIGHTING.
10. HAZARDOUS WASTE NOTIFICATION – THE PERMITTEE ACCEPTS THE RIGHT-OF-WAY OF THE STATE HIGHWAY IN ITS' AS IS CONDITION. THE DEPARTMENT OF TRANSPORTATION MAKES NO REPRESENTATION AS THE ABSENCE OF UNDERGROUND TANKS, STRUCTURES, FEATURES OR SIMILAR IMPEDIMENTS TO THE COMPLETION OF THE WORK PERMITTED HEREUNDER. SHOULD PERMITTEE FIND SOME PREVIOUSLY UNKNOWN UNDERGROUND IMPEDIMENTS TO IS WORK, THE DEPARTMENT OF TRANSPORTATION SHALL HAVE NO OBLIGATION TO CURE, REMOVE, REMEDY OR OTHERWISE DEAL WITH SUCH A PREVIOUSLY UNKNOWN UNDERGROUND IMPEDIMENTS. THE DEPARTMENT WILL PERMIT THE PERMITTEE TO REMOVE, MODIFY OR OTHERWISE DEAL WITH SUCH UNDERGROUND TANKS, STRUCTURE FEATURE OR IMPEDIMENT IF SUCH IS DONE IN A MANNER WHICH MEETS ACCEPTABLE ENGINEERING PRACTICE AND IS PRE-APPROVED BY THE DEPARTMENT OF TRANSPORTATION. SHOULD PERMITTEE DETERMINE THAT SUCH UNFORESEEN UNDERGROUND IMPEDIMENT RENDERS PERMITTEE WORK AS AUTHORIZED BY THIS PERMIT UNFEASIBLE, PERMITTEE SHALL HAVE THE OPTION OF RESTORING THE HIGHWAY TO ITS ORIGINAL CONDITIONS AND NOT PERFORMING SUCH WORK.
11. OPEN CUTTING OF THE ROADWAY SHALL NOT BE ALLOWED UNLESS PERMISSIONS GRANTED IN WRITING, BY THE REGIONAL TRAFFIC ENGINEER.

CONVENTIONAL ROADWAY

TAST-C1

Notes:
1. In urban conditions, advance warning sign spacings may be adjusted in order to accomodate side streets and driveways.
2. Centerline cones may be added to enhance the visibility of the flagger station. If cones are used, place them 100 ft. (minimum) from flagger.
3. Flagger Symbol Sign (W20-7) and "ONE LANE ROAD AHEAD" Sign (W20-4) shall be removed, covered or turned away from road users when flagging operations are not occuring.
4. Should the traffic queue prior to the advance warning signs, the "BE PREPARED TO STOP" sign can be added to the sign series at location shown or the entire advance warning sign series shall be moved to a location prior to the queued traffic.
5. If condition warrants, Barrier Vehicle with appropriate roll ahead distance may be used in advance of the work area. To use Barrier Vehicle, Buffer Space shall be provided accordingly.
6. For moving flagging operation, refer to TAST-CMF.



NOT TO SCALE

TABLE 1 : ADVANCE WARNING SIGN SPACING

Roadway	PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE BETWEEN SIGNS A (FT.)	B(FT.)	C(FT.)
URBAN LOW (≤30 MPH)	30	100	100	100
URBAN (35-40 MPH)	35 40	200	200	200
URBAN HIGH (≥45MPH)	45	350	350	350
RURAL		500	500	500

TABLE 2

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE IN FT
25	155 (~4 Skip Lines)
30	200 (~5 Skip Lines)
35	250 (~6 Skip Lines)
40	305 (~8 Skip Lines)
45	360 (~9 Skip Lines)
50	425 (~11 Skip Lines)
55	495 (~13 Skip Lines)

TABLE 3: REQUIRED SIGN SIZES*

SIGN	CONVENTIONAL HIGHWAY	FREEWAY/EXPRESSWAY
W20-7	36X36 in.	48X48 in.
W20-1	36X36 in.	48X48 in.
W20-4	36X36 in.	48X48 in.
W3-4	36X36 in.	48X48 in.
G20-2	36X18 in.	48X24 in.

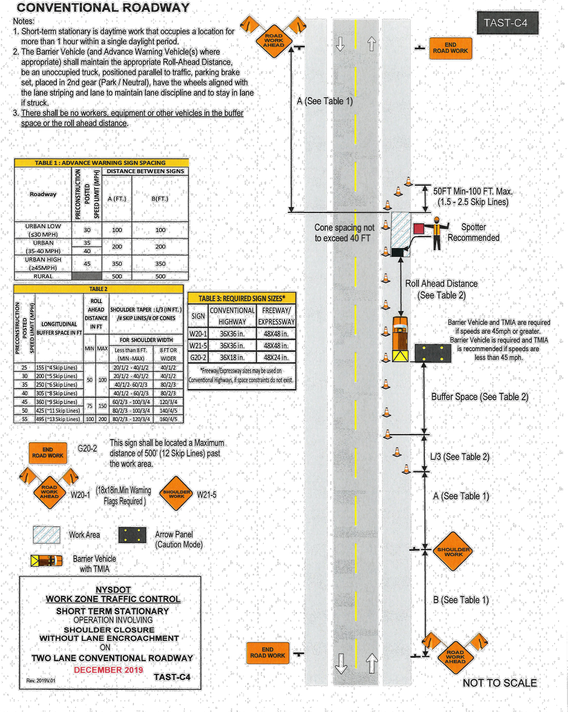
*Freeway/Expressway sizes may be used on Conventional Highways, if space constraints do not exist.

NYSDOT
WORK ZONE TRAFFIC CONTROL
SHORT TERM STATIONARY
OPERATION INVOLVING
DAYTIME
LANE CLOSURE WITH FLAGGERS
ON
TWO LANE CONVENTIONAL ROADWAY
DECEMBER 2019
TAST-C1
Rev. 2019V.01

CONVENTIONAL ROADWAY

TAST-C4

Notes:
1. Short-term stationary is daytime work that occupies a location for more than 1 hour within a single daylight period.
2. The Barrier Vehicle (and Advance Warning Vehicle(s) where appropriate) shall maintain the appropriate Roll-Ahead Distance, be an unoccupied truck, positioned parallel to traffic, parking brake set, placed in 2nd gear (Park / Neutral), have the wheels aligned with the lane striping and lane to maintain lane discipline and to stay in lane if struck.
3. There shall be no workers, equipment or other vehicles in the buffer space or the roll ahead distance.



NOT TO SCALE

TABLE 1 : ADVANCE WARNING SIGN SPACING

Roadway	PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE BETWEEN SIGNS A (FT.)	B(FT.)
URBAN LOW (≤30 MPH)	30	100	100
URBAN (35-40 MPH)	35 40	200	200
URBAN HIGH (≥45MPH)	45	350	350
RURAL		500	500

TABLE 2

PRECONSTRUCTION POSTED SPEED LIMIT (MPH)	LONGITUDINAL BUFFER SPACE IN FT	ROLL AHEAD DISTANCE IN FT		SHOULDER TAPER : L/3 (IN FT.) / # SKIP LINES/# OF CONES	
		MIN	MAX	FOR SHOULDER WIDTH Less than 8 FT. (MIN-MAX)	8 FT OR WIDER
25	155 (~4 Skip Lines)	50	100	20'/1/2 - 40/1/2	40/1/2
30	200 (~5 Skip Lines)			20'/1/2 - 40/2/3	40/1/2
35	250 (~6 Skip Lines)			40/1/2 - 60/2/3	80/2/3
40	305 (~8 Skip Lines)			40/1/2 - 60/2/3	80/2/3
45	360 (~9 Skip Lines)	75	150	60/2/3 - 100/3/4	120/3/4
50	425 (~11 Skip Lines)			80/2/3 - 100/3/4	140/4/5
55	495 (~13 Skip Lines)	100	200	80/2/3 - 120/3/4	160/4/5

TABLE 3: REQUIRED SIGN SIZES*

SIGN	CONVENTIONAL HIGHWAY	FREEWAY/ EXPRESSWAY
W20-1	36X36 in.	48X48 in.
W21-5	36X36 in.	48X48 in.
G20-2	36X18 in.	48X24 in.

*Freeway/Expressway sizes may be used on Conventional Highways, if space constraints do not exist.

NYSDOT
WORK ZONE TRAFFIC CONTROL
SHORT TERM STATIONARY
OPERATION INVOLVING
SHOULDER CLOSURE
WITHOUT LANE ENCROACHMENT
ON
TWO LANE CONVENTIONAL ROADWAY
DECEMBER 2019
TAST-C4
Rev. 2019V.01

NYSDOT WZTC NOTES:

1. WHERE NOT SHOWN IN THE WZTC PLANS OR OTHERWISE AUTHORIZED BY NYS DOT (OR THE ENGINEER), TRAVEL LANE WIDTHS IN WORK ZONES SHALL BE A MINIMUM OF 11 FT ON FREEWAYS, RAMPS, EXPRESSWAYS AND MULTI-LANE CONVENTIONAL ROADWAYS AND 10 FT ON ALL OTHER CONVENTIONAL ROADWAYS.
2. WORK ZONES SHALL BE RESTRICTED TO ONE SIDE OF THE ROADWAY AT A TIME IN EACH DIRECTION ON DIVIDED ROADWAYS, UNLESS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR SHALL SCHEDULE WORK SO THAT ALL TRAVEL LANES AND RAMPS IN EACH DIRECTION ARE OPEN WHEN THE CONTRACTOR'S OPERATIONS ARE CLOSED DOWN OR SUBSTANTIALLY CLOSED DOWN.
4. DAILY CLOSURES MAY OCCUR OFF OF LONG-TERM CLOSURES AND SHALL BE SUBJECT TO DAILY CLOSURE RESTRICTIONS.
5. WORK ZONES SHALL BE RESTRICTED TO ONE SIDE OF THE ROADWAY AT A TIME ON UNDIVIDED HIGHWAYS.
6. WHEN A PEDESTRIAN APPROACHES A FLAGGER STATION, THE FLAGGER SHALL STOP TRAFFIC AND DIRECT THE PEDESTRIAN TO A SAFE ROUTE THROUGH THE WORK AREA. FLAGGERS SHALL COORDINATE THE FLAGGING OF THE WORK ZONE TO ENSURE PEDESTRIANS CAN SAFELY PROCEED THROUGH THE AREA. IF THERE IS MORE THAN THE OCCASIONAL PEDESTRIAN WITHIN THE PROJECT LIMITS, REFER TO THE SITE SPECIFIC PEDESTRIAN WZTC PLAN.
7. DAILY LANE, RAMP AND SHOULDER CLOSURES SHALL NOT BE PERMITTED ON STATE OWNED ROADWAYS DURING MAJOR HOLIDAYS. FOR A LIST OF THE MAJOR HOLIDAYS, SEE SPECIAL NOTE IN THE CONTRACT PROPOSAL FOR TEMPORARY LANE CLOSURE RESTRICTIONS FOR MAJOR HOLIDAYS.

2022
6:00 AM THURSDAY, DECEMBER 20, 2021 THRU 6:AM MONDAY, JANUARY 3, 2022 – (NEW YEAR'S HOLIDAY)
6:00 AM FRIDAY, MAY 27, 2022 THRU 6:00 AM TUESDAY, MAY 31, 2022 – (MEMORIAL DAY HOLIDAY)
6:00 AM FRIDAY, JULY 1, 2022 THRU 6:00 AM TUESDAY, JULY 5, 2022 – (JULY 4TH HOLIDAY)
6:00 AM FRIDAY, SEPTEMBER 2, 2022 THRU 6:00 AM TUESDAY, SEPTEMBER 6, 2022 – (LABOR DAY HOLIDAY)
6:00 AM WEDNESDAY, NOVEMBER 23, 2022 THRU 6:00 AM MONDAY, NOVEMBER 28, 2022 – (THANKSGIVING HOLIDAY)
6:00 AM FRIDAY, DECEMBER 23, 2022 THRU 6:00 AM TUESDAY, DECEMBER 27, 2022 – (CHRISTMAS HOLIDAY)
6:00 AM FRIDAY, DECEMBER 30, 2022 THRU 6:00 AM TUESDAY, JANUARY 3, 2022 – (NEW YEAR'S HOLIDAY)

8. ALL CHANNELIZING DEVICES SHALL BE PLACED SO AS TO PROVIDE A 2-FOOT LATERAL CLEARANCE TO THE TRAVELED WAY UNLESS OTHERWISE SHOWN ON THE PLANS. WHERE POSSIBLE A LATERAL BUFFER SPACE OF 2-FOOT MINIMUM SHALL BE PROVIDED BETWEEN THE WORK SPACE AND THE CHANNELIZING DEVICES.
9. CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL BE 40' MAXIMUM FOR POSTED SPEED LIMITS 40 MPH OR GREATER AND 20' MAXIMUM FOR POSTED SPEED LIMITS 35 MPH OR LESS.
10. STANDARD CONES AND TUBULAR MARKERS SHALL NOT BE USED FOR CHANNELIZATION AND DELINEATION DURING THE HOURS OF DARKNESS, WHICH IS DEFINED AS THE PERIOD BETWEEN SUNSET AND SUNRISE.
11. ALL CONSTRUCTION SIGN SHALL BE MOUNTED AT A HEIGHT OF 7 FEET ABOVE THE EDGE OF TRAVEL TIME.
12. SIGNS SHALL NOT ENCROACH MORE THAN 4" INTO SHOULDERS USED BY PEDESTRIANS OR BICYCLES.
13. WHERE SHOULDER WIDTHS ARE LIMITED AND SIGNS CANNOT BE ERECTED BEYOND THE SHOULDER, CONSTRUCTION SIGNES MAY NEED TO BE MOUNTED ON CONCRETE MEDIAN BARRIERS, BRIDGE PARAPETS, ETC..
14. THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS AS STATED ABOVE WILL BE CONSIDERED UNSATISFACTORY TEMPORARY WORK ZONE TRAFFIC CONTROL. PAYMENT WILL BE WITHHELD FOR THE VARIOUS CONTRACT ITEMS WHICH CONTAIN WORK ZONE TRAFFIC CONTROL PROVISIONS IN ACCORDANCE WITH TABLE 619-7 FOR EACH DAY THAT A FAILURE TO COMPLY OCCURS. FAILURE TO COMPLY WILL ALSO RESULT IN THE ASSESSMENT OF LIQUIDATED DAMAGES FOR EACH VIOLATION.
15. THE CONTRACTOR SHALL BE AWARE THAT THE WORK ZONE TRAFFIC CONTROL IS A VERY CRITICAL ITEM OF THE PERMIT AND SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 619 "WORK ZONE TRAFFIC CONTROL" OF THE STANDARD SPECIFICATIONS, THE 2009 EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE NEW YORK STATE SUPPLEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK ZONE TRAFFIC CONTROL AT ALL TIMES FOR THE DURATION OF THE PERMITTED WORK.
16. ACTUAL FIELD CONDITIONS MAY REQUIRE OTHER SIGNS AND OTHER ARRANGEMENTS OF SIGNS. DISTANCES SHALL BE ADAPTED TO PREVAILING CONDITIONS. SIGNS SHALL BE LOCATED TO PROVIDE OPTIMUM VISIBILITY. SIGNS THAT RE NOT APPLICABLE SHALL BE COVERED OR OBSCURED FROM SIGHT. ALL SIGN NUMBERS REFER TO THE 2009 EDITION OF THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE NEW YORK STATE SUPPLEMENT.
17. PEDESTRIAN ACCOMMODATIONS SHALL BE MAINTAINED FOR THE DURATION OF THE PROPOSED WORK. ANY DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY SHALL BE ADEQUATELY FENCED TO PREVENT PEDESTRIAN ACCESS WHEN THE CONTRACTORS OPERATIONS ARE SHUT DOWN.
18. MATERIALS, EQUIPMENT AND VEHICLES SHALL NOT BE STORED OR PARKED WITHIN THE STATE RIGHT-OF-WAY BEFORE WORK BEGINS OR AFTER CONTRACTOR'S OPERATIONS ARE SHUT DOWN. STAGING AREAS OUTSIDE THE RIGHT-OF-WAY SHALL BE USED TO STOCKPILE ALL CONSTRUCTION MATERIALS. DURING WORKING HOURS, NO CONSTRUCTION MATERIAL MAY BE STORED OR PLACED ON THE ROADWAY OR ROADBED EXCEPT WITHIN A PROTECTED WORK AREA.
19. VEHICLES BELONGING TO THE CONTRACTOR OR WORKERS SHALL NOT BE PARKED WITHIN 30 FEET OF THE EDGE OF PAVEMENT ALONG A ROADWAY BEING USED BY THE GENERAL PUBLIC UNLESS THEY ARE PARKED WITHIN A PROTECTED WORK AREA. DURING NON-WORKING HOURS, CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED WITHIN 30 FEET OF THE EDGE OF PAVEMENT.
20. W20-7A "FLAGGER" SIGNS SHALL BE USED WHENEVER FLAGGING OCCURS FOR MORE THAN A BRIEF PERIOD OF TIME. THE SIGNS SHALL BE PROMPTLY REMOVED, COVERED, OR FACED WAY FROM THE TRAFFIC WHEN THE FLAGGING OPERATION CEASES. ALL FLAGGING STATIONS AND LANE CLOSURES SHOULD BE LOCATED TO ENSURE MAXIMUM VISIBILITY.
21. NO DROP-OFF GREATER THAN SIX INCHES SHALL BE LEFT OVERNIGHT WITHIN 30 FEET OF THE EDGE OF PAVEMENT. DROP-OFFS LESS THAN SIX INCHES WILL BE PERMITTED IF PROPER DELINEATION AND SIGNING IS PROVIDED, AND PRIOR PERMISSION IS GRANTED IN WRITING BY A REPRESENTATIVE OF THE DEPARTMENT. A DROP-OFF IS CONSIDERED ELIMINATED IF TAPERED AWAY BY A 1 ON 6 SLOPE OR FLATTER.
22. CARE SHALL BE TAKEN TO INSURE THAT NO DAMAGE OCCURS TO THE EXISTING PAVEMENT/SHOULDER/CURB AREAS AS A RESULT OF CONSTRUCTION EQUIPMENT MOVEMENT.
23. THE CONTRACTOR MAY SUBMIT REVISIONS TO THIS PLAN FOR APPROVAL, BUT ANY CHANGE THAT ALTERS THE BASIC CONCEPTS OF THE PLAN MUST BE APPROVED BY THE NYSDOT REGIONAL DIRECTOR OR HIS DESIGNEE.

Rev.	Date	Revision Description
1.	07/29/21	Added Southern Fenceline
2.	03/21/22	Preliminary Site Plan Submission

SEAL

PROPOSED DANDY MINI-MART
LANSING (T), TOMPKINS (Co.), NEW YORK

FAGAN ENGINEERS
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113 East Chemung Place
Elmira N.Y. 14904
Phone (607) 734-2165
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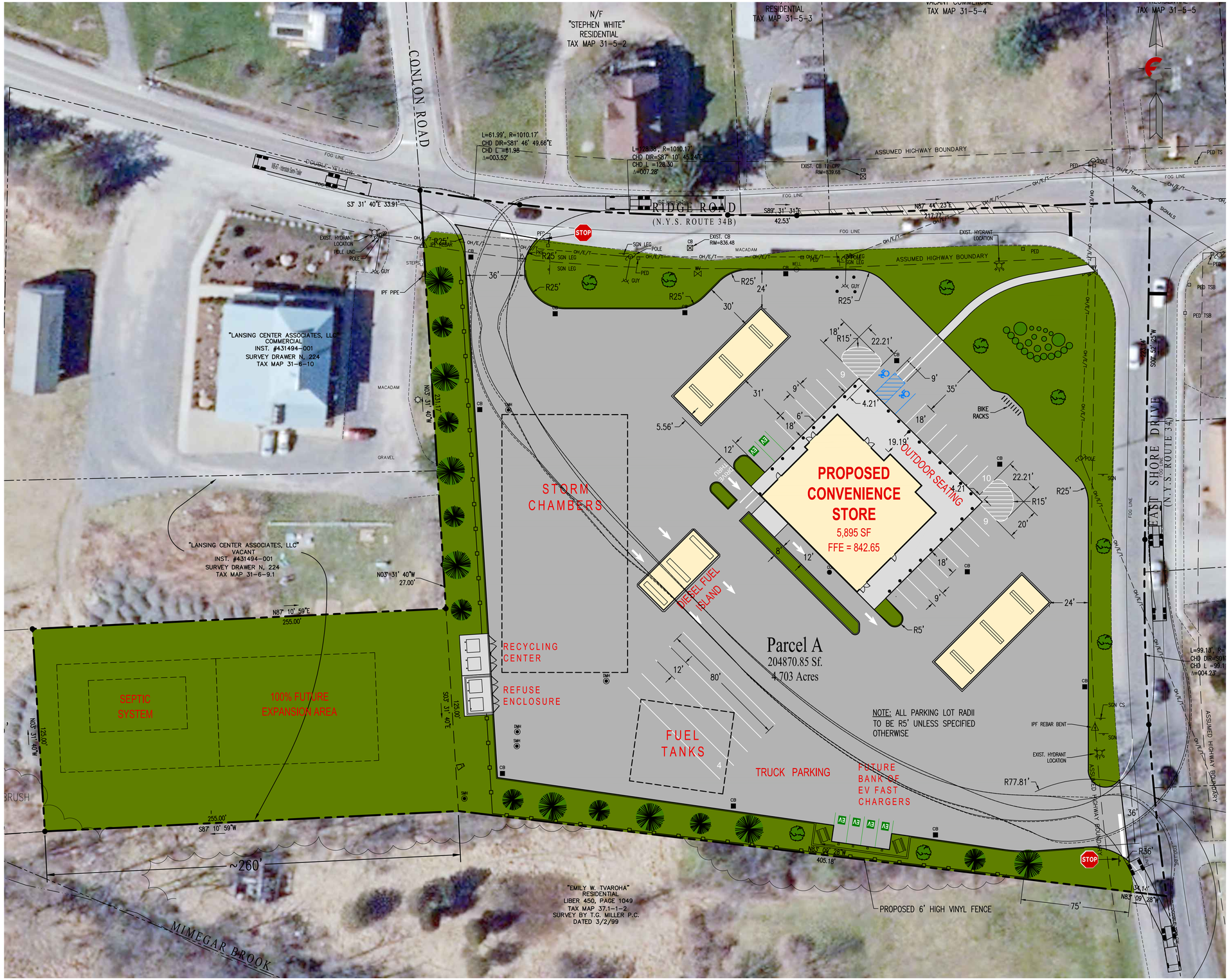
www.FaganEngineers.com

Scale:	As Noted 11x17 Prints are 1/2 Size
Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

NYSDOT WORKZONE DETAILS

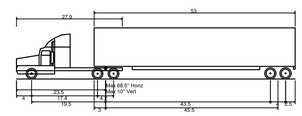
C18

PRELIMINARY PRINT
NOT FOR CONSTRUCTION



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- SAN — EXISTING SANITARY SEWER
- G — EXISTING GAS MAIN
- UG/E/T/C — EXISTING UTILITY LINE (UG–UNDERGROUND, OH–OVERHEAD, T–TELEPHONE, E–ELECTRIC, C–CABLE)
- X — EXISTING FENCE LINE
- W — EXISTING WATER LINE
- 932 — EXISTING CONTOUR LINE
- LOD — PROPOSED LIMIT OF DISTURBANCE
- 99 — PROPOSED CONTOUR LINE
- PROPOSED EASEMENT
- ST — PROPOSED STORM SEWER
- PROPOSED EDGE OF ROADWAY
- PROPOSED CURB LINE
- SAN — PROPOSED SANITARY SEWER
- G — PROPOSED GAS LINE
- UG/E/T/C — PROPOSED UTILITY LINE (UG–UNDERGROUND, OH–OVERHEAD, T–TELEPHONE, E–ELECTRIC, C–CABLE)
- W — PROPOSED WATER LINE
- SF — PROPOSED SILT FENCE
- CS — PROPOSED COMPOST SOCK
- SMH — EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- CO — EXISTING CLEANOUT
- 99.50 x — EXISTING SPOT ELEVATION
- SMH — PROPOSED SANITARY MANHOLE
- WV — PROPOSED WATER VALVE
- TB — PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- CO — PROPOSED CLEANOUT
- PROPOSED LIGHTING FIXTURE
- X 99.42 — PROPOSED SPOT ELEVATION
- DW — PROPOSED DRYWELL
- CB — PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- TC=100.50 BC=100.00 — PROPOSED TOP/BOTTOM CURB



WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

WB-67 TRUCK TEMPLATE

0 20' 40'

0 30' 60'

Note :
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.
IT'S THE LAW!
Call three days before you dig!
1-800-962-7962
Dig Safely New York
(non-members must be contacted separately)

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TRUCK TURNING PLAN

C19