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
DESIGN & SURVEY BY:
L.FABBRONI
NYSPE051734
NYSLS049682
NOTES:
1.CONTOURS 1 FOOT APPROX. USGS
2.Ø= IRON PIPE OR PIN FOUND
3.ENCROACHMENT 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 AREA WITHIN A 50 FOOT SETBACK OF GULF STREAM SHOULD HAVE NO IMPROVEMENTS CONSTRUCTED.
6.The AREA BETWEEN 50 AND 100 FOOT SETBACK OF GULF STREAM MAY HAVE STORMWATER BIOFILTERS AND PONDS
STATE OF NEW YORK
LAWRENCE P. FABBRONI
LICENSED PROFESSIONAL ENGINEER
51734
STATE OF NEW YORK
LAWRENCE PETER FABBRONI
LICENSED LAND SURVEYOR
49682
ASBURY ROAD
0 50 100 200 300
GULF STREAM
DETENTION POND SITE
WARREN ROAD
T.P. 40-3-2.2 THALER
T.P. 40-3-2.6 R.O. VB PROPERTY GROUP LLC
T.P. 40-3-2.5 R.O. VB PROPERTY GROUP LLC
T.P. 40-3-2.4 R.O. VB PROPERTY GROUP LLC
T.P. 40-3-2.3 R.O. VB PROPERTY GROUP LLC
T.P. 40-3-2.1 R.O. RICHARD S. THALER
T.P. 40-3-4 R.O. TELLERICO
T.P. 40-3-5 BUTLER
T.P. 40-3-6 SPENCER
T.P. 40-3-7 WARNER
T.P. 40-3-8 HILL
T.P. 40-3-9 FAIR
T.P. 40-3-10 HELICE
T.P. 40-3-11 McMILLEN
T.P. 40-3-12 ELLIS
STEVENSON
CARDAMENE
T.P. 41-2-45
T.P. 41-2-47
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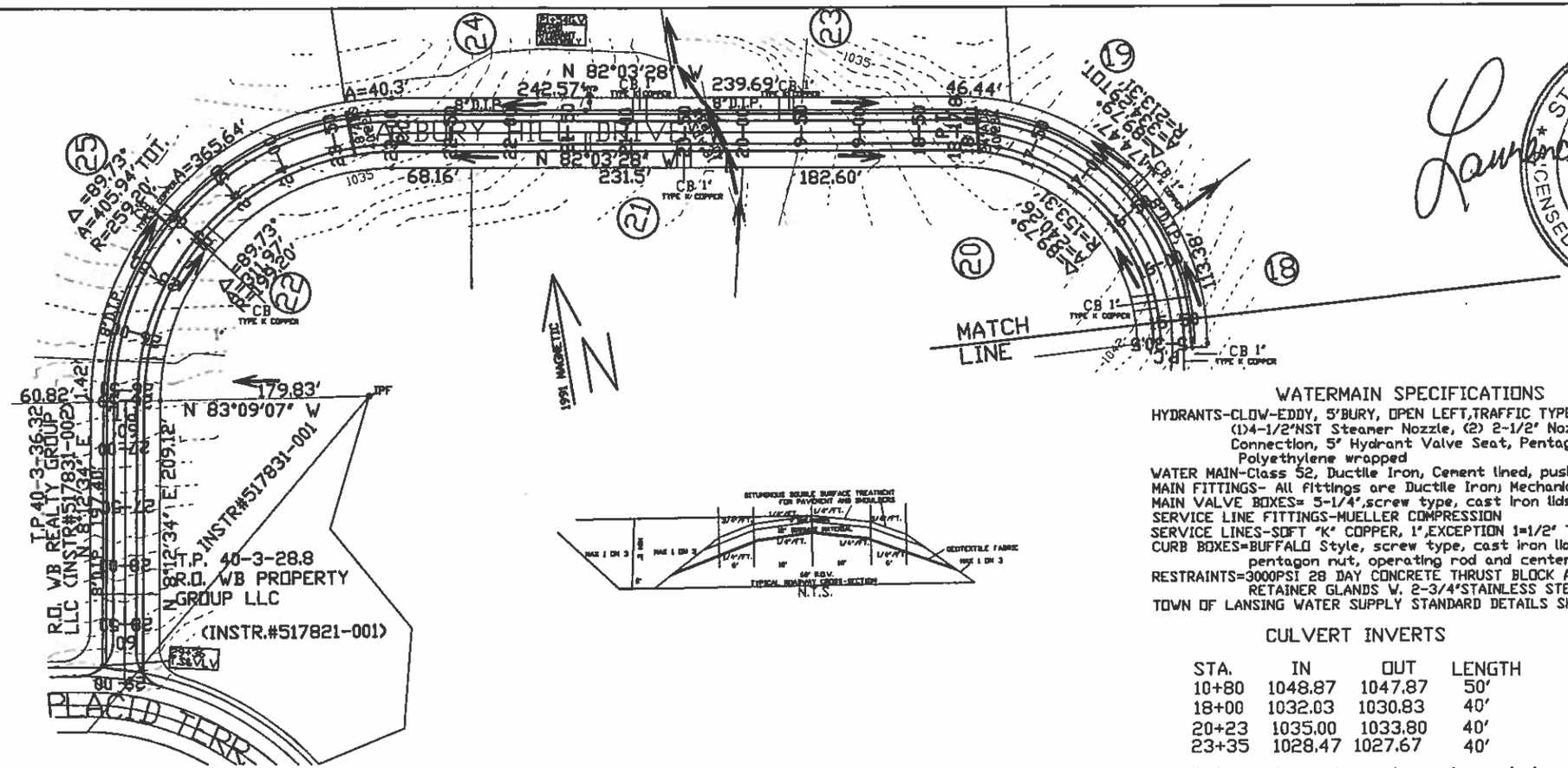


WATERMAIN SPECIFICATIONS

HYDRANTS-CLOW-EDDY, 5'BURY, OPEN LEFT,TRAFFIC TYPE GROUND FLANGE, 6'INLET, (1)4-1/2'NST Steamer Nozzle, (2) 2-1/2' Nozzles, Mechanical Joint Connection, 5' Hydrant Valve Seat, Pentagon Operating Nut Polyethylene wrapped

WATER MAIN-Class 52, Ductile Iron, Cement lined, push on Joint.

MAIN FITTINGS- All fittings are Ductile Iron; Mechanical Joint underground

MAIN VALVE BOXES= 5-1/4',screw type, cast iron lids marked 'WATER'

SERVICE LINE FITTINGS-MUELLER COMPRESSION

SERVICE LINES-SOFT 'K' COPPER, 1',EXCEPTION 1=1/2' TO LOT 28

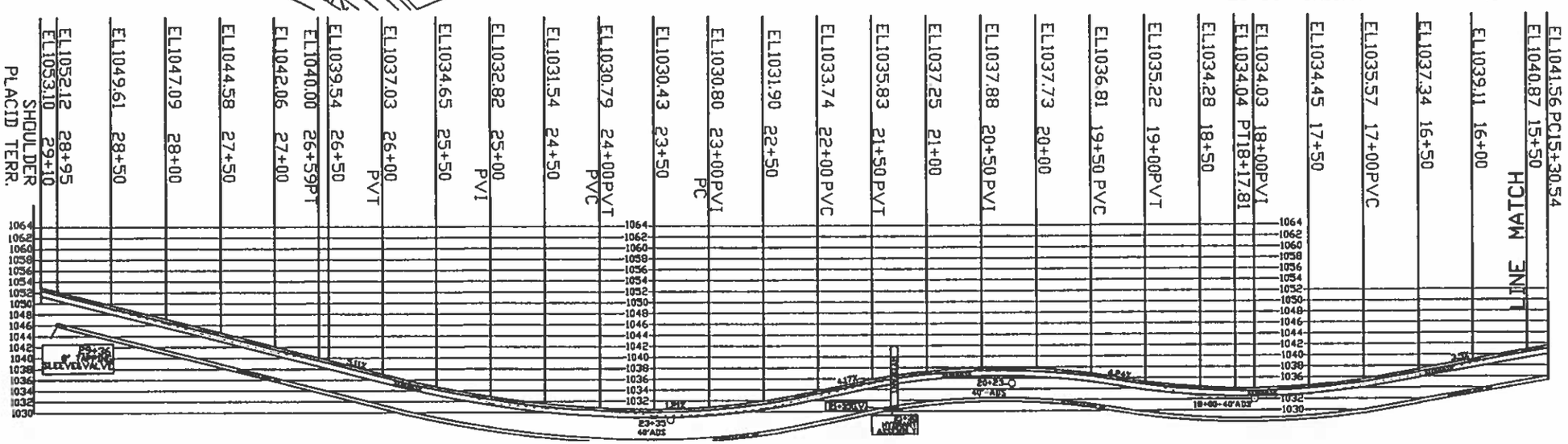
CURB BOXES=BUFFALO Style, screw type, cast iron lid marked 'WATER' with pentagon nut, operating rod and centering ring

RESTRAINTS=3000PSI 28 DAY CONCRETE THRUST BLOCK AS SPECIFIED AND RETAINER GLANDS W. 2-3/4'STAINLESS STEEL THREADED RODS

TOWN OF LANSING WATER SUPPLY STANDARD DETAILS SHEETS 1 THRU 12

CULVERT INVERTS

STA.	IN	OUT	LENGTH
10+80	1048.87	1047.87	50'
18+00	1032.03	1030.83	40'
20+23	1035.00	1033.80	40'
23+35	1028.47	1027.67	40'



NOTES:
CONTOURS 1 FOOT APPROX. USGS

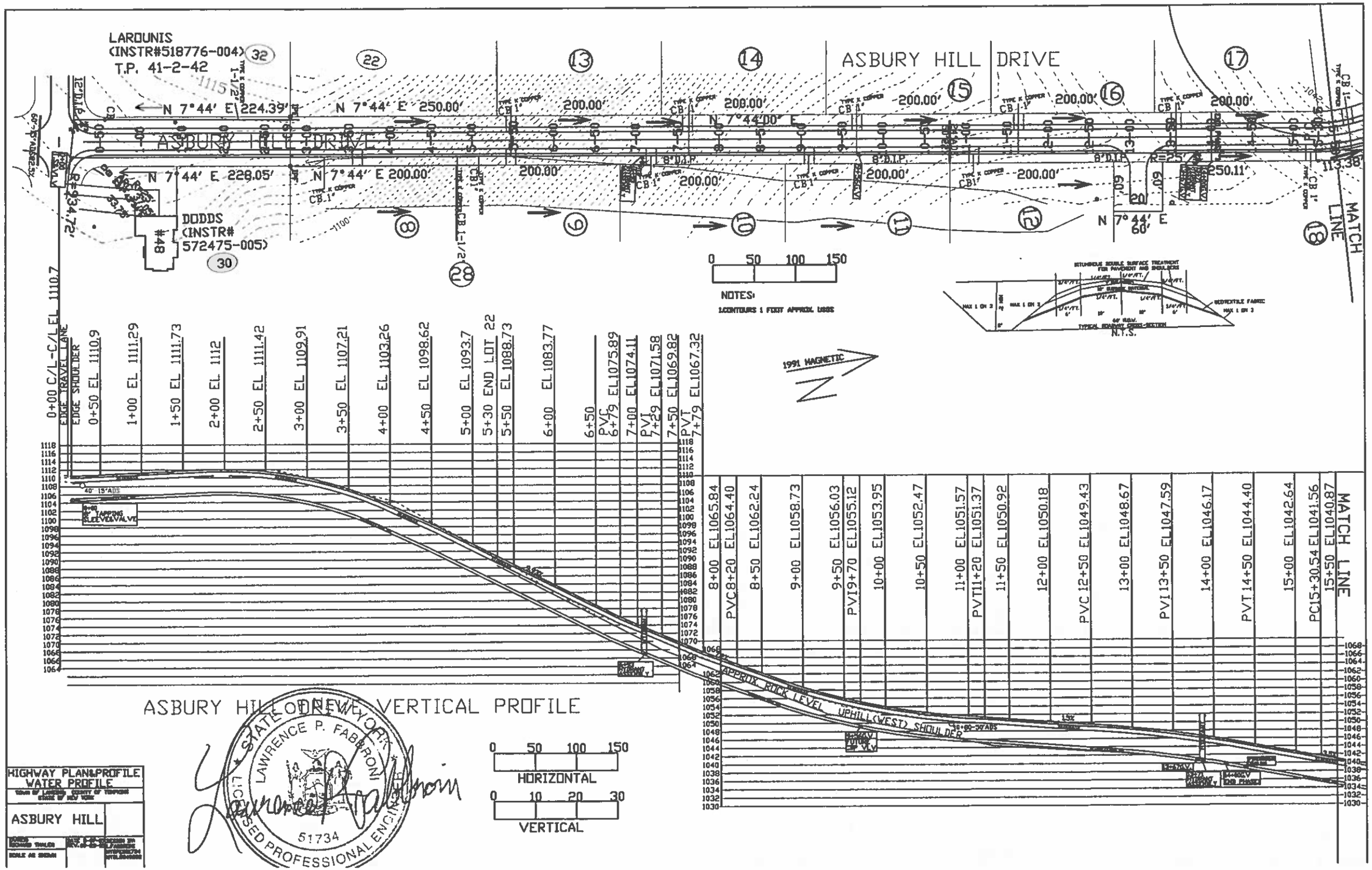
0 50 100 150
HORIZONTAL

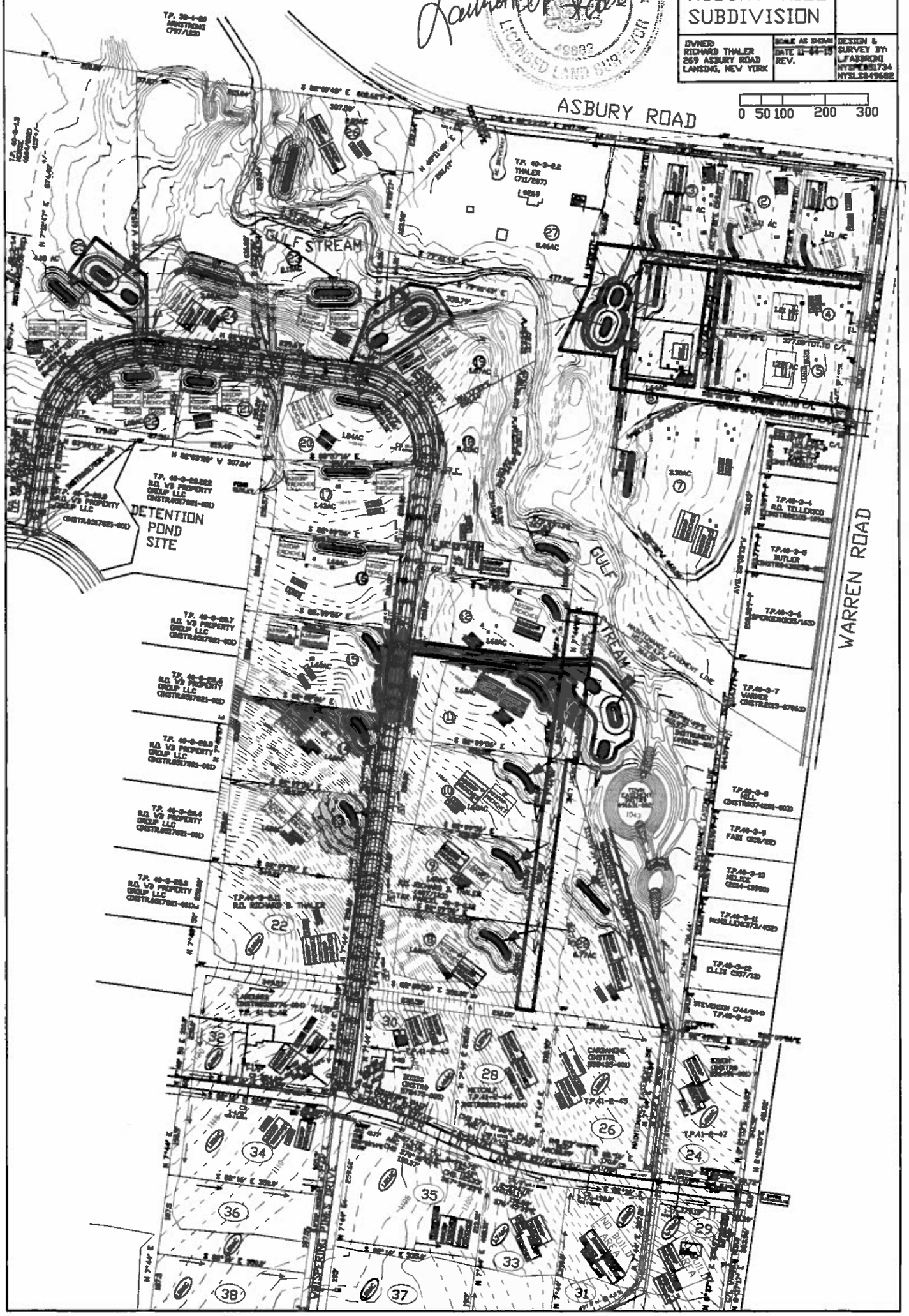
0 10 20 30
VERTICAL

HIGHWAY PLAN&PROFILE
WATER PROFILE
TOWN OF LANSING COUNTY OF TOMPKINS
STATE OF NEW YORK

ASBURY HILL

DRAWN: RICHARD THALER
SCALE AS SHOWN
DATE: J-11-93


LARDUNIS
(INSTR#518776-004)
T.P. 41-2-42
ASBURY HILL DRIVE
N 7°44' E 224.39'
N 7°44' E 250.00'
N 7°44' E 228.05'
N 7°44' E 200.00'
DODDS
(INSTR#
572475-005)
#48
MATCH LINE
NOTES:
1.CONTOURS 1 FOOT APPROX. LOCS
N.T.S.
1991 MAGNETIC
0+00 C/L-C/L EL 1110.7
EDGE TRAVEL LANE
EDGE SHOULDER
0+50 EL 1110.9
1+00 EL 1111.29
1+50 EL 1111.73
2+00 EL 1112
2+50 EL 1111.42
3+00 EL 1109.91
3+50 EL 1107.21
4+00 EL 1103.26
4+50 EL 1098.62
5+00 EL 1093.7
5+30 END LOT 22
5+50 EL 1088.73
6+00 EL 1083.77
6+50
PVC 6+79 EL1075.89
7+00 EL1074.11
PVI 7+29 EL1071.58
7+50 EL1069.82
PVT 7+79 EL1067.32
8+00 EL1065.84
PVC8+20 EL1064.40
8+50 EL1062.24
9+00 EL1058.73
9+50 EL1056.03
PVI9+70 EL1055.12
10+00 EL1053.95
10+50 EL1052.47
11+00 EL1051.57
PVT11+20 EL1051.37
11+50 EL1050.92
12+00 EL1050.18
PVC 12+50 EL1049.43
13+00 EL1048.67
PVI 13+50 EL1047.59
14+00 EL1046.17
PVT 14+50 EL1044.40
15+00 EL1042.64
PC15+30.54 EL1041.56
15+50 EL1040.87
MATCH LINE
APPROX. ROCK LEVEL UPHILL (WEST) SHOULDER
ASBURY HILL DRIVE VERTICAL PROFILE
HORIZONTAL
VERTICAL
STATE OF NEW YORK
LAWRENCE P. FABRONI
LICENSED PROFESSIONAL ENGINEER
51734
HIGHWAY PLAN&PROFILE
WATER PROFILE
ASBURY HILL


STORMWATER EASEMENTS
TOWN OF LANSING; COUNTY OF TOMPKINS
STATE OF NEW YORK
ASBURY HILL SUBDIVISION
OWNER: RICHARD THALER
269 ASBURY ROAD
LANSING, NEW YORK
SCALE AS SHOWN
DATE 11-04-15
REV.
DESIGN & SURVEY BY: L.FABBRONI
NYSPE051734
NYSLS049682
0 50 100 200 300
ASBURY ROAD
WARREN ROAD
GULF STREAM
DETENTION POND SITE
NO BUILD AREA
WHISPERING PINES DRIVE
T.P. 40-3-2.2 THALER
T.P. 40-3-4 R.D. TELLERICO
T.P. 40-3-5 BUTLER
T.P. 40-3-6 SPERGER
T.P. 40-3-7 WARNER
T.P. 40-3-8 HILL
T.P. 40-3-9 FABI
T.P. 40-3-10 MELICE
T.P. 40-3-11 McMILLEN
T.P. 40-3-12 ELLIS
T.P. 40-3-13 STEVENSON
T.P. 40-3-2.2 R.D. RICHARD B. THALER
T.P. 40-3-2.2 R.D. WB PROPERTY GROUP LLC
T.P. 40-3-2.3 R.D. WB PROPERTY GROUP LLC
T.P. 40-3-2.4 R.D. WB PROPERTY GROUP LLC
T.P. 40-3-2.5 R.D. WB PROPERTY GROUP LLC
T.P. 40-3-2.6 R.D. WB PROPERTY GROUP LLC
T.P. 40-3-2.7 R.D. WB PROPERTY GROUP LLC
T.P. 40-3-2.8 R.D. WB PROPERTY GROUP LLC
T.P. 40-3-2.9 R.D. WB PROPERTY GROUP LLC
T.P. 40-3-2.10 R.D. WB PROPERTY GROUP LLC
T.P. 40-3-2.11 R.D. RICHARD B. THALER
T.P. 41-2-43
T.P. 41-2-44
T.P. 41-2-45
T.P. 41-2-47
CARDANGINE CONSTRO
BUDDS CONSTRO
MAINTENANCE EASEMENT LINE
INSTRUMENT
1043
22
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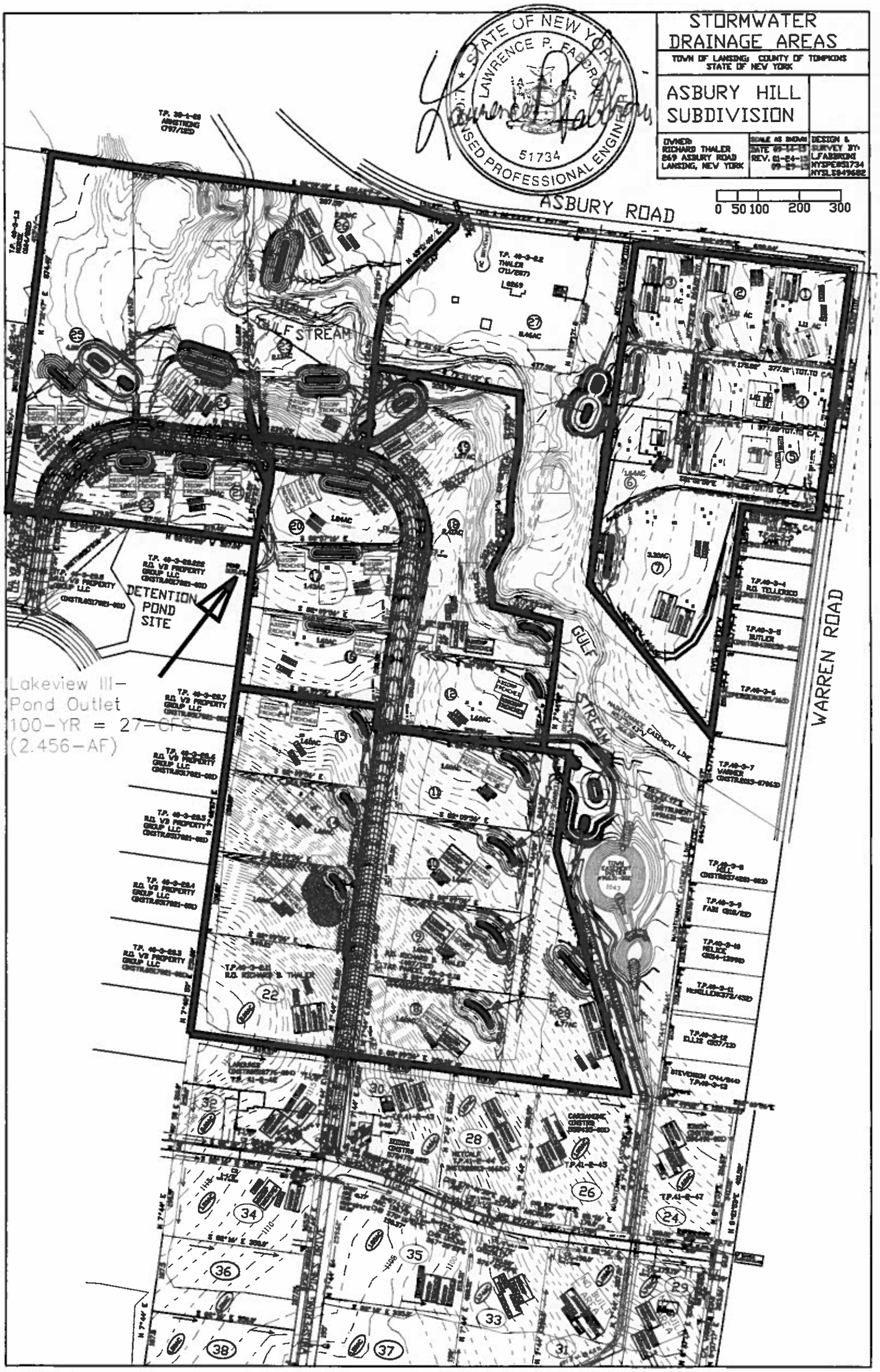
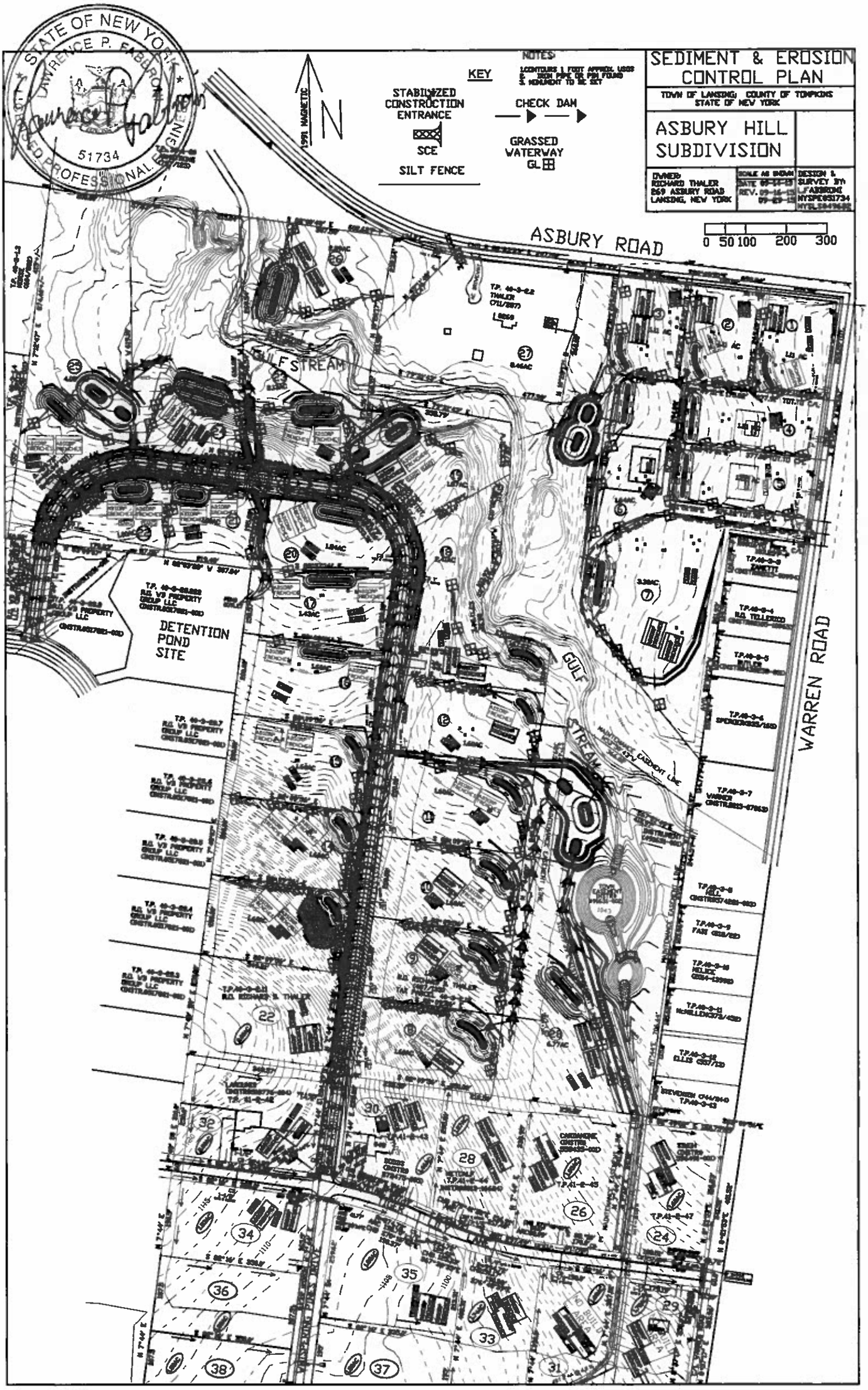

STORMWATER DRAINAGE AREAS
TOWN OF LANSING; COUNTY OF TOMPKINS
STATE OF NEW YORK
ASBURY HILL SUBDIVISION
OWNER: RICHARD THALER
269 ASBURY ROAD
LANSING, NEW YORK
SCALE AS SHOWN
DATE 09-14-15
REV. 01-24-15
09-29-15
DESIGN & SURVEY BY: L.FABBRONI
NYSPE#51734
NYSLS#49682
STATE OF NEW YORK
LAWRENCE P. FABBRONI
LICENSED PROFESSIONAL ENGINEER
51734
0 50 100 200 300
ASBURY ROAD
WARREN ROAD
GULF STREAM
DETENTION POND SITE
Lakeview III-
Pond Outlet
100-YR = 27-CFS
(2.456-AF)



STATE OF NEW YORK
LAWRENCE P. FABBRONI
51734
LICENSED PROFESSIONAL ENGINEER
KEY
STABILIZED CONSTRUCTION ENTRANCE
SCE
SILT FENCE
CHECK DAM
GRASSED WATERWAY
GL
NOTES:
1. CONTOURS 1 FOOT APPROX. USGS
2. IRON PIPE OR PIN FOUND
3. MONUMENT TO BE SET
SEDIMENT & EROSION CONTROL PLAN
TOWN OF LANSING; COUNTY OF TOMPKINS
STATE OF NEW YORK
ASBURY HILL SUBDIVISION
OWNER:
RICHARD THALER
269 ASBURY ROAD
LANSING, NEW YORK
SCALE AS SHOWN
DATE 09-14-15
REV. 09-16-15
09-29-15
DESIGN & SURVEY BY:
L.FABBRONI
NYSPE051734
1991 MAGNETIC
N
0 50 100 200 300
ASBURY ROAD
WARREN ROAD
GULF STREAM
DETENTION POND SITE
MAINTENANCE EASEMENT LINE

DRAINAGE DISTRICT
TOWN OF LANSING; COUNTY OF TOMPKINS
STATE OF NEW YORK
ASBURY HILL SUBDIVISION
OWNER: RICHARD THALER
269 ASBURY ROAD
LANSING, NEW YORK
SCALE AS SHOWN
DATE 3-20-15
REV. 09-29-15
11-04-15
DESIGN & SURVEY BY: L.FABBRONI
NYSPE051734
NYSLS049682
NOTES:
1.CONTOURS 1 FOOT APPROX. USGS
2.ALL DIGIN 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.
1991 MAGNETIC
N
0 50 100 200 300
ASBURY ROAD
WARREN ROAD
GULF STREAM
DETENTION POND SITE
STATE OF NEW YORK
LAWRENCE P. FABBRONI
51734
LICENSED PROFESSIONAL ENGINEER

SH 2-STORMWATER MANAGEMENT DETAILS

TOWN OF LANSING, COUNTY OF TOMPKINS
STATE OF NEW YORK

ASBURY HILL SUBDIVISION

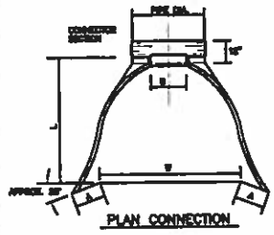
OWNER: RICHARD THALER 869 ASBURY ROAD LANSING, NEW YORK	SCALE AS SHOWN DATE 09-14-13 REV. 01-24-15 09-29-15	DESIGN & SURVEY BY: L.FABRONI NYSPE#51734 NYSLS#49682

SOIL RESTORATION REQUIREMENTS

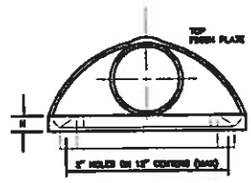
Type of Soil Disturbance	Soil Restoration Requirement		Comments/Examples
No soil disturbance	Restoration not permitted		Preservation of Natural Features
Minimal soil disturbance	Restoration not required		Clearing and grubbing
	HSG A & B	HSG C & D	
Areas where topsoil is stripped only - no change in grade	Apply 6 inches of topsoil	Aerate* and apply 6 inches of topsoil	Protect area from any ongoing construction activities.
Areas of cut or fill	HSG A & B	HSG C & D	
	Aerate and apply 6 inches of topsoil	Apply full Soil Restoration **	
Heavy traffic areas on site (especially in a zone 5-25 feet around buildings but not within a 5 foot perimeter around foundation walls)	Apply full Soil Restoration (de-compaction and compost enhancement)		
Areas where Runoff Reduction and/or Infiltration practices are applied	Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.		Keep construction equipment from crossing these areas. To protect newly installed practice from any ongoing construction activities construct a single phase operation fence area
Redevelopment projects	Soil Restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.		

*Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.

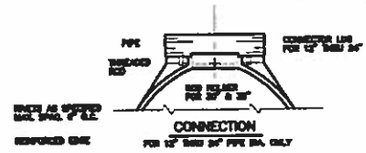
** Per "Deep Ripping and De-compaction, DEC 2008".



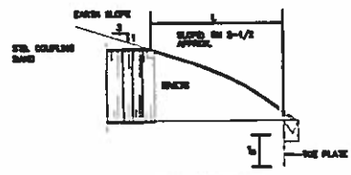
PLAN CONNECTION



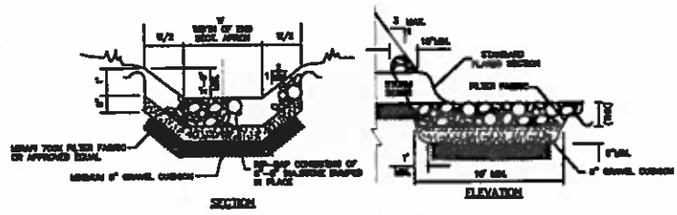
ELEVATION



CONNECTION



LONGITUDINAL SECTION



SECTION

ELEVATION

END SECTION W/ STONE LINED APRON

STONE LINING FOR STORMWATER CONVEYANCE SECTIONS

PIPE DIAMETER (DIA)	STONE FILLED FILTER	'Y' MAX. [a] & DEPTH	SEE NOTES	STONE SIZE [b]	PERCENT OF SPECIAL BY WEIGHT	MAXIMUM DISCHARGE CUBIC FT.
6"	FINE	11.0 FPS	2,3,4	SMALLER THAN 6" LARGER THAN 4" SMALLER THAN NO. 10 SIEVE	50-100 50-100 0-10	0.0194
12"	LIGHT	13.0 FPS	2,3,4	LARGER THAN 100 LBS LARGER THAN 3" SMALLER THAN 1/4"	50-100 50-100 0-10	0.0302
18"	MEDIUM	15.0 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 9"	50-100 0-10	0.0388
36"	HEAVY	17.0 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 9"	50-100 0-10	0.0453

[a] SOURCE: HYDRAULIC ENGINEERING CIRCULAR NO. 15 DESIGN OF STABLE CHANNELS WITH FLEXIBLE LININGS
[b] SOURCE: WILD DESIGN PROCEDURE SOIL, BANK AND CHANNEL PROTECTION LINING DESIGN PROCEDURES

1. STONE SIZE, COVER THAN SIXTEEN INCHES TO BE AVERAGE OF THE MINIMUM AND MAXIMUM DIMENSIONS OF A STONE PARTICLE AS DEFINED BY THE ENGINEER.
2. MATERIALS SHALL CONTAIN LESS THAN 50 PERCENT OF STONES WITH A RATIO OF MAXIMUM TO MINIMUM DIMENSIONS GREATER THAN THREE.
3. NO CRUSHED PLANT REFUSE OR CONCRETE OR BRICK, HAVING AT LEAST ONE FRACTURED FACE PER PARTICLE EXCEPTING FOR STONE SIZES THAN FIVE INCHES THAT SUBMERGED AND EXCLUDED PROCEDURES ARE MET.
4. MATERIALS SHALL CONTAIN A SUFFICIENT AMOUNT OF STONES SMALLER THAN THE AVERAGE STONE SIZE TO FILL THE SPACES BETWEEN THE STONES.

TYPICAL END SECTION

TABLE OF DIMENSIONS

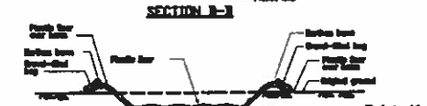
PIPE DIA.	GAUGE	DIMENSION (WITH TOLERANCE)				
		A 1" TOL.	B MAX.	H 1" TOL.	I 1-1/2"	W 2" TOL.
12"	16	4-3/4"	5"	5"	21"	24"
15"	16	5"	5"	5"	26"	30"
18"	16	7"	5"	5"	31"	36"
21"	16	8-1/2"	11"	5"	36"	42"
24"	14	8-1/2"	12"	5"	42"	48"
30"	14	12"	16"	7-1/2"	51-1/2"	60"

END SECTION SHALL BE FABRICATED WITH A MAXIMUM OF TWO SEAMS, TO BE MADE OF THE SAME MATERIAL AS THE PIPE ATTACHED TO OR AS SHOWN ABOVE, WHICHEVER IS THE LARGER SIZE.

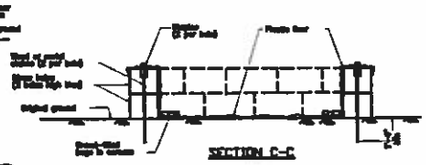
NOTES:
1. TOE PLATE TO BE PUNCHED TO MATCH HOLE IN INVERT UP. 3/4" BOLT HOLES TO BE PUNCHED. LENGTH OF TOE PLATE = 0 + 6 FOR 12" DIA. PIPE.
2. INVERT SECTION FOR 12" THRU 24" DIA. PIPE TO BE MADE IN ONE PIECE.
3. INVERT SECTION FOR 30" THRU 48" DIA. PIPE MAY BE MADE FROM TWO SHEETS BY SPACING OR BOLTING ON CENTER LINE.
4. CONNECTOR SECTION, CORNER PLATE TO BE SAME GAGE AS INVERT.
5. TOE PLATE TO BE FURNISHED IN ALL END SECTIONS UNLESS OTHERWISE NOTED.
6. DETAILS ON SHEET SHOWS THE MINIMUM STEEL PIPE, INSTALLER TO VERIFY DIMENSIONS FOR TRUE END SECTIONS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE ENGINEER.

SECTION B-B

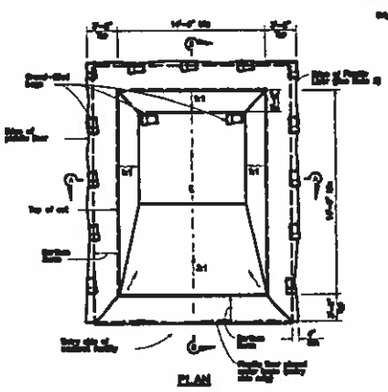
TYPICAL SECTION EARTHEN BERM



SECTION A-A

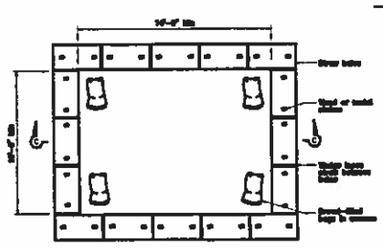


SECTION C-C



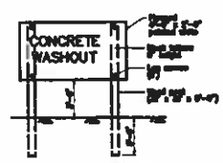
PLAN

TEMPORARY CONCRETE WASHOUT FACILITY



PLAN

TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN DETAIL

STAPLE DETAIL

TEMPORARY WATER POLLUTION CONTROL DETAILS (TEMPORARY CONCRETE WASHOUT FACILITY)

NO SCALE

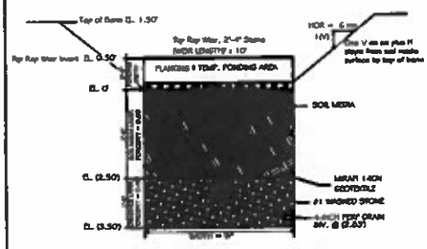
STATE OF NEW YORK
LAWRENCE P. FABRONI
LICENSED PROFESSIONAL ENGINEER
51734

SH 1-STORMWATER MANAGEMENT DETAILS

TOWN OF LANSING, COUNTY OF TOMPKINS
STATE OF NEW YORK

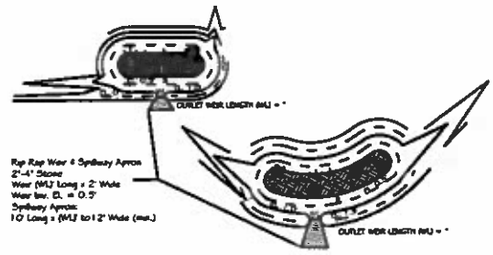
ASBURY HILL SUBDIVISION

OWNER: RICHARD THALER 869 ASBURY ROAD LANSING, NEW YORK	SCALE AS SHOWN DATE 09-14-13 REV. 01-24-15 09-29-15	DESIGN & SURVEY BY: L.F.ABRONI NYSPE051734 NYSLS049682



TYPICAL BIORETENTION CROSSECTION DETAI

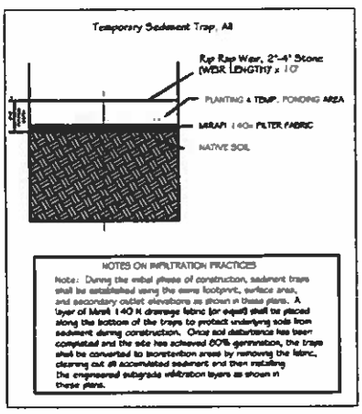
RELATIVE DATUM SHOW
REFERENCE STORMWATER MANAGEMENT PLAN
REFERENCE TABLE THIS SHEET FOR LOT SPECIFIC DETAILS EACH PRACTICE



TYPICAL BIORETENTION PLANS

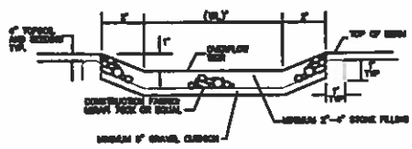
RELATIVE DATUM SHOW
REFERENCE STORMWATER MANAGEMENT PLAN FOR ACTUAL DATUM
REFERENCE TABLE THIS SHEET FOR LOT SPECIFIC DIMENSIONS EACH PRACTICE

Bioretention Suggested Plantings - USDA Zone 5A	
SHRUBS	HERBACEOUS PLANTS
Witch Hazel Hamamelis vigiliana	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 siphilitica
	Wild Bergamot Monarda fistulosa
	Red Milkweed Asclepias incarnata

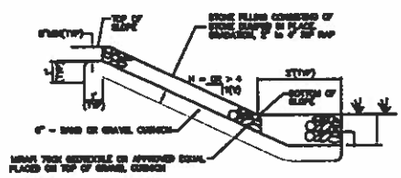


NOTES ON INFILTRATION PRACTICES

Note: During the initial phase of construction, sediment traps shall be established using the same footprint, surface area, and secondary outlet elevations as shown in these plans. A layer of Mirafi 140 N drainage fabric (or equal) shall be placed along the bottom of the traps to protect underlying soils from sediment during construction. Once soil disturbance has been completed and the site has achieved 80% germination, the traps shall be converted to bioretention areas by removing the fabric, clearing out all accumulated sediment and then installing the engineered subgrade infiltration layers as shown in these plans.



BIORETENTION WEIR OVERFLOW OUTLET



BIORETENTION OUTLET OVERFLOW SPILLWAY

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 35-60 % sand, 40-65% compost, such as a masonry sand and compost mixture.

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

INFILTRATION BIORETENTION PRACTICE
DIMENSIONS & DATA BY LOT

Lot #	Bioretention Practice Length (LF)	Bioretention Practice Width (LF)	Bioretention Surface Area (SF)	Bioretention Surface Elevation (FT)	Mulch Layer Volume (CY)	Soil Media Volume (CY)	Drainage Stone Volume (CY)	Void Storage Volume (CF)	Native Soil Perc Rate (IN/HR)	Outlet Underdrain Length (LF)	Outlet Underdrain Outlet El. (FT)	Outlet Weir Length (LF)	Outlet Weir Elevation (FT)
1	85	12	1020	1046.0	12	94	38	918.00	0.5	170	1042.32	6	1046.5
2	85	12	1020	1042.0	12	94	38	918.00	0.66	120	1038.57	6	1042.5
3	85	12	1020	1035.0	12	94	38	918.00	0.66	170	1031.32	6	1035.5
4	105	10	1050	1040.0	13	97	39	945.00	0.5	165	1036.35	6	1040.5
5	105	10	1050	1041.0	13	97	39	945.00	0.5	280	1036.77	6	1041.5
6	100	12	1200	1034.0	15	111	44	1080.00	1.11	100	1030.67	6	1034.5
7	110	18	1980	1037.0	24	183	73	1782.00	1.2	100	1033.67	10	1037.5
8	108	18	1944	1071.5	24	180	72	2520.00	2.53	120	1068.07	8	1072
9	108	18	1944	1060.0	24	180	72	2520.00	0.89	96	1056.69	8	1060.5
10	108	18	1944	1053.0	24	180	72	2520.00	1.28	110	1049.62	8	1053.5
11	108	18	1944	1047.0	24	180	72	2520.00	1.46	100	1043.67	10	1047.5
12	76	18	1368	1042.0	17	127	51	1750.00	1.03	92	1038.71	8	1042.5
13	76	18	1368	1080.0	17	127	51	1750.00	1.73	42	1076.96	8	1080.5
14	76	18	1368	1063.0	17	127	51	1750.00	4.07	44	1059.95	8	1063.5
15	76	18	1368	1056.0	17	127	51	1750.00	2.61	44	1052.95	8	1056.5
16	115	12	1380	1048.0	17	128	51	1750.00	2.02	200	1044.17	8	1048.5
17	108	12	1296	1041.0	16	120	48	1750.00	3.11	170	1037.32	8	1041.5
18	92	18	1656	1036.0	20	153	61	2100.00	1.51	66	1032.84	8	1036.5
19	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
20	105	12	1260	1036.0	15	117	47	1750.00	1.51	35	1033.00	8	1036.5
21	64	18	1152	1038.0	14	107	43	1540.00	1.85	38	1034.98	8	1038.5
22	64	18	1152	1035.0	14	107	43	1540.00	1.51	40	1031.97	8	1035.5
23	86	18	1548	1023.0	19	143	57	2100.00	1.51	210	1019.12	10	1023.5
24	108	12	1296	1025.0	16	120	48	1750.00	1.51	42	1021.96	8	1025.5
25	84	18	1512	1030.0	18	140	56	1960.00	1.51	65	1026.85	8	1030.5
26	102	18	1836	1020.0	22	170	68	2520.00	1.85	50	1016.92	10	1020.5
28	100	18	1800	1057.0	22	167	67	1960.00	1.51	128	1053.53	8	1057.5

Depth Ponding = 0.5-FT
Depth Mulch Layer = 0.33-FT
Depth Soil Media = 2.5-FT
Depth Drainage Layer = 1.0-FT

STATE OF NEW YORK
LAWRENCE P. FABRONI
51734
LICENSED PROFESSIONAL ENGINEER

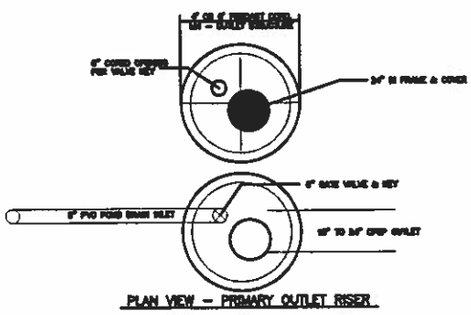
STATE OF NEW YORK
LAWRENCE P. FABBRONI
51734
LICENSED PROFESSIONAL ENGINEER

SH 2-STORMWATER POND DETAILS		
TOWN OF LANSING; COUNTY OF TOMPKINS STATE OF NEW YORK		
ASBURY HILL SUBDIVISION		
OWNER: RICHARD THALER 269 ASBURY ROAD LANSING, NEW YORK	SCALE AS SHOWN DATE 09-14-13 REV. 01-24-15 09-29-15	DESIGN & SURVEY BY: L.FABBRONI NYSPE051734 NYSLS049682

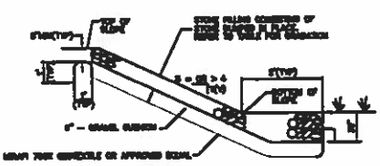
POND PLANTING LIST

Zone	Species to Plant	Type of Stock	Spacing and Density	Planting Method	Quantity
Wet Meadow and Shallow Emergent (0 - 18" deep)	Retention Basin ERNMX-127(a) Soft-stem bulrush (Scirpus validus) Hard-stem bulrush (Scirpus acutus)	Seed Bare root Bare root	Entire Area 2' centers 2' centers	Hand Hand Hand	30 lbs. 30 ea. 30 ea.
Deep aquatics and floating aquatics (4' water)	Sago Pondweed (Coleogeton pectinatum) Yellow water lily (Nuphar lutea) White water lily (Nymphaea odorata)	Roots, tubers Roots, tubers Roots, tubers	Random Random Random	Hand Hand Hand	100 ea. 30 30
Channel Entering Forebay Reveted Outlet Channel	Pussy willow (Salix discolor)	Brush layering 3' length	4' intervals		25 ea.

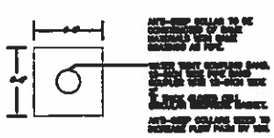
(a) Retention Basin Floor Seeding Mix - Ernst Conservation Seeds.



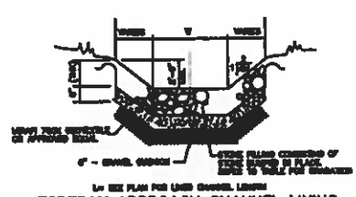
PLAN VIEW – PRIMARY OUTLET RISER



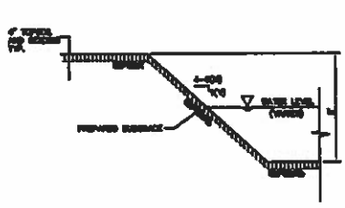
SPILLWAY SLOPES FOREBAY & POND



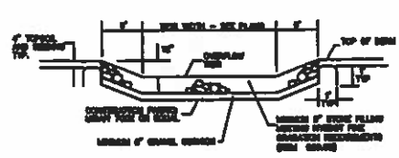
ANTI-SEEP COLLAR



FOREBAY APPROACH CHANNEL LINING



POND SECTION (TYP.)



FOREBAY & POND OUTLET WEIRS

STORMWATER POND # 1 PLAN & DETAILS

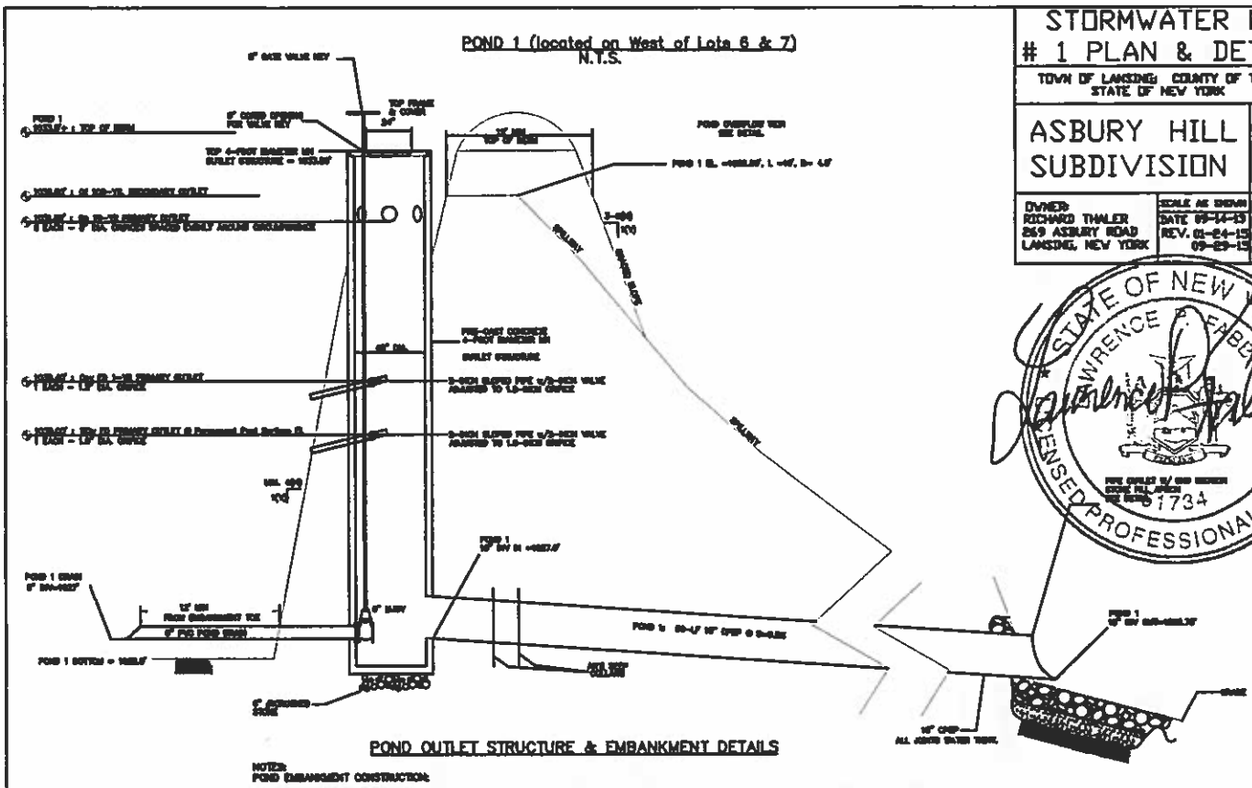
TOWN OF LANSING; COUNTY OF TOMPKINS
STATE OF NEW YORK

ASBURY HILL SUBDIVISION

OWNER:	SCALE AS SHOWN	DESIGN & SURVEY BY:
RICHARD THALER 269 ASBURY ROAD LANSING, NEW YORK	DATE 09-14-15 REV. 01-24-15 09-29-15	L.FABBRONI NYSPE051734 NYSLS049682

STATE OF NEW YORK
LAWRENCE P. FABBRONI
LICENSED PROFESSIONAL ENGINEER
051734

POND 1 (located on West of Lots 6 & 7)
N.T.S.



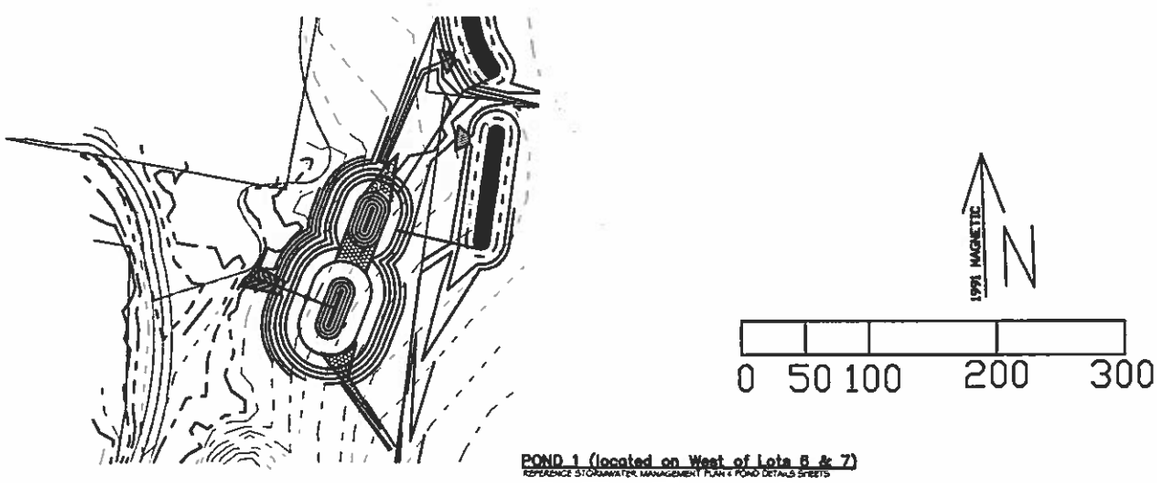
POND OUTLET STRUCTURE & EMBANKMENT DETAILS

NOTES:
POND EMBANKMENT CONSTRUCTION:

1. EMBANKMENT MATERIAL SPECIFICATIONS: [illegible]

2. EMBANKMENT COMPACTION: [illegible]

3. EMBANKMENT SURFACE: [illegible]



POND 1 (located on West of Lots 6 & 7)
REFERENCE STORMWATER MANAGEMENT PLAN & POND DETAILS SHEETS

Pond 1

Fore Bay Elevation (FT)	Area (SF)	Pond Elevation (FT)	Area (SF)
		1,033.50	15,415 Top Berm
		1,033.00	13,490
		1,032.00	9,625
		1,031.00	7,993
1,030.00	999	1,030.00	3,098
1,029.00	674	1,029.00	894
1,028.00	406	1,028.00	560
1,027.00	194	1,027.00	282
1,026.00	39 Bottom	1,026.00	61 Bottom

Broad Crested Weir
Elevation Length = 40'
1,030.00 Breadth = 14.5'

Qf 100-YR Broad Crested Weir Secondary Outlet
Elevation Length = 10'
1,032.50 Breadth = 4.5'

Qp 10-YR Orifice(s)
Inv. Elevation Equivalent Open Diameter
1,031.86 8.0-inches, 6-orifices evenly spaced around circumference of 4-ft. dia. concrete riser

Cpv ED 1-YR Orifice
Inv. Elevation Equivalent Open Diameter
1,030.40 1.2-inches, 1-orifice

WQv ED Orifice
Inv. Elevation Equivalent Open Diameter
1,030.00 1.6-inches, 1-orifice

STORMWATER POND # 2 PLAN & DEAILS

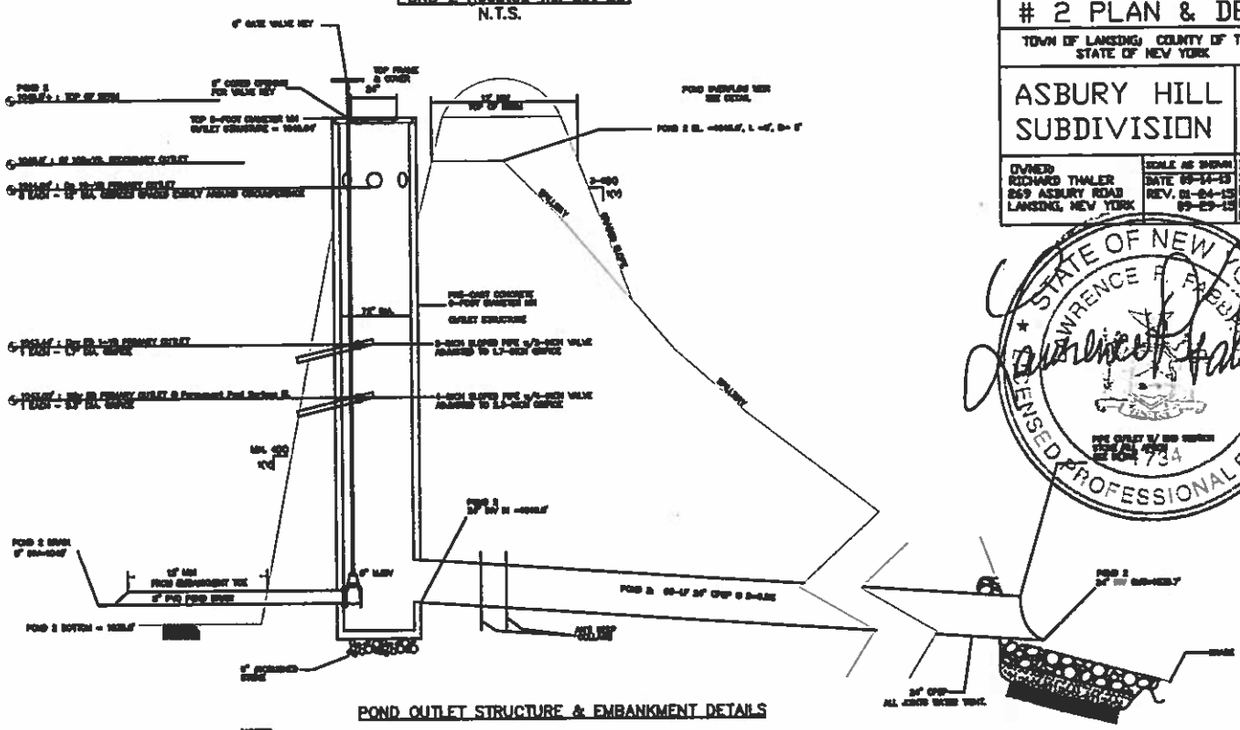
TOWN OF LANSING, COUNTY OF TOMPKINS
STATE OF NEW YORK

ASBURY HILL SUBDIVISION

OWNER RICHARD THALER 869 ASBURY ROAD LANSING, NEW YORK	SCALE AS SHOWN DATE 08-14-13 REV. 01-04-15 09-29-15	DESIGN & SURVEY BY: L.FABBRONI NYSPE:081734 NYSLS:049602

STATE OF NEW YORK
LAWRENCE R. FABBRONI
081734
LICENSED PROFESSIONAL ENGINEER

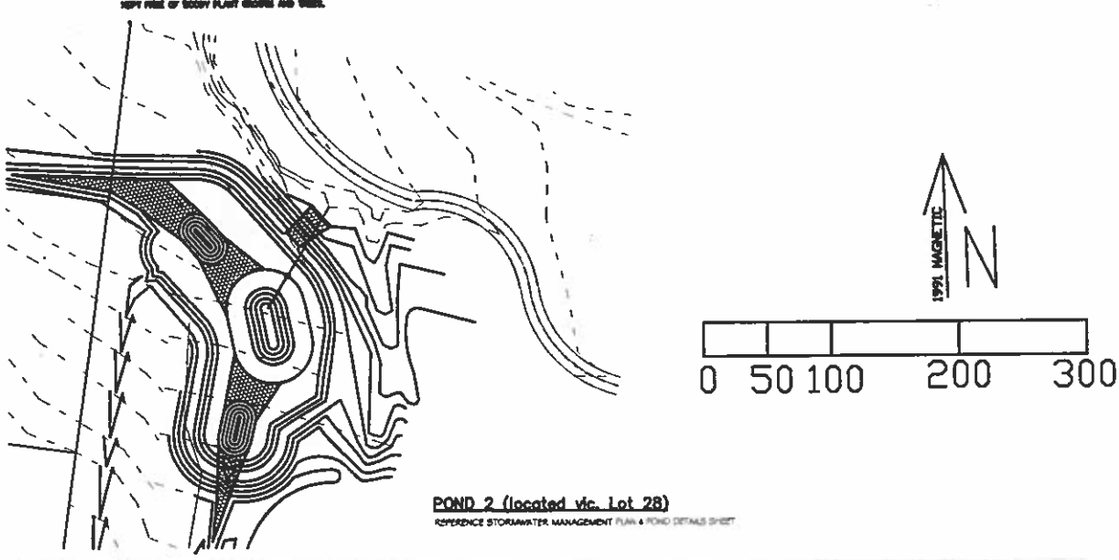
POND 2 (located vic. Lot 28)
N.T.S.



POND OUTLET STRUCTURE & EMBANKMENT DETAILS

NOTES:
POND EMBANKMENT CONSTRUCTION:

1. EMBANKMENT MATERIAL SPECIFICATIONS: EMBANKMENT CORE MATERIAL SHALL BE MATERIAL CONFORMING TO UNIFIED SOIL CLASSIFICATION GW, GC, SW, SC, SP, SM AT LEAST 30 [illegible]
2. EMBANKMENT COMPACTION: EMBANKMENT FILL SHALL BE PLACED IN 12-INCH LIFTS MOISTEN AND COMPACTED. THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF [illegible] ALL COMPACTION TO BE DETERMINED BY ASSISTS DERIVED TO STANDARD PROCTOR.
3. EMBANKMENT SURFACE: A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON EXPOSED SURFACE AREA OF THE EMBANKMENT. SEED GRADED SOILS SHALL BE ESTABLISHED BY SEEDING, LINING, 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.



POND 2 (located vic. Lot 28)
REFERENCE STORMWATER MANAGEMENT PLAN & POND DETAILS SHEET

Pond 2

Fore Bay N

Elevation (FT)	Area (SF)	
1,043.00	999	
1,042.00	674	
1,041.00	406	
1,040.00	194	
1,039.00	39	Bottom

Pond

Elevation (FT)	Area (SF)	
1,046.50	29,888	Top Berm
1,046.00	26,603	
1,045.00	22,485	
1,044.00	19,090	
1,043.00	4,817	
1,042.00	1,732	
1,041.00	1,148	
1,040.00	665	
1,039.00	282	Bottom

Fore Bay S

Elevation (F	Area (SF)	
1,043.00	999	
1,042.00	674	
1,041.00	406	
1,040.00	194	
1,039.00	39	Bottom

Broad Crested Weir

Elevation	Length = 26'
1,043.00	Breadth = 17'

Qf 100-YR Broad Crested Weir Secondary Outlet

Elevation	Length = 8'
1,045.00	Breadth = 6'

Broad Crested Weir

Elevation	Length = 26'
1,043.00	Breadth = 17'

Qp 10-YR Orifice(s)

Inv. Elevation	Equivalent Open Diameter
1,044.04	12.0-inches, 8-orifices evenly spaced around circumference of 6-ft. dia. concrete riser

Cpv ED 1-YR Orifice

Inv. Elevation	Equivalent Open Diameter
1,043.44	1.7-inches, 1-orifice

WQv ED Orifice

Inv. Elevation	Equivalent Open Diameter
1,043.00	2.3-inches, 1-orifice

STORMWATER POND # 3 PLAN & DEAILS

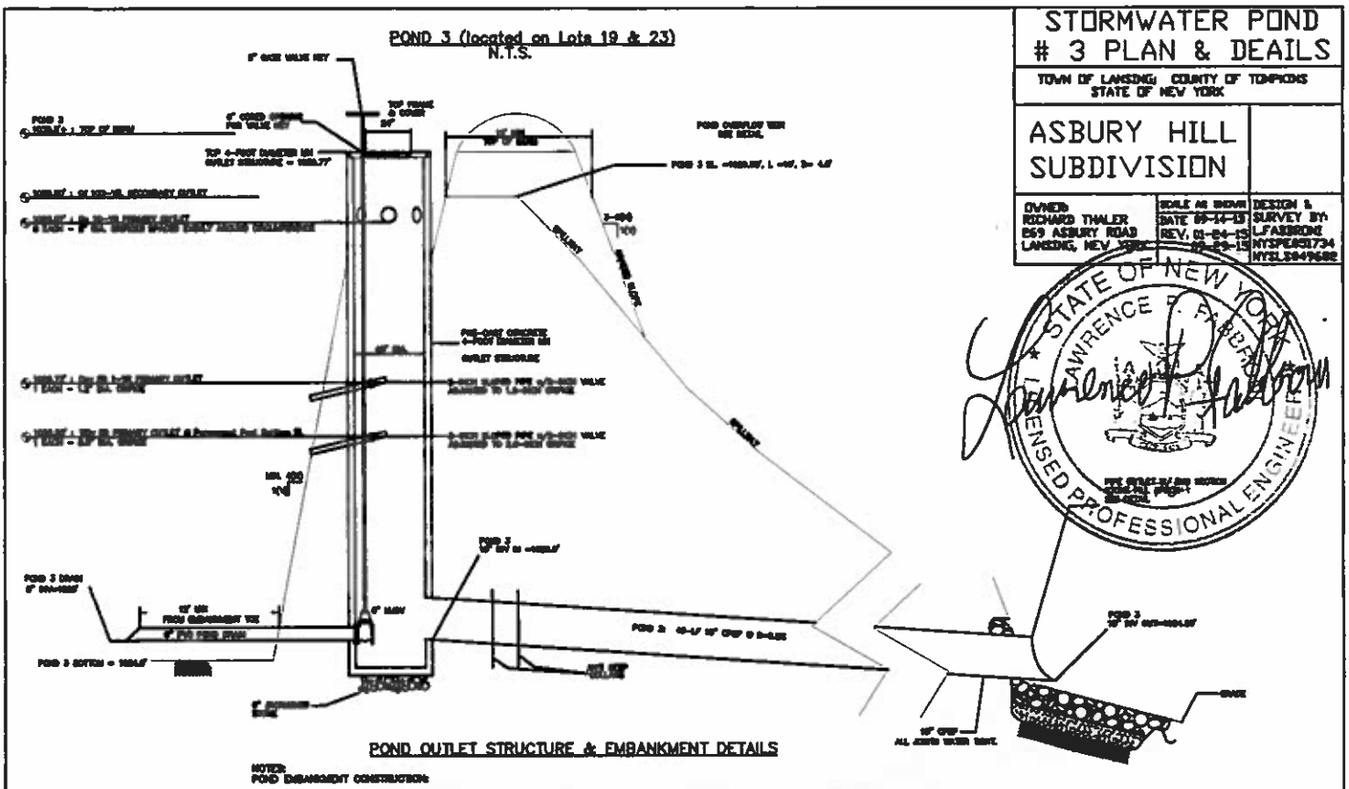
TOWN OF LANSING; COUNTY OF TOMPKINS
STATE OF NEW YORK

ASBURY HILL SUBDIVISION

OWNER: RICHARD THALER, 269 ASBURY ROAD, LANSING, NEW YORK	SCALE AS SHOWN DATE 09-14-13 REV. 01-24-15 09-29-15	DESIGN & SURVEY BY: L.FABBRONI NYSPE051734 NYSLS049682

STATE OF NEW YORK
LAWRENCE P. FABBRONI
LICENSED PROFESSIONAL ENGINEER

POND 3 (located on Lots 19 & 23)
N.T.S.



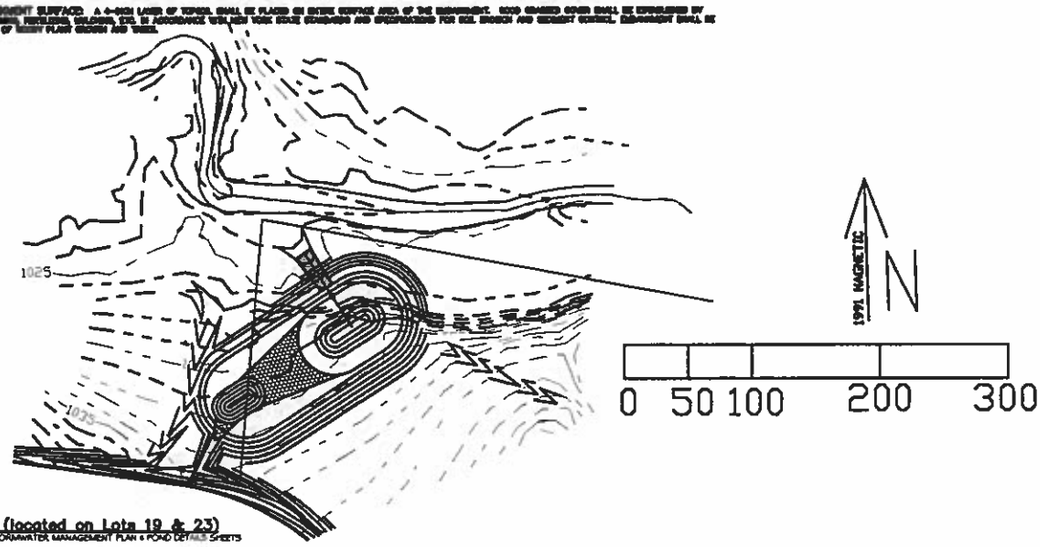
POND OUTLET STRUCTURE & EMBANKMENT DETAILS

NOTES:
POND EMBANKMENT CONSTRUCTION:

1. EMBANKMENT MATERIAL SPECIFICATIONS: [illegible]

2. EMBANKMENT COMPACTION: [illegible]

3. EMBANKMENT SURFACE: [illegible]



POND 3 (located on Lots 19 & 23)
REFERENCE STORMWATER MANAGEMENT PLAN & POND DETAILS SHEETS

Pond 3

Fore Bay Elevation (FT)	Area (SF)	Pond Elevation (FT)	Area (SF)
		1,030.50	13,515 Top Berm
		1,030.00	12,590
		1,029.00	10,814
1,028.00	999	1,028.00	4,324
1,027.00	674	1,027.00	1,577
1,026.00	406	1,026.00	1,018
1,025.00	194	1,025.00	560
1,024.00	39 Bottom	1,024.00	202 Bottom

Broad Crested Weir

Elevation	Length = 26'
1,028.00	Breadth = 40'

Qf 100-YR Broad Crested Weir Secondary Outlet

Elevation	Length = 10'
1,029.50	Breadth = 4.0'

Qp 10-YR Orifice(s)

Inv. Elevation	Equivalent Open Diameter
1,029.07	8.0-inches, 8-orifices evenly spaced around circumference of 4-ft. dia. concrete riser

Cpv ED 1-YR Orifice

Inv. Elevation	Equivalent Open Diameter
1,028.72	1.2-inches, 1-orifice

WQv ED Orifice

Inv. Elevation	Equivalent Open Diameter
1,028.00	2.0-inches, 1-orifice

SEDIMENT & EROSION CONTROL DETAILS

TOWN OF LANSING, COUNTY OF TOMPKINS
STATE OF NEW YORK

ASBURY HILL SUBDIVISION

OWNER:
RICHARD THALER
269 ASBURY ROAD
LANSING, NEW YORK

SCALE AS SHOWN
DATE 09-14-13
REV. 09-16-13
09-29-13

DESIGN & SURVEY BY:
L.F.ABBOTT
NYS PE 051734
NYS LS 049602

Construction Sequence, Proposed

1. Construction of Stabilized Construction Entrance & installation of temporary sediment control measures (silt fence, diversion swales and the plan stormwater detention facility) prior to any other construction activity.
2. Clearing of the lot, infrastructure, roads, sewer lines and water lines, stormwater drainage, and installation of the stormwater ponds.
3. Rough grading, building pads done, silt fencing installed and maintained.
4. Lot Development (Clearing, Grading, Sewer, Water) & Grading.
5. Construction of residential structures, drainage & individual lot utility connections.
6. Final lot grading & stabilization, landscaping, and the replacement silt fence and silt fence removal.

Parking areas have final surfaces.

Topsoil & 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. Topsoil piles that are to remain for more than two weeks shall be set back at least 50 feet from any lot line, road, or watercourse. Topsoil piles to be left for more than 30 days shall be seeded and mulched. Topsoil piles shall be shown on the plan set and Stormwater Pollution Prevention Plan (SWPP) corresponding this plan.
4. All Temp & Permanent Stormwater Management Facilities to be in place before stockpiling of materials.

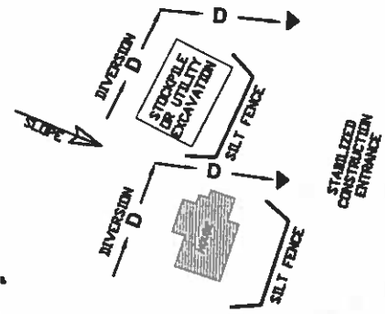
Limits of Disturbance

Reference Grading Sheet for general notes and specifications and plan set and Stormwater Pollution Prevention Plan (SWPP) corresponding this plan set.

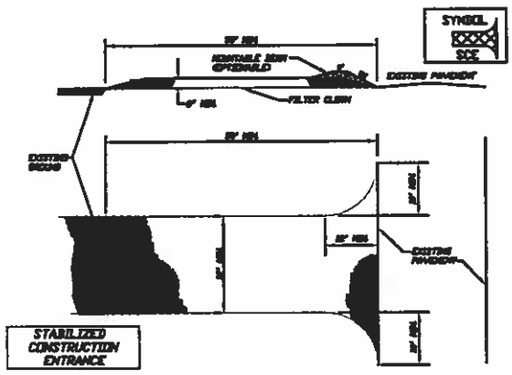
Disturbance shall be limited as noted below.

- Roadway area not to exceed the road R.O.W. width or 50-feet of the roadway, whichever area is larger, and existing drainage ditches are to be planted.
- Underground Utilities - An area not to exceed 20-feet of additional width over and above the 50-feet of the roadway area, total.
- Homesites area not to exceed an average of 40-ft. back outside face of the proposed structure.
- Driveways area not to exceed 20-ft. either side from the proposed edge.

NOTE: During the construction phases for infrastructure and home building, sediment traps, pond & diversions will need to be kept clean and maintained properly at all concerned locations and times. Before the accumulation reached a depth of 1-foot, the pond proper shall also be cleaned of accumulated sediment and debris generously. Cleaning of the ponds shall occur before the accumulation reached a depth of 1-foot. Silt fence and construction fencing shall be checked and maintained to design specifications and replaced immediately after completion of all construction.

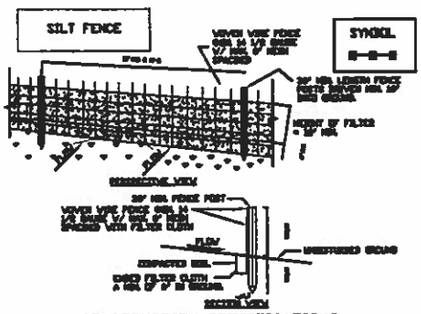


SEDIMENT & EROSION CONTROL MEASURES
TYPICAL EACH BUILDING
N.T.S.



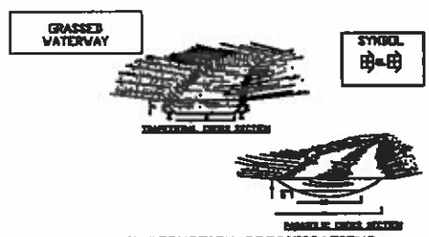
CONSTRUCTION SPECIFICATIONS

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 WILL APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FEET MIN. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FEET 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 TEMPORARY BERM WITH THE SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON 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.
10. TEMPORARY CONSTRUCTION ENTRANCES, EXITS AND TEMPORARY ACCESS SHALL BE SUBJECT TO THE APPROVAL OF THE APPROPRIATE AUTHORITIES.



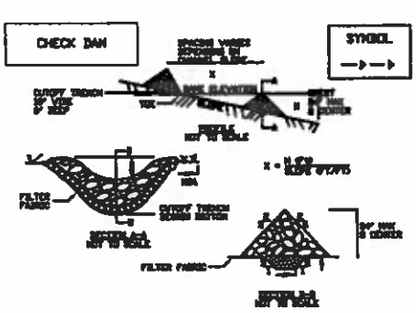
CONSTRUCTION SPECIFICATIONS

1. VERVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE SOUND, STRAIGHT "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO VERVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE VERVEN WIRE, 14 1/2 GAUGE, 47 INCHES HIGH UNLESS.
3. WHEN TWO SECTIONS OF FILTER CLOTH JOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, NEHY1 WIN, STABLEX 1 TWIN, OR APPROVED EQUIVALENT.
4. REINFORCED UNITS SHALL BE SEWN, OVERFRIDGE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



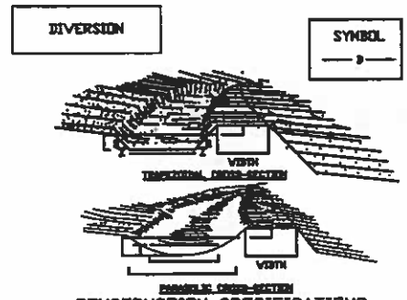
CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND REMOVED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY 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 COMPLETED WATERWAY.
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 WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
   A. FOR DESIGN VELOCITIES OF LESS THAN 5.0 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 WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
   B. FOR DESIGN VELOCITIES OF MORE THAN 5.0 FT. PER SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY ONE OF THE CHECKLISTED MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.



CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC PERMANENT TO THE LINES, GRADES AND ELEVATIONS SHOWN ON THE PLAN.
2. SET SPACES BY CHECK DAMS TO ENSURE 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 1.0 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 BY THE FLOW OF THE LAST DAM.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM REPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.



CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND REMOVED 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 5.0 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 5.0 FT. PER SEC., THE DIVERSION SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY ONE OF THE CHECKLISTED MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.

GENERAL NOTES:

1. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DRAWING SUPPLIED BY THE CONTRACTOR OR OWNER ON PLANS AND REFLECTED IN STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CONTRACTOR OR OWNER SHALL CONSULT WITH ENGINEER AND ALL CONCERNED PARTIES TO REVIEW THE NEXT CONSTRUCTION PHASE, THE ALLOWABLE DISTURBANCE ACTIVITIES, SEQUENCE, TIMES, PROCEDURES, MATERIALS, PROVIDE AND ESTABLISHING VEGETATIVE COVER ON ALL OTHER BARE AREAS AND ANY EXISTING AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. SEEDING TYPES, FERTILIZER AND MULCHING RATES, SOIL SUPPORT / SOIL STABILIZATION CROP OR COVER CROP, SOIL TESTING, SOIL AMENDMENTS, SOIL PREPARATION, SEEDING, MULCHING, AND WATERING SHALL BE PERFORMED UNTIL THE SOIL AND VEGETATION COVER HAS BEEN ESTABLISHED.

2. INDEPENDENTLY FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS. WHEN CONSTRUCTION ACTIVITY IS VOLUNTARILY HALTED OR PAUSED FOR PERIOD OF WORK, WORK IN PROGRESS SHALL BE STABILIZED. ALL EXPOSED SOILS, WHICH HAVE BEEN DISTURBED, SHALL COVER CROPS, SOIL STABILIZATION MATERIALS, OR MULCHED WITH MULCHING MATERIALS. ALL EXPOSED SOIL SHALL BE PROPERLY MAINTAINED UNTIL SUCH TIME AS THE PROPERTY IS PROPERLY STABILIZED