SITE PLAN REVIEW APPLICATION REPORT

College Townhouse Project

119, 121, & 125 College Avenue

View looking east across College Avenue

PREPARED BY:

TROWBRIDGE WOLF MICHAELS LANDSCAPE ARCHITECTS LLP
1001 West Seneca Street, Suite 201
Ithaca, New York 14850
607-277-1400

PROJECT ARCHITECT:

ikon.5 architects

864 Mapleton Road, Suite 100
Princeton, New Jersey 08540
609-919-0099

CITY OF ITHACA,
ITHACA, NEW YORK

OCTOBER 14, 2016

October 14, 2016

JoAnn Cornish, Director of Planning and Development
and Members of the Planning Board
Department of Planning and Development
City of Ithaca
108 East Green Street
Ithaca, NY 14850

RE: Application for Site Plan Review Approval for College Townhouse Project at 119, 121, & 125 College Avenue

Dear Ms. Cornish and Members of the Planning and Development Board:

We are pleased to submit this application for Site Plan Review Approval for the College Townhouse Project at 119, 121, & 125 College Avenue. The proposed project is the construction of three new apartment buildings with a mix of: efficiencies, one bedroom, and two bedroom apartments for a total of 67 units in the Collegetown District. Two of the buildings, designed as row house apartment buildings, are located along College Avnue, while the third building, a garden apartment, is located behind in the rear portion of the site. The buildings are located in the Collegetown Area Form (CR-4) district and fully conform with the requirements of this district as outlined in Section 325-45 of the Collegetown Area Form Districts code. A more detailed description of the program and design of the buildings and site is included in the attached materials.

It is anticipated that the City of Ithaca Planning and Development Board will be the Lead Agency. Part 1 of the City of Ithaca's Full Environmental Assessment Form (FEAF) is included. We believe that a careful review of the FEAF and supporting documentation would support a determination that the action will not have any significant adverse environmental impacts and that a negative declaration is appropriate.

We believe this project will be an important and exciting addition to Collegetown. We look forward to reviewing this project with you and the members of the Planning and Development Board at the Planning Board meeting on October 25, 2016.

Please don't hesitate to contact me should you have questions or require additional information.

Sincerely,

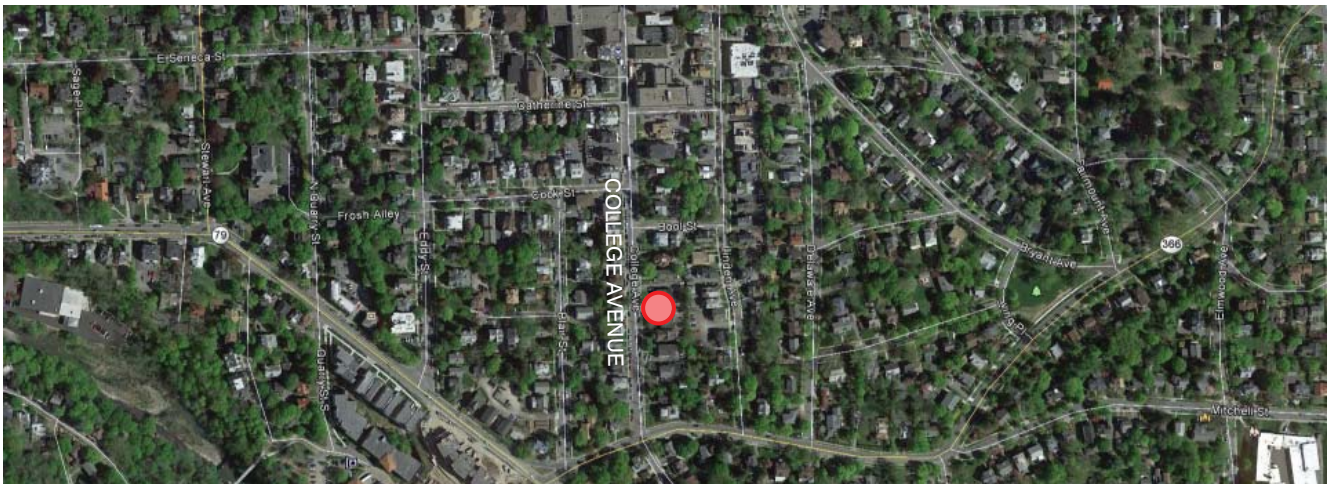
Kathryn Wolf

Kathryn Wolf
Principal

Project Location and Overview

The 20,734.56 SF project site is located in a mid-block location on the east side of College Avenue between Bool Street and Mitchell Street in the heart of Collegetown. The site is zoned Collegetown Area Form District (CR-4) and the project proposal is in full compliance with the existing zoning. The proposed use - two row house buildings and one garden apartment building - is consistent with allowable uses in the CR-4 zone. The proposed height of all three buildings is consistent with the zoning at 4 stories/45' with basements. A transportation demand management plan will be provided for review and approval by the Planning and Development Board, as no off-street (on-site) parking is proposed as part of the development. It is expected that the overwhelming majority of users will walk or ride the bus.

LOCATION MAP



PROJECT LOCATION

EXISTING ZONING

An email dated 9/12/2016 from Housing and Land Use Supervisor, Gino Leonardi, documenting zoning review is included in this package.

Proposed Project Program

The 3 apartment buildings will include: efficiencies, one bedroom, and two bedroom apartments for a total of 67 units in the Collegetown District. Two of the buildings, designed as row house apartment buildings, are located along College Avenue, while the third building, a garden apartment, is located behind in the rear portion of the site. The proposed project will include bicycle storage for 18 bikes: 4 bicycle racks are located in exterior locations and the rest are dispersed in the three buildings: building 1 will house 4 bikes, building 2 will house 4 bikes, and building 3 will house 6 bicycles.

The site is currently accessed by 2 curb cuts (one of the two is a curb cut shared between tax parcels 67-2-15 & 67-2-16) on College Avenue that allow access to rear yard parking areas that are proposed to be removed. On-street parking will be restored in the location where the curb cuts will be removed, but, the developer is proposing to utilize an equivalent length of street frontage for a drop-off for the developer operated shuttle bus.

Tenants are expected to be short-term Cornell faculty.

The project will generate additional property tax revenue.

Consistency With Community Plans

We have reviewed the City's 2009 Collegetown Urban Plan & Conceptual Design Guidelines as endorsed by the City of Ithaca Common Council on August 5, 2009. This project is consistent with the vision of that plan. The Plan envisions opportunities for increased housing in the Lower College Avenue area. This project aspires to establish a precedent of high-quality apartments that may inform the future transition of the corridor as older housing stock is replaced by higher density housing alternatives proximate to Cornell's campus.

Transportation Plan

It is expected that tenants will walk to and from the nearby campus and use the privately owned and operated shuttle bus that will stop directly in front of the proposed development and provide transportation to and from the Cornell campus. TCAT also operates multiple bus stops within walking distance of the proposed development. The owner will provide off-site parking in the vicinity of the project for those tenants desiring parking. It is expected that personal vehicles would be predominantly stored during the week, and utilized during weekends and for longer trips.

View looking southeast along College Avenue

View looking northeast along College Avenue

Elevation of College Avenue frontage

October 14, 2016

College Townhouse
Ithaca, New York

ikon.5 architects

ZONING ANALYSIS
per 325-45 Collegetown Area Form Districts, Ithaca, New York

Collegetown Residential 4 District (CR-4) Medium Density Residential
Permitted Primary Use: Row House, Townhouse, or Garden Apartment Housing

119 College Avenue (Lot 15/ Block 2/ Tax Map 67)	0.176 acre
121 College Avenue (Lot 16/ Block 2/ Tax Map 67)	0.142 acre
125 College Avenue (Lot 17/ Block 2/ Tax Map 67)	0.158 acre
Combined Lots (15,16 & 17)	**0.476 acre = 20,734.56 sf.**

SPACE REGULATIONS
Schedule of Space Regulations

CR-4 Regulations	**Required**	**Proposed**		
Lot Criteria				
Lot Area	3,500 x 3 Lots = 10,500 sf min.	20,734.56 sf. (3 Combined Lots 15,16 &17)		
Lot Width	40 ft. min.x 3 Lots = 120 ft. min.	163.91 ft.		
Lot Coverage by Building	50% = 10,367 sf. max.	10,364 sf.		
Green Space	25% = 5,184 sf. min.	5,230 sf.		
Siting (Principal Bldg.)				
Front Setback	10 ft. min.	10 ft. min.		
Side Setbacks				
Row House	0 ft. min.	0 ft. min.		
All Other	5 ft. min.	5 ft. min.		
Rear Yard Setback	< of 20 ft.or 20%	20 ft. min.		
Bldg Spacing on Lot	5 ft min.	8.5 ft. min.		
Height		**Bldg 1**	**Bldg 2**	**Bldg 3**
Bldg. Height max.	4 stories/45 ft. max.	4@44'-11 ½" w/basement	4@44'-11 ½" w/basement	4@44'-11 ½" w/basement
Bldg. Height min.	2 stories/20 ft. min.	-	-	-
Floor Height				
Street-level	9 ft min.	9'-10"	9'-10"	9'-10"
Upper-story	9 ft. min.	9'-10"	9'-10"	9'-10"
Activation				
Street Façade length				
Row House	100 ft. max.	76'-4"	76'-4"	-
All Other	45 ft. max.	-	-	-
Length of blank wall	8 ft. max.	5 ft.	5 ft.	-
Street façade entry	1 min.	4	4	-

REGULATIONS (325-45)

Row House
- Residential structure composed of 3 or more attached modules with shared side walls.
- Façade of each module measuring no more than 25 ft. in length.
- Uniform setback from street.
- Each module must have one street facing entry.

Porch, Stoop or Recessed Entry
- Porch, Stoop or Recessed Entry required for each functional entry.

Building Projections
- Overhanging eaves and bay windows may project up to 2 ft. into any required setback.
- Awnings and Balconies may extend up to 5 ft. into any required setback provided that such extension is at least 2 ft. from the vertical plane of any lot line.

Roof
- Pitched or Flat Roof Allowed.

Mechanical Equipment
- All Utilities and Mechanical Equipment must be screened from public view.
- Will not be measured as part of the building height provided that: it is architecturally integrated into the building; and is less than 1/3 of the building footprint and does not exceed 9 ft. in height above the roof.

Min. Off-Street Parking
- None, provided a transportation demand management plan is accepted by the Planning and Development Board during site plan review.

DEFINITIONS (325-3)

Basement
- That space of a building that is partly below grade which has more than half of its height, measured from floor to ceiling, above the average established curb level or finished grade of the ground adjoining the building.

Height of Building
- The vertical distance measured from the average finished grade level to the highest level of flat roof…excluding housing for mechanical equipment. The average finish grade level shall be determined from data established by the average elevation of finished grade adjoining the exterior wall of the building.

From: Gino Leonardi [mailto:GLeonardi@cityofithaca.org]
Sent: Monday, September 12, 2016 3:06 PM
To: Dan Cummings
Cc: JoAnn Cornish
Subject: RE: Collegetown Townhouse_Preliminary Zoning Review_083016

Hi Dan,

I have completed a preliminary review of the proposed plans for 119/121/125 College Avenue, Collegetown Townhouses, dated 8/30/2016. The plans reviewed include sections A1.00, A2.01, A4.00, Ground Floor Plan dated 8/30/2016, Site Section 1 and 2, Site Plan dated 8/30/2016, Average Grade Tabulation Plan, Building Height & Average Grade Tabulations dated 8/30/2016, and site survey by T.G. Miller P.C. dated 2/8/2016.

The review revealed that the proposed three buildings for the 119/121/125 College Avenue site are in compliance with the zoning requirements for the CR-4 zoning district except for the following items:
1. The building area shall include the front entry roof structures for buildings #1 and #2. (325-3: Building Area)
2. Parking shall be provided or a transportation demand management plan be approved by the Planning and Development Board. (325-45.2F Minimum off-street parking)

Please feel free to contact me if you have any questions.

Sincerely,

Gino Leonardi
Housing and Land Use Supervisor
City of Ithaca Building Division
(607) 274-6513

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CONTACT:
Lisa Nicholas, Senior Planner
PLANNING DIVISION
108 E. Green St., 3rd Floor
Ithaca, NY 14850 | (607) 274-6550
lnicholas@cityofithaca.org

City of Ithaca

SITE PLAN REVIEW (SPR) APPLICATION

BUILDING PERMIT NUMBER: 35000 (REQUIRED)

APPLICANT: Name: Trowbridge Wolf Michaels Landscape Arhcitects, LLP Title/Role: Project Landscape Architects

Address 1: 1001 West Seneca Street, Suite 201

Address 2: _____ City, State, & Zip Code: Ithaca, NY 14850

Telephone: 607.277.1400 Cell Phone: 607.279.9699 E-Mail: kaw@twm.la

CONSULTANT: Name: Trowbridge Wolf Michaels Landscape Arhcitects, LLP Title/Role: Project Landscape Architects

Address 1: 1001 West Seneca Street, Suite 201

Address 2: _____ City, State, & Zip Code: Ithaca, NY 14850

Telephone: 607.277.1400 Cell Phone: 607.279.9699 E-Mail: kaw@twm.la

PROJECT SPONSOR: Name: 119-125 CA Associates, LLC Title/Role: Owner
(if *other* than applicant)

Address 1: Thornwood Corporate Center

Address 2: 15 Thornwood Drive City, State, & Zip Code: Ithaca, NY 14850

Telephone: (607) 257-5050 x 225 Cell Phone: _____ E-Mail: _____

— PROJECT DESCRIPTION —

Project Title: College Townhouse Project Address: 119, 121, & 125 College Avenue, Ithaca, NY

Project Type (check one): ☑ Residential ☐ Commercial ☐ Industrial ☐ Institutional ☐ Mixed-Use

Scope of Work (check *all that apply* & indicate approximate operation/construction cost):

☐ Vegetation Removal	$	☐ Façade Change	$	☐ Demolition	$
☐ New Paving	$	☑ Earthwork	$	☑ New Plantings	$
☑ New Structure	$	☐ Structure Expansion	$	☐ Accessory Structure	$
☐ Tree Removal	$	☐ New Parking	$	☑ Landscaping	$
☐ Addition to Building/Structure	$				

Total Construction Cost: $ 10,000,000.00 (*best estimate*) Anticipated Construction Period: April 2017 to April 2018 (*best estimate*)

— OWNER INFORMATION —

1. If the development site is leased property, list the property owner's name and address below:

_____

_____ Length of Lease: _____

Note: If property is not owned by Project Sponsor, OWNER'S AUTHORIZATION FORM required.

2. Please record the application date and approval status of any required federal, state, and/or local permits or approvals for this project:

Type	Approval Agency	Application Date	Approval Status
Demolition	Building Division	09/29/2016	TBD
Building	Building Division	10/12/2016	TBD
	Ithaca Landmarks Preservation Commission (ILPC)		
	Board of Zoning Appeals (BZA)		
	Board of Public Works (BPW)		

3. Identify any existing restriction(s) relevant to development of this property:

☐ Deed Restriction(s) ☐ Lien(s) ☐ Easement(s) ☐ License Agreement(s) ☐ Other: _____

— Application Fee —

Application fee is based on total construction, site work, and landscaping costs, charged in accordance with the following schedule. The fee is payable by check to the "City of Ithaca," upon submission of this application.

Type of Approval	Project Cost	Application Fee
Site Plan Review	**less than $10,000**	**$75**
	$10,000 to $49,999	**$150**
	$50,000 to $100,000	**$300**
	over $100,000	**$1.50 per $1,000**
*** Modified Site Plan Review**	**less than $50,000**	**$150**
	$50,000 or more	**$250**

* Modified Site Plan Review fee only applies to modifications to approved site plans that *do not* trigger reconsideration of Determination of Environmental Significance. Modifications that require additional environmental review should follow fee schedule for full Site Plan Review. This determination will be made at time of application.

— Quick Application Checklist —

Item	No. of Copies
☐ Application Form (completely filled out and signed)	22
☐ Short Environmental Assessment Form (SEAF) (completely filled out and signed)	22
☐ Full Environmental Assessment Form (FEAF) — Part 1 [*if required*] (completely filled out and signed)	22
☐ Full-Size Drawings: (1) scalable site survey with building footprint(s); and (2) height elevations	2
☐ Reduced Drawings (11"x17") [see "Site Plan Review Application Checklist"]	22
☐ Site Plan Review Application Fee	

ELECTRONIC SUBMISSIONS: You must provide electronic versions of ALL submitted documents.

LARGE FILES: Incoming e-mails to the City must be under 10 MB in size (incl. message envelope), so please either provide a CD-ROM, flash/thumb drive, or use a free file-sharing web site, like: www.hightail.com, www.dropbox.com, www.google.com/drive, etc. You can also split documents into smaller parts and send multiple e-mails/files to: cpyott@cityofithaca.org and lnicholas@cityofithaca.org.

Applicant's Signature: Kathryn Wolf **Date:** 10 / 14 / 2016

By signing this application form, the applicant acknowledges City staff may visit the site in order to fully understand the proposed development.

IMPORTANT: Application for informational purposes only. Applicants are asked to enter information on Building Division's Building Permit application console (address & times listed below). Thank you.

CITY OF ITHACA - BUILDING PERMIT APPLICATION

108 East Green Street, Ithaca, New York 14850 Telephone: 607-274-6508 Fax: 607-274-6521

Building Permit Application must be submitted Mon.–Fri. 8AM–10AM or by appointment. This side to be completed by applicant.

PROJECT INFORMATION

Project Street Address: 119, 121, & 125 College Avenue

Tax Parcel Number (e.g. 55.-5-5): 67-2-15; 67-2-16; 67-2-17 Building/Room: _____

Project Type: New Building ☑ Demolition/Removal ☐ Relocation ☐ Site Work ☐ Fill/Stock Piling ☐

Repair ☐ Alteration-1 ☐ Alteration-2 ☐ Alteration-3 ☐ Change of Occupancy ☐ Addition ☐

Estimated Cost: TBD Permit Fee: _____ Receipt # _____

General Contractor _____ Tel _____

Contractor _____ Tel _____

Licensed Electrical Contr. _____ Tel _____

Licensed Plumbing Contr. _____ Tel _____

City Registered Heating Contr. _____ Tel _____

Existing Use Residential Proposed Use Residential

Project Location: 119, 121, & 125 College Avenue, Ithaca, NY 14850

Project Description: The development of 3 new apartment buildings with a mix of: efficiencies, 1 bedroom, and 2 bedroom apartments for a total of 67 units. Two (2) of the buildings, designed as row house apartments, are located along College Avenue, while the third building, a garden apartment, is located behind in the rear portion of the site. All three buildings are 4-story structures and have a combined total area of 49,278 sf, including basements.

Energy Code Compliance: Prescriptive ☐ REScheck/COMcheck ☐ Trade-off ☐ Worksheets ☐ Analysis ☐

Attached: Plans ☐ Specifications ☐ Other documentation ☐ _____

PROPERTY INFORMATION

Zone CR-4 Historic/Landmark Dist/Site ☐ Flood Zone: 100yr ☐ 500yr ☐

OWNER/APPLICANT INFORMATION (Please Type or Print Legibly)

Owner 119-125 CA Associates, LLC Address Thornwood Corporate Center 15 Thornwood Drive, Ithaca, NY 14850 Tel _____

Applicant Trowbridge Wolf Michaels Landscape Architects, LLP Address 1001 West Seneca Street, Suite 201, Ithaca, NY Tel 607.277.1400

Required liability, disability, Workers' Compensation insurance carried by Owner ☐ Contractors ☐ will be in force at all times throughout operations.

Insurance on file or provided: ☐ Liability ☐ Workers Comp. ☐ Disability ☐ State Waiver attached for WC/DIS.

I am the owner or agent of the owner of the premises in the City of Ithaca, New York described in this application. I hereby apply for a permit to perform the work described in this application and on attached plans, specifications and other documents. I will comply with all provisions of applicable ordinances, codes and regulations in the performance of this work whether specified herein or not. Any amendment to this application, plans, specifications or other documents upon which this permit was issued will be filed with the Ithaca Building Department for approval before such changes are made in the actual work. I hereby request that all work be inspected and approved by the appropriate inspectors. I certify that every person performing work on the permitted project will comply with all applicable codes, ordinances and regulations.

By my signature I certify I have read and understand the above paragraph.

Applicant Signature Kathryn Wolf Date 10/12/2016

Typed or Legibly Printed Name Kathryn Wolf Email kaw@twm.la

CITY OF ITHACA - BUILDING PERMIT

This form is deemed an application until approved and upon approval is a valid building permit

This side for Building Dept use only

Project Address _____ Permit #_____

Received _____/_____/_____ Issued _____/_____/_____ Renewed _____/_____/_____ Denied _____/_____/_____

Expires _____ years after issue/renewal date ☐ Plans to GIS Completed _____/_____/_____ By:_____

Insp _____ HUD _____ Project _____ Ent _____

Constr. Class._____ Sprinkler System: Required_____ Not Required_____ None_____ Assembly Posted Occupancy_____

APPROVALS VARIANCES APPEALS

SPR ☐ _____	ILPC ☐ _____	Board of Zoning Appeals: Case #_____ Date _____	Granted ☐ Denied ☐
BZA ☐ _____	CAB ☐ _____		
DOS ☐ _____	DPB ☐ _____	Building Code Board of Appeals: Case #_____ Date _____	☐ ☐
BCBA ☐ _____	DEC ☐ _____		
IFD ☐ _____	DPW ☐ _____	NYS Board of Review: Case #_____ Date _____	☐ ☐
TCHD ☐ _____	Other ☐ _____		

PERMIT APPROVAL

This building permit is issued for the work described in this application, submitted plans, specifications and documents. These materials have been reviewed and found to be sufficient to issue a building permit. This permit is limited to the submitted work. The review does not address all aspects of applicable codes, ordinances and regulations. It shall be the duty of every person performing work on the permitted project to comply with all applicable codes, ordinances and regulations.

_____

For the Ithaca Building Department

BUILDING PERMIT CONDITIONS

CITY OF ITHACA
108 East Green Street Ithaca, New York 14850-5690
BUILDING DIVISION - 4TH Floor
Telephone: 607 274-6508 Fax: 607 274-6521

10/12/2016 **Receipt#52817**

Trowbridge Wolf Michaels
Kathryn Wolf
1001 West Seneca st.
Ithaca NY 14850

Code	Qty	Description	Permit #	Price	Extended Price
A8020-2555	1	Building Permit 119 College Avenue	35000	$35.00	$35.00
				Total Price	$35.00

Date	Check #	Payment
10/12/2016	15487	$35.00
	Total Payment	**$35.00**
	Balance Due	

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CITY OF ITHACA SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF)

Project Information

(to be completed by applicant or project sponsor)

1. Applicant/Sponsor:
Trowbridge Wolf Michaels Landscape Architects, LLP

2. Project Name:
College Townhouse

3. Project Location:
119, 121, & 125 College Avenue, Ithaca, NY

4. Is Proposed Action:

☑ New ❒ Expansion ❒ Modification/Alteration

5. Describe project briefly: Three four-story buildings - Two (2) row house apartments buildings and a garden apartment, located behind in the rear portion of the site in the CR-4 zone.

6. Precise Location (road intersections, prominent landmarks, etc., or provide map):
119, 121, & 125 College Avenue on east side of block, between Bool and Michelle streets, Ithaca, NY

7. Amount of Land Affected:

Initially: 20,734.56 SF Acres or Sq. Ft. Ultimately: 20,734.56 SF Acres or Sq. Ft.

8. Will proposed action comply with existing zoning or other existing land use restrictions?

☑ Yes ❒ No If no, describe briefly:

9. What is present land use in vicinity of project:

☑ Residential ❒ Industrial ❒ Agricultural ❒ Parkland/Open Space
❒ Commercial ❒ Other _____

Describe:

10. Does action involve a permit/approval or funding, now or ultimately, from governmental agency (federal/state/local): ☑ Yes ❒No

If yes, list agency name and permit/approval type: City of Ithaca Planning Board Site Plan Approval & Building Permit from Building Department

11. Does any aspect of the action have a currently valid permit or approval?

❒ Yes ☑ No

If yes, list agency name and permit/approval type:

12. As a result of proposed action, will existing permit/approval require modification?

❒ Yes ❒ No N/A

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

PREPARER'S SIGNATURE: Kathryn Wolf _____ DATE: 10.14.2016

PREPARER'S TITLE: Project Landscape Archtiect

REPRESENTING: 119-125 CA Associates, LLC

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF)

PART 1—PROJECT INFORMATION

(prepared by project sponsor/applicant)

NOTE: This document is designed to assist in determining whether proposed action may have a significant effect on the environment. Please complete the *entire* form: Parts A through E. Answers to these questions will be considered part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3. It is expected that completion of the FEAF will depend on information currently available and will not involve new studies, research, or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action: Site Plan Approval for College Townhouse project at 119, 121, & 125 College Avenue		
Location of Action: 119, 121, & 125 College Avenue, Ithaca, NY		
Name of Applicant/Sponsor: Trowbridge Wolf Michaels Landscape Architects, LLP		
Address: 1001 West Seneca Street, Suite 201		
City/Town/Village: Ithaca	State: New York	ZIP: 14850
Business Phone: 607.277.1400	E-Mail: kaw@twm.la	
Name of Owner (if different from applicant/sponsor): 119-125 CA Associates, LLC		
Address: Thornwood Corporate Center, 15 Thornwood Drive		
City/Town/Village: Ithaca	State: New York	ZIP: 14850
Business Phone: (607) 257-5050 x 225	E-Mail:	
Description of Action: The action is the construction of three (3) four-story residential apartment buildings in the CR-4 zone.		

— PLEASE COMPLETE EVERY QUESTION. INDICATE "N/A," IF NOT APPLICABLE. —

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☑ Urban ☐ Industrial ☐ Commercial ☐ Public ☐ Forest ☐ Agricultural ☑ Other: Residential

2. Total area of project area: acres 20,734.56 square feet. (Chosen units also apply to following section.)

Approximate Area (Units in Question 2 above apply to this section.)	**Currently**	**After Completion**
2a. Meadow or Brushland (non-agricultural)		
2b. Forested		
2c. Agricultural		
2d. Wetland [as per Article 24 of Environmental Conservation Law (ECL)]		
2e. Water Surface Area		
2f. Public		
2g. Unvegetated (i.e., rock, earth, or fill)		
2h. Roads, Buildings, & Other Paved Surfaces	6,762 sf	14,043 sf
2i. Other (indicate type): Lawn, Gravel driveways & parking/landscape	13,972.56 sf	6,691.56 sf

3a. What is the predominant soil type(s) on project site (e.g., HdB, silty loam, etc.): Urban Fill

3b. Soil Drainage: ☐ Well-Drained: _____% of Site ☑ Moderately Well-Drained: 100% of Site ☐ Poorly Drained: _____% of Site

4a. Are there bedrock outcroppings on project site? ☐ Yes ☑ No ☐ N/A

4b. What is depth of bedrock? TBD (feet)

4c. What is depth to the water table? TBD (feet)

5. Approximate percentage of proposed project site with slopes: ☑ 0-10% 89 % ☐ 10-15% ____% ☑ 15% or greater 11 %

6a. Is project substantially contiguous to, or does it contain, a building, site, or district listed on or eligible for the National or State Register of Historic Places? ☐ Yes ☑ No ☐ N/A

6b. Or a designated local landmark or located in a local landmark district? ☐ Yes ☑ No ☐ N/A

7. Do hunting and/or fishing opportunities currently exist in the project area? ☐ Yes ☑ No ☐ N/A If "Yes," identify each species: _____

A. SITE DESCRIPTION (concluded)

8. Does project site contain any species of plant and/or animal life identified as threatened or endangered?	☐ Yes ☑ No ☐ N/A According to: _____ Identify each species: _____
9. Are there any unique or unusual landforms on project site (i.e., cliffs, other geological formations)?	☐ Yes ☑ No ☐ N/A Describe: _____
10. Is project site currently used by community or neighborhood as an open space or recreation area?	☐ Yes ☑ No ☐ N/A If yes, explain: _____
11. Does present site offer or include scenic views known to be important to the community?	☐ Yes ☑ No ☐ N/A Describe: _____
12. Is project within or contiguous to a site designated a Unique Natural Area (UNA) or critical environmental area by a local or state agency?	☐ Yes ☑ No ☐ N/A Describe: _____
13. Stream(s) within or contiguous to project area: _____ _____	a. Names of stream(s) or river(s) to which it is a tributary: _____ _____
14. Lakes, ponds, or wetland areas within or contiguous to project area:	a. Name(s): _____ b. Size(s) in acres: _____
15. Has site been used for land disposal of solid and/or hazardous wastes?	☐ Yes ☑ No ☐ N/A Describe: _____
16. Is site served by existing public utilities? a. If "Yes," does sufficient capacity exist to allow connection? b. If "Yes," will improvements be necessary to allow connection?	☑ Yes ☐ No ☐ N/A ☑ Yes ☐ No ☐ N/A ☑ Yes ☐ No ☐ N/A

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate): _____

1a. Total contiguous area owned by project sponsor either in acres: _____ or square feet: 20,734.56 sf

1b. Project acreage developed 20,734.56 sf Acres, initially: 20,734.56 sf Acres, ultimately: 20,734.56 sf

1c. Project acreage to remain undeveloped: 0

1d. Length of project in miles (if appropriate): N/A or feet: _____

1e. If project is an expansion, indicate percentage change proposed: _____%

1f. Number of existing off-street parking spaces: 15 Proposed: 0

1g. Maximum vehicular trips generated (on completion of project) per day: 0 Per hour: 0

1h. Height of tallest proposed structure in feet: 45' with basement_____

1i. Linear feet of frontage along a public street or thoroughfare that the project will occupy: 164 lf

2. Specify what type(s) of natural material (i.e., rock, earth, etc.) and how much will be removed from the site: urban fill/ 5,150 CY +/- Or added to the site: _____

3. Specify what type(s) of vegetation (e.g., trees, shrubs, ground cover) and how much will be removed from the site: Acres: 4000 sf Type(s) of Vegetation: Lawn_____

4. Will any mature trees or other locally important vegetation be removed for this project?
☑ Yes ☐ No ☐ N/A If "Yes," explain: Three existing trees will be removed from the front yard areas that include: 1 mature maple tree (approx. 20" dbh); one multi-stem successional "weed" tree; and an approx. 30' high ornamental tree. A row of successional "weed" trees will be removed in the rear of the site. One large conifer (spruce) in the rear yard will also be removed.

5. Are there any plans for re-vegetation to replace vegetation removed during construction? Yes

6. If single-phase project, anticipated period of construction: 12 months (including demolition)

7. If multi-phase project, anticipated period of construction: N/A months (including demolition)

7a. Total number of phases anticipated: 1

7b. Anticipated date of commencement for first phase: _____ month _____ year (including demolition)

7c. Approximate completion date of final phase: _____ month _____ year.

7d. Is phase one financially dependent on subsequent phases? ☐ Yes ☐ No ☐ N/A

8. Will blasting occur during construction? ☐ Yes ☐ No ☐ N/A If "Yes," explain: _____
TBD

9. Number of jobs generated during construction: 75 After project is completed: 2

10. Number of jobs eliminated by this project: 0 Explain: _____
_____

11. Will project require relocation of any projects or facilities? ☐ Yes ☑ No ☐ N/A If "Yes," explain:
_____

B. PROJECT DESCRIPTION (concluded)

12a. Is surface or sub-surface liquid waste disposal involved? ☑ Yes ☐ No ☐ N/A If yes, explain:

_____

12b. If #12a. is "Yes," indicate type of waste (e.g., sewage, industrial, etc.): sanitary & storm sewer

12c. If surface disposal, where specifically will effluent be discharged? N/A

13. Will surface area of existing lakes, ponds, streams, or other surface waterways be increased or decreased by proposal? ☐ Yes ☑ No ☐ N/A If yes, explain: _____

14a. Will project or any portion of project occur wholly or partially within or contiguous to the 100-year flood plain? ☐ Yes ☑ No ☐ N/A

14b. Does project or any portion of project occur wholly or partially within or contiguous to:
☐ Cayuga Inlet ☐ Fall Creek ☐ Cascadilla Creek ☐ Cayuga Lake ☐ Six Mile Creek
☐ Silver Creek? (Check all that apply.)

14c. Does project or any portion of project occur wholly or partially within or contiguous to wetlands as described in Article 24 of the ECL? ☐ Yes ☑ No ☐ N/A

14d. If #14a., b., or c. is "Yes," explain: _____

15a. Does project involve disposal of solid waste? ☑ Yes ☐ No ☐ N/A

15b. If #15a. is "Yes," will an existing solid waste disposal facility be used? ☑ Yes ☐ No ☐ N/A

15c. If #15b. is "Yes," give name of disposal facility: Seneca Meadows Landfill and location: Waterloo

15d. Will there be any wastes that will not go into a sewage disposal system or into a sanitary landfill?
☐ Yes ☑ No ☐ N/A If "Yes," explain: _____

15e. Will any solid waste be disposed of on site? ☐ Yes ☑ No ☐ N/A
If "Yes," explain: _____

16. Will project use herbicides or pesticides? ☐ Yes ☑ No ☐ N/A If "Yes," specify: _____

17. Will project affect a building or site listed on or eligible for the National or State Register of Historic Places, or a local landmark, or in a landmark district? ☐ Yes ☑ No ☐ N/A If "Yes," explain:

_____

18. Will project produce odors? ☑ Yes ☐ No ☐ N/A If yes, explain: Temporary Construction Odors

19. Will project produce operating noise exceeding the local ambient noise-level during construction?
☑ Yes ☐ No ☐ N/A After construction? ☐ Yes ☑ No ☐ N/A

20. Will project result in an increase of energy use? ☑ Yes ☐ No ☐ N/A If yes, indicate type(s):
Electric and Natural Gas

21. Total anticipated water usage per day in gals./day: TBD Source of water: City of Ithaca

C. ZONING & PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? ☑ Yes ☐ No ☐ N/A
If yes, indicate the decision(s) required:

☐ Zoning Amendment ☐ Zoning Variance ☐ New/Revision of Master Plan ☐ Subdivision
☑ Site Plan Review ☐ Special Use Permit ☐ Resource Management Plan
☐ Other: _____

2. What is the current zoning classification of site? CR-4

3. If site is developed as permitted by **current** zoning, what is the maximum potential development?
MAXIMUM GROSS BUILDING AREA PERMITTED = 41,468 (4 FLRS X 10,367, EXCLUDING BASEMENT)

4. Is proposed use consistent with present zoning? ☑ Yes ☐ No ☐ N/A

5. If #4 is "No," indicate desired zoning: _____

6. If site is developed by **proposed** zoning, what is the maximum potential development of the site?
N/A

7. Is proposed action consistent with the recommended uses in adopted local land use plans?
☑ Yes ☐ No ☐ N/A If "No," explain: _____

8. What is the dominant land use and zoning classification within a ¼-mile radius of the project?
Land Use is Residential; Zoning is: CR-4; CR-3; and CR-1

9. Is proposed action compatible with adjacent land uses? ☑ Yes ☐ No ☐ N/A Explain: _____

10a. If proposed action is the Subdivision of land, how many lots are proposed? _____

10b. What is the minimum lot size proposed? 20,734.56 sf

11. Will proposed action create demand for any community-provided services? (e.g., recreation, education, police, fire protection, etc.)? ☑ Yes ☐ No ☐ N/A Explain: _____

If "Yes," is existing capacity sufficient to handle projected demand? ☑ Yes ☐ No ☐ N/A
Explain: New building will be less of a fire hazard than outdated wood construction.

12. Will proposed action result in the generation of traffic significantly above present levels?
☐ Yes ☑ No ☐ N/A

If yes, is existing road network adequate to handle additional traffic?
☐ Yes ☐ No ☐ N/A Explain: _____

D. APPROVALS

1. Approvals: Site Plan Approval

2a. Is any Federal permit required? ☐ Yes ☑ No ☐ N/A Specify: _____

2b. Does project involve State or Federal funding or financing? ☐ Yes ☑ No ☐ N/A
If "Yes," specify: _____

2c. Local and Regional Approvals:

Agency	Yes	No	Type of Approval Required	Submittal Date	Approval Date
Common Council	☐	☑			
Board of Zoning Appeals (BZA)	☐	☑			
Planning & Development Board	☑	☐	SEQR; Site Plan Approval	10/14/2016	
Ithaca Landmarks Preservation Commission (ILPC)	☐	☑			
Board of Public Works (BPW)	☐	☑			
Fire Department	☑	☐	Review and Approve	TBD	
Police Department	☐	☑			
Director of Code Enforcement	☑	☐	Building Permit	10/12/2016	
Ithaca Urban Renewal Agency (IURA)	☐	☑			
Other: _____	☐	☐			

E. INFORMATIONAL DETAILS

Attach any *additional information* that may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

F. VERIFICATION

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

Applicant/Sponsor Name: Kathryn Wolf

Signature: Kathryn Wolf

Title/Role: Project Landscape Architect

********** END OF PART 1 **********

College Townhouse
SPR Civil Narrative
November 2, 2016

Water –
Water service to the new building will be supplied by the City of Ithaca distribution system from their East Hill (Maple Avenue Tank) pressure grid. Normal static water pressure in the street is estimated to be approximately 116 psi. The average daily water demand for the proposed buildings is estimated to be approximately 3,100 gpd based on 87 residents and water use of 35 gallons per day per resident. The existing distribution system is more than adequate to supply the estimated domestic water demands. The available fire flows and residual pressures supplied by the City system will need to be determined but are expected to be adequate to serve the building.

Improvements will include a new service connection to the existing 8-inch City main in the street on College Avenue. The new service will be 6-inch ductile iron splitting into a 6-inch fire service and 4-inch domestic service before entering Building 2. Domestic and fire services to Buildings 1 and 3 will supplied by sub-services from Building 2.

Sanitary Sewer –
Sanitary sewer service to the site is currently provided by the City of Ithaca collection system with service laterals connected to an 8-inch sewer main in the street on College Avenue. Treatment of all sewage is provided by the Ithaca Area Wastewater Treatment Facility (IAWWTF) on Third Street. The capacity of the collection system and treatment plant to accept any increases in sewage flows from the property is believed adequate based on initial conversations with DPW staff. The new services will be equipped with sanitary traps outside each of the 3 building. The improvements will connect to the existing City system at one location with a new manhole on the main in the street. All three buildings will be sewered by gravity.

Stormwater Drainage -
The site and surrounding lands slope generally from northeast to southwest. Runoff from the adjoining lots above the site to the north and east drains overland onto the site with no formal drainage system. Runoff from the neighboring properties combines with runoff from the site and continues overland to the street at College Avenue where it is collected by the City of Ithaca storm sewer system. The existing onsite drainage facilities include primarily house gutters and downspouts that discharge at the surface. The two existing drainage inlets behind House #119 and trench drain at the driveway have long been inoperable due to clogging with sediment and debris. The lack of existing onsite drainage facilities has resulted in significant flows over the existing gravel driveways with significant erosion, and sediment leaving the site.

The existing City storm sewer system includes inlets and 15-inch storm sewer piping located along the west curb line of College Avenue. The sewer system flows toward the south, and then west along Mitchell Street, before ultimately discharging to Six Mile Creek southwest of the Collegetown Terrace site.

Improvements will include numerous onsite drainage inlets, site area drains, trench drains, foundation drains and associated storm sewer piping to collect runoff entering the site from the north and east, and runoff from the proposed buildings and improved site. Since the lower levels of Buildings 1 and 2 are lower than the City storm sewer system, the areaways of these two buildings, along with their

foundation drains, will be connected to sumps below their respective lower level floor slabs and pumped up to the building storm services exiting the buildings higher up. All other areas of the site including the building roofs will be sewered by gravity. The drainage system for the Building 3 foundation drains and adjacent site areas at the lower building level will be equipped with a backwater valve where it connects to the onsite storm system to prevent flooding of the interior building space. The onsite storm sewer system will connect to the existing City storm sewer across the street at the west curb line of College Avenue where a new drainage inlet will provided at the point of connection.

Stormwater Management -
The total area of soil disturbance on the site will be less than one acre and the project will not be required to complete a 'Full' Stormwater Pollution Prevention Plan (SWPPP) or submit a Notice of Intent to obtain permit coverage from the NYSDEC for stormwater discharges. The project will exceed certain thresholds in the City of Ithaca stormwater regulations that will require a 'Basic' SWPPP. The Basic SWPPP will include an erosion and sediment control plan with temporary practices to be installed and maintained during construction. The temporary practices will be designed in accordance with the current NYSDEC standards. Based on the current site plan the amount of impervious area on the site will be slightly reduced. Post-construction stormwater management practices are not required.

Electric and Telecommunications -
Electric and telecommunication services to the existing houses on the site are all believed to be overhead from utility poles located adjacent to the east curb line of College Avenue. The services have been disconnected and removed in advance of the recent demolition of the existing houses. Service to the site for both electric and telecommunications is expected to be below ground in conduit to Building 1 from the utility pole near the southeast corner of the #125 house lot. Sub-services to the other 2 buildings will be in conduit from Building 1. The electric transformers for the project are expected to be mounted on the existing pole. The improvement will need to be confirmed by the utility companies providing services. Provisions will need to be made to accommodate any potential future relocation of the existing aerial facilities to below ground along the College Avenue corridor.

Natural Gas –
Service to the new building will be needed to supply gas-fired equipment for heat, hot water and possibly backup power generation. The existing gas distribution system includes an existing low pressure main below the sidewalk on the east side of the street. We understand the utility company, NYSEG, has plans to extend their medium pressure system along this section of College Avenue. Gas service is expected to be provided to Building 2 with sub-services to the other 2 buildings. All gas improvements will need to be confirmed by NYSEG in coordination with the project.

SITE PLAN REVIEW SUBMISSION - OCTOBER 14, 2016

DRAWING LIST

	SURVEY
A1.00A	SITE PLAN STREETSCAPE OPTION A
A1.00B	SITE PLAN STREETSCAPE OPTION B
A4.00	STREET ELEVATION & SITE SECTION
L5.00	SITE DETAILS

VERSIONS

No.	Date	Description
	09-19-16	SITE PLAN PRE-APPLICATION
	10-14-16	SITE PLAN REVIEW APPLICATION

ikon.5 architects

Architecture
Planning
Research
Strategy

864 Mapleton Road
Princeton, NJ 08540
609.919.0099
fax 609.919.0088
www.ikon5architects.com

TROWBRIDGE WOLF MICHAELS
TWLA
LANDSCAPE ARCHITECTS
1001 W. Seneca St., Ste. 201 Ithaca, NY 14850
607-277-1400

Professional License Number

PROJECT TITLE:

COLLEGE TOWNHOUSE
119/121/125 COLLEGE AVENUE
ITHACA, NY

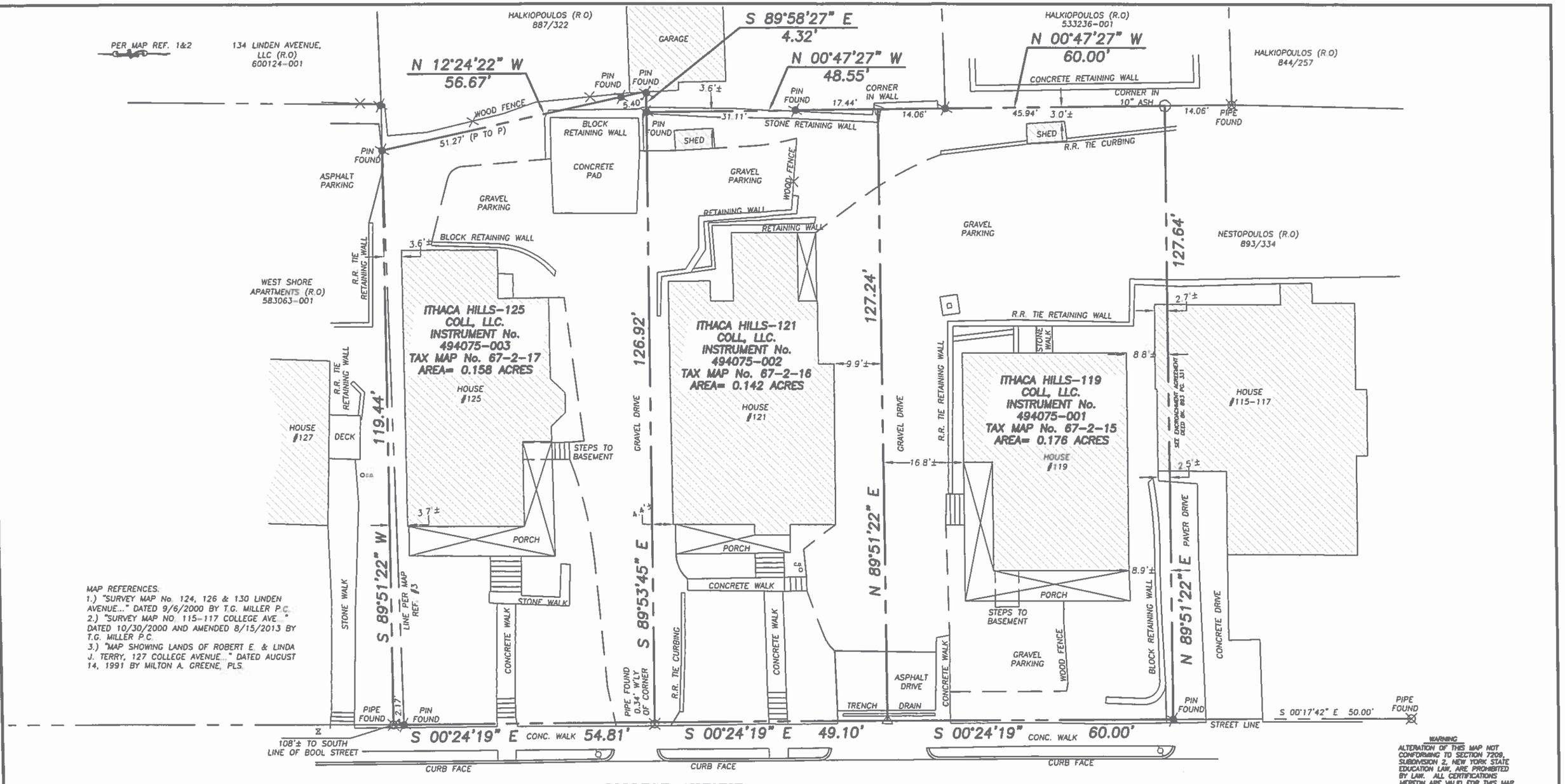
SHEET TITLE:

COVER SHEET

DATE: 10-14-2016

DRAWN BY:

DRAWING NO.:



MAP REFERENCES.
1.) "SURVEY MAP No. 124, 126 & 130 LINDEN AVENUE..." DATED 9/6/2000 BY T.G. MILLER P.C.
2.) "SURVEY MAP NO. 115-117 COLLEGE AVE..." DATED 10/30/2000 AND AMENDED 8/15/2013 BY T.G. MILLER P.C.
3.) "MAP SHOWING LANDS OF ROBERT E. & LINDA J. TERRY, 127 COLLEGE AVENUE..." DATED AUGUST 14, 1991 BY MILTON A. GREENE, PLS

WARNING
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CERTIFICATION

119-125 CA Associates, LLC
Chicago Title Insurance Company
Shulman Grundner Etoll & Danaher, P.C.

I hereby certify to that I am a licensed land surveyor, New York State License No.050096, 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: Lee Dresser DATED: 5/20/16

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
ITHACA, NEW YORK 14850
TEL (607)272-6477

TITLE:

SURVEY MAP

NO. 119-125 COLLEGE AVENUE

CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK

DATE: 5/20/2016

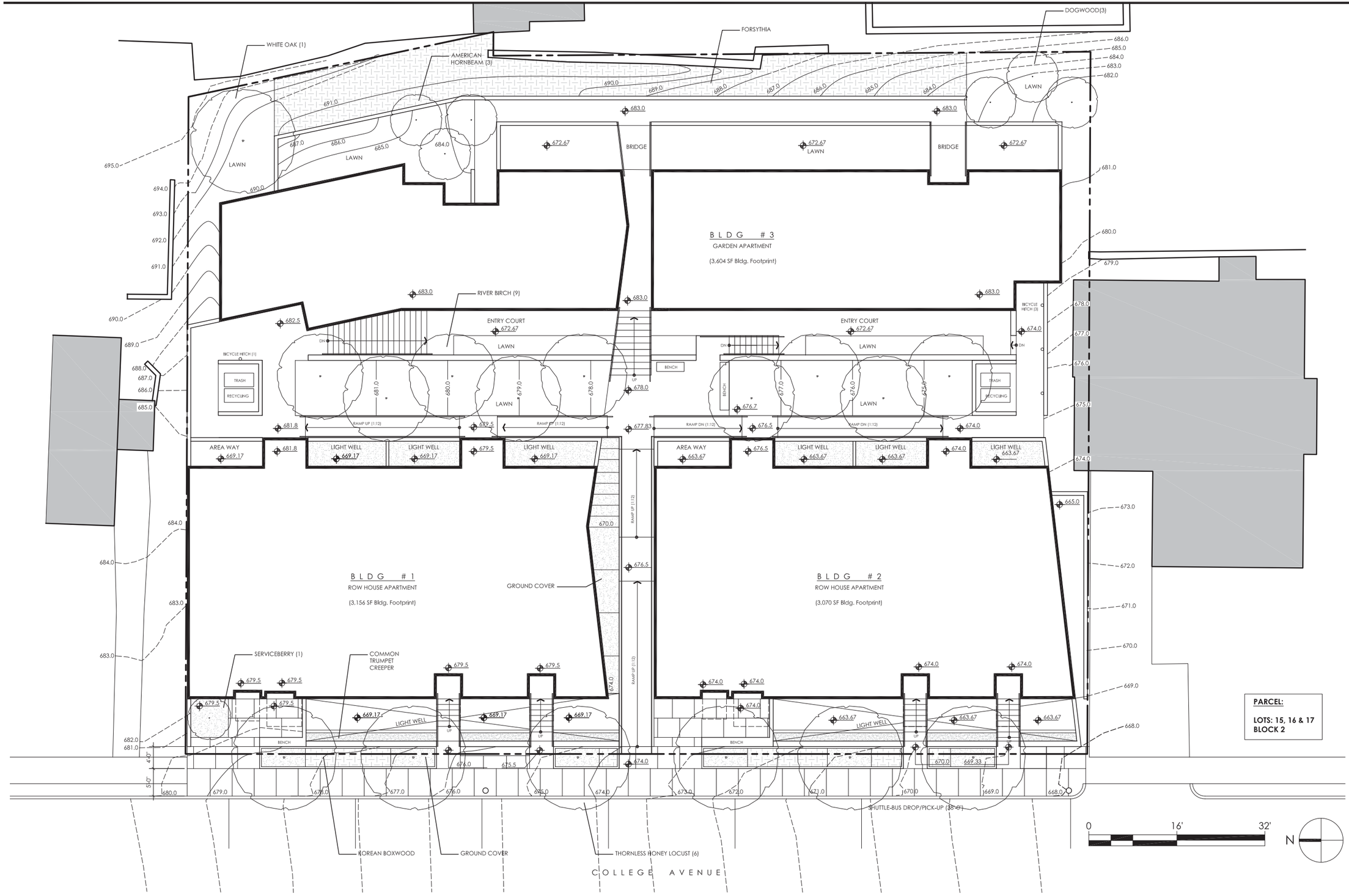
S16223

SCALE: 1"=20'

REVISED

STATE OF NEW YORK — LEE E. DRESSER — 050096 — LICENSED LAND SURVEYOR

Lee Dresser



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

VERSIONS

No.	Date	Description
	09-19-16	SITE PLAN PRE-APPLICATION
	10-14-16	SITE PLAN REVIEW APPLICATION

ikon.5
architects

Architecture
Planning
Research
Strategy

864 Mapleton Road
Princeton, NJ 08540
609.919.0099
fax 609.919.0088
www.ikon5architects.com

Professional License Number

PROJECT TITLE:

COLLEGE TOWNHOUSE

119/121/125 COLLEGE AVENUE
ITHACA, NY

PARCEL:

LOTS: 15, 16 & 17
BLOCK 2

SHEET TITLE:

SITE PLAN STREETSCAPE OPTION A

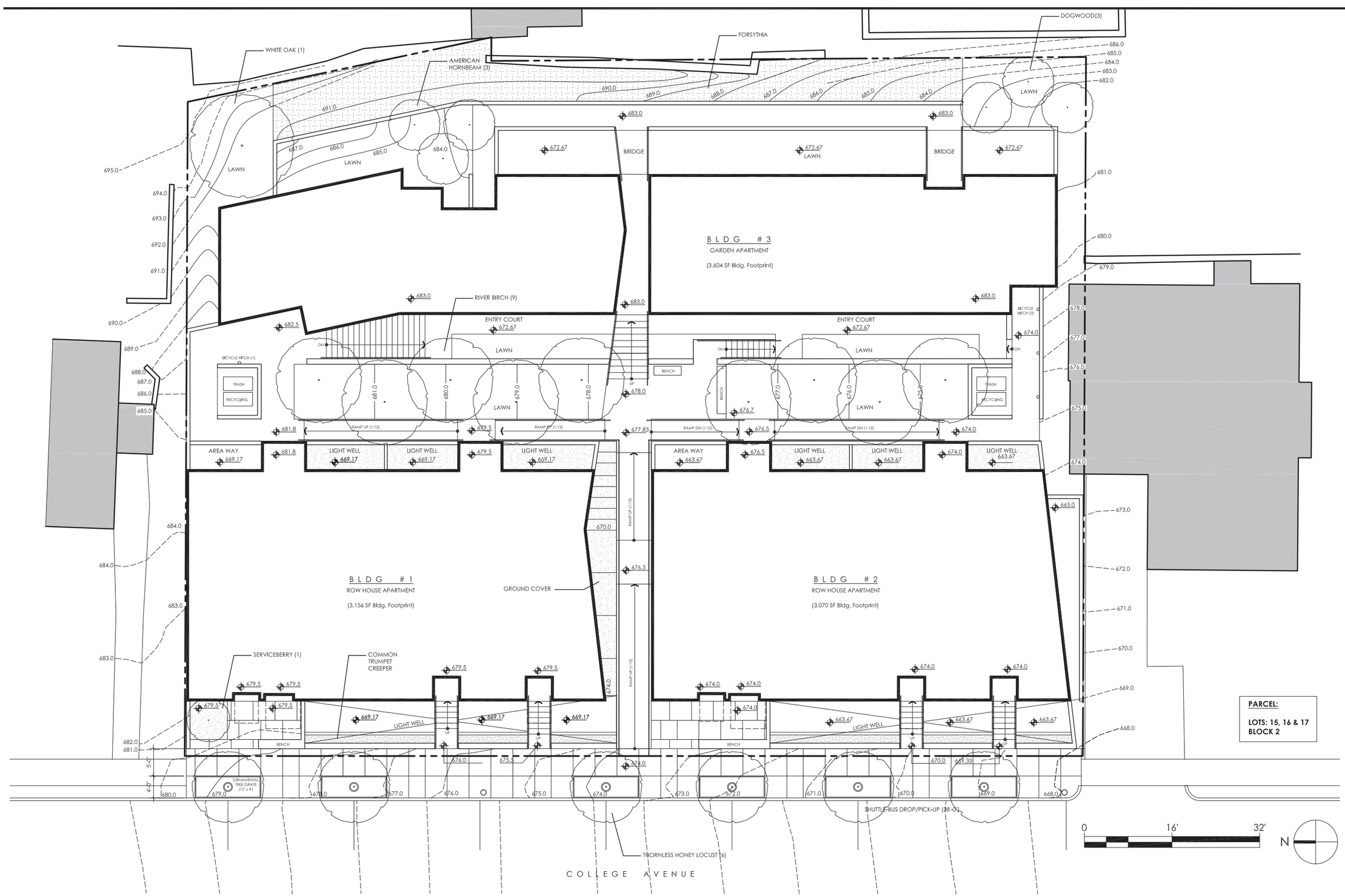
DATE: 10-14-2016

DRAWN BY:

DRAWING NO.:

A1.00A

Oct 13, 2016 - 11:05am



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

VERSIONS

No.	Date	Description
	09-19-16	SITE PLAN PRE-APPLICATION
	10-14-16	SITE PLAN REVIEW APPLICATION

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architects

Architecture
Planning
Research
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864 Mapleton Road
Princeton, NJ 08540
609.919.0099
fax 609.919.0088
www.ikon5architects.com

Professional License Number

PROJECT TITLE:

COLLEGE TOWNHOUSE

119/121/125 COLLEGE AVENUE
ITHACA, NY

PARCEL:

LOTS: 15, 16 & 17
BLOCK 2

SHEET TITLE:

SITE PLAN STREETSCAPE OPTION B

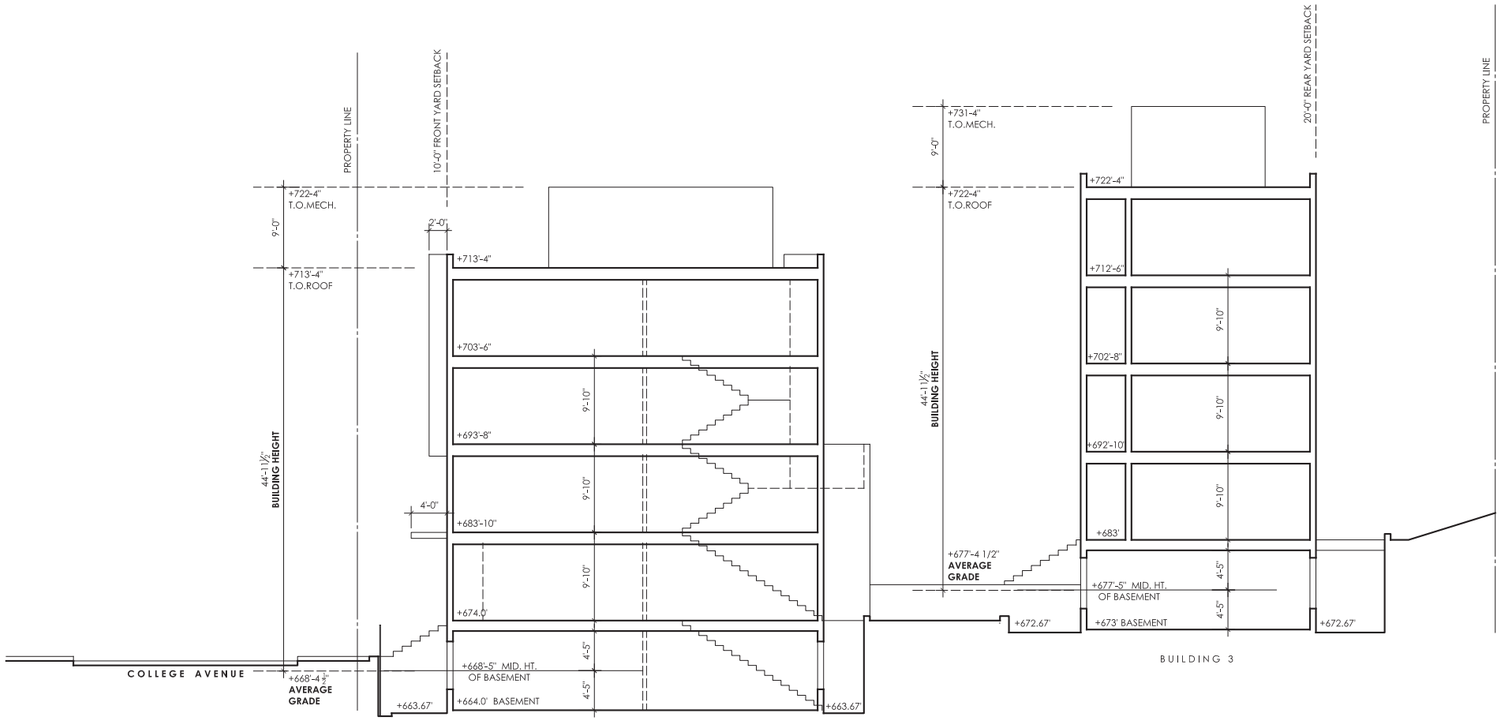
DATE: 10-14-2016

DRAWN BY:

DRAWING NO.:

A1.00B

Oct 13, 2016 - 11:06am



2 SITE SECTION @ BLDGS 2&3
1/8" = 1'-0"

1 BUILDINGS 1 AND 2 WEST ELEVATIONS
1/8" = 1'-0"

VERSIONS

No.	Date	Description
	10-14-16	SITE PLAN REVIEW APPLICATION

ikon.5
architects

Architecture
Planning
Research
Strategy

864 Mapleton Road
Princeton, NJ 08540
609.919.0099
fax 609.919.0088
www.ikon5architects.com

Professional License Number

PROJECT TITLE:

COLLEGE TOWNHOUSE

119/121/125 COLLEGE AVENUE
ITHACA, NY

SHEET TITLE:

STREET ELEVATION & SITE SECTION

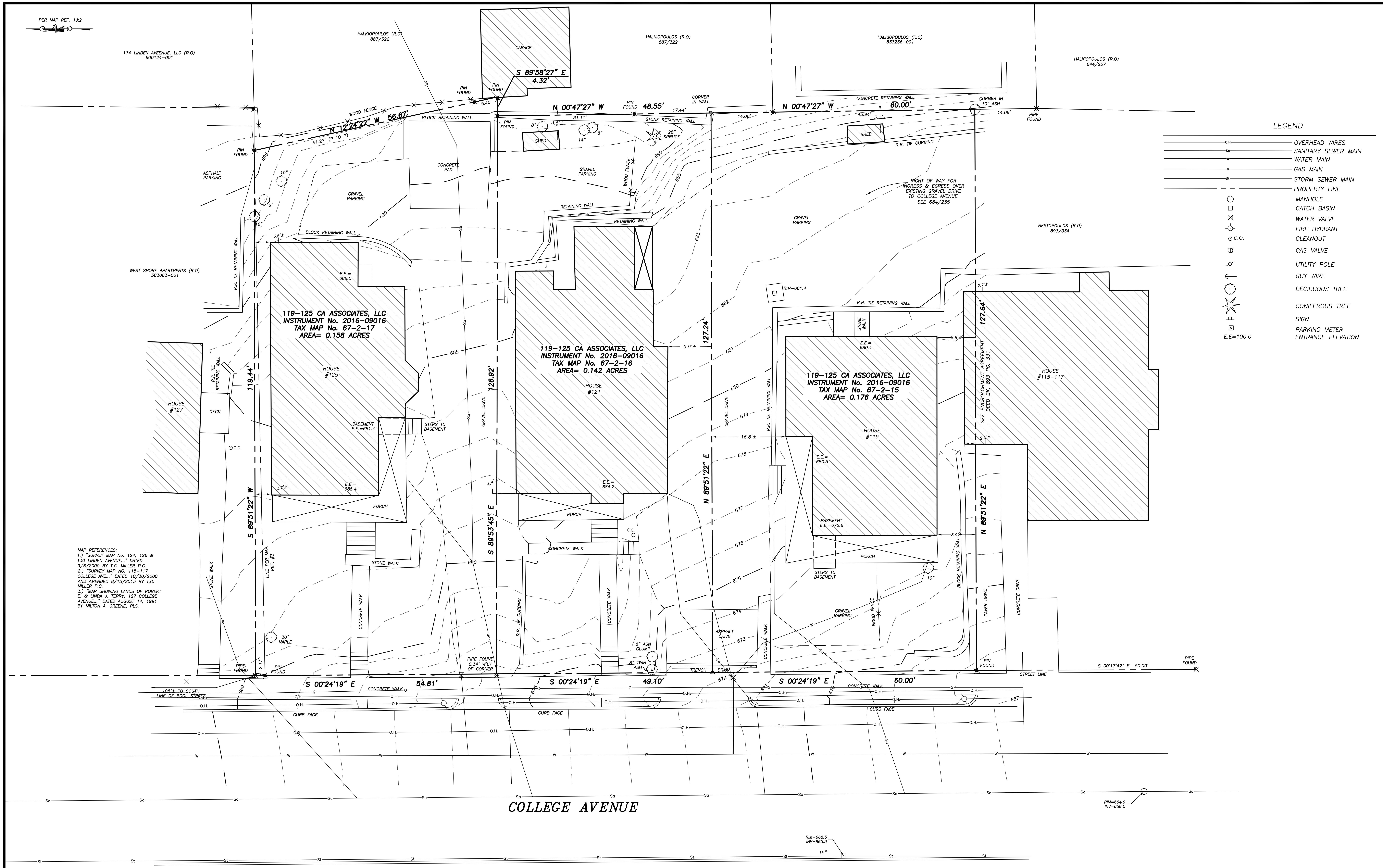
DATE: 10-14-2016

DRAWN BY:

DRAWING NO.:

A4.00

Oct 13, 2016 - 12:47pm


PER MAP REF. 1&2
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HALKIOPOULOS (R.O) 887/322
GARAGE
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HALKIOPOULOS (R.O) 887/322
HALKIOPOULOS (R.O) 533236-001
HALKIOPOULOS (R.O) 844/257
N 12°24'22" W 56.67'
N 00°47'27" W 48.55'
N 00°47'27" W 60.00'
WOOD FENCE
BLOCK RETAINING WALL
STONE RETAINING WALL
CONCRETE RETAINING WALL
R.R. TIE CURBING
SHED
28" SPRUCE
ASPHALT PARKING
GRAVEL PARKING
CONCRETE PAD
RETAINING WALL
RIGHT OF WAY FOR INGRESS & EGRESS OVER EXISTING GRAVEL DRIVE TO COLLEGE AVENUE. SEE 684/235
NESTOPOULOS (R.O) 893/334
WEST SHORE APARTMENTS (R.O) 583063-001
R.R. TIE RETAINING WALL
RIM=681.4
119-125 CA ASSOCIATES, LLC
INSTRUMENT No. 2016-09016
TAX MAP No. 67-2-17
AREA= 0.158 ACRES
HOUSE #125
119-125 CA ASSOCIATES, LLC
INSTRUMENT No. 2016-09016
TAX MAP No. 67-2-16
AREA= 0.142 ACRES
HOUSE #121
119-125 CA ASSOCIATES, LLC
INSTRUMENT No. 2016-09016
TAX MAP No. 67-2-15
AREA= 0.176 ACRES
HOUSE #119
HOUSE #115-117
HOUSE #127
DECK
119.44'
126.92'
127.24'
127.64'
S 89°51'22" W
S 89°53'45" E
N 89°51'22" E
SEE ENCROACHMENT AGREEMENT DEED BK. 893 PG. 331
GRAVEL DRIVE
STEPS TO BASEMENT
PORCH
STONE WALK
CONCRETE WALK
CONCRETE DRIVE
PAVER DRIVE
ASPHALT DRIVE
BLOCK RETAINING WALL
30" MAPLE
8" ASH CLUMP
PIPE FOUND 0.34' W'LY OF CORNER
S 00°24'19" E 54.81'
S 00°24'19" E 49.10'
S 00°24'19" E 60.00'
S 00°17'42" E 50.00'
STREET LINE
108'± TO SOUTH LINE OF BOOL STREET
CURB FACE
COLLEGE AVENUE
RIM=664.9 INV=658.0
RIM=668.5 INV=665.3
LEGEND
OVERHEAD WIRES
SANITARY SEWER MAIN
WATER MAIN
GAS MAIN
STORM SEWER MAIN
PROPERTY LINE
MANHOLE
CATCH BASIN
WATER VALVE
FIRE HYDRANT
CLEANOUT
GAS VALVE
UTILITY POLE
GUY WIRE
DECIDUOUS TREE
CONIFEROUS TREE
SIGN
PARKING METER
E.E=100.0 ENTRANCE ELEVATION

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3.) "MAP SHOWING LANDS OF ROBERT E. & LINDA J. TERRY, 127 COLLEGE AVENUE..." DATED AUGUST 14, 1991 BY MILTON A. GREENE, PLS.

NOTES:

1.) VERTICAL DATUM IS APPROXIMATE NGVD29 PER THE TOMPKINS COUNTY GPS CONTROL NETWORK.
2.) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ABOVE GROUND STRUCTURES AND ANY MARKINGS PROVIDED BY THE UTILITY AUTHORITY. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
3.) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
4.) OUTLINE OF BUILDINGS SHOWN HEREON ARE THE AT GRADE FOOTPRINT. ARCHITECT TO VERIFY BUILDING DIMENSIONS PRIOR TO DESIGN OR CONSTRUCTION.

DATA GRAPHIC SCALE

0 10 20 30

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
ITHACA, NEW YORK 14851
PHONE (607) 272-6477

BOUNDARY & TOPOGRAPHIC MAP
NO.119-125 COLLEGE AVE.
CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK

BY									
REVISION									
DATE									

Warning

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DARRIN A. BROCK, L.S.
N.Y.S. LICENSE No. 050597

SIGNATURE
LICENSED LAND SURVEYOR

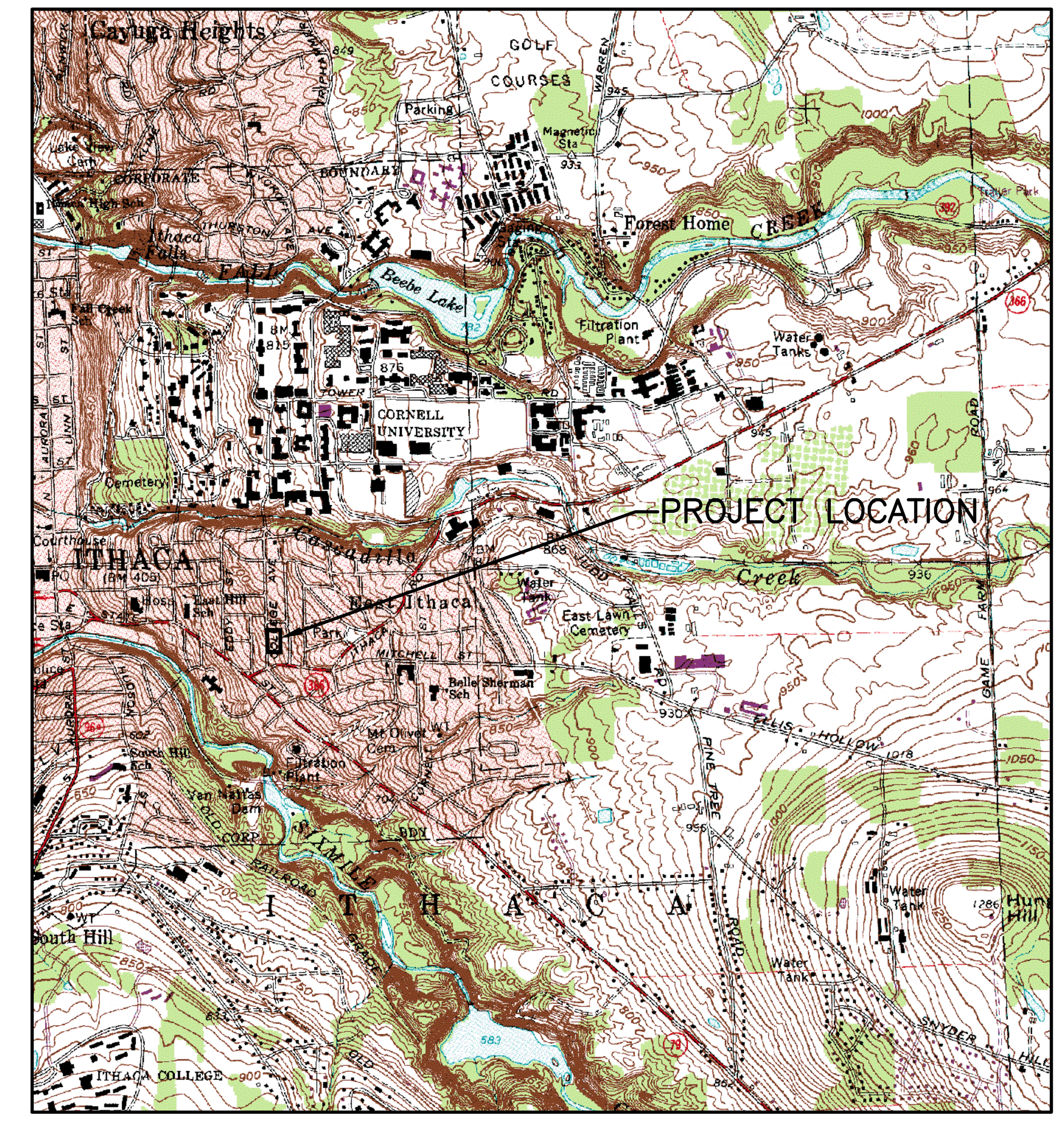
STATE OF NEW YORK · DARRIN A. BROCK · 050597 · LICENSED LAND SURVEYOR

DATE: 10/17/2016	JOB No. S16035
SCALE: 1"=10'	
DRAWN BY: DAB	SHEET 1 OF 1
CHECKED: DLD	

A.D.	area drain	N	north
		N.I.C.	not in contact
BLDG	building	N.T.S.	not to scale
BOP	beginning of project	NO.	number
CAL.	caliper	O.C.	on center
C.I.	cast iron	O.D.	outside diameter
C.B.	catch basin	PE	polyethylene
C.O.	cleanout	PERF.	perforated
C.L.	center line	PVC	polyvinyl chloride
CONC.	concrete	PCC	point of compound curvature
C.L.L.	contract limit line	PC	point of curvature
CMP	corrugated metal pipe	PI	point of inflection
		PRC	point of reverse curvature
DI	drainage inlet	PT	point of tangent
D.I.	ductile iron	PVI	point of vertical intersection
DIA.	diameter	PVT	point of vertical tangent
D.S.	downspout		
		REBAR	reinforcement bar
DWG	drawing	RCP	reinforced concrete pipe
		R.P.	radius point
E	east	RR	railroad
ELV., EL	elevation	REV.	revision
EOP	end of project		
		SAN	sanitary
FFE	finished floor elevation	SCH	schedule
FT	foot or feet	S	south
		STA	station
GALV	galvanized		
G.V.	gas value	TEL.	telephone
		TRANS	Transite
HP	high point	TYP.	typical
HDPE	high density polyethylene		
HOR.	horizontal	VAR.	varies
		VERT.	vertical
I.D.	inside diameter	VC	vertical curve
INV	invert	VCT	vitrified clay tile
		VPC	vertical point of curvature
L.	length (of curve)	VPT	vertical point of tangent
LF	linear feet	VPI	vertical point of inflection
LP	low point		
		W	west
MH	manhole	WWF	welded wire fabric
MAX.	maximum		
MIN.	minimum		
MISC.	miscellaneous		

1

2 STANDARD ABBREVIATIONS
NOT TO SCALE



3 LOCATION MAP
NOT TO SCALE

- ELECTRIC AND GAS: NEW YORK STATE ELECTRIC AND GAS
DENNIS KUHN – ELECTRIC
607–347–2501
RALPH HOY – GAS
800–572–1111

- STORM: CITY OF ITHACA
STREETS AND FACILITIES
607–277–1718
RAY BENJAMIN

- WATER AND SANITARY: CITY OF ITHACA
WATER AND SEWER
607–272–1717
ERIK WHITNEY, P.E.

- TELECOMMUNICATIONS: VERIZON
607–734–0279
DAVID COMER

TIME WARNER CABLE
607–272–7875
TORRANCE COUNTRYMAN

FINGER LAKES TECHNOLOGY GROUP
607–387–7110
ROBERT LANFAIR

4 UTILITY OWNERS AND CONTACTS
NOT TO SCALE

– EXISTING PROPERTY, TOPOGRAPHIC AND UTILITY INFORMATION SHOWN IS BASED ON MAP TITLED "BOUNDARY & TOPOGRAPHIC MAP NO. 119–125 COLLEGE AVENUE" DATED 10/17/2016 BY T.G. MILLER, P.C. AS WELL AS CITY FACILITIES MAPPING AND RECENT SITE OBSERVATIONS. PRESENTLY, EXISTING UTILITY SERVICES ARE BEING DISCONNECTED AND EXISTING BUILDINGS DEMOLISHED.

– EXISTING UTILITIES SHOWN ARE IN APPROXIMATE LOCATION ONLY. VERIFY EXACT LOCATION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION. NOTIFY DIG SAFELY NEW YORK (D.S.N.Y. 1–800–962–7962) A MINIMUM 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

– ALL DIMENSIONS TO BUILDINGS OR CURBS ARE TO EXTERIOR FACE OF BUILDING FOUNDATION WALL OR FACE OF CURB. ALL DIMENSIONS ARE PERPENDICULAR OR PARALLEL TO THE LINES FROM WHICH THEY ARE DRAWN UNLESS OTHERWISE NOTED.

– DATUM OF ELEVATIONS IS ASSUMED.

5 GENERAL NOTES
NOT TO SCALE

Symbol	Description	Line	Description
	EXISTING MANHOLE	— — —	PROPERTY LINE
	EXISTING DRAINAGE INLET	xO.H.	EXISTING OVERHEAD WIRES
	EXISTING WATER VALVE	xSa	EXISTING SANITARY SEWER
	EXISTING FIRE HYDRANT	xW	EXISTING WATER
C.O.	EXISTING CLEANOUT	xG	EXISTING GAS
	EXISTING GAS VALVE	xSt	EXISTING STORM SEWER
	EXISTING UTILITY POLE	E	PROPOSED ELECTRIC
	EXISTING GUY WIRE	F.D.	PROPOSED FOUNDATION DRAIN
	EXISTING DECIDUOUS TREE	G	PROPOSED GAS LINE
	EXISTING CONIFEROUS TREE	Sa	PROPOSED SANITARY SEWER
	EXISTING TRAFFIC SIGN	S.F.	PROPOSED SILT FENCE
M	EXISTING PARKING METER	St	PROPOSED STORM SEWER
E.E=100.0	EXISTING ENTRANCE ELEVATION	T	PROPOSED TELECOM
	PROPOSED DRAINAGE INLET	U.D.	PROPOSED UNDERDRAIN
	PROPOSED STORM MANHOLE	W	PROPOSED WATER PIPE
	PROPOSED SITE AREA DRAIN		
C.O.	PROPOSED CLEANOUT		
	PROPOSED SANITARY MANHOLE		
	PROPOSED SANITARY TRAP		
	PROPOSED WATER VALVE		
	PROPOSED FIRE HYDRANT		
	PROPOSED FIRE DEPARTMENT CONNECTION		
	PROPOSED GAS METER ASSEMBLY		
A.D.	PROPOSED AREAWAY DRAIN		
	INLET PROTECTION		

6 LEGEND
NOT TO SCALE

VERSIONS

No.	Date	Description
	11-04-16	SITE PLAN REVIEW APPLICATION

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864 Mapleton Road
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607–272–6477 tel.
607–273–6322 fax

STATE OF NEW YORK · FRANK L. SANTELLI · 068931 · LICENSED PROFESSIONAL ENGINEER

Professional License Number

PROJECT TITLE:

COLLEGE TOWNHOUSE
119/121/125 COLLEGE AVENUE
ITHACA, NY

SHEET TITLE:

SITE CIVIL LEGEND & NOTES

DATE: 11-04-2016

DRAWN BY: FLS/TRT

DRAWING NO.:

C100

VERSIONS

No.	Date	Description
	11-04-16	SITE PLAN REVIEW APPLICATION

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607-273-6322 fax

Professional License Number

PROJECT TITLE:

COLLEGE TOWNHOUSE

119/121/125 COLLEGE AVENUE
ITHACA, NY

SHEET TITLE:

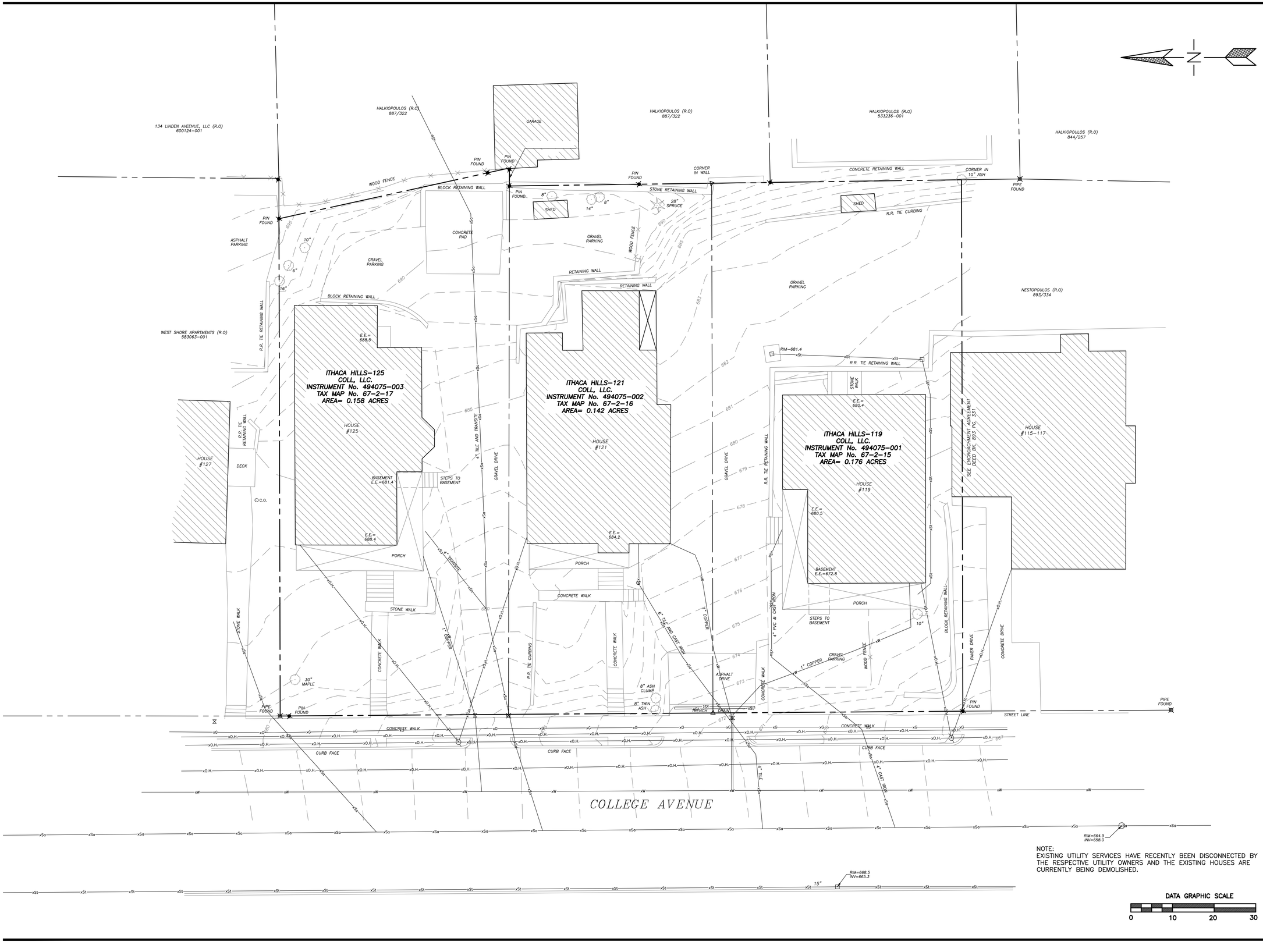
EXISTING SITE CONDITIONS

DATE: 11-04-2016

DRAWN BY: FLS/TRT

DRAWING NO.:

C101



NOTE:
EXISTING UTILITY SERVICES HAVE RECENTLY BEEN DISCONNECTED BY THE RESPECTIVE UTILITY OWNERS AND THE EXISTING HOUSES ARE CURRENTLY BEING DEMOLISHED.

DATA GRAPHIC SCALE

0 10 20 30

EXISTING SANITARY SERVICE LATERAL TO NEIGHBOR. PROVIDE TEMPORARY FACILITIES AND/OR INSTALL DOWNSTREAM SANITARY IMPROVEMENTS AS NECESSARY TO MAINTAIN SERVICE AT ALL TIMES.
134 LINDEN AVENUE, LLC (R.O) 600124-001
HALKIOPOULOS (R.O) 887/322
HALKIOPOULOS (R.O) 887/322
HALKIOPOULOS (R.O) 533236-001
HALKIOPOULOS (R.O) 844/257
REMOVE EXISTING DRAINAGE INLET AND ASSOCIATED STORM PIPING
NESTOPOULOS (R.O) 893/334
WEST SHORE APARTMENTS (R.O) 583063-001
RIM=681.4
HOUSE #125
HOUSE #121
HOUSE #119
HOUSE #115-117
HOUSE #127
C.O.
SEE ENCROACHMENT AGREEMENT DEED BK. 893 PG. 331
DISCONNECT AND REMOVE ALL OVERHEAD UTILITIES TO EXISTING HOUSE. COORDINATE ALL DISCONNECTIONS AND REMOVALS WITH RESPECTIVE UTILITY COMPANIES. (TYPICAL OF 3 HOUSES)
REMOVE EXISTING TRENCH DRAIN. DISCONNECT, CUT, CAP AND REMOVE ASSOCIATED PIPING. DISCONNECT FROM CITY STORM SEWER AS DIRECTED BY CITY DPW.
EXISTING SANITARY SERVICE LATERAL TO BE DISCONNECTED IN STREET BY CITY DPW. CONTRACTOR TO CUT, CAP AND REMOVE ALL SANITARY PIPING AND APPURTENANCES, AND ABATE/DISPOFE OF ALL TRANSITE PIPE BEHIND CURB LINE. (TYPICAL OF 3 SERVICES)
COLLEGE AVENUE
EXISTING WATER SERVICES TO BE DISCONNECTED IN STREET BY CITY DPW. CONTRACTOR TO CUT, CAP AND REMOVE ALL WATER PIPING AND APPURTENANCES BEHIND CURB LINE. (TYPICAL OF 3 SERVICES)
RIM=664.9
INV=658.0
RIM=668.5
INV=665.3
15"
DATA GRAPHIC SCALE
0 10 20 30

VERSIONS

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	11-04-16	SITE PLAN REVIEW APPLICATION

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Professional License Number

PROJECT TITLE:

COLLEGE TOWNHOUSE
119/121/125 COLLEGE AVENUE
ITHACA, NY

SHEET TITLE:

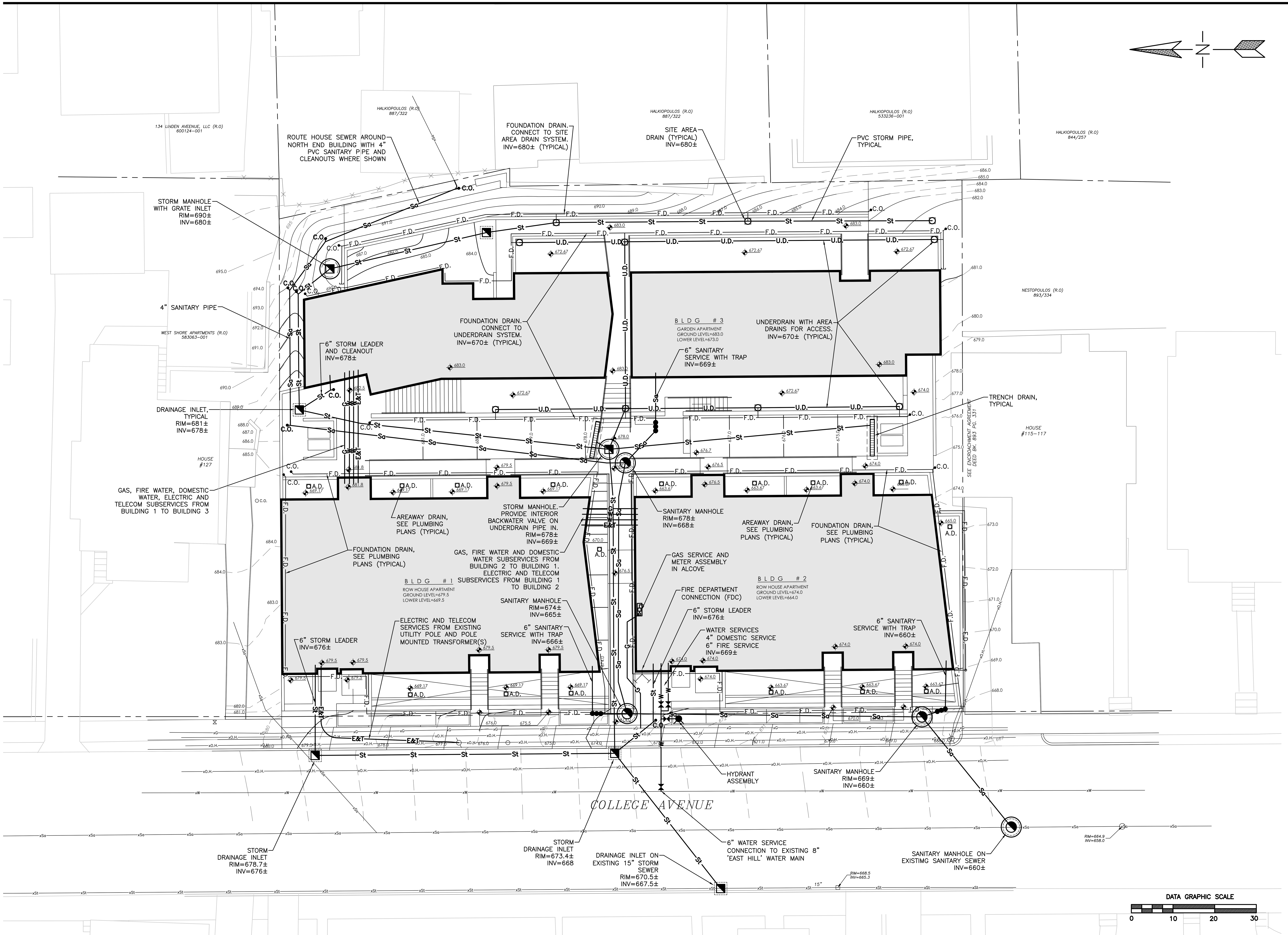
UTILITY DEMOLITION PLAN

DATE: 11-04-2016

DRAWN BY: FLS/TRT

DRAWING NO.:

C102



ROUTE HOUSE SEWER AROUND NORTH END BUILDING WITH 4" PVC SANITARY PIPE AND CLEANOUTS WHERE SHOWN
FOUNDATION DRAIN. CONNECT TO SITE AREA DRAIN SYSTEM. INV=680± (TYPICAL)
SITE AREA DRAIN (TYPICAL) INV=680±
PVC STORM PIPE, TYPICAL
STORM MANHOLE WITH GRATE INLET RIM=690± INV=680±
4" SANITARY PIPE
WEST SHORE APARTMENTS (R.O) 583063-001
6" STORM LEADER AND CLEANOUT INV=678±
FOUNDATION DRAIN. CONNECT TO UNDERDRAIN SYSTEM. INV=670± (TYPICAL)
BLDG #3
GARDEN APARTMENT GROUND LEVEL=683.0 LOWER LEVEL=673.0
6" SANITARY SERVICE WITH TRAP INV=669±
UNDERDRAIN WITH AREA DRAINS FOR ACCESS. INV=670± (TYPICAL)
DRAINAGE INLET, TYPICAL RIM=681± INV=678±
TRENCH DRAIN, TYPICAL
HOUSE #115-117
SEE ENCROACHMENT AGREEMENT DEED BK. 893 PG. 331
HOUSE #127
GAS, FIRE WATER, DOMESTIC WATER, ELECTRIC AND TELECOM SUBSERVICES FROM BUILDING 1 TO BUILDING 3
STORM MANHOLE. PROVIDE INTERIOR BACKWATER VALVE ON UNDERDRAIN PIPE IN. RIM=678± INV=669±
SANITARY MANHOLE RIM=678± INV=668±
AREAWAY DRAIN, SEE PLUMBING PLANS (TYPICAL)
FOUNDATION DRAIN, SEE PLUMBING PLANS (TYPICAL)
GAS, FIRE WATER AND DOMESTIC WATER SUBSERVICES FROM BUILDING 2 TO BUILDING 1. ELECTRIC AND TELECOM SUBSERVICES FROM BUILDING 1 TO BUILDING 2
GAS SERVICE AND METER ASSEMBLY IN ALCOVE
BLDG #1
ROW HOUSE APARTMENT GROUND LEVEL=679.5 LOWER LEVEL=669.5
BLDG #2
ROW HOUSE APARTMENT GROUND LEVEL=674.0 LOWER LEVEL=664.0
FIRE DEPARTMENT CONNECTION (FDC)
SANITARY MANHOLE RIM=674± INV=665±
6" STORM LEADER INV=676±
ELECTRIC AND TELECOM SERVICES FROM EXISTING UTILITY POLE AND POLE MOUNTED TRANSFORMER(S)
6" SANITARY SERVICE WITH TRAP INV=666±
WATER SERVICES 4" DOMESTIC SERVICE 6" FIRE SERVICE INV=669±
6" SANITARY SERVICE WITH TRAP INV=660±
HYDRANT ASSEMBLY
SANITARY MANHOLE RIM=669± INV=660±
COLLEGE AVENUE
STORM DRAINAGE INLET RIM=678.7± INV=676±
STORM DRAINAGE INLET RIM=673.4± INV=668
DRAINAGE INLET ON EXISTING 15" STORM SEWER RIM=670.5± INV=667.5±
6" WATER SERVICE CONNECTION TO EXISTING 8" 'EAST HILL' WATER MAIN
SANITARY MANHOLE ON EXISTIMG SANITARY SEWER INV=660±
DATA GRAPHIC SCALE
0 10 20 30

VERSIONS

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Professional License Number

PROJECT TITLE:

COLLEGE TOWNHOUSE
119/121/125 COLLEGE AVENUE
ITHACA, NY

SHEET TITLE:

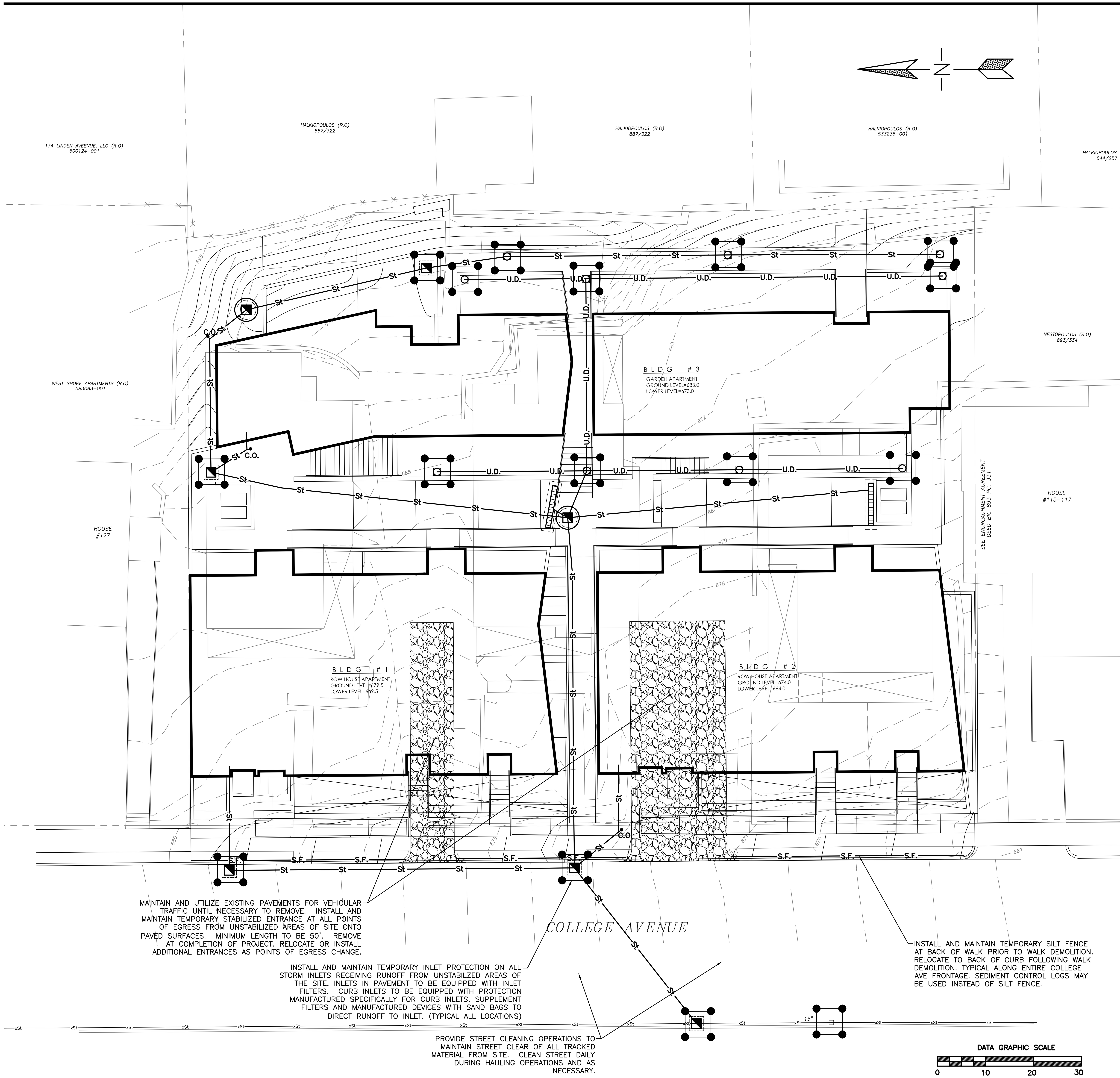
SITE UTILITY PLAN

DATE: 11-04-2016

DRAWN BY: FLS/TRT

DRAWING NO.:

C103



EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN A "BASIC SWPPP" PERMIT FROM CITY DPW WATER AND SEWER DIVISION, PAY ALL NECESSARY FEES AND COMPLY WITH ALL PERMIT REQUIREMENTS.
2. INSTALL SILT FENCE OR SEDIMENT LOGS AT DOWNGRADE PERIMETER OF SITE PRIOR TO BEGINNING SITE DISTURBANCE. RELOCATE AND/OR INSTALL NEW AS NECESSARY AND AS WORK PROGRESSES.
3. SURFACE RUNOFF FROM UPGRADE AREAS SHALL BE DIVERTED OR OTHERWISE PREVENTED FROM FLOWING INTO BUILDING EXCAVATION OR THROUGH AREAS OF CONSTRUCTION ACTIVITY.
4. RUNOFF FROM DISTURBED AREAS SHALL NOT BE DISCHARGED OFF-SITE WITHOUT FIRST PASSING THROUGH A PROPERLY INSTALLED AND MAINTAINED SEDIMENT CONTROL PRACTICE.
5. DISCHARGE FROM ALL DEWATERING OPERATIONS SHALL BE TO A GEOTEXTILE FILTER BAG OR OTHER DEVICE APPROVED BY CITY OF ITHACA.
6. ALL CONTROL STRUCTURES SHALL BE PERIODICALLY INSPECTED AND MAINTAINED DURING CONSTRUCTION. REMOVE SEDIMENT FROM PRACTICES AS NECESSARY.
7. INSTALL STABILIZED ENTRANCES AT ALL POINTS OF EGRESS FROM UNSTABILIZED AREAS OF SITE. RELOCATE OR ADD NEW ENTRANCES AS NECESSARY. MAINTAIN ENTRANCES FOR DURATION OF PROJECT. TOP DRESS WITH ADDITIONAL AGGREGATE WHEN SURFACE BECOMES PACKED WITH SEDIMENT. PROVIDE TIRE WASH FACILITIES AND/OR PERFORM STREET CLEANING OPERATIONS IF ENTRANCES ARE INSUFFICIENT TO MAINTAIN PAVED AREA AND STREETS CLEAR OF SEDIMENT OR MATERIAL TRACKING.
8. INSTALL AND MAINTAIN INLET PROTECTION ON DOWNSTREAM DRAINAGE STRUCTURES IN STREET WHERE DIRECTED BY CITY OF ITHACA DPW.
9. PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY FOLLOWING FINAL GRADING.
10. APPLY TEMPORARY OR PERMANENT SEED AND MULCH TO DISTURBED AREAS WITHIN 14 DAYS AFTER CLEARING.
11. PLACE SILT FENCE AROUND TOPSOIL STOCKPILES AND TEMPORARILY SEED IF LEFT UNDISTURBED FOR GREATER THAN 14 DAYS.
12. DISPOSE OF ALL EXCAVATED SPOILS IN A MANNER THAT IS CONSISTENT WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

SEQUENCING:

1. INSTALL INLET PROTECTION ON DRAINAGE STRUCTURES TO RECEIVE RUNOFF FROM DISTURBED AREAS OF SITE AND WHERE DIRECTED BY CITY OF ITHACA.
2. INSTALL SILT FENCE OR SEDIMENT LOGS AT BACK OF WALK OR ON SITE DOWNGRADE OF AREAS TO BE DISTURBED PRIOR TO BEGINNING DEMOLITION AND EARTHWORK OPERATIONS. RELOCATE AND/OR INSTALL NEW AT BACK OF CURB IMMEDIATELY FOLLOWING SIDEWALK DEMOLITION. DO NOT REMOVE EXISTING PAVED SIDEWALK UNTIL NECESSARY.
3. DEMOLISH EXISTING BUILDINGS. USE EXISTING PAVED SURFACES AS REASONABLY POSSIBLE FOR HAUL ROUTES FROM SITE.
4. INSTALL STABILIZED ENTRANCES AT ALL POINTS OF EGRESS FROM DISTURBED AREAS OF SITE ONTO PAVED SURFACES.
5. INSTALL STORM SEWER IMPROVEMENTS PRIOR TO REMOVAL OF EXISTING STORM SEWERS AND/OR PROVIDE TEMPORARY PIPING AS NECESSARY TO MAINTAIN CONVEYANCE PATHS FOR RUNOFF FROM ABOVE THE SITE.
6. INSTALL DIVERSION SWALES AND/OR BERMS UPGRADE OF PROPOSED BUILDING AS POSSIBLE TO PREVENT RUNOFF FROM ENTERING BUILDING EXCAVATION.
7. BEGIN BUILDING EXCAVATION AND SITE EARTHWORK OPERATIONS.
8. RELOCATE AND/OR INSTALL NEW SILT FENCE AND/OR SEDIMENT LOGS AS SITE EARTHWORK PROGRESSES. SILT FENCE AND SEDIMENT LOGS MAY BE REMOVED AND/OR OMITTED IF RUNOFF IS CONTAINED WITHIN BUILDING EXCAVATION.
9. DEWATER EXCAVATIONS TO SILT BAG OR OTHER PRACTICE AS APPROVED BY CITY OF ITHACA.
10. COMPLETE BUILDING FOUNDATION WALLS AND BACKFILL BUILDING.
11. COMPLETE UTILITIES AND SITE STORM SEWER IMPROVEMENTS.
12. PERFORM SIDEWALK DEMOLITION AND COMPLETE SITE PAVING IMPROVEMENTS.
13. INSTALL LANDSCAPING, TOPSOIL, SEED, AND MULCH OR EROSION CONTROL BLANKET.
14. REMOVE SILT AND DEBRIS FROM STORM SEWERS.
15. REMOVE ALL REMAINING TEMPORARY PRACTICES.

CONSERVATION SEED MIX

SPRING SEEDINGS

a) ANNUAL RYEGRASS:	0.70 LBS/1000 S.F.
b) SPRING OATS:	2.00 LBS/1000 S.F.
c) ANNUAL RYEGRASS:	0.35 LBS/1000 S.F
AND SPRING OATS:	1.50 LBS/1000 S.F
d) PERENNIAL RYEGRASS:	0.70 LBS/1000 S.F.

LATE SPRING & SUMMER SEEDINGS

a) SUDANGRASS:	0.90 LBS/1000 S.F.
b) ANNUAL RYEGRASS:	0.70 LBS/1000 S.F.
c) PERENNIAL RYEGRASS:	0.70 LBS/1000 S.F.

LATE SUMMER & FALL SEEDINGS

a) ANNUAL RYEGRASS (COMMON)	0.70 LBS/1000 S.F.
b) WINTER RYE (AROOSTOOK):	2.50 LBS/1000 S.F.
c) WINTER WHEAT:	2.75 LBS/1000 S.F.
d) PERENNIAL RYEGRASS (PENNFINE):	0.70 LBS/1000 S.F.

MULCH

MATERIAL: CLEAN STRAW MULCH

APPLICATION RATE: 100 LBS (2-3 BALES)/1000 S.F.

MULCH SHALL BE APPLIED OVER TEMPORARY OR PERMANENT SEEDING AND SHALL BE ANCHORED USING ONE OF THE FOLLOWING OPTIONS:

A. ON SLOPES <3%, DRIVE TRACKED EQUIPMENT OVER MULCH, WITH TREADS RUNNING PARALLEL TO THE CONTOUR.
B. USE A MULCH ANCHORING TOOL OR SQUARE SHOVEL TO CUT MULCH IN SO THAT MULCH IS TUCKED INTO THE SOIL BY 3"
B. APPLY A TACKIFIER OVER MULCH CONSISTENT WITH MANUFACTURER'S SPECIFICATIONS.
C. APPLY WOOD FIBER MULCH OVER STRAW MULCH AT A RATE OF 400 LBS. PER ACRE.
D. SECURE MULCH IN PLACE WITH BIODEGRADABLE NETTING, OR WITH PEG AND TWINE SECURED BY WOOD STAKES SPACED AT 3' INTERVALS, AND TWINE WOVEN IN A CRISS-CROSS PATTERN.

EROSION CONTROL BLANKET

MATERIAL: BIODEGRADABLE STRAW BLANKET STITCHED TOP AND BOTTOM FOR SLOPES UP TO 2H:1V, AMERICAN EXCELSIOR COMPANY AEC PREMIER STRAW OR APPROVED EQUIVALENT.

INSTALLATION: PER MANUFACTURER'S RECOMMENDATIONS.

VERSIONS

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607-272-6477 tel.
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Professional License Number

PROJECT TITLE:

COLLEGE TOWNHOUSE
119/121/125 COLLEGE AVENUE
ITHACA, NY

SHEET TITLE:

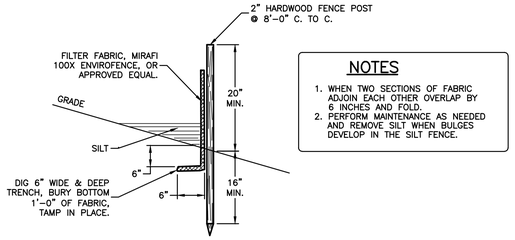
EROSION AND SEDIMENT CONTROL PLAN

DATE: 11-04-2016

DRAWN BY: FLS/TRT

DRAWING NO.:

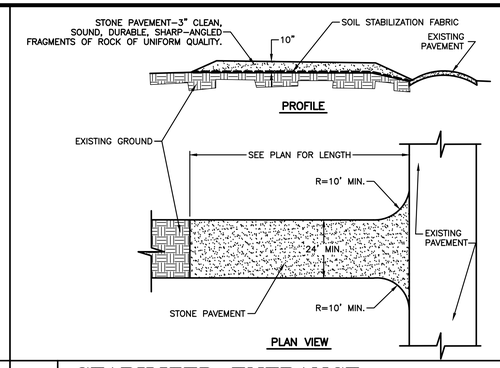
C104



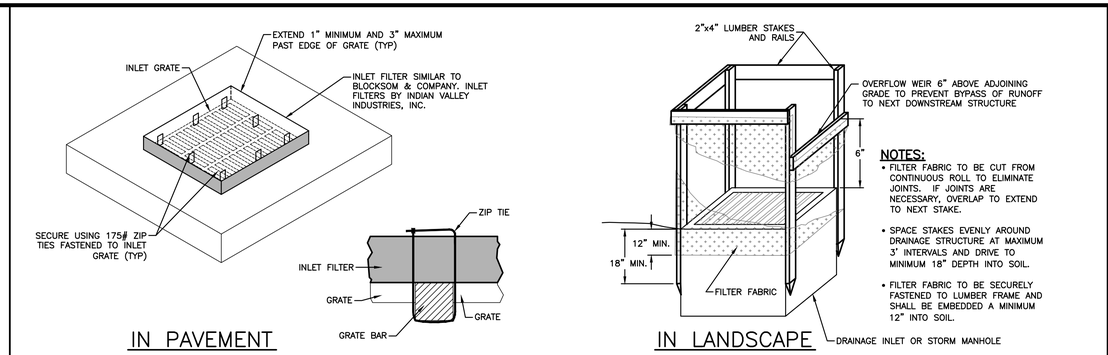
NOTES

1. WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER OVERLAP BY 6 INCHES AND FOLD.
2. PERFORM MAINTENANCE AS NEEDED AND REMOVE SILT WHEN BULGES DEVELOP IN THE SILT FENCE.

1 **SILT FENCE**
NOT TO SCALE



2 **STABILIZED ENTRANCE**
NOT TO SCALE

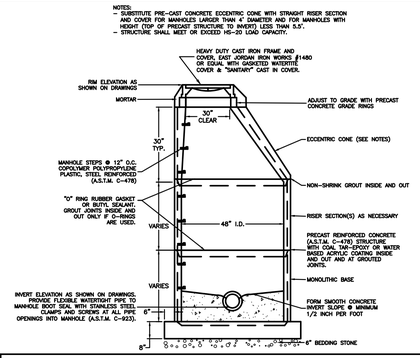


NOTES:

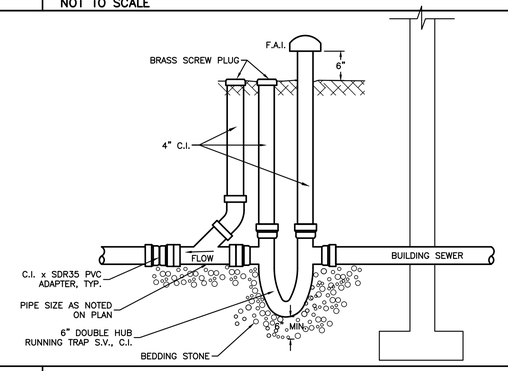
- FILTER FABRIC TO BE CUT FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NECESSARY, OVERLAP TO EXTEND TO NEXT STAKE.
- SPACE STAKES EVENLY AROUND DRAINAGE STRUCTURE AT MAXIMUM 3' INTERVALS AND DRIVE TO MINIMUM 18" DEPTH INTO SOIL.
- FILTER FABRIC TO BE SECURELY FASTENED TO LUMBER FRAME AND SHALL BE EMBEDDED A MINIMUM 12" INTO SOIL.

3 **INLET PROTECTION**
NOT TO SCALE

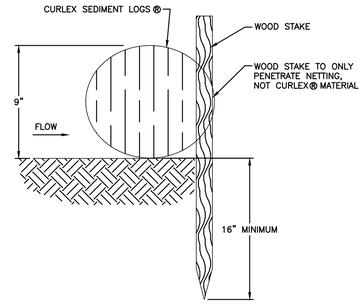
4
NOT TO SCALE



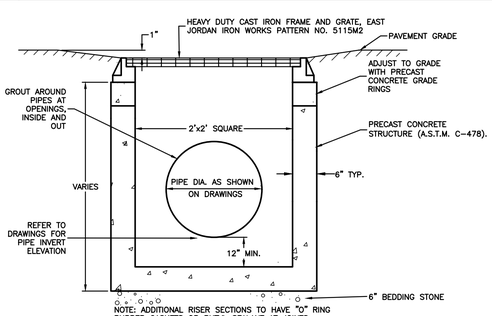
5 **SANITARY MANHOLE**
NOT TO SCALE



6 **SANITARY TRAP**
NOT TO SCALE

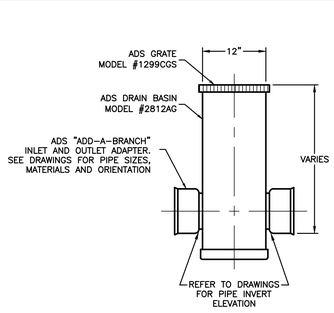


7 **DETAIL**
NOT TO SCALE

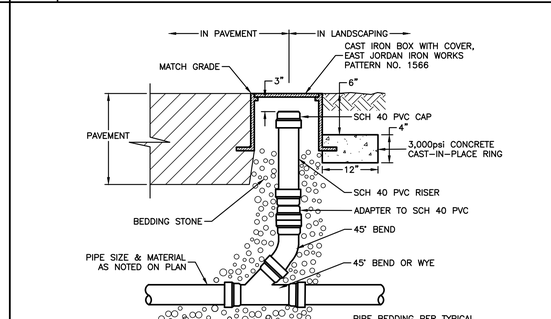


NOTE: ADDITIONAL RISER SECTIONS TO HAVE "O" RING RUBBER GASKETS OR BUTYL SEALANT AT JOINTS. GROUT JOINTS INSIDE AND OUT WITH NON-SHRINK GROUT ONLY IF O-RINGS ARE USED. BACKFILL WITH STRUCTURAL FILL UNDER PAVEMENTS.

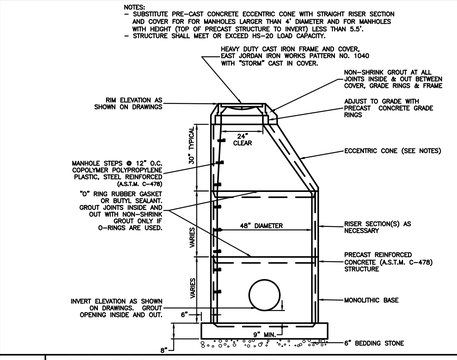
8 **DRAINAGE INLET**
NOT TO SCALE



9 **AREA DRAIN**
NOT TO SCALE

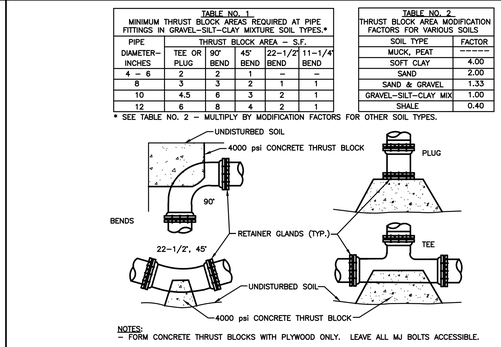


10 **CLEANOUT**
NOT TO SCALE

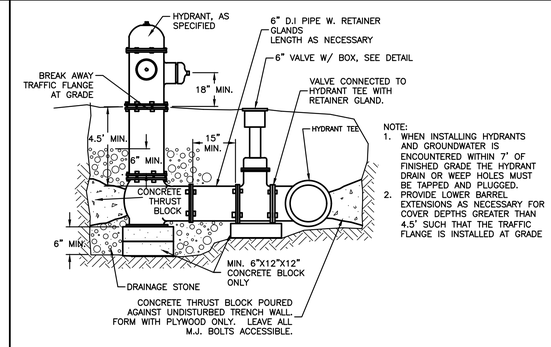


11 **STORM MANHOLE**
NOT TO SCALE

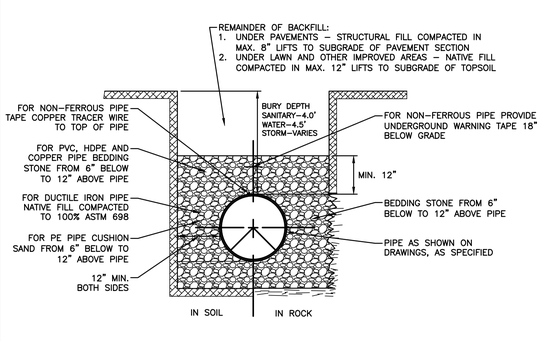
12
NOT TO SCALE



13 **WATER FITTINGS**
NOT TO SCALE



14 **HYDRANT ASSEMBLY**
NOT TO SCALE



15 **UTILITY TRENCH**
NOT TO SCALE

VERSIONS

No.	Date	Description
	11-04-16	SITE PLAN REVIEW APPLICATION

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119/121/125 COLLEGE AVENUE
ITHACA, NY

SHEET TITLE:

DETAILS

DATE: 11-04-2016
DRAWN BY: FLS/TRT
DRAWING NO.:

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