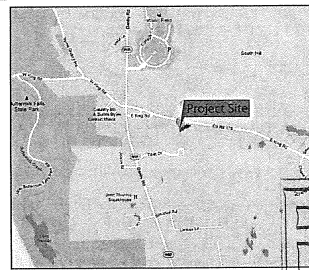


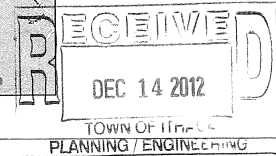
**THE EXISTING & PROPOSED LAND USE FOR THE PROPERTY AND ADJACENT PROPERTIES:**

1. PROJECT SITE IS MR (MULTI-FAMILY RESIDENTIAL)
2. PROPERTY TO THE EAST IS LDR (LOW DENSITY RESIDENTIAL)
3. PROPERTY TO THE SOUTH IS MR
4. PROPERTY TO THE WEST NOT APPLICABLE TO PROJECT SITE
5. TOTAL SITE AREA = 15.68 ACRES
6. APPROXIMATE AREA OF SITE DISTURBANCE = 2.5 ACRES
7. NUMBER OF EXISTING UNITS = 25
8. NUMBER OF PROPOSED UNITS = 50 TWO BR UNITS
9. BUILDING FOOTPRINT AREA = 30,350 GROSS SQ.FT.
10. TOTAL BUILDING AREA = 87,468 GROSS SQ.FT.
11. BUILDING HEIGHT = 3 STORES
12. NUMBER OF EXISTING PARKING SPACES = 45 EXISTING (BEFORE DEVELOPMENT)
13. NUMBER OF EXISTING PARKING SPACES = 42 EXISTING (AFTER DEVELOPMENT)
14. NUMBER OF EXISTING HANDICAPPED PARKING SPACES = 2
15. NUMBER OF ADDITIONAL PROPOSED STANDARD PARKING SPACES = 62
16. NUMBER OF ADDITIONAL PROPOSED HANDICAPPED PARKING SPACES = 4
17. TOTAL NUMBER OF PARKING SPACES FOUND ON OVERALL SITE ONCE PHASE 2 OF DEVELOPMENT IS COMPLETE = 104

**1 SITE PLAN**  
1"=50'  
SCALE = 1"=50'



**2 LOCATION PLAN**  
1"=500'



Revisions	
No.	Date

Overall Conceptual Site Plan  
**Hawk's Nest at Springwood**  
123 East King Road  
Ithaca, New York 14867  
Tompkins County

*Airtek*  
DESIGN  
ARCHITECTURE + INTERIORS, PLLC  
123 BRADLEY RD., ITHACA, NY 14850  
(607) 255-1234



File Number: 12-012  
Drawn By: DFL  
Checked By: AGA  
12-13-12  
1" = 50'

Drawing Number:  
**L1**

TOWN OF ITHACA  
PLANNING / ENGINEERING

