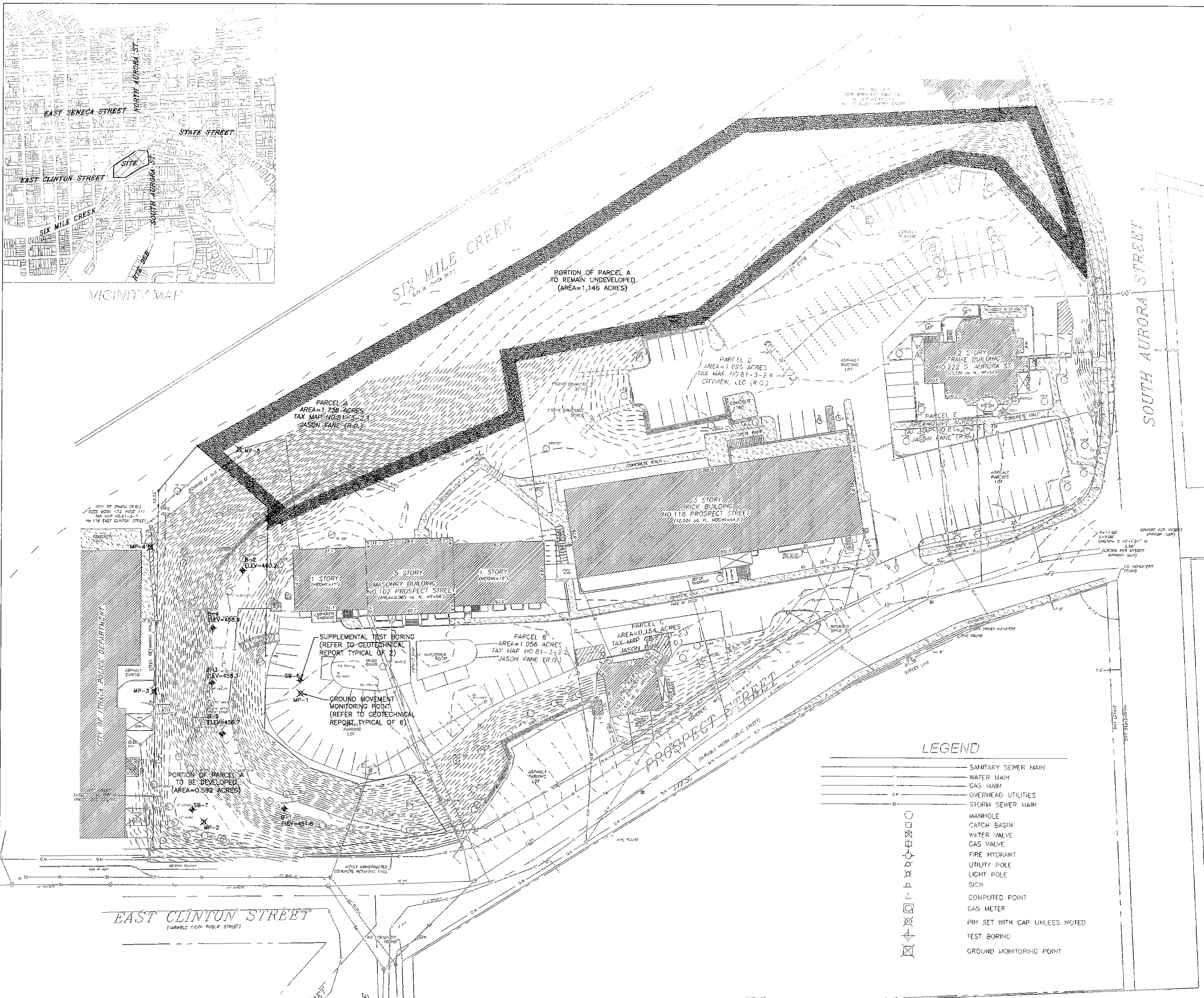
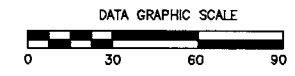


VICINITY MAP



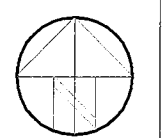
LEGEND

	SANITARY SEWER MAIN
	WATER MAIN
	GAS MAIN
	OVERHEAD UTILITIES
	STORM SEWER MAIN
	MANHOLE
	CATCH BASIN
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	UTILITY POLE
	LIGHT POLE
	SIGN
	COMPUTED POINT
	GAS METER
	PIM SET WITH CAP UNLESS NOTED
	TEST BORING
	GROUND MONITORING POINT



T.G. MILLER, P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH AURORA STREET
 ITHACA, NEW YORK 14850
 607-272-6477 FAX
 607-272-6322 FAX

APARTMENT BUILDING
 130 East Clinton Street, Ithaca, New York

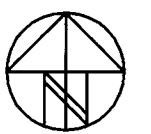


NO. DATE	
REVISIONS	
DWG. TITLE:	EXISTING CONDITIONS PLAN
SCALE:	AS SHOWN
DATE:	July 5, 2013
DWG. NO.:	C100



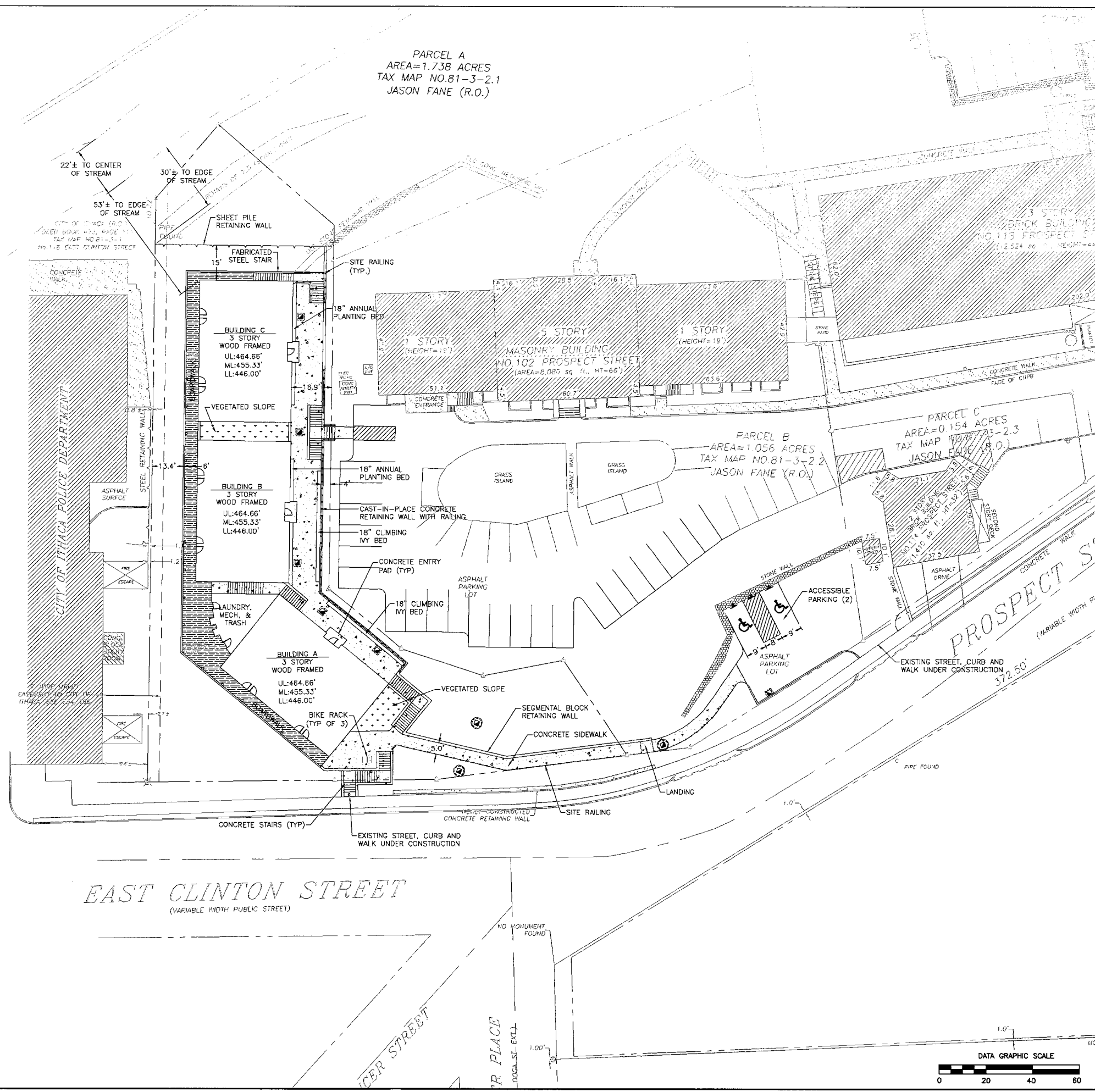
T.G. MILLER, P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH AUBURN STREET
 ITHACA, NY 14850
 607-273-8477 fax
 607-273-6322 fax

APARTMENT BUILDING
 130 East Clinton Street, Ithaca, New York

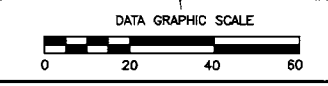


NO. DATE
 REVISIONS
 DWG. TITLE:
LAYOUT PLAN
 SCALE:
 AS SHOWN
 DATE:
 July 5, 2013
 DWG. NO.:

C101

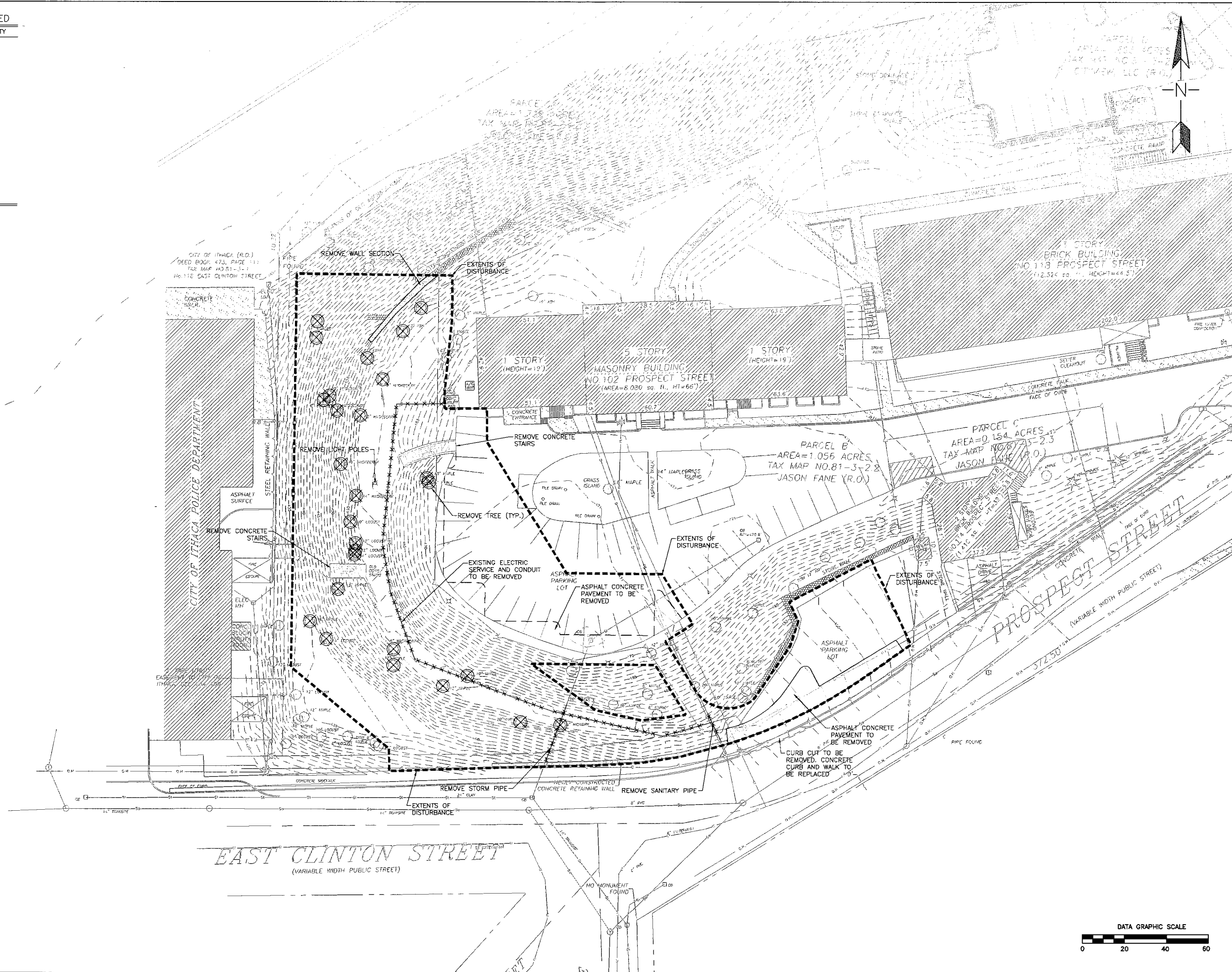


EAST CLINTON STREET
 (VARIABLE WIDTH PUBLIC STREET)



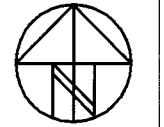
TREES TO BE REMOVED

SPECIES	SIZE	QUANTITY
HICKORY	8"	1
MAPLE	6"	1
	10"	2
	12"	3
	14"	2
	20"	1
LOCUST	10"	1
	12"	2
	14"	2
ASH	12"	3
	14"	1
HACKBERRY	6"	3
	8"	1
	10"	3
	14"	1
TOTAL	302"	27



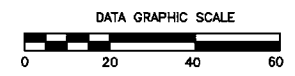
T.G. MILLER, P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH ALBION STREET
 ITHACA, NEW YORK 14850
 607-272-6477 tel.
 607-273-6322 fax

APARTMENT BUILDING
 130 East Clinton Street, Ithaca, New York



NO. DATE REVISIONS
 DWG TITLE:
DEMOLITION PLAN
 SCALE:
 AS SHOWN
 DATE:
 July 5, 2013
 DWG NO.:

C102

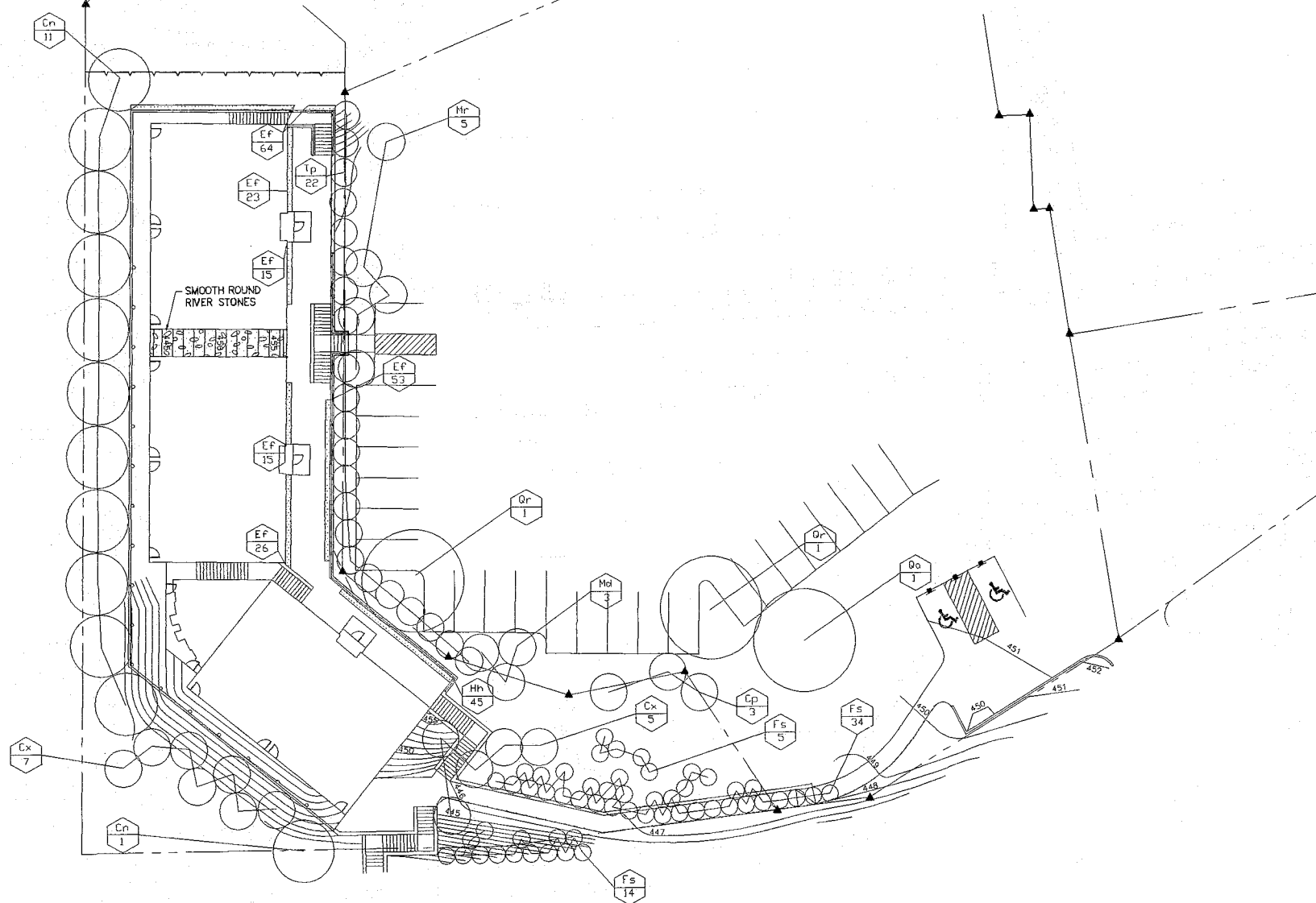


PLANTING SCHEDULE

Symbol	Botanical Name	Common Name	Size	Container	Amount
Cn	<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Nootka Cypress	3-4'	B&B	12
Cx	<i>Cornus</i> x 'Constellation'	Flowering Dogwood	6-8'	B&B	12
Ef	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	2 1/2"	pot	241
Fs	<i>Forsythia suspensa</i>	Weeping Forsythia	18-24"	#5	53
Md	<i>Malus</i> 'Donald Wyman'	Flowering Crabapple	6-8'	B&B	3
Mr	<i>Malus</i> 'Robinson'	Flowering Crabapple	6-8'	B&B	5
Qa	<i>Quercus alba</i>	White Oak	6-8'	B&B	1
Qr	<i>Quercus rubra</i>	Red Oak	6-8'	B&B	2
Tp	<i>Thuja plicata</i>	Green Giant Arborvitae	4'	B&B	22

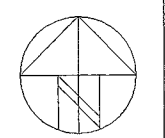
NOTES:

1. ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE DONE PRIOR TO PLANTING.
2. PLANT LIST PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT MATERIAL SPECIES AND QUANTITY.
3. ALL WOODY AND HERBACEOUS PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN NURSERY STOCK".



Whitham Planning
and Design, LLC
Drawing Prepared by: ALM

APARTMENT BUILDING
130 East Clinton Street, Ithaca, New York

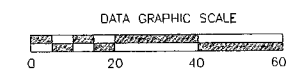


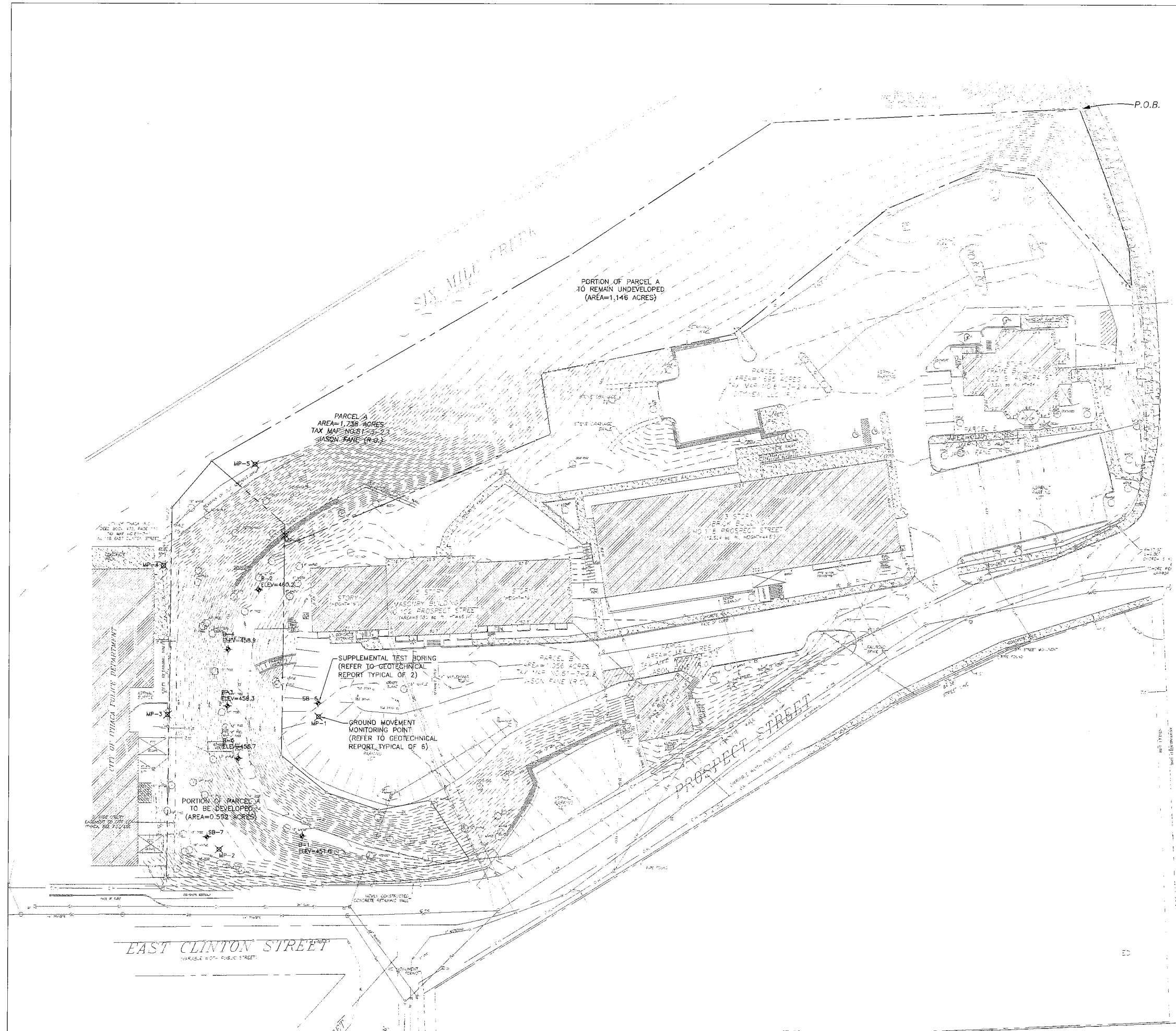
NO. DATE
REVISIONS

DWG. TITLE:
PLANTING
PLAN

SCALE:
AS SHOWN
DATE:
July 5, 2013

DWG NO:
L101





PLANTING SCHEDULE

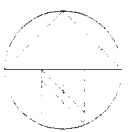
Botanical Name	Common Name	Amount
<i>Acer saccharum</i>	Sugar Maple	3
<i>Betula alleghaniensis</i>	Yellow Birch	2
<i>Carpinus caroliniana</i>	Musclewood	2
<i>Carya ovata</i>	Shagbark Hickory	2
<i>Celtis occidentalis</i>	Hackberry	2
<i>Cercis canadensis</i>	Redbud	4
<i>Cornus alternifolia</i>	Alternate Leaf Dogwood	15
<i>Cornus florida</i>	Flowering Dogwood	4
<i>Crataegus phaenopyrum</i>	Hawthorn	3
<i>Fagus grandifolia</i>	Beech	3
<i>Hamamelis virginiana</i>	Witch-Hazel	7
<i>Lindera benzoin</i>	Spicebush	12
<i>Pinus strobus</i>	White Pine	2
<i>Quercus alba</i>	White Oak	2
<i>Quercus rubra</i>	Red Oak	1
<i>Sambucus racemosa</i>	Red-berried Elder	13
<i>Tilia americana</i>	Basswood	1
<i>Viburnum acerifolium</i>	Mapleleaf Viburnum	15

NOTES:

- ALL PROPOSED TO BE PLANTED AT EITHER #2 OR #3 CONTAINER SIZE, APPROXIMATELY 12-18" OR 18-24".
- PLANT LIST PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT MATERIAL SPECIES AND QUANTITY.
- PLANTS PROPOSED FOR MITIGATION LOCATIONS ARE TO BE SELECTED ON SITE BY LANDSCAPE DESIGNER DEPENDING ON SLOPE AND EXISTING VEGETATION.
- ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE DONE PRIOR TO PLANTING.
- TREE GUARDS OR CAGES ARE TO BE PLACED AROUND INDIVIDUAL TREE TRUNKS AND SHRUB CLUSTERS. TREE GUARDS ARE TO BE CHECK ROUTINELY TO ENSURE VIABILITY. TREE CAGES TO BE FURTHER SPECIFIED IN CONSTRUCTION DOCUMENTS.
- PORTABLE BLADDERS ARE TO BE USED TO IRRIGATE NEW PLANTINGS. THE BLADDERS ARE TO BE CHECKED ROUTINELY UNTIL THE PLANTS ESTABLISH, TYPICALLY DURING THE FIRST GROWING SEASON.
- ALL WOODY PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN NURSERY STOCK".

Whitham Planning
and Design, LLC
Drawing Prepared by: ALM

APARTMENT BUILDING
130 East Clinton Street, Ithaca, New York



NO. DATE
REVISIONS

DWG. TITLE:

MITIGATION
PLAN

SCALE:

AS SHOWN

DATE:

July 5, 2013

DWG NO.:

L102

