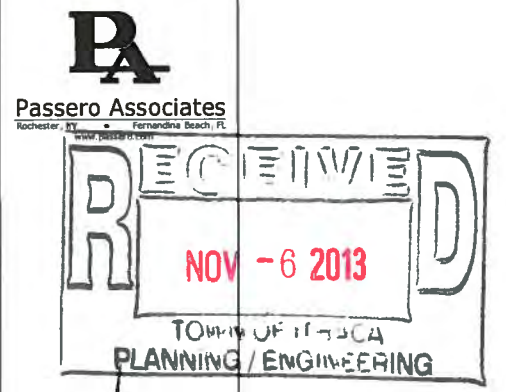


- REFERENCES:
1. LBNR 630 OF DEEDS, PAGE 256.
  2. LBNR 647 OF DEEDS, PAGE 315.
  3. LBNR 665 OF DEEDS, PAGE 308.
  4. LBNR 606 OF DEEDS, PAGE 241.
  5. LBNR 575 OF DEEDS, PAGE 003.
  6. LBNR 485 OF DEEDS, PAGE 125.
  7. LBNR 433 OF DEEDS, PAGE 487.
  8. LBNR 573 OF DEEDS, PAGE 816.
  9. LBNR 417 OF DEEDS, PAGE 427.
  10. DEED RECORDED AT INSTRUMENT NO. 480244-001.
  11. DEED RECORDED AT INSTRUMENT NO. 432420-001.
  12. DEED RECORDED AT INSTRUMENT NO. 546089-001.
  13. DEED RECORDED AT INSTRUMENT NO. 471522-001.
  14. DEED RECORDED AT INSTRUMENT NO. 484883-002.
  15. DEED RECORDED AT INSTRUMENT NO. 468855-002.
  16. DEED RECORDED AT INSTRUMENT NO. 480244-001.
  17. DEED RECORDED AT INSTRUMENT NO. 432420-001.
  18. DEED RECORDED AT INSTRUMENT NO. 483423-001.
  19. ABSTRACT OF TITLE PREPARED BY MORGAN TITLE, A STEWART COMPANY, #8882, ORDER NO. 515508 DATED OCTOBER 15, 2009.
  20. COMMITMENT FOR TITLE INSURANCE, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, P.L.C. NO. 010905300000, EFFECTIVE DATE OCT 15, 2009.
- SURVEY NOTES:
1. ELEVATIONS SHOWN HEREIN ARE BASED ON A VERTICAL SURVEY CONTROL TRAVERSE THROUGH THE EXISTING SANITARY MANHOLE RM LOCATED ON THE NORTHEASTLY SIDE OF THE ENTRANCE DRIVE TO THE PROPOSED AND SHOWN ON A DRAWING PREPARED BY T.E. VALLEY P.C. ENGINEERS, DATED NOVEMBER 14, 2009, AT WEST HILL (AS OF 12/27/09 PASSERO ASSOCIATES HAS NOT RECEIVED A RESPONSE TO A REQUEST FOR GEODETIC SURVEY DATA FOR THE TOWNSHIP COUNTY GPS MONUMENT LOCATED ON THE EASTERN SIDE OF ROUTE 96 OPPOSITE PROPOSED SITE.)
  2. EVIDENCE OF WATER SERVICE AND MAIN FOUND ON SUBJECT PARCEL. INDICATE EASEMENTS ACROSS PROPOSED SITE DEVELOPMENT.
  3. PARCEL MAY BE SUBJECT TO AGREEMENT DATED SEPT. 09, 1936 BETWEEN GRAND LODGE OF THE INDEPENDENT ORDER OF THE ODD FELLOWS OF THE STATE OF NEW YORK AND PETER A. CAMPBELL TO GRANT PERMISSION FOR THREE 3/4" TAPS, CONNECTION TO THE WATERLINE BETWEEN THE CITY OF ITHACA LOTS AND THE ODD FELLOWS PUMP HOUSE IN LBNR 538 OF DEEDS PAGE 48. (THIS SURVEY UNABLE TO DETERMINE LOCATION OF PUMP HOUSE AND WATERLINE)
  4. LBNR 578 OF DEEDS, PAGE 486 DESCRIBES AN EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. FOR GAS PIPELINE ON THE EASTERN SIDE OF TRUMANSBURG ROAD AND RESERVES THE RIGHT TO EXTEND SERVICE ON THE OPPOSITE SIDE OF THE ROAD.
  5. SANITARY SEWER EASEMENT TO THE PEOPLE OF THE STATE OF NEW YORK (STATE TUNNELING DISTRICT) ON LANDS OF THE INDEPENDENT ORDER OF ODD FELLOWS AS DESCRIBED IN LBNR 233 OF DEEDS PAGE 432 DOES NOT APPEAR TO FALL ON THE SUBJECT PARCEL. (DEED BE OF SOUTH 62°13'30" WEST 1454 FT. FROM ITHACA-TRUMANSBURG COUNTY HIGHWAY NO. 96 PLACES SEWER LINE WEST OF SUBJECT PARCEL.)
  6. THREE SANITARY SEWER EASEMENTS TO THE TOWN OF ITHACA AS DESCRIBED IN LBNR 827 OF DEEDS, PAGE 808 FALL ON THE EASTERN SIDE OF TRUMANSBURG ROAD, STATE ROUTE 96.
  7. RIGHT OF WAY TO CITY OF ITHACA TO LAY AND MAINTAIN WATER PIPES AS DESCRIBED IN LBNR 233 OF DEEDS PAGE 232 LIES WITHIN THE LINES OF THE ITHACA-TRUMANSBURG HIGHWAY #96.
  8. RIGHT OF WAY TO THE STATE OF NEW YORK FOR 8" WATERMAIN AS DESCRIBED IN DEEDS RECORDED IN LBNR 200 PAGES 72 & 73 FALLS ON THE EASTERN SIDE OF TRUMANSBURG ROAD.
  9. EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SANITARY SEWER LINE AS DESCRIBED IN LBNR 234 OF DEEDS PAGE 435 FALLS ON THE EASTERN SIDE OF THE TRUMANSBURG - ITHACA COUNTY HIGHWAY #96.
  10. EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. FOR GAS LINE AS DESCRIBED IN LBNR 533 OF DEEDS PAGE 4 FALLS ON THE EASTERN SIDE OF TRUMANSBURG ROAD, N.Y.S. ROUTE 96.

CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED ON DECEMBER 09, 2009 USING PORTIONS OF THE REFERENCE MATERIAL LISTED HEREIN AND FROM NOTES OF A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED ON DECEMBER 09, 2009. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO RECORD INFORMATION NOT REFERENCED. THIS CERTIFICATION IS MADE BY:

EDWARD J. FREEMAN N.Y.S.P.L.S. NO. 048771



LEGEND	
---	Centerline
---	Centerline
---	Old Value
---	Hydrogen
---	Lightning
---	Manhole (Double Type)
---	Manhole (Single)
---	Manhole Inlet Storm Drainage
---	Manhole Storm Drainage
---	Manhole Sanitary Sewer
---	Sign Post (Single)
---	Utility Pole
---	Utility Pole Another Site
---	Light
---	Water Service
---	Water Valve

Revisions	
No.	Description
1	1/1/12 DC REVISED DEDICATED ROAD ROW
2	3/7/12 JS EXTENDED RIGHT OF WAY
3	8/27/12 JS REVISED PER TOWN COMMENTS
4	11/4/12 JAU TITLE REVISION

UNPUBLISHED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 16 SECTION 7108 AND ARTICLE 147 SECTION 1007. THESE PLANS ARE COPYRIGHT PROTECTED.



Town of Ithaca  
**Passero Associates**  
100 Liberty Way  
Rochester, NY 14604  
Principal-in-Charge J.F.C.  
Project Manager E.J.F.  
Drafted by D.P.S.

Conifer Realty LLC  
183 East Main Street  
Rochester, N.Y. 14604

**SUBDIVISION MAP**  
**CAYUGA MEADOWS SENIOR HOUSING DEVELOPMENT**  
Being a Portion of Military Lots 48 and 87  
Town of Ithaca, County Of Tompkins,  
State of New York

Project No:  
**20080511.0002**

Drawing No:  
**S-1**

Sheet No.  
**1 of 1**

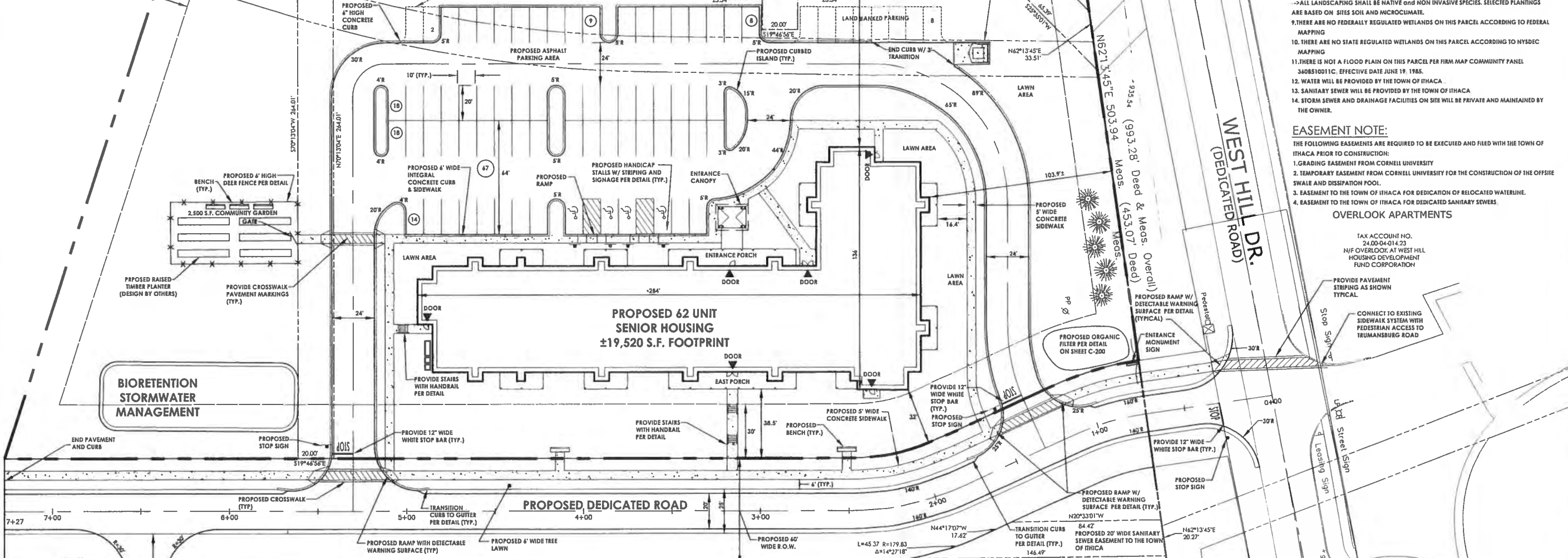
Scale:  
**1" = 50'**

Date:  
**12.08.09**

# LEGEND:

---	PROPERTY BOUNDARY
---	R.O.W.
---	EXISTING CENTER LINE ROAD
---	SEBACK
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
[Box]	PROPOSED BUILDING
[Box]	EXISTING BUILDING
[Box]	PROPOSED PARKING COUNT
[Box]	PROPOSED CONCRETE
[Box]	PROPOSED SIGN
[Box]	EXISTING SIGN
[Box]	PROPOSED LIGHT

REMAINING LANDS



<p><b>REFERENCES:</b></p> <ol style="list-style-type: none"> <li>LIBER 650 OF DEEDS, PAGE 256.</li> <li>LIBER 647 OF DEEDS, PAGE 215.</li> <li>LIBER 645 OF DEEDS, PAGE 008.</li> <li>LIBER 604 OF DEEDS, PAGE 241</li> <li>LIBER 575 OF DEEDS, PAGE 005.</li> <li>LIBER 485 OF DEEDS, PAGE 125.</li> <li>LIBER 433 OF DEEDS, PAGE 467.</li> <li>LIBER 573 OF DEEDS, PAGE 916.</li> <li>LIBER 417 OF DEEDS, PAGE 427.</li> <li>DEED RECORDED AT INSTRUMENT NO. 49024-001.</li> <li>DEED RECORDED AT INSTRUMENT NO. 432420-001.</li> <li>DEED RECORDED AT INSTRUMENT NO. 548899-001.</li> <li>DEED RECORDED AT INSTRUMENT NO. 471502-001.</li> <li>DEED RECORDED AT INSTRUMENT NO. 484993-002.</li> <li>DEED RECORDED AT INSTRUMENT NO. 468655-002.</li> <li>DEED RECORDED AT INSTRUMENT NO. 49024-001.</li> </ol>	<p><b>CERTIFICATION:</b></p> <p>WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED ON DECEMBER 09, 2009 USING PORTIONS OF THE REFERENCE MATERIAL LISTED HEREON AND FROM NOTES OF A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED ON DECEMBER 08, 2009. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO RECORD INFORMATION NOT REFERENCED. THIS CERTIFICATION IS MADE TO:</p> <p>EDWARD J. FREEMAN N.Y.S.P. L.S. NO. 049771</p>	<p><b>SURVEY NOTES:</b></p> <ol style="list-style-type: none"> <li>ELEVATIONS SHOWN HEREON ARE BASED ON A VERTICAL SURVEY CONTROL TRAVERSE THROUGH THE EXISTING SANITARY MANHOLE RM LOCATED ON THE NORTHWESTERN SIDE OF THE ENTRANCE DRIVE TO THE FIREHOUSE AND SHOWN ON A DRAWING PREPARED BY T.G. MILLER P.C. ENGINEERS, ENTITLED "OVERLOOK AT WEST HILL (AS OF 12/21/09) PASSERO ASSOCIATES HAS NOT RECEIVED A RESPONSE TO A REQUEST FOR GEODEIC SURVEY DATA FOR THE TOMPKINS COUNTY GPS MONUMENT LOCATED ON THE EASTERN SIDE OF ROUTE 96 OPPOSITE PROPOSED SITE).</li> <li>EVIDENCE OF WATER SERVICE AND MAIN FOUND ON SUBJECT PARCEL INDICATE EASEMENTS ACROSS PROPOSED SITE DEVELOPMENT</li> <li>PARCEL MAY BE SUBJECT TO AGREEMENT DATED SEP 1, 1935 BETWEEN GRAND LODGE OF THE INDEPENDENT ORDER OF THE ODD FELLOWS OF THE STATE OF NEW YORK AND PETER A. CAMPBELL TO GRANT PERMISSION FOR THREE 3/4" TAPS, CONNECTION TO THE WATERLINE BETWEEN THE CITY OF ITHACA LIMITS AND THE ODD FELLOWS PUMP HOUSE IN LIBER 238 OF DEEDS PAGE 49. (THIS SURVEY UNABLE TO DETERMINE LOCATION OF PUMP HOUSE AND WATERLINE)</li> <li>LIBER 374 OF DEEDS, PAGE 460 DESCRIBES AN EASEMENT TO NEW YORK STATE ELECTRIC &amp; GAS CORP. FOR GAS PIPELINE ON THE EASTERN SIDE OF TRUAMSBURG ROAD AND RESERVES THE RIGHT TO EXTEND TO THE OPPOSITE SIDE OF THE ROAD.</li> <li>SANITARY SEWER EASEMENT TO THE PEOPLE OF THE STATE OF NEW YORK (STATE TUBERCULOSIS HOSPITAL) ON LANDS OF THE INDEPENDENT ORDER OF ODD FELLOWS AS DESCRIBED IN LIBER 233 OF DEEDS PAGE 452 DOESN'T APPEAR TO FALL ON THE SUBJECT PARCEL. (DEED BE OF SOUTH 62°13'50" WEST 1404 FT. FROM ITHACA-TRUAMSBURG COUNTY HIGHWAY NO. 616 PLACES SEWER LINE WEST OF SUBJECT PARCEL)</li> <li>THREE SANITARY SEWER EASEMENTS TO THE TOWN OF ITHACA AS DESCRIBED IN LIBER 427 OF DEEDS, PAGE 906 FALL ON THE EASTERN SIDE OF TRUAMSBURG ROAD, STATE ROUTE 96.</li> <li>RIGHT OF WAY TO CITY OF ITHACA TO LAY AND MAINTAIN WATER PIPES AS DESCRIBED IN LIBER 232 OF DEEDS PAGE 252 LIES WITHIN THE LINES OF THE ITHACA-TRUAMSBURG HIGHWAY #616.</li> <li>RIGHT OF WAY TO THE GRAND LODGE, INDEPENDENT ORDER OF ODD FELLOWS OF THE STATE OF NEW YORK FOR 6" WATERMAIN AS DESCRIBED IN DEEDS RECORDED IN LIBER 200 PAGES 72 &amp; 73 FALLS ON THE EASTERN SIDE OF TRUAMSBURG ROAD.</li> <li>EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SANITARY SEWER LINE AS DESCRIBED IN LIBER 234 OF DEEDS PAGE 439, FALLS ON THE EASTERN SIDE OF THE TRUAMSBURG - ITHACA COUNTY HIGHWAY #616.</li> <li>EASEMENT TO NEW YORK STATE ELECTRIC &amp; GAS CORP. FOR GAS LINE AS DESCRIBED IN LIBER 423 OF DEEDS PAGE 4, FALLS ON THE EASTERN SIDE OF TRUAMSBURG ROAD, N.Y.S. ROUTE 96.</li> </ol>
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## SITE DATA:

- TAX ACCT. NUMBER: 24.00-04-014.24
- TOTAL PARCEL AREA: 34.463 ACRES
- SENIOR LIVING PARCEL AREA: 2212.544 S.F. OR 34.796 ACRES
- EXISTING ZONING: MULTIPLE RESIDENCE (REZONED ON 5/7/12)
- MAXIMUM DWELLING UNITS: 97 (4.716 ACRES \* 43.840 SF/ACRE / 3,500 SF)
- 72 UNITS PROPOSED
- MAXIMUM BUILDING HEIGHT: MAX 34' ABOVE GRADE ALLOWED, 45' PROPOSED
- REQUIRED SETBACKS (MR CODE):

REQUIRED	PROVIDED
FRONT: 50'	32'
SIDE: 50'	103.7'
REAR: 50'	197.7'

SPACES REQUIRED	PROVIDED
1 SPACE/UNIT+1/3 UNITS	67 SPACES
=83 SPACES	
67 SPACES REQUIRED (WITH 20% REDUCTION PER PLANNING BOARD)	

\* A VARIANCE WAS GRANTED FROM THE ZONING BOARD OF APPEALS ON 4/18/12

## LANDSCAPING

SHRUBS REQUIRED	PROVIDED
1/100 SF GREEN AREA	273 SHRUBS
BETWEEN BLDG & PARKING	
27,305 SF/100 = 270 SHRUBS	

- ALL LANDSCAPING SHALL BE NATIVE AND NON INVASIVE SPECIES. SELECTED PLANTINGS ARE BASED ON SITE SOIL AND MICROCLIMATE.
- THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO FEDERAL MAPPING
- THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC MAPPING
- THERE IS NOT A FLOOD PLAIN ON THIS PARCEL PER FIRM MAP COMMUNITY PANEL 340851001C, EFFECTIVE DATE JUNE 19, 1985.
- WATER WILL BE PROVIDED BY THE TOWN OF ITHACA.
- SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF ITHACA.
- STORM SEWER AND DRAINAGE FACILITIES ON SITE WILL BE PRIVATE AND MAINTAINED BY THE OWNER.

## EASEMENT NOTE:

THE FOLLOWING EASEMENTS ARE REQUIRED TO BE EXECUTED AND FILED WITH THE TOWN OF ITHACA PRIOR TO CONSTRUCTION:

- GRADING EASEMENT FROM CORNELL UNIVERSITY
- TEMPORARY EASEMENT FROM CORNELL UNIVERSITY FOR THE CONSTRUCTION OF THE OFFSITE SWALE AND DISSIPATION POOL.
- EASEMENT TO THE TOWN OF ITHACA FOR DEDICATION OF RELOCATED WATERLINE.
- EASEMENT TO THE TOWN OF ITHACA FOR DEDICATED SANITARY SEWERS.

## OVERLOOK APARTMENTS

TAX ACCOUNT NO.  
24.00-04-014.23  
N/F OVERLOOK AT WEST HILL  
HOUSING DEVELOPMENT  
FUND CORPORATION

PROVIDE PAVEMENT STRIPING AS SHOWN TYPICAL

CONNECT TO EXISTING SIDEWALK SYSTEM WITH PEDESTRIAN ACCESS TO TRUAMSBURG ROAD

PROVIDE 12" WIDE WHITE STOP BAR (TYP.)

PROVIDE 12" WIDE WHITE STOP BAR (TYP.)

PROVIDE 12" WIDE WHITE STOP BAR (TYP.)

PROVIDE 12" WIDE WHITE STOP BAR (TYP.)

PROVIDE 12" WIDE WHITE STOP BAR (TYP.)

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PROVIDE 12" WIDE WHITE STOP BAR (TYP.)

PROVIDE 12" WIDE WHITE STOP BAR (TYP.)

PROVIDE 12" WIDE WHITE STOP BAR (TYP.)

**PA**

PASSERO ASSOCIATE

Engineering Architecture  
www.passero.com

## Drawing Index

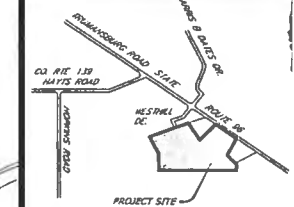
- C 100 Overall Plan
- C 101 Site Plan
- C 102 Utility Plan
- C 103 Grading & Erosion Control Plan
- C 104 Landscaping Plan
- C 105 Profiles
- C 200 Details
- C 201 Details
- C 202 Details



## Revisions

No.	Date	By	Description
1	1/1/12	DC	REVISED DEDICATED ROAD ROW
2	3/2/12	DC	REVISED PER TOWN COMMENTS
3	3/30/12	JS	REVISED PER TOWN COMMENTS
4	4/18/12	DC	REVISED PER TOWN COMMENTS
5	12/12/12	JDS	ADDED NEW BUILDING FOOTPRINT
6	10/15/13	CDH	SUBMITTED FINAL PLANS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 1347. THESE PLANS ARE COPYRIGHT PROTECTED



Town of Ithaca  
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PASSERO ASSOCIATE

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Fax: (585) 325-1401  
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Project Manager Jess D. Sudol, P.E.  
Designed by Carole G. Harvey

Conifer Realty, LLC - Andy Bodewes  
183 East Main Street, Suite 600  
Rochester, NY 14604

## FINAL SITE PLAN

CAYUGA MEADOWS  
SENIOR HOUSING  
DEVELOPMENT

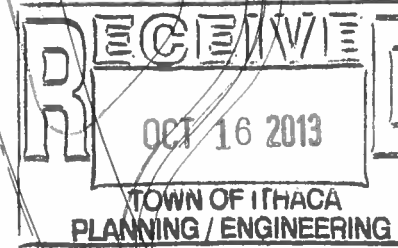
Being A Portion of Military Lots 48 and 87  
Town of Ithaca, Tompkins County, State of New York

Project No. 20080511.0002

Drawing No. C 101 Sheet No. 2

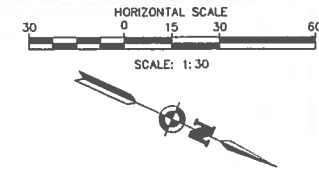
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Date: December, 2011





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TOWN OF ITHACA  
PLANNING / ENGINEERING



**PA**  
PASSERO ASSOCIATES  
Engineering Architecture  
www.passero.com

**Drawing Index**

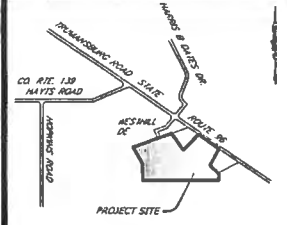
C 100	Overall Plan
C 101	Site Plan
C 102	Utility Plan
C 103	Grading & Erosion Control Plan
C 104	Landscaping Plan
C 105	Profiles
C 200	Details
C 201	Details
C 202	Details



**Revisions**

No.	Date	By	Description
1	1/4/12	DC	REVISED DEDICATED ROAD ROW
2	3/2/12	DC	REVISED PER TOWN COMMENTS
3	3/30/12	JS	REVISED PER TOWN COMMENTS
4	4/16/12	DC	REVISED PER TOWN COMMENTS
5	12/12/12	JS	ADDED NEW BUILDING FOOTPRINT
6	10/15/13	CH	SUBMITTED FINAL PLANS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 143 SECTION 7209 AND ARTICLE 1417 SECTION 7207. THESE PLANS ARE COPYRIGHT PROTECTED.



Town of Ithaca  
LOCATION SKETCH

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Project Manager: Jess D. Sudol, P.E.  
Designed by: Carole G. Harvey

Confier Realty, LLC - Andy Bodewes  
183 East Main Street, Suite 600  
Rochester, NY 14604

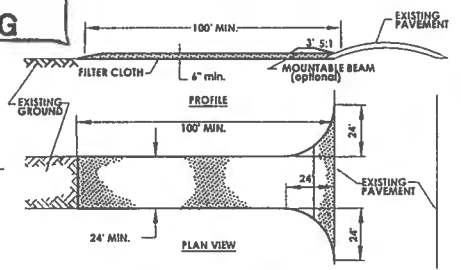
**FINAL  
GRADING AND  
EROSION CONTROL  
CAYUGA MEADOWS  
SENIOR HOUSING  
DEVELOPMENT**

Being A Portion of Military Lots 48 and 87  
Town of Ithaca, Tompkins County, State of New York  
Project No. **20080511.0002**

Drawing No. **C 103** Sheet No. **4**

Scale: **1"=30'**

Date: **December, 2011**



- CONSTRUCTIONS SPECIFICATIONS**
1. STONE SIZE--USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
  2. LENGTH--AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
  3. THICKNESS--NOT LESS THAN SIX (6) INCHES
  4. SURFACE WATER--ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IMPRACTICAL, A MOUNTABLE BEAM WITH 5:1 SLOPES WILL BE PERMITTED.
  5. MAINTENANCE--THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  6. WASHING--WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE
  7. PERIODIC INSPECTION AS NEEDED TO ENSURE NO TRACKING ONTO THE STATE HIGHWAY.
- CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.

**EROSION CONTROL NOTE:**

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SILT FENCES, THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE TOWN OR ITS REPRESENTATIVE. ANY EXPOSED SOIL SHALL BE MULCHED WITHIN 7 DAYS OF STRIPPING, UNLESS FURTHER CONSTRUCTION AND/OR EARTH MOVING SHALL TAKE PLACE WITHIN 7 DAYS, OR UNLESS IMPRACTICAL BY THE BUILDING INSPECTOR.

**SEEDING NOTE**

ALL AREAS OF THE PROJECT SITE THAT INVOLVE SOIL DISTURBING ACTIVITIES ARE REQUIRED TO PROVIDE THE FOLLOWING SEED MIXTURES DURING CONSTRUCTION:

ADD 6" TOPSOIL & TEMPORARY SEEDING: RYEGRASS (ANNUAL OR PERENNIAL) @ 30LBS. PER ACRE OR 0.7 LBS. PER 1000 SQUARE FEET.

ADD 6" TOPSOIL & PERMANENT SEEDING: 45% KENTUCKY BLUEGRASS BLEND @ 8LBS. PER ACRES OR 2.0-2.4 LBS. PER 1000 SQUARE FEET 20% PERENNIAL RYEGRASS @ 24-35 LBS. PER ACRE OR 0.4-0.8 LBS. PER 1000 SQUARE FEET 15% FINE FESCUE @ 19-24 LBS. PER ACRE OR 0.4-0.8 LBS. PER 1000 SQUARE FEET.

FOR ALL SEEDING & STABILIZATION MEASURES IT IS THE RESPONSIBILITY OF THE OWNER & DEVELOPER TO ENSURE THAT FINAL STABILIZATION OCCURS AS REQUIRED BY THE NYSDEC. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(S).

\*ALL SEED MIXTURES USED SHALL FOLLOW THE RECOMMENDATIONS OF THE NYS SEDIMENT AND EROSION CONTROL HANDBOOK.

**CONSTRUCTION SEQUENCE FOR STEEP SLOPE STABILIZATION / JUTE MESH INSTALLATION:**

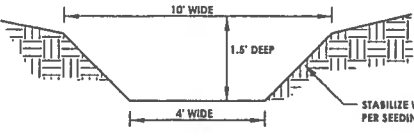
1. STRIP TOPSOIL ON SLOPE.
2. GRADE SLOPE PER PLAN. CONTRACTOR SHALL TAKE CARE TO NOT OVER EXCAVATE EMBANKMENT.
3. REPLACE TOPSOIL.
4. TRACK TOPSOIL WITH A BULLDOZER IN A DIRECTION PERPENDICULAR TO THE PROPOSED CONTOUR LINES.
5. IMMEDIATELY SEED AND FERTILIZE TOPSOIL PER PLAN.
6. IMMEDIATELY APPLY JUTE MESH BY UNROLLING THE PRODUCT DOWN THE SLOPE. DO NOT STRETCH THE MESH, ALLOWING IT TO FULLY CONTACT THE SOIL.
7. SECURE THE JUTE MESH WITH STAPLES (11 GAUGE - 8"x1" x 24" APART THROUGH OUT THE MATING (APPROXIMATELY 200 STAPLES PER 100 SQ. YD). STAPLES SHOULD BE DRIVEN FLUSH WITH THE GROUND.
8. SECURE BEGINNING AND END OF ROLL BY ANCHORING THE MATING INTO 6" DEEP SLOTS CUT INTO THE SOIL. THEN STAPLE MATING AT CHECK SLOTS.

**CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:**

1. INSTALL SILT FENCES, STABILIZED CONSTRUCTION ENTRANCE AND OTHER EROSION CONTROL MEASURES.
2. PROTECT VEGETATION TO REMAIN.
3. CONSTRUCT STORMWATER MANAGEMENT AREA AS SHOWN ON THE PLANS.
4. CONSTRUCT DIVERSION SWALES TO ENSURE ALL RUNOFF FROM DISTURBED AREAS ENTERS THE SWALES.
5. CLEAR AND GRUB SITE, STRIP AND STOCKPILE TOPSOIL AS NECESSARY.
6. INSTALL UTILITIES INCLUDING STORM SEWERS AND STORMWATER MANAGEMENT AREA.
7. BOX PARKING LOT AREAS AND PREPARE FOR MATERIAL INSTALLATION.
8. INSTALL ROAD SUBBASE AND CONTINUE MONITORING OF EROSION CONTROL.
9. STABILIZE DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN ALL AREAS.
10. FINAL GRADING, SEEDING, AND MULCHING OF ALL DISTURBED AREAS. SLOPES SHALL NOT EXCEED 1" VERTICAL TO 5' HORIZONTAL.
11. WHEN ALL WORK AREAS ARE COMPLETE AND THE ENTIRE AREAS ARE STABILIZED, REMOVE THE EROSION CONTROL MEASURES.

**LEGEND:**

- PROPOSED CATCH BASIN WITH INLET PROTECTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SILT FENCE

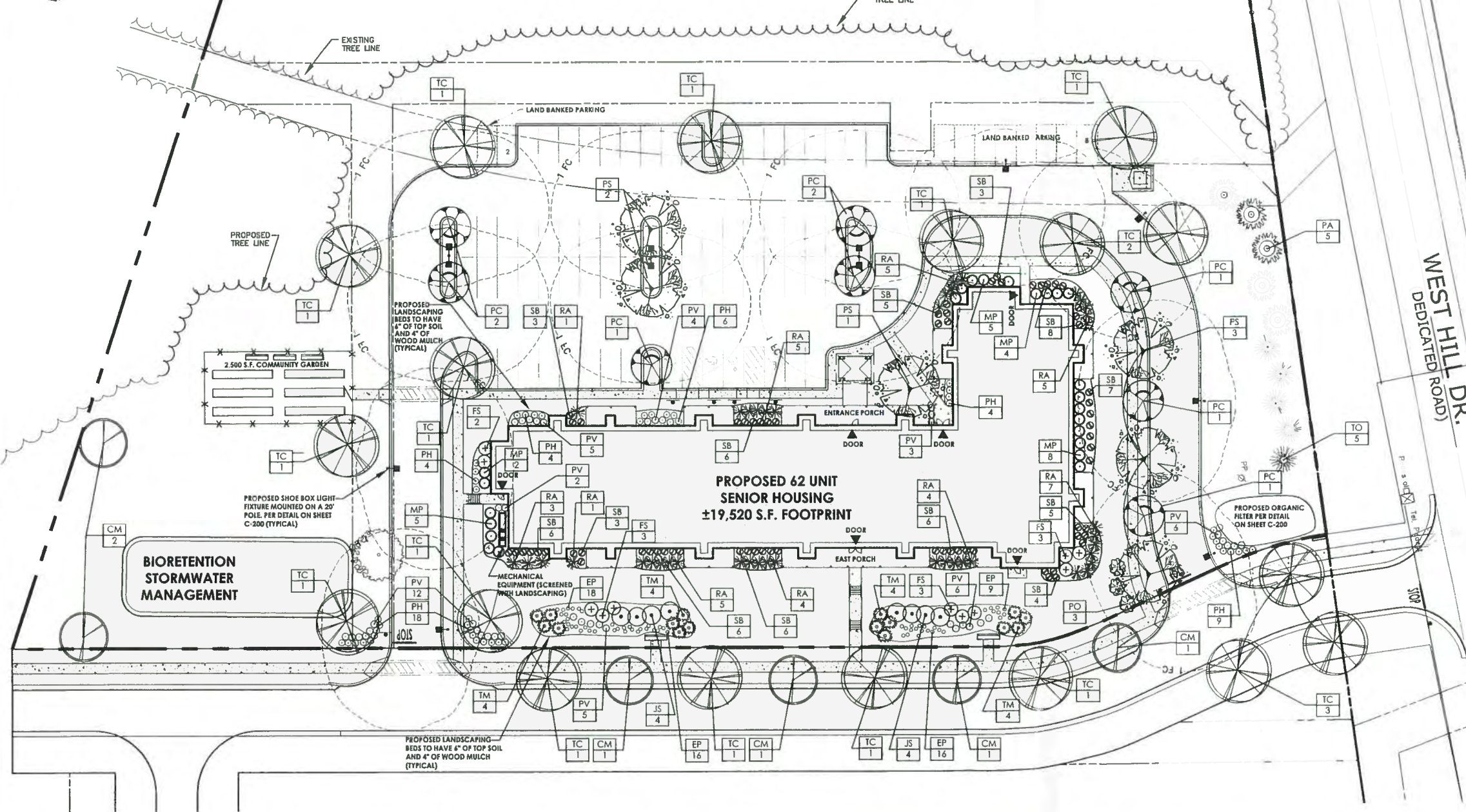


**GRASS DRAINAGE SWALE DETAIL**  
N.T.S.



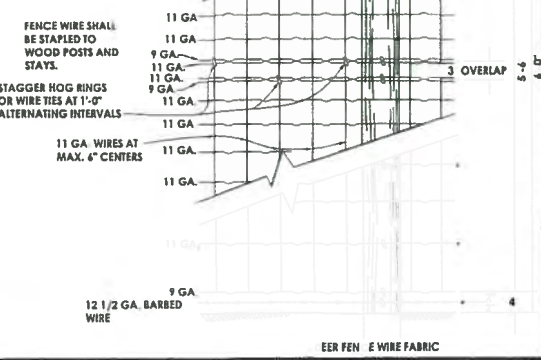
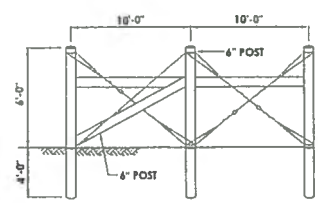
LEGEND:

- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PROPOSED TREE/BRUSH LINE
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING TREE/BRUSH LINE
- PROPOSED LIGHT POLE
- TREE TO BE REMOVED



KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HT.	SPACING	COMMENT
DECIDUOUS SHADE TREES							
CM	6	CELEBRATION MAPLE	ACER X FREEMANII 'CELZAM'	2.5" CAL. B&B	45-50'	A.S.	20-25' SP.
TC	18	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL. B&B	50'	A.S.	35' SP.
FLOWERING ORNAMENTAL TREES							
PS	6	SARGENT CHERRY	PRUNUS SARGENTII	2.5" CAL. B&B	30-40'	A.S.	30-40' SP.
PC	8	REDSPIRE PEAR	PYRUS CAL. 'REDSPIRE'	2" CAL. B&B	45-50'	A.S.	20-25' SP.
EVERGREEN TREES							
PA	5	NORWAY SPRUCE	PICEA ABIES	6" HT. B&B	40-60'	A.S.	20-30' SP.
PO	3	SERBIAN SPRUCE	PICEA OMORIKA	6" HT. B&B	40-60'	A.S.	15-20' SP.
TO	5	ARBORVITAE - EMERALD	THUGA OCCIDENTALIS 'SMARAGD'	6" HT. B&B	10-15'	A.S.	3-4' SP.
DECIDUOUS SHRUBS							
FS	11	LYNWOOD GOLD FORSYTHIA	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	#5 CONT.	6-8'	A.S.	6-8' SP.
MP	28	NORTHERN BAYBERRY	MYRTICA PENSYLVANICA	#5 CONT.	5-10'	A.S.	5-10' SP.
RA	42	GROWLOW FRAGRANT SUMAC	RHUS AROMATICA 'GROWLOW'	#3 CONT.	2'	A.S.	6-8' SP.
SB	69	GOLD FLAME SPIREA	SPIREA X.B. 'GOLDFLAME'	#3 CONT.	2-3'	A.S.	3-4' SP.

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HT.	SPACING	COMMENT
EVERGREEN SHRUBS							
JS	8	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	12"	A.S.	8-10' SP.
TM	16	DENSE SPREADING YEW	TAXUS M. DENSIFORMIS	18" B&B	3-4'	A.S.	4-8' SP.
GRASSES / PERENNIALS							
EP	59	'RUBY STAR' CONEFLOWER	EICHINACEA PURPUREA	#2 CONT.	2-3'	2-3'	20' SP.
PH	45	DWARF FOUNTAIN GRASS	PENNISETUM ALOP. HAMELIN	#3 CONT.	2-3'	2-3'	3-5' SP.
PV	45	SWITCHGRASS	PANICUM VIRGATUM 'ROITSTRAHLBUSCH'	#5 CONT.	3-4'	2-3'	2-3' SP.
NOTES:							
- ALL TREES AND SHRUBS SHALL HAVE A 2 (TWO) YEAR GUARANTEE							
- FOR PLANTING DETAILS REFER TO DETAIL SHEET							



LANDSCAPE REQUIREMENT:

1. SHRUB/100 S.F. OF PERMEABLE AREA ADJACENT TO THE BUILDING AREA = 27,200 S.F.  
SHRUBS REQUIRED: 273  
SHRUBS PROPOSED: 273

LANDSCAPING NOTES

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSEYMEN, ANSI Z60.1.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
3. CONTRACTOR SHALL STAKEOUT PLANTINGS FOR OWNER'S APPROVAL PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST AND HE SHOULD CALL FOR A COMPLETE UTILITY STAKEOUT BEFORE COMMENCING WORK.
5. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES RELOCATE SAID TREES TO MIN. OF 5' FROM BALL TO UTILITIES.
6. SHOULD LOCATIONS OF TREES BE WITHIN 20' OF OVERHEAD WIRES RELOCATE SAID TREES TO MINIMUM OF 20' FROM WIRES.
7. PLANTING BACKFILL MIXTURE:  
4 PARTS TOPSOIL, 1 PART PEAT MOSS, 10 LB. 5-0-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
8. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING.
9. PROVIDE BLACK HARD RUBBER EDGING AT ALL PLANTING AREAS.
10. A SEED MIX TYPE "A" (MOWED) APPLY AT A RATE OF 100 LBS./ACRE USING THE FOLLOWING PROPORTIONS BY WEIGHT:  
CITATION PERENNIAL RYE 30%  
GLADE CERTIFIED KENTUCKY BLUE 20%  
ADELPHI CERTIFIED KENTUCKY BLUE 20%  
PENNSYLVANIAN RED FESCUE 20%  
CHEWINGS FESCUE 10%
11. ALL SEEDING AREAS SHALL RECEIVE 10.0 TO 10.0 COMMERCIAL FERTILIZER APPLIED AT A RATE OF 20 LBS./1000 S.F. NO FERTILIZER CONTAINING PHOSPHORUS PERMITTED ON SITE.
12. ALL NEWLY SEEDING AREAS SHALL RECEIVE STRAW AT A RATE OF 2000 LBS. ACRE OR HYDROSEED METHOD MAY BE UTILIZED.
13. ALL PLANTING MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS.
14. FINE GRADE & HAND RAKE SOIL IN AREAS TO RECEIVE NEW SEED.
15. ALL AREAS TO BE SEEDING SHALL RECEIVE 6" DEPTH OF TOPSOIL.



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Drawing Index

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C 101	Site Plan
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C 201	Details
C 202	Details



Revisions			
No.	By	Date	Description
1	DC	3/7/12	REVISED PER TOWN COM.
2	JS	3/30/12	REVISED PER TOWN COM.
3	DC	1/16/12	REVISED PER TOWN COM.
4	DC	12/12/12	ADDED NEW BUILDING F.
5	DC	10/15/13	SUBMITTED FINAL PLANS

**RECEIVED**  
OCT 16 2013  
TOWN OF ITHACA  
PLANNING/ENGINE

Passero Associates  
183 East Main Street, Suite 600  
Rochester, NY 14604

FINAL  
LANDSCAPING &  
LIGHTING PLAN  
CAYUGA MEADOWS  
SENIOR HOUSING  
DEVELOPMENT

20080511.0002

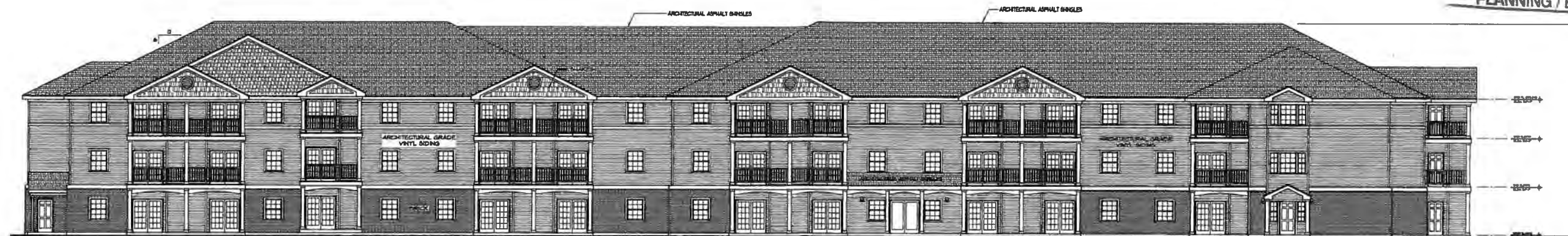
Drawing No.  
C 104

5

1"=30'

December, 2011





1 EAST ELEVATION  
 A4 SCALE: 3/32"=1'-0"



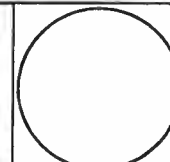
2 WEST ELEVATION  
 A4 SCALE: 3/32"=1'-0"

- SIDING  
 CERTAINTED RESTORATION CLASSIC  
 "SAVANNAH WICKER" 4.5" DUTCH LAP
- SHAKE SIDING  
 CERTAINTED CEDAR IMPRESSIONS  
 "CYPRESS SPRUCE"  
 DOUBLE 7" STRAIGHT EDGE PERFECTION SHINGLE
- ROOF  
 TIMBERLINE ARCHITECTURAL SHINGLE  
 "WEATHERED WOOD"
- SIX PANEL DOOR  
 "CYPRESS SPRUCE" PAINT COLOR
- WINDOWS  
 PARADIGM VINYL WINDOW  
 WHITE

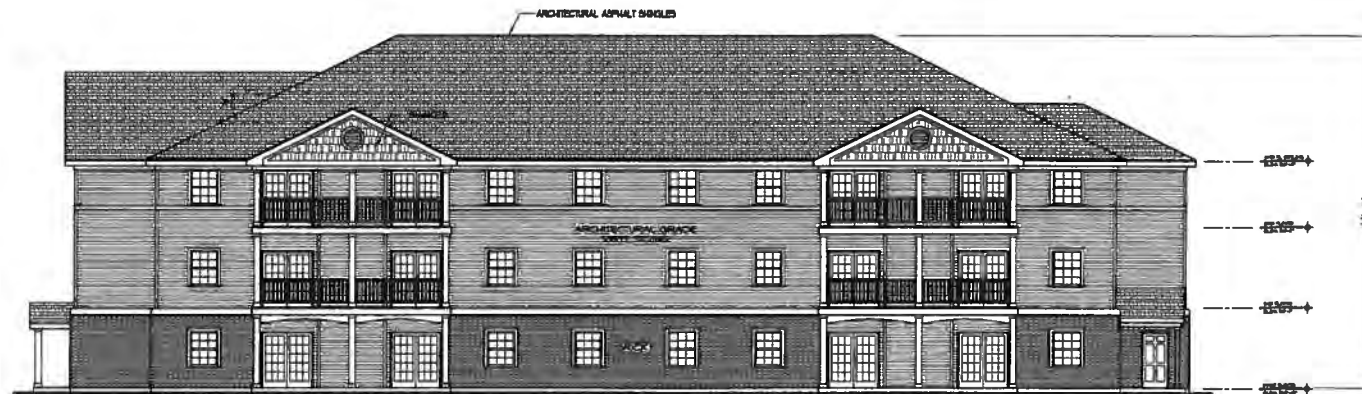
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ELEVATIONS

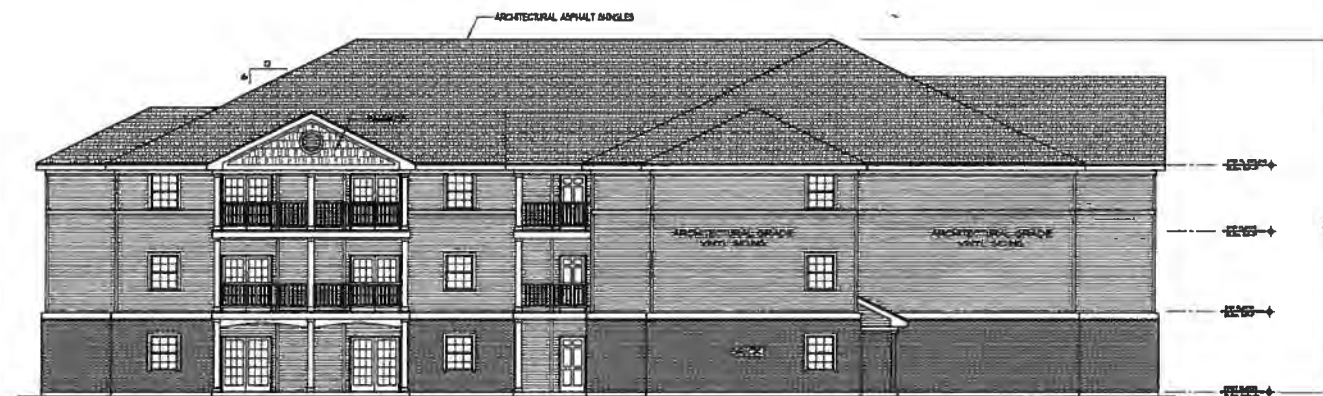
DATE: 10/14/13  
 REVISED: 11/4/13



A4



1 NORTH ELEVATION  
AS SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION  
AS SCALE: 3/32"=1'-0"

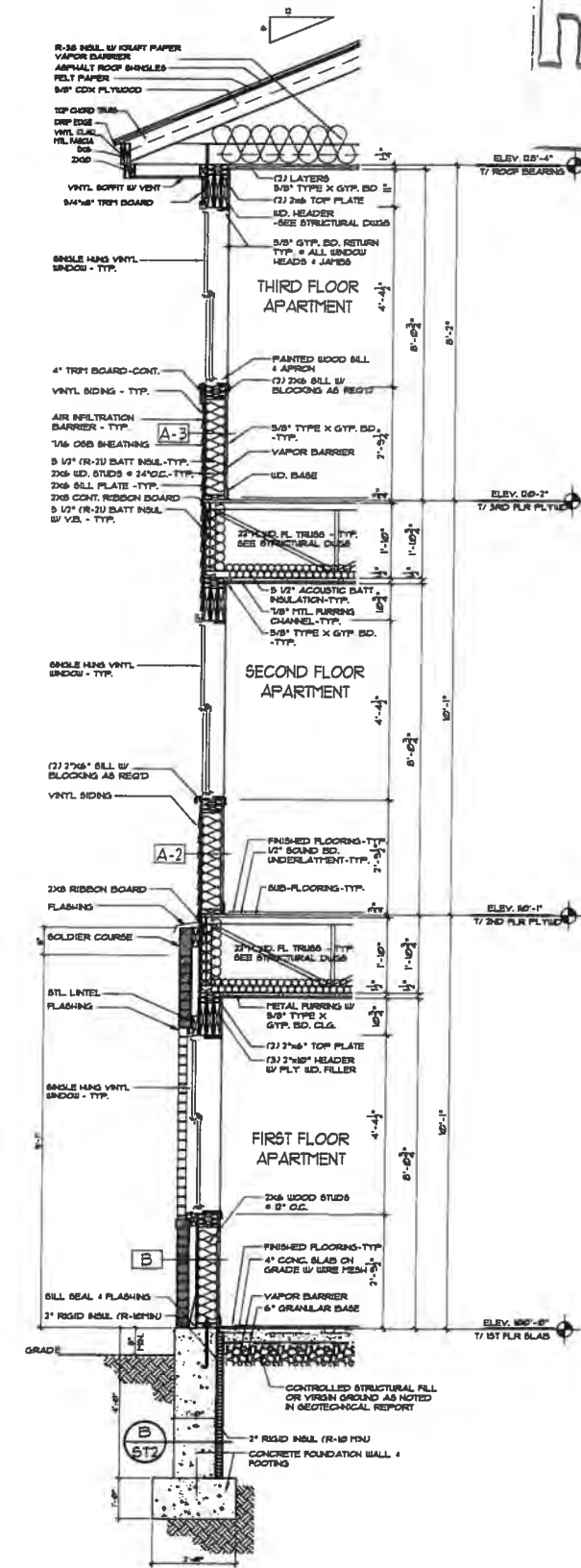
SIDING  
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"CYPRESS SPRUCE" PAINT COLOR

WINDOWS  
PARADIGM VINYL WINDOW  
WHITE



WALL SECTION  
SCALE 1/2" = 1'-0"