

CONCEPTUAL SITE PLAN B
PROPOSED LAND USE SUMMARY

USE	SIZE
SENIOR LIVING	72 UNITS
ASSISTED LIVING	60 UNITS
TOWNHOMES	52 UNITS
OFFICE	20,000 SF
RETAIL	15,000 SF
FARMER'S MARKET	4,000 SF
PARK AND RIDE	106 STALLS

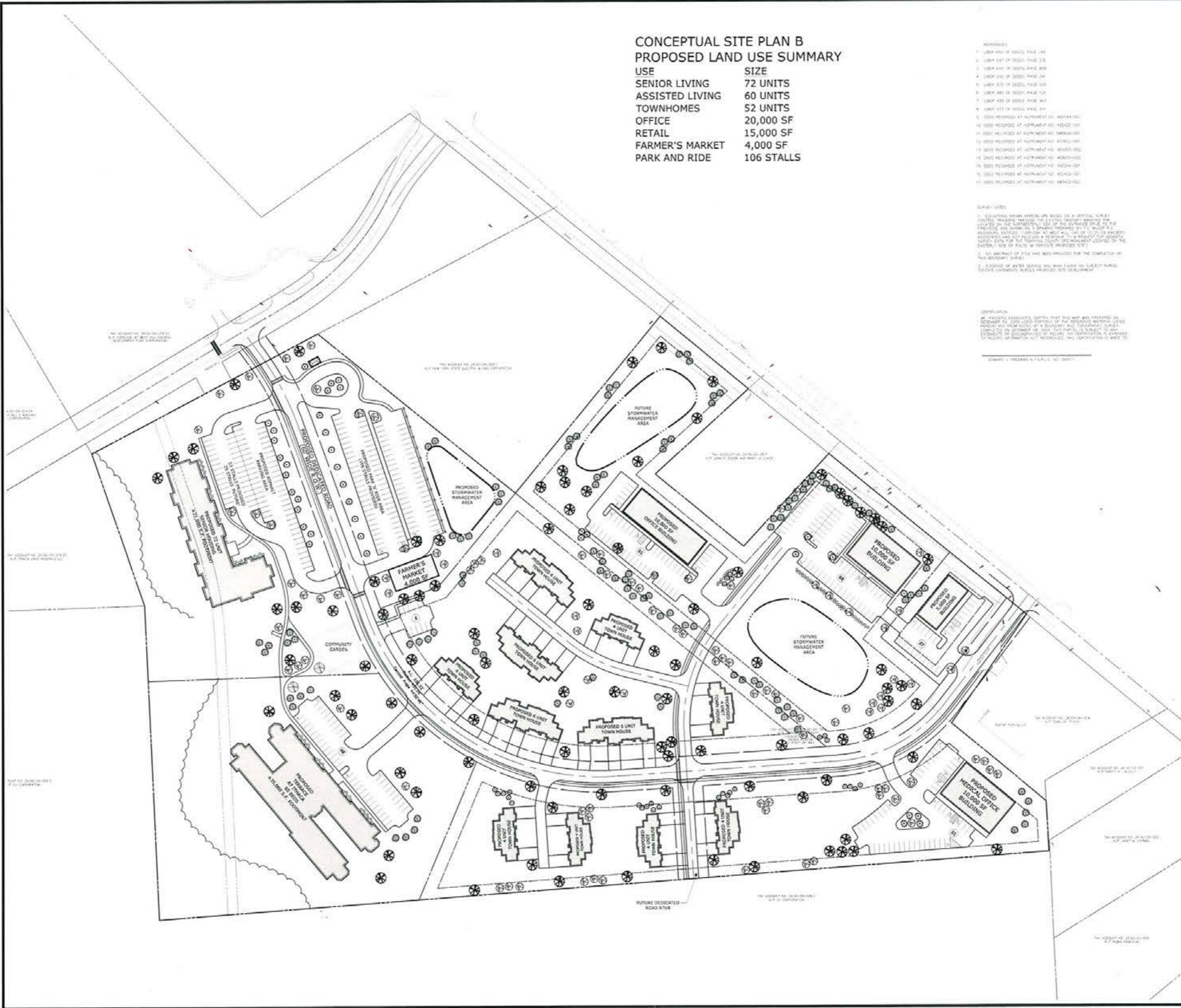
- REVISIONS
1. 04/14/10
 2. 04/14/10
 3. 04/14/10
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 13. 04/14/10
 14. 04/14/10
 15. 04/14/10
 16. 04/14/10
 17. 04/14/10

NOTES

1. EXISTING DATA SHOWN ARE BASED ON A SURVEY CONDUCTED BY [NAME] INC. ON [DATE]. THE PROPERTY LINES, SETBACKS, AND DISTANCES ARE SHOWN AS PER THE SURVEY. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. EXISTING UTILITIES ARE SHOWN AS PER RECORD DRAWINGS AND FIELD SURVEY. ANY UNDETERMINED UTILITIES SHOULD BE IDENTIFIED AND DELETED PRIOR TO CONSTRUCTION.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ITHACA AND THE STATE OF NEW YORK.

DISCLAIMER

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY PASSERO ASSOCIATES, INC. FOR THE USE OF THE CLIENT. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF PASSERO ASSOCIATES, INC. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THESE PLANS AND SPECIFICATIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ITHACA AND THE STATE OF NEW YORK.



LEGEND

[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking Space
[Symbol]	Proposed Driveway
[Symbol]	Proposed Street
[Symbol]	Proposed Stormwater Management Area
[Symbol]	Proposed Utility Line
[Symbol]	Proposed Landmark
[Symbol]	Proposed Utility Pole
[Symbol]	Proposed Utility Valve
[Symbol]	Proposed Utility Manhole
[Symbol]	Proposed Utility Box
[Symbol]	Proposed Utility Chamber
[Symbol]	Proposed Utility Tunnel
[Symbol]	Proposed Utility Vault
[Symbol]	Proposed Utility Well
[Symbol]	Proposed Utility Shaft
[Symbol]	Proposed Utility Pipe
[Symbol]	Proposed Utility Manhole Cover
[Symbol]	Proposed Utility Chamber Cover
[Symbol]	Proposed Utility Vault Cover
[Symbol]	Proposed Utility Well Cover
[Symbol]	Proposed Utility Shaft Cover

Revisions

No.	By	Description



Passero Associates
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Project Manager: JESS D. SUDOL
Drafted by: JARED L. MILLER

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

CONCEPTUAL SITE PLAN B

Conifer/Cornell
West Side of Trumansburg Rd.
Being a Portion of Military Lots 48 and 87
Town of Ithaca, County of Tompkins,
State of New York

Project No.:

Drawing No. **CP-1B** Sheet No. **1 of 1**

Scale: **1" = 50'**

Date: **APRIL 2010**



Passero Associates
Engineering Architecture
www.passero.com



**CONCEPTUAL SITE PLAN C
PROPOSED LAND USE SUMMARY**

USE	SIZE
SENIOR LIVING	72 UNITS
ASSISTED LIVING	60 UNITS
TOWNHOMES	38 UNITS
INSTITUTION	25,000 SF
OFFICE	10,000 SF
RETAIL	15,000 SF
FARMER'S MARKET	4,000 SF
PARK AND RIDE	106 STALLS

- REFERENCES:
1. SHEET 001 OF DEEDS PAGE 228
 2. SHEET 002 OF DEEDS PAGE 113
 3. SHEET 003 OF DEEDS PAGE 104
 4. SHEET 004 OF DEEDS PAGE 201
 5. SHEET 005 OF DEEDS PAGE 005
 6. SHEET 006 OF DEEDS PAGE 127
 7. SHEET 007 OF DEEDS PAGE 007
 8. SHEET 008 OF DEEDS PAGE 009
 9. DEED RECORDED AT INSTRUMENT NO. 49324-001
 10. DEED RECORDED AT INSTRUMENT NO. 45203-001
 11. DEED RECORDED AT INSTRUMENT NO. 48484-001
 12. DEED RECORDED AT INSTRUMENT NO. 47922-001
 13. DEED RECORDED AT INSTRUMENT NO. 46899-002
 14. DEED RECORDED AT INSTRUMENT NO. 46895-002
 15. DEED RECORDED AT INSTRUMENT NO. 46824-001
 16. DEED RECORDED AT INSTRUMENT NO. 45202-001
 17. DEED RECORDED AT INSTRUMENT NO. 49322-001

GENERAL NOTES:

1. ELEVATIONS SHOWN HEREIN ARE BASED ON A LOCAL SURVEY CONTROL POINT LOCATED ON THE NORTHEAST CORNER OF THE PROPERTY AND LOCATED ON THE CORNER OF A STRIP PREPARED BY THE SURVEYOR CHIEF, TOWN OF ITHACA. THE SURVEYOR HAS NOT PERFORMED A RECONNAISSANCE SURVEY TO VERIFY THE DATA FOR THE TOWN OF ITHACA SURVEY LOCATED ON THE CORNER OF THIS SITE (PLEASE REFER TO THE SURVEY REPORT FOR FURTHER DETAILS).
2. NO EVIDENCE OF WATER SERVICE HAS BEEN FOUND ON THE PROPERTY. EVIDENCE OF WATER SERVICE AND MAIN FOUND ON THE PROPERTY. EVIDENCE OF WATER SERVICE HAS BEEN FOUND ON THE PROPERTY.

CERTIFICATION:

I, THE UNDERSIGNED, BEING A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED OR SUPERVISED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERING SOCIETY OF THE STATE OF NEW YORK. MY EXPIRES ON 12/31/2012.

DATE: 3/29/2010

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE DRAWING AND ALL NOTES PERTAINING TO THE DRAWING.

NO.	DATE	BY	REVISION
1	03/29/10	JRM	ISSUED FOR PERMITTING
2	04/01/10	JRM	ISSUED FOR PERMITTING
3	04/01/10	JRM	ISSUED FOR PERMITTING
4	04/01/10	JRM	ISSUED FOR PERMITTING
5	04/01/10	JRM	ISSUED FOR PERMITTING
6	04/01/10	JRM	ISSUED FOR PERMITTING
7	04/01/10	JRM	ISSUED FOR PERMITTING
8	04/01/10	JRM	ISSUED FOR PERMITTING
9	04/01/10	JRM	ISSUED FOR PERMITTING
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11	04/01/10	JRM	ISSUED FOR PERMITTING
12	04/01/10	JRM	ISSUED FOR PERMITTING
13	04/01/10	JRM	ISSUED FOR PERMITTING
14	04/01/10	JRM	ISSUED FOR PERMITTING
15	04/01/10	JRM	ISSUED FOR PERMITTING
16	04/01/10	JRM	ISSUED FOR PERMITTING
17	04/01/10	JRM	ISSUED FOR PERMITTING
18	04/01/10	JRM	ISSUED FOR PERMITTING
19	04/01/10	JRM	ISSUED FOR PERMITTING
20	04/01/10	JRM	ISSUED FOR PERMITTING
21	04/01/10	JRM	ISSUED FOR PERMITTING

Revisions

No.	Date	By	Description

ALL REVISIONS TO THIS DRAWING SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ABOVE. ANY REVISIONS NOT LISTED ABOVE SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ABOVE.



Town of Ithaca

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100 Liberty Pole Way
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**CONCEPTUAL
SITE PLAN C**

Conifer/Cornell
West Side of Trumansburg Rd.
Being A Portion of Military Lots 48 and 97
Town of Ithaca, County of Tompkins,
State of New York

Project No.
20080511.0002

Drawing No. CP-1C Sheet No. 1 of 1

Scale: 1" = 50'

Date: APRIL 2010

