PLANNING & DEVELOPMENT BOARD
— PROJECTS MEMORANDUM —

To: City of Ithaca Common Council  Michael Thorne, Superintendent, Dept. of Public Works
City of Ithaca Planning & Development Board  Erik Whitney, Assist. Supt., Dept. of Public Works
City of Ithaca Board of Public Works (BPW)  Ray Benjamin, Assist. Supt., Dept. of Public Works
City of Ithaca Public Safety & Information Advisory  Gino Leonardi, Zoning Administrator
Commission  Mike Niechwiadowicz, Director of Code Enforcement
City of Ithaca Parks, Recreation & Natural Resources  Scott Gibson, Environmental Engineer
Advisory Commission  Jeanne Grace, City Forester
City of Ithaca Community Life Advisory Commission  Skip Schell, Senior Code Examiner
City of Ithaca Mobility, Accessibility & Transportation  Tim Logue, Director of Engineering Services
Advisory Commission  Lynn Yost, Assistant Civil Engineer
Ithaca Urban Renewal Agency (IURA)  Eric Hathaway, Transportation Engineer
Pete Tyler, Chief, Ithaca Police Dept.  John Licitra, Sidewalk Program Manager
Tom Parsons, Chief, Ithaca Fire Dept.  Matt Yarrow, TCAT

From: Lisa Nicholas, Deputy Director of Planning and Development
Re: Projects for Review & Comment
Date: May 8, 2019

Please find listed below one new project and several projects carried over from previous months, which the Planning and Development Board will consider at its May 28, 2019 meeting. If possible, please submit any comments on these projects by noon, May 22, 2019, so the Planning Board will have the opportunity to fully consider them.

Project: Mixed Use Apartments (77 units)
Location: 510 W State/MLK Street
Applicant: Visum Development

Anticipated Board Action(s) in May: Project Presentation, Declaration of Lead Agency

Project Description: The applicant proposes to construct a 4- to 6-story building with a footprint of 13,730 SF and a GSA of approximately 74,700 SF. The project will have 2,100 SF of retail space on the first floor facing W State/ MLK Street and 77 housing units, permanently affordable to households making 50-70% Area Median Income (AMI). Building amenities include a community room, bike and general storage, a laundry room and a fifth floor lounge with access to a rooftop terrace. The project site has frontage on three streets (W State/MLK, Corn and W Seneca) and is in two zoning districts: CBD 60 in which the maximum height is 60’ and B-2d in which the maximum height is 40’. Neither zone has a prescribed number of stories. The project is subject to the Downtown Design Guidelines and will likely require an area variance for rear yard setback. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1005

"An Equal Opportunity Employer with a commitment to workforce diversification."
Project: Student Housing  
Location: 815 S Aurora Street  
Applicant: Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox and Charlie O’Connor  
Anticipated Board Action(s) in May: Project Updates, Review FEAF Parts 2 & 3

Project Description: The project applicant proposes a new 64-unit student housing complex comprised of three buildings constructed on a hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) one-bedroom units, (38) two-bedroom units, and (24) three-bedroom units. Amenities will include a gym and media room, with access to an outdoor amenity space on the first floor of Building B, and a roof terrace and lounge on the fourth floor of Building B. The project shares the 2.85-acre site with an existing cell tower facility, garages, an office, and a one-bedroom apartment. Site improvements will include walkways and curb cuts to be tied into a public sidewalk proposed by the Town of Ithaca. Fire truck access is proposed at existing site entry at the south end of the property, with a new fire lane to be constructed in front of the buildings A & B at the northern end of the site. The project will include 65 parking spaces, as required by zoning. The property located in the R-3b zoning district. A variance will likely be required for a rear yard setback deficiency. This has been determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(2), and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11).

Project materials are available for download from the City website and are updated regularly:  
https://www.cityofithaca.org/DocumentCenter/Index/982

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Project: Arthaus on Cherry Street  
Location: 130 Cherry Street  
Applicant: Whitham Planning & Design  
Anticipated Board Action(s) in May: Consideration of Preliminary & Final Site Plan Approval

Project Description: The applicant proposes an as-of-right five-story building approximately 63 feet of height with gallery, office and affordable residential space at 130 Cherry Street, on the east side of the Cayuga Inlet. The site is currently the location of AJ Foreign Auto. The program includes ground floor covered parking for approximately 52 vehicles, plus 7,000 SF of potential retail/office and amenity space geared towards artists’ needs. Building levels two through five will house approximately 120 studio, one-bedroom and two-bedroom residential units. The total building square footage is 97,500 SF. All residential rental units will be restricted to renters earning 50 to 80 percent of the Area Median Income. The north edge of the property will include a publicly-accessible path leading to an inlet overlook. This has been determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance §176-4B(1)(k), (h)(2), (n), and the State Environmental Quality Review Act ("SEQRA") § 617.4(b)(11) for which the Lead Agency made a Negative Determination of Environmental Significance on April 23, 2019.

Project materials are available for download from the City website and are updated regularly:  
https://www.cityofithaca.org/DocumentCenter/Index/946

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Project: Chain Works District Redevelopment  
Location: 620 S. Aurora St.  
Applicant: Jamie Gensel for David Lubin of Unchained Properties  
Anticipated Board Action(s) in May: Consideration of Preliminary Approval for Entire Project, Continued Review of Phase 1

Project Description: The proposed Chain Works District is located on a 95-acre parcel traversing the City and Town of Ithaca’s municipal boundary. It is a proposed mixed-use development consisting of residential, office, commercial, retail, restaurant/café, warehousing/distribution, manufacturing, and open space. Completion of the Project is estimated to be over a seven- to ten-year period and will involve renovation of existing structures as well as new structures to complete a full buildout of 1,706,150 SF. The applicant applied for a Planned Unit Development (PUD) for development of a mixed-use district, and site plan review for Phase 1 of the development in 2014. The project also involves a Planned Development Zone (PDZ) in the Town and subdivision. This project is a Type I Action under the City of Ithaca Code, Environmental Quality Review Ordinance, §174- 6 (B)(1)(i),(j),(k),(n), (2), (6), (7),(8)(a)and (b) and the State Environmental Quality Review Act §617.4 (b)(2),(3), (5)(iii), (6)(i), and (iv), for which the Lead Agency issued a
Positive Declaration of Environmental Significance on October 28, 2014. The Lead Agency held subsequently Public Scoping on November 18, 2014. The Lead Agency deemed the Draft GEIS adequate for public review on March 8, 2016, held the public hearing on March 29, 2016 and accepted comments until May 10, 2016. The Lead Agency filed a Notice of Completion for the FGEIS on March 5, 2019 and adopted findings on March 26, 2019.

Project materials are available for download from the City website and are updated regularly. http://www.cityofithaca.org/DocumentCenter/Index/119

Project: North Campus Residential Expansion (NCRE)
Location: Cornell University Campus
Applicant: Trowbridge Wolf Michaels for Cornell University

Anticipated Board Action(s) in May: No Action – Continued Site Plan Review and Satisfaction of Conditions

Project Description: The applicant proposes to construct two residential complexes (one for sophomores and the other for freshmen) on two sites on North Campus. The sophomore site will have four residential buildings with 800 new beds and associated program space totaling 299,900 SF and a 1,200-seat, 66,300 SF dining facility. The sophomore site is mainly in the City of Ithaca with a small portion in the Village of Cayuga Heights; however, all buildings are in the City. The freshman site will have three new residential buildings (each spanning the City and Town line) with a total of 401,200 SF and 1,200 new beds and associated program space – 223,400 of which is in the City, and 177,800 of which is in the Town. The buildings will be between two and six stories using a modern aesthetic. The project is in three zoning districts: the U-I zoning district in the City in which the proposed five stories and 55 feet are allowed; the Low Density Residential District (LDR) in the Town which allows for the proposed two-story residence halls (with a special permit); and the Multiple Housing District within Cayuga Heights in which no buildings are proposed. This has been determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B.(1)(b), (h) 4, (i) and (n) and the State Environmental Quality Review Act (“SEQRA”) § 617.4 (b)(5)(iii) for which the Lead Agency issued a Negative Declaration on December 18, 2018 and Preliminary Site Plan Approval on March 26, 2019.

Project materials are available for download from the City website and are updated regularly:
http://www.cityofithaca.org/DocumentCenter/Index/811

cc: Mayor Svante Myrick
    Dr. Luvelle Brown, Superintendent, ICSD
    Jay Franklin, Tompkins County Assessment

ACCESSING ONLINE DOCUMENTS
Site Plan Review & Subdivision Application Documents
Site Plan Review application documents are accessible electronically via the “Document Center” on the City web site (http://www.cityofithaca.org/DocumentCenter), under “Planning & Development” > “Site Plan Review Project Applications,” and in the relevant street address folder. Subdivision application materials can be similarly located, but in the “Subdivision Applications” folder.

“An Equal Opportunity Employer with a commitment to workforce diversification.”
APPLICANT: Name: Visum Development Title/Role: Developer
Address 1: 119 Cayuga St.
Address 2: __________________________ City, State, & Zip Code: Ithaca, NY, 14850
Telephone: 607-793-0082 Cell Phone: ___________ E-Mail: todd@visumdevelopment.com

CONSULTANT: Name: STREAM Collaborative, Noah Demarest Title/Role: Architect
Address 1: 108 West State Street, Second Floor
Address 2: __________________________ City, State, & Zip Code: Ithaca, NY 14850
Telephone: 607-216-8802 Cell Phone: ___________ E-Mail: noah@streamcolab.com

PROJECT SPONSOR: Name: __________________________ Title/Role: ___________
(if other than applicant)
Address 1: __________________________
Address 2: __________________________ City, State, & Zip Code: __________________________
Telephone: __________________________ Cell Phone: __________________________ E-Mail: __________________________

PROJECT DESCRIPTION

Project Title: 510 W. State Street Project Address: 510 W. State Street, Ithaca

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: $7,000,000 (best estimate) Anticipated Construction Period: 10/2019 to 01/2021 (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:

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<th>Type</th>
<th>Approval Agency</th>
<th>Application Date</th>
<th>Approval Status</th>
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<td>Area variance</td>
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3. Identify any existing restriction(s) relevant to development of this property:

- [ ] Deed Restriction(s)
- [ ] Lien(s)
- [x] 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.

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<thead>
<tr>
<th>Type of Approval</th>
<th>Project Cost</th>
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<tr>
<td>Site Plan Review</td>
<td>less than $10,000</td>
<td>$75</td>
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<td>over $100,000</td>
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* 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 ---

<table>
<thead>
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<th>Item</th>
<th>No. of Copies</th>
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<tr>
<td>Application Form (completely filled out and signed)</td>
<td>14</td>
</tr>
<tr>
<td>Short Environmental Assessment Form (SEAF) (completely filled out and signed)</td>
<td>14</td>
</tr>
<tr>
<td>Full Environmental Assessment Form (FEAF) — Part 1 [if required] (completely filled out and signed)</td>
<td>14</td>
</tr>
<tr>
<td>Full-Size Drawings: scalable site survey with building footprint(s); and height elevations</td>
<td>2</td>
</tr>
<tr>
<td>Reduced Drawings (11”x17”) [see “Site Plan Review Application Checklist”]</td>
<td>14</td>
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<tr>
<td>Site Plan Review Application Fee</td>
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--- 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: lnicholas@cityofithaca.org or aharris@cityofithaca.org.

--- Applicant's Signature ---

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

Applicant's Signature: __________________
Date: 4/15/19
Project Description

The project on a through-block site between W State/MLK, W Seneca, and N Corn streets in the City’s West End neighborhood involves the demolition of an existing 1 story commercial building fronting on State St, the demolition of a 2-story wood frame house fronting on W Seneca Street, and the removal of a gravel parking area fronting on N Corn Street. The site is in two zoning districts, B2d and CBD60, and will be redeveloped as a 4- and 6-story mixed-use apartment building with commercial space on the ground floor fronting on W State St, the residential entry fronting on N Corn Street, and apartments fronting on W Seneca St. The building will contain 77 units, community spaces, indoor bike parking, and 2100sf of retail space. Apartments will be affordable to households making 50%-80% AMI.

Site Improvements

The site is currently occupied by a 1-story commercial building, a small gravel parking area, and a two-family rental house. The parking area creates a gap in the streetscape, and the other structures represent an under-utilization of a socially and economically valuable location. The buildings will be demolished, and the entire site will be redeveloped to establish more urban facades and active uses on these blocks, contributing to a pleasant pedestrian gateway between the high-speed Seneca Street arterial and the more pedestrian-oriented State Street/ MLK corridor, and adding a distinctive façade to the State St streetscape. As the first buildings to fulfill the potential of the CBD60 zoning, the tall narrow facades will look odd until the other under-utilized properties around it are redeveloped. Until such time, the sides of the new building will be adorned with murals by local artists.

Zoning Compliance

Requirements:
The CBD60 zoning district has no lot size minimum, 10’ lot width minimum and allows buildings to cover 100% of their lot, except for space required for the rear yard setback. The height allowance is 60’ above grade plane. There is a no front yard, or side yard requirement, and a 10’ rear yard requirement. There is no automobile parking requirement. The bike parking requirement is 1 per 5 bedrooms.

The B2d zoning district has a 3000sf lot size minimum, 40’ lot width minimum and allows buildings to cover 75% of their lot. The height allowance is 40’ above grade plane. There is a 10’ front yard, 5’ and 10’ side yard, and a 15% or 20’, but not less than 10’ rear yard requirement. There is no automobile parking requirement for buildings with 60% or more of residential use. There is a loading zone required for buildings with more than 25 units in the B2d zone. The bike parking requirement is 1 per 5 bedrooms.

The project is subject to downtown design guidelines. See Design Review Application.

Proposed conditions:
The site is in 2 zoning districts; therefore, the proposed building will be constructed in two distinct sections complying with the regulations of each district. Because it will have three street frontages, it will also be treated as three separate buildings from an aesthetic perspective, each with its own material palette. The building will be addressed on W State Street which places the rear yard setback along the Seneca St frontage in the B2d zone. 4,620sf of the 17,982sf lot falls within the B2d zoning district. As such, the lot complies with the 3000sf minimum requirement. It has a 66’ frontage on W Seneca street. The remaining 13,362sf of the lot is in the CBD60 zone, with 33’ of frontage on W State St, and 35.7’ of frontage on N Corn St.

The portion of the building in the B2d zone has a footprint of 3,000sf and covers 64.9% of the B2d lot area, and the portion of the building in the CBD60 zone has a footprint of 10,730sf and covers 80.3% of the CBD60 lot area. The total footprint is 13,730 and gives a combined lot coverage of 76.3%.

The building will be 4 stories and 40’ high in the B2d zone, and 6 stories and 60’ high in the CBD60 zone. Parapets not to exceed 5’, penthouses as needed for the elevator and fire stair to the roof, and a mechanical screen not exceeding 9’ high will
project above the height limit. A roof terrace off a 5th floor community room will extend over the 4-story section of the building that lies within the CBD60 zone, up to the zone line.

In the B2d zone, the building will be set back 10’ from the W Seneca lot line (rear yard), 10’ from the east lot line (side yard) and 5’ back from the west property line (other side yard). In the CBD60 zone, the building will be constructed to the street edge along the south property line (W State St, front yard), will be voluntarily set back 10’ from the east property line (N Corn St, 2nd other front yard), will have a 5’ setback along the west property line and part of the east property line to allow for windows. The building will be constructed within 1’ of the north property line (side yard).

The rear yard of the thru-block lot is in the B2d zoning district. Given the irregular shape of the lot, a weighted average was used to determine average depth, which is 108.85’. The required 15% rear yard setback is therefore 16.32’. The proposed setback is 10’, which is the minimum rear yard required in the district. A variance will be requested for the rear yard setback, on the grounds that from an urban design point of view, the yard should be treated as a front yard, setting the building further back would be inconsistent with the adjacent buildings, and that the adjacent buildings along the block face are all even closer to the street line than the 10’ setback requirement.

There is no parking required with 100% of the building in the B2d zone being residential. No parking will be provided. The 23 required bike parking spaces will be provided in a first-floor bike room accessed from the east side of the building off Seneca St. Additional bike parking for visitors will be located near the residential entry on N Corn St. Bike parking runs will be located near the State St commercial space in the public sidewalk in collaboration with the Department of Public Works. There are 16 apartments in the B2d portion of the building, therefore no loading zone is required.

**Program**
The project is a mixed-use building with +/-2100sf of ground floor commercial space with active storefront along W State Street, and a total of 76 units with 115 bedrooms on the upper floors, consisting of 33 2-bedroom units, 21 1-bedroom units, and 22 efficiency units. Total building area is +/-74,700sf. Additional spaces on the first floor include a recessed covered residential entry, lobby and package room, community room, management offices, residents’ storage room, bike room, trash room, laundry room, and mechanical spaces. A 5th floor lounge with access to a terrace on the roof of the 4 story section of the building will also be available to all residents.

**Stormwater**
The 17,982sf site is currently about 70% covered by impermeable surface, including parking areas, sidewalks and buildings. The remainder is residential lawn. The proposed re-development will cover 76.3% of the site with building, and approximately another 5% with other paving (drives, parking, sidewalks). Because the site is less than 1 acre, no SWPP is required. Because of the nature of the site as urban land with a high water table that prevents infiltration, there are no on-site stormwater facilities proposed, pending approval by the City’s Stormwater Officer.

**Landscape**
A planting plan will be developed to address the street edges, insure the preservation of existing street trees and identify locations for new tree-lawn areas and street trees where the parking lot access drive on N Corn St is being removed. The space between the sidewalk and building edge (in the B2d zone where a 10’ front yard setback is required, and at the voluntary 10’ setback on N Corn St) will be developed as landscaped area. A single lane parking garage entry drive is being considered since the garage only has 12 spaces, and traffic in and out will be minimal. On windowless fire-rated facades that are built close to the property line, living wall treatments are being considered.

**Site Lighting**
Building mounted lighting will be installed at building entries to allow for safe access to the building and contribute to a friendly night-time streetscape. Additional lighting will be provided under canopies at storefront locations. All light fixtures will be sharp cut-off and dark-sky compliant.

**Utilities and Energy**
The water, sewer and electricity usage will be typical of residential development in the City of Ithaca and the current systems are more than capable of serving the new demand. Heating and cooling systems have not yet been designed, so the extent of fossil fuel use has yet to be determined.
We are exploring the possibility of building a net-zero-ready building, with no fossil fuels used on-site.

**Traffic**
The impact on automobile traffic of the new units is expected to be negligible because of the rich variety of transportation alternative available at this site. The site is a downtown location well served by TCAT, offering access to Cornell, Ithaca College and other prime destinations. Bus stops on Albany Street are a 5-minute walk from the site, and numerous West Hill and rural commuting routes pass within half a block of the residential entry to the building. The site is a 7-minute walk to the Commons, but also has many services, neighborhood businesses and restaurants closer to the site. The new Greenstar supermarket is an 11-minute walk to the north. An Ithaca Carshare Van is available one-half block away on State/MLK, and the new development may support adding additional carshare vehicles in the neighborhood. The site is also in the flats of Ithaca, making it an optimal location for biking. With this rich selection of transportation options, residents are likely to make fewer than the average number of car trips and meet their daily needs without owning a car. There is no parking requirement in the CBD60 zone, nor in the B2d zone for buildings with over 60% housing. As such, no parking will be provided. This will discourage car ownership among residents and promote the use of the other available options. The building will have a bike storage rooms for residents, and outdoor bike parking for visitors in compliance with site plan review requirements. The anticipated foot traffic from new residents is expected to benefit area businesses.

**Construction Plan**
**STREET PERMITS:** Street Permits will be utilized based on the construction sequencing and operations identified herein.

**CONSTRUCTION PHASING:** The project will only be a single phase. The project will consist of piles, pile caps, and grade beams. The grade beams will be designed to withstand the forces of a small track crane that can traverse over top of the grade beams and erect the building from inside the footprint. The structure would be panelized out of wood or CFM and erected from State Street moving towards Seneca Street. In order to construct the portion of building nearest Seneca Street the crane will need to sit in Seneca Street to complete that construction. Once the building is erected and roof material loaded the crane would be demobilized and smaller material hoisting equipment would be used, primarily on the Seneca Street side of the project.

**CONSTRUCTION STAGING AND PARKING PLAN:** All parking for workers would be at an off-site location and workers would be shuttled to the project site from the location determined by the Contractor as typical for urban development projects. On state street the sidewalk and parking lane would be closed for the majority of the project. On Seneca Street the sidewalk, parking lane would be closed for the majority of the project as the primary means of loading material into the building. The utility lines would need to be buried for the length of the building on Seneca Street to facilitate this. The project frequently would need to shut down 1 drive lane only when necessary for equipment to maneuver to hoist materials into the building.

**CONSTRUCTION PLAN AND RELATED DETAILS:** The construction fence would ideally be the property lines and then encompass the sidewalk and parking lane from edge to edge of the site. In order to help facilitate pedestrian traffic crosswalk striping could be added to get pedestrians across the street and back if traveling along Seneca or State.

**TREE-PROTECTION:** All site trees to be removed, as well as the street trees adjacent to construction activity.

**TRUCK ROUTES:** The primary route would be 13 to State to Corn to Seneca. Seneca would be the primary off-loading location. Trucks coming from 79 would continue down 79, straight onto Seneca and right to the site.

**Tompkins County Energy Recommendations**
1. All appliances will be Energy Star rated, and water fixtures will be low-flow as appropriate and meet the EPA’s Water Sense requirements.
2. Mechanical systems have yet to be specified, however heat pumps are a preferred choice.
3. We recognize the importance of renewable energy production and the flat roof of the building will be largely available for PV panel installation.
4. Energy efficient design principles will be adhered to as is practicable. Window-wall ratios are well below 25%, and those in low-occupancy spaces are minimized. The shape of the building is largely determined by the site, however the footprint has been simplified as much as possible.
5. The lighting design has not yet been created, however high-efficiency LED lights will be selected for the project.
6. As stated above, the mechanical systems are not yet selected, however the listed recommendations will be considered.
7. To be considered.
Site Photos

Figure 1: Google Earth view of site.
Red indicates site – yellow indicates area of neighboring projects

Figure 2: View of site from West State Street looking northeast
Figure 3: View of site from West State Street looking northwest

Figure 4: View of site from North Corn Street looking west
Figure 5: View of site from North Corn Street looking southwest

Figure 6: View of site from West Seneca Street looking southwest

Figure 6: View of site from West Seneca Street looking southwest
Figure 7: View of site from West Seneca Street looking south

Figure 8: View of site from West Seneca Street looking southeast
**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

### A. Project and Applicant/Sponsor Information.

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<th>Name of Action or Project:</th>
<th>510 W State St</th>
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<tbody>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td>510 W State St, Ithaca NY 14850</td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td>The project on a through-block site between W State/MLK, W Seneca, and N Corn streets in the City’s West End neighborhood involves the demolition of an existing 1 story commercial building fronting on State St, the demolition of a 2-story wood frame house fronting on W Seneca Street, and the removal of a gravel parking area fronting on N Corn Street. The site is in two zoning districts, B2d and CBD60, and will be redeveloped as a 4-6 story mixed-use apartment building with commercial space on the ground floor fronting on W State St, the residential entry fronting on N Corn Street, and apartments fronting on W Seneca St. The building will contain 76 units, community spaces, indoor bike parking, and 2100sf of retail space. Apartments will be affordable to households making 50%-80% AMI.</td>
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<tr>
<td>Telephone:</td>
<td>607.216.8802</td>
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<tr>
<td>E-Mail:</td>
<td><a href="mailto:noah@streamcolab.com">noah@streamcolab.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>108 W State St, 2nd floor</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Ithaca</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>14850</td>
</tr>
<tr>
<td>Project Contact (if not same as sponsor; give name and title/role):</td>
<td></td>
</tr>
<tr>
<td>Telephone:</td>
<td></td>
</tr>
<tr>
<td>E-Mail:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City/PO:</td>
<td></td>
</tr>
<tr>
<td>State:</td>
<td></td>
</tr>
<tr>
<td>Zip Code:</td>
<td></td>
</tr>
<tr>
<td>Property Owner (if not same as sponsor):</td>
<td>Visum Development Group</td>
</tr>
<tr>
<td>Telephone:</td>
<td>607.793.0082</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:todd@visumdevelopment.com">todd@visumdevelopment.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>119 S Cayuga St - Suite 201</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Ithaca</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>14850</td>
</tr>
</tbody>
</table>
B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board, or Village Board of Trustees</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>☑ Yes ☐ No</td>
<td>Site plan Review, Design Review</td>
</tr>
<tr>
<td>c. City, Town or Village Zoning Board of Appeals</td>
<td>☑ Yes ☐ No</td>
<td>Area Variance (rear yard setback)</td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☐ Yes ☑ No</td>
<td>Fire Dept</td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>i. Coastal Resources.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>iii. Is the project site within a Coastal Erosion Hazard Area?</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
</tbody>
</table>

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans.

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑ Yes ☐ No

If Yes, identify the plan(s):
Downtown design review guidelines.

________________________________________________________________________________________________________
________________________________________________________________________________________________________
________________________________________________________________________________________________________

C. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☑ Yes ☐ No

If Yes, identify the plan(s):
________________________________________________________________________________________________________
________________________________________________________________________________________________________
________________________________________________________________________________________________________
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  ☑ Yes ☐ No
   If Yes, what is the zoning classification(s) including any applicable overlay district?
   B-2d and CBD-60

b. Is the use permitted or allowed by a special or conditional use permit?  ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action?  ☐ Yes ☑ No
   i. What is the proposed new zoning for the site?  __________________________

C.4. Existing community services.

a. In what school district is the project site located?  Ithaca City School District

b. What police or other public protection forces serve the project site?
   City of Ithaca

c. Which fire protection and emergency medical services serve the project site?
   City of Ithaca

d. What parks serve the project site?
   City of Ithaca

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  residential and commercial

b. a. Total acreage of the site of the proposed action?  _______.413 acres
   b. Total acreage to be physically disturbed?  _______.413 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  _______.413 acres

c. Is the proposed action an expansion of an existing project or use?  ☐ Yes ☑ No
   i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  % ____________________  Units: ____________________

D.2. Project Details

a. Total acreage of the site of the proposed action?  _______.413 acres
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   City of Ithaca

d. What parks serve the project site?
   City of Ithaca
<table>
<thead>
<tr>
<th>Unit Types</th>
<th>Studios</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4+ Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 studios</td>
<td>✔️</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21 1BR</td>
<td>✔️</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>33 2BR</td>
<td>✔️</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**f. Does the project include new residential uses?**

Yes [ ] No [ ]

If Yes, show numbers of units proposed.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Phase</td>
<td>76</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>At completion of all phases</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**g. Does the proposed action include new non-residential construction (including expansions)?**

Yes [ ] No [ ]

If Yes,

1. Total number of structures [1]
2. Dimensions (in feet) of largest proposed structure: 60’ height; 150’ width; and 235’ length
3. Approximate extent of building space to be heated or cooled: 74,700 square feet

**h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?**

Yes [ ] No [ ]

If Yes,

1. Purpose of the impoundment: ____________________________
2. If a water impoundment, the principal source of the water: Ground water [ ] Surface water streams [ ] Other specify: ____________________________
3. If other than water, identify the type of impounded/contained liquids and their source: ____________________________
4. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
5. Dimensions of the proposed dam or impounding structure: ________ height; _______ length
6. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): ____________________________

**D.2. Project Operations**

**a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?**

Yes [ ] No [ ]

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

1. What is the purpose of the excavation or dredging? foundations
2. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
   - Volume (specify tons or cubic yards): +/-2900 cu yd (precise foundation system to be determined)
   - Over what duration of time? 1 month
3. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
   - topsoil and subgrade soil for slab and grade beams

4. Will there be onsite dewatering or processing of excavated materials?
   Yes [ ] No [ ]

If yes, describe: ____________________________

5. What is the total area to be dredged or excavated? .32 acres
6. What is the maximum area to be worked at any one time? .32 acres
7. What would be the maximum depth of excavation or dredging? 3 feet
8. Will the excavation require blasting? Yes [ ] No [ ]

ix. Summarize site reclamation goals and plan:

Erosion controls will be in place throughout construction. Site is flat with minimal runoff potential expected. All disturbed areas not covered by building will be re-vegetated with native landscaping.

**b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?**

Yes [ ] No [ ]

If Yes:

1. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): ____________________________
### iii. Will the proposed action cause or result in disturbance to bottom sediments?
- Yes [ ]
- No [ ]

#### If Yes, describe:

### iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?
- Yes [ ]
- No [ ]

#### If Yes:
- acres of aquatic vegetation proposed to be removed: 
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
  - proposed method of plant removal:
  - if chemical/herbicide treatment will be used, specify product(s):

### v. Describe any proposed reclamation/mitigation following disturbance:

---

### c. Will the proposed action use, or create a new demand for water?
- Yes [ ]
- No [ ]

#### i. Total anticipated water usage/demand per day:
- 8,800 gallons/day [ ]

#### ii. Will the proposed action obtain water from an existing public water supply?
- Yes [ ]
- No [ ]

#### If Yes:
- Name of district or service area: Ithaca City
- Does the existing public water supply have capacity to serve the proposal?:
  - Yes [ ]
  - No [ ]
- Is the project site in the existing district?:
  - Yes [ ]
  - No [ ]
- Is expansion of the district needed?:
  - Yes [ ]
  - No [ ]
- Do existing lines serve the project site?:
  - Yes [ ]
  - No [ ]

#### iii. Will line extension within an existing district be necessary to supply the project?
- Yes [ ]
- No [ ]

#### If Yes:
- Describe extensions or capacity expansions proposed to serve this project:

#### iv. Source(s) of supply for the district:

#### iv. Is a new water supply district or service area proposed to be formed to serve the project site?
- Yes [ ]
- No [ ]

#### If Yes:
- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

#### v. If a public water supply will not be used, describe plans to provide water supply for the project:

#### vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

---

### d. Will the proposed action generate liquid wastes?
- Yes [ ]
- No [ ]

#### i. Total anticipated liquid waste generation per day:
- 8,400 gallons/day [ ]

#### ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

#### iii. Will the proposed action use any existing public wastewater treatment facilities?
- Yes [ ]
- No [ ]

#### If Yes:
- Name of wastewater treatment plant to be used: IAWWTP
- Name of district: Ithaca
- Does the existing wastewater treatment plant have capacity to serve the project?:
  - Yes [ ]
  - No [ ]
- Is the project site in the existing district?:
  - Yes [ ]
  - No [ ]
- Is expansion of the district needed?:
  - Yes [ ]
  - No [ ]

---
<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do existing sewer lines serve the project site?</td>
<td>Yes</td>
</tr>
<tr>
<td>Will a line extension within an existing district be necessary to serve the project?</td>
<td>Yes</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
</tr>
<tr>
<td>Describe extensions or capacity expansions proposed to serve this project:</td>
<td></td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
</tr>
<tr>
<td>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</td>
<td>No</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
</tr>
<tr>
<td>Applicant/sponsor for new district:</td>
<td></td>
</tr>
<tr>
<td>Date application submitted or anticipated:</td>
<td></td>
</tr>
<tr>
<td>What is the receiving water for the wastewater discharge?</td>
<td></td>
</tr>
<tr>
<td>If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</td>
<td></td>
</tr>
<tr>
<td>vi. Describe any plans or designs to capture, recycle or reuse liquid waste:</td>
<td></td>
</tr>
<tr>
<td>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?</td>
<td>No</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
</tr>
<tr>
<td>i. How much impervious surface will the project create in relation to total size of project parcel?</td>
<td></td>
</tr>
<tr>
<td>Square feet or acres (impervious surface)</td>
<td></td>
</tr>
<tr>
<td>Square feet or acres (parcel size)</td>
<td></td>
</tr>
<tr>
<td>ii. Describe types of new point sources.</td>
<td></td>
</tr>
<tr>
<td>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</td>
<td></td>
</tr>
<tr>
<td>• If to surface waters, identify receiving water bodies or wetlands:</td>
<td></td>
</tr>
<tr>
<td>• Will stormwater runoff flow to adjacent properties?</td>
<td>No</td>
</tr>
<tr>
<td>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</td>
<td>No</td>
</tr>
<tr>
<td>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?</td>
<td>No</td>
</tr>
<tr>
<td>If Yes, identify:</td>
<td></td>
</tr>
<tr>
<td>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</td>
<td></td>
</tr>
<tr>
<td>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</td>
<td></td>
</tr>
<tr>
<td>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</td>
<td></td>
</tr>
<tr>
<td>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?</td>
<td>No</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
</tr>
<tr>
<td>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</td>
<td>No</td>
</tr>
<tr>
<td>ii. In addition to emissions as calculated in the application, the project will generate:</td>
<td></td>
</tr>
<tr>
<td>• Tons/year (short tons) of Carbon Dioxide (CO₂)</td>
<td></td>
</tr>
<tr>
<td>• Tons/year (short tons) of Nitrous Oxide (N₂O)</td>
<td></td>
</tr>
<tr>
<td>• Tons/year (short tons) of Perfluorocarbons (PFCs)</td>
<td></td>
</tr>
<tr>
<td>• Tons/year (short tons) of Sulfur Hexafluoride (SF₆)</td>
<td></td>
</tr>
<tr>
<td>• Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</td>
<td></td>
</tr>
<tr>
<td>• Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</td>
<td></td>
</tr>
</tbody>
</table>
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?
   - Yes ✔ No ✗
   i. Estimate methane generation in tons/year (metric): ____________________________
   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): ____________________________

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?
   - Yes ✔ No ✗
   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?
   - Yes ✔ No ✗
   i. When is the peak traffic expected (Check all that apply):    ✔ Morning    ✔ Evening    ❄ Weekend
      ❄ Randomly between hours of ______ to ______.
   ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?
   - Yes ✔ No ✗
   i. Estimate annual electricity demand during operation of the proposed action:
      Using DOE estimated EUI numbers for the different space types, estimate is 2.19M kWh/yr total.
   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
      NYSEG
   iii. Will the proposed action require a new, or an upgrade, to an existing substation?

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      - Monday - Friday: 7am - 7pm
      - Saturday: 7am - 7pm
      - Sunday: ____________________________
      - Holidays: ____________________________
   ii. During Operations:
      - Monday - Friday: unknown
      - Saturday: unknown
      - Sunday: unknown
      - Holidays: unknown
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?
   If yes:
   i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  
   Describe: ____________________________

n. Will the proposed action have outdoor lighting?  
   If yes:
   i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will the proposed action remove existing natural barriers that could act as a light barrier or screen?  
   Describe: ____________________________

o. Does the proposed action have the potential to produce odors for more than one hour per day?  
   If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?
   If Yes:
   i. Product(s) to be stored: ____________________________
   ii. Volume(s) ______ per unit time ___________ (e.g., month, year)
   iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  
   If Yes:
   i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices?  
   If Yes:

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  
   If Yes:
   i. Describe any solid waste(s) to be generated during construction or operation of the facility:
      - Construction: _______ unknown tons per ___________ (unit of time)
      - Operation: _______ unknown tons per ___________ (unit of time)
   ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
      - Construction: standard best practices for reducing construction waste

      - Operation: standard TC recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:
      - Construction: TCSW - construction debris
      - Operation: TCSW - residential and commercial trash and recycling
s. Does the proposed action include construction or modification of a solid waste management facility? ☑ Yes ☐ No
If Yes:
   i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): ________________________________
   ii. Anticipated rate of disposal/processing:
       • Tons/month, if transfer or other non-combustion/thermal treatment, or
       • Tons/hour, if combustion or thermal treatment
   iii. If landfill, anticipated site life: ________________________________ years

   t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☑ Yes ☐ No
   If Yes:
       i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: ________________________________

       ii. Generally describe processes or activities involving hazardous wastes or constituents: ________________________________

       iii. Specify amount to be handled or generated ______ tons/month
       iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: ________________________________

   v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☑ Yes ☐ No
   If Yes: provide name and location of facility: ________________________________

   If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: ________________________________

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

   a. Existing land uses.
      i. Check all uses that occur on, adjoining and near the project site.
         ☑ Urban □ Industrial □ Commercial □ Residential (suburban) □ Rural (non-farm)
         □ Forest □ Agriculture □ Aquatic □ Other (specify): ________________________________
      ii. If mix of uses, generally describe: ________________________________

   b. Land uses and covertypes on the project site.

       | Land use or Covertype                                           | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
       |---------------------------------------------------------------|-----------------|-------------------------------|--------------------|
       | Roads, buildings, and other paved or impervious surfaces       | .288            | .315                          | .027               |
       | Forested                                                      |                 |                               |                    |
       | Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) |                 |                               |                    |
       | Agricultural (includes active orchards, field, greenhouse etc.)|                 |                               |                    |
       | Surface water features (lakes, ponds, streams, rivers, etc.)   |                 |                               |                    |
       | Wetlands (freshwater or tidal)                                 |                 |                               |                    |
       | Non-vegetated (bare rock, earth or fill)                       |                 |                               |                    |
       | Other Describe: lawn                                          | .125            | .098                          | .027               |

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c. Is the project site presently used by members of the community for public recreation?  
   i. If Yes: explain:

   [ ] Yes [ ] No

---

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed
   day care centers, or group homes) within 1500 feet of the project site?
   If Yes, 
   i. Identify Facilities:
   GIAC, BJM Elementary School, Over the Moon preschool, Corner of the Sky preschool, TC Office for the Aging, TC Social Services

   [ ] Yes [ ] No

---

e. Does the project site contain an existing dam?  
   If Yes: 
   i. Dimensions of the dam and impoundment:
   - Dam height: _________________________________ feet
   - Dam length: _________________________________ feet
   - Surface area: _________________________________ acres
   - Volume impounded: _________________________________ gallons OR acre-feet
   ii. Dam's existing hazard classification:
   iii. Provide date and summarize results of last inspection:

   [ ] Yes [ ] No

---

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?
   If Yes: 
   i. Has the facility been formally closed? 
   - If yes, cite sources/documentation:  
   ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
   iii. Describe any development constraints due to the prior solid waste activities:

   [ ] Yes [ ] No

---

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?
   If Yes: 
   i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

   [ ] Yes [ ] No

---

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?
   If Yes: 
   i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:
   - Yes – Spills Incidents database  
   - Yes – Environmental Site Remediation database  
   - Neither database
   ii. If site has been subject of RCRA corrective activities, describe control measures:
   iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  
   [ ] Yes [ ] No
   If yes, provide DEC ID number(s): 755015, V00590, V00661, 755008, 755007, 755014, ...
   iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

   Full reports for each attached.
v. Is the project site subject to an institutional control limiting property uses? □ Yes ☑ No
   • If yes, DEC site ID number: ____________________________
   • Describe the type of institutional control (e.g., deed restriction or easement): ________________________________
   • Describe any use limitations: ________________________________
   • Describe any engineering controls: ________________________________
   • Will the project affect the institutional or engineering controls in place? □ Yes ☑ No
     Explain: ____________________________________________________________

E.2. Natural Resources On or Near Project Site
a. What is the average depth to bedrock on the project site? _________ unknown feet
b. Are there bedrock outcroppings on the project site? □ Yes ☑ No
   If Yes, what proportion of the site is comprised of bedrock outcroppings? _________% 
c. Predominant soil type(s) present on project site: ___________________________ __________% 
   ___________________________ __________% 
   ___________________________ __________% 
d. What is the average depth to the water table on the project site? Average: _________ feet 
e. Drainage status of project site soils: ☑ Well Drained: _________% of site
   □ Moderately Well Drained: 100 % of site
   □ Poorly Drained _________% of site
f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
   □ 10-15%: _________% of site
   □ 15% or greater: _________% of site

g. Are there any unique geologic features on the project site? □ Yes ☑ No
   If Yes, describe: ____________________________________________________________

h. Surface water features.
   i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? □ Yes ☑ No
   ii. Do any wetlands or other waterbodies adjoin the project site? □ Yes ☑ No
   If Yes to either i or ii, continue. If No, skip to E.2.i.
   iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? □ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
   • Streams: Name ___________________________ Classification ___________________________
   • Lakes or Ponds: Name ___________________________ Classification ___________________________
   • Wetlands: Name ___________________________ Approximate Size ___________________________

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? □ Yes ☑ No
   If yes, name of impaired water body/bodies and basis for listing as impaired: ____________________________________________________________

i. Is the project site in a designated Floodway? □ Yes ☑ No

j. Is the project site in the 100-year Floodplain? □ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☑ Yes □ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? □ Yes ☑ No
   If Yes:
     i. Name of aquifer: ___________________________
m. Identify the predominant wildlife species that occupy or use the project site:

<table>
<thead>
<tr>
<th>Wildlife Species</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Squirrels</td>
<td></td>
</tr>
<tr>
<td>Rusty-patched Bumblebee</td>
<td></td>
</tr>
<tr>
<td>Gray Petaltail</td>
<td></td>
</tr>
</tbody>
</table>

n. Does the project site contain a designated significant natural community?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation):

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: ___________ ___________ acres
- Following completion of project as proposed: ___________ ___________ acres
- Gain or loss (indicate + or -): ___________ ___________ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If Yes:

i. Species and listing (endangered or threatened):

Rusty-patched Bumble Bee

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If Yes:

i. Species and listing:

Gray Petaltail

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

E.3. Designated Public Resources On or Near Project Site

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:


d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?
   Yes ☐ No ☑

If Yes:
   i. Nature of historic/archaeological resource: ☐ Archaeological Site  ☐ Historic Building or District
   ii. Name:
   iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?
   Yes ☑ No ☐

g. Have additional archaeological or historic site(s) or resources been identified on the project site?
   Yes ☐ No ☑

If Yes:
   i. Describe possible resource(s):
   ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?
   Yes ☑ No ☐

If Yes:
   i. Identify resource: Ithaca Falls, Cayuga Lake, Buttermilk Falls, Sixmile Creek Natural Area
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): state and local parks/water bodies
   iii. Distance between project and resource: 1-2 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?
   Yes ☐ No ☑

If Yes:
   i. Identify the name of the river and its designation:
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?
       Yes ☐ No ☑

F. Additional Information
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name  Noah Demarest  Date 2019.04.25

Signature  Title  Architect
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]  No
B.i.ii [Local Waterfront Revitalization Area]  No
C.2.b. [Special Planning District]  Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]  Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]  Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]  Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000’ of DEC Remediation Site]  Yes
E.1.h.iii [Within 2,000’ of DEC Remediation Site - DEC ID]  755015, V00590, V00661, 755008, 755007, 755014, 755013
E.2.g [Unique Geologic Features]  No
E.2.h.i [Surface Water Features]  No
E.2.h.ii [Surface Water Features]  No
E.2.h.iii [Surface Water Features]  No
E.2.h.v [Impaired Water Bodies]  No
E.2.i. [Floodway]  Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]  Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]  Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]  No
E.2.n. [Natural Communities]  No
| E.2.o. [Endangered or Threatened Species] | Yes |
| E.2.o. [Endangered or Threatened Species - Name] | Rusty-patched Bumble Bee |
| E.2.p. [Rare Plants or Animals] | Yes |
| E.2.p. [Rare Plants or Animals - Name] | Gray Petaltail |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | No |
| E.3.e. [National Register of Historic Places] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites] | Yes |
| E.3.i. [Designated River Corridor] | No |
Environmental Site Remediation Database Search Details

Site Record

Administrative Information
Site Name: Campagnolo Property
Site Code: 755013
Program: State Superfund Program
Classification: 04
EPA ID Number:

Location
DEC Region: 7
Address: 503-511 North Meadow Street
City: Ithaca Zip: 14850
County: Tompkins
Latitude: 42.443603475
Longitude: -76.50829605
Site Type:
Estimated Size: 0.5 Acres

Institutional And Engineering Controls
Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
O&M Plan
IC/EC Plan
Vapor Mitigation
Landuse Restriction
Monitoring Plan
Site Management Plan

Site Owner(s) and Operator(s)
Current Owner Name: Campagnolo Property
Current Owner(s) Address: 1209 Hanshaw Road
Ithaca, NY, 14850

Site Document Repository
Name: New York State Department of Environmental Conservation
Site Description

Location: The Campagnolo Property (the site) is located on North Meadow Street (Route 13) between Cascadilla and Esty Streets in the City of Ithaca, Tompkins County. Site Features: The site is approximately 0.5 acres in size and includes two commercial buildings. The buildings are both slab-on-grade structures. Asphalt and/or concrete paved parking surfaces surround the buildings on all sides. The grade at the site is generally flat with an elevation of 386 feet above mean sea level. The north-flowing Cayuga Inlet, a NYSDEC Class C(T) stream, is approximately 1,000 feet west of the site. The 315 North Meadow Street inactive hazardous waste site (Site No. 755014) is located two blocks to the south. Current Zoning/Uses: The site is zoned for commercial use and the buildings are currently leased for various commercial services. Adjacent parcels are currently used for a combination of commercial and residential purposes. Historic Uses: The site was used for a dry cleaning service from the late 1960s through 1977. An approximately 18-pound dry cleaning machine was located in the building, and an aboveground solvent tank was formerly located outside on the east side of the building. Tetrachloroethene (PCE) had previously been used in dry cleaning operations as a cleaning solvent but is not currently used at the site. Site Geology and Hydrogeology: The generalized site geology indicates a layered system characterized at the surface with a fill layer ranging from 2 to 4 feet thick across the area. The fill material consists primarily of clay and silt mixed with some ash, wood, cinder, and gravel. The fill overlies an approximately 11- to 12-foot thick silt and clay unit containing thin and discontinuous sand and silt layers. The silt and clay unit overlies a silty fine sand unit ranging in thickness from approximately 11.5 to 12.5 feet. The silty fine sand unit overlies a clayey silt unit present at approximately 28 feet below ground surface (bgs). Groundwater at the site was first encountered within the discontinuous sand and silt layers of the silt and clay unit. The depth to groundwater measured in shallow monitoring wells has ranged from approximately 4 to 8.5 feet bgs. The general direction of groundwater flow is to the west-northwest. 10/31/12-DEC signed the Certificate Of Completion for this site.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.
Contaminants of Concern (Including Materials Disposed)

**Contaminant Name/Type**
- trichloroethene (TCE)
- cis-1,2-dichloroethene
- tetrachloroethene (PCE)
- vinyl chloride

**Site Environmental Assessment**
Nature and Extent of Contamination: Engineering and institutional controls are in place and site management has been implemented. The site management includes long-term groundwater monitoring to assess the apparent degradation of contaminants. The primary contaminants of concern include volatile organic compounds (VOCs) typically associated with dry cleaning operations. Specifically, tetrachloroethene (PCE) and its breakdown products including cis-1,2-dichloroethene (cis-1,2-DCE), trichloroethene (TCE), and vinyl chloride have been found on-site in groundwater.

**Site Health Assessment**
People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by site-related contamination. People are not expected to come into direct contact with contaminants in soils because the entire site is covered with the building footprint and asphalt-paved surfaces. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying building and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Sub-slab depressurization systems (systems that ventilate/remove the air beneath the building) have been installed in both on- and off-site buildings to prevent the indoor air quality from being affected by the contamination in soil vapor beneath the buildings. Sampling indicates the extent of soil vapor contamination has been defined and is not a concern for other off-site buildings.

For more Information: E-mail Us

Refine This Search
Environmental Site Remediation Database Search Details

Site Record

Administrative Information
Site Name: 315 North Meadow Street
Site Code: 755014
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location
DEC Region: 7
Address: 315 North Meadow Street
City: Ithaca  Zip: 14850
County: Tompkins
Latitude: 42.442056348
Longitude: -76.508216773
Site Type:
Estimated Size: 0.2 Acres

Site Owner(s) and Operator(s)
Current Owner Name: Knuppenburg Realty, Inc.
Current Owner(s) Address: P.O. Box 717
Dryden, NY, 13053
Current On-Site Operator: Stone Garden Corporation/Angelo Dry Cleaners
Stated Operator(s) Address: Ithaca, NY 14850

Site Document Repository
Name: NYSDEC - KIRKWOOD SUBOFFICE
Address: 1679 NYS ROUTE 11
KIRKWOOD, NY 13795-1602
Name: Tompkins County Public Library
Address: 101 East Green Street
Ithaca, NY 14850

Site Description
Location: The 315 North Meadow Street property (the site) is located near the intersection of North Meadow Street and West Court Street in the City of Ithaca, Tompkins County. Site Features: The site
is approximately 0.2 acres in size and includes a 2,700 square feet single story slab-on-grade commercial building. Asphalt and/or concrete paved surfaces surround the building on the north and west. A gravel parking area is south of the building. Current Zoning and Land Use: The site is an active dry cleaning business and has historically been used for dry cleaning services. It is zoned for commercial use. Past Use of the Site: Tetrachloroethene (PCE) had been used in dry cleaning operations as a cleaning solvent until 1999. Presently, PCE is not used at the site; the current operation uses hydrocarbon solvents for dry cleaning. Investigation/Actions completed prior to the Remedial Investigation and Feasibility Study Reports (RI/FS) include the following: - Environmental Site Assessment conducted in connection with a potential property transaction for an adjacent property completed in 2005. - Preliminary Site Assessment completed in 2005. - Off-site soil vapor intrusion investigation completed in 2006. Site Geology and Hydrogeology: The generalized site geology indicates a layered system characterized at the surface with a fill layer ranging from two to four feet thick across the area. The fill material consists primarily of clay and silt mixed with some ash, wood, cinder, and gravel. The fill overlies an approximately seven- to nineteen-foot thick clay and silt unit containing thin and continuous sand and silt layers. The clay and silt unit overlies layers of sand that range in texture, but become finer and contain higher portions of silt with increased depth. The fine, silty sands transition to a unit of silt with some clay that appears uniform beneath the area of investigation and is encountered at approximately 26 feet below ground surface (bgs). The depth to groundwater measured in shallow monitoring wells has ranged from approximately four to five feet bgs. The general direction of regional groundwater flow is to the west-northwest.

**Contaminants of Concern (Including Materials Disposed)**

**Contaminant Name/Type**
- trichloroethene (TCE)
- tetrachloroethene (PCE)
- cis-1,2-dichloroethene
- vinyl chloride

**Site Environmental Assessment**

Prior to Remediation Based upon investigations to date, the primary contaminants of concern are tetrachloroethene(PCE) and breakdown products. Other VOCs detected onsite are indicative of a petroleum spill that may have occurred onsite. PCE and BTEX are in the soil and groundwater. Concentrations of PCE found in the soil(0.0012 to 220 ppm) exceed the cleanup for unrestricted use(1.3ppm). PCE and the degradation products and BTEX are found in the groundwater(0.1 to 20,800 ppb)greatly exceeding the groundwater standard(5 ppb). Surface water resources at or near the site include Cayuga Inlet, a NYSDEC Class 3 trout stream, located approximately 1,000 feet west of the site. No current or potential site-related surface water impacts have been identified.

**Site Health Assessment**
Results from previous environmental investigations indicate that groundwater and soil vapor contaminated with volatile organic compounds, primarily tetrachloroethene, have impacted soil vapor on-site and in nearby structures. The potential for soil vapor containing site-related contaminants to enter the structures surrounding the site has been investigated by collecting indoor and sub-slab (i.e., air beneath building slabs) air samples in three events within two winter heating seasons (2005-2007). Based upon the soil vapor information gathered, the State has installed sub-slab depressurization systems at two commercial structures which minimize exposures related to soil vapor intrusion. Exposures to contaminants in groundwater are not expected since the area is served by a municipal water supply.

For more Information: E-mail Us

Refine This Search
Environmental Site Remediation Database Search Details

Site Record

Administrative Information
Site Name: Clinton West Plaza  
Site Code: 755015  
Program: State Superfund Program  
Classification: 02  
EPA ID Number:

Location
DEC Region: 7  
Address: 609-625 West Clinton Street  
City: Ithaca Zip: 14850  
County: Tompkins  
Latitude: 42.436185852  
Longitude: -76.505990522  
Site Type:  
Estimated Size: 2.655 Acres

Site Owner(s) and Operator(s)
Current Owner Name: ITHACA WEST LLC  
Current Owner(s) Address: 626 EAST MAIN STREET  
MIDDLETOWN, NY, 10940

Site Document Repository
Name: Tompkins County Public Library  
Address: 101 East Green Street  
Ithaca, NY 14850

Site Description
Location: The Clinton West Plaza site is located at 609-625 West Clinton Street within the Clinton West Plaza, City of Ithaca, Tompkins County, New York. Site Features: The 2.655 acre site is developed with an active 36,254 square foot shopping plaza that was constructed in 1970 and is currently owned by Clinton West, Ltd. The site is surrounded by residential neighborhoods and a retail property. The site is surrounded by residential neighborhoods and a retail property. The grade at the site is generally flat with an elevation of approximately 390 feet above mean sea level. Six Mile Creek,
a NYSDEC Class $\vartriangleleft$C $\vartriangleleft$ stream, is approximately 300 feet southwest of the site and flows in a northwest direction, discharging into the Cayuga Inlet. Residential structures are located immediately southwest and east of the property. The site includes large parking areas paved with asphalt. Current Zoning/Use(s): The area is primarily commercial and residential in nature. The City of Ithaca has zoned some open areas of the site (i.e. parking lot areas) for residential use and has zoned a portion of the site including the plaza building for commercial use. Historical Use(s): The existing structure has been historically utilized as a commercial storefront. Clinton West Laundry, conducted on-site dry cleaning operations from at least 1970 through 2000. Tetrachloroethene (PCE) had been used in the dry cleaning operations as a cleaning solvent. Releases of dry cleaning solvents appear to have occurred during isolated instances of leaks due to dry cleaning equipment failure. A laundromat, Clinton West Laundry, was located at 609 West Clinton Street within the Clinton West Plaza, but is no longer operational, and the space is vacant. The Owner currently has renovations underway at the site which will prepare it for an incoming tenant. Site Investigations and Remedial Actions: The Clinton West Plaza site was initially reported as a potential site with contamination after First Niagara Bank of Rochester, New York retained LCS, Inc. (LCS) of Buffalo, New York to conduct an Environmental Transaction Screening, Environmental Site Assessment (ESA) Report in December 2005. The ESA report concluded that a Phase II investigation was warranted to assess the environmental conditions on-site due to the former operational history of a dry cleaner at the site. LCS completed the Phase II subsurface investigation and supplemental subsurface investigations and determined that soil and groundwater contamination associated with dry cleaning chemicals, notably tetrachloroethene (PCE) existed at the site. PCE is a solvent commonly used in the dry cleaning process. Based on the findings of the Phase II investigation, the site was listed on the NYSDEC Registry of Inactive Hazardous Waste Disposal Sites in New York State as a Class 2 site (755015) in December 2007. A remedial investigation (RI) was undertaken to define the nature and extent of any contamination resulting from previous activities at the site. The RI was conducted between March 2008 and March 2009. NYSDEC issued a Record of Decision (ROD) for the Clinton West Plaza site in May 2010. The selected remedy included injection of chemical-oxidants, enhanced anaerobic bioremediation, the installation of a sub-slab vapor mitigation system at the laundry tenant space, cover system over all vegetated areas, implementation of institutional controls in the form of an environmental easement, and development of a Site Management Plan should contamination remain in-place. The subslab vapor mitigation system was installed by the NYSDEC in February 2011. Remedial activities were completed at the site in February and November 2011. Baseline and post-injection groundwater monitoring was performed from October 2011 through November 2012. The following is a summary of the remedial actions performed at the site: 1. Installation of a sub-slab vapor mitigation system (SSDS) within the Clinton West Laundry tenant space located at 609 West Clinton Street. 2. In-situ chemical oxidation was performed and applied through a grid network of injection wells to a depth of 25 feet below ground surface to target the primary contaminants of concern in groundwater. 3. Enhanced anaerobic bioremediation was performed and applied by direct injection of a carbon source to further degrade remnant primary contaminants of concern in groundwater. 4. Preparation for execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any
contamination remaining at the site. 5. Development and implementation of a Site Management Plan for long-term management of remaining contamination as required by the Environmental Easement.

Site Geology and Hydrogeology: Overburden at the site consists of fill materials (e.g., wood, ash, cinders, and silty sand with some gravel) to a depth of approximately 2 feet below ground surface (bgs). Native subsurface soils beneath the fill are mixed and contain variable proportions of clay, silt, sand and gravel. Highly organic soils are also present. A low permeability, gray silty clay layer was typically encountered at a depth less than 14 feet bgs. During the remedial investigation, the subsurface soil was typically found to be fully saturated at a depth of approximately 6 feet bgs. Depth to groundwater measured in the monitoring wells typically ranges from approximately 3 to 5 feet bgs. The groundwater levels at the site are responsive to precipitation events. Depth to groundwater measurements taken during a wet period ranged from approximately 1.5 to 3.5 feet bgs. The direction of groundwater flow at the site is variable. Flow in the northern portion of the site is generally to the northwest, flow in the southern portion of the site is generally to the southwest, and flow in the central portion of the site is generally to the west. The site topography and surrounding area is relatively flat.

Contaminants of Concern (Including Materials Disposed)

**Contaminant Name/Type**
cis-1,2-dichloroethene
tetrachloroethene (PCE)
trichloroethene (TCE)
vinyl chloride

Site Environmental Assessment

Remediation at the site is complete. Engineering controls are in place. An institutional control in the form of an Environmental Easement is being currently pursued by the Department Prior to remediation, the primary contaminant of concern was tetrachloroethene (PCE)and its breakdown products in the soil vapor and groundwater. In December 2010 the Department installed a soil vapor mitigation system within the laundry tenant space of the Clinton West Plaza building to mitigate the potential for soil vapor intrusion. The groundwater is not used as a source of potable water. Protection of the groundwater resource was addressed as part of the ROD remedy through EISB injection and monitoring. The site management plan (SMP) was approved by the NYSDEC in June 2014. An Environmental Easement (EE) was placed on the site in May 2016 and filed with the Tompkins County Clerk's Office to address residual contamination at depth that may be encountered during future redevelopment, restricts future use of groundwater at the site, requires maintenance of the engineering controls, prohibits current and future property owners from activities that would affect the remedy performance, and is transferable with a property transaction. The EE for this site was recorded on 05/26/16 in Tompkins County as instrument #2016-05729. The SMP specifies the methods necessary to ensure compliance with all Engineering and Institutional Controls required by the Environmental Easement for contamination that remains at the site. It provides a detailed
description of all procedures required to manage remaining contamination at the site after completion of the remedial action, including: (1) implementation and management of all ECs and ICs; (2) media monitoring; (3) performance of periodic inspections, certification of results, and submittal of Periodic Review Reports; and (4) defining criteria for termination of groundwater treatments. To address these needs, the SMP includes three plans: (1) an EC/IC Plan for implementation and management of EC/ICs; (2) a Monitoring Plan for implementation of Site Monitoring; (3) an Operation and Maintenance Plan for implementation of remedial treatment.

Site Health Assessment

Since the site is covered with a building, asphalt and clean backfill, people will not come into contact with contamination unless they dig below the site cover. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. A sub-slab depressurization system (system that ventilates/removes the air beneath the building) has been installed in the on-site building and one off-site building to prevent the indoor air quality from being affected by the contamination in the soil vapor beneath the building. Sampling indicates that soil vapor intrusion is not a concern for other off-site buildings.

For more Information: E-mail Us
Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: NYSEG - Ithaca Cayuga Inlet MGP
Site Code: 755007
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 7
Address: West Court Street
City: Ithaca Zip: 14850
County: Tompkins
Latitude: 42.44243905
Longitude: -76.51164457
Site Type: LAGOON
Estimated Size: 0.4 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Cayuga Inlet Development Corp.
Current Owner Address: 702 West Buffalo Street
Ithaca, NY, 14850

Current Owner Name: NYSE&G
Current Owner Address: 702 WEST BUFFALO ST.
ITHACA, NY, 14850

Owner(s) during disposal: NYSEG
Current On-Site Operator: NYS ELECTRIC AND GAS COMPANY
Stated Operator(s) Address: 4500 VESTAL PARKWAY
BINGHAMTON, NY 13903

Site Description

This site was a barge loading facility which handled tar from the Ithaca (Court Street) MGP. Tar was conveyed from the Court St site through a series of wooden and clay conduits beneath the streets, and held in a tank at this location for loading. Some of the tar escaped into surrounding soils. Starting in 1985, a remedial investigation was conducted to determine the nature and extent of the contamination onsite. This investigation concluded in 1989. In early 1994, NYSDEC signed a consent
order with the NYSEG for the performance of a full remediation program at the site. In 1999, NYSEG performed an Interim Remedial Measure (IRM) at the site, which consisted of the removal of contaminated surface and subsurface soils as well as tar storage and handling structures. Confirmatory sampling verified that the remedial goals had been met and the contaminated materials were replaced with clean fill. In 2001, a supplemental investigation was performed to determine the extent of impacts, if any, to the Cayuga Canal from the MGP materials handled at the site. This investigation consisted of a bathymetric survey of the Cayuga Canal (a survey of the bottom of the canal) and the collection of sediment samples for visual and chemical analysis. While some contaminants found in the sediments exceeded the screening criteria set forth by NYSDEC, these contaminants were similar in their composition to contaminants found upstream and do not appear to be site-related contaminants. This indicates that the cause of the exceedances may be the result of storm water discharge upstream, and related to several nonpoint sources located along the waterway, such as boat traffic and historic petroleum storage and handling activities. In the March 2003 Record of Decision for this site, the NYSDEC concluded that No Further Action was required at this site and no use restrictions are needed.

**Contaminants of Concern (Including Materials Disposed)**

**Contaminant Name/Type**

- coal tar

**Site Environmental Assessment**

Following the remediation of this site, there are no remaining threats to the environment, and no further action or use restrictions are required at this site.

**Site Health Assessment**

The potential for the general public to be exposed to coal tar contaminants has been eliminated.

For more Information: E-mail Us
Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: NYSEG - Ithaca Court St. MGP
Site Code: 755008
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 7
Address: Court Street
City: Ithaca Zip: 14850
County: Tompkins
Latitude: 42.442901273
Longitude: -76.503630173
Site Type: STRUCTURE
Estimated Size: 2 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Consent Order/Decree

Site Owner(s) and Operator(s)

Current Owner Name: Ithaca City School District
Current Owner(s) Address: BOX 549
ITHACA,NY, 14850

Current Owner Name: NYS ELECTRIC AND GAS COMPANY
Current Owner(s) Address: BOX 549
ITHACA,NY, 14850

Current On-Site Operator: NYS ELECTRIC AND GAS COMPANY
Stated Operator(s) Address: 118 MAPLE AVE.
ITHACA,NY 14850

Current On-Site Operator: NYS ELECTRIC AND GAS COMPANY
Stated Operator(s) Address: 4500 VESTAL PARKWAY
BINGHAMTON,NY 13903
Site Document Repository

Name: Tompkins County Public Library
Address: 101 East Green Street
Ithaca, NY 14850

Name: Coal Tar Advisory Committee
Address: 106 Washington Street
Ithaca, NY 14850

Name: City of Ithaca
Address: 108 Green Street
Ithaca, NY 14850

Hazardous Waste Disposal Period
From: 1853 To: 1927

Site Description
Location: The Ithaca Court Street Manufactured Gas Plant (MGP) is located in a residential area of Ithaca, Tompkins County, NY. The site is bounded by North Plain Street, West Court Street and Esty Street. Site Features: The original gas house is still in place at the southwest corner of the site. This building was christened the Markles Flats building by students when the building was briefly used as a school. While this is the only remaining evidence of the former MGP aboveground, subsurface tanks and foundations were the key site features during the investigation of this site. These included tar tanks, the foundations of gas holders, and a series of conduits within West Court Street that ran from the east side of the Markles Flats building to Cayuga Inlet. Current Zoning: The site property is zoned P-1 (Community Services), which could include schools or public recreation. It is currently owned by the Ithaca City School District. The surrounding area is zoned residential, and is occupied primarily by single family and multi-family housing, a city pool, and an activity center. Historic Uses: An MGP operated at this site between 1853 and 1927. A number of conduits located beneath West Court Street conveyed coal tar from the plant site to a barge loading facility located on Cayuga Inlet (site #7-55-007). Coal tar escaped from several subsurface structures on the plant site and also from the conduits, creating an extensive area of subsurface tar contamination. Operable Units: The site has been divided into two Operable Units. OU1 includes the plant site and the conduits leading to Cayuga Lake, and OU2 is the off-site areas where contamination had migrated through the subsurface, away from the OU1 area and beneath the surrounding residential community. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Site Geology and Hydrogeology: The soils in the area of the site are composed of a layer of fill material that is generally 1-2 feet thick, but was observed to be a thick as 11 feet in areas where underground utilities have been installed. Underlying the fill, the soil is generally a silty sand. A thin seam of gravel is present below the silty sand in some portions of OU2. This gravel is highly permeable to the flow of liquids and appears to be the primary conduit for off-site migration of MGP tar. Below the sand and below the gravel seam is a clay layer that appears to prevent any further downward migration of contamination.
Contaminants of Concern (Including Materials Disposed)

**Contaminant Name/Type**
- benzene, toluene, ethylbenzene and xylenes (BTEX)
- polycyclic aromatic hydrocarbons (PAHS), total
- benzene
- coal tar

Site Environmental Assessment

The primary contaminant of concern at this site is coal tar, which is a black, oily liquid which formed as a condensate from the gas manufacturing process. Coal tar contains benzene toluene ethylbenzene and xylene (BTEX) and polycyclic aromatic hydrocarbons (PAHs). Tar released from subsurface structures on site and from the conduits migrated through subsurface soils beneath the surrounding residential neighborhood, contaminating both soils and groundwater with BTEX and PAH compounds. This contamination was primarily within a layer of gravel at a depth ranging from 10 to 13 feet below the ground surface. The coal tar contaminated soils beneath the site were removed and treated or disposed off-site as part of OU1. Tar-contaminated soils beneath the streets, related to the conduits, were removed in a series of IRMs between 2002 and 2005. A significant amount of coal tar migrated off-site in OU2, north and west of the site, under the city streets and a residential property. Most of this contamination has now been removed, and the small amount remaining is being treated with in-situ chemical oxidation. Prior to remediation, the site presented a significant environmental threat due to the ongoing presence of coal tar in the subsurface as described above and the release of tar-related contamination into the groundwater. Substantial completion of remedial construction was achieved in Winter 2015. A Final Engineering Report (FER) and Site Management Plan (SMP) are being developed.

Site Health Assessment

Subsurface soil and vessels on the site are contaminated with coal tar. Site groundwater is contaminated and has migrated off-site. The area is served by a municipal water supply with a remote source of water. A wooden duct and several conduits running under Court Street, from this site to the former NYSEG Cayuga Inlet Coal Tar Site, contain residuals of coal tar and appear to also be contributing to groundwater contamination. An Interim Remedial Measure (IRM) is currently underway to excavate the duct and these other structures. Access to the site is not restricted but limited fencing, buildings and pavement over contaminated subsurface vessels and soil make it unlikely that the public will contact contamination on the site. An extensive groundwater investigation, and soil gas and indoor air sampling investigation of structures in the area began in 2002 and continues in 2005. No significantly affected homes were found in the residential indoor air sampling undertaken in the winter of 2003.
Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Campagnolo Property
Site Code: V00590
Program: Voluntary Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 7
Address: 503-511 North Meadow Street
City: Ithaca Zip: 14850-
County: Tompkins
Latitude: 42.443603475
Longitude: -76.50829605
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Benedetto and Giuliana Campagnolo
Current Owner(s) Address: 1209 Hanshaw Rd.
Ithaca, NY, 14850

Site Description

See information under Site No. 755013. This site was transitioned from the Voluntary Cleanup Program to the State Superfund Program. The remedy was completed in 2012.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
*Class N Sites:* "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us
Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Campagnolo Property  
Site Code: V00661  
Program: Voluntary Cleanup Program  
Classification: N *  
EPA ID Number:

Location

DEC Region: 7  
Address: 507-511 North Meadow Street  
City: Ithaca  
Zip: 14850-  
County: Tompkins  
Latitude: 42.443603475  
Longitude: -7.650829605  
Site Type:  
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Benedetto & Giuliana Campagnolo  
Current Owner(s) Address: 1209 Hanshaw Rd.  
Ithaca, NY, 14850

Site Description

See information under Site No. 755013. This site was transitioned from the Voluntary Cleanup Program to the State Superfund Program. The remedy was completed in 2012.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
* Class N Sites: "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us
Land Use and Site Context

- 0.3 MILE WALK TO GREENSTAR
- 0.4 MILE WALK TO COMMONS
- 0.5 MILE WALK TO WEGMANS GROCERY STORE

RESIDENTIAL
COMMERCIAL
NEAREST FIRE HYDRANTS

Conceptual Design
TREE PROTECTION
LIMITS OF DISTURBANCE (6' CHAIN LINK FENCE AND CONTINUOUS SILT FENCE DURING EARTHWORK) TO BE DEMOLISHED/REMOVED
DEMOLITION PLAN: NOTES

TITLE INFORMATION
No. 507 West Seneca Street
O'NEAL OFFICE SPACE, LLC
INSTRUMENT No. 2019-03661
TAX MAP No. 72-3-8
AREA= 0.187 ACRES

TITLE INFORMATION
No. 510 West State Street
O'NEAL OFFICE SPACE, LLC
INSTRUMENT No. 2019-03734
TAX MAP No. 72-3-18.2
AREA= 0.223 ACRES

TITLE INFORMATION
No. 501 West Seneca Street
O'NEAL OFFICE SPACE, LLC
INSTRUMENT No. 2019-03734
TAX MAP No. 72-3-18.2
TOTAL AREA=0.067 ACRES

DEMOPLION PLAN: NOTES

T. G. MILLER PC
310 WEST STATE STREET
NO. 501 WEST SENECA STREET
507 W. SENECA ST
COLOR: 1-12-18
PROJECT DESCRIPTION
The project applicant proposes a new 49-unit student housing complex (16,700 SF footprint) comprised of three buildings constructed on a hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) efficiency units, (3) one-bedroom units, (10) two-bedroom units, (20) three-bedroom units and (14) four-bedroom units. Amenities will include a gym and media room, with access to an outdoor amenity space on the first floor of Building B, and a roof terrace and lounge on the fourth floor of Building B. The project site shares the 2.85 acre site with an existing cell tower facility, garages, an office and a one-bedroom apartment. Site improvements will include walkways and curb cuts to be tied into a public sidewalk proposed by the Town of Ithaca. Fire truck access is proposed at the existing site entry at the south end of the property, with a new fire lane to be constructed in front of buildings A & B at the northern end of the site. The project will include 66 parking spaces, as required by zoning. The property located in the R-3b zoning district. A variance will likely be required for a rear yard setback deficiency.

This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(2), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).

IMPACT ON LAND
The 2.85 acre project site is partially developed, containing an existing cell tower facility, garages, an office, a one-bedroom apartment and parking area for 15 cars and two access roads – one off S Aurora Street and a shared access drive from Hudson Place. Current development/impervious surface occupies approximately .71 acres of the site. The new project will occupy an undeveloped portion of the site and will increase impervious surface by approximately .73 acres. Impervious surface will go from .71 acres (25%) to 1.44 acres (51%).

Based on information provided by the applicant, the area to be developed is characterized by steep slopes – mostly over 15% - covered by grass with a few trees and shrubs, with shallow depth to underlying bedrock.

Foundation construction, utility installation, and site work and improvements will require rock removal. The applicant has submitted a Subsurface Investigation Report dated February 2019 and prepared by Elwyn & Palmer. Based on information provided in the report, the proposed structures can be supported on conventional shallow footings. Rock excavation will be performed by conventional methods, including use of rock bucket and hoe ram. Blasting will not be permitted on site. The applicant states, in application materials dated April 17, 2019, that site preparation will last 4 months during which approximately 3,700 CY of rock will be removed for site and foundation preparation.

A Stormwater Pollution Prevention Plan (“SWPPP”) will be required in compliance with NYS Department of Environmental Conservation’s (“DEC”) regulations for stormwater management. The SWPPP will require the installation of temporary practices to provide erosion and sediment controls during
construction as well as permanent stormwater practices to treat and manage stormwater runoff following completion of the Project;

The Lead Agency has determined that based on the information above, no significant permanent impact to Land is anticipated.

**IMPACT ON SURFACE WATER**
The Project will permanently alter drainage patterns and increase volumes on the Project Site. Construction is anticipated to last 12 months during which large areas of land will be in a disturbed state resulting in a potential for increased erosion.

The applicant has submitted a Stormwater Pollution Prevention Plan (SWPPP) dated 2-13-19 (and revised 4-12-19) and prepared by Marathon Engineering which will be reviewed by the City Stormwater Management Officer.

According to information provided by the applicant, the site is considered urban land with very steep slopes and bedrock is close to the surface, resulting in minimal infiltration potential, hence the primary strategy for dealing with runoff will be to pipe it into the storm sewer system, after being treated as required per DEC. The parking areas and building roof will drain to vegetative swales constructed between the parking area and building, and in the courtyard between buildings A and B. Some fill on the uphill sides of buildings A and B will increase the opportunity for infiltration and filtering of runoff prior to its entry into the storm sewer system.

The Lead Agency has received comments concerning the potential for impacts to downhill properties due to increased runoff. The SWPPP will require the installation of temporary practices to provide erosion and sediment controls during construction as well as permanent stormwater practices to treat and manage stormwater runoff following completion of the Project.

The Lead Agency has determined that with best practices and regulatory adherence for storm water retention and water quality in accordance with the approved SWPPP, no significant impacts to groundwater are anticipated.

**IMPACT ON GROUNDWATER**
The applicant has submitted a Subsurface Investigation Report dated February 2019 and prepared by Elwyn & Palmer. Based on information provided in the report, water is expected at or near the top of rock in all elevations. Water is expected to exiting all along the slope at the soil/bedrock interface during and after construction.

The applicant intends to use bedrock exposed during excavation in lieu of a retaining wall in portions of the fire access lane and should provide provisions to manage water seepage in this area.

The Lead Agency has determined that based on the information above, no significant impact to groundwater is anticipated.
IMPACT ON FLOODING
The project site is not located in a 100- or 500-year flood zone. Therefore, the Lead Agency has determined that based on the information above, no significant impact on flooding is anticipated.

IMPACTS ON AIR
According to information provided by the applicant, construction is projected to last approximately 12 months. Excavation and preparation of foundations may create the potential for increased airborne dust and dirt particles. Impacts to air quality will be limited to the period associated with construction activities.

During construction, the applicant will employ the following applicable dust control measures, as appropriate:

- Misting or fog spraying the site to minimize dust;
- Maintaining crushed stone tracking pads at all entrances to the construction site;
- Re-seeding disturbed areas to minimize bare exposed soils;
- Keeping roads clear of dust and debris;
- Requiring construction trucks to be covered

The Lead Agency has determined that with the mitigation measures during construction identified above, no significant impact to air is anticipated.

IMPACT ON PLANTS AND ANIMALS
The new project will occupy an undeveloped portion of the site and will increase impervious surface by approximately .73 acres. Impervious surface will go from .71 acres (25%) to 1.44 acres (51%). Based on information provided by the applicant, the area to be developed is characterized by steep slopes – mostly over 15% - covered by grass with a nine trees, areas of shrubs and with shallow depth to underlying bedrock. Due to the open and undeveloped nature of the site, it is likely used by browsing deer and small mammals.

The applicant has submitted a survey dated 9/26/2016 and prepared by TG Miller and a Demolition Plan dated 2/13/19 and prepared by Marathon Engineering. The drawings show nine trees to be removed, all of which are 15’ dbh or over and two of which are 28’ and 34’dbh. No information was given regarding species or condition of the trees to be removed. Drawings also show stands of shrubs along the north and west property lines that will be removed.

The applicant has submitted landscape plan for the entire site dated 2/15/19 and prepared by Stream Collaborative. The plan shows nine new shade trees, six ornamental trees and four evergreens. This plan needs further development. Question: is American sycamore appropriate for this site? Landscape plan to include deer protection and a preliminary watering system

The Lead Agency has determined no significant impact to plants and animals is anticipated.
IMPACT ON AGRICULTURAL RESOURCES
The project site is not in or adjacent to an agricultural area. Based on this information, the Lead Agency has determined no significant impact to agricultural resources is anticipated.

IMPACT ON AESTHETIC RESOURCES
According to the Tompkins County Scenic Resource Views, there are no scenic resources located adjacent to or in vicinity of the Project Site. The site is, however, is in a highly visible gateway area to travelers entering the City from the south. Within the site there will likely be some sweeping views towards the Cayuga Lake and across the valley.

Most of the site is perched high above the street. As such, building C will not be visible from any public way. Buildings A and B will set into the slope and will be most visible from the downhill side of Aurora St and directly in front of the buildings. The applicant has included building features and materials that reference the industrial site (the former Emerson plant) across S Aurora Street.

Due to the slope of the site, building A & B are quite tall on the downhill side. The applicant has submitted a street level visualization to demonstrate how these buildings interface with downhill residential properties. The applicant has been asked to provide a shadow study.

The following information will be required during site plan review:

- Scaled elevations of and materials for retaining walls and associated railings (particularly the retaining wall on the north façade of building A that face the downhill property)
- Building materials samples and colors

Based on the information above, the Lead Agency has determined that no significant impacts to aesthetic resources is anticipated.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES
The site is not located within a historic district, and the existing site is not designated at the local or state level as an historic resource.

As a result of historic site use and based on the information provided above, the Lead Agency has determined no significant impact on historic and archaeological resources is anticipated.

IMPACT ON OPEN SPACE AND RECREATION
The site is not part of or adjacent to a public open space or recreational system. As a large private undeveloped parcel, it is not known to serve a private recreational or open space function.

Based on the information above, the Lead Agency has determined that no significant impact to open space and recreation is anticipated.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS
There are no critical environmental areas located within the City of Ithaca. However, Tompkins County identifies Unique Natural Areas (“UNAs”) throughout the county, which are part of the landscape that has outstanding geological and environmental qualities, such as special natural communities, or plants and animals that are rare or scarce elsewhere in the county or region. A UNA is not a regulatory designation and does not provide legal protection for an area, but signals that special resources may exist that require project modification.

The closest UNA, 156- Six Mile Creek Valley, is more the one half mile from the project site and will not be impacted by project development or operations.

As a result of the information provided above the Lead Agency has determined no significant impact to Critical Environmental Areas is anticipated.

**IMPACT ON TRANSPORTATION**

The applicant has submitted an Engineering Report dated February 13, 2019 and prepared by Marathon Engineering. The report provides the following information about transportation:

*Currently, access to the parcel is via two (2) driveway entrances. One from South Aurora Street (NYS Rt 96B) and one from Hudson Place via an existing ingress/egress easement with the neighboring parcel. As proposed, this project will eliminate the driveway to Hudson place, demolish and re-construct the existing full-access driveway to South Aurora Street, and construct two (2) new driveways to South Aurora Street for fire department access. This driveway removal and construction work will require commercial driveway permit review and approval by NYSDOT.*

*In addition, a planned sidewalk and roadway improvement project is proposed Rt. 96B including this project’s frontage on Rt. 96B. That project includes the removal of the right in-bound travel lane on Rt 96B resulting in a single inbound lane. In addition, pedestrian access is proposed to extend from the City of Ithaca sidewalk located on the east side of South Aurora Street south to the Ithaca College campus main entrance. The IC Overlook, LLC project and its associated driveway entrances have been designed to accommodate the future roadway and sidewalk work proposed by the Town of Ithaca.*

According to the report, “the project is anticipated to generate 6 entering/16 exiting vehicle movements during the AM peak hour and 22 entering/20 exiting vehicle trips during the PM peak hour as well as the Saturday peak hour. Given the anticipated trip generation for this project (22 vehicles per hour or less), the project is not anticipated to have any potentially significant adverse impacts on traffic operations. No further traffic study is warranted or recommended at this time.”

**The applicant states that most residents will be students at Ithaca College and that the site is within walking distance of downtown amenities and IC and is well served by transit.**
Questions & Information needed:

- Why can’t the access to Hudson Place be maintained?
- Need more/better information about bike and pedestrian circulation on site and connecting to IC
- What is timeline for sidewalk construction?
- Who will remove snow from sidewalk contiguous to property?
- Parking lot design- can it include more trees or planning islands?
- Can the trash enclosure be relocated?

The site plan shows the project’s walkways and curb cuts tied into the new public sidewalk configuration as proposed by the Town.

29 bike parking spaces are required for the 141 bedrooms, 15 of which must be covered. Bikes will be accommodated in 3 stalls of the existing vehicle garage accessible from the parking area. One car parking space typically accommodates 10 bikes, as such the proposed garage will allow for 100% of the required bike parking to be under cover.

The applicant states, in application materials dated April 17, 2019, site preparation will last 4 months during which approximately 3,700 CY of rock will be removed from site during site and foundation preparation.

Applicant must provide information about rock removal and transport, and construction activities and deliveries

As a result of the information provided above, the Lead Agency has determined that no significant impact on traffic is anticipated.

**IMPACT ON ENERGY**

Applicant must provide information about energy systems and usage.

As a result from the information provided above, the Lead Agency has determined that no significant impact to energy is anticipated.

**IMPACT ON NOISE, ODOR, AND LIGHT**

Applicant must provide information about construction impacts from foundation preparation

Is there a rooftop terrace?

Noise producing construction activities will be limited to 7am-5pm M –F

**IMPACT ON HUMAN HEALTH**
The applicant has submitted a Phase 1 ESA dated December 20, 2011 and prepared by EBI Consultants. This assessment has identified no evidence of recognized environmental conditions (RECs) in connection with the Project Site. As there has been no development activity on the site since the issuance of this report, it is not expected that conditions have changed.

As a result of the information and mitigation measures provided above, the Lead Agency has determined no significant impact to human health is anticipated.

**CONSISTENCY WITH COMMUNITY PLANS**

- All new development is outside the existing fall zone of the cell tower
- All existing building development will within fall zone will remain without alteration or expansion
  - Fire access will be provided off of Aurora Street by means of a dedicated pull off. The exact arrangement requires review and approval from IFD.
- Trash will be accommodated in a screened dumpster area within the expanded parking lot to make it easier for residents to deposit trash on their way to key destinations.
- The City of Ithaca will be installing a 12” water main extending from the existing 6” water main on South Aurora Street, running through the project site and ultimately connecting to the existing 12” water main located along Hudson Place. The purpose of this upgrade will be to provide adequate water service to this project, the Chainworks Project and other South Hill developments. The City will be deeded a maintenance easement from the applicant.

Based on the information described above, the Lead Agency has determined that no significant impact to community plans is anticipated.

**CONSISTENCY WITH COMMUNITY CHARACTER**

Due to the slope of the site, building A & B are quite tall on the downhill side. The applicant has submitted street level visualizations dated 4-17-19 to demonstrate how these buildings interface with downhill residential properties. The applicant has been asked to provide a shadow study.

The project site is in the R-3b Zoning district where multiple dwellings of 4 stories and up to 40 feet are allowed by right. Properties directly to the south and east are in R-2b district where buildings are restricted to single family or duplexes of 3 stories and up to 35 feet. Due to the change in grade on the site, Building A, as proposed, technically compiles with these height limits. However, its north façade of will rise approximately 50’ or more above the ground and contain 5 habitable levels (one considered a basement and therefore not a story) in the front portion of the building.

More information is needed (such as site sections) to evaluate the potential impact of this condition.

**Prepared by:** Lisa Nicholas, Deputy Director of Planning, AICP
<table>
<thead>
<tr>
<th><strong>Public Comments from PB 4/32</strong></th>
<th><strong>Response</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>drainage issues to the downhill property</td>
<td>A full SWPPP has been provided in consultation with the City Stormwater Officer.</td>
</tr>
<tr>
<td>lighting off building reflected down the hill</td>
<td>Window treatments will be provided by the owner for all units. All exterior building mounted lights at entrances will be sharp cutoff to avoid any light trespass across the property boundary.</td>
</tr>
<tr>
<td>music coming from windows</td>
<td>Local ordinances and policies regarding gatherings will be referenced in the lease. Any issues are immediately reported to the landlord and dealt with in a more managed way compared to your typical south hill house party. There will be no access to the lounge or roof top terrace after 10:00pm. No gatherings in courtyard after 10:00pm. No gatherings in parking lot will be allowed. Noise issues have historically been self regulating in larger apartment buildings because the closest neighbors are other tenants who have similar concerns to any other neighboring properties.</td>
</tr>
<tr>
<td>tree plantings to mitigate site view to north/south property</td>
<td>Additional trees will be added along north property line to soften the view of the building as seen from the neighbor.</td>
</tr>
<tr>
<td>not an appropriate mix with the current zoning, R1 and R2 border</td>
<td>R2 commonly abuts R3 throughout the city and this zoning has been existing for decades. The zones themselves are transitions by nature.</td>
</tr>
<tr>
<td>access to sunlight</td>
<td>Shadow study has been provided. Current heavy treeline already shades the north property.</td>
</tr>
<tr>
<td>traffic impacts due to lane removal</td>
<td>Primary direction for these tenants will be uphill and return trip doesn’t go as far as the log jam further down Aurora or downtown. Traffic impact is less because more students will be living closer to campus with greater access to transit, walking or bike access to campus rather than distributed throughout the south hill neighborhood.</td>
</tr>
<tr>
<td>parking lot is in the fall zone</td>
<td>Parking in the fall zone is allowed per zoning.</td>
</tr>
<tr>
<td>easement for water main</td>
<td>The city saw enough community benefit and made the suggestion to improve service across south hill. The area that they are using is not developable. The project was originally proposing to get water from S. Aurora.</td>
</tr>
<tr>
<td>view from hudson apts is destroyed</td>
<td>Rendering of the view from the Hudson apartment’s parking lot demonstrates that the lake is not visible with any development of any height. The current views from the apartments (1 story tall) look across their own parking lots that interrupt their own view of the lake.</td>
</tr>
<tr>
<td>decrease student enrollment at IC</td>
<td>If enrollment goes down then even more students will be drawn out of the neighborhood. And these apartments will serve other working professionals.</td>
</tr>
<tr>
<td>not convinced it will draw students out</td>
<td>This project provides 152 new beds marketed directly toward students.</td>
</tr>
<tr>
<td>will attract groups of students who want to party, specifically in parking lot</td>
<td>Strong lease language and signage in parking lot against “loitering” will be provided.</td>
</tr>
<tr>
<td>support for housing close enough to walk to IC</td>
<td>yes</td>
</tr>
<tr>
<td>energy is important and this team is on it</td>
<td>yes</td>
</tr>
<tr>
<td>taking advantage of Chainworks not really targeting students</td>
<td>Purchase offer was submitted prior to any knowledge of chainworks. The projects are not directly related in any way.</td>
</tr>
<tr>
<td>greenspace and residential character</td>
<td>Refer to the vicinity map provided that demonstrates this location is primarily a mix of commercial spaces and multi-unit apartments.</td>
</tr>
<tr>
<td>donate to land trust or offer to sell to someone who will</td>
<td>The developer is open to all offers.</td>
</tr>
<tr>
<td>views will be blocked</td>
<td>Refer to visuals provided</td>
</tr>
<tr>
<td>Public Comments from PB 4/32</td>
<td>Response</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Dennis’ looked in the past at larger projects themselves but have not moved forward, because of there own concerns about blocking views not going to be good for the neighborhood</td>
<td>Highest and best use is required given challenging site constraints.</td>
</tr>
<tr>
<td>heat pump visual impact on roofs</td>
<td>Rooftop mechanical screening has been updated in all views.</td>
</tr>
<tr>
<td>add fencing to limit students from trespassing to the Hudson St properties</td>
<td>Developer is concerned about further blocking views of the south neighbor so we had not considered this a viable option.</td>
</tr>
<tr>
<td>stepping building A back on the lower side</td>
<td>The project costs have increased due to the non-combustible type of construction and can not afford to lose any units. Unit mix was changed to avoid larger bedroom counts and increased number of kitchens and baths further increasing project costs. A step back would become an attractive nuisance for students who will attempt to get out there.</td>
</tr>
<tr>
<td>development will take away from the economic interest of IC</td>
<td>We have been and will continue to communicate with IC.</td>
</tr>
<tr>
<td>renderings are incorrect</td>
<td>Renderings are based on accurate 3D data provided to us by professional land surveyors. They are accurate within a few inches. The camera views are setup in the 3D model and all cameras whether they be physical or virtual lenses create some level of distortion. However, by modeling all features the views provided accurately depict the relative relationships between spaces.</td>
</tr>
<tr>
<td>entrances are little overwhelming</td>
<td>See revised renderings. We have reduced the height of the retaining wall with the project signage and provided a change of ground surface at the main stairs between the buildings A and B to help signal that this is an entrance. We have included pedestrian scale light posts, and a small outdoor terrace at building A as well as a stair that leads to building A’s main entrance. We feel the project is now more pedestrian friendly and readable in terms of where the entrances are located as one approaches the building. We also added more detail to the overhead door including light fixtures to add more appeal.</td>
</tr>
<tr>
<td>landscape in parking lot</td>
<td>Planting plan will be updated to include additional shade trees.</td>
</tr>
<tr>
<td>can fire lane serve better purpose than just a fire lane</td>
<td>Tom Parsons has indicated fire lane can used for loading and delivery. It can also be used as future bus stop if TCAT changes routes in response to Chainworks development.</td>
</tr>
<tr>
<td>put more attention into sides of buildings that face the bordering neighbors</td>
<td>Buildings are already broken in the center to divide the facade with a significant change which may not have been evident in earlier views. We have enhanced the material and color at this break. We have also added additional trees along the north property line. The buildings are not very visible from other directions due to the steep slope and existing vegetation.</td>
</tr>
<tr>
<td>building C to complement building A &amp; B</td>
<td>Building C has been developed further - see updated plans. Building C by its positioning also provides additional visual relief to the longest portion of Building B.</td>
</tr>
<tr>
<td>real photo reference for renderings</td>
<td>See provided.</td>
</tr>
<tr>
<td>human perspective from between the buildings and/or entrances</td>
<td>See provided.</td>
</tr>
<tr>
<td>place rendering views on a map</td>
<td>See provided.</td>
</tr>
</tbody>
</table>
Sunset Grill looking North-East

Courtyard looking East

Aurora Street looking South-East

Aurora Street looking North-East
April 23, 2019

Ithaca City Planning and Development Board
Attn: JoAnn Cornish, Director of Planning and Development;
108 E. Green St., 3rd Floor
Ithaca, NY 14850

RE: Project at 815 South Aurora Street / IC Overlook LLC

Dear Ms. Cornish,

As noted in my previous letters to you of March 15, 2019 and April 18, 2019, I represent the Dennis family, owners of real estate abutting the above referenced project. My clients have also provided correspondence in this matter under cover of my said letter of April 18, 2019. In anticipation of tonight’s board meeting, agenda item 6E, I write to expand upon certain of the concerns earlier described to the board. Among these concerns are as follows:

1. Water Supply: the environmental assessment form, section D.2, paragraph c, confirms that the proposed action will create a new demand for water. To accommodate this demand, the City has approached the Dennis family about constructing water pipes through their premises adjacent easterly to the project site. The City has further threatened eminent domain proceedings if my clients to not wish to convey an interest in their property for water supply piping. The increase demand in water will likely have environmental ramifications and the taking of a title interest in the real property of my clients exacerbates such impact by an inequitable forced taking of a real property interest to facilitate that demand.

2. Traffic: I have been unable to discern from the documents submitted by the developer whether any specific traffic impact study has been done for this project. The environmental assessment form, Section D.2, paragraph j specifically lists “substantial increase in traffic.” Given the specific site concerns of the project relative

JWA:mp
CC: Deborah Grunder; Roger Dennis
to Route 96, particularly the steepness of the highway grade and the fact that the easterly most northerly lane is being shortened to a point above the project, as part of a County project, a specific traffic study is reasonably dictated for both traffic accommodation and substantial safety issues. Further as a matter of clarification, I note that contrary to the materials submitted there is no record easement from the subject premises across the premises of my clients to the east, giving access to Hudson Place. A limited previous use has been terminated.

3. As set out in the letter of Attorney Maines dated April 23, 2019, issues of zoning variances exist. Building as projected eliminates green space, causes water drainage/runoff issues, and deprives my clients of a substantial view-shed. Additionally, the proximity of such a structure is a likely to result in substantial increased noise levels and exterior lighting, as noted in the environmental assessment form, Section D.2, paragraphs m and n.

I thank you for your consideration of these issues.

Yours Truly,

Joseph W. Allen

JWA:mp
CC: Deborah Grunder; Roger Dennis
May 1, 2019

Attn: Lisa Nicholas
City of Ithaca Planning Division
108 East Green Street
Ithaca, NY 13850

Lisa,

On behalf of the project team, attached please find updates to the proposed Ithaca ArtHaus development project at 130 Cherry Street. These updates reflect the current proposed plans for the project, originally submitted in January 2019. The project has received its negative declaration of environmental significance, and offers these site plan updates for discussion as we progress toward an anticipated preliminary and final site plan approval.

This submission is in response to comments from the Planning Board, Project Review Committee, among other factors, and is in preparation for a conversation during the Project Review Committee meeting on May 16th.

Updates to the project since the April Planning Board meeting are as follows:

Architectural

- Reduced the area of block exposed on the first floor, and better defined it on the first floor plan.
- Revised the block to be split face in lieu of standard faced block.
- Revised some window placements.

These changes are illustrated in the attached drawings. We look forward to continuing the public review process for what we believe will be an excellent project.

Thank you,

Kate Chesebrough
Whitham Planning & Design
1ST FLOOR PLAN

52 PRIVATE BICYCLE SPACES
34 PRIVATE PARKING SPACES
4 PRIVATE MOTORCYCLE SPACES

7,600 sqft 1ST FLOOR
23,400 sqft TYP. TOWER FLOOR

FITNESS ROOM
COMMUNITY ROOM
LINE INDICATES EXPOSED BLOCK
MECHANICAL
OFFICE
KITCHEN
STUDIO SPACE
GALLERY SPACE
CONFERENCE
LOBBY
1. NORTH ELEVATION
3/64" = 1'-0"

2. SOUTH ELEVATION
3/64" = 1'-0"

- DARK GRAY SMOOTH STUCCO FINISH
- MEDIUM GRAY FIBER CEMENT PANEL
- LIGHT GRAY FIBER CEMENT PANEL
- RED FIBER CEMENT PANEL

1ST FLOOR
0'-0"

T.O. PARAPET 2
63'-7 1/2"

DARK GRAY INTEGRAL COLORED CONCRETE MASONRY BLOCK
ITHACA ARTHAUS
SITE PLAN REVIEW
130 Cherry Street
Ithaca, NY
May 9, 2019

Ms. Lisa Nicholas, Deputy Director  
Planning Division  
City of Ithaca  
108 East Green Street, 3rd Floor  
Ithaca, NY 14850

RE: Chain Works District – Phase I Site Plan Review Submission  
Tax Map Parcel #106-1-8  
FE Project #2011-104

Dear Ms. Nicholas:

On behalf of the Applicant, UnChained Properties, LLC, we would like to thank the Planning Board for discussing the Phase I Site Plan Application at the April meeting. Enclosed please find the following revised Site Plan based on our discussions:

- Revised Site Plan Drawings dated May 9, 2019 including;
  - CSLP-1: Conceptual Site Layout Plan
  - A-1: Building 21 Elevations
  - A-2: Building 24 Elevations
  - A-3: Building 21 Floor Plan
  - A-4: Building 24 Floor Plan
  - CS-2: Site Plan Notes
  - CS-3: Demolition & Phasing Plan
  - CS-4: Site Plan
  - CS-5: Landscaping Plan
  - CS-6: Grading Plan
  - CS-7: Utility Plan
  - CS-8: Civil Details
  - CS-9: E&S Plan
  - CS-10: E&S Details
- City of Ithaca Site Plan Review (SPR) application dated 04/16/2019.

All documents are in accordance with the Generic Environmental Impact Statement (GEIS) and related Findings Statement (currently under consideration) and City/Town rezoning documents, Planned Unit Development (PUD) and Planned Development Zone (PDZ), respectively.
Project Overview

The Chain Works District proposal consists of a mixed-use development with two primary parts, each with multiple phases:

1. The repurposing of the existing buildings; and
2. Potential future development within areas of the remainder of site.

This project will create a new District consisting of residential uses, office/commercial space, manufacturing areas, and open space by redeveloping the existing 800,000 square foot facility and adding new construction to provide up to 1,706,050 sf consisting of approximately 915 residential dwelling units, 184,350 sf of commercial space and 260,900 sf of industrial use. The Conceptual Site Layout Plan (CSLP) was developed through the GEIS process. The portion of the CSLP that contains Phase I is depicted on Sheet CSLP-1 of the Site Plan drawings.

LEED ND requirements have been referenced as structural guidelines for the method through which the CSLP was produced. The proposal includes:

- Removing selected buildings to create a network of open space with courtyards and intermodal connections through the site from South Hill to Downtown Ithaca.
- Providing an easement for the Black Diamond Trail network.
- Utilizing the existing on-site Loop Road for circulation while creating new access points.
- Mitigation of existing environmental impacts.
- Related infrastructure such as parking areas, stormwater management facilities, lighting, earthwork, and plantings.

The 95-acre property is located along the 96B corridor (S Aurora Street / Danby Road) along the northern edge of South Hill. The Project is in the final process to rezone the property as Planned Unit Development (PUD) in the City and Planned Development Zone (PDZ) Town utilizing LEED ND as a guideline for best practices.

The goal is to create a more sustainable and dynamic development than is currently permitted within the current zoning by rehabilitating the industrial facility with a variety of uses and also conserve environmentally sensitive areas while creating a new District and identifiable community bridging the City and Town of Ithaca.

Phase I Overview

Phase I of CWD consists of the redevelopment of the existing Buildings 21 and 24 as outlined in the GEIS. As stated in the GEIS, Building 21 is a 4-story building with a total gross floor area (GFA) of 43,400 sf and will be redeveloped as commercial/office space. The original windows of Building 21 were removed and infilled with panels. The Applicant proposes to remove the panels and installed new windows. The concrete façade will be restored and painted. New aluminum storefronts entrances will be installed at the front and rear main doors. Building 24 is an 117,450 sf, 3-story building with a basement level that is partially exposed to provide an additional 50% of floor area. The proposal is to redevelop the basement level and first story as commercial/office space, redevelop the second and third story as residential, and construct a new fourth story as also residential for a total space of 135,450 sf. The existing portion of the building is also concrete that will be restored and painted. All windows will be replaced in
compliance with the current building code. Color schemes for both buildings are yet to be determined. Sheets A-1 through A-4 depict the building elevations and preliminary floor plans.

The limits of Phase I are depicted on the Site Plan Drawings. As stated in the GEIS, the amount of disturbance for Phase I is limited due to the intent to start initial occupation at the Site in the buildings that require the least amount of preparation required. Page 5-23 of the DGEIS states that the impacts associated with the Phase I buildings are as follows:

- Building 21 - Limited to the minor sidewalk and parking area restorations required to occupy the building. No new impervious areas or structures are anticipated for Phase I.
- Building 24 - Limited to re-surfacing existing pavement areas and establishing pedestrian access into the building from parking areas.

Phase I will be accessed via Drives I and II on NYS Route 96B with a connection through to Building 24. The access to Building 24 also includes access on Turner Place and South Cayuga Street. The extent of the restored pavement/sidewalk areas, as well as the additional sidewalks, are depicted on Sheet CS-4 of the Site Plan Drawings.

Phase I also includes pavement reductions to define the access and parking areas, some of which are temporary until future Phases are approved and constructed. Sheet CS-3 depicts the Demolition Plan which includes limited vegetation removal and asphalt reductions.

**GEIS Compliance – Phase I**

The following is a summary of the mitigation proposed for the development of Phase I as outlined in the GEIS:

- Land Use and Zoning: The rezoning of the parcel to a PUD/PDZ with the establishment of Sub Areas and the adoption of Design Guidelines will mitigate impacts to the form and intensity of land uses.

- Land: Development under Phase I is located in areas outside of the 20% slope threshold. The existing conditions survey was performed by a NYS licensed Land Surveyor. A Stormwater Pollution Prevention Plan (SWPPP) is currently under development and a SPDES General Construction Permit will be obtained prior to construction. The E&S Plan and Details are included as Sheets CS-9 and 10 in the Site Plan Drawings. It is anticipated that the pavement reductions will provide sufficient credit to comply with the SPDES requirements. The SWPPP will be forwarded to the City Stormwater Officer for review prior to submission to NYSDEC. Construction must follow any applicable excavation management plan approved by NYSDEC to manage appropriately any impacted soils encountered during construction.

- Water: The SWPPP for Phase I will provide specific mitigation for surface water/hydrogeological resources. All existing stormwater utility structures in Phase I are mapped as depicted on Sheet CS-7. The NYSDEC must issue a ROD Amendment that identifies the required remedial work to support mixed-use development.

- Vegetation and Fauna: Phase I is designed to minimize impacts to the existing trees, however there are some removals necessary. A majority of trees which will undergo
removal are either invasive or naturalized species with little ecological value for native habitats. A detailed tree survey was performed and is included in the Site Plan Drawings as part of the Existing Conditions mapping on Sheet CS-2.

- Public Health and Environment: The NYSDEC has approved an Interim Remedial Measure (IRM) Work Plan which is currently being implemented. An amendment to the existing ROD must be approved by NYSDEC. The amendment will facilitate development of the Site in a manner that protects public health and the environment under a mixed-use redevelopment scenario with a residential component. This anticipated by Q3-2019. The Site must be: (1) remediated to restricted residential, commercial and/or industrial SCOs, as appropriate based on the proposed uses at the Site, or to protection of groundwater standards if a particular area of the Site experiences impacts to groundwater above relevant standards; (2) subject to groundwater treatment and/or monitoring in those areas where groundwater impacts exceed applicable standards; (3) subject to appropriate use restrictions consistent with the proposed uses at the Site; (4) subject to appropriate prohibitions on the use of groundwater at the Site without approval from NYSDEC; (5) subject to development and implementation of an appropriate Site Management Plan (SMP); and (6) subject to ongoing monitoring that institutional and/or engineering controls are being properly implemented and/or maintained. Occupation of Buildings 21 and 24 will require the Applicant to address the potential for soil vapor intrusion via mitigation and/or monitoring. Filing and compliance with an environmental easement.

- Historic and Archaeological Resources: Restoring and/or rehabilitating Buildings 21 and 24 in a way that preserves, reflects, enhances and promotes the inherent historic and architectural significance of these selected buildings which includes the replacement of existing windows to closely emulate the design, pattern, color, and perhaps material construction of what currently exists on various existing CWD structures.

- Transportation and Circulation: NYSDOT will require the reconfiguration of NYS 96B in the area of Access Drive I and II so that the two southbound lanes to one through lane and incorporating left turn lanes for both directions at intersections, and hatching where appropriate, sidewalk will be required along the frontage of the Site on the western side of Route 96B, and the Applicant, in conjunction with the first commercial tenant, will introduce and implement Transportation Demand Management (TDM) strategies to reduce Single Occupancy Vehicle (SOV) trips to and from the Site.

- Utilities: The Applicant shall obtain permits from all public utility providers. A full photometric plan will be submitted and will incorporate “Dark Sky” techniques to confine and minimize light to the extent practicable while maintaining proper safety.

- Air Quality: The prior testing for soil vapor intrusion will be utilized by the Applicant in coordination with NYSDEC and NYSDOH. Buildings 21 and 24 will likely require mitigation, monitoring or additional analysis.

- Visual and Aesthetic Resources: The Design Guidelines require the redevelopment of Buildings to be of similar character with the existing structures which includes the modern replacement windows in the character of the industrial setting.
• Community Services: Phase I documents will be submitted to community service providers to ensure adequate capacity.

• Open Space: The easement for the Gateway Trail will be established as part of Phase I as depicted on the Site Plan Drawings.

• Construction Activities: A SMP (which includes an Excavation Work Plan and Groundwater Management Plan) and various other Remedial Work Plans specific to the area being addressed will be developed and implemented. Construction activity will be coordinated with NYSDEC-approved remediation to eliminate or minimize disturbance of impacted media and building materials. A Full SWPPP is in development for Phase I in accordance with the NYS SWMDM and the NYS Erosion and Sediment Control Manual. Mitigation will include coverage under a SPDES General Construction Permit (GP-0-15-002), installation of proper erosion and sediment (E&S) control measures in accordance with the approved SWPPP, and weekly inspections by a Qualified Professional. All other standard City of Ithaca construction requirements will be implemented as conditions of approval.

**PUD Compliance – Phase I**

The following is a summary of the mitigation proposed for the development of Phase I as outlined in the PUD:

• The development of Phase I meets the intent of the PUD by encouraging the redevelopment of existing buildings (21 and 24) that are currently served with public utilities and adequate infrastructure.

• Section E: Buildings 21 and 24 are located in the CW3B Sub Area. The proposed residential and commercial/office uses are allowable as listed in the PUD. Specific commercial/office tenants have not yet been identified; however, the use will be reaffirmed at time of obtaining building permits.

• Section F: All structures are located outside of the required Buffer Areas.

• Section G: As outlined in the GEIS, the majority of the site elements currently exist. The development of access roads shall follow the elements of the CSLP. The area requirements, following Table 1 of the PUD, are as follows:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Allowable</th>
<th>Building 21</th>
<th>Building 24</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Building Stories AG</td>
<td>6</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Max. Building Stories BG</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Max. Story Height (1st)</td>
<td>18’</td>
<td>18’</td>
<td>18’</td>
</tr>
<tr>
<td>Max. Story Height (Other)</td>
<td>12’</td>
<td>Varies</td>
<td>Varies</td>
</tr>
<tr>
<td>Building Height</td>
<td>78’</td>
<td>42’</td>
<td>66’</td>
</tr>
<tr>
<td>Max. Front Yard&lt;sup&gt;1&lt;/sup&gt;</td>
<td>12’</td>
<td>48’&lt;sup&gt;2&lt;/sup&gt;</td>
<td>0&lt;sup&gt;3&lt;/sup&gt;</td>
</tr>
<tr>
<td>Min. Parking Setback (Facade)</td>
<td>12’</td>
<td>&gt;12’</td>
<td>N/A</td>
</tr>
<tr>
<td>Max. Front Façade Length</td>
<td>180’</td>
<td>115’</td>
<td>320&lt;sup&gt;4&lt;/sup&gt;</td>
</tr>
</tbody>
</table>

<sup>1</sup> Maximum outside setback from centerline of an existing road.  Where an existing road is not in place, it will be measured from the centerline of a new proposed road.

<sup>2</sup> Area required.

<sup>3</sup> Measured from a building line.

<sup>4</sup> Measured from the property line.
Signage: Proposed signage will be presented at a later date.

Performance Standards: All standards of performance listed in the PUD will apply as conditions to Phase I.

Sub Area Intent: Phase I consists of two mixed-use buildings that provide increased density of use with a tight network of streets and sidewalks. Subsequent Phases will expound on the initial Phase to meet the intent depicted in the CSLP as the existing parking areas are developed with buildings that include structured parking.

Building Guidelines: The majority of the replacement windows will be operable to provide natural ventilation and will meet all redevelopment guidelines. The majority of the mechanicals will be installed on the flat roofs which will be screened. The existing buildings are of a durable material and will be painted in a color (TBD) that blends with the natural surroundings.

Landscaping: Will be submitted at a later date.

Parking Lot Requirements: The parking areas will be maintained on a temporary basis until future Phases are developed. The existing trees along the perimeter of the parking areas will be maintained to ensure landscaping compliance.

Thoroughfare Assemblies: The intent for Phase I is to utilize the existing drives for access as outlined in the GEIS.

We look forward to presenting the Phase I Site Plans at the April Planning Board meeting. Please feel free to contact me if you have any questions, comments or require additional information.

Sincerely,

FAGAN ENGINEERS & LAND SURVEYORS, P.C.

James B. Gensel, P.E., CPESC
President

attachments

c: David Lubin - UnChained Properties, LLC
Paul Sylvestri, Esq. - Harter Secrest & Emery, LLP
SITE PLAN REVIEW (SPR) APPLICATION

APPLICANT: Name: Unchained Properties, LLC  Title/Role: Developer

Address 1: 225 Colonial Drive

Address 2:  City, State, & Zip Code: Horseheads, NY 14845

Telephone: 607.739.3826  Cell Phone: 607.738.4300  E-Mail: Lubin2@aol.com

CONSULTANT: Name: Fagan Engineers & Land Surveyors, PC  Title/Role: Site Engineer

Address 1: 113 E. Chemung Place

Address 2:  City, State, & Zip Code: Elmira, NY 14904

Telephone: 607.734.2165 x.220  Cell Phone: 607.731.4828  E-Mail: James.Gensel@FaganEngineers.com

PROJECT SPONSOR: Name:  Title/Role:  (if other than applicant)

Address 1:

Address 2:  City, State, & Zip Code:

Telephone:  Cell Phone:  E-Mail:

— PROJECT DESCRIPTION —

Project Title: Chain Works District - Phase I Site Plan  Project Address: NYS Route 96B

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: $ (best estimate)  Anticipated Construction Period: 10/2019 to 8/2020 (best estimate)

— OWNER INFORMATION —

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

N/A  Length of Lease:  

☐ Note: If property is not owned by Project Sponsor, OWNER’S AUTHORIZATION FORM required.  (On File)
2. Please record the application date and approval status of any required federal, state, and/or local permits or approvals for this project:

<table>
<thead>
<tr>
<th>Type</th>
<th>Approval Agency</th>
<th>Application Date</th>
<th>Approval Status</th>
</tr>
</thead>
<tbody>
<tr>
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<td>TBD</td>
<td>Planning Stage</td>
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<tr>
<td>Building</td>
<td>Building Division</td>
<td>TBD</td>
<td>Planning Stage</td>
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<tr>
<td>Utilities</td>
<td>Board of Public Works (BPW)</td>
<td>May 2019</td>
<td></td>
</tr>
<tr>
<td>Driveway</td>
<td>NYSDOT</td>
<td>May 2019</td>
<td></td>
</tr>
</tbody>
</table>

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

- Deed Restriction(s)
- Lien(s)
- Easement(s)
- License Agreement(s)
- Other: Environmental Eas

--- 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.

<table>
<thead>
<tr>
<th>Type of Approval</th>
<th>Project Cost</th>
<th>Application Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan Review</td>
<td>less than $10,000</td>
<td>$75</td>
</tr>
<tr>
<td></td>
<td>$10,000 to $49,999</td>
<td>$150</td>
</tr>
<tr>
<td></td>
<td>$50,000 to $100,000</td>
<td>$300</td>
</tr>
<tr>
<td></td>
<td>over $100,000</td>
<td>$1.50 per $1,000</td>
</tr>
</tbody>
</table>

* 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 ---

<table>
<thead>
<tr>
<th>Item</th>
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</tr>
</thead>
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<tr>
<td>Application Form (completely filled out and signed)</td>
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</tr>
<tr>
<td>Short Environmental Assessment Form (SEAF)</td>
<td>14</td>
</tr>
<tr>
<td>Full Environmental Assessment Form (FEAF) — Part 1 [if required]</td>
<td>14 (Previous)</td>
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<tr>
<td>Full-Size Drawings: scalable site survey with building footprint(s); and height elevations</td>
<td>2</td>
</tr>
<tr>
<td>Reduced Drawings (11”x17”) [see “Site Plan Review Application Checklist”]</td>
<td>14</td>
</tr>
<tr>
<td>Site Plan Review Application Fee</td>
<td>14</td>
</tr>
</tbody>
</table>

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

LARGE FILES: Incoming emails 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 emails/files to lnicholas@cityofithaca.org or aharris@cityofithaca.org.

Applicant’s Signature: [Signature]

Date: April 17, 2019

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

JBG, RSN

11104.dwg

2011.104

JBG

RSN

TITLE

Design By:

Drawing Name:

Project No.:

Checked By:

It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "Altered By" followed by his signature and the date of such alteration, and a specific description of the alteration.

SITE PLAN

Scale:

Drawn By:

January 05, 2016

LAST REVISED: May 9, 2019

PREPARED FOR:

Unchained Properties, LLC

225 Colonial Drive

Horseheads, New York 14845

(607) 739-3826

www.ChainWorksDistrict.com

LOCATION MAP

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<tr>
<td>CS-10</td>
<td>E &amp; S DETAILS</td>
</tr>
</tbody>
</table>

LOCATION MAP

Unchained Properties, LLC
225 Colonial Drive
Horseheads, New York 14845
(607) 739-3826
www.ChainWorksDistrict.com
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---

**Checked By:**

**Project No.:**

**Drawing Name:**

**Design By:**

CONCEPTUAL SITE LAYOUT PLAN

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REV. Date Revision Description

1.4-19-2019 Site Plan Submission

PRELIMINARY PRINT

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11x17 Prints are 1/2 Size

Date: January 05, 2016
It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.
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Total gross floor area per floor - 10,835 GSF x 2 floors = 21,670 GSF
It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "Altered By" followed by his signature and the date of such alteration, and a specific description of the alteration.

Project No.: BUILDING 24 FLOOR PLAN

Revision Date: January 05, 2016

Total Gross Floor Area: 26,260 SF per floor x 3 floors = 78,780 SF

2 Bedroom Units: 700 SF
1 Bedroom Units: 600 SF
Studio Units: 750 SF

Total Units on Floor: 20 x 3 Floors = 60

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It Is A Violation Of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He Is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor, To Alter An Item In Any Way. If An Item Bearing The Seal Of An Engineer Or Land Surveyor Is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation “Altered By” Followed By His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.
It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "Altered By" followed by his signature and the date of such alteration, and a specific description of the alteration.

---

**Legend**

- **Existing Conditions**
- **BlDG 21**
- **BlDG 24**
- **BlDG 11A**
- **BlDG 1**
- **BlDG 2**
- **BlDG 17**
- **BlDG 18**
- **Parking Lot 10**
- **Parking Lot 10**
- **Parking Lot 16**
- **Parking Lot 16**
- **Parking Lot 15**
- **Parking Lot 15**
- **Parking Lot 14**
- **Parking Lot 14**
- **Roos Hill Terrace**

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**Building Index**

- **BlDG 24**
- **BlDG 21**

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**Chain Works District Phase I**

City/Town of Ithaca, Tompkins County, New York
KEY NOTES:
1. DEMOLISH EXISTING GUARD HOUSE.
2. RELOCATE SECURITY GATES AND PROVIDE 15'-0" WIDE SLEEPING GATE.
3. INSPECT EXISTING CONCRETE SIDEWALK FOR CONDITION. REPAIR AS NECESSARY.
4. INSPECT/REPLACE EXISTING FIRE HYDRANT.
5. INSPECT/REPLACE EXISTING CONCRETE SIDEWALK. REPLACE CONCRETE SIDEWALK WITH Signature of Topsoil and Seed with Native Grasses.
6. DEMOLISH EXISTING FIXED/HINGE BETWEEN BUILDINGS 1 AND 2. CONTRACTOR REQUIRED TO OBTAIN ALL NECESSARY PERMITS. OWNER TO PROVIDE PRE-DEMOLITION ASBESTOS SURVEY.
7. DEMOLISH EXISTING PEDESTRIAN BRIDGE BETWEEN BUILDINGS 1 AND 24. CONTRACTOR REQUIRED TO OBTAIN ALL NECESSARY PERMITS. OWNER TO PROVIDE PRE-DEMOLITION ASBESTOS SURVEY.
8. TREE/STUMP TO BE REMOVED. ONLY TREES NEEDED TO BE REMOVED.
It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "Altered By" followed by his signature and the date of such alteration, and a specific description of the alteration.

Checked By:

Project No.:

Drawing Name:

Design By:

SITE PLAN

CHAIN WORKS DISTRICT

PHASE I

CITY/TOWN OF ITHACA, TOMPKINS COUNTY, NEW YORK
It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "Altered By" followed by his signature and the date of such alteration, and a specific description of the alteration.

Checked by:

Project No.:

Drawing Name:

Design By:

UTILITY PLAN

CS-7

RSN

JBG

2011.104

11104.dwg

JBG, RSN

0

0 50' 100'

Rev.

Date Revision Description

1.4-19-2019 Site Plan Submission

2.5-9-2019 Revised Phase 1 Site Plan

1" = 50'

11x17 Prints are 1/2 Size

Date: January 05, 2016

PRELIMINARY PRINT

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CHAIN WORKS DISTRICT

PHASE I

CITY/TOWN OF ITHACA, TOMPKINS COUNTY, NEW YORK
It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "Altered By" followed by his signature and the date of such alteration, and a specific description of the alteration.
1. **ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADE AND ACCESS DRAINAGE WORK TO CONSTRUCT THESE BMPs.**

2. **EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL PRIOR TO SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.**

3. **AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, ALL EXISTING AND NEWLY CONSTRUCTED BMPs MUST BE STABILIZED IMMEDIATELY.**

4. **STOPOUR SLOPES MUST NOT EXCEED IN FEET. STOPOUR SLOPES SLOPES MUST BE 2:1 OR FLATTER.**

5. **UNTIL THE SITE IS STABILIZED, ALL DRAINAGE AND COMPACTED EARTH PIPELINE WORK IS TO BE POSTPONED.**

6. **EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL PRIOR TO SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.**

7. **EROSION AND SEDIMENT CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REPAIRING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.**

8. **CONSTRUCTION SEQUENCE**

   1. **ALL PAGE NUMBERS (P. 2*...) REFER TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.**
   
   2. **INSTALL STABILIZED CONSTRUCTION ENTRANCE (P. 5A.75). WIDTH: TWELVE (12) FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE PARKING OR ERECT OR OCCURS IF ONLY ONE ENTRANCE. ENSURE THE MINIMUM WIDTH SHALL BE DIRECTLY PURPOSE.**
   
   3. **STANDARD SILT FENCE (P. 5A.19) SHALL THEN BE PLACED AROUND ALL DISTURBED AREAS.**
   
   4. **CLEAR AND GRUB THE SITE. STRIP TOPSOIL AND STOCKPILE ON-SITE WITH PERIMETER SILT FENCE AND VEGETATIVE COVER.**
   
   5. **CONSTRUCT BUILDING FOUNDATION AND ENCLOSE BUILDING.**
   
   6. **CONSTRUCT STORM WATER BASINS AND PERFORM LAND GRADING IN ACCORDANCE WITH MANUAL (P. 5B.49). INSURE ALL RUNOFF IS DIVERTED TO THE SEDIMENT BASIN UNTIL THE SITE IS STABILIZED (80% COVERAGE).**
   
   7. **CONSTRUCT PROPOSED STORM SEWER AND INSTALL TEMPORARY SEDIMENT TRAPS (P. 5A.41).**
   
   8. **INLET PROTECTION (P. 5A.27) SHALL BE PLACED AROUND ALL STORM DRAIN INLETS. UTILIZE TYPE II IN AREAS OF EXCAVATION AND TYPE III IN PAVER AREAS.**
   
   9. **INSTALL ROCK OUTLET PROTECTION (P. 5B.21) AT ALL STORM INLET OUTLETS.**
   
   10. **COMPLETE CONSTRUCTION OF MAIN PROJECT ELEMENTS INCLUDING INFRASTRUCTURE AND NEW PAVING.**
   
   11. **SPREAD TOPSOIL, FINE GRADE, SEED, MULCH AND ESTABLISH VEGETATIVE COVER.**
   
   12. **REMOVE SEDIMENT FROM ANY SEDIMENT TRAPS OR BASINS.**
   
   13. **REMOVE TEMPORARY EROSION CONTROL DEVICES FROM CONTRIBUTING DRAINAGE AREAS.**
   
   14. **STABILIZE GRADING, SLOPES AND MASONRY.
It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "Altered By" followed by his signature and the date of such alteration, and a specific description of the alteration.

---

**Standard and Specifications for Lawn Area Improvement**

- **Buried Fabric**
- **Drop Inlet with Grate**
- **2"x4" Wood Frame**
- **Gather Excess at Corners**
- **Fabric**
- **Stake**

**Stabilized Construction Entrance**

- **Pressure**
- **Sprinkler**

**Rain Garden Detail**

- **Rain Garden**

**Silt Fencing**

- **Construction Specifications for Fabricated Silt Fencing**

**North American Green**

**Buried Fabric District**

- **Chain Works District, Phase I**

**Specifications for Flat Roof Protection**

- **Preservation**
- **Treatments**
- **Maintenance**

---

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**11x17 Prints are 1/2 Size**

**Date: January 05, 2016**

**E & S DETAILS**

**CS-10**
May 10, 2019

Lisa Nicholas, Senior Planner
Planning Division, City of Ithaca,
108 E. Green Street, 3rd Floor
Ithaca, NY 14850

Dear Lisa, JoAnn, and members of the City of Ithaca Planning and Development Board

Attached please find information regarding the NCRE project. Again, thank you for all of your time, attention and dedication to date. The materials in this package (and the package in April) provide the information necessary to fulfill the design conditions for final site plan approval. We anticipate reviewing the material at the PRC and Planning Board meetings in May, and request consideration of Final Site Plan approval at the Planning Board’s June meeting. In the pages following you will find a summary of the approvals process structured to align with the conditions per your preliminary approval resolution. In addition to drawings requested as condition(s) of approval, an updated technical drawing set of the site plans is included.

We are targeting the following schedule moving forward:
- Early May – Applicant submission, remainder of materials (this package)
- Mid May – Target date for completion of all MOU/Regulatory conditions
- **May 26th Planning Board – No action. Review submitted materials against conditions of approval, Akwe:kon wall and Jessup Road Elevation**
- June – submit additional materials if necessary, attend June 13th PRC as necessary
- **June 25th Planning Board – Consideration of Final Site Plan Approval**

If you have any questions or require further information, please do not hesitate to call. We are looking forward to reviewing the design conditions for the project at your May 28th meeting where we plan to make a presentation.

A copy of this letter and all of the materials will also be sent to the Village of Cayuga Heights and the Town of Ithaca.

Sincerely,

Kimberly Michaels
Principal

Cc: Susan Ritter, Town of Ithaca
    Brent Cross, Village of Cayuga Heights
PLANNING BOARD QUESTIONS

- **Request that the material (concrete) for the proposed retaining wall on Triphammer at Akwe:kon be reconsidered.**
  
  The Akwe:kon driveway retaining wall has been changed from concrete to natural stone. The design team believes that stone is contextual with other site walls along Triphammer Road and will feel appropriate to the neighborhood. The wall is only 30” high at its tallest height. This change is reflected in the attached technical drawings. An updated visualization of the driveway and wall will be presented at the May Planning Board meeting.

- **Request for additional information regarding ADA access.**
  
  This was provided in the April submission materials.

- **Request for additional discussion regarding Jessup Road façade, specifically, how the building meets the ground plane.**
  
  Scheduled for discussion at the May PRC and planning board meetings.

SITE PLAN REVISIONS/UPDATES

In addition to drawings and materials requested as condition(s) of approval, an updated technical drawing set of the site plans is included. The following changes/additions to the plans have been made:

- **Fire Access diagrams** – Included in the set is a copy of the fire access plans approved by Tom Parsons, Fire Chief for the City of Ithaca.

- **ADA diagram** – An ADA diagram is included in the drawing set. This diagram is consistent with the information presented to the Planning Board in response to questions about accessible routes.

- **Site paving material changes** - As presented at April’s Planning Board meeting, the project now includes concrete and porous pavers over structural soil at primary plaza spaces in lieu of asphalt. These updates are captured in the updated illustrated plan and the layout/materials plans.

- **Minor grading adjustments** - as requested by the municipal reviewing SWPPP engineers

- **Updated site demolition plans** – Coordination with necessary points of construction access has revealed the need to remove six additional trees, five of which are in the City of Ithaca. Two of them are larger than 8” caliper. These removals have been added to the demolition plans. In general, the project still includes replacement of more trees than are removed for the project. The planting plans have been updated to include additional trees in response to these removals as well (see updated planting plans).

- **Updated Planting Plans** – The technical drawing set includes the most recent planting plans. There have been no major changes to the planting plans. Some landscaping has been added.
in the Town at the request of the Town Planning Board. Also, replacements have been added to the planting plan in response to the removals noted above. The two largest tree removals occur between Akwe:kon and Building 2A-2B. Replacement landscaping is proposed to be decided in coordination with Akwe:kon. The exact planting is not yet known, as the design team would like to seek input from Akwe:kon before finalizing what is selected. The intent is to provide a level of replacement in the form of multiple trees at approximately 3-4” caliper. In addition, two street trees have been added to replace two removals near the Jessup Road-Sisson Place intersection and one tree has been added to replace an additional removal along Cradit Farm Drive.

DESIGN CONDITIONS FOR FINAL SITE PLAN APPROVAL

- **Submission to the Planning Board of colored building elevations of all facades in the City of Ithaca, keyed to building materials.**
  
  Rendered building elevations keyed to building materials are included in this package.

- **Submission of locations, designs, and details of any proposed signage associated with the project;**
  
  Site signage plans are included in this package. Potential future wayfinding and/or building signage has not yet been designed.

- **Submission of final exterior lighting plans, details and photometrics demonstrating dark sky compliance and showing that no spillage occurs onto adjacent properties, and that nighttime lighting of buildings does not impact adjacent city neighborhoods;**
  
  Outdoor lighting temperature will be 3000k. Lighting photometrics, details and cuts sheets are included in this package.

- **Documentation of progress for the following transportation improvements in the [City] of Ithaca [and Village of Cayuga Heights];**
  
  - Provide a larger bus pull-off on Jessup Road (Cornell owned) in front of RPCC. The bus pull-off currently shown only accommodates one bus at a time. The Applicant will work with TCAT to add two buses to the North Campus routes to accommodate the increase in the student population
  
  - Provide improved crosswalks along Jessup Road between the Project Site and the Townhouses to the north
  
  - Widen Cradit Farm Drive (a Cornell-owned road) in front of Appel Commons and Helen Newman Hall to provide bicycle lanes, bus pull-offs on both sides and improve pedestrian crossings. This section of Cradit Farm Drive is the only section without bicycle lanes. Cradit Farm Drive is along major bus routes and has heavy pedestrian traffic.

  All of the work described here has already been incorporated into the design documents. The drawing set submitted on February 8, 2019 and today includes a larger bus pull-off on Jessup Road in front of RPCC. It also includes improved pedestrian crosswalks along Jessup between the project site and the Townhouses to the north. It also includes widening Cradit Farm drive in front of Appel Commons and Helen Newman Hall and provides bicycle lanes, bus pull-offs and improved pedestrian crossings.
The Planning Board encourages Cornell to work with the City of Ithaca to make the additional sidewalk improvements recommended by the transportation engineer in an email dated 9-12-18.

The italics following is the list of the recommended sidewalk improvements quoted directly from the City traffic engineer email dated 9-12-18. Project responses are in regular print.

- An ADA Ramp is needed at Wait Ave and Triphammer Rd Intersection on the east side. Cornell agrees to complete this work prior to certificate of occupancy for Site 1.

- The sidewalk along Wait Ave 300 block on the east side has surface defects on approximately 10% of the sidewalk. Cornell agrees to complete this work prior to certificate of occupancy for Site 1.

- The 100 block of Triphammer Rd between Wait Ave and Sisson Pl. has a 4 foot wide broken sidewalk--this should be replaced with a 5 wide sidewalk. Cornell agrees to complete this work prior to certificate of occupancy for Site 1.

- Curb ramps on Triphammer Road crossing Sisson Pl intersection lacks detectable warnings on the curb ramps. Cornell agrees to complete this work prior to certificate of occupancy for Site 1.

- The sidewalk network on the east side of the 100 block of Triphammer Rd between Sisson Pl. and Jessup Rd must be completed. For several reasons, the team respectfully requests that Cornell not be required to add sidewalk in this location. Grades are challenging. A sidewalk would require cutting of a steep slope and installation of retaining walls. There are utility poles directly in the path of a potential sidewalk. Vegetation would be heavily impacted as a result of the work necessary to build a sidewalk in this location. In addition, Cornell only owns a portion of the property along this route, and the portion they own is not contiguous to the existing walk.

- At the Jessup Rd. and Triphammer Rd. intersection, 4 new ADA ramps are needed. Cornell agrees to complete this work prior to certificate of occupancy for Site 1.

Identification on the site plans of the limits of the water/sewer main and/or roadway dedications (if applicable). All applicable dedicated infrastructure must be in conformance with City of Ithaca rules and regulations;

At this time, there are no water/sewer main and/or roadway dedications included in the project and none are anticipated.

MUNICIPAL/AGENCY/REGULATORY CONDITIONS FOR FINAL SITE PLAN APPROVAL

Submission of written documentation from the Village of Cayuga Heights and City of Ithaca Fire Chiefs, confirming that the proposed fire access plan shown on Sheet L0.03 and fire access-truck turning plan shown on Sheet L0.04 are both adequate for emergency response purposes, and that the Village of Cayuga Heights and City of Ithaca have coordinated emergency responses to the project site;
The City of Ithaca Fire Chief has confirmed the proposed site plans are adequate for emergency response purposes. Approved fire access plans from the City Chief were submitted on March 15, 2019 and also included again for convenience in the attached technical drawing set.

It is the design team’s current understanding that the Town and City of Ithaca have agreed that the City of Ithaca Fire Department will be responsible for fire protection for the entire project. We believe that the MOU currently in progress between the City and Town is addressing this item.

George Tamborelle, Fire Chief for the Village of Cayuga Heights, has reviewed the fire access plans provided by TWMLA. In addition, he has discussed response and service with both Tom Parsons (City of Ithaca Fire Chief) and Bruce Bates (codes enforcement, Town of Ithaca). He has stated that he approves of the plans. His communication is attached.

- **Submission to the Planning Department of a fully executed Memorandum of Understanding (MOU) among the City of Ithaca and Cornell University memorializing a joint commitment to develop and approve a reasonable pedestrian improvement plan for the intersections of Thurston Avenue (City Owned) and Cradit Farm Drive and Thurston Avenue and Wait Avenue (City owned) that contains schedule milestones for Cornell, at its own expense, to:**
  - Hire consultants to oversee the project
  - Develop preliminary and final project design documents in coordination with involved parties
  - Prepare construction documents
  - Construct project

  This is in progress by Cornell. Anticipated completion by mid-May.

- **Documentation that TCAT will add two buses to the North Campus Routes to accommodate the increase in student population;**

  A letter from TCAT stating that they intend to meet increased demand as a result of the NCRE project is attached. In addition, a letter from TCAT was previously included in submitted documents (February 8, 2019). The letter also stated TCAT’s intention to meet increased demand on North Campus.

- **Submission of a written commitment from Cornell University to facilitate and fund a project to replace and upgrade the Jointly Owned (City and Town of Ithaca) Thurston Avenue Sewer Interceptor, as specified in the memo written by Erik Whitney, P.E., City of Ithaca Assistant Superintendent of Public Works, Water and Sewer Division to Kim Michaels, RLA, Trowbridge Wolf Michaels, dated 10/12/18, subject to project revisions by the City and Town of Ithaca;**

  This is in progress by Cornell. Anticipated completion by mid-May.

- **Full execution of a Memorandum of Understanding (MOU) between the City of Ithaca and Town of Ithaca specifying responsibility for all building permits, certificates of occupancy, certificates of compliance, and all code-related inspections;**

  The project team believes that this is moving forward. We are not aware of the timeline the City and Town have set for this item.
- **Receipt of preliminary site plan approval by the Town of Ithaca and Village of Cayuga Heights for the elements of the project located within those municipalities;**

  Preliminary approval has been granted by the Town of Ithaca. Final site plan approval in the Village of Cayuga Heights was granted at the April 22nd Village Planning Board meeting.

- **Review and approval by the City Engineer of the Stormwater Pollution Prevention Plan (SWPPP);**

  Scott Gibson, City SWPPP engineer, has reviewed the plans and has communicated to the design team that he is satisfied with the stormwater design.
## Light Fixture Type - EL1

### Spring City Octagonal LED

#### Octagonal Options

- **A**
- **B**
- **C**
- **D**
- **E**
- **F**

For additional size information please visit www.springcity.com

#### Finial Options

- **G**
- **H**
- **I**
- **J**
- **K**
- **L**

### Ordering Information

**Building A Part Number**

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*Custom available*

#### Lighting Options

- **F03** = G Cast Ball
- **FGV** = H Grandview Finial
- **FNA** = I North Ave
- **FED** = J Standard Edgewater
- **FSA** = K Standard Savannah
- **FHB** = L Standard Harrisburg/Baltimore
- **XXX** = N Modifier

#### Finishes

- **P** = Polycarbonate
- **Y** = Acrylic

#### Additional Information

- **PLO** = Clear
- **PLF** = Fully Frosted
- **PBP** = Pebbled
- **SDP** = Seeded
- **STP** = Stippled
- **WHP** = White
- **XXX** = Custom

### Contact Information

One South Main St
Spring City, PA 19475
610-948-4000

**Spring City Octagonal LED**

Cornell University
North Campus Residential Expansion
P105.00

**Light Fixture Cutsheets**

265100 - 1

Site, Utility, Landscape, Foundations Package - 03.01.2019
**LIGHT FIXTURE TYPE - EL1**

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### LAMP POST SPECIFICATIONS

**STYLE:** NORTHAMPTON  
**HEIGHT:** 20'-0"  
**MAX HEIGHT:** 20'-0"  
**BASE:** 12" DIAMETER  
**MATERIAL:**  
- SHAFT: 3 1/2" DIA. - 12 FLAT FLUTE - ALUMINUM EXTRUSION - .125" WALL  
- BASE: CAST ALUMINUM ALLOY ANSI356 PER A.S.T.M. B26-95  
**FINISH:**  
- PRIME PAINT THEN FINISH SHERWIN WILLIAMS ACROLON - PLEASE ADVISE COLOR  
**ACCESS DOOR:** LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS  
**GROUND STUD PROVISIONS:** DRILL AND TAP INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)  
**ANCHOR BOLTS:** (4) 3/4" DIA. X 24" LONG + 3" HOOK (FULLY GALVANIZED WITH 1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT)  
**BOLT PROJECTION:** 3" REQUIRED  
**TEISON:** 12" DIA. X 12" HIGH  

---

**Spring City Electrical Mfg. Co.**  
HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475  
PHONE (610) 948-4000  
FAX (610) 948-5577  
E-mail ADDRESS: sales@springcity.com  

---

**DESCRIPTION** | **APSNRT-12___E3** | **PDF**
LED AREA LIGHT
(REFERENCE POST MOUNT STREET LIGHT STANDARD)

WHITE 1" LETTERS- 1/4" STROKE 8' ABOVE GRADE, FACING ROAD OR SIDEWALK, PROVIDED BY CORNELL ELECTRIC SHOP.

HAND HOLE 3" x 5"
12" ABOVE BASE COVER.

POLE BASE AND BASE COVER. SEE DETAIL 2.2.3.

FINISHED GRADE.

TRACEABLE ELECTRICAL WARNING TAPE, 6" BELOW GRADE OVER ALL CONDUIT RUNS.

CONCRETE ANCHOR BASE SEE DETAIL 2.2.2.

STREET LIGHT-SHARP CUTOFF TYPE
NO SCALE

DESIGN and CONSTRUCTION STANDARDS
CORNELL UNIVERSITY

REVIEWED BY: JB
DATE: 6/30/17

REVISED BY: JD
DATE: 6/25/15

CELL LIBRARY N/A
CELL NAME N/A
DOC PRINT SIZE: 8 1/2X11
DETAIL NO. 2.2.1

Cornell University
North Campus Residential Expansion
P105.00
1. PROVIDE A SPARE 1 1/2" SCHEDULE 80 PVC CONDUIT OUT OF POLE BASE, MINIMUM 18" BELOW GRADE AND CAP FOR FUTURE USE.

CONCRETE SPECIFICATIONS:
MIN F'C 5000PSI @ 28 DAYS, MAX W/C=0.43
ENTRAINED AIR: 5.5% - 7.5%

SCALE: NONE
BASE MOUNTING DETAIL - TYPICAL ALL POLE MOUNTED LUMINAIRES, U.O.N.

SEE DETAIL 2.2.1

STREET LIGHT - SHARP CUTOFF TYPE

PROVIDE 3/8" WEEP HOLE IN MIDDLE

BOLT/BASE COVER FOR POLE.

ANCHOR RODS:

GALVANIZED

USE MANUFACTURERS TEMPLATE TO SET RODS.

EACH ROD SHALL HAVE TWO (2) NUTS AND WASHERS FOR LEVELING AND LOCKING POLE INTO POSITION.

NONSHRINK GROUT MIN. 8000 PSI COMPACTED AND TOOL TO A 45° ANGLE WITH WEEP HOLE (3/8" COPPER TUBING ID)

3/8" COPPER TUBING TO OUTSIDE OF GROUT TO ALLOW ESCAPE OF WATER

CONCRETE ANCHOR BASE SEE DETAIL 2.2.2

POLE BASE - SHARP CUTOFF TYPE.

POLE ANCHORING-SHARP CUTOFF TYPE

NO SCALE

DETAIL 2.2.3
Light building element with LEDs

Post Construction: One piece thick walled aluminum extrusion with a die-cast end cap at the top and internal, heavy wall cast aluminum support pieces at the pole base. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Clear safety glass. The lamp enclosure is die-cast and extruded aluminum welded together to form a water tight lamp enclosure. The lens is attached to an aluminum frame that is hinged to the lamp enclosure. The lens frame is secured with stainless steel captive screws threaded into a stainless steel insert. Fully gasketed for weather tight operation using molded silicone rubber gasket. The entire lamp enclosure rotates + 10° from horizontal.

Electrical: 19.2W LED, 23 system watts, -25°C start temperature, standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order. Integral electronic 120V through 277V LED driver and surge protection, 0-10V dimming.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Anchor base: Supplied with an 79802 anchorage, consisting of a heavy gauge welded assembly of .157” thick galvanized steel. The luminaire slip fits over the base and is secured by eight (8) stainless steel fasteners.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Luminaire Lumens: 2352

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<td>19.2W</td>
<td>4000K</td>
<td>&gt;80 CRI</td>
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BEGA 1000 BEGA Way, Carpinteria, CA 93013  (805) 684-0533  FAX (805) 566-9474  www.bega-us.com

©copyright BEGA 2018  Updated 07/10/2018
LIGHT FIXTURE TYPE - EL2
BASE MOUNTING DETAIL

NOTES:
1. 70 002 ANCHOR BASE - SEE 88 985/88 993/88 877/88 878 SPECIFICATIONS.
   ANCHOR BASE MATERIAL: GALVANIZED STEEL.
2. BASE MUST BE BURIED/INSTALLED TO FINISHED SURFACE AS SHOWN.

DIRECTION FOR USE WITH 88 985/88 993
LIGHT OUTPUT
LIGHT OUTPUT
DIRECTION OF LIGHT

DIRECTION FOR USE WITH 88 877/88 878
LIGHT OUTPUT
LIGHT OUTPUT
DIRECTION OF LIGHT

SUbtMittal APPROVAL

Type:

Approved By:

Date:

Site, Utility, Landscape, Foundations Package- 03.01.2019
ARIETA™13 Architectural LED Area Luminaire
AR13 M2 Series Specification Data Sheet

Luminaire Data
Weight 15.4 lbs [7 kg]
EPA 0.47 ft²

Ordering Information
Sample Catalog No. AR13 6M2 MV NW 5 BK 700 MSL3

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Notes:
1. Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
2. Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
3. Flush mounted shield factory installed, also available for field installation. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
4. Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
5. The FFA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
6. Field adjustable current selector included to enable standard dimming to lower wattage drive currents only. Field changeable connectors included to enable connection to PCR7 (wireless node dimming is disabled by default).
7. Control-ready wired at factory for wireless node dimming. Supplied at maximum drive current. If lower drive current is required, consult factory.
8. Motion Sensor available with MV. See L7 or L3 Lens coverage details on page 5. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
9. For PND profile options see page 6. Only available with MV [120-277V].
10. Specify Color (GY, DB, BK, WH, NA)
11. Specify MV (120-277V) or HV (347V or 480V)

Accessories:
- HSS: House Side Shield
- RPA: Round Pole Adapter
- PTF1: Square Pole Top Fitter Single
- PTF2: Square Pole Top Fitter Twin at 180°
- PTF4: Square Pole Top Fitter Quad
- WM: Wall Mount
- BSK: Bird Deterrent Spider Kit
- LPC: Long-Life Twist Lock Photocontrol
- SC: Twist Lock Shorting Cap
- FSIR100: Motion Sensor Configuration Tool

*Accessories are ordered separately and not to be included in the catalog number

© 2018 Leotek Electronics USA LLC.
AR13_M2 Series_Spec_Sheet_031918. Specifications subject to change without notice.
# PAA4 SERIES

## 4" Straight Round Aluminum Pole

### POLE SELECTION

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### ANCHOR BOLTS

- 3/4"-10 X 18" lg. X 3" lag.

### OPTIONS

#### ELECTRICAL
- **FS** Fuse*
- **PH** Photocell*
- **GFI** Ground fault circuit interruption receptacle*
- **COF** Ground fault circuit interruption with clear-in-use cover*

#### ACCESSORIES
- **BNF** Vertically adjustable 24" banner support (single arm at top)*
- **2BNF** Two vertically adjustable 24" banner supports (arm at top & bottom)*
- **BNF** Fixed 24" banner support (single arm at top)*
- **2BNF** Two fixed 24" banner supports (arm at top & bottom)*
- **BNF180** Two fixed 24" banner supports at 180° (arms at top only)*
- **2BNF180** Four fixed 24" banner supports at 180° (arms at top & bottom)*

### NOTES
1. FH: Photocell and/or FS: Fuse options are installed by default with pole when specified with luminaires. (Factory may change location as per design requirement.)
2. GFI and COF options are located on the same side as the hand hole (placed right above) and installed 24" above grade unless otherwise specified.

---

**FINISH**

- **STANDARD COLORS**
  - WHT Snow white
  - BRT Jet black
  - BZT Bronze
  - PRT Matte silver
  - GRT Titanium gray
  - GPU Gun metal
  - CHT Champagne
  - STG Steel Gray

- **OPTIONAL COLORS**
  - Wood grain finishes Max. 18 ft (5.5 M)
  - NMR Mahogany red
  - NMO Maple oak
  - NTW Teak wood

- **CUSTOM COLORS**
  - CS Custom color
  - RAL RAL# color
  (Refer to color chart)
LED recessed ceiling downlight - wide beam

Application
Designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical wide beam light distribution.

Materials
- Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
- Faceplate constructed of 316 grade machined stainless steel
- Clear safety glass
- Reflector made of pure anodized aluminum
- High temperature silicone gasket
- Stainless steel screw clamps
- Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.4 lbs

Electrical
- Operating voltage: 120-277V AC
- Minimum start temperature: -20°C
- LED module wattage: 12.7 W
- System wattage: 15.5 W
- Controllability: 0-10V dimming down to 0.1%
- Color rendering index: Ra > 85
- Luminaire lumens: 1038 lumens (3000K)
- Lifetime at Ta = 15°C: 360,000 h (L70)
- Lifetime at Ta = 35°C: 270,000 h (L70)

LED color temperature
- 4000K - Product number + K4
- 3500K - Product number + K35
- 3000K - Product number + K3 (EXPRESS)
- 2700K - Product number + K27

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
- #4 brushed stainless steel.
- Custom colors are not available.
- Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.

Type:
BEGA Product:
Project:
Modified:

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com

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BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

LED recessed ceiling downlight - wide beam

<table>
<thead>
<tr>
<th>LED</th>
<th>β</th>
<th>A</th>
<th>B</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>55826</td>
<td>12.7W</td>
<td>90°</td>
<td>5%</td>
<td>3 3/4</td>
</tr>
</tbody>
</table>
LED recessed ceiling downlight - narrow beam

Application
Designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical narrow beam light distribution.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Faceplate constructed of 316 grade machined stainless steel
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Stainless steel screw clamps
Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.4 lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -20° C
LED module wattage 12.7 W
System wattage 15.5 W
Controllability 0-10V dimming down to 0.1%
Color rendering index Ra > 85
Luminaire lumens 1161 lumens (3000K)
Lifetime at Ta= 15° C 360,000 h (L70)
Lifetime at Ta= 35° C 270,000 h (L70)
LED color temperature
□ 4000K - Product number + K4
□ 3500K - Product number + K35
□ 3000K - Product number + K3 (EXPRESS)
□ 2700K - Product number + K27

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
#4 brushed stainless steel.
Custom colors are not available.
Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com

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Re: NCRE: Site plan Review requirement
1 message

Tamborelle, George <tamborelle208@chfd.net>                      Fri, May 3, 2019 at 8:10 AM
To: Kimberly Michaels <kam@twm.la>
Cc: Tom Parsons <TParsons@cityofithaca.org>, George Tamborelle <gtamborelle@cayuga-heights.ny.us>, Bruce Bates <bbates@town.ithaca.ny.us>, Herman Sieverding <hermans@inteprop.com>, Brent Cross <bcross@cayuga-heights.ny.us>

Kim

With the current understanding that the Cayuga Heights Fire Department will not be providing first due fire and EMS response to the NCRE when complete this plan looks fine to me.

I did cc Brent Cross on this reply.

Thanks and let me know if you have any questions.

gorge

On Tue, Apr 30, 2019 at 10:44 AM Kimberly Michaels <kam@twm.la> wrote:

Tom, George, Bruce,

The city and town of Ithaca have made the following a requirement for final site plan approval:

"Submission of written documentation from the Village of Cayuga Heights and the City of Ithaca Fire Chiefs, confirming that the proposed fire access plan shown on Sheet L0.03 and fire access-truck turning plan shown on Sheet L0.04 are both adequate for emergency response purposes, and that the Village of Cayuga Heights and City of Ithaca have coordinated emergency responses to the project site"

There are two parts to this:

1. provide, in writing, approval of the plan. Tom has already done this (attached). George, can you provide something in writing as well?

2. provide, in writing, a statement that emergency response to the site has been coordinated. Tom and George, can you provide this please?

Ideally, if you could do this soon, it would be appreciated. We are currently working toward final site plan approval in the city and town, which we will not receive without these pieces. I'm making a submission of materials to show compliance with conditions next week.

Even an e-mail would work. I could print it and include it in our submission package.

If you have any questions or need to meet to go over anything, I'm happy to do so.

Kimberly Michaels  RLA, LEED AP
Principal

Trowbridge Wolf Michaels
Landscape Architects LLP
1001 West Seneca Street Suite 201
Ithaca, NY 14850
607-277-1400

https://mail.google.com/mail/u/0?ik=2f457e7be8&view=pt&search=all&permthid=thread-a%3Ar8329580398050370389%7Cmsg-f...  1/2
George Tamborelle
Chief
Cayuga Heights Fire Department
(607) 266-7454 - Station
(607) 327-0353 - Cell
May 1, 2019

City of Ithaca Planning Board
Attn: Mr. Robert Lewis, Chair
108 E. Green Street
Ithaca, NY 14850

Town of Ithaca Planning Board
Attn: Mr. Fred Wilcox, Chair
215 N. Tioga Street
Ithaca, NY 14850

Dear Mr. Lewis and Mr. Wilcox,

TCAT intends to meet the increased demand on North Campus and is pleased to have a plan in place to collaborate with Cornell University to mitigate service disruptions.

We are thankful to have the opportunity to proactively work with Cornell to develop service plans to meet the demand generated by the new development.

Best Regards,

Scot Vanderpool
General Manager, TCAT, Inc.
**PAVEMENT DEMOLITION**

**No. Date Description**

1. **03.01.2019** SITE, UTILITIES, LANDSCAPE, FOUNDATIONS PACKAGE
   - ALL BRUSH TO BE CLEARED AND GRUBBED TO 12' FROM CURB LINE

2. **05.03.2019** CONSTRUCTION DOCUMENTS
   - CURB TO BE REMOVED, TYP.
   - SIGN TO BE REMOVED AND STORED FOR RE-INSTALLATION

3. **12'** TRIPHAMMER ROAD
   - ASPHALT PAVEMENT TO BE REMOVED, TYP.
   - EXISTING TREE TO BE REMOVED, TYP.

4. **03.01.2019** SITE, UTILITIES, LANDSCAPE, FOUNDATIONS PACKAGE
   - POLE AND GUY WIRE TO REMAIN, TYP.
   - LIGHT TO BE REMOVED AND TURNED OVER TO OWNER, TYP. (SEE ELECTRICAL)

5. **05.03.2019** CONSTRUCTION DOCUMENTS
   - SAWCUT CONCRETE PAVEMENT AT POLE AND GUY WIRE TO REMAIN, TYP.

6. **05.03.2019** CONSTRUCTION DOCUMENTS
   - SAWCUT ASPHALT NEAREST CONTROL/SCORE JOINT, TYP.
   - HYDRANT TO REMAIN AND BE PROTECTED
   - TREE PROTECTION FENCE, TYP.

7. **05.03.2019** CONSTRUCTION DOCUMENTS
   - PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS
   - PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.

8. **05.03.2019** CONSTRUCTION DOCUMENTS
   - ALL REMOVED/DEMOLISHED MATERIAL INCLUDING FENCES SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.

9. **05.03.2019** CONSTRUCTION DOCUMENTS
   - ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.

10. **05.03.2019** CONSTRUCTION DOCUMENTS
    - PROTECT EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES.

11. **05.03.2019** CONSTRUCTION DOCUMENTS
    - PROTECT BENCHMARKS.
DEMOLITION NOTES

1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.

2. WALL AND STAIR FOOTINGS TO BE REMOVED COMPLETELY UNLESS OTHERWISE NOTED ON PLAN.

3. PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS AFFECTED BY NEW CONSTRUCTION. SEE CIVIL EROSION AND SEDIMENT CONTROL PLANS AND SPECS.

4. SEE CIVIL PLANS FOR UTILITY REMOVALS.

5. SEE ELECTRICAL REMOVAL PLAN FOR SITE ELECTRICAL REMOVALS.

6. BASE MATERIAL IN AREAS TO RECEIVE ASPHALT OR CONCRETE TO BE REMOVED TO SUB-GRADE ELEVATIONS AS REQUIRED TO ACCOMMODATE NEW BASE COURSE.

7. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.

8. ALL REMOVED/DEMOLISHED MATERIAL INCLUDING FENCES SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.

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11. PROTECT BENCHMARKS.
DEMO NOTES

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11. PROTECT BENCHMARKS.

DEMO LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT OR PAVERS TO BE REMOVED
- CONTRACT LIMIT LINE
- WALL, STAIR OR STRUCTURE TO BE REMOVED
- SAWCUT PAVEMENT
- LIGHT POLE TO BE REMOVED (SEE ELECTRICAL REMOVAL PLANS)
- TREE TO BE REMOVED
- CURB TO BE REMOVED
- RAILINGS AND/OR FENCE TO BE REMOVED
- SIGN, BOLLARD, HYDRANT, OR SITE FEATURE TO BE REMOVED
- VEGETATION TO BE REMOVED
- RIP RAP TO BE REMOVED
- SHEET MATCH LINE
- MATCH LINE - SEE SHEET L1.02
- MATCH LINE - SEE SHEET L1.06

SCALE: 1:20
DEMOLITION NOTES

1. Construction fencing to be installed as necessary to protect pedestrians, control vehicular traffic and protect on-site construction materials.

2. Wall and stair footings to be removed completely unless otherwise noted on plan.

3. Provide sedimentation controls at all existing catch basins affected by new construction. See civil erosion and sediment control plans and specs.

4. See civil plans for utility removals.

5. See electrical removal plan for site electrical removals.

6. Base material in areas to receive asphalt or concrete to be removed to sub-grade elevations as required to accommodate new base course.

7. Protect all surface and subsurface utilities to remain during demolition work.

8. All removed/demolished material including fences shall become contractor's property and removed from site, unless noted otherwise. Owner to reserve right of first refusal on all demolished material.

9. All tree stumps are to be removed completely, along with all roots 6" and larger.

10. Protect existing trees to remain. Do not store equipment or materials within the drip line of trees.

11. Protect benchmarks.

DEMOLITION LEGEND

- Concrete pavement or pavers to be removed
- Asphalt pavement to be removed
- Tree protection fence
- Contract limit line
- Wall, stair or structure to be removed
- Sawcut pavement
- Light pole to be removed (see electrical removal plans)
- Tree to be removed
- Curb to be removed
- Railings and/or fence to be removed
- Sign, bollard, hydrant, or site feature to be removed
- Vegetation to be removed
- Rip rap to be removed
- Sheet match line
- MATCH LINE - SEE SHEET L1.01
DEMOLITION NOTES
1. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.
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6. BASE MATERIAL IN AREAS TO RECEIVE ASPHALT OR CONCRETE TO BE REMOVED TO SUB-GRADE ELEVATIONS AS REQUIRED TO ACCOMMODATE NEW BASE COURSE.
7. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.
8. ALL REMOVED/DEMOLISHED MATERIAL INCLUDING FENCES SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.
9. ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.
10. PROTECT EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES.
11. PROTECT BENCHMARKS.

DEMOLITION LEGEND
- CONCRETE PAVEMENT OR PAVERS TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- TREE PROTECTION FENCE
- CONTRACT LIMIT LINE
- WALL, STAIR OR STRUCTURE TO BE REMOVED
- SAWCUT PAVEMENT
- LIGHT POLE TO BE REMOVED (SEE ELECTRICAL REMOVAL PLANS)
- TREE TO BE REMOVED
- CURB TO BE REMOVED
- RAILINGS AND/OR FENCE TO BE REMOVED
- SIGN, BOLLARD, HYDRANT, OR SITE FEATURE TO BE REMOVED
- VEGETATION TO BE REMOVED
- RIP RAP TO BE REMOVED
- SHEET MATCH LINE

DEMOLITION PLAN
MATCH LINE - SEE SHEET L1.02
MATCH LINE - SEE SHEET L3.02
MATCH LINE - SEE SHEET L1.04
MATCH LINE - SEE SHEET L3.04
MATCH LINE - SEE SHEET L1.06
MATCH LINE - SEE SHEET L3.06
MATCH LINE - SEE SHEET L1.07
MATCH LINE - SEE SHEET L3.07
MATCH LINE - SEE SHEET L3.02
DEMOLITION NOTES
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11. PROTECT BENCHMARKS.

DEMOLITION LEGEND
- ASPHALT PAVEMENT OR PAVERS TO BE REMOVED
- CONCRETE PAVEMENT OR PAVERS TO BE REMOVED
- CURB TO BE REMOVED
- RAILINGS AND/OR FENCE TO BE REMOVED
- LIGHT POLE TO BE REMOVED (SEE ELECTRICAL REMOVAL PLANS)
- SIGN, BOLLARD, HYDRANT, OR SITE FEATURE TO BE REMOVED
- VEGETATION TO BE REMOVED
- RIP RAP TO BE REMOVED
- SHEET MATCH LINE
- CONTRACT LIMIT LINE
- WALL, STAIR OR STRUCTURE TO BE REMOVED
- SAWCUT PAVEMENT
- TREE PROTECTION FENCE
- BRICK EDGING AND CONCRETE PA VEMENT TO BE REMOVED
- SAWCUT BRICK EDGING AT NEAREST MORTAR JOINT
- SAWCUT CONCRETE PAVEMENT AT NEAREST CONTROL/SCORE JOINT
- SIGN TO BE REMOVED AND TURNED OVER TO OWNER, TYP.
- CURB TO BE REMOVED, TYP.
- CURB TO BE REMOVED, TYP.
- LIGHT TO BE REMOVED AND RETURNED TO OWNER, TYP. (SEE ELECTRICAL)
- EXISTING TREE TO BE REMOVED, TYP.
- TREE PROTECTION FENCE, TYP.
- SAWCUT ASPHALT PAVEMENT, TYP.
- ASPHALT PAVEMENT TO BE REMOVED
- FENCE TO BE REMOVED AND SALVAGED FOR REINSTALLATION
- BOULDER TO REMAIN

NEW YORK STATE SEAL:
- VERSIONS
- No. Date Description
- May 08, 2019 - 12:42pm

PROJECT NO.: P105.00
UNDERGRADUATE STUDENT HOUSING
CORNELL UNIVERSITY
ITHACA, NY

FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL ENGINEER:
STRUCTURAL ENGINEER:
CIVIL ENGINEER:
ARCHITECT:
PROFESSIONAL LICENSE NUMBER:
FOOD SERVICE:

ARCHITECTS:
ikon.5

DEMOLITION PLAN - SITE 2
L1.06
DEMOLITION NOTES

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10. PROTECT EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES.

11. PROTECT BENCHMARKS.

DEMOLITION LEGEND

- 2D: CONCRETE PAVEMENT OR PAVERS TO BE REMOVED
- 2C: ASPHALT PAVEMENT TO BE REMOVED
- 1C: TREE PROTECTION FENCE
- 1B: CONTRACT LIMIT LINE
- 1A: WALL, STAIR OR STRUCTURE TO BE REMOVED
- 3A: SAWCUT PAVEMENT
- 3B: LIGHT POLE TO BE REMOVED (SEE ELECTRICAL REMOVAL PLANS)
- 3C: TREE TO BE REMOVED
- 4A: CURB TO BE REMOVED
- 4B: RAILINGS AND/OR FENCE TO BE REMOVED
- 4B: SIGN, BOLLARD, HYDRANT, OR SITE FEATURE TO BE REMOVED
- 2A: VEGETATION TO BE REMOVED
- 2B: RIP RAP TO BE REMOVED
- 2B: SHEET MATCH LINE

SCALE: 1:20
DEMOLITION NOTES

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11. PROTECT BENCHMARKS.
L2.02

MATCH LINE - SEE SHEET L2.01

MATCH LINE - SEE SHEET L2.03

MATCH LINE - SEE SHEET L2.05

SCALE:

1 03.01.2019 SITE, UTILITIES, LANDSCAPE, FOUNDATIONS PACKAGE

2 05.03.2019 CONSTRUCTION DOCUMENTS

MATERIALS LEGEND

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.

2. SEE NORTHING AND EASTING PLANS FOR LAYOUT OF LIGHTING.

3. SEE NORTHING AND EASTING PLANS FOR PAVEMENT CENTER LINE ALIGNMENTS AND COORDINATES.

4. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

5. DO NOT SCALE BY MEASURING DRAWINGS.

6. WALKS, DRIVES, CURBS AND PARKING TO BE STAKED OUT IN THE FIELD BY A LICENSED SURVEYOR.

7. DIMENSIONS TO WALLS, CURBS, AND OTHER FEATURES ARE TO EXPOSED FACES UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.

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5. DO NOT SCALE BY MEASURING DRAWINGS.

6. WALKS, DRIVES, CURBS AND PARKING TO BE STAKED OUT IN THE FIELD BY A LICENSED SURVEYOR.

7. DIMENSIONS TO WALLS, CURBS, AND OTHER FEATURES ARE TO EXPOSED FACES UNLESS OTHERWISE NOTED.
1. Verify dimensions and accept conditions before proceeding with work. Report discrepancies to landscape architect before proceeding.

2. Install signs per MUTCD S.2A.18.

3. All signs to be offset 2'-0" from edge of pavement.

4. Contractor to verify sign locations with landscape architect before installation.
SCORING, STRIPING, SIGNAGE, AND FURNISHING NOTES

1. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

2. INSTALL SIGNS PER MUTCD S 2A.18.

3. ALL SIGNS TO BE OFFSET 2'-0" FROM EDGE OF PAVEMENT.

4. CONTRACTOR TO VERIFY SIGN LOCATIONS WITH LANDSCAPE ARCHITECT BEFORE INSTALLATION.

SCORING, STRIPING, SIGNAGE, AND FURNISHINGS PLAN

MATCH LINE - SEE SHEET L2.17
MATCH LINE - SEE SHEET L2.19
MATCH LINE - SEE SHEET L2.21

KEY PLAN

LEGEND

SIGNAGE SCHEDULE

PROJECT NO.: P105.00
UNDERGRADUATE STUDENT HOUSING
CORNELL UNIVERSITY
ITHACA, NY

SCORING, STRIPING & SIGNAGE - SITE 1
HASBROUCK APARTMENTS
3130
GEORGE JESSUP ROAD
PROGRAM HOUSE DRIVE
PLEASANT GROVE ROAD
HASBROUCK CIRCLE

SIGN TYPE T2
SIGN TYPE P6
SIGN TYPE P7

L5.03
BIKE RACK (3)
10'-0"
TYP.
9'
TYP.
8'

8'-6"
TYP.
8'MATCH EXISTING WALK

SCORING PATTERN

DRAWING NO.: DRAWN BY: DATE:

SHEET TITLE:

PROJECT TITLE:

a r c h i t e c t s
ikon.5

NEW YORK STATE SEAL:

VERSIONS

May 08, 2019 - 1:22pm

PROJECT NO.:    P105.00
UNDERGRADUATE
STUDENT HOUSING
CORNELL UNIVERSITY
ITHACA, NY

LANDSCAPE ARCHITECT:
FIRE PROTECTION, PLUMBING,
MECHANICAL, ELECTRICAL ENGINEER:
STRUCTURAL ENGINEER:
CIVIL ENGINEER:
ARCHITECT:

PROFESSIONAL LICENSE NUMBER:

FOOD SERVICE:

SCORING,
STRIPING &
SIGNAGE - SITE 2

L2.19

SCORING, STRIPING, SIGNAGE, FURNISHING NOTES

LEGEND

1. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

2. INSTALL SIGNS PER MUTCD S2A.18.

3. ALL SIGNS TO BE OFFSET 2'-0" FROM EDGE OF PAVEMENT.

4. CONTRACTOR TO VERIFY SIGN LOCATIONS WITH LANDSCAPE ARCHITECT BEFORE INSTALLATION.

SCORING, STRIPING, SIGNAGE, FURNISHING NOTES

KEY TYPE QTY MOUNT SI E NOTES

T1 8 30" 30"
T2 21 24" 24"
T3 4 24" X 24"
T4 7 18" X 24"
T5 10 18" X 24"
P1 2 18" X 24"
P2 34 IN BOLLARD 18" X 24"
P3 18 18" X 24"
P4 2 18" X 24"
P5 2 18" X 24"
P6 33 18" X 30"
P7 10 18" X 24"
P8 8 18" X 24"

NO THRU TRAFFIC
BUSES, DELIVERIES SERVICE VEHICLES ONLY AT ALL TIMES EMERGENCY VEHICLES ONLY BEYOND THIS POINT TOW AWAY ZONE EMERGENCY VEHICLES ONLY ANY TIME ANY TIME ANY TIME NO PARKING TOW AWAY ZONE FIRE LANE LOADING ONE NO PARKING BUS LOADING UNLOADING ONLY NO PARKING

SIGNAGE SCHEDULE

1 L5.03
2 L5.03
5 L5.03
6 L5.03
8 L5.03
13 L5.08
8 L5.03

SCALE: 1:20

MATCH LINE - SEE SHEET L2.22
MATCH LINE - SEE SHEET L2.18

KEY PLAN

ikon.5

Thornton Tomasetti

WSP

rico'design

r e d

UNDERGRADUATE STUDENT HOUSING
CORNELL UNIVERSITY ITHACA, NY

CONTRACTOR: G. J. DILL

CONTRACT NO.: 05.03.2019

TRANSPORTATION PLAN

SCORING, STRIPING & SIGNAGE - SITE 2

L2.19

CONSTRUCTION DOCUMENTS
LEGEND

KEY TYPE  QTY  MOUNT   SI E  NOTES

T1  8     30"   30"
T2  21    24"   24"
T3  4     24" X 24"
T4  7     18" X 24"
T5  10    18" X 24"
P1  2     18" X 24"
P2  34 IN  BOLLARD
P3  18    18" X 24"
P4  2     18" X 24"
P5  2     18" X 24"
P6  33    18" X 30"
P7  10    18" X 24"
P8  8     18" X 24"

SCORING, STRIPING,  SIGNAGE, FURNISHING NOTES

NO THRU TRAFFIC  BUSES, DELIVERIES  SERVICE VEHICLES ONLY  AT ALL TIMES
EMERGENCY VEHICLES  ONLY  BEYOND THIS POINT
TOW AWAY ZONE
EMERGENCY VEHICLES  ONLY  ANY TIME
NO PARKING  TOW AWAY ZONE  FIRE  LANE
LOADING ONE  NO PARKING  BUS LOADING  UNLOADING ONLY

SIGNAGE SCHEDULE

1 L5.03  2 L5.03  5 L5.03  6 L5.03  8 L5.03  13 L5.08

MATCH LINE - SEE SHEET L2.23
MATCH LINE - SEE SHEET L2.21
MATCH LINE - SEE SHEET L2.23-1a
MATCH LINE - SEE SHEET L2.24

SCALE: 1:20
SCORING, STRIPING, SIGNAGE, FURNISHING NOTES

1 2D 2C2B 2A 1C 1B 1A 4A 4A 4B 3A 3B 3C 3B 5C 5B 5A 2B 5B 3B 3B 1D
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**PLANT SCHEDULE**

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**PLANTING NOTES**

1. All planting beds to be excavated to minimum depth as shown on details.
2. Tree pits in lawn to be excavated to depth of root ball 6", 3x width.
3. All disturbed areas not receiving plantings shall be seeded.
4. All trees and plants to comply with applicable requirements of.
5. No plants or trees are to be placed beneath any building.

**KEY MATERIAL**

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**PLANTING LEGEND**

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**UTILITIES LEGEND**

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**PLANTING SCHEDULE**

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**PLANTING NOTES**

1. Tree pits in lawn to be excavated to depth of root ball 6", 3x width of root ball, per detail.
2. All disturbed areas not receiving plantings shall be seeded.
3. All trees and plants to comply with applicable requirements of ANSI 60.1 "American Standard for Nursery Stock".
4. No plants or trees are to be placed beneath any building overhangs.

**PLANTING PLAN - SITE 1**

- **ML 2B**
  - Major Broadleaf Deciduous Tree
  - Minor Broadleaf Deciduous Tree
  - Multistem Deciduous Tree
- **ML 2C**
  - Major Coniferous Tree
  - Minor Coniferous Tree
- **ML 1C**
  - Major Coniferous Tree
  - Minor Coniferous Tree
- **ML 1A**
  - Major Coniferous Tree
  - Minor Coniferous Tree
- **ML 1B**
  - Major Coniferous Tree
  - Minor Coniferous Tree

**PLANTING LEGEND**

- **TURF MIX A**
  - Traffic/Drought Tolerant Tall Fescue Mix
- **TURF MIX B**
  - Low Grow Fine Fescue Mix
- **SHRUBS**
- **FIRE DEPARTMENT CONNECTIONS**
- **EXISTING LIGHT TO REMAIN**
  - Existing Light to remain and new Blue Telephone
- **EXISTING HYDRANT TO REMAIN**
  - Existing Hydrant to remain, see Civil
- **EXISTING TREE DRIPLINE**
  - Existing Tree dripline
- **EXISTING HYDRANT TO REMAIN, SEE CIVIL**
  - This location. Exact species to be determined after input from Akwe:Kon is received.
- **EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN**
- **EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN**
- **EXISTING TREE DRIPLINE**
  - Trees at 4" caliper in this location. Exact species to be determined after input from Akwe:Kon is received.
- **BUILDING DRAIN OUTLET**
  - Distribute in drifts of 40 - 60 8" spacing on bottom of basin to prevent washout.
PLANTING PLAN - SITE 1

SCALE:

PLANTING LEGEND

- STORMWATER PLANTER PERENNIAL GROUNDCOVER - SEE PLANTING SCHEDULE
- BIORETENTION SEED AND PLUG MIX - SEE PLANTING SCHEDULE
- MAJOR BROAD LEAF DECIDUOUS TREE
- MINOR BROAD LEAF DECIDUOUS TREE
- MULTISTEM DECIDUOUS TREE
- MAJOR CONIFEROUS TREE
- MAJOR DECIDUOUS TREES PLANTED IN STRUCTURAL SOIL
- SHRUBS
- TURF MIX A - TRAFFIC/DROUGHT TOLERANT TALL FESCUE MIX
- TURF MIX B - LOW GROW FINE FESCUE MIX
- EXISTING TREE DRIPLINE
- ROUGH LIMESTONE QUARRY BLOCK
- SCREE BED - 60 STONE TYPE SCREE STONE, 40 STONE TYPE RIVER STONE BY AREA
- MULCH EXISTING TREES RINGS WITH 4" SHREDDED HARDWOOD MULCH

PLANTING NOTES

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.
2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL 6", 3X WIDTH OF ROOT BALL, PER DETAIL.
3. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED.
4. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
5. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING OVERHANGS.

UTILITIES LEGEND

- FIRE DEPARTMENT CONNECTIONS
- EXISTING LIGHT TO REMAIN
- EXISTING BLUE PHONE TO REMAIN AND NEW BLUE PHONE
- EXISTING HYDRANT TO REMAIN, SEE CIVIL
- NEW HYDRANT, SEE CIVIL
- EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN
- EXISTING UTILITY VAULT OR MANHOLE TO REMAIN
- PROPOSED SITE LIGHTING
- PROPOSED BLDG STORM DRAIN AT WALL

KEY MATERIAL

- FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL ENGINEER:
- STRUCTURAL ENGINEER:
- CIVIL ENGINEER:
- ARCHITECT:
- LANDSCAPE ARCHITECT:
- FOOD SERVICE:

PROJECT NO.: P105.00
UNDERGRADUATE STUDENT HOUSING
CORNELL UNIVERSITY
ITHACA, NY

ARCHITECTS: ikon.5

NEW YORK STATE SEAL:
VERSIONS

May 09, 2019 - 10:05am
PROJECT NO.: P105.00

SCALE: 1" = 1'-0"
PLANTING NOTES:

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.
2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL 6", 3X WIDTH OF ROOT BALL, PER DETAIL.
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PLANTING LEGEND:

- STORMWATER PLANTER PERENNIAL GROUNDCOVER - SEE PLANTING SCHEDULE
- BIORETENTION SEED AND PLUG MIX - SEE PLANTING SCHEDULE
- MAJOR BROAD LEAF DECIDUOUS TREE
- MINOR BROAD LEAF DECIDUOUS TREE
- MULTISTEM DECIDUOUS TREE
- MAJOR CONIFEROUS TREE
- MAJOR DECIDUOUS TREES PLANTED IN CU STRUCTURAL SOIL
- SHRUBS
- TURF MIX A - TRAFFIC/DROUGHT TOLERANT TALL FESCUE MIX
- TURF MIX B - LOW GROW FINE FESCUE MIX
- EXISTING TREE DRIPLINE
- ROUGH LIMESTONE QUARRY BLOCK
- SCREE BED - 60 STONE TYPE SCREE STONE, 40 STONE TYPE RIVER STONE BY AREA
- MULCH EXISTING TREES RINGS WITH 4" SHREDDED HARDWOOD MULCH

KEY PLAN:

- DRAWING NO.: L4.03
- DRAWN BY: iKon.5 Architects
- DATE: May 09, 2019 - 10:05am
- SHEET TITLE: PLANTING PLAN - SITE 2
- PROJECT TITLE: UNDERGRADUATE STUDENT HOUSING
- CORNELL UNIVERSITY
- ITHACA, NY
- UNIVERSITY HOSPITALITY, FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL ENGINEER:
- ARCHITECT:
- PROFESSIONAL LICENSE NUMBER:
- FOOD SERVICE:
- UNIVERSITY HOUSING, CIVIL ENGINEER:
- ARCHITECT:
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- FOOD SERVICE:
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- UNIVERSITY HOUSING, CIVIL ENGINEER:
- ARCHITECT:
- PROFESSIONAL LICENSE NUMBER:
- FOOD SERVICE:

PLANTING LEGEND:

- 01: COASTAL PLANT LIFE ZONE
- 02: COASTAL PLANT LIFE ZONE
- 03: COASTAL PLANT LIFE ZONE
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- 100: COASTAL PLANT LIFE ZONE
PLANTING LEGEND

- Major Broad Leaf Deciduous Tree
- Minor Broad Leaf Deciduous Tree
- Multistem Deciduous Tree
- Major Coniferous Tree
- Major Deciduous Trees Planted in CU Structural Soil
- Shrubs
- Turf Mix A - Traffic/Drought Tolerant Tall Fescue Mix
- Turf Mix B - Low Grow Fine Fescue Mix
- Existling Tree Dripline
- Rough Limestone Quarry Block
- Scree Bed - 60% Stone Type Scree Stone, 40% Stone Type River Stone by Area
- Mulch existing trees rings with 4" shredded hardwood mulch

PLANTING NOTES

1. All planting beds to be excavated to minimum depth as shown on details.
2. Tree pits in lawn to be excavated to depth of root ball 6", 3x width of root ball, per detail.
3. All disturbed areas not receiving plantings shall be seeded.
4. All trees and plants to comply with applicable requirements of ANSI 60.1 "American Standard for Nursery Stock".
5. No plants or trees are to be placed beneath any building overhangs.

UTILITIES LEGEND

- Fire Department Connections
- Existing Light to Remain
- Existing Blue Phone to Remain and New Blue Phone
- Existling Hydrant to Remain, SEE CIVIL
- New Hydrant, SEE CIVIL
- Existling Surface Utilities, Valve Covers and Clean Outs and Catch Basins to Remain
- Existling Utility Vault or Manhole to Remain
- Proposed Site Lighting
- Proposed BLDG Storm Drain at Wall

ARCHITECTS

ikon.5 architects

NEW YORK STATE SEAL:

VERSIONS

No. Date Description

May 09, 2019 - 10:05am

PROJECT NO.:    P105.00

UNDERGRADUATE

STUDENT HOUSING

CORNELL UNIVERSITY

ITHACA, NY

LANDSCAPE ARCHITECT:

FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL ENGINEER:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

ARCHITECT:

PROFESSIONAL LICENSE NUMBER:

FOOD SERVICE:
PLANTING NOTES

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.
2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL 6", 3X WIDTH OF ROOT BALL, PER DETAIL.
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4. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
5. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING OVERHANGS.

PLANTING LEGEND

- Major Broadleaf Deciduous Tree
- Minor Broadleaf Deciduous Tree
- Multistem Deciduous Tree
- Major Coniferous Tree
- Major Deciduous Trees Planted in Cu Structural Soil
- Shrubs
- Turf Mix A - Traffic/Drought Tolerant Tall Fescue Mix
- Turf Mix B - Low Grow Fine Fescue Mix
- Existing Tree Dripline
- Rough Limestone Quarry Block
- Scree Bed - 60 Stone Type Scree Stone, 40 Stone Type River Stone by Area
- Mulch Existing Trees Rings with 4" Shredded Hardwood Mulch

KEY MATERIAL

- Fire Department Connections
- Existing Light to Remain
- Existing Blue Phone to Remain and New Blue Phone
- Existing Hydrant to Remain, See Civil
- New Hydrant, See Civil
- Existing Surface Utilities, Valve Covers and Clean Outs and Catch Basins to Remain
- Existing Utility Vault or Manhole to Remain
- Proposed Site Lighting
- Proposed Bldg Storm Drain at Wall

UTILITIES LEGEND

- Fire Department Connections
- Existing Light to Remain
- Existing Blue Phone to Remain and New Blue Phone
- Existing Hydrant to Remain, See Civil
- New Hydrant, See Civil
- Existing Surface Utilities, Valve Covers and Clean Outs and Catch Basins to Remain
- Existing Utility Vault or Manhole to Remain
- Proposed Site Lighting
- Proposed Bldg Storm Drain at Wall
2. Tree pits in lawn to be excavated to depth of root ball 6", 3x width of root ball, per detail.

3. All disturbed areas not receiving plantings shall be seeded.

5. No plants or trees are to be placed beneath any building.

6. Stormwater planter perennial groundcover - (E)

7. Major broad leaf deciduous tree

7. Minor broad leaf deciduous tree

8. Major coniferous tree

9. Shrubs

10. Rough limestone quarry block

11. Bioretention seed and plug mix - see planting schedule

12. Turf mix A - traffic/drought tolerant fescue mix

13. Structural soil

14. Shuttle services

15. Utilities legend

16. Utilities to remain

17. Match line - see sheet L4.08

18. Match line - see sheet L4.03

19. Key plan

20. Key material

21. Utilities to remain and new blue phone

22. Existing light to remain

23. Existing blue phone to remain and new blue phone

24. Existing hydrant to remain, see civil

25. Existing utility vault or manhole to remain

26. Proposed site lighting

27. Proposed bldg storm drain at wall
PLANTING NOTES

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.
2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL 6", 3X WIDTH OF ROOT BALL, PER DETAIL.
3. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED.
4. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI 60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
5. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING OVERHANGS.

PLANTING LEGEND
- STORMWATER PLANTER PERENNIAL GROUNDCOVER - SEE PLANTING SCHEDULE
- BIORETENTION SEED AND PLUG MIX - SEE PLANTING SCHEDULE
- MAJOR BROAD LEAF DECIDUOUS TREE
- MINOR BROAD LEAF DECIDUOUS TREE
- MULTISTEM DECIDUOUS TREE
- MAJOR CONIFEROUS TREE
- MAJOR DECIDUOUS TREES PLANTED IN STRUCTURAL SOIL
- SHRUBS
- TURF MIX A - TRAFFIC/DROUGHT TOLERANT TALL FESCUE MIX
- TURF MIX B - LOW GROW FINE FESCUE MIX
- EXISTING TREE DRIPLINE
- ROUGH LIMESTONE QUARRY BLOCK
- SCREE BED - 60 STONE TYPE SCREE STONE, 40 STONE TYPE RIVER STONE BY AREA
- MULCH EXISTING TREES RINGS WITH 4" SHREDDED HARDWOOD MULCH

KEY MATERIAL
- FIRE DEPARTMENT CONNECTIONS
- EXISTING LIGHT TO REMAIN
- EXISTING BLUE PHONE TO REMAIN AND NEW BLUE PHONE
- EXISTING HYDRANT TO REMAIN, SEE CIVIL
- NEW HYDRANT, SEE CIVIL
- EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN
- EXISTING UTILITY VAULT OR MANHOLE TO REMAIN
- PROPOSED SITE LIGHTING
- PROPOSED BLDG STORM DRAIN AT WALL

UTILITIES LEGEND
- WATER MAINS
- SEWER MAINS
- SANITARY SEWER MAINS
- STORM SEWER MAINS
- Drainage Ditch
- Exposed Steel and Wood Mains
- Exposed Steel and Wood Ducts
- Cables
- Gas Main
- Gas Main Stems
- Gas Main Stems (Small)
- Gas Ducts
- Polyethylene Ducts
- Polyethylene Ducts (Small)
- PVC Ducts
- PVC Ducts (Small)
- Exposed Non-Metallic Ducts
- Non-Metallic Ducts
- Non-Metallic Ducts (Small)
- Exposed Cables
- Exposed Electrical Conductors
- Electrical Conductors
- Electrical Conductors (Small)

1.05.03.2019 CONSTRUCTION DOCUMENTS

SCALE: PLANTING PLAN 1
PLACE SCREE STONE AT BUILDING DRAIN OUTLET TO PREVENT WASHOUT.

DISTRIBUTE IN DRIFTS OF 40 - 60 @ 8" SPACING ON BOTTOM OF BASIN.

PLANTING PLAN - SITE 2

L4.08

SCALE: ####

1 05.03.2019 CONSTRUCTION DOCUMENTS

PLANTING LEGEND

KEY MATERIAL DETAIL

STORMWATER PLANTER PERENNIAL GROUNDCOVER - SEE PLANTING SCHEDULE

BIORETENTION SEED AND PLUG MIX - SEE PLANTING SCHEDULE

MAJOR BROAD LEAF DECIDUOUS TREE

MINOR BROAD LEAF DECIDUOUS TREE

MULTISTEM DECIDUOUS TREE

MAJOR CONIFEROUS TREE

MAJOR DECIDUOUS TREES PLANTED IN CU STRUCTURAL SOIL

SHRUBS

TURF MIX A - TRAFFIC/DROUGHT TOLERANT TALL FESCUE MIX

TURF MIX B - LOW GROW FINE FESCUE MIX

EXISTING TREE DRIPLINE

ROUGH LIMESTONE QUARRY BLOCK

SCREE BED - 60% STONE TYPE SCREE STONE, 40% STONE TYPE RIVER STONE BY AREA

MULCH EXISTING TREES RINGS WITH 4" SHREDDED HARDWOOD MULCH

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.

2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL + 6", 3X WIDTH OF ROOT BALL, PER DETAIL.

3. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED.

4. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".

5. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING OVERHANGS.

PLANTING NOTES

MATCH LINE - SEE SHEET L4.07

MATCH LINE - SEE SHEET L4.06

1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.

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5. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING OVERHANGS.
1. CONTRACTOR TO VERIFY MEASUREMENTS IN FIELD.
2. SUBMIT SHOP DRAWINGS PRIOR TO RAIL MANUFACTURING.
3. WELDS SHALL BE CONTINUOUS, GROUND SMOOTH.
4. EXPANSION JOINTS TO BE LOCATED IN RAILS SPACED 18 MIN.
5. SEE DETAIL L5.02 FOR TYPICAL CORE AND GROUT DETAIL.

**NOTES:**

- CONTRACTOR TO VERIFY MEASUREMENTS IN FIELD.
- SUBMIT SHOP DRAWINGS PRIOR TO RAIL MANUFACTURING.
- WELDS SHALL BE CONTINUOUS, GROUND SMOOTH.
- EXPANSION JOINTS TO BE LOCATED IN RAILS SPACED 18 MIN.
- SEE DETAIL L5.02 FOR TYPICAL CORE AND GROUT DETAIL.

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**STAIR NOSING BAR**

1. **NOTES:**
   - CONTRACTOR TO VERIFY MEASUREMENTS IN FIELD.
   - SUBMIT SHOP DRAWINGS PRIOR TO RAIL MANUFACTURING.
   - WELDS SHALL BE CONTINUOUS, GROUND SMOOTH.
   - EXPANSION JOINTS TO BE LOCATED IN RAILS SPACED 18 MIN.
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NOTES:
1. CONTRACTOR TO VERIFY MEASUREMENTS IN FIELD.
2. SUBMIT SHOP DRAWINGS PRIOR TO RAIL MANUFACTURING.
3. WELDS SHALL BE CONTINUOUS, GROUND SMOOTH
4. EXPANSION JOINTS TO BE LOCATED IN RAILINGS EVERY 20 MAX.

ARCHITECT:

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

MECHANICAL, ELECTRICAL ENGINEER:

FIRE PROTECTION, PLUMBING,
1. CONTRACTOR TO VERIFY MEASUREMENTS IN FIELD.
2. SUBMIT SHOP DRAWINGS PRIOR TO RAIL MANUFACTURING.
3. WELDS SHALL BE CONTINUOUS, GROUND SMOOTH.
4. EXPANSION JOINTS TO BE LOCATED IN RAILINGS EVERY 20 MAX.
NOT IN THE CITY OF ITHACA
MATERIALS LEGEND
- Red Terracotta
- Insulated Precast
- Smooth Gray Terracotta
- Insulated Precast
- Textured Gray Terracotta
- Insulated Precast
- Dark Gray Accented Terracotta
- Insulated Precast
- Insulated Aluminum Windows & Standoff / Curtainwall Windows
- Insulated, Painted Metal Panels