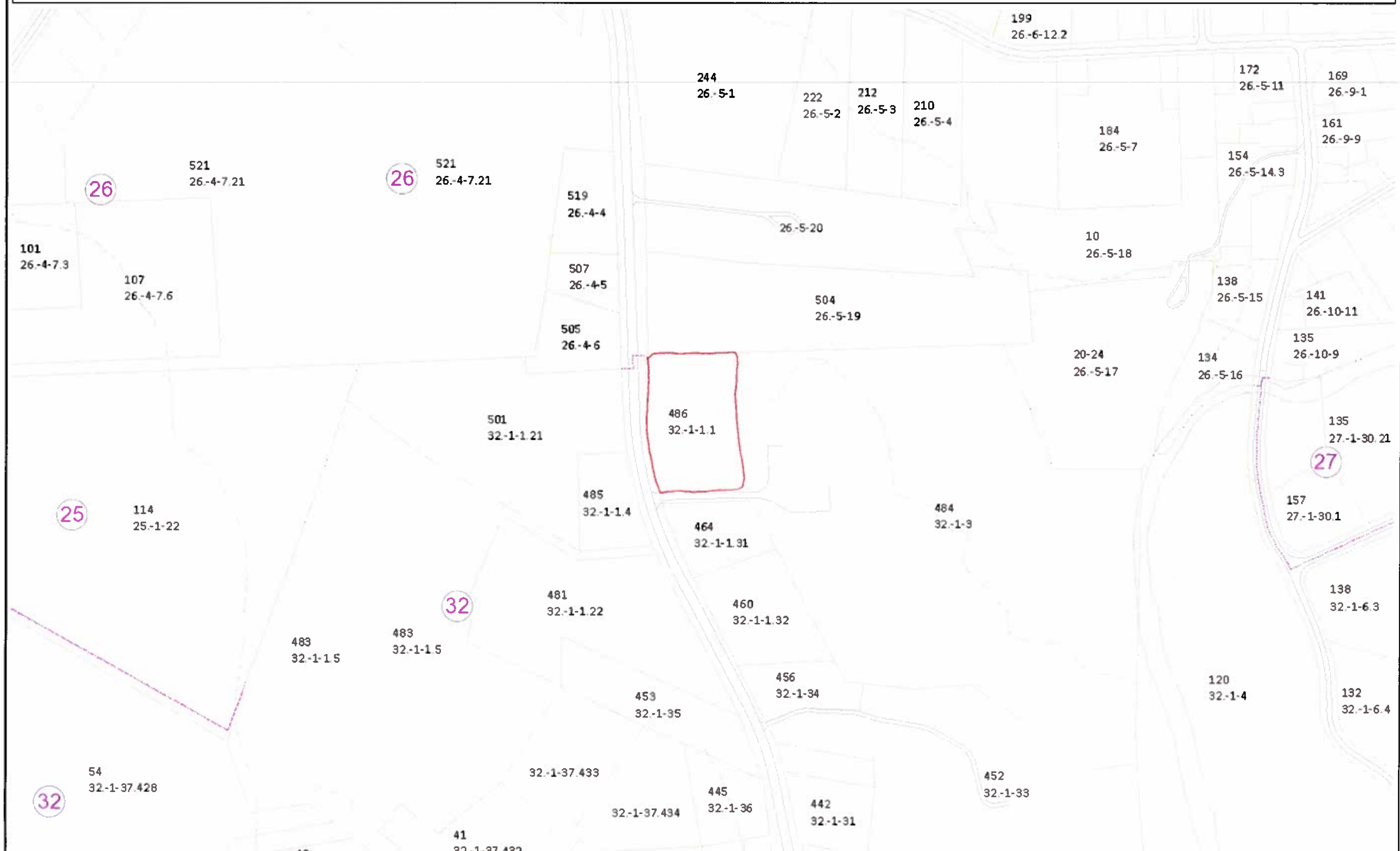
Tompkins County Property Viewer

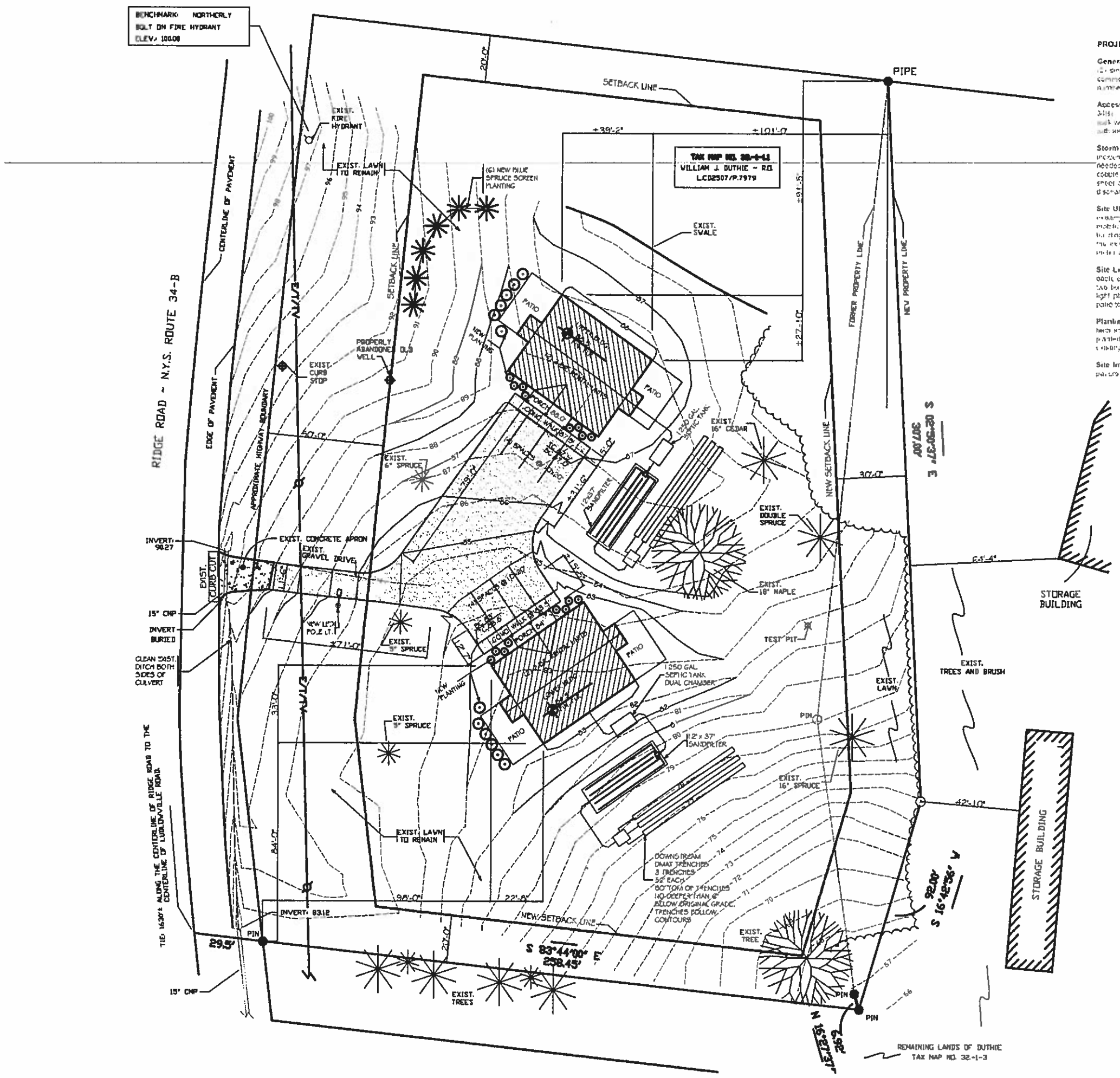


Map is user generated and is to be used as a reference only. Data layers are not guranteed to be accurate or up-to-date.

DO NOT USE FOR CONVEYANCE OR NAVIGATION

Notes

This map was automatically generated using Geocortex Essentials. Your tax dollars at work!



PROJECT DESCRIPTION.

General: On a site formerly housing a mobile home with a detached workers garage, Bill Duthie is proposing to build two (2) single story duplex rental units. The site measures approximately 2.48 acres and is immediately west of his current commercial property on Ridge Road. The site is currently zoned R-2. Each rental unit will have two bedrooms, so the total number of bedrooms for the four units is eight.

Access: The drive currently will reuse the former concrete and stone driveway, that's connected to Ridge Road (NYS Route 34B). Additional maneuvering and parking will be added. A total of eight (8) parking spaces will be provided. A new concrete walk will connect the parking to the north unit entry doors. All above both new and existing and parking spaces will be paved with asphalt.

Storm Water: The disturbed area, per DEC definitions, is approximately 27,000 s.f. This area includes an amount for incidental regrading around the site. Since the anticipated area is less than one acre (+/- 12,960 s.f.), a complete SWPPP is not needed. We will install silt fencing along the "off" side of the lot as well as protect existing drainageways. We will provide cobble stone aprons at the site access points to limit construction dirt to contaminate Ridge Road. Site drainage will continue to sheet across the site and, all roof, on downspouts just as currently happens. The existing roofs will drain to gutters that will discharge to daylight. Finally, the small foundation sump will also discharge to daylight.

Site Utilities: Public water is currently available along Ridge Road. A curb box has already been installed on the site. The existing water line will be extended to a new location and to serve each building. The mobile home will not be removed and capped. No sewer will be made to it. A new septic system will be installed for each building. The electric will remain on the Ridge Road. Electric, phone and cable TV will be run underground to each building from the existing utility pole located along Ridge Road. Electric meters and all other electric meters, in addition, a fire alarm will be installed on the front wall of each building.

Site Lighting: A new LED pole light will be installed along the driveway. A dark sky LED wall pack will be installed on the back end of each building entrance. The fixtures will provide light to the parking areas in front of each unit. The pole light and two building mounted entrance wall packs will be supplied from the house electric. In addition, each unit will have a small wall light placed adjacent the unit entrance door. Additionally, a small wall pack will be installed above the door leading to the patio to provide an emergency light for nighttime egress use. These lights will powered by the Tenant's panels.

Plantings: Most of the existing trees located on the site will be preserved. In addition, six blue spruce will be planted to screen from the upper and lower Ridge Road. Each unit will have planting areas consisting of bushes and/or perennials planted adjacent the front of each building and patio area. The existing lawn areas will be and will be maintained. The existing grass along the east property line will be maintained.

Site Improvements: Each unit will have its own patio area. Currently, the patio area will be paved with colored concrete pavers. An exterior electrical outlet will be provided on the kitchen building out.

LEGEND:

- ● EXISTING MONUMENT AS SHOWN
- ○ SET 5/8" REBAR AND SURVEY CAP
- UTILITY POLE
- R.O. REPUTED OWNER
- E/T/TV— OVERHEAD UTILITIES

NOTES:

1. VERTICAL DATUM: ASSUMED.
2. ALL ELEVATIONS ARE IN FEET.
3. UNDERGROUND UTILITIES NOT SHOWN BY THIS SURVEY.

PROPOSED SITE PLAN

1"=20'-0"

NOTE:
SITE PLAN PREPARED FROM SURVEY PREPARED BY BRIAN KLUMP NYS LS# 050380 ON JULY 8, 2014

0 10' 40'
5' 20'
GRAPHIC SCALE

NORTH

PROPOSED DUPLEX
WILLIAM DUTHIE
RIDGE ROAD, LANSING, NY

GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850
TEL: 607-257-8348

PROJ.NO: 14-21

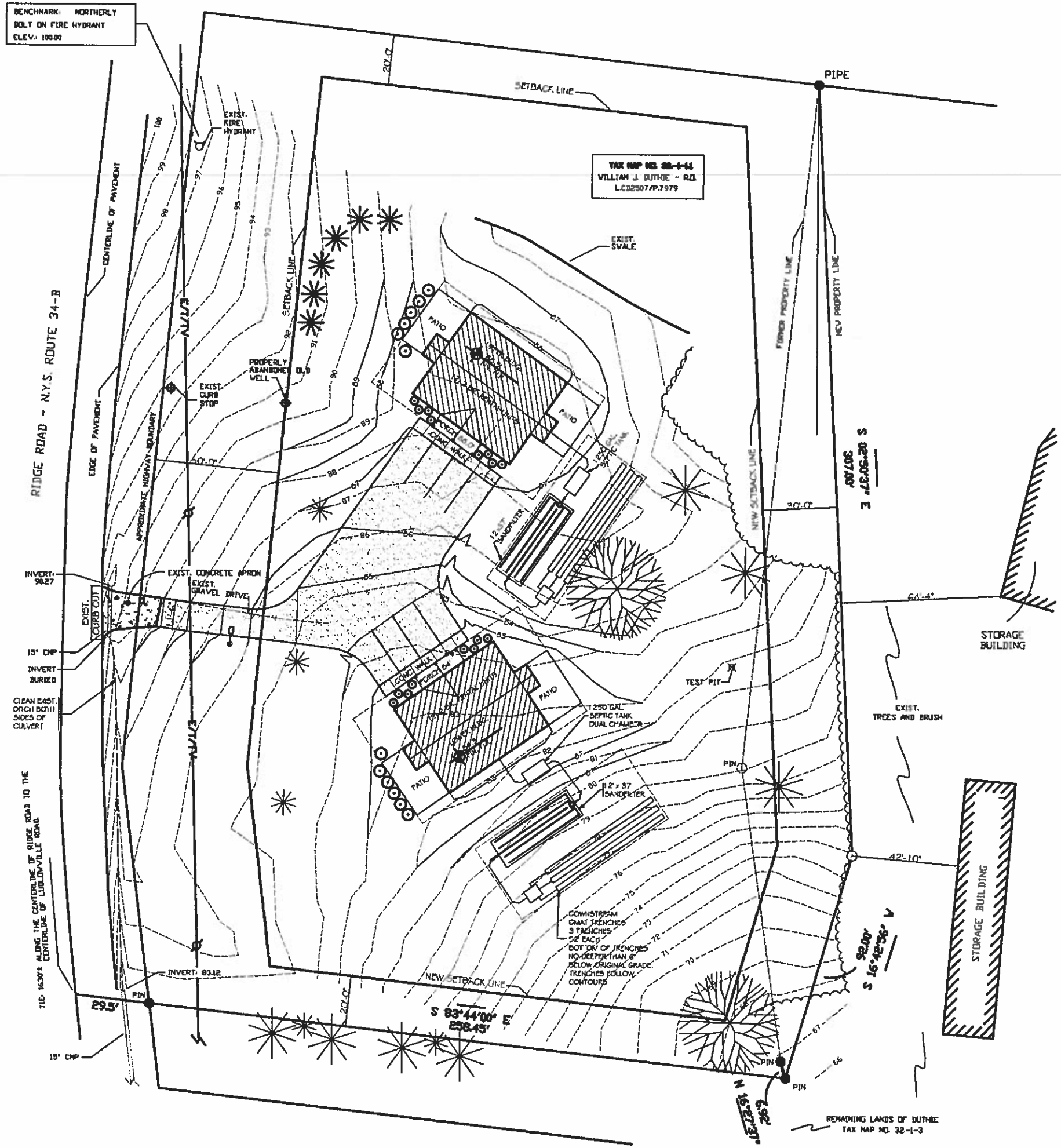
SCALE: AS NOTED

DRAWN: BREUHAUS

DATE: 30 SEPT 2014

PROPOSED SITE PLAN

SITE-1



DISTURBED AREA

DRIVE & PARKING	5,734 S.F.
EXISTING	1,020 S.F.
NET NEW	4,714 S.F.
UPPER BUILDING	4,002 S.F.
LOWER BUILDING	4,002 S.F.
UPPER SEPTIC	2,038 S.F.
LOWER SEPTIC	2,400 S.F.
REWORKED GRADING	±10,000 S.F.
TOTAL DISTURBED AREA	±27,156 S.F.

LEGEND:

- ● EXISTING MONUMENT AS SHOWN
- ○ SET 5/8" REBAR AND SURVEY CAP
- ø UTILITY POLE
- R.D. REPUTED OWNER
- E/T/TV— OVERHEAD UTILITIES

NOTES:

1. VERTICAL DATUM ASSUMED.
2. ALL ELEVATIONS ARE IN FEET.
3. UNDERGROUND UTILITIES NOT SHOWN BY THIS SURVEY.

PROPOSED SITE PLAN - DISTURBED AREAS

1"=20'-0"

NOTE:
SITE PLAN PREPARED FROM SURVEY PREPARED BY BRIAN KLUMP NYS LS# 050380 ON JULY 8, 2014

NORTH

0 10' 40
5' 20'
GRAPHIC SCALE

PROPOSED DUPLEX
WILLIAM DUTHIE
RIDGE ROAD, LANSING, NY

GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850
TEL: 607-257-5348

PROJ.NO: 14-21

SCALE: AS NOTED

DRAWN: BREUHAUS

DATE: 30 SEPT 2014

PROPOSED SITE PLAN-DISTURBED AREAS

SITE-2

BENCHMARK NORTHERLY
BOLT ON FIRE HYDRANT
ELEV.: 100.00

RIDGE ROAD ~ N.Y.S. ROUTE 34-B

CENTERLINE OF PAVEMENT

EDGE OF PAVEMENT

APPROXIMATE HIGHWAY BOUNDARY

EXIST. FIRE HYDRANT

SETBACK LINE

TAX MAP NO. 32-1-14
WILLIAM J. DUTHIE ~ R.O.
L.CD2507/P.1979

PIPE

EXIST. SWALE

FORMER PROPERTY LINE

NEW PROPERTY LINE

NEW SETBACK LINE

S 02°30'37" E
307.00'

EXIST. CURB STOP TIE-IN

PROPERLY ABANDONE WELL

PATIO

PROPOSED DWELLING
1ST FLOOR ENTRY LEVEL

PORCH 8.0
COND. WALK

WATER METER

1,250 GAL. SEPTIC TANK

12'x37' SANDFILTER

INVERT: 90.27

EXIST. CONCRETE APRON

EXIST. GRAVEL DRIVE

15" CMP

INVERT BURIED

CLEAN EXIST. DITCH BOTH SIDES OF CULVERT

NEW LIGHT POLE

COND. WALK

PROPOSED DWELLING
LOWER LEVEL

1,250 GAL. SEPT-C TANK DUAL CHAMBER

12'x37' SANDFILTER

DOWNSTREAM DIVAT TRENCHES
3 TRENCHES
52 EACH
BOTTOM OF TRENCHES NO DEEPER THAN 6' BELOW ORIGINAL GRADE
TRENCHES FOLLOW CONTOURS

TEST PIT

EXIST. LAWN

EXIST. TREES AND BRUSH

STORAGE BUILDING

STORAGE BUILDING

PIN

TIE: 1639'± ALONG THE CENTERLINE OF RIDGE ROAD TO THE CENTERLINE OF LUDLOWVILLE ROAD

INVERT: 83.12

29.5'

15" CMP

NEW SETBACK LINE

S 83°44'00" E
258.45'

92.00'
S 16°42'36" W

N 16°42'36" W
292.92'

REMAINING LANDS OF DUTHIE
TAX MAP NO. 32-1-3

LEGEND:

- ● EXISTING MONUMENT AS SHOWN
- ○ SET 5/8" REBAR AND SURVEY CAP
- ø UTILITY POLE
- R.O. REPUTED OWNER
- E/T/TV— OVERHEAD UTILITIES

NOTES:

1. VERTICAL DATUM ASSUMED.
2. ALL ELEVATIONS ARE IN FEET.
3. UNDERGROUND UTILITIES NOT SHOWN BY THIS SURVEY.

UTILITY PLAN
1"=20'-0"

NOTE:
SITE PLAN PREPARED FROM SURVEY PREPARED BY BRIAN KLUMP NYS LS# 050360 ON JULY 8, 2014

NORTH

0 10' 40'
5' 20'
GRAPHIC SCALE

PROPOSED DUPLEX
WILLIAM DUTHIE
RIDGE ROAD, LANSING, NY

GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850
TEL: 607-257-8348

PROJ.NO: 14-21

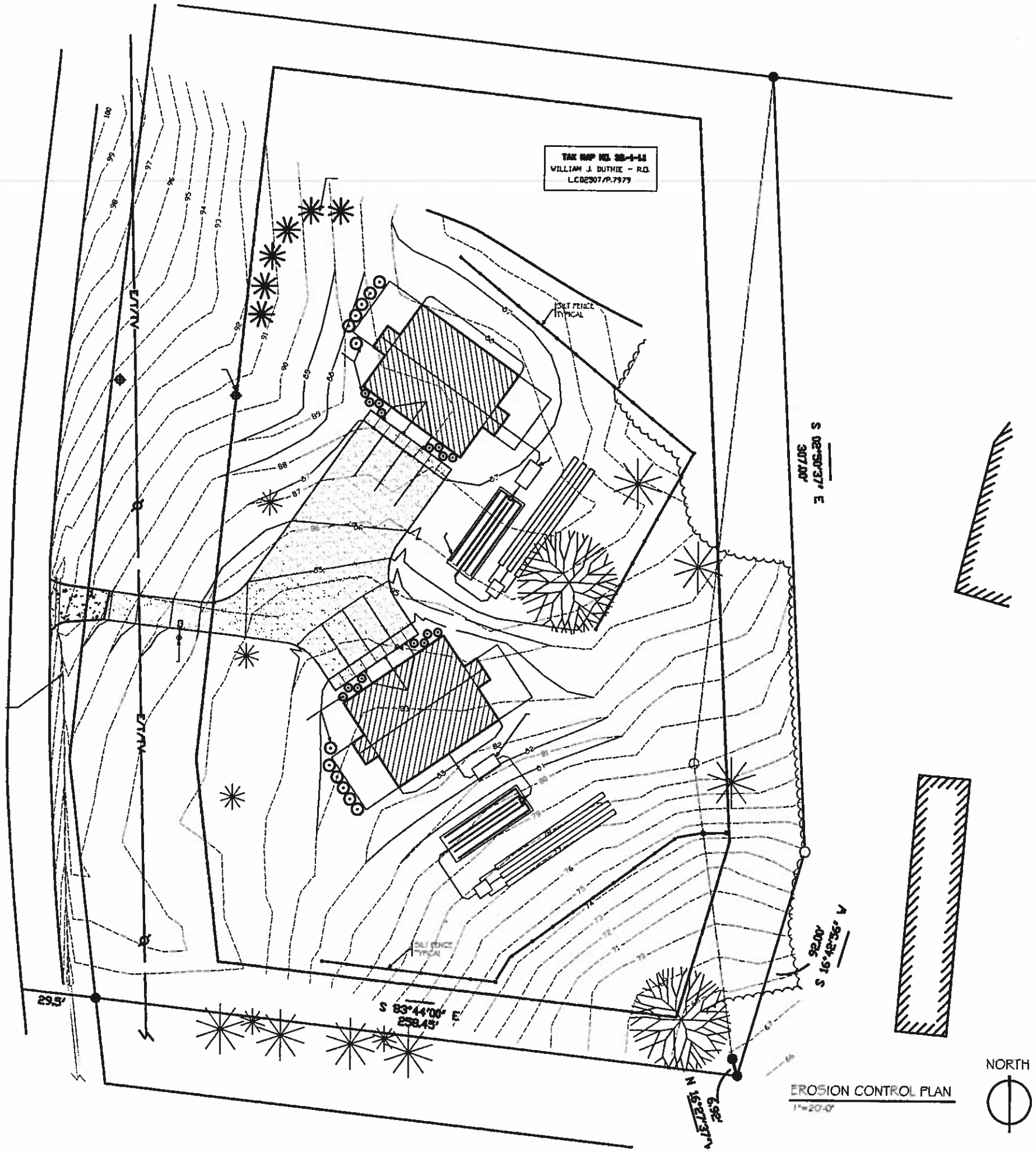
SCALE: AS NOTED

DRAWN: BREUHAUS

DATE: 30 SEPT 2014

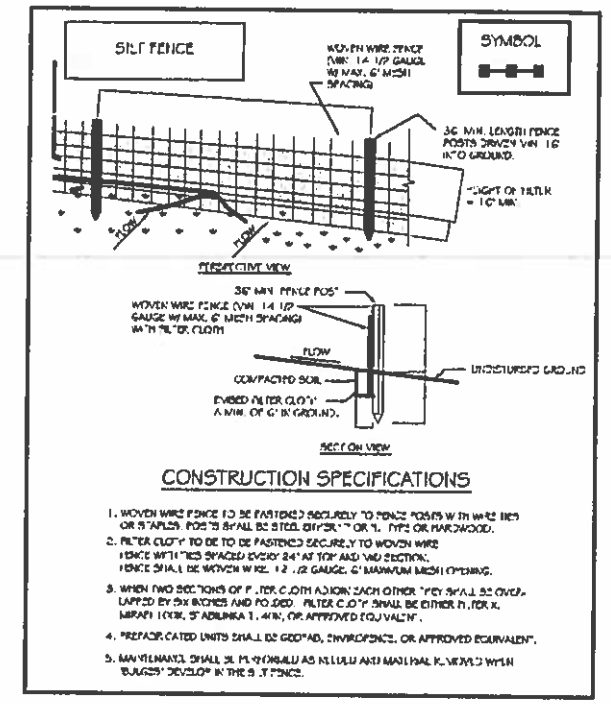
UTILITY PLAN

SITE-3



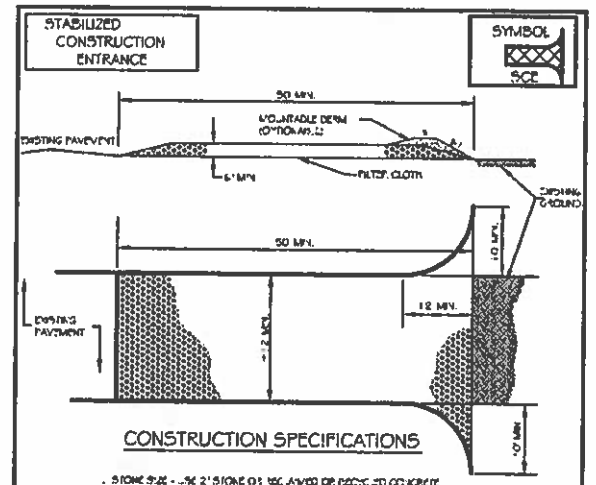
EROSION CONTROL PLAN
1"=20'-0"

NORTH



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN, EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 140N, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN TWO (2) INCHES.
4. WIDTH - TWELVE (12) FOOT MIN., BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE VEHICLES ENTER OR LEAVE THE SITE, TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. TEMPORARY CONSTRUCTION ENTRANCES, DRIVES AND TEMPORARY ACCESS PLANS SHALL BE SUBJECT TO THE APPROVAL OF THE APPROPRIATE AUTHORITIES.

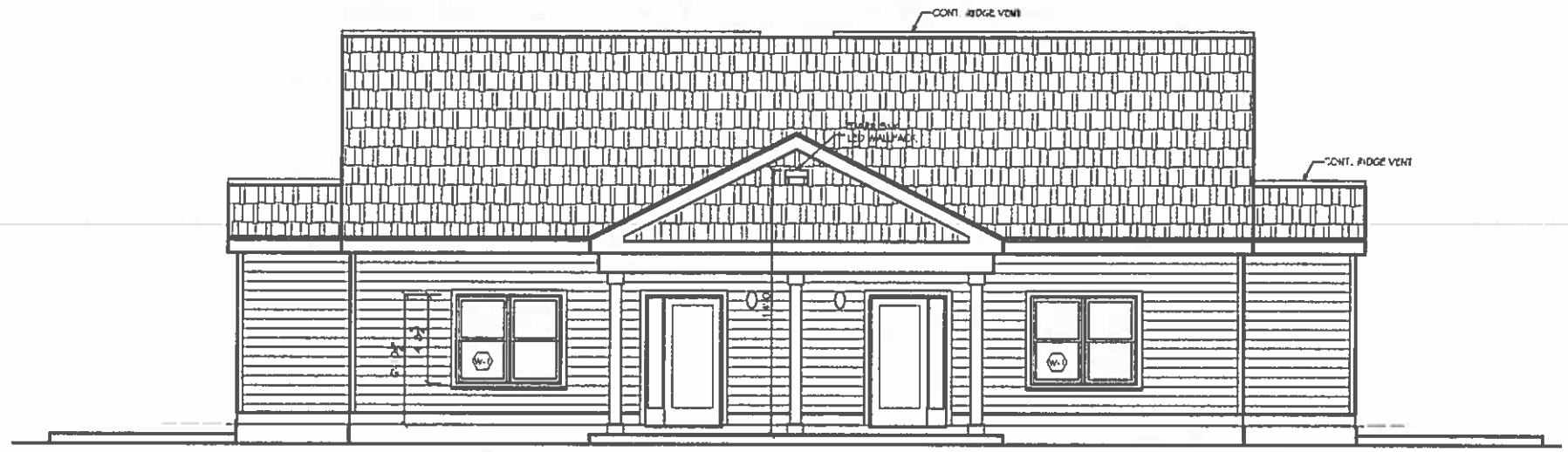
PROPOSED DUPLEX
WILLIAM DUTHIE
RIDGE ROAD, LANSING, NY

GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850
TEL: 607-257-8348

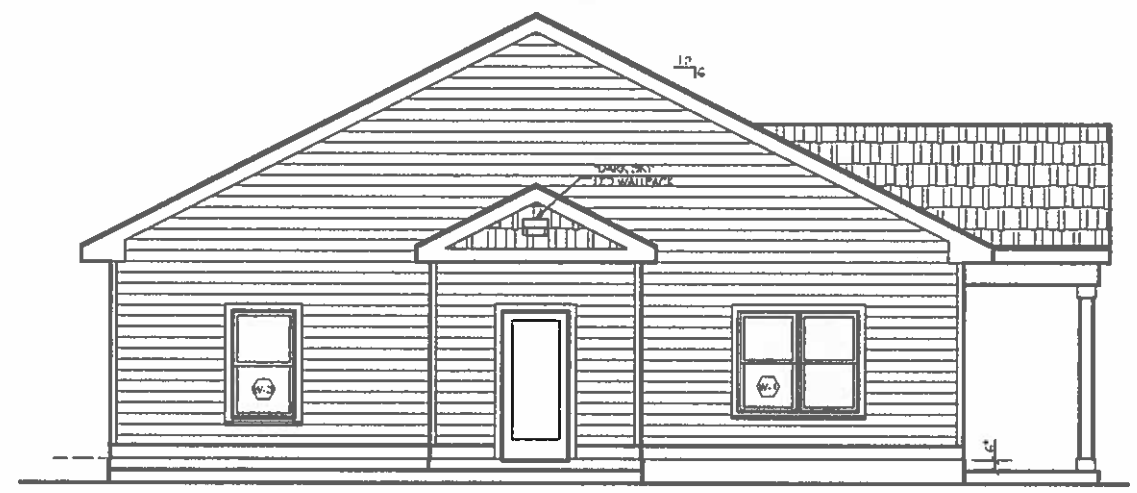
PROJ.NO:	14-21
SCALE:	AS NOTED
DRAWN:	BREUHAUS
DATE:	30 SEPT 2014

EROSION CONTROL PLAN

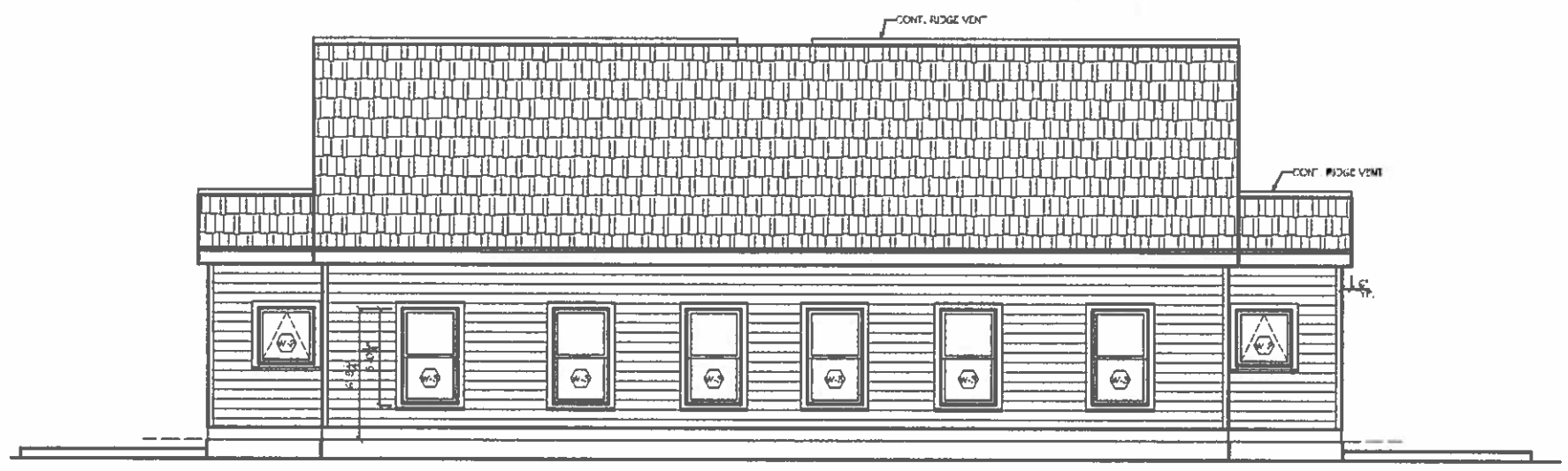
SITE-4



FRONT ELEVATION
1/4"=1'-0"



SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

PROPOSED DUPLEX
WILLIAM DUTHIE
RIDGE ROAD, LANSING, NY

GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850
TEL: 607-257-8348

PROJ.NO: 14-21

SCALE: 1/4"=1'-0"

DRAWN: BREUHAUS

DATE: 30 SEPT 2014

ELEVATIONS

A-2