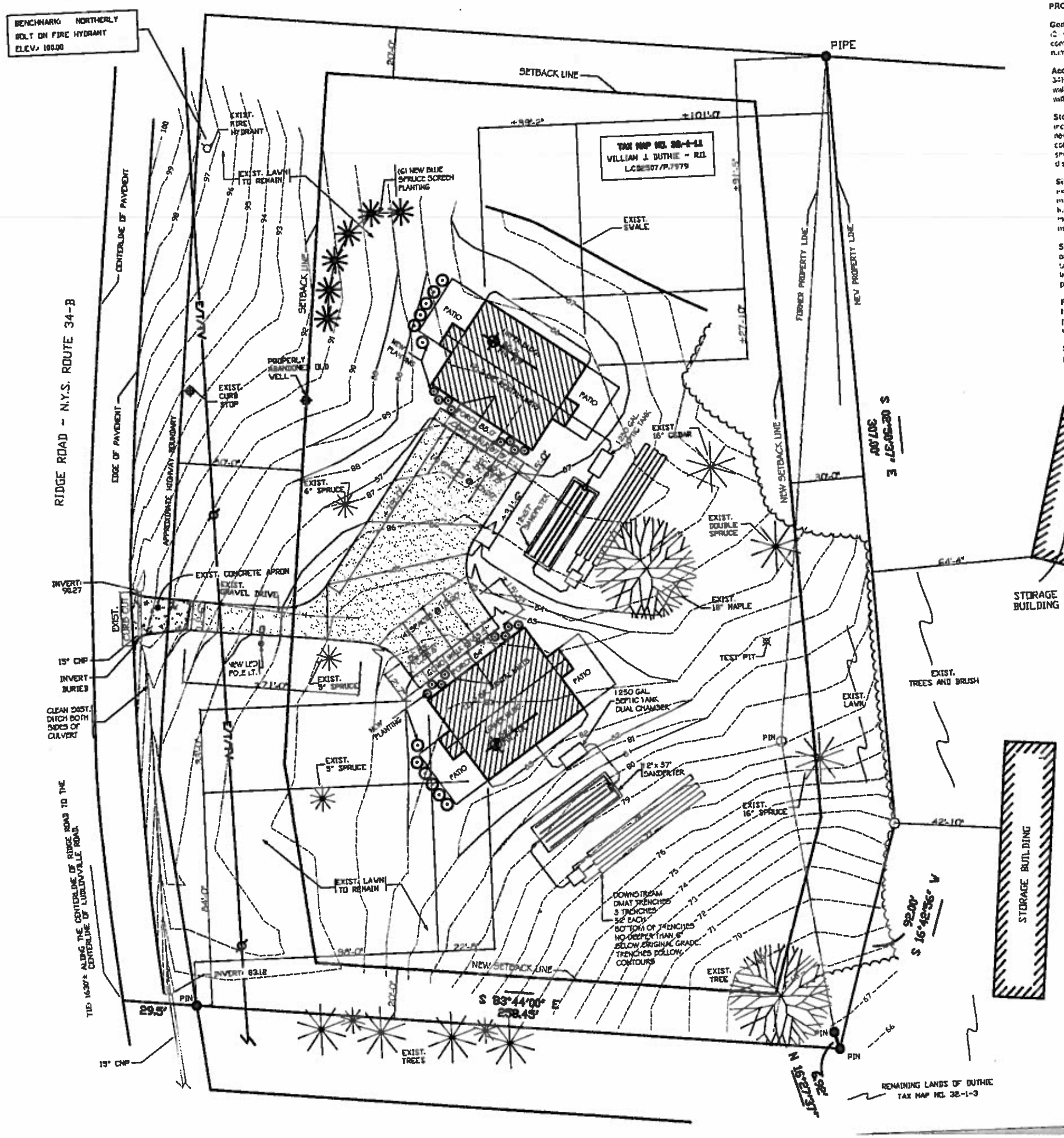


PROJECT DESCRIPTION.

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 2.38 acres and is immediately west of the 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 development will reuse the former concrete and stone driveway that is connected to Ridge Road (NYS Route 34B). Additional paved drive and parking will be added. A total of eight (8) parking spaces will be provided. A new concrete walk will connect the building to the street and each door. All drives, both new and existing, and parking areas 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 re-grading around the site. Since the affected area is less than one acre (43,560 s.f.) a complete SWPPP is not needed. We will install silt fencing along the downside of the lot as well as protect existing drainageways. We will provide cobble stone since at the site access point to limit construction silt to contaminate Ridge Road. Site drainage will continue to sheet across the site and, as-of-right, on adjacent lots as currently happens. The building roofs will drain to gutters that will discharge to daylight. Finally, the crawl space foundation sump will will be drained 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 manifold and will serve each building. The frame will not originally served the mobile home and will be abandoned and capped. No taps will be made to it. A new water system will be installed for each building. The details are shown on the Drawings. Electric, phone and cable TV will be run underground to each building from the existing utility pole located along Ridge Road. Each rental unit will have their own electric meter. In addition, a house meter will be installed for the lower unit for landlord loads.

Site Lighting: A new LED pole light will be installed along the driveway. A dark sky LED wallpack will be installed in the back end of each building entrance. This fixture will provide light to the parking areas in front of each unit. The pole light and two building main entrance wallpacks 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 wallpack will be installed above the door leading to the patio to provide supplemental light for nighttime patio use. These lights will powered by the Tenants panels.

Plantings: Most of the existing trees located on the site will be preserved. In addition six blue Spruce will be planted to help screen the upper unit from Ridge Road. Each unit will have planting areas consisting of bushes and an perennials planted adjacent the rear of each building and patio area. The existing lawn areas will by and large be maintained. The existing lawn in the area adjacent the unit 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 bump-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.

NORTH

PROPOSED SITE PLAN

1"=20'-0"

NOTE:
SITE PLAN PREPARED FROM SURVEY PREPARED BY BRIAN KLUMP NYS LS# 050350 ON JULY 8, 2014

0 10' 40'
5' 20'
GRAPHIC SCALE

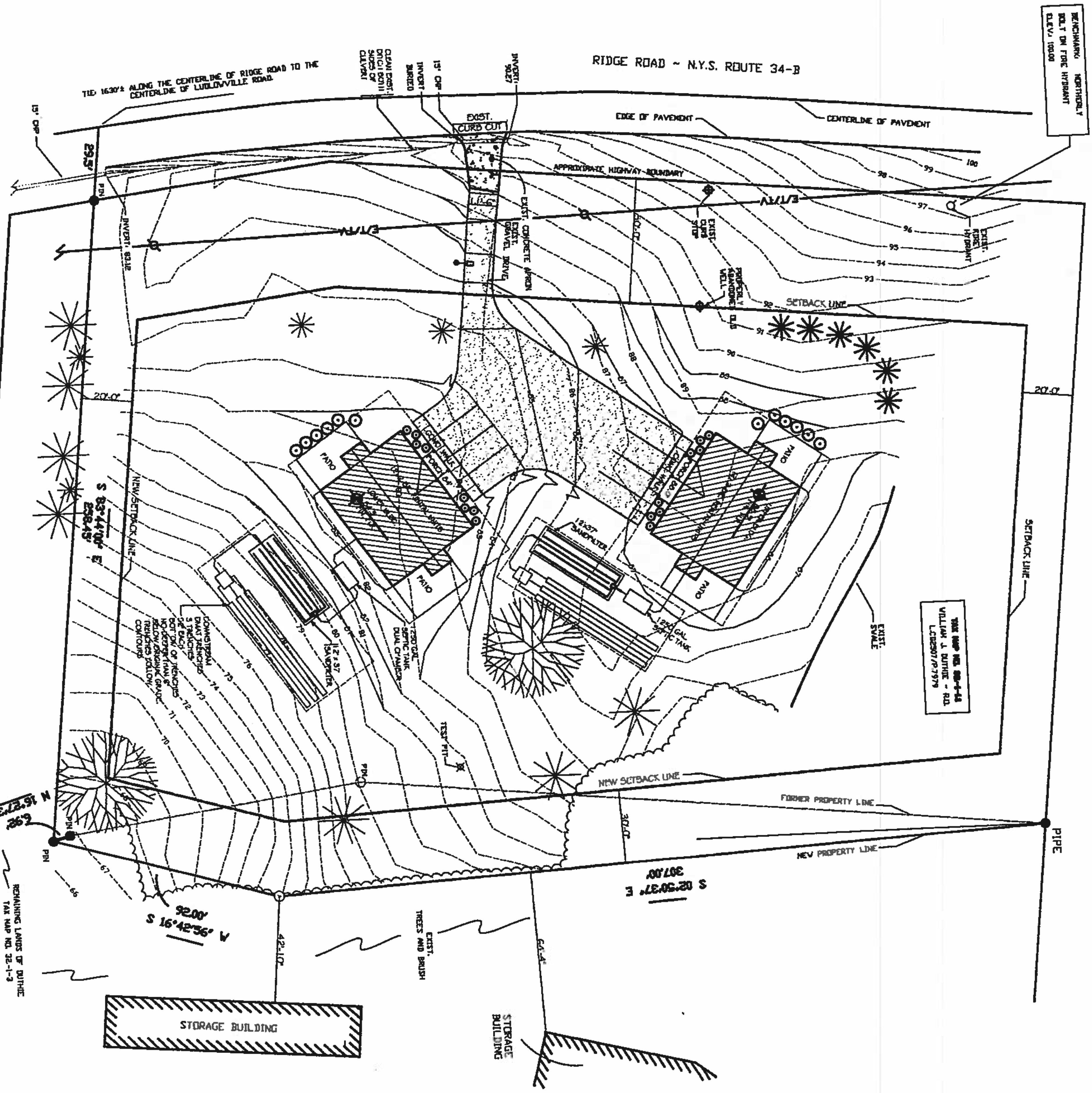
PROPOSED DUPLEX
WILLIAM DUTHIE
RIDGE ROAD, LANSING, NY

GEORGE W. BREUHAUS, ARCHITECT
850 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850
TEL: 607-257-6348

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

PROPOSED SITE PLAN

SITE-1



PROPOSED SITE PLAN - DISTURBED AREAS

1"=20'-0"

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	2,036 S.F.
LOWER SEPTIC	2,400 S.F.
REWORKED GRADING	±10,000 S.F.
TOTAL DISTURBED AREA	±27,136 S.F.

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.

NOTE:
SITE PLAN PREPARED FROM SURVEY PREPARED BY BRIAN KLUMP NYS LS# 050300 ON JULY 8, 2014

0 5' 10' 20' 40
GRAPHIC SCALE

NORTH

PROPOSED DUPLEX
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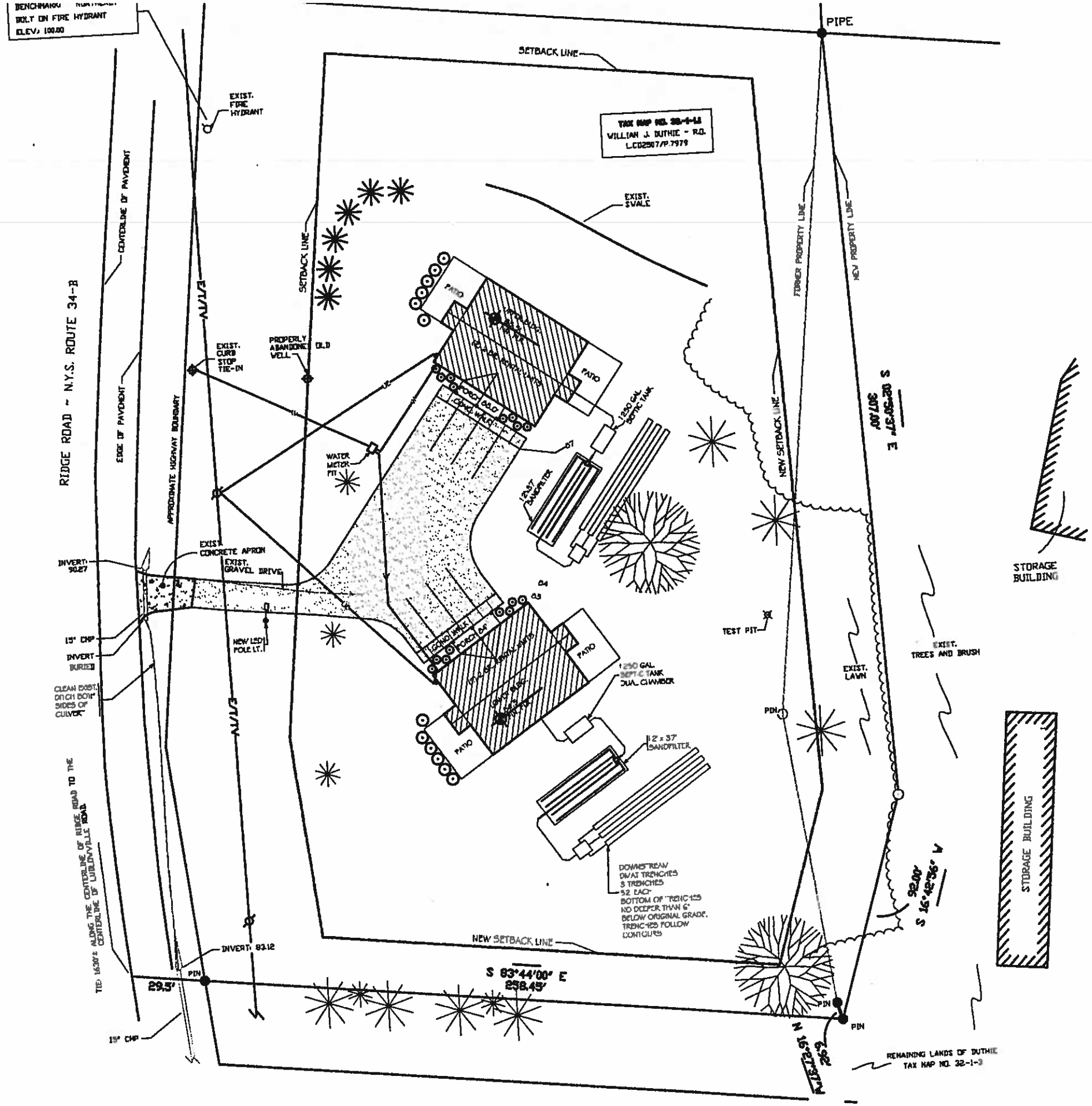
PROJ.NO: 14-21
SCALE: AS NOTED
DRAWN: BREUHAUS
DATE: 30 SEPT 2014
PROPOSED SITE PLAN-DISTURBED AREAS

SITE-2



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.

UTILITY PLAN

1"=20'-0"

NOTE:
SITE PLAN PREPARED FROM SURVEY PREPARED BY BRIAN KLUMP NYS LS# 050380 ON JULY 6, 2014

NORTH

0 10' 40'
5' 20'
GRAPHIC SCALE

PROPOSED DUPLEX
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PROJ.NO: 14-21

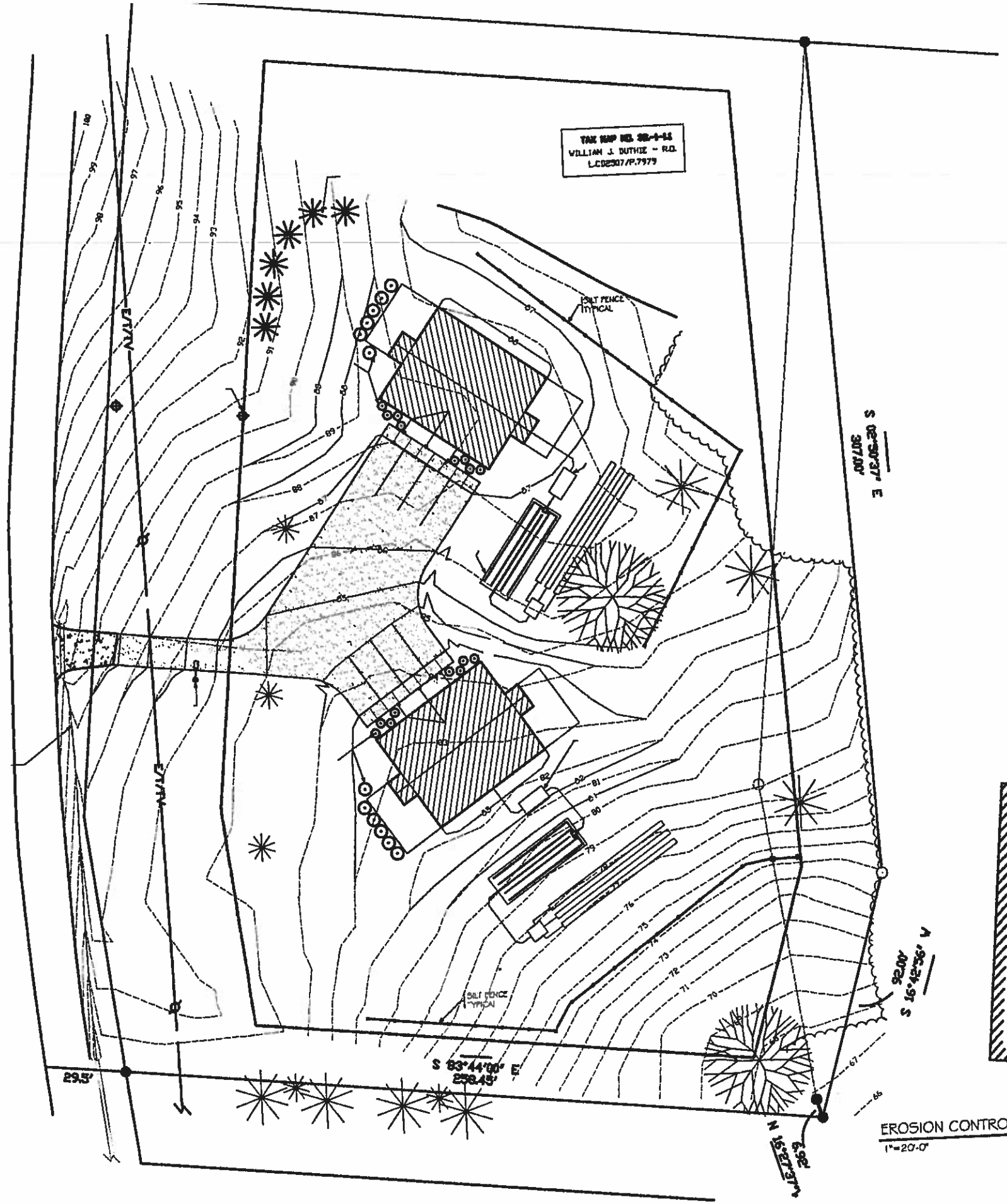
SCALE: AS NOTED

DRAWN: BREUHAUS

DATE: 30 SEPT 2014

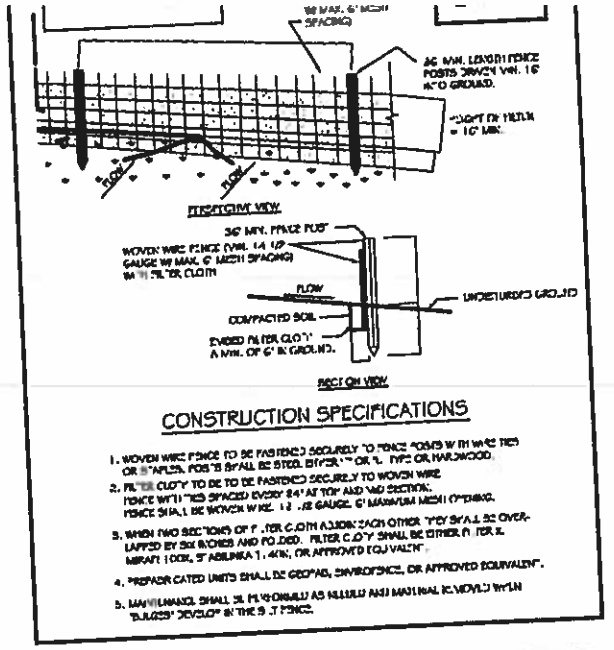
UTILITY PLAN

SITE-3



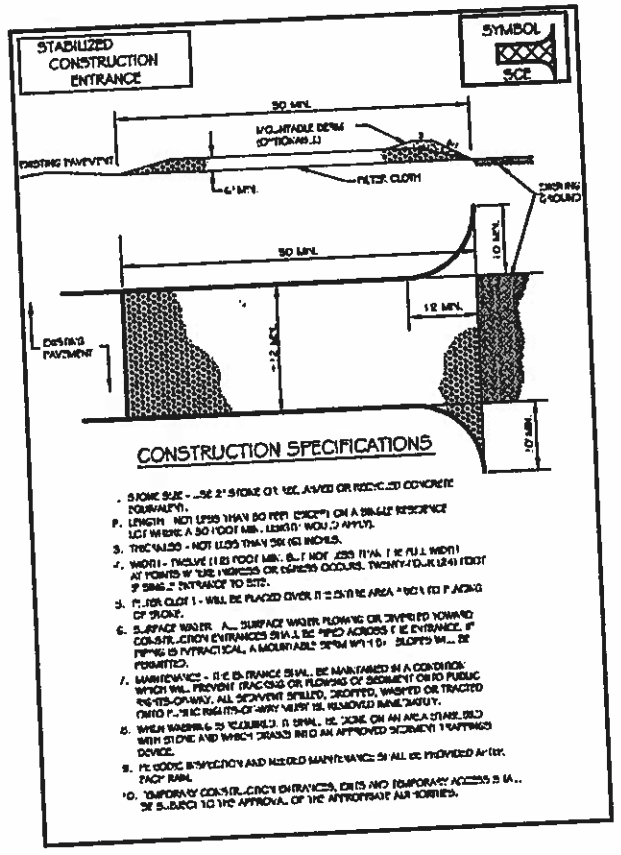
EROSION CONTROL PLAN
1"=20'-0"

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 L 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 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 1100N, 5" ADBUNA T-140N, 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 MIN. LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MIN. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE VEHICLES ENTER OR EXIT OCCURS. 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 TRACKED 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, EXITS AND TEMPORARY ACCESS SHALL BE SUBJECT TO THE APPROVAL OF THE APPROPRIATE AUTHORITIES.

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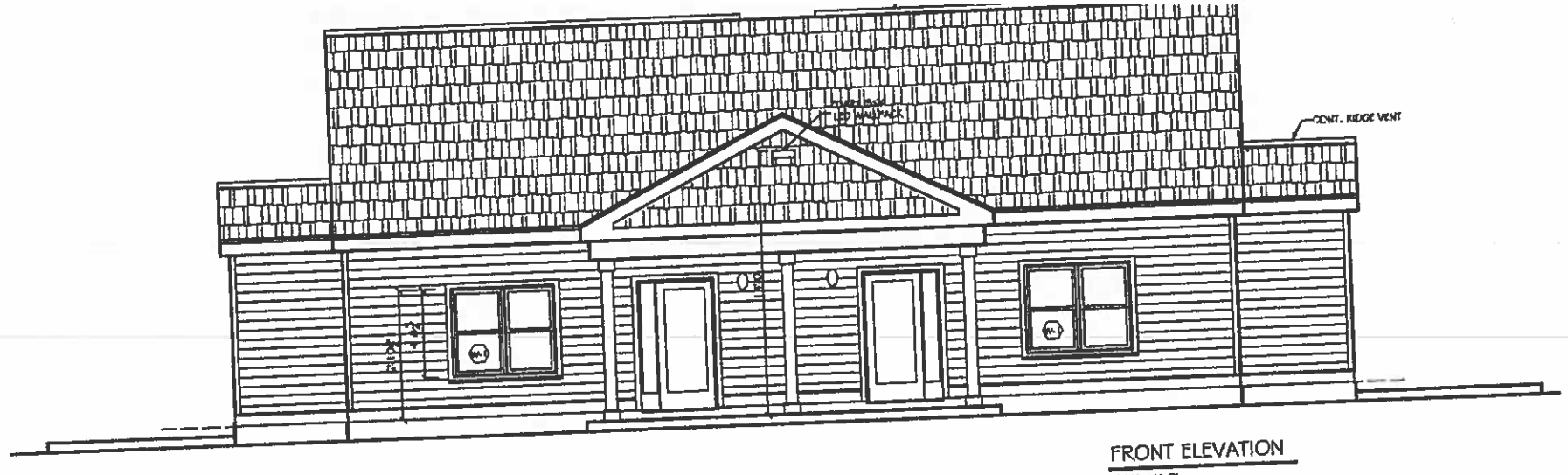
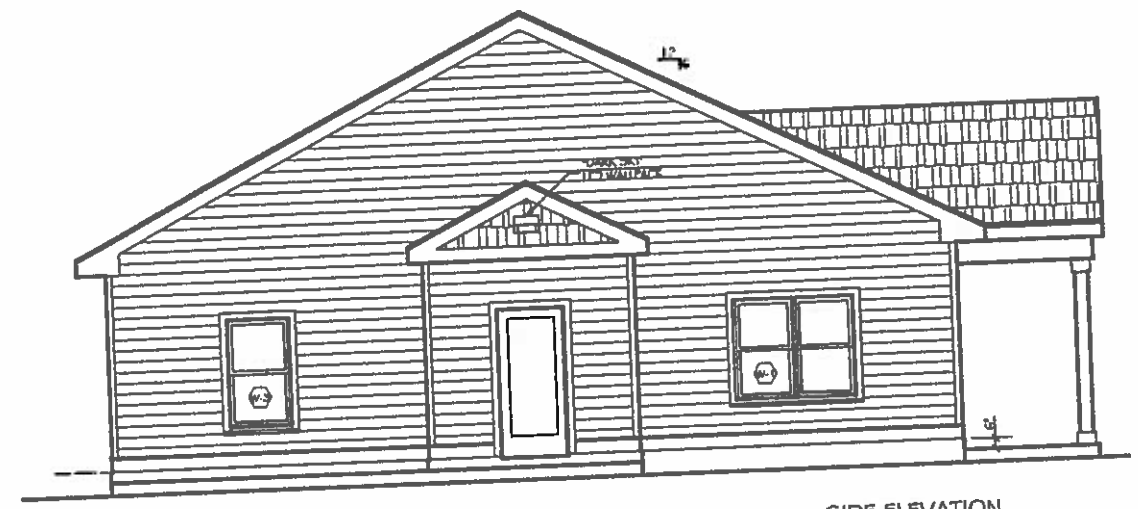
EROSION CONTROL PLAN

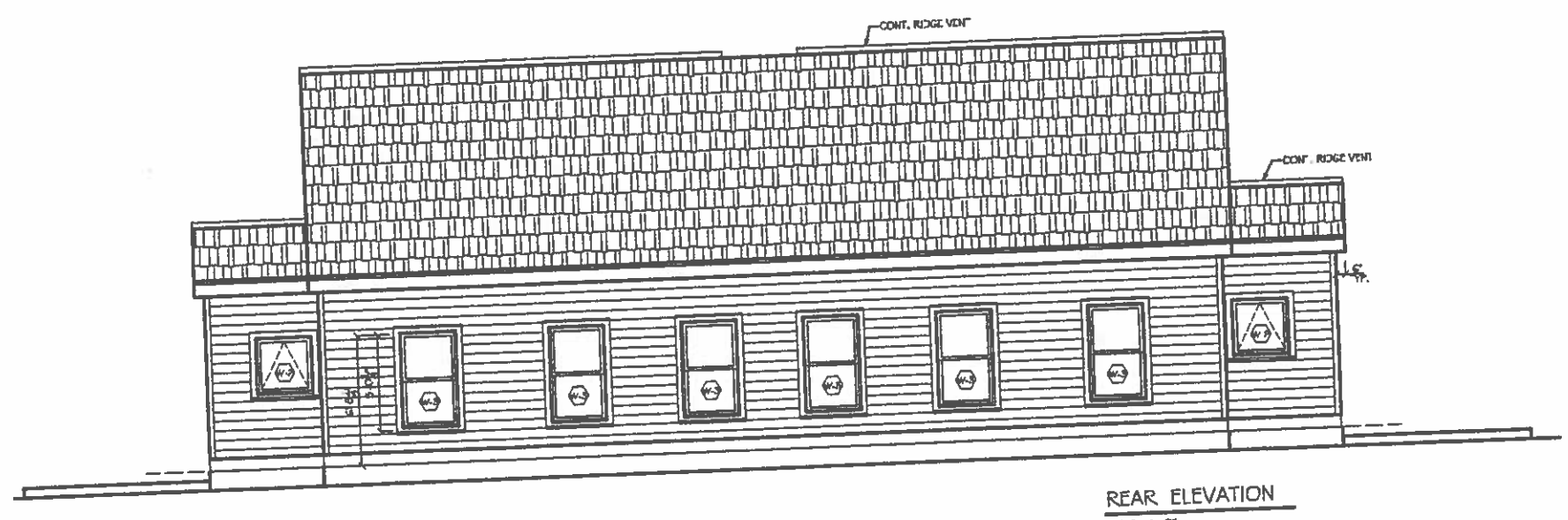
SITE-4



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



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



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

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PROJ.NO: 14-21

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

DRAWN: BREUHAUS

DATE: 30 SEPT 2014

ELEVATIONS

A-2