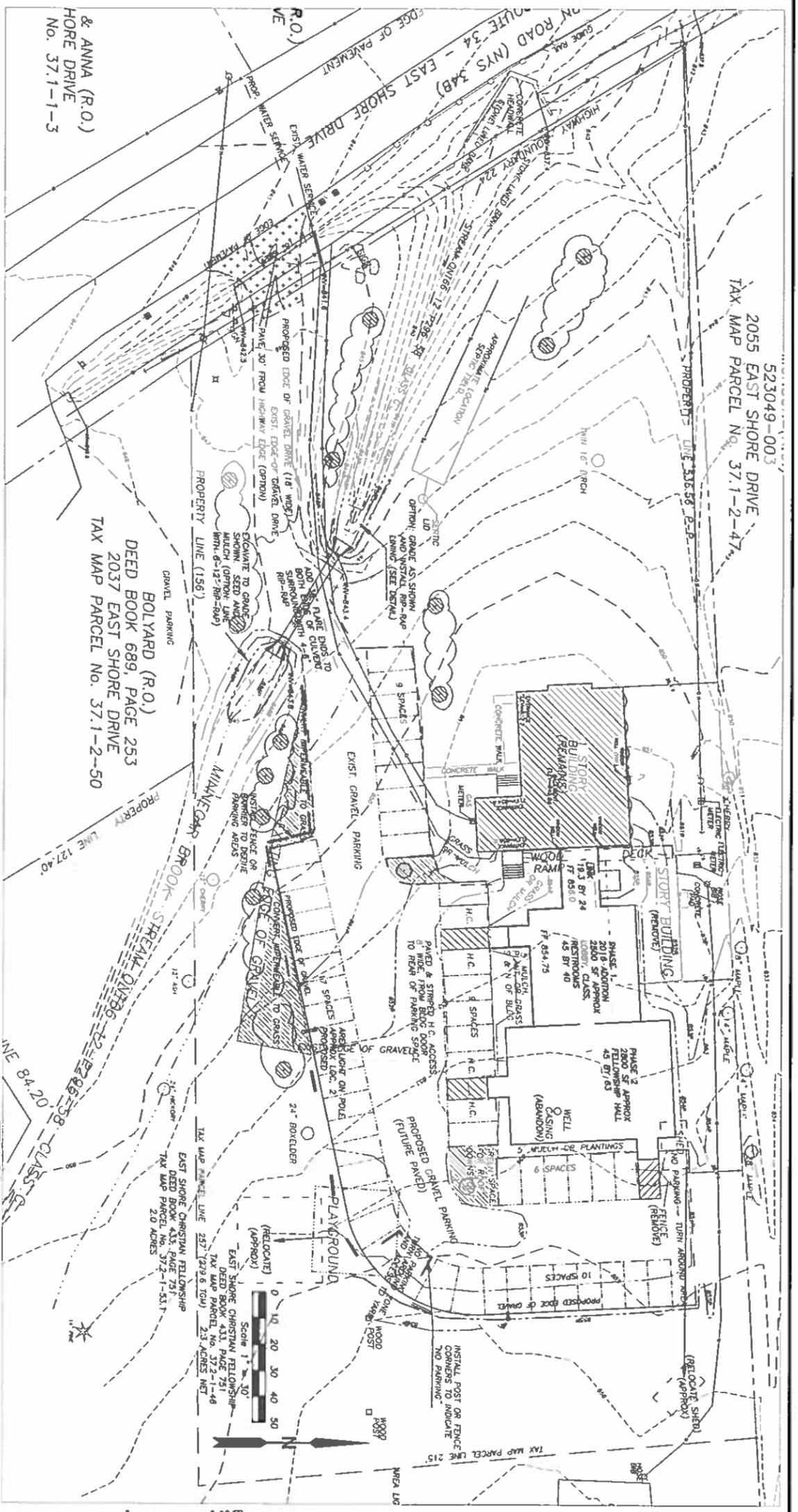


523049-003
2055 EAST SHORE DRIVE
TAX MAP PARCEL No. 37.1-2-47



& ANNA (R.O.)
HORE DRIVE
No. 37.1-1-3

BOLYARD (R.O.)
DEED BOOK 689, PAGE 253
2037 EAST SHORE DRIVE
TAX MAP PARCEL No. 37.1-2-50

SOILS INFORMATION: USGS Web Soil Survey indicates two soil types on the property: Oad Silt Loam, 0-6% slope (Oad) and Lansing Gravelly Silt Loam, 3-6% slope (Lbg), both non-hydric. Oad is a hydrologic soil group (HSG) C/D, Lbg is in HSG B. Typical profile Oad: 0-14" silty loam; 14-24" silty clay loam; 24-60" gravelly loam; more than 80% to restrictive feature but 8-18" to seasonal ground water.

SITE PLAN IS BASED ON "TOPOGRAPHIC MAP" PREPARED BY DARIN BROOK, L.S., OF TG MILLER, P.C. DATED 8/21/15. SITE BOUNDARY DIMENSIONS BASED ON PREVIOUS SURVEYS. PROPOSED SITE WORK BY ANDERSSON, P.E. 2016. PROPOSED WATER SERVICE AND BUILDING DETAILS BY OTHERS.

NOTES FROM T. G. MILLER SURVEY:
1.) HORIZONTAL DATUM OF MAPPING IS APPROXIMATE. HAD AT AND VERTICAL DATUM IS APPROXIMATE. MONDRA PER THE TOMPKINS COUNTY GPS CONTROL NETWORK.
2.) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ABOVE GROUND STRUCTURES AND ANY MARKINGS PROVIDED BY THE UTILITY AUTHORITY. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
3.) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
4.) OUTLINE OF BUILDINGS SHOWN HEREON ARE THE FINAL FOOTPRINTS AND ARE SUBJECT TO VERIFY BUILDING DIMENSIONS PRIOR TO DESIGN OR CONSTRUCTION.

LIGHTING PLAN:
• LIGHTING ON THE EXISTING BUILDING WILL REMAIN.
• LIGHTING ON THE NEW BUILDING(S) WILL BE INSTALLED BELOW DOOR OVERHANGS OR RECESSES.
• PARKING LOT LIGHTING WILL BE PROVIDED IF FUNDS PERMIT. 2 LUMENAIRES ON 25' TALL OR LESS POLES ON CONCRETE BASE. ALED 2150 (50W, 3000 LUMENS) BY RAB LIGHTING (OR EQUIVALENT), APPROVED BY THE INTERMUNICIPAL DARK SKY ASSOCIATION AS FULL CUTOFF, FULLY SHIELDED LUMENAIRES. LOCATIONS SHOWN ARE APPROXIMATE.
• NO EXTERIOR LIGHTING WILL BE DIRECTED UPWARD.
LANDSCAPING PLAN:
• FINISH GRADE ALL DISTURBED AND SOIL STOCKPILE AREAS AND ESTABLISH GRASS SO THAT THE YARD CAN BE MAINTAINED AREAS IDENTIFIED FOR TREES, SHRUBS OR FLOWERS SHALL BE FINISH GRADED AND MULCHED OR SEEDED UNTIL PLANTED.
• EXISTING FOUNDATION PLANTING, SHRUBS AND TREES TO REMAIN UNLESS THEY MUST BE REMOVED TO CONSTRUCT THE NEW BUILDING(S) AND PARKING.
• NO TREES OR SHRUBS TO BE PLANTED WITHIN THE DOT HIGHWAY PROPERTY.
• CONVERT PORTIONS OF THE EXISTING PARKING (AS SHOWN) INTO GREEN SPACE TO CREATE A BUFFER TO THE STREAM AND TO MAKE PARKING MORE EFFICIENT.
• PLANT BARRIERS TO DEFINE THE PARKING AREA, ESP. ALONG THE STREAM AND ACCESS TO THE REMAINING LAND. BARRIERS SHALL NOT BLOCK VISIBILITY. HORIZONTAL RAIL OR BOARD FENCE, BOLLARDS OR CURBS ARE ACCEPTABLE. THE BARRIERS NEED NOT COMPLETELY SURROUND THE PARKING AREA BUT SHOULD BE STRATEGICALLY PLACED TO DEFINE THE AREA. A SIGGESTED MINIMUM IS SHOWN.
• PROVIDE 5' AREA ALONG EAST AND SOUTH SIDES OF NEW BUILDING FOR PLANTING OF LOW SHRUBS OR FLOWERING PLANTS. THIS AREA MAY INSTEAD BE COVERED WITH GRASS, WOOD MULCH OR AGGREGATE (STONE).
• TREE PLANTING AREAS ARE SHOWN TO GENERALLY INDICATE WHERE SUCH PLANTINGS MAY OCCUR. THE PLAN IS NOT MEANT TO LIMIT THE NUMBER OR LOCATION OF TREES PLANTED, EXCEPT WITH THE BROAD GUIDELINES NOTED.
• IMPROVEMENTS TO CURVE AND STREAM BANKS ARE NOTED ON SHEET 3.
• THERE IS EXCESS SOIL FROM EXCAVATION AFTER CONSTRUCTION IT MAY BE REMOVED TO AN APPROVED FILL SITE OR USED ON SITE TO CONSTRUCT BERMS BETWEEN THE PARKING AREA AND STREAM. KEEP BERMS LOW (3') COVERED WITH TOP SOIL AND WITH GENTLE SLOPES SO THEY CAN BE MOWED.
• PAVE DRIVEWAY ENTRANCE (IF FUNDING ALLOWS).
• PAVE AND STRIPE PARKING AREA (IF FUNDING ALLOWS).
• SOME OTHER LANDSCAPING COMPONENTS, (ESP. TREE PLANTING AND PARKING DEFINITION) ARE OPTIONAL AND WILL DEPEND ON FUNDING.
• SEE SHEET 2 FOR DETAILS

SITE COVERAGE (50 FT UNLESS NOTED OTHERWISE)			
	EXISTING	PROPOSED	NOTES
MAIN BLDG	2900	2900	NO CHANGE
AUX BLDG	1300	0	REMOVED
PHASE I BLDG	0	2500	APPROX
PHASE II	0	2800	APPROX
TOTAL BLDG	4200	8200	INCREASE 4000
WALKS	830	400	
DRIVE & PARKING	16,600	22,300	INCREASE 9 SPACES
TOTAL	21,630	30,692	INCREASE 9002 SF
% COVERAGE (0.50 A)	21.7%	30.4%	
% COVERAGE PARCEL -46 (2.3 A)			
% COVERAGE PARCELS 46 + 53.1 (4.3 A)	12%	16%	

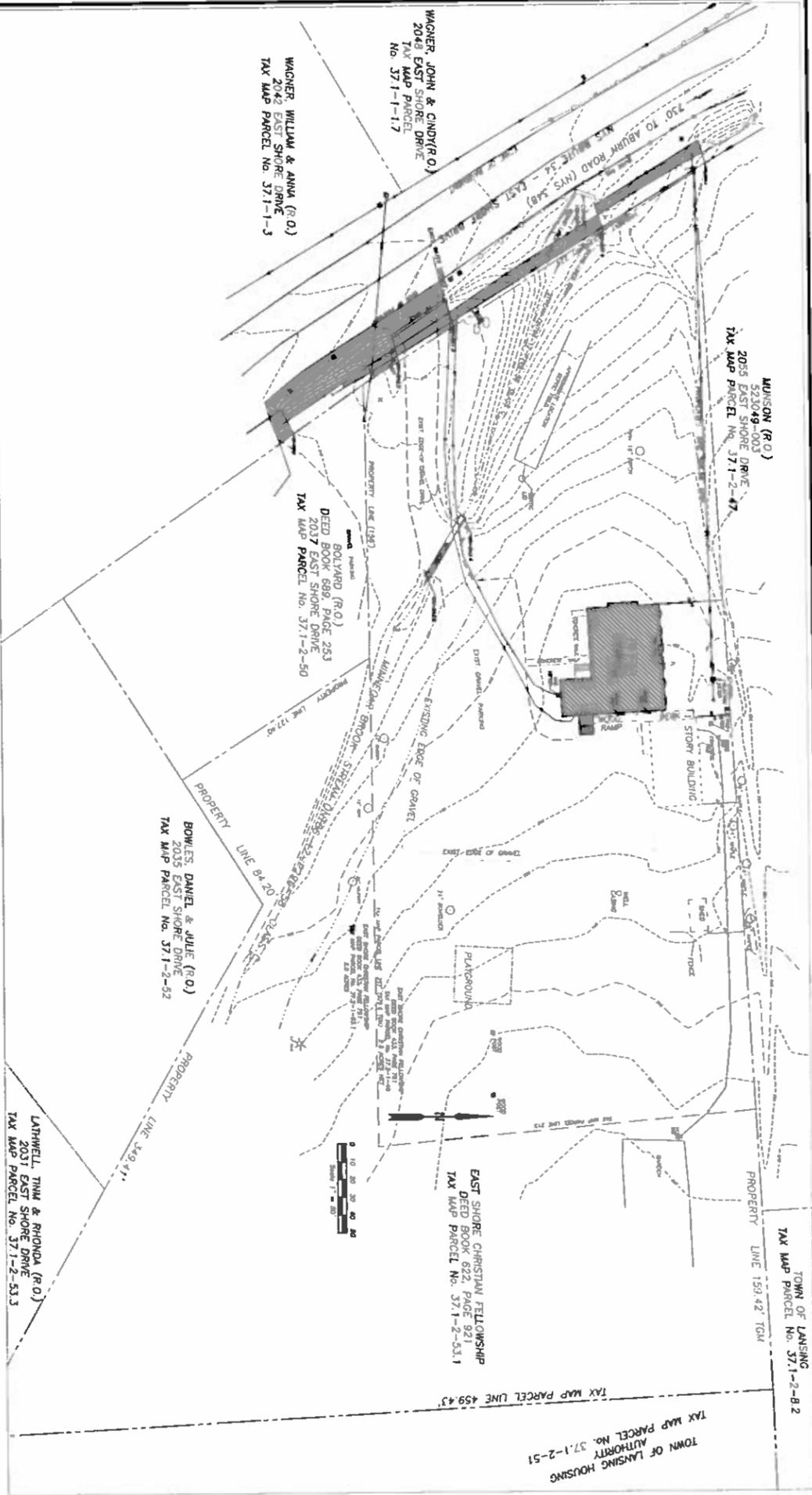
SECTION 503, SCHEDULE I OF LAND USES INDICATED CHURCH, PLACE OF PUBLIC WORSHIP AND RELATED FACILITY IS PERMITTED WITH SITE PLAN		SEC 504, SCHEDULE II REQUIREMENTS		SEC 504, SCHEDULE III REQUIREMENTS	
Building Type	Minimum Lot Area Water	Min Road Frontage	Min Yard Set Back	Maximum Bldg Height (not incl spire, etc.)	Min Open Space
Non-res Public	Subject to SP/SC (0.5A by TCHD)	None	10' or less with Site Plan Approval	35'	20%
Non-res Identical	2.3A parcel 37.1-2-46; 2A parcel 53.1	224'	10' or less with Site Plan Approval	22.5' Ph I 118'	1 per 4 seats in Church (42, 2 HC)
Proposed Addition	No Change	No Change	34' Phase I 25' Phase II	22.5' Ph I 118'	1 per 7 seats (51, Church 44, 2 HC)

2049 EAST SHORE DRIVE SITE PLAN for East Shore Christian Fellowship, Town of Laming, Tompkins County, New York
Project A15 - 105
John M. Andersson, P.E.
NYSPE #015810
1 Woodland Road
Ithaca, NY 14850-7096
Voice & Fax 607-539-7096
J.Andersson@Edyn.com
Scale 1" = 30' or as noted
Date: May 18, 2016
Sheet No. 1 of 3

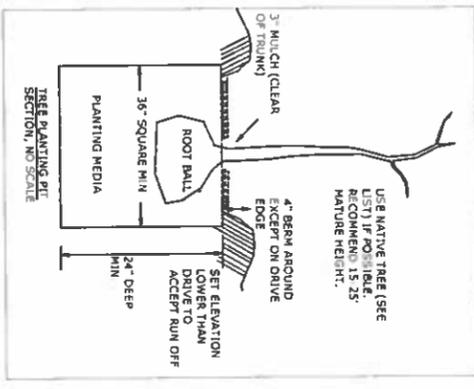


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Sheet Title: S-1 Site Plan (Proposed Development)
Sheet No. 1 of 3



SOIL RESTORATION
 Soil restoration is required to restore the soil porosity where soils have been disturbed and compacted during construction, but restoration also applies to the existing parking areas that will become green spaces.
 At least the upper 12" of soil will be examined and loosened if necessary to restore permeability.
 Soil can be loosened by an excavator's bucket teeth, lifted up and redeposited, or other methods. The site is too small to use a large deep ripper machine.
 Final test for permeability will be to hand push a 3/8" smooth rod into the ground after topsoil placement. The depth of penetration should be 12". Tests prior to placement of topsoil should be done, penetrating at least 8".



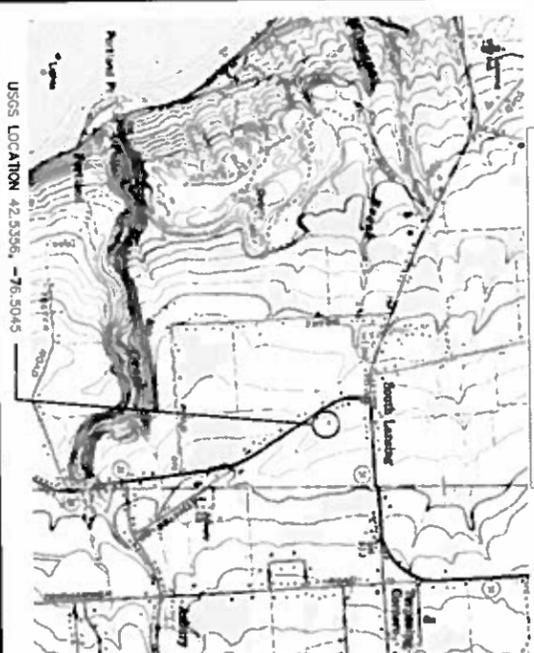
Suggested Trees for Planting
 Oak-Hickory Forest: Forest trees not producing messy fruit or nuts.
 Serviceberry (Shadblow): Mature Height 10-25' Mature Spread 15'
 Hackberry: Mature Height 40-60' Mature Spread 25-45'
 White Pine: Mature Height 50-80' Mature Spread 20-40'
 Sugar Maple: Mature Height 60-75' Mature Spread 40-50'
Other Native Species
 Witch Hazel: Mature Height 16' Mature Spread 16'
 Flowering Dogwood: Mature Height 15-25' Mature Spread 20-25'
 River Birch: Mature Height 40-70' Mature Spread 40-60'
 Other trees or tall shrubs native to the US could be used.
 Avoid non-native species.
 Keep trees approx mature height away from buildings.

DECOMMISSIONING THE EXISTING WELL

The existing well must be abandoned and decommissioned before a building is constructed above it.
Regulatory Requirements:
 From Appendix S-A, New York Sanitary Code (10 NYCRR 5-1.4) (10 State Standard) 3.2.5.14 Well abandonment:
 a. Test wells and ground-water sources which are not in use shall be sealed by such methods as necessary to restore the contributing geological conditions which existed prior to construction or as directed by the appropriate regulatory agency.
 b. Wells to be abandoned shall:
 1. be sealed to prevent undesirable exchange of water from one aquifer to another,
 2. preferably be filled with neat cement grout,
 3. have fill materials other than cement grout or concrete, disintegrated and free of foreign materials, and
 4. when filled with cement grout or concrete, these materials shall be applied to the well hole through a pipe, tremie, or baffle.
 * Work to be done by DEC Registered Well Driller.
 The decommissioning of abandoned individual water supply wells can be difficult and dangerous. The services of a DEC registered well driller must be obtained for the procedure. A list of DEC http://www.dec.state.ny.us/web/dec/dew/driller_at.html

TOP SOIL PREPARATION AND SEEDING AND PLANTING

The purpose of preparing the subsoil layers is to establish grasses, legumes, vines, shrubs and trees to increase the attractiveness of the area and to protect the soil and plant resources.
 The topsoil sub-base will be prepared as described in Soil Restoration, then scarified to ensure topsoil adhesion. Topsoil shall be distributed to a uniform depth of at least 4" over the area. It will not be placed when it is partly frozen, muddy, or on frozen slopes or over ice, snow, or standing water. Topsoil will be promptly fertilized, seeded, and mulched.
 Topsoil shall have 6-20% stable organic matter; not less than 20% passing a #200 sieve but not more than 15% clay; less than 10% gravel; relatively free of stones over 1 1/2" in diameter, trash and noxious weeds. Soluble salts must be less than 500 ppm. Establish pH of 5.2 to 7.0.
 Seed mixture for recreation and lawn areas: 65% Kentucky bluegrass blend, 20% perennial ryegrass, 15% fine fescue. Apply at 3-4 pounds per 1000 square feet. Best time for seeding is spring until May 15 and fall after August 15.
 Seed mixture for temporary stabilization of soils is annual ryegrass applied at 0.7 pounds per 1000 sq ft; mulch as described below.
Fertilizing: apply as indicated by results from a soil test; or 1 pound nitrogen per 1000 sq ft using a complete fertilizer with a 2-1-1 ratio. For future fertilizing use no phosphorus. Hydroseeding with mulch is recommended, but straw or hay mulch is acceptable.
Mulching: Hay or straw mulch: dry dried; free of undesirable seeds and coarse material; apply at 90-100 pounds per 1000 sq ft (2-3 bales). Chop or anchor; replace if blown off by wind.
Other plants: Use native shrubs and trees for landscaping. Follow recommended guidelines for planting and mulching. The mulch layer should be standard landscape style, single or double-spread hardwood mulch or chips. The mulch layer should be well aged (stockpiled or stored for at least 12 months), uniform in color, and free of other materials such as weed seeds, soil, roots, etc. The mulch should be applied to a maximum depth of three inches. Grass clippings should not be used as a mulch material.
Native shrubs include: Witch Hazel, *Hamamelis virginiana*, Winterberry, *Ilex verticillata*, Arrowwood, *Viburnum dentatum*, Brook-side Alder, *Alnus serrulata*, Red-Osier Dogwood, *Cornus stolonifera*, Sweet Pepperbush, *Cedrus atlantica*, Swamp Rose (Rose Palustris), Silky Dogwood (*Cornus amomium*), River Birch (*Betula nigra*), Elderberry (*Sambucus canadensis*), and Common Spice Bush (*Lindera benzoin*).
Native trees include: Black Cherry (*Prunus serotina*), Blackgum (*Nyssa sylvatica*), Eastern Hemlock (*Tsuga canadensis*), Hackberry (*Celtis occidentalis*), Red Maple (*Acer rubrum*), Shadblow, Serviceberry (*Amelanchier canadensis*), Sweetgum (*Liquidambar styraciflua*), Tulip Tree (*Liriodendron tulipifera*).



LEGEND
 ● DRAINAGE NUMBER AS SHOWN
 ○ UTILITY POLE
 ○/H CONCRETE UTILITIES
 ○/V UNDEGROUND UTILITIES
 --- APPROXIMATE BOUNDARY LINE
 --- SMLZ
 --- CONTOUR (FOOT)
 ○/C COMMON (PROPOSED)
 ○/D DECIDUOUS TREE
 ○/E CONIFEROUS TREE
 ○/F TREE/SHRUB PLANNING AREA
 ○/G PROPOSED SAT FENCE
 ○/H PROPOSED PARKING DEFINITION (FENCE)
 ○/I UNDEVELOPED CONVERT TO GRASS
 ○/J NOT PARKING SPACES
 ○/K AREA DRAINING POLES

2049 EAST SHORE DRIVE SITE PLAN for East Shore Christian Fellowship, Town of Lansing tax parcel 371-2-46, County of Tompkins		Project A16 - 105
John M. Anderson, P. E. 1 Wooded Road Ithaca, NY 14850 Voice & Fax 607-539-7096 Cell 607-229-6100 LAndersonPE@yahoo.com	WARNING: It is a violation of Section 7209 of the New York State Education Law for any person to alter on or in this document in any way except an engineer who shall affix to the altered item their initials and the notation "altered by" followed by their initials and the date of such alteration, and a specific description of the alteration.	Date: May 18, 2016
Scale 1" = 50' or as noted	Sheet Title: S-2 LOCATION, EXISTING CONDITIONS and DETAILS	Sheet No. 2 of 3

