



April 21, 2015

Brent Cross, P.E.
Village of Cayuga Heights
836 Hanshaw Road
Ithaca, NY 14850

Re: Kendal at Ithaca Meadow Grading

Dear Brent:

Attached please find drawings and information regarding the placing and grading of spoils in the meadow at Kendal of Ithaca.

As you know, our site plan approval included locating approximately 16,000 cubic yards of excavated fill in the meadow. Excavation activities over the past months indicate that additional soil material will require removal from the site.

We have revised the grading plans for the meadow to include an additional 5,000 cubic yards of fill. As you can see from the diagrams included (L309), within the scale of the meadow, the visual impacts to this added material are minimal. In addition, the revised grades will not adversely impact the neighborhood watershed or current SWPPP (please see attached letter from T.G. Miller, P.C.).

We would like to attend the Planning Board meeting on April 27th to review the drawings and discuss this issue. We would request approval on the 27th to locate the additional soil material in the meadow.

Thank you,

A handwritten signature in black ink, appearing to read "Kimberly", with a long, sweeping horizontal line extending to the right.

Kimberly Michaels
Principal

T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

203 N. Aurora Street | Ithaca, NY 14850 | phone 607-272-6477 | fax 607-273-6322 | www.tgmillerpc.com

April 20, 2015

Mr. Brent Cross, P.E.
Village of Cayuga Heights
836 Hanshaw Road
Ithaca, New York 14850

Re: Kendal at Ithaca
Modified Meadow Grading

Dear Mr. Cross,

On behalf of Kendal at Ithaca and in support of the Site Plan Review application for the Modified Meadow Grading we are submitting to the Village the following comments for consideration at the April 27, 2015 Planning Board meeting.

The new grading plan accommodates 5,000 cubic yards of surplus soil within the meadow area in addition to the roughly 16,000 cubic yards previously approved. The increase in elevation at the highest point of the meadow will be 2 feet above the prior approved plan.

This additional grading activity does not alter the neighboring watershed boundaries and the increased elevation of the meadow has a negligible effect on the hydrology. Temporary erosion and sediment control measures already in place for the current meadow grading are still applicable and will be maintained until the disturbed soil is fully vegetated.

In conjunction with the meadow grading Kendal is also proposing to improve an existing swale located at the south edge of the meadow. This existing swale, which runs parallel to the property line of the Spruce Lane neighbors, has a shallow cross-section and is choked with vegetation. Kendal will be re-shaping the swale cross-section and lowering the invert to enhance drainage in the area and ensure that runoff captured from the meadow is conveyed to the existing downstream stormwater management practice.

Feel free to contact me with any questions.

Respectfully,



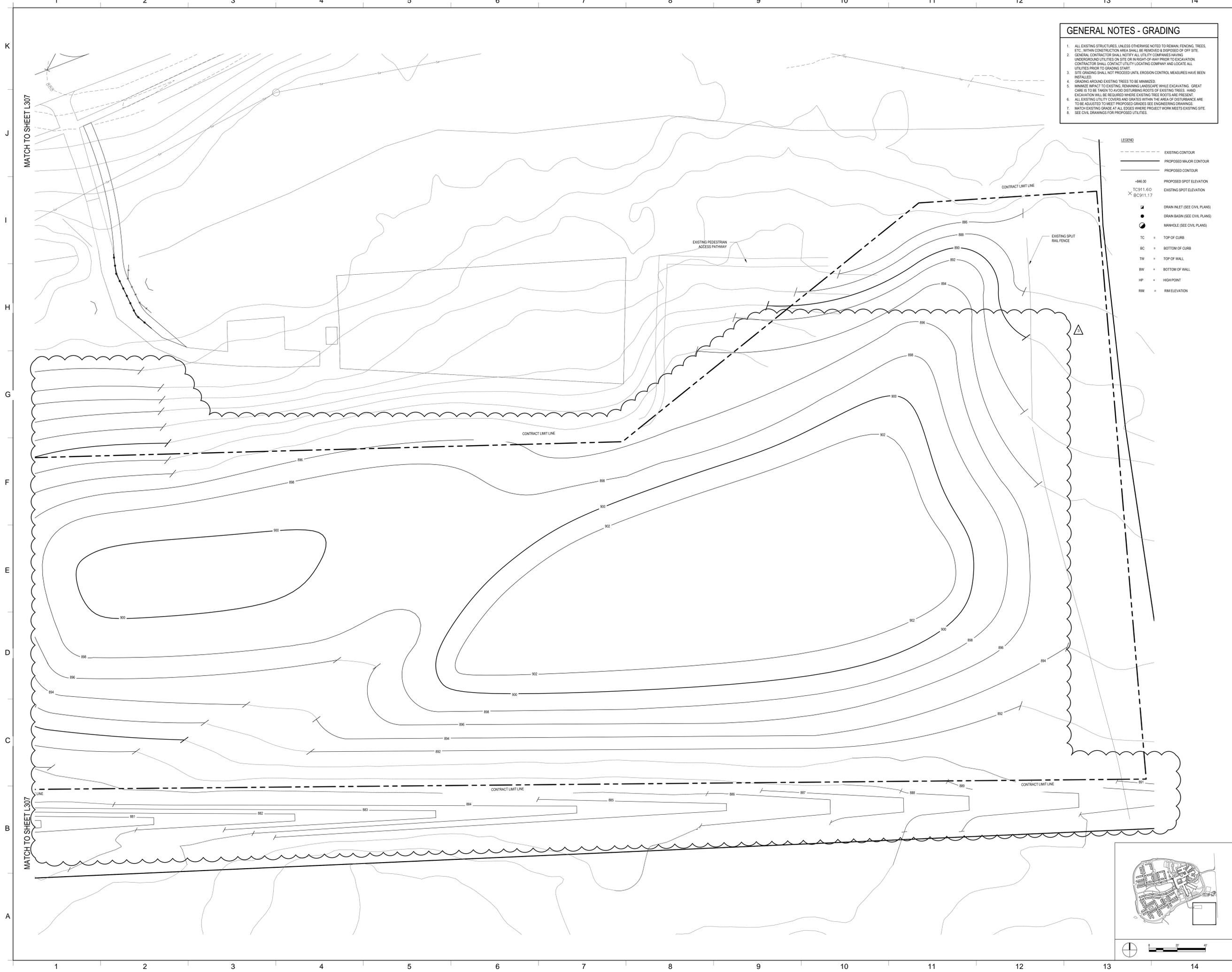
David A. Herrick, P.E.

Cc: S. Bailey, Kendal

David A. Herrick, P.E.
Frank L Santelli, P.E.
Andrew J. Sciarabba, P.E.

Steven R. Rowe, P.E.
Dondi M. Harner, P.E.
LEED A.P., C.P.E.S.C.

Lee Dresser, L.S.
Darrin A. Brock, L.S.
Edward D. Ripic, Jr., L.S.



GENERAL NOTES - GRADING

1. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE.
2. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. GRADING AROUND EXISTING TREES TO BE MINIMIZED.
5. MINIMIZE IMPACT TO EXISTING REMAINING LANDSCAPE WHILE EXCAVATING. GREAT CARE IS TO BE TAKEN TO AVOID DISTURBING ROOTS OF EXISTING TREES. HAND EXCAVATION WILL BE REQUIRED WHERE EXISTING TREE ROOTS ARE PRESENT.
6. ALL EXISTING UTILITY COVERS AND GRATES WITHIN THE AREA OF DISTURBANCE ARE TO BE ADJUSTED TO MEET PROPOSED GRADES. SEE ENGINEERING DRAWINGS.
7. MATCH EXISTING GRADE AT ALL EDGES WHERE PROJECT WORK MEETS EXISTING SITE.
8. SEE CIVIL DRAWINGS FOR PROPOSED UTILITIES.

LEGEND

- EXISTING CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED CONTOUR
- +486.00 PROPOSED SPOT ELEVATION
- × TC911.60 EXISTING SPOT ELEVATION
- × BC911.17
- DRAIN INLET (SEE CIVIL PLANS)
- DRAIN BASIN (SEE CIVIL PLANS)
- MANHOLE (SEE CIVIL PLANS)
- TC = TOP OF CURB
- BC = BOTTOM OF CURB
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- HP = HIGH POINT
- RM = RIM ELEVATION

Chiang O'Brien ARCHITECTS

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 Tel: 312.201.2000
 Fax: 312.201.2002

TROWBRIDGE WOOD MICHAELS

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ADDENDUM 1
16 MAY 2014

DOH REVISION
13 JANUARY 2015

ASH-08
19 SEPTEMBER 2014

ASH-030
22 APRIL 2015

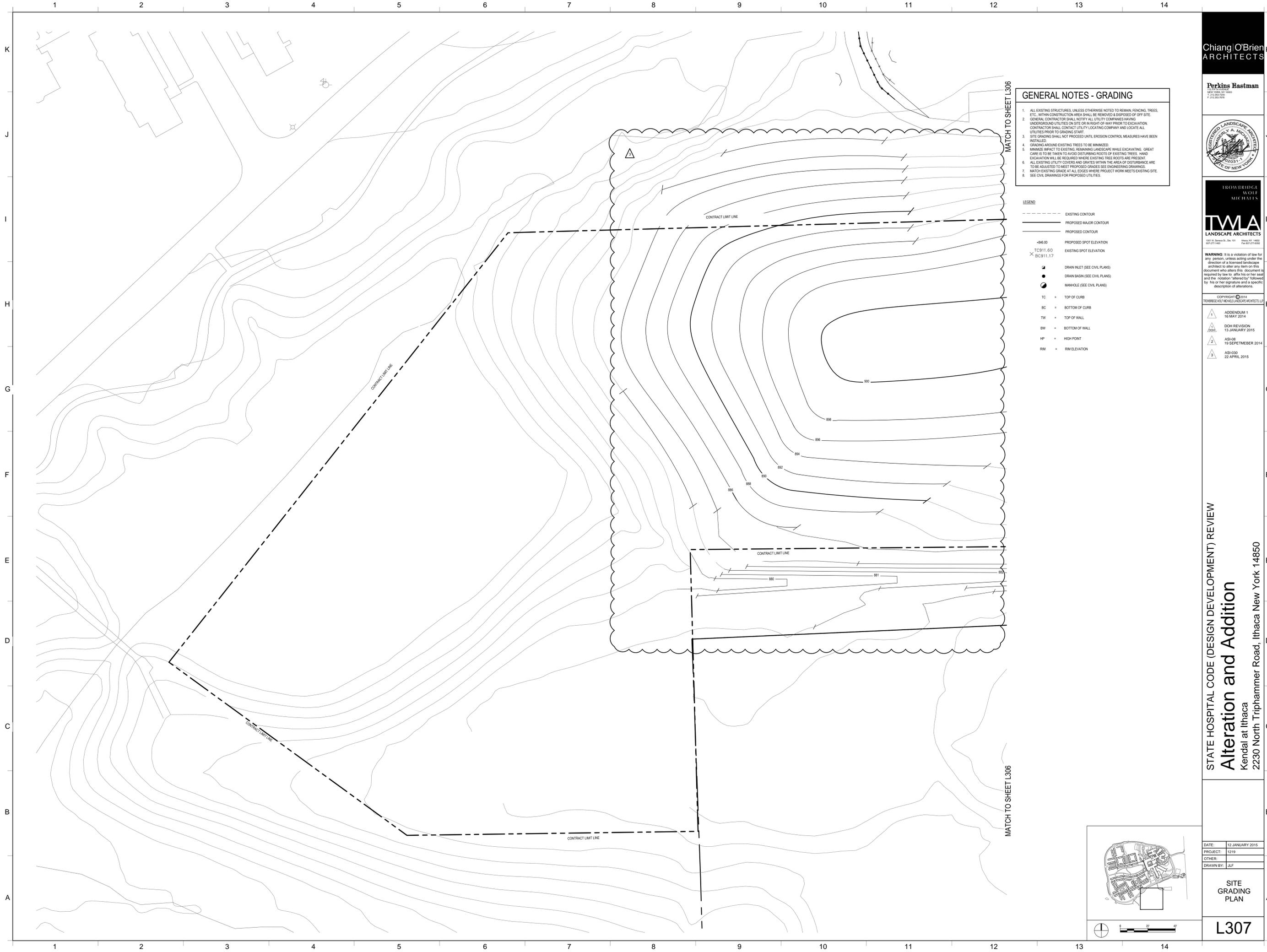
STATE HOSPITAL CODE (DESIGN DEVELOPMENT) REVIEW

Alteration and Addition
 Kendal at Ithaca
 2230 North Triphammer Road, Ithaca New York 14850

DATE: 12 JANUARY 2015
 PROJECT: 1219
 OTHER:
 DRAWN BY: JLF

SITE GRADING PLAN

L306



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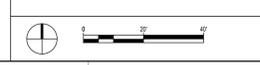
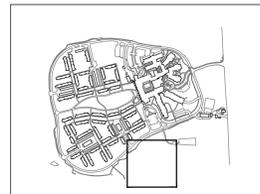
- 1 ADDENDUM 1 16 MAY 2014
- 2 DCH REVISION 13 JANUARY 2015
- 3 ASI-08 19 SEPTEMBER 2014
- 4 ASI-030 22 APRIL 2015

STATE HOSPITAL CODE (DESIGN DEVELOPMENT) REVIEW
Alteration and Addition
Kendal at Ithaca
2230 North Triphammer Road, Ithaca New York 14850

DATE:	12 JANUARY 2015
PROJECT:	1219
OTHER:	
DRAWN BY:	JLF

SITE GRADING PLAN

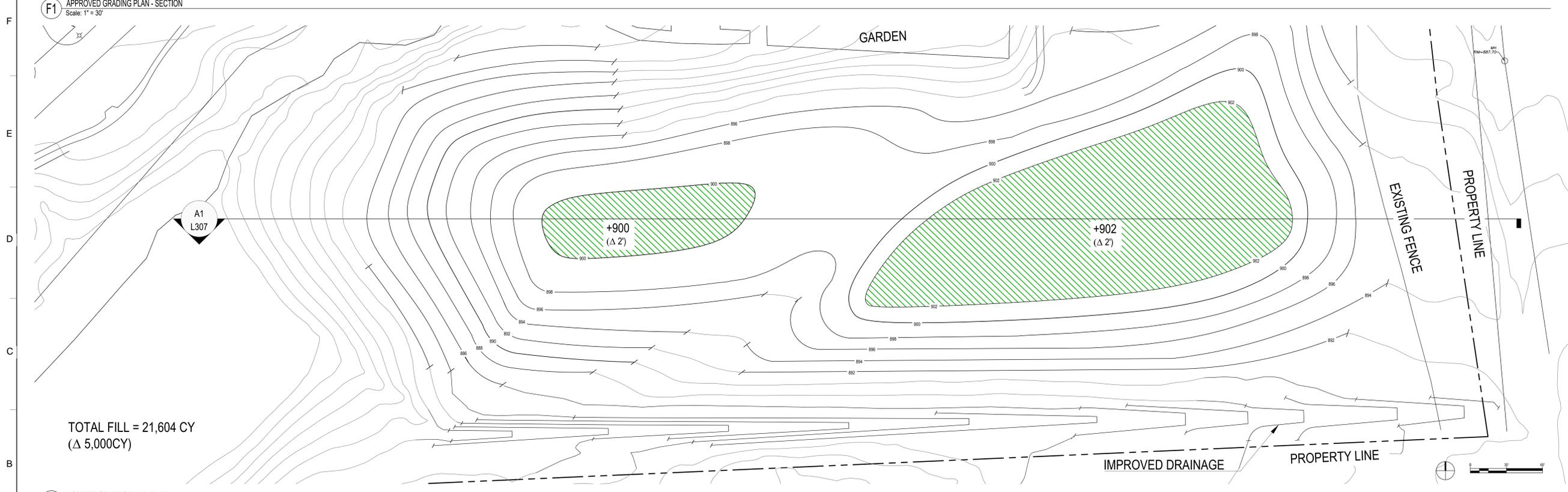
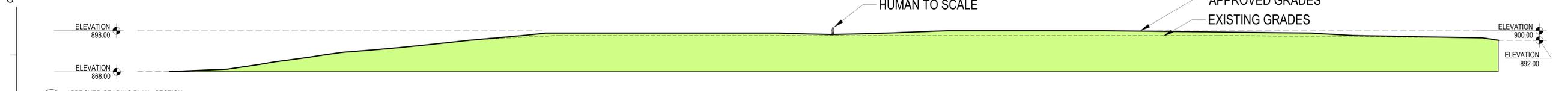
L307





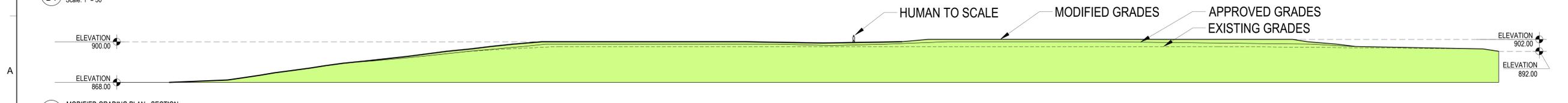
TOTAL FILL = 15,604 CY

G1 APPROVED GRADING PLAN - SECTION
Scale: 1" = 30'



TOTAL FILL = 21,604 CY
(Δ 5,000CY)

B1 MODIFIED GRADING PLAN - PLAN
Scale: 1" = 30'



A1 MODIFIED GRADING PLAN - SECTION
Scale: 1" = 30'

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NOT FOR CONSTRUCTION

ASI-030
22 APRIL 2015

100% CONSTRUCTION DOCUMENTS
Alteration and Addition
Kendal at Ithaca
2230 North Triphammer Road, Ithaca New York 14850

DATE: 17 October 2013
PROJECT: 1219
OTHER:
DRAWN BY: JLF

MEADOW GRADING DIAGRAMS & SECTIONS

L309