

Brent Cross  
Village of Cayuga Heights  
Marcham Hall  
836 Hanshaw Road  
Ithaca, NY 14850



March 22, 2016

Dear Brent, Members of the Planning Board and Members of the Zoning Board,

As you know, Corners Community, Inc. is planning a new building on their property in the Village of Cayuga Heights.

Located on approximately 7.2 acres along Hanshaw Road, East Upland Road and Pleasant Grove Road in the Village of Cayuga Heights, Corners Community Center currently hosts 34 retail, restaurant and business establishments. As a shopping and service center, Corners Community Center is a critical part of the Cayuga Heights Community Corners commercial neighborhood.

The proposed project includes removal of two existing buildings, construction of a new 3 story building and associated sitework. The building will serve as a medical office and is designed to fulfill the programmatic needs of Cayuga Medical Associates while maintaining visual continuity with the surrounding architecture. The proposed sitework is designed to provide universal access to the proposed building while also establishing a main street aesthetic in Corners Community Center. The proposed project will require state environmental review, site plan review and zoning variances for height, lot coverage and setbacks between buildings based on the current Village of Cayuga Heights zoning regulations.

A technical drawing set, Short Environmental Assessment form and Village of Cayuga Heights permit application are included in this package for your review. In addition a Stormwater Management Concept Study has been provided to Brent Cross for his technical review. In the following narrative, architectural drawings included in the submission are referenced in parentheses.

- G100 Setback Diagram
- G101 Existing Parking Diagram
- G102 Proposed Parking Diagram
- L100 Illustrated Site Plan
- A1 Building Massing
- A2 Axonometric View
- A3 Hanshaw Road Entrance View
- A4 Southwest Corner – Main Entry View
- A5 Pleasant Grove Entrance
- A101 First Floor Plan
- A102 Second Floor Plan
- A103 Third Floor Plan
- A202 Exterior Elevations
- C101 Erosion and Sediment Control Plan
- C102 Utility Plan
- L101 Demolition Plan
- L201 Layout Plan
- L301 Grading Plan
- L401 Planting Plan
- L501 Site Details
- L502 Site Details

If you have any questions or require further information, please do not hesitate to call. We are looking forward to presenting the progress on the project and answering questions at your February 22<sup>nd</sup> meeting. At that meeting we are hoping to receive action on the following items: acceptance of materials & establishment of a public hearing date and Declaration of Lead Agency.

Sincerely,

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

Kimberly Michaels  
Principal



## PROJECT DESCRIPTION

### BUILDING

#### Project Need and Goals

In 2014 Cayuga Medical Associates (CMA) started a process to identify possible sites on the northeast side of Tompkins County for a new medical office building to co-locate consolidated Outpatient Cardiology services and an expanded Internal Medicine practice. After evaluation of several location options, CMA came to agreement with Corners Community Center, Inc. to explore in depth the option of locating a new office building on the Corners Community property. The availability of a suitable site, proximity to major streets, Route 13 and public transportation makes this site very desirable for CMA. CMA's other selection criteria included the provision of convenient and adequate parking, complementary businesses nearby and a location close to current CMA patients. In addition, CMA's and Cayuga Medical Center's long relationship with Island Health and Fitness make this a desirable location.

#### Proposed Program

The proposed tenants include a primary care (internal medicine) practice (A102) on the second floor and a cardiology outpatient practice, including cardiac diagnostic services on the first. Cardiac diagnostics includes facilities for stress tests, EKGs and nuclear imaging (A101).

The Third Floor will also be leased by Cayuga Medical associates. Specialty practices that have not yet been finalized will be located on the Third Floor (A103).

The building is designed primarily accommodate outpatient medical practices, but could be utilized in the future for other types of professional services. Below is a summary of the proposed programs.

	Building Gross Area (SF)	Lease Area (SF)	# of Providers on site*	Total Staff incl. Providers	# of Exam and Treatment Rooms	# of Patients/day
<b>First Floor Total</b> Cardiology and Cardiac Diagnostics	<b>13,800</b>	<b>10,700</b>	<b>5</b>	<b>25</b>	<b>22</b>	<b>150</b>
<b>Second Floor Total</b> Internal Medicine	<b>13,800</b>	<b>11,400</b>	<b>7</b>	<b>27</b>	<b>21</b>	<b>150</b>
<b>Third Floor Total</b> Future Specialists or other tenants- TBD	<b>11,500</b>	<b>9,200</b>	<b>5</b>	<b>20</b>	<b>15</b>	<b>100</b>
<b>TOTAL (including stair to roof)</b>	<b>39,500</b>	<b>31,300</b>	<b>17</b>	<b>72</b>	<b>58</b>	<b>400</b>

\*Providers include Physicians, Physician Assistants and Nurse Practitioners. Providers may be on site part time, so the number of offices included in the floor plan does not reflect the actual number of providers on site and seeing patients at any time.

There will be no unusual mechanical, electrical or plumbing systems. There will be no piped medical gases.

#### Building Design

The design team at HOLT Architects has approached this project as an extension of the current environment of Corners Community. The existing buildings are typically 1 ½ to 2 stories high with roof peaks up to 34' high. Various buildings have both sloped and flat roofs. Dormers are utilized on many structures. Covered walkways or porches are utilized at most of the store fronts. Building

are typically white painted masonry and siding, asphalt shingle roofs, with some brick and stone veneer accents. The building footprint is designed to address the programmatic needs of CMA, utilizing a flexible structure, as well as addressing the exterior aesthetic criteria noted below (A101, A102, A103).

- The building is designed to reduce the visual mass of the three story structure (A1)
- Sloped roofs are utilized typically, except at the south end of the building where there is a screened flat roof section for mechanical equipment and a stair extension to access the equipment. (A4)
- The third floor of the building is stepped back on the east and west elevations to reduce the scale, creating a two story section complementary to the existing adjacent buildings.
- Window dormers have been introduced at the third floor, also complementary to adjacent buildings. (A4, A5)
- A covered walkway runs along the west face of the building, extending the existing system of covered sidewalks to the new building entrance. (A2, A202)

### **Building Description**

The following materials are proposed for the building:

Exterior Building Materials:

1. Wall systems:
  - a. Fiber cement panels or siding (prefinished) and/or masonry (painted or natural finish) to relate to the existing painted masonry and siding.
  - b. Metal panel system – prefinished (at north end of building)
2. Roof systems:
  - a. Asphalt shingles on sloped roofs.
  - b. Metal roofing in some areas such as dormers.
  - c. Single-ply roofing at low slope roof areas

Building Structure:

1. Foundations: Soil conditions allow for concrete spread footings, concrete or masonry foundation walls. The building will have no basement and will be slab on grade.
2. Floor and Roof Systems: The building structure will be a hybrid of structural steel and wood framing and wood trusses.

## **SITEWORK**

Sitework will include site grading, developing tree-lined streets with planting beds along the main drive lanes, screening along the south edge of the project, enhanced pedestrian crossing through the parking lot, concrete sidewalks with granite curbs, extension of outdoor courtyards, stormwater management, improved parking lot circulation, enlarged parking stalls, drop off, and vehicular circulation large enough to accommodate fire truck, ambulance, garbage truck and semi-truck access. The project will result in a net addition of 15 parking spaces for Corners Community Center. See attached Illustrated Site Plan (L100).

### **Circulation/Access**

Vehicular Circulation: Vehicles entering Corners Community Center currently have access to the site from a driveway along Hanshaw Road, three driveways along Upland Road and one driveway along Pleasant Grove Road. Although unauthorized, a connection between Corners Community Center and the Carriage House Apartments is used by vehicles to access the site.

From Hanshaw Road, vehicles can access the proposed medical office building by driving along Corners Community Center and may park, turn down parking aisles or loop around for drop off.

From the southern Upland Road driveway, vehicles can access the proposed medical office building by driving past Island Health & Fitness and may park, turn down parking aisles or drop-off at the main Medical Office Building Entrance.

Access from the Pleasant Grove Road driveway will be modified in the proposed plan. The existing perimeter road will terminate just north of the Fire House. Vehicles turning into Pleasant Grove will have access to parking spaces at the eastern end of Corners Community Center, but will not have access through to the rest of Corners Community Center. The existing “no left turn” sign on the property adjacent to the Chemung Canal Trust Company Drive-thru will be removed. Traffic volume will be reduced at the Pleasant Grove Road driveway.

The unauthorized driveway between Corners Community Center and the Carriage House Apartments will be closed and screened. There are no deed, right of way or Fire Department conflicts with terminating this unauthorized connection.

Access for delivery trucks will not be changed in the proposed design. Proposed widths and radii for the main circulation drives are designed to allow 18-wheeler vehicle access to the site. All other turning radii & widths will be adequate to accommodate box trucks, emergency response vehicles, delivery vehicles & trash removal. Kimberly Michaels met with and reviewed the site plans with Village Fire Chief George Tamborel and he had no issue with emergency access provided in the proposed plans, or the closing of the unauthorized connection to the apartments. See attached Illustrated Site Plan (L100) and Site Layout Plan (L201) drawings.

Pedestrian & Bicycle Circulation: Pedestrians currently access Corners Community Center via sidewalks on Hanshaw Road, Upland Road and Pleasant Grove Road. Cyclists access Corners Community Center via roadside bike lanes on Hanshaw Road and Pleasant Grove Road. Within Corners Community Center, pedestrians circulate along (mostly) covered walkways adjacent to storefronts and cyclists ride along vehicle driveways and dismount at walkways. The project will include an improved pedestrian crossing between Island Health & Fitness and the Medical Office Building. The medical office building will include secure parking for eight bicycles. See attached Illustrated Site Plan (L100) and Site Layout Plan (L201) drawings.

### **Traffic**

Traffic Engineers, SRF Associates reviewed the proposed plans & program and created a trip generation assessment for the proposed Corners Community Center Medical Office Building. The traffic engineer concluded that given the projected site generated traffic and multiple points of ingress and egress, it is “unlikely that the proposed project would have any potentially significant adverse impact on traffic operations at the site driveways.” Please see attached letter.

### **Parking**

Corners Community Center currently contains 285 parking spaces and is not fully utilized. The proposed project will utilize the excess site parking and add 15 spaces for a total of 300 spaces. Additionally, existing spaces less than 8'-6" wide within the project area will be increased to 8'-6" wide and new spaces will be 9'-0" wide. Please see the attached Existing Parking Diagram (G101), Proposed Parking Diagram (G102) and parking analysis chart below.

As per Village of Cayuga Heights Article IX Section 14. Garages and Parking Facilities, “Every non-residential structure, commercial, or otherwise, shall provide off-street garage or parking space

sufficient to accommodate the cars of employees and the number of cars anticipated to be attracted by the facilities of such structure at any time.”

Parking need for the project has been calculated based on applicable local parking codes which require 5 spaces per 1000 SF of retail/office (Town of Ithaca), 5 spaces per max occupant for gyms (City of Ithaca) and 4 spaces per provider on site for medical office buildings (Town of Ithaca). The chart, below, details the calculations for existing and proposed conditions.

Use	Applicable Code	Existing Conditions	Calculated Need (existing)	Proposed Conditions	Calculated Need (proposed)
Retail/office	5 spaces per 1,000 SF	29560 SF	148	29560 SF	148
Gym	5 spaces per max. occupant	232 max. occupancy	46	232 max. occupancy	46
Medical	4 per provider	n/a	n/a	17	68
<b>Total</b>		<b>Existing Need</b>	<b>194</b>	<b>Proposed Need</b>	<b>262</b>

**Site Lighting**

The Corners Community Center Medical Office Building project will include pedestrian scale lights and vehicular lights. Pedestrian lights will be between 12’ and 14’ in height and located at crosswalks, walkways and building entrances. Vehicular lights will be between 18’-22’ in height and located within the parking lot to illuminate all driveways, parking aisles and parking stalls. Lighting will be designed to be dark sky compliant. See attached Illustrated Site Plan (L100) and Site Layout Plan (L201) drawings.

**Snow Removal/Trash**

Snow removal is provided along the entire southern edge of Corners Community Center. Trash will be collected and removed from a double bay dumpster pad located south west of the proposed Medical Office Building. See attached Illustrated Site Plan (L100) and Site Layout Plan (L201) drawings.

**Hazardous Materials**

Medical practices within the proposed project are not high generators of regulated waste. Small amounts of nuclear isotopes are utilized in nuclear imaging. These are handled in a specially designed room and disposed of in accordance with Nuclear Regulatory Commission regulations. Disposal of medical waste is tightly regulated by The NYS Department of Health and Department of Environmental Conservation and will be picked up, treated and disposed of by a licensed disposal company.

**Landscaping**

Drive lanes within the project will be landscaped with hardy deciduous shade trees, ornamental trees and shrub plantings. The south edge of the project will be screened with a mixture of deciduous and evergreen trees. Stormwater practices along the south edge will be landscaped with a low mow seed mix. Free-standing Greenscreen columns adorned with showy vines will be located east of the full height windows at the medical office building waiting room. Trees along the main drive adjacent to the medical office building will be planted in structural soil with flexible porous pavement at the surface, allowing the trees to thrive while providing full access to the adjacent sidewalk from parking stalls. Hardwood bark mulch in planting beds will discourage weeds and nourish soils in planting beds. See attached Planting Plan (L401) and Detail (L501-L502) drawings.

### **Site Materials**

The Corners Community Center Medical Office building project will utilize high quality site materials to create beautiful, safe and long lasting improvement to the Corners Community Center. A new heavy duty concrete walk will provide pedestrian access across the Corners Community Center parking lot between Island Health & Fitness and the Medical Office Building. The concrete walkway adjacent to the medical office building will provide pedestrian access to Corners Community Center. Flexible porous pavement will provide access between parking stalls and the walkway along the main drive. A heavy duty concrete pad will support the trash dumpsters. 6" granite curbs will protect pedestrians and define parking areas within the project area. Seating benches will provide respite at the main medical office building entrance and at the breakout space north west of the building. Unit pavers will create a unique ground surface at the breakout space north west of the medical office building. Heavy duty unit pavers will provide a safety-enhancing visual indicator at the main entrance to the medical office building. See attached Detail drawings (L501-L502).

## **STORMWATER MANAGEMENT**

### **Existing Conditions**

The existing site cover is predominantly impervious with 69% of the site consisting of buildings, pavements or walkways. The property contains two watersheds. The majority of the property is located in the northern watershed and will largely remain unchanged. Runoff from several buildings and parking lots sheet drains westward towards East Upland Road and is collected by an existing on-site storm sewer. Ultimately, all runoff from the northern watershed enters the Village's storm system on East Upland Road. The southern watershed consists mainly of parking and the former bank drive through and either sheet drains southward or is collected by an existing on-site storm sewer. Runoff from the southern watershed is collected by an off-site drainage swale and conveyed southwards.

### **Proposed Improvements**

The proposed re-development of the site will maintain these drainage patterns and will increase impervious cover from 69% to 70%. The footprint of new impervious surfaces will increase by 0.09 acres. The project is a previously developed site in an urban area and meets the State's definition of a "Redevelopment Project". As such, water quality treatment is required for 25% of the existing, disturbed impervious area and 100% of the new impervious area.

To address the water quality volume requirements, a bioretention filter will be installed in the southwest corner of the site. The filter will receive runoff from some of the adjacent parking lot by means of sheet flow and a diversion structure will be installed to direct water quality storm events to the filter practice from larger portions of the parking lot while bypassing larger storm events to the Village's storm sewer on East Upland Road. To mitigate stormwater runoff rates, a linear detention basin will be constructed along the southern property line to capture runoff before it enters the off-site swale. Please refer to the attached drawing (C101).

## SITE UTILITIES

Utilities serving the site include municipal water and sanitary sewer, storm sewer, natural gas, electric and telephone. The existing 6" municipal water main will have to be re-routed around the south end of the proposed building. A new 6" combined service will provide domestic and fire supply to the building.

There are two existing sanitary sewers located on the site. This project will not utilize the line routed beneath the Becker-Wells Agency tenant space and the project will remove the line that currently connects to the former Tompkins Trust Company Bank drive through. A new lateral will be extended from the existing main on East Upland Road. A new manhole will be required at the connection point on East Upland Road, and an 8" main will be extended onto the property to facilitate future connections and will terminate at a new manhole located on the site. The new building lateral will be 6" in diameter and connect to the proposed on-site manhole.

Standard storm sewer improvements will consist of drain basins to support the site grading and will direct runoff towards the proposed bioretention filter, proposed linear detention basin, and existing storm sewer located on East Upland Road. Existing drainage patterns will be maintained.

Electric, gas and telephone will be extended to the new building from various locations on the site. An existing overhead utility pole will have to be relocated as a result of the parking lot reconfiguration and the surrounding building services will have to be re-feed from the new pole. Please refer to the attached drawing (C102).

## ZONING VARIANCE REQUEST

Corners Community Center is seeking an area variance for lot coverage, building height and separation of buildings:

### Article IX, Section 7. Building Coverage

Current zoning regulations allow up to 15% lot coverage for commercial districts. There is an existing variance for the Chemung Canal Trust branch allowing lot coverage at approximately 17.18%. We request a variance to allow the lot coverage to increase to 20.75%. This increase is based on the demolition of 2 buildings in addition to the construction of the new building. The current lot coverage requirement is very limiting to the development of an underutilized area of the site. Lot coverage and the desired building gross and lease area have been balanced with parking requirements and building height to result in the proposed building.

### Proposed Lot Coverage Summary

	Building Area in SF*	Lot Size in SF (7.19 Acres)	Lot Coverage
Existing Conditions – Total Site	53,797	313,197	17.18%
One Story Office to be Demolished	(3,099)		
One Story Bank to be Demolished	(1,577)		
Proposed Medical Office Bldg.*	15,810		
<b>Proposed Total Site</b>	<b>64,931</b>	<b>313,197</b>	<b>20.75%</b>

\* Includes eaves and canopies greater than three ft.

\*\*13,800 SF bldg. + 2,010 SF Canopy = 15,810 SF

### Article IX, Section 5. Height Of Buildings

The current building height limit of thirty feet effectively limits the height of an office building to two stories. A third story is an important component of the building program and design. Medical offices require floor to floor heights that are greater than might be provided in non-medical business

environments – allowing above ceiling space for mechanical, electrical, plumbing and fire protection systems. The proposed building will have floor to floor heights of 13'-6" at first and second floors. The sloped roof design allows the eave at third floor to be lower than 13'-6". (A202)

- The proposed design has a parapet that is 50'-6" above the first floor finish floor elevation. This parapet is limited to the south end of the building including a stair, which is required by the Building Code to extend to the roof, and a screen wall enclosing roof top mechanical equipment.
- The sloped roofs extend from the eave at 39'-4" to 49'-3", an average height of 44'-4". (A202)
- The building will be located in the middle of the site, so that its visual impact on pedestrians and motorists on surrounding roads will be reduced.
- The proposed building is adjacent to the existing fire station. The highest parapet will be at approximately the same height as the fire station roof. The fire station will provide screening and the proposed building will appear lower than the fire station from Pleasant Grove Rd. (A5)

### **Article IX, Section 13. More Than One Building On A Lot**

The project will not modify front yard setbacks for the Corners Community Center and exceeds requirements for side yard setbacks. However, the 21' space between the medical office building and the building immediately north will require a variance as per Article IX Section 13 More Than One Building On A Lot, "When there is more than one principal building on a lot in any district, the space between such buildings must be at least equal to the sum of the side yards required by such buildings or the sum of the rear and the front yards as the case may be." This would require a 60 ft. separation between the proposed new building and the existing 2 story building directly to the north. See attached Setback Diagram (G100).

Corners Community Center currently consists of 2 groupings of buildings on the east and west sides of the site. The groupings are separated by a distance exceeding the requirement. Within the each grouping, none of the buildings are spaced in accordance with current requirements. The one story building that will be demolished for this project is approximately 6' from the adjacent building. The proposed 21' spacing is in keeping with the character of the other structures on the site.

### **Cause of difficulty**

While it may appear that the difficulties faced by this project were self-created, the program, design approach and building scope were developed with full understanding that the requirements of the existing Zoning Code would be exceeded. It has been the understanding of the owner and design team that revisions to the zoning requirements for the Commercial District, which would allow increased density and height consistent with the 2014 Comprehensive Plan, have been in the process of being drafted and reviewed by the Village. This work is not complete and the resulting modifications are not yet known.

The property owner is ready now to develop a portion of the site and has a substantial, respected tenant prepared to lease the proposed building. Without a revision to the Zoning Ordinance in place, the owner and design team are proposing variances that we believe are consistent with the intent of the Comprehensive Plan, appropriate for the site and will hopefully be consistent with the future revisions to the Zoning Ordinances.

### **Character of the neighborhood or detriment to nearby properties**

The proposed medical office building will be located in the middle of the site, with direct view from the street blocked at many points around the perimeter of the site. It will be a minimum of 220' from the nearest public street (Pleasant Grove Rd) and significantly exceeds the minimum setbacks: 47' from the Fire Station property line to the east and 125' from the property line of the Carriage House Apartments to the south and approximately 340' to the property line closest to the nearest single

family residences, which are located on East Upland Rd. At its highest point, it will not exceed the elevation of the adjacent Fire Station on Pleasant Grove Road.

The proposed building will be placed at a location that will have a minimum effect on nearby properties. The major design components – sloped roofs, window dormers and the lower scale two-story sections on the east and west sides – help to maintain the scale and feel of the Corners Community Center. Refer the perspective views on A3, A4 and A5.

The proposed 21' spacing between the new building and the adjacent building to the north is similar in character the other buildings on the site.

The main north/south driveway leading from Hanshaw Road to the building site will be upgraded with sidewalks, islands and landscaping to create the feel of a “Main Street” on the site. The first phase of these improvements are included in this project.

#### **Alternative means of achieving project goals**

The project goals for the Owner and Cayuga Medical Associates are:

- Provide adequate leasable area (approximately 31,000 SF) in a location close to CMA's patient population.
- Co-locate primary care and specialty services in a new environment designed to be responsive to the latest thinking on Patient Focused Care and new and changing regulatory requirements
- Improve the environment of Corners Community Center.

The design team has considered two-story solutions: The increase in footprint area required to accommodate 31,000 SF in 2 stories would be very disruptive to site circulation and would reduce parking below what is required to serve the building.

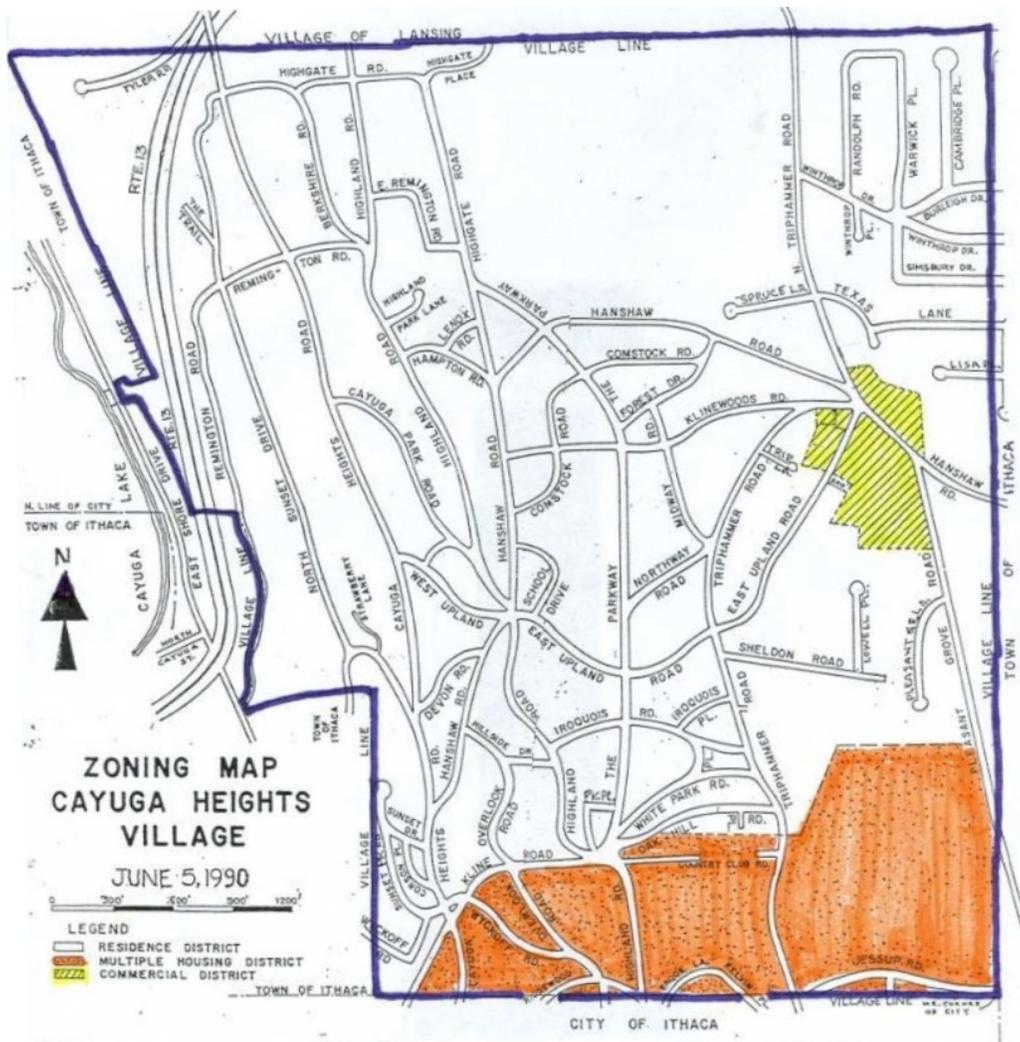
Cayuga Medical Associates considered four sites in the northeast area and determined that Community Corners is the best location for its new facility.

#### **Is requested variance substantial?**

The requested variances do significantly exceed the current requirements, however we believe the result is consistent with the recommendations of the Comprehensive Plan, as noted above.

#### **Effect or impact of variance on the physical or environmental conditions in the neighborhood:**

The upgrades to the property that will be done as a part of this project will be an enhancement to the surrounding area. Storm water management, traffic and other impacts are addressed elsewhere in this application.





3495 Winton Place  
Building E, Suite 110  
Rochester, NY 14623

phone 585.272.4660  
fax 585.272.4662

December 14, 2015

HOLT Architects, P.C.  
217 N. Aurora Street  
Ithaca, NY 14850  
Attn: Tom Covell

RE: Proposed Community Corners Medical Office Building, Village of Cayuga Heights, NY  
Trip Generation Assessment

Dear Mr. Covell,

The purpose of this letter is to provide a trip generation assessment related to the proposed Community Corners Medical Office Building located in the Community Corners Shopping Center at the intersection of Hanshaw Road with Pleasant Grove Road and Upland Road in the Village of Cayuga Heights. Outlined below are the results of the study.

**Proposed Development**

The proposal seeks to develop an approximately 38,000 square foot (SF) medical office building. The proposed project entails demolishing an existing one-story 3,600 SF office building and a 1,700 SF one-story bank building. The existing shopping center has multiple points of ingress and egress: one on Hanshaw Road, one on Pleasant Grove Road, and three on Upland Road.

Data contained in Trip Generation, 9th Edition, published by the Institute of Transportation Engineers (ITE) in 2012 was used to project the volume of traffic generated by the proposed development. Data published by the ITE is the nationally accepted standard for generating trips for new uses. **Table I** summarizes the volume of projected site trips during the weekday AM and PM peak hours.

**TABLE I: SITE GENERATED TRAFFIC VOLUMES**

LAND USE	SIZE	AM PEAK		PM PEAK	
		ENTER	EXIT	ENTER	EXIT
Medical Office Building	38,000 SF	72	19	34	88

The proposed medical office building is expected to generate 72 entering/19 exiting vehicle trips during the AM peak hour and 34 entering/88 exiting vehicle trips during the PM peak hour.

**Thresholds for the Requirement of a Traffic Impact Study**

Reviewing agencies – including the New York State Department of Transportation – use a guideline in determining whether a project warrants the preparation of a traffic assessment report. The applicable guideline is that if a proposed project is projected to add 100 vehicles per hour (vph) or more per approach to an intersection, then that intersection should be studied for potential traffic impacts. Given that the proposed medical office building is anticipated to generate 88 vph or less

entering and exiting the project site during both peak hours for any one approach, and there are multiple points of ingress and egress onto the proposed site, the adjacent intersections and surrounding roadway network are unlikely to experience any significant adverse traffic impacts and no further study is required.

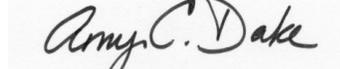
### **Conclusions**

Given the volume of projected site generated traffic (88 vph or less entering and exiting the project site during both peak hours for any one approach) and multiple points of ingress and egress, it is our firm's professional opinion that it is unlikely that the proposed project would have any potentially significant adverse impact on traffic operations at the site driveways.

If you have any questions or are in need of additional information, please do not hesitate to contact our office.

Very truly yours,

*SRF & Associates*



Amy C. Dake, P.E., PTOE  
Senior Traffic Engineer

ACD/dlk

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# **ATTACHMENT**

December 14, 2015

**Letter to Mr. Tom Covell**

HOLT Architects, P.C.

## **Proposed Community Corners Medical Office Building**

Village of Cayuga Heights  
Tompkins County, New York



3495 Winton Place  
Building E, Suite 110  
Rochester, NY 14623

Project Information	
Project Name:	Community Corners Medical Office
No:	35071
Date:	12/11/2015
City:	Cayuga Heights
State/Province:	New York
Zip/Postal Code:	
Country:	United States
Client Name:	HOLT
Analyst's Name:	DLK
Edition:	ITE-TGM 9th Edition

Land Use	Size	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.		Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	
		Entry	Exit	Entry	Exit
<b>720 - Medical-Dental Office Building</b>	38 1000 Sq. Feet Gross Floor Area	72	19	34	88
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		0	0	0	0
Non-pass-by		72	19	34	88
<b>Total</b>		<b>72</b>	<b>19</b>	<b>34</b>	<b>88</b>
<b>Total Reduction</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Internal</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Pass-by</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Non-pass-by</b>		<b>72</b>	<b>19</b>	<b>34</b>	<b>88</b>

# 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

March 16, 2016

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

Re: Community Corners Medical Office Building

Dear Mr. Cross,

Regarding the need for a Stormwater SPDES permit for the Community Corners project we offer the following concept summary:

A site disturbance of more than 1 acre and less than 5 acres requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the Village of Cayuga Heights Stormwater Management Officer (SMO) prior to the issuance of a Building Permit. A SWPPP requires controlling erosion and sedimentation during construction and permanent stormwater controls to reduce the rate of runoff and provide water quality treatment.

The existing cover for the property is predominantly impervious with 69% of the site consisting of buildings, pavements or walkways. The property contains two watersheds. The northern watershed contains the majority of the site and will largely remain unchanged. Runoff from several buildings and parking lots sheet drains westward towards East Upland Road and is collected by an existing on-site storm sewer. Ultimately, all runoff from the northern watershed enters the Village's storm system on East Upland Road. The southern watershed consists mainly of parking and the former bank drive through and either sheet drains southward or is collected by an existing on-site storm sewer. Runoff from the southern watershed is collected by an off-site drainage swale and conveyed southwards.

The proposed re-development of the property will maintain these drainage patterns and will increase impervious cover from 69% to 70%. As summarized in the two attached cover type illustrations, the footprint of new impervious surfaces will increase by 0.09 acres. The project is a previously developed site in an urban area and meets the State's definition of a "Redevelopment Project," requiring water quality treatment for 25% of the existing, disturbed impervious area and 100% of the new impervious area. Per the "Frequently Asked Questions about Permit Requirements of the SPDES General Permit

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.

(GP-02-01)" issued by the NYSDEC on September 12, 2006, and parking lot reconstruction that does not disturb the bottom 6 inches of subbase material is not considered a regulated disturbance and should not be included when calculating the total disturbance. As a result, portions of the existing parking lot that will see minor grade changes by means of pavement overlays are not included when calculating the total disturbance. To help illustrate this, a third map has been included showing the areas considered "full depth disturbance" (i.e., the limits of new pavements, land grading and full depth pavement disturbance).

To address the water quality volume requirements, a bioretention filter will be installed in the southwest corner of the site. The filter will receive runoff from some of the adjacent parking lot by means of sheet flow and a diversion structure will be installed to direct water quality storm events to the filter practice from larger portions of the parking lot while bypassing larger storm events to the Village's storm sewer on East Upland Road. To mitigate stormwater runoff rates, a linear detention basin will be constructed along the southern property line to capture runoff before it enters the off-site swale.

Standard storm sewer improvements will consist of drain basins to support the site grading. Temporary erosion and sediment control practices to be selected for the construction phase will focus on minimizing tracking soil off-site, controlling dust and filtering any foundation dewatering discharges. The completed SWPPP, prepared in accordance with the Village's regulations will be submitted for your review and approval prior to issuance of any building permit.

Please contact me with any questions or comments. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Herrick". The signature is fluid and cursive, with the first name being the most prominent.

David A. Herrick, P.E.

Enclosure: (3 Sheet)

cc: T. Ciaschi  
T. Covell  
K. Michaels

**KEY:**

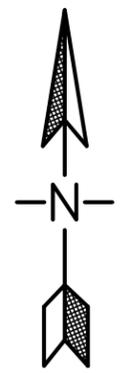
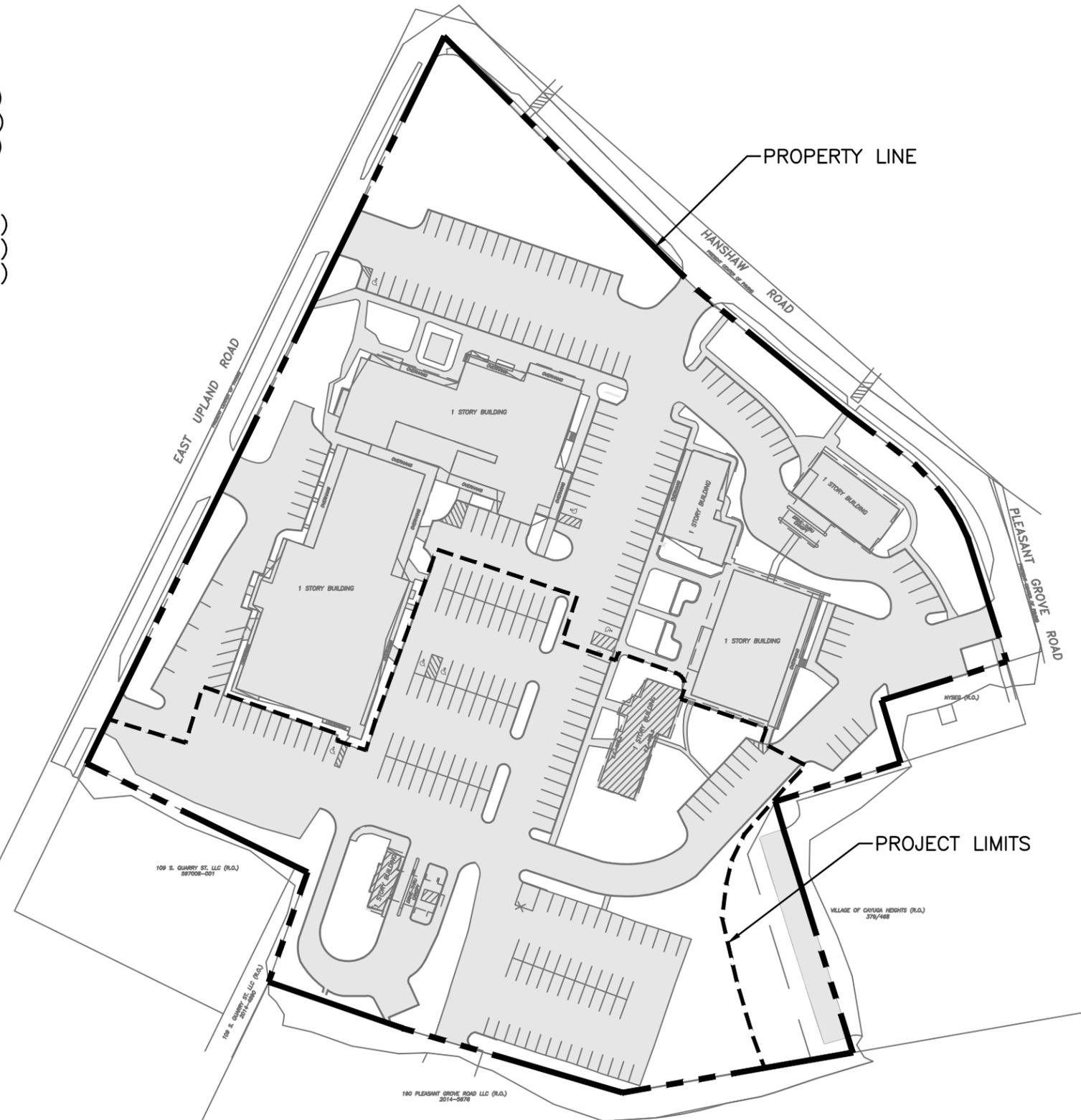
EXISTING IMPERVIOUS AREA

**PROPERTY LIMITS:**

IMPERVIOUS = 216,080 SF (4.96 ACRES)  
PERVIOUS = 97,548 SF (2.24 ACRES)  
TOTAL AREA = 313,628 SF (7.20 ACRES)

**PROJECT LIMITS:**

IMPERVIOUS = 83,405 SF (1.91 ACRES)  
PERVIOUS = 35,025 SF (0.81 ACRES)  
TOTAL AREA = 118,430 SF (2.72 ACRES)



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ITHACA, NEW YORK 14850  
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607-272-6477

**CAYUGA MEDICAL ASSOCIATES**

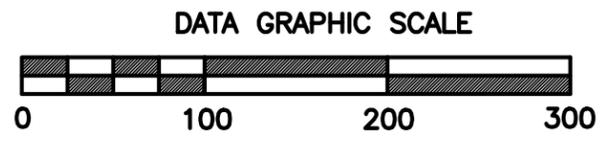
COMMUNITY CORNERS MOB

VILLAGE OF VAYUGA HEIGHTS, TOMPKINS COUNTY, NEW YORK

**SHEET TITLE**

EXISTING  
COVER  
TYPES

DATE: 3/16/16	JOB No. E15-48
SCALE: AS SHOWN	
DRAWN BY: SRR	SHEET 1 of 3
CHECKED: DAH	



**KEY:**

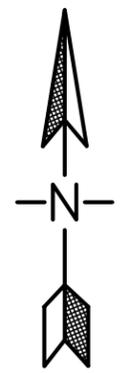
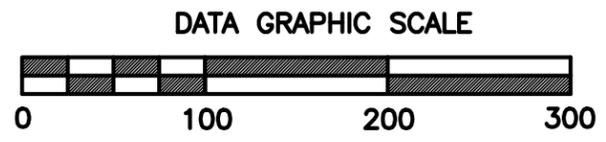
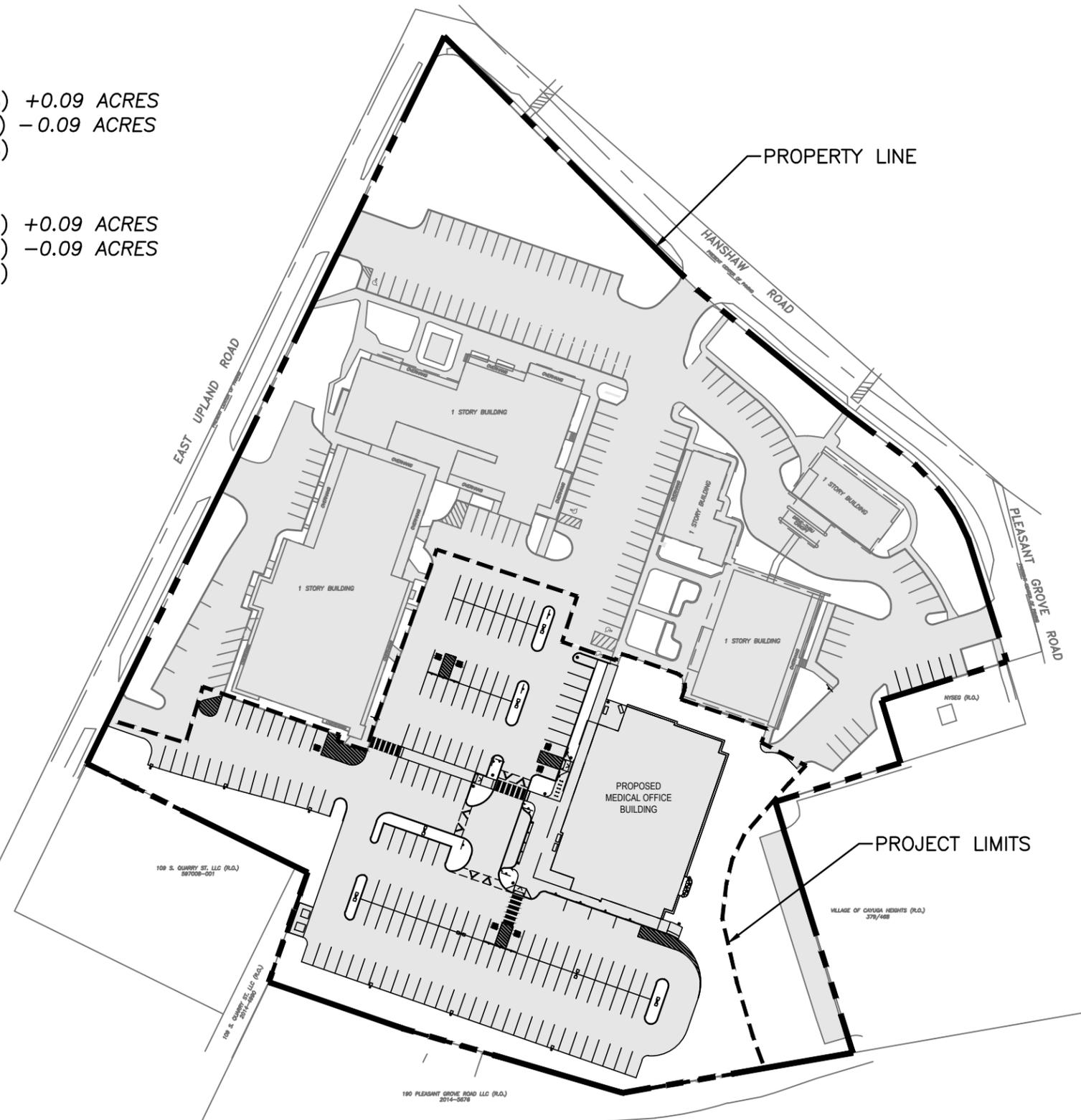
■ PROPOSED IMPERVIOUS AREA

**PROPERTY LIMITS:**

IMPERVIOUS = 219,837 SF (5.05 ACRES) +0.09 ACRES  
 PERVIOUS = 93,791 SF (2.15 ACRES) -0.09 ACRES  
 TOTAL AREA = 313,628 SF (7.20 ACRES)

**PROJECT LIMITS:**

IMPERVIOUS = 87,162 SF (2.00 ACRES) +0.09 ACRES  
 PERVIOUS = 31,268 SF (0.72 ACRES) -0.09 ACRES  
 TOTAL AREA = 118,430 SF (2.72 ACRES)



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VILLAGE OF VAYUGA HEIGHTS, TOMPKINS COUNTY, NEW YORK

**SHEET TITLE**

**PROPOSED COVER TYPES**

DATE: 3/16/16	JOB No. E15-48
SCALE: AS SHOWN	
DRAWN BY: SRR	SHEET 2 of 3
CHECKED: DAH	

**KEY:**

■ DISTURBED EXISTING IMPERVIOUS AREA

**PROJECT LIMITS:**

IMPERVIOUS = 87,162 SF (2.00 ACRES)

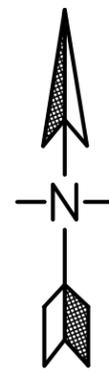
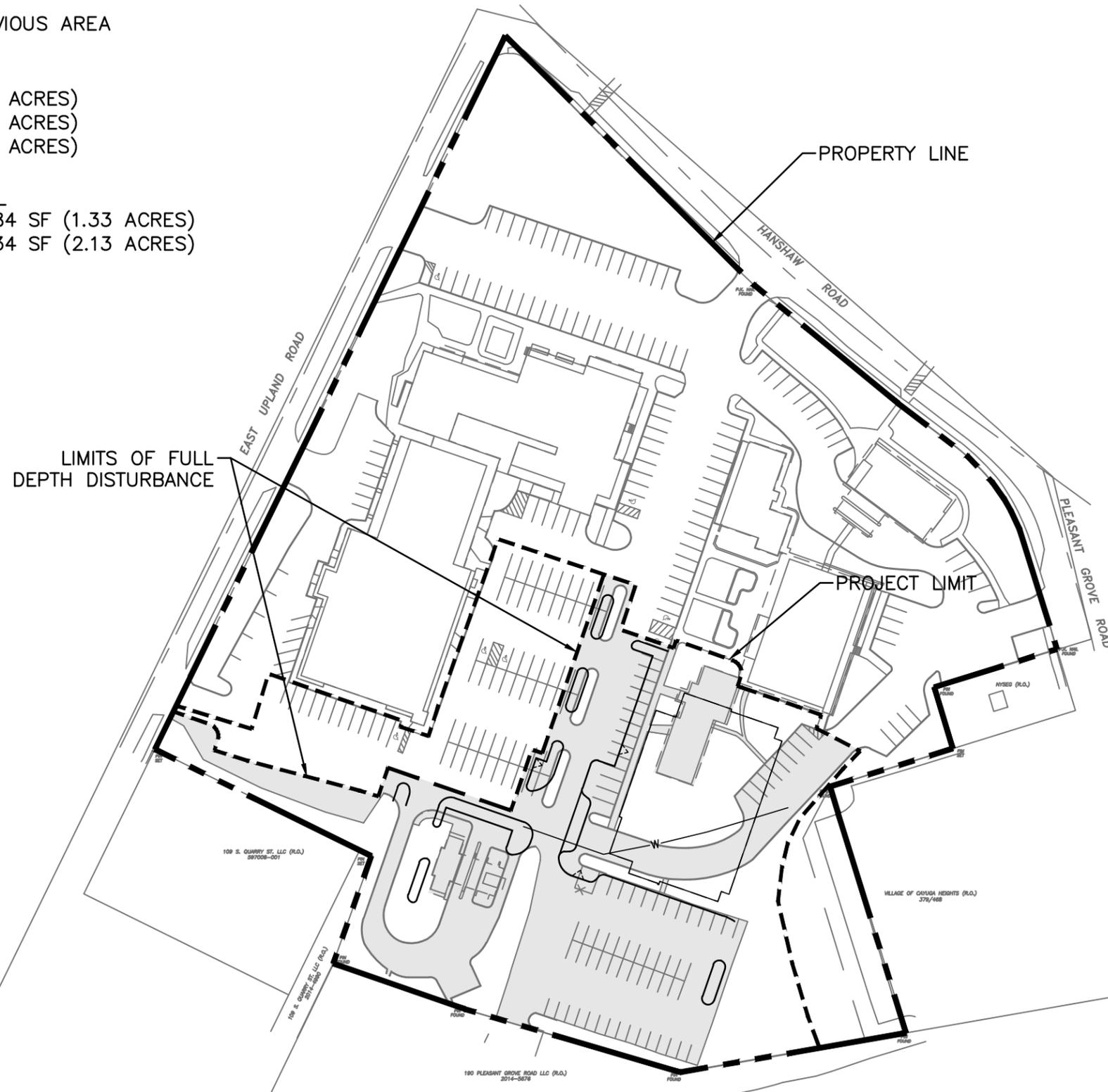
PERVIOUS = 31,268 SF (0.72 ACRES)

TOTAL AREA = 118,430 SF (2.72 ACRES)

**LIMIT OF FULL DEPTH DISTURBANCE:**

DISTURVED IMPERVIOUS = 58,084 SF (1.33 ACRES)

FULL DEPTH DISTURBANCE = 92,934 SF (2.13 ACRES)



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**CAYUGA MEDICAL ASSOCIATES**

COMMUNITY CORNERS MOB

VILLAGE OF VAYUGA HEIGHTS, TOMPKINS COUNTY, NEW YORK

**SHEET TITLE**

DISTURBED  
 EXISTING  
 IMPERVIOUS  
 COVER

DATE:  
 3/16/16

JOB No.  
 E15-48

SCALE:  
 AS SHOWN

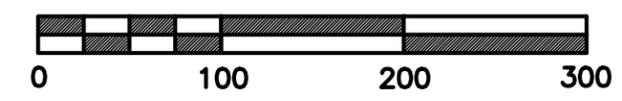
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3 of 3

**DATA GRAPHIC SCALE**



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**MEDICAL OFFICE BUILDING**  
Village of Cayuga Heights, New York

DATE: 05/02/2016  
PROJECT: 15039  
DRAWN BY: CRH  
CHECKED: KAM

ILLUSTRATED  
SITE PLAN

L100

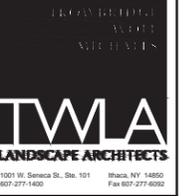


D  
C  
B  
A

1 2 3 4 5



TOTAL EXISTING PARKING = 285 SPACES



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**MEDICAL OFFICE BUILDING**  
Village of Cayuga Heights, New York

DATE: 03/07/2016  
PROJECT: 15039  
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CHECKED: KAM

EXISTING PARKING DIAGRAM

G101



TOTAL PROPOSED PARKING = 301 SPACES



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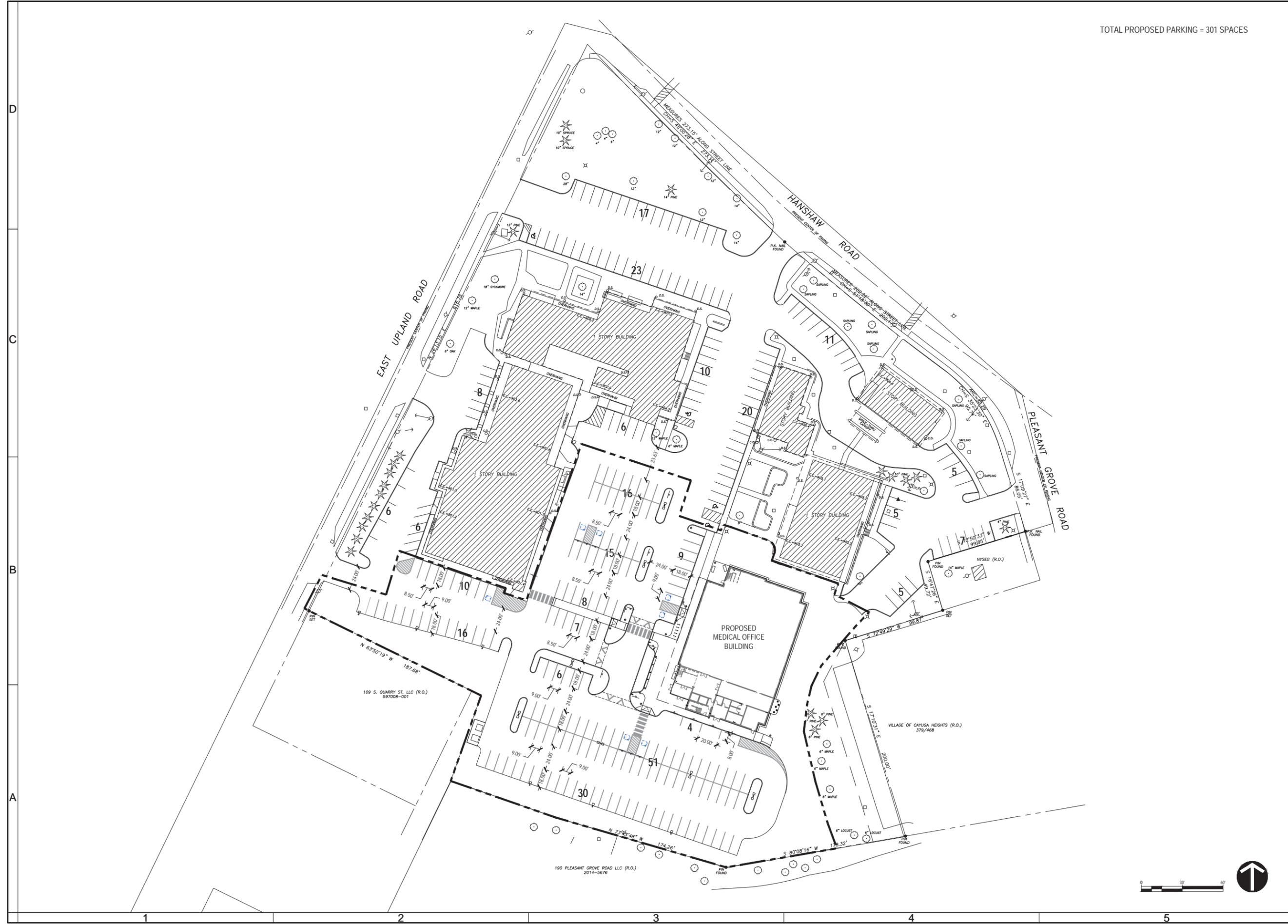
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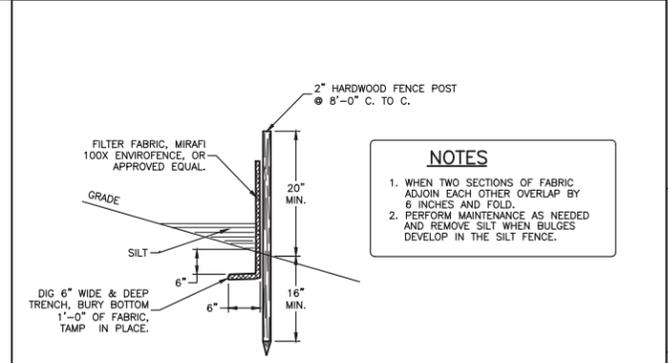
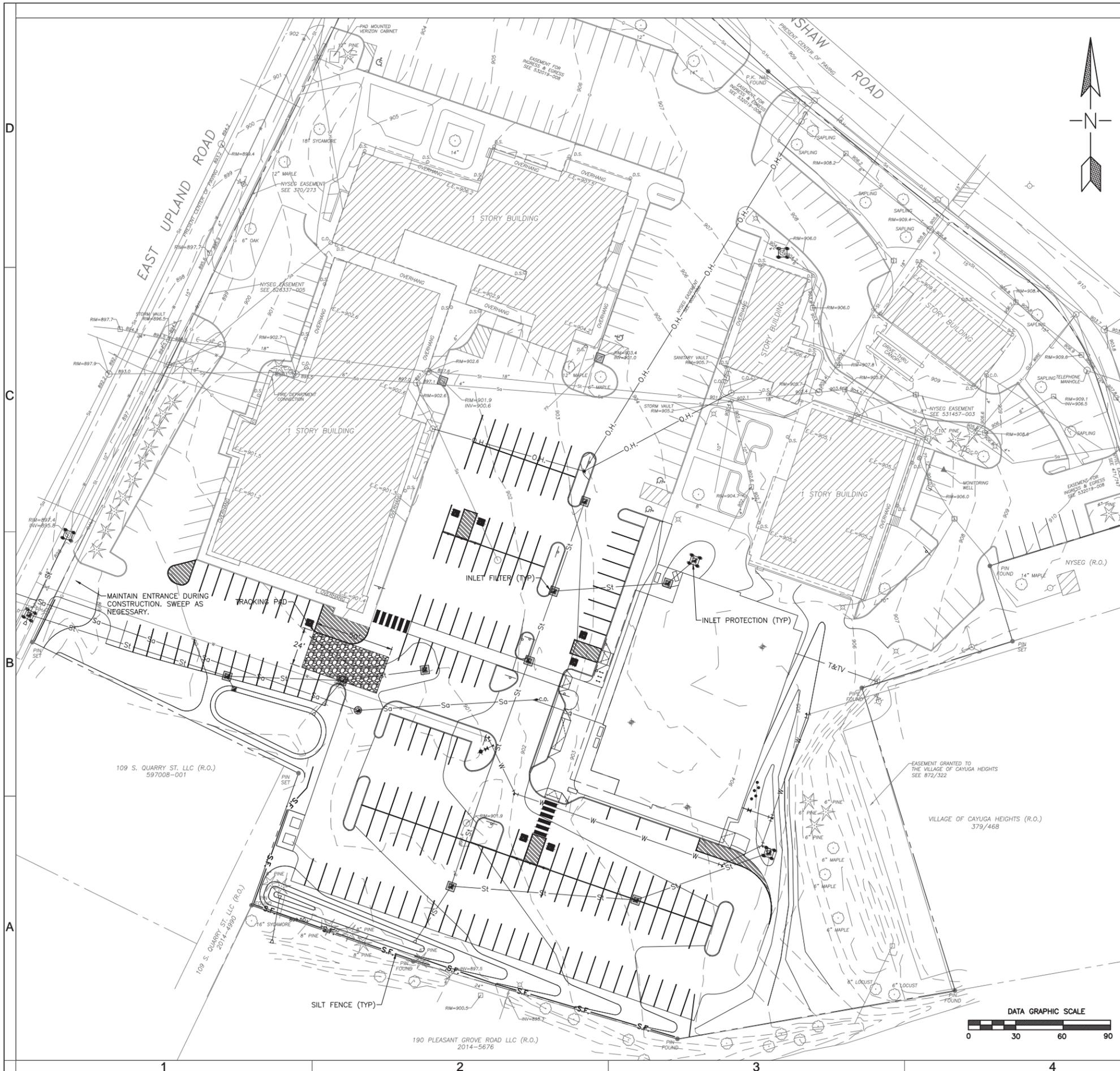
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**MEDICAL OFFICE BUILDING**  
Village of Cayuga Heights, New York

DATE:	03/07/2016
PROJECT:	15039
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PROPOSED PARKING DIAGRAM

G102

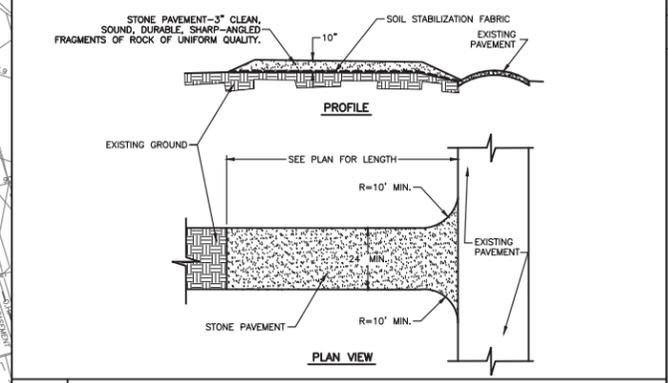




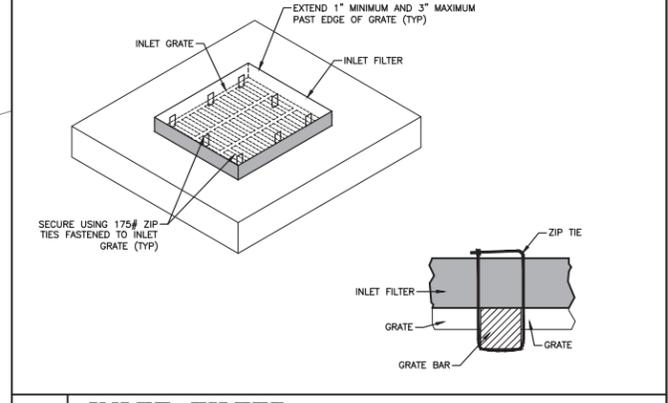
**NOTES**

1. WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER OVERLAP BY 6 INCHES AND FOLD.
2. PERFORM MAINTENANCE AS NEEDED AND REMOVE SILT WHEN BULGES DEVELOP IN THE SILT FENCE.

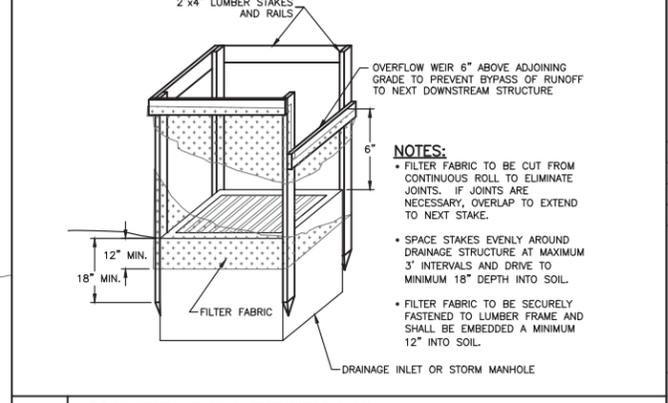
**1 SILT FENCE**  
NOT TO SCALE



**2 TRACKING PAD**  
NOT TO SCALE



**3 INLET FILTER**  
NOT TO SCALE



**NOTES:**

- FILTER FABRIC TO BE CUT FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NECESSARY, OVERLAP TO EXTEND TO NEXT STAKE.
- SPACE STAKES EVENLY AROUND DRAINAGE STRUCTURE AT MAXIMUM 3' INTERVALS AND DRIVE TO MINIMUM 18" DEPTH INTO SOIL.
- FILTER FABRIC TO BE SECURELY FASTENED TO LUMBER FRAME AND SHALL BE EMBEDDED A MINIMUM 12" INTO SOIL.

**4 INLET PROTECTION**  
NOT TO SCALE



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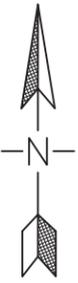
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**COMMUNITY CORNERS MOB**  
Cayuga Heights, New York

DATE: 2/17/2016  
PROJECT: 15039/E15-48  
DRAWN BY: SRR  
CHECKED: DAH

**EROSION AND SEDIMENT CONTROL PLAN**

**C101**



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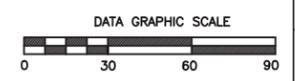
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Cayuga Medical Associates  
**COMMUNITY CORNERS MOB**  
 Cayuga Heights, New York

DATE: 2/17/2016  
 PROJECT: 15039/E15-48  
 DRAWN BY: SRR  
 CHECKED: DAH

UTILITY PLAN

C102



D  
C  
B  
A

1 2 3 4 5

BIORETENTION FILTER  
 SURFACE AREA=1,500 SQ. FT.  
 SURFACE ELEVATION=899.00  
 109 S. QUARRY ST. LLC (R.O.)  
 597008-001

LINEAR DETENTION BASIN  
 TOP OF EMBANKMENT=899.50  
 BOTTOM OF BASIN=887.00

190 PLEASANT GROVE ROAD LLC (R.O.)  
 2014-5676

VILLAGE OF CAYUGA HEIGHTS (R.O.)  
 379/468

EASEMENT GRANTED TO  
 THE VILLAGE OF CAYUGA HEIGHTS  
 SEE 872/322

NYSEG (R.O.)

NYSEG EASEMENT  
 SEE 531457-003

RE-FEED EXISTING  
 SERVICES FROM NEW POLE

NEW OVERHEAD  
 UTILITY POLE

OUTLET CONTROL  
 STRUCTURE #1

DIVERSION  
 STRUCTURE

CLEANOUT (TYP.)

PROPOSED TELEPHONE  
 AND CABLE

THRUST BLOCK  
 (TYP.)

FIRE HYDRANT

DI #10

DI #9

DI #8

DI #7

DI #7

DI #3

DI #2

DI #1

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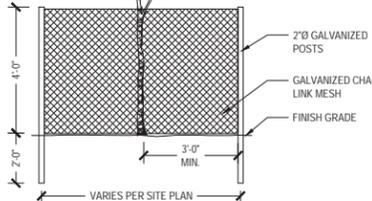
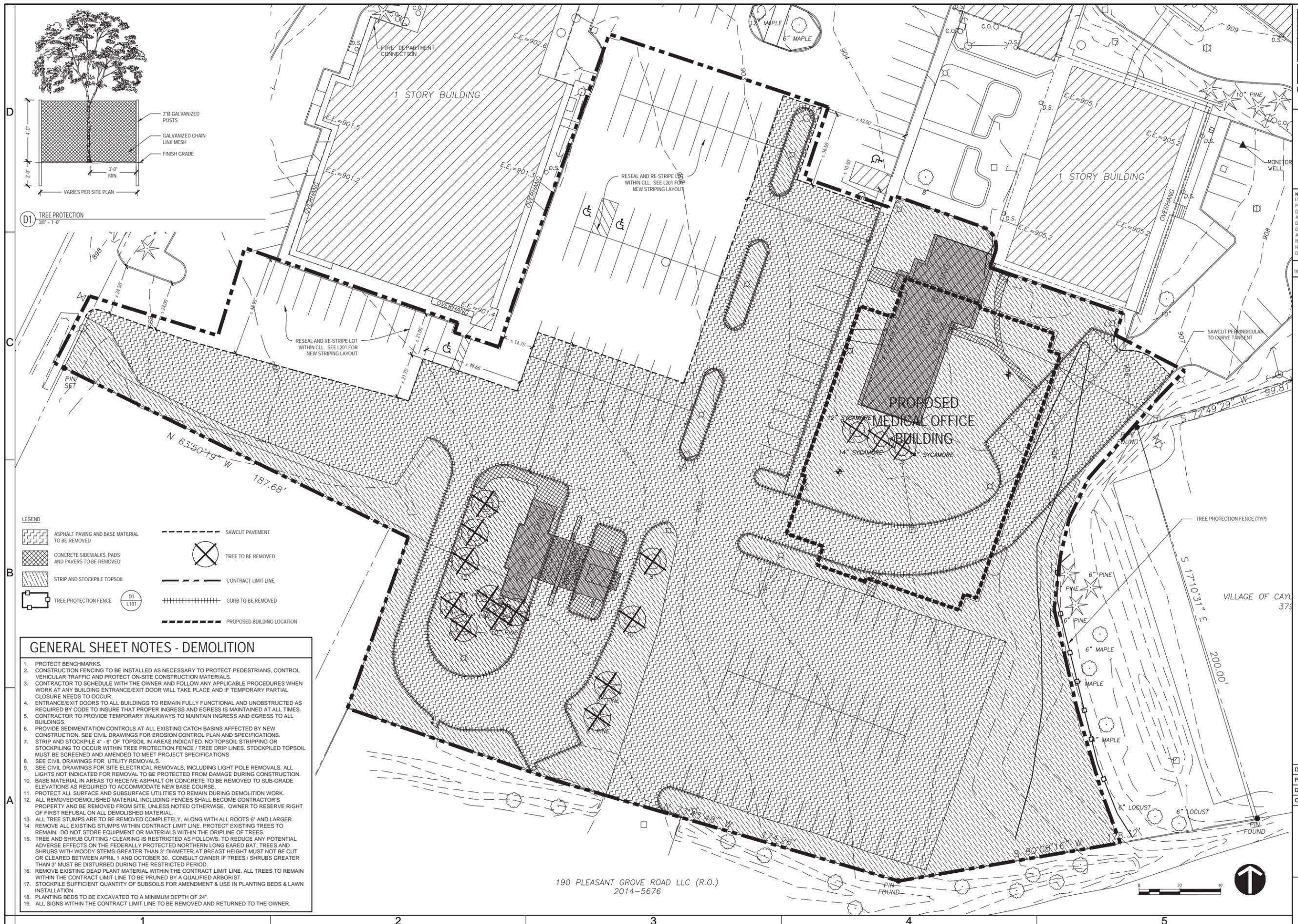
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**MEDICAL OFFICE BUILDING**  
Village of Cayuga Heights, New York

DATE: 03/07/2016  
PROJECT: 15039  
DRAWN BY: CRH  
CHECKED: KAM

DEMOLITION PLAN

L101



D1 TREE PROTECTION  
38" x 1'-0"

- LEGEND**
- ASPHALT PAVING AND BASE MATERIAL TO BE REMOVED
  - CONCRETE SIDEWALKS, PADS AND PAVERS TO BE REMOVED
  - STRIP AND STOCKPILE TOPSOIL
  - TREE PROTECTION FENCE
  - TREE TO BE REMOVED
  - CONTRACT LIMIT LINE
  - CURB TO BE REMOVED
  - SAWCUT PAVEMENT
  - PROPOSED BUILDING LOCATION

- GENERAL SHEET NOTES - DEMOLITION**
1. PROTECT BENCHMARKS.
  2. CONSTRUCTION FENCING TO BE INSTALLED AS NECESSARY TO PROTECT PEDESTRIANS, CONTROL VEHICULAR TRAFFIC AND PROTECT ON-SITE CONSTRUCTION MATERIALS.
  3. CONTRACTOR TO SCHEDULE WITH THE OWNER AND FOLLOW ANY APPLICABLE PROCEDURES WHEN WORK AT ANY BUILDING ENTRANCE/EXIT DOOR WILL TAKE PLACE AND IF TEMPORARY PARTIAL CLOSURE NEEDS TO OCCUR.
  4. ENTRANCE/EXIT DOORS TO ALL BUILDINGS TO REMAIN FULLY FUNCTIONAL AND UNOBSTRUCTED AS REQUIRED BY CODE TO INSURE THAT PROPER INGRESS AND EGRESS IS MAINTAINED AT ALL TIMES.
  5. CONTRACTOR TO PROVIDE TEMPORARY WALKWAYS TO MAINTAIN INGRESS AND EGRESS TO ALL BUILDINGS.
  6. PROVIDE SEDIMENTATION CONTROLS AT ALL EXISTING CATCH BASINS AFFECTED BY NEW CONSTRUCTION. SEE CIVIL DRAWINGS FOR EROSION CONTROL PLAN AND SPECIFICATIONS.
  7. STRIP AND STOCKPILE 4" - 6" OF TOPSOIL IN AREAS INDICATED. NO TOPSOIL STRIPPING OR STOCKPILING TO OCCUR WITHIN TREE PROTECTION FENCE / TREE DRIP LINES. STOCKPILED TOPSOIL MUST BE SCREENED AND AMENDED TO MEET PROJECT SPECIFICATIONS
  8. SEE CIVIL DRAWINGS FOR UTILITY REMOVALS.
  9. SEE CIVIL DRAWINGS FOR SITE ELECTRICAL REMOVALS, INCLUDING LIGHT POLE REMOVALS. ALL LIGHTS NOT INDICATED FOR REMOVAL TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
  10. BASE MATERIAL IN AREAS TO RECEIVE ASPHALT OR CONCRETE TO BE REMOVED TO SUB-GRADE ELEVATIONS AS REQUIRED TO ACCOMMODATE NEW BASE COURSE.
  11. PROTECT ALL SURFACE AND SUBSURFACE UTILITIES TO REMAIN DURING DEMOLITION WORK.
  12. ALL REMOVED/DEMOLISHED MATERIAL INCLUDING FENCES SHALL BECOME CONTRACTOR'S PROPERTY AND BE REMOVED FROM SITE, UNLESS NOTED OTHERWISE. OWNER TO RESERVE RIGHT OF FIRST REFUSAL ON ALL DEMOLISHED MATERIAL.
  13. ALL TREE STUMPS ARE TO BE REMOVED COMPLETELY, ALONG WITH ALL ROOTS 6" AND LARGER.
  14. REMOVE ALL EXISTING STUMPS WITHIN CONTRACT LIMIT LINE. PROTECT EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIFLINE OF TREES.
  15. TREE AND SHRUB CUTTING / CLEARING IS RESTRICTED AS FOLLOWS: TO REDUCE ANY POTENTIAL ADVERSE EFFECTS ON THE FEDERALLY PROTECTED NORTHERN LONG EARED BAT, TREES AND SHRUBS WITH WOODY STEMS GREATER THAN 3" DIAMETER AT BREAST HEIGHT MUST NOT BE CUT OR CLEARED BETWEEN APRIL 1 AND OCTOBER 30. CONSULT OWNER IF TREES / SHRUBS GREATER THAN 3" MUST BE DISTURBED DURING THE RESTRICTED PERIOD.
  16. REMOVE EXISTING DEAD PLANT MATERIAL WITHIN THE CONTRACT LIMIT LINE. ALL TREES TO REMAIN WITHIN THE CONTRACT LIMIT LINE TO BE PRUNED BY A QUALIFIED ARBORIST.
  17. STOCKPILE SUFFICIENT QUANTITY OF SUBSOILS FOR AMENDMENT & USE IN PLANTING BEDS & LAWN INSTALLATION.
  18. PLANTING BEDS TO BE EXCAVATED TO A MINIMUM DEPTH OF 24".
  19. ALL SIGNS WITHIN THE CONTRACT LIMIT LINE TO BE REMOVED AND RETURNED TO THE OWNER.

190 PLEASANT GROVE ROAD LLC (R.O.)  
2014-5676

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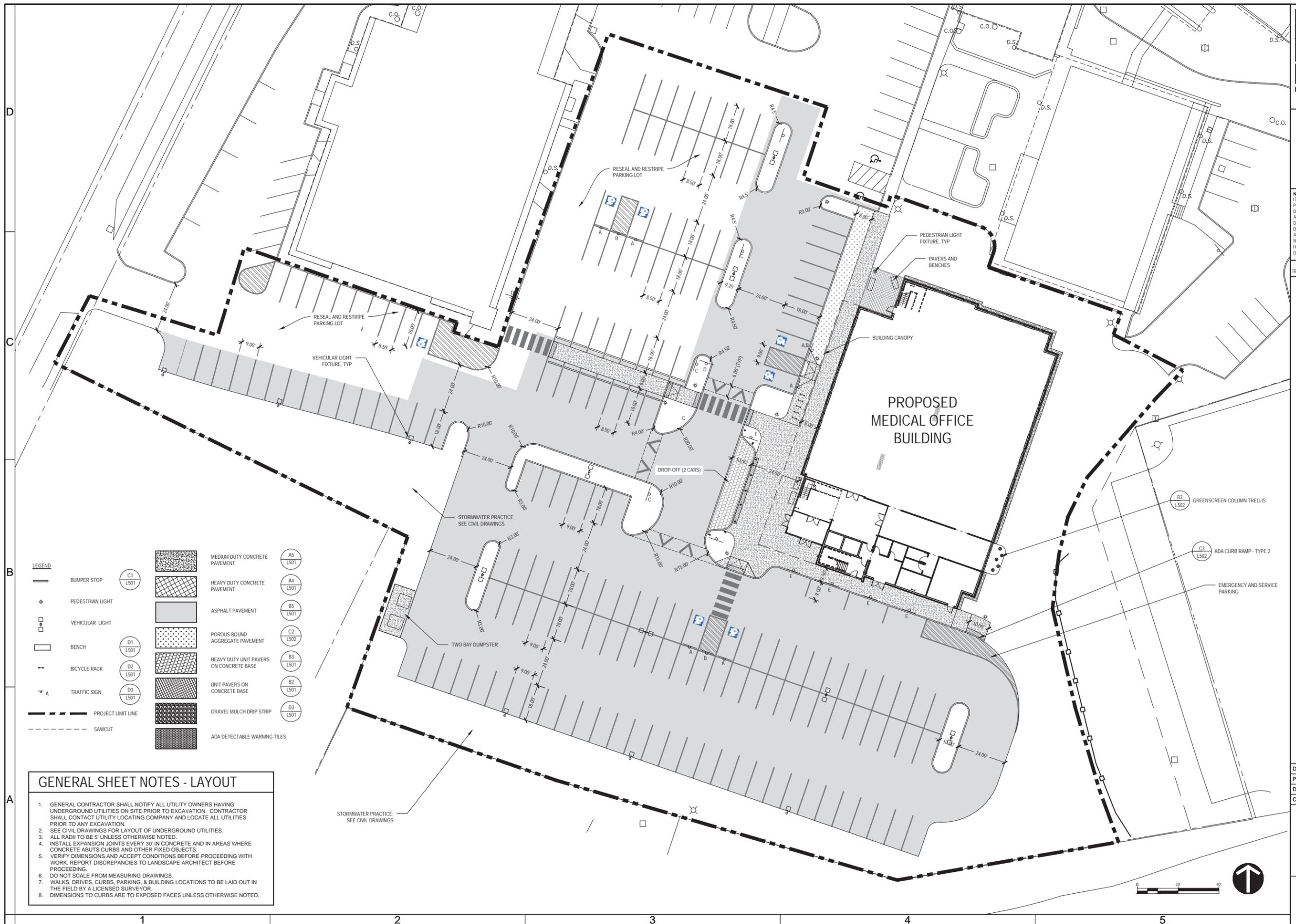
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**MEDICAL OFFICE BUILDING**  
Village of Cayuga Heights, New York

DATE: 05/02/2016  
PROJECT: 15039  
DRAWN BY: CRH  
CHECKED BY: KAM

LAYOUT PLAN

L201



**GENERAL SHEET NOTES - LAYOUT**

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 CIVIL DRAWINGS FOR LAYOUT OF UNDERGROUND UTILITIES.
3. ALL RADII TO BE 5' UNLESS OTHERWISE NOTED.
4. INSTALL EXPANSION JOINTS EVERY 30' IN CONCRETE AND IN AREAS WHERE CONCRETE ABUTS CURBS AND OTHER FIXED OBJECTS.
5. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.
6. DO NOT SCALE FROM MEASURING DRAWINGS.
7. WALKS, DRIVES, CURBS, PARKING, & BUILDING LOCATIONS TO BE LAID OUT IN THE FIELD BY A LICENSED SURVEYOR.
8. DIMENSIONS TO CURBS ARE TO EXPOSED FACES UNLESS OTHERWISE NOTED.



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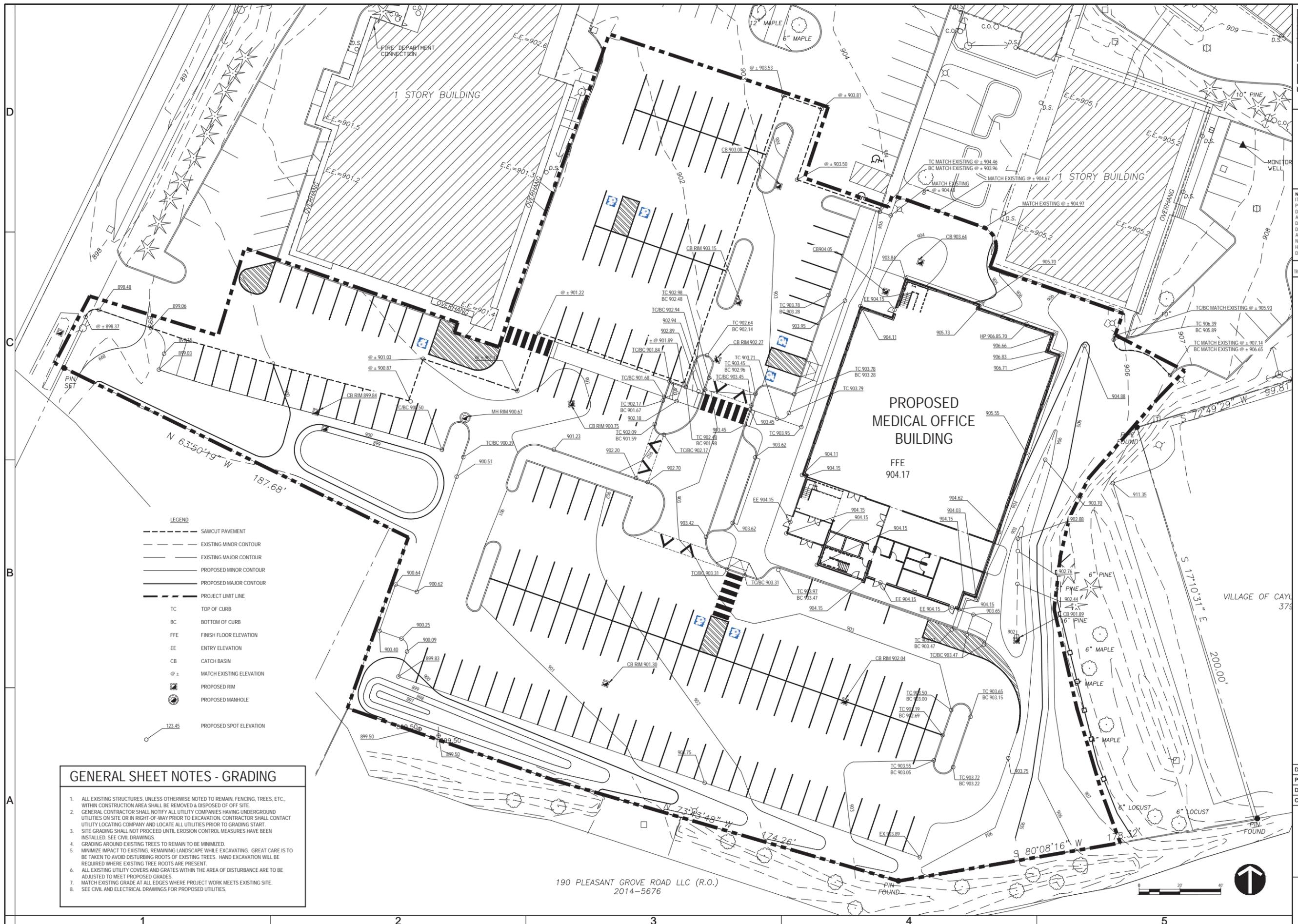
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**MEDICAL OFFICE BUILDING**  
Village of Cayuga Heights, New York

DATE: 05/02/2016  
PROJECT: 15039  
DRAWN BY: CRH  
CHECKED: KAM

GRADING PLAN

L301



**LEGEND**

---	SAWCUT PAVEMENT
- - - -	EXISTING MINOR CONTOUR
— — — —	EXISTING MAJOR CONTOUR
- - - -	PROPOSED MINOR CONTOUR
— — — —	PROPOSED MAJOR CONTOUR
---	PROJECT LIMIT LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
FFE	FINISH FLOOR ELEVATION
EE	ENTRY ELEVATION
CB	CATCH BASIN
@ ±	MATCH EXISTING ELEVATION
⊠	PROPOSED RIM
⊙	PROPOSED MANHOLE
○	PROPOSED SPOT ELEVATION

- GENERAL SHEET 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. SEE CIVIL DRAWINGS.
  4. GRADING AROUND EXISTING TREES TO REMAIN 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.
  7. MATCH EXISTING GRADE AT ALL EDGES WHERE PROJECT WORK MEETS EXISTING SITE.
  8. SEE CIVIL AND ELECTRICAL DRAWINGS FOR PROPOSED UTILITIES.

190 PLEASANT GROVE ROAD LLC (R.O.)  
2014-5676

### GENERAL SHEET NOTES - PLANTING

- STRIP AND STOCKPILE EXISTING TOPSOIL AS INDICATED ON DEMOLITION PLAN FOR REUSE. STOCKPILED TOPSOIL MUST BE AMENDED TO MEET PLANTING SOIL SPECIFICATIONS.
- ALL PLANTING BEDS TO BE PREPARED AS SPECIFIED. SHRUB BEDS TO BE PREPARED IN THEIR ENTIRETY WITH 24" DEPTH PLANTING SOIL MIX. TREE PITS TO BE DUG TO DEPTH OF ROOTBALL BY 3X THE DIAMETER.
- AFTER BEDS ARE PREPARED, THE LANDSCAPE CONTRACTOR IS TO LOCATE TREES, SHRUBS AND VINES AS SHOWN ON PLANS. TREE, SHRUB AND PERENNIAL LOCATIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THEY ARE PLANTED.
- NO PLANTS ARE TO BE PLANTED UNDER ROOF OVERHANGS OR CANOPIES.
- ANY AND ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT SHOWN AS PAVED OR PLANTED BED ARE TO BE SEEDED AS LAWN, UNLESS INDICATED BY SOO. PREPARE AND SEED/SOD LAWN AS PER SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE INDICATED.
- ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSJ 260.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- MAINTAIN AND WARRANTY ALL LIVING PLANT MATERIAL AS PER SPECIFICATIONS.
- ALL EXISTING TREES TO REMAIN WITHIN THE CONTRACT LIMIT LINE TO BE PRUNED BY A QUALIFIED ARBORIST.
- ANY EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES TO BE PRUNED BY A QUALIFIED ARBORIST OR REPLACED IN KIND AT NO COST TO THE OWNER AS DETERMINED BY LEVEL OF DAMAGE AND LANDSCAPE ARCHITECT RECOMMENDATION.
- SEE CIVIL & ELECTRICAL DRAWINGS FOR UNDERGROUND UTILITIES.



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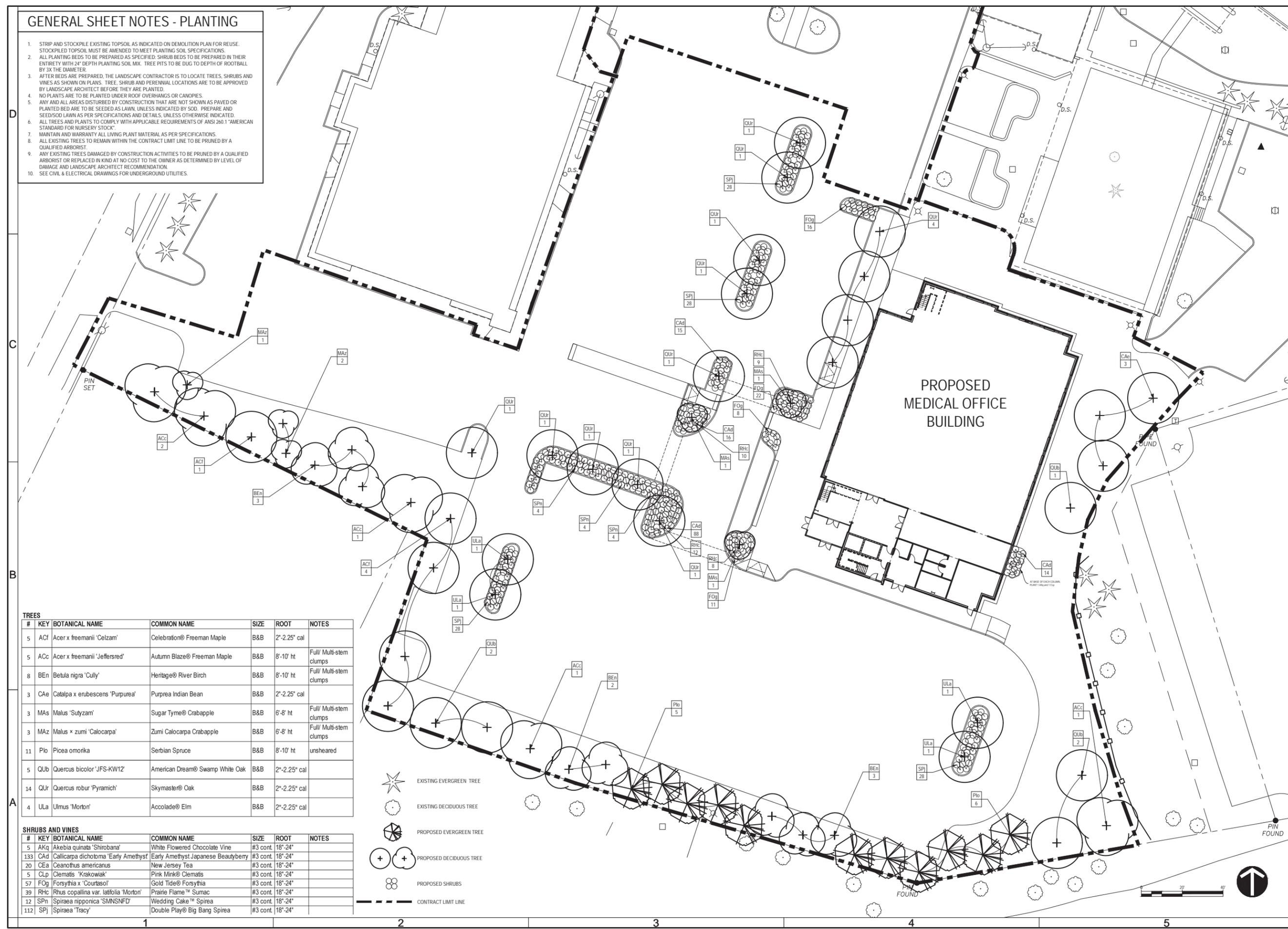
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**MEDICAL OFFICE BUILDING**  
Village of Cayuga Heights, New York

DATE: 05/02/2016  
PROJECT: 15039  
DRAWN BY: CRH  
CHECKED: KAM

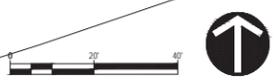
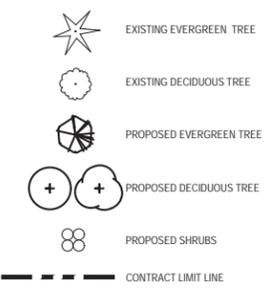
PLANTING PLAN

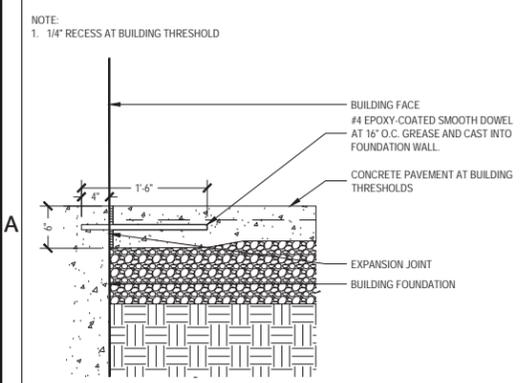
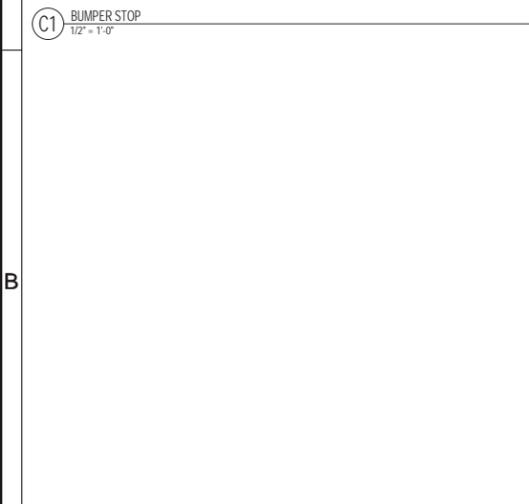
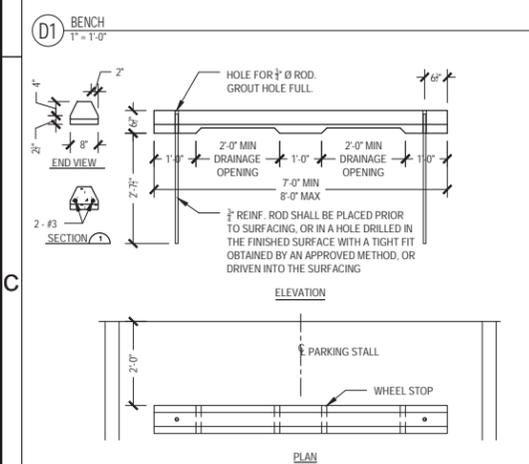
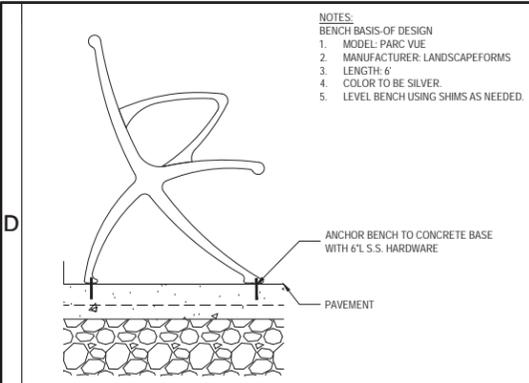
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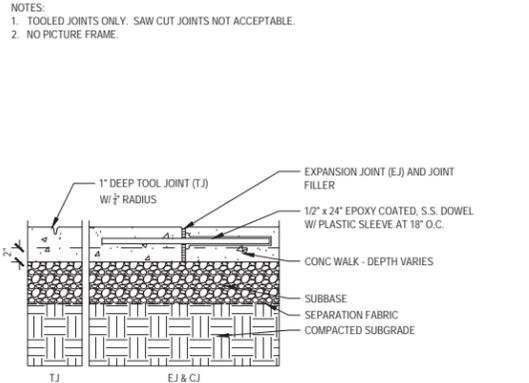
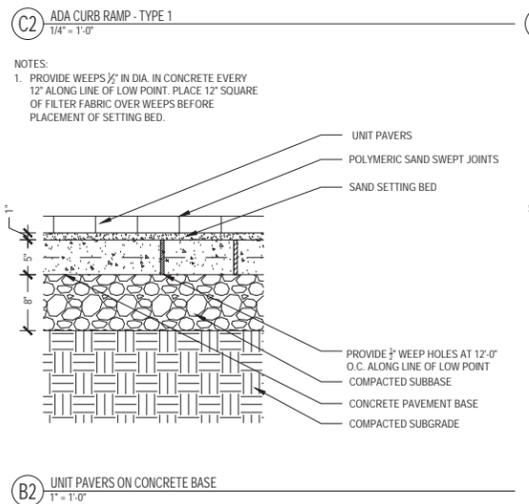
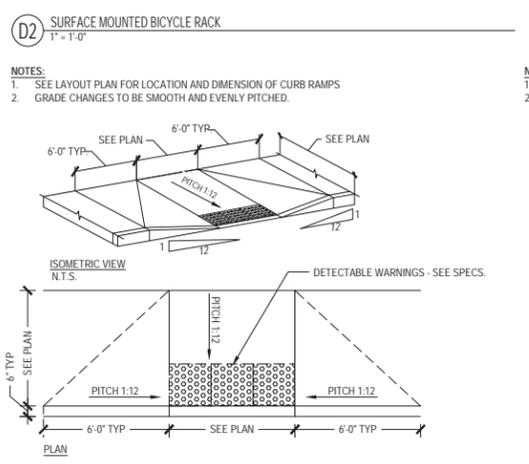
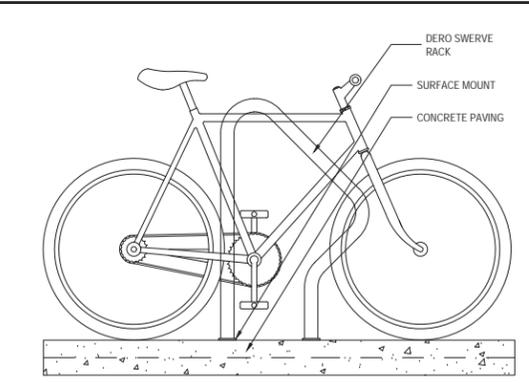
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
5	ACf	Acer x freemanii 'Celzam'	Celebration® Freeman Maple	B&B	2"-2.25" cal	
5	ACc	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	B&B	8'-10' ht	Full/ Multi-stem clumps
8	BEh	Betula nigra 'Cully'	Heritage® River Birch	B&B	8'-10' ht	Full/ Multi-stem clumps
3	CAe	Catalpa x erubescens 'Purpurea'	Purpurea Indian Bean	B&B	2"-2.25" cal	
3	MAs	Malus 'Sutyzam'	Sugar Tyme® Crabapple	B&B	6'-8' ht	Full/ Multi-stem clumps
3	MAz	Malus x zumi 'Calocarpa'	Zumi Calocarpa Crabapple	B&B	6'-8' ht	Full/ Multi-stem clumps
11	Plo	Picea omorika	Serbian Spruce	B&B	8'-10' ht	unsheared
5	QUb	Quercus bicolor 'JFS-KW12'	American Dream® Swamp White Oak	B&B	2"-2.25" cal	
14	QUr	Quercus robur 'Pyramich'	Skymaster® Oak	B&B	2"-2.25" cal	
4	ULa	Ulmus 'Morton'	Accolade® Elm	B&B	2"-2.25" cal	

#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
5	AKq	Akebia quinata 'Shirobana'	White Flowered Chocolate Vine	#3 cont.	18"-24"	
133	CAd	Callicarpa dichotoma 'Early Amethyst'	Early Amethyst Japanese Beautyberry	#3 cont.	18"-24"	
20	CEa	Ceanothus americanus	New Jersey Tea	#3 cont.	18"-24"	
5	CLp	Clematis 'Krakowiak'	Pink Mink® Clematis	#3 cont.	18"-24"	
57	FOg	Forsythia x 'Courasol'	Gold Tide® Forsythia	#3 cont.	18"-24"	
39	RHc	Rhus copallina var. latifolia 'Morton'	Prairie Flame™ Sumac	#3 cont.	18"-24"	
12	SPn	Spiraea nipponica 'SMNSNFD'	Wedding Cake™ Spirea	#3 cont.	18"-24"	
112	SPj	Spiraea 'Tracy'	Double Play® Big Bang Spirea	#3 cont.	18"-24"	

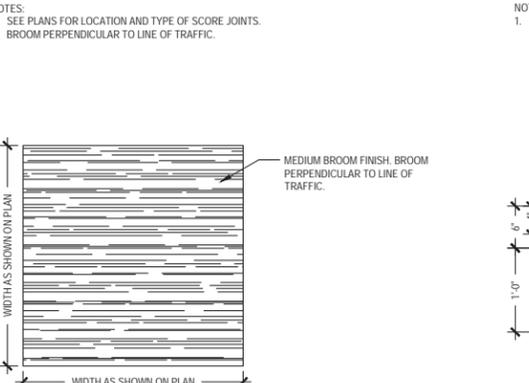
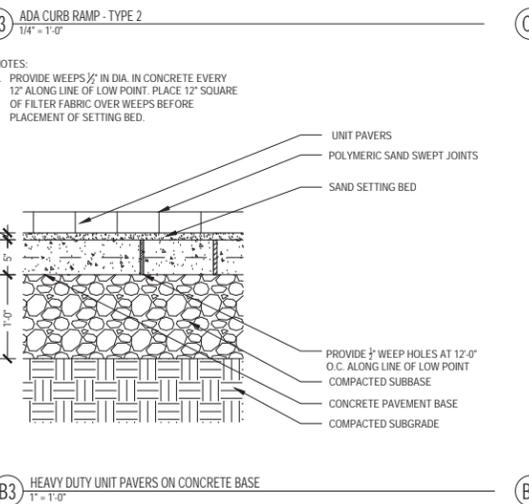
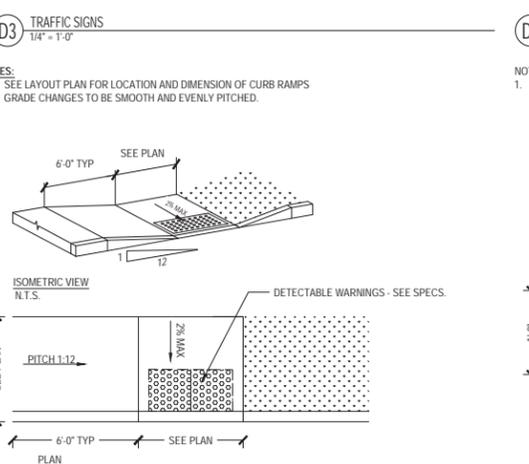
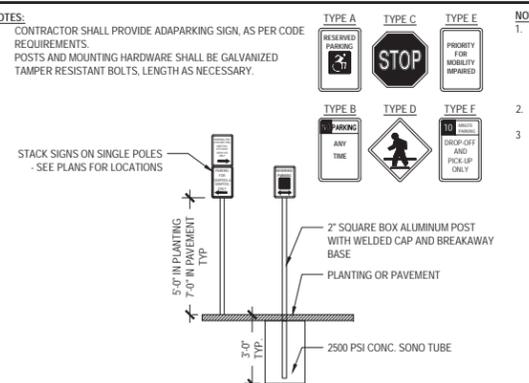




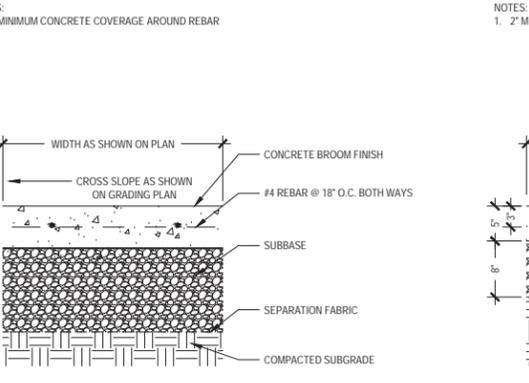
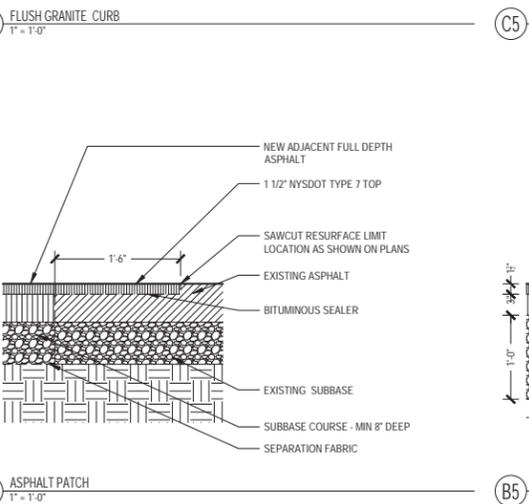
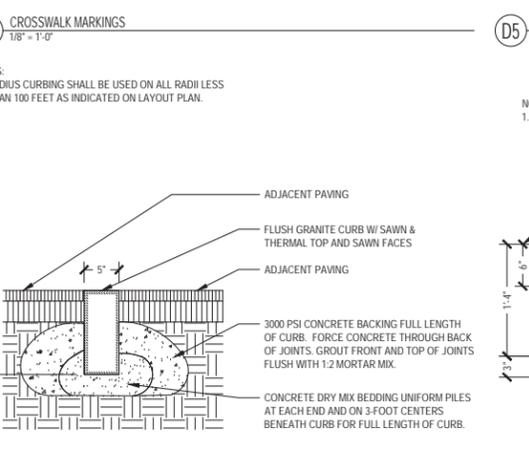
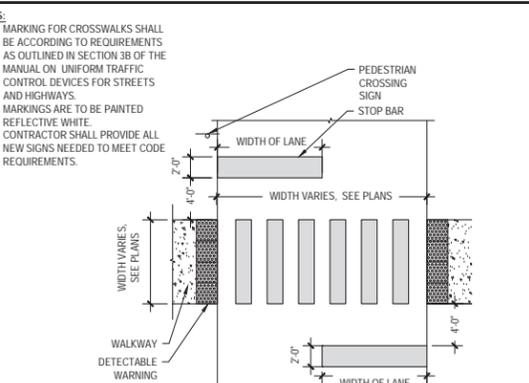
**A1** PIN AT BUILDING THRESHOLD  
1" = 1'-0"



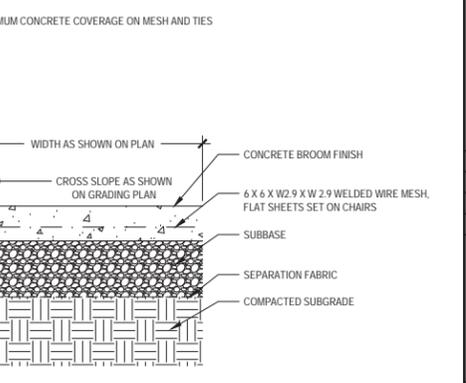
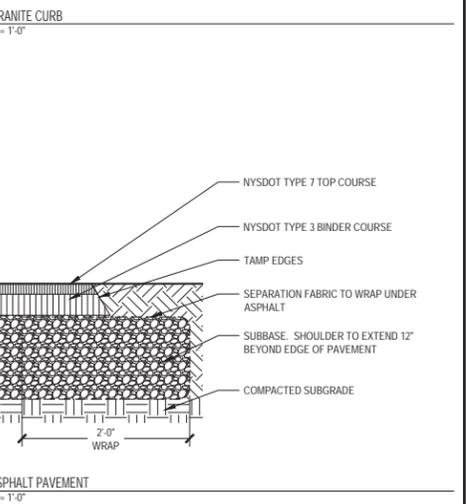
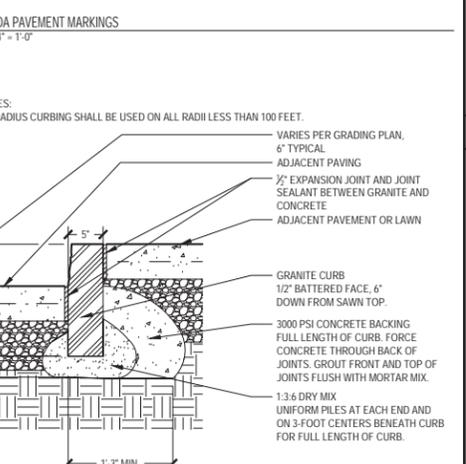
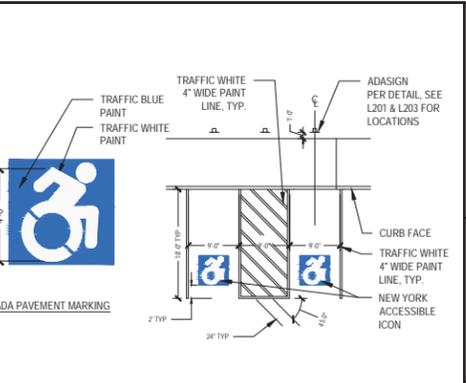
**A2** CONCRETE JOINTS  
1" = 1'-0"



**A3** CONCRETE BROOM FINISH  
1" = 1'-0"



**A4** HEAVY DUTY CONCRETE PAVEMENT  
1" = 1'-0"



**A5** MEDIUM DUTY CONCRETE PAVEMENT  
1" = 1'-0"

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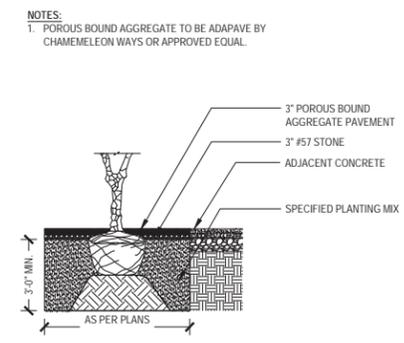
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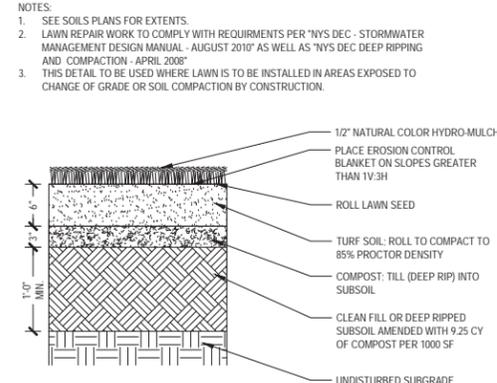
DATE: 05/02/2016  
PROJECT: 15039  
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SITE DETAILS

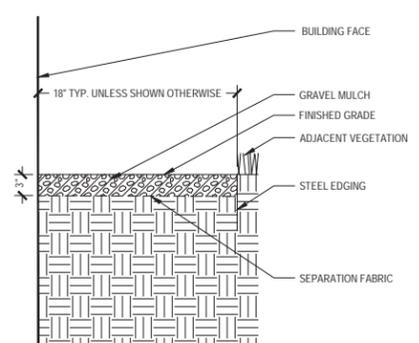
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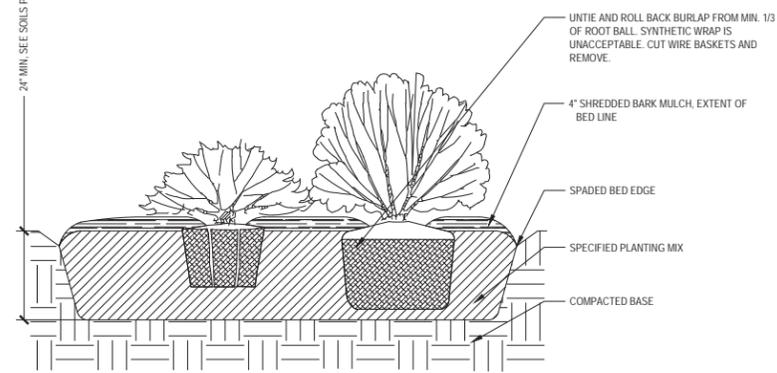
**D5** TREES IN POROUS BOUND AGGREGATE PAVEMENT  
1/4" = 1'-0"



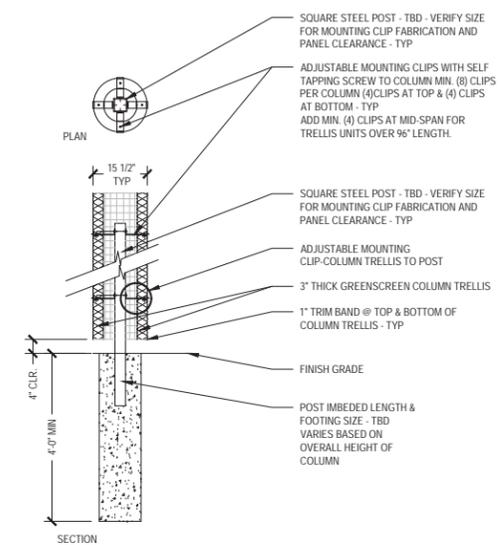
**D4** LAWN ESTABLISHMENT  
1" = 1'-0"



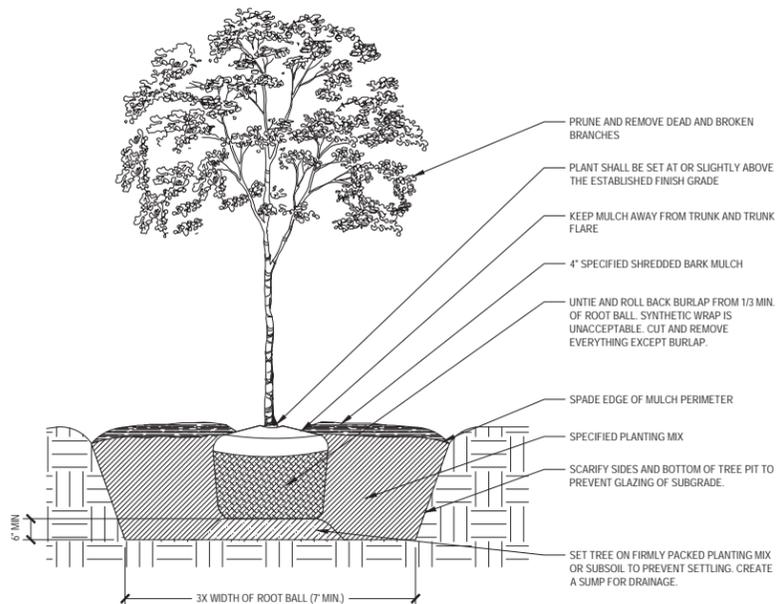
**D3** GRAVEL MULCH DRIP STRIP  
1" = 1'-0"



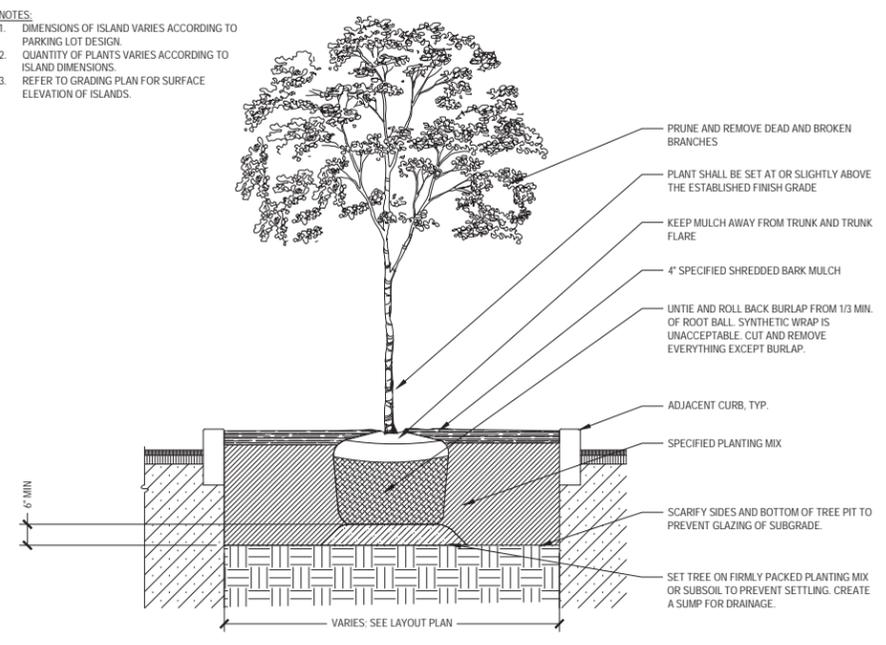
**B4** SHRUB PLANTING  
1/2" = 1'-0"



**B3** GREENSCREEN COLUMN TRELLIS  
1/2" = 1'-0"



**A4** TREE PLANTING  
1/2" = 1'-0"



**A2** TREE ISLAND PLANTING  
1/2" = 1'-0"

**NOTES:**  
1. DIMENSIONS OF ISLAND VARIES ACCORDING TO PARKING LOT DESIGN.  
2. QUANTITY OF PLANTS VARIES ACCORDING TO ISLAND DIMENSIONS.  
3. REFER TO GRADING PLAN FOR SURFACE ELEVATION OF ISLANDS.

**NOTES:**  
1. PROVIDE 5 @ 10'-0"

D

C

B

A

1

2

3

4

5

2/2/2016 9:05:54 AM



Architecture  
Planning  
Interior Design  
217 North Aurora Street  
Ithaca NY 14850  
p 607.273.7600 f 607.273.0475

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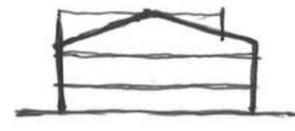
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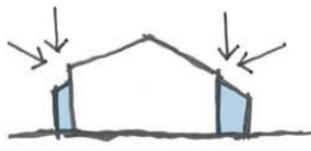
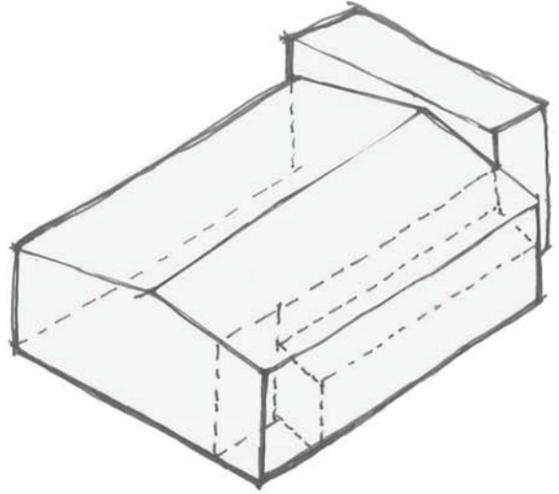
DATE:	02/03/2016
PROJECT:	14048
OTHER:	
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BUILDING MASSING

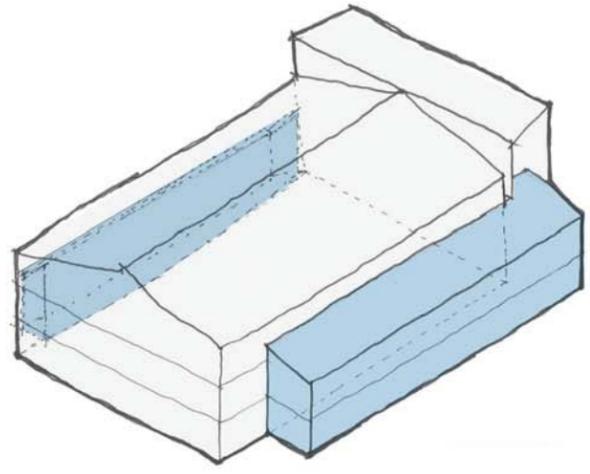
A1



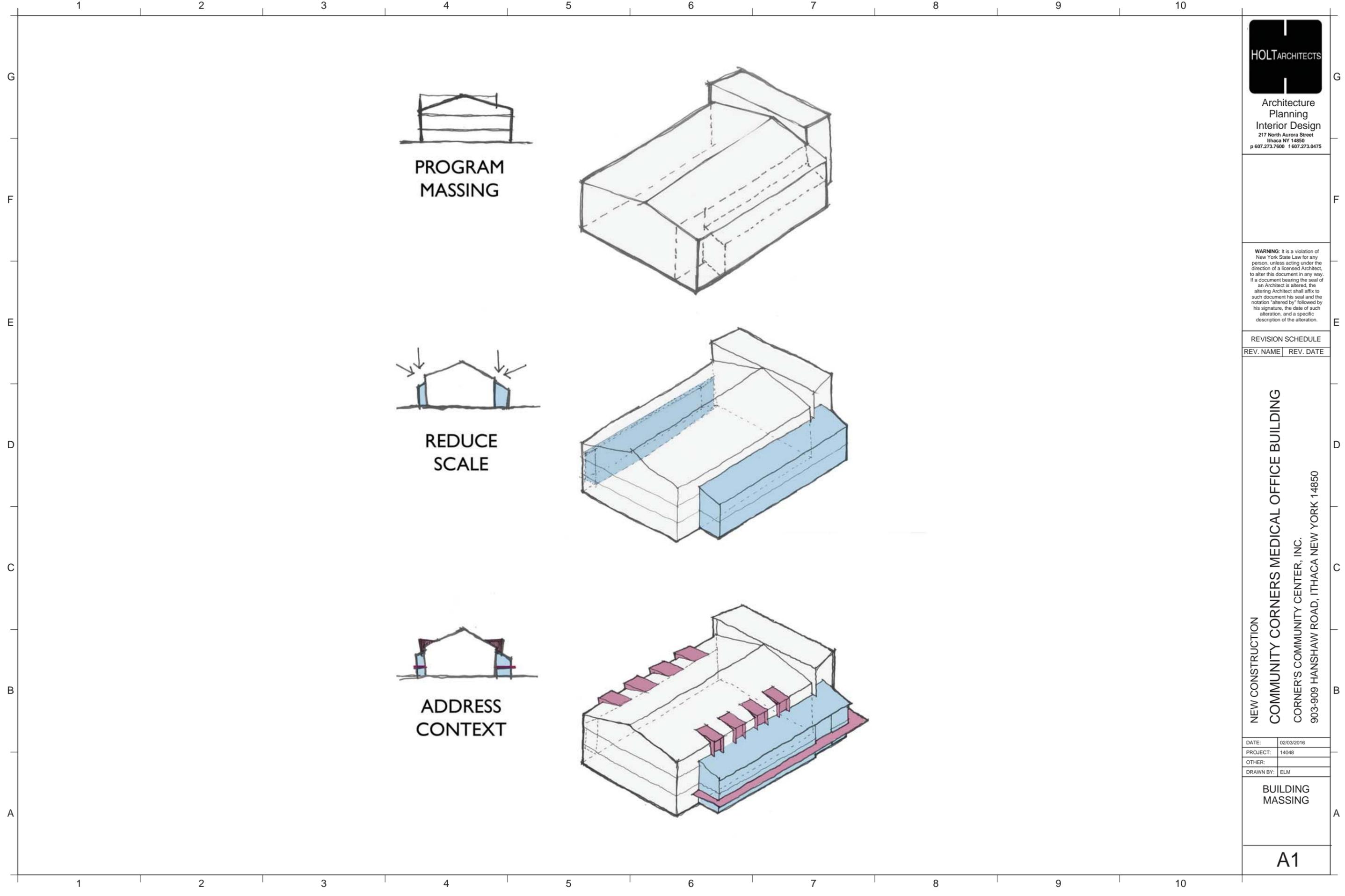
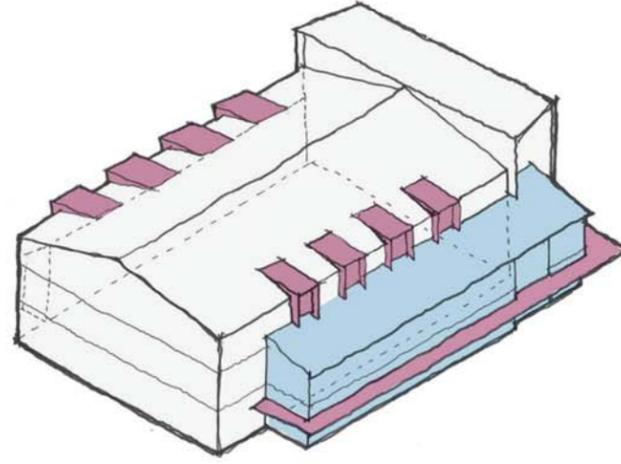
PROGRAM MASSING



REDUCE SCALE



ADDRESS CONTEXT





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DRAWN BY:	Author

AXONOMETRIC  
VIEW

2/2/2016 9:06:33 AM



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903-909 HANSHAW ROAD, ITHACA NEW YORK 14850

DATE:	02/03/2016
PROJECT:	14048
OTHER:	
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HANSHAW ROAD  
ENTRANCE VIEW

A3

3/28/2016 1:50:35 PM

1 2 3 4 5 6 7 8 9 10

G  
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E  
D  
C  
B  
A



1 2 3 4 5 6 7 8 9 10



**HOLT ARCHITECTS**  
 Architecture  
 Planning  
 Interior Design  
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**SOUTHWEST  
 CORNER / MAIN  
 ENTRY VIEW**

**A4**

2/2/2016 9:07:10 AM



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OTHER:  
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PLEASANT GROVE ENTRANCE

A5

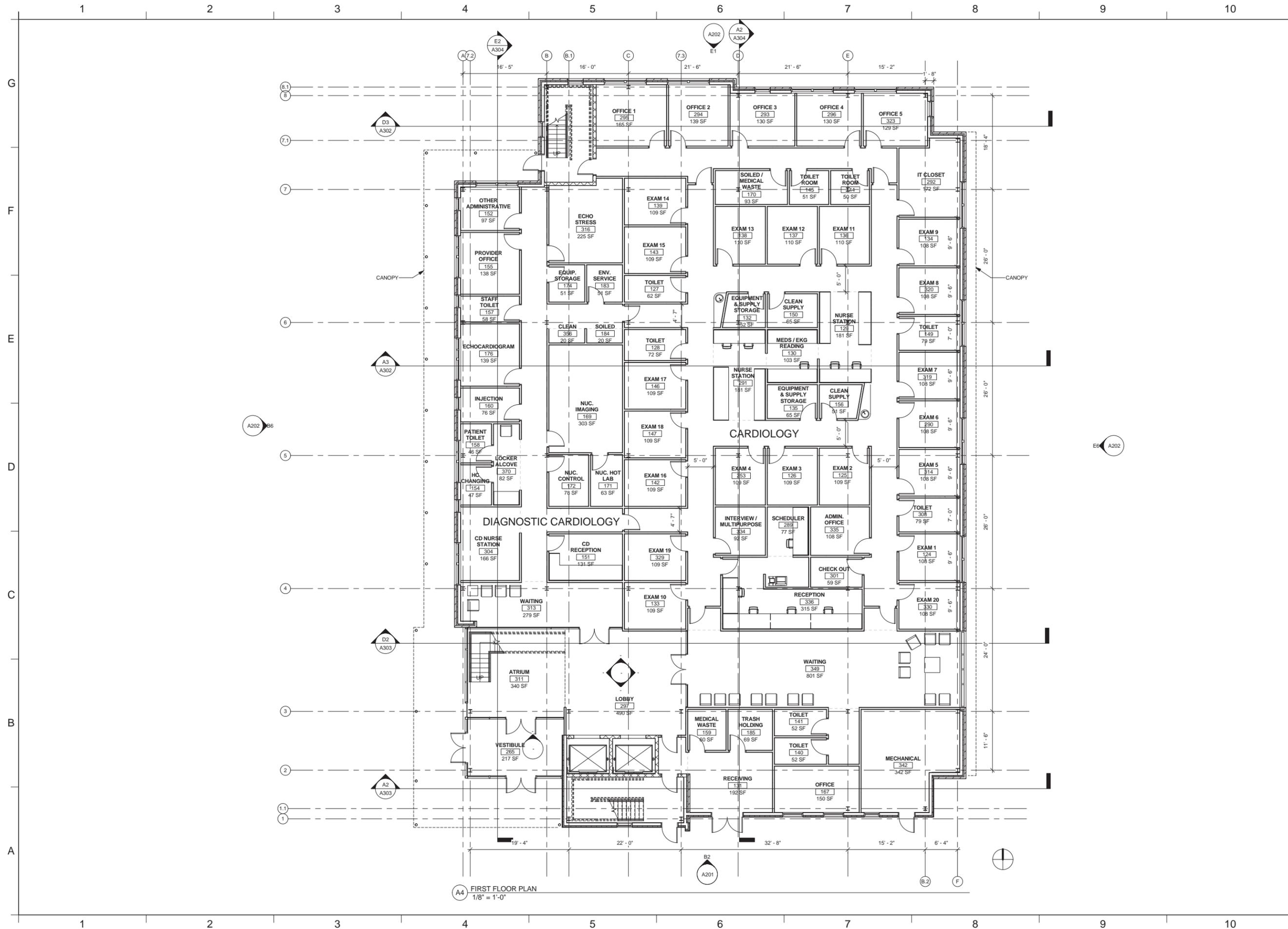


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1 2 3 4 5 6 7 8 9 10

1 2 3 4 5 6 7 8 9 10

3/28/2016 1:13:07 PM



A4 FIRST FLOOR PLAN  
1/8" = 1'-0"

**HOLTARCHITECTS**  
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 Planning  
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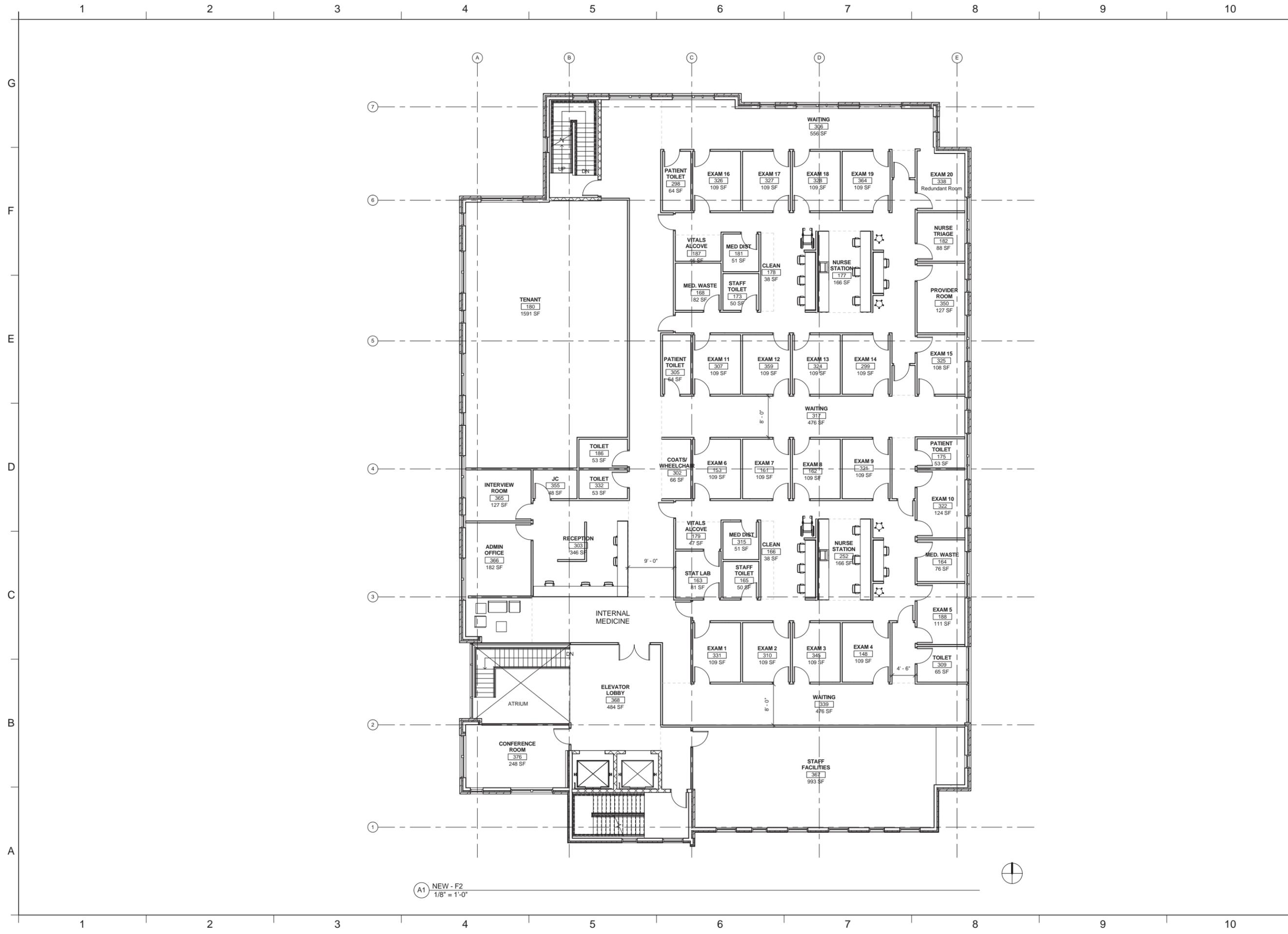
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FIRST FLOOR PLAN

A101

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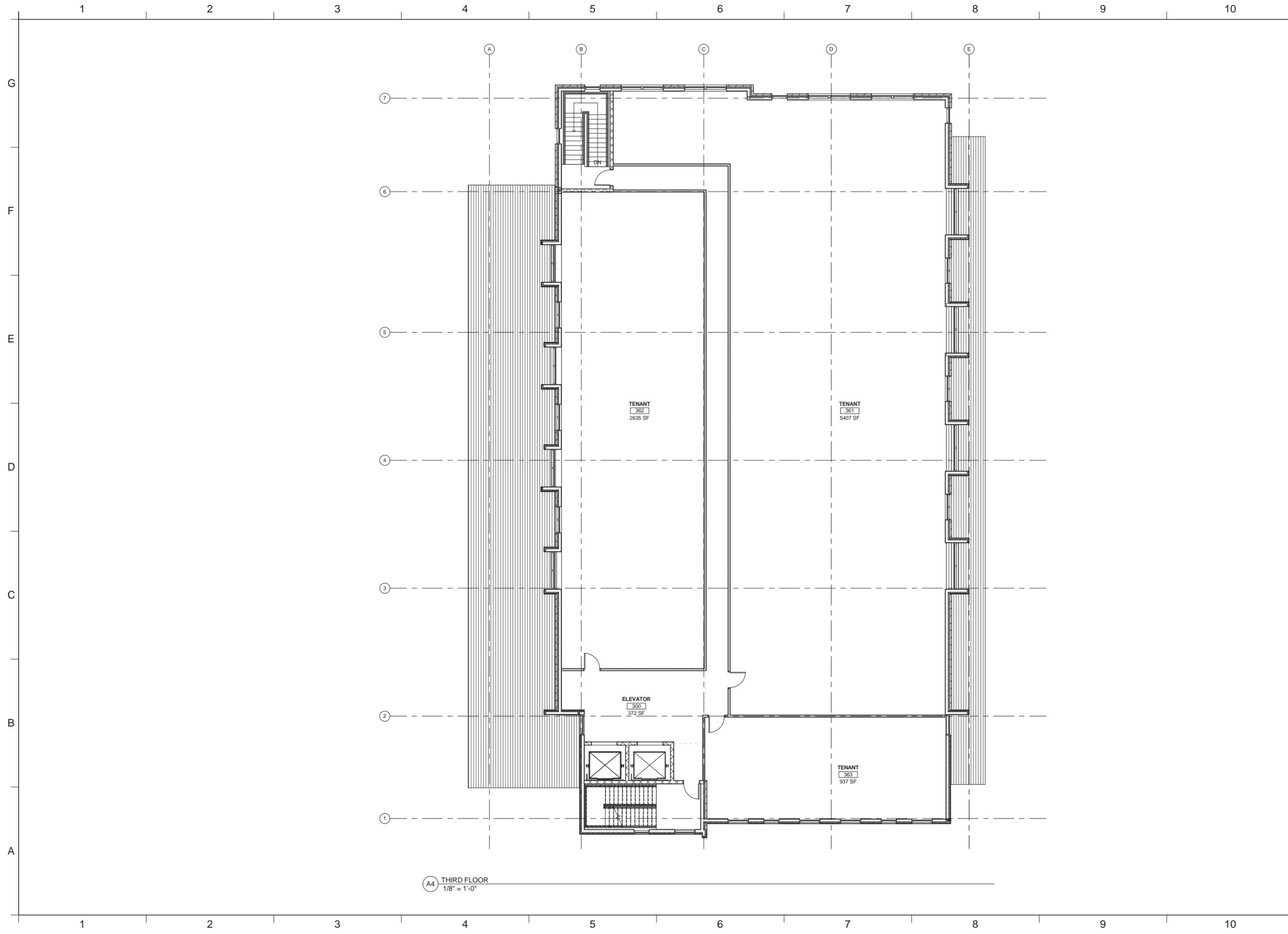
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PROJECT:	14048
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SECOND FLOOR PLAN

A102

A1 NEW - F2  
1/8" = 1'-0"

2/2/2016 9:07:46 AM



A4 THIRD FLOOR  
1/8" = 1'-0"



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THIRD FLOOR  
PLAN

A103

2/2/2016 2:21:44 PM



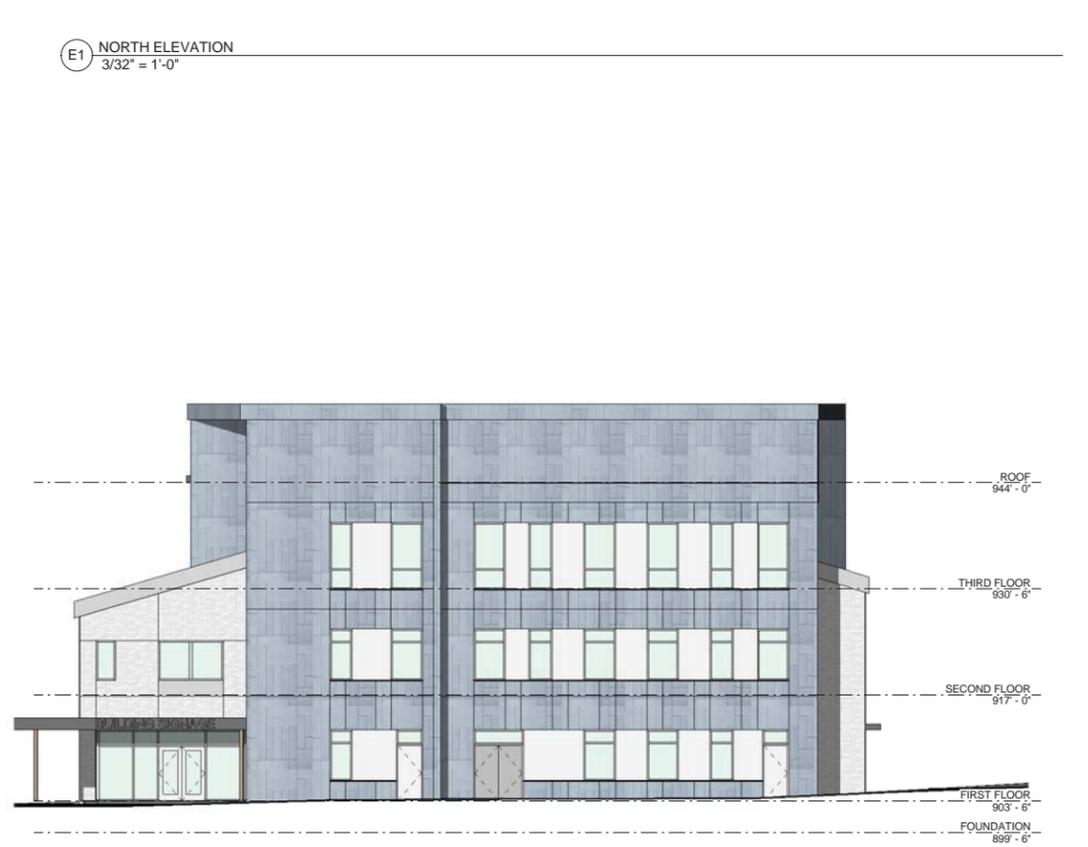
**E6 EAST ELEVATION**  
3/32" = 1'-0"



**E1 NORTH ELEVATION**  
3/32" = 1'-0"



**B6 WEST ELEVATION**  
3/32" = 1'-0"



**B1 SOUTH ELEVATION**  
3/32" = 1'-0"



**HOLT ARCHITECTS**  
Architecture  
Planning  
Interior Design  
217 North Aurora Street  
Ithaca NY 14850  
p 607.273.7600 f 607.273.0475

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**REVISION SCHEDULE**

REV. NAME	REV. DATE

**NEW CONSTRUCTION**  
**COMMUNITY CORNERS MEDICAL OFFICE BUILDING**  
CORNER'S COMMUNITY CENTER, INC.  
903-909 HANSHAW ROAD, ITHACA NEW YORK 14850

DATE:	02/03/2016
PROJECT:	14048
OTHER:	
DRAWN BY:	ELM

**EXTERIOR ELEVATIONS**

**A202**