

WILDLIFE RESOLUTIONS EQUIPMENT STORAGE BUILDING

35 TOWN BARN RD.
LANSING, NY 14882

CLIENT:

MR. JOHN HATFIELD
WILDLIFE RESOLUTIONS
757 WARREN ROAD, UNIT 4465
ITHACA, NY 14852

ENGINEER:

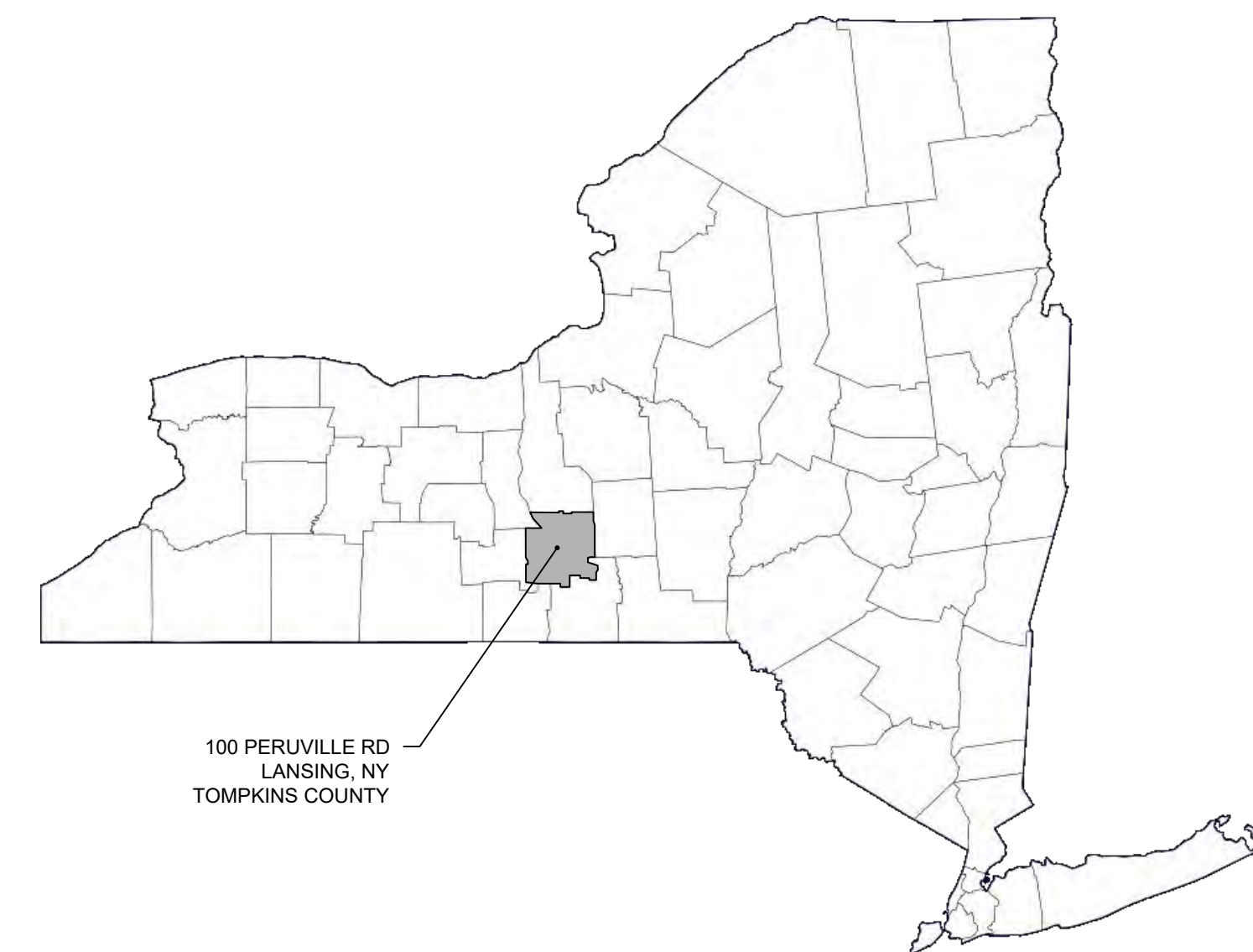
LAKESIDE ENGINEERING
83 FALL STREET
SENECA FALLS, NY 13148



GENERAL/CIVIL DRAWINGS INDEX	
SHEET NUMBER	SHEET NAME
T-100	TITLE SHEET
C-001	EXISTING SITE SURVEY
C-002	EXISTING SITE TOPOGRAPHY
C-100	EXISTING AERIAL SITE PLAN
C-101	EXISTING SITE PLAN
C-200	PROPOSED AERIAL SITE PLAN
C-201	PROPSOED SITE PLAN
C-300	EROSION & SEDIMENT CONTROL PLAN



PROJECT LOCATION
AERIAL VIEW



COUNTY MAP
NONE



LAKESIDE ENGINEERING
Robert G. Harner, PE, PLLC
83 Fall Street
Seneca Falls, NY 13148
Robert@LakesideEng.com
www.LakesideEng.com
607-725-5824

STORAGE BUILDING
WILDLIFE RESOLUTIONS
757 WARREN ROAD (UNIT 4465)
ITHACA, NY 14853

MARK	DATE	DESCRIPTION

REVISIONS

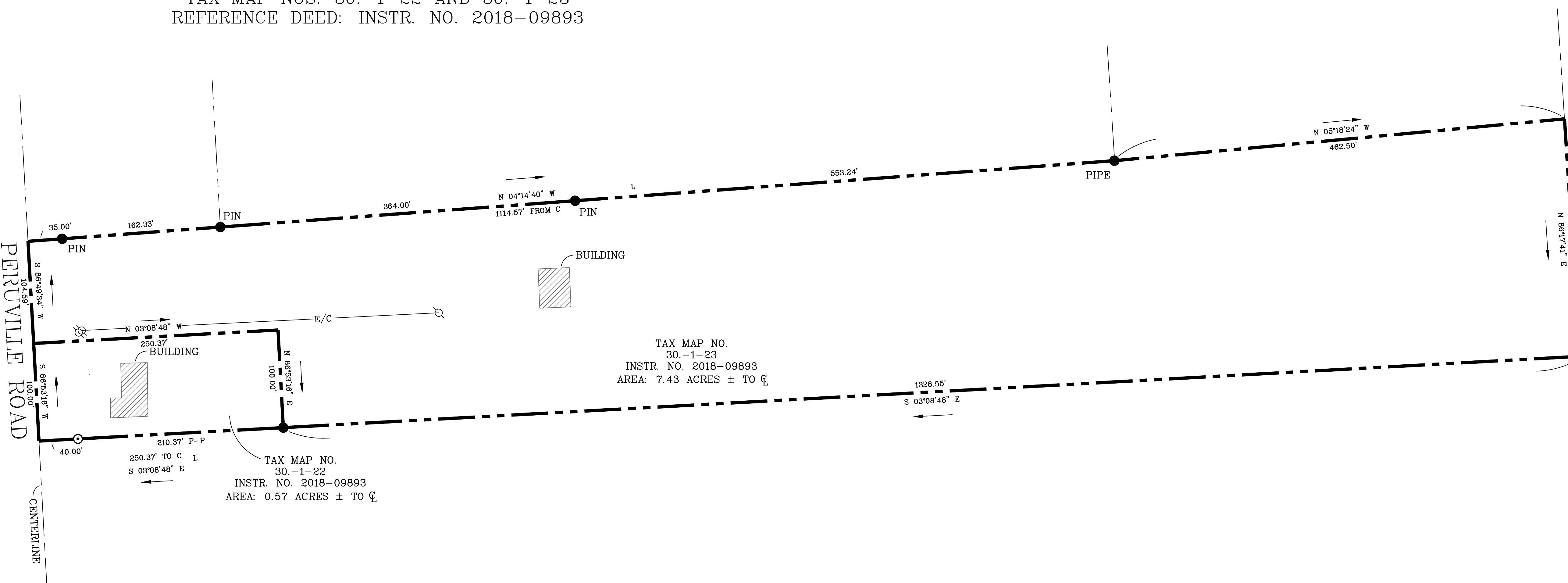
PROJECT NO.: 20240207
DATE: 02/28/2024
SCALE: AS SHOWN

UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

TITLE SHEET

T-100

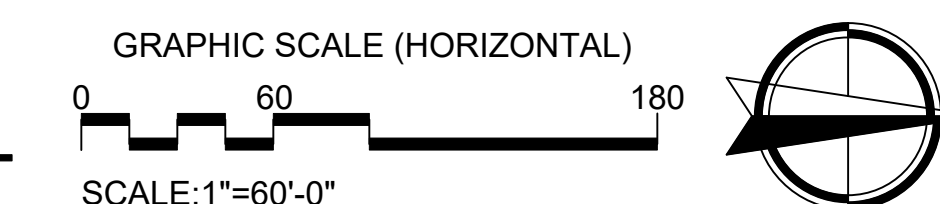
JOHN B. HATFIELD AND SARA M. L. HATFIELD
TOWN OF LANSING ~ COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX MAP NOS. 30.-1-22 AND 30.-1-23
REFERENCE DEED: INSTR. NO. 2018-09893



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C1 EXISTING SITE SURVEY
SCALE: 1"=60'



GENERAL NOTES	
1.	CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS PRIOR TO THE START OF WORK.
2.	ANY DISCREPANCIES OR UNFORESEEN CONDITIONS OBSERVED IN THE FIELD SHALL BE REPORTED TO THE ENGINEER FOR REVIEW.
3.	CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
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7.	ALL PROPERTY LINES SHALL BE VERIFIED PRIOR TO START OF WORK. PROPERTY LINES ARE APPROXIMATE AND REFERENCED FROM LAND SURVEY PROVIDED OWASCO LAND SURVEYING DATED 01/15/2024.

LOT DETAILS		
LOCATION	EXISTING	PROPOSED
FRONT SETBACK	519 FT	162 FT
REAR SETBACK	1,033 FT	1,033 FT
SIDE (NORTH) SETBACK	66 FT	15 FT
SIDE (SOUTH) SETBACK	107 FT	107 FT
FRONTAGE	104 FT	104 FT
LOT SIZE	7.43 AC	7.43 AC
LOT COVERAGE	7.6 %	9.3 %
BUILDING HEIGHT	23 FT	29 FT
OPEN SPACE	92.4 %	90.7 %

- FRONT SETBACK LESS THAN 60 FT WITH SITE PLAN APPROVAL FOR IR ZONED PARCEL.
- SIDE SETBACK LESS THAN 10 FT WITH SITE PLAN APPROVAL FOR IR ZONED PARCEL.
- PER §270-20 LOT IN TWO DISTRICTS: WHEN LOT IS DIVIDED BY A DISTRICT BOUNDARY LINE, THE REGULATIONS OF EITHER DISTRICT MAY BE EXTENDED FOR A DISTANCE OF 50 FEET INTO THE OTHER DISTRICT, AT THE LOT OWNER'S DISCRETION.

R1 ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	25 FT
SIDE SETBACK	15 FT
MIN. FRONTAGE	150 FT
MAX LOT AREA	40,000 SF
MAX LOT COVERAGE	25 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	75 %

IR ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	10 FT
SIDE SETBACK	10 FT
MIN. FRONTAGE	50 FT
MAX LOT AREA	NONE
MAX LOT COVERAGE	80 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	20 %

LEGEND	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
EXISTING ASPHALT	
EXISTING LANDSCAPING	
PROPERTY LINES	
SILT FENCE	
MAJOR CONTOUR (2.5' INTERVAL)	
MINOR CONTOUR (0.5' INTERVAL)	
TREE/SHRUB/PLANTING	

MARK	DATE	DESCRIPTION

REVISIONS

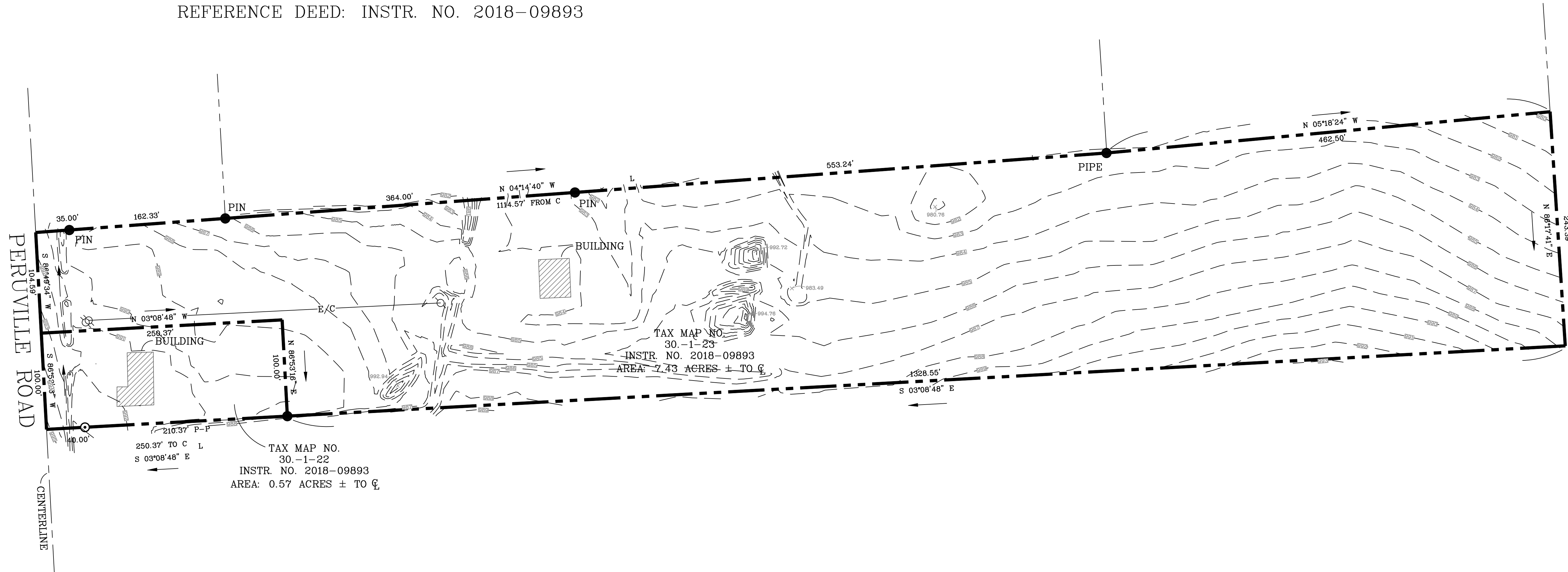
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EXISTING SITE SURVEY

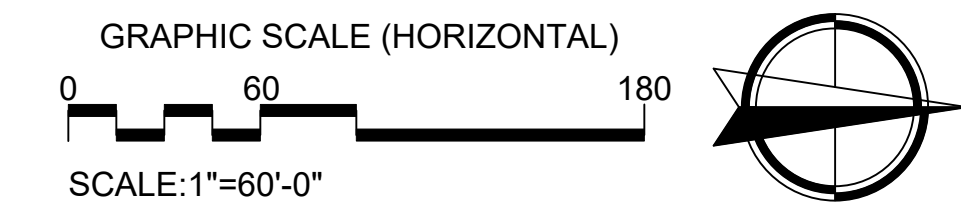
C-001

JOHN B. HATFIELD AND SARA M. L. HATFIELD
TOWN OF LANSING ~ COUNTY OF TOMPKINS
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TAX MAP NOS. 30.-1-22 AND 30.-1-23
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STORAGE BUILDING
WILDLIFE RESOLUTIONS
757 WARREN ROAD (UNIT 4465)
ITHACA, NY 14853

C1 EXISTING SITE TOPOGRAPHY
SCALE: 1"=60'



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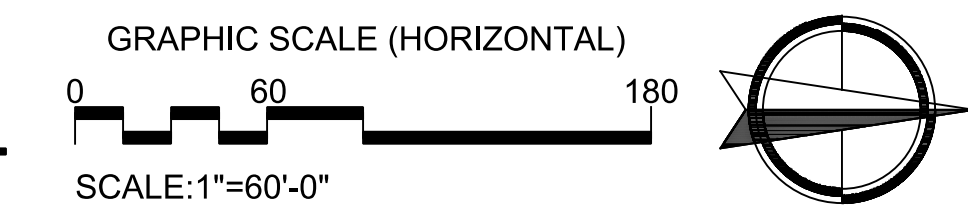
EXISTING SITE TOPOGRAPHY

EXISTING SITE TOPOGRAPHY

C-002



C1 EXISTING AERIAL SITE PLAN
SCALE: 1"=60'



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STORAGE BUILDING
WILDLIFE RESOLUTIONS
757 WARREN ROAD (UNIT 4465)
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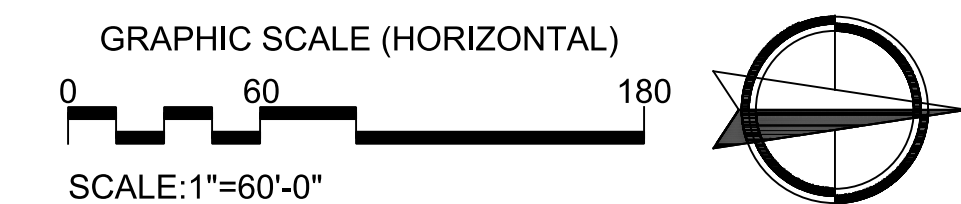
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EXISTING
AERIAL
SITE PLAN

C-100



C1 PROPOSED SITE AERIAL PLAN
SCALE: 1"=60'



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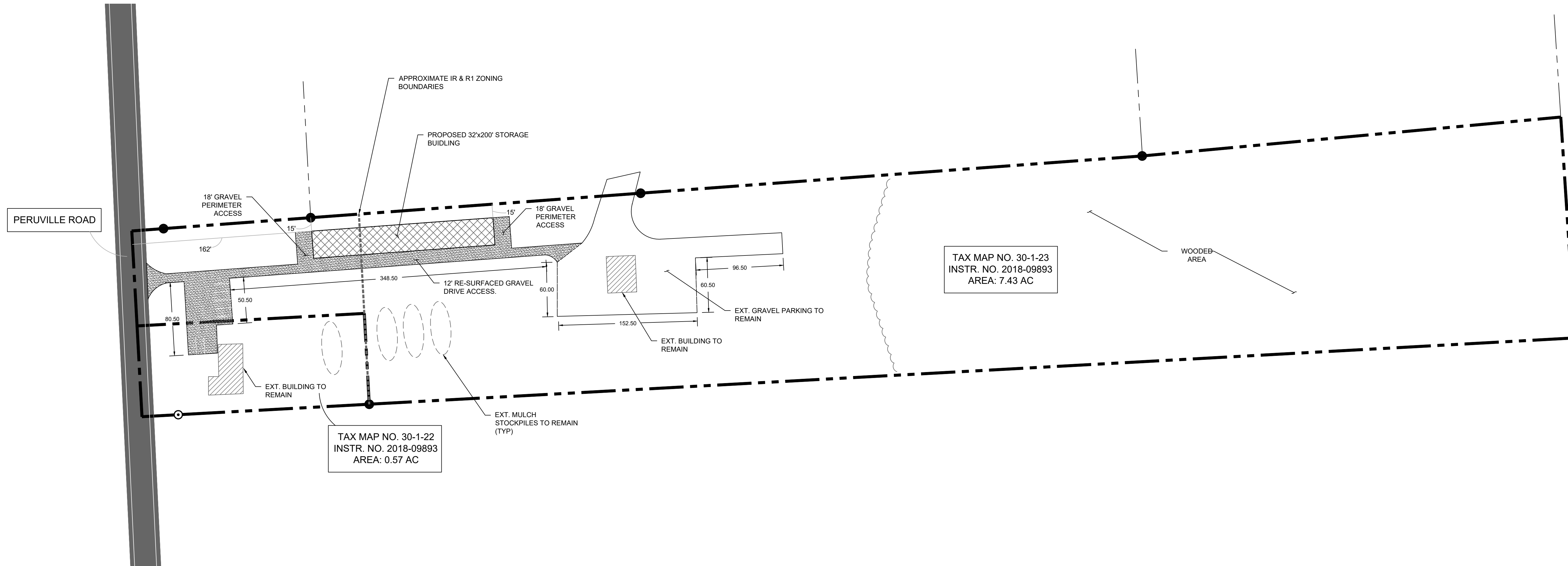
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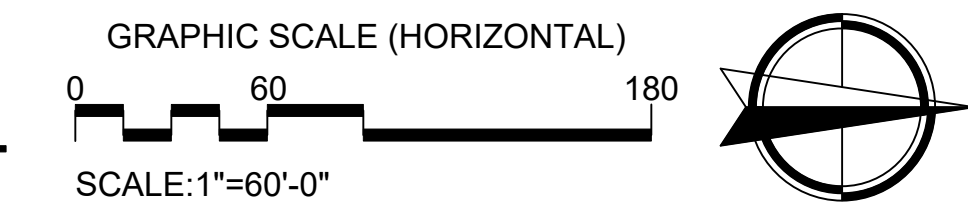
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PROPOSED
SITE
AERIAL
PLAN

C-200



C1 PROPOSED SITE PLAN
SCALE: 1"=60'



STORAGE BUILDING
WILDLIFE RESOLUTIONS
757 WARREN ROAD (UNIT 4465)
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MARK	DATE	DESCRIPTION

REVISIONS

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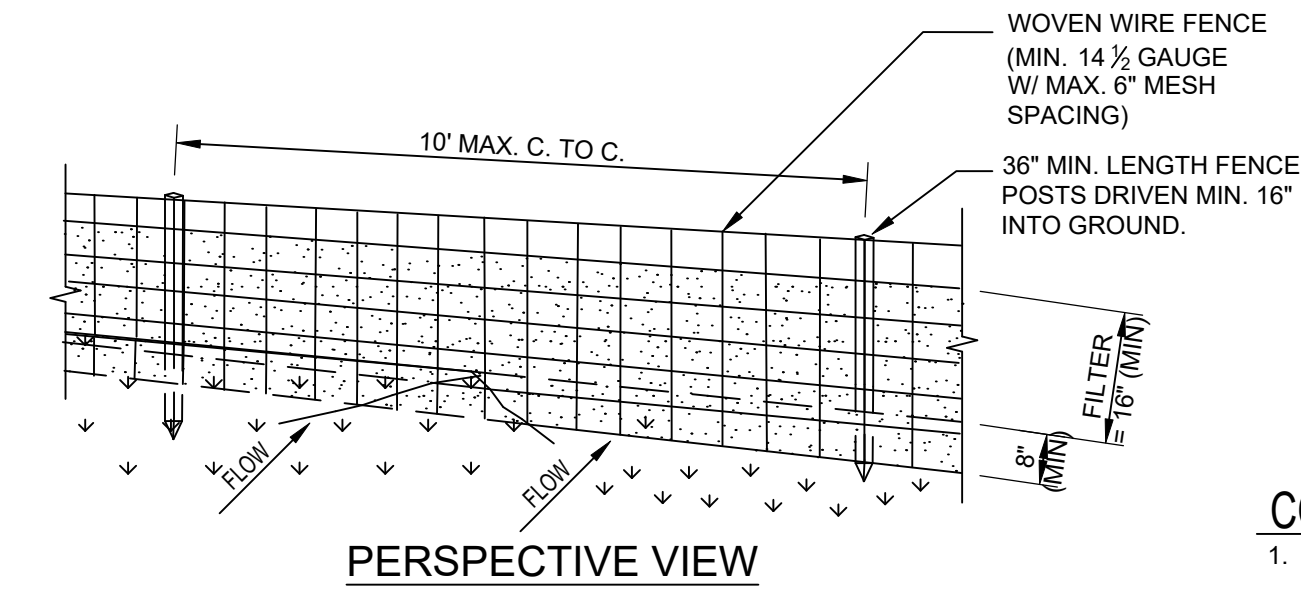
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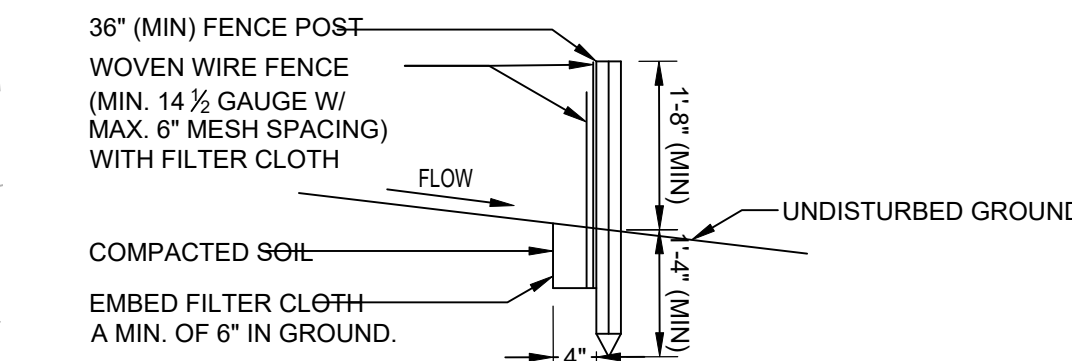
PROPOSED SITE PLAN

C-201

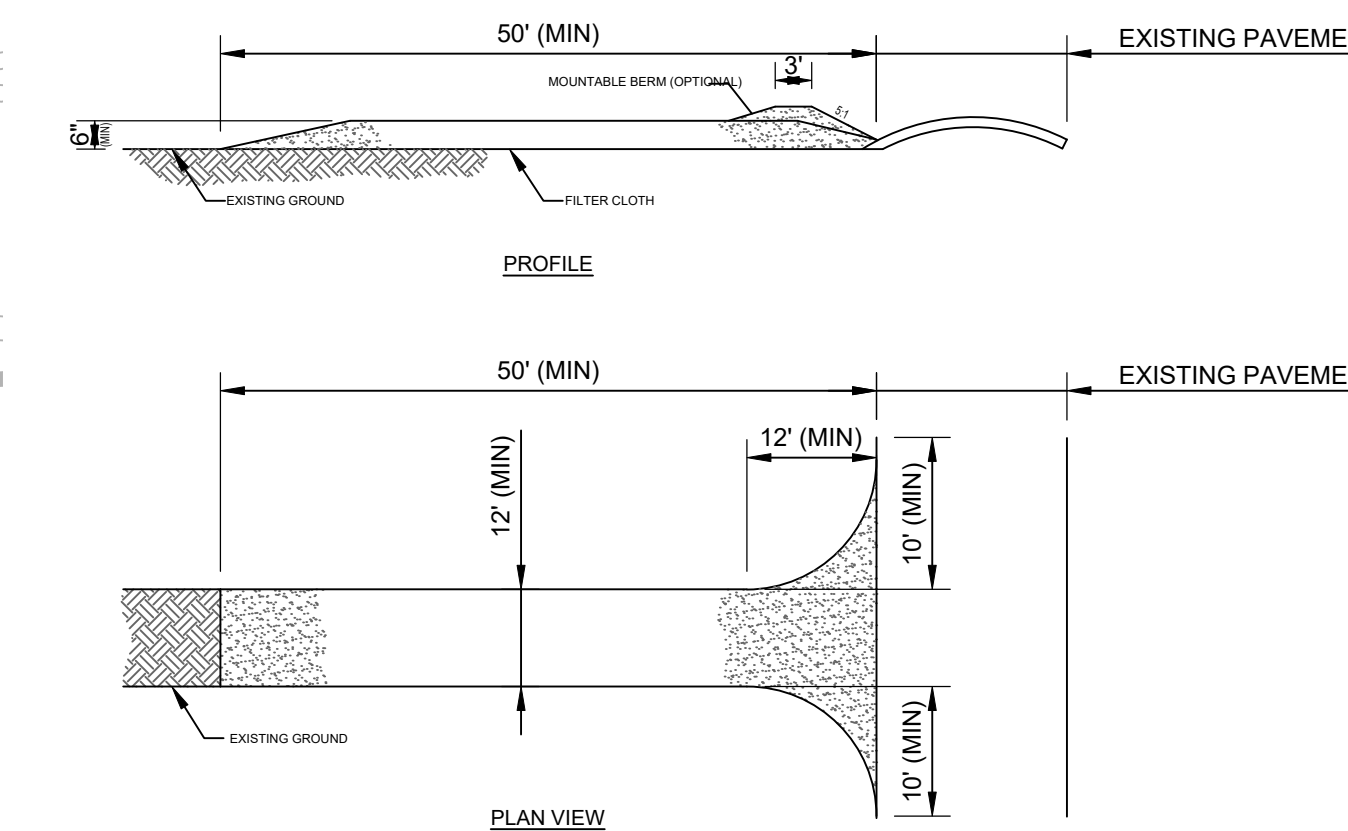


CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



C2 SILT FENCE
SCALE: NTS

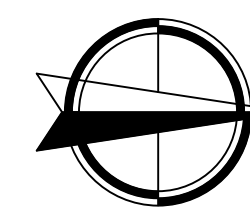
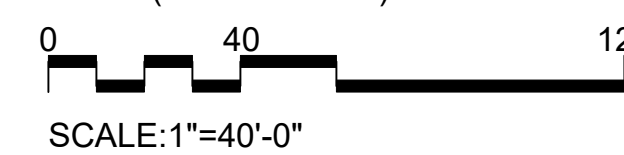


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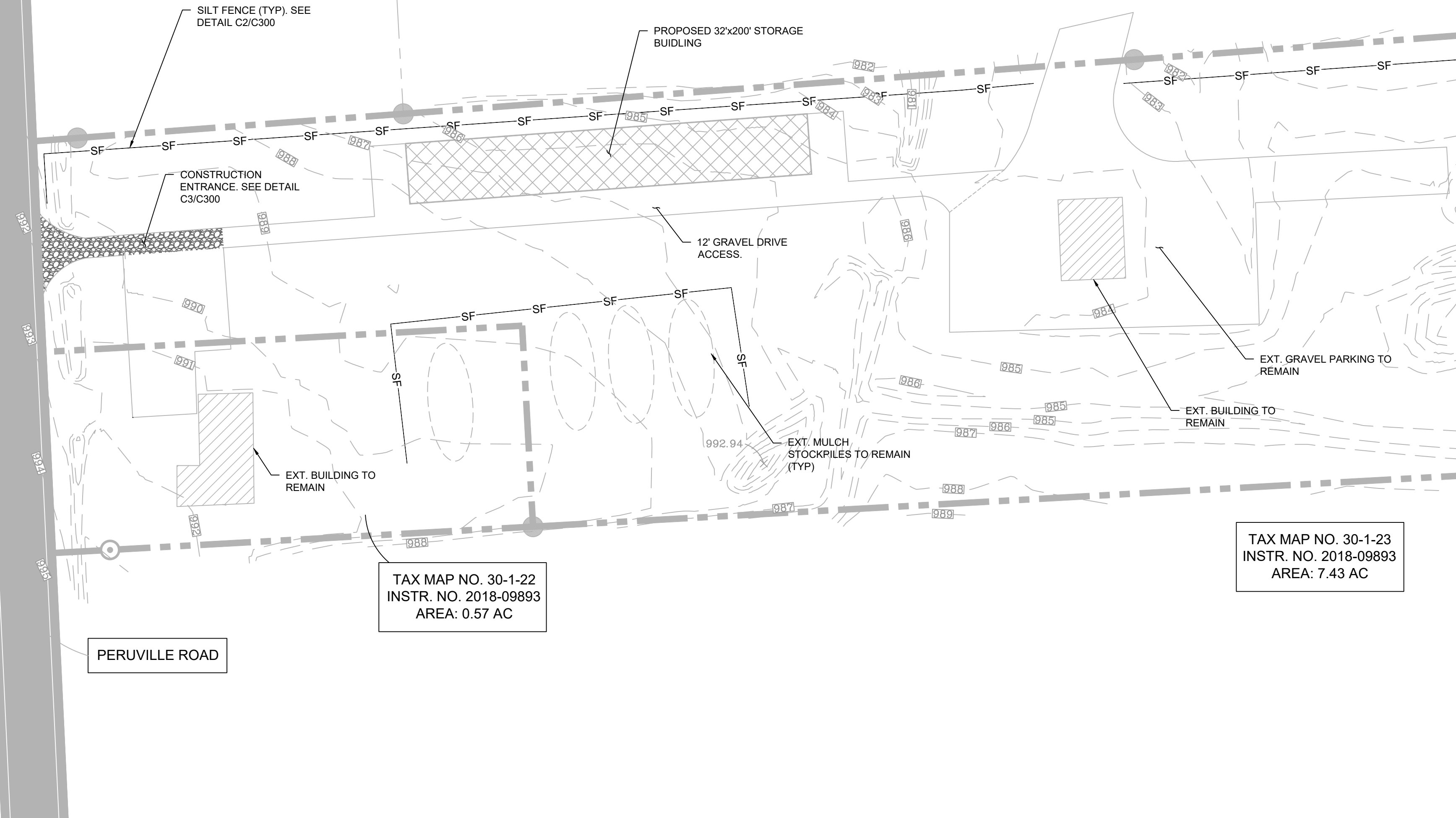
1. STONE SIZE: USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS: NOT LESS THAN SIX (6) INCHES.
4. TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE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

C3 CONSTRUCTION ENTRANCE
SCALE: NTS

GRAPHIC SCALE (HORIZONTAL)



C1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=40'



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS PRIOR TO THE START OF WORK.
2. ANY DISCREPANCIES OR UNFORESEEN CONDITIONS OBSERVED IN THE FIELD SHALL BE REPORTED TO THE ENGINEER FOR REVIEW.
3. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
4. CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS AND COORDINATE WITH APPLICABLE AGENCIES PRIOR TO THE START OF WORK.
5. CONTRACTOR SHALL CONTACT UDIG NEW YORK FOR UTILITY LOCATING PRIOR TO THE START OF WORK.
6. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING STRUCTURES NOT INCLUDED IN THE SCOPE OF WORK.
7. ALL PROPERTY LINES SHALL BE VERIFIED PRIOR TO START OF WORK. PROPERTY LINES ARE APPROXIMATE AND REFERENCED FROM LAND SURVEY PROVIDED OWASCO LAND SURVEYING DATED 01/15/2024.

LOT DETAILS

LOCATION	EXISTING	PROPOSED
FRONT SETBACK	519 FT	162 FT
REAR SETBACK	1,033 FT	1,033 FT
SIDE (NORTH) SETBACK	66 FT	15 FT
SIDE (SOUTH) SETBACK	107 FT	107 FT
FRONTAGE	104 FT	104 FT
LOT SIZE	7.43 AC	7.43 AC
LOT COVERAGE	7.6 %	9.3 %
BUILDING HEIGHT	23 FT	29 FT
OPEN SPACE	92.4 %	90.7 %

1. FRONT SETBACK LESS THAN 60 FT WITH SITE PLAN APPROVAL FOR IR ZONED PARCEL.
2. SIDE SETBACK LESS THAN 10 FT WITH SITE PLAN APPROVAL FOR IR ZONED PARCEL.
3. PER §270-20 LOT IN TWO DISTRICTS: WHEN LOT IS DIVIDED BY A DISTRICT BOUNDARY LINE, THE REGULATIONS OF EITHER DISTRICT MAY BE EXTENDED FOR A DISTANCE OF 50 FEET INTO THE OTHER DISTRICT, AT THE LOT OWNER'S DISCRETION.

R1 ZONING REQUIREMENTS

LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	25 FT
SIDE SETBACK	15 FT
MIN. FRONTAGE	150 FT
MAX LOT AREA	40,000 SF
MAX LOT COVERAGE	25 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	75 %

IR ZONING REQUIREMENTS

LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	10 FT
SIDE SETBACK	10 FT
MIN. FRONTAGE	50 FT
MAX LOT AREA	NONE
MAX LOT COVERAGE	80 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	20 %

LEGEND

EXISTING STRUCTURE	
PROPOSED STRUCTURE	
EXISTING ASPHALT	
EXISTING LANDSCAPING	
PROPERTY LINES	
SILT FENCE	
MAJOR CONTOUR (2.5' INTERVAL)	
MINOR CONTOUR (0.5' INTERVAL)	
TREE/SHRUB/PLANTING	

STORAGE BUILDING

WILDLIFE RESOLUTIONS
757 WARREN ROAD (UNIT 4465)
ITHACA, NY 14853

MARK DATE DESCRIPTION

REVISIONS

PROJECT NO.	20240207
DATE:	02/28/2024
SCALE:	AS SHOWN

UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

EROSION & SEDIMENT CONTROL PLAN

C-300