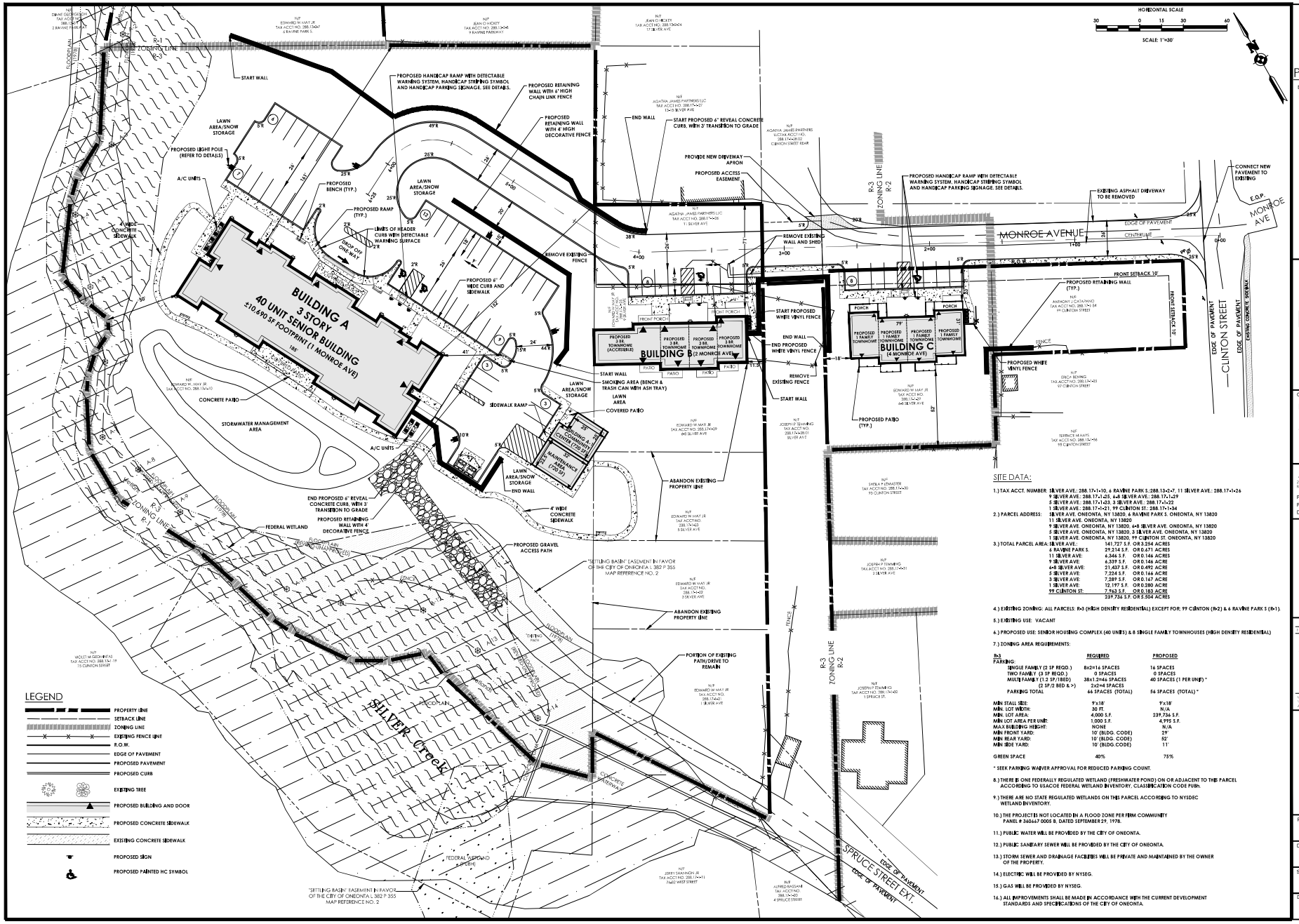

SITE DATA:

1.) TAX ACCT. NUMBER: SILVER AVE.: 288.17-1-10, 6 RAVINE PARK S.:288.13-2-7, 11 SILVER AVE.: 288.17-1-26
9 SILVER AVE.: 288.17-1-25, 6-8 SILVER AVE.: 288.17-1-29
5 SILVER AVE.: 288.17-1-23, 3 SILVER AVE.: 288.17-1-22
1 SILVER AVE.: 288.17-1-21, 99 CLINTON ST.: 288.17-1-34

2.) PARCEL ADDRESS: SILVER AVE. ONEONTA, NY 13820, 6 RAVINE PARK S. ONEONTA, NY 13820
11 SILVER AVE. ONEONTA, NY 13820
9 SILVER AVE. ONEONTA, NY 13820, 6-8 SILVER AVE. ONEONTA, NY 13820
5 SILVER AVE. ONEONTA, NY 13820, 3 SILVER AVE. ONEONTA, NY 13820
1 SILVER AVE. ONEONTA, NY 13820, 99 CLINTON ST. ONEONTA, NY 13820

3.) TOTAL PARCEL AREA: SILVER AVE.: 141,727 S.F. OR 3.254 ACRES
6 RAVINE PARK S. 29,214 S.F. OR 0.671 ACRES
11 SILVER AVE. 6,346 S.F. OR 0.146 ACRES
9 SILVER AVE. 6,337 S.F. OR 0.146 ACRES
6-8 SILVER AVE. 21,437 S.F. OR 0.492 ACRES
5 SILVER AVE. 7,224 S.F. OR 0.166 ACRES
3 SILVER AVE. 7,289 S.F. OR 0.167 ACRES
1 SILVER AVE. 12,197 S.F. OR 0.280 ACRES
99 CLINTON ST. 7,963 S.F. OR 0.183 ACRES
237,734 S.F. OR 5.504 ACRES

4.) EXISTING ZONING: ALL PARCELS: R-3 (HIGH DENSITY RESIDENTIAL) EXCEPT FOR: 99 CLINTON (B-2) & 6 RAVINE PARK S (B-1).

5.) EXISTING USE: VACANT

6.) PROPOSED USE: SENIOR HOUSING COMPLEX (40 UNITS) & 8 SINGLE FAMILY TOWNHOUSES (HIGH DENSITY RESIDENTIAL)

7.) ZONING AREA REQUIREMENTS:

R-3	REQUIRED	PROPOSED
PARKING:		
SINGLE FAMILY (2 SP REQD.)	8x2=16 SPACES	16 SPACES
TWO FAMILY (3 SP REQD.)	0 SPACES	0 SPACES
MULTI FAMILY (1.2 SP/1BED)	38x1.2=46 SPACES	40 SPACES (1 PER UNIT) *
(2 SP/2 BED & >)	2x2=4 SPACES	
PARKING TOTAL	66 SPACES (TOTAL)	56 SPACES (TOTAL) *
MIN STALL SIZE:	9'x18'	9'x18'
MIN. LOT WIDTH:	30 FT.	N/A
MIN. LOT AREA:	4,000 S.F.	239,736 S.F.
MIN LOT AREA PER UNIT:	1,000 S.F.	4,995 S.F.
MAX BUILDING HEIGHT:	NONE	N/A
MIN FRONT YARD:	10' (BLDG. CODE)	29'
MIN REAR YARD:	10' (BLDG. CODE)	52'
MIN SIDE YARD:	10' (BLDG.CODE)	11'
GREEN SPACE	40%	75%

* SEEK PARKING WAIVER APPROVAL FOR REDUCED PARKING COUNT.

8.) THERE IS ONE FEDERALLY REGULATED WETLAND (FRESHWATER POND) ON OR ADJACENT TO THIS PARCEL ACCORDING TO USACOE FEDERAL WETLAND INVENTORY, CLASSIFICATION CODE PUBH.

9.) THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.

10.) THE PROJECT IS NOT LOCATED IN A FLOOD ZONE PER FIRM COMMUNITY PANEL # 360667 0005 B, DATED SEPTEMBER 29, 1978.

11.) PUBLIC WATER WILL BE PROVIDED BY THE CITY OF ONEONTA.

12.) PUBLIC SANITARY SEWER WILL BE PROVIDED BY THE CITY OF ONEONTA.

13.) STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE OWNER OF THE PROPERTY.

14.) ELECTRIC WILL BE PROVIDED BY NYSEG.

15.) GAS WILL BE PROVIDED BY NYSEG.

16.) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ONEONTA.

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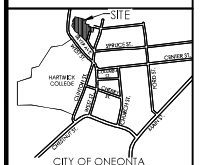

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Principal-in-Charge John F. Caruso, P.E.
Project Manager David L. Cox, P.E.
Designed by Matt Nissen, E.I.T.

STATE OF NEW YORK
JOHN F. CARUSO
066641
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	11/14/14	DC	REVISED PER CITY COMMENTS
2	7/24/15	DC	REVISED PER CITY COMMENTS
3	8/11/15	DC	REVISED PER CITY COMMENTS

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90% CONSTRUCTION DOCUMENTS

SITE PLAN ONEONTA HEIGHTS

CLINTON STREET
ONEONTA, NY 13820

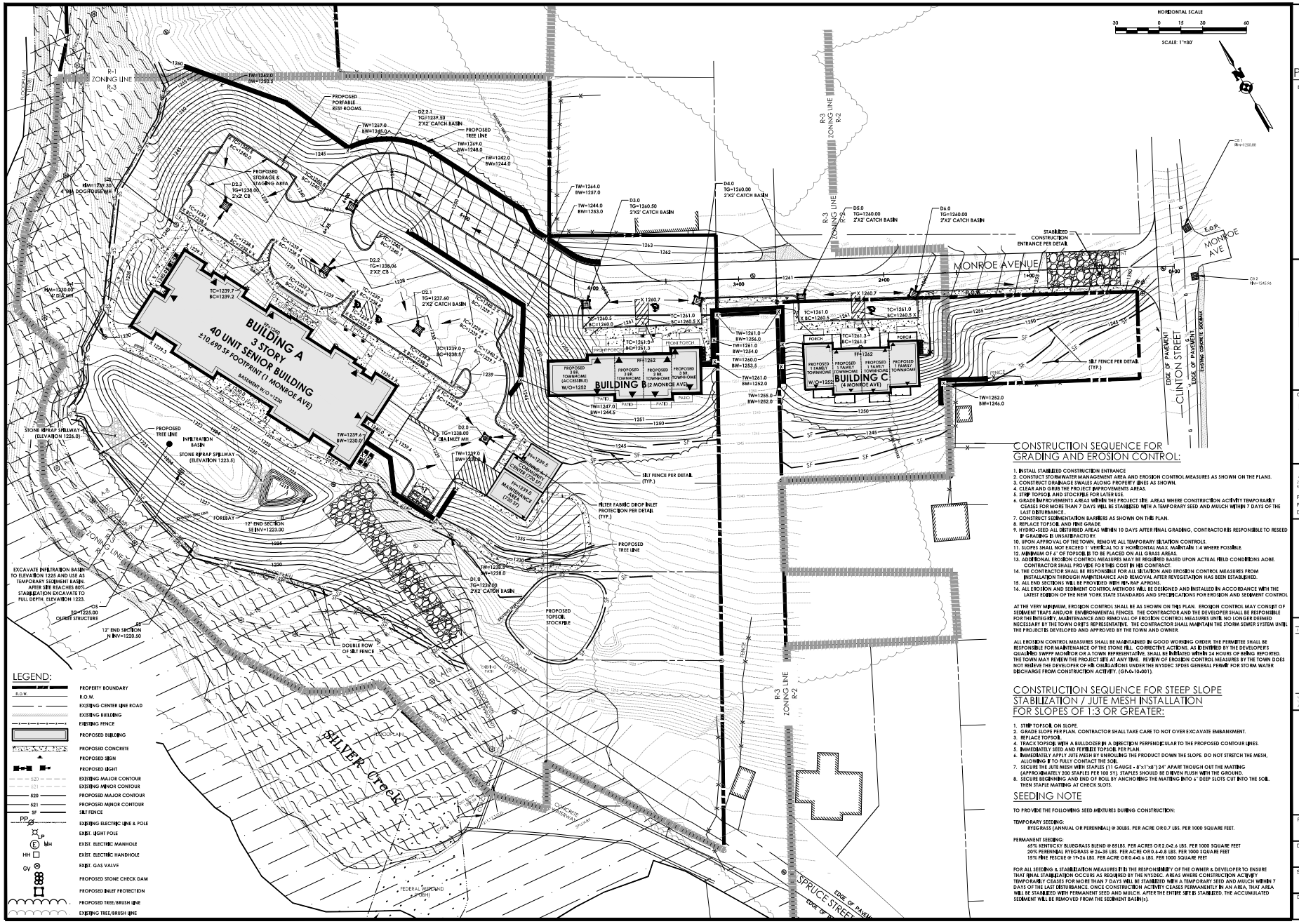
City of Oneonta, Otsego County, New York

Project No. 20141930.0001

Drawing No. C 101
Sheet No. 1

Scale: 1"=30'

Date 7/31/2015



CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. CONSTRUCT STORMWATER MANAGEMENT AREA AND EROSION CONTROL MEASURES AS SHOWN ON THE PLANS.
3. CONSTRUCT DRAINAGE SWALES ALONG PROPERTY LINES AS SHOWN.
4. CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
5. STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
6. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
7. CONSTRUCT SEDIMENTATION BARRIERS AS SHOWN ON THIS PLAN.
8. REPLACE TOPSOIL AND FINE GRADE.
9. HYDROSEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING, CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
10. UPON APPROVAL OF THE TOWN, REMOVE ALL TEMPORARY SILTATION CONTROLS.
11. SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
12. MINIMUM OF 4" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS AOBE. CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
15. ALL END SECTIONS WILL BE PROVIDED WITH RIP-RAP APRONS.
16. ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE TOWN OFFICE'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN THE STORM SEWER SYSTEM UNTIL THE PROJECT IS DEVELOPED AND APPROVED BY THE TOWN AND OWNER.

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STONE FILL. CORRECTIVE ACTIONS, AS IDENTIFIED BY THE DEVELOPER'S QUALIFIED SWPPP MONITOR OR A TOWN REPRESENTATIVE, SHALL BE INITIATED WITHIN 24 HOURS OF BEING REPORTED. THE TOWN MAY REVIEW THE PROJECT SITE AT ANY TIME. REVIEW OF EROSION CONTROL MEASURES BY THE TOWN DOES NOT RELIEVE THE DEVELOPER OF HIS OBLIGATIONS UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITY. (GP-0-10-001).

CONSTRUCTION SEQUENCE FOR STEEP SLOPE STABILIZATION / JUTE MESH INSTALLATION FOR SLOPES OF 1:3 OR GREATER:

1. STRIP TOPSOIL ON SLOPE.
2. GRADE SLOPE PER PLAN. CONTRACTOR SHALL TAKE CARE TO NOT OVER EXCAVATE EMBANKMENT.
3. REPLACE TOPSOIL.
4. TRACK TOPSOIL WITH A BULLDOZER IN A DIRECTION PERPENDICULAR TO THE PROPOSED CONTOUR LINES.
5. IMMEDIATELY SEED AND FERTILIZE TOPSOIL PER PLAN.
6. IMMEDIATELY APPLY JUTE MESH BY UNROLLING THE PRODUCT DOWN THE SLOPE. DO NOT STRETCH THE MESH, ALLOWING IT TO FULLY CONTACT THE SOIL.
7. SECURE THE JUTE MESH WITH STAPLES (11 GAUGE - 8"x1"x8") 24" APART THOUGH OUT THE MATTING (APPROXIMATELY 200 STAPLES PER 100 SY). STAPLES SHOULD BE DRIVEN FLUSH WITH THE GROUND.
8. SECURE BEGINNING AND END OF ROLL BY ANCHORING THE MATTING INTO A 6" DEEP SLOTS CUT INTO THE SOIL. THEN STAPLE MATTING AT CHECK SLOTS.

SEEDING NOTE

TO PROVIDE THE FOLLOWING SEED MIXTURES DURING CONSTRUCTION:

TEMPORARY SEEDING:
RYEGRASS (ANNUAL OR PERENNIAL) @ 30LBS. PER ACRE OR 0.7 LBS. PER 1000 SQUARE FEET.

PERMANENT SEEDING:
65% KENTUCKY BLUEGRASS BLEND @ 85LBS. PER ACRES OR 2.0-2.6 LBS. PER 1000 SQUARE FEET
20% PERENNIAL RYEGRASS @ 24.35 LBS. PER ACRE OR 0.6-0.8 LBS. PER 1000 SQUARE FEET
15% FINE FESCUE @ 19-26 LBS. PER ACRE OR 0.4-0.6 LBS. PER 1000 SQUARE FEET

FOR ALL SEEDING & STABILIZATION MEASURES IT IS THE RESPONSIBILITY OF THE OWNER & DEVELOPER TO ENSURE THAT FINAL STABILIZATION OCCURS AS REQUIRED BY THE NYSDEC. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN(s).

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STATE OF NEW YORK · JOHN F. CARUSO · 066651 · LICENSED PROFESSIONAL ENGINEER

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90% CONSTRUCTION DOCUMENTS

GRADING PLAN
ONEONTA HEIGHTS

CLINTON STREET
ONEONTA, NY 13820

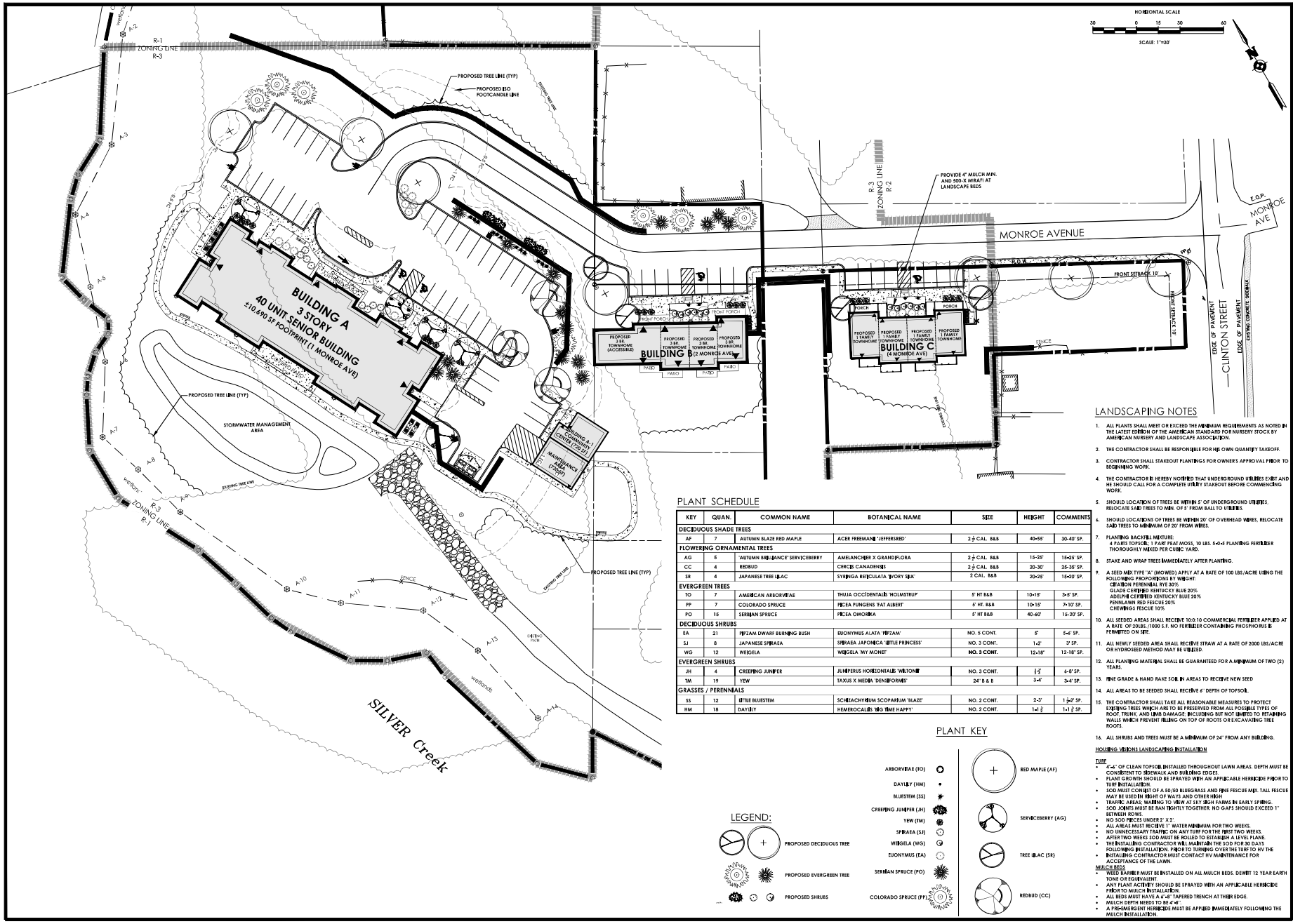
City of Oneonta, Otsego County, New York

Project No. 20141930.0001

Drawing No. C 103 | Sheet No. 3

Scale: 1"=30'

Date 7/31/2015



PLANT SCHEDULE

KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	COMMENTS
DECIDUOUS SHADE TREES						
AF	7	AUTUMN BLAZE RED MAPLE	ACER FREEMANII 'JEFFERSRED'	2 1/2" CAL. B&B	40-55'	30-40' SP.
FLOWERING ORNAMENTAL TREES						
AG	5	'AUTUMN BRILLIANCE' SERVICEBERRY	AMELANCHIER X GRANDIFLORA	2 1/2" CAL. B&B	15-25'	15-25' SP.
CC	4	REDBUD	CERCIS CANADENSIS	2 1/2" CAL. B&B	20-30'	25-35' SP.
SR	4	JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	2" CAL. B&B	20-25'	15-20' SP.
EVERGREEN TREES						
TO	7	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS 'HOLMSTRUP'	5' HT B&B	10-15'	3-5' SP.
PP	7	COLORADO SPRUCE	PICEA PUNGENS 'FAT ALBERT'	5' HT. B&B	10-15'	7-10' SP.
PO	15	SERBIAN SPRUCE	PICEA OMORIKA	5' HT B&B	40-60'	15-20' SP.
DECIDUOUS SHRUBS						
EA	21	PIPZAM DWARF BURNING BUSH	EUONYMUS ALATA 'PIPZAM'	NO. 5 CONT.	5'	5-6' SP.
SJ	8	JAPANESE SPIRAEA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	NO. 3 CONT.	1-2'	3' SP.
WG	12	WEIGELA	WEIGELA 'MY MONET'	NO. 3 CONT.	12-18"	12-18" SP.
EVERGREEN SHRUBS						
JH	4	CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	NO. 3 CONT.	1-2"	6-8' SP.
TM	19	YEW	TAXUS X MEDIA 'DENSIFORMIS'	24" B & B	3-4'	3-4' SP.
GRASSES / PERENNIALS						
SS	12	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	NO. 2 CONT.	2-3'	1 1/2-2' SP.
HM	18	DAYLILY	HEMEROCALLIS 'BIG TIME HAPPY'	NO. 2 CONT.	1-1 1/2'	1-1 1/2' SP.

LANDSCAPING NOTES

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
3. CONTRACTOR SHALL STAKEOUT PLANTINGS FOR OWNER'S APPROVAL PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST AND HE SHOULD CALL FOR A COMPLETE UTILITY STAKEOUT BEFORE COMMENCING WORK.
5. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO MIN. OF 5' FROM BALL TO UTILITIES.
6. SHOULD LOCATIONS OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO MINIMUM OF 20' FROM WIRES.
7. PLANTING BACKFILL MIXTURE:
   4 PARTS TOPSOIL: 1 PART PEAT MOSS, 10 LBS. 5-0-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
8. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING.
9. A SEED MIX TYPE "A" (MOWED) APPLY AT A RATE OF 100 LBS/ACRE USING THE FOLLOWING PROPORTIONS BY WEIGHT:
   CERATION PERENNIAL RYE 30%
   GLADE CERTIFIED KENTUCKY BLUE 20%
   ADELPHI CERTIFIED KENTUCKY BLUE 20%
   PENNLAWN RED FESCUE 20%
   CHEWINGS FESCUE 10%
10. ALL SEEDED AREAS SHALL RECEIVE 10:0:10 COMMERCIAL FERTILIZER APPLIED AT A RATE OF 20LBS./1000 S.F. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SITE.
11. ALL NEWLY SEEDED AREA SHALL RECEIVE STRAW AT A RATE OF 2000 LBS/ACRE OR HYDROSEED METHOD MAY BE UTILIZED.
12. ALL PLANTING MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS.
13. FINE GRADE & HAND RAKE SOIL IN AREAS TO RECEIVE NEW SEED
14. ALL AREAS TO BE SEEDED SHALL RECEIVE 6" DEPTH OF TOPSOIL.
15. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.
16. ALL SHRUBS AND TREES MUST BE A MINIMUM OF 24" FROM ANY BUILDING.

HOUSING VISIONS LANDSCAPING INSTALLATION

TURF

- 4"-6" OF CLEAN TOPSOIL INSTALLED THROUGHOUT LAWN AREAS. DEPTH MUST BE CONSISTENT TO SIDEWALK AND BUILDING EDGES.
- PLANT GROWTH SHOULD BE SPRAYED WITH AN APPLICABLE HERBICIDE PRIOR TO TURF INSTALLATION.
- SOD MUST CONSIST OF A 50/50 BLUEGRASS AND FINE FESCUE MIX. TALL FESCUE MAY BE USED IN RIGHT OF WAYS AND OTHER HIGH
- TRAFFIC AREAS. WARNING TO VIEW AT SKY SIGN FAIRS IN EARLY SPRING.
- SOD JOINTS MUST BE RAN TIGHTLY TOGETHER. NO GAPS SHOULD EXCEED 1" BETWEEN ROWS.
- NO SOD PIECES UNDER 2' X 2'.
- ALL AREAS MUST RECEIVE 1" WATER MINIMUM FOR TWO WEEKS.
- NO UNNECESSARY TRAFFIC ON ANY TURF FOR THE FIRST TWO WEEKS.
- AFTER TWO WEEKS SOD MUST BE ROLLED TO ESTABLISH A LEVEL PLANE.
- THE INSTALLING CONTRACTOR WILL MAINTAIN THE SOD FOR 30 DAYS FOLLOWING INSTALLATION. PRIOR TO TURNING OVER THE TURF TO HV THE INSTALLING CONTRACTOR MUST CONTACT HV MAINTENANCE FOR ACCEPTANCE OF THE LAWN.

MULCH BEDS

- WEED BARRIER MUST BE INSTALLED ON ALL MULCH BEDS. DEWITT 12 YEAR EARTH TONE OR EQUIVALENT.
- ANY PLANT ACTIVITY SHOULD BE SPRAYED WITH AN APPLICABLE HERBICIDE PRIOR TO MULCH INSTALLATION.
- ALL BEDS MUST HAVE A 6"-8" TAPERED TRENCH AT THEIR EDGE.
- MULCH DEPTH NEEDS TO BE 4"-6".
- A PRE-EMERGENT HERBICIDE MUST BE APPLIED IMMEDIATELY FOLLOWING THE MULCH INSTALLATION.

LEGEND:

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS

PLANT KEY

- ARBORVITAE (TO)
- DAYLILY (HM)
- BLUESTEM (SS)
- CREEPING JUNIPER (JH)
- YEW (TM)
- SPIRAEA (SJ)
- WEIGELA (WG)
- EUONYMUS (EA)
- SERBIAN SPRUCE (PO)
- COLORADO SPRUCE (PP)
- RED MAPLE (AF)
- SERVICEBERRY (AG)
- TREE LILAC (SR)
- REDBUD (CC)

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LOCATION SKETCH
N.T.S.

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LANDSCAPING PLAN

ONEONTA HEIGHTS

CLINTON STREET
ONEONTA, NY 13820

City of Oneonta, Otsego County, New York

Project No. 20141930.0001

Drawing No. C 104 | Sheet No. 4

Scale: 1"=30'

Date 7/31/2015