



0 500 1000 1500
SCALE IN FEET



ZONING DATA		
COOPERSTOWN ZONING, R-1 (RESIDENTIAL DISTRICT)		
	REQUIRED	PROPOSED
LOT WIDTH MIN.	100 FT	
LOT AREA MIN.	1 Ac	
LOT COVERAGE	10 %	25%
BUILDING HEIGHT	30 FT	
FRONT YARD SETBACK	50 FT	50 FT
SIDE YARD SETBACK	20% OF WIDTH, OR 20 FT	35 FT
REAR YARD SETBACK	20% OF DEPTH, OR 35 FT	35 FT
PARKING REQUIREMENTS		
PARKING STALL DIMENSIONS	95 FT x 20 FT	
DRIVING AISLE	24 FT	
ONE (1) SPACE PER UNIT WITH ONE BEDROOM OR FEWER		
TWO (2) SPACES PER UNIT WITH TWO BEDROOMS OR MORE		

SITE PROGRAMMING	
(A)	APARTMENT BUILDING 'A' - 24 UNITS
(B)	BUILDING TOWN HOME - 6 UNITS
(C)	ENTRANCE DRIVE
(D)	FIRE ACCESS DRIVE
(E)	WATER TOWER ACCESS ROAD
(F)	ON SITE WATER TOWER
(G)	OFF SITE WATER TOWER
(H)	SANITARY LINE
(I)	STORMWATER FACILITY
(J)	STORMWATER BYPASS
(K)	EVERGREEN SCREENING
(L)	TRANSFORMER
(M)	PUBLIC TRAIL PARKING

IF IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ARCHITECT ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR THE CONSTRUCTION OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

(PRELIMINARY DRAWING SET)
AVERILL ROAD HOUSING
ROUTE 28
COOPERSTOWN, NEW YORK

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE
1	PB SUBMISSION	12/06/22

CONCEPT PLAN

Project Status	PROGRESS
Date	12/06/2022
Project Number	42074
Drawn By	ALS
Checked By	SLF

L0.0



ARCHITECTS

239 E. Water Street - 2nd Fl.
Syracuse, New York 13202

www.in-ARCHITECTS.com

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER OR ADD TO OR REMOVE ANY PART OF THE DESIGN OR CONSTRUCTION OF A PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

(PRELIMINARY DRAWING SET)
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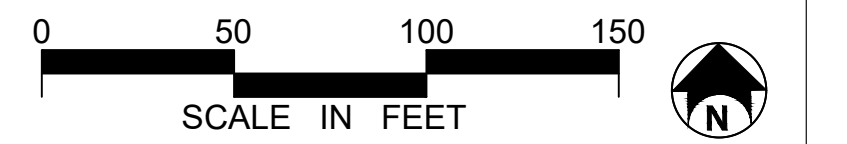
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REVISIONS		
NO.	DESCRIPTION	DATE
1	PB SUBMISSION	12/06/22

OVERALL UTILITIES PLAN - NORTH

Project Status	PROGRESS
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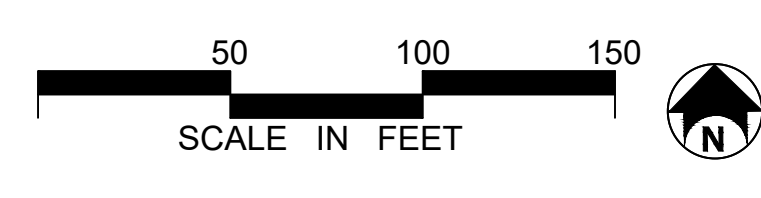
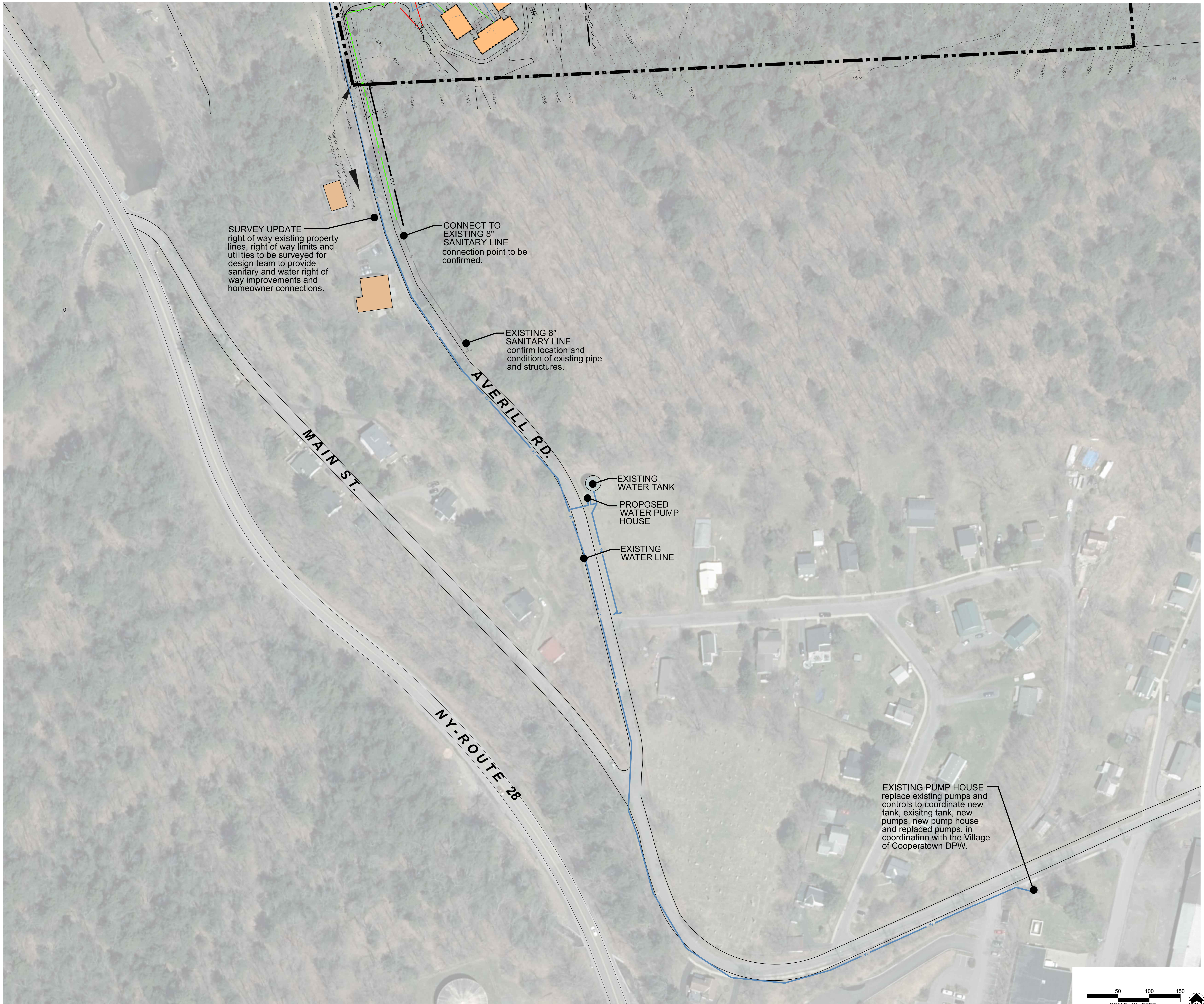
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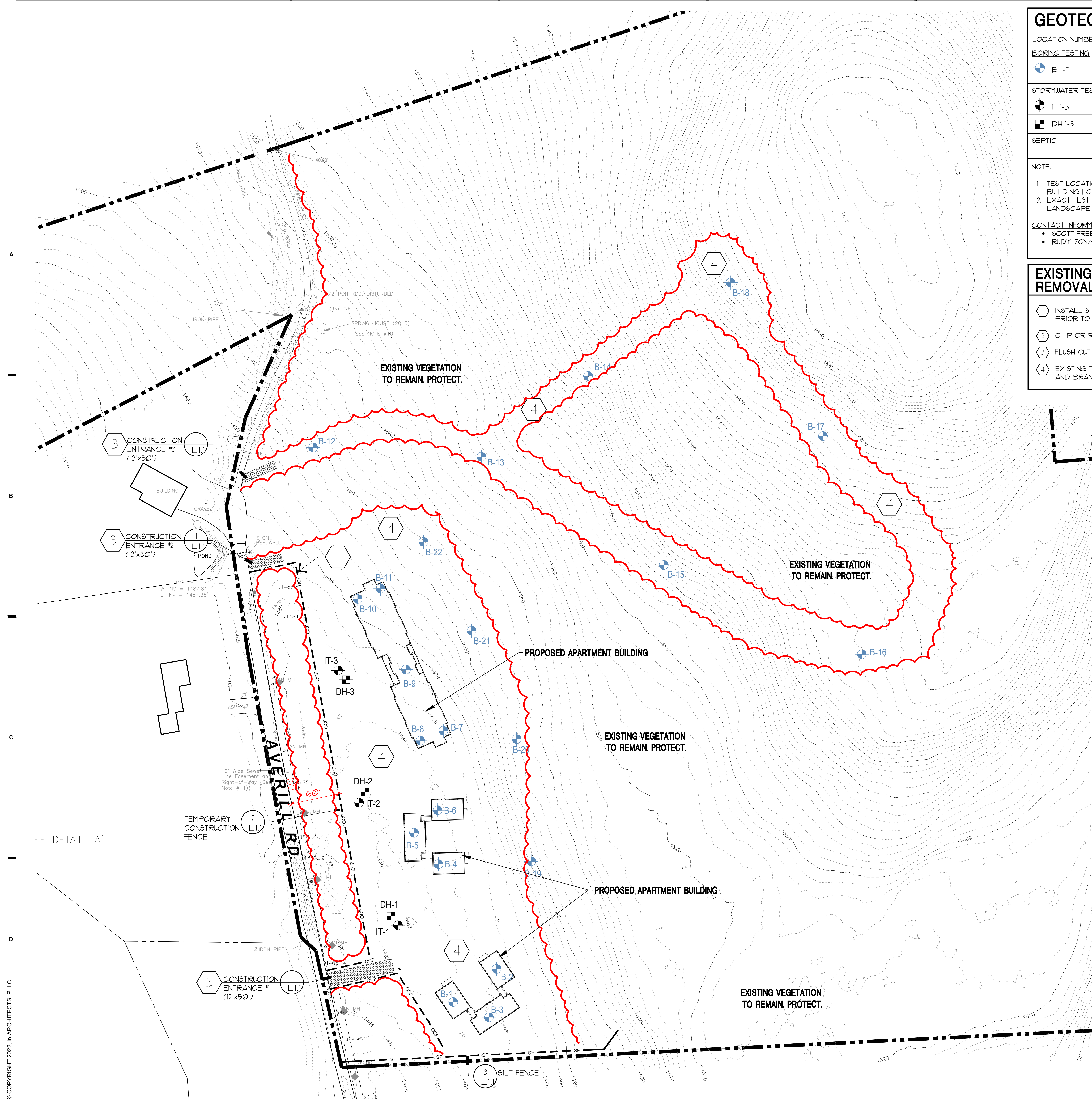
NO.	DESCRIPTION	DATE
1	PB SUBMISSION	12/06/22

**OVERALL
UTILITIES
PLAN -
SOUTH**

Project Status	PROGRESS
Date	12/06/2022
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Checked By	SLF

L0.1





GEOTECHNICAL TESTING

LOCATION NUMBER	PARAMETERS
BORING TESTING B 1-7	15' DEEP TEST BORING (GROUNDWATER, BEDROCK (HARD SHALE))
STORMWATER TESTING IT 1-3	INFILTRATION TESTING - 30" DEPTH
DH 1-3	DEEPTHOLE TESTING - 6' DEPTH
SEPTIC	

NOTE:

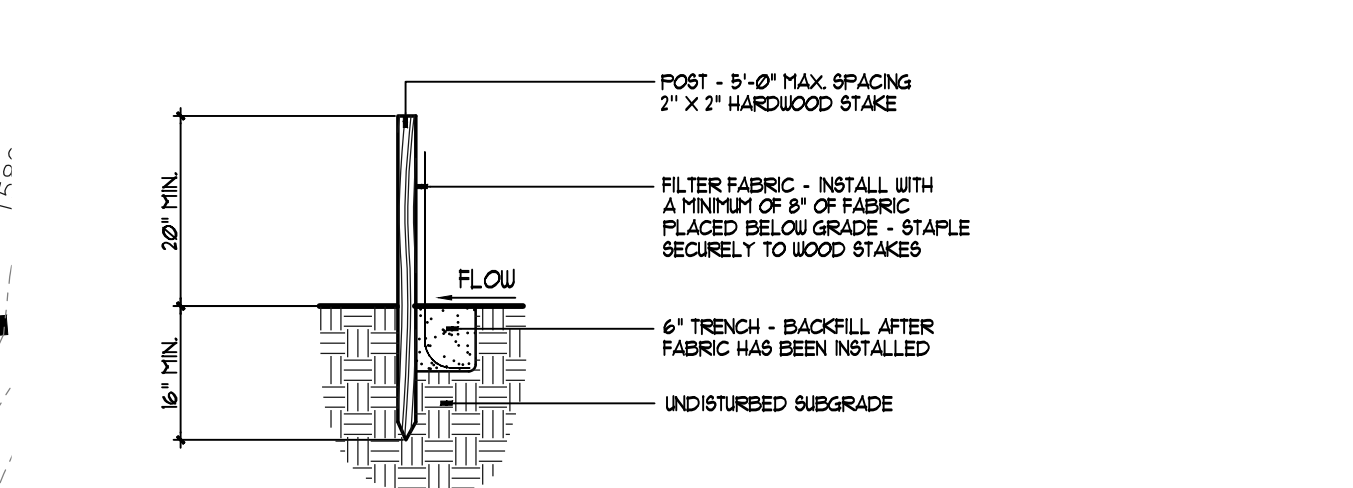
- TEST LOCATIONS SUBJECT TO CHANGE BASED ON SITE PLAN SELECTED / BUILDING LOCATION.
- EXACT TEST LOCATIONS TO BE DETERMINED IN FIELD ON TESTING DAY WITH LANDSCAPE ARCHITECT OR CIVIL ENGINEER.

CONTACT INFORMATION

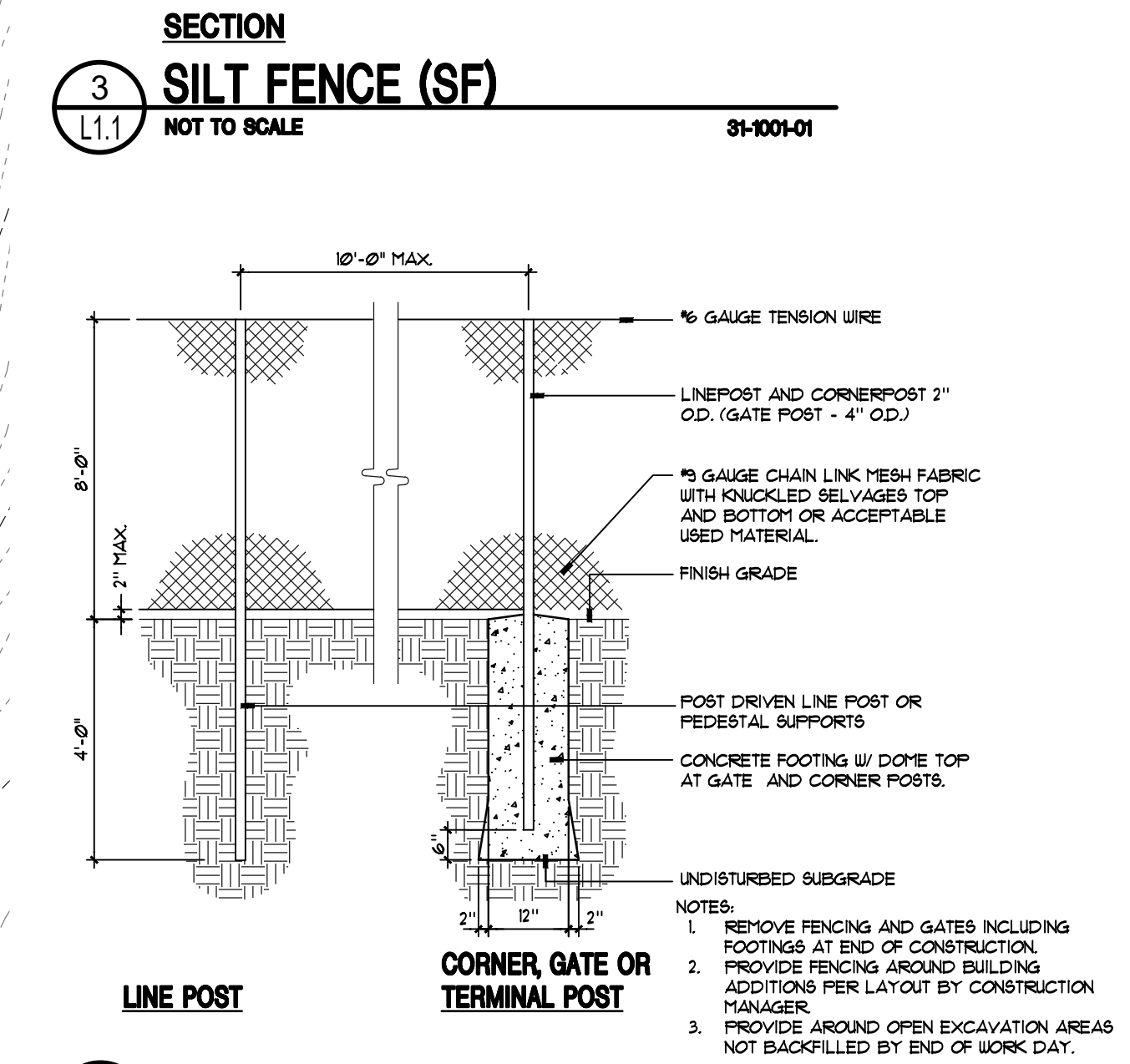
- SCOTT FREEMAN - LANDSCAPE ARCHITECT - CELL 315-440-4099
- RUDY ZONA - CIVIL ENGINEER - CELL 315-559-1199

EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

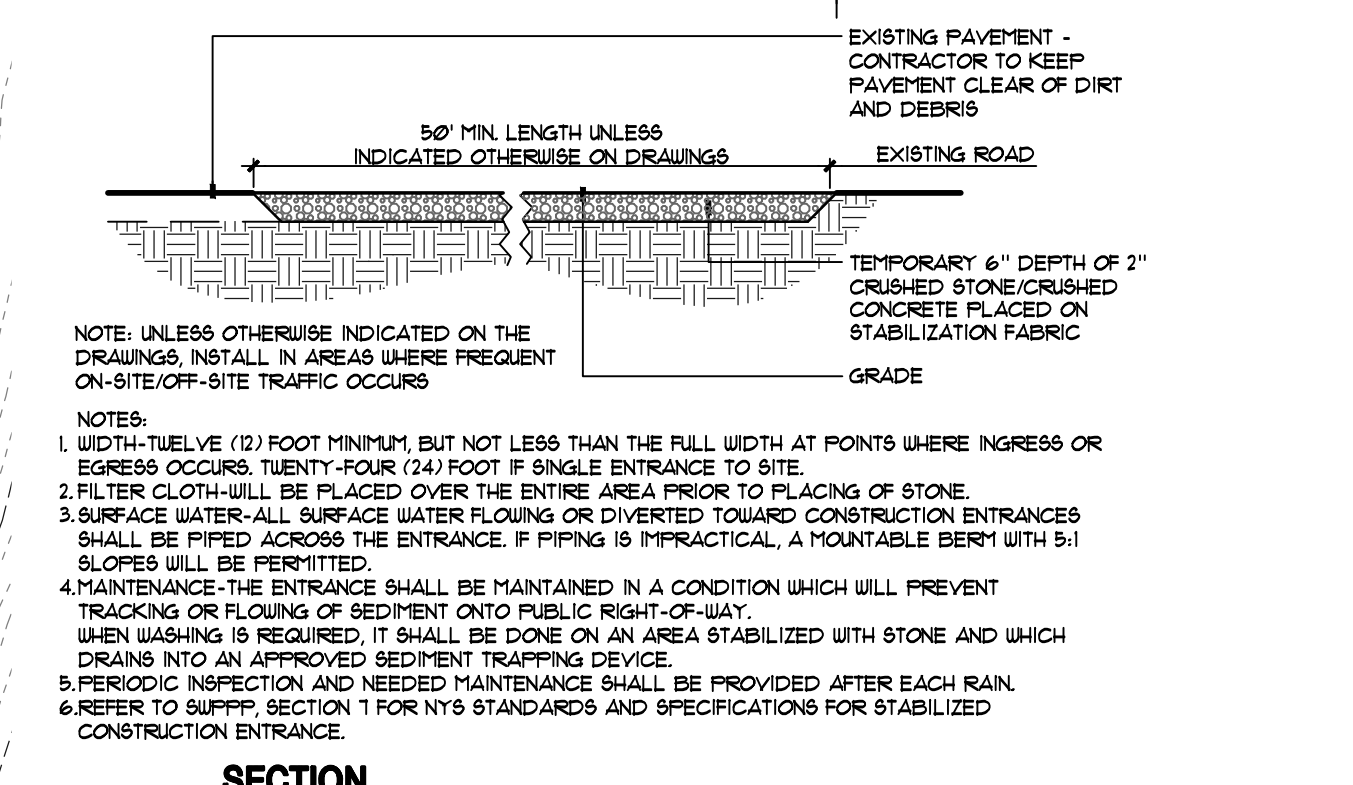
- INSTALL 3' HT ORANGE CONSTRUCTION FENCE 60' FROM EDGE OF ROAD PRIOR TO TESTING.
- CHIP OR REMOVE ALL CUT OR FALLEN TREES
- FLUSH CUT ALL VEGETATION WITHIN 6" OF EXISTING GRADE.
- EXISTING TREES TO REMAIN. CHIP/REMOVE ALL EXISTING FALLEN TREES AND BRANCHES.



- NOTES:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 12" AT TOP AND THE BOTTOM.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 60" IN WIDTH AND FASTENED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN TRUCKS DRIVE OVER IN THE SILT FENCE. FENCING SHALL BE INSPECTED MONTHLY AND FOLLOWING MAJOR RAINFALL.
 - THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION OF THE SILT FENCE: POSTS: WIRE, EITHER 1/2" OR 3/4" TYPE OR 2" HARDWOOD. FENCE: SOUVENIR 1/2 GAL. 41" MAX. MESH OPENING. FILTER CLOTH: FILTER X, HERRIT BUCK, STABILINKA THIN OR APPROVED EQUAL. PRE-FABRICATED UNIT: GEORAB, ENVIRONMENTAL OR APPROVED EQUAL.
 - REFER TO NYS STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.



- NOTES:**
- REMOVE FENCING AND GATES INCLUDING FOOTINGS AT END OF CONSTRUCTION. PROVIDE FENCING AROUND BUILDING ADDITIONS PER LAYOUT BY CONSTRUCTION MANAGER.
 - PROVIDE AROUND OPEN EXCAVATION AREAS NOT ESCALATED BY END OF WORK DAY.



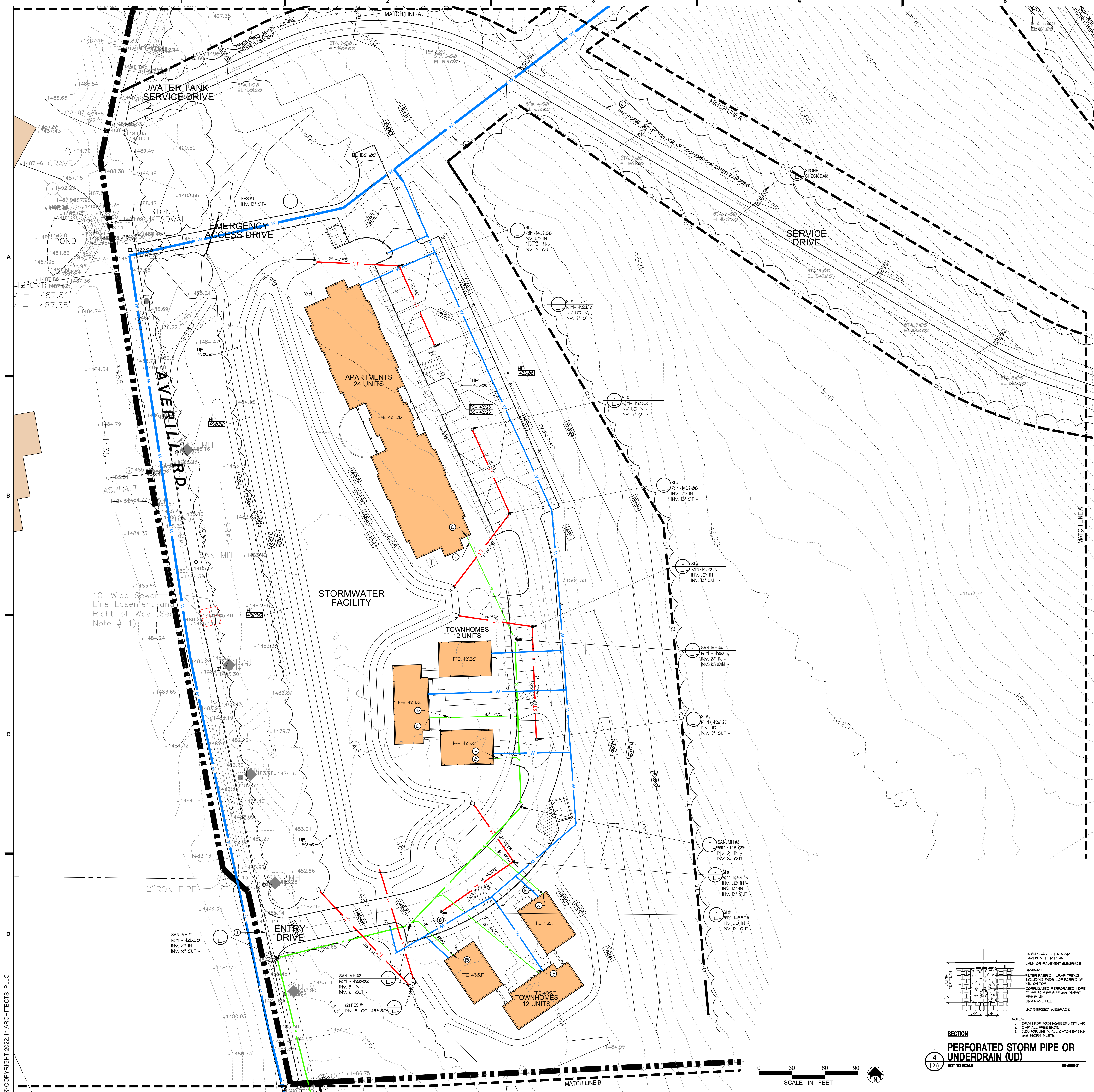
- NOTES:**
- WIDTH-THE-VE (2) FOOT PINNACLE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. IDENTIFY MARK (1) FOOT PINNACLE ENTRANCE TO SITE.
 - FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER SHALL BE DIRECTED AWAY FROM PUBLIC RIGHT-OF-WAY.
 - SLOPER SHALL BE PERMITTED.
 - MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WORKING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINAGE INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND REPAIRS SHALL BE PROVIDED AFTER EACH RAIN.
 - REFER TO SUPPLY SECTION FOR NYS STANDARDS AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE.

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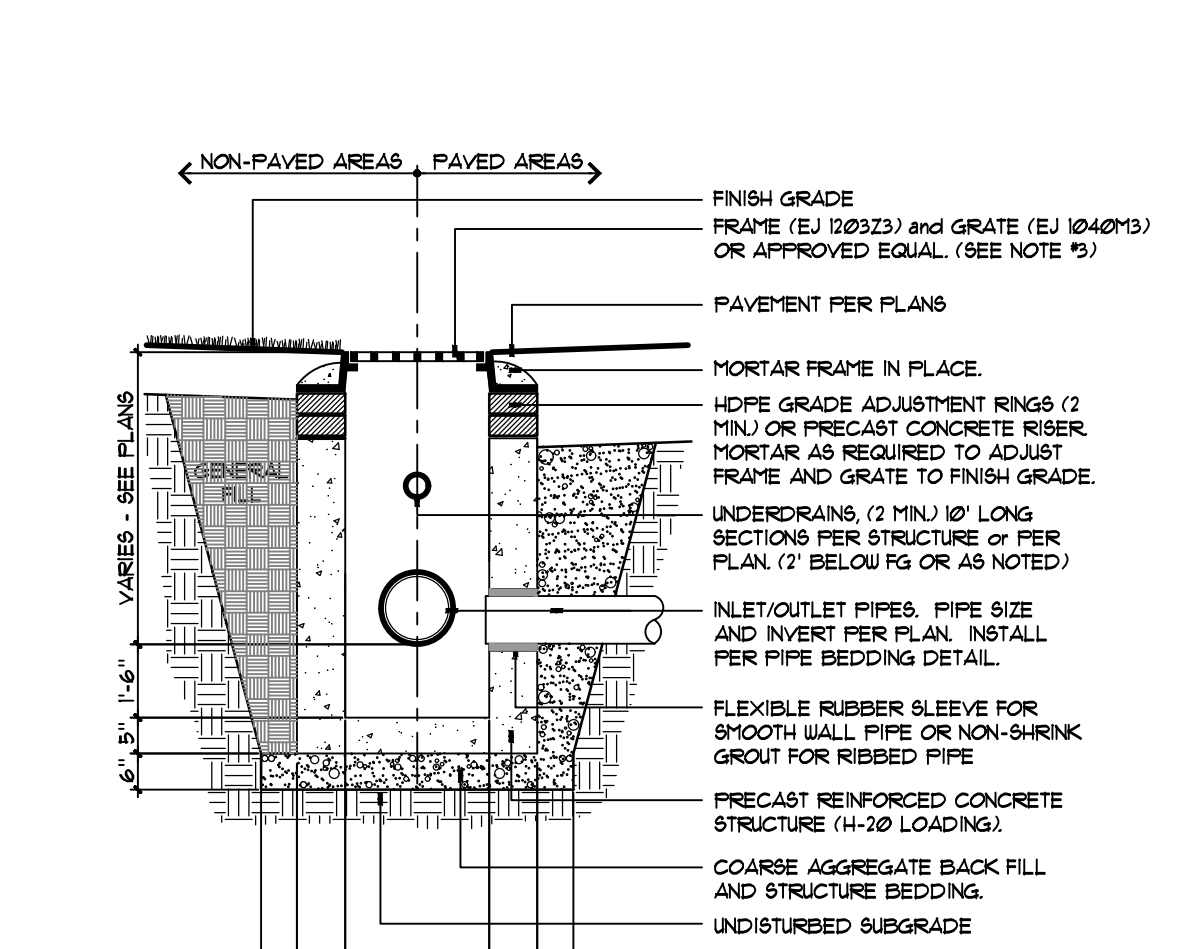
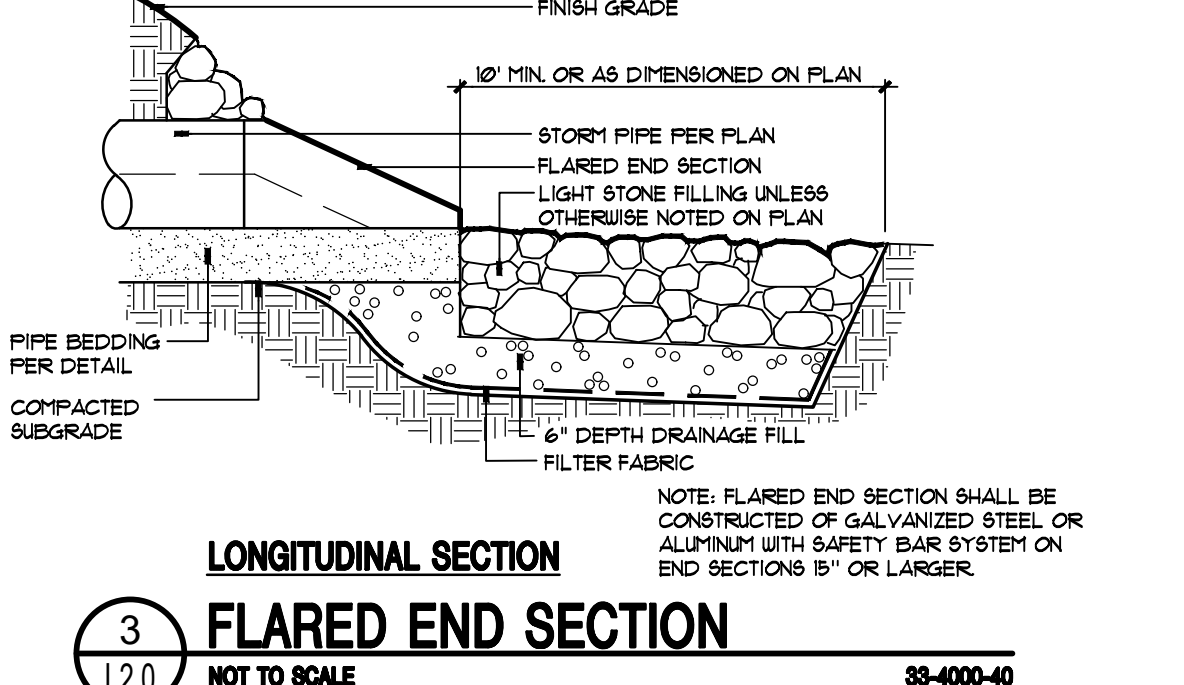
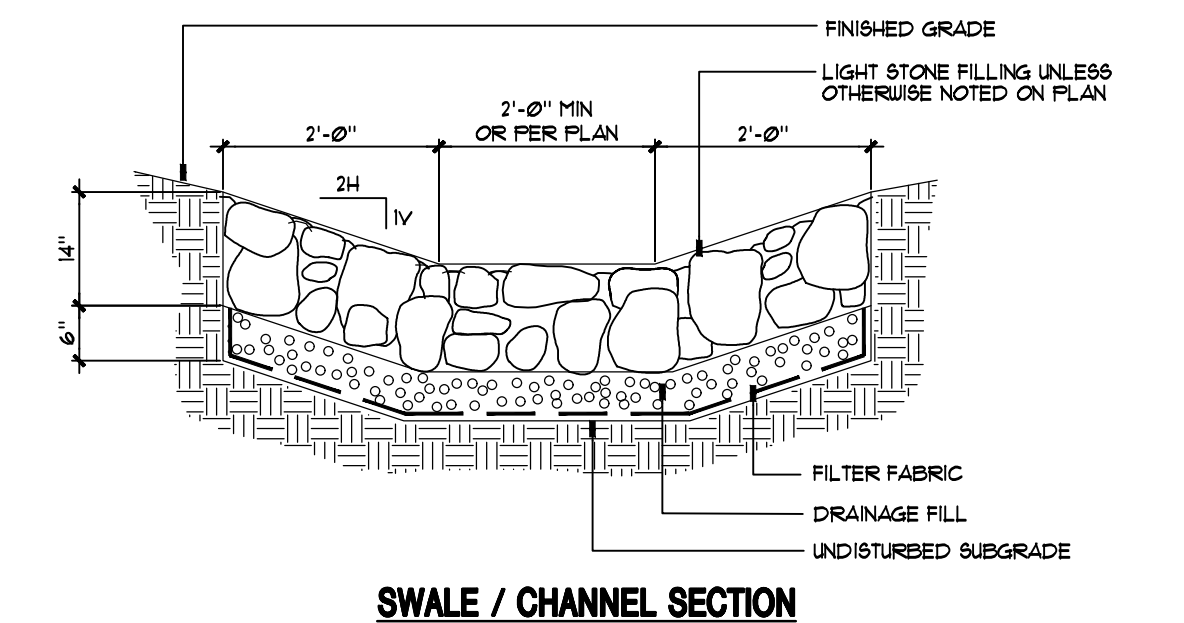
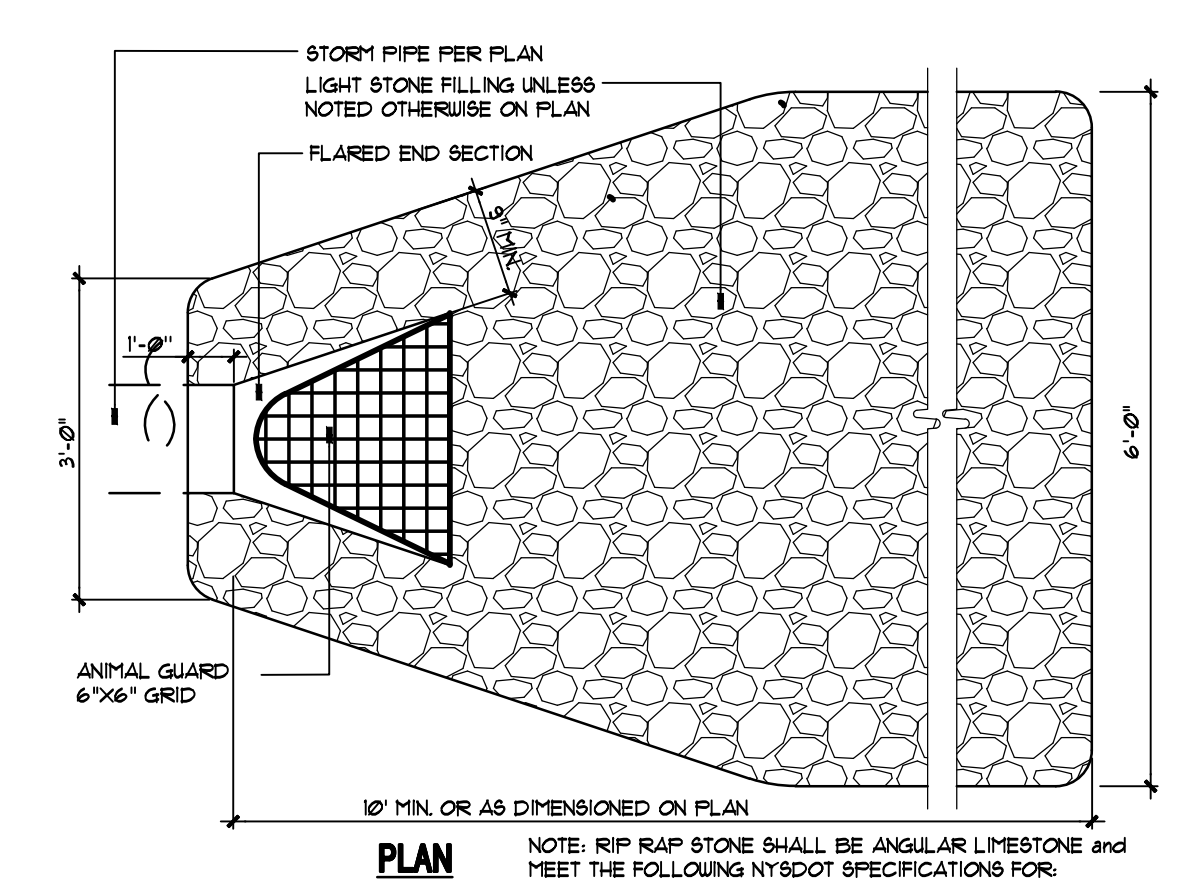
NO.	DESCRIPTION	DATE
1	PB SUBMISSION	12/06/22

SITE PREPARATION PLAN FOR GEOTECHNICAL TESTING

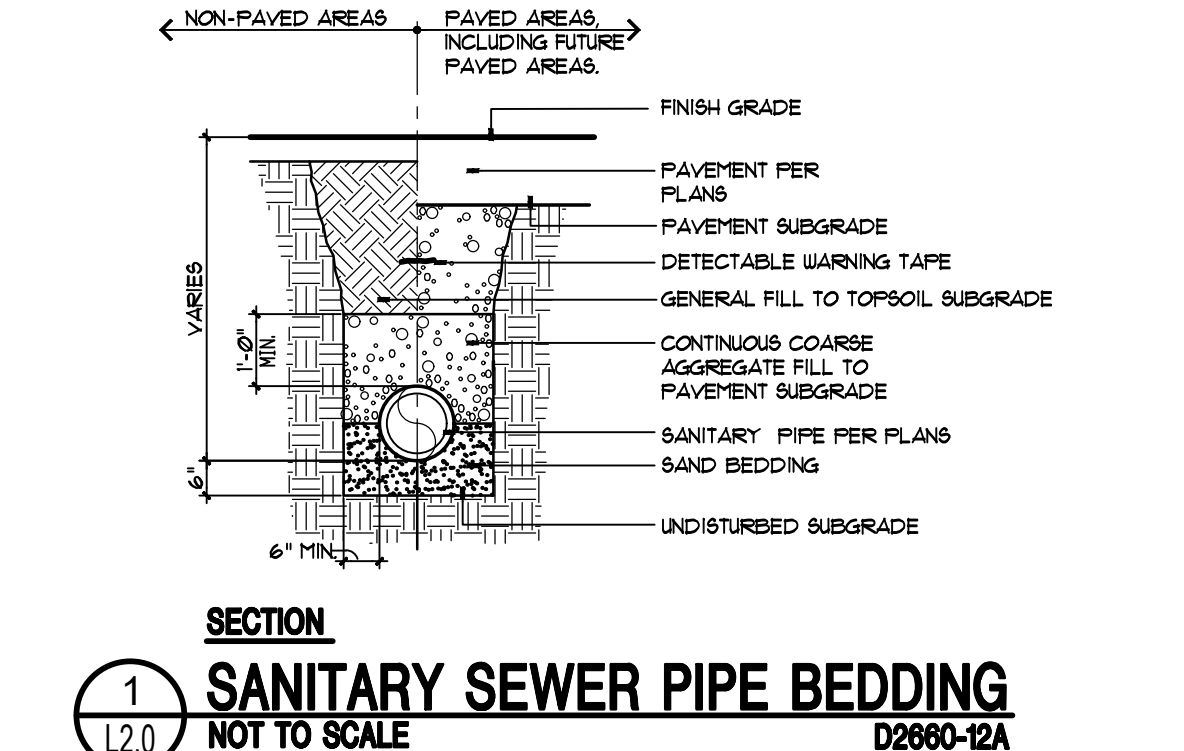
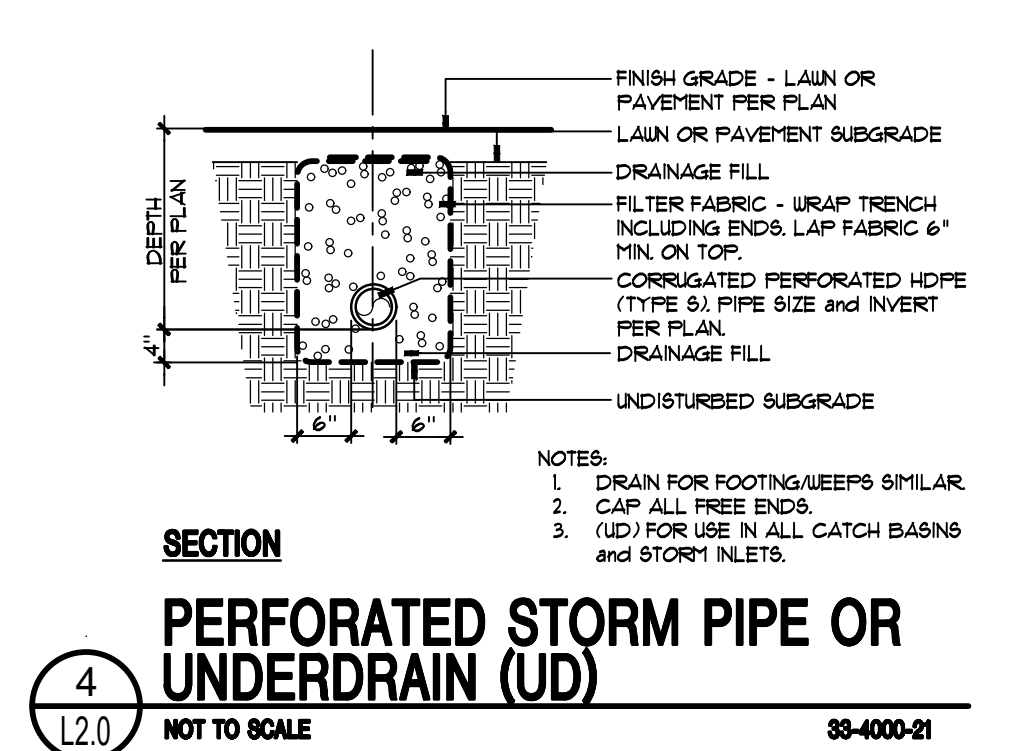
Project Status	PROGRESS
Date	12/06/2022
Project Number	42074
Drawn By	ALS
Checked By	SLF



- ### GRADING, DRAINAGE and UTILITIES NOTES
- MEET EXISTING LINE AND GRADE.
 - CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS WITH VILLAGE FOR ALL WORK WITHIN THE AVERILL ROAD ROW.
 - COSE OPENING INTO EXISTING SANITARY STRUCTURE WITH WATER TIGHT CONNECTION. REFER TO DETAIL.
 - PROPOSED GAS LINES NOT SHOWN. FUTURE OPTIONS CURRENTLY UNDER REVIEW.
 - PROPOSED ELECTRIC SERVICE NOT SHOWN. FUTURE ELECTRIC LAYOUT TO BE COORDINATED WITH NYSEG. OPTIONS CURRENTLY UNDER REVIEW.
 - SURVEYOR TO PROVIDE EASEMENTS FOR FINAL APPROVAL.
 - BUILDER TO PROVIDE GRAVITY SANITARY SYSTEM OR APPROVED EQUAL PER DETAIL.
 - GRAVITY SANITARY LATERAL. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
 - SANITARY WATER LINE CROSSING. REFER TO DETAIL 101.5-000 FOR REQUIRED SEPARATION DISTANCES OR INSTALLATION METHODS.
 - VILLAGE OF COOPERSTOWN DPW TO REVIEW AND APPROVE ALL WATER FACILITIES INCLUDING FIRE HYDRANTS, VALVES, LINES AND SIZES. WATER LINE SHOWN FOR COORDINATION PURPOSES ONLY. PROVIDE AS-BUILT DRAWINGS TO VILLAGE UPON COMPLETION.
 - INSTALL FIRE HYDRANT AND VALVE PER DETAIL.
 - INSTALL WATER VALVE PER SPECIFICATIONS AND STANDARDS. REFER TO DRAWING L6-30.



- ### NOTES
- ALL SECTIONS REINFORCED PRECAST CONCRETE DESIGNED FOR H-19 LOADING.
 - 2" PRECAST CONCRETE RISERS AS REQUIRED.
 - PROVIDE SLOTTED COVER WHERE INDICATED ON PLANS.



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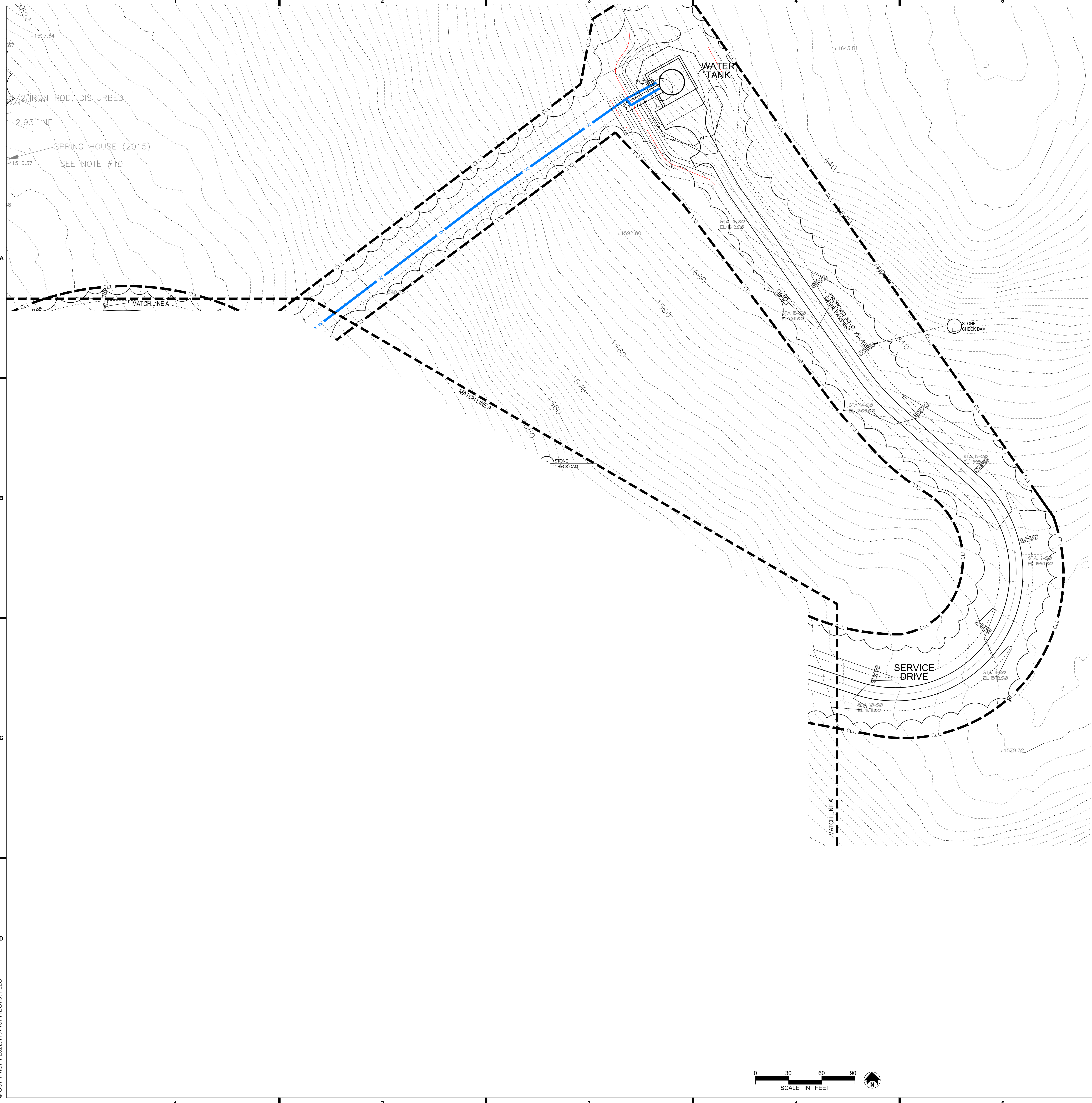
(PRELIMINARY DRAWING SET)
AVERILL ROAD HOUSING
 ROUTE 28
 COOPERSTOWN, NEW YORK

REVISIONS		
NO.	DESCRIPTION	DATE
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GRADING, DRAINAGE, and UTILITIES PLAN

Project Status: PROGRESS
 Date: 12/06/2022
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 Drawn By: ALS
 Checked By: SLF

L2.0



- GRADING, DRAINAGE and UTILITIES NOTES**
- 1 MEET EXISTING LINE AND GRADE.
 - 2 CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS WITH VILLAGE FOR ALL WORK WITHIN THE AVERILL ROAD ROW.
 - 3 CORE OPENING INTO EXISTING SANITARY STRUCTURE WITH WATER TIGHT CONNECTION. REFER TO DETAIL.
 - 4 PROPOSED GAS LINES NOT SHOWN. FUTURE OPTIONS CURRENTLY UNDER REVIEW.
 - 5 PROPOSED ELECTRIC SERVICE NOT SHOWN. FUTURE ELECTRIC LAYOUT TO BE COORDINATED WITH NYSEG. OPTIONS CURRENTLY UNDER REVIEW.
 - 6 SURVEYOR TO PROVIDE EASEMENTS FOR FINAL APPROVAL.
 - 7 BUILDER TO PROVIDE GRAVITY SANITARY SYSTEM OR APPROVED EQUAL PER DETAIL.
 - 8 GRAVITY SANITARY LATERAL. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
 - 9 SANITARY WATER LINE CROSSING. REFER TO DETAIL III.5.00 FOR REQUIRED SEPARATION DISTANCES OR INSTALLATION METHODS.
 - 10 VILLAGE OF COOPERSTOWN DPW TO REVIEW AND APPROVE ALL WATER FACILITIES INCLUDING FIRE HYDRANTS, VALVES, LINES AND SIZES. WATER LINE SHOWN FOR COORDINATION PURPOSES ONLY. PROVIDE AS-BUILT DRAWINGS TO VILLAGE UPON COMPLETION.
 - 11 INSTALL FIRE HYDRANT AND VALVE PER DETAIL.
 - 12 INSTALL WATER VALVE PER SPECIFICATIONS AND STANDARDS. REFER TO DRAWING L6.30.

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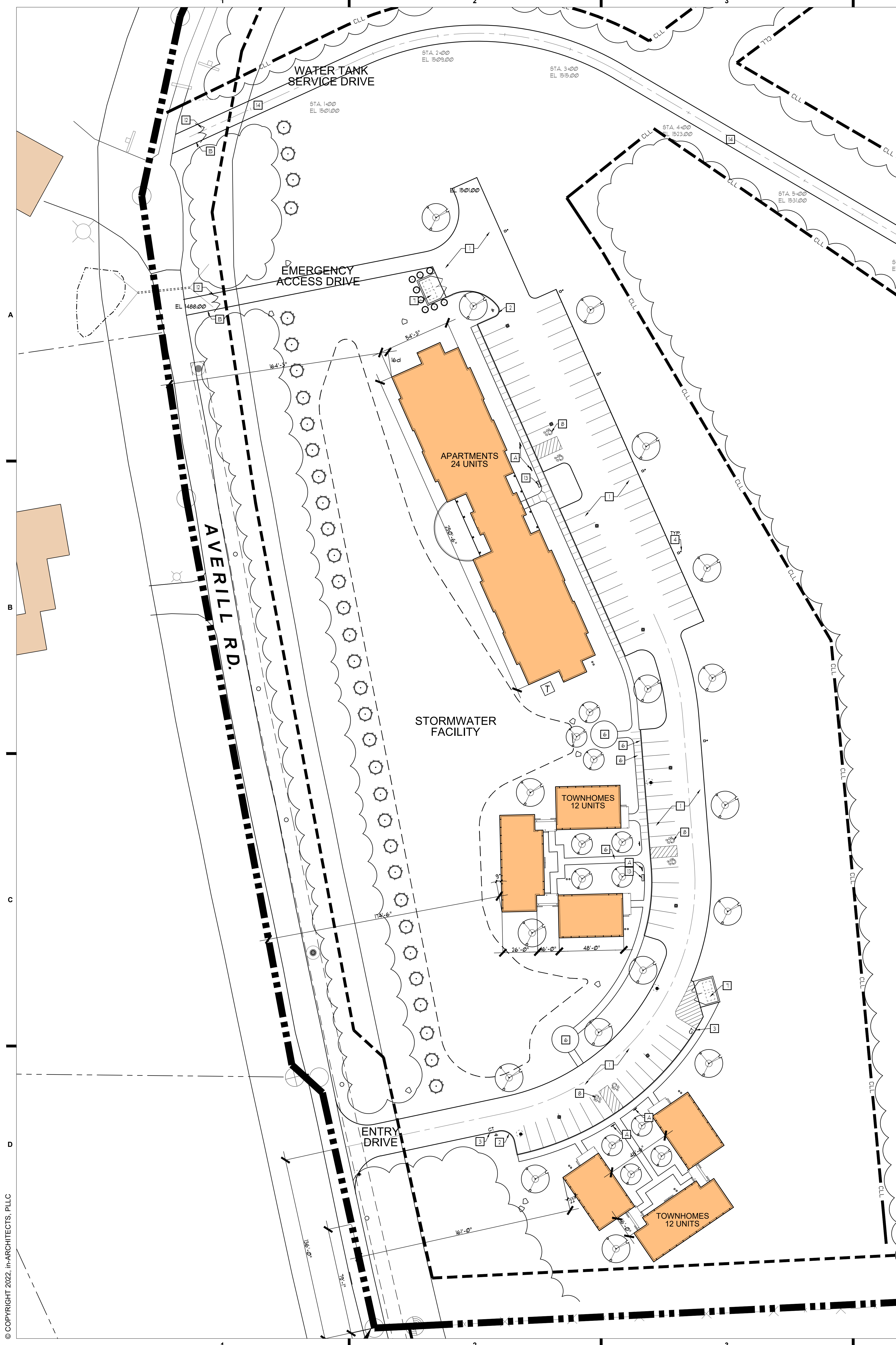
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GRADING, DRAINAGE, and UTILITIES PLAN NORTH

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L2.1



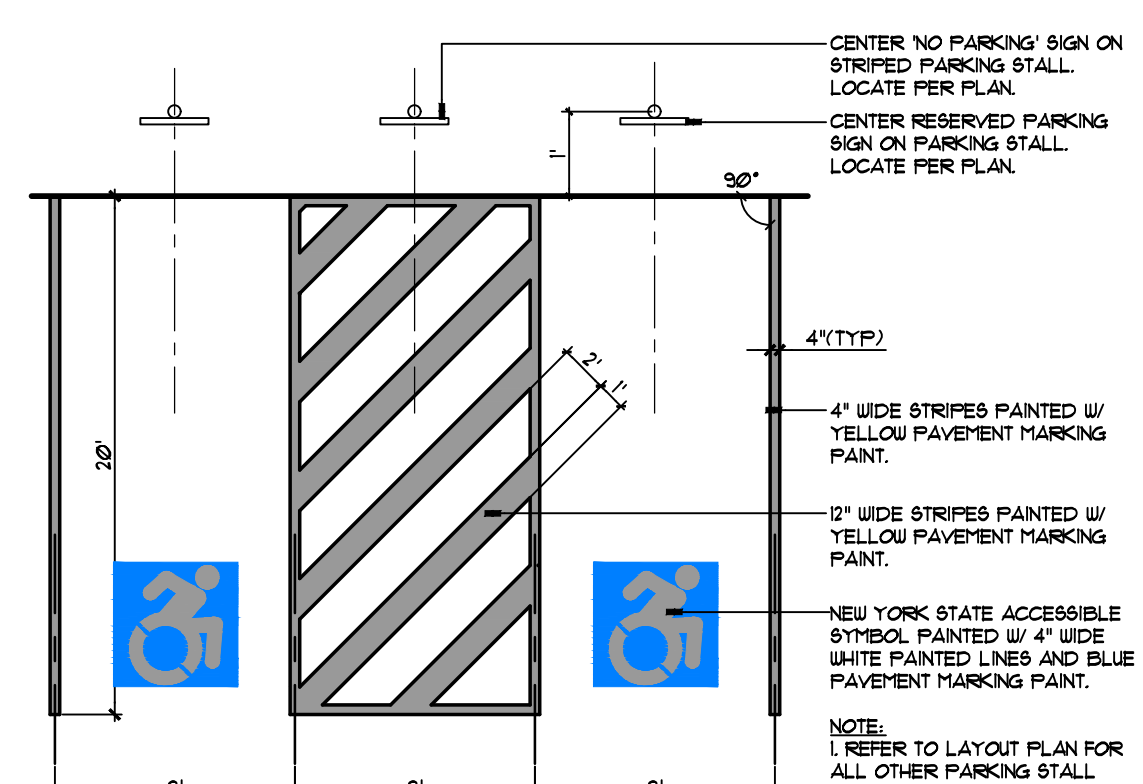
ZONING DATA		
COOPERSTOWN ZONING: R-1 (RESIDENTIAL DISTRICT)		
	REQUIRED	PROPOSED
LOT WIDTH, MIN.	100 FT	
LOT AREA, MIN.	1 Ac	
LOT COVERAGE	10 %	25%
BUILDING HEIGHT	30 FT	
FRONT YARD SETBACK	50 FT	50 FT
SIDE YARD SETBACK	20% OF WIDTH OR 35 FT	35 FT
REAR YARD SETBACK	20% OF DEPTH OR 35 FT	35 FT
PARKING REQUIREMENTS		
PARKING STALL DIMENSIONS	9.5 FT x 20 FT	
DRIVING AISLE	24 FT	
ONE (1) SPACE PER UNIT WITH ONE BEDROOM OR FEWER		
TWO (2) SPACES PER UNIT WITH TWO BEDROOMS OR MORE		
SIGN SCHEDULE		
KEY	SIGN PLATE	SIGN SIZE / MOUNTING HT. / COMMENTS
1	RESERVED PARKING W/ HANDICAP SYMBOL	12' x 18' / 7'-0" HT. / SIGN NO. P4-6 / COLORS:
2	NO PARKING ANY TIME	07' x 18' / 7'-0" HT. / SIGN NO. P1-5C MOD / COLORS: WHITE BACKGROUND, RED TEXT AND BORDER
3	STOP SIGN	24" x 24" / 7'-0" HT. / SIGN NO. R1-1C / COLORS: RED BACKGROUND, WHITE TEXT AND BORDER
NOTES:		
1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.		
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.		
LAYOUT NOTES		
1. INSTALL ASPHALT PAVEMENT PER DETAIL.		
2. INSTALL CONCRETE CURB PER DETAIL.		
3. INSTALL CURB END PER DETAIL.		
4. LIGHT POLE AND FIXTURE PER IMAGE 4/L3.0. PHOTOMETRIC LIGHTING PLAN TO BE PROVIDED AT DECEMBER 20TH MEETING.		
5. PAINT 1'-0" WIDE WHITE STOP BAR AND PAINTED WHITE 3' HEIGHT 'STOP' TEXT.		
6. INSTALL CONCRETE SIDEWALK PER DETAIL.		
7. INSTALL WASTE/RECYCLING ENCLOSURE PER DETAIL 3/L3.0.		
8. INSTALL ACCESSIBLE PARKING SPACES PER DETAIL 2/L3.0.		
9. NOTE OMITTED.		
10. NOTE OMITTED.		
11. BENCHES, PICNIC TABLES, BICYCLE RACKS TO BE PROVIDED BY OWNER.		
12. INSTALL PADLOCKED SWING GATE WITH LOCK BOX FOR FIRE DEPARTMENT.		
13. INSTALL MAILBOX UNIT PER IMAGE.		
14. INSTALL STONE SERVICE ROAD PER DETAIL.		
15. INSTALL HEAVY-DUTY CONCRETE PAVEMENT PER DETAIL.		

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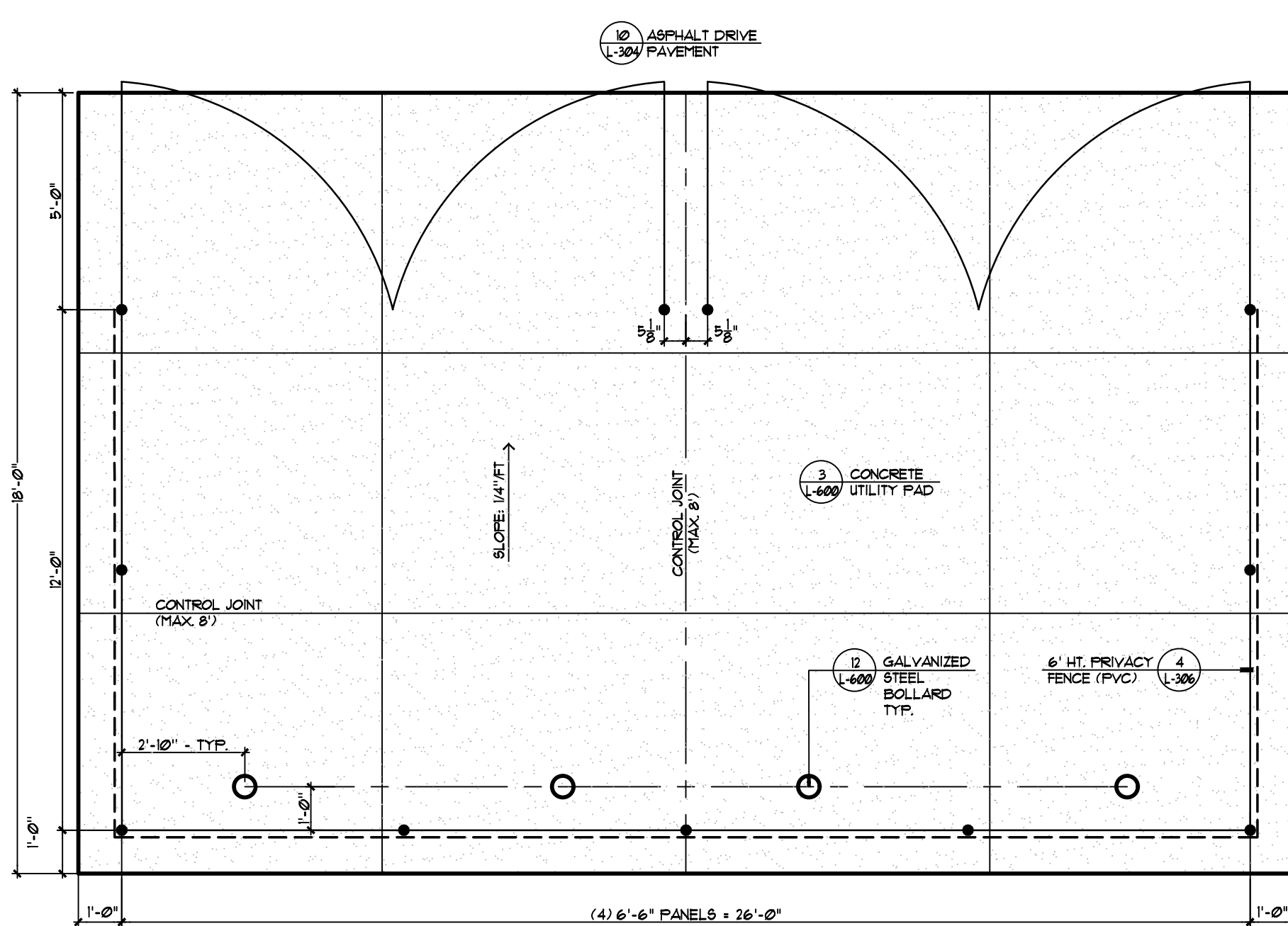
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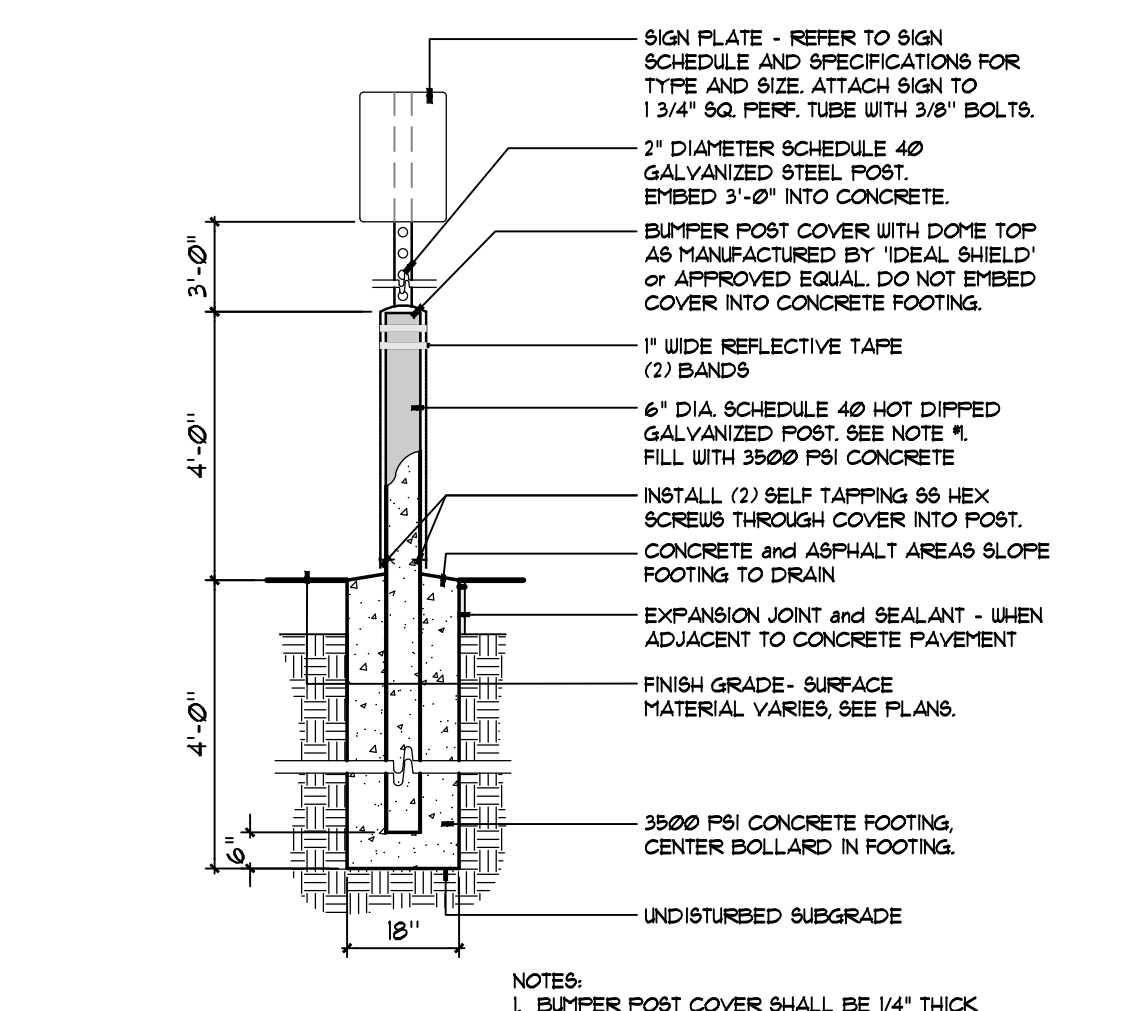
4 LIGHT FIXTURE
L3.0
NOT TO SCALE



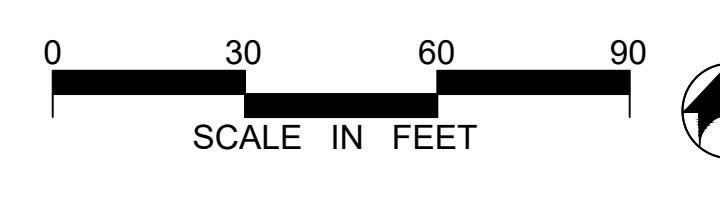
2 RESERVED PARKING STALL
L3.0
NOT TO SCALE



3 WASTE/RECYCLING ENCLOSURE
L3.0
NOT TO SCALE



1 TRAFFIC SIGN - SET IN BOLLARD
L3.0
NOT TO SCALE



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REVISIONS		
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LAYOUT PLAN

Project Status: PROGRESS
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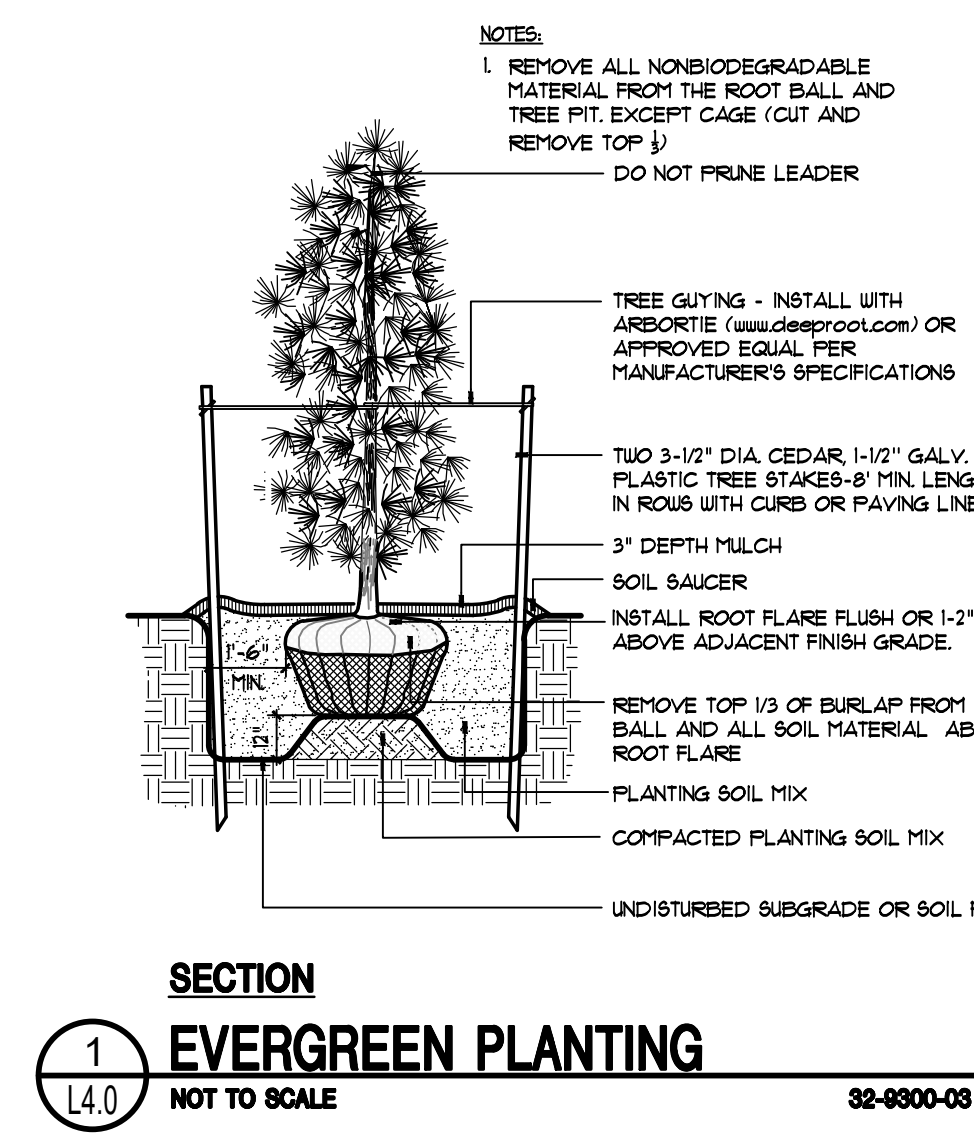
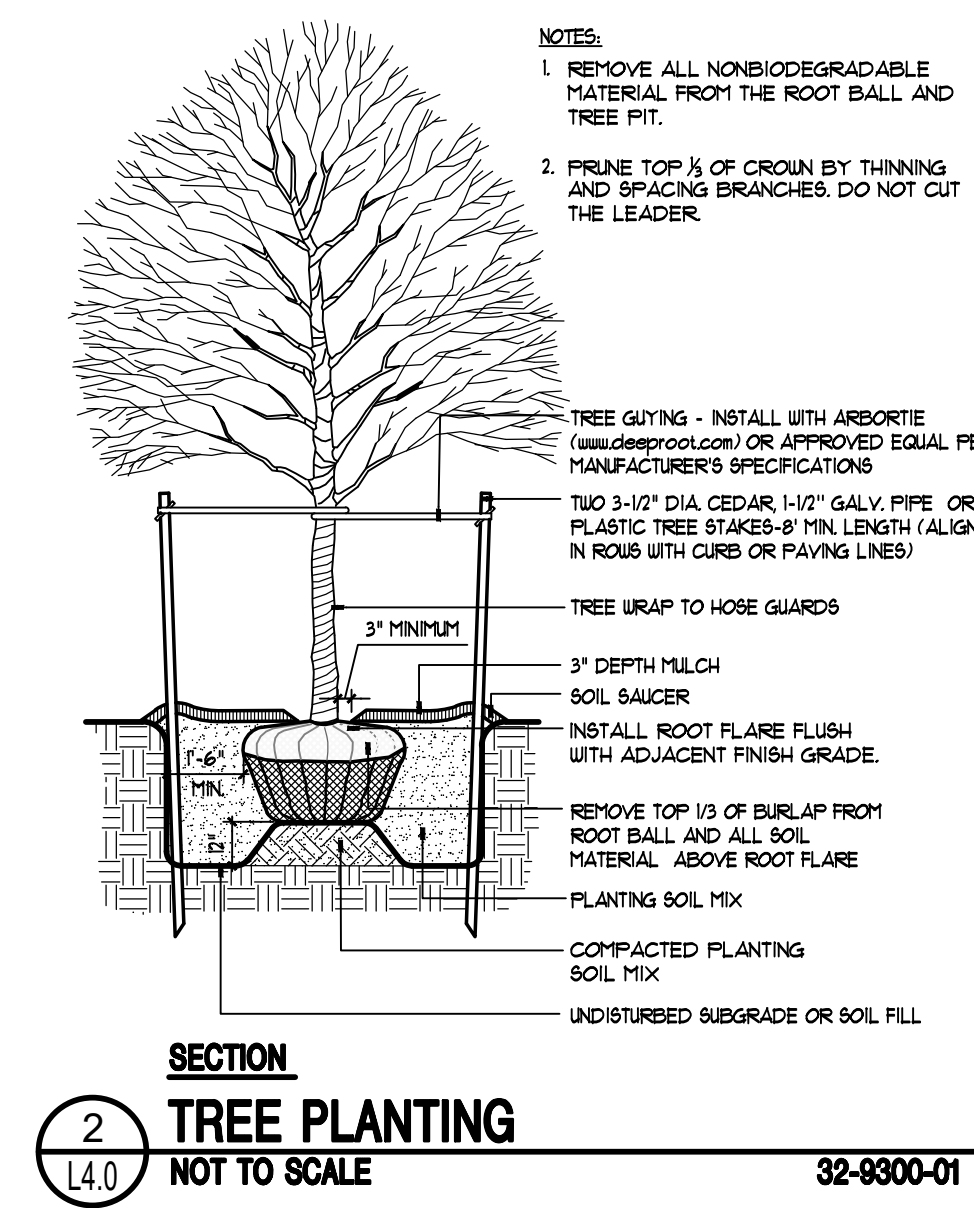
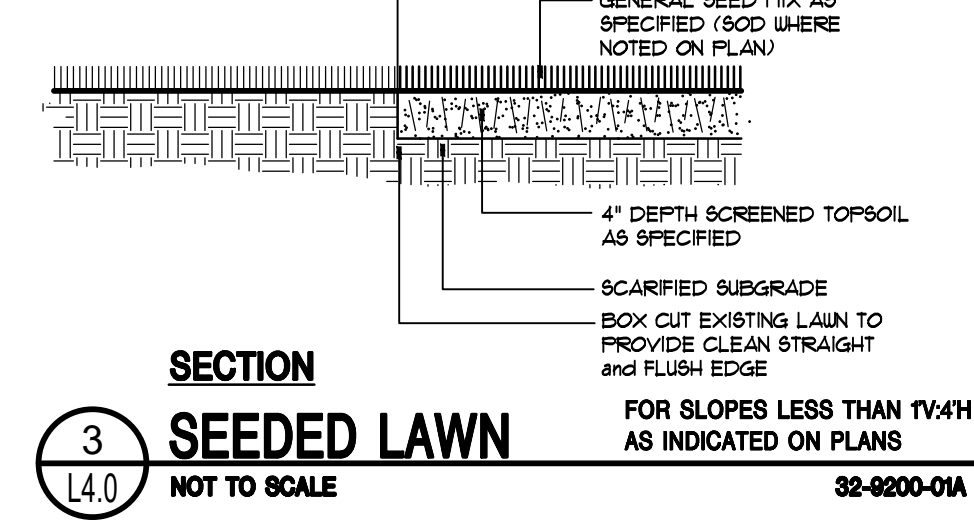
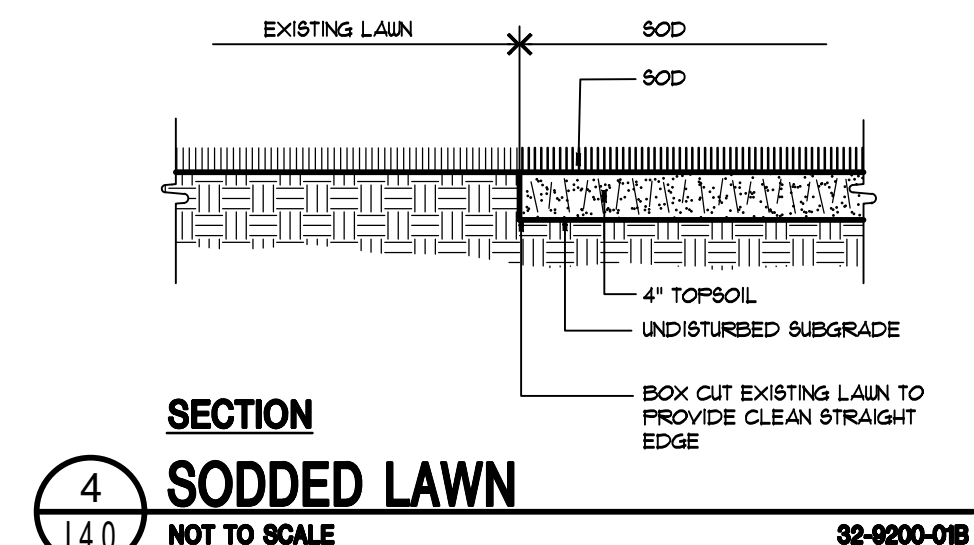
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PLANTING PLAN

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L4.0



PLANT LIST						
KEY	COMMON NAME	BOTANICAL NAME	COUNT	CALIPER	HEIGHT	CONDITION
TREES						
At	AUTUMN BLAZE MAPLE	ACER FREEMANI 'JEFFERSRED'	-	2 1/2" CAL.	-	B&B (CLUMP)
Bt	RIVER BIRCH	BETULA NIGRA	-	2"-3" CAL.	6'-8'	B&B (CLUMP)
Gt	HONEYLOCUST 'STREET KEEPER'	GLEDITSIA TRIACANTHOS 'DRAVES'	-	2" CAL.	-	-
Pp	SERBIAN SPRUCE	FICEA OXYCARPA	-	-	6'-8'	-
Tp	TALIA GREEN GIANT	TALIA PULCATA x STANDISHII 'GREEN GIANT'	-	-	48"-60"	SINGLE LEADER

PLANTING KEY NOTES

- 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL.
- 5' DIAMETER MULCH CIRCLE WITH SPADE CUT EDGE.
- SEEDED LAWN PER DETAIL -/-.
- SODDED LAWN PER DETAIL -/-.

