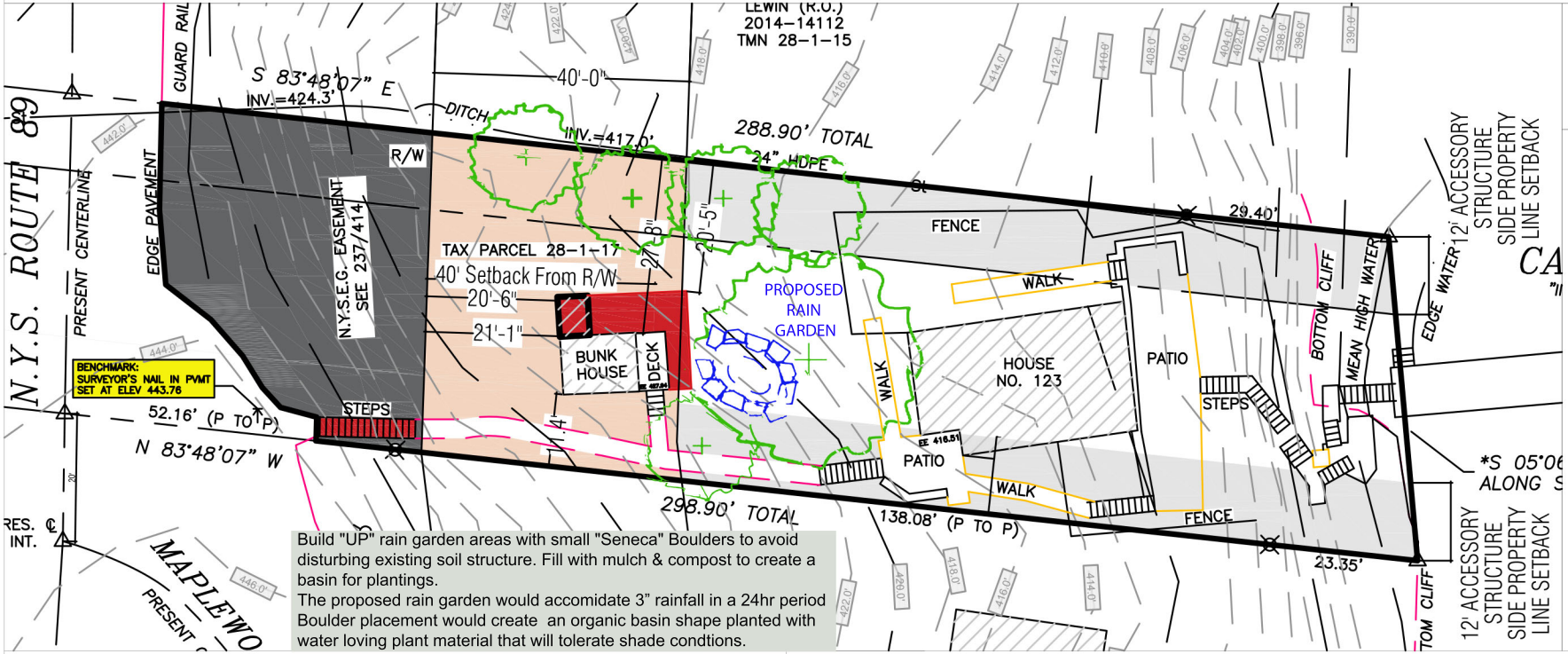
PROPOSED SITE PLAN



Build "UP" rain garden areas with small "Seneca" Boulders to avoid disturbing existing soil structure. Fill with mulch & compost to create a basin for plantings.
The proposed rain garden would accomidate 3" rainfall in a 24hr period
Boulder placement would create an organic basin shape planted with water loving plant material that will tolerate shade condtions.

R/W 40' SETBACK
SIDE PROPERTY LINE 12' ACCESSORY SETBACK
PROPOSED ADDITION (AND STAIR REPLACEMENT)
R/W

The existing bunk house (106 sf) with porch (41 sf) is 147 sf

The proposed bunk house (155 sf) with covered porch (160 sf) would be 315 sf

Requests to reduce the front yard setback from 21'-1" to 20'-6"

Request to increase the maximum permitted lot coverage

Total Lot (Parcel 28.-1-17) 9497sf
5% of 9497 sq ft is 474.85 sf
Existing Lot Coverage:
House: 656 sf
Covered Porch: 22 sf
Detached "Bunk House" : 80 sf
Total existing: 758 sf or 8%

Proposed Lot Coverage:
House: 656 sf
Covered Porch: 22 sf
Detached "Bunk House" with covered porch: 315 sf

Total Proposed: 993 sf or 10.45%

Entry stairs to be replaced in kind

EXISTING BUNKHOUSE

AVERAGE BASE ELEVATION FOR EXISTING

A= 423.53
B= 422.59
C= 425.31
D= 426.26

TOTAL=1697.69/4 = 424.42

EXISTING BUILDING HEIGHT:

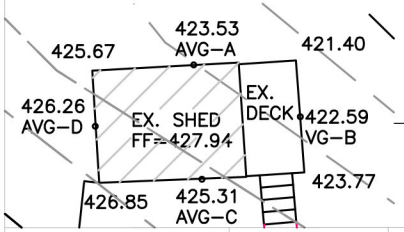
ENTRY ELEVATION 427.94

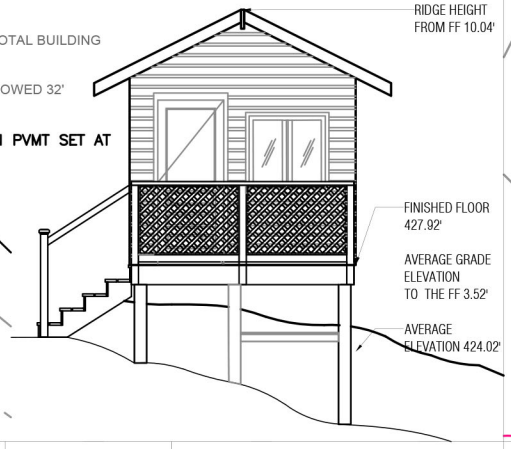
AVG GRADE ELEV TO FF = 427.94-424.42 = 3.52'
FF TO RIDGE (PER DESIGN DRAWING) = 10.04'

3.52' + 10.04' = 13.56' TOTAL BUILDING HEIGHT TO RIDGE

MAXIMUM HEIGHT ALLOWED 32'

BENCHMARK:
SURVEYOR'S NAIL IN PVMT SET AT ELEV 443.76





PROPOSED BUNKHOUSE

AVERAGE BASE ELEVATION FOR PROPOSED

A=421.10
B=420.85
C=425.18
D=425.43

TOTAL=1692.56/4 = 423.14

PROPOSED BUILDING HEIGHT:

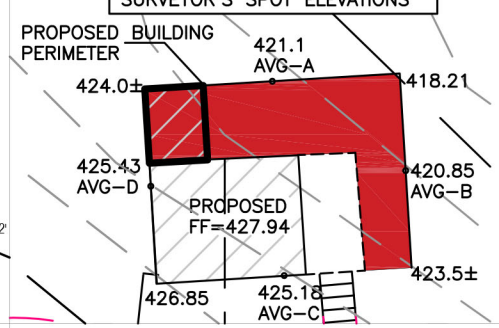
AVG GRADE ELEV TO FF = 427.94-423.14=4.8'

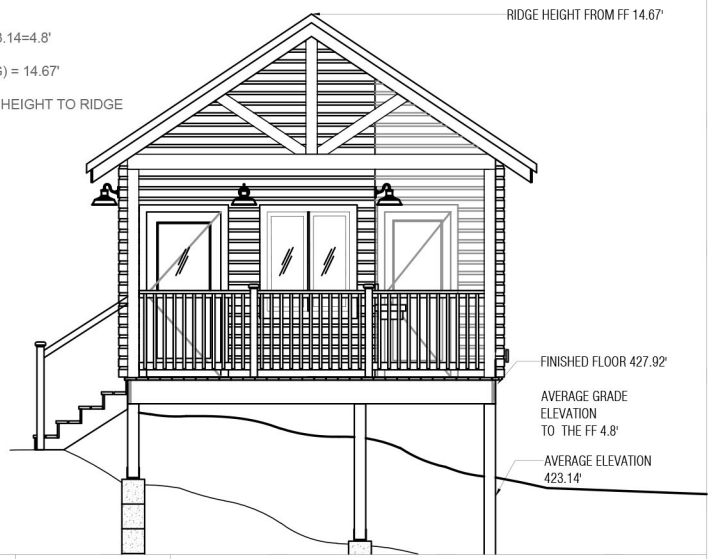
FF TO RIDGE (PER DESIGN DRAWING) = 14.67'

4.8' + 14.67' = 19.47' TOTAL BUILDING HEIGHT TO RIDGE

MAXIMUM HEIGHT ALLOWED 32'

NOTE THAT CONTOUR LINES ARE FROM LIDAR AND DO NOT CORRELATE ENTIRELY WITH SURVEYOR'S SPOT ELEVATIONS





DRAWING NUMBER		PROPOSED SITE PLAN PARCEL 28.-1-17	BROTHERTON CONSTRUCTION LLC	CULLER-CHASE RESIDENCE 123 MAPLEWOOD ROAD ITHACA, NY 14850	DATE	SUBMISSIONS AND REVISIONS
1.2		SCALE: VARIES	brothertonconstruction.com 171 Calkins Road | Ithaca NY | 14850 | 607.227.7356		9/5/2025	UPDATED SITE PLAN