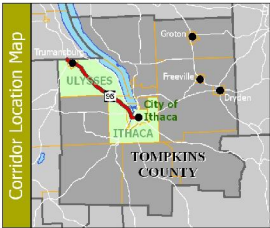


Route 96 Corridor Management Study

TOMPKINS COUNTY, NY



Existing Sewer and Water Lines

- Sewer Line
- Water Line
- Sewer and Water Lines
- Parcels

Study Partners

City of Ithaca
Town of Ulysses

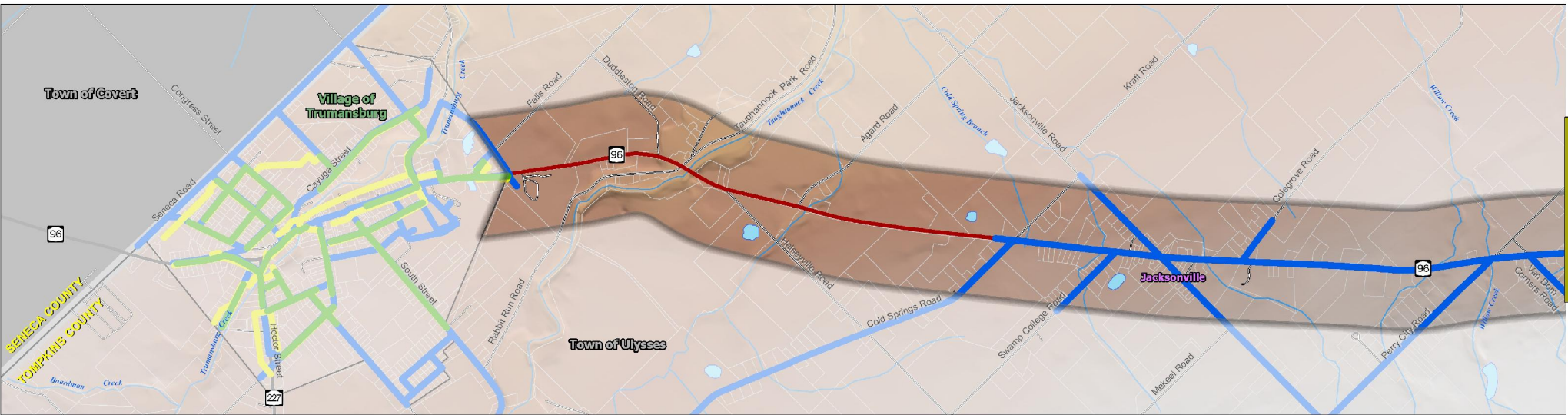
Bergmann ASSOCIATES
SRF ASSOCIATES

Map 9 Sewer and Water

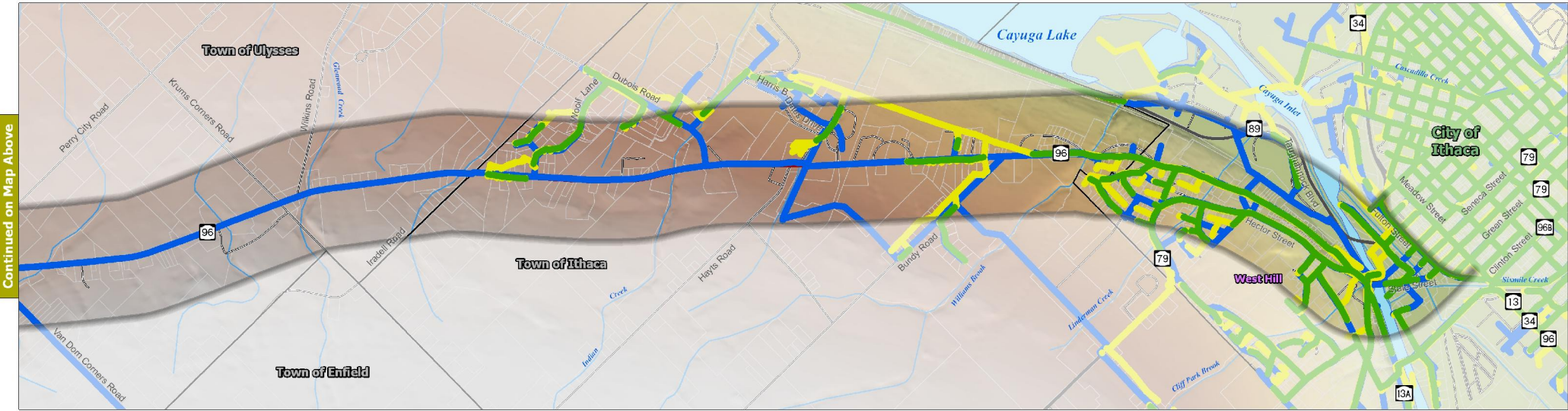
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36 x 56 Plot
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April 2008



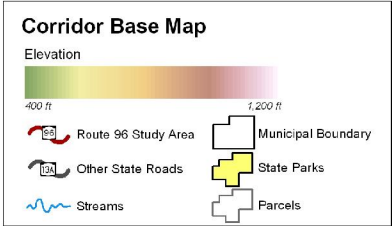
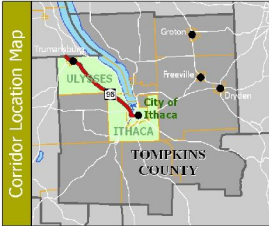
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Route 96 Corridor Management Study

TOMPKINS COUNTY, NY



Study Partners

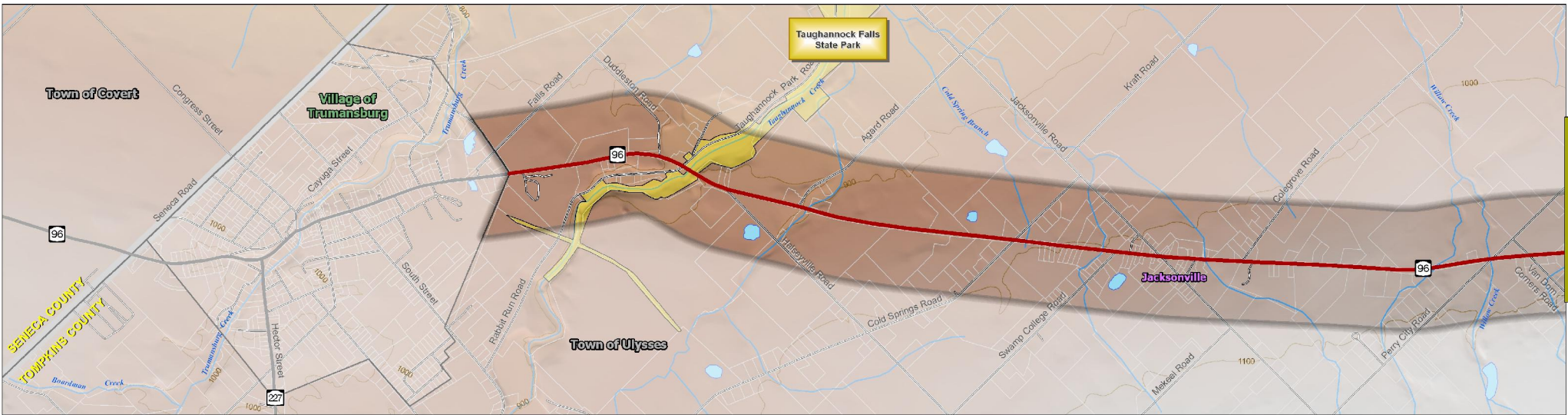
City of Ithaca
 Town of Ulysses

Map 1
Corridor Base Map

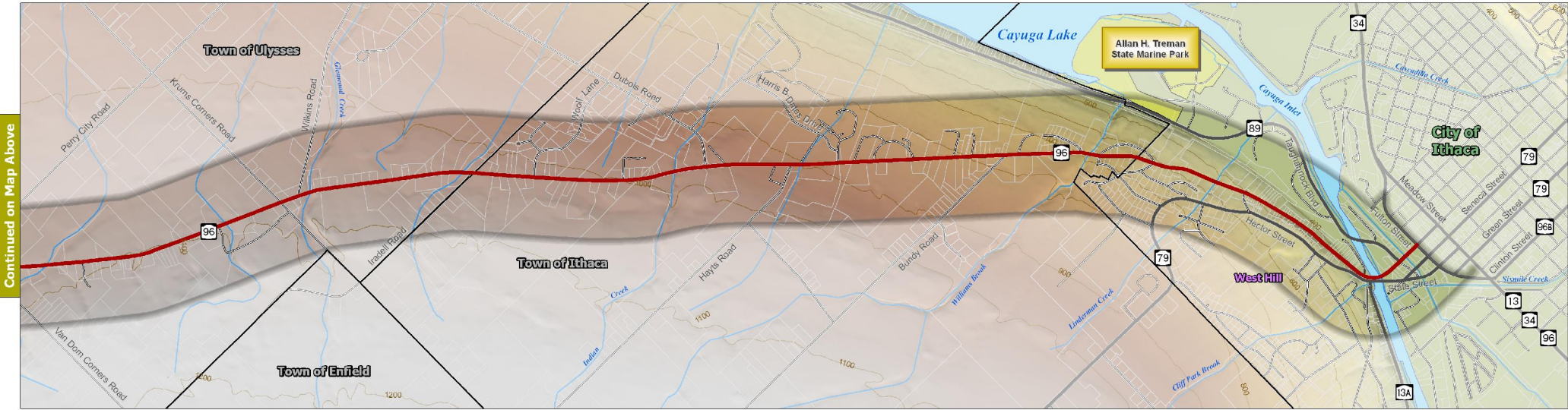
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April 2008



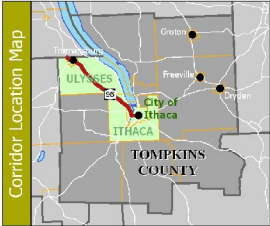
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Route 96 Corridor Management Study

TOMPKINS COUNTY, NY



Property Classifications

Agricultural	Community Services
Residential	Industrial
Vacant	Public Services
Commercial	Conservation and Parks
Recreation	

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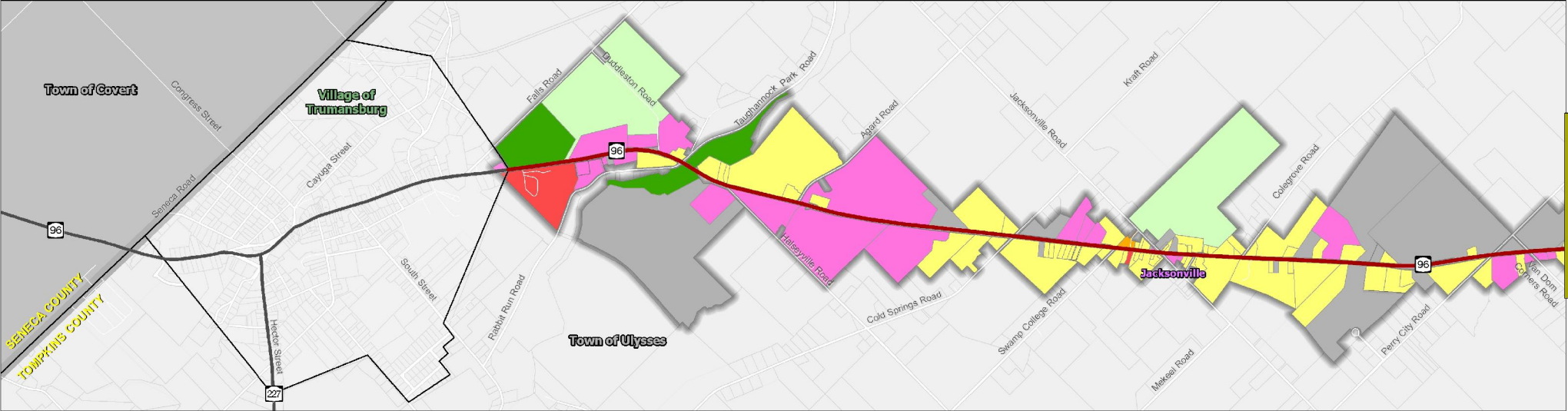
City of Ithaca
Town of Ulysses

Map 2 Existing Land Use

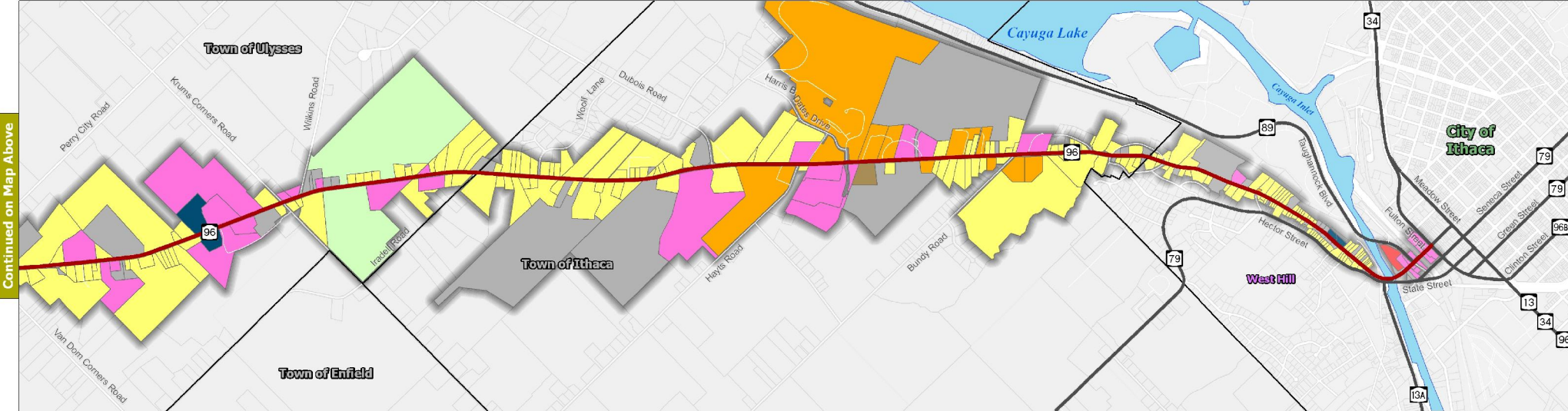
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April 2008



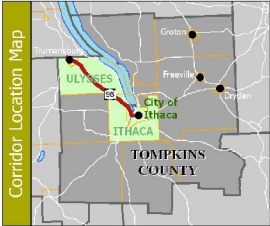
Continued on Map Below



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Route 96 Corridor Management Study

TOMPKINS COUNTY, NY



Zoning Districts - Town of Ulysses

	Agricultural		Hamlet
	Special Agricultural		Business
	Rural Residence		Development District
	Moderate Density Residence		Light Industrial
	Multiple Residence		Park/Recreation
	Manufactured Home Park		

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City of Ithaca
Town of Ulysses

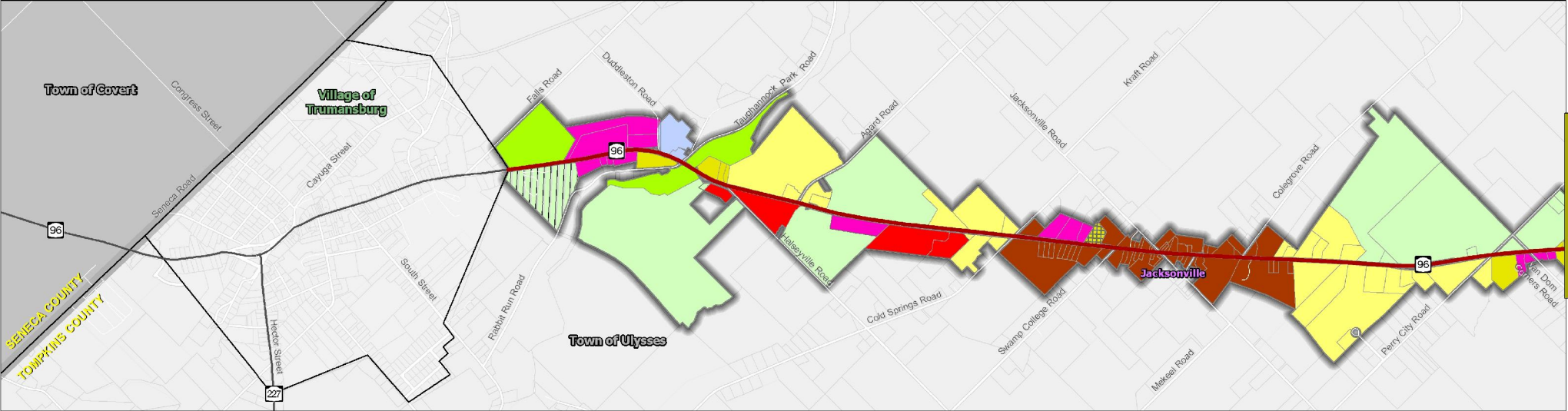
Bergmann ASSOCIATES
SRF ASSOCIATES

Map 3 Zoning - Town of Ulysses

11 x 17 Sheet
1 inch = 1,960 feet
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April 2008

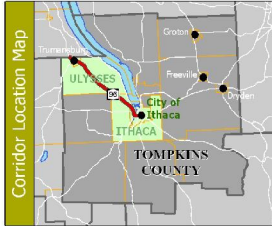


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Route 96 Corridor Management Study

TOMPKINS COUNTY, NY



Zoning Districts - Town of Ithaca

 Agricultural	 Commercial
 Low Density Residential	 Planned Development Zone
 Medium Density Residential	 Conservation
 Multiple Residence	

Note: Categories are generalized. See summary of Zoning Ordinances for more detailed descriptions.

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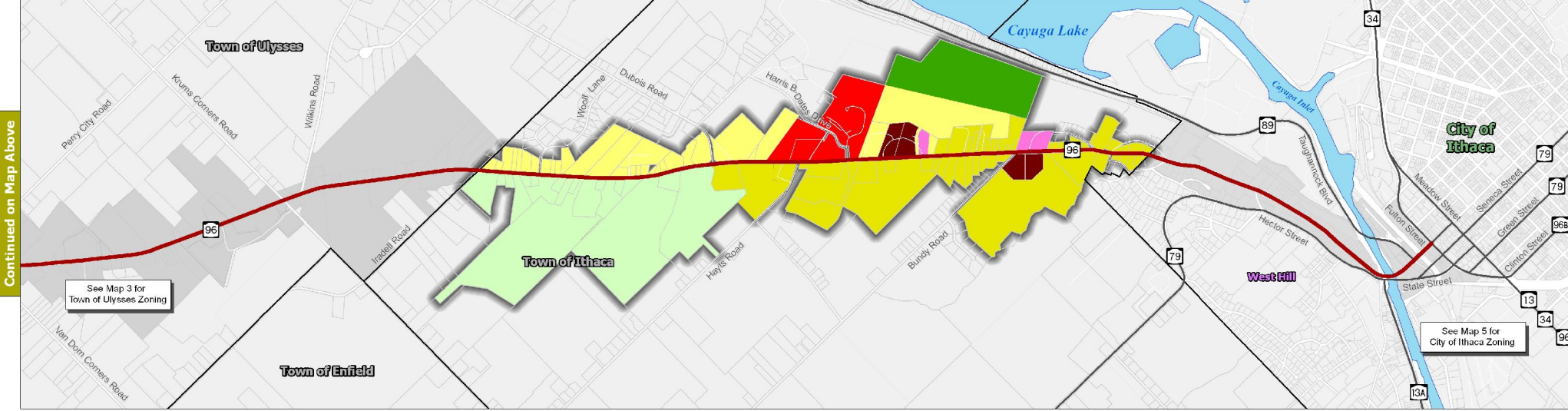
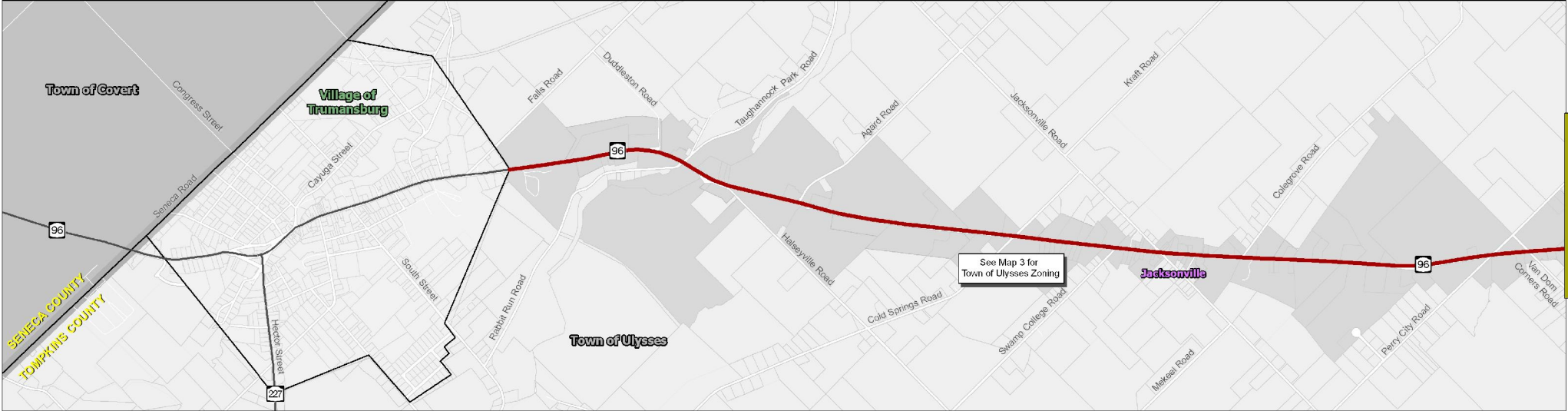
City of Ithaca
Town of Ulysses

Map 4 Zoning - Town of Ithaca

11 x 17 Sheet
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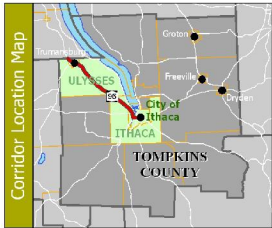


Continued on Map Below

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Route 96 Corridor Management Study

TOMPKINS COUNTY, NY



Zoning Districts - City of Ithaca

	P-1		WEDZ-1a
	R-1a		WEDZ-1b
	R-2a		WF-1a
	R-3a		WF-1c
			WF-1d

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City of Ithaca
Town of Ulysses

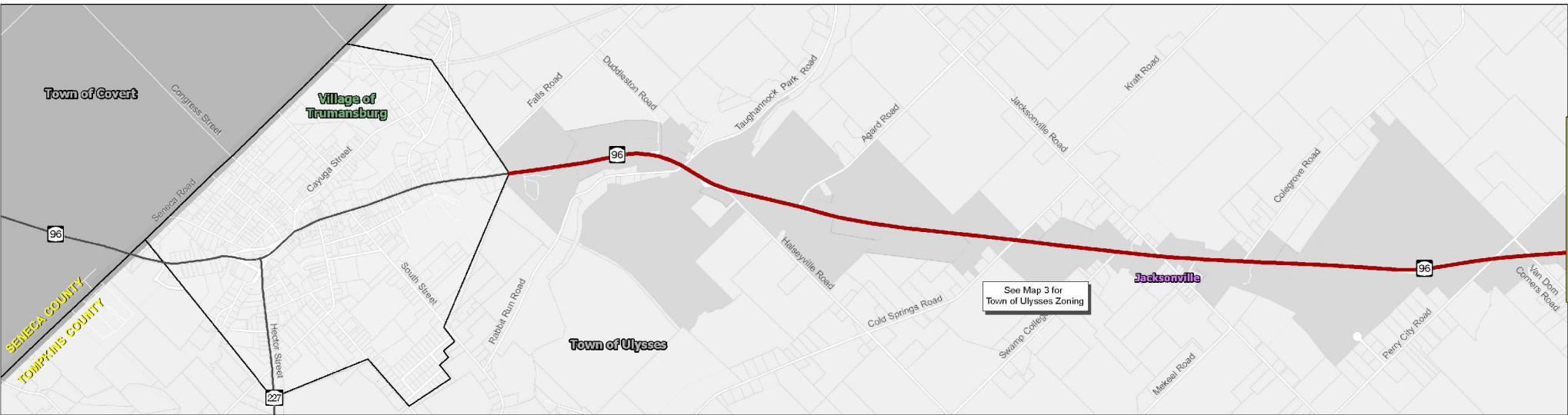
Bergmann ASSOCIATES
SRF ASSOCIATES

Map 5 Zoning - City of Ithaca

11 x 17 Sheet
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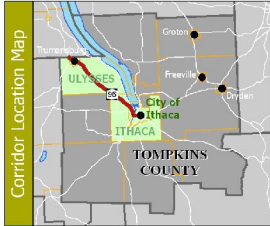
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Route 96 Corridor Management Study

TOMPKINS COUNTY, NY



Percent Slope

- 0 to 8 percent
- 8 to 15 percent
- Greater than 15 percent



Study Partners



Map 6

Topography

11 x 17 Sheet

1 inch = 1,960 feet

1 inch = .37 miles



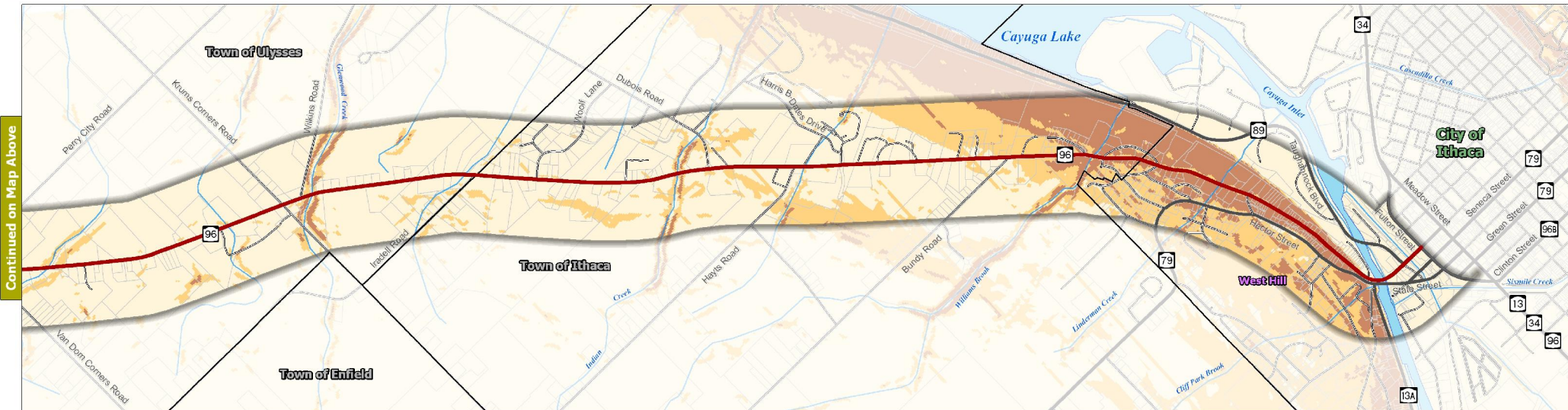
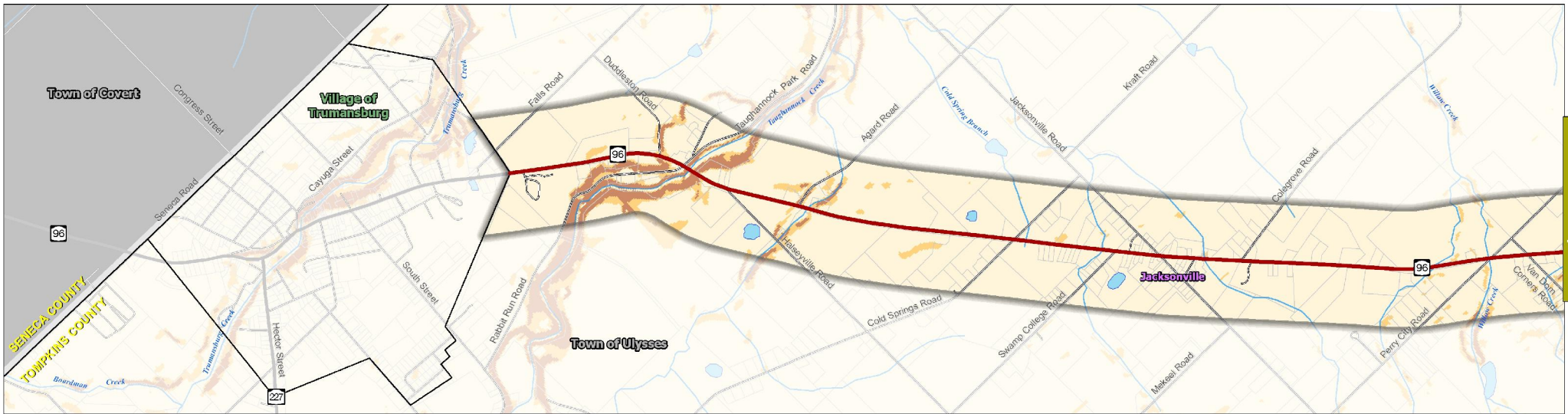
April 2008

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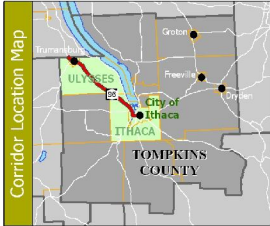
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Route 96 Corridor Management Study

TOMPKINS COUNTY, NY



Soils

	Prime Agricultural Soils		Hydic Soils
	Good Agricultural Soils		Potential Hydic Inclusions
	No Soil Issues		Parcels

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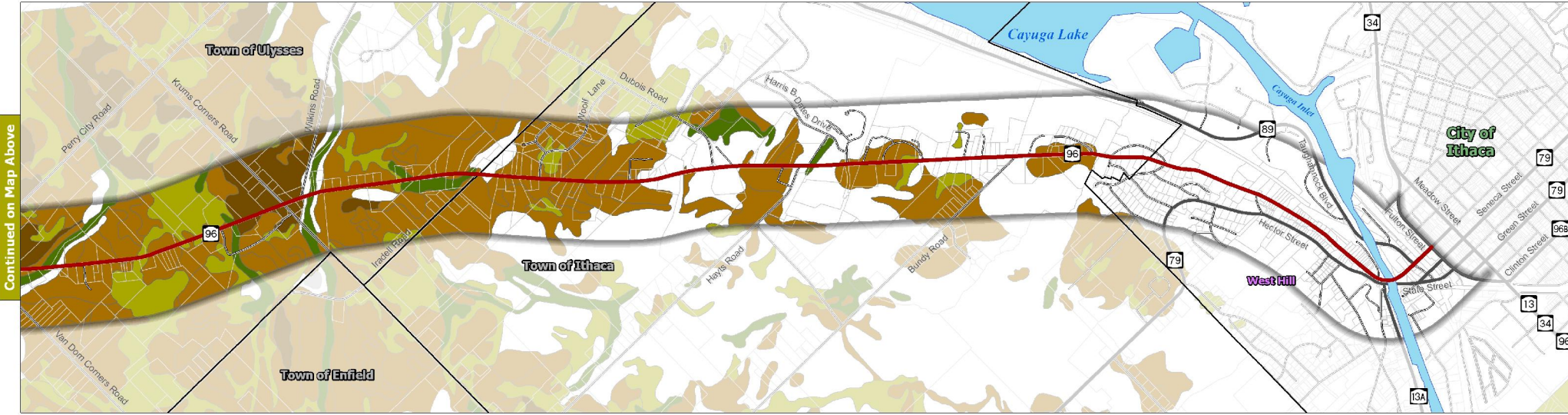
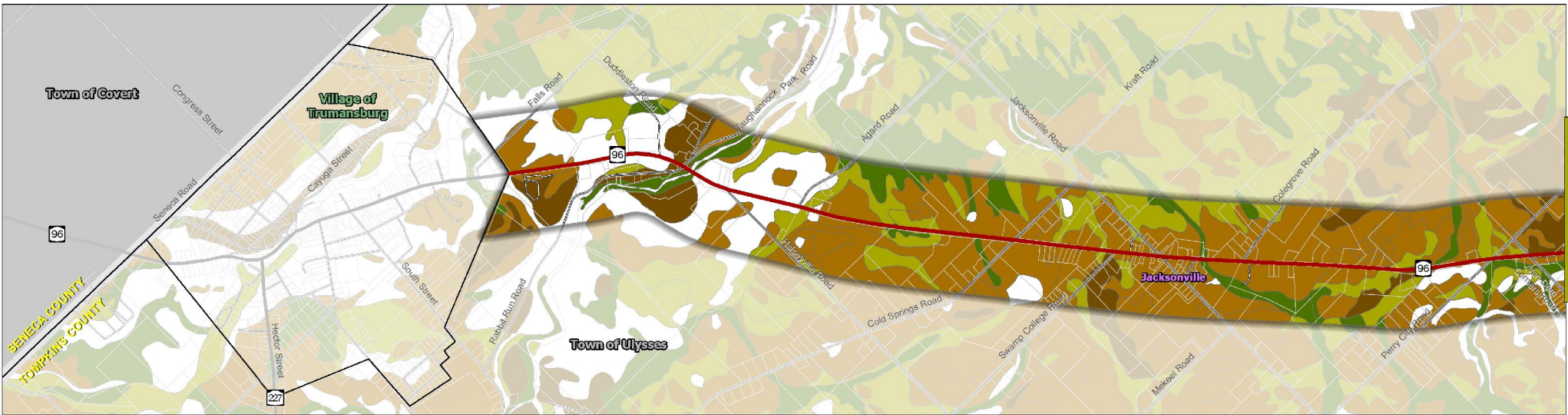
City of Ithaca
Town of Ulysses

Map 7 Soils

11 x 17 Sheet
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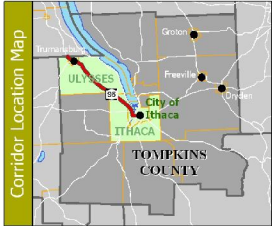


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Route 96 Corridor Management Study

TOMPKINS COUNTY, NY



Hydrology

- Streams
- Waterbodies
- Wetlands
- 100-Year Flood Zone
- 500-Year Flood Zone
- Parcels

Note: No DEC wetlands are located within the project corridor.

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City of Ithaca
Town of Ulysses

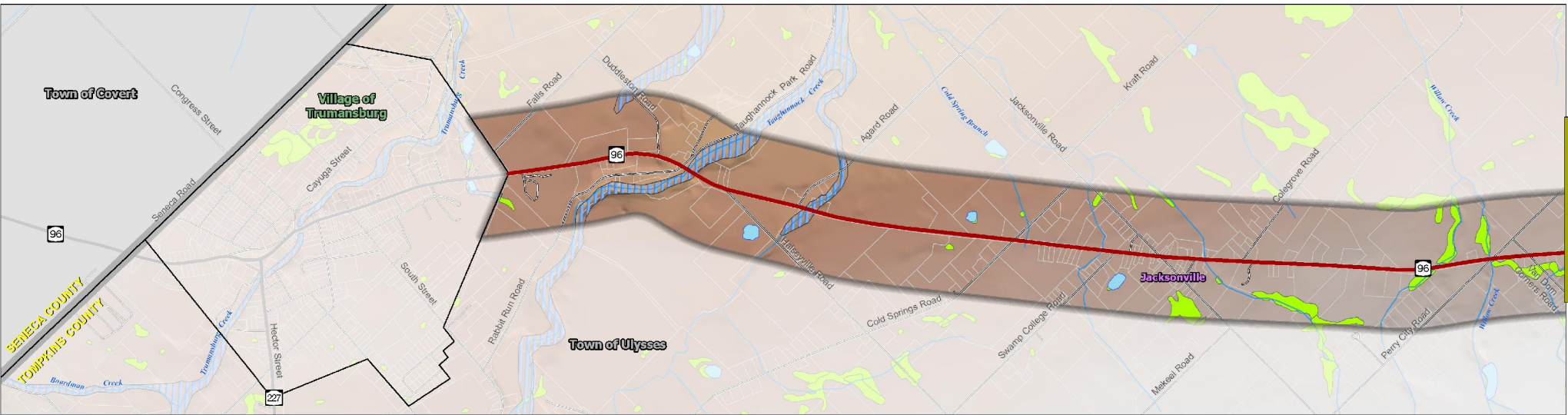
Bergmann ASSOCIATES
SRF ASSOCIATES

Map 8 Hydrology

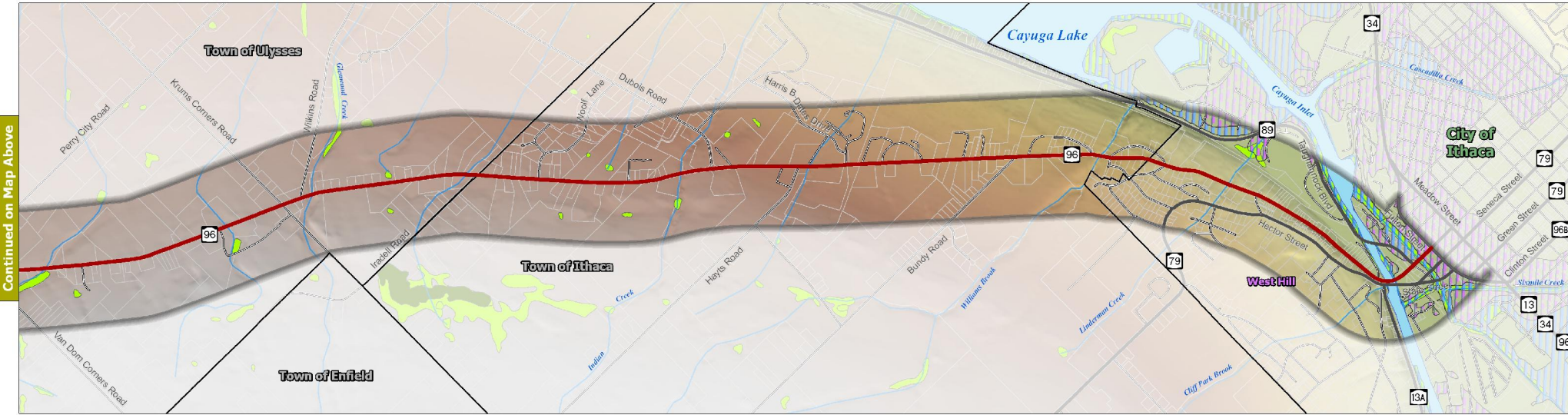
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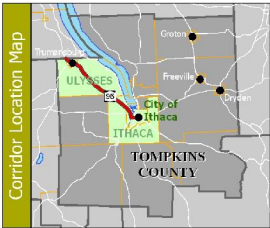
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Route 96 Corridor Management Study

TOMPKINS COUNTY, NY



Transportation Systems

	Bus Stop		State Roads
	Bus Route		County Roads
	Trails		Local Roads

Study Partners

City of Ithaca
Town of Ithaca
Town of Ulysses

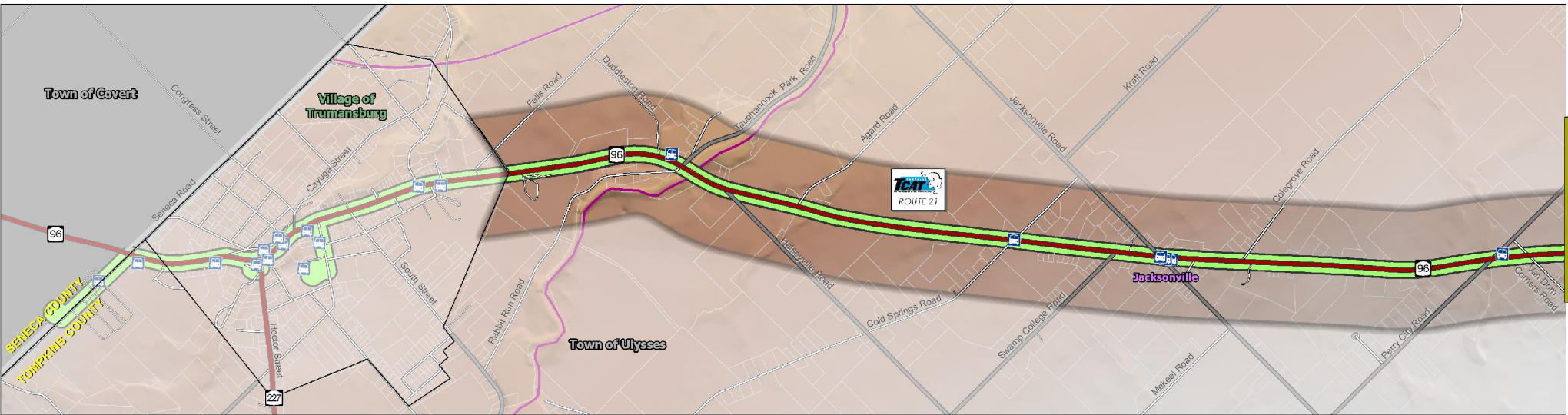
Bergmann ASSOCIATES
SRF ASSOCIATES
A N.Y. STATE DEPT. OF TRANSPORTATION CONTRACTOR

Map 10 Transportation Systems

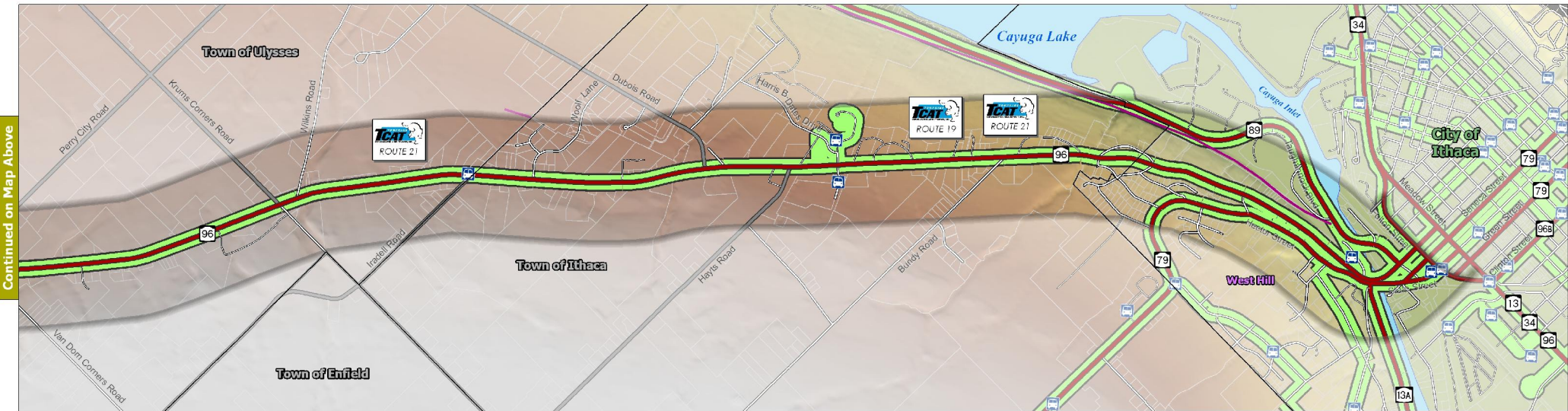
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