

SITE DEVELOPMENT PLANS

FOR

MODERN LIVING RENTALS

802, 804, 810 & 812 DRYDEN ROAD (NYS ROUTE 366)

SITUATED IN:

TOWN OF DRYDEN - TOMPKINS COUNTY - NEW YORK

PROJECT CONTACTS:

APPLICANT:
 CHARLIE O'CONNOR
 MODERN LIVING RENTALS
 200 E. BUFFALO STREET
 ITHACA, NY 14850
 (607) 301-0054

SANITARY SEWER:
 RICK YOUNG
 TOWN OF DRYDEN DEPARTMENT
 OF PUBLIC WORKS
 61 EAST MAIN STREET
 DRYDEN, NY 13053
 (607) 844-5188

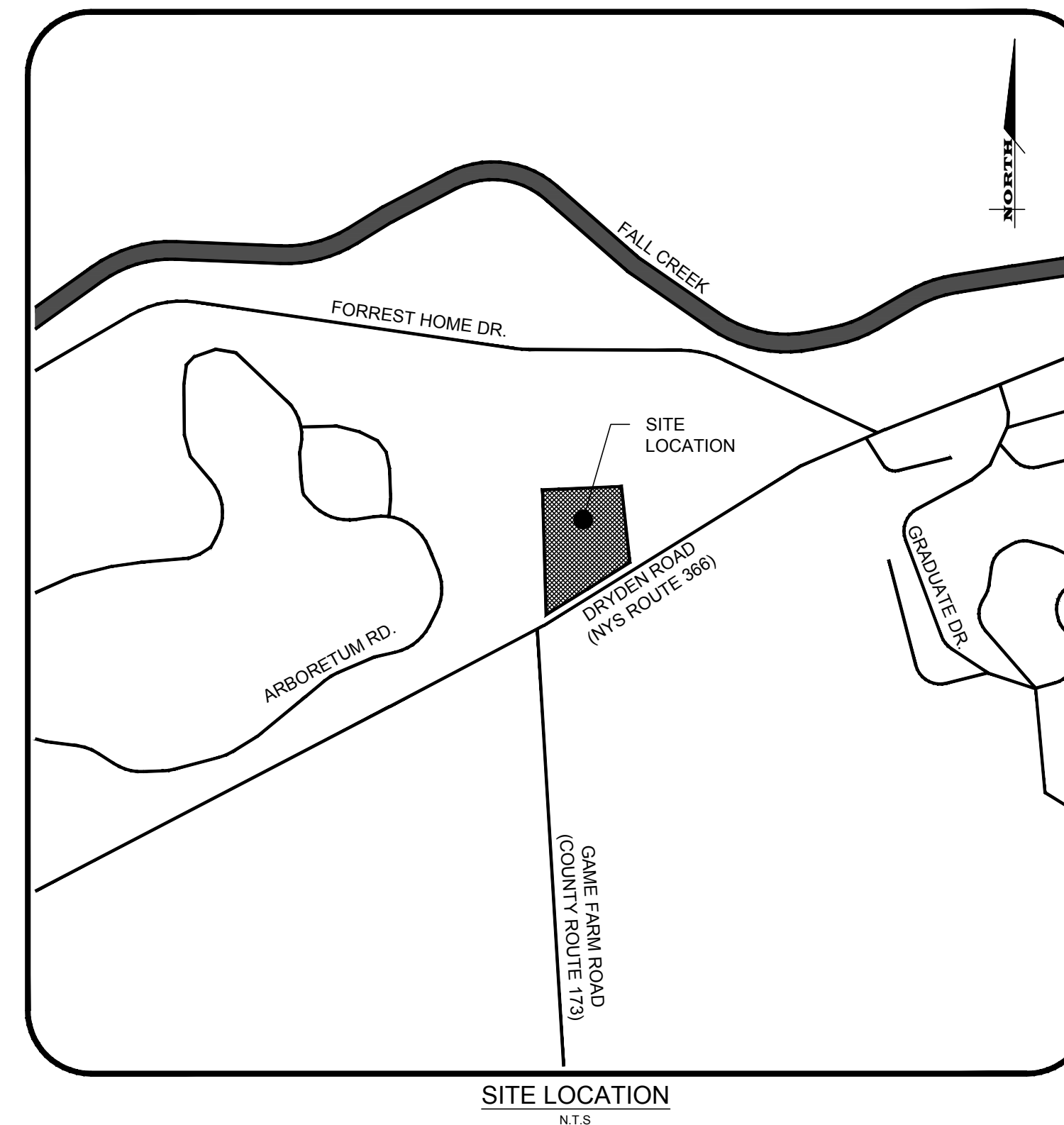
ELECTRIC:
 NEW YORK STATE ELECTRIC & GAS
 18 LINK DRIVE
 BINGHAMTON, NY 13904
 (607) 343-5283

SURVEYOR:
 DARREN BROCK, L.S.
 TG MILLER, PC
 203 N. AURORA STREET
 ITHACA, NY 14850
 (607) 272-6477

CIVIL ENGINEER:
 ADAM M. FISHEL, PE, CPESC
 MARATHON ENGINEERING
 840 HANSHAW ROAD, SUITE 12
 ITHACA, NY 14850
 (607) 241-2917

WATER:
 BOLTON POINT WATER SYSTEM
 STEVE RIDDLE
 1402 EAST SHORE DRIVE
 ITHACA, NY 14850
 (607) 277-0660

GAS:
 NEW YORK STATE ELECTRIC & GAS
 18 LINK DRIVE
 BINGHAMTON, NY 13904
 (607) 343-5283



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
○	○	SIGN
⊕	⊕	LIGHT POLE
—	—	POWER POLE
—	—	GAS MAIN & VALVE
—	—	ELECTRIC CONDUIT & STRUCTURE
—	—	TELEPHONE CONDUIT & STRUCTURE
—	—	CENTERLINE AND STATIONING
—	—	RIGHT-OF-WAY OR PROPERTY LINE
—	—	CURB
—	—	FENCE (DESCRIPTION)
—	—	SANITARY SEWER WITH MANHOLE
—	—	STORM SEWER, MANHOLE & FIELD/DROP INLET
—	—	WATER MAIN WITH HYDRANT & GATE VALVE
—	—	CENTERLINE OF SWALE
—	—	CONTOUR
—	—	DRAINAGE FLOW ARROW
—	—	SPOT ELEVATION
—	—	TREE LINE
—	—	TREE PROTECTION
—	—	PARKING SPACE COUNT

ABBREVIATIONS

ABBR.	TERM	ABBR.	TERM
ACR	ACRE	LS	LUMP SUM
A.O.B.E.	AS ORDERED BY ENGINEER	LI	LEFT
ASPH.	ASPHALT	MB.	MAILBOX
AZ	AZIMUTH	M.O.	MIDDLE ORDINATE
B	BASIS LINE	MON.	MONUMENT OR MONTH
BM	BENCHMARK	MCS	MONROE COUNTY GEODETIC SURVEY
CL	CENTERLINE	M.H.	MANHOLE
CLF	CHAIN LINKED FENCE	NEC.	NECESSARY
C.O.	CLEAN-OUT	N.I.C.	NOT-IN-CONTRACT
CONC.	CONCRETE	NTS	NOT TO SCALE
CSP	CORRUGATED POLYETHYLENE PIPE	N.F.	NOW OR FORMERLY
CSP	CORRUGATED STEEL PIPE	PAV.	PAVEMENT
COV.	COVER	PE	POLYETHYLENE PIPE
CR	CURB BOX	PE	PERFORATED POLYETHYLENE PIPE
CY	CUBIC YARD	PC	POINT OF CURVATURE
C	CURVE OF CURVE	PI	POINT OF INTERSECTION
D.A.	DIAMETER	PT	POINT OF TANGENCY
D	DROP INLET	PVC	POINT OF VERTICAL CURVATURE
D.I.P.	DUCTILE IRON PIPE	PVI	POINT OF VERTICAL INTERSECTION
E.A.	EACH	PVT	POINT OF VERTICAL TANGENCY
E.C.	ENGINEER IN CHARGE	PP	POWER POLE
ELEV.	ELEVATION	PL	PROPERTY LINE
EP	EDGE OF PAVEMENT	R	RADIUS
FF	FINISH FLOOR = FINISH FLOOR ELEVATION	RC	REINFORCED CONCRETE PIPE
FI	FIELD INLET	RG&E	ROCHESTER GAS AND ELECTRIC
FR	FRAME	R.O.W.	RIGHT-OF-WAY
FP	FINISH PAD = GARAGE FLOOR ELEVATION	RT	RIGHT
FT	FEET	RTC	ROCHESTER TELEPHONE COMPANY
G	GAS MAIN	S.S.	SANITARY SEWER
GAL	GALLON	ST	STORM SEWER
GR	GRAVEL	STA.	STATION
G.R.	GRADE RAIL	STY.	STOREY
HCL	HORIZONTAL CONTROL LINE	SY	SQUARE YARD
HYD.	HYDRANT	T	TANGENT DISTANCE
INV.	INVERT	TGL	TANGENTIAL GRADE LINE
IP	IRON PIPE OR IRON PIN	TYP.	TYPICAL
L	LENGTH OR LENGTH OF CURVE	VC	VERTICAL CURVE
LF	LINEAR FEET	VIP	VITRIFIED TILE PIPE
LP	LIGHT POST (PRIVATE)	Δ	CENTRAL ANGLE

LIST OF DRAWINGS

DWG	TITLE
----	COVER SHEET
----	ALTA/ACSM SURVEY
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING AND EROSION CONTROL PLAN (1 OF 2)
C3.1	GRADING AND EROSION CONTROL PLAN (2 OF 2)
C4.0	UTILITY PLAN
C5.0	LIGHTING AND LANDSCAPING PLAN
C6.0	TRUCK TURN PLAN
C7.0	DETAIL SHEET (1 OF 5)
C7.1	DETAIL SHEET (2 OF 5)
C7.2	DETAIL SHEET (3 OF 5)
C7.3	DETAIL SHEET (4 OF 5)
C7.4	DETAIL SHEET (5 OF 5)

OWNER/ APPLICANT:

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 200 E. BUFFALO STREET
 ITHACA, NY 14850



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