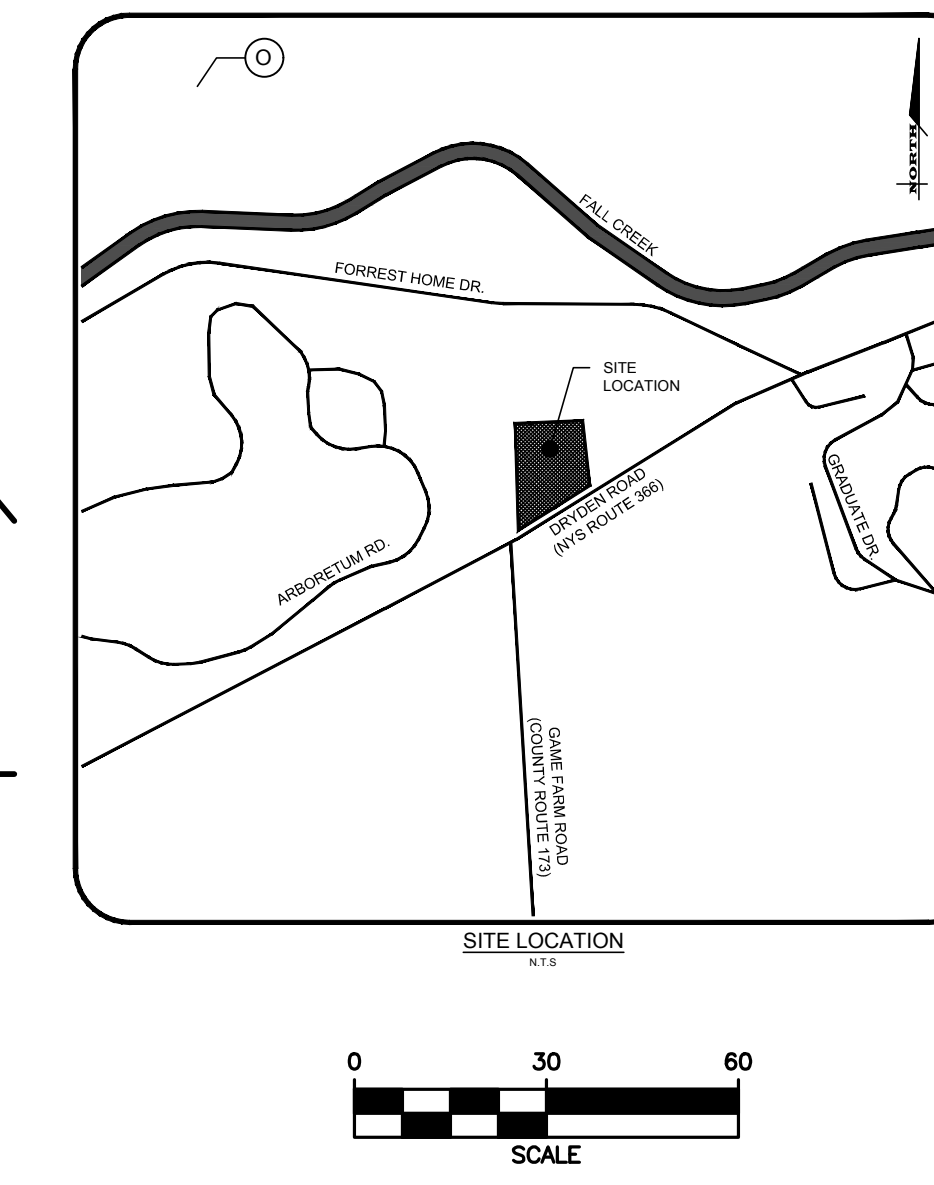


SITE DEVELOPMENT PLANS
FOR
MODERN LIVING RENTALS
802, 804, 810 & 812 DRYDEN ROAD
STATE OF NEW YORK
COUNTY OF TOMPKINS
TOWN OF DRYDEN



SITE KEYNOTES

- (A) RAISED SIDEWALK WITH INTEGRAL CURBING, WIDTH SHOWN ON PLAN, RE: DETAIL
- (B) 18" CONCRETE CURBING, RE: DETAIL
- (C) CURB TRANSITION, RE: DETAIL
- (D) ASPHALT PAVEMENT, RE: DETAIL
- (E) DUMPSTER ENCLOSURE, RE: DETAIL
- (F) ACCESSIBLE RAMP, RE: DETAIL
- (G) CONCRETE SIDEWALK, WIDTH SHOWN ON THE PLANS, RE: DETAIL
- (H) RESERVED
- (I) LIGHT FIXTURE WITH ASSOCIATED BASE AND POLE, RE: DETAIL
- (J) PAVILION WITH 16'x24' CONCRETE PAD, TBD BY OWNER.
- (K) FREE STANDING SIGN, BY OTHERS
- (L) ELECTRIC TRANSFORMER, RE: UTILITY PLAN
- (M) BIKE RACK W/ 6'x12' CONCRETE PAD, RE: DETAIL
- (N) STRIPED AREA. EDGE LINES TO BE SWSL4" AND STRIPES ARE TO BE SWSL4" 2'-0" O.C. @ 45° TO THE EDGE LINES. SEE PLAN FOR DIMENSIONS
- (O) ASPHALT DIKE, RE: DETAIL
- (P) ASPHALT DIKE TAPER, RE: DETAIL
- (Q) EDGE OF PAVEMENT
- (R) HOTBOX ENCLOSURE FOR MASTER METER AND BACKFLOW PREVENTION DEVICE, RE: UTILITY PLAN
- (S) 5' WIDE STONE DUST WALKWAY, RE: DETAIL
- (T) PARK STYLE BENCHES. SIZE, TYPE, FINISH, QUANTITY, ETC. TO BE SELECTED BY OWNER.
- (U) ENTRANCE SIGN, RE: ARCH
- (V) GAZEBO WITH CONCRETE PAD. TBD BY OWNER
- (W) BBQ GRILL APPARATUS, TBD BY OWNER

PROJECT STATISTICS

1. GENERAL:

1.1 PROPERTY OWNER - N/F WAYNE WOODWARD

1.2 PROPERTY ADDRESS - 802, 804, 810 & 812 DRYDEN ROAD TOWN OF DRYDEN, 14850

1.3 TAX ACCOUNT - 56-2-5 & 56-2-6

2. ZONING REGULATIONS:

2.1 ZONING DISTRICT - VARNA HAMLET MIXED USE DISTRICT (VHMUD)

2.2 CODE REQUIREMENTS -

	REQUIRED	PROPOSED	VARIANCE REQ'D?
PARKING			
SPACE SIZE	---	9'x18'	NO
NUMBER OF STANDARD SPACES	66*	70	NO
SETBACKS (BUILDING)			
FRONT	10'	>10'	NO
SIDE	7.5'	>7.5'	NO
REAR	25'	>25'	NO
NEW BUILDING			
HEIGHT	40'	<40'	NO
BUILDING COVERAGE	25% (MAX)	20%	NO
MAX SINGLE BUILDING FOOTPRINT	5,000 SF	>5,000 SF	NO
GREENSPACE	40% MIN.	>40%	NO
INTERIOR LANDSCAPING	15% MIN.	>15%	NO

3. PARCEL STATISTICS:

- 3.1 PARCEL AREA -** ±1.72 & ±1.31 TO BE COMBINED INTO ONE PARCEL TOTALING ±3.0 ACRES**
- 3.2 EXISTING CONDITIONS:** RESIDENTIAL USE
- 3.3 PROPOSED CONDITIONS:** 6 NEW TOWN HOME BUILDINGS, 2-STORIES, COMPRISED OF 2, 3 & 4 BEDROOM UNITS. 42 DWELLING UNITS PROPOSED, WITH A TOTAL OCCUPANCY OF 108 BEDROOMS.
- LOT DENSITY SUMMARY:**
- | | |
|--------------------------|-------------------------------------|
| BASE ZONING: | 10 DWELLING UNITS / ACRE = 30 UNITS |
| GREEN DEVELOPMENT BONUS: | 2 DWELLING UNITS / ACRE = 6 UNITS |
| REDEVELOPMENT BONUS: | 2 DWELLING UNITS / ACRE = 6 UNITS |
| TOTAL: | 42 DWELLING UNITS |

3.4 FLOOD ZONE DESIGNATION:

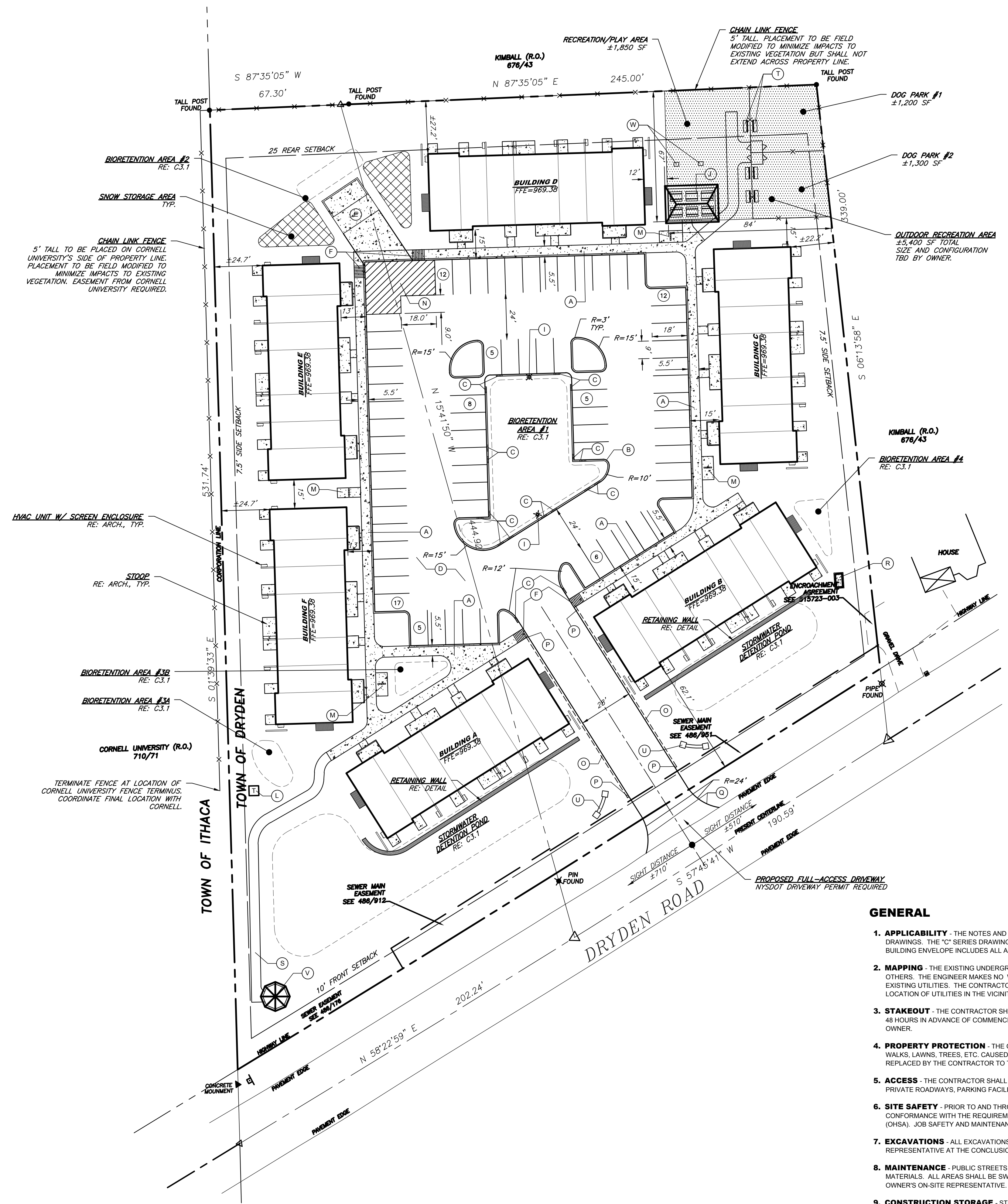
- * PER TOWN CODE, ONE SPACE PER DWELLING UNIT PLUS ONE SPACE PER BEDROOM IN DWELLING UNITS OCCUPIED BY MORE THAN THREE UNRELATED PERSONS.
- 42 DWELLING UNITS = 42 SPACES
- + 6 FOUR BEDROOM DWELLING UNITS = 24 SPACES (ONE SPACE PER BEDROOM)
- 66 PARKING TOTAL SPACES REQUIRED
- ** LOT COMBINATION APPROVAL REQUIRED BY THE TOWN OF DRYDEN PLANNING BOARD

CONSTRUCTION

- 1. STAKEOUT -** THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING CONTROL PROVIDED ON THE "LAYOUT PLAN". THE BUILDING FOOTPRINT(S) ARE AS PROVIDED BY JOHN SNYDER ARCHITECTS 09/14/17. DISCREPANCIES WITH BUILDING(S), CONTROL POINTS, AND/OR THE DIMENSIONS SHALL BE REPORTED TO THE DESIGN ENGINEER (PRIOR TO THE INSTALLATION OF IMPROVEMENTS) FOR COORDINATION AND CLARIFICATION.
- 2. LAYOUT -** DIMENSIONS SHOWN, WHERE APPLICABLE, SHALL BE FROM THE FACE OF CURB UNLESS SPECIFICALLY CALLED OUT OTHERWISE.
- 3. DEMOLITION -** CLEARING AND GRUBBING SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE "WORK LIMIT LINE" AS DEFINED ON THE PLAN. TREES AND OBJECTS DESIGNATED FOR REMOVAL SHALL BE COORDINATED AND FIELD VERIFIED WITH PROJECT ON-SITE REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR RETURNED TO OWNER AS DIRECTED BY CONTRACT DOCUMENTS. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL REMAIN.
- 4. COORDINATION -** THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITY WORK WITH OTHER SITE UTILITIES (I.E. GAS, ELECTRIC, LIGHTING, COMMUNICATIONS) TO AVOID POTENTIAL INSTALLATION CONFLICTS.
- 5. STAGING -** AS DEFINED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AREA FOR STORAGE OF EQUIPMENT, MATERIALS, EMPLOYEE PARKING AND OFFICE SPACE. IF THE AREAMETHOD IS NOT SPECIFICALLY DEFINED ON THE DOCUMENTS THEN IT SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE.
- 6. CLOSE-OUT -** THE CONTRACTOR'S WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT CLOSE-OUT TO THE SATISFACTION OF OWNER'S ON-SITE REPRESENTATIVE:
- REMOVAL OF ANY CONSTRUCTION DEBRIS.
 - CLEANING PAVEMENT AND WALKWAY SURFACES.
 - RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS.
 - PROVIDING BONDS, GUARANTEES, CERTIFICATIONS, ETC. AS REQUIRED BY CONTRACT DOCUMENTS.
 - PROVIDING A RECORD DRAWING.
 - COMPLETION OF FINAL PUNCH LIST ITEMS.

GENERAL

- 1. APPLICABILITY -** THE NOTES AND INFORMATION PROVIDED ON THIS SHEET ARE APPLICABLE TO ALL "C" SERIES DRAWINGS. THE "C" SERIES DRAWINGS COVER SITE RELATED IMPROVEMENTS OUTSIDE THE BUILDING ENVELOPE. THE BUILDING ENVELOPE INCLUDES ALL AREA WITHIN 5' OUTSIDE OF THE BUILDING'S EXTERIOR WALL.
- 2. MAPPING -** THE EXISTING UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW INFRASTRUCTURE.
- 3. STAKEOUT -** THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK (1-800-962-7962) FOR A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
- 4. PROPERTY PROTECTION -** THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING PAVEMENT, CURBS, WALKS, LAWNS, TREES, ETC. CAUSED BY THEIR CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO ADDITIONAL EXPENSE.
- 5. ACCESS -** THE CONTRACTOR SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO ALL ADJOINING PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.
- 6. SITE SAFETY -** PRIOR TO AND THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL POST SIGNAGE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND OCCUPATIONAL HEALTH AND SAFETY ACT (OHS/A). JOB SAFETY AND MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 7. EXCAVATIONS -** ALL EXCAVATIONS SHALL BE BACKFILLED/BARRICADED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONCLUSION OF EACH WORKING DAY.
- 8. MAINTENANCE -** PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN MATERIALS. ALL AREAS SHALL BE SWEPT CLEAN AT THE END OF EACH WORKING DAY AND/OR AS DIRECTED BY THE OWNER'S ON-SITE REPRESENTATIVE.
- 9. CONSTRUCTION STORAGE -** STORAGE OF EQUIPMENT AND MATERIALS SHALL BE WITHIN A SPECIFIED AND SECURED AREA AS DETERMINED IN CONTRACT DOCUMENTS OR AS SPECIFIED BY THE OWNER'S ON-SITE REPRESENTATIVE.
- 10. PERMIT(S) -** PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE MUNICIPALITY OR AGENCY. UNLESS SPECIFIED OTHERWISE, THE OWNER IS RESPONSIBLE FOR PERMIT FEES.
- 11. SPECIFICATIONS -** TECHNICAL SPECIFICATIONS, IF SUPPLIED AS PART OF CONTRACT DOCUMENTS, ARE INTENDED TO AID AND HELP DEFINE THE CONTRACTOR'S WORK SCOPE. IF DISCREPANCIES OCCUR THE CONTRACTOR SHALL REQUEST A CLARIFICATION.



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ADAM M. FISHEL

DRAWING TITLE:
Site Plan

3 of 13	C2.0
SHEET No:	
0841-17	DRAWING No:
JOB No:	