SITE DEVELOPMENT PLANS
FOR
MODERN LIVING RENTALS
802, 804, 810 & 812 DRYDEN ROAD (NYS ROUTE 366)
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:
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OWNERS/ APPLICANTS:
MODERN LIVING RENTALS
200 E. BUFFALO STREET
ITHACA, NY 14850

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ALTA/ACSM SURVEY

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DETAIL SHEET (2 OF 5)

DETAIL SHEET (3 OF 5)

DETAIL SHEET (4 OF 5)

DETAIL SHEET (5 OF 5)

ABBREVIATIONS

LEGEND:
EXISTING
PROPOSED
DESCRIPTION

OWNER/ APPLICANT:
MODERN LIVING RENTALS
200 E. BUFFALO STREET
ITHACA, NY 14850

PHONE 585-458-7770
www.marathoneeng.com
DESTRUCTION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DESTRUCTION OF ALL EXISTING UTILITY LAYERS, CUSTOMARY USE, DEBRIS, FOCUS, PAVING, DRAINAGE, SIGNS, ETC. SUCH THAT THE VARIOUS UTILITIES ARE IDENTIFIED AND MAXIMUM CODE COMPLIANCE IS MAINTAINED.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION TIMES.

3. THE CONTRACTOR SHALL LIMIT SAW-CUT ACTIVITIES TO ONLY THOSE AREAS WHERE IT IS REQUIRED OR AS SHOWN ON THE SITE DEVELOPMENT PLANS.

4. THE CONTRACTOR SHALL VERIFY OVERHEAD UTILITY ELEVATIONS TO AVOID CONFLICTS.

5. PROVIDE EC IDEAS OF EXISTING UTILITY ELEVATIONS AND SURVIVAL TOWARDS THE VARIOUS UTILITIES. THE CONTRACTOR SHALL AVOID INTERFERENCE WITH UTILITY LINES DURING THE DEMOLITION PROCESS.

6. THE CONTRACTOR SHALL VERIFY OVERHEAD UTILITY ELEVATIONS TO AVOID CONFLICTS.

7. ALL SIGNS, STRIPING AND OTHER FEATURES THAT WERE IMPACTED OR DISTURBED SHALL BE RESTORED.

8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION TIMES.

9. THE CONTRACTOR SHALL VERIFY OVERHEAD UTILITY ELEVATIONS TO AVOID CONFLICTS.

10. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND DISCONNECTION/REMOVAL AND ASSOCIATED METER REMOVAL FROM THE UTILITY SERVICE. THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY’S SPECIFICATIONS AND SHALL BE APPROVED BY THE AUTHORITY PRIOR TO THE START OF WORK. COSTS FOR SUCH SERVICES, INCLUDING THE PORTION OF WATER SERVICE, ARE TO BE INCLUDED IN BASE BID.

11. THE CONTRACTOR SHALL VERIFY OVERHEAD UTILITY ELEVATIONS TO AVOID CONFLICTS.

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SITE DEVELOPMENT PLANS
MODERN LIVING RENTALS
802, 804, 810 & 812 DRYDEN ROAD

EROSION CONTROL

1. CERTIFICATION - The contractor shall submit a "Pre-Construction Notification" letter with the contractor's name, project name, contractor's name, project name, contact information, and the date of submission.

2. CONTRACTOR RESPONSIBILITY - All contractors and subcontractors are required to submit plans for review and approval before beginning any construction activities.

3. INSPECTION - The owner's representative shall inspect the site at least once per week. All inspections shall be recorded in the contract files.

4. EROSION CONTROL - Erosion control should be established and maintained throughout the construction period. This requires the contractor to follow the approved erosion control plan.

5. PRE-CONSTRUCTION - The contractor shall install erosion control measures as required by the contract documents. These measures shall be maintained until the completion of the project.

6. TOPSOIL - Topsoil stripping shall be performed in accordance with the approved erosion control plan. The removal of topsoil shall be protected during construction activities.

7. SLOPE - SLOPE CONTROL shall be performed in accordance with the approved erosion control plan. This includes the installation of silt fences and sediment basins.

8. TESTING - Testing shall be performed in accordance with the approved erosion control plan. This includes the collection of soil samples and the analysis of erosion control effectiveness.

9. CORRECTIONS - Corrections shall be made to the approved erosion control plan as required by the site conditions. These corrections shall be documented and submitted for approval.

10. PROJECTOR VEHICLES - Projector vehicles shall operate in accordance with the approved erosion control plan. This includes the installation of silt fences and sediment basins.

11. WATER FILE - All water files shall be maintained in accordance with the approved erosion control plan.

12. APPLICATION - Application of erosion control measures shall be performed in accordance with the approved erosion control plan.

13. MONITORING - Monitoring shall be performed in accordance with the approved erosion control plan. This includes the collection of data and the analysis of erosion control effectiveness.

14. REPORTING - Reporting shall be performed in accordance with the approved erosion control plan. This includes the submission of progress reports and the analysis of erosion control effectiveness.

DISTURBANCE SUMMARY:

Site Name: MODERN LIVING RENTALS
Job No.: C3.0
Sheet No.: 1

Total Area: ±3.15 acres

Proposed Permeable: ±1.40 acres
Proposed Impervious: ±1.60 acres
Existing Impervious: ±0.50 acres
Offsite Disturbed: ±0.15 acres

Grading, Drainage & Erosion Control Plan (1 of 2)

11/12/17

ADAMS FISHEL

SCALE: 1"=30'
ADAMS FISHEL

C3.1

SITE DEVELOPMENT PLANS
MODERN LIVING RENTALS
802, 804, 810 & 812 DRYDEN ROAD

EARTHWORK
1. PREPARATION
- MUST BE PART OF SOILWORK OPTIONS: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SITE IS PREPARED TO MEET THE CONTRACTOR'S EXPECTATIONS.
- SITE PREPARATION: NO MACHINERY OR EQUIPMENT SHALL BE USED IN A MANNER THAT MAY CAUSE DAMAGE TO THE SITE.
- SWPPP: SWPPP MUST BE COMPLETED AS REQUIRED.
- TOPSOIL: TREATMENT OF SWPPP MUST BE COMPLETED AS REQUIRED.
- EROSION CONTROL: EROSION CONTROL MUST BE COMPLETED AS REQUIRED.
- SUSTAINABILITY: SUSTAINABILITY MUST BE COMPLETED AS REQUIRED.
- SITE CLEARING: SITE CLEARING MUST BE COMPLETED AS REQUIRED.
- SITE STABILIZATION: SITE STABILIZATION MUST BE COMPLETED AS REQUIRED.
2. RESPONSIBILITY
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SWPPP ARE COMPLETED AS REQUIRED.
- SWPPP: SWPPP MUST BE COMPLETED AS REQUIRED.
- EROSION CONTROL: EROSION CONTROL MUST BE COMPLETED AS REQUIRED.
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3. INSPECTION
- SWPPP: SWPPP MUST BE INSPECTED AS REQUIRED.
- EROSION CONTROL: EROSION CONTROL MUST BE INSPECTED AS REQUIRED.
- SUSTAINABILITY: SUSTAINABILITY MUST BE INSPECTED AS REQUIRED.
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4. TESTING
- TESTING: TESTING MUST BE COMPLETED AS REQUIRED.
- ENTRY: ENTRY MUST BE COMPLETED AS REQUIRED.
5. COMPLIANCE
- SWPPP: SWPPP MUST BE COMPLIED WITH AS REQUIRED.
- EROSION CONTROL: EROSION CONTROL MUST BE COMPLIED WITH AS REQUIRED.
- SUSTAINABILITY: SUSTAINABILITY MUST BE COMPLIED WITH AS REQUIRED.
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6. SUMMARY
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EROSION CONTROL
1. CERTIFICATION
- CERTIFICATION: MUST BE COMPLETED AS REQUIRED.
- EROSION CONTROL PLAN: MUST BE COMPLETED AS REQUIRED.
- SWPPP: SWPPP MUST BE CERTIFIED AS REQUIRED.
- EROSION CONTROL NOTES: EROSION CONTROL NOTES MUST BE CERTIFIED AS REQUIRED.
- DRAINAGE REPORT: DRAINAGE REPORT MUST BE CERTIFIED AS REQUIRED.
2. CONTRACTOR RESPONSIBILITY
- CONTRACTOR: MUST BE RESPONSIBLE FOR ENSURING THAT ALL SWPPP ARE COMPLETED AS REQUIRED.
- EROSION CONTROL: EROSION CONTROL MUST BE COMPLETED AS REQUIRED.
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1. GUARANTEE - THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL DEFINE THE REQUIREMENTS, MAINTENANCE, AND TIME TO ESTABLISH NEW TURF AND LANDSCAPING ACCEPTANCE BY THE OWNER.

2. TOPSOIL - PLACE A MINIMUM OF 4 INCHES (REQUIRED) OF TOPSOIL ON ALL DISTURBED SURFACES. FINE GRADE TO ESTABLISH THE DESIGN ELEVATIONS AND DRAINAGE PATTERNS. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEEDING.

3. SEED - LAWN AREAS SHALL BE HYDROSEEDED WITH AN APPROVED SEED MIXTURE, MULCH, AND FERTILIZER. THE APPLICATION RATE SHALL BE DETERMINED BY CONTRACTOR TO ESTABLISH A "STAND" OF GRASS. THE CONTRACTOR SHALL SUBMIT MATERIAL AND APPLICATION SPECIFICATIONS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION.

4. PLANT STOCK - PLANT MATERIALS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARD FOR NURSERY STOCK". THE CONTRACTOR SHALL SUBMIT PLANT MATERIAL SPECIFICATIONS TO THE OWNER'S ON-SITE REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.

5. PLANT LOCATIONS - THE PLANT LOCATIONS DEPICTED ON THE PLAN MAY BE FIELD ADJUSTED (SO THEY DO NOT INTERFERE WITH UTILITIES) AND TO THE SATISFACTION OF OWNER'S REPRESENTATIVE.

6. PLANTING BEDS - PROVIDE TWELVE INCHES (12") OF TOPSOIL, WEED FABRIC (AS DIRECTED BY OWNER), AND THREE INCHES (3") OF MULCH AT PLANTING BEDS, UNLESS SPECIFIED OTHERWISE ON DRAWINGS.

7. MAINTENANCE STRIP - WHERE LAWN/GRASS AREAS ABUT THE PROPOSED BUILDING, THE CONTRACTOR SHALL PROVIDE A 24" WIDE MAINTENANCE STRIP. MAINTENANCE STRIP SHALL BE A 3" (MIN.) THICK LAYER OF 2-3" ROLLED RIVER STONE PLACED UPON WEED BARRIER CLOTH.

Seeding and Mulching

SEED A MULCH

SEED MIX SHALL BE TOWN & COUNTRY SEED MIX AS MANUFACTURED BY CROSSMAN SEED CORPORATION. SEED MIX SHALL CONSIST OF:

- 30% CREEPING RED FESCUE
- 20% GATOR 3 PERENNIAL RYEGRASS
- 20% ALL STAR 3 PERENNIAL RYEGRASS
- 20% KEYSTONE 2 PERENNIAL RYEGRASS
- 10% KENTUCKY BLUEGRASS 98 / 85

SEEDING RATE SHALL BE 6LBS./ 1000 S.F. OF PURE LIVE SEED.

MULCH: SHALL BE STRAW APPLIED AT 2 TONS/ACRE.
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING FILTER CLOTH EXISTING PAVEMENT (OPTIONAL).
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTED ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A CONSTRUCTION ENTRANCE STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN. EMERGENCY SPILLWAY OUTLET

SITE DEVELOPMENT PLANS

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

CONSTRUCTION SPECIFICATIONS

1. All perimeter dike/swale shall have uninterrupted positive grade to permit
   drainage away from the site.

2. Diverted runoff from a disturbed area shall be conveyed to a sediment
   trapping device.

3. Diverted runoff from an undisturbed area shall outlet into an undisturbed
   swale or drainage ditches.

4. The swale shall be excavated or shaped to line grade, and cross section
   as required to meet the criteria specified in the standards.

5. Establishment of the area disturbed by this use and stone shall be done
   compatible with the standards and specifications for temporary seeding
   and mulching, and shall be done within 10 days after each rain event.

6. Permeable fabric shall not be compacted.

7. Stone filter shall be constructed in accordance with the standards,
   and specifications for temporary seeding and mulching.

8. Stone check dam shall be constructed in accordance with the standards,
   and specifications for temporary seeding and mulching.

9. Stone outlet sediment trap shall be constructed in accordance with the
   standards, and specifications for temporary seeding and mulching.

10. Deciduous plantings shall be done in accordance with the standards,
    and specifications for temporary seeding and mulching.

11. Deciduous plantings shall be done in accordance with the standards,
    and specifications for temporary seeding and mulching.

12. Shrub plantings shall be done in accordance with the standards,
    and specifications for temporary seeding and mulching.

13. Ground cover plantings shall be done in accordance with the standards,
    and specifications for temporary seeding and mulching.

14. Temporary stone filter shall be constructed in accordance with the
    standards, and specifications for temporary seeding and mulching.

15. Stone check dam shall be constructed in accordance with the standards,
    and specifications for temporary seeding and mulching.

16. Stone outlet sediment trap shall be constructed in accordance with the
    standards, and specifications for temporary seeding and mulching.

17. Deciduous plantings shall be done in accordance with the standards,
    and specifications for temporary seeding and mulching.

18. Shrub plantings shall be done in accordance with the standards,
    and specifications for temporary seeding and mulching.

19. Ground cover plantings shall be done in accordance with the standards,
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20. Site development plans shall be done in accordance with the standards,
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    and specifications for temporary seeding and mulching.

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ASPHALT PAVEMENT SECTION

ASPHALT DIKE

EDGE OF PAVEMENT

BIKE RACK

RESERVED PARKING AND SIGNAGE

CONCRETE CURB

CURB TRANSITION

RAISED CONCRETE SIDEWALK WITH INTEGRAL CURBING

CONCRETE SIDEWALK

ACCESS RAMP

ASPHALT DIKE TRANSITION

STRIPING INFORMATION

SITE DEVELOPMENT PLANS

FOR MODERN LIVING RENTALS

802, 804, 810 & 812 DRYDEN ROAD

TOWN OF DRYDEN

COUNTY OF TOMPKINS

STATE OF NEW YORK

ARCTIC HANDICAP STRIPING - PARKING LOT SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

STRIPED AREAS

SINGLE YELLOW SOLID LINE (SYSL) @45° @2’ O.C.

SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300

STRIPING - PARKING LOT SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495

YELLOW CURBING AND BOLLARDS - PARKING LOT

Handicap Striping - Parking Lot Surfaces Should Be Clean, Dry. Top Coat Sherwin Williams - Promar Traffic Marking Paint "H.C." Blue

Striped Areas

Single Yellow Solid Line (SYSL) @45° @2’ O.C.
SITE DEVELOPMENT PLANS FOR MODERN LIVING RENTALS 802, 804, 810 & 812 DRYDEN ROAD

CONTROL STRUCTURE #1

3" DIA. LOW FLOW ORIFICE INV.=962.50

OUTLET PIPE INV=962.50

LOW FLOW ORIFICE (SEE SECTION VIEW)

INTERMEDIATE FLOW ORIFICE (SEE SECTION VIEW)

GRATE ELEVATION=965.40

PROVIDE SMOOTH MORTAR FINISH

3.0'x0.5' (WxH) ORIFACE INV.=964.40

3.5'x1.0' (WxH) STORM RAX BY PLASTIC SOLUTIONS OR APPROVED EQUAL

9" DIA. STORM RAX BY PLASTIC SOLUTIONS OR APPROVED EQUAL

TRASH RACK (SEE SECTION VIEW)

TRASH RACK (SEE SECTION VIEW)

STONE INLET PROTECTION: PROVIDE A 5'x5' WIDE APRON OF NYSDOT LIGHT STONE FILL PLACED UPON GEOTEXTILE FABRIC.

CONTROL STRUCTURE #2

OUTLET PIPE INV=963.00

LOW FLOW ORIFICE (SEE SECTION VIEW)

INTERMEDIATE FLOW ORIFICE (SEE SECTION VIEW)

GRATE ELEVATION=965.40

PROVIDE SMOOTH MORTAR FINISH

2.0'x0.5' (WxH) ORIFACE INV.=964.40

3.0'x1.0' (WxH) STORM RAX BY PLASTIC SOLUTIONS OR APPROVED EQUAL

TRASH RACK (SEE SECTION VIEW)

TRASH RACK (SEE SECTION VIEW)

STONE INLET PROTECTION: PROVIDE A 5'x5' WIDE APRON OF NYSDOT LIGHT STONE FILL PLACED UPON GEOTEXTILE FABRIC.