

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

JOB NO: 0841-17
SCALE: 1"=30'
DRAWN: AMF
DESIGNED: AMF
DATE: 06/05/17

REVISIONS		
DATE	BY	REVISION
08/16/17	AF	REVISED PER TOWN COMMENTS
09/13/17	AF	REVISED PER TOWN COMMENTS
10/13/17	AF	REVISED PER TOWN COMMENTS
10/19/17	AF	REVISED PER NYSOT SUBMITTAL
10/25/17	AF	REVISED PER COORDINATION WITH CORNELL UNIVERSITY
11/03/17	AF	REVISED PER TOWN COMMENTS
11/30/17	AF	REVISED PER TOWN & NYSOT COMMENTS

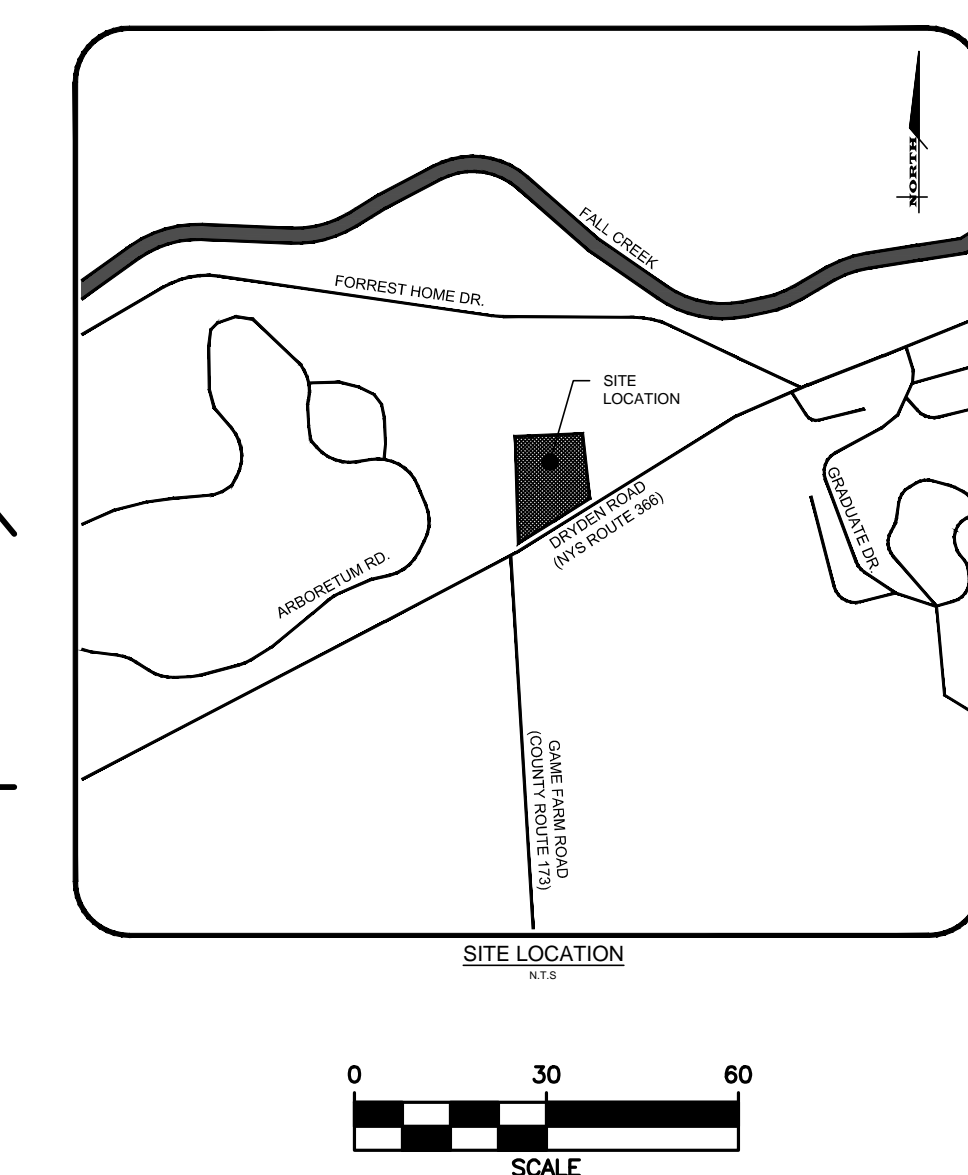
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ADAM M. FISHEL

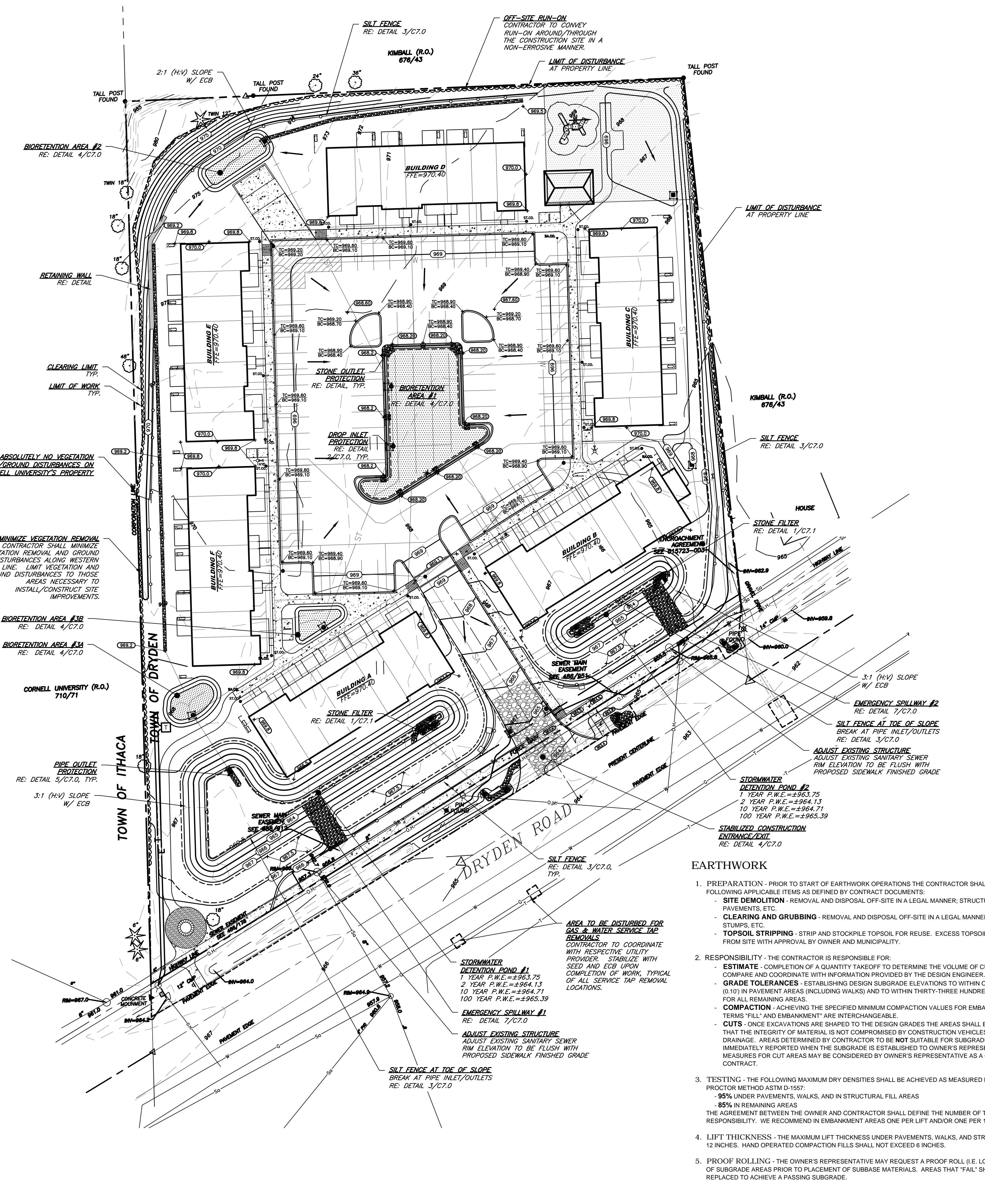
DRAWING TITLE:
Grading, Drainage & Erosion Control Plan (2 of 2)

5 of 16
SHEET No: **C3.1**
JOB No: 0841-17
DRAWING No:



DISTURBANCE SUMMARY:
ONSITE DISTURBED: ±2.95 ACRES
OFFSITE DISTURBED: ±0.15 ACRES
TOTAL DISTURBED: ±3.10 ACRES
TOTAL PROJECT AREA: ±3.15 ACRES

EXISTING IMPERVIOUS: ±0.50 ACRES
EXISTING PERVIOUS: ±2.50 ACRES
PROPOSED IMPERVIOUS: ±1.60 ACRES
PROPOSED PERVIOUS: ±1.40 ACRES



EROSION CONTROL

- CERTIFICATION** - THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH INCLUDES THE 'GRADING PLAN', 'EROSION CONTROL PLAN', 'EROSION CONTROL NOTES', ALONG WITH THE 'DRAINAGE REPORT', DEFINES AND MEETS THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PHASE II STORM WATER REGULATIONS.
- CONTRACTOR RESPONSIBILITY** - ALL CONTRACTORS AND SUB-CRONTACTORS SHALL CERTIFY WITHIN THE SWPPP THAT THEY WILL IMPLEMENT AND MAINTAIN STORM WATER MANAGEMENT PRACTICES.
- INSPECTION** - EROSION CONTROL (EC) MEASURES INSTALLED AND MAINTAINED BY THE SITE WORK CONTRACTOR ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MUNICIPALITY, DESIGN ENGINEER, NYSDEC, AND OWNER'S REPRESENTATIVE. IMMEDIATE ACTION BY THE CONTRACTOR SHALL BE TAKEN IF ADDITIONAL OR CORRECTIVE MEASURES ARE REQUIRED BY ANY ONE OF THESE CITED REVIEWERS. EROSION CONTROL MEASURES NOT SPECIFICALLY SHOWN ON CONTRACT DRAWINGS (I.E. ADDITIONAL SILT FENCE, COLLARS, FABRICS, ETC.) SHALL BE INSTALLED AS WARRANTED BY FIELD CONDITIONS, AND AS DIRECTED BY THE AFOREMENTIONED REVIEWERS.
- NOTIFICATION** - AS DESIGN ENGINEER, OUR OFFICE HAS NOTIFIED THE OWNER OF THE INSPECTION REQUIREMENTS UNDER GP-0-15-002. DISTURBANCES OF 1.0 ACRE OR GREATER REQUIRE THAT THE OWNER FILE A NOTICE OF INTENT (NOI) AND A SWPPP WITH THE NYSDEC UNDER STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) GENERAL PERMIT #GP-0-15-002. THE REGULATIONS REQUIRE THAT A LICENSED PROFESSIONAL COMPLETE A WEEKLY INSPECTION (THROUGHOUT THE PERIOD OF LAND DISTURBANCE).
- PRE-CONSTRUCTION** - THE APPROPRIATE EROSION CONTROL MEASURES AS DEFINED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. A PRE-CONSTRUCTION MEETING WITH THE TOWN OF DRYDEN SHALL OCCUR PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- TOPSOIL** - UPON COMPLETION OF THE STOCKPILE STRIPPING OPERATION, STOCKPILES SHALL BE STABILIZED IN ACCORDANCE TO NYSDEC REGULATIONS.
- SLOPES** - UPON COMPLETION OF GRADING, SLOPES WITH A GRADIENT OF ONE FOOT VERTICAL TO THREE FEET HORIZONTAL (1 ON 3) OR GREATER SHALL BE: TOPSOILED, SEEDED, FERTILIZED AND STABILIZED WITH A ROLLED EROSION CONTROL BLANKET (ECB). ECB SHALL BE NORTH AMERICAN GREEN - BIONET PRODUCT #S1508N OR APPROVED EQUAL.
- DUST** - THE CONTRACTOR SHALL APPLY WATER AND/OR CALCIUM CHLORIDE, AS CONDITIONS WARRANT, TO CONTROL WIND BORN EROSION. THIS MEASURE APPLIES TO: HAUL ROADS, CUT AND FILL OPERATIONS, SUB-BASE AND ANY OTHER EXPOSED SURFACES.
- OPERATION & MAINTENANCE** - THROUGHOUT THE PERIOD OF CONSTRUCTION AND PRIOR TO ESTABLISHING FINAL GROUND COVER THE SITE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE TEMPORARY EROSION CONTROL MEASURES. FOR EXAMPLE, THE SILTATION FACILITIES SHALL BE RE-EXCAVATED WHEN THE VOLUME (3600 CUBIC FEET/DISTURBED ACRE) IS REDUCED BY ONE-HALF OR MORE OF ITS SPECIFIED CAPACITY AND/OR THE MATERIAL IS WITHIN ONE FOOT OF THE DISCHARGE POINT.
- WORK STOPPAGE** - ALL DISTURBED AREAS NOT TO BE WORKED WITHIN 21 DAYS MUST BE SEEDED WITHIN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.
- SEQUENCE** - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE UNLESS AUTHORIZED OTHERWISE AT PRE-CONSTRUCTION MEETING:
 - CONTRACTOR SHALL DENOTE THE LOCATION OF EQUIPMENT STORAGE/LAYDOWN, JOB TRAILERS, PORTA-POTTY, WASTE RECEPTACLES, ETC. ON THE CONSTRUCTION DRAWINGS PRIOR TO THE START OF WORK.
 - PROTECT EXISTING VEGETATION AND ENVIRONMENTAL FEATURES TO REMAIN.
 - INSTALL PERIMETER SEDIMENT CONTROLS.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 - COMPLETE CLEARING AND GRUBBING.
 - STRIP TOPSOIL AND PLACE EROSION CONTROL MEASURES AROUND ALL TOPSOIL STOCKPILES. CONTRACTOR TO DENOTE LOCATION OF STOCKPILES ON THE CONSTRUCTION DRAWINGS.
 - INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROLS ACCORDING TO PLAN.

EARTHWORK

- PREPARATION** - PRIOR TO START OF EARTHWORK OPERATIONS THE CONTRACTOR SHALL COMPLETE THE FOLLOWING APPLICABLE ITEMS AS DEFINED BY CONTRACT DOCUMENTS:
 - SITE DEMOLITION** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; STRUCTURES, UTILITIES, PAVEMENTS, ETC.
 - CLEARING AND GRUBBING** - REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; TREES, BRUSH, STUMPS, ETC.
 - TOPSOIL STRIPPING** - STRIP AND STOCKPILE TOPSOIL FOR REUSE. EXCESS TOPSOIL MAY BE REMOVED FROM SITE WITH APPROVAL BY OWNER AND MUNICIPALITY.
- RESPONSIBILITY** - THE CONTRACTOR IS RESPONSIBLE FOR:
 - ESTIMATE** - COMPLETION OF A QUANTITY TAKEOFF TO DETERMINE THE VOLUME OF CUT, FILL, AND TOPSOIL. COMPARE AND COORDINATE WITH INFORMATION PROVIDED BY THE DESIGN ENGINEER.
 - GRADE TOLERANCES** - ESTABLISHING DESIGN SUBGRADE ELEVATIONS TO WITHIN ONE TENTH OF ONE FOOT (0.10') IN PAVEMENT AREAS (INCLUDING WALKS) AND TO WITHIN THIRTY-THREE HUNDRETHS OF ONE FOOT (0.33') FOR ALL REMAINING AREAS.
 - COMPACTION** - ACHIEVING THE SPECIFIED MINIMUM COMPACTION VALUES FOR EMBANKMENT/FILL AREAS. THE TERMS 'FILL' AND EMBANKMENT ARE INTERCHANGEABLE.
 - CUTS** - ONCE EXCAVATIONS ARE SHAPED TO THE DESIGN GRADES THE AREAS SHALL BE PROTECTED TO ASSURE THAT THE INTEGRITY OF MATERIAL IS NOT COMPROMISED BY CONSTRUCTION VEHICLES AND/OR IMPROPER DRAINAGE. AREAS DETERMINED BY CONTRACTOR TO BE NOT SUITABLE FOR SUBGRADE PLACEMENT SHALL BE IMMEDIATELY REPORTED WHEN THE SUBGRADE IS ESTABLISHED TO OWNER'S REPRESENTATIVE. STABILIZATION MEASURES FOR CUT AREAS MAY BE CONSIDERED BY OWNER'S REPRESENTATIVE AS A CHANGE TO THE BASE CONTRACT.
- TESTING** - THE FOLLOWING MAXIMUM DRY DENSITIES SHALL BE ACHIEVED AS MEASURED BY THE MODIFIED PROCTOR METHOD ASTM D-1557:
 - 95% UNDER PAVEMENTS, WALKS, AND IN STRUCTURAL FILL AREAS
 - 85% IN REMAINING AREAS
 THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL DEFINE THE NUMBER OF TESTS AND RESPONSIBILITY. WE RECOMMEND IN EMBANKMENT AREAS ONE PER LIFT AND/OR ONE PER 1,000 CUBIC YARDS.
- LIFT THICKNESS** - THE MAXIMUM LIFT THICKNESS UNDER PAVEMENTS, WALKS, AND STRUCTURAL FILLS SHALL BE 12 INCHES. HAND OPERATED COMPACTION FILLS SHALL NOT EXCEED 6 INCHES.
- PROOF ROLLING** - THE OWNER'S REPRESENTATIVE MAY REQUEST A PROOF ROLL (I.E. LOADED TEN WHEELER) OF SUBGRADE AREAS PRIOR TO PLACEMENT OF SUBBASE MATERIALS. AREAS THAT 'FAIL' SHALL BE REMOVED AND REPLACED TO ACHIEVE A PASSING SUBGRADE.

MINIMIZE VEGETATION REMOVAL
CONTRACTOR SHALL MINIMIZE VEGETATION REMOVAL AND GROUND DISTURBANCES ALONG WESTERN PROPERTY LINE. LIMIT VEGETATION AND GROUND DISTURBANCES TO THOSE AREAS NECESSARY TO INSTALL/CONSTRUCT SITE IMPROVEMENTS.

BIORETENTION AREA #38
RE: DETAIL 4/C7.0

BIORETENTION AREA #34
RE: DETAIL 4/C7.0

CORNELL UNIVERSITY (R.O.)
710/71

PIPE OUTLET PROTECTION
RE: DETAIL 5/C7.0, TYP.

3:1 (H:V) SLOPE
W/ ECB

TOWN OF ITHACA

CONCRETE FOUNDMENT

PERMANENT DRIVE

PERMANENT DRIVE

PERMANENT DRIVE

PERMANENT DRIVE