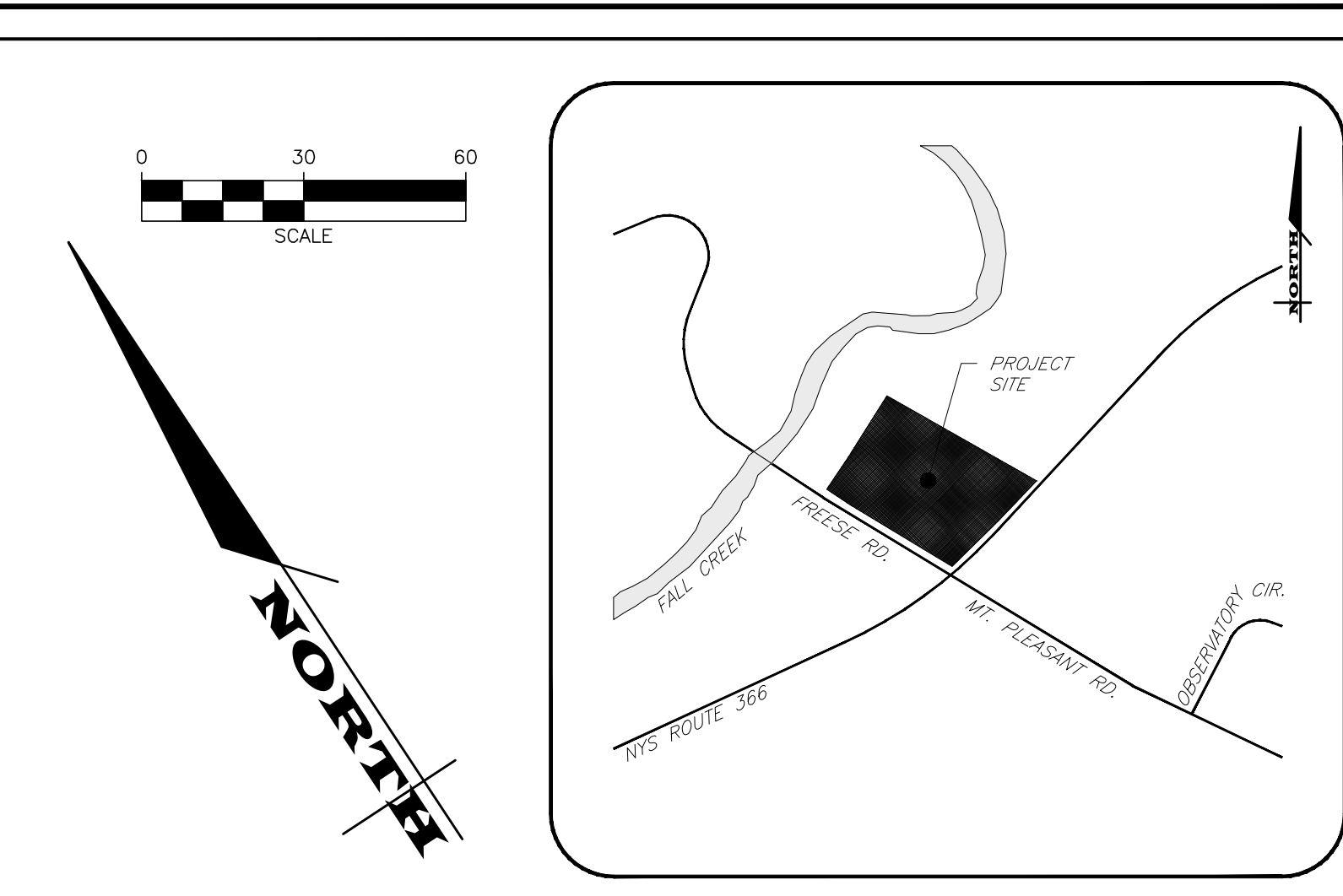
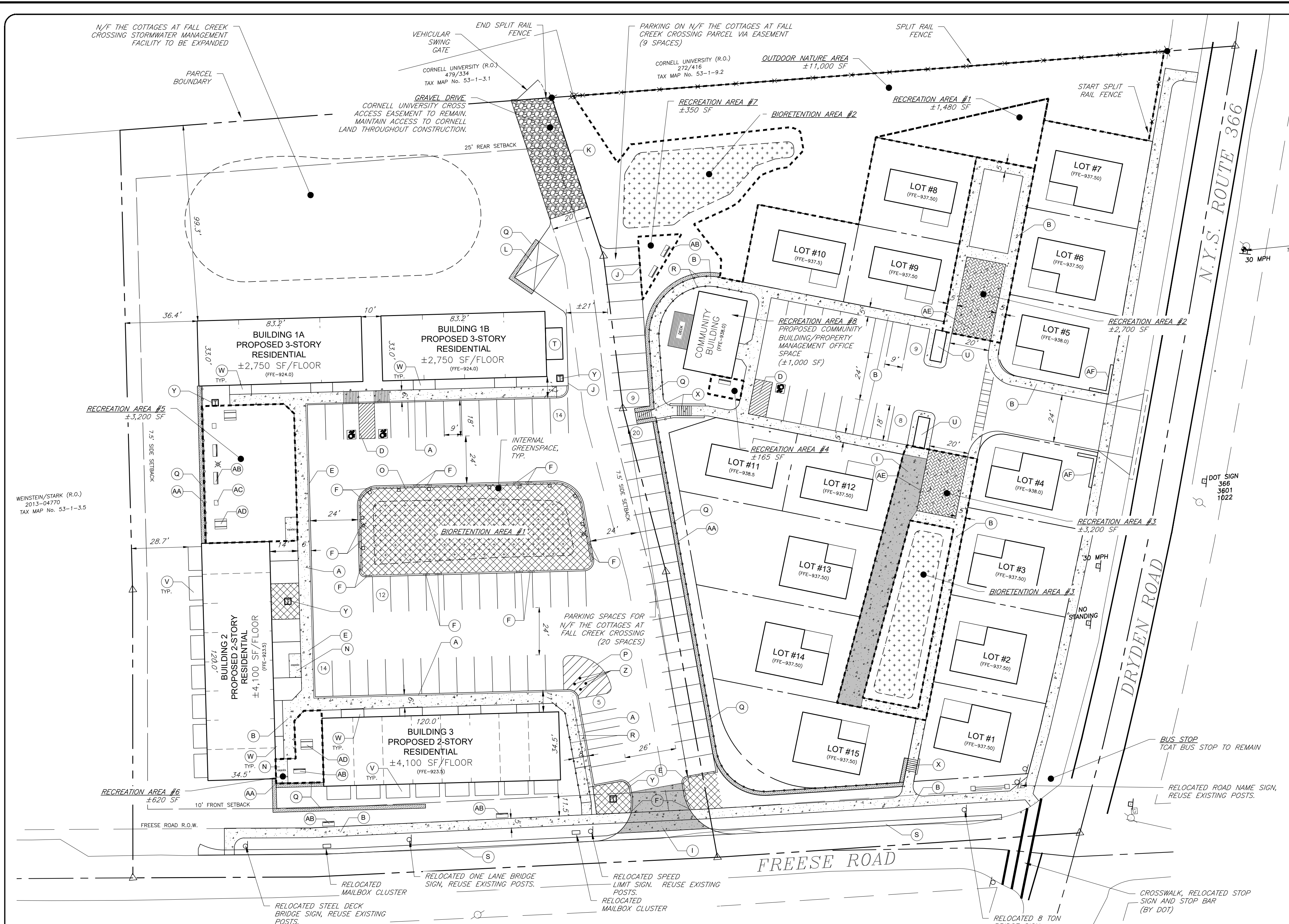


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PROJECT STATISTICS

- 1. GENERAL:**
 - 1.1 PROPERTY OWNER - MAIFLY DEVELOPMENT
 - 1.2 PROPERTY ADDRESS - 5 & 9 FREESE ROAD ITHACA, NEW YORK 14850
 - 1.3 TAX ACCOUNT - SEE OVERALL PLAN
- 2. ZONING REGULATIONS:**
 - 2.1 ZONING DISTRICT - VHMUD - VARNA HAMLET MIXED USE DISTRICT.
 - 2.2 CODE REQUIREMENTS -

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	1 AC	± 2.5 AC
MINIMUM LOT FRONTAGE	45'	± 292'
MINIMUM FRONT YARD SETBACK	10'	11.5'
MINIMUM SIDE YARD SETBACK	7.5'	28.7'
MINIMUM REAR YARD SETBACK	25'	99.3'
MAXIMUM BUILDING HEIGHT	40'	± 33'
MAXIMUM BUILDING FOOTPRINT	5,000 SF	± 4,100 SF
MINIMUM GREEN SPACE	40%	45%*
MINIMUM INTERNAL GREENSPACE WITHIN PARKING	± 5,300 SF	± 5,800 SF
MINIMUM PARKING SPACE SIZE	9x20'	9x18'
NUMBER OF PARKING SPACES		
STANDARD SPACES	45	88
ADA ACCESSIBLE SPACES	2	3
TOTAL	47***	91****

MAXIMUM ALLOWABLE DENSITY:
TOWNHOUSE: BASE ZONING 10 UNITS / ACRE, GREEN DEVELOPMENT BONUS 2 UNITS / ACRE, REDEVELOPMENT BONUS 2 UNITS / ACRE, TOTAL 14 UNITS / ACRE
RENTAL APARTMENTS: BASE ZONING 6 UNITS / ACRE, GREEN DEVELOPMENT BONUS 4 UNITS / ACRE, REDEVELOPMENT BONUS 4 UNITS / ACRE, TOTAL 14 UNITS / ACRE

* SMALLER PARKING SPACES ARE ALLOWED SUBJECT TO PLANNING BOARD APPROVAL
** GREEN SPACE DETERMINED FROM LOT AREA TO FREESE ROAD CENTERLINE
*** ONE PARKING SPACE PER DWELLING UNIT IS MINIMUM REQUIRED
**** MAX ALLOWABLE NUMBER OF PARKING SPACES IS 120% OF MINIMUM REQUIRED UNLESS EXPRESSLY APPROVED BY THE TOWN OF DRYDEN PLANNING BOARD

2.3 VARIANCES - NONE

3. PARCEL STATISTICS:
REFER TO SHEET C2.0 FOR PARCEL STATISTICS

4. PROPOSED BUILDING:
4.1 5 FREESE ROAD (FORMERLY THE COTTAGES AT FALL CREEK CROSSING PORTION):
5 3-BEDROOM UNITS
10 3-BEDROOM UNITS
TOTAL = 15 UNITS WITH 40 BEDROOMS TOTAL

4.2 9 FREESE ROAD (MAIFLY PORTION):
BUILDING 1A (3-STORY) - ± 8,250 SF, TOTAL (APARTMENT BUILDING LIMITED TO 1, 2 AND 3 BEDROOM UNITS)
BUILDING 1B (3-STORY) - ± 8,250 SF, TOTAL (APARTMENT BUILDING LIMITED TO 1, 2 AND 3 BEDROOM UNITS)
BUILDING 2 (2-STORY) - ± 8,200 SF, TOTAL (TOWN HOMES LIMITED TO 1, 2 AND 3 BEDROOM UNITS)
BUILDING 3 (2-STORY) - ± 8,200 SF, TOTAL (TOWN HOMES LIMITED TO 1, 2 AND 3 BEDROOM UNITS)
TOTAL = ± 32,900 SF, TOTALING 32 DWELLING UNITS

TOTAL PROPOSED LOT DENSITY: 32 UNITS / 2.3 ACRES = 13.9 UNITS/ACRE.

5. POCKET PARK/RECREATION AMENITY SUMMARY:

DESCRIPTION	AREA (SF)
5 FREESE ROAD	
- COMMUNITY BUILDING	± 11,000 SF
- RECREATION AREA #1	± 1,065 SF
- RECREATION AREA #2	± 2,700 SF
- RECREATION AREA #3	± 3,200 SF
- RECREATION AREA #4	± 165 SF
- OUTDOOR NATURE AREA	± 11,415 SF
SUBTOTAL	± 19,545 SF
9 FREESE ROAD	
- RECREATION AREA #5	± 3,200 SF
- RECREATION AREA #6	± 620 SF
- RECREATION AREA #7	± 350 SF
SUBTOTAL	± 4,170 SF
GRAND TOTAL	± 23,715 SF

- RECREATION SPACE DENSITY = ± 741 SF/UNIT

BASED ON RECREATIONAL AREAS AVAILABLE TO ALL TENANTS/OWNERS INCLUDED IN THIS DEVELOPMENT. OPEN LAWN SPACE ASSOCIATED WITH 5 FREESE ROAD LOTS IS NOT INCLUDED.

REFER TO SHEET C2.2 FOR ENLARGEMENTS OF RECREATION AND OUTDOOR NATURE AREAS.

5 FREESE ROAD PRIVATE YARD AREA
- USABLE YARD AREA TYP. OF 15 LOTS ± 1,560 SF /PRIVATE YARD
PRIVATE YARD AREA TOTAL ± 23,400 SF
- RECREATION SPACE DENSITY = ± 1,560 SF/UNIT

SITE KEYNOTES

- (A) RAISED SIDEWALK WITH INTEGRAL CURBING, WIDTH SHOWN ON PLANS
- (B) CONCRETE SIDEWALK, WIDTH SHOWN ON PLANS
- (C) ACCESSIBLE RAMP
- (D) ACCESSIBLE PARKING AND SIGNAGE
- (E) 18" CONCRETE CURBING
- (F) CURB TRANSITION
- (G) REGULAR DUTY ASPHALT PAVEMENT
- (H) HEAVY DUTY ASPHALT PAVEMENT
- (I) HEAVY DUTY CONCRETE PAVEMENT
- (J) EDGE OF PAVEMENT
- (K) GRAVEL ACCESS DRIVE
- (L) DUMPSTER ENCLOSURE
- (M) LIGHT FIXTURE
- (N) BIKE RACK
- (O) TIMBER GUIDE RAIL
- (P) STRIPED AREA, EDGE LINES TO BE SWSL4" AND STRIPES ARE TO BE SWSL4" 2'-0" O.C. @ 45° TO THE EDGE LINES.
- (Q) RETAINING WALL
- (R) HANDRAIL
- (S) CONCRETE GUTTER
- (T) MECHANICAL ROOM, RE: ARCH
- (U) BIKE SHED, RE: ARCH
- (V) DECK, RE: ARCH
- (W) STOOP, RE: ARCH
- (X) STAIRS
- (Y) TRANSFORMER
- (Z) PIPE BOLLARDS
- (AA) CHAIN LINK FENCE
- (AB) PARK STYLE BENCHES, SIZE, TYPE, FINISH, QUANTITY, ETC. TO BE SELECTED BY OWNER
- (AC) BBQ GRILL APPARATUS, TBD BY OWNER
- (AD) WOODEN PICNIC TABLE, TBD BY OWNER
- (AE) HEAVY DUTY STAMPED CONCRETE
- (AF) SEAT WALL, RE: ARCHITECTURAL PLANS
- (AG) DEVELOPMENT SIGN, RE: ARCHITECTURAL PLANS

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), DATED 08/19/20, WERE PROVIDED BY STREAM COLLABORATIVE. 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. BOUNDARY** - BOUNDARY INFORMATION WAS TAKEN FROM SURVEY TITLE PREPARED BY T.G. MILLER P.C. DATED 08/13/2020 AND IS SHOWN FOR GRAPHICAL REPRESENTATION ONLY.
- 3. LAYOUT** - DIMENSIONS SHOWN, WHERE APPLICABLE, SHALL BE FROM THE FACE OF CURB UNLESS SPECIFICALLY CALLED OUT OTHERWISE.
- 4. 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.
- 5. COORDINATION** - THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITY WORK WITH OTHER SITE UTILITIES (I.E. GAS, ELECTRIC, LIGHTING, COMMUNICATIONS) TO AVOID POTENTIAL INSTALLATION CONFLICTS.
- 6. 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 AREA/METHOD IS NOT SPECIFICALLY DEFINED ON THE DOCUMENTS THEN IT SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE.
- 7. 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 REDLINES FOR 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. UTILITY 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 (OHSAA). 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 SWEEP 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. PERMITS(S)** - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE MUNICIPALITY OR AGENCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL BONDS AND INSURANCES AND THE OWNER IS RESPONSIBLE FOR PERMIT FEES UNLESS OTHERWISE STATED IN THE OWNER/ CONTRACTOR AGREEMENT.
- 11. INTERIM CONDITIONS** - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AND WITHIN PROJECT AREA TO A STABILIZED OUTLET THROUGHOUT THE CONSTRUCTION PERIOD. THIS MAY REQUIRE INTERIM GRADING, SHIMMING OF PAVEMENT ETC. THAT IS NOT SPECIFICALLY SHOWN ON THE PLANS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 12. 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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SITE DEVELOPMENT PLANS
for
MAIFLY DEVELOPMENT
INTERSECTION OF FREESE ROAD AND DRYDEN ROAD (STATE ROUTE 366)
TOMPKINS COUNTY
TOWN OF DRYDEN
STATE OF NEW YORK

JOB NO: 1096-20
SCALE: 1"=30'
DRAWN: AMF
DESIGNED: AMF
DATE: 3/11/20

REVISIONS

DATE	BY	REVISION
5/20/20	AXA	REVISIONS PER PLANNING BOARD COMMENTS
8/28/20	AMF	REVISIONS PER PLANNING BOARD COMMENTS
9/28/20	AXA	RECREATION AREA REVISIONS

THIS IS A RECORD OF NEW YORK STATE EDUCATION LAW ARTICLE 16, SECTION 228 FOR ANY PERSON, UNDER ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER WHO HAS REVIEWED THIS DRAWING AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEER AND SURVEYOR ACT. THE ENGINEER'S REVIEW AND SIGNATURE ARE LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE DATE OF SUCH INFORMATION, AND A SEPARATE INSTRUMENT IS REQUIRED.

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ADAM M. FISHEL

DRAWING TITLE:
Site Plan

3 of 18	C-2.1
SHEET No:	
1096-20	DRAWING No:
JOB No:	