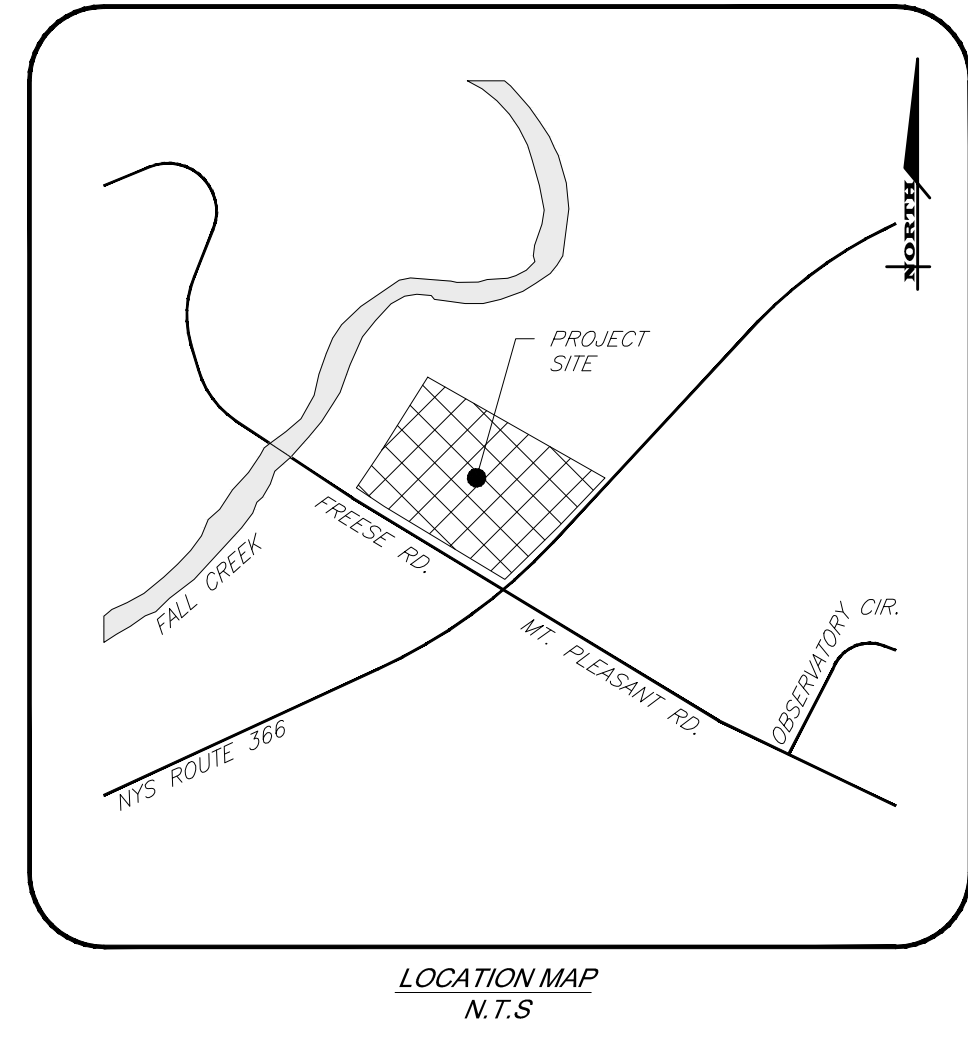
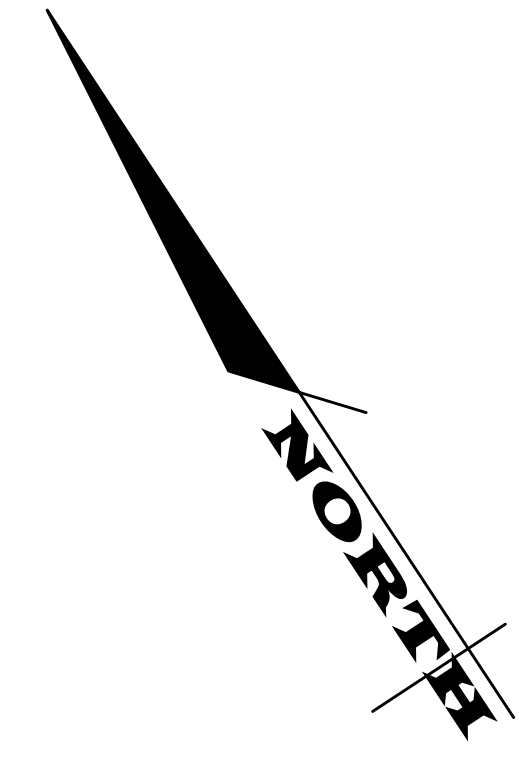
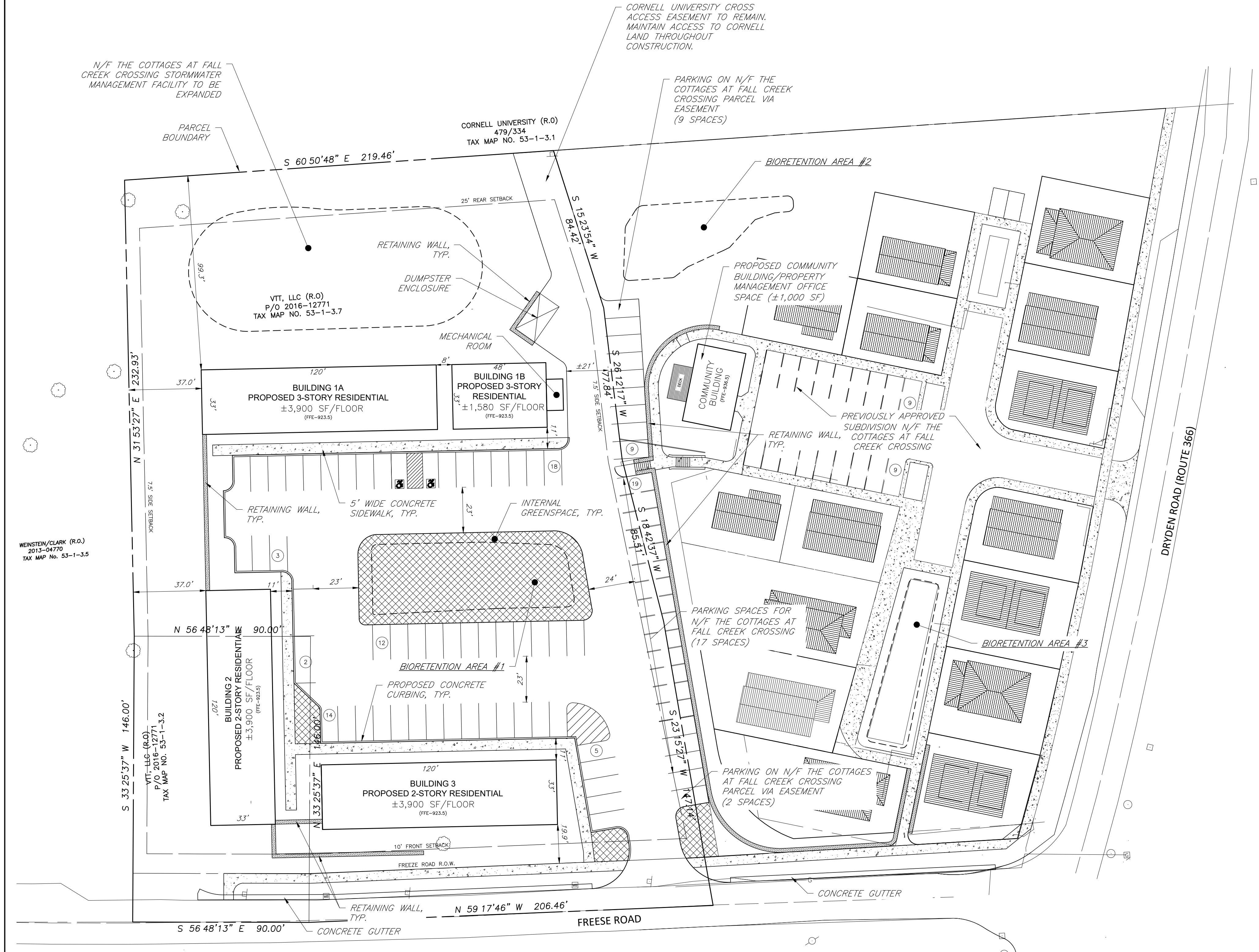


File: I:\Engineering\Job_Files\1096-20\Drawings\1096-20 Plans.dwg, Last saved: 5/21/2020, Plot Date: 5/21/2020, Plot Style: MARATHON STANDARD HALF.CTB



PROJECT STATISTICS

- 1. GENERAL:**
 - 1.1 PROPERTY OWNER - MAIFLY DEVELOPMENT
 - 1.2 PROPERTY ADDRESS - FREESE ROAD ITHACA, NEW YORK 14850
 - 1.3 TAX ACCOUNT - 53-1-3.2 & 53-1-3.7
- 2. ZONING REGULATIONS:**
 - 2.1 ZONING DISTRICT - VHMUD - VARNAM HAMLET MIXED USE DISTRICT.
 - 2.2 CODE REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	1 AC	± 2.3 AC
MINIMUM LOT FRONTAGE	45'	± 292'
MINIMUM FRONT YARD SETBACK (PRIMARY)	10'	19.9'
MINIMUM SIDE YARD SETBACK (PRIMARY)*	7.5'	37.0'
MINIMUM REAR YARD SETBACK	25'	99.3'
MAXIMUM BUILDING HEIGHT	40'	<40'
MAXIMUM BUILDING FOOTPRINT	5000 SF	±3,900 SF
MINIMUM GREEN SPACE	40%	45%***
MINIMUM INTERNAL GREENSPACE WITHIN PARKING	±5,430 SF	±6,370 SF
MAXIMUM DENSITY (TOWNHOUSES)****	14 D.U.	14 D.U.
MINIMUM PARKING SPACE SIZE	9x20'	9x16'

NUMBER OF PARKING SPACES

STANDARD SPACES	30	63
ADA ACCESSIBLE SPACES	2	2
TOTAL*****	30	65

ALLOWED LOT DENSITY

APARTMENT UNITS:

 - BASE DENSITY: 6 DWELLING UNITS/ACRE
 - GREEN DEVELOPMENT BONUS: 4 DWELLING UNITS/ACRE
 - REDEVELOPMENT BONUS: 4 DWELLING UNITS/ACRE
 - TOTAL: 14 DWELLING UNITS/ACRE

TOWN HOMES:

 - BASE DENSITY: 10 DWELLING UNITS/ACRE
 - GREEN DEVELOPMENT BONUS: 2 DWELLING UNITS/ACRE
 - REDEVELOPMENT BONUS: 2 DWELLING UNITS/ACRE
 - TOTAL: 14 DWELLING UNITS/ACRE

PROPOSED DENSITY

32 DWELLING UNITS / 2.3 ACRES = 13.9 DWELLING UNITS/ACRE

* SIDE YARD SETBACK IS 7.5' IF BUILDINGS ARE NOT ATTACHED.
** SMALLER PARKING SPACES ARE ALLOWED SUBJECT TO PLANNING BOARD APPROVAL.
*** GREEN SPACE DETERMINED FROM LOT AREA TO FREESE ROAD CENTERLINE.
**** REDEVELOPMENT DENSITY BONUS OF 2 D.U. PER 1 ACRE OR TAX PARCEL, WHICHEVER IS GREATER IF RE-DEVELOPMENT OF A TAX PARCEL ACHIEVES A BASIC LEED CERTIFICATION, AN ADDITIONAL DENSITY BONUS OF 2 D.U. PER TAX PARCEL MAY BE AWARDED.
***** ONE PARKING SPACE PER DWELLING UNIT
- 2.3 VARIANCES - NONE**
- 3. PARCEL STATISTICS:**
 - 3.1 AREA:
 - N/F TAX ID# 53-1-3.2 (±0.30 ACRES PER DEED REFERENCE ON SURVEY)
 - N/F TAX ID# 53-1-3.7 (±2.0 ACRES PER DEED REFERENCE ON SURVEY)
 - TOTAL LAND AREA = ±2.3 ACRES
 - (PARCEL BOUNDARIES BASED ON SURVEY MAP PREPARED BY SHEIVE LAND SURVEYING DATED 3/27/2013 AND APPROVED BY THE TOWN OF DRYDEN PLANNING BOARD ON 4/9/13)
 - 3.2 EXISTING CONDITIONS: VACANT LOT, MIXED USE
 - 3.3 PROPOSED CONDITIONS: MULTI-FAMILY RESIDENTIAL TOWN HOMES AND APARTMENTS
 - 3.4 FLOOD ZONE DESIGNATION:
 - FLOOD ZONE C: AREAS OF MINIMAL FLOODING
 - ACCORDING TO FEMA FIRM MAP 360846 03 B
- 4. PROPOSED BUILDING:**
 - 4.1 BUILDING FOOTPRINT:
 - BUILDING 1A (3-STORY)** - ±11,700 SF, TOTAL (APARTMENT BUILDING LIMITED TO 1, 2 AND 3 BEDROOM UNITS)
 - BUILDING 1B (3-STORY)** - ±4,740 SF, TOTAL (APARTMENT BUILDING LIMITED TO 1, 2 AND 3 BEDROOM UNITS)
 - BUILDING 2 (2-STORY)** - ±7,800 SF, TOTAL (TOWN HOMES LIMITED TO 1, 2 AND 3 BEDROOM UNITS)
 - BUILDING 3 (2-STORY)** - ±7,800 SF, TOTAL (TOWN HOMES LIMITED TO 1, 2 AND 3 BEDROOM UNITS)
 - TOTAL = ±32,040 SF, TOTALING 32 DWELLING UNITS

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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

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ADAM M. FISHEL

DRAWING TITLE:
Sketch Site Plan

1 of 3
SHEET No: **C-2.0**

1096-20
JOB No: DRAWING No: