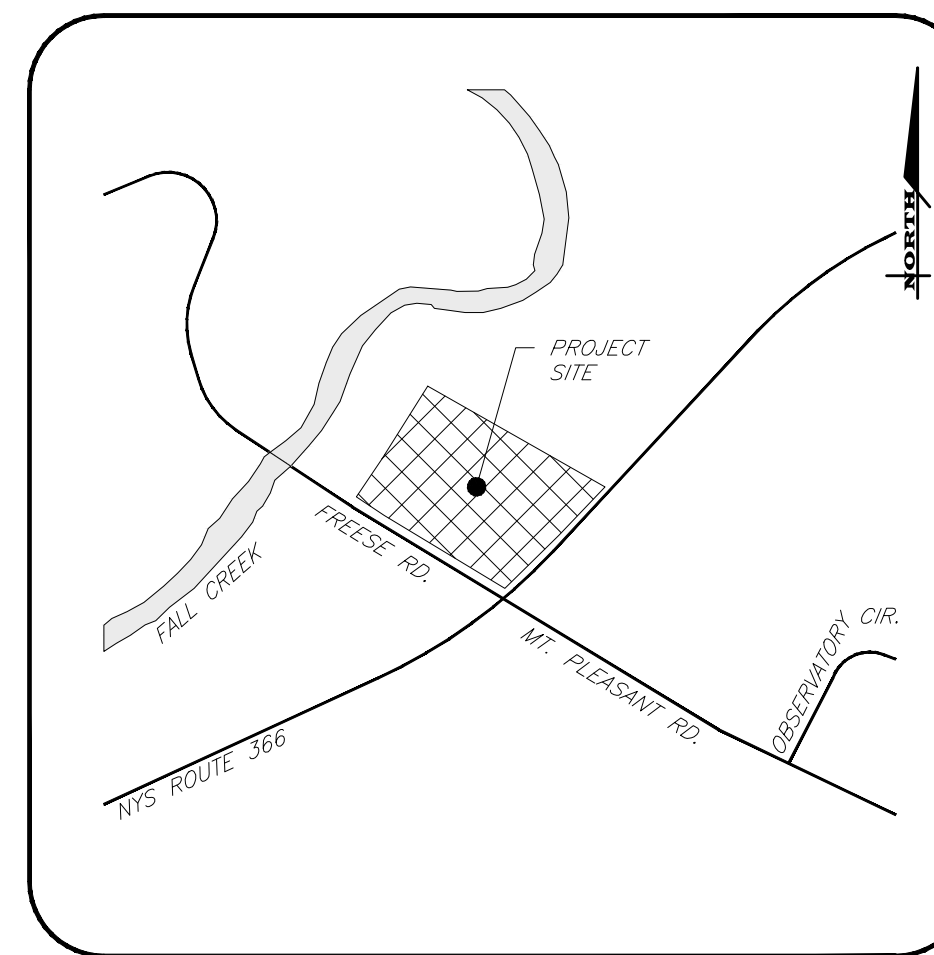
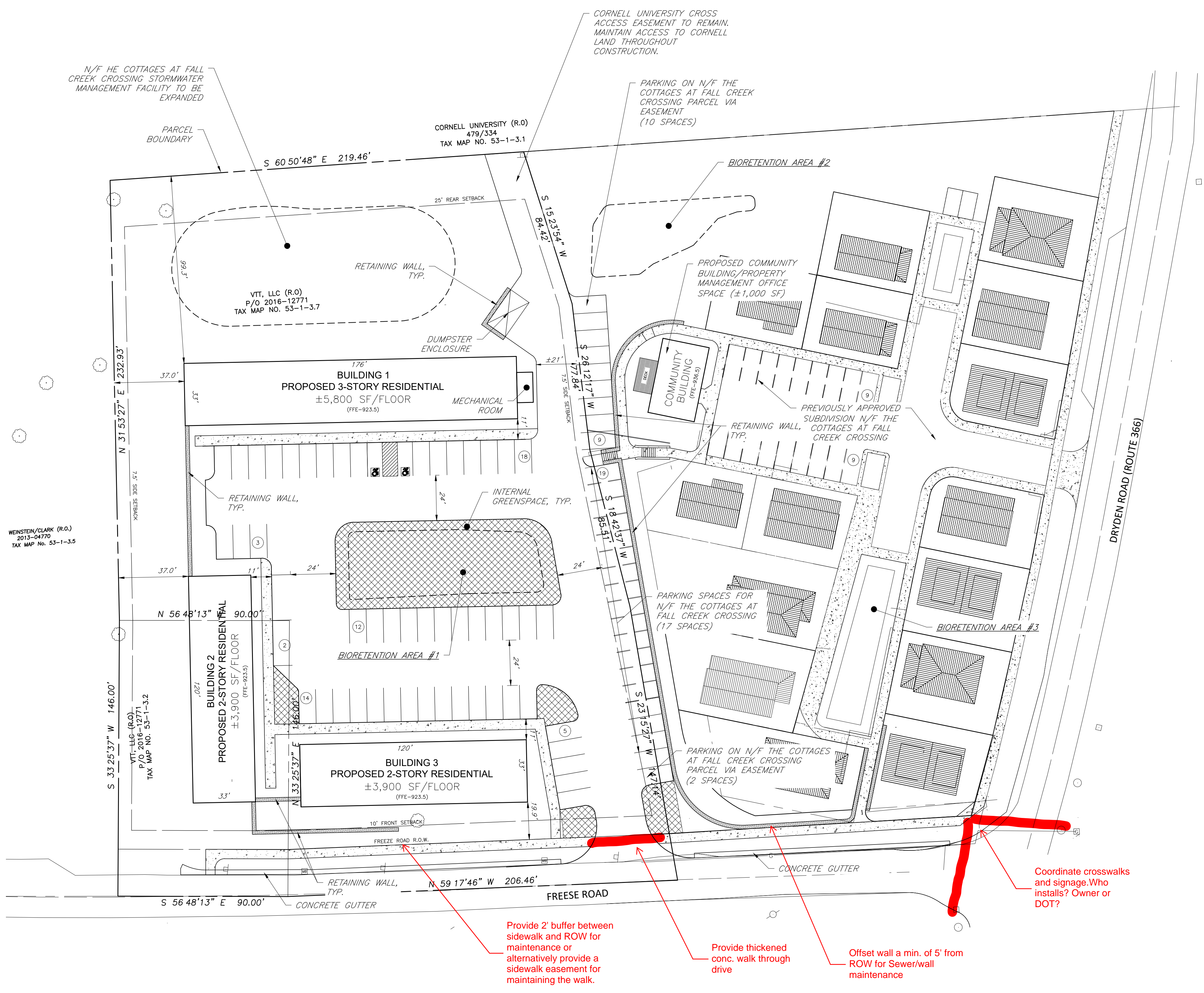


File: I:\Engineering\Job Files\1096-20\Drawings\1096-20 Plans.dwg, Last saved: 3/12/2020, Plot Date: 3/12/2020, Plot Style: MARATHON STANDARD HALF.CTB



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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



PROJECT STATISTICS

- GENERAL:**
 - PROPERTY OWNER** - MAIFLY DEVELOPMENT
 - PROPERTY ADDRESS** - FREESE ROAD ITHACA, NEW YORK 14850
 - TAX ACCOUNT** - 53-1-3.2 & 53-1-3.7
- ZONING REGULATIONS:**
 - ZONING DISTRICT** - VHMUD - VARNAMHAMLET MIXED USE DISTRICT.
 - 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'
MINIMUM GREEN SPACE	40%	45%***
MINIMUM INTERNAL GREENSPACE WITHIN PARKING	±5,430 SF	±6,200 SF
MAXIMUM DENSITY (TOWNHOUSES)****	14 D.U.	14 D.U.
MINIMUM PARKING SPACE SIZE	9x20'	9x18'
 - NUMBER OF PARKING SPACES**

STANDARD SPACES	30	61
ADA ACCESSIBLE SPACES	2	4
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
- VARIANCES** - NONE
- PARCEL STATISTICS:**
 - AREA**

N/F TAX ID# 53-1-3.2 (40.30 ACRES PER DEED REFERENCE ON SURVEY)
 N/F TAX ID# 53-1-3.7 (22.0 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)
 - EXISTING CONDITIONS:** VACANT LOT, MIXED USE
 - PROPOSED CONDITIONS:** MULTI-FAMILY RESIDENTIAL TOWN HOMES AND APARTMENTS
 - FLOOD ZONE DESIGNATION:**
 - FLOOD ZONE C: AREAS OF MINIMAL FLOODING
 - ACCORDING TO FEMA FIRM MAP 360846 03 B
- PROPOSED BUILDING:**
 - BUILDING FOOTPRINT:**
 - BUILDING 1 (3-STORY)** - ±17,400 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 = ±33,000 SF, TOTALING 32 DWELLING UNITS

Provide 2' buffer between sidewalk and ROW for maintenance or alternatively provide a sidewalk easement for maintaining the walk.

Provide thickened conc. walk through drive

Offset wall a min. of 5' from ROW for Sewer/wall maintenance

Coordinate crosswalks and signage. Who installs? Owner or DOT?

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

REVISIONS

DATE	BY	REVISION

1. A REVISION OF NEW YORK STATE EDUCATION LAW ARTICLE 148, SECTION 2201 FOR ANY PERSON, UNDER ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER AND ARCHITECT, TO SIGN AND SEAL, ON THE BASIS OF THE SEAL OF A PROFESSIONAL ENGINEER OR ARCHITECT IS A CRIME. THE ENGINEER OR ARCHITECT IS HELD LIABLE TO THE STATE FOR THE SIGNATURE AND THE DATE OF SUCH REVISION, AND A SPECIFIC REVISION IS REQUIRED.

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STATE OF NEW YORK
 ADAM M. FISHEL
 REGISTERED PROFESSIONAL ENGINEER

DRAWING TITLE:
 Sketch Site Plan

1 of 3
 SHEET No: C-2.0
 1096-20
 JOB No: DRAWING No: