

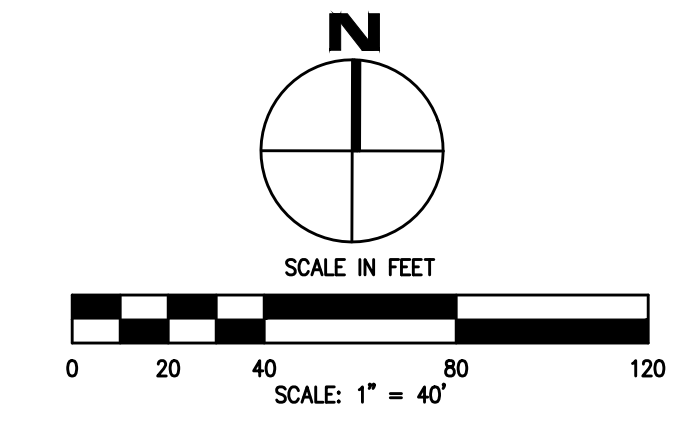
- LEGEND:**
- STANDARD DUTY ASPHALT
 - HEAVY DUTY CONCRETE
 - STANDARD DUTY CONCRETE
 - TRAIL FOR GREEN SPACE
 - RETAIL PARKING SPACES (14)
 - ELECTRIC VEHICLE PARKING SPACES (3)
 - RIDE SHARE PARKING SPACES (3)
 - TRAIL PARKING SPACES (6)
 - COMMUNITY GARDEN PARKING SPACES (2)
 - 10 SPACE BIKE RACK WITH MULCH BASE (17)

NOTES:

- SIGHT DISTANCE DESIGN DATA OBTAIN FROM AASHTO "GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2004, CHAPTER 3, TOPIC CRITERIA FOR MEASURING SIGHT DISTANCE, AND NYSDOT HIGHWAY DESIGN MANUAL CHAPTER 5 AND CHAPTER 7.

SIGHT DISTANCE AT DRYDEN ROAD (STATE RTE. 366) ENTRANCE

POSTED SPEED: 30 MPH
 DESIGN SPEED: 35 MPH
 REQUIRED SIGHT DISTANCE:
 - LEFT TURN MOVEMENT: 390 FT
 - RIGHT TURN MOVEMENT: 335 FT



DATE:	8/10/2018
DESCRIPTION OF REVISION:	1. UPDATED LAYOUT - ADDED GARAGE
	2. UPDATED LAYOUT TO GET MORE GREEN SPACE
	3. REVISIONS TO GET MORE GREEN SPACE
	4. REVISIONS TO GET MORE GREEN SPACE
	5. ADDRESS TOWN COMMENTS FOR BOARD SUBMISSION
	6. REVISIONS TO GET MORE GREEN SPACE
	7. REVISIONS TO GET MORE GREEN SPACE
	8. REVISIONS TO GET MORE GREEN SPACE

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SITE IMPROVEMENT PLAN
TOWNHOMES AT DRYDEN
TRINITAS VENTURES
 3868 DRYDEN ROAD, ITHACA, NY 14850 TOWN OF VARNA, TOMPKINS COUNTY, NY
 PROJECT NO: 3177.001