



NOTES:

- 1.) DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 2.) ALL ELEVATIONS ARE IN FEET.
- 3.) UNDERGROUND UTILITIES SHOWN BY THIS SURVEY ARE APPROXIMATE. LOCATIONS WERE DRAWN ACCORDING TO FIELD EVIDENCE AND AVAILABLE MAPPING. OTHER UNDERGROUND UTILITIES MAY EXIST ON THE SITE. UNDERGROUND UTILITIES MUST BE FIELD MARKED BY OTHERS TO DETERMINE THEIR EXACT LOCATION.
- 4.) FOR BOUNDARY LINE INFORMATION, SEE SURVEY MAP - LANDS OF THE ESTATE OF HELEN B. COOK, JR., JOB NUMBER 04-215, DATED DECEMBER 15, 2004.
- 5.) BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:
REAGAN LAND SURVEYING
PO BOX 1124
DRYDEN, NY
PHONE (607) 844-8837
- 6.) ADDITIONAL SURVEY WORK PERFORMED BY:
REAGAN LAND SURVEYING
PO BOX 1124
DRYDEN, NY
PHONE (607) 844-8837
- SURVEY DATE 11/2023, JOB #23-245A
- 7.) THE APPROVAL BY THE VILLAGE OF DRYDEN PLANNING BOARD OF THIS FINAL SUBDIVISION PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR BE ANY EVIDENCE OF ANY ACCEPTANCE BY THE VILLAGE OF DRYDEN OF ANY STREET, EASEMENT OR OTHER OPEN SPACE SHOWN ON THIS PLAT (SEE SECTION 80313 OF THE LAWS OF THE VILLAGE OF DRYDEN).
- 8.) WELLSLEY DRIVE EXTENSION: ACCESS TO THE PROPOSED LOTS WILL BE VIA AN EXTENSION OF WELLSLEY DRIVE.
- 9.) UTILITY INFORMATION: THE PROPOSED LOTS WILL BE SERVED BY THE EXISTING SEWER MAIN AND AN EXTENSION OF THE EXISTING WATER MAIN.

ZONING TABLE FOR RESIDENTIAL B (RB) ZONING DISTRICT		
	REQUIRED	PROPOSED
MINIMUM FRONTAGE:	75'	80' MIN.
MINIMUM LOT AREA:	11,200 S.F.	13,600 S.F.
MINIMUM LOT COVERAGE:	40%	TBD
FRONT YARD SETBACK: FROM ROW	40'	40' MIN.
SIDE YARD SETBACK:	10'	10' MIN.
REAR YARD SETBACK:	30'	30' MIN.
MINIMUM BUILDING AREA:	1,000 S.F.	1,000 S.F. MIN.

LEGEND:

- EXISTING MONUMENT AS SHOWN
○ SET 3/4" REBAR AND SURVEY CAP
○ UTILITY POLE
R.O. REPUTED OWNER
O/H OVERHEAD UTILITIES
U/G UNDERGROUND UTILITIES
— FENCE
— CONTOUR
— SS — SS — SANITARY SEWER LINE
— W — W — WATER LINE
— FIRE HYDRANT

THREE SIXTY
ENTERPRISES,
LLC

26 APPLEWOOD LANE
DRYDEN, NY 13053
PAUL SIMONET
PESIMONET@AOL.COM
P: (607) 592-1150

Signed & Sealed By :



Stamps & Approvals

Project Key Plan

NOT FOR
CONSTRUCTION

Rev	Date	Description

76 MAIN STREET E.
SUBDIVISION
SKETCH PLAN

76 MAIN ST. E - NYS RTE 392
VILLAGE OF DRYDEN
TOMPKINS COUNTY, NEW YORK

Project Phase

Date 03/08/2024	Drawn By DGC
Project Number 2024-1	Checked By RPS

Sheet Title

SITE PLAN

Sheet Number C100	Rev. No. 0
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