

USGS LOCATION 42.4736; -76.4987

LEGEND:

- EXISTING MONUMENT AS SHOWN
- UTILITY POLE
- /H OVERHEAD UTILITIES
- /— UNDERGROUND UTILITIES
- - - APPROXIMATE BOUNDARY LINE
- ← SWALE
- 125 CONTOUR (EXIST)
- 125P CONTOUR (PROPOSED)
- SANITARY SEWER
- PERMITTED BUILDING AREA
- OUTLINED (EXAMPLE) BUILDING AREA
- +2' (-2') POTENTIAL FILL (OR CUT) DEPTH
- CULVERT

NOTE: Site plan based on survey map by T. G. Miller, P.C., July 15, 2011; tax maps and Tompkins County GIS (for contour information).

211 NORTH SUNSET DRIVE (TAX PARCEL 1.-3-11; 1.57 ACRES)
 POTENTIALLY SPLIT INTO TWO LOTS
 A SKETCH SHOWING EXAMPLES OF HOW DRIVEWAYS COULD BE CONSTRUCTED TO ACCESS BUILDING SITES.
 GENERAL CONDITIONS FOR DRIVEWAYS:

- DRIVEWAY 10' WIDE
- INTERSECT NORTH SUNSET DRIVE AT NEARLY 90 DEGREES
- MAXIMUM SLOPE 10%
- 25' RADIUS OF CURVES, MEASURED AT CENTER OF DRIVE.
- SIDE FILL AND CUT SLOPES SHOWN AS 1:3.
- BEGINNING DRIVEWAY ELEVATION AT PROPERTY LINE OR ON TOP OF POTENTIAL CULVERT
- ENDING DRIVEWAY ELEVATION AT CENTER OF AN EXAMPLE (OUTLINED) BUILDING AREA

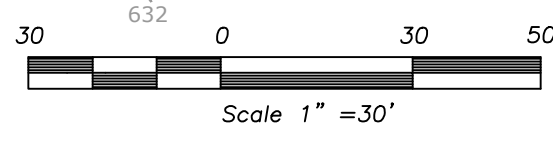
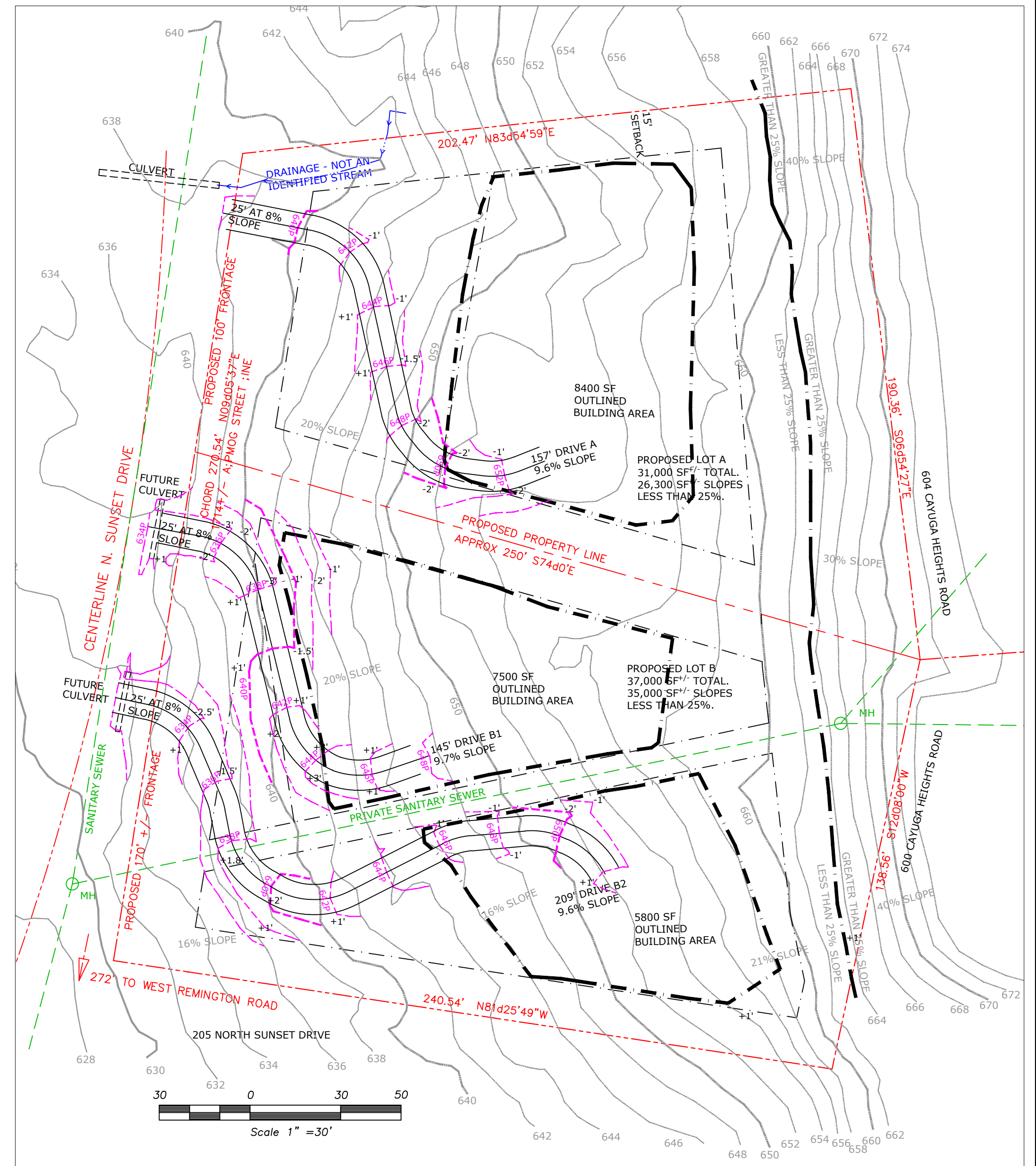
NORTH LOT (A)

- APPROXIMATELY 31,000 SF TOTAL
- APPROXIMATELY 26,300 SF HAVE SLOPES LESS THAN 25%
- OUTLINED BUILDING AREA IS 8400 SF, ELEVATION FROM 650 TO 657 (CENTER 653)
- DRIVEWAY ELEVATION CHANGE 638 TO 653 = 15'. DRIVEWAY A SHOWN AS 157' LONG, SLOPE 9.6%

SOUTH LOT (B)

- APPROXIMATELY 37,000 SF TOTAL
- APPROXIMATELY 35,000 SF HAVE SLOPES LESS THAN 25%
- TWO POTENTIAL BUILDING AREAS ARE SHOWN
- NORTH OUTLINED BUILDING AREA IS 7500 SF, ELEVATION FROM 640 TO 657 (CENTER 648)
- DRIVEWAY B1 ELEVATION CHANGE 634 TO 648 = 14'. DRIVEWAY B1 SHOWN AS 145' LONG, SLOPE 9.7%
- SOUTH OUTLINED BUILDING AREA 5800 SF, ELEVATION FROM 646 TO 658 (CENTER 652)
- DRIVEWAY B2 ELEVATION CHANGE 632 TO 652 = 20'. DRIVEWAY B2 SHOWN AS 209' LONG, SLOPE 9.6%

OTHER DRIVEWAY LOCATIONS ARE POSSIBLE TO MEET THE GENERAL CONDITIONS, DEPENDING ON THE DESIRED HOME AND GARAGE LOCATION AND ELEVATION; FOR EXAMPLE DRIVEWAY B1 CAN BE EXTENDED SLIGHTLY TO SERVE THE SOUTHERN OUTLINED BUILDING AREA IF THAT IS THE PREFERRED BUILDING LOCATION.



N. SUNSET LANE LOT, Village of Cayuga Heights tax parcel 1.-3-11, County of Tompkins		Project A18 - 108
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Scale 1" = 30' or as noted	Date: May 18, 2018	
Sheet Title: Location and Possible Driveway Location		Sheet No. 1 of 1