

Location Map
 Ref: U.S.G.S. Baldwinsville Quad, 2023, 7.5 Min., 1" = ±2,007'

Key

Existing

- - - - - R.O.W. - - - - - Right-of-Way
- - - - - Property Line
- - - - - Lot Line

Proposed

- - - - - R.O.W. - - - - - Right-of-Way
- - - - - Lot Line
- - - - - Building Setback Line
- [75'] Lot Width at Building Line
- [59'] Building Envelope Dimension
- [CB] Catch Basin
- [D] Drainage Pipe
- [←] Drainage Swale

Subdivision Information

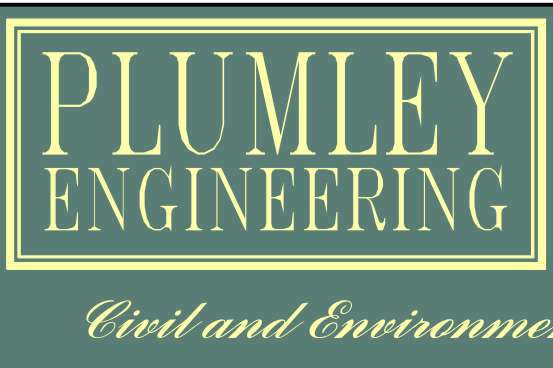
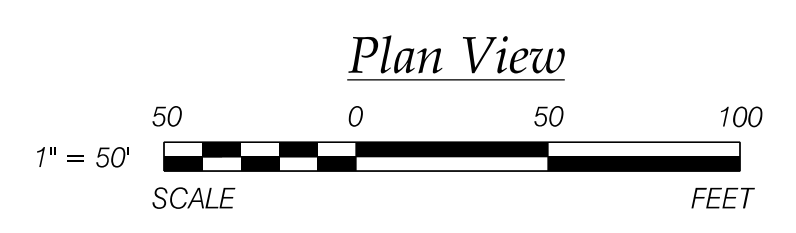
Property Area: Tax Map #: 15-01-12.2 - ±8.78 Ac.
 Tax Map #: 15-01-11.1 - ±0.1 Ac.
 Total Area: ±8.88 Ac.

Number of Lots: 19
 Length of Proposed Street: ±1,030'
 Length of Gentry Street Improvement: ±375'

Zoning Information

Property Zoned: Residential, R-1
 Allowed Uses: Single-family dwellings and two-family dwellings
 Zoning Restrictions:
 Area: 7,500 sq. ft.
 Lot Coverage: 25%
 Width: 75' at front building line
 Front Yard: 40'
 Rear Yard: 40'
 Side Yard: Total of two sides - 16'; min. one side - 6'
 Height of Dwelling: 30'

- Notes:
- Base Map Reference:
 *Boundary and Topographic Survey for Courtney W. & Melinda D. Rutherford, Part of Lot 7, Village of Baldwinsville, Onondaga County, New York; Prepared by: CNY Land Surveying; Dated: February 12, 2021; Project No.: 19.084.
 - According to the New York State DEC Environmental Mapper (web page), there are no DEC wetlands on or within 100' of the site.
 - According to the US Fish and Wildlife Service Wetland Online Mapper (web page), there are no federal wetlands on the site.
 - According to The National Flood Insurance Program "Floodway - Flood Boundary and Floodway Map" for The Village of Baldwinsville (Panel No. 36067C0061F, Dated: November 4, 2016), the site is not located in the 100 year flood plain.



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REVISIONS:	DATE:	BY:

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PROJECT: **VILLAS @ SENECA**
 CLIENT: Ashley Real Estate Holdings, LLC
 LOCATION: VILLAGE OF BALDWINVILLE, ONONDAGA COUNTY, NEW YORK

DWG. TITLE: **PRELIMINARY SUBDIVISION PLAN**

Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.: 2021077
 FILE NAME: C201B
 SCALE: 1" = 50'
 DATE: Feb. 2025
 ENGD BY: JFC
 DRAWN BY: WCM
 CHECKED BY: JFC

SHEET No.: **C201**
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