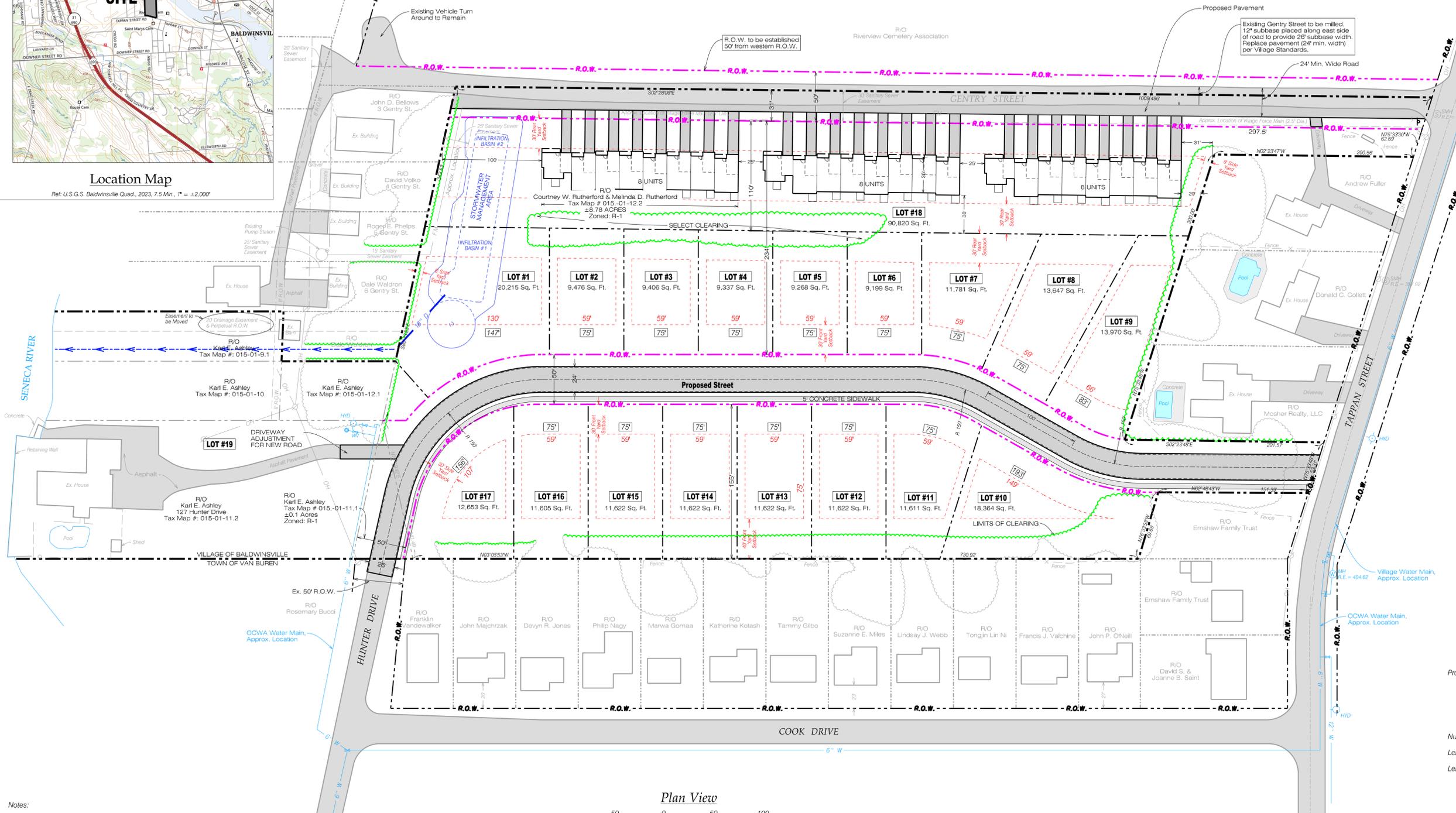




Location Map

Ref. U.S.G.S. Baldwinsville Quad., 2023, 7.5 Min., 1" = ±2,000'



Key

	Right-of-Way
	Property Line
	Lot Line
	Right-of-Way
	Lot Line
	Building Setback Line
	Lot Width at Building Line
	Building Envelope Dimension

Project Information

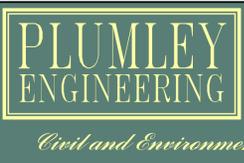
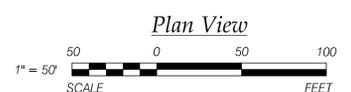
Property Area: Tax Map #: 015-01-09.1 - ±0.12 Ac.
 Tax Map #: 015-01-10.0 - ±0.24 Ac.
 Tax Map #: 015-01-11.1 - ±0.10 Ac.
 Tax Map #: 015-01-11.2 - ±1.13 Ac.
 Tax Map #: 015-01-12.1 - ±0.15 Ac.
 Tax Map #: 015-01-12.2 - ±8.78 Ac.
 Total Area: ±10.52 Ac.

Number of Lots: 19
 Length of Proposed Street: ±1,081'
 Length of Gentry Street Improvement: ±982'

Zoning Information

Existing Zone: Residential, R-1
 Proposed Zone: Planned District Development
 Allowed Uses: Single-family and Multi-family dwellings
 Zoning Restrictions: Min. Area: 7,500 Sq. Ft., Lot Coverage: 25%, Width: 75' at front building line, Front Yard: 30', Rear Yard: 30' & 40', Side Yard: Total of two sides - 16'; min. one side - 6', Height of Dwelling: 30'

- Notes:
1. 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: CNT Land Surveying; Dated: February 12, 2021; Project No.: 19.084.
 2. According to the New York State DEC Environmental Mapper (web page), there are no DEC wetlands on or within 100' of the site.
 3. According to the US Fish and Wildlife Service Wetland Online Mapper (web page), there are no federal wetlands on the site.
 4. 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:

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

DWG. TITLE: **PDD PLAN**

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

SHEET NO.: **C201**

PROJECT No.: 2021077
 FILE NAME: C201_02-26
 SCALE: 1" = 50'
 DATE: Feb. 2026
 ENGD BY: JFC
 DRAWN BY: WCM
 CHECKED BY: JFC