

Location Map

Ref. U.S.G.S. Baldwinsville Quad, 2016, 7.5 Min., 1" = ±2000

Key

Existing

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

Proposed

- - - R.O.W. - - - Right-of-Way
- Property Line
- Building Setback Line
- [75'] Lot Width at Building Line
- 59' Building Envelope Dimension

Subdivision Information

Number of lots: 26
Length of road: ±1,030

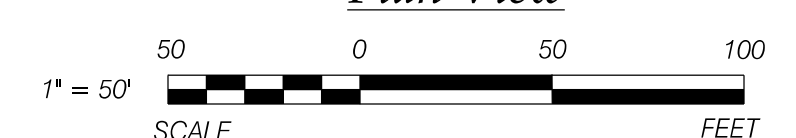
Zoning Information

Property Zoned: Residential, R-1

Allowed Uses: Single-family dwellings and two-family dwellings

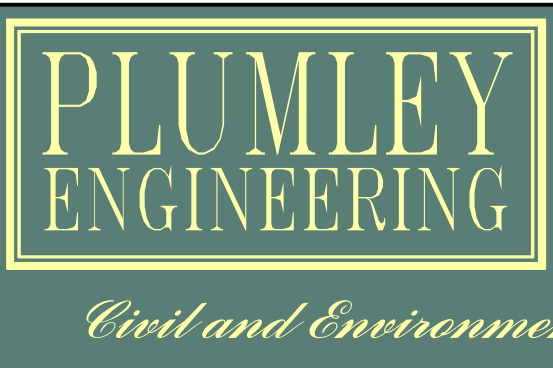
Zoning Restrictions:
Area: 7,500 sq. ft.
Lot Coverage: 25%
Width: 75' at front building line
Front Yard: Proposed - 30' (per Code 40)
Rear Yard: Proposed - 30' (per Code 40)
Side Yard: Total of two sides - 16'; min. one side - 6'
Height of Dwelling: 30'

Plan View



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: CNY 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.



PLUMLEY ENGINEERING, P.C.
8232 LOOP ROAD
BALDWINVILLE, NY 13027

TELEPHONE: (315) 638-8587
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM

REVISIONS:	DATE:	BY:

These plans & specifications are the property of Plumley Engineering, P.C. These documents may not be copied, reproduced, used or implemented in any way, in part or in whole, without the written consent of Plumley Engineering, P.C. All common law rights of copyright are hereby specifically reserved.

PROJECT: **VILLAS @ SENECA**

CLIENT: Ashley Real Estate Holdings, LLC

LOCATION: VILLAGE OF BALDWINVILLE, ONONDAGA COUNTY, NEW YORK

DWG. TITLE: **PRELIMINARY SUBDIVISION PLAN**

PROJECT No.: 2021077
FILE NAME: C201
SCALE: 1" = 50'
DATE: April 2024
ENGD BY: JFC
DRAWN BY: JLL
CHECKED BY: JFC

SHEET No.: **C201**

© Plumley Engineering, P.C. 2024

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