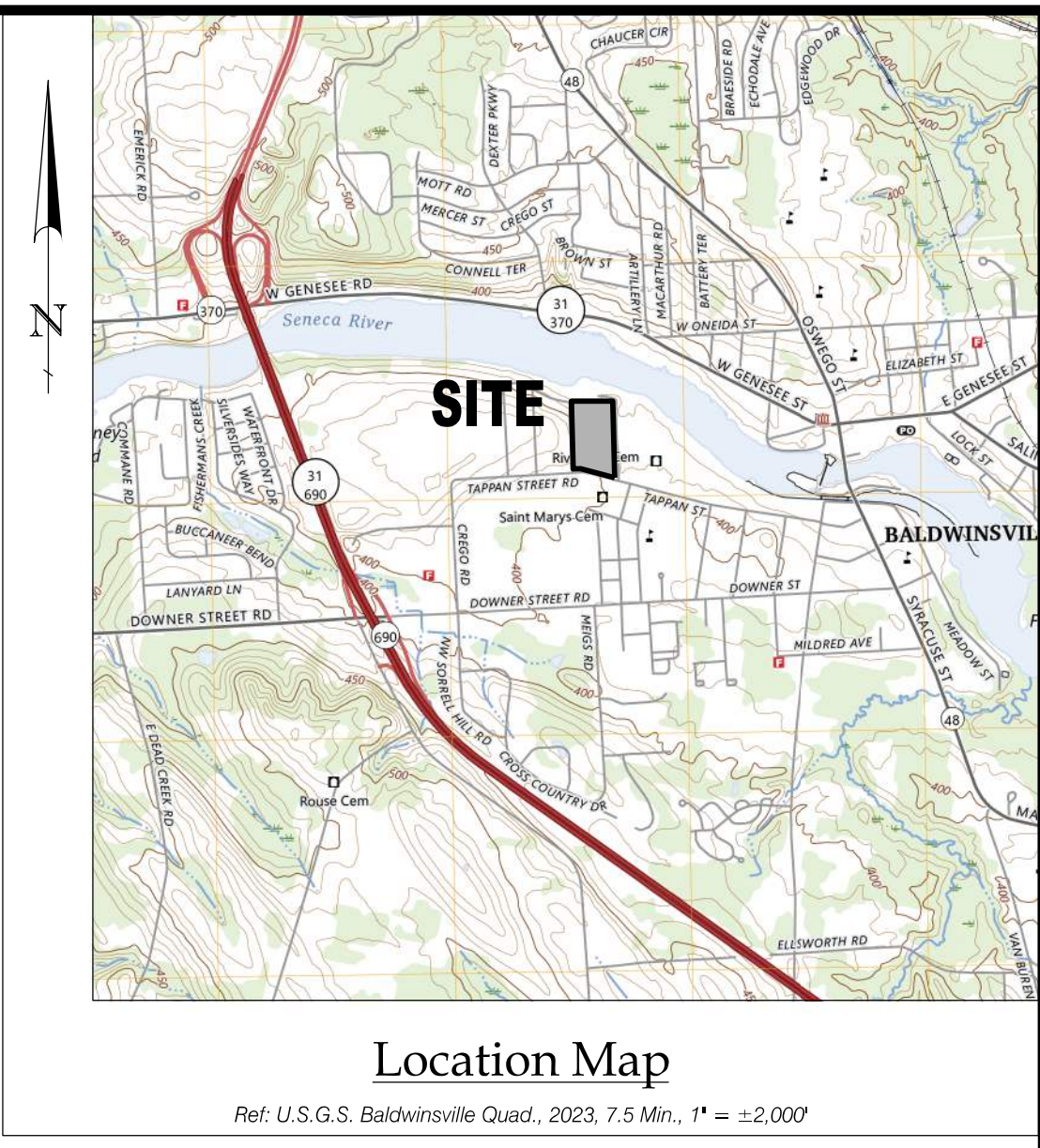
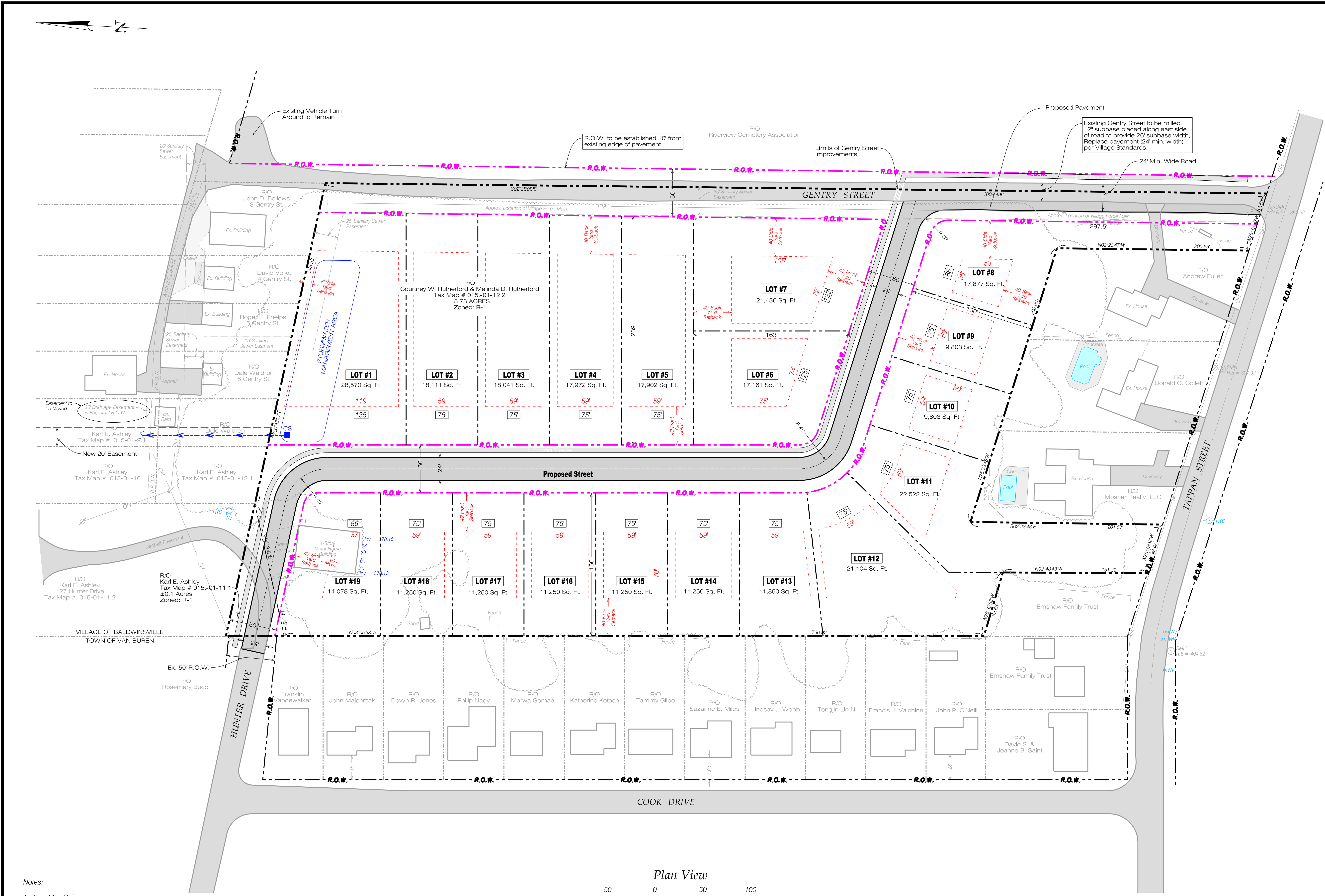




- Key**
- Existing**
- - - R.O.W. - - - Right-of-Way
 - - - Property Line
 - - - Lot Line
- Proposed**
- - - R.O.W. - - - Right-of-Way
 - - - Lot Line
 - - - Building Setback Line
 - [75'] Lot Width at Building Line
 - 59' Building Envelope Dimension

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.

PLUMLEY ENGINEERING
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REVISIONS:	DATE:	BY:
1.		
2.		
3.		
4.		

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PROJECT: **VILLAS @ SENECA**

CLIENT: Ashley Real Estate Holdings, LLC

LOCATION: VILLAGE OF BALDWINSVILLE, 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
ENG'D BY: JFC
DRAWN BY: WCM
CHECKED BY: JFC

SHEET No.: **C201**
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