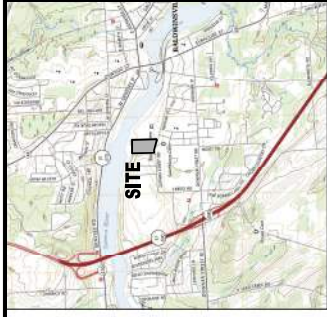




Location Map
New York State, Onondaga County, New York
Scale: 1" = 1.000'

- Key**
- Existing**
- Right-of-Way
 - Property Line
 - Lot Line
- Proposed**
- Right-of-Way
 - Lot Line
 - Building Setback Line
 - Lot Width Building Line
 - Building Easement Dimension
 - Center Right
 - Sanitary Mainline
 - Drainage Pipe
 - Alle Inland
 - Drainage Swale
 - Water Main
 - Sanitary Sewer Main

Subdivision Information

Property Price: Two Lots # 1 & 2: \$1,100,000.00
Two Lots # 3 & 4: \$1,100,000.00
Total Price: \$2,200,000.00

Number of Lots: 19

Length of Proposed Street: 1.000'

Length of Gully Street Improvement: 1.000'

Zoning Information

Residential R-1

Single-family dwellings and two-story dwellings

Minimum Lot Area: 1.000'

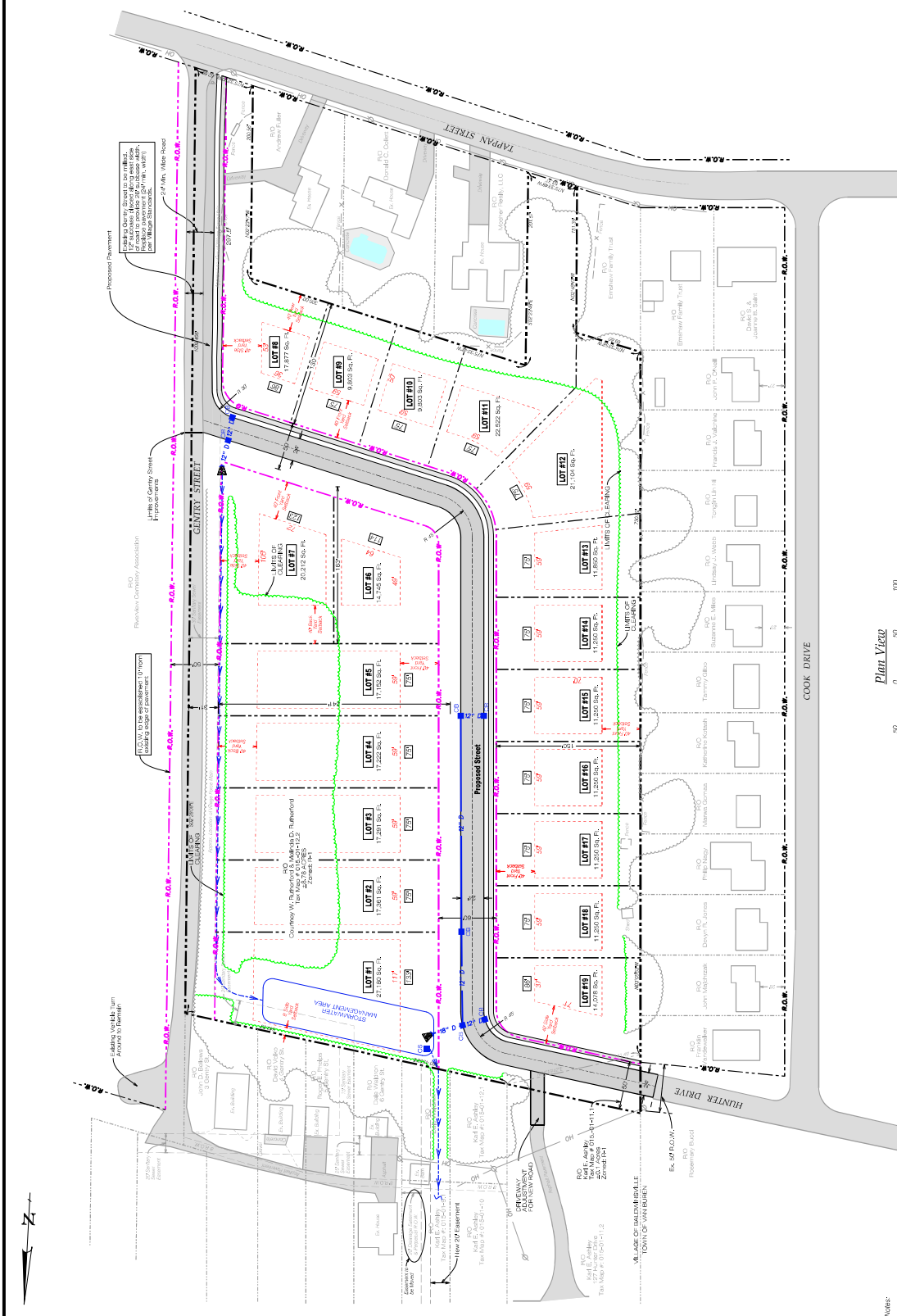
Minimum Lot Width: 1.000'

Minimum Lot Depth: 1.000'

Minimum Lot Area: 1.000'

Minimum Lot Width: 1.000'

Minimum Lot Depth: 1.000'



Notes:

1. Base Map Reference:
"Boundary and Topographic Survey for Courtney M. & Melinda D. Rutherford, Part of Lot 7, Village of Baldwinsville, Onondaga County, New York" Prepared by CMV Land Surveying, dated February 12, 2021, Project No.: 19.004.

2. According to the New York State DEC Environmental Mapper (web page), there are no DEC wetlands on or within the lot of the site.

3. According to the US Fish and Wildlife Service Wetland Online Mapper (web page), there are no federal wetlands on or within the lot of the site.

4. According to the National Flood Insurance Program Flood Insurance and Floodway Map for the Village of Baldwinsville (Panel No. 30600000017, dated November 4, 2016), the site is not located in the 100 year flood plain.

PRELIMINARY SUBDIVISION PLAN

VILLAS @ SENECA
Ashley Real Estate Holdings, LLC
VILLAGE OF BALDWINSVILLE, ONONDAGA COUNTY, NEW YORK

PROJECT:

DATE: 11/11/21
BY: JLS
CHECKED: JLS
DATE: 11/11/21
BY: JLS

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	11/11/21	JLS	ISSUED FOR PERMIT

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