

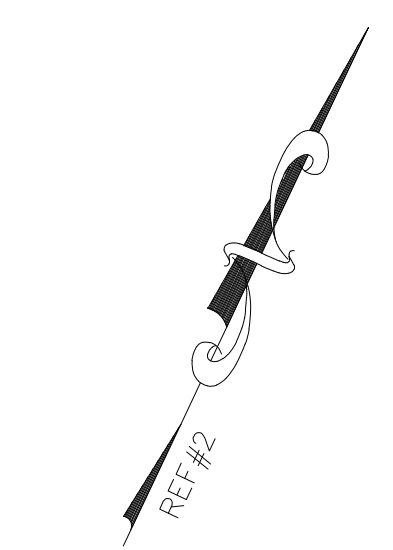
LOCATION MAP

SCALE 1" = 1500'

EDWARD J & AMY PURCELL  
(REPUTED OWNERS)  
T.M. 99.00-01-27.5  
L. 5359 P. 804

ROBERT K DRUGER & SUZANNE HOLT  
(REPUTED OWNERS)  
T.M. 099-01-27.6  
L. 4889 P. 244

JOHN P. PALMER REVOC TRST & ELIZABETH A MORGENTHIEN REVOC TRST  
(REPUTED OWNERS)  
T.M. 099-01-27.3  
L. 2018 P. 1991



PROPOSED LOT 5A  
3.706± ACRES

PROPOSED LOT 5B  
3.636± ACRES

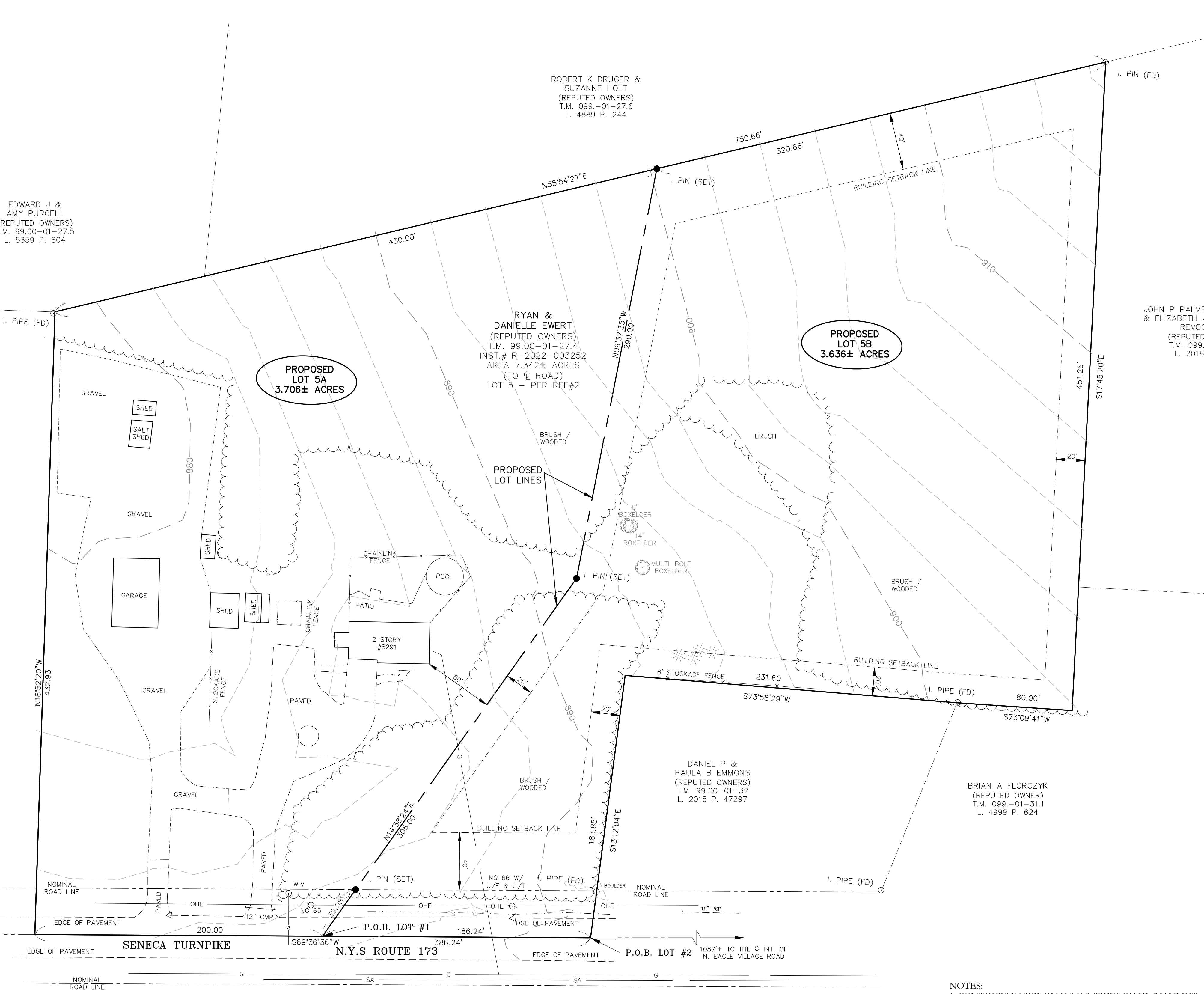
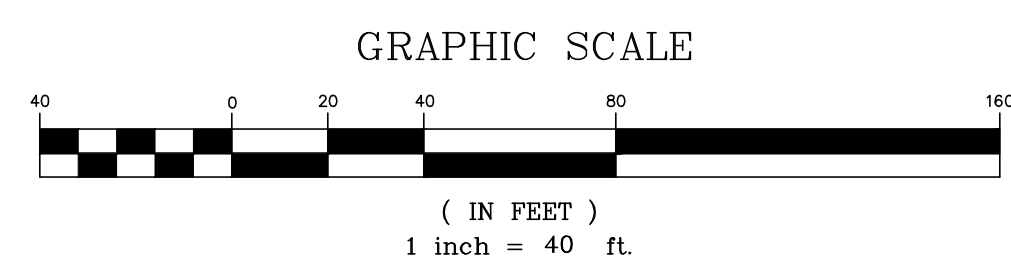
RYAN & DANIELLE EWERT  
(REPUTED OWNERS)  
T.M. 99.00-01-27.4  
INST. # R-2022-003252  
AREA 7.342± ACRES  
(TO C ROAD)  
LOT 5 - PER REF #2

DANIEL P & PAULA B EMMONS  
(REPUTED OWNERS)  
T.M. 99.00-01-32  
L. 2018 P. 47297

BRIAN A FLORCZYK  
(REPUTED OWNER)  
T.M. 099-01-31.1  
L. 4999 P. 624

JOHN & CONNIE ENDRES  
(REPUTED OWNERS)  
T.M. 99.00-01-33  
L. 4972 P. 937

- LEGEND**
- T.M. TAX MAP & PARCEL NO.
  - L. P. LIBER & PAGE
  - PROPERTY LINE
  - - - - ADJOINING PROPERTY LINE
  - I. PIN (FD) IRON ROD FOUND
  - MON. MONUMENT
  - Ø UTILITY POLE
  - Ø-X UTILITY POLE & GUY WIRE
  - 750- CONTOUR LINE
  - - - - EDGE OF WATER
  - R.O.W. RIGHT-OF-WAY
  - P.O.B. POINT OF BEGINNING
  - W- APPROXIMATE WATER LINE
  - SA- APPROXIMATE SEWER LINE
  - P.O.B. POINT OF BEGINNING
  - ⊙ SANITARY MANHOLE
  - OHE- OVERHEAD ELECTRIC
  - ⊙ DECIDUOUS TREE
  - ⊙ CONIFEROUS TREE
  - ⊕ WATER SPIGOT
  - ⊕ W.V. WATER VALVE
  - ⊕ BM BENCHMARK
  - △ CBP BASELINE POINT
  - ⊕ EDGE OF WOODS / BRUSH
  - ⊕ ELECTRIC METER
  - C.O. CLEANOUT



**SITE DEVELOPMENT DATA**

APPLICANT: RYAN & DANIELLE EWERT  
8291 EAST SENECA TURNPIKE  
MANLIUS, NY 13104

OWNER: RYAN & DANIELLE EWERT  
8291 EAST SENECA TURNPIKE  
MANLIUS, NY 13104

INTENT: NO NEW CONSTRUCTION IS PLANNED AT THIS TIME ON LOT 5A.

TAX MAP: 099-01-27.4

ZONING RESTRICTIONS:  
ZONED "R-A" - RESTRICTED AGRICULTURAL DISTRICT PER TOWN OF MANLIUS ZONING MAPS

MIN. LOT AREA	40,000 FT <sup>2</sup> - (WITH SEWER)
MIN. LOT AREA	100,000 FT <sup>2</sup> - (WITH SEPTIC)
- REQUIRES A MIN 10,000 FT <sup>2</sup> OF SUITABLE LAND FOR THE INSTALLATION OF A SEPTIC FIELD	
MIN. FRONTAGE	150 FT - (WITH SEWER)
MIN. FRONTAGE	200 FT - (WITH SEPTIC)
MIN. SETBACKS	
FRONT	40 FT
SIDE	20 FT
REAR	40 FT

FLOOD ZONE:  
THIS PROPERTY IS NOT LOCATED WITHIN A FEDERAL REGULATED FLOOD ZONE PER THE FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF LINCOLN PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WATER SUPPLY:  
LOT 5A IS CONNECTED TO PUBLIC WATER. LOT 5B HAS ACCESS TO PUBLIC WATER MAINS.

SEWAGE DISPOSAL:  
LOT 5A IS CONNECTED TO PUBLIC SEWER. LOT 5B HAS ACCESS TO PUBLIC SEWER MAINS.

NOTES:  
1. CONTOURS BASED ON U.S.G.S. TOPO QUAD (MANLIUS)  
DATUM - 2' CONTOURS (INTERPOLATED).  
2. PROPERTY NOT LISTED ON NYSDEC RESOURCE MAPPER AS HAVING WETLANDS.

REFERENCE:  
1. LIBER 2022 PAGE 003252  
2. MAP ENTITLED "TYNESWOOD SUBDIVISION - PART OF LOT 88 TOWN OF MANLIUS, ONONDAGA COUNTY, NY" DATED 11-30-1991, BY DAVID VREDENBURGH, L.S. #49159.

JOB# 2022-3-14

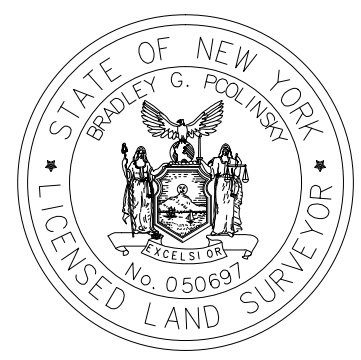
**RESUBDIVISION MAP**  
**TYNESWOOD SUBDIVISION - LOT 5**  
**INTO NEW LOTS 5A & 5B**  
**8291 EAST SENECA TURNPIKE**  
**PART OF FARM LOT 88**  
**TOWN OF MANLIUS**  
**ONONDAGA COUNTY, NEW YORK**

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law." "Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or

APPLICANT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
& OWNER APPROVAL: RYAN EWERT

APPLICANT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
& OWNER APPROVAL: DANIELLE EWERT

TOWN APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN OF MANLIUS PLANNING BOARD CHAIR



THIS MAP OF A SURVEY WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY BRADLEY G. PCOLINSKY, L.S. 12-7-22. SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP-TO-DATE ABSTRACT OF TITLE MAY SHOW. SUBJECT TO ANY EASEMENTS OF RECORD.

SIGNED: *Bradley G. Pcolinsky*  
DATE: 3-8-23

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