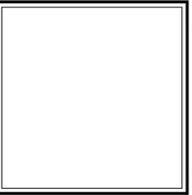


**FREEMAN ESTATES HOUSING**  
HIGHBRIDGE STREET  
TOWN OF MANLIUS, NY

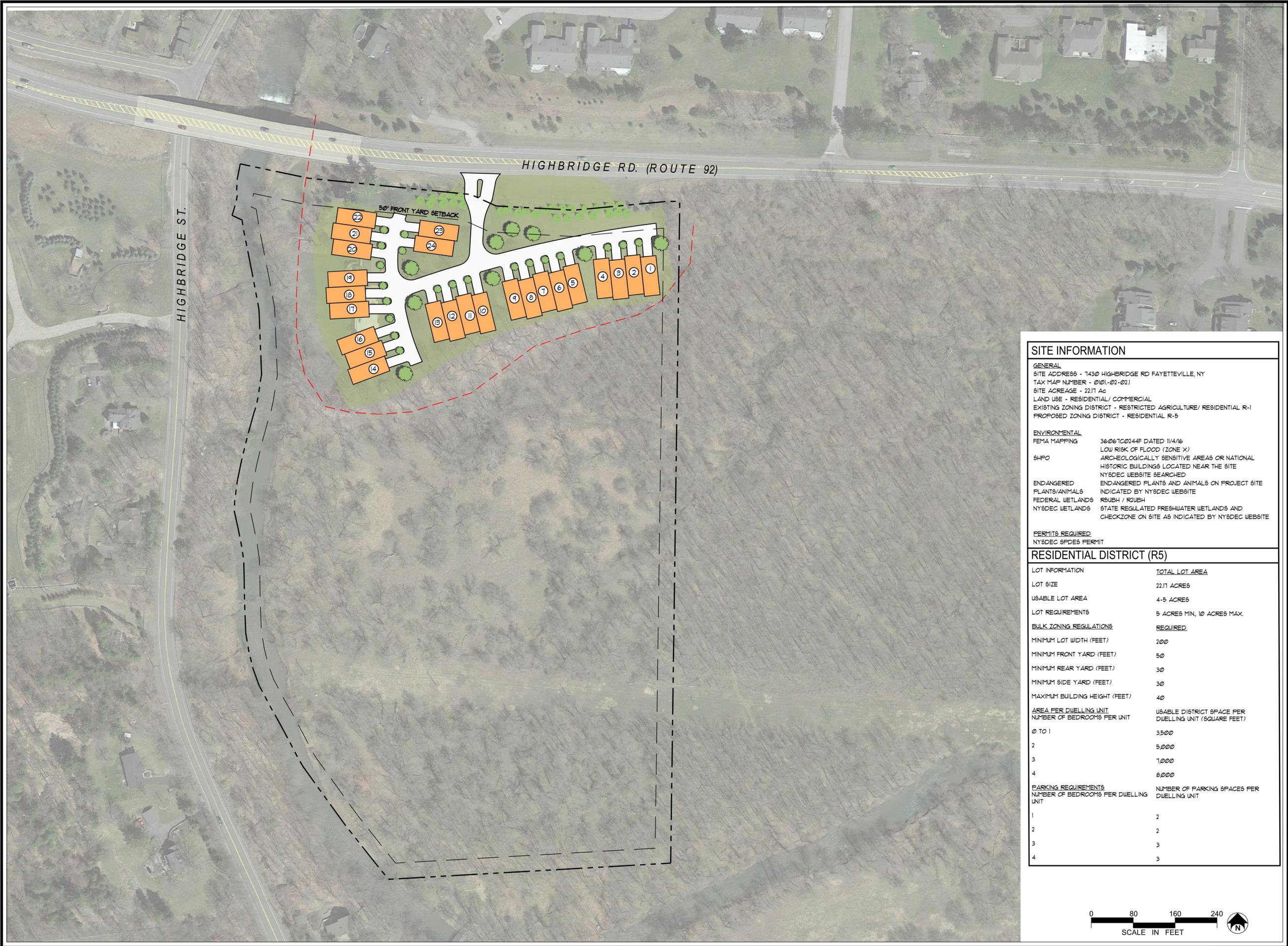
CLIENT:  
Brolex Properties, LLC

ISSUED AND REVISIONS NOTIFICATION		
No. Rev.	Description	Date
1	Municipal Review	2-21-20
2		
3		
4		
5		
6		
7		



Drawn By: EGK  
Checked By: EGK  
WTA Proj. No.: 39062  
Date: 06 FEB. 2020  
Scale: AS NOTED

Title: **SITE PLAN**  
**L1**



**SITE INFORMATION**

**GENERAL**  
SITE ADDRESS - 7430 HIGHBRIDGE RD FAYETTEVILLE, NY  
TAX MAP NUMBER - 0101-02-021  
SITE ACREAGE - 22.11 Ac  
LAND USE - RESIDENTIAL/ COMMERCIAL  
EXISTING ZONING DISTRICT - RESTRICTED AGRICULTURE/ RESIDENTIAL R-1  
PROPOSED ZONING DISTRICT - RESIDENTIAL R-5

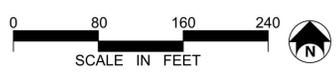
**ENVIRONMENTAL**  
FEMA MAPPING 36061C0244F DATED 11/4/16  
LOW RISK OF FLOOD (ZONE X)  
ARCHAEOLOGICALLY SENSITIVE AREAS OR NATIONAL HISTORIC BUILDINGS LOCATED NEAR THE SITE  
NYSDDEC WEBSITE SEARCHED

**SHPO**  
ENDANGERED PLANTS/ANIMALS INDICATED BY NYSDDEC WEBSITE  
FEDERAL WETLANDS R5UBH / R2UBH  
NYSDDEC WETLANDS STATE REGULATED FRESHWATER WETLANDS AND CHECKZONE ON SITE AS INDICATED BY NYSDDEC WEBSITE

**PERMITS REQUIRED:**  
NYSDDEC SPDES PERMIT

**RESIDENTIAL DISTRICT (R5)**

LOT INFORMATION	TOTAL LOT AREA
LOT SIZE	22.11 ACRES
USABLE LOT AREA	4-5 ACRES
LOT REQUIREMENTS	5 ACRES MIN, 10 ACRES MAX.
<b>BULK ZONING REGULATIONS</b>	<b>REQUIRED</b>
MINIMUM LOT WIDTH (FEET)	200
MINIMUM FRONT YARD (FEET)	50
MINIMUM REAR YARD (FEET)	30
MINIMUM SIDE YARD (FEET)	30
MAXIMUM BUILDING HEIGHT (FEET)	40
<b>AREA PER DWELLING UNIT</b>	<b>USABLE DISTRICT SPACE PER DWELLING UNIT (SQUARE FEET)</b>
0 TO 1	3500
2	5000
3	7000
4	8000
<b>PARKING REQUIREMENTS</b>	<b>NUMBER OF PARKING SPACES PER DWELLING UNIT</b>
1	2
2	2
3	3
4	3



Drawing File: \_\_\_\_\_  
 Date Plotted: \_\_\_\_\_  
 Plotted By: \_\_\_\_\_