

TOWN OF MANLIUS SUBDIVISION DEVELOPMENT

X-HOAG-ZONING-REVISED

1. ZONING

- TAX MAP M04-01-382 IS CURRENTLY ZONED RESTRICTED AGRICULTURE (RA) DISTRICTS.
- THE FOLLOWING USES ARE PERMITTED IN RA DISTRICTS:
 - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-1, ACCORDING TO THE SAME RESTRICTIONS.
 - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-3, ACCORDING TO THE SAME RESTRICTIONS.
- PARCEL HAS BEEN TREATED AS AN R-3 DISTRICT BECAUSE CLUSTER ZONING IS PERMITTED UNDER NYS SUBDIVISION REVIEW (ARTICLE 97B). THIS ALLOWS DEVELOPMENT OF SMALLER LOTS BASED UPON A LOT COUNT DERIVED FROM EXISTING ZONING REQUIREMENTS FOR THE CURRENT ZONE (RA) AND PROVISIONS OF OPEN SPACE. THE LOT COUNT IS SHOWN ON THE NOT TO BUILD PLAN DEVELOPED BY SEGUN LAND SURVEYING, P.L.L.C. AND A (RA) ZONING DENSITY SITE PLAN PROVIDED BY KFA. [HTTPS://WWW.DOS.NY.GOV/PUBLICATIONS/SUBDIVISION-REVIEWS-IN-NYS.PDF](https://www.dos.ny.gov/publications/subdivision-reviews-in-nys.pdf)

2. RA BULK REGULATIONS (21 LOT CONVENTIONAL PLAN)

MIN. FRONTAGE	N/A
MIN. LOT AREA	N/A
FRONT YARD SETBACK	40'-0"
SIDE YARD SETBACK	20'-0"
REAR YARD SETBACK	40'-0"

3. PRE CLUSTER & CLUSTER ZONING BULK REGULATIONS

ZONING	RI CONVENTIONAL	CLUSTER 23 LOT	CLUSTER 21 LOT
MIN. FRONTAGE	150'-0"	100'-0"	100'-0"
MIN. LOT AREA	40,000 SF	16,000 SF	16,000 SF
FRONT YARD	40'-0"	30'-0"	30'-0"
SIDE YARD	20'-0"	15'-0"	15'-0"
REAR YARD	40'-0"	25'-0"	25'-0"

4. PRE CLUSTER & CLUSTER ZONING LOT SUMMARY

- CONVENTIONAL 21 LOT PLAN BASED ON RESIDENTIAL RI ZONING TO DEVELOP A MAXIMUM LOT COUNT.
 - CLUSTER PLAN BASED ON RESIDENTIAL R3 DISTRICT 21 LOT LAYOUT WHICH INCLUDES (20) NEW CONSTRUCTION LOTS AND (1) NEWLY FORMED LOT FOR THE EXISTING RESIDENCE.
- R FRONTAGE: 150'-0"
 MIN: 50'-0"
 LOT AREA: MINIMUM 40,000 SF
- C FRONTAGE: 100'-0"
 MIN: 100'-0"
 AVG: 110'-0"
 LOT AREA: MINIMUM 16,000 SF

5. GREEN SPACE

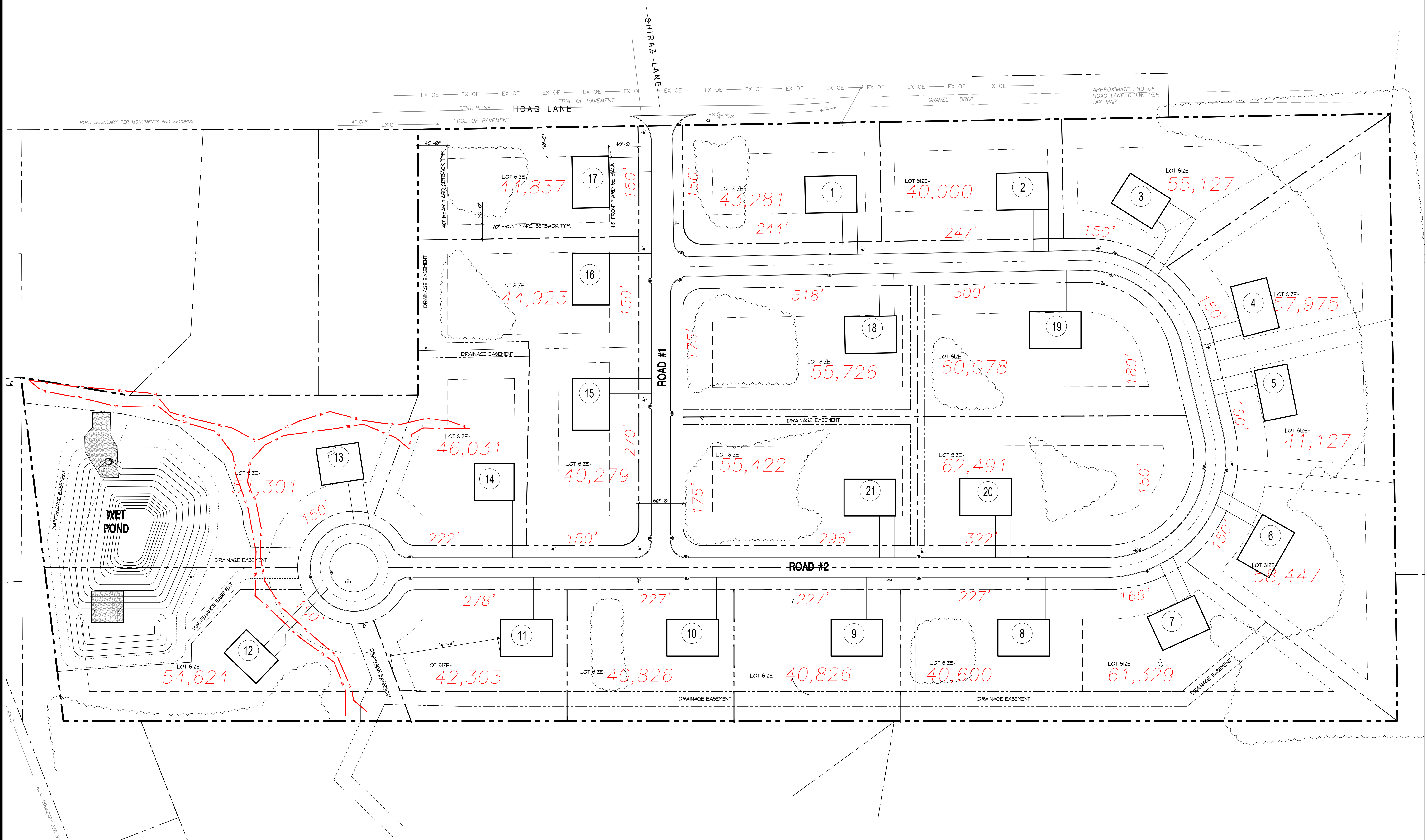
- "FOREVER WILD" AREA- EXISTING VEGETATION TO REMAIN, NO GRADING, OR EARTHWORK PERMITTED WITHIN THESE AREAS. GOVERNMENT TO BE INCLUDED WITHIN LEGAL DESCRIPTION OF LOTS WITH "FOREVER WILD" AREA REFER TO AREAS A,B,C,D AND E BELOW.

"FOREVER WILD" AREAS	ACREAGE	SQUARE FEET
TOTAL SITE	30.04	1314224.00
"FOREVER WILD" AREA	9.15	388,915.00
(A) EAST "FOREVER WILD" AREA	3.00	121,912.3
(B) SOUTH "FOREVER WILD" AREA	1.02	44,417.03
(C) WEST "FOREVER WILD" AREA	5.6	24,516.91
(D) NORTH "FOREVER WILD" AREA	.41	16,009.91
(E) HOA "FOREVER WILD" AREA	4.15	168,763.83

NOTES:
 1. 30.45% OF THE TOTAL SITE AREA IS "FOREVER WILD" AREA IN THE CLUSTER SITE PLAN 06/14/2015.

LEGEND NOTES

- STORMWATER EASEMENT AREAS
- CONSERVATION EASEMENT AREAS



HOAG LANE SUBDIVISION
 5280 HOAG LANE, MANLIUS, NY

CLIENT:

ISSUED AND REVISIONS NOTIFICATION	No	Rev	Description	Date
4	1	PUBLIC HEARING-MANLIUS	08/04/18	
5	1	PUBLIC HEARING-MANLIUS	08/01/18	
6	1	TOWN REV-21 LOTS-MANLIUS	10/23/18	
7	1	MANLIUS-21 HOME LOTS-PL-BD	11/03/18	
8	1	21 LOT SITE PLAN REVISIONS	01/04/19	
9	1	MANLIUS-PLAN SUBMISSION	06/14/19	
10	1	MANLIUS-PLAN SUBMISSION	07/12/19	

Drawn By: V.E.R.
 Checked By: S.F.
 KFA Proj. No.: 31050
 Date: DECEMBER 1, 2017
 Scale: AS NOTED

Title:
CONVENTIONAL LAYOUT PLAN -21 LOTS

L-705

1
 L-705
 CONVENTIONAL LAYOUT PLAN

