

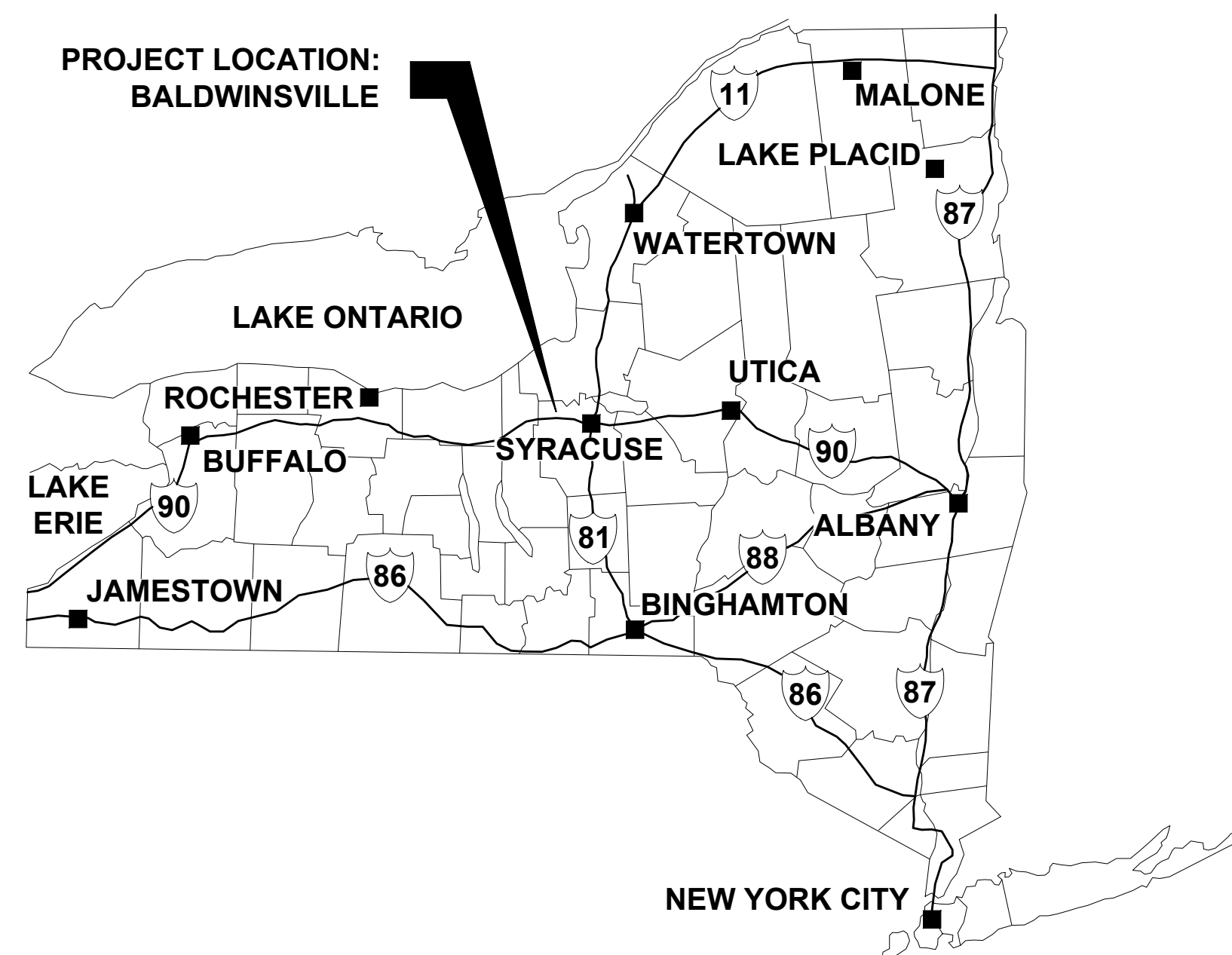
BRONZE FOUNDRY LOFTS

88-92 EAST GENESEE STREET, BALDWINSVILLE, NEW YORK 13027

OCTOBER 14, 2024

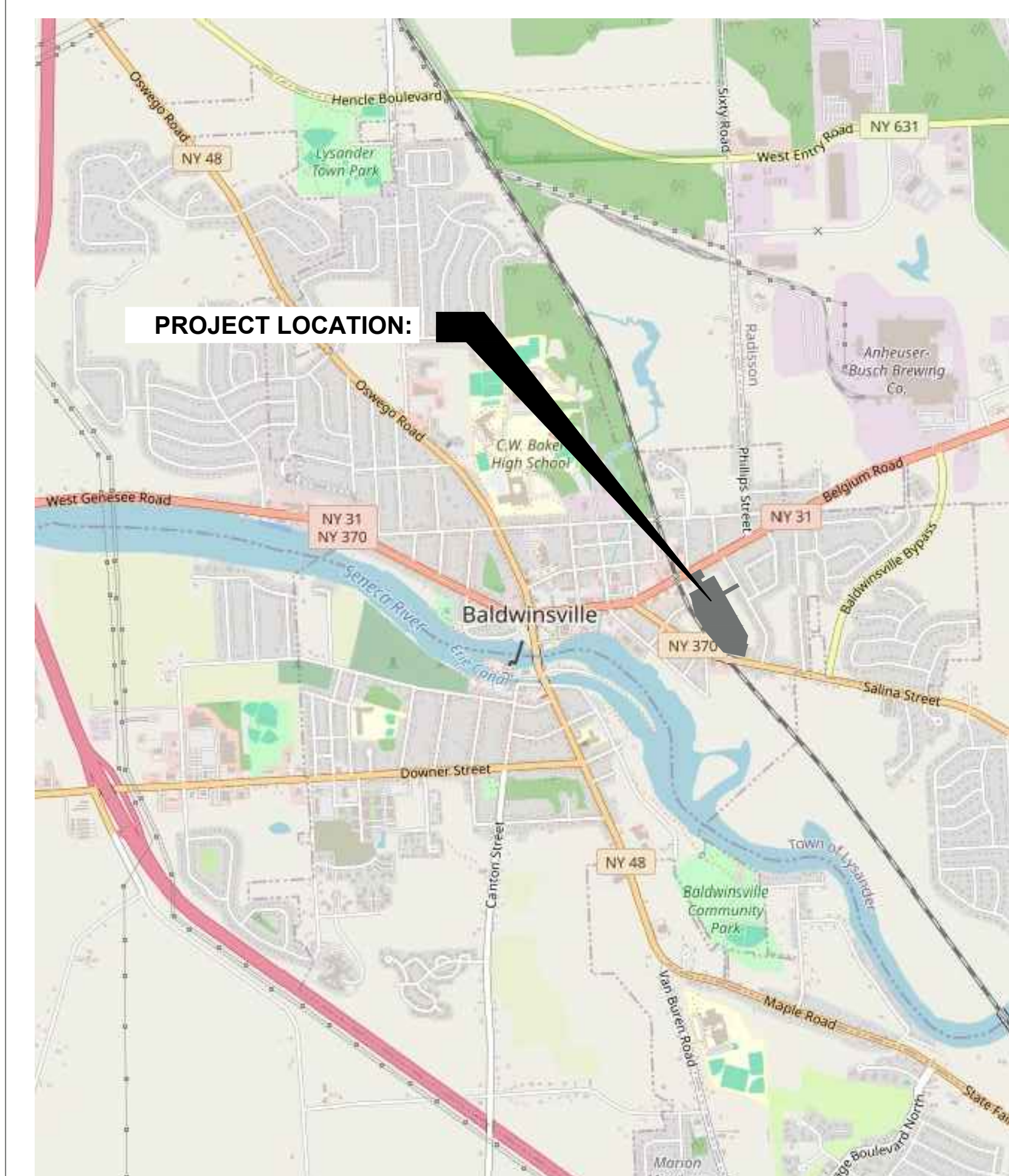
EDR JOB #: 23385

NEW YORK STATE MAP:



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT LOCATION MAP



SCALE: NOT TO SCALE

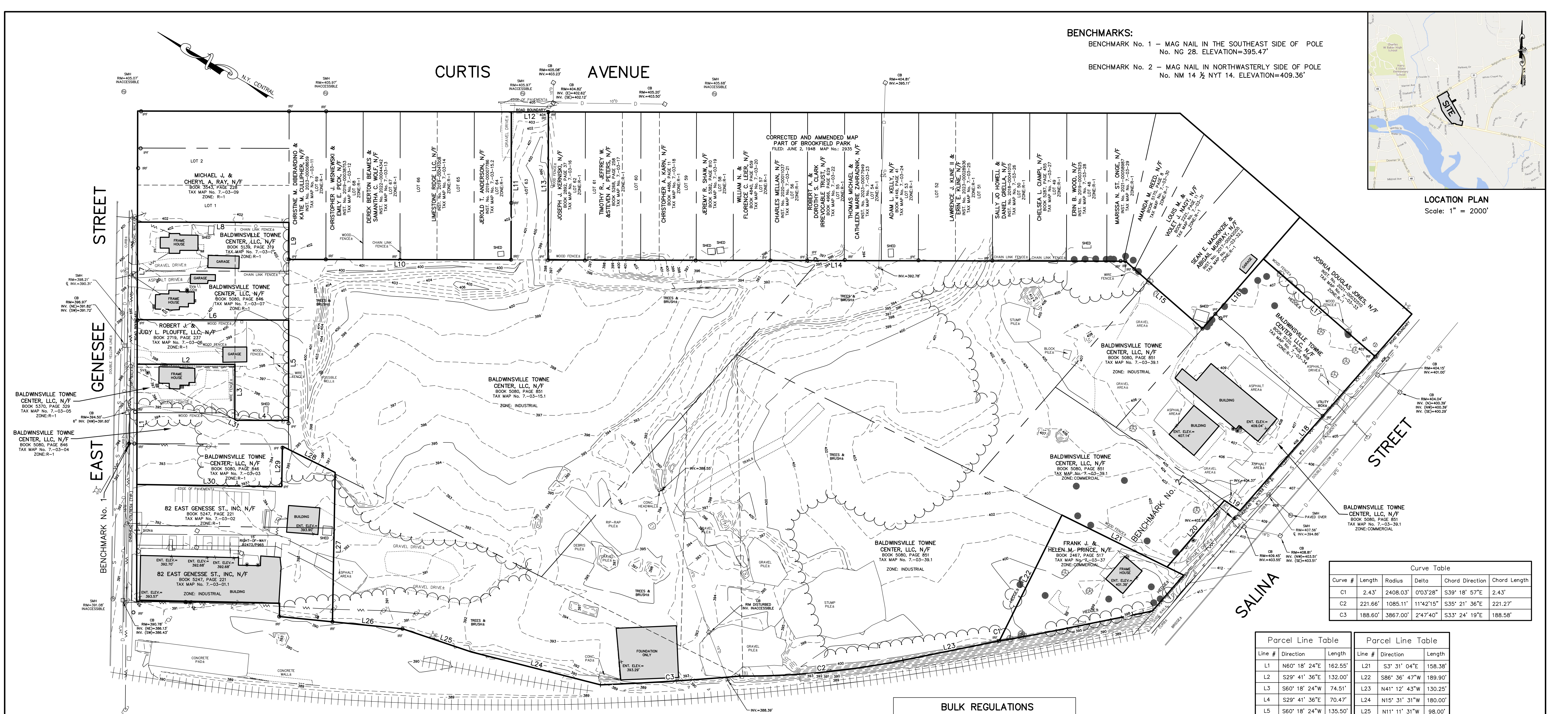
DRAWING INDEX:

- G-001 COVER SHEET
- BOUNDARY & TOPOGRAPHIC SURVEY
- C-000 SUBDIVISION PLAN
- C-100 LAYOUT PLAN
- C-200 GRADING PLAN
- C-300 UTILITY AND STORMWATER TREATMENT PLAN
- C-400 LANDSCAPE PLAN

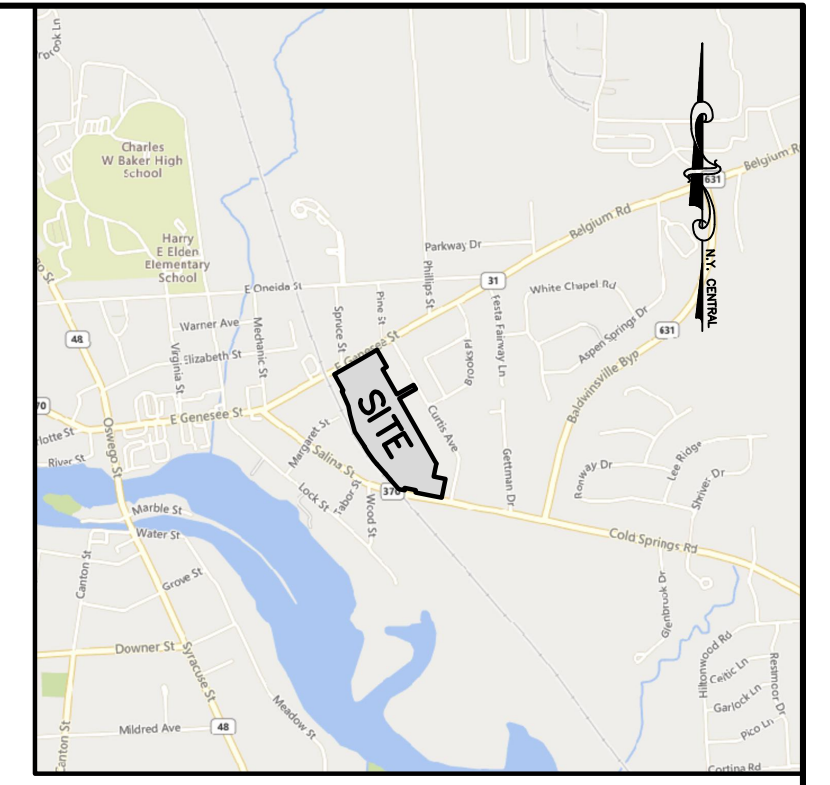
OWNER:
AC HAMMER, LLC



**Environmental
Design & Research,**
Landscape Architecture, Engineering
& Environmental Services, D.P.C.
217 Montgomery Street, Suite 1100
Syracuse, New York 13202
P. 315.471.0688



BENCHMARKS:
 BENCHMARK No. 1 – MAG NAIL IN THE SOUTHEAST SIDE OF POLE No. NG 28. ELEVATION=395.47'
 BENCHMARK No. 2 – MAG NAIL IN NORTHWESTERLY SIDE OF POLE No. NM 14 1/2 NYT 14. ELEVATION=409.36'



LOCATION PLAN
Scale: 1" = 2000'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	2.43'	2408.03'	0°03'28"	S39° 18' 57"E	2.43'
C2	221.66'	1085.11'	11°42'15"	S35° 21' 36"E	221.27'
C3	188.60'	3867.00'	2°47'40"	S33° 24' 19"E	188.58'

Parcel Line Table

Line #	Direction	Length
L1	N60° 18' 24"E	162.55'
L2	S29° 41' 36"E	132.00'
L3	S60° 18' 24"W	74.51'
L4	S29° 41' 36"E	70.47'
L5	S60° 18' 24"W	135.50'
L6	S29° 41' 36"E	204.50'
L7	N60° 18' 24"E	132.00'
L8	S29° 41' 36"E	204.50'
L9	S60° 18' 24"W	50.00'
L10	S29° 41' 36"E	300.00'
L11	N60° 18' 24"E	200.00'
L12	S29° 41' 36"E	50.00'
L13	N60° 18' 24"E	200.00'
L14	S29° 41' 36"E	779.64'
L15	S11° 23' 23"W	138.21'
L16	N78° 41' 04"W	125.00'
L17	S11° 18' 56"W	200.00'
L18	N78° 41' 04"W	277.25'
L19	N4° 08' 56"E	25.17'
L20	N79° 05' 30"W	118.64'

Parcel Line Table

Line #	Direction	Length
L21	S3° 31' 04"E	158.38'
L22	S86° 36' 47"W	189.90'
L23	N41° 12' 43"W	130.25'
L24	N15° 31' 31"W	180.00'
L25	N11° 11' 31"W	98.00'
L26	N24° 08' 22"W	95.07'
L27	S61° 12' 30"W	201.74'
L28	S3° 22' 21"E	79.45'
L29	N61° 12' 30"E	54.52'
L30	S28° 57' 33"E	195.57'
L31	N3° 38' 46"W	2.25'

BULK REGULATIONS

PRESENT ZONE:	RESIDENTIAL R-1
Minimum Lot Area	7,500 sq. ft.
Maximum Coverage	25%
Minimum Front Yard Setback	40 feet
Minimum Rear Yard Setback	40 feet
Minimum Side Yard Setback	16 feet total 6 feet one side

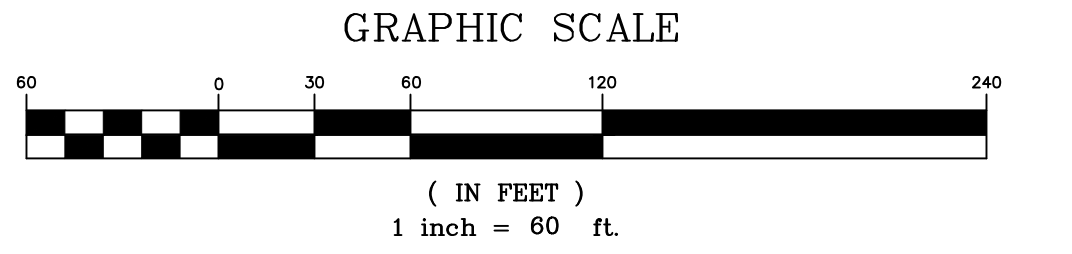
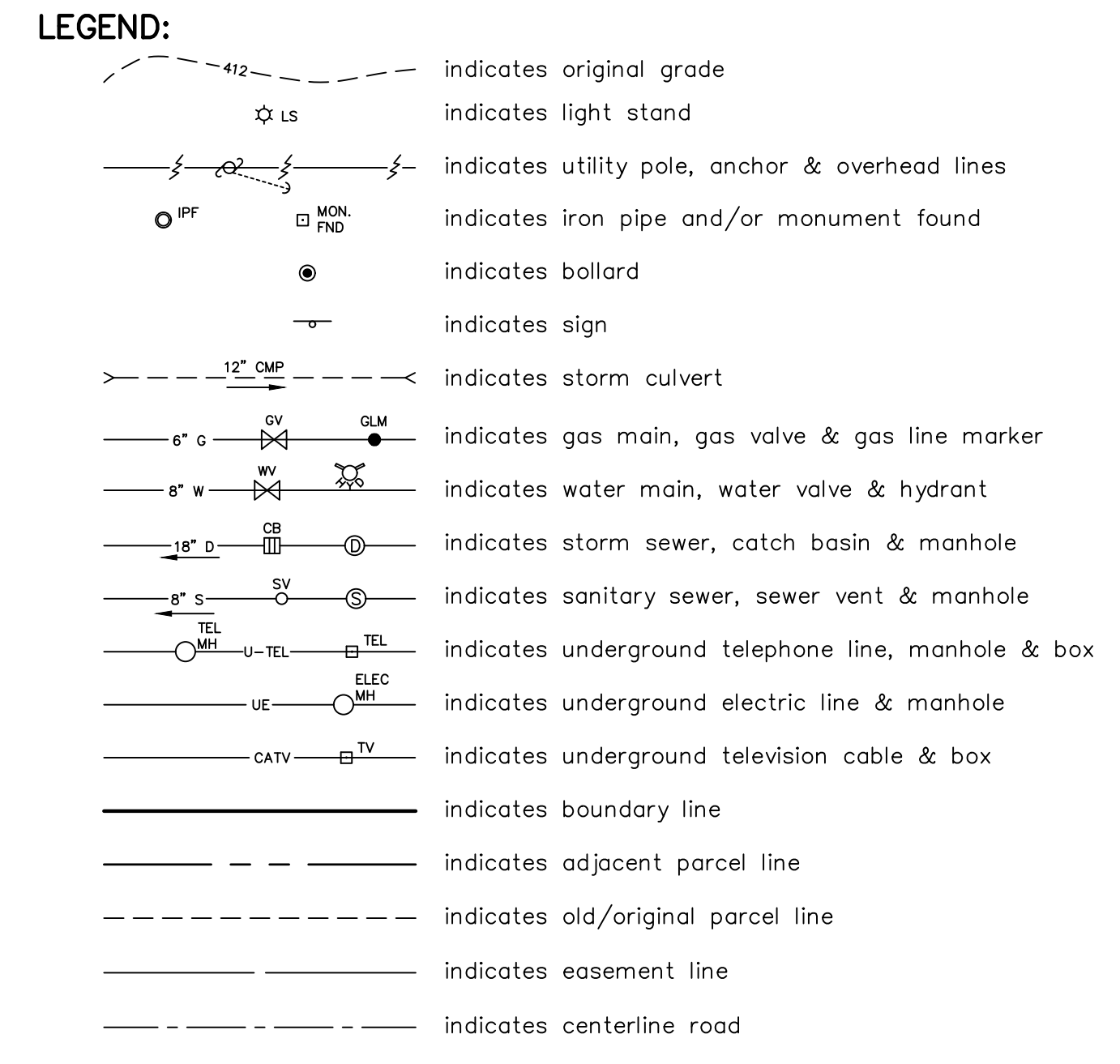
BULK REGULATIONS

PRESENT ZONE:	INDUSTRIAL
Minimum Lot Area	N/A
Maximum Coverage	50%
Minimum Front Yard Setback	40 feet
Minimum Rear Yard Setback	40 feet
Minimum Side Yard Setback	16 feet total 6 feet one side

BULK REGULATIONS

PRESENT ZONE:	COMMERCIAL
Minimum Lot Area	N/A
Maximum Coverage	50%
Minimum Front Yard Setback	40 feet
Minimum Rear Yard Setback	40 feet
Minimum Side Yard Setback	16 feet total 6 feet one side

NOTES:
 Total area: 16.497± acres
 Present Zone: Residential (R-1), Industrial (I), Commercial (C) & East Genesee Business Overlay District.
 Elevations referred to NAVD 88.
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
 The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0062F, effective date: November 4, 2016.
 Tax Map Nos. 7.-03-01.1, 02, 03, 04, 05, 06, 07, 08, 15.1, 32.1, 32.3, 34, 35, 36, 37 & 39.1
 Subject to a 40 foot right-of-way for ingress and egress unable to plot.



REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY
BALDWINVILLE TOWNE CENTER
 PART OF FARM LOT No. 86
 PART OF BLOCK No. 26
 VILLAGE OF BALDWINVILLE
 TOWN OF LYSANDER
 ONONDAGA COUNTY, NEW YORK

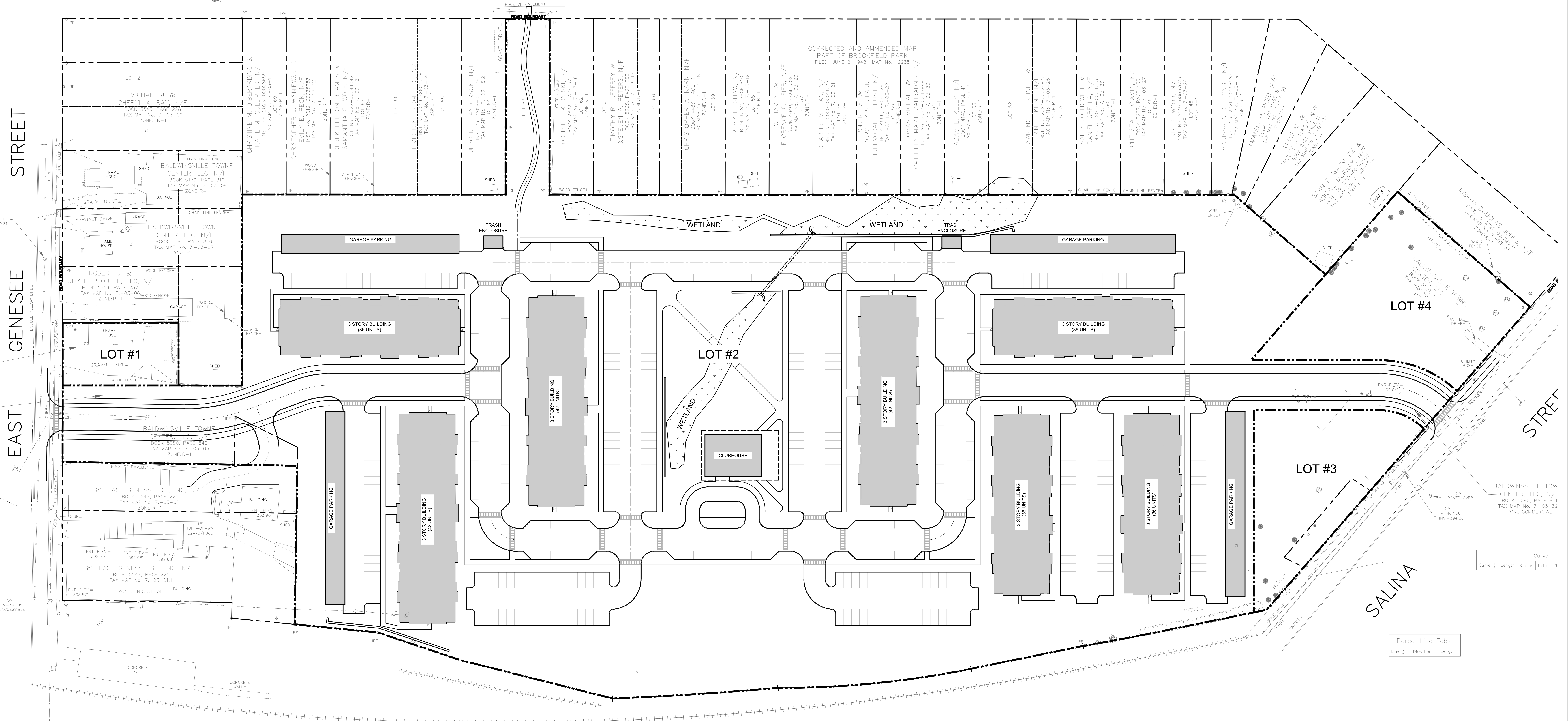
JANUZI & ROMANS LAND SURVEYING, P.C.
 5251 WITZ DRIVE
 NORTH SYRACUSE, NY 13212
 PHONE: (315) 457-7200
 FAX: (315) 457-9251
 EMAIL: mail@romanspc.com

DATE: FEBRUARY 26, 2024
 SCALE: 1" = 60'
 FILE No.: 454.048

SHEET No.
 F.B. No. 1722

Subject to any statement of facts on accurate and up to date abstract of title will show. 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.

CURTIS AVENUE

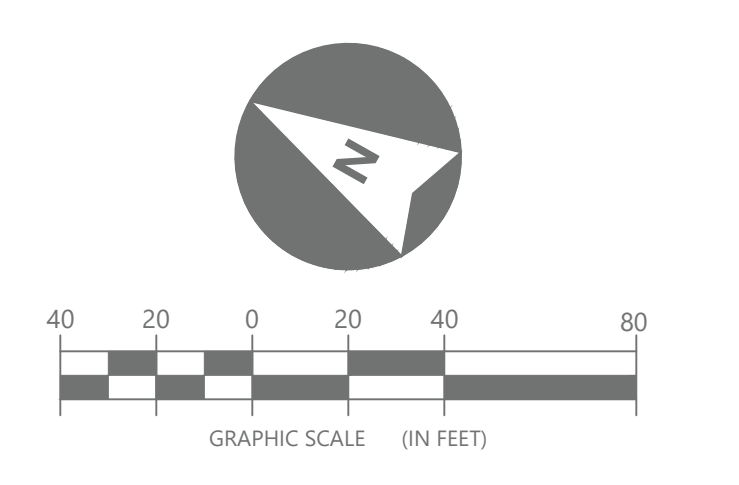


Curve Table

Curve #	Length	Radius	Delta	Ch
1	100.00	100.00	90.00	100.00

Parcel Line Table

Line #	Direction	Length
1	North	100.00
2	East	100.00
3	South	100.00
4	West	100.00



CON-RAIL, N/F
TAX MAP No. 7.-03-41

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CLIENT / SUBCONSULTANT:

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PROJECT TITLE: **BRONZE FOUNDRY LOFTS**
 PROJECT LOCATION: 88-92 EAST GENESEE STREET, BALDWINVILLE, NY 13027
 CLIENT: **ACHAMMER, LLC**
 DRAWING TITLE: **SUBDIVISION PLAN**

DRAWINGS ISSUED FOR / REVISIONS

NO.	DATE	ISSUED FOR / REVISION	BY	CHK	APP
1					
2					
3					
4					
5					
6					

EDR JOB#: 23385
 DATE: **OCTOBER 14, 2024**
 SCALE: 1"=40'
 DRAWN BY: **MW/SM**
 CHECKED BY:
 DRAWING NUMBER:
C-000

CURTIS AVENUE

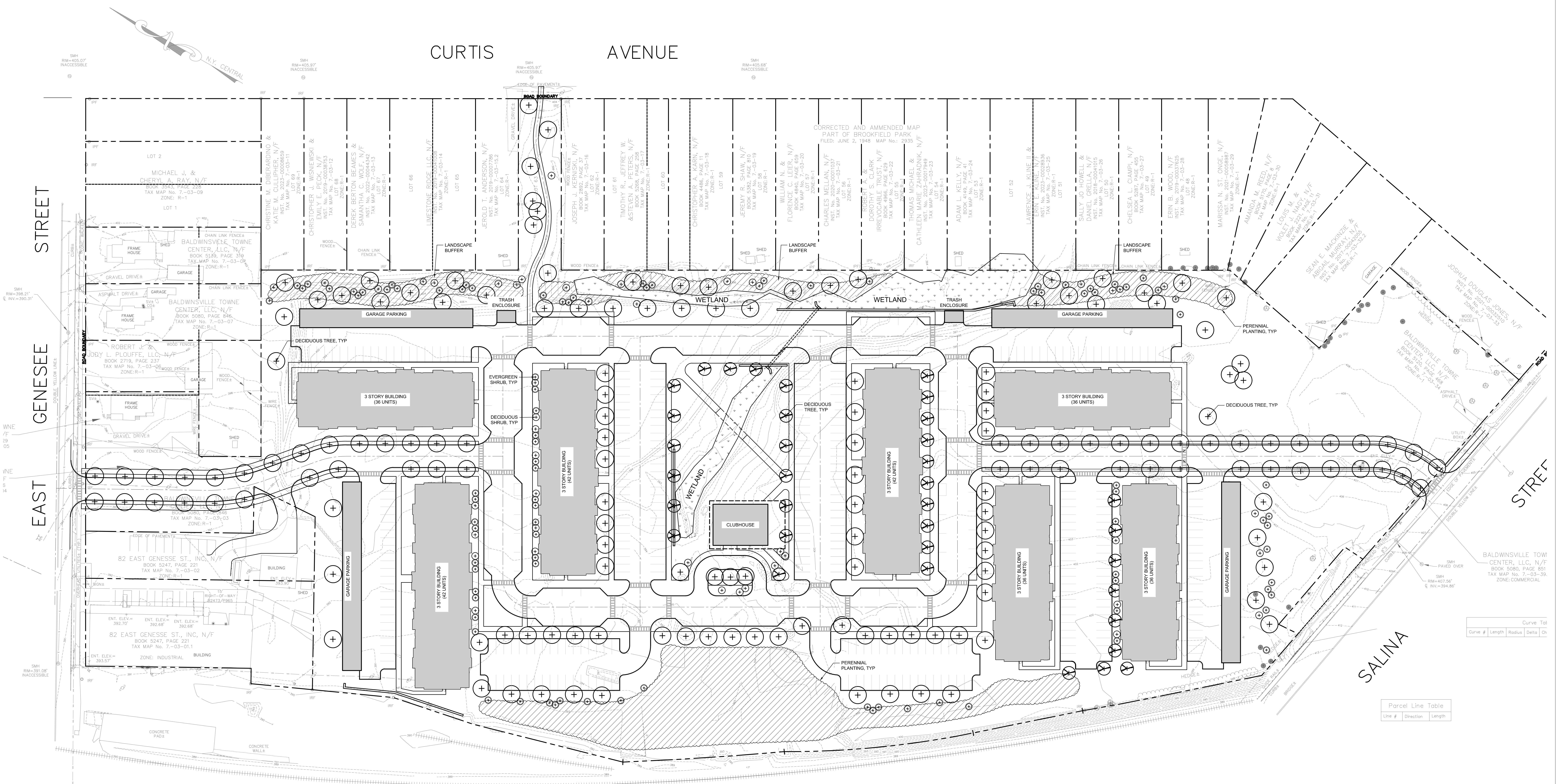
STREET

GENESEE STREET

EAST

STREET

SALINA



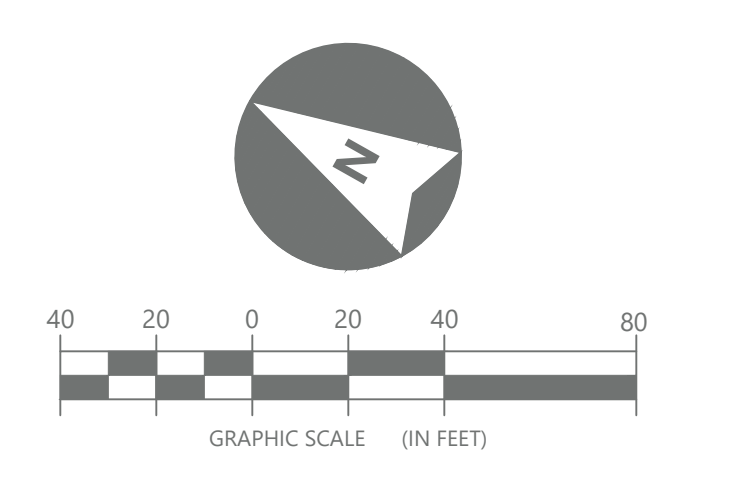
Curve Table

Curve #	Length	Radius	Delta	On

Parcel Line Table

Line #	Direction	Length

CON-RAIL, N/F
TAX MAP No. 7-03-41



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EDR
a better environment

Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, LLC,
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Syracuse, New York 13202
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PROJECT TITLE: **BRONZE FOUNDRY LOFTS**
PROJECT LOCATION: 88-92 EAST GENESEE STREET, BALDWINVILLE, NY 13027
CLIENT: **ACHAMMER, LLC**
DRAWING TITLE: **LANDSCAPE PLAN**

DRAWINGS ISSUED FOR / REVISIONS		EDR JOB#: 23385		
NO.	DATE	ISSUED FOR / REVISION	BY	CHK
1				
2				
3				
4				
5				
6				

DATE: **OCTOBER 14, 2024**
SCALE: **1"=40'**
DRAWN BY: **MMJ/SM**
CHECKED BY:
DRAWING NUMBER:
C-400