

PLANT MATERIALS LIST

KEY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	SPACING	QTY.
DECIDUOUS TREES						
AG	SERVICEBERRY	AMELANCHIER X GRANDIFLORA	B & B	2" CAL.	AS SHOWN	2
EVERGREEN SHRUBS						
DA	DWARF ALBERTA SPRUCE	PICEA GLAUCA 'Conica'	2 GAL.	3'-4' HT.	AS SHOWN	4
BW	COMMON BOXWOOD	BUXUS SEMPERVIRENS	1 GAL.	3'-4' HT.	AS SHOWN	3
SP	SPIREA	SPIREAE x BUMULDA	1 GAL.	2'-3' HT.	AS SHOWN	3
HY	HYDRANGEA	HYDRANGEA MACROPHYLLA	2 GAL.	3'-4' HT.	AS SHOWN	3
HA	HOSTA	HOSTA x 'WIDE BRIM'	1 GAL.	2' HT.	AS SHOWN	5
DL	DAYLILLY	DAYLILLY x HYPERION	1 GAL.	2' HT.	AS SHOWN	12

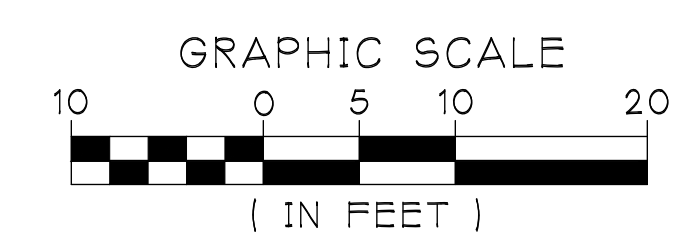
ZONING ANALYSIS

DISTRICT	RT - RESIDENTIAL TRANSITIONAL		
PRINCIPAL USE	RETAIL SALES		
BUILDING AREA	1,066 SF (GROSS)		
	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE	35%	59%	46%
PARKING REGULATIONS:			
SPACES:	1 SPACE / 200 SF OF FLOOR AREA = 5 SPACES	-	6 SPACES
ACCESSIBLE SPACES:	1 SPACE	-	1 SPACE
PARKING SPACE DIMENSIONS:			
SPACES REQUIRED:	10' x 20'	-	10' x 20'
YARD REGULATIONS:			
MINIMUM LOT AREA:	40,000 SF	7,883 SF	7,883 SF
MINIMUM LOT WIDTH:	150 FT	115'	115'
MINIMUM LOT DEPTH:	-	-	-
SETBACK REGULATIONS:			
E. SIDE YARD:	20 FT	72.48 FT	72.48 FT
W. SIDE YARD:	20 FT	5.69 FT	5.69 FT
N. REAR YARD:	40 FT	43.28 FT	43.28 FT
S. FRONT YARD:	40 FT	0 FT	0 FT

LEGEND


	EXISTING	PROPOSED
CONTOUR	- - - 496 - - -	- - - 496 - - -
PROPERTY LINE	- - - - -	- - - - -
POWER POLE	-> P.P.	-> P.P.
SIDEWALK	[Pattern]	[Pattern]
ASPHALT PAVEMENT	[Pattern]	[Pattern]
MULCH	[Pattern]	[Pattern]
GRASSED AREA	[Pattern]	[Pattern]

1 185 W SENECA ST. SITE LAYOUT
SCALE: 1"=10'




NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.



DUNN & SGROMO ENGINEERS
5800 HERITAGE LANDING DRIVE
EAST SYRACUSE, NEW YORK 13057
T: (315)449-4940 F: (315)449-4941



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.
© DUNN & SGROMO ENGINEERS - 2024 ALL RIGHTS RESERVED

TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK	NO.	DATE	REVISION	BY
	1	7.24.24	ADD SIDEWALK	LCF
185 W SENECA ST.	2	8.22.24	REV. WALK/REV. PLANTING	BKM
SITE LAYOUT	SCALE:	AS NOTED	FILE NO.:	1321.001
	DESIGNED BY:	GS	DATE:	07.09.2024
	DRAWN BY:	LCF	DWG. NO.:	S-1
	CHECKED BY:	GS		