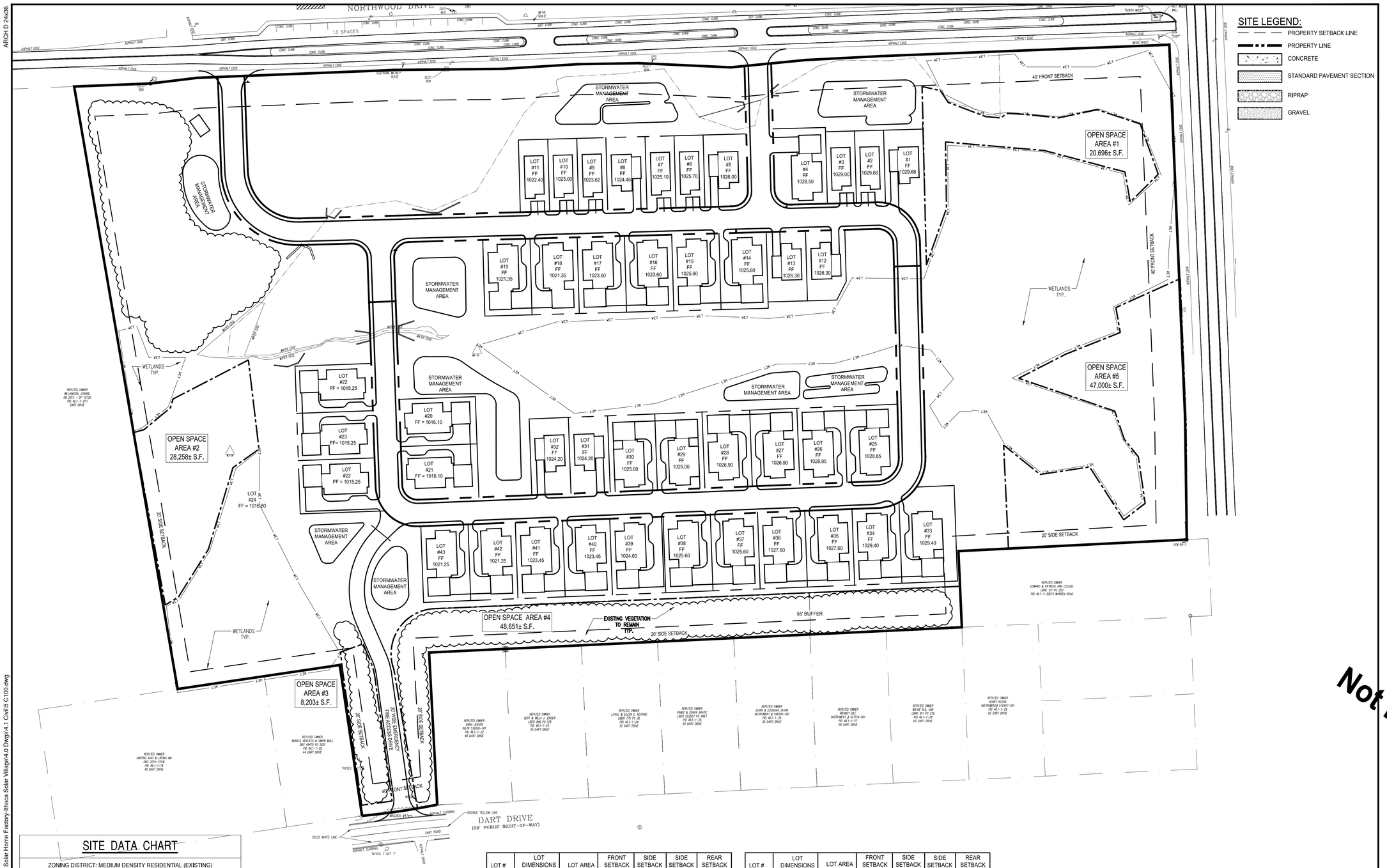

SITE DATA CHART

ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (EXISTING)
CLUSTER SUBDIVISION REGULATIONS (PROPOSED)

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	20,000 SF	3,572± SF *
MAXIMUM LOT COVERAGE	15%	38± % *
MAXIMUM HEIGHT OF BUILDING	35 FT	< 30 FT
MINIMUM STREET FRONTAGE	100 FT	38± FT *
FRONT BUILDING SETBACK	40 FT	41.0± FT
SIDE BUILDING SETBACK	20 FT	20.0± FT
REAR BUILDING SETBACK	40 FT	N/A

* MODIFICATIONS TO CHAPTER 145 ZONING REQUESTED FROM PLANNING BOARD PER SECTION 125-17 FOR CLUSTER SUBDIVISION.

NON-DEVELOPABLE AREAS: 212,748 ± SF - WETLANDS
+ 32,278 ± SF - CREEK WITH 20' BUFFER
+63,504± SF - AREA OF STREETS
308,530 ± SF - TOTAL

DEVELOPABLE AREA: 1,049,113 ± SF - TOTAL SITE AREA
- 308,530 ± SF - NON DEVELOPABLE AREAS
740,583 ± SF - TOTAL

REQUIRED OPEN SPACE: 740,583± SF x 20% = 148,116± SF

PROVIDED OPEN SPACE: 20,696 ± SF - OPEN SPACE AREA #1
+28,258 ± SF - OPEN SPACE AREA #2
+8,203 ± SF - OPEN SPACE AREA #3
+48,651 ± SF - OPEN SPACE AREA #4
+47,000 ± SF - OPEN SPACE AREA #5
152,808± SF - TOTAL OPEN SPACE PROVIDED

LOT #	LOT DIMENSIONS	LOT AREA	FRONT SETBACK	SIDE SETBACK	SIDE SETBACK	REAR SETBACK
1	50' x 94'	4,700 SF	10 FT	6 FT	6 FT	28 FT
2	38' x 94'	3,572 SF	10 FT	6 FT	6 FT	28 FT
3	38' x 94'	3,572 SF	10 FT	6 FT	6 FT	28 FT
4	50' x 94'	4,700 SF	10 FT	6 FT	6 FT	29 FT
5	50' x 94'	4,700 SF	10 FT	6 FT	6 FT	29 FT
6	38' x 94'	3,572 SF	10 FT	6 FT	6 FT	29 FT
7	38' x 94'	3,572 SF	10 FT	6 FT	6 FT	29 FT
8	50' x 94'	4,700 SF	10 FT	6 FT	6 FT	29 FT
9	38' x 94'	3,572 SF	10 FT	6 FT	6 FT	29 FT
10	38' x 94'	3,752 SF	10 FT	6 FT	6 FT	29 FT
11	38' x 94'	3,572 SF	10 FT	6 FT	6 FT	29 FT
12	38' x 92'	4,700 SF	10 FT	6 FT	6 FT	26 FT
13	50' x 92'	6,200 SF	10 FT	6 FT	6 FT	26 FT
14	62' x 100'	6, 200 SF	10 FT	10 FT	18 FT	9 FT
15	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
16	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
17	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
18	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
19	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
20	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
21	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT

LOT #	LOT DIMENSIONS	LOT AREA	FRONT SETBACK	SIDE SETBACK	SIDE SETBACK	REAR SETBACK
22	70' x 100'	7,000 SF	10 FT	10 FT	18 FT	9 FT
23	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
24	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
25	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
26	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
27	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
28	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
29	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
30	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
31	50' x 94'	4,700 SF	10 FT	10 FT	18 FT	9 FT
32	38' x 94'	3,572 SF	10 FT	10 FT	18 FT	9 FT
33	62' x 100'	6,200 SF	10 FT	20 FT	18 FT	9 FT
34	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
35	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
36	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
37	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
38	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
39	70' x 100'	7,000 SF	39 FT	10 FT	18 FT	9 FT
40	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
41	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
42	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT
43	62' x 100'	6,200 SF	10 FT	10 FT	18 FT	9 FT

N

0 60 120 180 FT

1" = 60' SCALE BAR

Ithaca Solar Village

680 Warren Road
Ithaca, New York 14456

The Solar Village Company, LLC
33 Forge Ave.
Geneva, New York 14456

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DATE	DESCRIPTION

Not For Construction

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Project Manager: R. SWITALA, PE	Checked By: R. SWITALA., PE
Designed By: D. CHRISTOPHER	Drawn By: D. CHRISTOPHER
Date Issued: 02/13/2020	Project Number: 012507.04

OVERALL SUBDIVISION PLAN

Drawing Number:

C100

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