

WINKELMAN SUBDIVISION

COUNTY LINE ROAD

TOWN OF SKANEATELES

SITE DEVELOPMENT PLANS

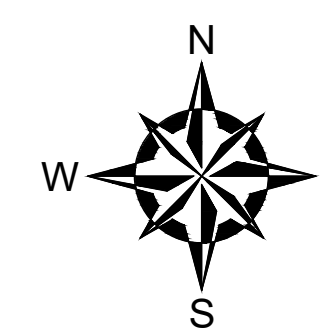
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LOCATION MAP
NOT TO SCALE



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WINKELMAN SUBDIVISION
COUNTY LINE ROAD, TOWN OF SKANEATELES
COUNTY OF ONONDAGA, STATE OF NEW YORK

JUNE 30, 2025
REVISION:
PROJECT #: 202356

GA001 - COVER SHEET
SHEET 1 OF 11

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SITE DATA

- 1. OWNER: CALVIN WINKELMAN 2866 COUNTY LINE ROAD SKANEATELES, NEW YORK 13152
- 2. ARCHITECT: EGGLESTON & KRENZER ARCHITECTS 1391 EAST GENESEE STREET SKANEATELES, NEW YORK 13152
- 3. TAX ID #: 048-01-23.2
- 4. PARCEL SIZE: 47.3± ACRES
- 5. ZONING CLASSIFICATION: RF- RURAL FARMING & FOREST
- 6. BUILDING SETBACK REQUIREMENTS: FRONT: 30' SIDE: 10' REAR: 30' COVERAGE: 20% ISC (40% TOTAL) BLDG. HT.: 35' MAX.
- 7. LOT REQUIREMENTS: MIN. LOT SIZE: 1/2 ACRE

POTENTIAL DEVELOPMENT FIGURES

TOTAL AREA: 47.3 AC. UTILITY EASEMENT: 0.07 AC. EX. WETLANDS: 2.15 AC. KANE AVE. ACCESS ROW: 1.82 AC. STEEP SLOPES (>12%): 0.00 AC. CONSTRAINED LAND: 3.84 AC. NET BUILDABLE AREA: 43.46 AC.

TOTAL ALLOWABLE LOTS: 22 LOTS (43.46 / 2 = 22 LOTS)

ACREAGE WITHIN SKANEATELES LAKE WATERSHED: 28.21 AC.

ACREAGE OUTSIDE SKANEATELES LAKE WATERSHED: 19.09 AC.

PHASE ONE: 32.0 AC. PROPOSED ROAD ROW: 3.19 AC. LOTS 1-11: 9.61 AC. TOTAL DEVELOPED: 12.3 AC (40%) CONSERVATION AREAS "A" & "B": 19.2 AC (60%)

PHASE TWO: 15.3 AC. KANE AVE ACCESS ROW: 1.82 AC. POSSIBLE ROAD ROW: 0.78 AC. LOTS 12-17: 3.67 AC. TOTAL DEVELOPED: 6.07 AC (40%) CONSERVATION AREAS "C": 10.85 AC (60%)

PROJECT INFORMATION

THIS PROJECT CONSISTS OF CLEARING OF LAND FOR THE PROPOSED CONSTRUCTION OF 12 RESIDENTIAL SINGLE-FAMILY LOTS WITH ASSOCIATED STRUCTURES, UTILITIES, DRIVEWAYS AND STORMWATER FACILITIES. THE ESTIMATED TIME FOR COMPLETION IS WITHIN ONE (1) YEAR OF RECEIVING ALL NECESSARY PERMITS AND APPROVALS.

SURVEY DATA

EXISTING FEATURES SHOWN HERON PER A DRAWING PROVIDED BY PAUL JAMES OLSEVSKI, P.L.S., PLLC, DATED FEBRUARY 25, 2022, ENTITLED "WINK SUBDIVISION", HAVING PROJECT NO. SK48-01-23.1.

NOTE: THE LOCATION, SIZES, AND ELEVATIONS OF EXISTING UTILITIES ARE BASED ON INFORMATION COMPILED BY THE SURVEYOR AND ENGINEER FROM FIELD WORK, RECORD DRAWINGS AND INFORMATION FURNISHED BY VARIOUS UTILITY COMPANIES WITH FIELD EDITING WHERE NECESSARY AND POSSIBLE. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND SHALL BE VERIFIED BY THE CONTRACTOR.

CONSTRUCTION SEQUENCE

- MOBILIZE ALL NECESSARY EQUIPMENT, PERSONNEL AND MATERIAL TO THE SITE. PROCEED WITH INSTALLATION OF EROSION & SEDIMENT CONTROL PRACTICES INCLUDING STABILIZED CONSTRUCTION ENTRANCE. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO BEGINNING ANY EARTHWORK OPERATIONS. SCHEDULE AND CONDUCT SITE WALK TO INSPECT SEDIMENT AND EROSION CONTROL MEASURES WITH ENGINEER. MODIFY SEDIMENT AND EROSION CONTROL MEASURES AS NEEDED.
- PROTECT EXISTING INSTRUMENTS, STRUCTURES, VEGETATION AND UTILITIES TO REMAIN.
- PERFORM CLEARING AND GRUBBING OPERATIONS IN AREAS OF PROPOSED WORK.
- MASS EARTHWORK OPERATIONS IN AREAS OF PROPOSED WORK.
- MASS EARTHWORK OPERATIONS INCLUDING CONSTRUCTION OF SWALES AND STORMWATER BASIN.
- INSTALLATION OF SEPTIC AND WATER UTILITIES.
- CONSTRUCTION OF PAVED ROADS.
- INSTALLATION OF CONCRETE PADS, BUILDING PADS/ FOUNDATIONS.
- FINAL GRADING.
- PERMANENT STABILIZATION WITH TOPSOIL, SEED AND MULCH AS SPECIFIED.
- INSTALLATION OF DRY SWALES ONCE CONTRIBUTING DRAINAGE AREAS ARE 100% STABILIZED.
- IN ADDITION TO THESE MEASURES, THE CONTRACTOR SHALL COMPLY WITH WHATEVER ADDITIONAL MEASURES MAY BE REQUIRED AS ORDERED BY THE TOWN OF SKANEATELES.
- PROVIDE ON-GOING MAINTENANCE AND MONITORING OF NEWLY VEGETATED AND RESTORED AREAS AS PER THE CONTRACT DOCUMENTS.
- DEMOBILIZE FROM THE JOB SITE. REMOVE ALL TEMPORARY STRUCTURES, TRASH, DEBRIS, AND OTHER MATERIAL FROM THE SITE. REMOVE TEMPORARY CONTROLS AND SIGNAGE. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROLS WHERE APPROPRIATE ONCE 80% GERMINATION HAS BEEN REACHED FOR THE ENTIRE SITE. NOTIFY ENGINEER OF FINAL STABILIZATION. SCHEDULE AND CONDUCT SITE WALK TO INSPECT SITE WITH ENGINEER.

EROSION CONTROL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE TEMPORARY SOIL EROSION CONTROL AND WATER POLLUTION CONTROL.
2. THE CONTRACTOR SHALL CONTROL SURFACE RUNOFF WHICH MAY CONTAIN SUSPENDED SOLIDS FROM ONTO EXISTING PAVEMENT SERVICES IN USE. THIS SHALL BE ACCOMPLISHED BY STACKED BALES OF STRAW OR DIVERSION CHANNELS TO SEDIMENTATION BASINS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION WATER QUALITY CERTIFICATION AND/OR FRESH WATER WETLANDS PERMIT AND/OR ARMY CORPS OF ENGINEERS PERMIT (IF APPLICABLE).
4. DURING CONSTRUCTION, NO WET OR FRESH CONCRETE OR LEACHATE SHALL BE ALLOWED TO ESCAPE INTO THE WATERS OF THE UNITED STATES, NOR SHALL WASHINGS FROM CONCRETE TRUCKS, MIXERS, OR OTHER DEVICES BE ALLOWED TO ENTER ANY WETLAND OR WATERS. A CONCRETE WASHOUT SHALL BE USED.
5. ALL AREAS OF SOIL DISTURBANCE RESULTING FROM THIS PROJECT SHALL BE SEEDED WITH AN APPROPRIATE PERENNIAL GRASS SEED AND MULCHED WITH STRAW WITHIN ONE WEEK OF FINAL GRADING. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.
6. PERIODIC CLEANING, INSPECTION AND REPLACEMENT OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE NECESSARY.
7. ALL CONTROLS SHALL BE PLACED PRIOR TO STARTING EARTHWORK OPERATIONS AND SHALL REMAIN IN PLACE UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION.
8. WHERE SILT FENCE IS USED IN AREAS OF CONCENTRATED FLOW, THE ENGINEER IN CHARGE MAY CALL FOR BACKING THE FENCE WITH STRAW BALES.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED DUE TO VARIATIONS IN SITE CONDITIONS.
10. IF THERE IS SOME REASON THAT CUT OR FILL CANNOT BE BROUGHT TO FINAL GRADE AND MUST REMAIN UNCOMPLETED FOR A PERIOD OF TIME, IT SHALL BE TEMPORARILY SEEDDED AND MULCHED WITHIN 7 DAYS.

EROSION & SEDIMENT POLLUTION CONTROL NOTES

1. EROSION & SEDIMENT CONTROL FACILITIES AND PRACTICES, UTILIZED IN CONSTRUCTION OF THE PROJECT, SHALL BE CONSISTENT WITH THE LATEST EDITIONS OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, AND THE NEW YORK STATE SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES.
2. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED AS FEASIBLE PRIOR TO AND DURING CONSTRUCTION.
3. CUT AND FILL SLOPES SHALL BE BROUGHT TO FINAL PROPOSED GRADES AS SOON AS POSSIBLE IN THE CONSTRUCTION SEQUENCE, AND SEEDED AND MULCHED.
4. EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES (CHECK DAMS, SILT FENCING, STABILIZED CONSTRUCTION ENTRANCES, SEDIMENT TRAPS, AND OTHER ACCEPTABLE IMPLEMENTED FACILITIES) SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL COMPLETE SITE STABILIZATION.
5. GRADE ALL AREAS TO DRAIN.
6. HEAVY CONSTRUCTION EQUIPMENT SHALL BE KEPT AS CLOSE TO THE WORK AREA AS PRACTICAL TO MINIMIZE DISTURBANCE OF SOIL ALREADY STABILIZED OR UNDISTURBED.
7. TOPSOIL AND OTHER SOIL REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN SUITABLE LOCATION CLEAR FROM ANY STORMWATER DRAINAGE COURSES. STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION.
8. VEGETATIVE STABILIZATION SHALL BE PERIODICALLY INSPECTED FOR SUFFICIENT GROWTH (GROWTH AND PROGRESS AREAS NOT RESPONDING SHALL BE PROMPTLY RESEEDED AND REMULCHED AS SOON AS POSSIBLE. AREAS SHOWING SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEEDED, AND REMULCHED AS SOON AS POSSIBLE. SOIL OR EROSION CONTROL FABRIC SHALL BE UTILIZED WHERE ADEQUATE STABILIZATION IS NOT OCCURRING.
9. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING EARTH MOVING ACTIVITIES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
10. A STABILIZED CONSTRUCTION ENTRANCE PAD WITH CLEAN STONE WILL BE PLACED AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
11. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR THAN 5 DAYS, AND NOT SUBJECT TO CONSTRUCT TRAFFIC, WILL RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS CONSTRUCTION TRAFFIC, WILL RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF 2.0 TONS PER ACRE, ACCORDING TO STANDARDS.
12. PERMANENT VEGETATION TO BE SEEDDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
13. THE APPLICATION OF TOPSOIL, SEEDING, AND MULCHING FOR DISTURBED AREAS SHALL BE CONSISTENT WITH THE STANDARD GENERAL PRACTICES FOR CONSTRUCTION.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL AREAS HAVE BEEN PERMANENTLY STABILIZED.
15. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE CLEANED IMMEDIATELY.
16. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
17. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
18. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THEIR CONTINUED FUNCTION.
19. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES

1. PROPER MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT CONTROL FACILITIES ARE NECESSARY TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL FACILITIES.
 2. DISTURBED GROUND SURFACES SHALL BE SPRINKLED WITH WATER, AS NEEDED, TO LIMIT THE FORMATION AND MIGRATION OF AIRBORNE DUST.
 3. OPERATIONAL MEASURES SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT THE SPILLS OF FUELS AND LUBRICANTS, IF A SPILL OCCURS, IT SHALL BE CONTROLLED IMMEDIATELY TO PREVENT ITS ENTRY INTO OFF-SITE AREAS INCLUDING ADJACENT STORM WATER FACILITIES.
 4. ANY TEMPORARY EROSION CONTROL FACILITY SHALL REMAIN FUNCTIONAL UNTIL VEGETATIVE COVER IS SUFFICIENTLY ESTABLISHED WITHIN THE RESPECTIVE TRIBUTARY DRAINAGE AREA.
 5. ANY DEBRIS ACCUMULATED IN EROSION CONTROL DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED. THESE FACILITIES SHALL BE CHECKED DAILY AND AFTER RAINFALL EVENTS, AND REALIGNED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN IT REACHES THE FOLLOWING DEPTHS:
 - SILT FENCE: 1/2 HEIGHT
 - STONE CHECKDAMS: 1/2 HEIGHT
 - INLET/ OUTLET PROTECTION: 1 INCH
- NOTE: DISTURBED AREAS SHALL BE CONSIDERED PERMANENTLY STABILIZED WHEN A MINIMUM COVER OF 80% HAS BEEN ESTABLISHED.

TEMPORARY SEEDING REQUIREMENTS

1. SEEDING:
 - A. APPLY AWW MIX AT A RATE (SEE SPECIFICATIONS).
 - B. APPLY SEED WITH A MECHANICAL SEEDER. OPTIMUM SETTING IN ONE INCH (EXCEPT SANDY SOILS, 2 INCHES).
 - C. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPAKER TYPE SEEDER OR HYDRO-SEEDER IS USED, THE SEED BED SHALL BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.
2. MULCHING:
 - A. MULCH MATERIALS SHALL BE UN-ROTTED HAY OR STRAW AT A RATE OF 2.0 TO 3.0 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1,000 SQUARE FEET. MULCH SHOULD NOT BE GROUND OR CHOPPED TO SHORT PIECES.
 - B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75 PERCENT TO 95 PERCENT OF THE SOIL SURFACE WILL BE COVERED.
 - C. MULCH ANCHORING SUCH AS THE USE OF A TACKIFIER SHALL BE IMPLEMENTED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER.

PERMANENT SEEDING REQUIREMENTS

1. SEEDBED PREPARATION:
 - A. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT (50%) CALCIUM PLUS MAGNESIUM OXIDES) AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.
 - B. APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 14 POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT.
 - C. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEEDBED IS PREPARED.
 - D. REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE.
 - E. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACT, THE AREA MUST BE RE-TILLED AS ABOVE.
2. SEEDING:
 - A. APPLY SEED WITH MECHANICAL SEEDER. OPTIMUM SEEDING DEPTH IS ONE INCH (EXCEPT SANDY SOILS, 2 INCHES).
 - B. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPAKER TYPE SEEDER OR HYDRO-SEEDER IS USED, THE SEEDBED SHALL BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.
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 - B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75 PERCENT TO 95 PERCENT OF THE SOIL SURFACE WILL BE COVERED.
 - C. MULCH ANCHORING SUCH AS THE USE OF A TACKIFIER SHALL BE IMPLEMENTED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER.

SOIL EXCAVATION AND BACKFILL RECOMMENDATIONS

- EXCAVATIONS:**
1. MAXIMUM ALLOWABLE SLOPES FOR EXCAVATIONS LESS THAN 20 FEET DEEP SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS, OR ANY APPLICABLE STATE AND OR LOCAL REGULATIONS.
 2. SLOPING, BENCHING OR OTHER METHODS OF EXCAVATION GREATER THAN 20 FEET DEEP MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
 3. CONTRACTOR SHALL ORGANIZE THE WORK IN A MANNER THAT EXCAVATIONS ARE OPEN FOR THE SHORTEST PRACTICAL TIME.
 4. EXCAVATED OR IMPORTED BACKFILL MATERIALS SHOULD NOT BE STOCKPILED ADJACENT TO OPEN CUT EXCAVATIONS WITH A MINIMUM HORIZONTAL DISTANCE EQUAL TO THREE TIMES ITS DEPTH OR GREATER AS NECESSARY FOR SLOPE STABILITY AND ADJACENT TO THE SIDES OF SHEETED AND BRACED EXCAVATIONS WITHIN A MINIMUM HORIZONTAL DISTANCE EQUAL TO THE DEPTH OF THE EXCAVATION UNLESS THE EXCAVATION SUPPORT SYSTEM IS PROPERLY DESIGNED AND CONSTRUCTED FOR THE LOADS. STOCKPILING MATERIAL OVER EXISTING OR CONSTRUCTED UTILITIES MAY INDUCE SETTLEMENT BENEATH THEM AND SHOULD NOT BE PERMITTED.
- BACKFILL RECOMMENDATIONS:**
5. ORDINARY FILL (I.E. SUITABLE SOIL FROM EXCAVATION OPERATIONS) MAY BE USED FOR BACKFILL, PROVIDED THE MATERIAL IS STABLE, CAN BE COMPACTED TO THE REQUIRED DENSITY AS DESCRIBED BELOW. ORDINARY FILL SHOULD CONSIST OF SUITABLE ON-SITE SOIL, FREE OF ORGANICS, DELETERIOUS MATERIALS, ICE, SNOW, AND WASTE OF ANY KIND.
 6. REPRESENTATIVE SAMPLES OF ALL FILLS AND BACKFILLS FOR USE ON THE PROJECT SHOULD BE TESTED USING MODIFIED PROCTOR METHOD (ASTM D1557) TO DETERMINE MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT. THE MAXIMUM PARTICLE SIZE SHOULD BE NO GREATER THAN TWO-THIRDS OF THE LIFT THICKNESS. WATER CONTENT BY WEIGHT DURING COMPACTION SHOULD NOT EXCEED 43 PERCENT OF OPTIMUM MOISTURE AS DETERMINED BY ASTM 1557.
 7. IN STRUCTURAL AREAS (BENEATH HOMES, ROADS AND UTILITIES) FOR SOIL FILL SUBGRADE INTERVALS BELOW 3 FEET BELOW STRUCTURE, FILL LOOSE LIFT THICKNESSES SHALL BE NO GREATER THAN 12 INCHES. FOR FILL INTERVALS LESS THAN 3 FEET BELOW STRUCTURE (EXCLUDING SUBBASE STONE REQUIREMENTS), LOOSE LIFT THICKNESSES SHALL BE NO GREATER THAN 8 INCHES THICK. ALL LIFTS SHALL BE COMPACTED WITH A VIBRATORY ROLLER SHEEPSFOOT COMPACTOR. FIBER COMPACTION SHOULD BE MEASURED PRIOR TO PLACING SUBSEQUENT LIFTS. SOIL SHALL BE COMPACTED TO A MINIMUM 90 PERCENT OF THE MAXIMUM DRY DENSITY FOR SOILS PLACED BELOW 3 FEET BELOW STRUCTURE, AND 95 PERCENT OF THE MAXIMUM DRY DENSITY FOR SOILS PLACED WITHIN 3 FEET BELOW THE STRUCTURE.
 8. ROAD SUBBASE STONE SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF THE MAXIMUM DRY DENSITY.
 9. IN NON-STRUCTURAL AREAS, SOIL FILL SHALL BE PLACED IN MAXIMUM 12-INCH THICK LOOSE LIFTS AND COMPACTED TO A STABLE MATRIX WITH A VIBRATORY SHEEPSFOOT COMPACTOR.
 10. IN STRUCTURAL AREAS NOT REQUIRING FILL, THE EXPOSED SUBGRADES SHALL BE PROOF-COMPACTED WITH MULTIPLE PASSES OF A SHEEPSFOOT VIBRATORY COMPACTOR IN STATIC MODE PRIOR TO PLACEMENT OF CONCRETE FOR FOOTINGS OF ROAD SUBBASE STONE. WEAK OR SOFT SPOTS IDENTIFIED DURING PROOF COMPACTION SHALL BE EXCAVATED AND REPLACED WITH COMPACTED FILL. PROOF-ROLLING AND COPMPACTION MAY BE WAIVED OR MODIFIED IF, WITH THE PROJECT AND TOWN ENGINEER'S CONCLURENCE, IT IS DETERMINED THAT THIS WILL DISTURB AN OTHERWISE SUITABLE SUBGRADE BASED ON OBSERVED FIELD CONDITIONS.

WATERMAIN NOTES

ALL WATERMANS SHALL HAVE A MINIMUM 6" OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL CUT STAKES BEFORE TRENCHING TO INSURE THAT ALL INSTALLED WATERMANS WILL HAVE THE REQUIRED COVER. SANITARY SEWER/ SEPTIC LINES SHALL HAVE A MINIMUM 10' HORIZONTAL AND 18" (BELOW) VERTICAL SEPARATION FROM PROPOSED WATERMANS.

ELECTRICAL/ LIGHTING NOTES

SITE LIGHTING SHALL BE LED DARK SKY COMPLIANT OR DLC LISTED FIXTURES SHALL BE USED.

SANITARY SEWER NOTES

1. CLEANOUTS SHALL BE INSTALLED ON EACH SANITARY LATERAL AT THE PROPERTY LINE, RIGHT-OF-WAY LINE, OR PERMANENT EASEMENT LINE.
2. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. IF FLOOR DRAINS DO NOT INCLUDE FOUNDATION OR FOOTING DRAINS.
3. EXFILTRATION AND/ OR INFILTRATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER DAY, PER MILE OF PIPE, PER INCH DIAMETER, AND SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL PROCEDURES. AIR TESTS, INCLUDING VACUUM TEST, SHALL NOT BE ALLOWED ON SANITARY MANHOLES.
4. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TESTS SHALL BE CONDUCTED AFTER ALL FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST THIRTY (30) DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT (5%), IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A MINIMUM DIAMETER EQUAL TO NINETY-FIVE PERCENT (95%) OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
5. EARTHWORK SHALL BE PERFORMED PRIOR TO THE INSTILLATION OF ANY SANITARY SEWER MAIN OR APPURTENANCES.
6. NOTIFY UNDERGROUND FACILITIES PROTECTION ORGANIZATION (UFP) TWO (2) WORKING DAYS PRIOR TO DIGGING, DRILLING, OR BLASTING FOR UTILITY STAKEOUT AT 1-800-962-7962.

EXISTING BUILDING
PROPERTY LINE
EXISTING ASPHALT
TREE LINE, EVERGREEN TREE, DECIDUOUS TREE, SHRUB
GUARD RAIL
RIGHT-OF-WAY LINE
EXISTING CONTOUR
PROPOSED CONTOUR
SILT FENCE
PROPOSED LIMIT OF DISTURBANCE
COMPOST FILTER SOCK
ORANGE CONSTRUCTION FENCE
SWALE/ DITCH, FLOW ARROW, CHECK DAM
ROCK WALL
BARBED WIRE FENCE
OVERHEAD UTILITIES, UTILITY POLE, GUY ANCHOR
DRAINAGE PIPE, CATCH BASIN, END SECTION
SANITARY PIPE, MANHOLE
FORCEMAIN
PROPOSED BUILDING
GAS LINE/ VALVE/ METER
TELCO LINE/ PEDESTAL/ HANDHOLE/ MANHOLE/ VAULT
ELEC METER/ LINE/ HANDHOLE/ MANHOLE/ VAULT/ TRANSFORMER
WATER LINE/ HYDRANT/ VALVE/ WELL/ VAULT
CABLE/ PEDESTAL/ HANDHOLE/ VAULT
FIBER PEDESTAL/ HANDHOLE/ VAULT
UNDERGROUND UTILITIES
ELECTRIC & TELEPHONE
SETBACK
CLEANOUT, TRAFFIC MANHOLE, MANHOLE
TRAFFIC CONTROL PAVEMENT MARKINGS
TRAFFIC LIGHT/ HANDICAP PARKING SYMBOL
INLET PROTECTION
LIGHT POLE/ WALL PACK
MAILBOX, POST, BOLLARD
BORE/ TEST PIT, DIRECTIONAL FLOW ARROW, FLAGGING
SIGN
LEGEND

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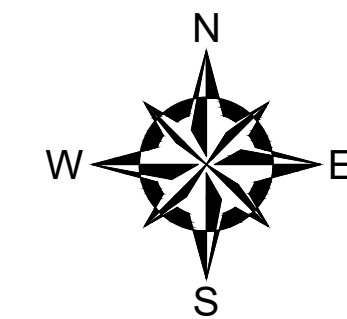
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TOWN OF SKANEATELES
STATE OF NEW YORK

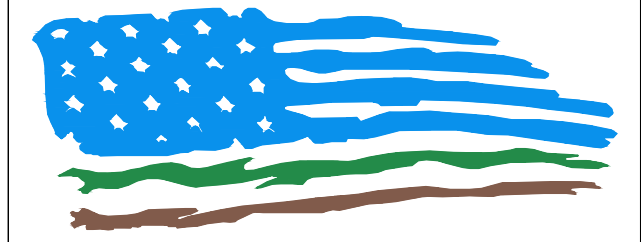
GENERAL NOTES & LEGEND SHEET

PREPARED FOR:
CALVIN WINKELMAN
2866 COUNTY LINE ROAD
SKANEATELES, NEW YORK

PROJ MGR: E.K.R.	REVIEWED BY:
DESIGNED BY: E.K.R.	DRAWN BY: C.J.M.
DATE: JUNE 30, 2025	SCALE: AS NOTED
PROJECT NO. 202356	
REVISION NO. DWG	GA002 SHEET NO. 2 OF 11



**EDWARD REID
ENGINEERING, PLLC**
2460 CEMETERY ROAD
FABIUS, NEW YORK 13063
315-569-4328



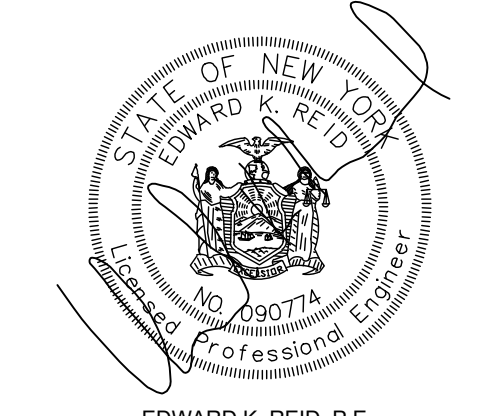
**GREENLINE
STORMWATER
DESIGNS, LLC**
760 BELL ROAD
NEWARK, NEW YORK 14513
585-520-4222



Know what's below.
Call before you dig.

NO.	ISSUE/DESCRIPTION	BY	DATE
2	12 LOT REVISION	EKR	05/12/25
1	REV LOT/EASEMENTS	EKR	05/09/25

EXCEPT AS PROVIDED UNDER SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW, UNAUTHORIZED ALTERATION IS PROHIBITED.



**WINKLEMAN SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK**

**OVERALL
SITE PLAN**

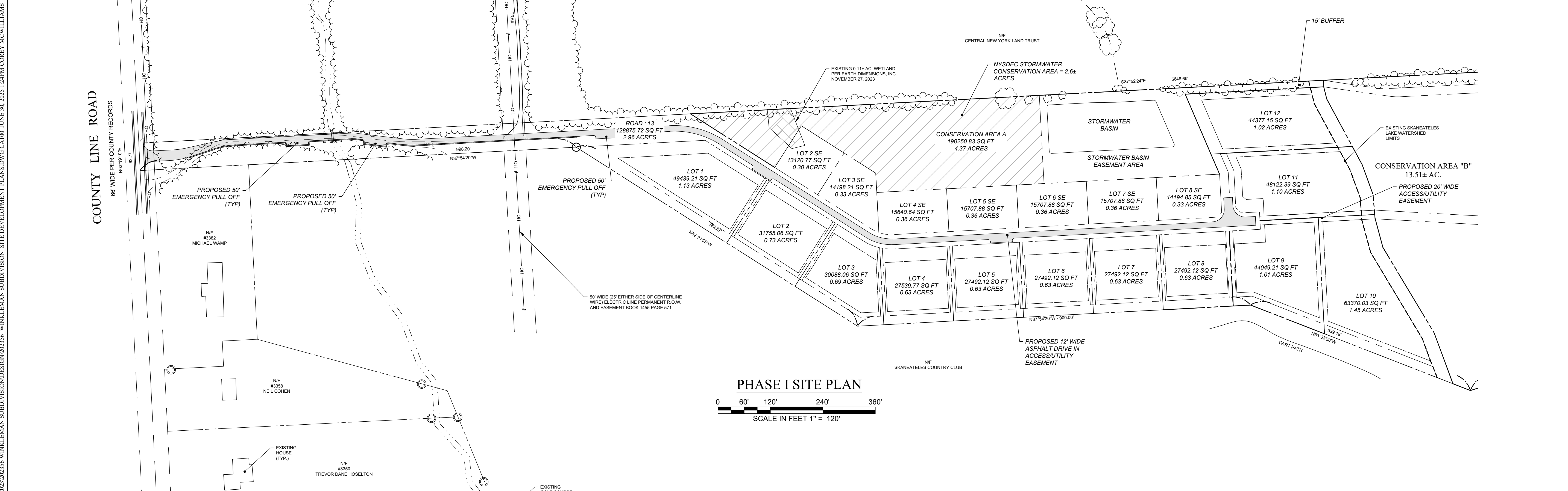
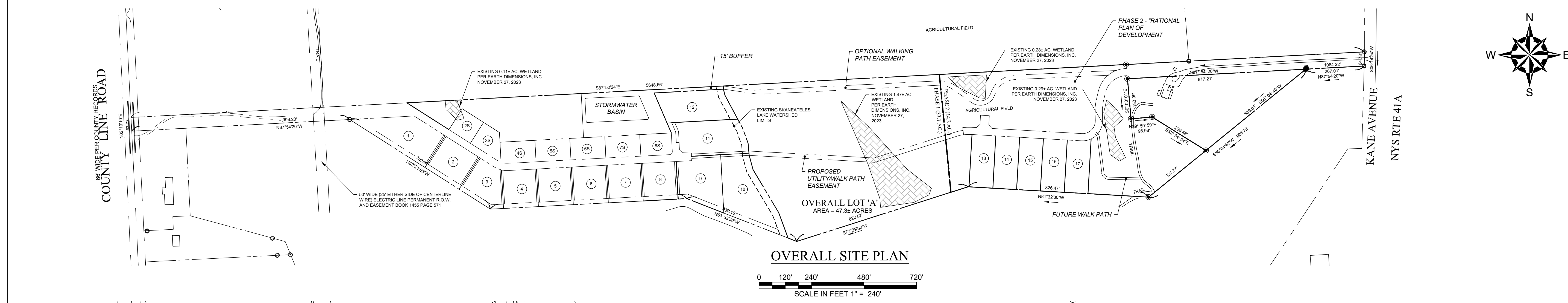
PREPARED FOR:
CALVIN WINKLEMAN
2866 COUNTY LINE ROAD
SKANEATELES, NEW YORK

PROJ MGR: E.K.R. REVIEWED BY:
DESIGNED BY: E.K.R. DRAWN BY: C.J.M.

DATE: JUNE 30, 2025 SCALE: AS NOTED

PROJECT NO. 202356

REVISION NO. DWG
CA100
SHEET NO. 3 OF 11



Line #/Curve #	Length	Bearing/Delta	Radius
L93	46.22	N23° 15' 16.04"W	
L94	48.23	N3° 04' 20.39"W	
L95	13.00	S86° 55' 39.61"W	
L41	34.43	N3° 04' 20.39"W	
L40	17.07	N48° 04' 20.39"W	
L39	41.43	S86° 55' 39.61"W	
L38	20.00	N3° 04' 20.39"W	
L37	20.00	N3° 04' 20.39"W	
L36	71.60	N86° 55' 39.61"E	116.50
L35	160.00	N86° 55' 39.61"E	
L34	160.00	N86° 55' 39.61"E	
L33	160.00	N86° 55' 39.61"E	
L32	160.00	N86° 55' 39.61"E	
L31	127.95	N86° 55' 39.61"E	
C6	32.47	15.97	116.50
C5	39.80	19.57	116.50
L28	77.05	S57° 31' 55.39"E	
L97	185.00	S57° 31' 55.39"E	
L96	167.88	S57° 31' 55.39"E	
L27	295.30	N86° 55' 39.61"E	

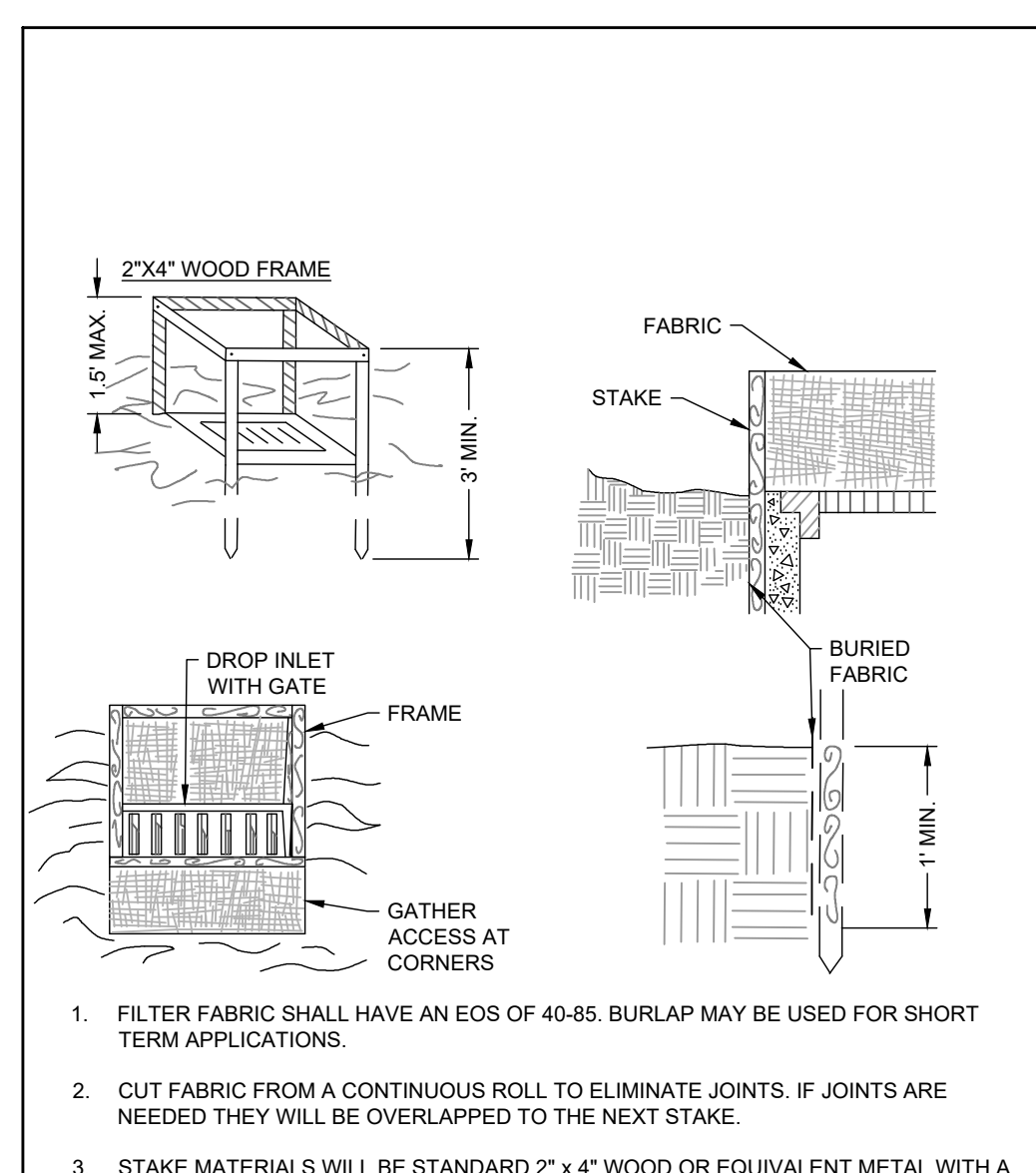
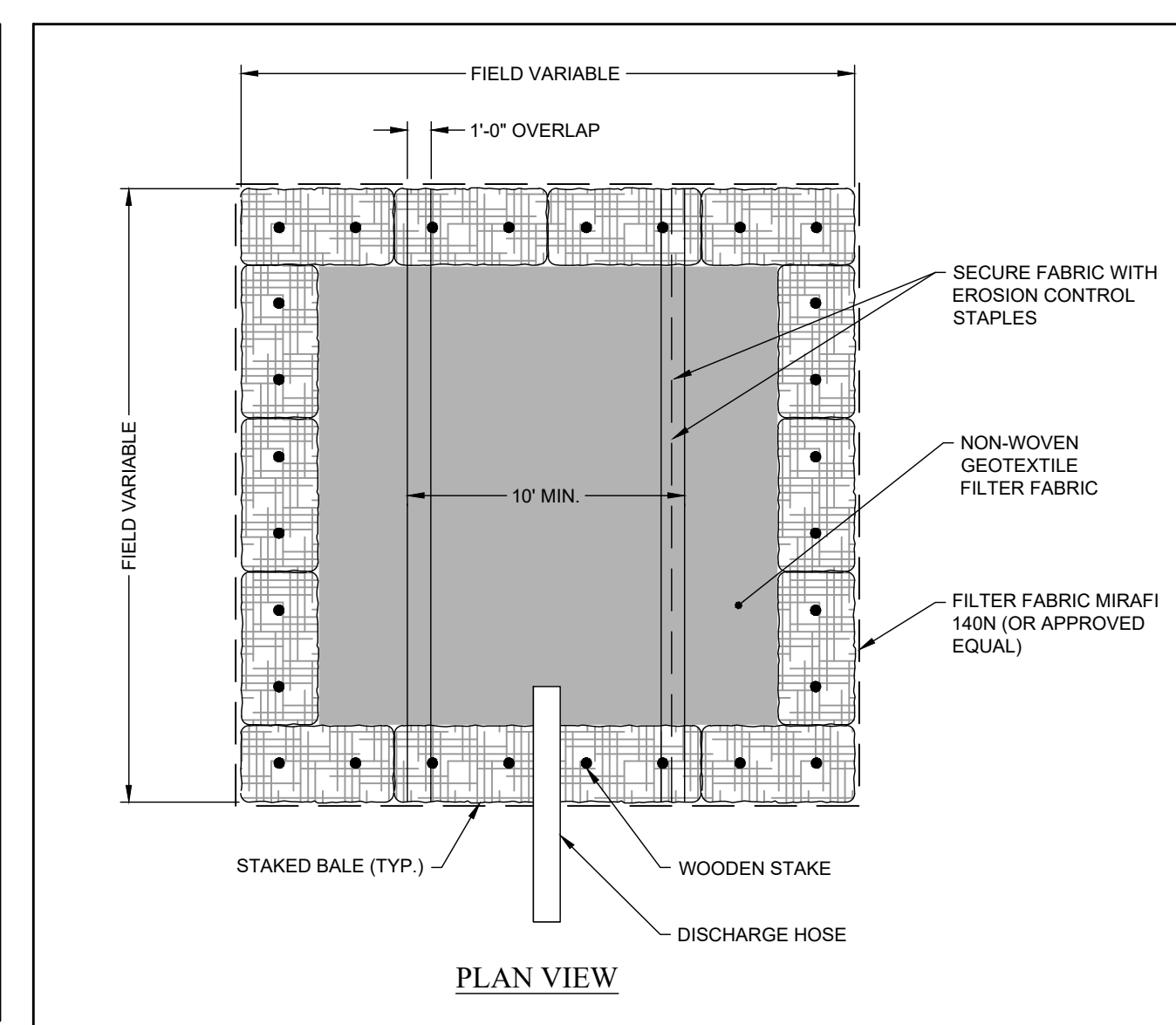
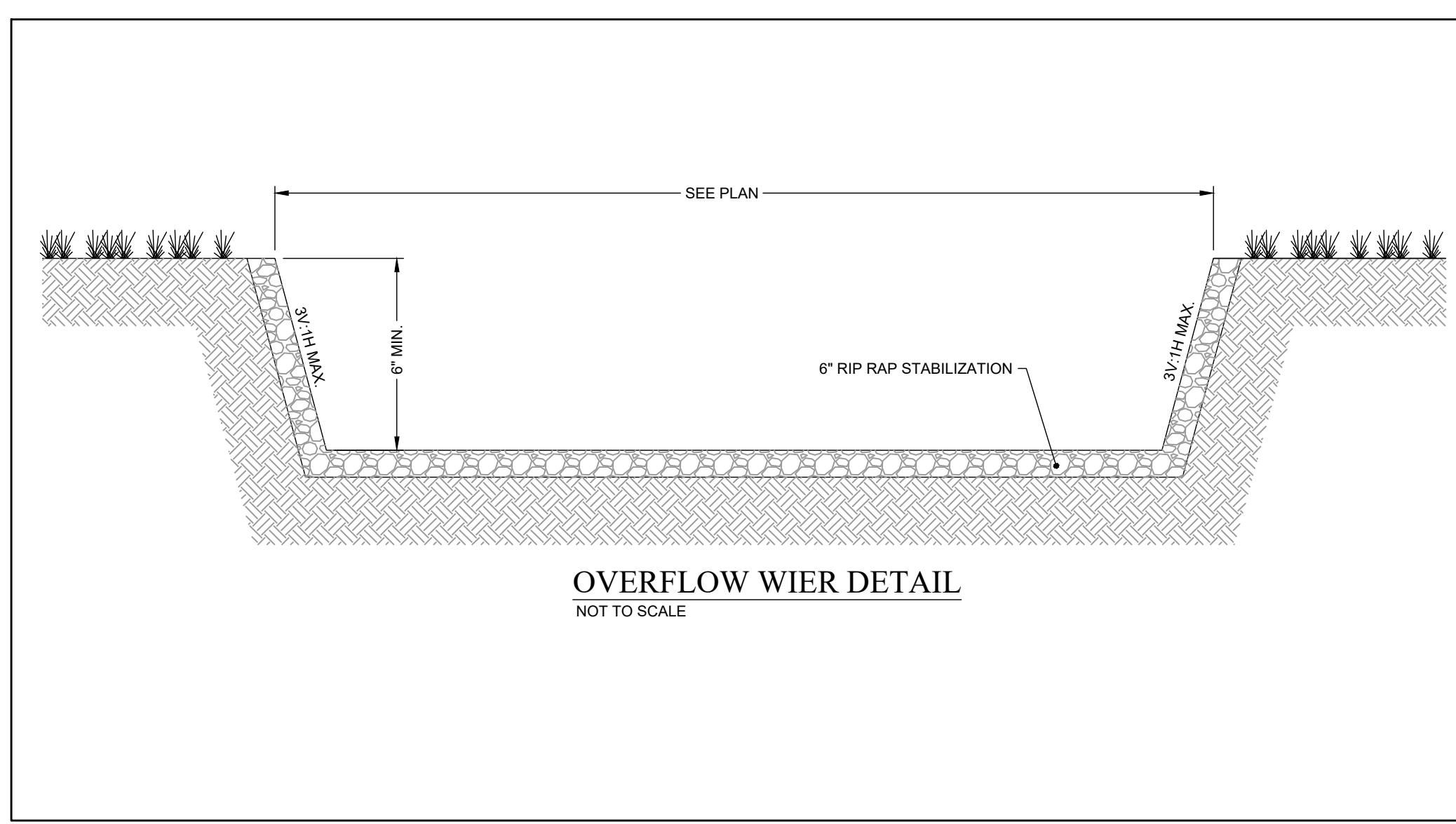
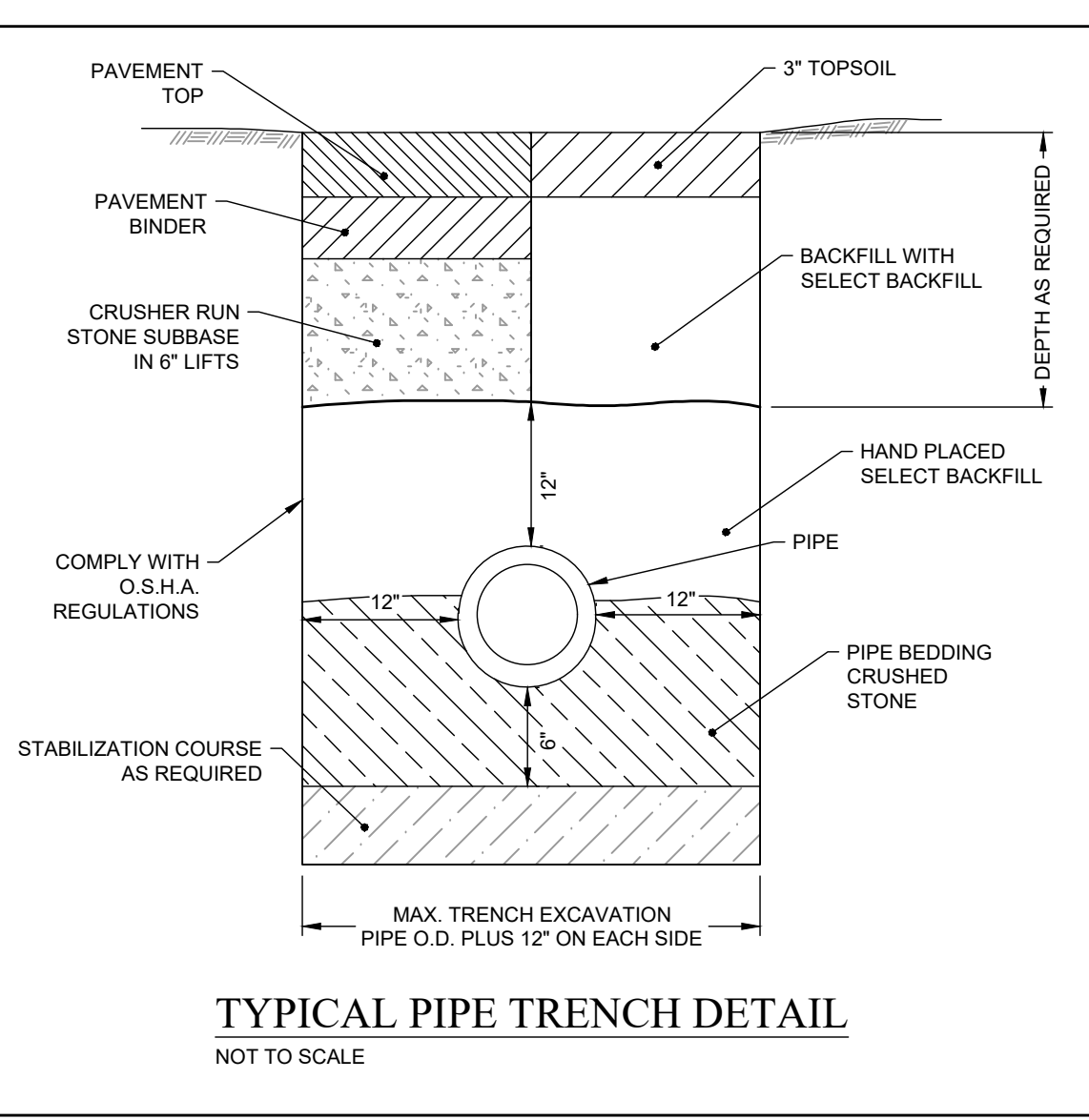
Line #/Curve #	Length	Bearing/Delta	Radius
L25	62.77	S2° 50' 50.39"E	
L24	1263.14	S86° 57' 35.21"W	
L54	228.45	N57° 31' 55.39"W	
L53	116.15	N57° 31' 55.39"W	
L52	145.90	N57° 31' 55.39"W	
C4	18.90	12.97	83.50
C3	32.89	22.57	83.50
L51	127.95	S86° 55' 39.61"W	
L50	160.00	S86° 55' 39.61"W	
L49	160.00	S86° 55' 39.61"W	
L48	160.00	S86° 55' 39.61"W	
L47	135.05	S86° 55' 39.61"W	
L46	14.18	S42° 04' 39.92"W	
L45	43.50	S3° 04' 20.39"E	
L44	44.67	S3° 04' 20.39"E	
L43	50.03	S23° 15' 16.04"E	
L83	171.65	S32° 28' 04.61"W	
L82	171.65	S32° 28' 04.61"W	
L81	176.32	S3° 04' 20.39"E	
L80	171.83	S3° 04' 20.39"E	

Line #/Curve #	Length	Bearing/Delta	Radius
L79	171.83	S3° 04' 20.39"E	
L78	171.83	S3° 04' 20.39"E	
L77	171.83	S3° 04' 20.39"E	
L76	171.83	S3° 04' 20.39"E	
L75	266.42	S3° 04' 20.39"E	
L4	15.00	S3° 02' 24.79"E	
L5	28.83	S13° 56' 02.75"E	
L6	123.40	S28° 20' 13.14"E	
L7	47.20	S28° 20' 13.14"E	
L8	72.72	S20° 00' 00.00"E	
L9	45.87	S5° 00' 00.00"E	
L11	8.46	S5° 00' 00.00"E	
L12	69.07	S15° 00' 00.00"E	
L90	123.90	S20° 15' 01.85"E	
L89	228.36	S30° 55' 34.97"E	
L74	133.40	N86° 57' 39.61"E	
L72	302.43	N86° 57' 39.61"E	
L42	21.31	N86° 57' 39.61"E	
L71	317.07	N86° 57' 39.61"E	
L70	149.06	N23° 15' 16.04"W	

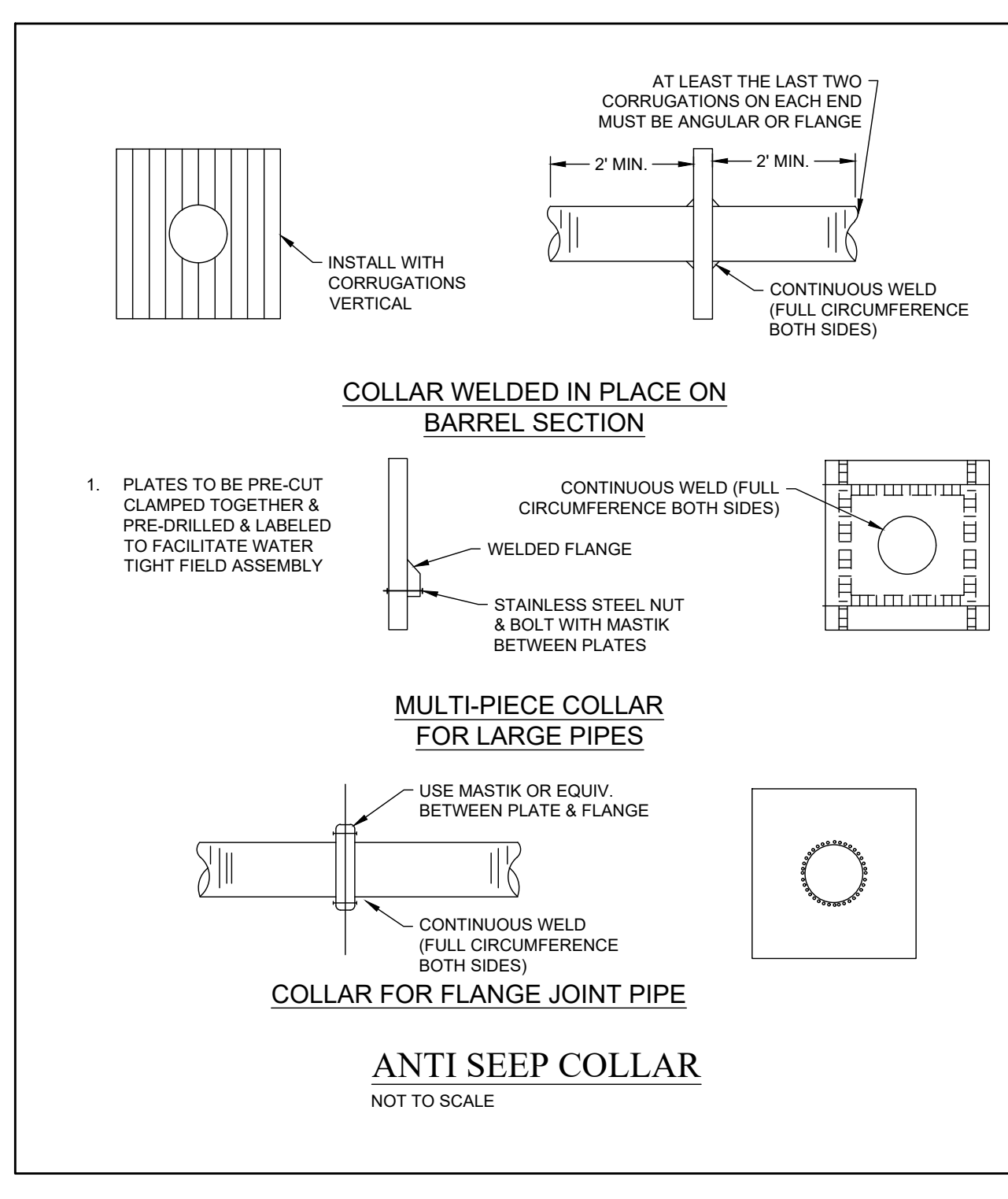
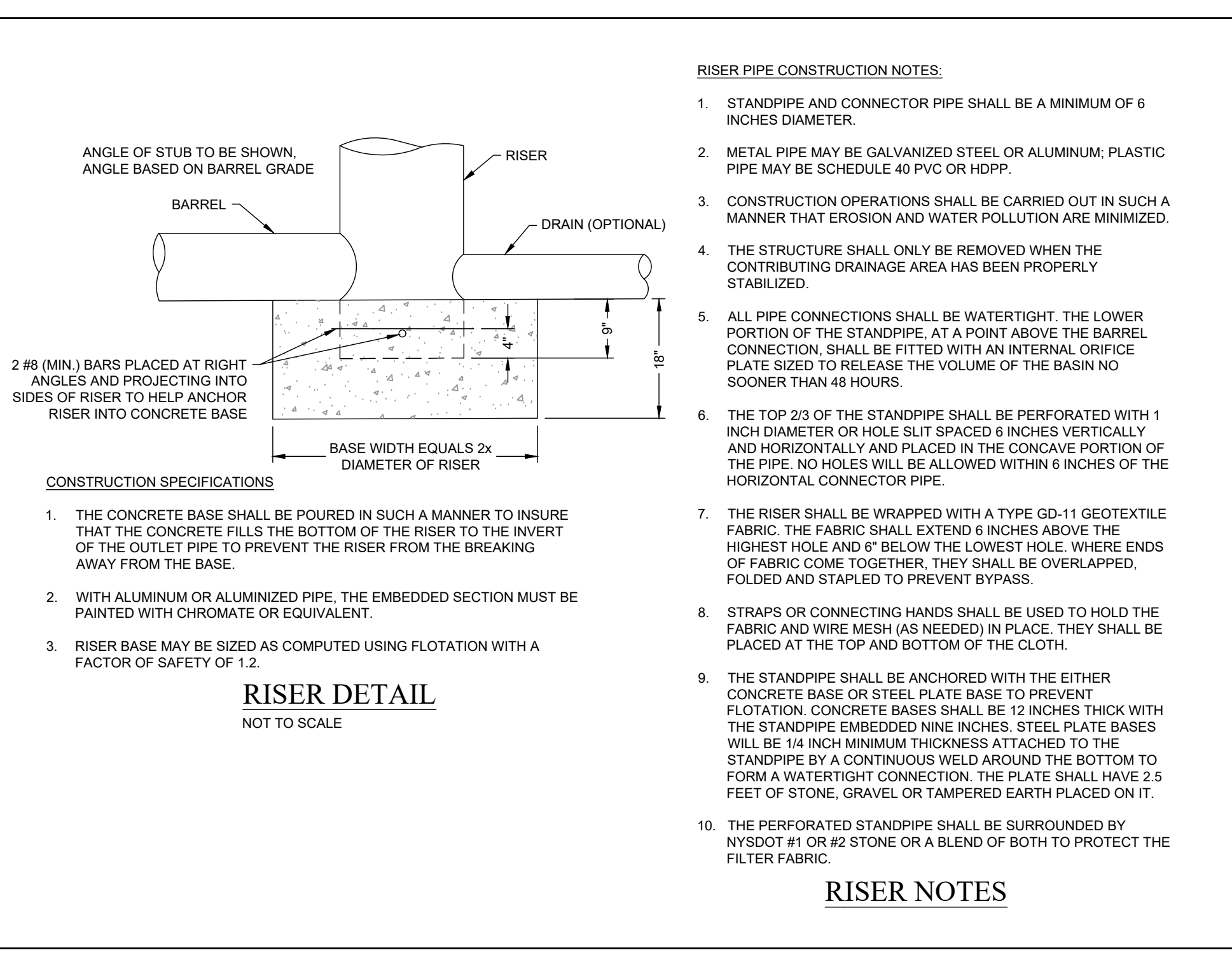
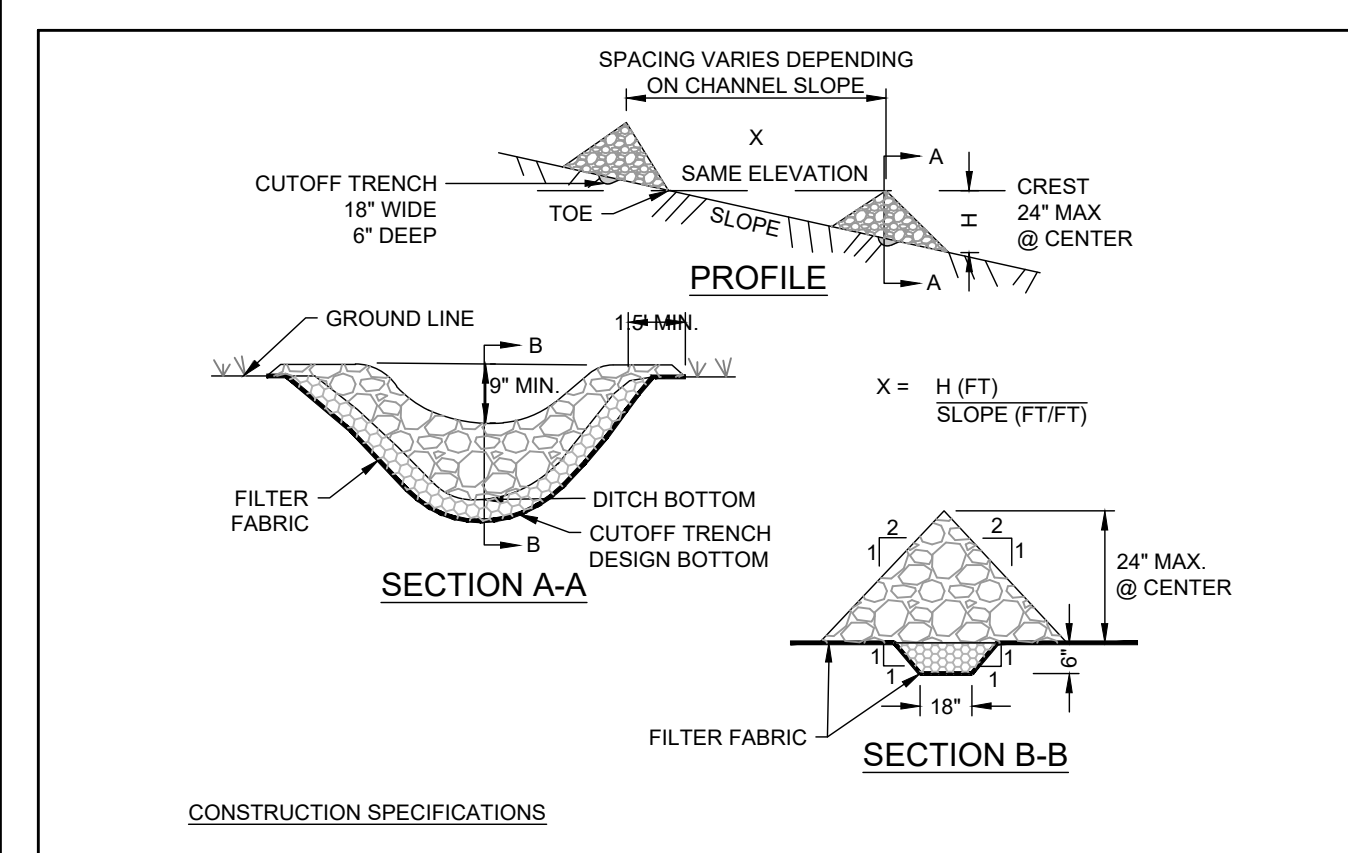
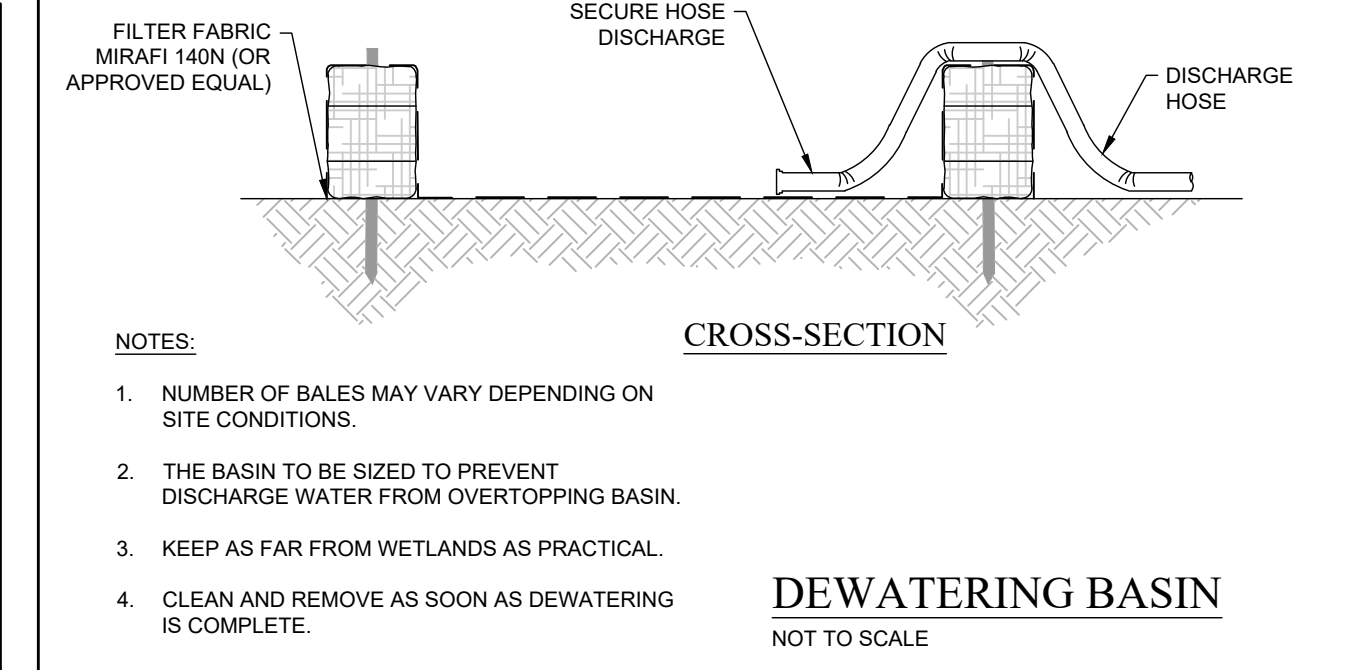
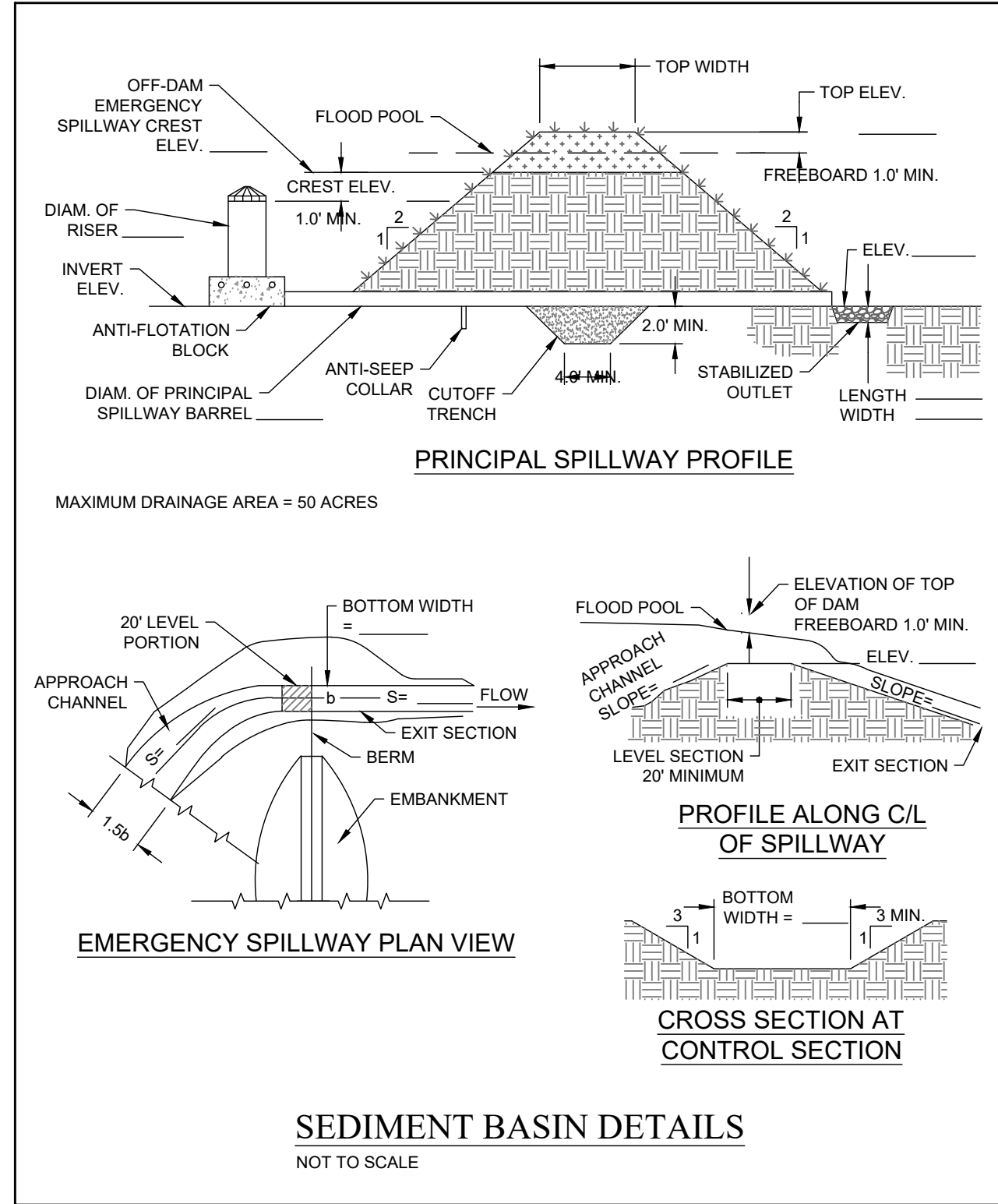
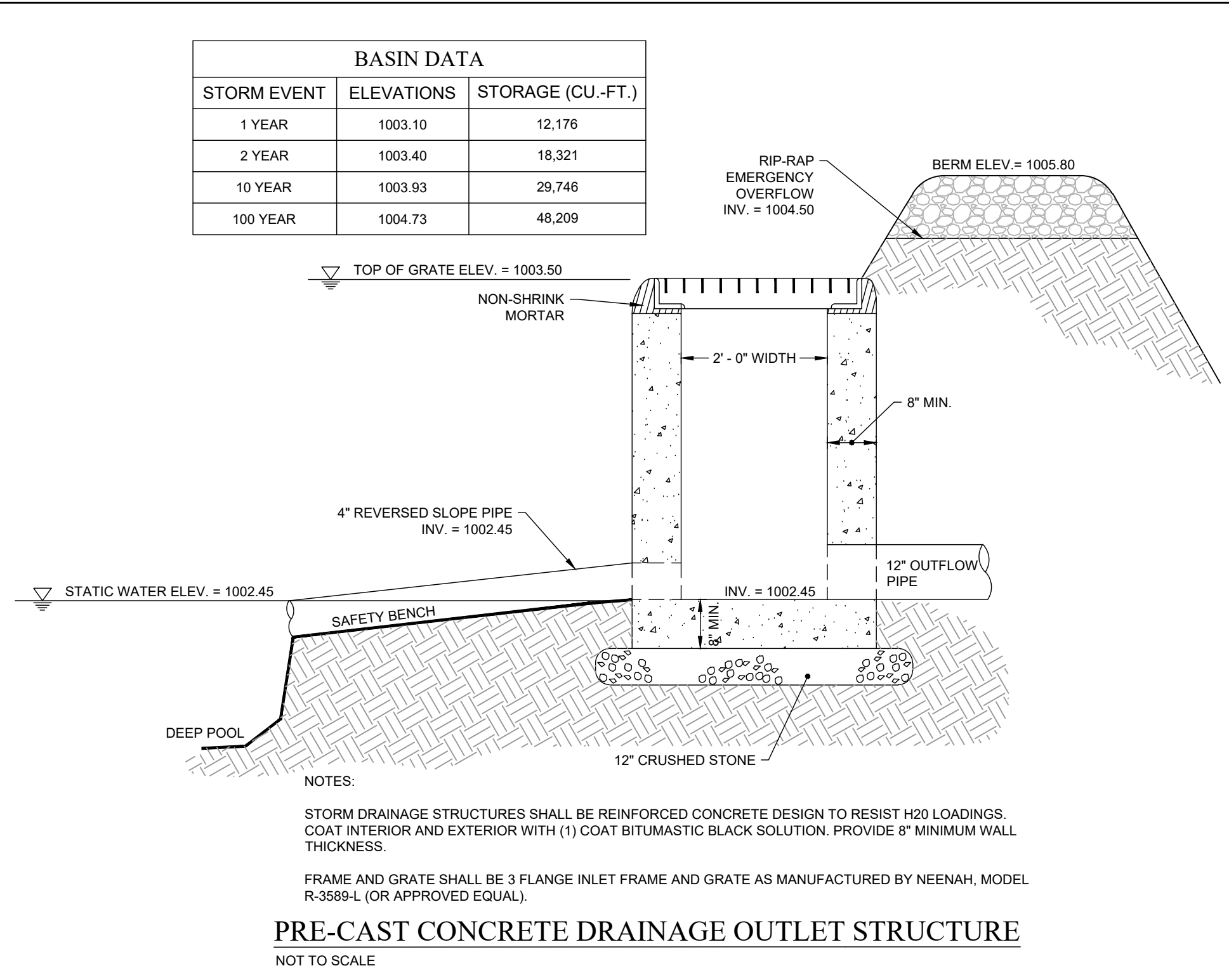
Line #/Curve #	Length	Bearing/Delta	Radius
L1	39.95	S86° 55' 39.61"W	
L2	160.00	S86° 55' 39.61"W	
L3	1449.11	N86° 57' 35.21"E	
L13	42.69	N88° 43' 50.39"W	
L14	60.05	S86° 55' 39.61"W	
L15	169.70	N57° 31' 55.39"W	
L16	185.00	N57° 31' 55.39"W	
L17	998.20	S86° 55' 39.61"W	
L18	408.17	N57° 31' 55.39"W	
L19	160.00	S86° 55' 39.61"W	
L20	160.00	S86° 55' 39.61"W	
L21	160.00	S86° 55' 39.61"W	
L22	160.00	S86° 55' 39.61"W	
L23	315.33	N88° 43' 50.39"W	
L88	181.16	N88° 43' 50.39"W	
L85	540.44	S5° 36' 34.54"E	
L98	989.75	N86° 57' 35.21"E	
L86	739.86	S72° 19' 49.61"W	
L55	112.97	N32° 28' 04.61"E	
L56	116.15	N57° 31' 55.39"W	

Line #/Curve #	Length	Bearing/Delta	Radius
L57	112.97	S32° 28' 04.61"W	
L58	85.47	N57° 31' 55.39"W	
L59	44.43	S3° 04' 20.39"E	
L60	91.78	S3° 04' 20.39"E	
L69	145.10	N86° 55' 39.61"E	
L67	160.00	N86° 55' 39.61"E	
L65	160.00	N86° 55' 39.61"E	
L63	160.00	N86° 55' 39.61"E	
L61	160.00	N86° 55' 39.61"E	
L62	98.17	S3° 04' 20.39"E	
L64	98.17	S3° 04' 20.39"E	
L66	98.17	S3° 04' 20.39"E	
L68	98.17	S3° 04' 20.39"E	
L92	129.45	N86° 57' 39.61"E	
L91	133.40	N86° 57' 39.61"E	

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1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
 4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.
 7. MAXIMUM DRAINAGE AREA 1 ACRE.
- FILTER FABRIC INLET PROTECTION**
NOT TO SCALE



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FABIUS, NEW YORK 13063
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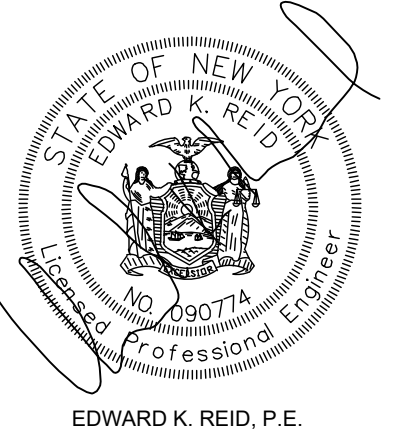
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Know what's below.
Call before you dig.

NO.	ISSUE/DESCRIPTION	BY	DATE

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**WINKELMAN SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK**

**DETAILS
(2 OF 5)**

PREPARED FOR:
CALVIN WINKELMAN
2866 COUNTY LINE ROAD
SKANEATELES, NEW YORK

PROJ MGR: E.K.R. REVIEWED BY:
DESIGNED BY: C.J.M. DRAWN BY: C.J.M.

DATE: JUNE 25, 2025 SCALE: AS NOTED

PROJECT NO. 202356

REVISION NO. DWG
CA501
SHEET NO. 8 OF 11

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