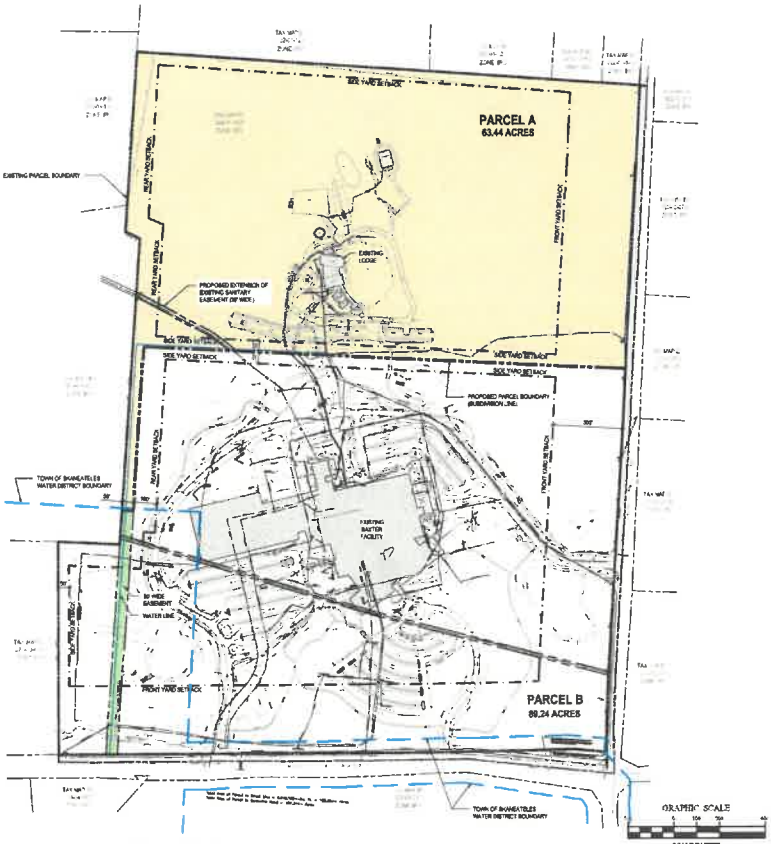

A1 CONVENTIONAL SUBDIVISION PLAN

PARCEL A

4386 STATE STREET, TOWN OF SKANEATELES, NY 13153

ZONE: IRD - INDUSTRIAL/RESEARCH/OFFICE DISTRICTS

	REQUIRED	EXISTING/
LOT SIZE	2 ACRES MIN.	63.44 ACRES
SETBACKS		
FRONT YARD (TO STATE OR COUNTY RD)	100' MIN.	116'
SIDE YARD	50' MIN.	96' - 348'
REAR YARD	100' MIN.	786'
LOT COVER	50% MAX. (31.44 ACRES)	1.88% (1.20 ACRES)
IMPERVIOUS SURFACE COVER	40% MAX. (25.76 ACRES)	1.88% (1.20 ACRES)
BUILDING FOOTPRINT	200,000 SF MAX.	22,787 SF
PARKING	PER PLANNING BOARD	152 SPACES
PARKING SETBACK	30' FROM SIDE AND FRONT	48' SIDE / 600' FRONT
PARKING LOCATION	BEHIND OR TO SIDE OF BUILDING	FRONT AND SIDE OF BUILDING
SIGNS PARKING	PER PLANNING BOARD	
LANDSCAPE BUFFER	20' WIDE	10+ TO ZONE IRD
	50' WIDE TO ZONE HM AND RR	30+ TO ZONE RR

PARCEL B

4341 STATE STREET, TOWN OF SKANEATELES, NY 13153

ZONE: IRD - INDUSTRIAL/RESEARCH/OFFICE DISTRICTS

	REQUIRED	EXISTING
LOT SIZE	2 ACRES MIN.	89.24 ACRES
SETBACKS		
FRONT YARD (TO STATE OR COUNTY RD)	100' MIN.	867' / 730'
SIDE YARD	50' MIN.	664' / 825'
REAR YARD	100' MIN.	342'
LOT COVER	50% MAX. (44.62 ACRES)	26.30% (23.48 ACRES)
IMPERVIOUS SURFACE COVER	40% MAX. (35.70 ACRES)	26.30% (23.48 ACRES)
BUILDING FOOTPRINT	200,000 SF MAX.	221,734 SF
PARKING	PER PLANNING BOARD	562 SPACES (+18 BIO CONVERTIBLE)
PARKING SETBACK	30' FROM SIDE AND FRONT	140'/613' FRONT / 564' SIDE
PARKING LOCATION	BEHIND OR TO SIDE OF BUILDING	FRONT AND SIDE OF BUILDING
SIGNS PARKING	PER PLANNING BOARD	
LANDSCAPE BUFFER	20' WIDE	5-40' TO MOTTVILLE RD.
		25+ TO ZONE IRD
	50' WIDE TO ZONE HM AND RR	20' TO ZONE HM / 10' TO ZONE RR

LEGEND	
BUILDING EXTERIOR WALL	
BUILDING DOOR	
BUILDING OVERHANG	
OVERHEAD COMMUNICATIONS/FIBER OPTIC/TELE	
UNDERGROUND COMMUNICATIONS/FIBER/TELE	
SANITARY SEWER	
NATURAL GAS LINE	
OVERHEAD POWER/ELECTRICAL	
UNDERGROUND POWER/ELECTRICAL	
STEAM LINE	
STORM LINE	
DOMESTIC WATER	
UNIDENTIFIED UNDERGROUND UTILITIES	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CENTERLINE	
FENCE	
TREE LINE (WOODS, HEDGEROW, ETC.)	
EDGE OF WATER (POND, LAKE, STREAM)	
MINOR OR INTERMEDIATE CONTOURS	
MAJOR CONTOURS	
RIPRAP	
WETLANDS	
SPOT ELEVATION	
SURVEY MONUMENT/BENCHMARK	
BORE OR CORE HOLE	

LEGEND	
UTILITY POLE	
LIGHT POLE	
COMMUNICATIONS/FIBER OPTIC MANHOLE/BOX	
ELECTRIC MANHOLE & VAULT	E / E
UTILITY PULLBOX	E
SANITARY SEWER MANHOLE	
STORM DRAIN MANHOLE	
CATCH BASIN/STORM INLET	
CURB INLET	
STEAM MANHOLE & VAULT	
CLEANOUT	
DOMESTIC WATER MANHOLE	
DOMESTIC WATER VALVE	
FIRE HYDRANT	
TREE	
SHRUBS (DECIDUOUS & CONIFEROUS)	

A4 GRAPHIC SYMBOL LEGEND

QPK DESIGN
430 SOUTH SALINA STREET
SUITE 800
PO BOX 29
SYRACUSE, NY 13201-0029

4341 STATE STREET SUBDIVISION

4341 STATE STREET
SKANEATELES FALLS, NY

#22-01-16.0

PROJECT STATUS
SUBDIVISION

NORTH

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NUMBER
223222.00

DATE
08/18/2023

SHEET TITLE
CONVENTIONAL SUBDIVISION PLAN

C-101