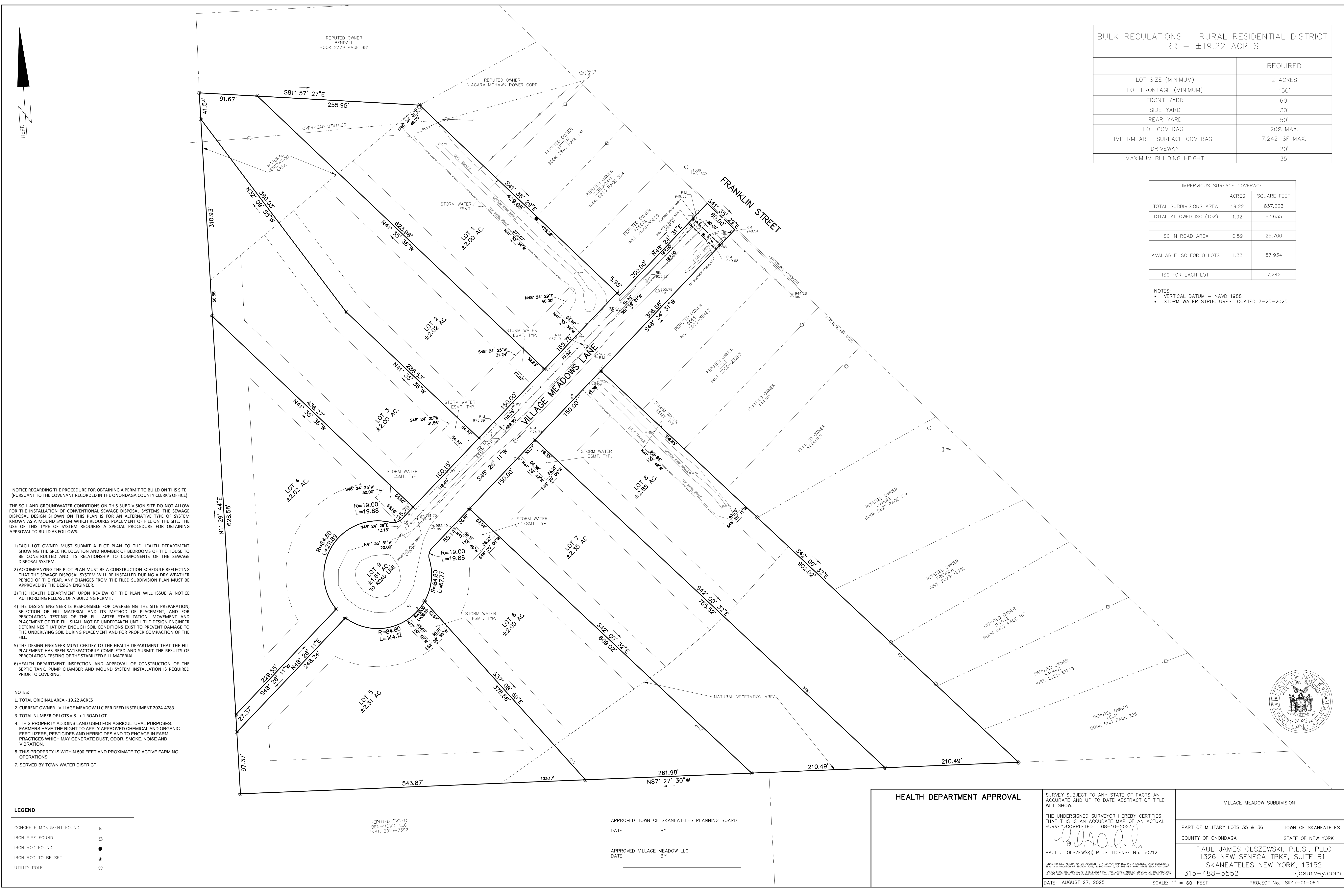




BULK REGULATIONS – RURAL RESIDENTIAL DISTRICT RR – ±19.22 ACRES	
	REQUIRED
LOT SIZE (MINIMUM)	2 ACRES
LOT FRONTAGE (MINIMUM)	150'
FRONT YARD	60'
SIDE YARD	30'
REAR YARD	50'
LOT COVERAGE	20% MAX.
IMPERMEABLE SURFACE COVERAGE	7,242–SF MAX.
DRIVEWAY	20'
MAXIMUM BUILDING HEIGHT	35'

IMPERVIOUS SURFACE COVERAGE		
	ACRES	SQUARE FEET
TOTAL SUBDIVISIONS AREA	19.22	837,223
TOTAL ALLOWED ISC (10%)	1.92	83,635
ISC IN ROAD AREA	0.59	25,700
AVAILABLE ISC FOR 8 LOTS	1.33	57,934
ISC FOR EACH LOT		7,242

- NOTES:
- VERTICAL DATUM – NAVD 1988
 - STORM WATER STRUCTURES LOCATED 7–25–2025

NOTICE REGARDING THE PROCEDURE FOR OBTAINING A PERMIT TO BUILD ON THIS SITE (PURSUANT TO THE COVENANT RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE)

THE SOIL AND GROUNDWATER CONDITIONS ON THIS SUBDIVISION SITE DO NOT ALLOW FOR THE INSTALLATION OF CONVENTIONAL SEWAGE DISPOSAL SYSTEMS. THE SEWAGE DISPOSAL DESIGN SHOWN ON THIS PLAN IS FOR AN ALTERNATIVE TYPE OF SYSTEM KNOWN AS A MOUND SYSTEM WHICH REQUIRES PLACEMENT OF FILL ON THE SITE. THE USE OF THIS TYPE OF SYSTEM REQUIRES A SPECIAL PROCEDURE FOR OBTAINING APPROVAL TO BUILD AS FOLLOWS:

- 1) EACH LOT OWNER MUST SUBMIT A PLOT PLAN TO THE HEALTH DEPARTMENT SHOWING THE SPECIFIC LOCATION AND NUMBER OF BEDROOMS OF THE HOUSE TO BE CONSTRUCTED AND ITS RELATIONSHIP TO COMPONENTS OF THE SEWAGE DISPOSAL SYSTEM.
- 2) ACCOMPANYING THE PLOT PLAN MUST BE A CONSTRUCTION SCHEDULE REFLECTING THAT THE SEWAGE DISPOSAL SYSTEM WILL BE INSTALLED DURING A DRY WEATHER PERIOD OF THE YEAR. ANY CHANGES FROM THE FILED SUBDIVISION PLAN MUST BE APPROVED BY THE DESIGN ENGINEER.
- 3) THE HEALTH DEPARTMENT UPON REVIEW OF THE PLAN WILL ISSUE A NOTICE AUTHORIZING RELEASE OF A BUILDING PERMIT.
- 4) THE DESIGN ENGINEER IS RESPONSIBLE FOR OVERSEEING THE SITE PREPARATION, SELECTION OF FILL MATERIAL AND ITS METHOD OF PLACEMENT, AND FOR PERCOLATION TESTING OF THE FILL AFTER STABILIZATION. MOVEMENT AND PLACEMENT OF THE FILL SHALL NOT BE UNDERTAKEN UNTIL THE DESIGN ENGINEER DETERMINES THAT DRY ENOUGH SOIL CONDITIONS EXIST TO PREVENT DAMAGE TO THE UNDERLYING SOIL DURING PLACEMENT AND FOR PROPER COMPACTION OF THE FILL.
- 5) THE DESIGN ENGINEER MUST CERTIFY TO THE HEALTH DEPARTMENT THAT THE FILL PLACEMENT HAS BEEN SATISFACTORILY COMPLETED AND SUBMIT THE RESULTS OF PERCOLATION TESTING OF THE STABILIZED FILL MATERIAL.
- 6) HEALTH DEPARTMENT INSPECTION AND APPROVAL OF CONSTRUCTION OF THE SEPTIC TANK, PUMP CHAMBER AND MOUND SYSTEM INSTALLATION IS REQUIRED PRIOR TO COVERING.

- NOTES:
1. TOTAL ORIGINAL AREA - 19.22 ACRES
 2. CURRENT OWNER - VILLAGE MEADOW LLC PER DEED INSTRUMENT 2024-4783
 3. TOTAL NUMBER OF LOTS = 8 + 1 ROAD LOT
 4. THIS PROPERTY ADJOINS LAND USED FOR AGRICULTURAL PURPOSES. FARMERS HAVE THE RIGHT TO APPLY APPROVED CHEMICAL AND ORGANIC FERTILIZERS, PESTICIDES AND HERBICIDES AND TO ENGAGE IN FARM PRACTICES WHICH MAY GENERATE DUST, ODOR, SMOKE, NOISE AND VIBRATION.
 5. THIS PROPERTY IS WITHIN 500 FEET AND PROXIMATE TO ACTIVE FARMING OPERATIONS
 7. SERVED BY TOWN WATER DISTRICT

LEGEND	
CONCRETE MONUMENT FOUND	□
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD TO BE SET	⦿
UTILITY POLE	⊙

APPROVED TOWN OF SKANEATELES PLANNING BOARD
DATE: _____ BY: _____
APPROVED VILLAGE MEADOW LLC
DATE: _____ BY: _____

HEALTH DEPARTMENT APPROVAL

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 08-10-2023.
Paul J. Olszewski
PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212
*UNAUTHORIZED REPRODUCTION OR ALTERATION OF A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2009, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
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DATE: AUGUST 27, 2025 SCALE: 1" = 60' FEET PROJECT No. SK47-01-06.1

VILLAGE MEADOW SUBDIVISION
PART OF MILITARY LOTS 35 & 36 TOWN OF SKANEATELES
COUNTY OF ONONDAGA STATE OF NEW YORK
PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE B1
SKANEATELES NEW YORK, 13152
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