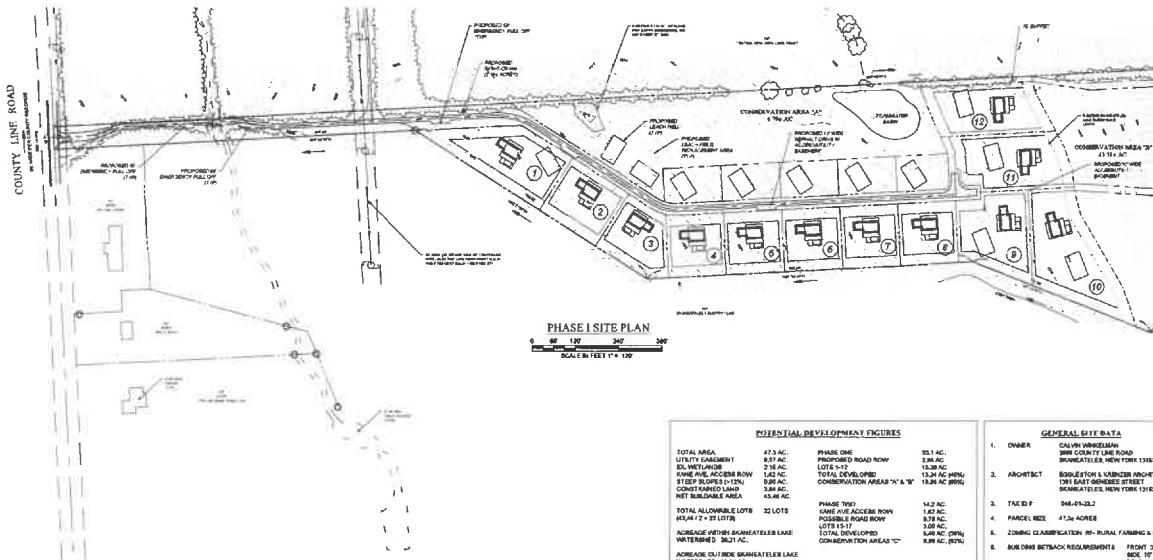




POTENTIAL DEVELOPMENT FIGURES			
TOTAL AREA	47.3 AC.	PHASE ONE	25.1 AC.
UTILITY EASEMENT	8.07 AC.	PROPOSED ROAD ROW	3.94 AC.
ED. WETLANDS	2.16 AC.	LOTS 1-12	15.38 AC.
FOREP. PUB. ACCESS ROW	1.62 AC.	TOTAL DEVELOPED	15.38 AC. (32%)
STEEP SLOPES (>12%)	5.88 AC.	CONSERVATION AREAS "A" & "B"	15.38 AC. (32%)
CONST. UNDEVELOPED	3.88 AC.		
NET BUILDABLE AREA	43.46 AC.	PHASE TWO	14.2 AC.
TOTAL ALLOWABLE LOTS	22 LOTS	KANE AVE ACCESS ROW	1.82 AC.
65'x141' = 91 LOTS		POSSIBLE ROAD ROW	8.78 AC.
ACREAGE WITHIN SKANEATELES LAKE		LOTS 13-17	3.08 AC.
WATERBODIES: 36.21 AC.		TOTAL DEVELOPED	5.08 AC. (10%)
ACREAGE OUTSIDE SKANEATELES LAKE		CONSERVATION AREAS "C"	5.08 AC. (10%)
WATERBODIES: 18.08 AC.			

GENERAL SITE DATA	
1. OWNER	CALVIN WINKELMAN 3800 COUNTY LINE ROAD BRANFORD, NEW YORK 13025
2. ARCHITECT	BOGGS & WINKELMAN ARCHITECTS 100 EAST GENESEE STREET BRANFORD, NEW YORK 13025
3. TAXED P.	046-01-02.1
4. PARCEL SIZE	47.34 ACRES
5. ZONING CLASSIFICATION	RP - RURAL FARMING & FOREST
6. BUILDING SETBACK REQUIREMENTS	FRONT 30' SIDE 10' REAR 10' COVERAGE 30% (30'x100' TOTAL) BLDG. HT. 30' MAX.
7. LOT REQUIREMENTS	MIN. LOT SIZE: 1.0 ACRE

**EDWARD REID
ENGINEERING, PLLC**
2480 CEMETERY ROAD
FARMUS, NEW YORK 13060
315-684-6208

**GREENLINE
STORMWATER
DESIGNS, LLC**
760 BELL ROAD
NEWARK, NEW YORK 14613
584-554-2222

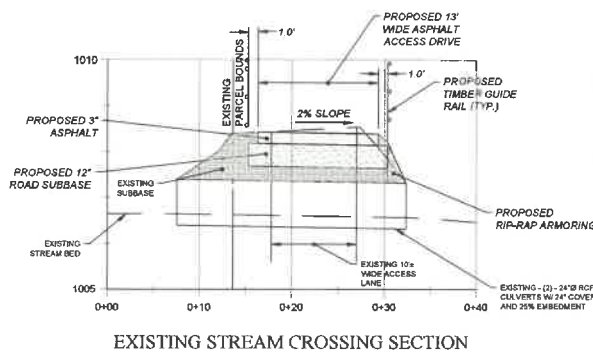
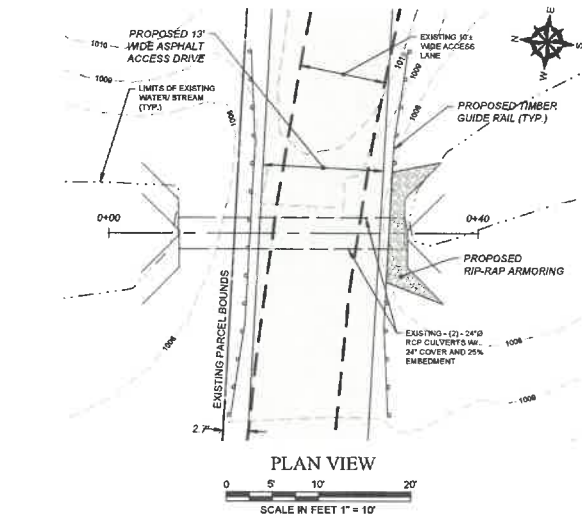
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Know what's below.
Call before you dig.

WINKELMAN SUBDIVISION
3415 KANE AVENUE
TOWN OF SKANEATELES
STATE OF NEW YORK

**OVERALL
SITE PLAN**

PREPARED FOR:
CALVIN WINKELMAN
3800 COUNTY LINE ROAD
BRANFORD, NEW YORK

DESIGNED BY: E.A.K. REVIEWED BY: C.J.M.
DATE: 10/1/2015 SCALE: AS NOTED
PROJECT NO.: 202266
REVISION NO.: (NONE)
CA100
(SHEET 1 OF 1)



NOTES:

1. 8" OF STONE MAY BE PLACED IN LIEU OF 12" SUBBASE W/ 3" ASPHALT TOP.
2. TIMBER GUIDE RAIL TO BE DESIGNED BY OTHERS.

PROJECT: WINKLEMAN SUBDIVISION COUNTY LINE ROAD TOWN OF SKANEATELES STATE OF NEW YORK	
EXISTING STREAM CROSSING EXHIBIT	
PREPARED BY: EDWARD REID ENGINEERING, PLLC 2880 CLEMATY ROAD FARGO, NEW YORK 13889 315-588-1378	PREPARED FOR: CALVIN WINKELMAN 2880 COUNTRY LINE ROAD SKANEATELES, NEW YORK
DESIGNED BY: EJR DATE: May 12, 2025	CHECKED BY: EJR SCALE: AS NOTED PROJECT NO.: 2023556
DWG: SE001 SHEET NO.: 1 OF 1	