

NOTES:

Total Area: 12.4854 Acres
 Total Number of Lots: 18
 Present Zone: Residential
 Lot Requirements: Side Yard - 10'
 Tax Map Nos. 03-05-05.1
 Pavement widths shown without curbs.
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
 Ornamental street lights to be provided at locations shown hereon.
 Section No. 4 to include Lot Nos. 25, 30 thru 46.
 The Applicant agrees to complete to the satisfaction of the Village of Skaneateles all public infrastructure, including but not limited to, electrical lines and appurtenances, water and sewer lines and appurtenances, storm water system and appurtenances, streets, including curbs, sidewalks and street lights, trail and trees by June 30, 2015.
 No building permit will be issued for any Lot until all public infrastructures, including but not limited to, electrical lines and appurtenances, water and sewer lines and appurtenances, storm water system and appurtenances, streets including curbs, sidewalks and street lights, trail and trees are completed and accepted by the Village of Skaneateles.
 Each dwelling will require compliance with the Design Standards established by the Planning Board for Parkside Village and plans for each dwelling shall be submitted for review and approval to the Architectural Review Committee of the Planning Board. Unless otherwise approved by the Planning Board, each dwelling and lot shall comply with the lot contours as shown on the final site plan maps approved by the Planning Board.
 The I & I Impact Fee \$75,600.00 as determined by the Village Trustees is to be paid by the developer prior to the issuance of a building permit and upon submission of an application for a building permit.
 A grading plan for each lot shall be submitted with an application for a building permit to determine that the grades comply with the Planning Board Approval.
 An as built map for each lot showing grading shall be submitted to the Village and to be approved by the Village Engineer to confirm that the grades comply with the approved Subdivision Map and Approval.
 No construction or grade change shall take place within the area designated on this map as Wetlands or Drainage Easement without approval by the Village of Skaneateles Planning Board upon recommendation of the Village of Skaneateles Engineer.
 No building or structure shall be located in any area designated on this map as Wetlands or Drainage Easement.
 Each owner of a lot in Section 4 agrees to be part of and subject to a Homeowners Association to be formed and called the Parkside Village Homeowners Association, Inc.
 The premises shown hereon is within Zone "C" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360593 0001 B, effective date: February 17, 1982.

WETLAND NOTE:
 No construction or grade change shall take place within the wetland area without approval of the U. S. Army Corp of Engineers.

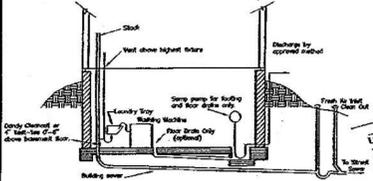
LEGEND:

- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates existing water main, water valve & hydrant
- indicates existing storm sewer, catch basin & manhole
- indicates existing sanitary sewer, sewer vent & manhole
- indicates Village electric handhold and/or ornamental street light location
- indicates stop sign
- indicates proposed water main & hydrant
- indicates proposed storm sewer & catch basin
- indicates proposed sanitary sewer & manhole
- indicates sanitary sewer force main.
- indicates test boring
- indicates street address
- indicates monument to be set
- indicates proposed streetlight
- indicates proposed driveway cut
- indicates proposed trees (species of tree to be approved by Planning Board upon recommendation by Village Tree Committee)

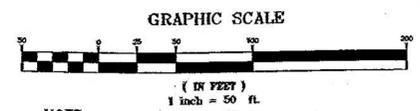
CHICAGO TITLE INSURANCE COMPANY hereby certifies that there are no unpaid state, town or county taxes as of 10/21/2013.
 Signed: [Signature]
 THE CHICAGO TITLE INSURANCE COMPANY

APPROVED: TRASON SKANEATELES LLC
 3187 Bellevue Avenue, Apt. A-3, Syracuse, New York, 13219
 DATE: 9/23/13 BY: [Signature]
 APPROVED: VILLAGE OF SKANEATELES PLANNING BOARD
 DATE: 3 OCT 2013 BY: [Signature]
 Chairman - Bruce Kenon

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.
 [Signature]
 N.Y.S. Licensed Land Surveyor



- PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION**
- 1) Laundry waste must be solidly connected to a soil or waste stack.
 - 2) Sump pump discharge shall be directed to rear yard. Sump pump discharge shall not be directed toward the street without written permission.
 - 3) Basement floor to be pitched toward floor drain or sump.
 - 4) Floor drain is optional.
 - 5) Horizontal separation between sewers and water lateral - 10 feet minimum.



NOTE: CITY OF SYRACUSE WATER CONDUIT LOCATIONS ARE BASED UPON FIELD LOCATION BY THE CITY OF SYRACUSE AND RECORD PLANS.

ONONDAGA COUNTY DEPARTMENT OF HEALTH
 DIVISION OF ENVIRONMENTAL HEALTH
 APPROVED SEP 5 2013
 This is to certify that the proposed arrangements for water supply and sewage disposal for this realty submitted in accordance with the rules of the Office of the Onondaga County Department of Health are hereby approved. (Contact as necessary with the Office of the Onondaga County Department of Health for the Onondaga County Sanitary Code. This approval is valid for a period of five years unless otherwise indicated.)
 [Signature] COMMISSIONER OF HEALTH
 DIRECTOR OF ENVIRONMENTAL HEALTH

FINAL PLAN
PARKSIDE VILLAGE
SECTION No. 4
PART OF FARM LOT No. 27
VILLAGE OF SKANEATELES
TOWN OF SKANEATELES
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS
 LAND SURVEYING, P.C.
 5251 WITZ DRIVE
 NORTH SYRACUSE, NY 13212
 PHONE: (315) 457-7200
 FAX: (315) 457-5251

DATE: MAY 14, 2013
 SCALE: 1" = 50'
 FILE NO.: 2154.002
 SHEET NO. 1 OF 1
 F.B. NO.

