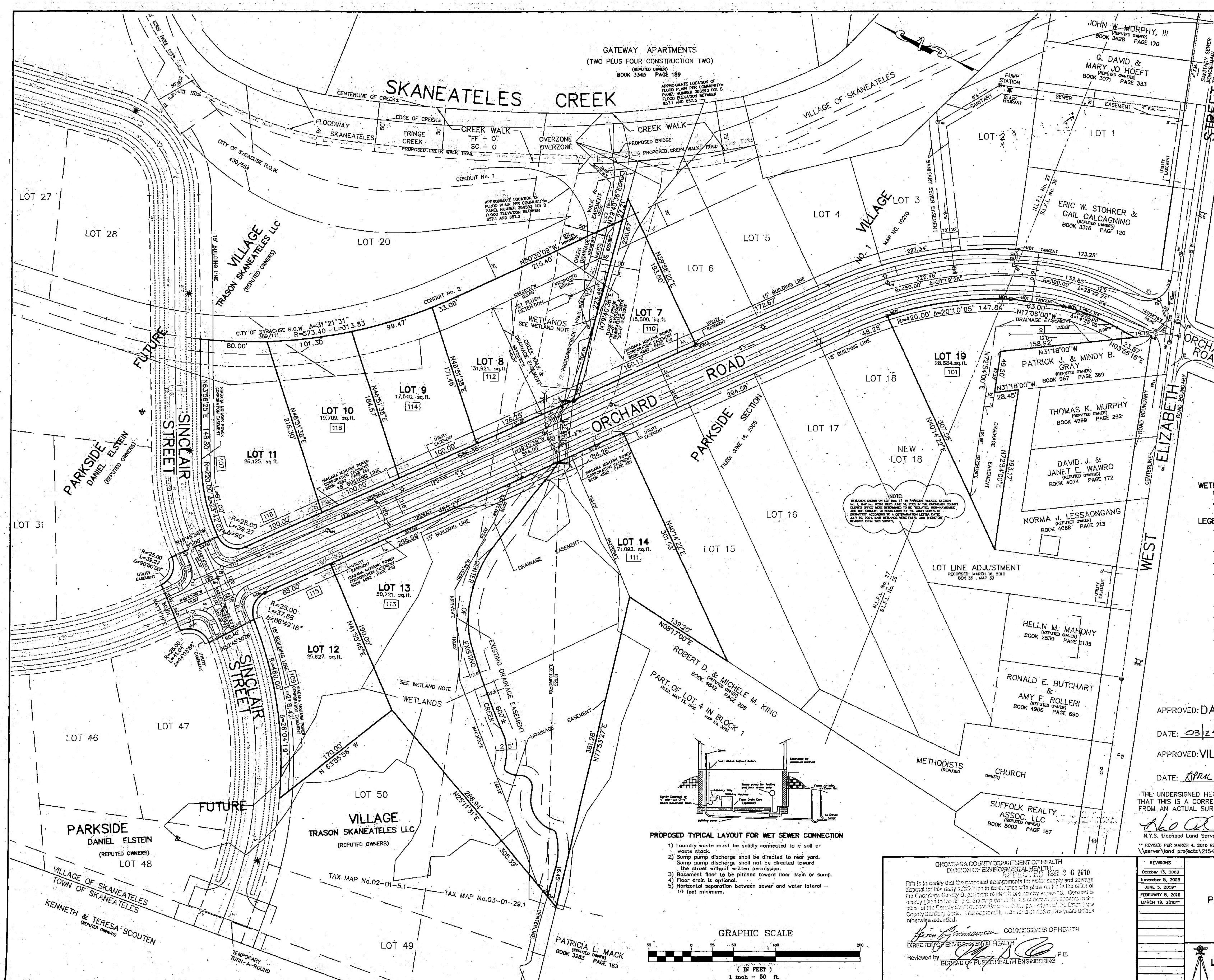
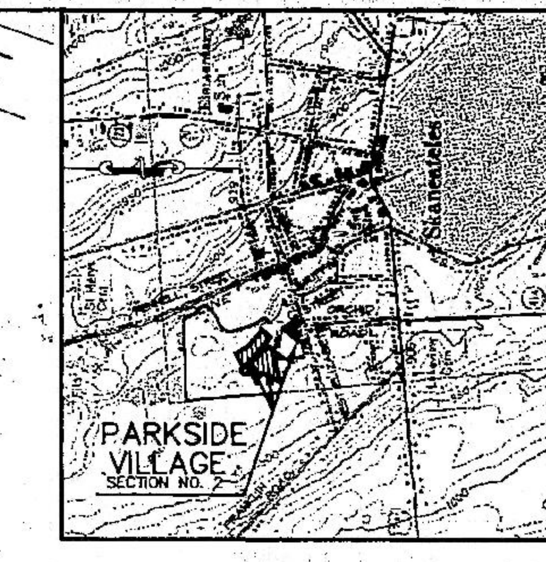


PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION

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 sewer and water lateral – 10 feet minimum.



LOCATION PLAN
Scale: 1" = 2000'

21185

NOTES:

Total Area: 6.591± Acres
Total Number of Lots: 9
Present Zone: Residential District
Lot requirements: Side Yard – 10'
Tax Map Nos. 02-01-05.1; 03-01-20.1 & 29.1
Pavement 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 to be determined.
Section No. 2 to include Lot Nos. 7,8,9,10,11,12,13,14, & 19
All remaining public infrastructure for Section 2, including but not limited to, sidewalks and street lights are to be completed by September 15, 2010 and no building permit will be issued for any Lot in Section 2 after September 15, 2010 unless all remaining public infrastructure in completed.
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 of $39,060.00 for Section 2 as determined by the Village Trustees is to be paid by the developer prior to the earlier of a sale of a lot or issuance of 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. This is also a requirement for the "Floodway Fringe FF–O and Skaneateles Creek SC–O Overzone".
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 any area designated on this map as Wetlands or Drainage Easement.
Each owner of a lot in Section 2 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 & Zone A2 (100-Year Flood Zone) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360593 0001 B for the Village of Skaneateles, Effective Date: February 17, 1982. The 100-Year Base Flood Elevation is 857.1 to 857.3 according to Federal Emergency Management Agency Flood Insurance Study for the, Village of Skaneateles, Date: August 17, 1981.

M. ANN CIARPELLI ONONDAGA COUNTY CLERK
2010 APR -7

WETLAND NOTE:

No construction or grade change shall take place within the wetland area without approval of the U. S. Army Corp of Engineers.
* Wetlands shown within Lot No. 12 and future lots were redelineated by EDR on June 5, 2009 and located by Ianuzi & Romans Land Surveying June 5, 2009.

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 N.M.P.C. 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
105 indicates street address
indicates monument to be set
indicates proposed streetlight
indicates proposed driveway cut

APPROVED: DANIEL ELSTEIN & TRASON SKANEATELES LLC
3187 Bellevue Avenue, Apt. A-3, Syracuse, New York, 13219

DATE: 03/25/2010 BY: Daniel Elstein
Owner & Developer

APPROVED: VILLAGE OF SKANEATELES PLANNING BOARD

DATE: April 1, 2010 BY: [signature]
Chairman – Bruce Kenan

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

[signature]
N.Y.S. Licensed Land Surveyor

TICOR TITLE INSURANCE COMPANY hereby certifies that there ... 4/7/2010

** REVISED PER MARCH 4, 2010 RESOLUTIONS
\\server\land projects\2154002\dwg\2154002f2_r.dwg

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
APPROVED MAR 2 6 2010

This is to certify that the proposed arrangements for water supply and sewage disposal for this realty subdivision in accordance with plans on file in the office of the Onondaga County Department of Health are hereby approved. Consent is hereby given to the filing of the map on which this endorsement appears in the office of the County Clerk in accordance with the provisions of the Onondaga County Sanitary Code. This approval is valid for a period of five years unless otherwise extended.

[signature] COMMISSIONER OF HEALTH
DIRECTOR OF ENVIRONMENTAL HEALTH
Reviewed by [signature], P.E.
BUREAU OF PUBLIC HEALTH ENGINEERING

REVISIONS
October 13, 2008
November 5, 2008
JUNE 5, 2009*
FEBRUARY 8, 2010
MARCH 19, 2010**

FINAL PLAN
PARKSIDE VILLAGE
SECTION No. 2
PART OF FARM LOT Nos. 27 & 36
VILLAGE OF SKANEATELES
TOWN OF SKANEATELES
ONONDAGA COUNTY, NEW YORK

STATE OF NEW YORK · HAL R. ROMANS · LICENSED LAND SURVEYOR · NO. 049961

IANUZI & ROMANS LAND SURVEYING, P.C.
LIVERPOOL & SYRACUSE, NEW YORK
(315) 457-7200

DATE:	AUGUST 29, 2008	SHEET NO.
SCALE:	1" = 50'	
FILE NO.:	2154.002	F.B. NO.