WINKELMAN SUBDIVISION

COUNTY LINE ROAD

TOWN OF SKANEATELES

SITE DEVELOPMENT PLANS

LOCATION MAP
NOT TO SCALE

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EDWARD REID ENGINEERING, PLLC
2480 CEMETERY ROAD
FABIUS, NEW YORK 13063
315-669-4326

GREENLINE STORMWATER DESIGNS, LLC
760 BELL ROAD
NEWARK, NEW YORK 14513
585-520-4222

WINKELMAN SUBDIVISION
COUNTY LINE ROAD TOWN OF SKANEATELES
COUNTY OF ONONDAGA, STATE OF NEW YORK

JUNE 26, 2024
REVISION
PROJECT # 202364

GA001 - COVER SHEET
SHEET 1 OF 11

SITE DATA

OWNER	CAL-JIN WINKELMAN 2940 COUNTY LINE ROAD SKANEATELES, NEW YORK 13152
ARCHITECT	EDWARD REID ENGINEERING ARCHITECTS 1344 EAST GENESEE STREET SKANEATELES, NEW YORK 13152
TAX ID #	346-00-2-1.3
PARCEL SIZE	47.34 ACRES
ZONING CLASSIFICATION	RV - RURAL FARMING & FOREST
BUILDING SETBACK REQUIREMENTS	FRONT 50 SIDE 10 REAR 50 COMBINED SPACE MIN TOTAL BLDG HT 35 MAX
LOT REQUIREMENTS	MIN LOT SIZE 10 ACRE

POTENTIAL DEVELOPMENT REGIONS

TOTAL AREA	47.34 AC
UTILITY EASEMENT	0.07 AC
EL WETLANDS	1.17 AC
HAND AVE. ROADS NOW	1.02 AC
STEEP SLOPES >17%	8.06 AC
COMP WARE >1 ACRE	1.00 AC
NET BUILDABLE AREA	43.16 AC
TOTAL ALLOWABLE LOTS (@ 2 / 1 LOT)	21 LOTS
ACREAGE WITHIN SKANEATELES LAKE WATERSHED	29.71 AC
ACREAGE OUTSIDE SKANEATELES LAKE WATERSHED	15.59 AC
PHASE ONE	
PROPOSED ROAD ROW	2.53 AC
LOTS 5-11	8.14 AC
TOTAL OF SLOPED	12.84 AC (APPR)
CONSERVATION AREA 5 "A" & "B"	15.72 AC (APPR)
PHASE TWO	
HAND AVE. EXT. ROW ROW	1.63 AC
POSSIBLE ROAD ROW	0.11 AC
LOTS 12-21	3.17 AC
TOTAL OF SLOPED	4.91 AC (APPR)
CONSERVATION AREA 5 "C"	1.38 AC (APPR)

PROJECT INFORMATION

THIS PROJECT CONSISTS OF CLEARING OF LAND FOR THE PROPOSED CONSTRUCTION OF 11 RESIDENTIAL SINGLE FAMILY LOTS WITH ASSOCIATED STRUCTURES, UTILITIES, DRIVEWAYS AND STORMWATER FACILITIES. THE ESTIMATED TIME FOR CONSTRUCTION IS WITHIN ONE (1) YEAR OF PROCURING ALL NECESSARY PERMITS AND APPROVALS.

SURVEY DATA

EXISTING FEATURES SHOWN HEREON PER A DRAWING PROVIDED BY: PAUL JAMES OLSZEWSKI P.L.S. P.C. ON REQUIREMENT OF: ALL SUPPLIED WITH SUBDIVISION HEARING PROJECT NO. SK-4-4-2-1

NOTE:
THE LOCATION, SIZE AND SLOPE OF STRUCTURE OF EXISTING UTILITIES ARE BASED ON INFORMATION COMPILED IN THE SURVEY OF THE ENGINEER FROM FIELD WORK RECORD DRAWINGS AND INFORMATION FURNISHED BY VARIOUS UTILITY COMPANIES WITH FIELD REPAIRS WHERE NECESSARY AND POSSIBLE. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND SHALL BE VERIFIED BY THE CONTRACTOR.

CONSTRUCTION SEQUENCE

1. [illegible]
2. [illegible]
3. CONSTRUCTION ENTRANCE, EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO BEGINNING ANY EARTHWORK. OPERATIONS SCHEDULE AND CONDUCT SITE WALK TO INSPECT SEDIMENT AND EROSION CONTROL MEASURES WITH SHOWMAST MOOF, SEDIMENT AND ERC IN JUNE. MEASURES AS NEEDED
4. PROTECT EXISTING VEGETATION, TREES, PLANTS, VEGETATION AND UTILITIES TO REMAIN
5. PERFORM CLEARING AND GRUBBING OPERATIONS IN AREAS OF PROPOSED WORK
6. MASS EARTHWORK OPERATIONS IN AREAS OF PROPOSED WORK
7. MASS EARTHWORK OPERATIONS INCLUDING CONSTRUCTION OF SWALES AND STORMWATER BASIN
8. [illegible]
9. CONSTRUCTION OF PAVED ROADS
10. INSTALLATION OF CONCRETE AND BUILDING FACILITY UNDER FORM
11. FINAL GRADING
12. PERMANENT STABILIZATION WITH TOPSOIL, SEED AND MULCH AT TERRACED
13. INSTALLATION OF CPI SWALES OVER CONTRIBUTING DRAINAGE AREAS ARE 100% STABILIZED
14. IN ADDITION TO THOSE MEASURES THE CONTRACTOR SHALL COMPLY WITH ANY SE ADDITIONAL MEASURES MAY BE REQUIRED AS ORDERED BY THE TOWN OF SKANEATELES
15. PROVIDE ONGOING MAINTENANCE AND REPAIR SEEDS OF MINIMUM VEGETATION AND REPLANTED AREAS AS PER THE CONTRACT DOCUMENTS
16. DEBRIS FROM THE JOB SITE, REMOVE ALL TEMPORARY STRUCTURES TRASH DEBRIS AND OTHER MATERIAL FROM THE SITE. REMOVE TEMPORARY CONTROLS AND SEDIMENT REMOVAL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER THE AREA HAS BEEN STABILIZED AND ACCEPTED BY THE ENGINEER. ACCEPTANCE OF THE AREA STABILIZATION SHALL BE MADE BY THE ENGINEER. ACCEPTANCE OF THE AREA STABILIZATION SHALL BE MADE BY THE CONTRACTOR

EROSION CONTROL NOTES

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE TEMPORARY SOIL EROSION CONTROL AND WATER POLLUTION CONTROL.

1. THE CONTRACTOR SHALL CONTROL SURFACE RUNOFF WHICH MAY CONTAIN SUSPENDED SOLIDS FROM ENTERING RIVERS AND STREAMS. DO NOT ALLOW THE SHALL BE ALL CONTRACTOR STANDARDS OF STRAW OR DIVERSION CHANNELS TO SEDIMENTATION BASINS.

THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE N.Y. DEPARTMENT OF ENVIRONMENTAL CONSERVATION WATER QUALITY CERTIFICATION AND OF FEDERAL WATER WETLANDS PERMIT AND OR ARM COPIES OF SUBMISSION PERMIT IF APPLICABLE.

2. DURING CONSTRUCTION NO WET OR FRESH CONCRETE OR CONCRETE SHALL BE ALLOWED TO ESCAPE INTO THE WATERS OF THE UNITED STATES. NOR SHALL WASHWATER FROM CONCRETE TRUCKS WASHER OR OTHER DEVICES BE ALLOWED TO ENTER ANY WETLANDS OR WATERS. A CONCRETE WASHOUT SHALL BE USED.
3. ALL AREAS OF SOIL DISTURBANCE PERIODICALLY WHICH HAVE PROJECT WORK SHALL BE SEEDED AND MULCHED. PERIMETER CONTROL DEVICES SHALL BE SEEDED AND MULCHED WITHIN SEVEN (ONE WEEK) OF FINAL GRADING. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.
4. PERIODIC CLEANING, INSPECTION AND REPLACEMENT OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE NECESSARY.
5. ALL TARPOLS SHALL BE PLACED PRIOR TO STARTING EARTHWORK OPERATIONS AND SHALL REMAIN IN PLACE UNTIL THE VEGETATIONS ARE ESTABLISHED WITH SEEDING AND ON SLOPE PROTECTION.
6. WHERE SILT FENCE IS USED IN AREAS OF CONCENTRATED FLOW THE ENGINEER IN TRAINING MAY CHOOSE FOR BUILDING THE FENCE WITH STRAW BALES.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN SITE CONDITIONS.

IF THERE IS SOME REASON THAT OUT OF FILL CANNOT BE BROUGHT TO FINAL GRADE AND MUST REMAIN UNCOMPACTED FOR A PERIOD OF TIME IT SHALL BE TEMPORARILY SEEDED AND MULCHED WITHIN 7 DAYS

EROSION & SEDIMENT POLLUTION CONTROL NOTES

EROSION & SEDIMENT CONTROL FACILITIES AND PRACTICES: UTILIZATION CONSTRUCTION OF THE PROJECT SHALL BE CONFORMED WITH THE LATEST EDITIONS OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL AND THE NEW YORK STATE SPECIFICATIONS, GENERAL PERMITS OF STORMWATER DISCHARGES

1. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED AS FEASIBLE PRIOR TO AND DURING CONSTRUCTION
2. DUST AND FILL SLOPES SHALL BE PROJECT TO FINAL PROPOSED GRADES AS SOON AS POSSIBLE IN THE CONSTRUCTION SEQUENCE AND SEEDED AND MULCHED
3. EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES (CHECK DAMS, SILT FENCES, STABILIZED CONSTRUCTION ENTRANCES, SEDIMENT TRAPS AND OTHER APPROVED SUPPORTED FACILITIES) SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL COMPLETE SITE STABILIZATION
4. [illegible]
5. HEAVY CONSTRUCTION EQUIPMENT SHALL BE KEPT AS CLOSE TO THE WORK AREA AS PRACTICAL TO MINIMIZE DISTURBANCE OF SOIL ALREADY STABILIZED OF UNDISTURBED
6. TOPSOIL AND OTHER SOIL REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN SUITABLE LOCATION CLEAR FROM ANY STORMWATER DRAINAGE COURSES. STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION
7. DEBRIS OR MATERIAL FROM SHALL BE REMOVED AND INSPECTED FOR SUFFICIENT SIZE WITH THE SAFETY AND PROGRESSES. ANY NOT SUFFICIENT SHALL BE PROMPTLY REMOVED AND REPLACED AS SOON AS FEASIBLE. AREAS SHOWING SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RE SEEDED AND REMULCHED AS SOON AS FEASIBLE. SIZE OF EROSION CONTROL FABRIC SHALL BE UTILIZED WHERE ADEQUATE VENTILATION IS NOT OCCURRING
8. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING EARTH SEED MULCH TREES. (SILT FENCE PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED)
9. A STABILIZED CONSTRUCTION ENTRANCE AND WITH CLEAN STONE WILL BE PLACED AT ALL CONSTRUCTION ENTRANCES TO MINIMIZE TRACKING OFF THE INITIAL SITE DISTURBANCE
10. ALL DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR THREE (3) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC WILL RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS CONSTRUCTION TRAFFIC WILL RECEIVE A TEMPORARY SEEDING IF THE SEASON PREVENTS THE ESTABLISHMENT THE ESTABLISHMENT OF A TEMPORARY COVER. THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR SYNTHETIC MATERIAL AT A RATE OF 1.5 TONS PER ACRE ACCORDING TO STANDARDS
12. PERMANENT VEGETATION TO BE SEEDED ON ALL PROPOSED AREAS WITHIN PHASE ONE OF THE FINAL GRADING. MULCH TO BE USED IN ACCESS AND FLAT PRACTICE TO UNTIL SEEDING IS ESTABLISHED
13. THE APPLICATION OF TOPSOIL, SEEDING AND MULCHING FOR DISTURBED AREAS SHALL BE CONSISTENT WITH THE STANDARD DESIGN PRACTICES FOR CONSTRUCTION
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL AREAS HAVE BEEN PERMANENTLY STABILIZED
15. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE CLEANED IMMEDIATELY
16. ALL DISTURBED AREAS THAT DURING SITE PREPARATION ACTIVITIES SHALL BE LEVELED, DEPOSITED OR OFF SITE
17. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE
18. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THEIR CONTINUED FUNCTION
19. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE

MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES

1. PROPER MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT CONTROL FACILITIES ARE NECESSARY TO THE BENEFIT THE NEED OF THE EROSION AND SEDIMENT CONTROL FACILITIES
2. DISTURBED GROUND SURFACES SHALL BE SPRINKLED WITH WATER AS NEEDED TO LIMIT THE FORMATION AND MOVEMENT OF WIND BORE DUST
3. EROSION TRAPS, MEASURES SHALL BE SUPPLEMENTED WITH FILTER AS NEEDED TO PREVENT CONTAMINATED WATER FROM ENTERING A STREAM. SILT FENCE SHALL BE CONTROLLED AND SUPPLEMENTED WITH BALES OR OTHER DEVICES AS ALLOWED TO ENTER ANY WETLAND OR WATERS. A CONCRETE WASHOUT SHALL BE USED.
4. ANY TEMPORARY SEDIMENT CONTROL FACILITY SHALL REMAIN FUNCTIONAL UNTIL VEGETATION IS ESTABLISHED. ESTABLISHED WITHIN THE REPACTIVE TRIBUTARY DRAINAGE AREA
5. ANY DEBRIS ACCUMULATED IN THE MACH CONTROL DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED. THESE FACILITIES SHALL BE CHECKED DAILY AND AFTER RAINFALL EVENTS AND REGULARLY AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN IT REACHES THE FOLLOWING DEPTH:

SILT FENCE: 10 INCHES
STONE CHECK DAMS: 10 INCHES
INLET OUTLET PROTECTION: 1 INCH

NOTE: DISTURBED AREAS SHALL BE STABILIZED PERMANENTLY. STABILIZED WHEN A MINIMUM 70% BE OF 85% HAS BEEN ESTABLISHED

TEMPORARY SEEDING REQUIREMENTS

SEEDING

A. APPLY LIME AT A RATE (PER SPECIFICATIONS)
B. APPLY SEED WITH A MECHANICAL SEEDER OPTIMUM SETTING ON ONE INCH (BROADCAST RANGE 2 INCHES)
C. THERE FEASIBLE EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDRO-SEEDER IS USED THE SEED BED SHALL BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER OR LIGHT DISC SEEDING OPERATIONS SHOULD BE ON THE CONTOUR

MULCHING

A. MULCH MATERIALS SHALL BE UNFUTTED HAY OR STRAW AT A RATE OF 2.0 TO 2.5 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQUARE FEET. MULCH SHOULD NOT BE GROUND OR CHOPPED FOR SHORT PIECES
B. SPREAD UNFORMLY BY HAND OR MECHANICALLY. DO THAT APPROXIMATELY 90 PERCENT TO BE PERCENT OF THE SOIL SURFACE WILL BE COVERED
C. MULCH SHOULDERS TIGHT AS THE USE OF A TACKIFIER SHALL BE CONSIDERED. TACKIFIER - AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER

SOIL EXCAVATION AND FILL RECOMMENDATIONS

1. MAXIMUM ALLOWABLE SLOPES FOR EXCAVATIONS LESS THAN 20 FEET DEEP SHALL BE DONE IN ACCORDANCE WITH OSHA REGULATIONS OR ANY APPLICABLE STATE AND OF LOCAL REGULATIONS
2. SLOPING BENCHING OR OTHER METHODS OF EXCAVATION OPEN THAN 20 FEET DEEP MUST BE DESIGNED BY A PROFESSIONAL ENGINEER
3. CONTRACTOR SHALL ORGANIZE THE WORK IN A MANNER THAT EXCAVATIONS ARE OPEN FOR THE SHORTEST PRACTICAL TIME
4. EXCAVATED OR IMPORTED MATERIAL MATERIALS SHOULD NOT BE STOCKPILED ADJACENT TO DEPRESSIONS WITHIN A MINIMUM DISTANCE EQUAL TO THE DEPTHS OF THE DEPRESSIONS. THREE TIMES THE DEPTH OR SHALL FEET AS THE DISTANCE FOR SLOPE STABILITY AND ADJACENT TO THE BASE OF BUILDINGS AND BURIED STRUCTURES WITHIN A MINIMUM HORIZONTAL DISTANCE EQUAL TO THE DEPTH OF THE EXCAVATION. THE DEPTH OF THE EXCAVATION IS THE DISTANCE FROM THE BOTTOM OF CONSTRUCTED OR THE LOWEST STRUCTURAL MATERIAL, WHICH EVER IS CONSTRUCTED. UTILITIES MAY INDUCE SETTLEMENT BENEATH THEM AND SHOULD NOT BE PERMITTED
5. ORDINARY FILL SHALL BE SUITABLE SOIL FROM EXCAVATION OPERATIONS AND BE USED FOR BACKFILL. PRO SELECTED MATERIAL IS STABLE CAN BE COMPACTED TO THE REQUIRED DENSITY. AS DESCRIBED BELOW. ORDINARY FILL SHOULD CONSIST OF SUITABLE ON-SITE SOIL FREE OF ORGANICS, DEBRIS OR MATERIALS SIZE THAN ONE INCH IN ANY DIRECTION
6. REPRESENTATIVE SAMPLES OF ALL FILLS AND BACKFILLS FOR USE ON THE PROJECT SHOULD BE TESTED USING MODIFIED PROCTOR METHOD AS WELL AS OTHER TO DETERMINE MAXIMUM DRY DENSITY AND OF THEIR MOISTURE CONTENT. THE MAXIMUM PARTICLE SIZE SHOULD BE NO GREATER THAN TWO THIRDS OF THE LIFT THICKNESS OR WITHIN A DISTANCE OF EIGHT INCHES (CONTROL) IS NOT EXCEEDED IN PERCENT OF OPTIMUM MOISTURE TO BE DETERMINED BY ASTM 1557
7. IN STRUCTURAL FILL SHALL GENERALLY MEAN FILLING AND UTILITIES FOR THE FILL SUBGRADE WITHIN 4.0 BELOW 1 FEET BELOW STRUCTURE. FILL LARGE LIFT THICKNESS SHALL BE NO GREATER THAN 12 INCHES FOR FILL INTERMEDIATE THAN 2 FEET BELOW STRUCTURE (EXCLUDING SUBGRADE STONE BELOW BUILDING). THE MAXIMUM PARTICLE SIZE SHOULD BE NO GREATER THAN 6 INCHES. ALL LIFTS SHALL BE COMPACTED WITH A VIBRATORY ROLLER SHEEPSFOOT / DEPTH OVER FIELD COMPACTION SHOULD BE MEASURED PRIOR TO PLACING BUILDING OUTER LIFTS. SOIL SHALL BE COMPACTED TO A MINIMUM 90 PERCENT OF THE MAXIMUM DRY DENSITY FOR SOILS PLACED BELOW 2 FEET BELOW STRUCTURE AND 95 PERCENT OF THE MAXIMUM DRY DENSITY FOR SOILS PLACED WITHIN 2 FEET BELOW THE STRUCTURE
8. NON-BUILDING STONE SHALL BE COMPACTED TO A MINIMUM 90 PERCENT OF THE MAXIMUM DRY DENSITY
9. IN NON-STRUCTURAL AREAS, SOIL FILL SHALL BE PLACED IN MAXIMUM 12 INCH THICK LOOSE LIFTS AND COMPACTED TO A STABLE MATRIX WITH A VIBRATORY SHEEPSFOOT COMPACTOR
10. IN STRUCTURAL AREAS NOT REQUIRING FILL, THE EXPOSED SUBGRADE SHALL BE PROOF-COMPACTED WITH AN ROLLER PASSES OF A SHEEPSFOOT VIBRATORY COMPACTOR IN STATIC MODE PRIOR TO PLACEMENT OF CONCRETE FOOTINGS OR FOUNDATIONS. THE PROOF COMPACTION SHALL BE DONE IN ADDITION TO COMPACTION SHALL BE ELIMINATED AND REPLACED WITH COMPACTED FILL. PROOF ROLLING AND COMPACTION MAY BE NOT REQUIRED IF WITH THE ENGINEER OR OWNER'S REPRESENTATIVE IN ACCORDANCE WITH THE ENGINEER OTHERWISE SUITABLE SUBGRADE BASED ON DEPRESSED FIELD CONDITIONS.

WATERMAIN NOTES

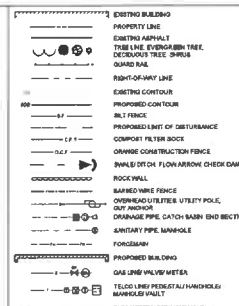
ALL WATERMAIN SHALL HAVE A MINIMUM 5.0 FT OF COVER FROM THE TOP OF THE MAIN TO FINISHED GRADE. THE CONTRACTOR SHALL CHECK ALL DUCTSTRIPS BEFORE PROCURING. IT SHALL BE THAT ALL PROPOSED WATERMAIN WILL BE 1.5 FEET ABOVE SANITARY SEWER. BEFORE LEFTS LINES SHALL HAVE A MINIMUM OF FOOTING FOR ANY PROPOSED WATERMAIN

ELECTRICAL LIGHTING NOTES

SITE LIGHTING SHALL BE LED DARK SKY COMPLIANT OR ELC LISTED FIXTURES SHALL BE USED

SANITARY SEWER NOTES

1. CLEANOUTS SHALL BE INSTALLED ON EACH SANITARY LATERAL AT THE PROPERTY LINE RIGHT OF WAY LINE OR PERMANENT EASEMENT LINE
2. FLOOR DRAINS IF CONNECTED SHALL BE CONNECTED TO THE SANITARY SEWER IF FLOOR DRAINS ARE IN THE BASEMENT FOUNDATION OF FOOTING DRAINS
3. EXFILTRATION AND DEPRESSURIZATION FOR SANITARY SEWERS SHALL BE LIMITED TO THE BUILDING FOOTOFF PERIMETER OF THE PROPOSED BUILDING AND SHALLBE PERFORMED IN ACCORDANCE WITH LOCAL PROCEDURES. AIR TEST INCLUDING VACUUM TEST SHALL NOT BE ALLOWED ON SANITARY SEWERS
4. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TESTS SHALL BE CONDUCTED AFTER ALL FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST THIRTY (30) DAYS. NO PIPE SHALL EXCEED THE MANUFACTURER'S RECOMMENDED DEFLECTION TEST TO BE MADE WITH A MANDREL OF MINIMUM 7 FEET WITH A MINIMUM DIAMETER EQUAL TO MINIMUM PIPE DIAMETER (95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING OF TEST
5. BACKFILLING SHALL BE PERFORMED PRIOR TO THE INSTALLATION OF ANY SANITARY SEWER MAIN OR APPURTENANCES
6. [illegible]



NO	REVISIONS DESCRIPTION	BY	DATE
	[illegible]		

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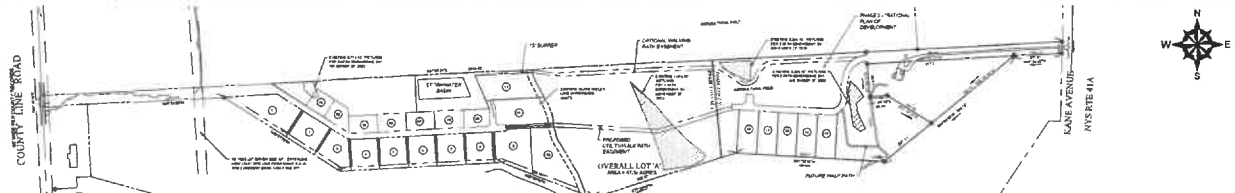
EDWARD J. REID P.E.

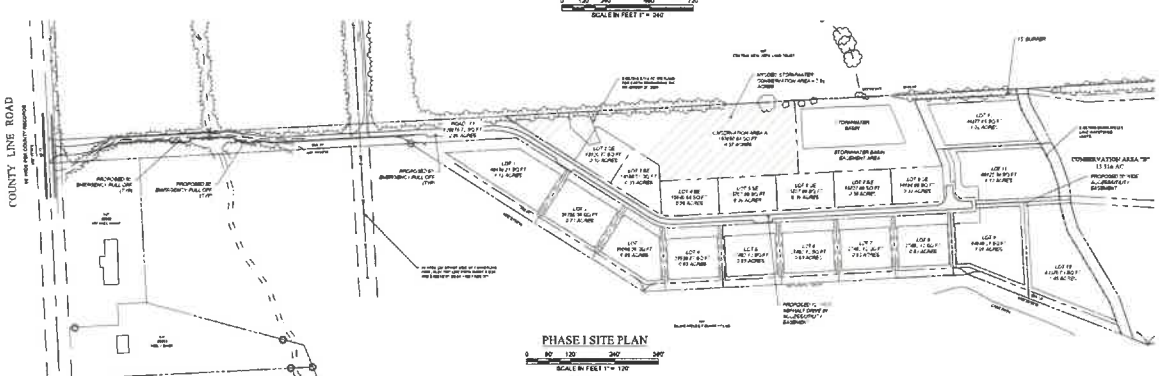
WINKELMAN SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK

GENERAL NOTES & LEGEND SHEET

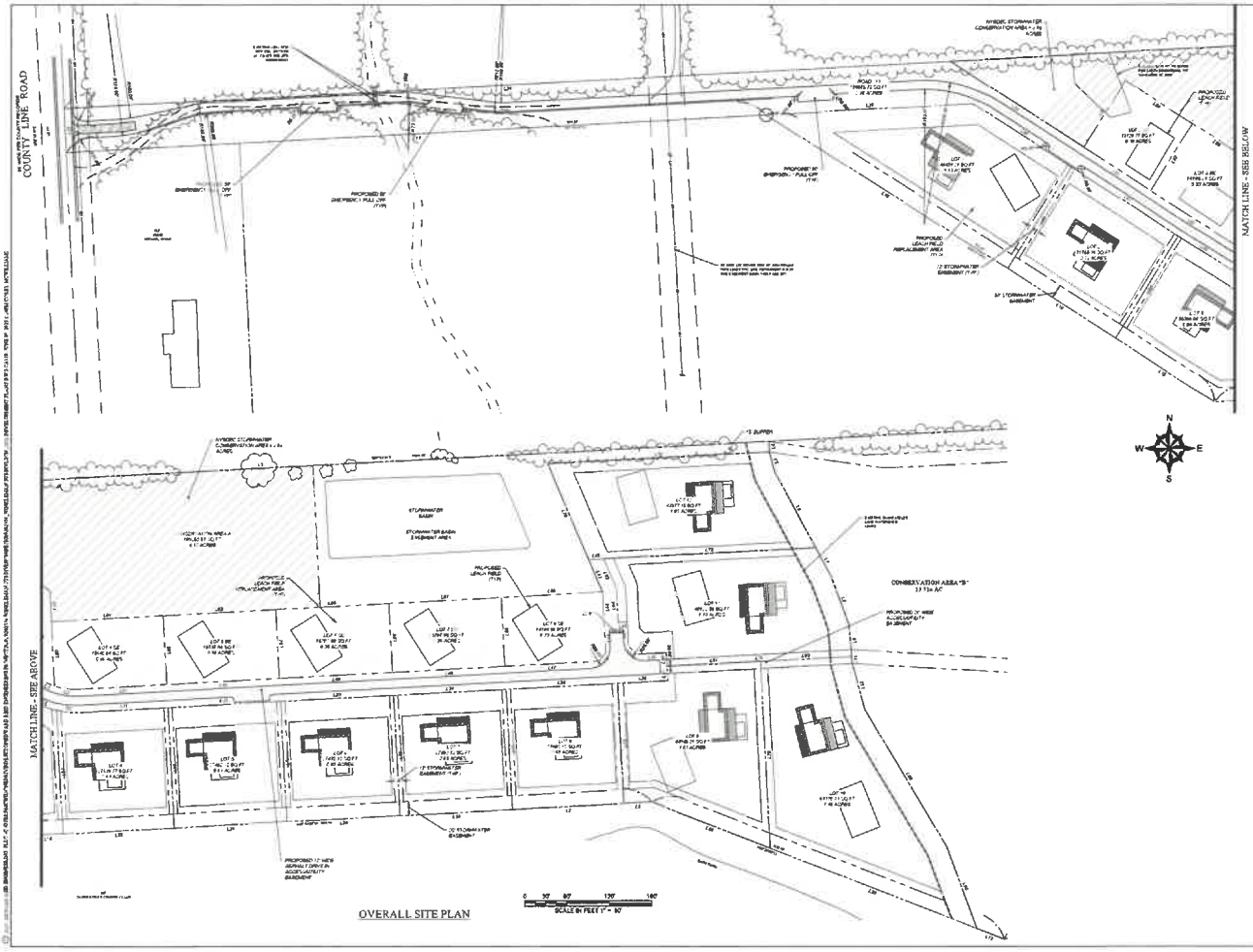
PREPARED FOR
CALVIN WINKELMAN
2940 COUNTY LINE ROAD
SKANEATELES, NEW YORK

PROJ MGR E.J.R.	REVIEWED BY
DESIGNED BY E.J.R.	DRAWN BY C.J.M.
DATE JUNE 30 2025	SCALE AS NOTED
PROJECT NO. 202364	
REVISION NO.	DWG GA002





Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]



OVERALL SITE PLAN

EDWARD REID ENGINEERING, PLLC
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585-520-4222

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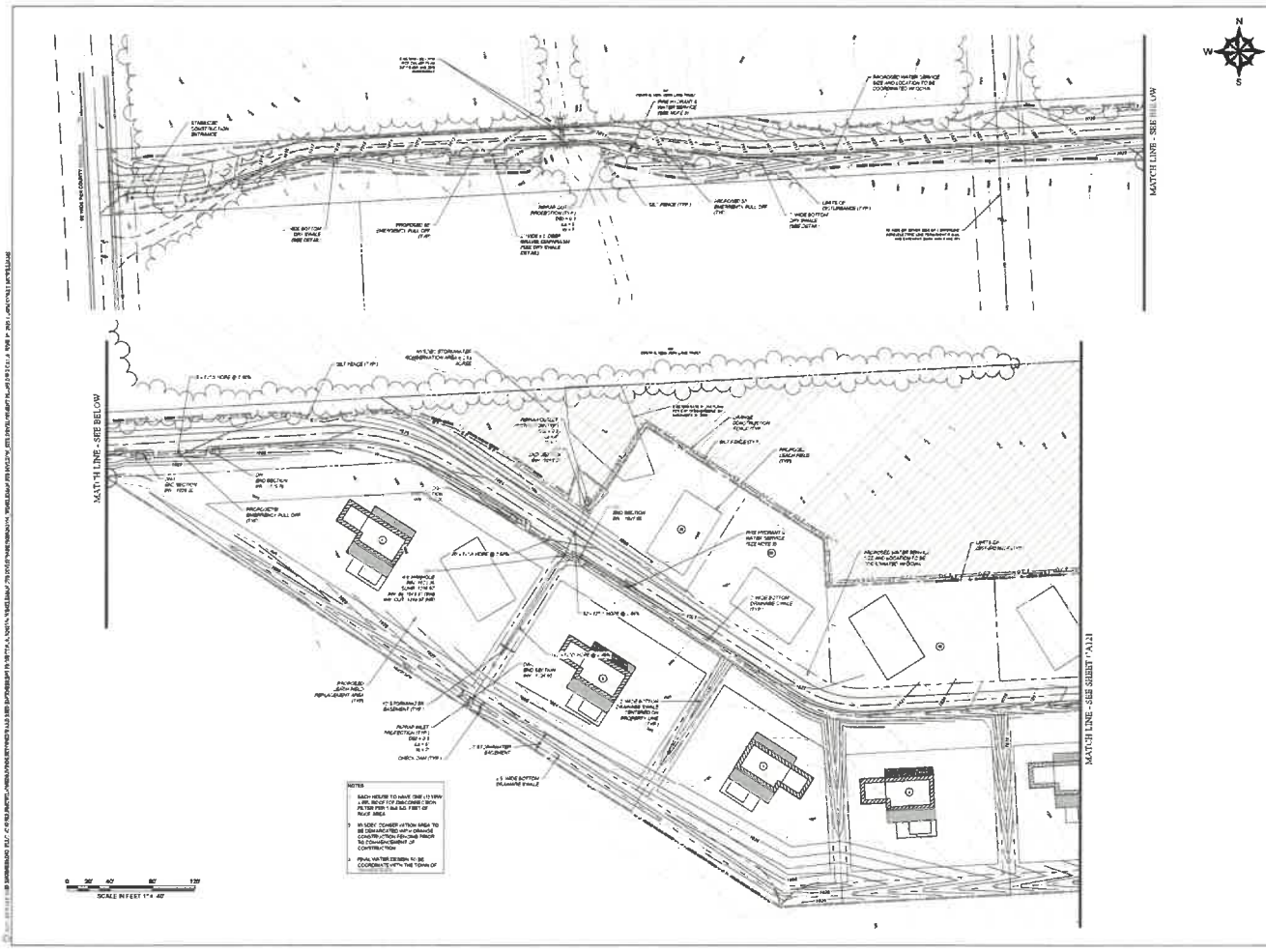
NO	SUBMISSION NOTES	BY	DATE

WINKELMAN SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK

DETAILED SITE PLAN

PREPARED FOR
CALVIN WINKELMAN
2846 COUNTY LINE ROAD
SKANEATELES, NEW YORK

PROJ MGR E.J.R.	REVIEWED BY
DESIGNED BY C.J.M.	DRAWN BY C.J.M.
DATE JUNE 11, 2025	SCALE AS NOTED
PROJECT NO. 250356	
SUBMISSION NO.	DWG CA110



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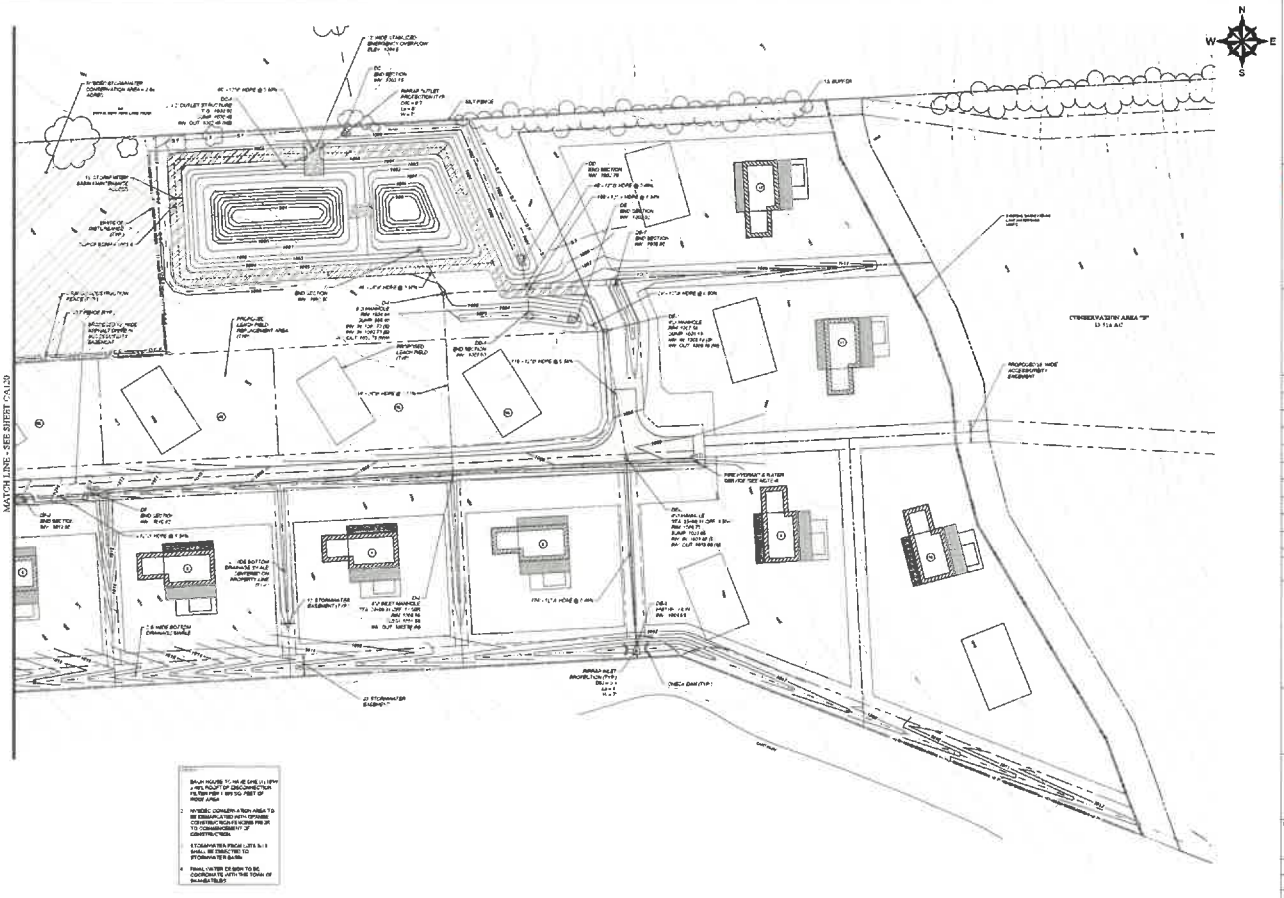
WINKELMAN SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK

UTILITY, GRADING, EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR
CALVIN WINKELMAN
2444 COUNTY LINE ROAD
SKANEATELES, NEW YORK

PROJ MGR E.J.R.	REVIEWED BY
DESIGNED BY C.J.M.	DRAWN BY C.J.M.
DATE JUNE 25, 2025	SCALE AS NOTED
PROJECT NO. 202356	
REVISION NO.	DWG CA120



BASIN HOURS 1" - 24 HR EVENT (1.18") = 4 HR. RUN OFF DISCONNECTION FILTER PER 1 000 SQ. FEET OF ROOF AREA

2. W/SIDE: CONSERVATION AREA TO BE BARRICADED AND WITH DIFFERS DISTRIBUTION ROWS PER 20 TO COMMENCEMENT OF CONSTRUCTION

3. ECOMAPTER PROJECTS, INC. SHALL BE DIRECTED TO STORMWATER BASIN

4. FINAL WATER CD SIGN TO BE COORDINATE WITH THE TOWN OF SKANEATELES

EDWARD REID ENGINEERING, PLLC
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NO	DESCRIPTION	BY	DATE

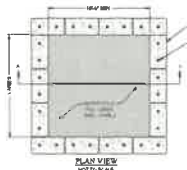
STATE OF NEW YORK
EDWARD REID
EDWARD H. REID, P.E.

WINKELMAN SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK

UTILITY, GRADING, EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR:
CALVIN WINKELMAN
3966 COUNTY LINE ROAD
SKANEATELES, NEW YORK

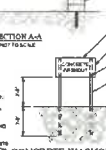
PROJ MGR E.K.R.	REVIEWED BY
DESIGNED BY C.J.M.	DRAWN BY C.J.M.
DATE JUNE 24, 2020	SCALE AS NOTED
PROJECT NO. 202304	
REVISION NO.	DWG CA121



PLAN VIEW
NOT TO SCALE

CONCRETE WASHOUT AREA
(1'-0" ABOVE GRADE WITH BALE)

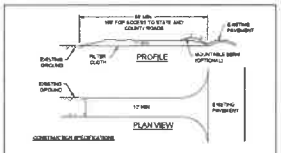
SECTION A-A
NOT TO SCALE



NOTES:

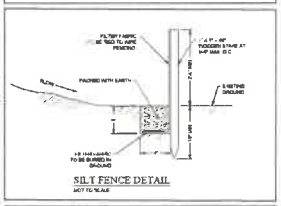
1. NUMBER OF SIGNS MAY VARY DEPENDING ON SITE CONDITIONS. CONSULT THE BID AND LOCATION OF CONCRETE WASTE SHALL WITH NATURAL GAS ENVIRONMENTAL.
2. WEEP SIZE AS PER DRAINAGE / WINDBLOWN AND WETLAND AREAS AS PRACTICAL.
3. SIGNS TO BE CLEANED AND WASTE CONCRETE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF WORK.

CONCRETE WASHOUT SIGN DETAIL
(OR EQUIVALENT) NOT TO SCALE

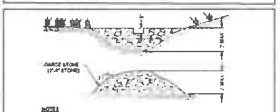


PLAN VIEW

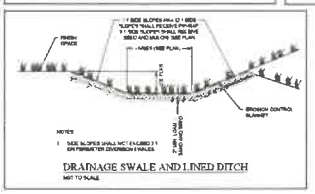
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



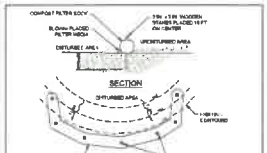
SILT FENCE DETAIL
NOT TO SCALE



STONE CHECK DAMS
NOT TO SCALE



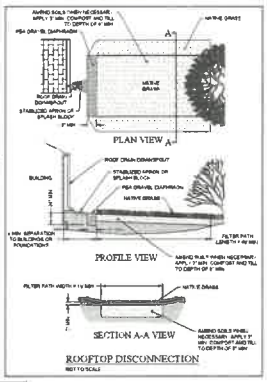
DRAINAGE SWALE AND LINED DITCH
NOT TO SCALE



SECTION

PLAN VIEW

COMPOST FILTER SOCK
NOT TO SCALE

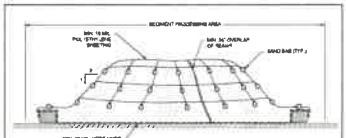


PLAN VIEW

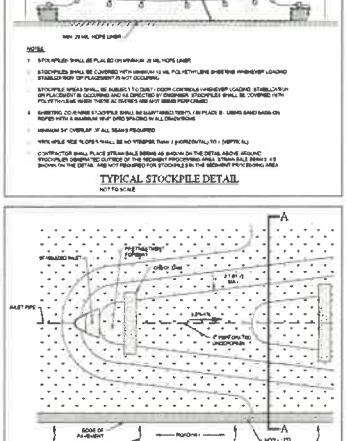
PROFILE VIEW

SECTION A-A VIEW

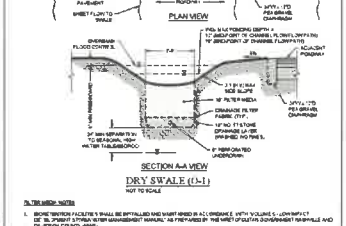
ROOFTOP DISCONNECTION
NOT TO SCALE



TYPICAL STOCKPILE DETAIL
NOT TO SCALE



PLAN VIEW



SECTION A-A VIEW

DRY SWALE (D-1)
NOT TO SCALE

EDWARD REID ENGINEERING, PLLC
2480 CEMETERY ROAD
FABIUS, NEW YORK 13063
315-689-3328

GREENLINE STORMWATER DESIGNS, LLC
760 BELL ROAD
NEWARK, NEW YORK 14513
585-226-4222

811
Know what's below.
Call before you dig.

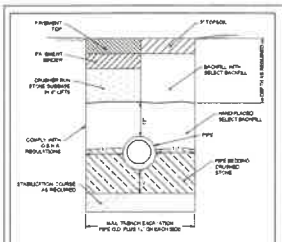
NO	REVISION/ISSUE	BY	DATE

WINKELMAN SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK

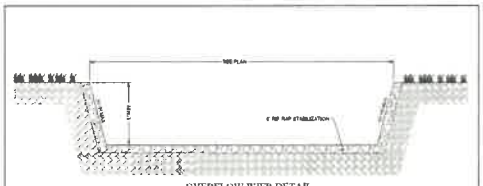
DETAILS
(1 OF 8)

PREPARED FOR
CALVIN WINKELMAN
2884 COUNTY LINE ROAD
SKANEATELES, NEW YORK

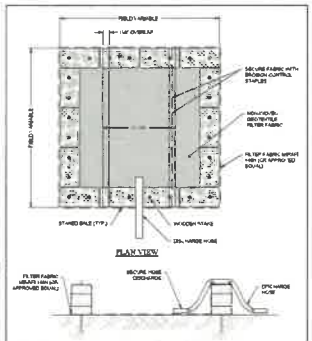
PROJ MGR E.J.R.	REVIEWED BY
DESIGNED BY E.J.M.	DRAWN BY C.J.M.
DATE JUNE 26, 2025	SCALE AS MARKED
PROJECT NO. 202356	
REVISION NO.	DWG CA500
	SHEET NO. 1 OF 11



TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE



OVERFLOW WIER DETAIL
NOT TO SCALE

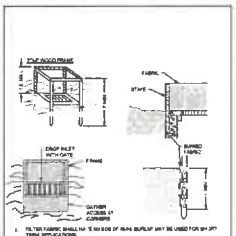


PLAN VIEW

CROSS-SECTION

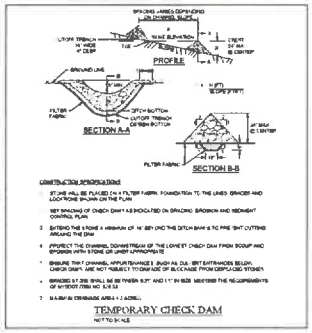
NOTES:
1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS
2. THE BASIN TO BE REBUILT TO PREVENT DISCHARGE UNDER TOPPING BASIN
3. REBUILD AS FAR BACK INTO LANDS AS PRACTICAL
4. CLEAN AND REMOVE AS SOON AS DEWATERING IS COMPLETE

DEWATERING BASIN
NOT TO SCALE



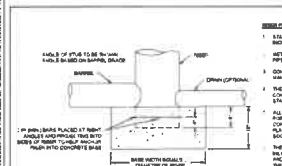
1. FILTER FABRIC SHALL BE 18 INCHES OF HIGH BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS
2. FILTER FABRIC PRIOR TO CATCH BASIN FILL TO ELIMINATE JOINTS IF JOINTS ARE NECESSARY THEY WILL BE OVERLAPPED TO THE NEXT STAKE
3. STAKE MATERIALS SHALL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3' FEET
4. WHILE TRENCH EXCAVATION AROUND INLET PIPE IS NOT AND DRAIN IS MINIMUM 18 INCHES BEHIND THE FILTER FABRIC SUPPORT
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURE, FASTENED TO THE STAKES AND FRAME
6. A 2" x 4" WOOD FRAME SHALL BE CONFIGURED AROUND THE CREST OF THE FABRIC FOR STABILITY
MAXIMUM DRAINAGE AREA 1 ACRE.

FILTER FABRIC INLET PROTECTION
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES GRADES AND LOCATIONS SHOWN ON THE PLAN
2. KEY SPACING OF CHECK DAM AS INDICATED ON GRADING BROSHOW AND SEDIMENT CONTROL PLAN
3. EXTEND THE STONE A MINIMUM OF 18" BEY ND THE DITCH BANK S TO PRE 'ENT CUTTING AROUND THE DAM
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR UNDER APPROPRIATE
5. ENSURE THAT CHANNEL APPURTENANCES BUSH AS DUE ERT EARTHWORKS BELOW. CHECK DAMS ARE NOT REQUIRED TO DRAIN ADE OF BLOCKAGE FROM DEBRIS AND VEGETATION.
6. GRADED ST 2RE SHALL BE BE THREE 6.2" AND 1 1" IN SIZE MEETING THE REQUIREMENTS OF NYSDOT ITEM NO. 6.2 5.3
7. M-AIM IN DRAINAGE AREA 1 / ACRE.

TEMPORARY CHECK DAM
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS
1. THE CONCRETE BASE SHALL BE POURED IN SUCH A MANNER TO ENSURE THAT THE CONCRETE FILLS THE BOTTOM OF THE RISER TO THE BE 'ERT OF THE OUTLET PIPE TO PREVENT THE RISER FROM THE BREAKING AWA Y FROM THE BASE
2. WITH ALUMINUM OR PLASTICIZED PIPE THE EMBEDDED SECTION MUST BE PAINTED WITH CARBOMATE OF BISUM ALBIT
3. RISER SHALL MAY BE SIZED AS COMPUTED USING FLOTATION WITH A FACTOR OF SAFETY OF 1.1

RISER DETAIL
NOT TO SCALE

RISER PIPE CONSTRUCTION NOTES
1. STANDPIPE AND CONNECTOR PIPE SHALL BE A MINIMUM OF 5 INCHES CLEAR DIA
METAL PIPE MAY BE CAN MANIFIED STEEL OR ALUMINUM PLASTIC PIPE MA BE SCHEDULE 40 PVC OR HDPE
3. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT DE MINOR AND WATER POLLUTION ARE MINIMIZED
4. THE STRUCTURE SHALL ONLY BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED
5. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT THE LOWER PORTION OF THE STANDPIPE AT A POINT NEAR THE BARREL SHALL BE PERFORATED WITH AN INTERNAL DRIPLTE PLATE SIZED TO RELEASE THE VOLUME OF THE BASIN IN SOMEWHERE THAN 48 HOURS
6. THE TOP 2/3 OF THE STANDPIPE SHALL BE PERFORATED WITH 1 INCH DIAMETER HOLES BUT SPACED ON THE HER WIDTH ALL AND HORIZONTALLY THE TIED IN THE CONCRETE FOR TOP OF THE STANDPIPE SHALL BE 1 INCH ABOVE WITHIN 3 INCHES OF THE HORIZONTAL CONNECTOR PIPE
7. THE RISER SHALL BE WRAPPED WITH A TYPE DO 11 BIODEGRADABLE FABRIC THE FABRIC TRAILS EXTENDED 4 INCHES BEYOND THE PERFORATIONS AND SECURED WITH 1 INCH WIDE STRIPS OF FABRIC COVER TOGETHER THE SHALL BE OVERLAPPED FOLDED AND STAPLED TO PREVENT BY PASS
8. STRIPS OR CONNECTING HARDS SHALL BE USED TO HOLD THE FABRIC AND WIRE WITH LAT MESH IN PLACE THEY SHALL BE PLAI BED AT THE TOP AND BOTTOM OF THE CLOTH
9. THE STANDPIPE SHALL BE ANCHORED WITH THE BRIVER CONCRETE BASE AR STEEL PLATE BASE TO PREVENT FLOTATION A CONCRETE BASEN SHALL BE 4 INCHES THICK WITH THE STANDPIPE EMBEDDED NINE INCHES STEEL PLATE BASES SHALL BE 1/4 INCH THICK AND SHALL EXTEND 4 INCHES BEYOND STANDPIPE BY A 1/2 INCH SUPPORT RIBS MOUNTED THE BOTTOM TO FORM A WATERTIGHT CONNECTION THE PLATE SHALL AR E 1 1 REET OF STONE SPA-GL OF TAMPERED EARTH PLAI BOYANT
10. THE REF ORATED STANDPIPE SHALL BE SURROUNDED BY AN EQUAT IN OR IC STONE OR A BLEND OF BOTH TO PROTECT THE FILTER FABRIC

RISER NOTES

COLLAR WELDED IN PLACE ON BARREL SECTION

MULTI-PIECE COLLAR FOR LARGE PIPES

ANTI SEEP COLLAR
NOT TO SCALE

EDWARD REID ENGINEERING, PLLC
2460 CEMETERY ROAD
FABIUS, NEW YORK 13063
315-568-4126

GREENLINE STORMWATER DESIGNS, LLC
750 BELL ROAD
NEWARK, NEW YORK 14513
585-520-0222

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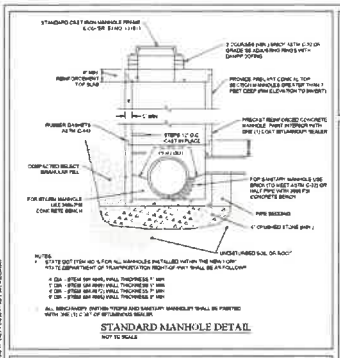
NO	SEAL/DESCRIPTION	BY	DATE

WINKELMAN SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK

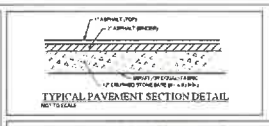
DETAILS (2 OF 5)

PREPARED FOR
CALVIN WINKELMAN
2996 COUNTY LINE ROAD
SKANEATELES NEW YORK

PROJ MGR E.K.R.	REVIEWED BY
DESIGNED BY C.J.M.	DRAWN BY C.J.M.
DATE JUNE 25, 2025	SCALE AS NOTED
PROJECT NO. 202356	
REVISION NO.	DWG CA501



STANDARD MANHOLE DETAIL
NOT TO SCALE



TYPICAL PAVEMENT SECTION DETAIL
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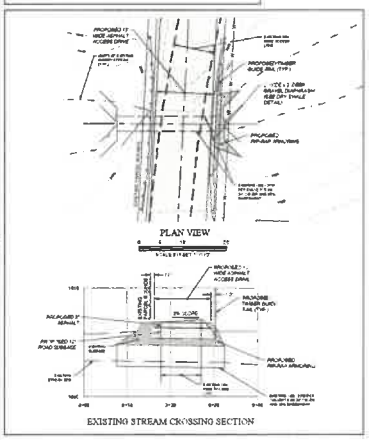
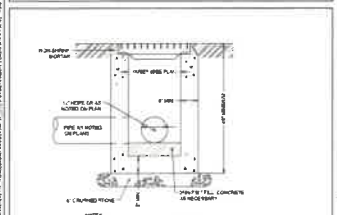


PLAN VIEW

EXISTING STREAM CROSSING SECTION



PRE-CAST CONCRETE INLETS
NOT TO SCALE

EDWARD REID ENGINEERING, PLLC
2480 CEMETERY ROAD
FABIUS, NEW YORK 13063
315-668-1328

GREENLINE STORMWATER DESIGNS, LLC
760 BELL ROAD
NEWARK, NEW YORK 14513
585-630-1222

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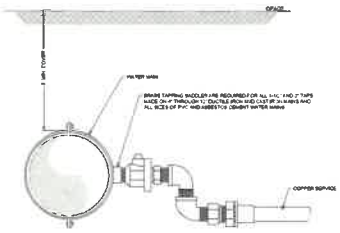
NO	REVISION	BY	DATE

WINKELMAN SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK

DETAILS
(3 OF 5)

PREPARED FOR
CALVIN WINKELMAN
2986 COUNTY LINE ROAD
SKANEATELES NEW YORK

PROJ MGR E.K.R.	REVIEWED BY
DESIGNED BY C.J.M.	DRAWN BY C.J.M.
DATE JUNE 25, 2025	SCALE AS NOTED
PROJECT NO. 202056	
REVISION NO.	DWG CA502



SERVICE INSTALLATION
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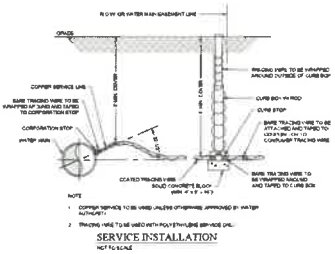

SERVICE INSTALLATION
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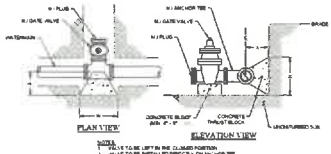
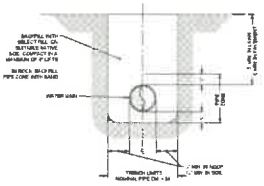
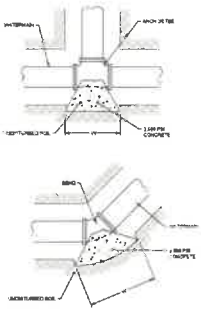


NOTES
1 VALVE TO BE LEFT IN THE CLOSED POSITION
2 VALVE TO BE INSTALLED DIRECTLY ON WATERMAIN TEE

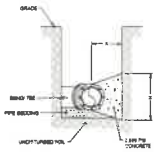
ADVANCED SIDE STREET TEE
NOT TO SCALE



TRENCH
NOT TO SCALE

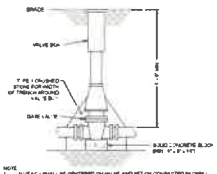


MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS (EXPECT TO BE POURED AGAINST UNDISTURBED SOIL)															
BENDS/FITTING	90° BEND			45° BEND			TEE			PLUG		
PIPE DIA.	W	W	S	W	W	S	W	W	S	W	W	S
6"	2.5'	4'	2.5'	2'	3'	2.5'	2.5'*	3'	3.5'	2.5'*	3'	2.5'
12"	3.5'	4'	2.75'	1'	4'	2.75'	3'	5.5'	2.75'	4'	5.5'	2.75'



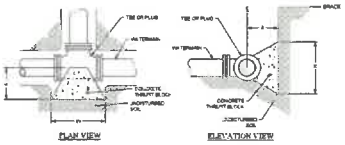
HORIZONTAL THRUST BLOCK FOR BENDS
NOT TO SCALE

HORIZONTAL THRUST BLOCK
NOT TO SCALE

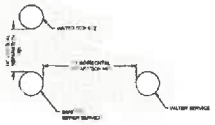


NOTE
1 ALL "B" BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL
2 ALL "B" SHALL NOT SUPPORT VALVE BOX
3 ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL
4 ALL VALVES SHALL BE OPEN LEFT OPEN

VALVE
NOT TO SCALE



HORIZONTAL THRUST BLOCK FOR TEES AND PLUGS
NOT TO SCALE



WATER SEWER CROSSING DETAIL
NOT TO SCALE

EDWARD REID ENGINEERING, PLLC
2460 CEMETERY ROAD
FABIUS, NEW YORK 13063
315-568-0328

GREENLINE STORMWATER DESIGNS, LLC
760 BELL ROAD
NEWARK, NEW YORK 14513
585-320-0222

811
Know what's below. Call before you dig.

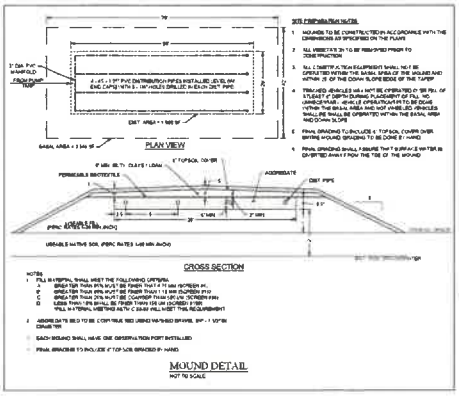
NO.	REVISION DESCRIPTION	BY	DATE

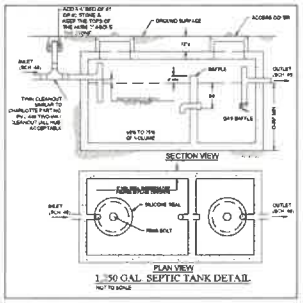
WINKELMAN SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK

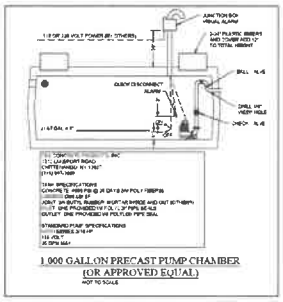
DETAILS (4 OF 5)

PREPARED FOR
CALVIN WINKELMAN
2666 COUNTY LINE ROAD
SKANEATELES, NEW YORK

PROJ MGR E.K.R.	REVIEWED BY
DESIGNED BY C.J.M.	DRAWN BY C.J.M.
DATE JUNE 25, 2025	AS NOTED
PROJECT NO. 202366	
REVISION NO.	DWG CA503







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PREPARED FOR
CALVIN WINKELMAN
2888 COUNTY LINE ROAD
SKANEATELES, NEW YORK

PROJ MGR E.K.R.	REVIEWED BY
DESIGNED BY E.K.R.	DRAWN BY C.J.M.
DATE JUNE 26, 2025	SCALE AS NOTED
PROJECT NO. 202266	
REVISION NO.	DWG CA504