

LOT AREA	26,628 SF
SHORELINE	100.1 LF

IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE/PORCH	2,791 SF	2,224 SF
DRIVE	2,330 SF	1,405 SF
SHED	175 SF	85 SF
RETAINING WALLS	60 SF	23 SF
GARAGE	----- SF	572 SF
TOTAL	5,368 SF	4,309 SF
% IMPERMEABLE	20.2 %	16.2 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
DECKS	917 SF	919 SF
SIDEWALK	319 SF	272 SF
STEPS	55 SF	97 SF
PERMEABLE	1,291 SF	1,288 SF
IMPERMEABLE	5,368 SF	4,309 SF
TOTAL	6,659 SF	5,597 SF
TOTAL COVERAGE	25.0 %	21.0 %

SITE PLAN

1" = 30'-0"

FLOOR SPACE 10 % ALLOWED		
	EXIST.	PROP.
HOUSE/PO.	2,791 SF	2,224 SF
80% BSMT	627 SF	----- SF
2ND FLR	-----	622 SF
GARAGE	-----	572 SF
TOTAL	3,418 SF	3,418 SF
TOTAL %	12.8 %	12.8 %

BUILDING FOOTPRINT 6 % ALLOWED		
	EXIST.	PROP.
HOUSE/PORCH	2,791 SF	2,224 SF
SHED	175 SF	85 SF
GARAGE	-----	572 SF
TOTAL	2,966 SF	2,881 SF
TOTAL %	11.1 %	10.8 %

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 7/14/2021. ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS, PC

SITE PLAN:
 BRYAN & PEGGY LUBEL
 2392 WAVE WAY
 TN OF SKANEATELES, NEW YORK

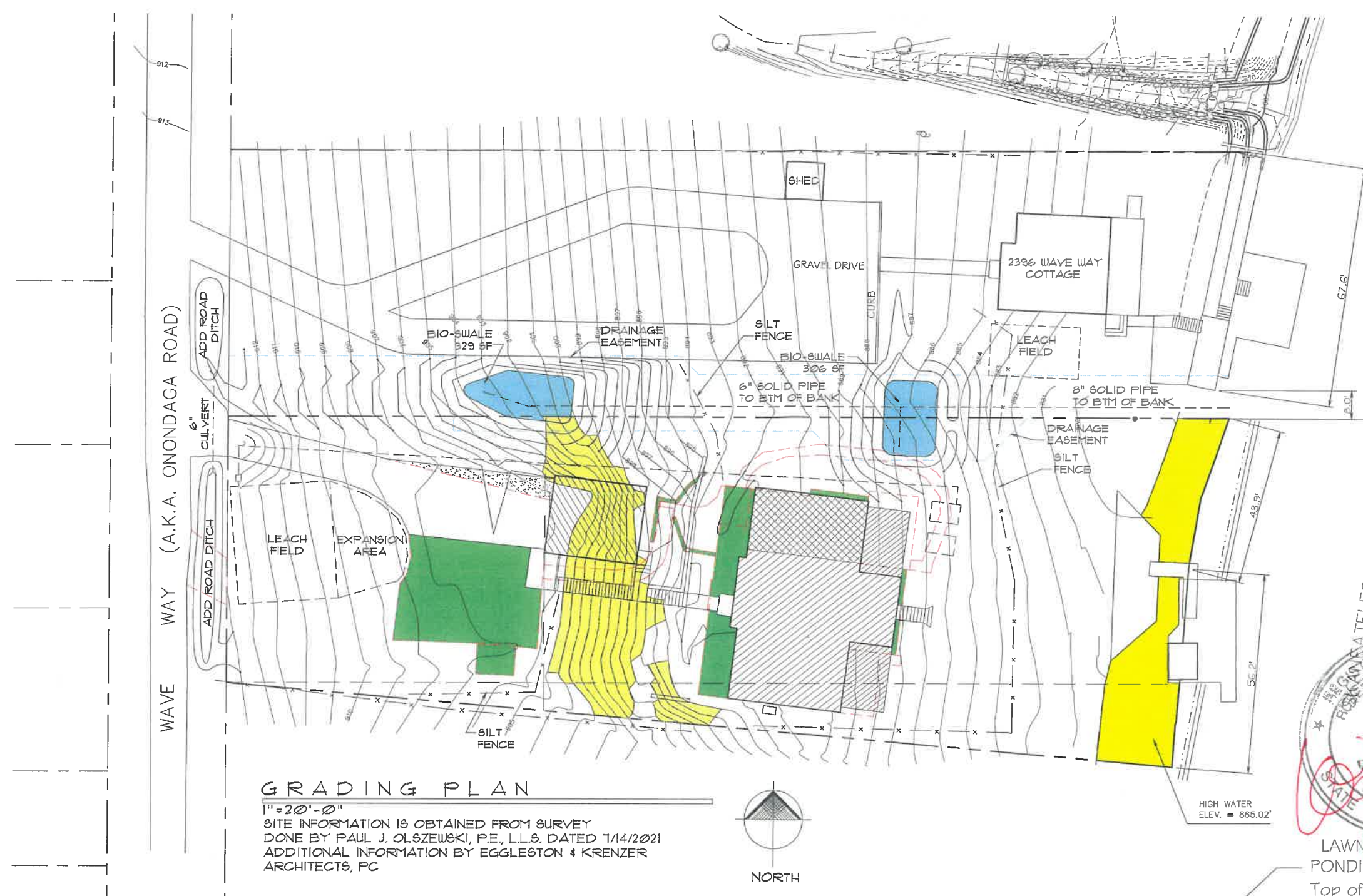
architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 20187

DATE:
 31 AUG 2021
 14 SEPT 2021
 6 OCT 2021

1A OF 5





GRADING PLAN
 1" = 20'-0"
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 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS, PC



LAWN & TEMP.
 PONDING AREA
 Top of Berm EL. 3.5'
 2'-0" WIDE OVERFLOW
 6" DEEP; EL. 3.0'

BIO-SWALE REQUIREMENT - 2396 WAVE WAY

$$WQV = \frac{(0.05 + 0.009 \times i) \times A}{12}$$

WQV = WATER QUALITY VOLUME - CUFT
 i = IMPERVIOUS SURFACE COVERAGE - 25.9 %
 A - DRAINAGE AREA - 20,879 SF

$$WQV = \frac{(0.05 + 0.009 \times 25.9) \times 20,879 \text{ SF}}{12}$$

$$WQV = \frac{283 \times 20,879 \text{ SF}}{12}$$

$$WQV = 493 \text{ CUFT}$$

BIO-SWALE SIZE : 328 SF x 1.5' DEEP

BIO-SWALE REQUIREMENT - 2392 WAVE WAY

$$WQV = \frac{(0.05 + 0.009 \times i) \times A}{12}$$

WQV = WATER QUALITY VOLUME - CUFT
 i = IMPERVIOUS SURFACE COVERAGE - 16.0 %
 A - DRAINAGE AREA - 26,628 SF

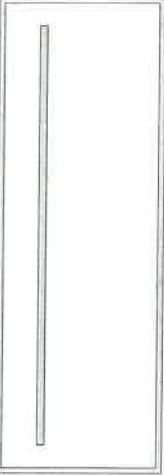
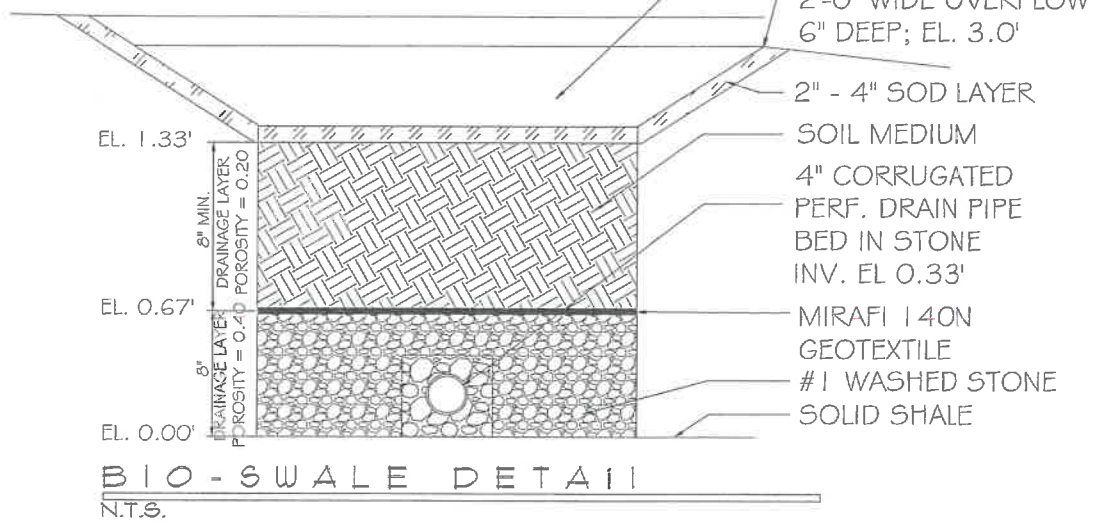
$$WQV = \frac{(0.05 + 0.009 \times 16.0) \times 26,628 \text{ SF}}{12}$$

$$WQV = \frac{194 \times 26,628 \text{ SF}}{12}$$

$$WQV = 431 \text{ CUFT}$$

BIO-SWALE SIZE : 281 SF x 1.5' DEEP

TOTAL BIO-SWALE REQ'D : 328 SF + 281 SF = 615 SF
 BIO-SWALE PROVIDED : 323 SF + 306 SF = 635 SF



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