

PROJECT DESCRIPTION

2. Describe existing conditions on the property:

[Continued from first page]

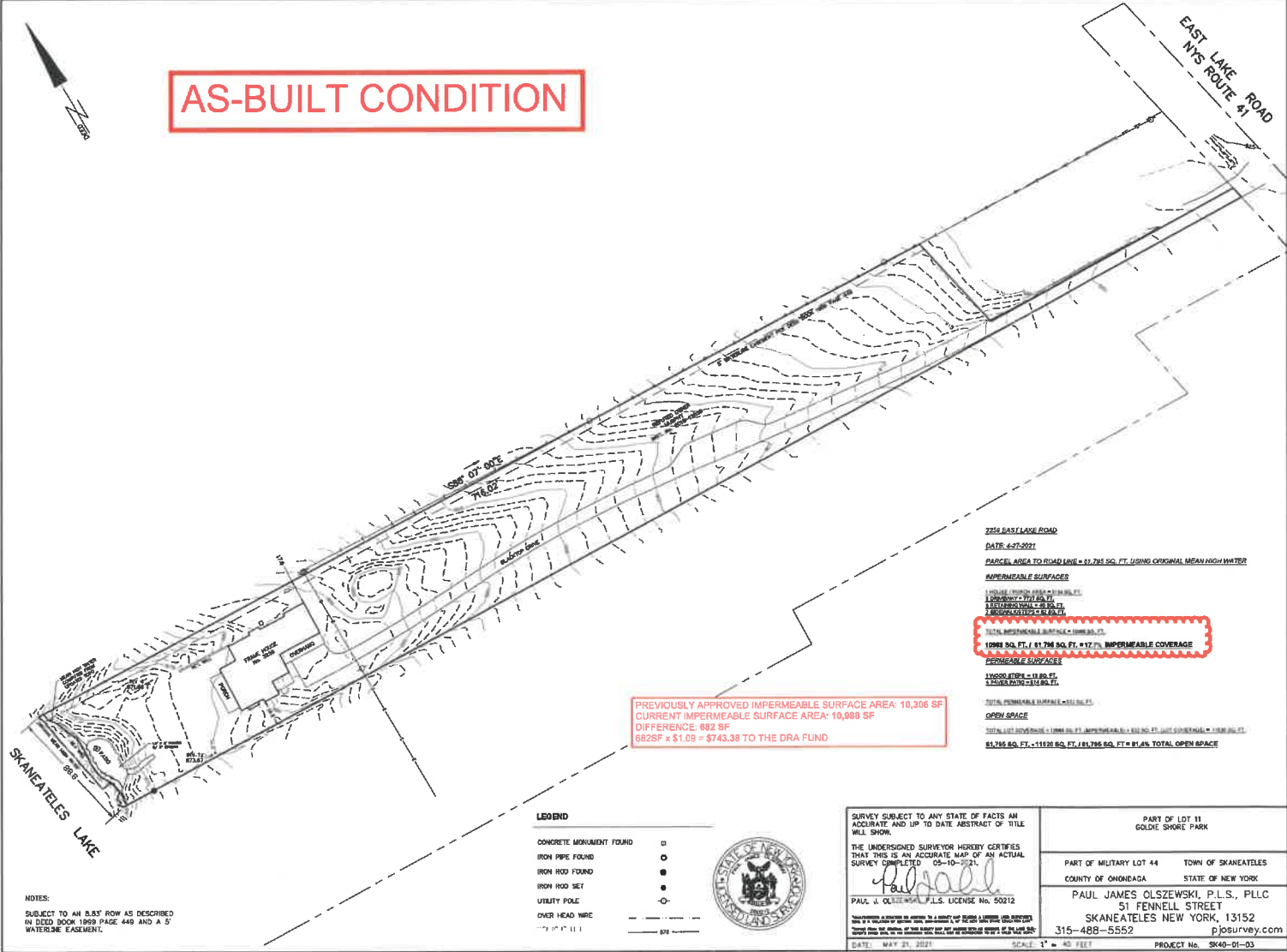
The existing impermeable surface coverage of the site, before the new development, was 25%. An efficient layout of the new development, approved on June 18, 2019, yielded a 16.7% impermeable surface coverage. In addition, a payment to the Town of Skaneateles Land and development rights Acquisition Fund (DRA) was made since the 10% was not achievable.

3. Describe proposed physical or operational changes to the property:

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During construction, some of the proposed impervious features were minimized or eliminated to reduce the impermeable surfaces as much as possible. A current as-built survey (attached) indicates the impermeable surface coverage (without the grass strip removed) at 17.7% vs 16.7% approved. While the impervious feature reduction does not completely make up the difference in what was previously approved, it is very close at 682 square feet over the approved 10,306 square feet. The overall impermeable area is still significantly lower than the existing condition prior to construction and all other practicable measures have been taken to reduce impermeable surface coverage. The previously approved storm water management system has functioned very well throughout the rain events this year, despite the heavy amount of rain fall.

AS-BUILT CONDITION



PREVIOUSLY APPROVED IMPERMEABLE SURFACE AREA: 10,306 SF
 CURRENT IMPERMEABLE SURFACE AREA: 10,888 SF
 DIFFERENCE: 582 SF
 582SF x \$1.09 = \$743.38 TO THE DRA FUND

2256 EAST LAKE ROAD
 DATE: 4-27-2021
 PARCEL AREA TO ROAD LINE = 11,795 SQ. FT. (USING ORIGINAL MEAN HIGH WATER)
 IMPERMEABLE SURFACES
 1 DRIVEWAY = 371 SQ. FT.
 1 ELECTRICAL SERVICE
 1 SIDEWALK = 1,100 SQ. FT.
 10882 SQ. FT. = 91.7% IMPERMEABLE COVERAGE
 PERMEABLE SURFACES
 1 YARD = 11,888 SQ. FT.
 2 SIDEWALKS = 1,100 SQ. FT.
 TOTAL PERMEABLE SURFACE = 13,088 SQ. FT.
 OPEN SPACE
 TOTAL LOT SURFACE = 10882 SQ. FT. (APPROXIMATE) 100% OF TOTAL SURFACE = 10882 SQ. FT.
 11785 SQ. FT. = 11521 SQ. FT. (11785 SQ. FT. = 81.4% TOTAL OPEN SPACE

- LEGEND**
- CONCRETE MONUMENT FOUND □
 - IRON PIPE FOUND ○
 - IRON ROD FOUND ●
 - IRON ROD SET ●
 - UTILITY POLE ○
 - OVER HEAD WIRE ---



SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.
 THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 05-10-2021.
 Paul J. Olszewski
 PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2008 AND THE SURVEYING AND MAPPING REGULATIONS OF 2009.
 DATE: MAY 21, 2021 SCALE: 1" = 40 FEET

PART OF LOT 11 GOLDSHORE PARK	
PART OF MILITARY LOT 44	TOWN OF SKANEATELES
COUNTY OF ONONDAGA	STATE OF NEW YORK
PAUL JAMES OLSZEWSKI, P.L.S., PLLC 51 FENNEL STREET SKANEATELES NEW YORK, 13152 315-488-5552 pjosurvey.com	
PROJECT No. SK40-01-03	

NOTES:
 SUBJECT TO AN 8.85' ROW AS DESCRIBED IN DEED BOOK 1969 PAGE 449 AND A 5' WATERLSE EASEMENT.

IMPERMEABLE SURFACE COVERAGE (SF)		
EXISTING	PROPOSED	
ROOF & PORCH	1,413	2,388
PAVING	1,568	1,583
SEWER	66	0
TRASH COURT	6,586	0
DRIVEWAY	7,083	7,395
CONCRETE	83	0
ASPHALT	33	0
UTILITY PAD	0	34'-10" x 38"
STONE TREADS	0	0
TOTAL	16,409	18,966
TOTAL	16,409	12,667
% IMPERMEABLE	35.25%	16.7%

LOT SIZE = 61,286 SF
 ALLOWABLE MAXIMUM = 4,178.2 SF
 IMPERMEABLE SURFACE COVERAGE = 16% OF SITE

OPEN SPACE (SF)		
EXISTING	PROPOSED	
SEA WALL	240	31
TRUCK	716	0
WOOD STEPS	86	84
SEWER	82	22
PERMEABLE PATIO	0	454
PERMEABLE PORCH LANDING	0	158
DECKING FOR SLOPE RETENTION	0	0
PERMEABLE	1,122	791
IMPERMEABLE	16,429	18,328
TOTAL	18,441	12,667
% OPEN AREA	32.7%	23.1%

LOT SIZE = 61,286 SF
 ALLOWABLE MINIMUM REQUIRED OPEN SPACE = 80% OF SITE

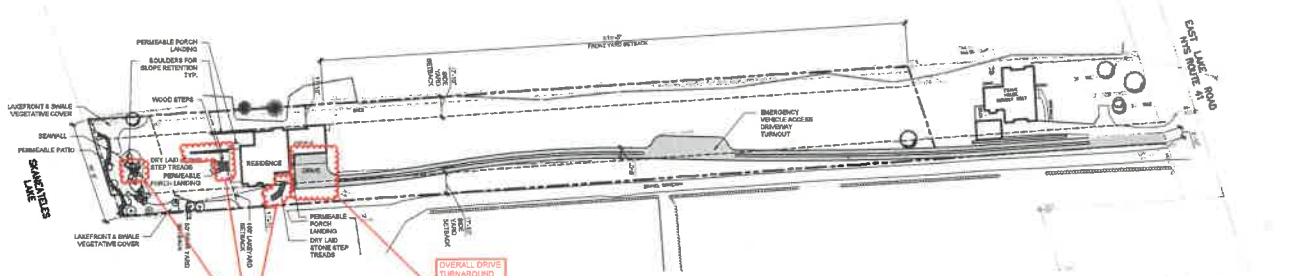
SHORELINE STRUCTURES (SF)		
EXISTING	PROPOSED	
SEAWALL	0	0
BOULDERS FOR SLOPE RETENTION	0	0
WOOD STEPS	86	84
TRUCK	0	0
PERMEABLE PATIO	0	206
TOTAL	86	456

SHORELINE IS 4 FT MAX. HGT OF TOTAL SHORELINE STRUCTURE(S) LANGUAGE APPROVED ON 1/13/2018

VERTICAL DATUM NAD 83
 HIGH WATER ELEVATION = 166.27
 PAUL JAMES QUADREMI, P.L.L.C.
 80 WINDY SPICE, DECEMBER 11, 2018

LOT DIMENSIONS & SETBACKS			
LAND USE CONTROL DISTRICT - RF			
SINGLE FAMILY OVERLAP - USE PERMITTED BY RIGHT			
EXISTING HOMEOWNER'S LOTS			
	UNDEVELOPED	EXISTING	PROPOSED
LOT AREA MINIMUM	38,000 SF	61,786 SF	NO CHANGE
LOT WIDTH MINIMUM	50'-0"	89'-0"	NO CHANGE
ROAD FRONTAGE MINIMUM (EAST HOME LOT FOR 141-11)	30'-0"	6'-10"	ORANGE DISTANCE
LAKE FRONTAGE MINIMUM (WEST)	75'-0"	88'-0"	NO CHANGE
FRONT YARD MINIMUM SETBACK (EAST)	10'-0"	100'-0"	0'-0"
SIDE YARD SETBACK MINIMUM (NORTH)	1'-0"	7'-0"	1'-0"
SIDE YARD SETBACK MINIMUM (SOUTH)	20% OF LOT WIDTH	20% OF LOT WIDTH	20% OF LOT WIDTH
LAKE YARD SETBACK MINIMUM (WEST)	10'-0"	100'-0"	0'-0"
SHORELINE STRUCTURE SETBACK MIN. PER 68-054 OH	20% OF LOT WIDTH	0'-0"	10'-0"
STRUCTURE HEIGHT, MAX	35'-0"	35'-0"	35'-0"

PREVIOUSLY APPROVED PLANS



SITE PLAN

EXISTING CONDITIONS

FOR MUNICIPAL REVIEW
 NOT FOR CONSTRUCTION

edr
 Environmental Design & Research
 227 Washington Blvd., Suite 100
 Columbus, OH 43215
 P: 614.471.8888

MURPHY COTTAGE
 133 EAST LAKE ROAD, BOWLING GREEN, OHIO 43402
 PROJECT NO. 18-001
 SHEET NO. 1 OF 1
 DATE: 12/11/18
 DRAWN BY: J. MURPHY
 CHECKED BY: J. MURPHY
 APPROVED BY: J. MURPHY

MURPHY COTTAGE
 133 EAST LAKE ROAD, BOWLING GREEN, OHIO 43402
 PROJECT NO. 18-001
 SHEET NO. 1 OF 1
 DATE: 12/11/18
 DRAWN BY: J. MURPHY
 CHECKED BY: J. MURPHY
 APPROVED BY: J. MURPHY

REVISIONS
 NO. DATE DESCRIPTION
 1 12/11/18 INITIAL SHEET
 2 12/11/18 CORRECTED SHEET
 3 12/11/18 CORRECTED SHEET
 4 12/11/18 CORRECTED SHEET
 5 12/11/18 CORRECTED SHEET
 6 12/11/18 CORRECTED SHEET
 7 12/11/18 CORRECTED SHEET
 8 12/11/18 CORRECTED SHEET
 9 12/11/18 CORRECTED SHEET
 10 12/11/18 CORRECTED SHEET

DATE: 12/11/18
 SHEET NO. 1 OF 1
 PROJECT NO. 18-001
 DRAWING NO. SPR-101