

1265 OAK BLUFF
TOWN OF SKANEATELES, NY
SITE PLAN REVIEW
SUBMITTED ON DECEMBER 10, 2021
EDR JOB #: 21167



PREPARED FOR:
TOM & MELISSA ZELL

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a better environment

**Environmental
Design & Research,**
Landscape Architects, Engineering
& Environmental Services, D.P.C.
217 Montgomery Street, Suite 1100
Syracuse, New York 13202
P. 315.471.0688

PROJECT IMAGE / MAP:

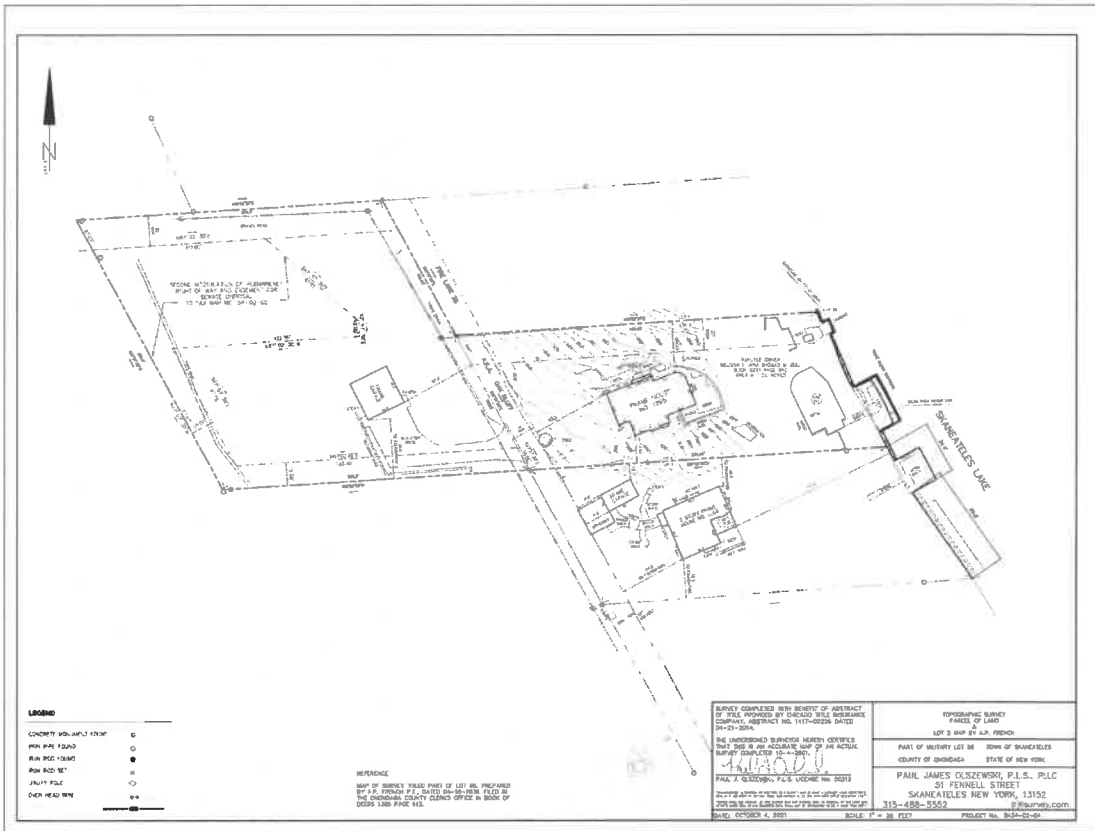


SCALE: N.T.S.



DRAWING INDEX:

G-001 COVER SHEET
S-001 SITE SURVEY
C-002 REMOVALS PLAN
C-101 SITE PLAN
C-201 GRADING & UTILITY PLAN
C-202 EROSION & SEDIMENT CONTROL PLAN
C-601 DETAILS
C-602 DETAILS



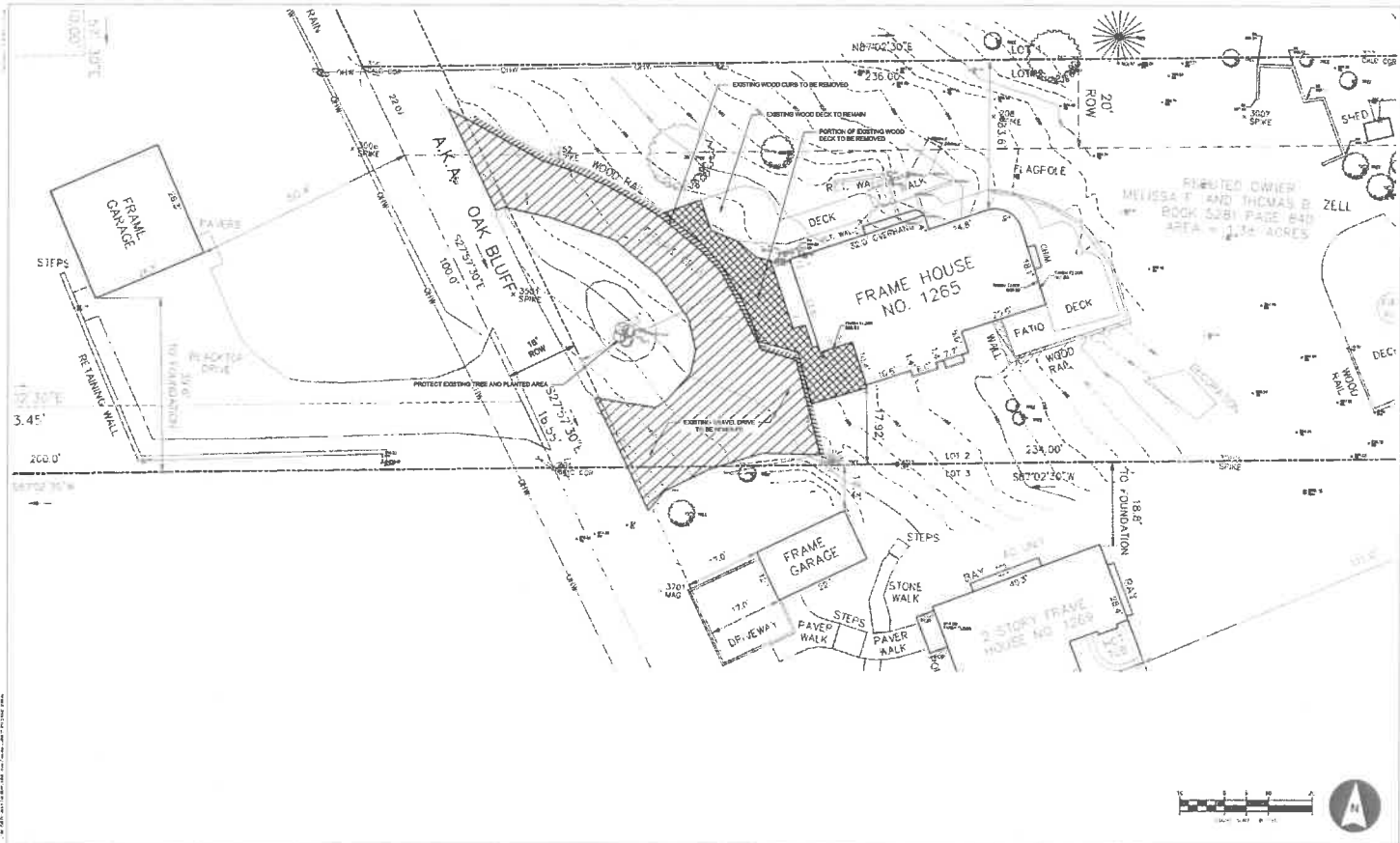
LEGEND

CONCRETE MONUMENT MARK	○
IRON PIPE PEGS	○
IRON PEG - 1/2" DIA	●
IRON PEG - 3/4" DIA	●
UTILITY POLE	○
OTHER MARKS	○

REFERENCE
 MAP OF SURVEY THESE PARTS OF LOT 66, PREPARED
 BY A.P. FRENCH P.L.C. DATED 06-20-2006 FILED IN
 THE CHATTAHOOCHEE COUNTY CLERK'S OFFICE IN BOOK OF
 DEEDS 1200 PAGE 616.

SURVEY COMPLETED WITH REVIEW OF ABSTRACT OF SALE PROVIDED BY CHENCO WELLS INSURANCE COMPANY, ABSTRACT NO. 111700288 DATED 04-21-2016.
 THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY CONDUCTED 10-1-2016.
 PAUL J. GUSZCZAK, P.E. LICENSE NO. 30211

REFORMING SURVEY PARCELS OF LAND LOT 3 MAP BY A.P. FRENCH PART OF VENTURE LOT 66 TOWN OF SHAWNEE COUNTY OF CHATTAHOOCHEE STATE OF NEW YORK PAUL JAMES GUSZCZAK, P.L.L.C. 31 FENWELL STREET SHAWNEE, NEW YORK 13152 315-488-5522 paul@pauljg.com	SCALE: 1" = 30' PLOT PRODUCT NO. 16-25-01
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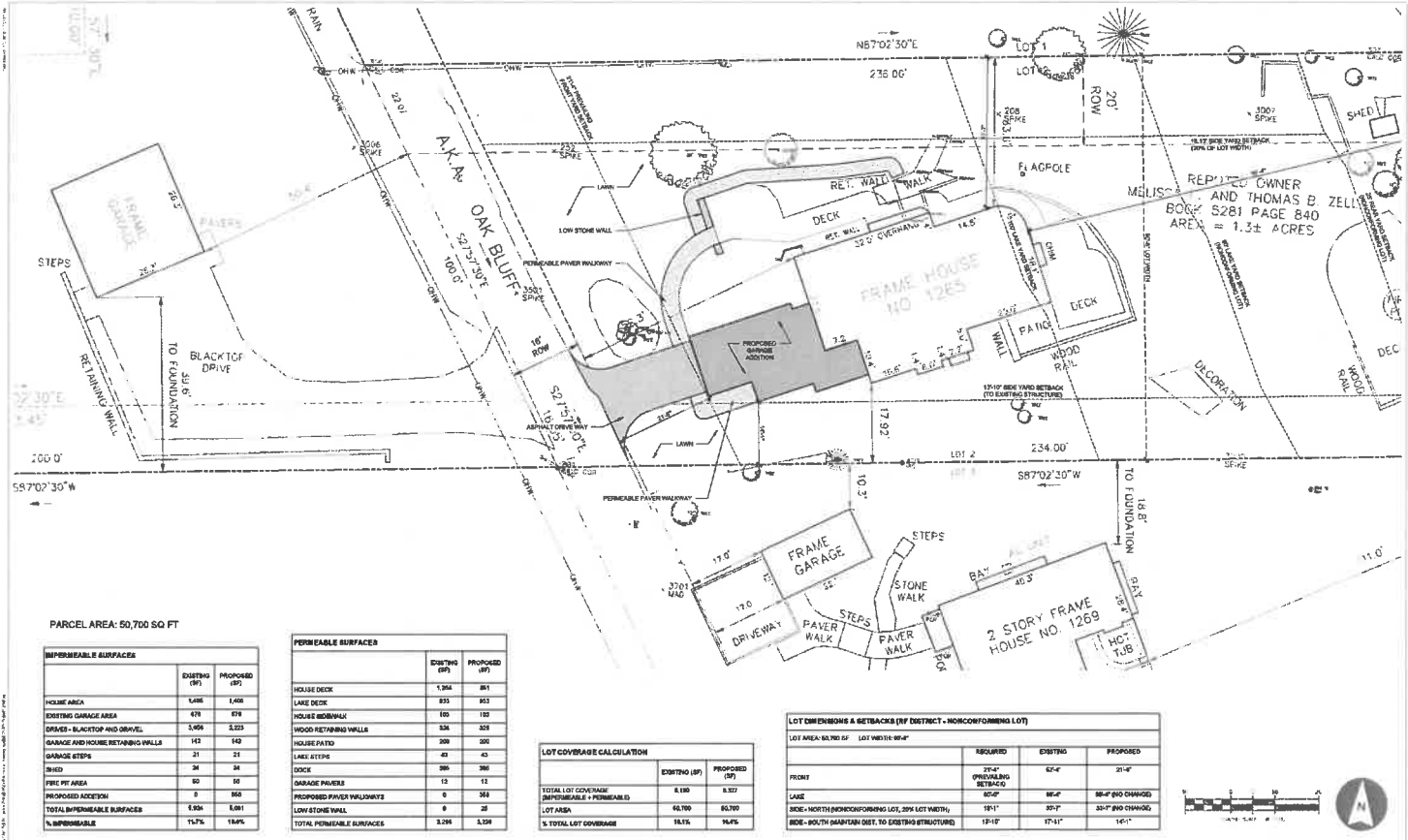


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 Website: www.edrinc.com
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 Website: www.edrinc.com

1265 OAK BLUFF
 PROJECT LOCATION: 1265 OAK BLUFF, GALESTOWN, MD 20638
 CLIENT: MEL, MELISSA ZELL AND DR. THOMAS ZELL
 DRAWING NO: REMOVALS PLAN

DATE	BY	DESCRIPTION
10/12/2001	AL	ISSUED FOR PERMITS
08/14/2001	AL	ISSUED FOR PERMITS
08/14/2001	AL	ISSUED FOR PERMITS
08/14/2001	AL	ISSUED FOR PERMITS
08/14/2001	AL	ISSUED FOR PERMITS
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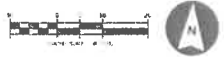
PARCEL AREA: 50,700 SQ FT

IMPERMEABLE SURFACES	EXISTING (SQ FT)	PROPOSED (SQ FT)
HOUSE AREA	1,468	1,468
EXISTING GARAGE AREA	478	478
DRIVES, BLACKTOP AND GRAVEL	1,406	1,223
GARAGE AND HOME RETAINING WALLS	142	142
GARAGE STEPS	21	21
BIOD	34	34
FIBC PFT AREA	80	80
PROPOSED ADDITION	0	850
TOTAL IMPERMEABLE SURFACES	1,859	1,881
% IMPERMEABLE	15.7%	15.4%

PERMEABLE SURFACES	EXISTING (SQ FT)	PROPOSED (SQ FT)
HOUSE DECK	1,264	861
LAKE DECK	853	853
HOUSE PORCH/PATIO	150	150
WOOD RETAINING WALLS	534	329
HOUSE PATIO	200	200
LAKE STEPS	43	43
DOCK	360	360
GARAGE PAVERS	12	12
PROPOSED PAVES WALKWAYS	0	564
LOW STONE WALL	8	28
TOTAL PERMEABLE SURFACES	3,294	3,128

LOT COVERAGE CALCULATION	EXISTING (SQ FT)	PROPOSED (SQ FT)
TOTAL LOT COVERAGE (IMPERMEABLE + PERMEABLE)	6,153	6,327
LOT AREA	62,700	62,700
% TOTAL LOT COVERAGE	15.7%	14.9%

LOT DIMENSIONS & SETBACKS (IF DISTRICT - NONCONFORMING LOT)			
	REQUIRED	EXISTING	PROPOSED
FRONT	35'-0" OPERATING SETBACK	62'-0"	21'-0"
REAR	8'-0"	86'-0"	86'-0" (NO CHANGE)
SIDE - NORTH (NONCONFORMING LOT, 20% LOT WIDTH)	18'-0"	20'-0"	20'-0" (NO CHANGE)
SIDE - SOUTH (ADJACENT LOT, TO EXISTING STRUCTURE)	15'-0"	27'-0"	14'-0"



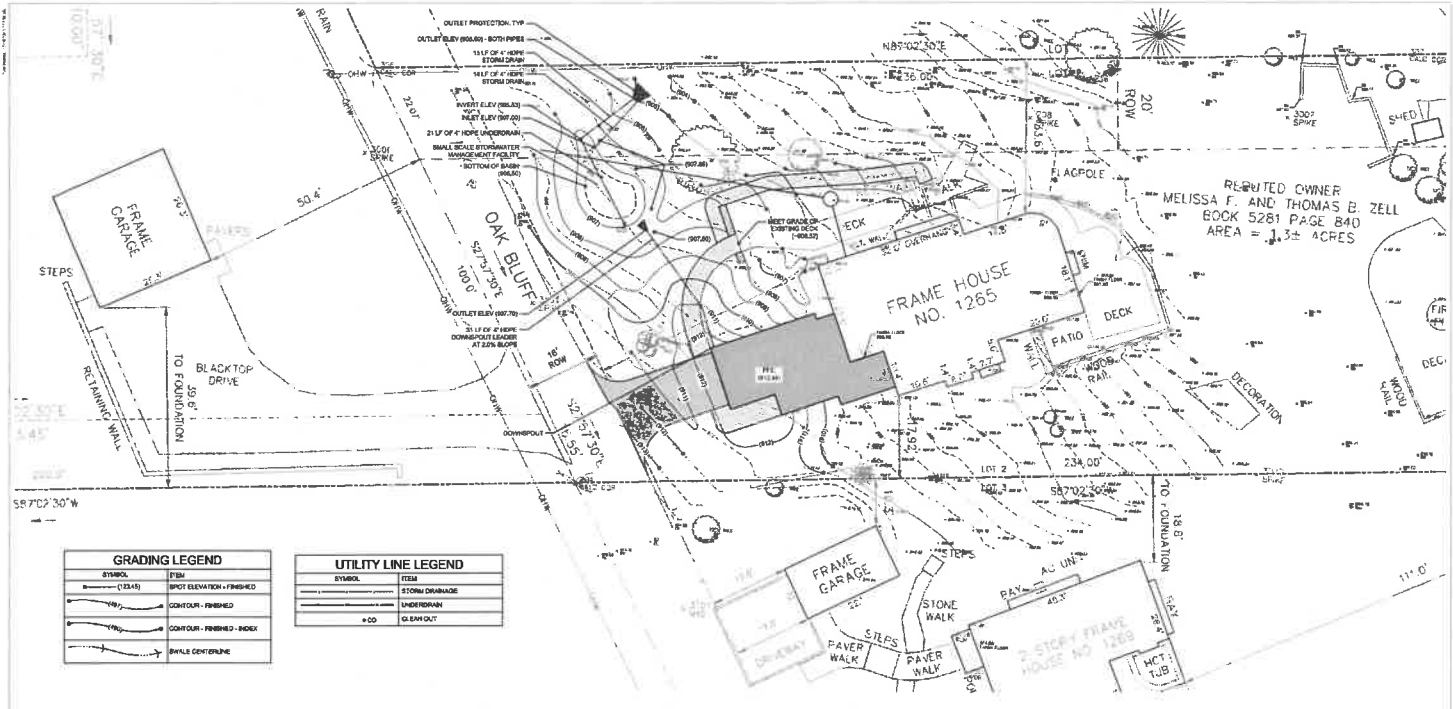
The following is a copy of the...
 Environmental Design & Research, Inc.
 277 36 Highway, Suite 1100
 Fort Lee, New Jersey 07024
 P. 315.471.0688



EDR Environmental Design & Research,
 a better environment P. 315.471.0688

PROJECT TITLE: **1265 OAK BLUFF**
 PREPARED BY: [Name]
 DATE: [Date]
 DRAWING NO: [Number]

DATE	BY	DESCRIPTION



GRADING LEGEND	
SYMBOL	ITEM
(Symbol)	SPOT ELEVATION - FINISHED
(Symbol)	CONTOUR - FINISHED
(Symbol)	CONTOUR - FINISHED - INDEX
(Symbol)	RAVE CENTERLINE

UTILITY LINE LEGEND	
SYMBOL	ITEM
(Symbol)	STORM DRAINAGE
(Symbol)	UNDERDRAIN
(Symbol)	SEWER
(Symbol)	WATER

STORMWATER MANAGEMENT:
 THE PROJECT IS SUBJECT TO THE TOWN OF BRANFORD'S SMALL-SCALE STORMWATER MANAGEMENT GUIDELINES. THE BASIC TREATMENT OPTION WAS USED IN ACCORDANCE WITH THE JUNE 25, 2018 AND OCTOBER 22, 2018 MEMORANDUMS FROM JOHN CAMP, PE, CPGNO OF CAS.

NET IMPERVIOUS AREA = REDUCTION OF 833 SQFT
 WQV REQUIRED = 154 CUFT
 WQV PROVIDED = 105 CUFT

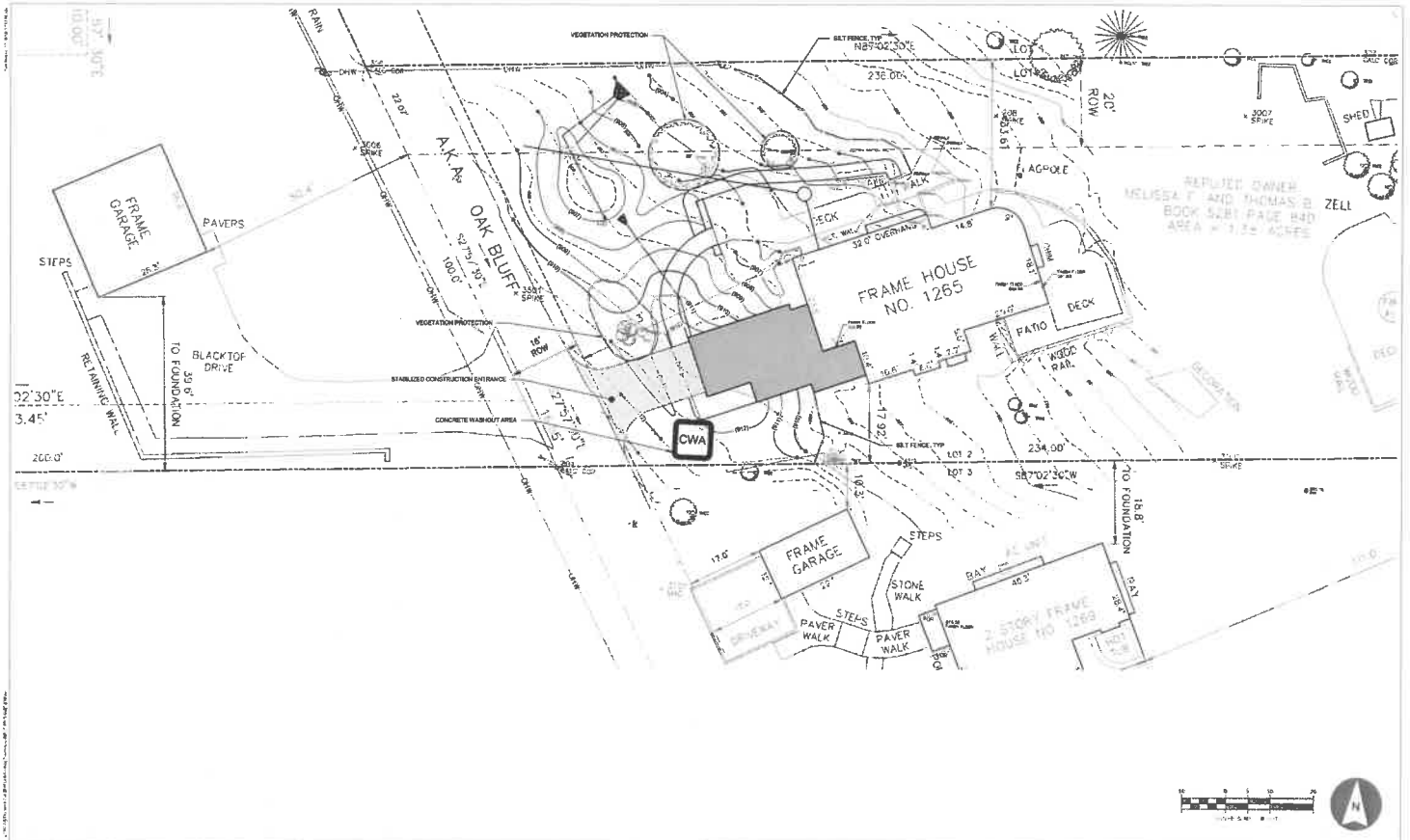


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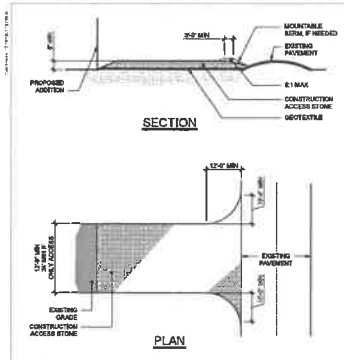
PROJECT SITE: **1265 OAK BLUFF**
 PROJECT LOCATION: 1265 OAK BLUFF, BRANFORD, CT 06405
 CLIENT: MELISSA F. AND THOMAS B. ZELL
 DRAWING TITLE: GRADING AND UTILITY PLAN

DATE	BY	DESCRIPTION

SCALE: AS SHOWN
 SHEET NO: C-201

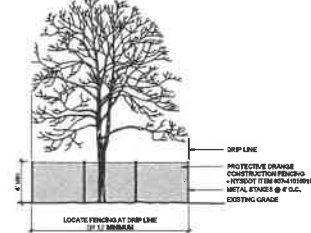


<p>10/1/2011 Environmental Design & Research, Inc. 315.471.0688</p> 	<p>EDR Environmental Design & Research, Inc. a better environment P. 315.471.0688</p>	<p>PROJECT TITLE: 1265 OAK BLUFF PROJECT LOCATION: 1265 OAK BLUFF, ANNAPOLIS, MD 21403 CLIENT: MR. & MRS. MELISSA ZELL AND MR. THOMAS ZELL DRAWING NO.: EROSION AND SEDIMENT CONTROL PLAN</p>	<p>DATE: 10/1/2011 SCALE: AS SHOWN SHEET NO.: C-202</p>	<p>10/1/2011 T. J. ZELL PROJECT ENGINEER</p>
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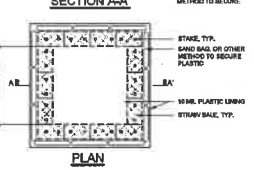
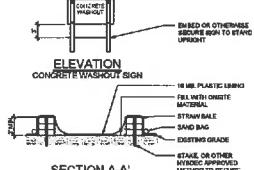


- NOTE:**
- CONSTRUCTION ACCESS STONE SIDE: USE A 50% TO 50% MIX OF HYDROT IN AND MS STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - CONSTRUCTION ACCESS STONE SIDE:
 - MINIMUM OF APPROXIMATED 100MM.
 - SHALL BE PLACED UNDER THE ENTIRE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACING OF STONE.
 - STORM WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE FLOWED ACROSS THE STABILIZED CONSTRUCTION ACCESS. IF PAVED OR IMPACTED, A MOUNTABLE SIGN SHALL BE USED.
 - MAINTENANCE: THE CONSTRUCTION ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OR SEDIMENT OFF THE PAVED OR IMPACTED SURFACE. THIS MAY INCLUDE FURROWS, TOP DRESSING WITH ADDITIONAL STONE AS CONSTRUCTION STOPS AND BEFORE REPAIR. CLEANOUT OF ANY REMOVED USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ACCESS ONTO PUBLIC RIGHTS-OF-WAY. WASHES WHEN REQUIRED, IT SHALL BE SOME OR AN AREA STABILIZED WITH STONE AND ANCHOR DRAINS INTO A HYDROLOGICALLY APPROVED SEDIMENT TRAPPING DEVICE.
 - TRAINED CONTRACTOR SHALL PROVIDE ONLY INSPECTIONS.

1 STABILIZED CONSTRUCTION ACCESS
Scale: NTS TEMPORARY

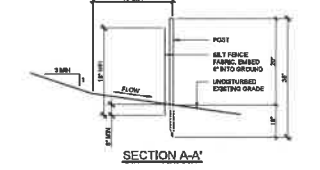
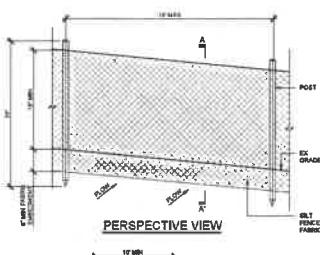


2 VEGETATION PROTECTION
Scale: NTS



- NOTE:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONSTRUCTION INSURANCE OF THE EQUIPMENT. THE CAPACITY OF THE WASHOUT SHALL BE 50 GALLONS PER TRUCK TO BE CLEARED WITHIN THE SPECIFIED LIMITS OF THE PROJECT. ADDITIONAL CAPACITY SHALL BE PROVIDED BY THE OWNER'S REPRESENTATIVE.
 - OTHER METHODS OF CONCRETE WASHOUT CONTAINMENT MAY BE UTILIZED IF APPROVED BY THE OWNER'S REPRESENTATIVE.
 - LOCATE WASHOUT AREA AT LEAST 100 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. THE PLASTIC LINING SHALL BE MAINTAINED IN A WATER TIGHT CONDITION AND SHALL BE REPLACED AT EVERY CLEANING.
 - DO NOT ALLOW WASHOUT TO ENTER THE AREA.
 - THE CONCRETE WASHOUT SIGN SHALL BE PLACED WITHIN 50 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 CONCRETE WASHOUT AREA
Scale: NTS TEMPORARY



- NOTE:**
- WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6\"/>

4 SILT FENCE - STANDARD
Scale: NTS TEMPORARY

The City of San Francisco, California, hereby certifies that the above information is true and correct to the best of its knowledge and belief.

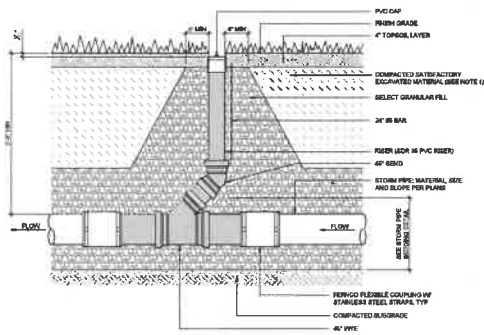


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PROJECT TITLE	1265 OAK BLUFF
PROJECT LOCATION	1265 OAK BLUFF, SANMATEO, CA 94067
CLIENT	MR. MICHAEL BELL APPROX. THOMAS BELL
WORKING WITH	EROSION CONTROL DETAILS

DATE	DESCRIPTION	BY	APP'D BY

DATE: 11/11/2011
 TIME: 10:00 AM
 SHEET: 1 OF 1
 C-601

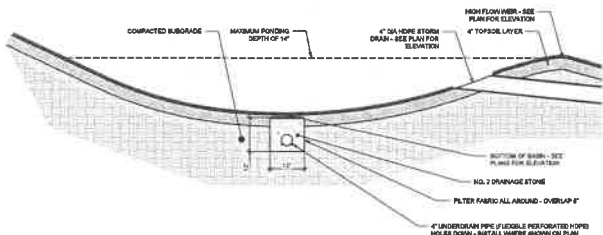


SIDE VIEW SECTION @ LAWN

- NOTES:
1. SATISFACTORY BACKFILL/EXCAVATED MATERIAL: SOIL CLASSIFICATION GROUPS ON, OF, OH, SH, SP, AND SM ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; PILES OF ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIAL, VEGETATION, AND OTHER DESTRUCTIVE MATERIAL.
 2. PVC SHALL BE SDR 35.

1 UNDERDRAIN/STORM PIPE CLEANOUT

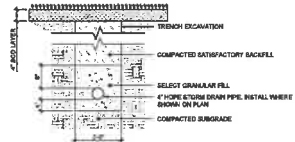
Scale: NTS



2 SMALL SCALE STORMWATER MANAGEMENT

Scale: NTS

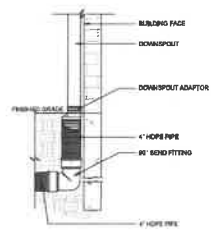
BASIC TREATMENT OPTION



3 STORM PIPE BEDDING

Scale: NTS

IN LAWN



4 STORM - DOWNSPOUT CONNECTION

Scale: NTS

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PROJECT: 1265 OAK BLUFF
 PROJECT LOCATION: 1265 OAK BLUFF, BIRMINGHAM, AL 35202
 CLIENT: BELL, BIRNEY, DILLON AND SON, THOMAS BELL
 DRAWING TITLE: SITE DETAILS

DATE	BY	APP'D	DESCRIPTION
12/14/2021			ISSUED FOR PERMIT