

# MA RESIDENCE

TOWN OF SKANEATELES, ONONDAGA COUNTY, NEW YORK

### GENERAL NOTES

1. THE PROJECT SITE IS LOCATED AT 807 EAST LANE ROAD, SKANEATELES, NEW YORK.
2. ALL CONSTRUCTION, MATERIALS AND EQUIPMENT SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES, REGULATIONS, PRACTICES AND STANDARDS:
  - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
  - TOWN OF SKANEATELES
  - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
  - THE UNITED STATES ARMY CORPS OF ENGINEERS
  - THE CITY OF SYRACUSE WATER DEPARTMENT
  - BUILDING CODE OF NEW YORK STATE, LATEST EDITION, AS APPLICABLE
3. CONSTRUCTION SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE NEARBY ADJACENT PLACES (SUSPENDED) DURING ALL CONSTRUCTION. IN THE EVENT OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
5. EACH CONTRACTOR SHALL PROVIDE, SITE AND HEALTH AND SAFETY PLAN IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS AND TO ADMINISTRATION AGENCIES/AGENCIES.
6. PRIOR TO INSTALLATION CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN 30 DAYS NOTICE TO ADJACENT PROPERTY OWNERS AND CONTACT THE LOCAL UNDERGROUND FACILITY PROTECTIVE ORGANIZATION (UFGP) AT 315-487-1111.
7. EACH CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD EXISTING UTILITIES, STRUCTURES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE RECORD DRAWING OF ALL EXISTING UTILITIES, UNDERGROUND PRACTICES AND UTILITIES ENCOUNTERED.



INDEX TO SHEETS	
DRAWING TITLE	NUMBER
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PROPOSED SITE PLAN, LANE AREA, PARTIAL PLAN AND ELEVATIONS	SP-2
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### SEQUENCE OF CONSTRUCTION

1. REMOVE ALL EXISTING EQUIPMENT AND MATERIALS TO THE SITE TO BE DEMOLISHED AND DEMOLISHED.
2. INSTALL ALL EXISTING AND PROPOSED CONTROL BARRIERS WITHIN THE LANE AND ADJACENT AREAS AS INDICATED ON THE PLANS.
3. EXCAVATE THE LANE TO THE PROPOSED FINISH ELEVATION AND INSTALLATION SHALL SYSTEM ACROSS THE WIDTH OF THE PROJECT.
4. REMOVE EXISTING STONE WALLS AND THE EXISTING SHORELINE WALLS AND STABILIZATION WALLS TO BE DEMOLISHED AND DEMOLISHED.
5. EXCAVATE AND REMOVE BY SLICE THE UPPER LEVEL OF EXISTING SOIL SYSTEM.
6. REMOVE EXISTING SOIL SYSTEM AS ONE BE SECTION CORNER AREA AND PLACE BEHIND THE NEW FINISH SHORELINE WALL SYSTEM.
7. INSTALL EXISTING BRACKING SECTION AND STEEL REINFORCED CONCRETE BRACKING.
8. INSTALL UPPER SOIL LEVEL BE EXCAVATED CORNER POLYMERIZATION SYSTEM WITH INTERNAL STEEL FRAMING, BEHIND JOISTS, SOIL REMOVAL, SOIL DRY AND ADJUSTED STABILIZATION SYSTEM.
9. INSTALL LOWER SOIL LEVELS, SOIL REMOVAL, SOIL DRY AND STABILIZATION SYSTEM TO PROPOSED SOIL.
10. INSTALL PROPOSED STEEL PIPE PILE SOIL SYSTEM WITH SOIL JOISTS, SOIL REMOVAL AND SOIL JOISTS.
11. CLEAN UP SITE, REMOVE AND REMOVE EXISTING MATERIAL, INITIAL CLEAN UP OF EXISTING SOIL TO BE EXCAVATED AND PLACED ALONG THE FINISH SHORELINE WALLS.
12. REMOVE ALL EXISTING AND PROPOSED CONTROL BARRIERS FROM WITHIN THE LANE.
13. REMOVE ALL EXISTING EQUIPMENT AND MATERIALS TO THE SITE TO BE DEMOLISHED AND DEMOLISHED.

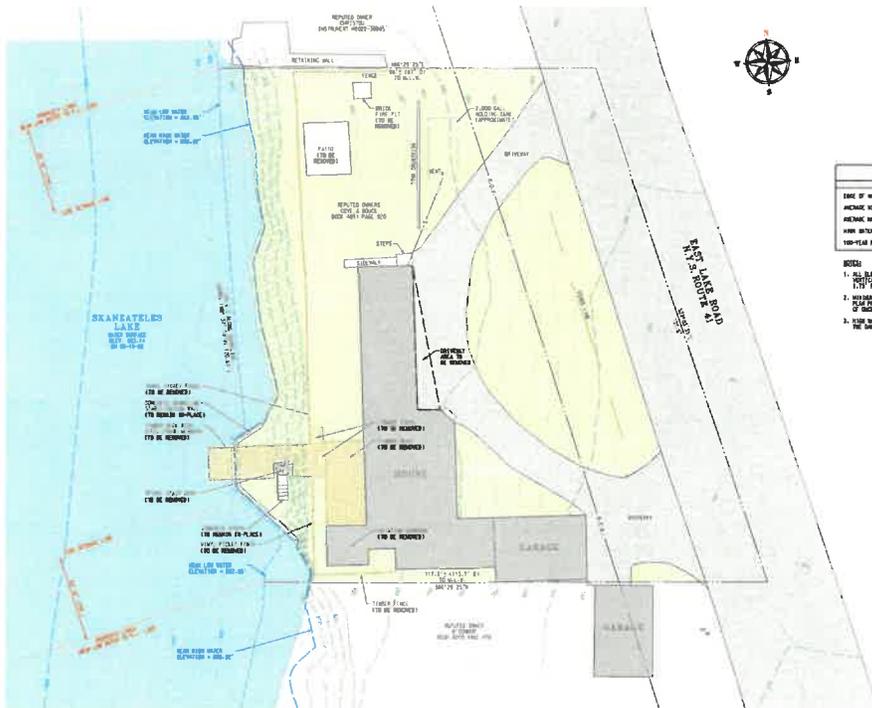
## SHORELINE STABILIZATION

(PROJECT No. 2025009)  
NOVEMBER 2025

TOWN PLANNING BOARD  
USE AND APPROVAL ONLY

UDIG-NY  
Engineering Associates, PC

Engineering Associates, PC



WATER ELEVATION TABLE	
WATER ELEVATION	DESCRIPTION
862.74	EDGE OF WATER ELEVATION ON HIGHWAY 84, 2005
862.58	MEANIC HIGHWAY WATER ELEVATION
864.18	MEANIC WATERSHED WATER ELEVATION
866.00	100-YEAR FLOOD ELEVATION (LINE LINE)
867.00	100-YEAR FLOOD ELEVATION

- NOTES:**
- ALL EXISTING STRUCTURES ON THIS PLAN ARE REPRESENTED TO MAINTAIN EXISTING ELEVATIONS UNLESS OTHERWISE NOTED TO THE CONTRARY IN THIS CONTRACT.
  - ALL EXISTING STRUCTURES AND SITE WATER PLANTING SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE TOWN PLANNING BOARD'S DECISIONS.
  - ALL WATER ELEVATIONS ARE BASED ON THE CITY OF STAMFORD WATER DEPARTMENT AT THE ELEVATION OF THE ADJACENT SIDE OF THE LAKE.

**KEY**

- EXISTING**
- PROPERTY LINE
  - SETBACK OF SIDE LINE
  - SETBACK DIMENSION
  - TOPOGRAPHIC CONTOUR
  - LAKE BED CONTOUR
  - METAL RAIL FENCE LINE
  - REPLACEMENT FENCE LINE
  - POLE POLE
  - UTILITY BOX

**EXISTING SITE PLAN**



- DATE AND REVISIONS:**
- DATE OF PARCEL OF LAND - PART OF VILLAGE LOT 100, AS PREPARED BY PAUL LAMAS ENGINEER, P.E., ALLIANCE PROJECT NO. SP-10-001, DATED MARCH 14, 2005.
  - DATE PLAN PREPARED BY PAUL LAMAS ENGINEER, P.E., ALLIANCE PROJECT NO. SP-10-001, DATED MARCH 14, 2005.
  - DATE CONTIGUOUS PROVIDED BY SEA-FITNESS INC.

TOWN PLANNING BOARD  
USE AND APPROVAL ONLY

  
 Engineering Associates, PC  
 100 West 10th Street, Suite 1000, Stamford, Connecticut 06901  
 Tel: 203.359.1234 Fax: 203.359.1235  
 www.tpk-engineering.com

  
 TOWN OF STAMFORD

  
 TOWN PLANNING BOARD

PROJECT: SHORELINE STABILIZATION  
 CLIENT: CHRISTINA MA, ESQ.  
 LOCATION: TOWN OF STAMFORD, CONNECTICUT COUNTY NEW YORK

DRAWING TITLE: EXISTING SITE PLAN

PROJECT NO.: 2025008  
 DATE: 03/14/2005  
 SHEET NO.: 03/14/2005  
 DRAWN BY: JPC  
 CHECKED BY: JPC

SP-1



**PROPOSED SITE PLAN**  
SCALE: 1" = 10' (SEE PLAN)

- SEE MAP REFERENCES:**
1. SURVEY OF PARCELS BY LAND - PART OF MILLBURY LOT 347 AS PROPOSED BY THE LAND DEVELOPMENT PATENT. FIELD NOTES TO THE OPEN-WATER BY THE BAY OF 2011.
  2. LINES NOW ADJACENT BY PALE AREAS (ELECTRIC, P.A.S.), FILE BY BAY OF 2011.
  3. LAKE COASTLINE PROVIDED BY DEPT. OF ENVIRONMENT.

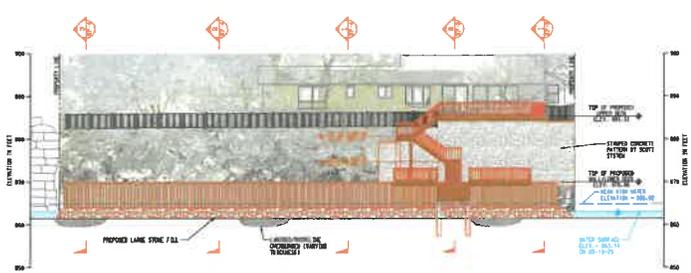
**PROPOSED AREA AND VOLUME SUMMARY**  
(PLACED IN THE PLAN AND SECTION VIEWS)

1. FILL AREA 1 (THE PROTECTION LAKE STONE FILL) = 336 S.F.
2. FILL VOLUME (THE PROTECTION LAKE STONE FILL) = 15 C.Y.

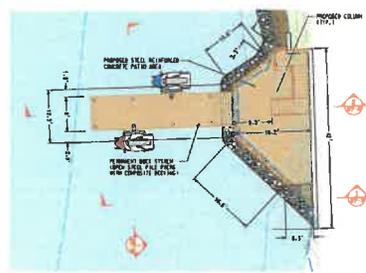
KEY	
	EXISTING PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIGHT-OF-WAY LINE
	JOIN SETBACK
	SEWERAGE CENTER
	SEWER MAIN/INVENTORY LINE
	UTILITY/POSSIBLE FENCE LINE
	POSSIBLE FENCE
	BATTERY MARK
	TOPOGRAPHIC CONTOUR
	DRAINAGE PIPE
	DRAINAGE SWALE
	END FLARE
	SECTION/SECTION NUMBER
	SECTION/SECTION NUMBER



**PROPOSED SHORELINE WALL SYSTEM ELEVATION**  
SCALE: 1" = 10'



**POINTCLOUD/PROPOSED ELEVATION OVERLAY**  
SCALE: 1" = 10'



**LOWER PATIO AREA PARTIAL PLAN**  
SCALE: 1" = 10'



**TOWN PLANNING BOARD USE AND APPROVAL ONLY**

**Engineering Associates, PC**

**TRK**

**SHORELINE STABILIZATION**  
CHRISTINA, MA ESCO.

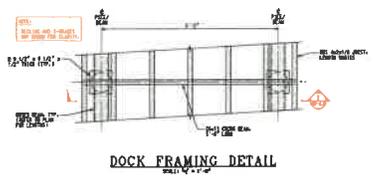
PROJECT: PROPOSED SITE PLAN, LOWER AREA PARTIAL PLAN AND ELEVATIONS

PROJ. NO.: 2020002  
DATE: 02-21-21  
SCALE: 1" = 10'  
DRAWN BY: DEC  
CHECKED BY: DEC

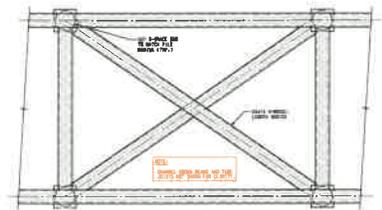
**SP-2**



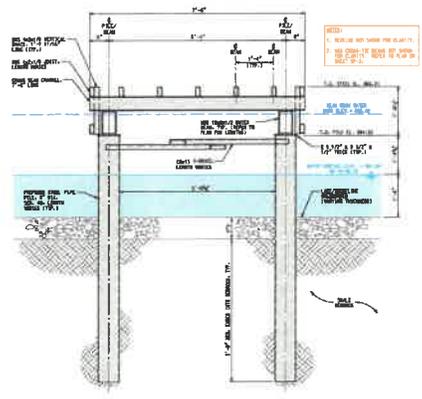




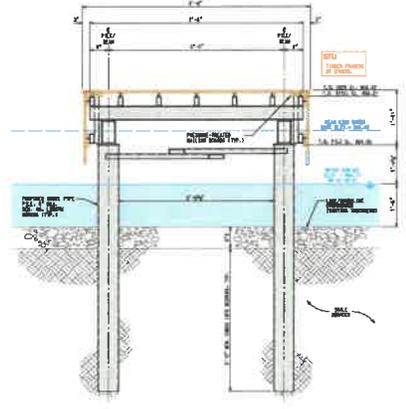
**DOCK FRAMING DETAIL**  
SCALE: 1/4" = 1'-0"



**TYPICAL DOCK X-BRACE FRAMING DETAIL**  
SCALE: 1/4" = 1'-0"



**DOCK FRAMING SECTION**  
SCALE: 1/4" = 1'-0"



**DOCK FRAMING SECTION**  
SCALE: 1/4" = 1'-0"

TOWN PLANNING BOARD  
USE AND APPROVAL ONLY

  
 TPK  
 Engineering  
 Associates, PC

  
 CHRISTINA MA, ESO.  
 TOWN OF BARNSTABLE COUNTY NEW YORK

**SHORELINE STABILIZATION**  
 PROJECT: 2025008  
 DATE: 01-20-25  
 DRAWN BY: JLC  
 CHECKED BY: JLC  
 SCALE: 1/4" = 1'-0"

**PROPOSED DOCK SECTIONS AND DETAILS**  
 SHEET NO. SP-4.5



EXISTING LOT COVERAGE SITE PLAN

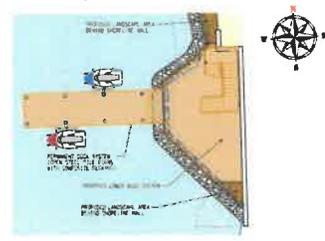


PROPOSED LOT COVERAGE SITE PLAN



KEY

- EXISTING
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK CENTER
- TOPOGRAPHIC CONTOUR
- NETS (NON-STRUCTURE LINE)
- WATER-PROOF FENCE LINE
- POLE LINE
- SHARPTOP CORNER



LOWER SHORELINE PARTIAL PLAN



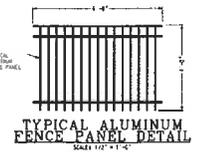
AREA DESIGNATION	EXISTING		PROPOSED		DIFFERENCE BETWEEN EXISTING & PROPOSED
	AREA	AREA	AREA	AREA	
PERMISSIBLE SURFACES	1,478.91 S.F.	1,596.42 S.F.	1,478.91 S.F.	1,596.42 S.F.	+117.51 S.F.
WATER & SWAMP	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.
DRIVEWAY	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.
CONCRETE DRIVEWAY	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.
SEWER	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.
TOTAL PERMISSIBLE SURFACES	1,478.91 S.F.	1,596.42 S.F.	1,478.91 S.F.	1,596.42 S.F.	+117.51 S.F.
TOTAL PERMISSIBLE SURFACES	1,478.91 S.F.	1,596.42 S.F.	1,478.91 S.F.	1,596.42 S.F.	+117.51 S.F.
PERMISSIBLE SURFACES	EXISTING	PROPOSED	DIFFERENCE BETWEEN EXISTING & PROPOSED		
WATER SYSTEM	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.		
SEWER	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.		
WATER PERMISSIBLE SURFACE	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.		
LOT COVERAGE CALCULATION	EXISTING	PROPOSED	DIFFERENCE BETWEEN EXISTING & PROPOSED		
TOTAL LOT COVERAGE	1,478.91 S.F.	1,596.42 S.F.	+117.51 S.F.		
LOT AREA	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.		
TOTAL LOT COVERAGE	1,478.91 S.F.	1,596.42 S.F.	+117.51 S.F.		

STRUCTURE	EXISTING		PROPOSED		DIFFERENCE BETWEEN EXISTING & PROPOSED
	AREA	AREA	AREA	AREA	
WATER SYSTEM	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.
SEWER	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.
TOTAL	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	1,478.91 S.F.	0.00 S.F.

- NOTES:
- FOR LOTS BETWEEN 100 FT. AND 200 FT. OF THE SHORELINE, THE TOTAL COVERAGE AREA OF ALL SHORELINE STRUCTURES IS 100 FT. THE TOTAL OF SHORELINE COVERS MUST BE 100 FT.
  - NO STRUCTURE SHALL BE CONSTRUCTED OR PLACED IN A MANNER THAT WOULD INTERFERE WITH SHORE PROTECTION OR BE PLACED TO CAUSE DAMAGE TO THE TOWN OF WASHINGTON'S PROPERTY OR TO THE SHORELINE.
  - NO STRUCTURE SHALL EXCEED 10 FT. ABOVE THE WATER LINE OF THE SHORELINE.



REPRESENTATIVE PHOTO OF ALUMINUM FENCE



TYPICAL ALUMINUM FENCE PANEL DETAIL

1. LOT AREA CALCULATED TO BE 1,478.91 SQ. FEET OR 33,863.57 SQ. YD. (LESS EXISTING LOT AREA 1,478.91 SQ. FEET OR 33,863.57 SQ. YD.)

TK Engineering Associates, PC

CHRISTINA M. ESPOSITO

PROJECT: SHORELINE STABILIZATION

LOCATION: TOWN OF WASHINGTON (ORANGE COUNTY), NEW YORK

DRAWING NO.: 2305000

SHEET NO.: 33 OF 33

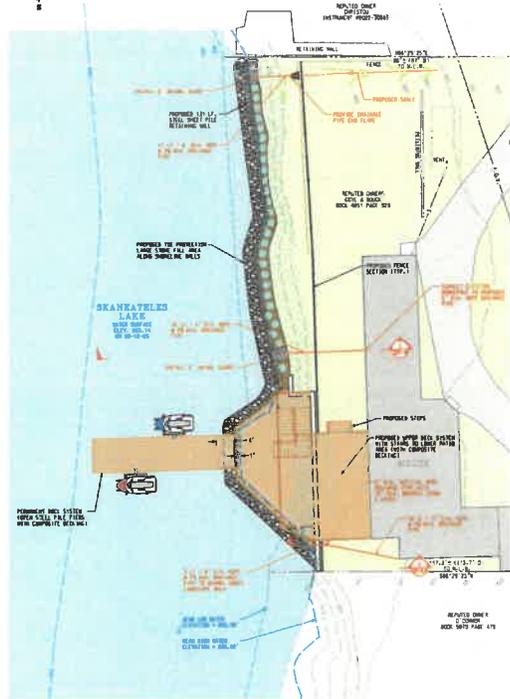
DATE: 7/1/23

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CHECKED BY: [Name]

TOWN PLANNING BOARD USE AND APPROVAL ONLY

SP-5



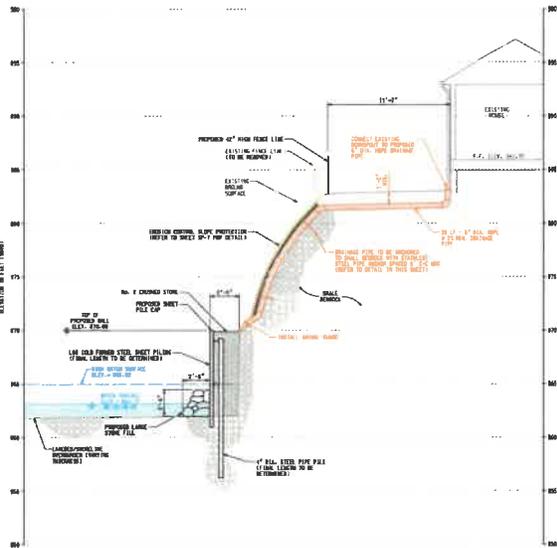
**PROPOSED DRAINAGE PLAN**

1" = 40' SCALE

**BASE MAP REFERENCES:**

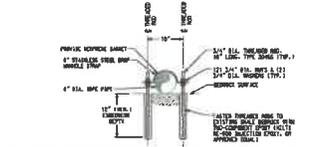
1. MAPS OF TOWNSHIP OR LAND - PART OF SULLY LEP. BY AS PROVIDED BY PAUL JAMES REEDMAN, P.A.C. (PLAT PROJECT NO. 099-01-014 DATED APRIL 24, 2009)
2. LOTS AND SUBDIVISIONS OF PAUL JAMES REEDMAN, P.A.C. (PLAT PROJECT NO. 099-01-014 DATED APRIL 24, 2009)
3. LAKE COASTLINE PROVIDED BY USGS/DEMAPP.ORG

EXISTING	PROPOSED
--- PROPERTY LINE	--- TOPOGRAPHIC CONTOUR
--- R.O.P. RIGHT-OF-WAY LINE	--- DRAINAGE PIPE
--- R.O.P. RIGHT-OF-WAY LINE	--- DRAINAGE DITCH
--- R.O.P. RIGHT-OF-WAY LINE	--- ERM PLANE
--- TOPOGRAPHIC SURFACE	--- SECTION'S SECTION NUMBER
--- METAL BAR SURVEY LINE	--- SECTION'S PAGE NUMBER
--- SURVEYORS FENCE LINE	
--- FENCE FILL	
--- SANITARY SEWER	



**PROPOSED DRAINAGE SYSTEM SECTION**

SCALE 1/2" = 1'-0"



**STAINLESS STEEL PIPE ANCHOR DETAIL**

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TKK Engineering Associates, PC

SHORELINE STABILIZATION

CHRISTINA VA. ESC.

TOWN OF SHARPLESS MONROGUE COUNTY NEW YORK

PROJECT NO. 099-01-014

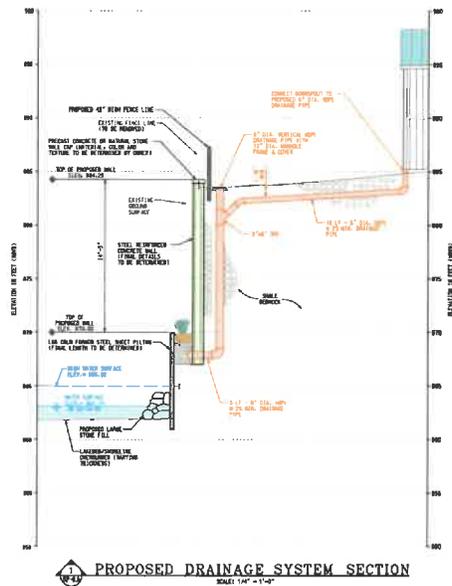
DATE: 08-29-21

SCALE: 1" = 40'

DRAWN BY: BCC

CHECKED BY: TTT

SP-6



**PROPOSED DRAINAGE SYSTEM SECTION**  
SCALE: 1/4" = 1'-0"

TOWN PLANNING BOARD  
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PROJECT: SHORELINE STABILIZATION CLIENT: CHRISTINA MA, ESQ. LOCATION: TOWN OF BRANFORD, BRANFORD COUNTY NEW YORK	DATE: 01-28-24 DRAWN BY: JLS CHECKED BY: SEC DESIGNED BY: JLS
<b>PROPOSED DRAINAGE PLAN SECTION AND DETAIL</b>	
<b>SP-6.5</b>	

