



SMART RESIDENCE – PROJECT DESCRIPTION & PROPOSED PURPOSE **(PROPOSED SHORELINE STABILIZATION & BOAT PORT INSTALLATION)**

PROJECT DESCRIPTION

The proposed project consists of installing a new timber-crib style retaining wall system directly south of an existing timber-crib retaining wall along the shoreline/embankment area of this property as a remedial measure to mitigate the uncontrolled embankment erosion. Additionally, to protect the property owner's boat, a single-slip boat port is also proposed directly south of an existing open pile dock system. No re-grading operations are to be performed with this project.

The project parcel is located at 1043 The Lane, Town of Skaneateles, Onondaga County, New York. The property is owned by Ryan and Mona Smart, Tax Map No. 050.-01-19.0. The size of this property is approximately 0.65 acres and includes a main single-family residential structure is located along the center of this parcel with a detached guest cottage. For additional information, refer to the enclosed design permit drawings and property survey plan.

The following information summarizes the construction of the overall proposed project in greater detail. The construction of these proposed items will be in conformance with all local, State and Federal codes, rules and regulations, as applicable. Construction will not occur until all agency approvals and permits have been obtained.

For additional information, refer to the enclosed design permit drawings, site location map, existing site photos and various permit application documents.

PHASE I – SITE WORK PREPARATION

- Install erosion and sediment control devices (i.e., floating silt fence system) within Skaneateles Lake, as indicated on the design plans. Note that the floating silt fence components can be installed in a segmented approach to protect the immediate areas of construction and not totally encompassing the entire 200 linear feet (+/-) of work along and within the lake.
- Prepare a designated material storage area on the upland parcel that is used for receiving, storing and distributing building materials, etc. – as needed. The perimeter of this area shall be protected with silt fence (as necessary) and the area will be returned to a pre-construction condition upon completion of the project (i.e., seed and mulch).
- Establish alignment and configuration of the proposed timber-crib style retaining wall system based on the enclosed design drawings and site conditions.

PHASE II – INSTALL TIMBER-CRIB STYLE RETAINING WALL SYSTEM ALONG SHORELINE

- Install approximately 24 linear feet of a stacked and tapered, timber-crib style retaining wall directly adjacent and south of an existing timber-crib retaining wall along the shoreline area of this property traversing north and south direction, accordingly. The base of the timber crib shall be installed approximately 24 to 32 inches below the existing shoreline such that the timbers are “pinned” to the underlying shale bedrock. The pins shall consist of No. 8 steel reinforcing bars that are drilled a minimum of 24 inches into the bedrock with full length epoxy anchorage.

The new timber crib retaining wall shall also be fastened to the end of the existing timber crib retaining wall and shall match the existing profile, accordingly.

This new retaining wall will mitigate the current uncontrolled erosion along the shoreline embankment and will protect Skaneateles Lake from the uncontrolled release of silts associated with the natural erosion.

Note that medium-sized, rip-rap toe stone (approximately 4 to 6 inches in wide) shall be placed within the timber-cribbing of the new retaining wall system. The rip-rap adds to the stability of the retaining wall and also serves as a filtration to the natural migration of groundwater flow toward the lake. No additional fill be will placed below the mean high-water mark elevation of 865.02 feet (based on NGVD 29 datum).

PHASE III – INSTALL STEEL PIPE PILES, BOAT PORT AND DOCK EXTENSION

- Install a maximum of eight (8), 8-inch diameter steel pipe piles to support the proposed single-slip, covered boat port along the southern side of an existing pipe pile dock system.
- The proposed single-slip, covered boat port is approximately 30 feet long by 14 feet wide.
- No sidewalls are proposed for the boat port.
- Install a maximum of four (4) additional, 8-inch diameter steel pipe piles along the eastern end of the existing pipe pile dock system for the inclusion of an additional dock arrangement.
- The proposed dock extension is approximately 12 feet long by 8 feet wide.
- The proposed dock extension is to match the deck and perimeter staving boards.

PHASE IV –PROJECT CLOSE OUT

- Perform any seed/much to lawn areas disturbed during the new retaining wall installation and material storage area, install various plantings along the wall, as needed.
- Remove any remaining floating silt fencing from the lake.

PROPOSED PURPOSE

The proposed purpose of this project is to stabilize a section of the shoreline that is experiencing erosion and without new measures, the uncontrolled entry of fill (soil) material into the lake will continue to occur. These proposed improvements are intended to protect the applicant's property and the adjacent waterway by decreasing shoreline erosion, ultimately increase water quality and related wild life habitats within the lake system.

The proposed timber-crib retaining wall system is consistent with the shorelines of adjacent property owners that consist of various shoreline wall systems consisting of sheet metal, segmental concrete block units, cast-in-place concrete, and/or timber framing.

Additionally, the inclusion of open pile supported covered boat port will protect the property owner's boat.

All proposed property improvements will not adversely affect the surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances. The request for approval of the proposed project by the Town of Skaneateles Planning Board and Zoning Board of Appeals is consistent with the comprehensive plan and all relevant site planning criteria in §148-10-6 are satisfied.

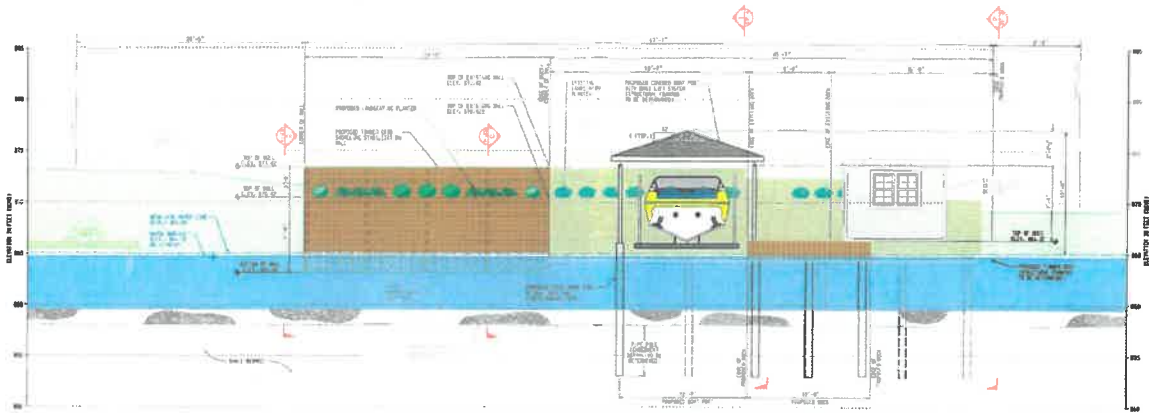
TOWN OF SKANEATELES, ONONDAGA COUNTY, NEW YORK

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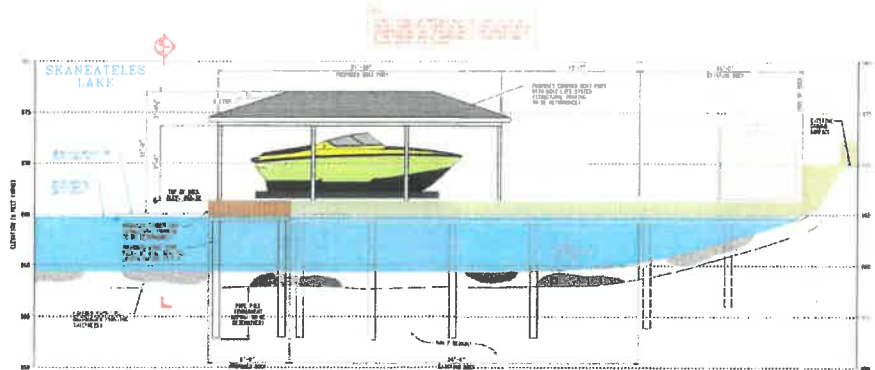
INDEX TO SHEETS		SHEET NUMBER
DRAWING TITLE		
DESIGNS, EXISTING AND PROPOSED, SITE PLAN		SP-1
EXISTING AND PROPOSED LOT CONTOUR, SITE PLAN		SP-2
EXISTING AND PROPOSED ROAD ELEVATION		SP-3
EXISTING AND PROPOSED DRIVE ELEVATION		SP-4
EXISTING AND PROPOSED DRIVE ELEVATION, (EXISTING AND PROPOSED)		SP-5
EXISTING AND PROPOSED DRIVE ELEVATION, (EXISTING AND PROPOSED)		SP-6

(PROJECT No. 2021073)
FEBRUARY 2022





SHORELINE ELEVATION
SCALE 1/4" = 1'-0"



COVERED BOAT PORT ELEVATION
SCALE 1/4" = 1'-0"

FOR TOWN PLANNING
BOARD USE ONLY

TPK Engineering Associates PC

1000 N. 10th Street, Suite 100, Kenosha, WI 53140

Phone: (920) 398-1234 Fax: (920) 398-1235

www.tpk-engineering.com

SHORELINE AND COVERED BOAT PORT ELEVATIONS

PROJECT: SHORELINE AND COVERED BOAT PORT ELEVATIONS

CLIENT: TOWN OF KENOSHA, KENOSHA COUNTY, WISCONSIN

DATE: 10/1/2010

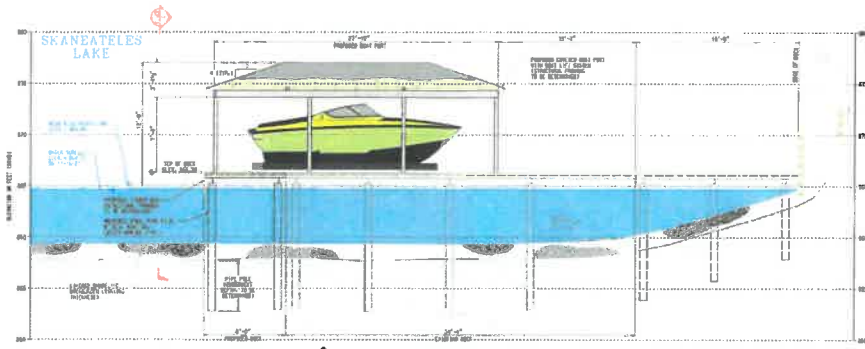
BY: J. J. J. J.

CHECKED BY: J. J. J. J.

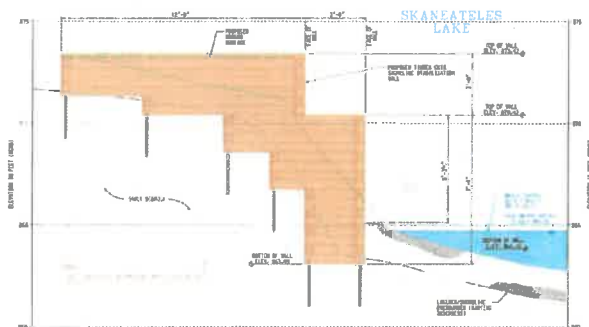
SP-3

REVISIONS:

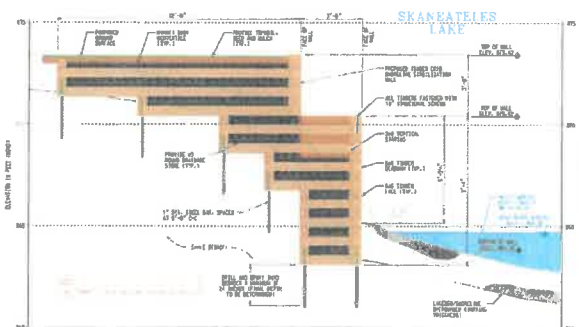
NO.	DATE	DESCRIPTION
1	10/1/2010	ISSUED FOR TOWN PLANNING BOARD USE ONLY



COVERED BOAT PORT SECTION
SCALE 1/4" = 1'-0"



SHORELINE STABILIZATION WALL SECTION
SCALE 1/4" = 1'-0"



TYPICAL SHORELINE STABILIZATION WALL SECTION
SCALE 1/4" = 1'-0"

FOR TOWN PLANNING BOARD USE ONLY

TPK Engineering Associates, Inc.

1000 Lakeside Drive, Suite 100
Spartanburg, SC 29303
(803) 535-1234

PROJECT: SMART RESIDENCE

CLIENT: LEANERSTON LAKES SERVICES

LOCATION: TOWN OF SPARTANBURG, SPARTANBURG COUNTY, SC

DATE: 10/15/2017

BY: J. J. JONES

CHECKED BY: J. J. JONES

APPROVED BY: J. J. JONES

PROJECT: COVERED BOAT PORT AND SHORELINE STABILIZATION WALL SECTIONS

PROJECT NO.: 2017-001

DESIGNER: J. J. JONES

DRAWN BY: J. J. JONES

CHECKED BY: J. J. JONES

APPROVED BY: J. J. JONES

DATE: 10/15/2017

BY: J. J. JONES

CHECKED BY: J. J. JONES

APPROVED BY: J. J. JONES

PROJECT: COVERED BOAT PORT AND SHORELINE STABILIZATION WALL SECTIONS

PROJECT NO.: 2017-001

DESIGNER: J. J. JONES

DRAWN BY: J. J. JONES

CHECKED BY: J. J. JONES

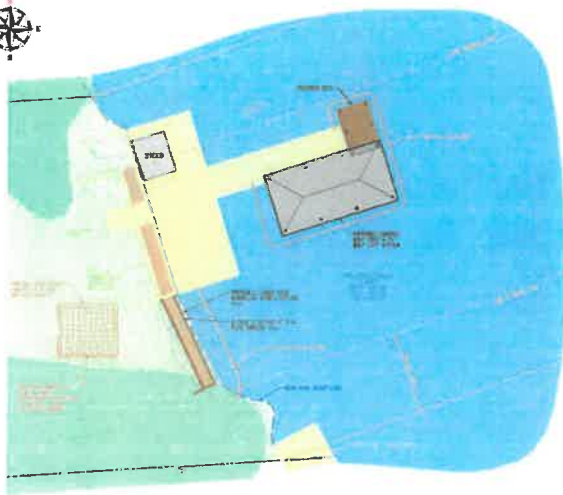
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DATE: 10/15/2017

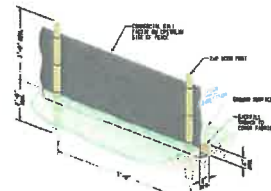
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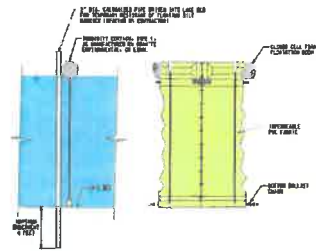
- PROPERTY & INC
CITY OF
POLICE DEPARTMENT
JAMES J. JONES
POLICE DEPT
ST. LOUIS, MO
ST. LOUIS, MO
ST. LOUIS, MO



NOTES:

1. FENCE CORD SHALL BE SPARSE WIRE. "ELECTRIC FENCE" OR APPROVED EQUIV. IS A PROHIBITION WITH NO ALLOWED USE. COMPLIANCE OR APPROVED EQUIV.
2. WITH TWO SECTIONS OF FENCE TO BE ALIGNED SUCH THAT FENCE SHALL BE DISAPPEARED IN SILENT FENCE AND PALISADE.
3. MAINTENANCE SHALL BE PERFORMED IN ORDER AND OFFICIAL. MAINTENANCE WITH "SILENT" IN CASE IN THE SILENT FENCE.

SILT FENCE DETAIL
SCALE: 1" = 5'



FLOATING TURBIDITY (SILT) CURTAIN DETAIL
NOT TO SCALE



FOR TOWN PLANNING
BOARD USE ONLY