EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

November 8, 2023 and February 12, 2024 Revised
September 1, 2023

Town of Skaneateles Planning Board
24 Jordan Street
Skaneateles, NY 13152

Re: Josh LaGrow – 'Village Meadow Subdivision'
Franklin Street Road - Tax Map # 047.-01-06.1

NARRATIVE

The Franklin Street property is 19.16 Acres with 60 ft of road frontage located in the RR District outside the Lake Watershed Overzone. The property gently slopes to the east and drains towards a couple ditches and culverts that cross Franklin Street Road. Small residential lots abut the northeast side of the property and farmland abuts the south and west sides. A utility line crosses the north end of the property and some semi-steep land is to the west. The property is currently used for growing crops. It is within a Town water district and the soils have moderate to poor peculation. A Land Suitability Analysis below indicates the only conservation value would be in the current agricultural field and possible moderate sloped land in one area.

Josh LaGrow is interested in proposing a develop of eight, two acre residential lots for moderate sized homes that would appeal to families, being close to the Village, on a **private** road. The property has one acre of steep slope area greater than 12% and 0.16 acres of utility easement resulting in 18.0 acres of buildable land. There are no wetlands or watercourses according to the Town's Environmental Resources Planning Map. A new **private** road, no longer than 800 feet with a **circle at the west end,** will serve the proposed 8 new lots and a **20 ft wide strip would continue to the adjacent farmland to the west for a walkway connection to any future development.** This road would consume about 1.5 acres. Each lot would have at least the required 150 ft of frontage on the road. A sidewalk is included on the north side of the new road from the Franklin Street **around the circle and to Lot 8.** In that the septic systems will be raised beds or alternative systems, larger lot sizes are necessary vs smaller Conservation subdivision lots. Storm water areas have been contemplated along the Northeast side of the property.

The only waiver required would be for the existing 60 ft lot width for a **Private** Road at Franklin Street for a distance of 200 ft whereas 66 ft is required. Section 131-2.B.6 allows the Planning board to grant a waiver to this. A 66 ft wide strip of land dedicated to the Town, would extend to the adjacent lot for potential future tie in, but because this is unlikely, the permanent cul-de-sac is added instead of a temporary hammer head. The cul-de-sac with a circle road would be the required 100 ft minimum outside diameter and less than 800 ft back from Franklin Street with the allowed eight lots on it. **To provide an appropriate graded road with low slope at the entrance to Franklin Street, retaining walls will be incorporated into the grading plan.** Dedicated public water lines would be extended into the development with fire hydrant. Drainage easements

and a Town Drainage district would be established. Relevant Code Sections have been provided with earlier submissions. **An HOA will be formed to manage and maintain the private roads, retaining walls, sidewalks and stormwater BMP facilities.**

Conservation Subdivision options have been explored for this site and each lot could be as small as one half acre. From past experience, this make for a tight lot with an alternative septic system and expansion area to have a reasonable sized family home with decks and potential swimming pools. It is also a goal to have a **traditional style** street with sidewalk rather than a narrower, private conservation road and shared driveways.

Land Suitability Analysis

Existing Land Use: This property is in the RR District outside the Lake Watershed Overzone. The property is primarily a agricultural field with a small portion growing into natural succession. The adjacent property is a large agricultural field to the west and south. To the northeast are residential lots that are 0.5 to 1.5 acres in size and have single family dwellings on them. The subject lot is 19 acres of mostly crop land that is not of high quality.

Steep Slopes: This property has no steep slopes over 30% grade. A section of steep slope between 12% and 30% occurs on the west side of the property 43,500 SF in area. Smaller, patches of slopes between 12% and 30%, less than 30 ft wide are east of this area and are not regulated by Town zoning. There are no significant steep slope areas of high conservation value and limited areas of moderate conservation value.

Farm Land and Wildlife Habitat: The property is mostly moderate value farm land surrounded by a hedgerow or residential lots. This area supports native Central NY wildlife such as deer, rabbits, woodchucks, squirrels, raccoons, birds. Land to the south and west of the property is active agricultural fields. The western half of this property has moderate conservation value for farm land.

View Shed: The property is not visible from public roads in that it is surrounded by residential lots and is relatively low sloping land. There are limited views from the property on to other lands, mostly at the western half of the property. The land has low conservation values for view sheds.

Wetland Buffers and Watercourse: The property has no wetlands or water courses on it. Federal wetlands and a watercourse are located over 1,000 feet to the west. The property drains to the east. This property in not in the Lake Watershed Overzone. The land has no conservation value for wetlands or watercourses.

Overall Land Suitability Assessment: Considering the above factors, the western portion of the property has moderate conservation value for agricultural and steep sloped areas. The north east side of the property has low conservation value and is surrounded by small residential lots.

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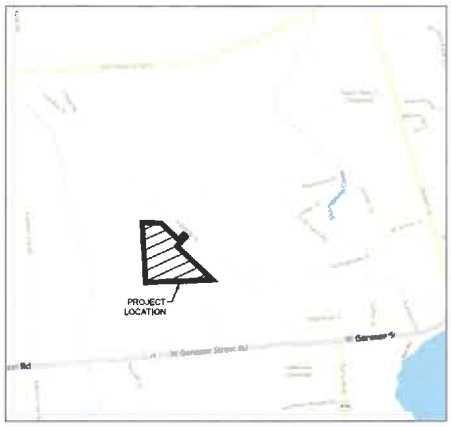
CONTRACT DRAWINGS



LOCATION PLAN
NOT TO SCALE

VILLAGE MEADOW SUBDIVISION

INDEX TO DRAWINGS

FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

REVISED FEBRUARY 9, 2024

MBL ENGINEERING, PLLC

MBL ENGINEERING, PLLC
16510 BALCH PLACE
MANNSVILLE, NY 13661

DOH APPROVAL STAMP

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GENERAL NOTES

SITE NOTES:

1. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL NOTIFY DIG SAFELY NEW YORK (1.800.962.7962 OR 811) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING ANY EXCAVATION AND TEST BORINGS ACCORDING TO CODE RULE 753. THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK AND THE OWNER PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AND SHALL PROVIDE AT LEAST 72 HOURS NOTIFICATION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK AFFECTING UTILITIES WITH THE RESPECTIVE UTILITY OWNER. ALL DETAILS OF CONSTRUCTION AND/OR RELOCATION OF AFFECTED UTILITIES SHALL BE APPROVED BY THE UTILITY OWNER, THE OWNER AND OTHER APPROVING AGENCIES.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PERTINENT TO THE WORK OF THIS CONTRACT IN THE FIELD.
4. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEANING AND CONSTRUCTION IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, AND STORMWATER POLLUTION PREVENTION PLAN.
5. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FOLLOWING PARTIES AND AGENCIES:
   - TOWN OF SKANEATELES
   - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC)
   - ONONDAGA COUNTY DOH
6. THE CONTRACTOR SHALL COORDINATE WITH AND OBTAIN APPROVAL FROM THE OWNER FOR THE LOCATIONS FOR FIELD OFFICE TRAILERS, CONSTRUCTION EQUIPMENT AND TEMPORARY PARKING AREAS. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF ALL PARKING AND EQUIPMENT WITH THE PROPOSED WORK OF ALL CONTRACTS, AND MAKE MODIFICATIONS, TO BE APPROVED BY THE OWNER, WHEN NECESSARY TO CONDUCT WORK OR AS REQUESTED BY THE OWNER.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROJECT DEBRIS COLLECTION AND REMOVAL BY PROVIDING DUMPSTERS, ETC. FOR ENTIRE PROJECT (ALL PHASES OF WORK AND CONTRACTS).
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL SITE WORK ON ALL C-DRAWINGS.

SURVEY NOTES

1. TOPOGRAPHIC & PLANIMETRIC INFORMATION SHOWN HEREON PLOTTED FROM FIELD SURVEY PERFORMED BY PAUL JAMES OLSZEWSKI, P.L.S., PLLC DATE AUGUST 14, 2023.
2. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
3. VERTICAL DATUM BASED ON NAVD1988. HORIZONTAL DATUM BASED ON NAD83, NEW YORK STATE PLANE COORDINATES, CENTRAL ZONE.

NEW YORK STATE D.O.T. SPECIFICATIONS

1. CONTRACTOR SHALL FOLLOW REQUIREMENTS OF 608-01 STANDARD SHEETS
2. EXCEPT AS MODIFIED HEREIN, SECTIONS 200 THROUGH 700 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS ISSUED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, OFFICE OF ENGINEERING, INCLUDING ALL REVISIONS AND ADDENDA ISSUED BY NYSDOT PRIOR TO THE DATE THE NOTICE TO BIDDERS IS ADVERTISED, HEREINAFTER REFERRED TO AS THE NYSDOT STANDARD SPECIFICATIONS, SHALL GOVERN THE WORK TO BE DONE WHERE REFERRED TO ON THE PLANS AND IN THE SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THE NYSDOT STANDARD SPECIFICATIONS AND THESE CONTRACT DOCUMENTS, THE CONTRACT DOCUMENTS SHALL GOVERN.
3. ANY REFERENCE TO NYSDOT STANDARD SPECIFICATIONS IS LIMITED IN SCOPE TO TECHNICAL ENGINEERING AND CONSTRUCTION WORK, MATERIALS, DETAILS, PROCEDURES, ETC. ALL REFERENCES TO THE STATE OR THE NYSDOT OR ADMINISTRATIVE OFFICERS OR EMPLOYEES THEREOF ARE NULL AND VOID WITH RESPECT TO LEGAL OR CONTRACTUAL RESPONSIBILITIES.
4. FOR CLARIFICATION, WHERE THE STATE OF NEW YORK OR THE NYSDOT OR ADMINISTRATIVE OFFICERS OR EMPLOYEES THEREOF ARE NAMED IN THE STANDARD SPECIFICATIONS, SUCH REFERENCES SHALL BE TAKEN TO MEAN EITHER THE ENGINEER OR OWNER AS DEFINED BY THE CONTRACT, EACH WITH SEPARATE AND DISTINCT RESPONSIBILITIES DESCRIBED OR REASONABLY IMPLIED BY THE CONTRACT.
5. THE CONTRACTOR IS ADVISED THAT THE METHOD OF MEASUREMENT AND BASIS OF PAYMENT FOR INDIVIDUAL NYSDOT ITEM NUMBERS DOES NOT NECESSARILY REFLECT THE OWNER'S METHOD OF MEASUREMENTS AND/OR BASIS OF PAYMENT.

GENERAL UTILITY:

1. THE APPROXIMATE LOCATION OF ALL KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE TRUE LOCATION AND DEPTH PRIOR TO COMMENCING WORK. BEFORE ANY PIPE IS INSTALLED, THE CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITIES AT PROPOSED PIPE CROSSINGS TO ENABLE THE OWNER'S REPRESENTATIVE TO VERIFY NO CONFLICTS OF UTILITY LOCATIONS SHALL OCCUR. IN THE EVENT A CONFLICT OR POTENTIAL CONFLICT IS IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. THE SITE CONTRACTOR SHALL INSTALL THE SITE UTILITIES TO WITHIN 5' OF THE BUILDING WALL OR AS SHOWN. LOCATIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS. CONNECTIONS TO BUILDING LATERALS SHALL BE PERFORMED BY THE BUILDING CONTRACTOR.
3. THE CONTRACTOR SHALL VERIFY LOCATION, SIZE AND JOINT TYPE OF EXISTING PIPES AT CONNECTION LOCATIONS PRIOR TO CONSTRUCTION, TO ENABLE AN APPROVED COMPATIBLE CONNECTION.
4. ALL PIPE ELEVATIONS GIVEN ARE INVERT ELEVATIONS, UNLESS SPECIFIED OTHERWISE.

PIPE SCHEDULE	
WATER	DI CL 52
SANITARY	SDR-35
STORM	SCPP ADS N-12 WT

DRAINAGE:

1. STORM SEWER PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE DRAINAGE PIPE WITH MANNINGS "N" OF 0.012 OR LESS (ADS N-12 OR APPROVED EQUAL).
2. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED FOR H25 LOADINGS.
3. FRAMES AND GRATES SHALL BE AS NOTED ON RESPECTIVE DETAILS.
4. ALL EXISTING DRAINAGE FACILITIES TO REMAIN SHALL BE MAINTAINED FREE OF DEBRIS AND FOREIGN MATTER AND OPERATIONAL THROUGHOUT THE DURATION OF THE CONTRACT.
5. UPON COMPLETION OF THE CONTRACT WORK, ALL PROPOSED DRAINAGE SYSTEMS AND EXISTING DRAINAGE SYSTEMS TO REMAIN WITHIN THE LIMITS OF THIS CONTRACT SHALL BE CLEANED TO ATTAIN THEIR FULL FLOW CAPABILITIES AND SHALL BE ACCEPTED BY THE OWNER AS SUFFICIENTLY CLEANED.
6. THE LOCATION AND SIZE OF EXISTING DRAINAGE FACILITIES ARE FROM ACTUAL FIELD MEASUREMENTS, LIMITED FIELD RECONNAISSANCE OR PLANS OF RECORD. ALL FACILITIES WHICH ARE TO REMAIN OR BE MODIFIED FOR REUSE UNDER THIS CONTRACT SHALL BE FIELD VERIFIED AS TO ACTUAL LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE WHO SHALL DETERMINE IF MODIFICATION TO THE PLANS ARE REQUIRED.
7. ALL COLLARS OR CONNECTING BANDS SHALL BE AT LEAST TWELVE (12) INCHES WIDE AND SHALL BE FURNISHED WITH BOLTS AT LEAST SIX (6) INCHES LONG.
8. PROPOSED DRAINAGE FACILITIES SHALL NOT BE PUT INTO USE UNTIL OUTFALLS HAVE BEEN ESTABLISHED TO PROVIDE ADEQUATE DRAINAGE.
9. ALL PROPOSED CATCH BASINS AND MANHOLE RIMS TO BE ADJUSTED TO FINISHED GRADE ELEVATION, AS REQUIRED.

SANITARY SEWER:

1. CONTRACTOR SHALL NOT DIRECT SURFACE OR SUBSURFACE WATER TO THE SANITARY SEWER.
2. ONSITE WASTEWATER DISPOSAL SYSTEMS SHALL BE APPROVED BY ONONDAGA COUNTY DOH.

WATERMAIN:

1. WATER SERVICE SHALL BE AS NOTED IN SCHEDULE.

GRADING:

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEANING AND CONSTRUCTION IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.
2. ALL EXCAVATED MATERIAL, PLACEMENT TO BE COORDINATED WITH THE OWNER FOR AVAILABLE SPOIL LOCATIONS.
3. ALL MATERIAL THAT IS UNSUITABLE FOR GRADING/EMBANKMENT WILL BE RELOCATED WHERE & AS DIRECTED BY THE OWNER.
4. AREAS SCHEDULED FOR EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. ALL EMBANKMENTS SHALL BE COMPACTED AS SPECIFIED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
6. ALL EMBANKMENT MATERIALS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
7. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO EMBANKMENT SLOPES OF STRUCTURAL FILLS.
8. EMBANKMENT MATERIALS SHALL NOT BE PLACED ON FROZEN FOUNDATION.
9. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL.
10. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
11. ALL DISTURBED AREAS WILL BE RESTORED IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS IN TABLE 6.3 OF THE STORMWATER DESIGN MANUAL.

STABILIZATION WITH MULCH:

1. PROTECTIVE MATERIALS:
   A. UNROTTED SMALL-GRAIN STRAW OR SALT HAY SHALL BE SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS OR NETTING TECHNIQUE.
   B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED, UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
   C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,800 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER OR HYDROMULCHER.
   D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED.
   E. EXCELSIOR MATTING SHALL BE USED ON SLOPES OF 1:4 OR STEEPER.
2. MULCH ANCHORING:
   A. PEG AND TWINE – DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE AND AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
   B. MULCH NETTINGS – STAPLE PAPER, COTTON OR PLASTIC NETTINGS OVER HAY OR STRAW MULCH. USE A BIODEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

MAINTENANCE & PROTECTION OF TRAFFIC:

1. PRIOR TO THE START OF ANY CONSTRUCTION PHASE, ALL PROPOSED MAINTENANCE AND PROTECTION OF TRAFFIC RELATED WORK FOR THAT PHASE, AS DETERMINED BY THE ENGINEER, SHALL BE COMPLETE. THIS INCLUDES, WHERE APPLICABLE, ALL SIGNS, PAVEMENT MARKINGS, BARRIERS, DELINEATION (CONES, DRUMS, ETC.), PAVEMENT MODIFICATION, AND ANY OTHER RELATED WORK.
2. THE CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGHOUT THE LENGTH OF THE CONTRACT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 619 OF THE NYSDOT STANDARD SPECIFICATIONS, THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (NYS MUTCD) AND THE MAINTENANCE AND PROTECTION OF TRAFFIC DETAILS REFERENCED OR SHOWN ON THE APPROVED MPT PLANS OR A.O.B.E.
3. FOR ADDITIONAL TYPICAL APPLICATIONS OF TRAFFIC CONTROL DEVICES IN CONSTRUCTION AREAS WHERE THEY MAY NOT BE SPECIFIED IN THE APPROVED MPT PLANS, THE PROVISIONS OF SUBCHAPTER G & H OF THE NYS MUTCD SHALL APPLY. WHERE OPTIONS EXIST FOR SIGN SHAPE, THE DIAMOND SHAPE SHALL BE USED. THE STANDARDS OF APPLICATION NOTED THEREIN ARE TO BE CONSIDERED MINIMUM STANDARDS. ADDITIONAL PROTECTION SHALL BE PROVIDED WHEN ORDERED BY THE ENGINEER.
4. PRIOR WRITTEN APPROVAL MUST BE RECEIVED FROM THE OWNER AND/OR REVIEWING AGENCIES TO ALTER PLANS FOR MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL POST WARNING SIGNS AT ALL APPROACHES TO THE PROJECT AND AT CONSTRUCTION ENTRANCES. THE CONTRACTOR TO PROVIDE FLAGMEN WHEN AND WHERE NECESSARY.
6. THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED ROADWAYS UP TO THE EDGES OF EXISTING ROADWAYS OR PARKING FIELDS WITHOUT DISTURBING THE EXISTING ROADWAYS. THE CONTRACTOR SHALL COMPLETE TIE IN SECTIONS TO PROPOSED ROADWAYS AND REROUTE TRAFFIC TO NEW ROADWAY.
7. SIGNS:
   A. THE CORRECT SEQUENCE AND SPACING OF SIGNS, WHETHER PERMANENT, TEMPORARY, OR CONSTRUCTION MUST BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE NYS MUTCD.
   B. ALL SIGNS, INCLUDING DUROC SIGNS, SHALL INDICATED ACTUAL CONDITIONS AT ALL TIMES AND SHALL BE COVERED, MOVED, REMOVED, RELOCATED OR CHANGED IMMEDIATELY AS DIRECTED BY THE ENGINEER.
   C. APPROPRIATE WARNING SIGNS IN ACCORDANCE WITH THE NYS MUTCD, THE PLANS, AND/OR AS DIRECTED BY THE ENGINEER SHALL PRECEDE EACH WORK AREA. THE CONTRACTOR SHALL COORDINATE WORK SO THAT A SMOOTH FLOW OF TRAFFIC IS MAINTAINED BETWEEN WORK AREAS.
   D. THE CONTRACTOR SHALL INSTALL ALL SIGNS NECESSARY FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC (INCLUDING RELOCATION AND/OR MODIFICATION AND/OR RESTORATION OF EXISTING SIGN PANELS).
   E. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE DONE, DUE TO THE CONTRACTOR'S METHODS, TO TEMPORARILY REMOVED, RELOCATED OR COVERED SIGN PANELS OR SIGN TEXTS.
   F. THE CONTRACTOR SHALL INSTALL ROAD WORK WARNING SIGNS ON ALL INTERSECTING ROADS AS SHOWN IN THE FHWA 2009 MUTCD AND AS DIRECTED BY THE ENGINEER.

LEGEND:

- PROPERTY LINE/EASEMENT
- 930 EXISTING CONTOUR
- EXISTING FENCE
- E EXISTING ELECTRIC LINE
- EXISTING UTILITY POLE
- EXISTING TREE/BRUSH LINE
- EXISTING WATER LINE
- 570 PROPOSED CONTOUR
- x 979.1 PROPOSED SPOT ELEVATION
- W PROPOSED WATER LINE
- FW PROPOSED FIRE WATER LINE
- PROPOSED FIRE HYDRANT
- CB-1 to E6-1 PROPOSED STORM LINE WITH CATCH BASIN AND END SECTION
- PROPOSED CHAIN LINK FENCE
- SF PROPOSED SILT FENCE
- PROPOSED LIGHT POLE
- PROPOSED ADA PARKING SYMBOL
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- STABILIZED CONSTRUCTION ENTRANCE

ABBREVIATIONS

@	AT
AC	ACRE
ADBE	AS ORDERED BY ENGINEER
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCH MARK
B.V.C.	BEGIN VERTICAL CURVE
B.V.C.E.	BEGIN VERTICAL CURVE ELEVATION
B.V.C.S.	BEGIN VERTICAL CURVE STATION
B/W	BOTTOM OF WALL
CB	CATCH BASIN
CF	CUBIC FEET
℄ OR CL	CENTER LINE
CORP.	CORPORATION
DIA OR ⌀	DIAMETER
DH	DEEP HOLE TEST
E	EAST OR ELECTRIC
EL/ELEV	ELEVATION
ETC.	ETCETERA
E.V.C.	END OF VERTICAL CURVE
E.V.C.E.	END OF VERTICAL CURVE ELEVATION
E.V.C.S.	END OF VERTICAL CURVE STATION
EW	EACH WAY
EX/EXIST	EXISTING
FFE	FINISHED FLOOR ELEVATION
FT.	FOOT OR FEET (')
FT²	SQUARE FEET
FW	FIRE WATER
GAL	GALLON(S)
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH POINT
HYD	HYDRANT
INC.	INCORPORATED
INV	INVERT
IP	IRON PIPE
IPF	IRON PIN FOUND
LBS	POUNDS
LF	LINEAR FEET (')
LVC	LENGTH OF VERTICAL CURVE
MIN	MINIMUM
MPT	MAINTENANCE AND PROTECTION OF TRAFFIC
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
NTS	NOT TO SCALE
NYS	NEW YORK STATE
NYSDEC	NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NYSDOH	NEW YORK STATE DEPARTMENT OF HEALTH
NYSDOT	NEW YORK STATE DEPARTMENT OF TRANSPORTATION
OC	ON CENTER
OCDOH	ONONDAGA COUNTY DEPARTMENT OF HEALTH
OWTS	ONSITE WASTEWATER TREATMENT SYSTEM
PERF	PERFORATED
PH	PERCOLATION HOLE TEST
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
R OR RAD.	RADIUS
S	SIGN OR SOUTH
SCH.	SCHEDULE
SF	SILT FENCE OR SQUARE FOOT
SHT	SHEET
SPEC.	SPECIFICATION
STA.	STATION
TC	TOP OF CURB
TYP.	TYPICAL
UG	UNDERGROUN
UTIL	UTILITY
VERT.	VERTICAL
W	WATER OR WEST
W/	WITH
W/O	WITHOUT

NO.	DATE	DRAWING RELEASE
A	11/22/23	ISSUED FOR TOWN ENGINEER

GENERAL NOTES

MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT # 23-190

DATE: SEPTEMBER 2023

SHEET # C-001

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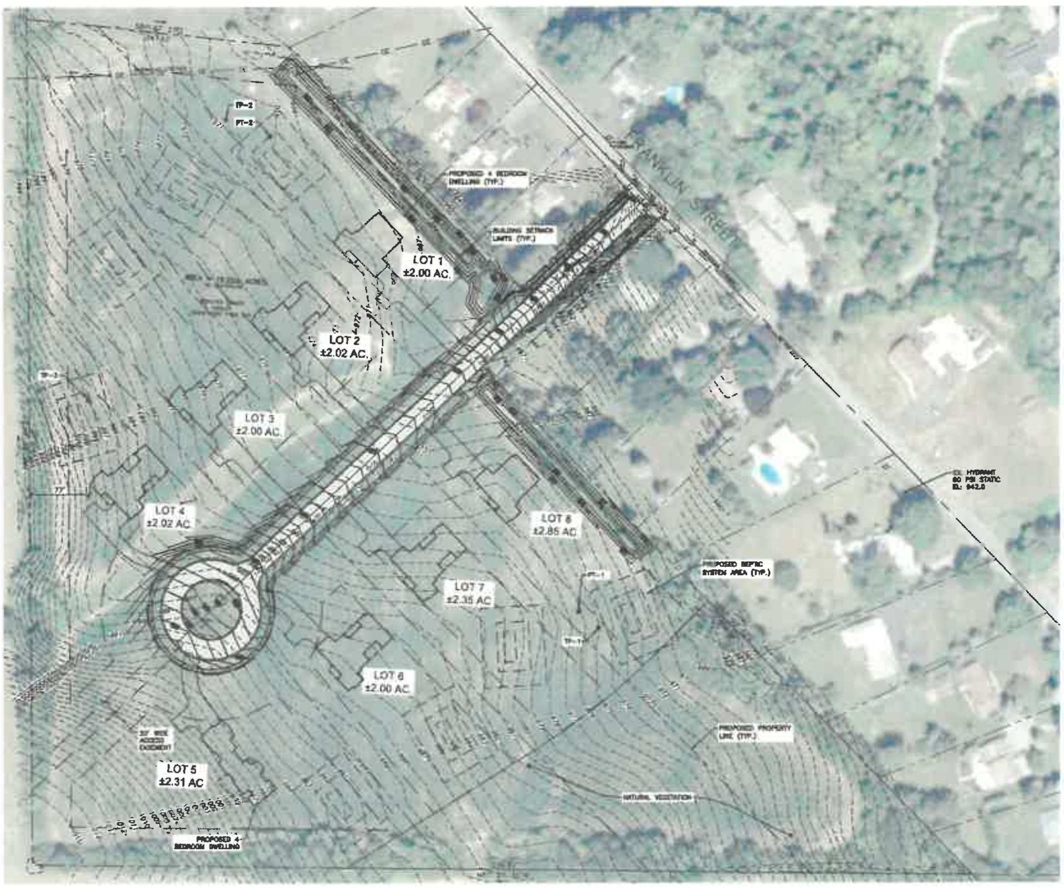


PLAN
SCALE: 1"=80'

1"=80' 80 0 80 120

BULK REGULATIONS – RURAL RESIDENTIAL DISTRICT RR – ±19.22 ACRES	
	REQUIRED
LOT SIZE (MINIMUM)	2 ACRES
LOT FRONTAGE (MINIMUM)	150'
FRONT YARD	60'
SIDE YARD	30'
REAR YARD	60'
LOT COVERAGE	20%
IMPERMEABLE SURFACE COVERAGE	10%
DRIVEWAY	20'
MAXIMUM BUILDING HEIGHT	35'

PERCOLATION TESTS

TEST	RESULTS
TP-1	0-20" SILT LOAM 20-72" SILT/CLAY, SOME COBBLES 30" SOME MOTTLED SOIL
TP-2	0-12" SILT LOAM 12-72" SILT/CLAY WITH COBBLES 20" MOTTLED SOIL
TP-3	0-24" SILT LOAM 24-60" SILT LOAM/TRACES OF CLAY 24" MOTTLED SOIL
PT-1	±110 MPI @ 10"
PT-2	±80 MPI @ 10"

NO.	DATE	
D	[illegible]/9/24	REVISED ROAD
C	11/22/23	ISSUED FOR TOWN ENGINEER
B	11/8/23	ISSUED FOR SITE PLAN REVIEW
A	9/8/23	SKETCH PLAN REVIEW
NO.	DATE	DRAWING RELEASE

OVERALL
SITE PLAN

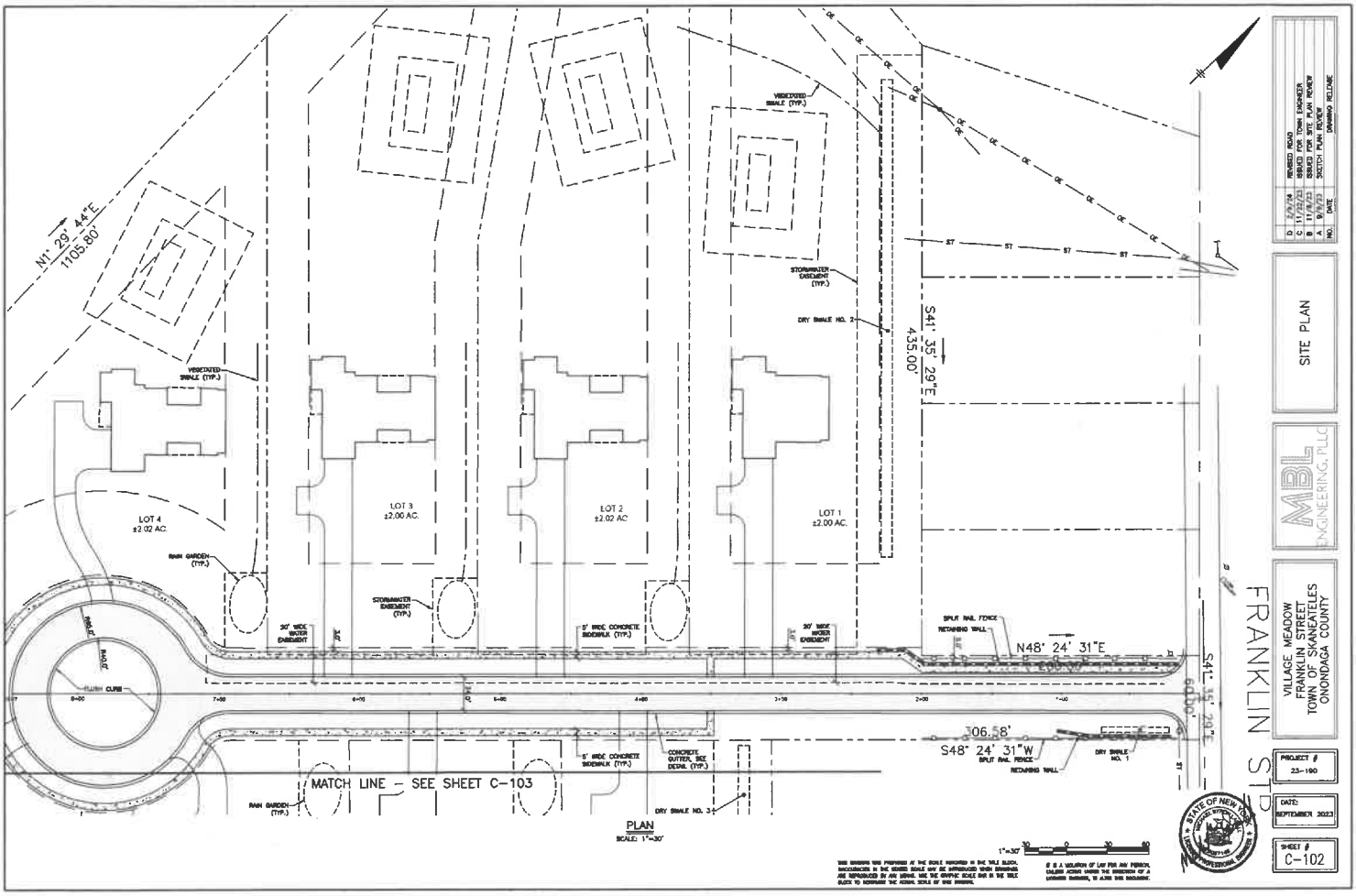
MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT # 23-190

DATE: SEPTEMBER 2023

SHEET # C-101



PLAN
SCALE: 1"=30'

1"=30'

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE MEDIA SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DRAWING.

NO.	DATE	
D	1/9/24	REVISED ROAD
C	11/16/23	REVISED PER TOWN ENGINEER
B	11/8/23	ISSUED FOR SITE PLAN REVIEW
A	9/9/23	SKETCH PLAN REVIEW

DRAWING RELEASE

SITE PLAN

MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREETLES
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT # 23-190

DATE: SEPTEMBER 2023

SHEET # C-102

SAVED: 2/13/24 8:49 AM

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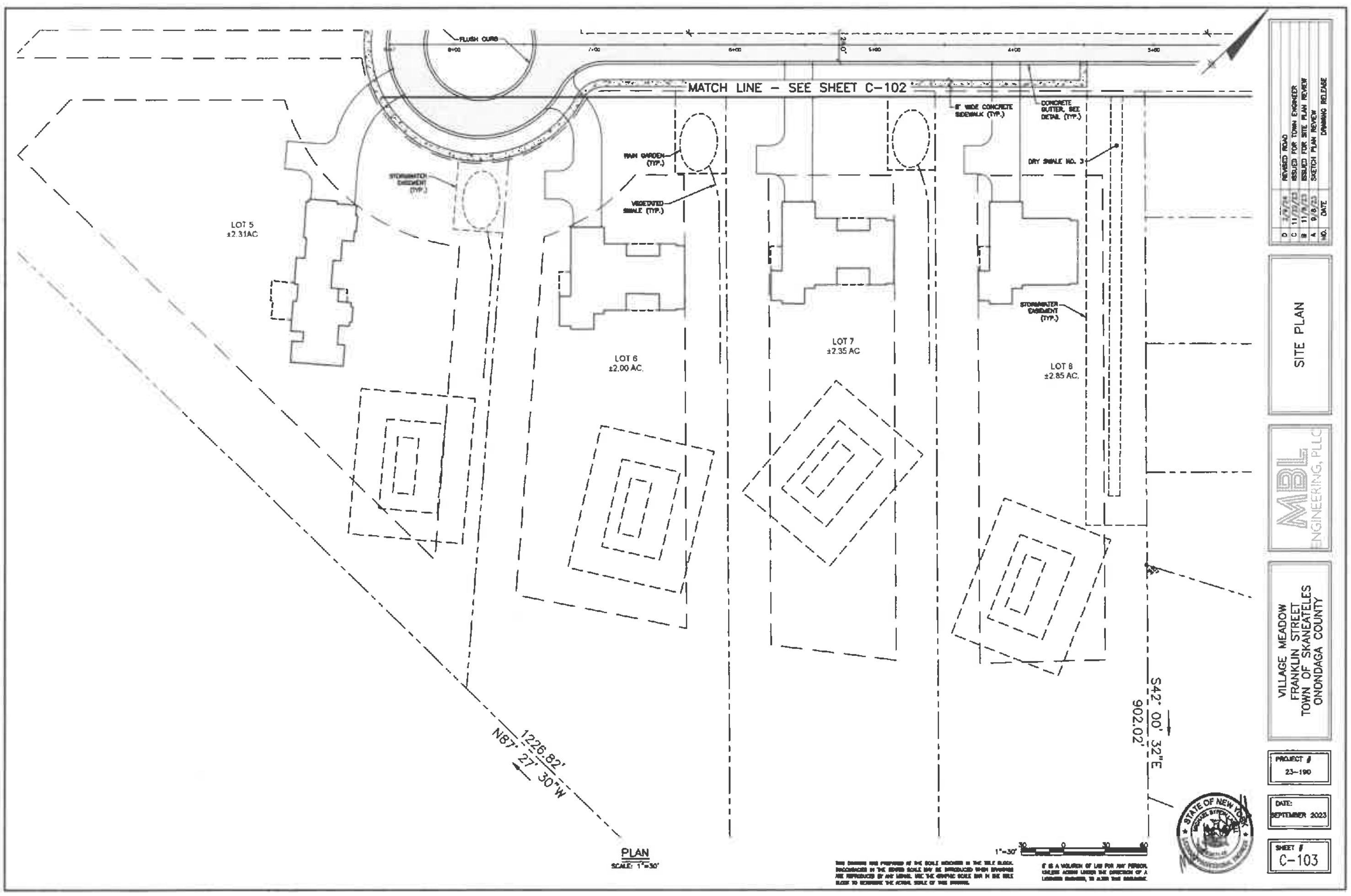
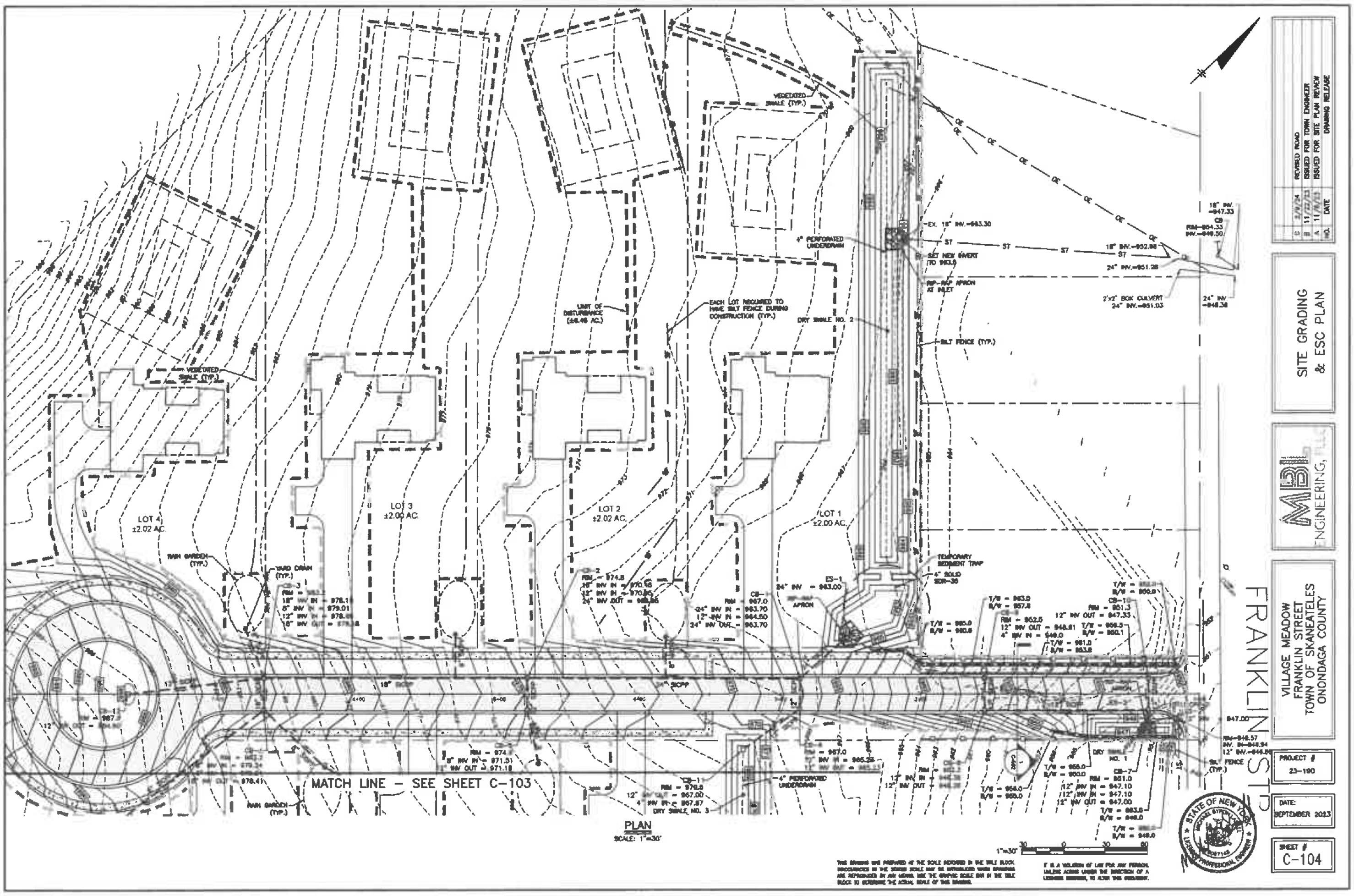



SAVED: 2/12/24 3:58 PM
LOT 4
±2.02 AC.
LOT 3
±2.00 AC.
LOT 2
±2.02 AC.
LOT 1
±2.00 AC.
LIMIT OF DISTURBANCE (±6.46 AC.)
EACH LOT REQUIRED TO HAVE SILT FENCE DURING CONSTRUCTION (TYP.)
VEGETATED SWALE (TYP.)
DRY SWALE NO. 2
SILT FENCE (TYP.)
TEMPORARY SEDIMENT TRAP
RAIN GARDEN (TYP.)
YARD DRAIN (TYP.)
4" PERFORATED UNDERDRAIN
RIP-RAP APRON AT INLET
2'x2' BOX CULVERT
DRY SWALE NO. 1
DRY SWALE NO. 3
MATCH LINE – SEE SHEET C-103
PLAN
SCALE: 1"=30'
FRANKLIN ST
2/8/24 REVISED ROAD
11/22/23 ISSUED FOR TOWN ENGINEER
11/8/23 ISSUED FOR SITE PLAN REVIEW
DRAWING RELEASE
NO. DATE
SITE GRADING & ESC PLAN
MB ENGINEERING, PLLC
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY
PROJECT # 23-190
DATE: SEPTEMBER 2023
SHEET # C-104
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REVISED PER
C	2/7/24	REVISED PER TOWN ENGINEER
B	11/22/23	ISSUED FOR SITE PLAN REVIEW
A	11/6/23	ISSUED FOR SITE PLAN REVIEW

SITE GRADING & ESC PLAN

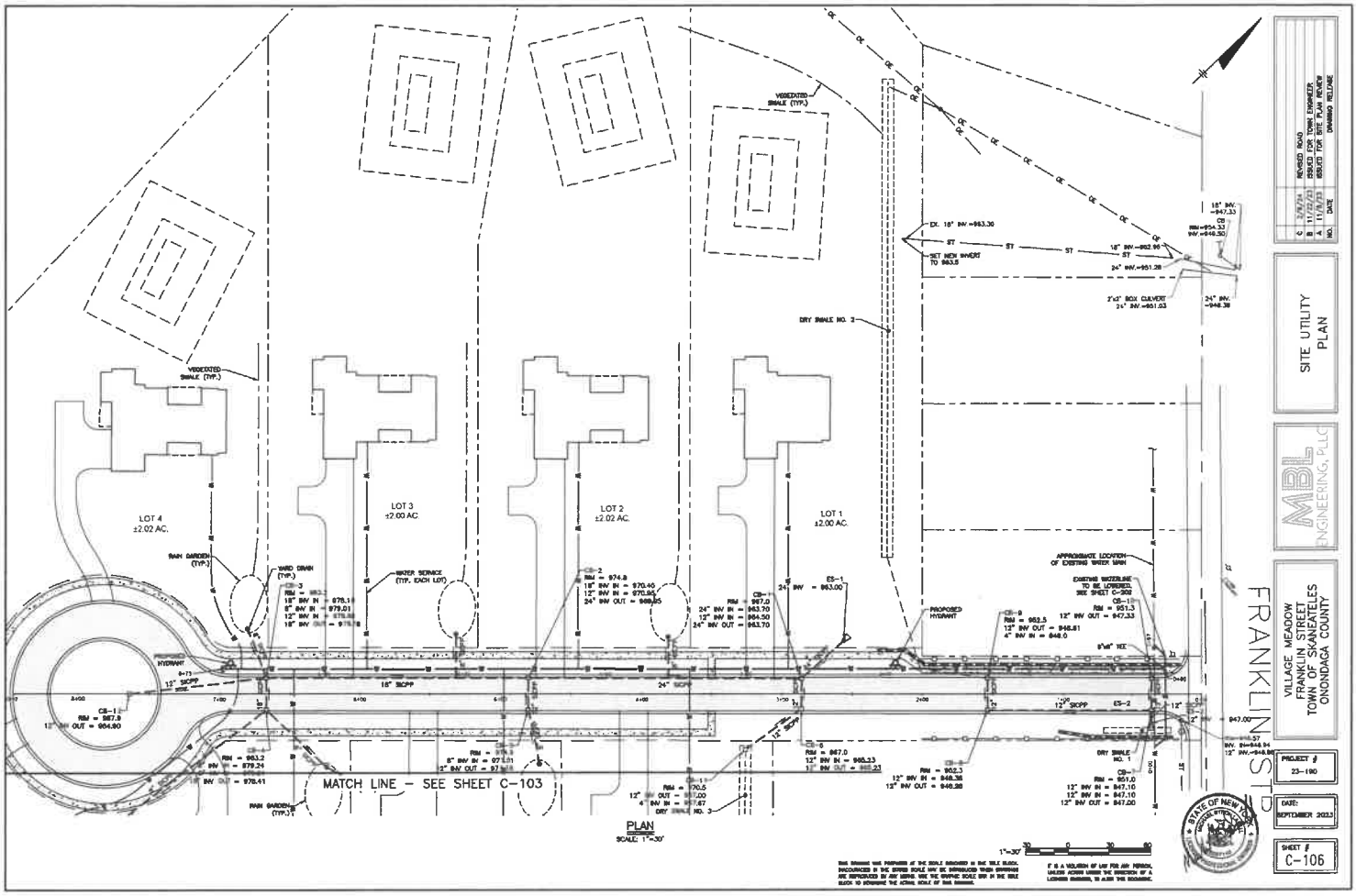
MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SYRACUSE
ONONDAGA COUNTY

PROJECT # 23-190

DATE: SEPTEMBER 2023

SHEET # C-105



NO.	DATE	
C	2/6/24	REVISED ROAD
B	11/22/23	ISSUED FOR TOWN ENGINEER
A	11/8/23	ISSUED FOR SITE PLAN REVIEW

SITE UTILITY PLAN

MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

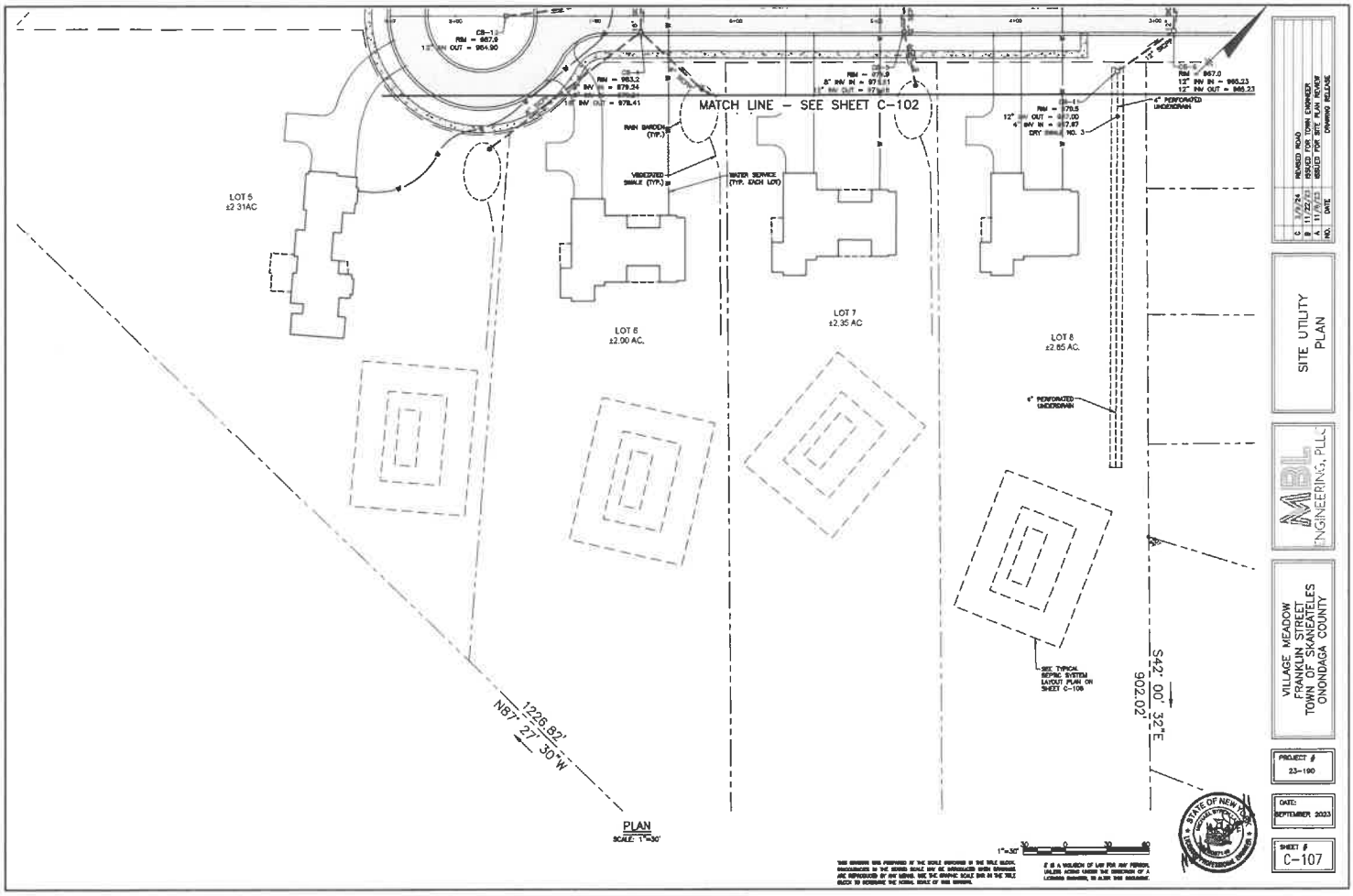
FRANKLIN ST

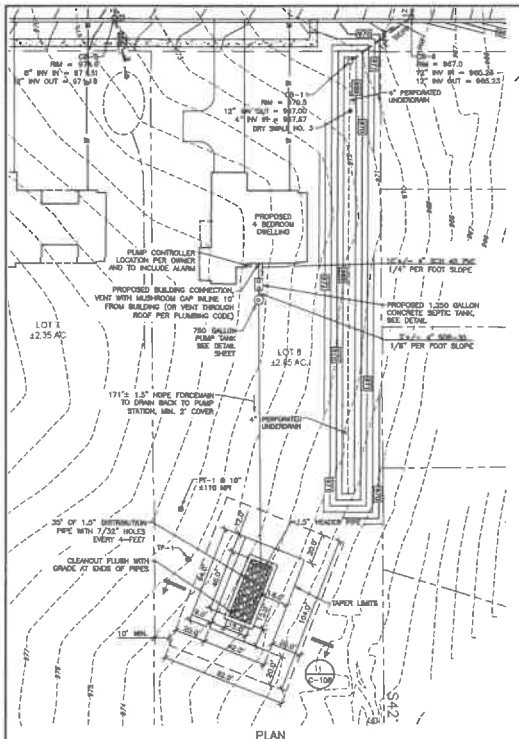
PROJECT # 23-190

DATE: SEPTEMBER 2023

SHEET # C-106

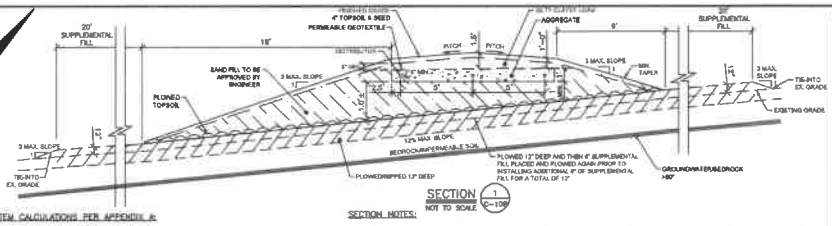
SAVED: 2/12/24 10:39 AM


MATCH LINE – SEE SHEET C-102
LOT 5
±2.31AC
LOT 6
±2.90 AC.
LOT 7
±2.35 AC
LOT 8
±2.85 AC.
4" PERFORATED UNDERDRAIN
RAIN GARDEN (TYP.)
VEGETATED SWALE (TYP.)
WATER SERVICE (TYP. EACH LOT)
SEE TYPICAL SEPTIC SYSTEM LAYOUT PLAN ON SHEET C-108
S42° 00' 32"E
902.02'
N87° 27' 30"W
1226.82'
PLAN
SCALE: 1"=30'
1"=30'
30 0 30 60
REVISED ROAD
ISSUED FOR TOWN COMMENT
ISSUED FOR SITE PLAN REVIEW
ISSUED FOR SITE PLAN REVIEW
OWNING RELEASE
C 1/9/24
B 11/22/23
A 11/8/23
NO. DATE
SITE UTILITY PLAN
MBL ENGINEERING, PLLC
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY
PROJECT # 23-190
DATE: SEPTEMBER 2023
SHEET # C-107



PLAN

SCALE: 1"=30'



SECTION

NOT TO SCALE

1 / C-108

SYSTEM CALCULATIONS PER APPENDIX 'A'

INSITU SOIL: 0–30" SILT LOAM
30–72" SILTY/CLAY, SOME COBBLES,
30" STONE BOTTLED SOIL
PERCOLATION TEST AT 10": 110 MINS/INCH
DEPTH TO SEASONAL HIGH GROUND WATER: 30"
SITE SLOPE: 3.0%

BASIS OF DESIGN:

4 BEDROOM DWELLING = 440 GPD
ABSORPTION BED AREA: 440 GPD/1.1GPD/SF = 550–SF
ABSORPTION BED DIMENSIONS: 15'x40' = 600–SF
MOUND DIMENSIONS: 84'x42'
DISTRIBUTION NETWORK: (3) 38' LONG DISTRIBUTION PIPES WITH 7/32" HOLES EVERY 4' O.C.

MOUND SAND SPECIFICATIONS	
Percolation rate	5–30 min (5–10 min preferred)
Fine material (silt, clay)	Less than 10% by weight (#200 sieve)
Coarse material (stone, gravel)	Less than 15% by weight (1/2 inch mesh sieve)
Medium to Coarse Sand	At least 25% by weight (#35 sieve to #10 sieve)
Effective Grain Size	0.15 - 0.30mm
Uniformity Coefficient	4 - 6

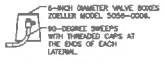
MINIMUM SEPERATION DISTANCES FROM SEPTIC SYSTEM COMPONENTS				
	WELL	WATERBODY	DWELLING	PROPERTY LINE
SEPTIC TANK	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORBTION FIELD	100'	100'	20'	10'

MOUND SYSTEM SECTION

NOT TO SCALE

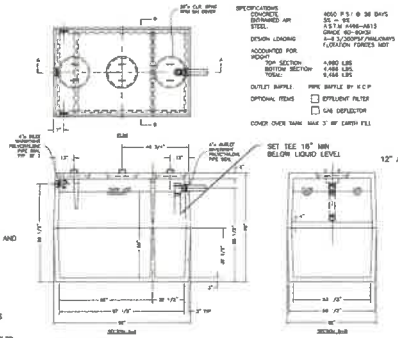
SECTION NOTES:

1. THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE STARTING CONSTRUCTION IN ORDER TO ARRANGE FOR INSPECTION OF THE PROPOSED FILL MATERIAL AND ITS PLACEMENT AND STABILIZATION.
2. AREA BENEATH LEACHFIELD SHALL BE PROTECTED FROM HEAVY EQUIPMENT. AREA SHALL HAVE LEAFS/BRUSH SHALL BE REMOVED BUT THE ROOT SYSTEM SHALL REMAIN. OTHER VEGETATION SHALL BE CUT AS CLOSE TO GRADES AS POSSIBLE AND REMOVED. AREA THEN SHALL HAVE BE PLOWED 2–3" A MINIMUM OF 20–FEET OUTSIDE OF THE BASIL AREA AND APPROVED FILL GENTLY PLACED IN THE LEACH AREA.
3. SAND SHALL BE PLACED AND COMPACTED USING LIGHT TRACKED EQUIPMENT.
4. THE ABSORPTION ARES IS THEN FORMED WITHIN THE MOUND AFTER THE MOUND IS CONSTRUCTED. A MINIMUM OF 6" OF AGGREGATE SHALL BE PLACED BENEATH THE DISTRIBUTION LINES.
5. A MINIMUM OF 2" OF AGGREGATE SHALL BE PLACED OVERTOP OF THE DISTRIBUTION LINES.
6. A PERMEABLE GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE ABSORPTION AREA.
7. A MINIMUM OF 6" OF CLAYEY LOAM TO BE PLACED OVER TOP OF THE ABSORPTION AREA PRIOR TO TOPSOIL.
8. DO NOT INSTALL TRENCHES IN WET SOIL.
9. INSTALL TRENCHES LEVEL, PARALLEL TO CONTOURS
10. INSTALL TRENCHES AS SHALLOW AS POSSIBLE MEETING MINIMUM DIMENSIONS NOTED.
11. END CAPS SHALL BE INSTALLED AT THE END OF EACH RUN.
12. CONTRACTOR TO MEET REQUIREMENTS OF THE NYSDOH DESIGN HANDBOOK FOR RESIDENTIAL WASTEWATER TREATMENT SYSTEMS AND LOCAL REQUIREMENTS.



FLUSH VALVE ASSEMBLY

NTS

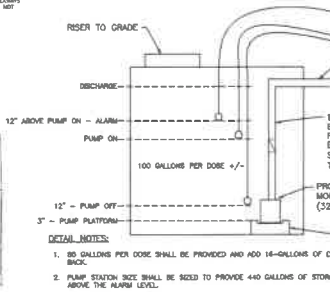


DETAIL NOTES:

1. TANK TO HAVE INFLUENT BAFFLE AND OUTLET SANITARY TEE.
2. TANK EXCAVATION AND BACKFILL SHALL BE PER MANUFACTURERS REQUIREMENTS.
3. PROVIDE WATER TIGHT COVERS AND RISER TO GRADE
4. TANK TO BE SET ON 12" PEA GRAVEL

1,250 GALLON CONCRETE SEPTIC TANK

NOT TO SCALE



DETAIL NOTES:

1. 80 GALLONS PER DOSE SHALL BE PROVIDED AND ADD 16–GALLONS OF DRAIN BACK.
2. PUMP STATION SIZE SHALL BE SIZED TO PROVIDE 440 GALLONS OF STORAGE ABOVE THE ALARM LEVEL.
3. PROPOSED PUMP SHALL BE PLACED IN PUMP CHAMBER. A NEMA 4X ENCLOSURE AND SIMPLEX CONTROL PANEL WILL BE INSTALLED TO OPERATE PUMP.

PUMP CONTROL SCHEMATIC

NOT TO SCALE

1"=30' 30 0 30 60

GENERAL INSTALLATION NOTES:

1. CONCRETE DISTRIBUTION BOX TO BE INSTALLED ON A 3–INCH BED OF PEA GRAVEL OR 6–INCHES OF AGGREGATE TO PROVIDE PROPER LEVELING AND BEARING. THE TANK AND BOX SHALL MEET THE REQUIREMENTS OF APPENDIX 75A
2. SEPTIC TANK ACCESS COVERS SHALL NOT BE MORE THEN 12–INCHES BELOW GRADE.
3. COLLECTION SYSTEM AND OTHER PIPING SHALL BE SDR–35, MADE IN ACCORDANCE WITH ASTM D–3034 (EXCEPT ABSORPTION FIELD OR WHERE OTHERWISE NOTED ON PLANS).
4. WORK TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS. CHANGES REQUIRE ENGINEER REVIEW AND APPROVAL.
5. SEPTIC TANK SHOULD BE INSPECTED AND PUMPED OUT AS NECESSARY ONCE EVERY THREE YEARS. IF SEASONABLE HIGH GROUND WATER EXISTS ONSITE THE SEPTIC SHALL NOT BE PUMPED OUT COMPLETELY TO PREVENT FLOTATION.
6. FLOOR DRAINS SHALL NOT BE TIED TO SEPTIC TANK SYSTEM, IF FLOOR DRAINS ARE PRESENT THEY SHALL BE CONNECTED TO TANK FOR SCHEDULED PUMP OUT.
7. THE CONTRACTOR SHALL COORDINATE WITH ENGINEER TO HAVE THE SYSTEM INSTALLATION INSPECTED PRIOR TO BACKFILLING TO CERTIFY THE SYSTEM IS INSTALLED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE REGULATIONS. ENGINEER: MICHAEL LABELL, PHONE: 315.486.0801
8. CORRECTING MATERIAL/PRODUCT DEFICIENCIES IS THE RESPONSIBILITY OF THE MANUFACTURE/SUPPLIER. WORKMANSHIP IS THE RESPONSIBILITY OF THE INSTALLER. THE UNDERSIGNED ENGINEER DOES NOT GUARANTEE OR WARRANTEE EITHER OF THE ABOVE.
9. NO GUARANTEE AS TO THE FUNCTIONALITY OR LIFE EXPECTANCY OF THE SEPTIC SYSTEM IS WARRANTED OR IMPLIED BY THE ENGINEER.
10. THIS SEPTIC SYSTEM IS DESIGNED FOR USE WITH BIODEGRADABLE PRODUCTS ONLY. USE OF ANY OTHER PRODUCTS MAY CAUSE PREMATURE FAILURE.

STATE OF NEW YORK — MICHAEL WILLIAM LABELL — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DRAWING RELEASE

SEPTIC SYSTEM LAYOUT PLAN, SECTIONS & DETAILS

MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

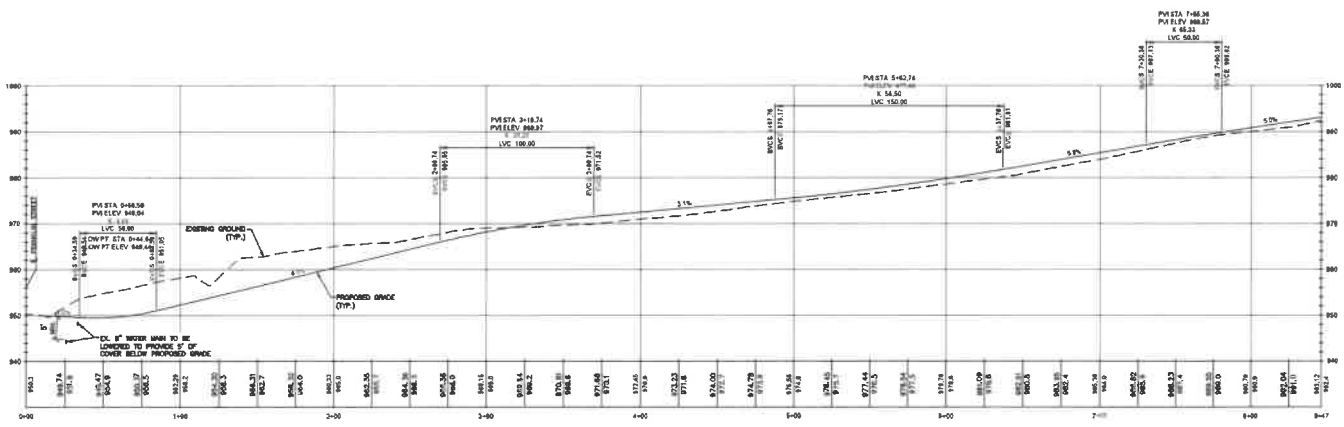
PROJECT # 23-190

DATE: SEPTEMBER 2023

SHEET # C-108

PLOTTED: 7/12/24 10:49 AM

SAVED: 2/12/24 10:41 AM



ROAD CENTERLINE PROFILE
SCALE: HORIZ. 1"=30'
VERT. 1"=10'

1"=30' 30 0 30 60
1"=10' 10 0 10 20

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DRAWING.

STATE OF NEW YORK
MICHAEL BRENT LEWIS
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	
C	11/22/23	ISSUED FOR TOWN ENGINEER
B	11/9/23	ISSUED FOR SITE PLAN REVIEW
A	9/19/23	SKETCH PLAN REVIEW
		DRAWING RELEASE

ROAD CENTERLINE PROFILE

MBL ENGINEERING, PLLC

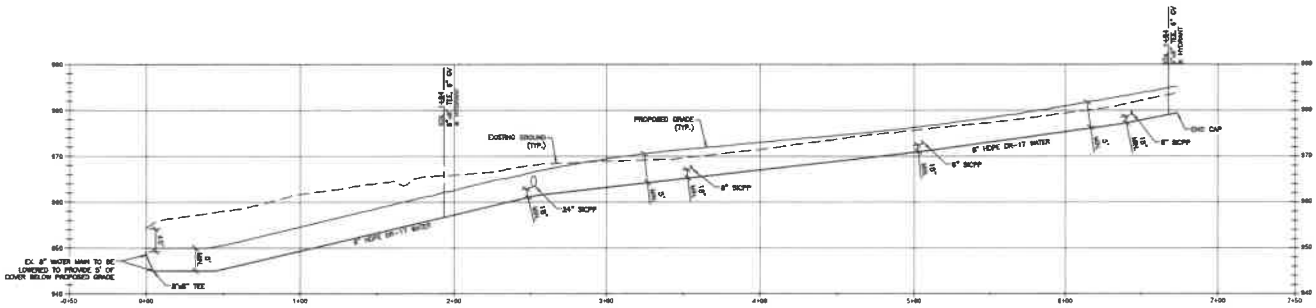
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT # 23-190

DATE: SEPTEMBER 2023

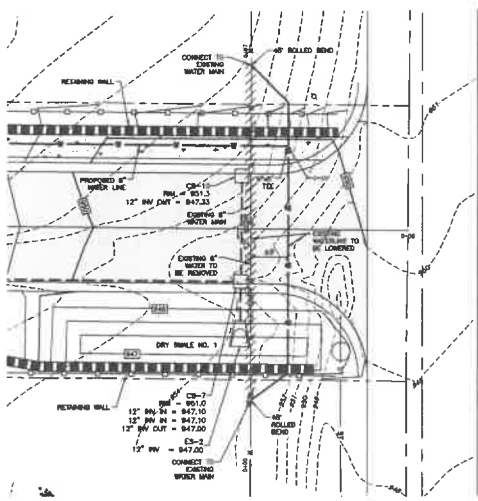
SHEET # C-201

SAVED: 2/12/24 10:36 AM



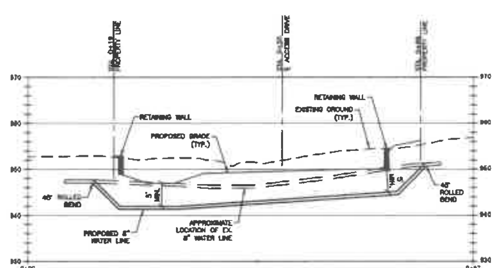
WATERLINE PROFILE

SCALE: HORIZ. 1"=30'
VERT. 1"=10'


CONNECT TO EXISTING WATER MAIN
45' ROLLED BEND
RETAINING WALL
PROPOSED 8" WATER LINE
CB-11
RIM = 951.3
12" INV OUT = 947.33
TEE
EXISTING 8" WATER MAIN
EXISTING WATERLINE TO BE LOWERED
EXISTING 8" WATER TO BE REMOVED
DRY SWALE NO. 1
RETAINING WALL
CB-7
RIM = 951.0
12" INV IN = 947.10
12" INV IN = 947.10
12" INV OUT = 947.00
CS-2
12" INV = 947.00
45' ROLLED BEND
CONNECT TO EXISTING WATER MAIN

ENLARGED WATERLINE CONNECTION PLAN

SCALE: 1"=10'



ENLARGED WATERLINE PROFILE

SCALE: HORIZ. 1"=10'
VERT. 1"=10'

NO.	DATE	
1	11/22/23	ISSUED FOR TOWN ENGINEER DRAWING RELEASE

WATERLINE PROFILE

MBL ENGINEERING, PLLC

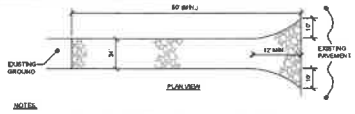
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT # 23-190

DATE: SEPTEMBER 2023

SHEET # C-202

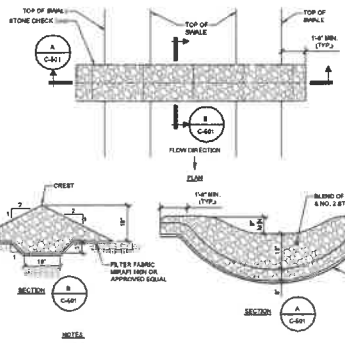
SAVED: 2/12/24 10:42 AM



NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED BUT NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN 6".
4. WIDTH 24' MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE EGRESS OCCURS.
5. FILTER FABRIC (MIRAFI 140N OR EQUAL) - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS NOT POSSIBLE A MOUNTABLE BERM 5' WIDE (MIN.) WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC OR DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO ADJACENT SEDIMENT BASINS.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.
10. CONTRACTOR SHALL FIELD LOCATE AS REQUIRED WITH APPROVAL BY THE OWNER'S REPRESENTATIVE.

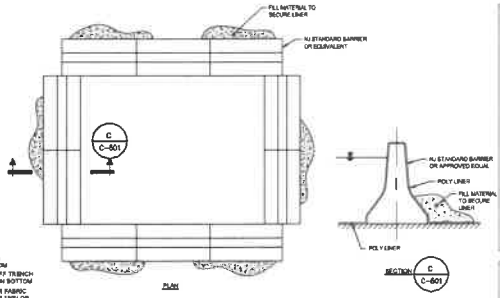
A STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

1. STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION.
2. SET SPACING OF CHECK DAMS SUCH THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5' BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

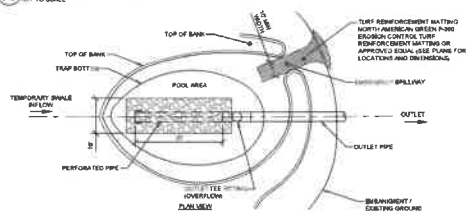
B STONE CHECK DAM DETAIL
NOT TO SCALE

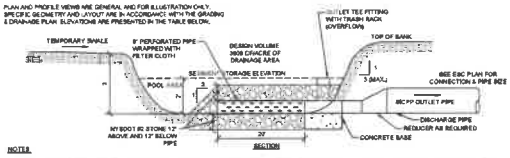


NOTES:

1. CONTRACTOR TO FIELD LOCATE AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO DISCHARGING CONCRETE WASH WATER.
2. WATER MAY BE DRAINED ONCE CONCRETE HAS CURED AND 24 HOURS OF SETTLEMENT HAS OCCURRED.
3. CONTRACTOR TO DISPOSE OF CURED CONCRETE OFFSITE OR IN LOCATION APPROVED BY OWNER.
4. SHALL BE SIZED TO CONTAIN ALL CONCRETE WASHWATER AND HOLD FOR A 24 HOUR PERIOD.

C CONCRETE WASHDOWN CONTAINMENT DETAIL
NOT TO SCALE



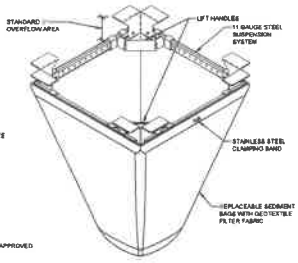


PLAN AND PROFILE VIEWS ARE GENERAL AND FOR ILLUSTRATION ONLY. SPECIFIC GEOMETRY AND LAYOUT ARE IN ACCORDANCE WITH THE GRADING & DRAINAGE PLAN. ELEVATIONS ARE PRESENTED IN THE TABLE BELOW.

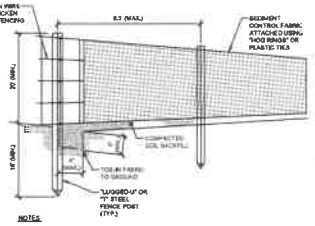
NOTES:

1. TRAP SHALL BE FIELD LOCATED IN AN AREA DOWNSTREAM OF SOIL DISTURBANCE ACTIVITIES AND IN AN AREA TO WHICH STORMWATER RUNOFF FROM THE CONSTRUCTION SITE CAN BE DIRECTED TO. THE TRAP SHALL NOT BE LOCATED WITHIN A PERMANENT INFILTRATION AREA.
2. PIPE SHALL BE PERFORATED WITH ONE INCH HOLES SPACED SIX INCHES VERTICALLY AND HORIZONTALLY AND LOCATED IN THE CONCAVE PORTION OF THE CORRUGATED PIPE. RISER PIPE SHALL BE WRAPPED WITH 1/2 TO 1/4 INCH HARDWARE CLOTH WIRE AND WRAPPED WITH GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL). SECURE HARDWARE CLOTH WIRE AND GEOTEXTILE FABRIC TO RISER PIPE WITH STAINLESS STEEL BANDS AT TOP AND BOTTOM.
3. ALL AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
4. ALL FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE FROM ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONE, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE 5' MEASURED AT CENTERLINE OF EMBANKMENT.
5. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC SHALL BE OVERLAP AT LEAST ONE FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
6. CONSTRUCT RIP-RAP APRON AT PIPE OUTLET USING NYSDOT ITEM NO. 620.0204 AND A LAYER OF GEOTEXTILE FABRIC (MIRAFI 140 OR APPROVED EQUAL). REFER TO RIP-RAP APRON DETAIL ON SHEET D-12
7. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE HEIGHT OF THE RISER PIPE. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
8. THE SEDIMENT TRAPS SHALL BE INSPECTED AFTER EACH RAIN EVENT AND REPAIRED AS NEEDED.
9. WATER FROM DEWATERING OPERATIONS SHALL BE DIVERTED OR TRANSPORTED TO A SEDIMENT TRAP BEFORE BEING DISCHARGED OFF-SITE. ALTERNATIVE TREATMENT METHODS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION.

D TEMPORARY PIPE OUTLET SEDIMENT TRAP DETAIL
NOT TO SCALE

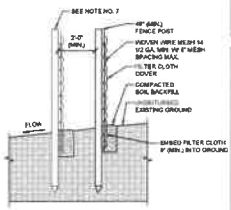


E TYPICAL RECTANGULAR CATCH BASIN INSERT
NOT TO SCALE



NOTES:

1. SILT FENCE SHALL BE PLACED AS INDICATED ON THE EROSION CONTROL PLANS.
3. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24' AT TOP AND MID SECTION.
4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. FENCE TO BE ALIGNED ALONG CONTOUR AS CLOSELY AS POSSIBLE.
7. FENCE SHALL BE DOUBLED AT THE TOE OF ALL SLOPES GREATER THAN 16 PERCENT, AND ADJACENT TO WATER BODIES, WETLANDS AND ALL ENVIRONMENTAL SENSITIVE AREAS.



SECTION DETAIL

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE 14.5 GAUGE 6" MAX. MESH OPENING
FILTER CLOTH: MINIMUM TENSILE STRENGTH OF 120LBS. (ASTM D-1682)
PREFABRICATED UNIT: MIRAFI ENVIROFENCE OR APPROVED EQUAL

F SILT FENCE DETAIL
NOT TO SCALE

NO.	DATE	
A	11/15/23	ISSUED FOR SITE PLAN REVIEW
B	11/22/23	ISSUED FOR TOWN ENGINEER DRAWING RELEASE

ESC DETAILS

MBL ENGINEERING, PLLC

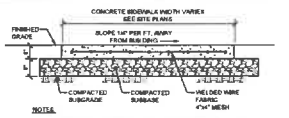
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT # 23-190

DATE: SEPTEMBER 2023

SHEET # C-501

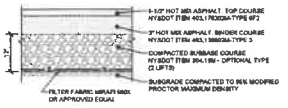
SAVED: 2/13/24 11:11 AM



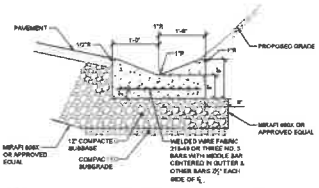
NOTES:

1. CONCRETE SHALL BE 4000 P.S.I. (MIN.) AIR ENTRAINED CONCRETE.
2. FULL DEPTH EXPANSION JOINTS SHALL BE PROVIDED EVERY 20' AND MARKED JOINTS SHALL BE AT 5' SPACING AND FORMED BY A GROOVING TOOL.
3. ALL EXPANSION JOINTS SHALL BE FILLED WITH BITUMINOUS FILLER MATERIAL.
4. CONCRETE SURFACE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. MATERIALS AND INSTALLATION SHALL MEET THE REQUIREMENTS OF NYSDOT STANDARD SPECIFICATIONS SECTION 608.

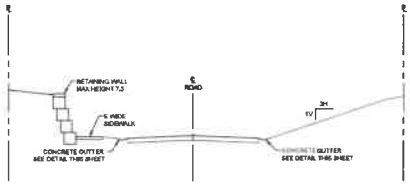
A TYPICAL SIDEWALK DETAIL
NOT TO SCALE



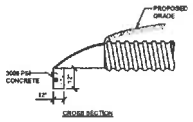
NORMAL DUTY ASPHALT CONCRETE PAVEMENT
B NOT TO SCALE

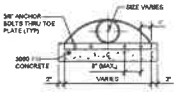


C CONCRETE VALLEY GUTTER DETAIL
NOT TO SCALE



1/C-104 ACCESS ROAD SECTION
NOT TO SCALE

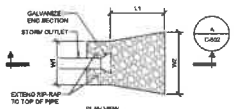




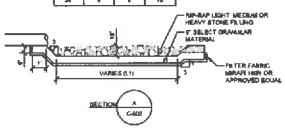
NOTES:

1. GALVANIZED END SECTION SHALL BE ORDERED ONE SIZE LARGER THAN NOMINAL DIAMETER OF PIPE WHEN ATTACHING TO RCPP.
2. END SECTIONS TO BE INSTALLED ON ALL PROPOSED STORM SEWER INLETS AND OUTLETS.

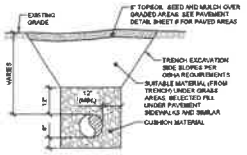
D FLARED END SECTION
NOT TO SCALE



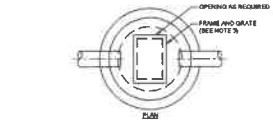
PIPE SIZE	DIMENSION W1	W2	L1
12"	4'	5'	5'
24"	6'	7'	10'

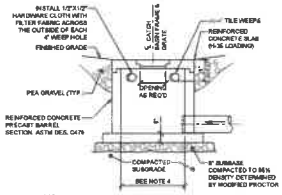


E RIP-RAP APRON DETAIL
TO SCALE



STORM SEWER PIPE TRENCH/BACKFILL DETAIL
F NOT TO SCALE

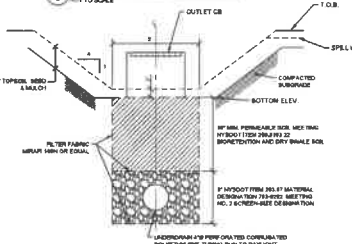




NOTES:

1. ALL CATCH BASIN STRUCTURES SHALL BE DESIGNED FOR H-25 LOADING.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES TO THE DIRECTOR'S REPRESENTATIVE FOR REVIEW.
3. FRAME AND GRATE SHALL BE NYSDOT #1 RECTOLINE LOCKING TYPE WITH A CLEAR OPENING SIZE OF 23-16 1/8"x 33-1/2".
4. THE MINIMUM INSIDE DIAMETER OF CATCH BASINS SHALL BE 48-INCHES FOR 12" THROUGH 18" SEWERS, 60-INCHES FOR 21" THROUGH 30" SEWERS AND 72-INCHES FOR 36" THROUGH 42" SEWERS.
5. ALL CONNECTIONS SHALL HAVE FLEXIBLE CONNECTION AS SPECIFIED.

G CATCH BASIN DETAIL
TO SCALE



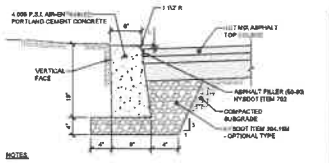
DRY SWALE TABLE

	BOTTOM	TOP	WIDTH	LENGTH	OUTLET	MIN DEPTH	10-YEAR ELEV.	100-YEAR ELEV.
DS-1	943.0	945.5	4'	52'	942.3	1.3	943.88	943.74
DS-2	942.0	945.0	8'	349'	940.3	1.3	943.21	944.87
DS-3	968.0	971.0	8'	289'	976.3	1.3	969.34	976.25

NOTE

1. CLEANOUTS SHALL BE INSTALLED EVERY AT THE START OF EACH RUN PER DETAIL ON THIS SHEET.
2. CATCH BASINS SHALL BE 24"X24" WITH 12" PIPES AND 36"x36" WITH 18" PIPES OR AS REQUIRED.
3. STRUCTURES WITHIN DRY SWALES SHALL BE KNOCK OUT TYPE STRUCTURES WITH INTEGRATED GRATES (NON-LOAD BEARING).

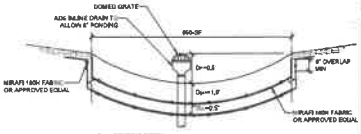
I DRY SWALE DETAIL
NOT TO SCALE



NOTES:

1. CURB SHALL BE CAST IN PLACE. NYSDOT ITEM 608.04 - TYPE B150.
2. EXPANSION JOINTS SHALL BE OF 1/2" PREMOLDED BITUMINOUS JOINT FILLER PLACED AT 12 FOOT INTERVALS TO FULL DEPTH OF CURB. UPON REMOVAL OF FORMS AND/OR FINAL FINISHING ALL CONCRETE TO BE SPRAYED WITH WHITE - PIGMENTED MEMBRANE CURING COMPOUND.

K FLUSH CURB DETAIL
NOT TO SCALE

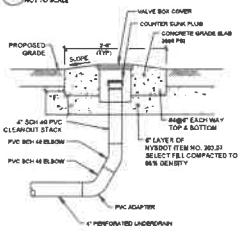


Dp = PONDING DEPTH
Dm = SOIL MEDIA DEPTH= 36IN, MIX (SEE NOTE 2)
Dc = DRAINAGE LAYER DEPTH (NO. 2 COURSE AGGREGATE MATERIAL)

NOTES:

1. SEE GRADING PLAN FOR RAIN GARDEN SURFACE AREA LIMITS.
2. RAIN GARDENS SHALL BE INITIALLY DUG OUT TO A 36" DEPTH, THEN BACKFILLED WITH 6" OF NO. 2 COURSE AGGREGATE MATERIAL THEN FILLED BACK TO THE RAIN GARDEN BED WITH AN APPROVED SOIL MIX USED TO CONSTRUCT RAIN GARDENS.
3. FOR RAIN GARDENS AND BIO-RETENTION BASINS USE PERMEABLE SOIL MEDIA MEETING BIO-RETENTION AND DRY SWALE SOIL AS SPECIFIED UNDER NYSDOT ITEM 256.01/02 27 AND LABORATORY TESTING FOR SOIL PHOSPHOROUS CONCENTRATION UNDER ITEM 256.01/94 22.
4. SEE DEC MANUAL FOR RAIN GARDEN PLANTINGS.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR PROPOSED MATERIALS USED TO CONSTRUCT RAIN GARDENS.

H RAIN GARDEN SECTION
NOT TO SCALE



J DRY SWALE CLEANOUT
NOT TO SCALE

NO.	DATE	ISSUED FOR TOWN ENGINEER
1	11/17/23	ISSUED FOR SITE PLAN REVIEW
2	11/19/23	DRAWING RELEASE

MISCELLANEOUS DETAILS

MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

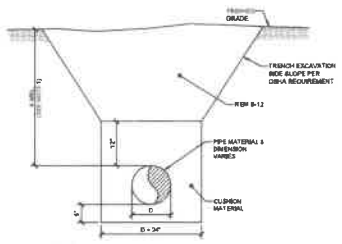
PROJECT # 23-190

DATE: SEPTEMBER 2023

SHEET # C-502

STATE OF NEW YORK
ROBERT SYMONDS
LICENSED PROFESSIONAL ENGINEER

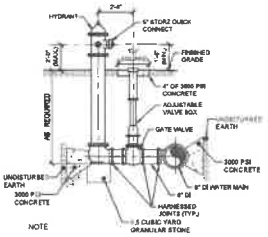
SAVED: 2/12/24 10:42 AM



NOTES:

1. MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED
   - DOMESTIC WATER - 5' MIN

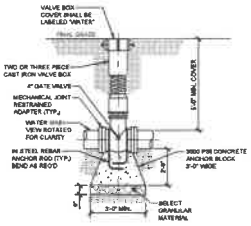
A TYPICAL TRENCH DETAIL
NOT TO SCALE



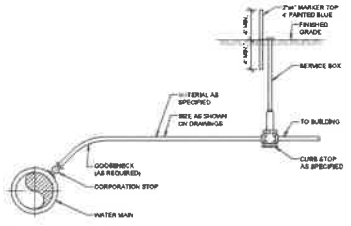
NOTE

1. DO NOT BLOCK HYDRANT DRAIN PORT WITH CONCRETE.
2. HYDRANT SHALL BE AMERICAN FLOW CONTROL B84-B-5.
3. HYDRANT SHALL HAVE 4" HIGH REFLECTIVE FIBERGLASS MARKER BOLTED TO HYDRANT FLANGE.
4. IF HIGH GROUNDWATER EXISTS, CONTRACTOR SHALL PLUG WEEP HOLES AND NOTE ON HYDRANT.

B TYPICAL HYDRANT INSTALLATION DETAIL
NOT TO SCALE



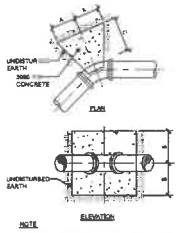
C VALVE BOX DETAIL
NOT TO SCALE



NOTE

1. SERVICE CLAMP SHALL BE PROVIDED AS REQUIRED.

D TYPICAL WATER SERVICE INSTALLATION DETAIL
NOT TO SCALE

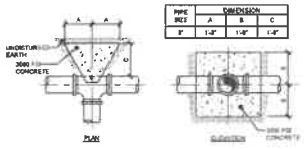


PIPE SIZE	BEND	DIMENSION		
		A	B	C
6"	90°	3'-0"	2'-0"	2'-0"
8"	45°	1'-4"	1'-4"	1'-4"
8"	22½°-72°	1'-0"	1'-0"	1'-0"
8"	11¼°-14	0'-8"	0'-8"	0'-8"

NOTE

1. MAXIMUM DEFLECTION AT A HORIZONTAL JOINT WITHOUT A THRUST BLOCK SHALL BE 3°.

E TYPICAL THRUST BLOCK FOR HORIZONTAL BENDS
NOT TO SCALE



PIPE SIZE	DIMENSION		
	A	B	C
8"	1'-8"	1'-8"	1'-8"

F TYPICAL THRUST BLOCK FOR TEE, TAP SLEEVE AND VALVE (TS&V)
NOT TO SCALE

NO.	DATE	
A	11/9/23	ISSUED FOR SITE PLAN REVIEW
B	11/22/23	ISSUED FOR TOWN ENGINEERS

MISCELLANEOUS DETAILS

MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT # 23-190

DATE: SEPTEMBER 2023

SHEET # C-503

STATE OF NEW YORK