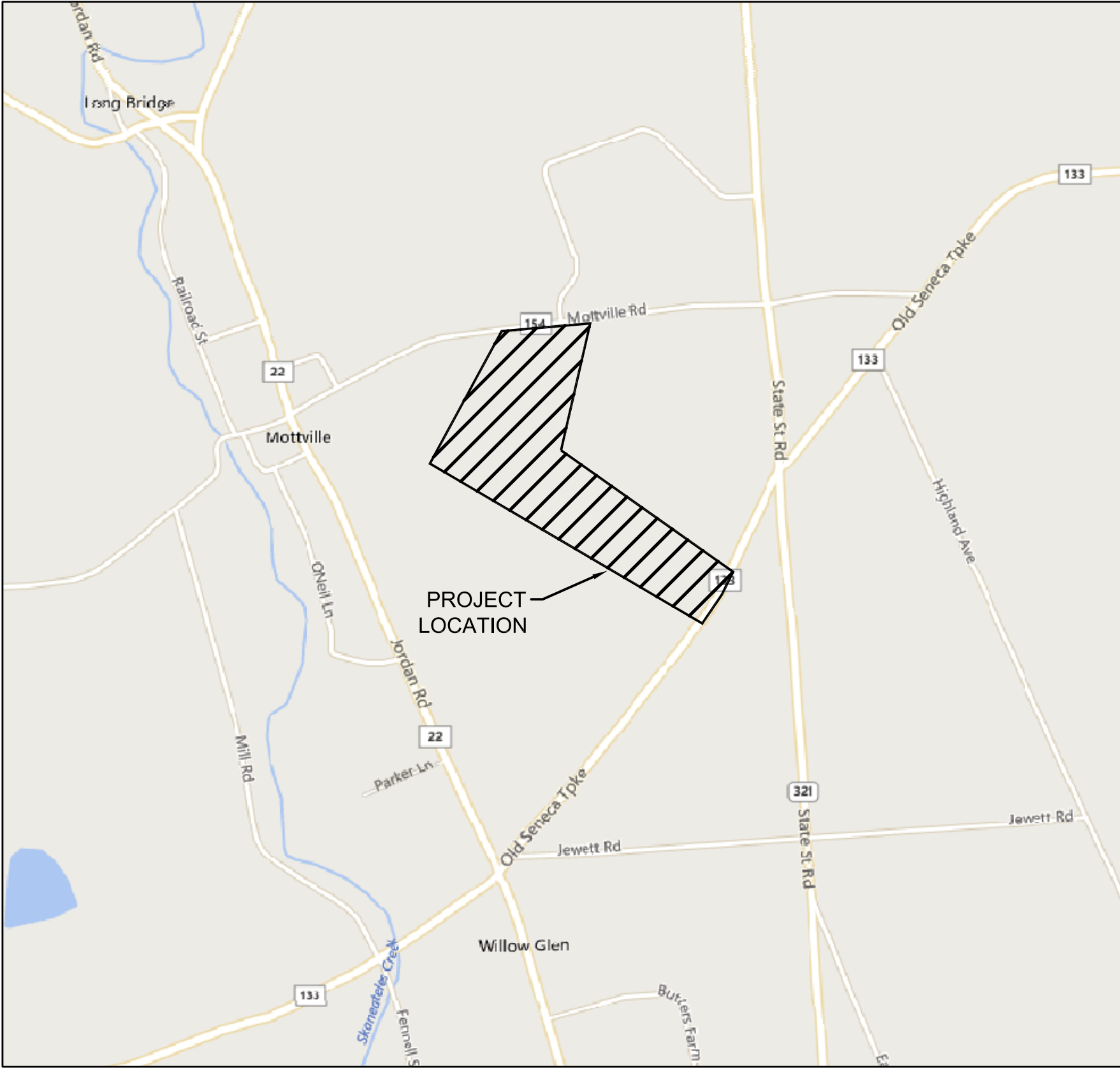


SITE PLAN APPROVAL DRAWINGS



LOCATION PLAN
NOT TO SCALE

WOODBINE HOTEL

INDEX TO DRAWINGS

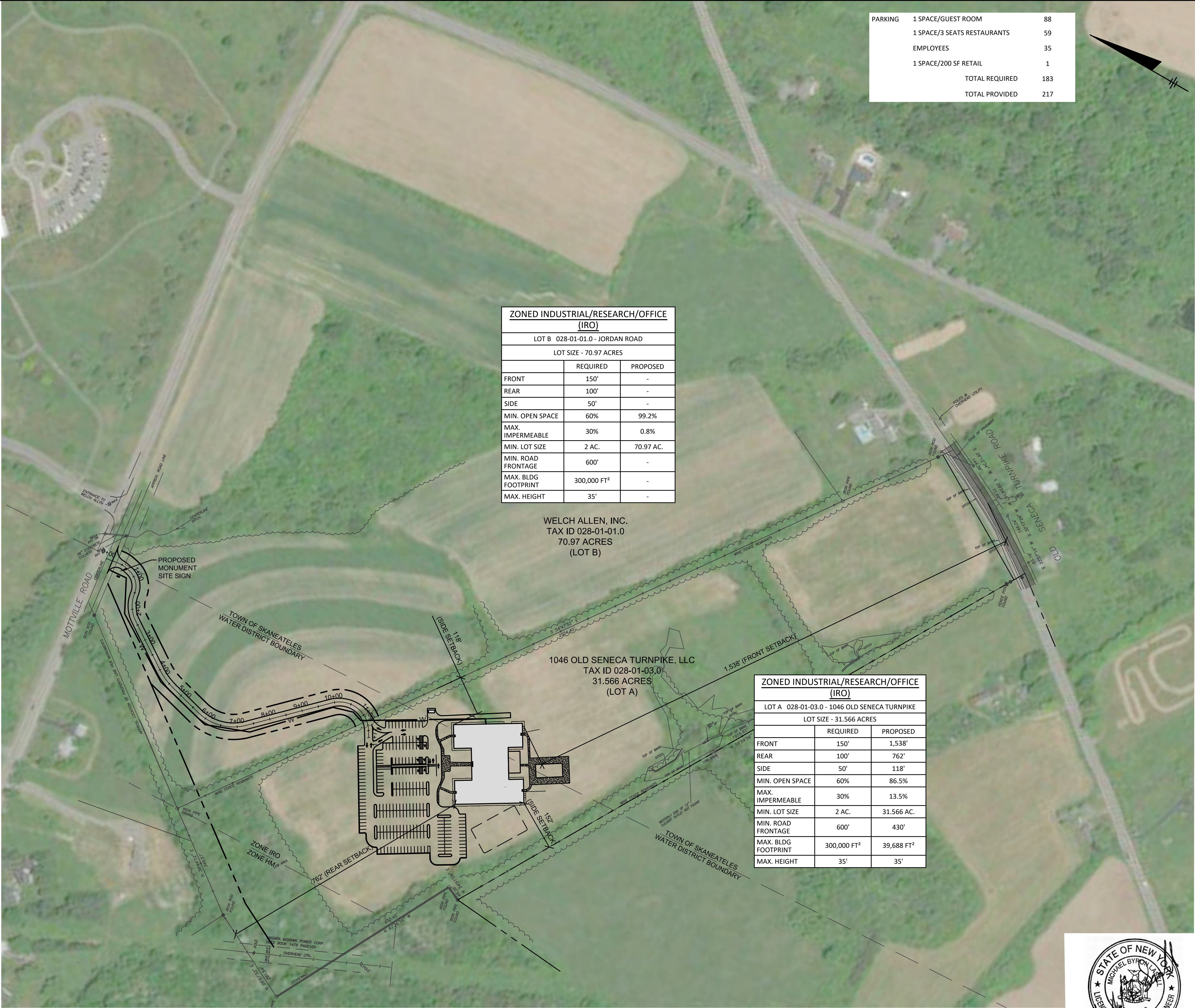
	COVER SHEET
G-001	OVERALL PROPOSED PLAN
G-002	GENERAL NOTES
C-001	SITE PLAN
C-002	ENLARGED SITE PLAN
C-003	ENLARGED SITE PLAN
C-004	ENLARGED GRADING, DRAINAGE, & ESC PLAN
C-005	ENLARGED GRADING, DRAINAGE, & ESC PLAN
C-006	ENLARGED SITE UTILITY PLAN
C-007	ENLARGED SITE UTILITY PLAN
C-008	ROAD PROFILE
C-009	PHOTOMETRIC PLAN
C-010	ESC DETAILS
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C-012	MISCELLANEOUS DETAILS
C-013	LANDSCAPE PLAN & DETAILS
C-014	LANDSCAPE NOTES & SCHEDULE

1046 OLD SENECA TURNPIKE
TOWN OF SKANEATELES
ONONDAGA COUNTY

JANUARY 16, 2020



MBL ENGINEERING, PLLC
16510 BALCH PLACE
MANNSVILLE, NY 13661



ZONED INDUSTRIAL/RESEARCH/OFFICE (IRO)		
LOT B 028-01-01.0 - JORDAN ROAD		
LOT SIZE - 70.97 ACRES		
	REQUIRED	PROPOSED
FRONT	150'	-
REAR	100'	-
SIDE	50'	-
MIN. OPEN SPACE	60%	99.2%
MAX. IMPERMEABLE	30%	0.8%
MIN. LOT SIZE	2 AC.	70.97 AC.
MIN. ROAD FRONTAGE	600'	-
MAX. BLDG FOOTPRINT	300,000 FT ²	-
MAX. HEIGHT	35'	-

WELCH ALLEN, INC.
 TAX ID 028-01-01.0
 70.97 ACRES
 (LOT B)

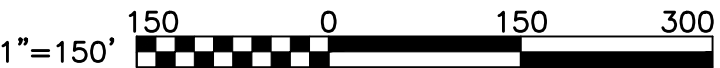
1046 OLD SENECA TURNPIKE, LLC
 TAX ID 028-01-03.0
 31.566 ACRES
 (LOT A)

ZONED INDUSTRIAL/RESEARCH/OFFICE (IRO)		
LOT A 028-01-03.0 - 1046 OLD SENECA TURNPIKE		
LOT SIZE - 31.566 ACRES		
	REQUIRED	PROPOSED
FRONT	150'	1,538'
REAR	100'	762'
SIDE	50'	118'
MIN. OPEN SPACE	60%	86.5%
MAX. IMPERMEABLE	30%	13.5%
MIN. LOT SIZE	2 AC.	31.566 AC.
MIN. ROAD FRONTAGE	600'	430'
MAX. BLDG FOOTPRINT	300,000 FT ²	39,688 FT ²
MAX. HEIGHT	35'	35'

PARKING	1 SPACE/GUEST ROOM	88
	1 SPACE/3 SEATS RESTAURANTS	59
	EMPLOYEES	35
	1 SPACE/200 SF RETAIL	1
	TOTAL REQUIRED	183
	TOTAL PROVIDED	217

PLAN

SCALE: 1"=150'



NO.	DATE	ISSUED FOR SITE PLAN APPROVAL	REVISD PER TOWN COMMENTS
A	11/20/19		
B	12/31/19		

OVERALL PROPOSED PLAN

MBL
 ENGINEERING, PLLC

WOODBINE GROUP
 PROPOSED HOTEL
 1046 OLD SENECA TURNPIKE
 TOWN OF SKANEATELES

PROJECT #
 18-108

DATE:
 NOVEMBER 2019

SHEET #
 G-001

GENERAL NOTES

SITE NOTES:

1. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL NOTIFY 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 CLEARING 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
 - ONONDAGA DOT
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 HEREIN PLOTTED FROM FIELD SURVEY PERFORMED BY SEGUIN LAND SURVEYING PLLC DATE 1/3/18
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	HDPE DR-17
SANITARY	SDR-35
STORM	SICPP 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 SYSTEM WITHOUT WRITTEN PERMISSION AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE VILLAGE OF PHOENIX. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DISPOSAL OF WATER.
2. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED FOR H25 LOADINGS EXCEPT WITHIN YARDS.
3. ALL SANITARY SEWER PIPE SHALL BE SDR-35.
4. LETTERING ON MANHOLE COVERS TO READ "SANITARY SEWER". MANHOLE RIMS ARE TO BE ADJUSTED TO MEET FINISHED GRADE ELEVATION.

WATERMAIN:

1. WATER SERVICE SHALL BE AS NOTED IN SCHEDULE.

GRADING:

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING 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 5.3 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 TIEDOWN.
 - 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 1,500 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 DEGRADABLE 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 NYS DOT 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 THE 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 GUIDE 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.

A	12/31/19	REVISED PER TOWN COMMENTS
NO.	DATE	DRAWING RELEASE

GENERAL NOTES

MBL
ENGINEERING, PLLC

WOODBINE GROUP
PROPOSED HOTEL
1046 OLD SENECA TURNPIKE
TOWN OF SKANEATELES

PROJECT #
18-108

DATE: NOVEMBER 2019

SHEET #
G-002



PARKING	1 SPACE/GUEST ROOM	88
	1 SPACE/3 SEATS RESTAURANTS	59
	EMPLOYEES	35
	1 SPACE/200 SF RETAIL	1
	TOTAL REQUIRED	183
	TOTAL PROVIDED	217

B	12/31/19	REVISED PER TOWN COMMENTS	
A	11/20/19	ISSUED FOR SITE PLAN APPROVAL	
NO.	DATE	DRAWING RELEASE	

MBL
ENGINEERING, PLLC

WOODBINE GROUP
PROPOSED HOTEL
1046 OLD SENECA TURNPIKE
TOWN OF SKANEATELES

PROJECT #
18-108

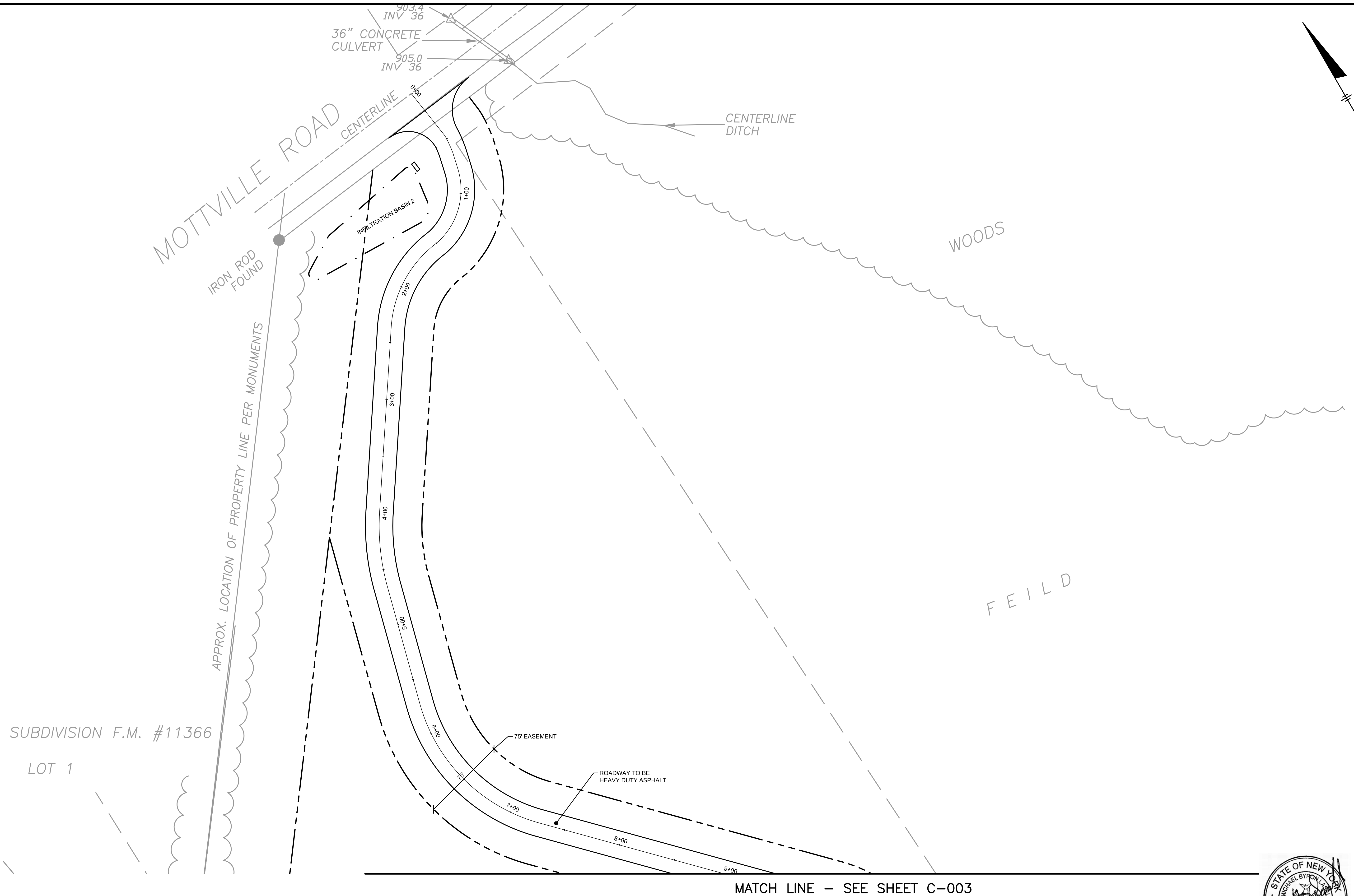
DATE:
NOVEMBER 2019

SHEET #
C-001



PLAN
SCALE: 1"=80'





PLAN
SCALE: 1"=40'

1"=40'



A horizontal graphic scale bar with alternating black and white segments. Above the bar, the numbers 40, 0, 40, and 80 are marked. The total length of the bar represents 80 feet.



PROJECT #
18-108

DATE:
NOVEMBER 2019

SHEET #
C-002

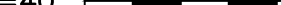
WOODBINE GROUP
PROPOSED HOTEL
1046 OLD SENECA TURNPIKE
TOWN OF SKANEATELES



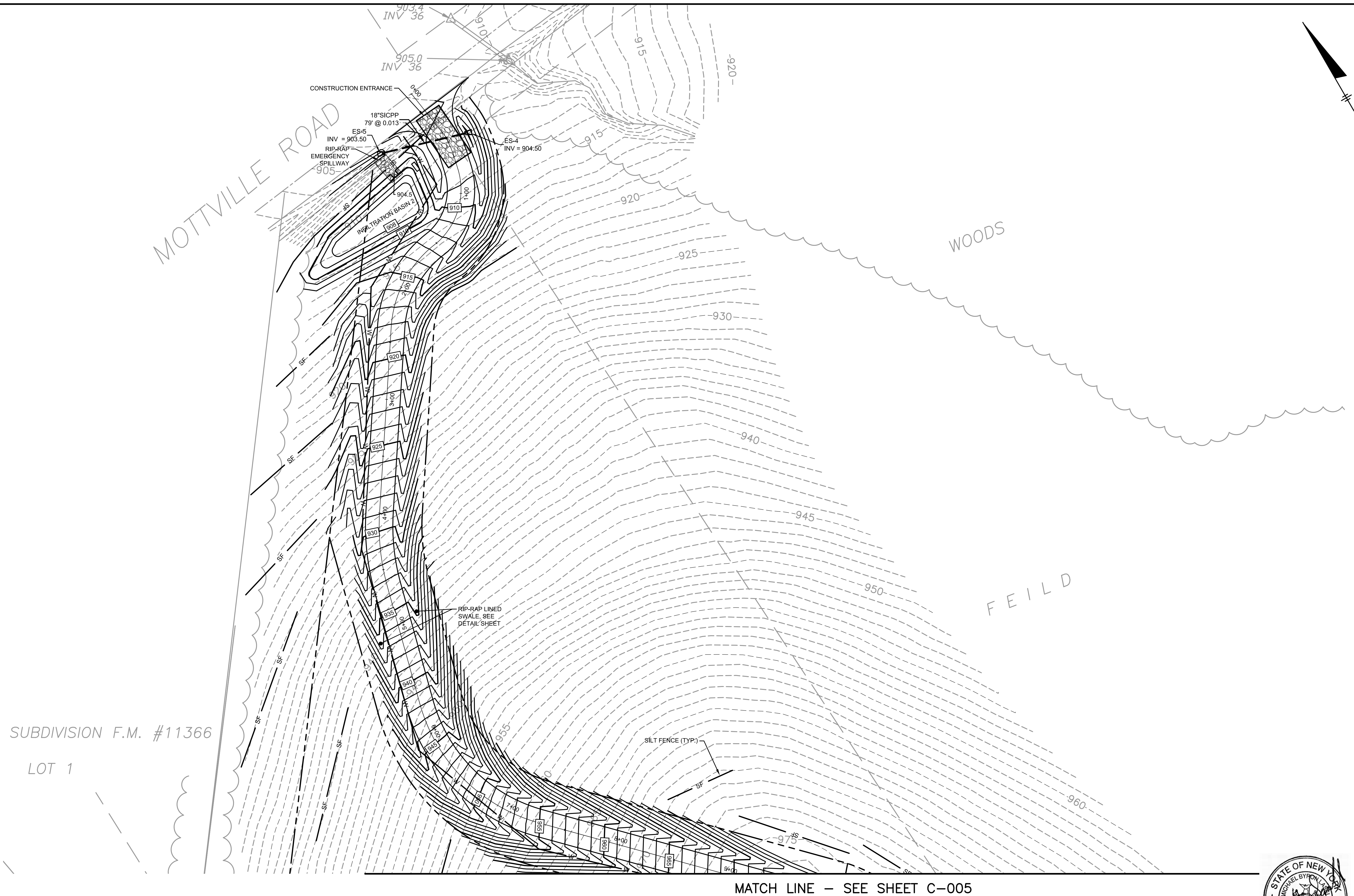
ENLARGED SITE PLAN

B	12/31/19	REVISED PER TOWN COMMENTS
A	11/20/19	ISSUED FOR SITE PLAN APPROVAL
NO.	DATE	DRAWING RELEASE



1"=40' 

SHEET #
C-003



MATCH LINE - SEE SHEET C-005

PLAN
SCALE: 1"=40'



ENLARGED
GRADING, DRAINAGE,
& ESC PLAN

MBL
ENGINEERING, PLLC

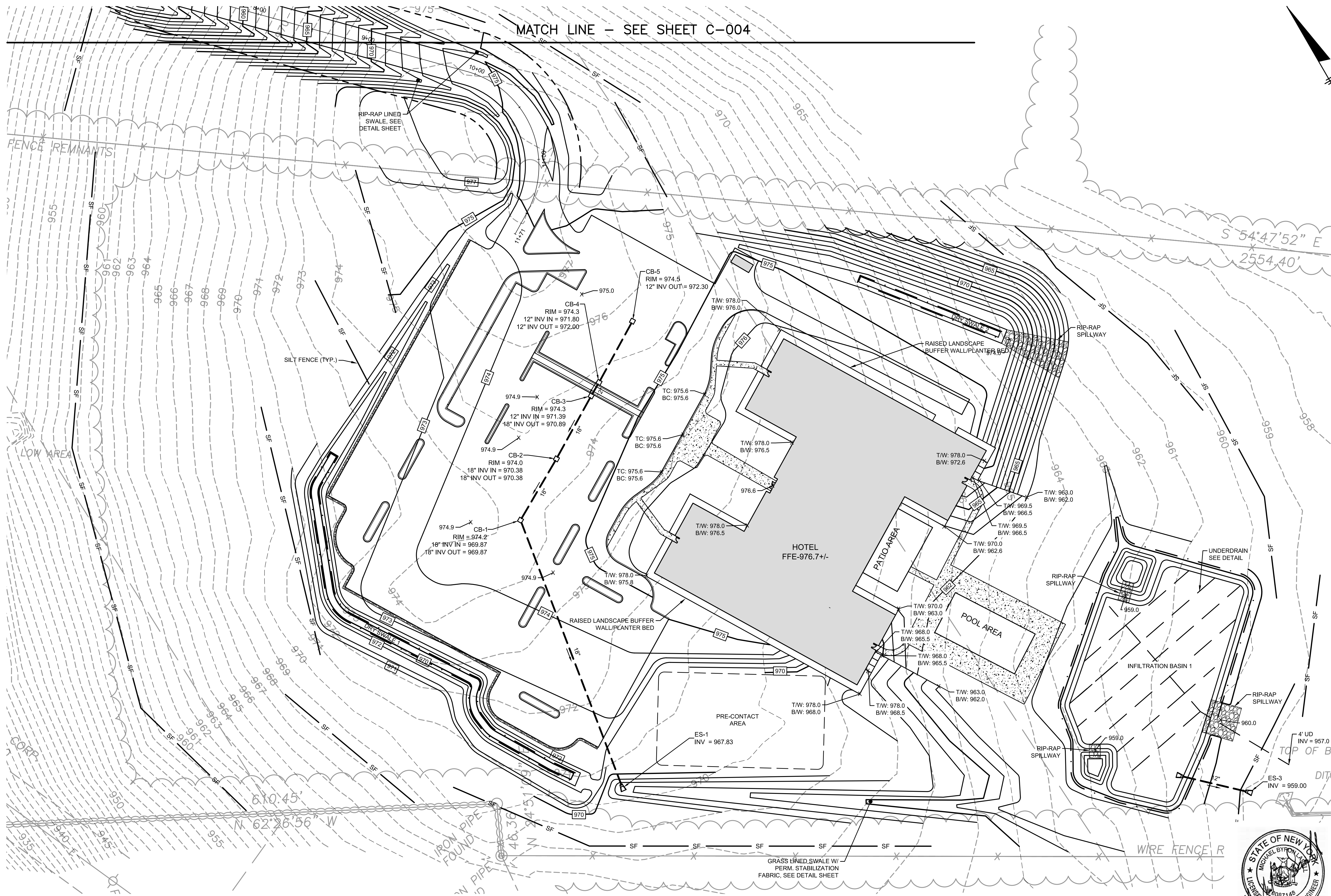
WOODBINE GROUP
PROPOSED HOTEL
1046 OLD SENECA TURNPIKE
TOWN OF SKANEATELES

PROJECT #
18-108

DATE:
NOVEMBER 2019

SHEET #
C-004

B	12/31/19	REVISED PER TOWN COMMENTS	
A	11/20/19	ISSUED FOR SITE PLAN APPROVAL	
NO.	DATE	DRAWING RELEASE	



PLAN
SCALE: 1"=40'



NO.	DATE	ISSUED FOR	SHEET	COMMENTS
B	12/31/19	REVISED PER TOWN COMMENTS		
A	11/20/19	ISSUED FOR SITE PLAN APPROVAL		

ENLARGED
GRADING, DRAINAGE,
& ESC PLAN

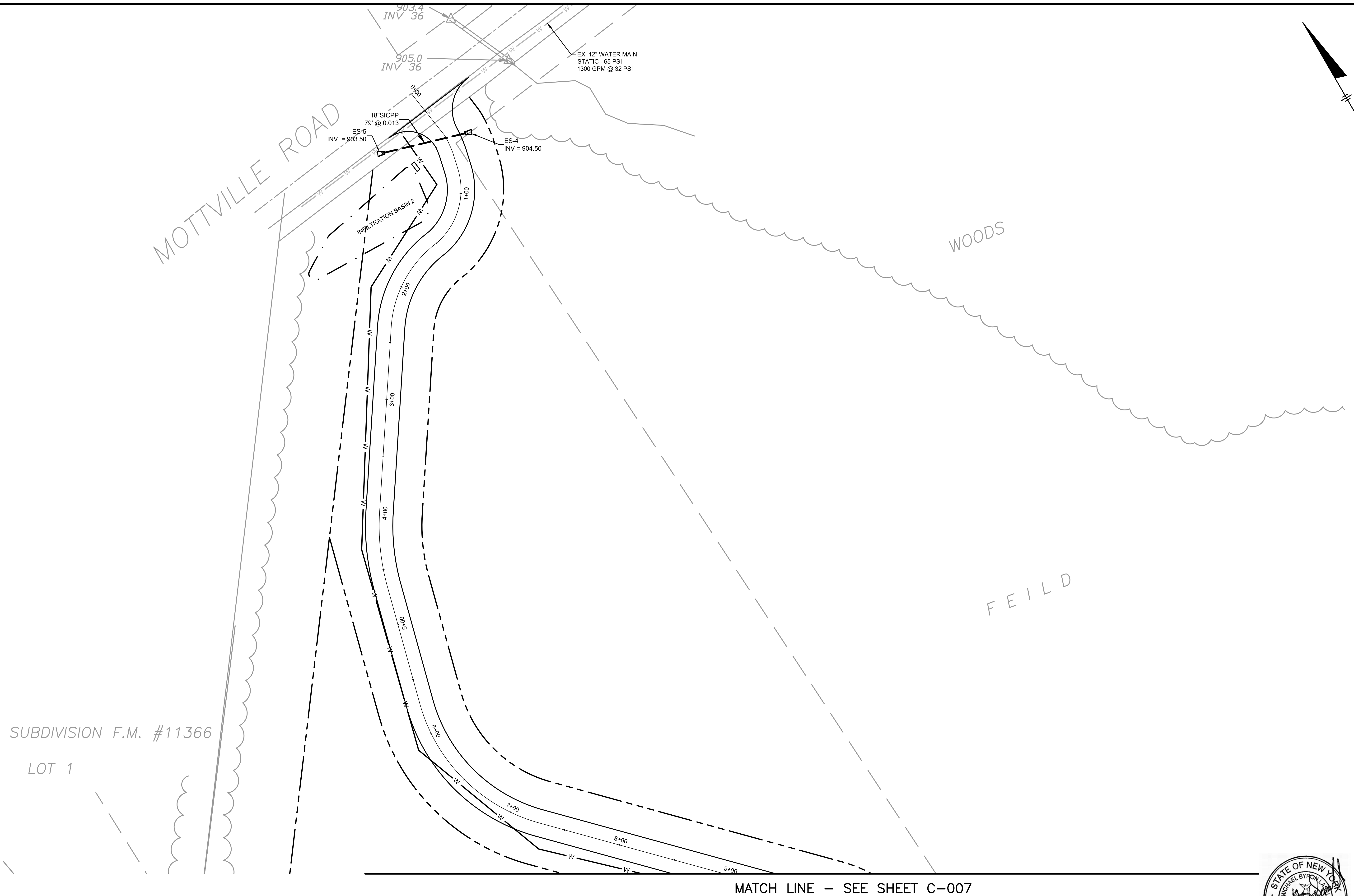
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WOODBINE GROUP
PROPOSED HOTEL
1046 OLD SENECA TURNPIKE
TOWN OF SKANEATELES

PROJECT #
18-108

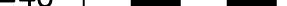
DATE:
NOVEMBER 2019

SHEET #
C-005



PLAN
SCALE: 1"=40'

1"=40'



40 0 40 80



PROJECT #
18-108

DATE:
NOVEMBER 2019

SHEET #
C-006

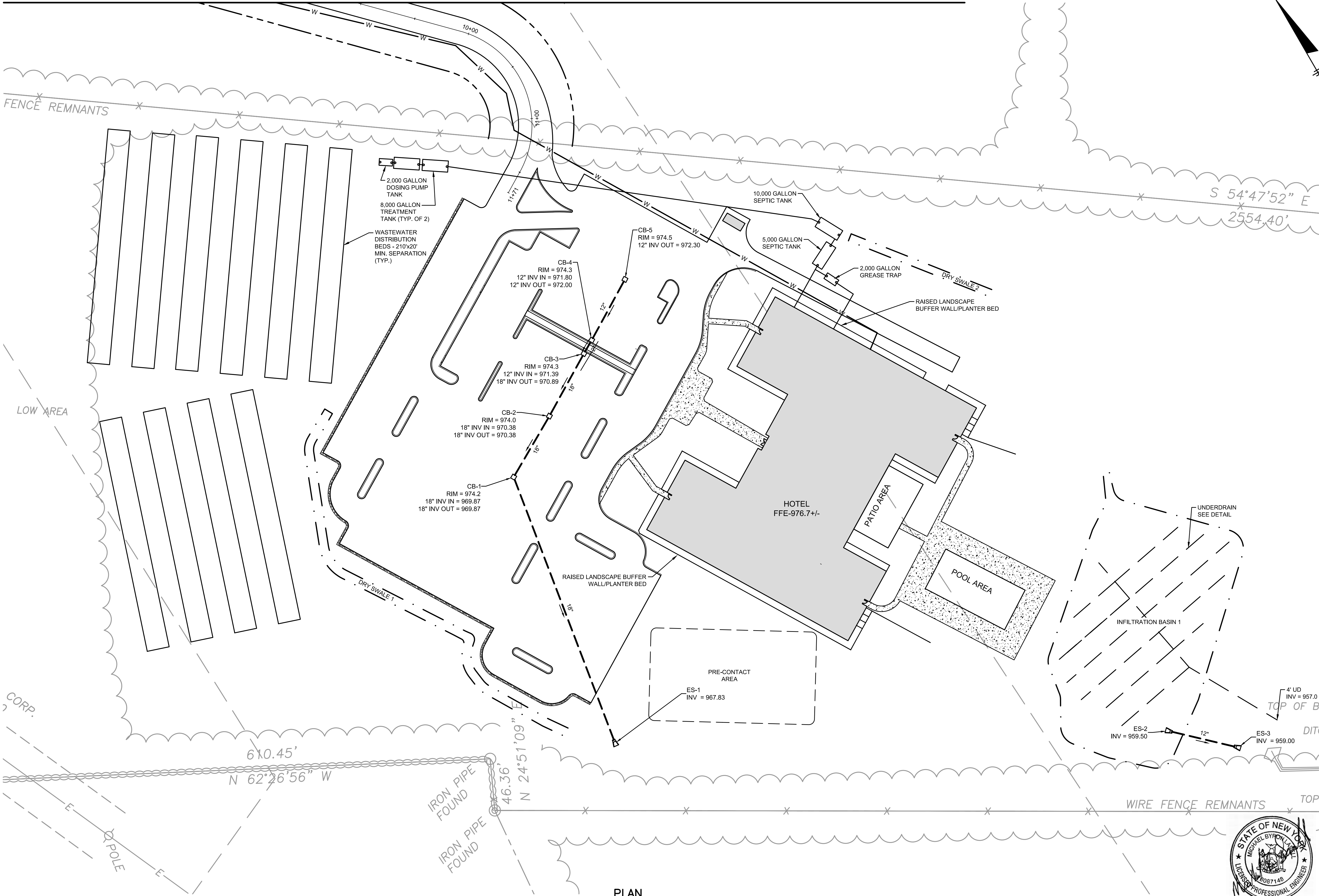
WOODBINE GROUP
PROPOSED HOTEL
1046 OLD SENECA TURNPIKE
TOWN OF SKANEATELES

MBL
ENGINEERING, PLLC

ENLARGED SITE
UTILITY PLAN

B	12/31/19	REVISED PER TOWN COMMENTS
A	11/20/19	ISSUED FOR SITE PLAN APPROVAL
NO.	DATE	DRAWING RELEASE

MATCH LINE – SEE SHEET C-006



PLAN
 SCALE: 1"=40'

1"=40' 40 0 40 80

NO.	DATE	ISSUED FOR	REVISION	COMMENTS
B	12/31/19	ISSUED FOR SITE PLAN APPROVAL		REVISED PER TOWN COMMENTS
A	11/20/19			

ENLARGED SITE
 UTILITY PLAN

MBL
 ENGINEERING, PLLC

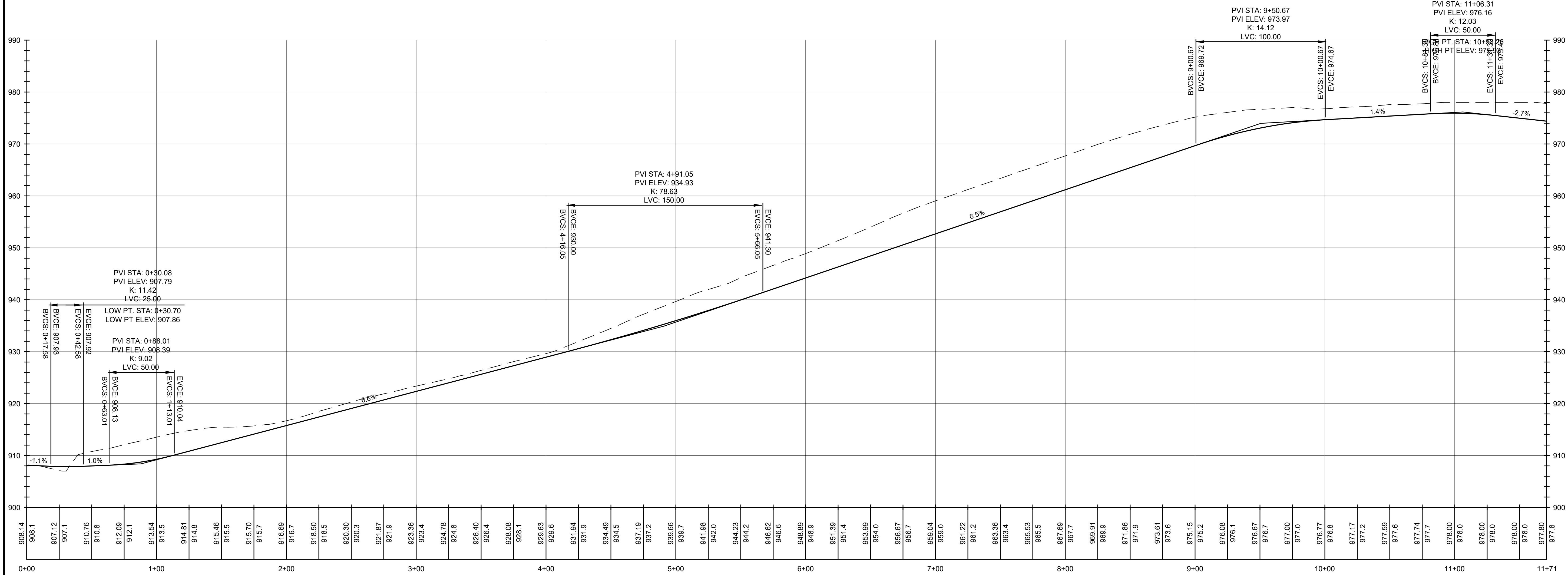
WOODBINE GROUP
 PROPOSED HOTEL
 1046 OLD SENECA TURNPIKE
 TOWN OF SKANEATELES

PROJECT #
 18-108

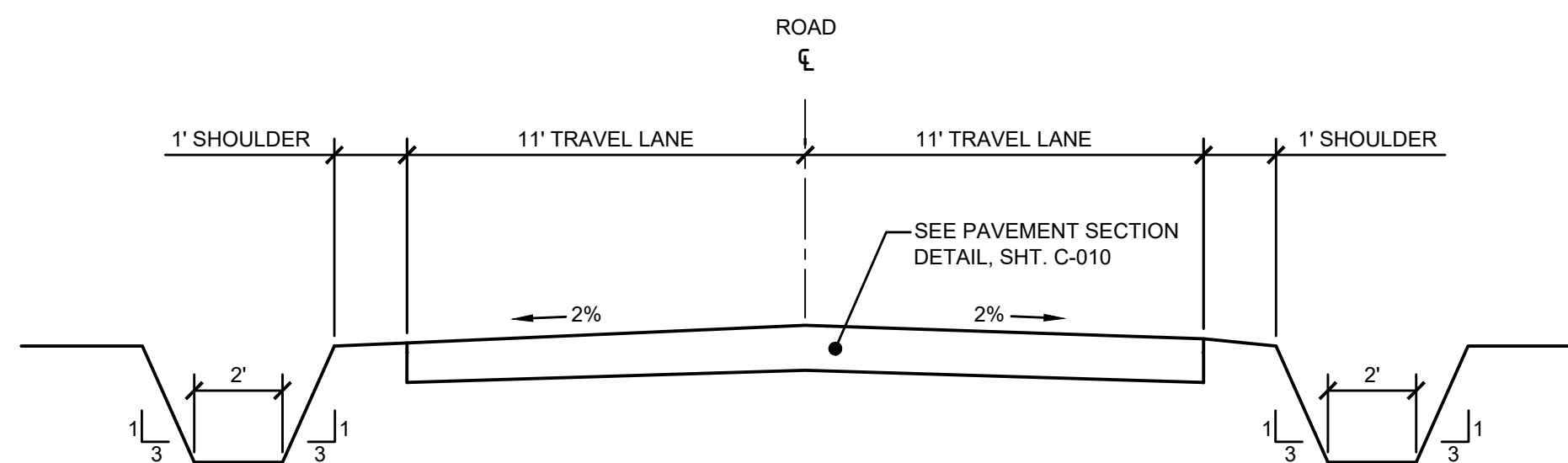
DATE:
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SHEET #
 C-007

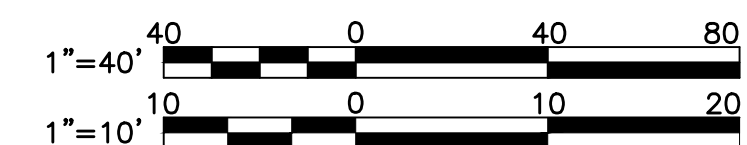




PROFILE
SCALE: HORIZ. 1"=40'
VERT. 1"=10'



A TYPICAL ROAD SECTION



B	12/31/19	REVISED PER TOWN COMMENTS	
A	11/20/19	ISSUED FOR SITE PLAN APPROVAL	
NO.	DATE	DRAWING RELEASE	

ROAD PROFILE





WOODBINE GROUP
PROPOSED HOTEL
1046 OLD SENECA TURNPIKE
TOWN OF SKANEATELES

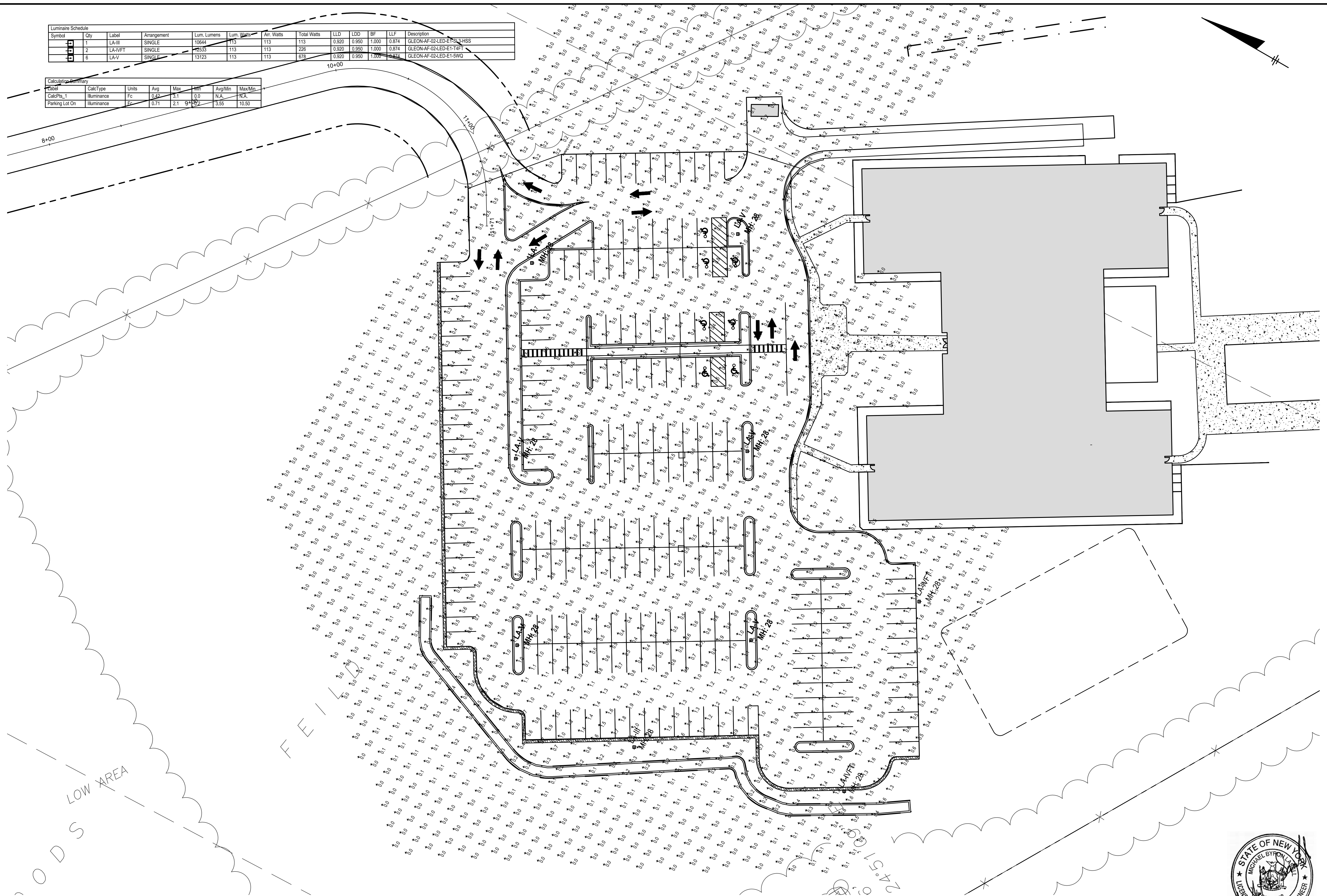
PROJECT #
18-108

DATE:
NOVEMBER 2019


SHEET #
C-008

Luminaire Schedule												
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	Arr. Watts	Total Watts	LLD	LDD	BF	LLF	Description
	1	LA-III	SINGLE	10644	113	113	113	0.920	0.950	1.000	0.874	GLEON-AF-02-LED-E1-S1-LHSS
	2	LA-VFT	SINGLE	2533	113	113	226	0.920	0.950	1.000	0.874	GLEON-AF-02-LED-E1-TF1
	6	LA-V	SINGLE	13123	113	113	678	0.920	0.950	1.000	0.874	GLEON-AF-02-LED-E1-SWQ

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.42	3.1	0.0	N.A.	N.A.
Parking Lot On	Illuminance	Fc	0.71	2.1	0.2	3.55	10.50



PLAN
SCALE: 1"=60'

1"=60' 



WOODBINE GROUP
PROPOSED HOTEL
1046 OLD SENECA TURNPIKE
TOWN OF SKANEATELES

PROJECT #
18-108

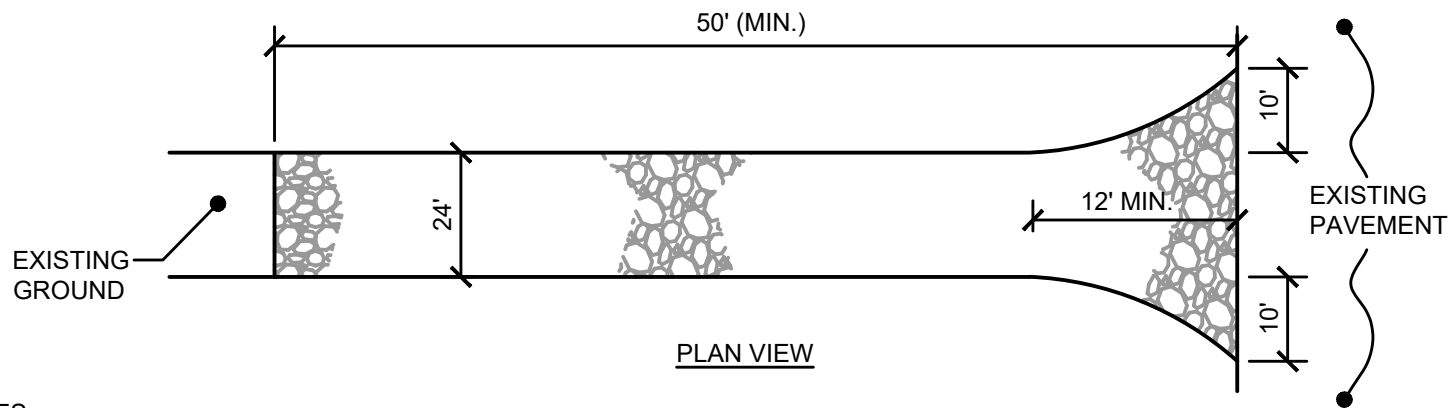
DATE:
NOVEMBER 2019

SHEET #
C-009

PHOTOMETRIC
PLAN

MBL
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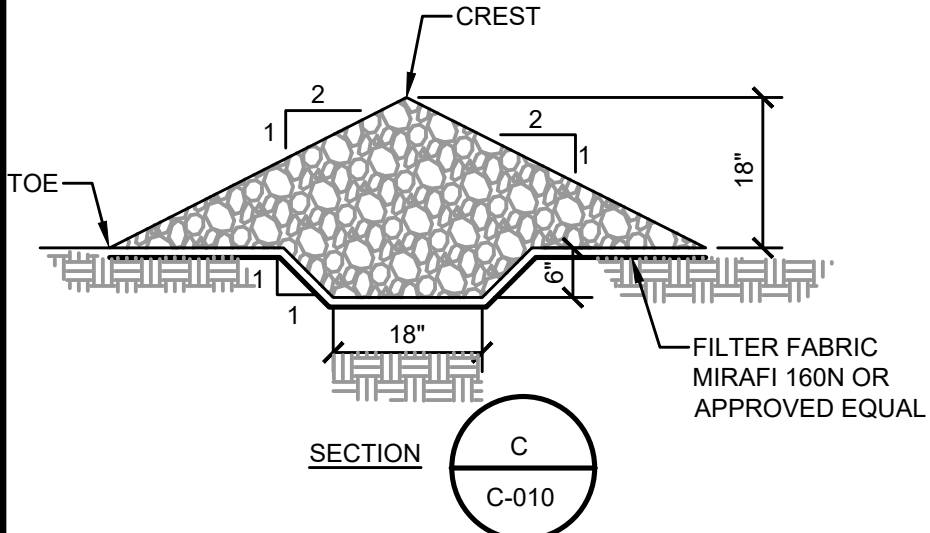
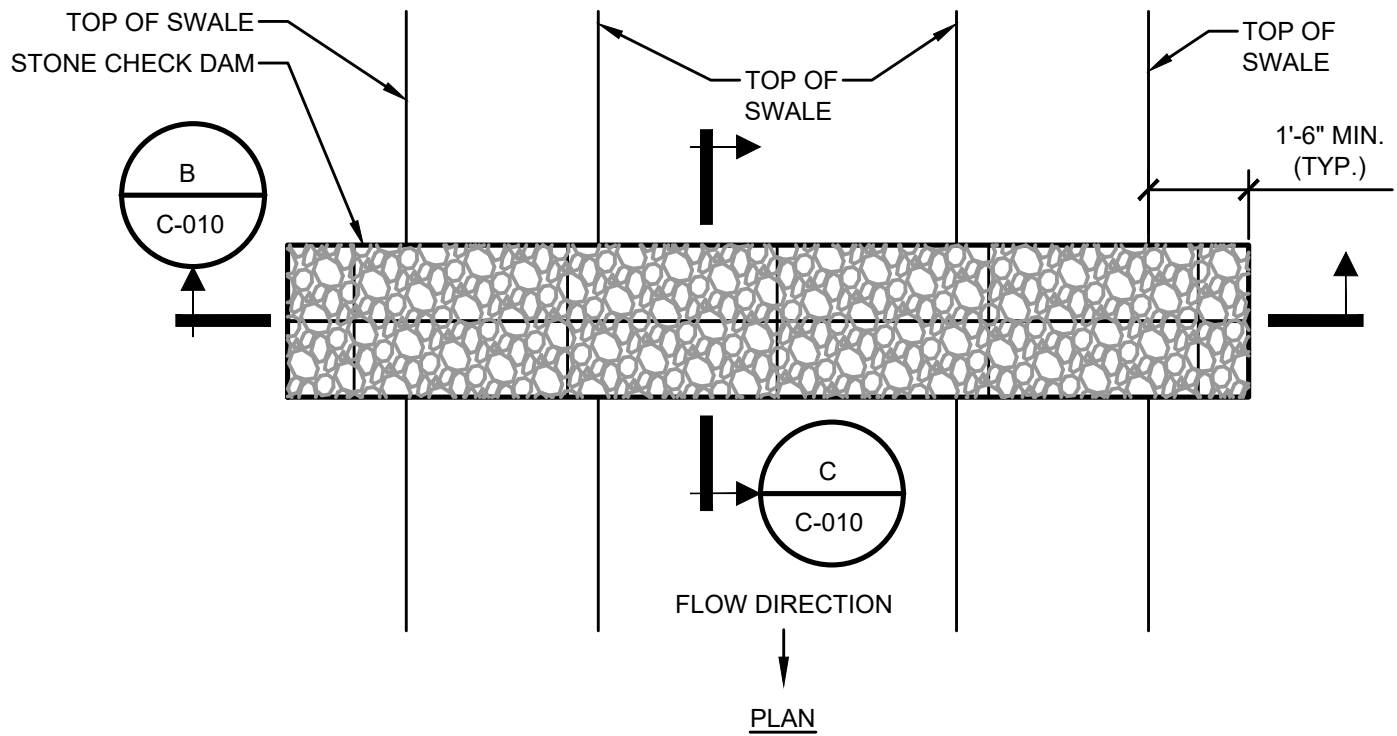
NO.	DATE	DRAWING RELEASE
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NOTES:

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET
- THICKNESS - NOT LESS THAN 6".
- WIDTH 24' MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE EGRESS OCCURS.
- FILTER FABRIC (MIRAFI 140N OR EQUAL) - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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 3' WIDE (MIN.) WITH 5:1 SLOPES WILL BE PERMITTED.
- 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 OP 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 RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 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.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL FIELD LOCATE AS REQUIRED WITH APPROVAL BY THE OWNER'S REPRESENTATIVE.

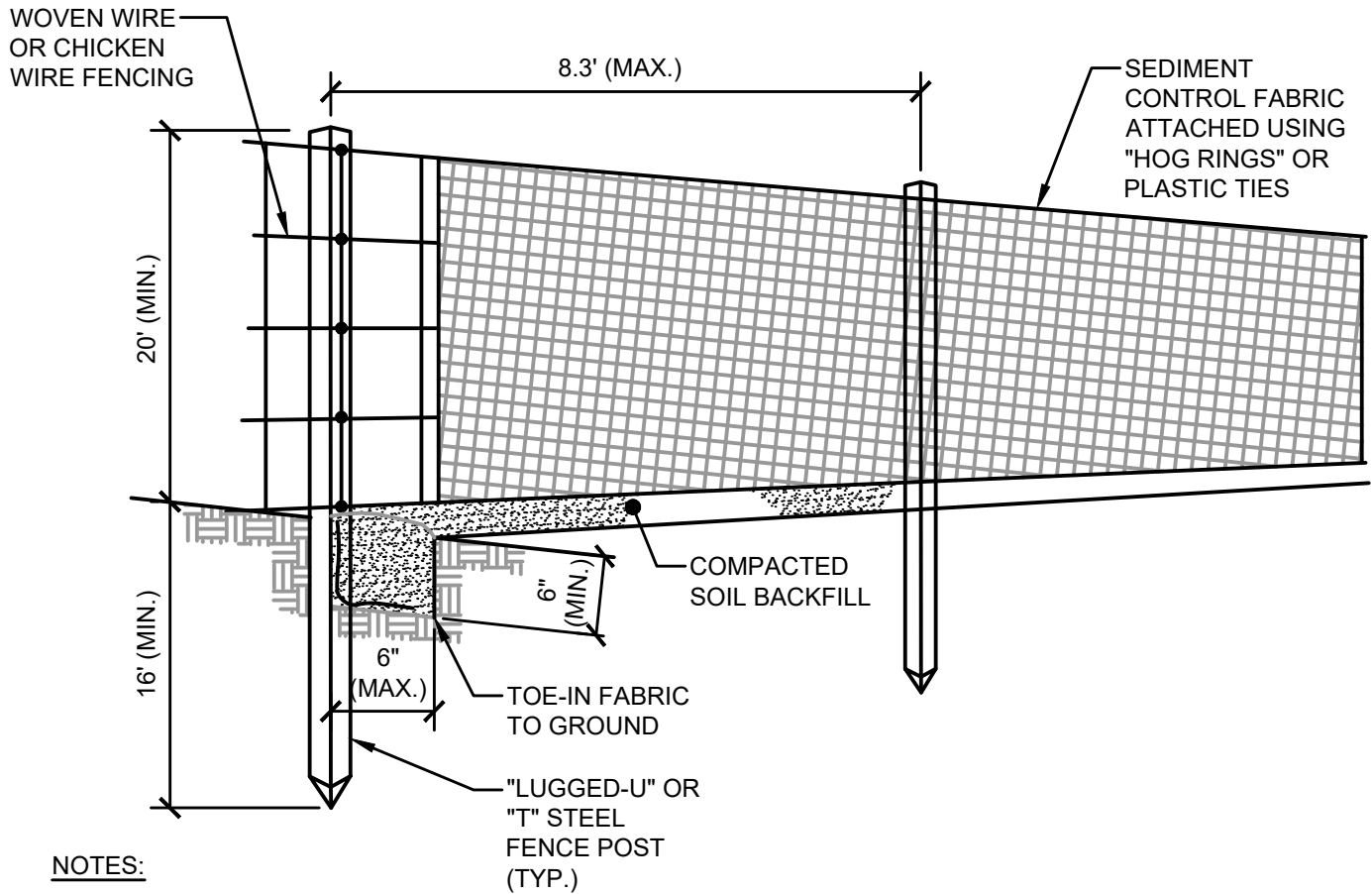
A
 STABILIZED CONSTRUCTION ENTRANCE DETAIL
 NOT TO SCALE



NOTES:

- STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION.
- 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.
- EXTEND THE STONE A MINIMUM OF 1.5' BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

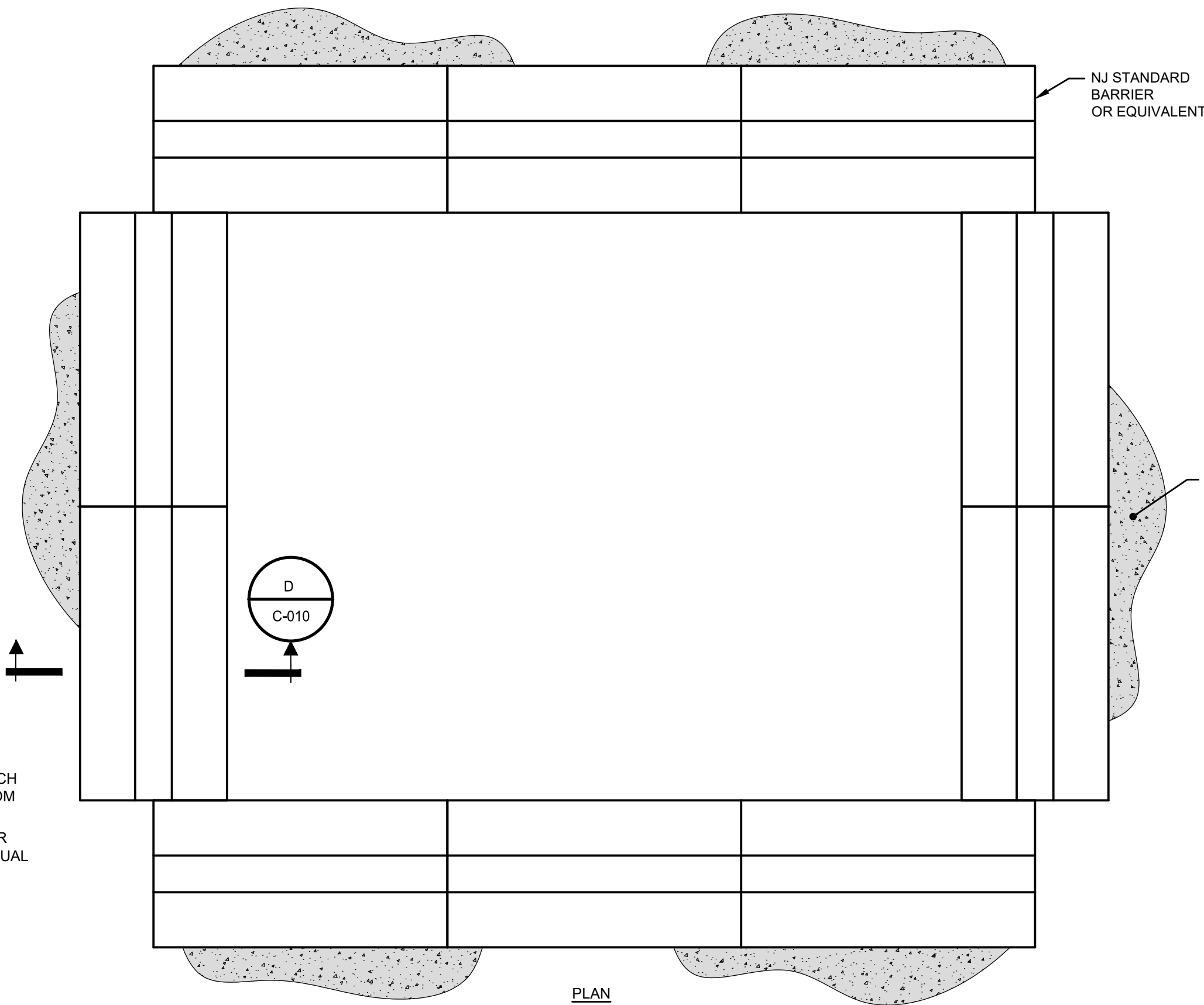
E
 STONE CHECK DAM DETAIL
 NOT TO SCALE



NOTES:

- SILT FENCE SHALL BE PLACED AS INDICATED ON THE EROSION CONTROL PLANS.
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER- LAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- FENCE TO BE ALIGNED ALONG CONTOUR AS CLOSELY AS POSSIBLE.
- FENCE SHALL BE DOUBLED AT THE TOE OF ALL SLOPES GREATER THAN 15 PERCENT, AND ADJACENT TO WATER BODIES, WETLANDS AND ALL ENVIRONMENTAL SENSITIVE AREAS.

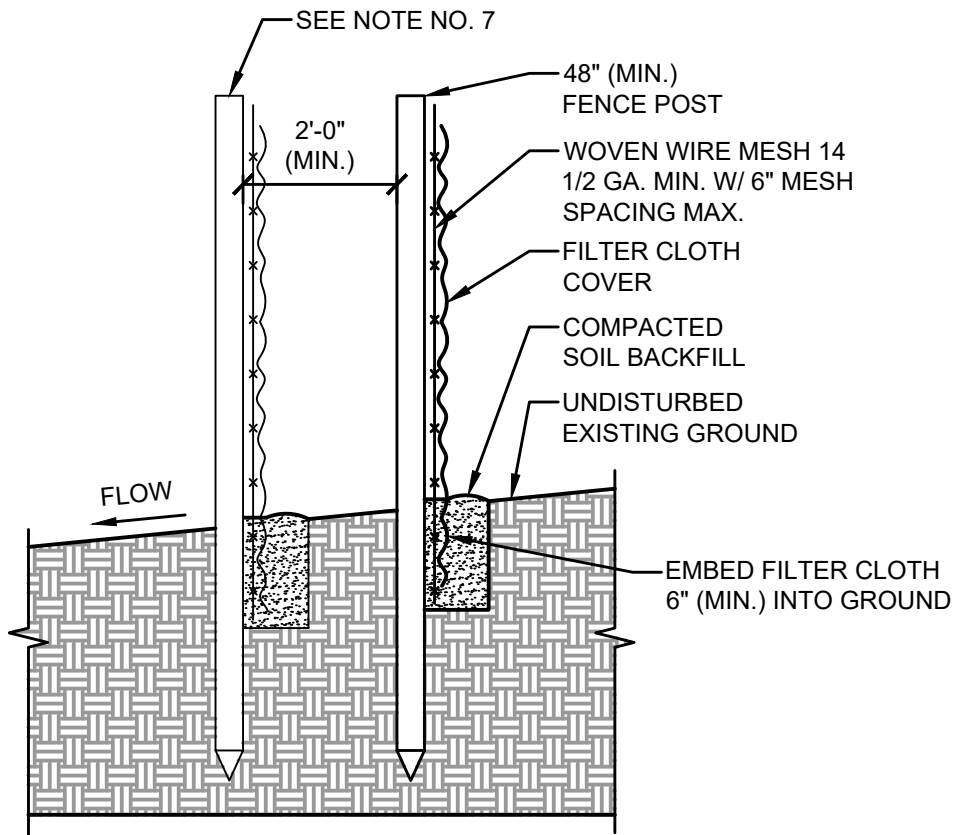
B
 SILT FENCE DETAIL
 NOT TO SCALE



NOTES:

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

F
 CONCRETE WASHDOWN CONTAINMENT DETAIL
 NOT TO SCALE

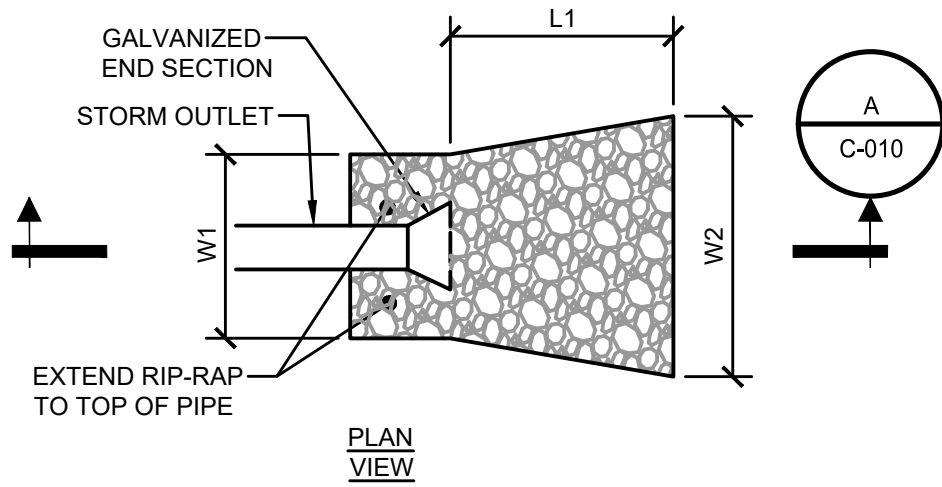


POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

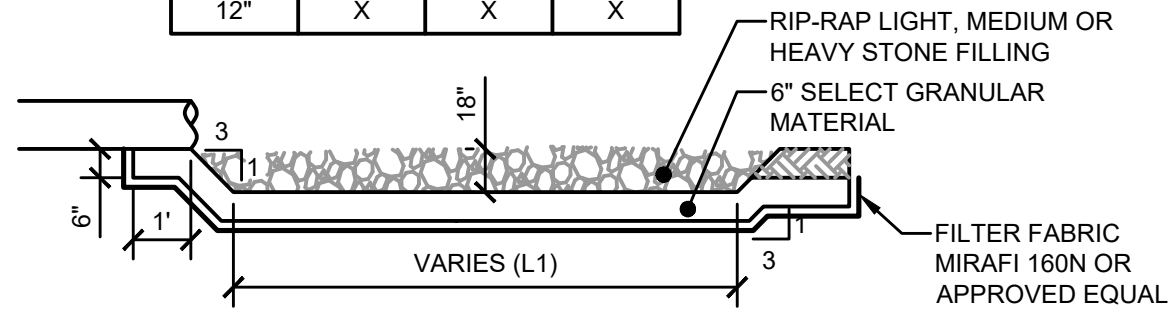
FENCE: WOVEN WIRE 14.5 GAUGE 6" MAX. MESH OPENING

FILTER CLOTH: MINIMUM TENSILE STRENGTH OF 120LBS. (ASTM D-16826)

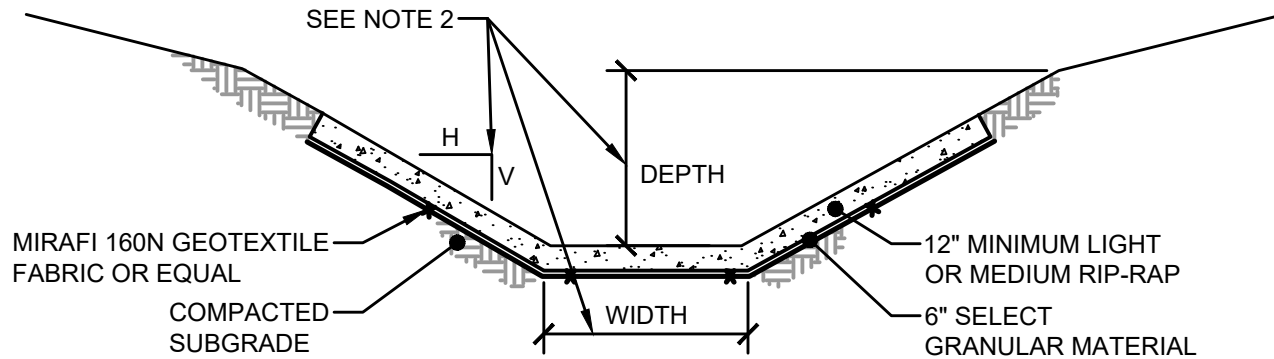
PREFABRICATED UNIT: MIRAFI ENVIROFENCE, OR APPROVED EQUAL



PIPE SIZE	DIMENSION		
	W1	W2	L1
18"	X	X	X
12"	X	X	X



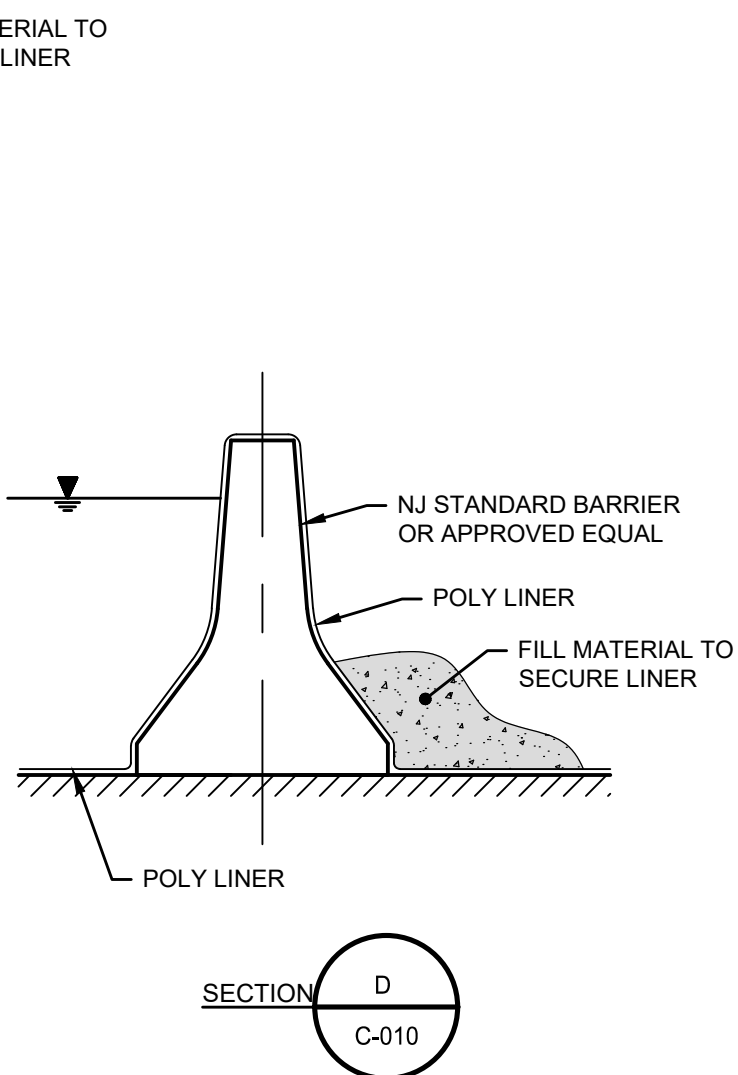
C
 RIP-RAP APRON DETAIL
 NOT TO SCALE



NOTES:

- RIP-RAP TO BE INSTALLED AFTER CONTRIBUTING DRAINAGE AREA IS STABILIZED.
- REFER TO PLAN SHEETS FOR SIDE SLOPES, BOTTOM WIDTHS, AND DEPTHS OF CHANNELS.

D
 RIP RAP SWALE, END-SECTION APRON, AND SPILLWAY DETAIL
 NOT TO SCALE



NO.	DATE	ISSUED FOR SITE PLAN APPROVAL	REVISD PER TOWN COMMENTS
B	12/31/19		
A	11/20/19		

PROJECT #	DATE	REVISD PER TOWN COMMENTS	ISSUED FOR SITE PLAN APPROVAL
18-108	NOVEMBER 2019		

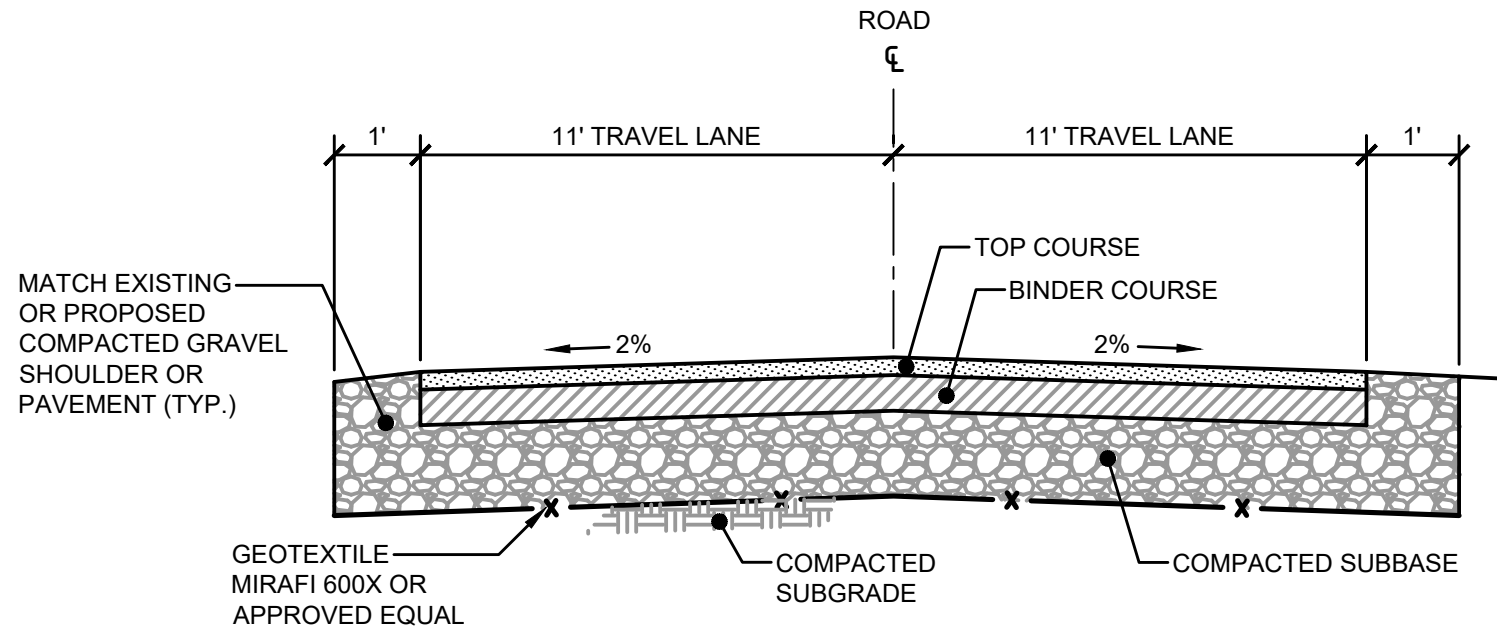
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18-108	NOVEMBER 2019		

PROJECT #	DATE	REVISD PER TOWN COMMENTS	ISSUED FOR SITE PLAN APPROVAL
18-108	NOVEMBER 2019		

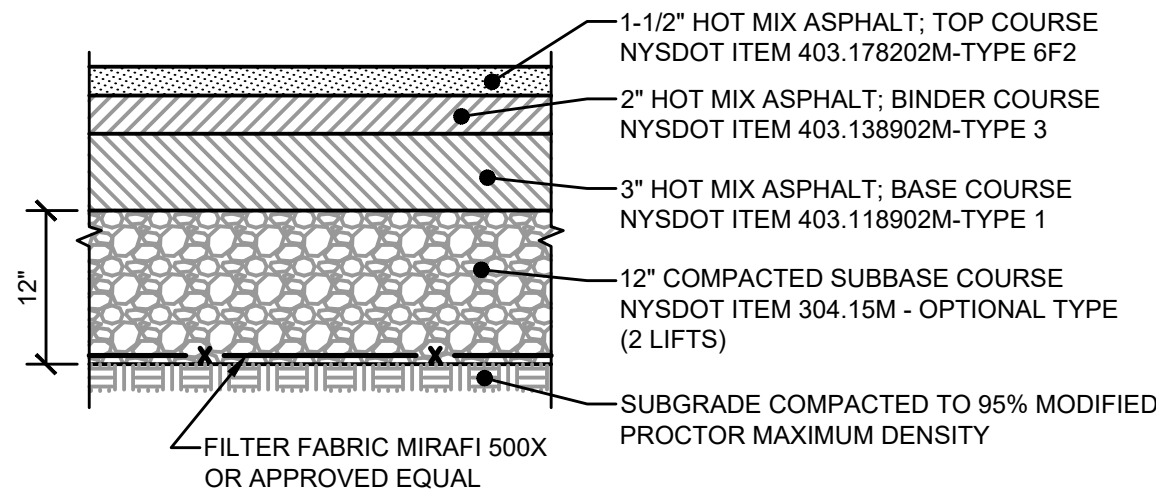
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18-108	NOVEMBER 2019		

PROJECT #	DATE	REVISD PER TOWN COMMENTS	ISSUED FOR SITE PLAN APPROVAL
18-108	NOVEMBER 2019		

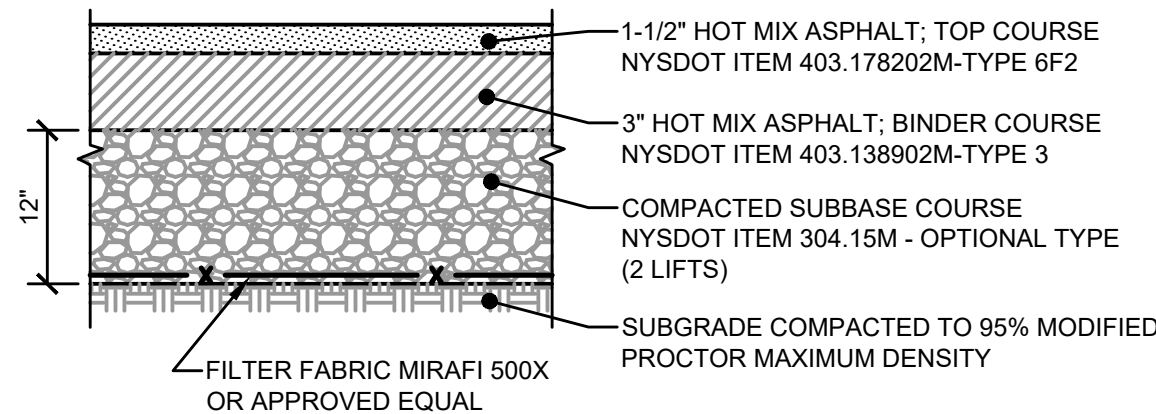
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18-108	NOVEMBER 2019		



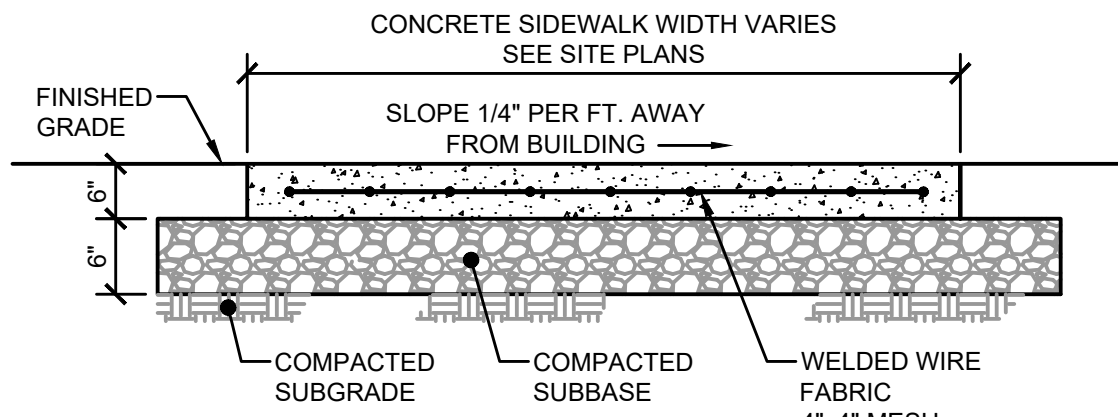
A TYPICAL ROAD PAVEMENT SECTION DETAIL
 NOT TO SCALE



B HEAVY DUTY ASPHALT CONCRETE PAVEMENT
 NOT TO SCALE



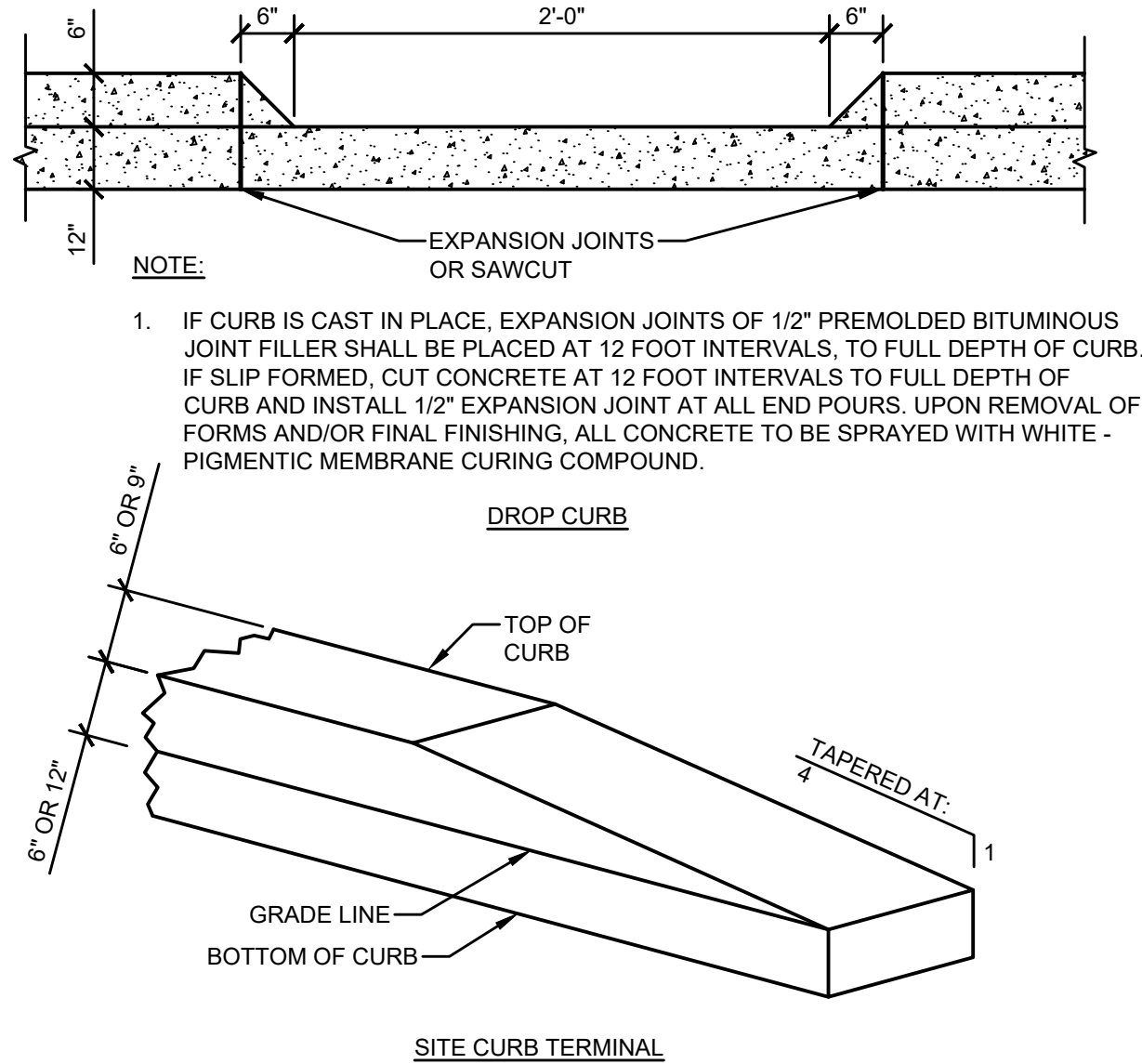
C NORMAL DUTY ASPHALT CONCRETE PAVEMENT
 NOT TO SCALE



NOTES:

- CONCRETE SHALL BE 4000 P.S.I. (MIN.) AIR ENTRAINED CONCRETE.
- FULL DEPTH EXPANSION JOINTS SHALL BE PROVIDED EVERY 25', AND MARKED JOINTS SHALL BE AT 5' SPACING AND FORMED BY A GROOVING TOOL.
- ALL EXPANSION JOINTS SHALL BE FILLED WITH BITUMINOUS FILLER MATERIAL.
- CONCRETE SURFACE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- MATERIALS AND INSTALLATION SHALL MEET THE REQUIREMENTS OF NYSDOT STANDARD SPECIFICATIONS SECTION 608.

D TYPICAL SIDEWALK DETAIL
 NOT TO SCALE

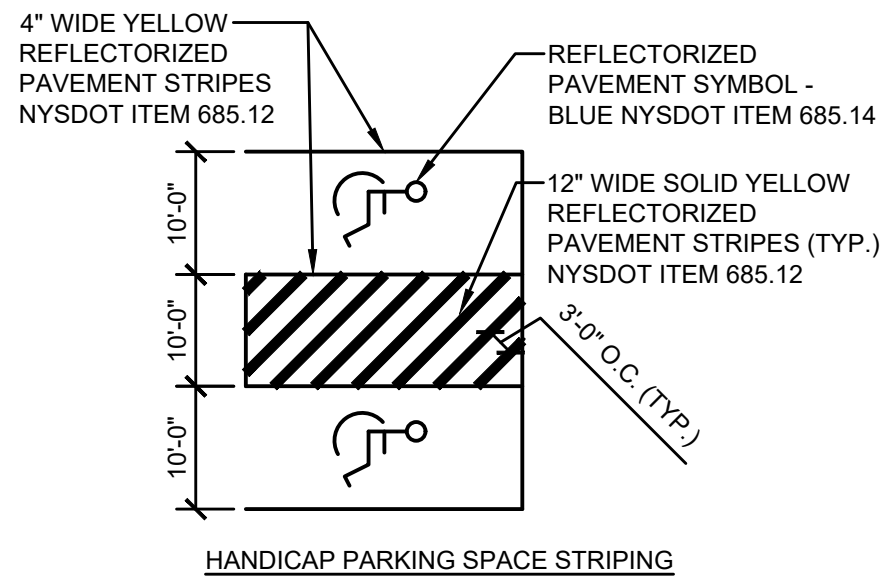
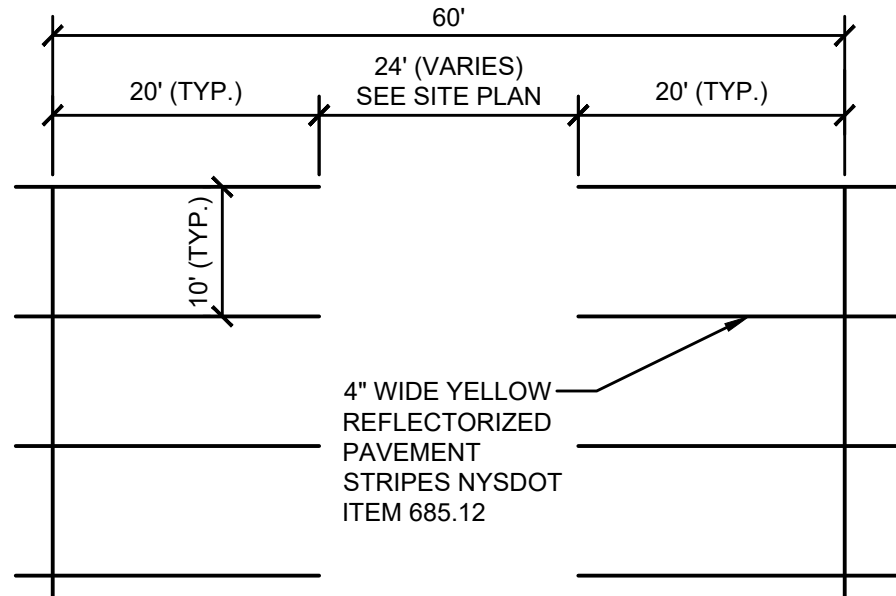


NOTES:

- CURB SHALL BE CAST IN PLACE; NYSDOT ITEM 609.04 - TYPE B150.
- 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 - PIGMENTIC MEMBRANE CURING COMPOUND.

TYPICAL SECTION

E SITE CURBING DETAILS
 NOT TO SCALE



F STRIPING DETAILS
 NOT TO SCALE

NO.	DATE	ISSUED FOR SITE PLAN APPROVAL	REVISED PER TOWN COMMENTS
A	11/20/19		
B	12/31/19		

MISCELLANEOUS
 DETAILS

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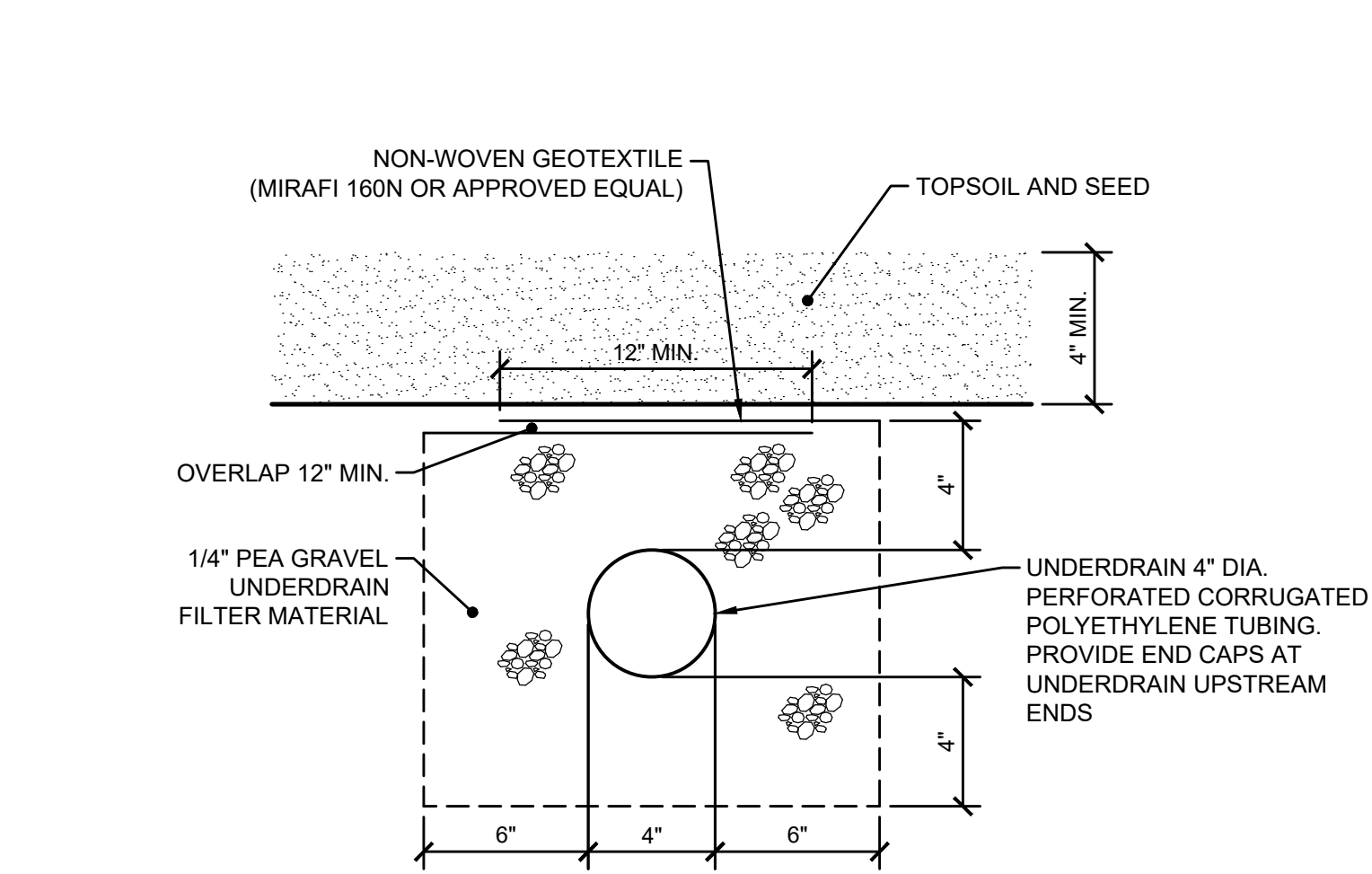
WOODBINE GROUP
 PROPOSED HOTEL
 1046 OLD SENECA TURNPIKE
 TOWN OF SKANEATELES

PROJECT #
 18-108

DATE:
 NOVEMBER 2019

SHEET #
 C-011

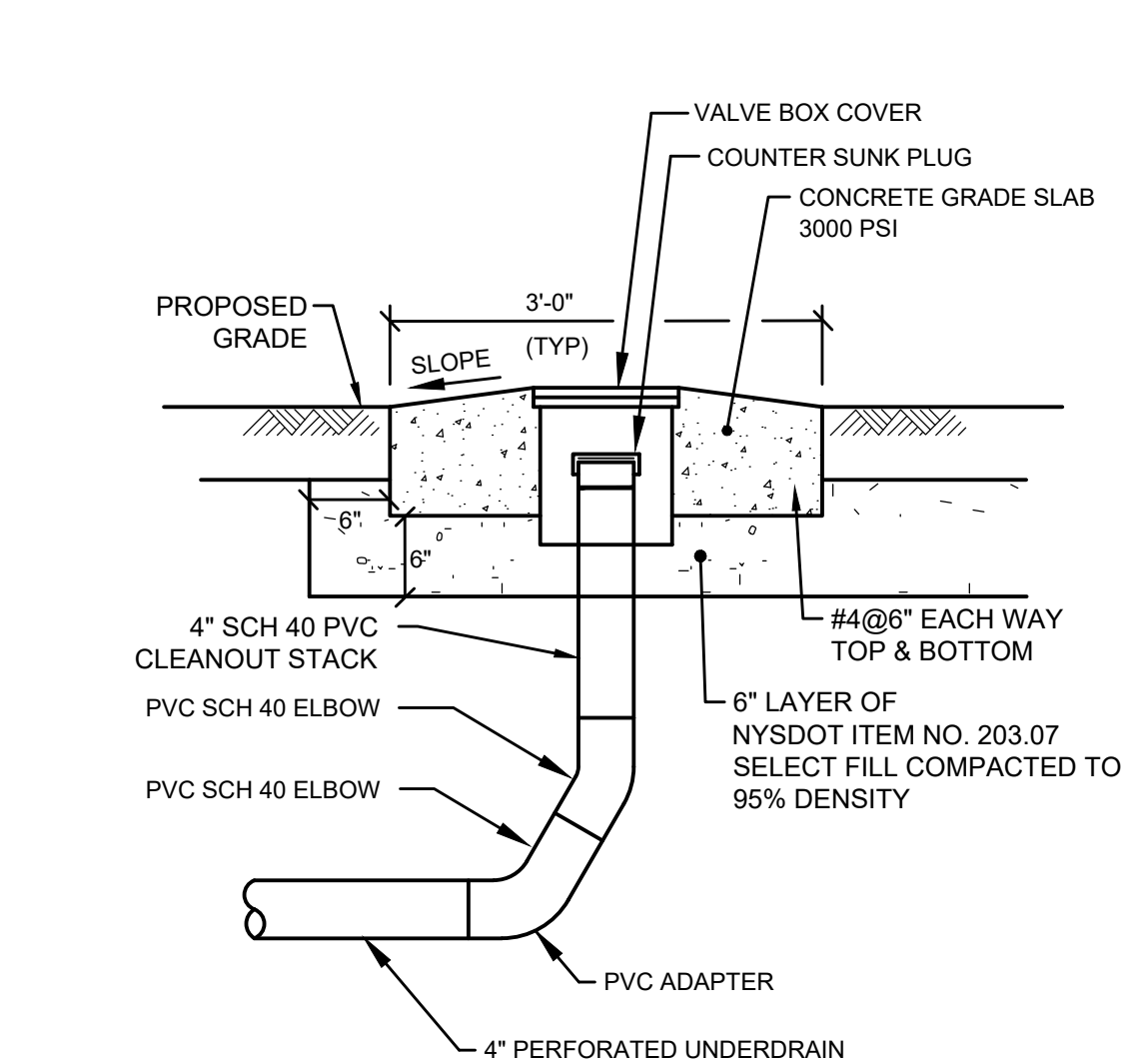




A

 INFILTRATION BASIN UNDERDRAIN DETAIL

 NOT TO SCALE



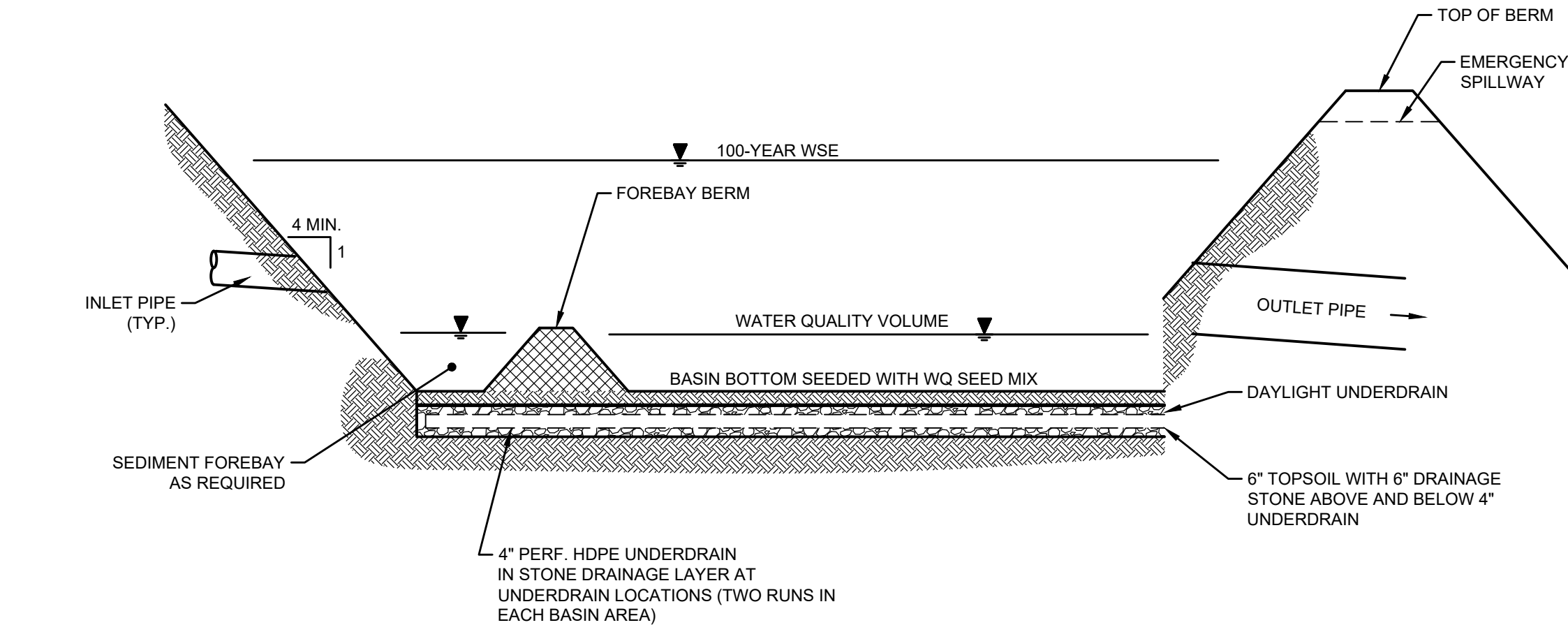
B

 INFILTRATION BASIN/DRY SWALE UNDERDRAIN CLEANOUT DETAIL

 NOT TO SCALE

INFILTRATION BASIN & DRY SWALE TABLE

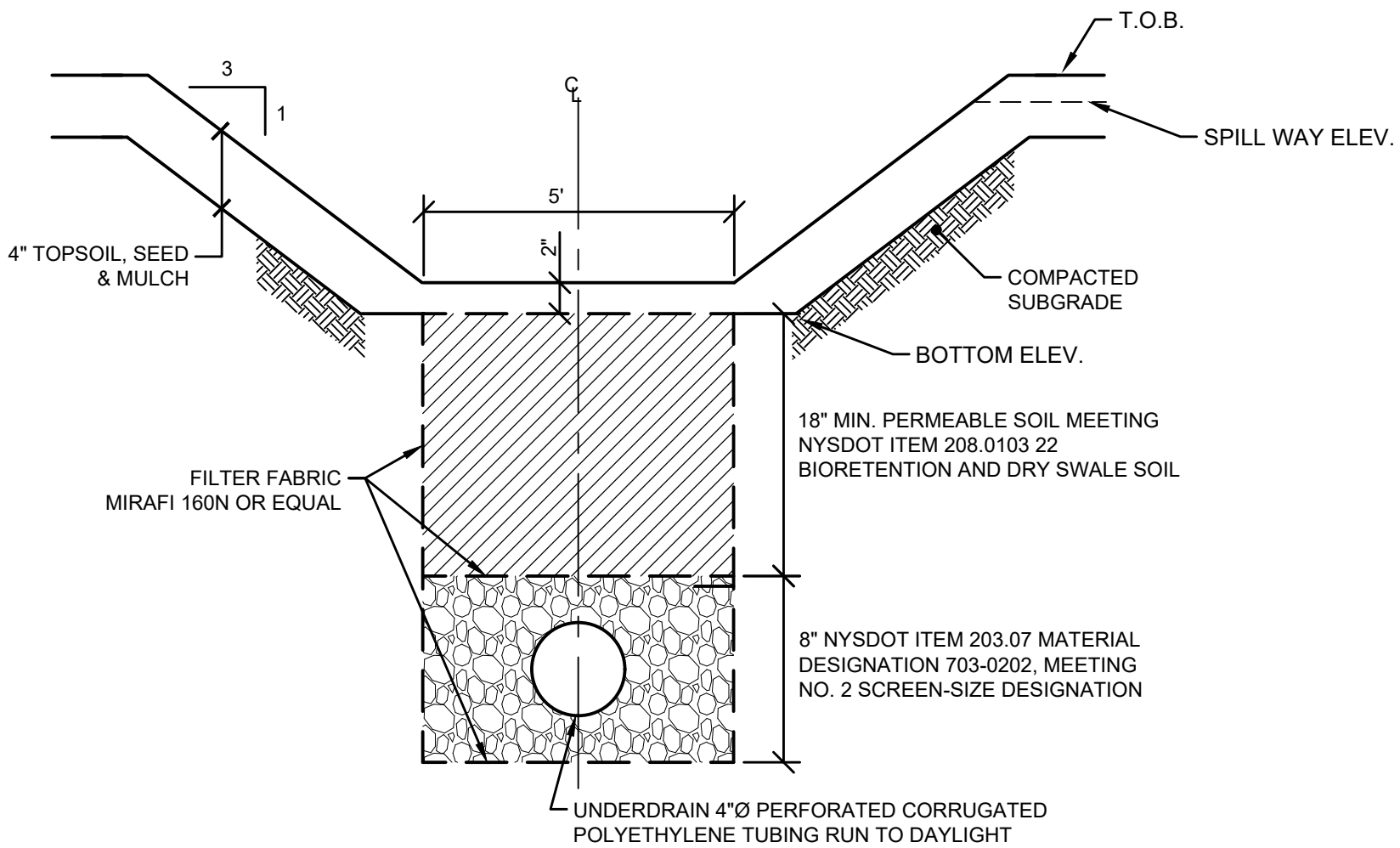
	BOTTOM	TOP	EMERGENCY SPILLWAY	OUTLET	INV. UNDERDRAIN	WQV DEPTH	100-YEAR ELEV.
BASIN 1	958.0	960.5	960.0	959.5	957.0	1.5	959.90
BASIN 2	908.0	910.5	909.5	909.5	907.0	1.5	909.86
DS-1	970.0	972.5	971.5	971.5	968.0	1.5	972.10
DS-2	973.0	974.5	974.0	974.0	971.0	1.0	974.10



E

 INFILTRATION BASIN SECTION

 NOT TO SCALE

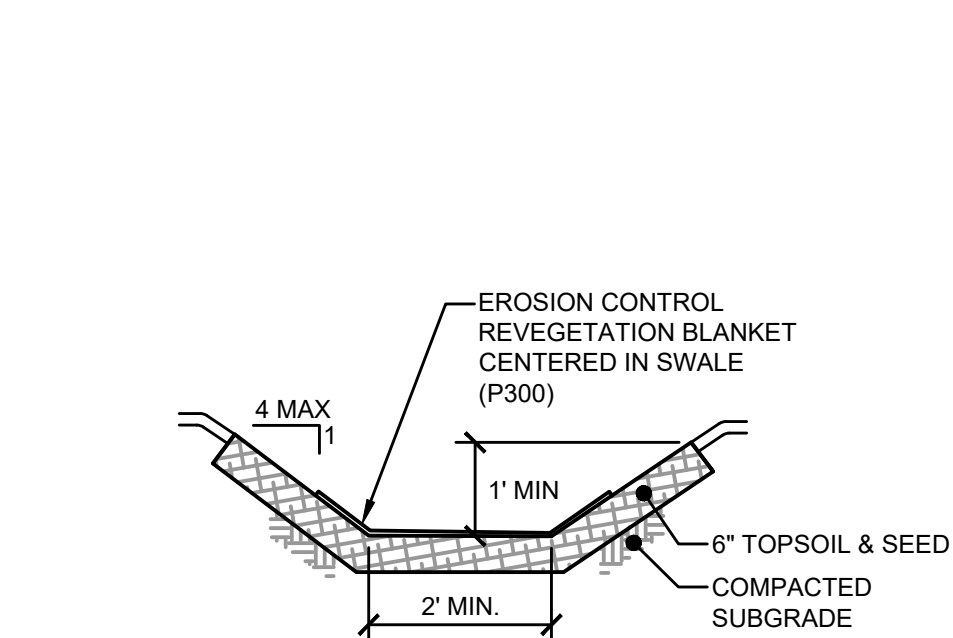


- NOTE:
- CLEANOUTS SHALL BE INSTALLED AT THE START OF EACH RUN AND AT BENDS PER DETAIL ON THIS SHEET.
 - UNDERDRAIN SHALL DAYLIGHT AT OUTLET.

F

 DRY SWALE DETAIL

 NOT TO SCALE

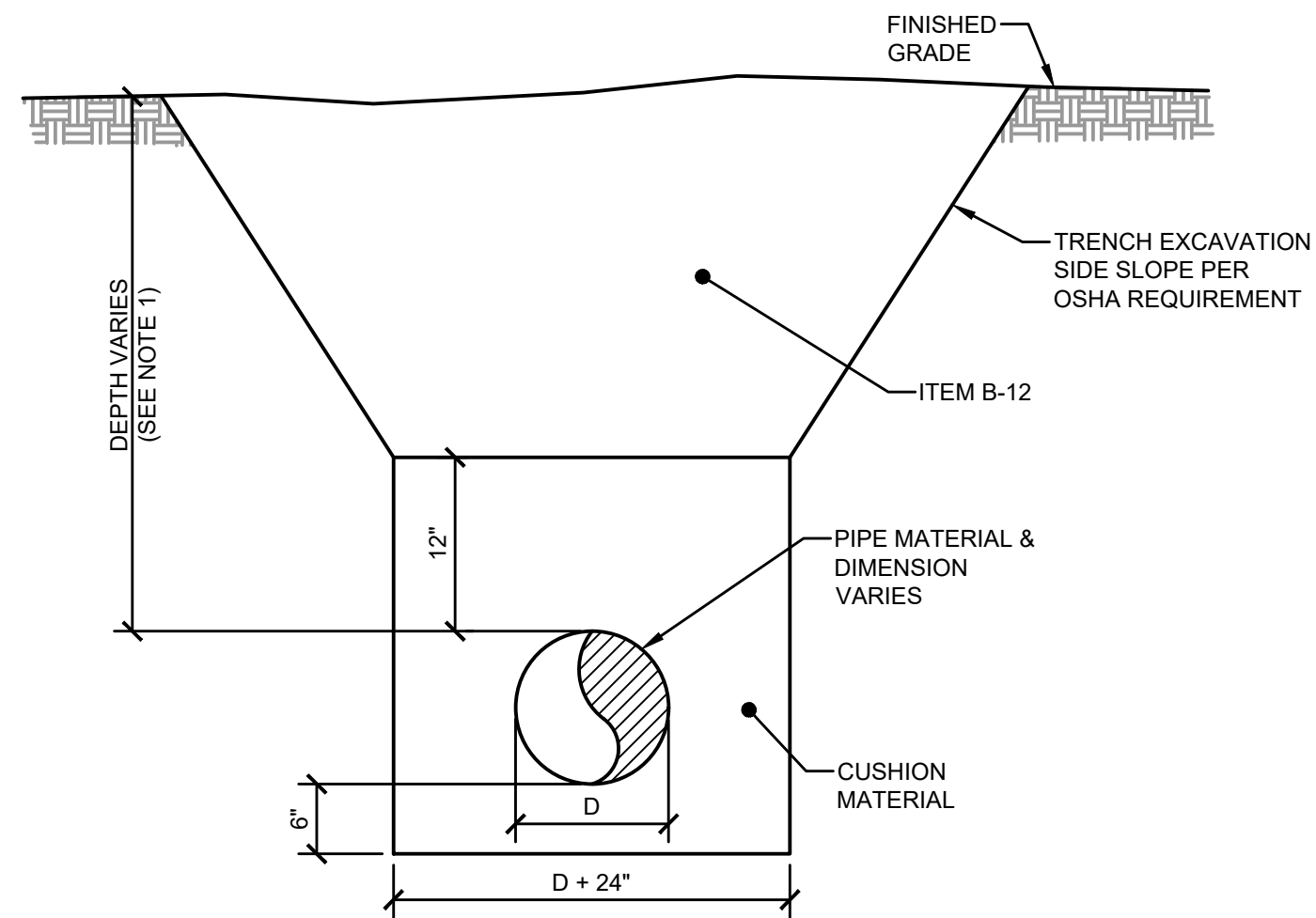


- NOTES:
- DEPTH, BOTTOM WIDTH, AND SIDE SLOPE AS INDICATED ON SITE GRADING PLANS.
 - EROSION CONTROL REVEGETATION BLANKET TO BE A MIN. OF 6' WIDE ROLLS CENTERED IN SWALES.
 - SWALES TO HAVE A MINIMUM OF 6" OF TOPSOIL.

C

 GRASS LINED SWALE DETAIL

 NOT TO SCALE

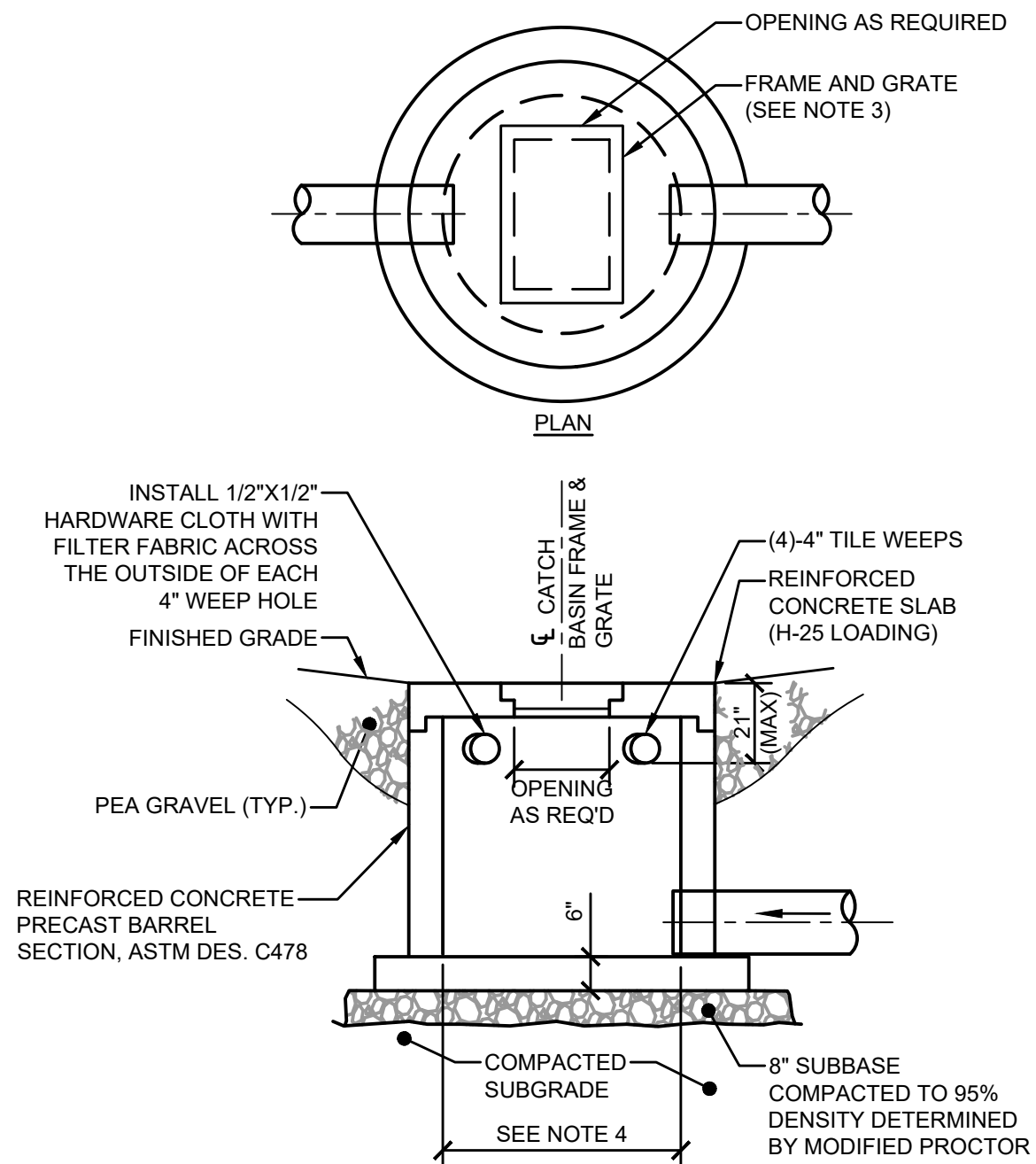


- NOTES:
- MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - FIRE PROTECTION WATER - 5.5' MIN.
 - DOMESTIC WATER - 5' MIN.
 - SANITARY - 4' MIN.
 - STORM - VARIES
 - GAS - TO BE INSTALLED BY NATIONAL GRID (SEE NOTE 3)
 - REFER TO STORM & SANITARY SEWER PROFILES SHEET XXXX FOR STORM AND SANITARY DEPTHS.
 - NATIONAL GRID SHALL PROVIDE INSTALLATION OF GAS MAIN, INCLUDING BACKFILL AND COMPACTION.

D

 TYPICAL TRENCH DETAIL

 NOT TO SCALE



- NOTES:
- ALL CATCH BASIN STRUCTURES SHALL BE DESIGNED FOR H-25 LOADING.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES TO THE DIRECTOR'S REPRESENTATIVE FOR REVIEW.
 - FRAME AND GRATE SHALL BE NYSDOT #11 RETICULINE LOCKING TYPE WITH A CLEAR OPENING SIZE OF 23-15/16" x 32-1/2".
 - 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 33" THROUGH 42" SEWERS.
 - ALL CONNECTIONS SHALL HAVE FLEXIBLE CONNECTION AS SPECIFIED.

G

 CATCH BASIN DETAIL

 NOT TO SCALE



NO.	DATE	REVISED PER	TOWN COMMENTS	DRAWING RELEASE
A	12/31/19			

MISCELLANEOUS DETAILS

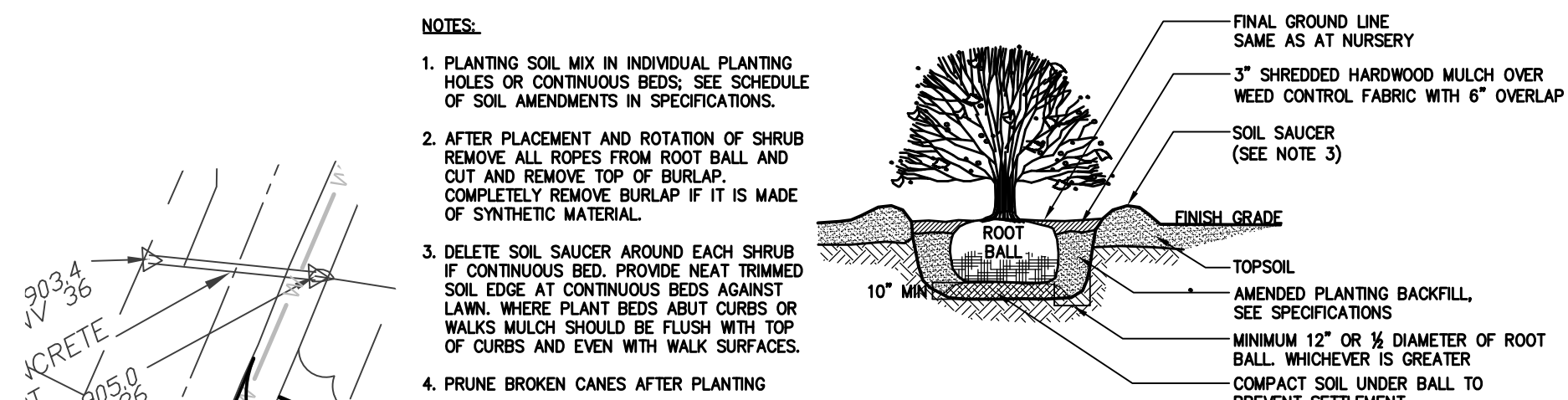
MBL ENGINEERING, PLLC

WOODBINE GROUP
 PROPOSED HOTEL
 1046 OLD SENECA TURNPIKE
 TOWN OF SKANEATELES

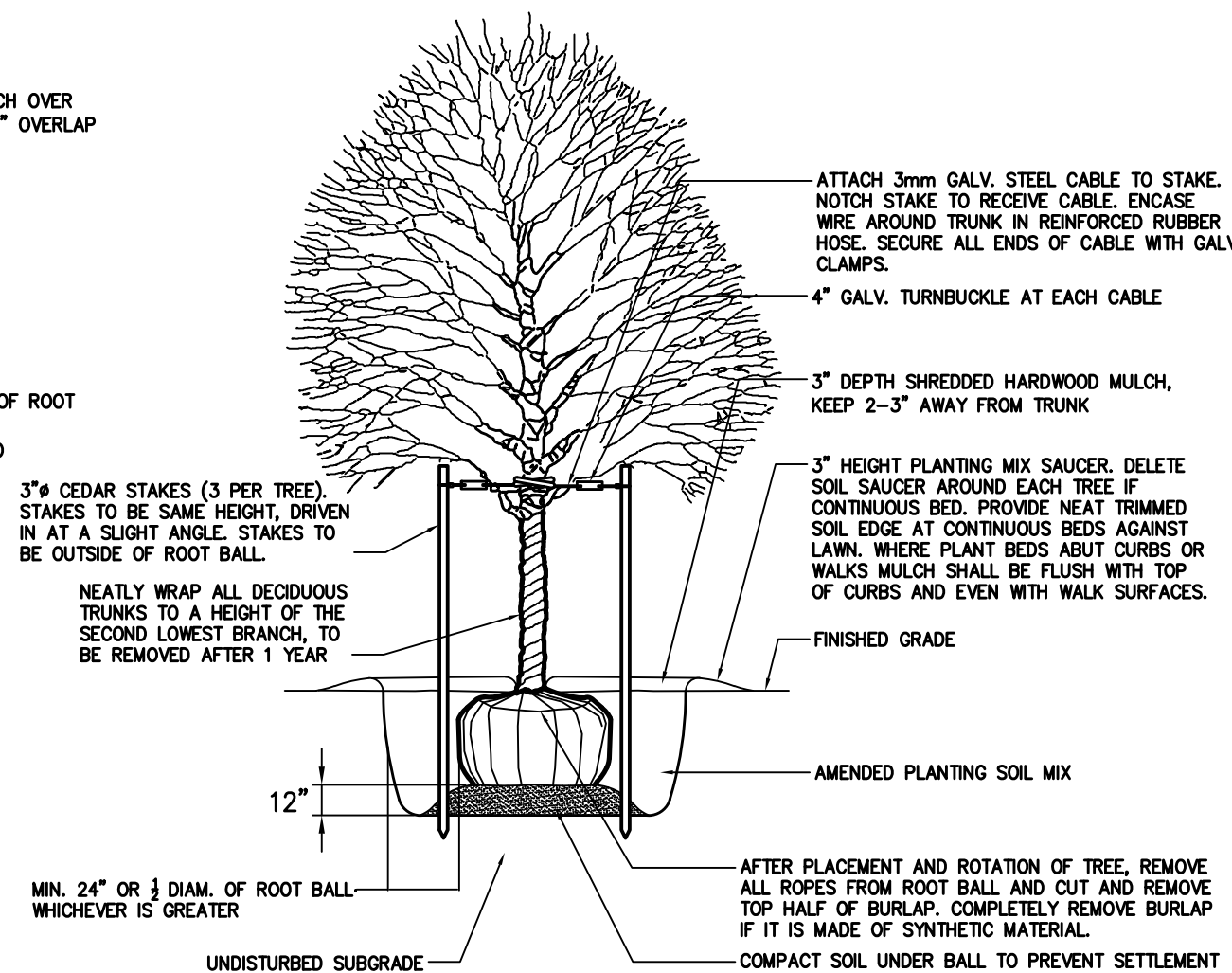
PROJECT #
 18-108

DATE:
 NOVEMBER 2019

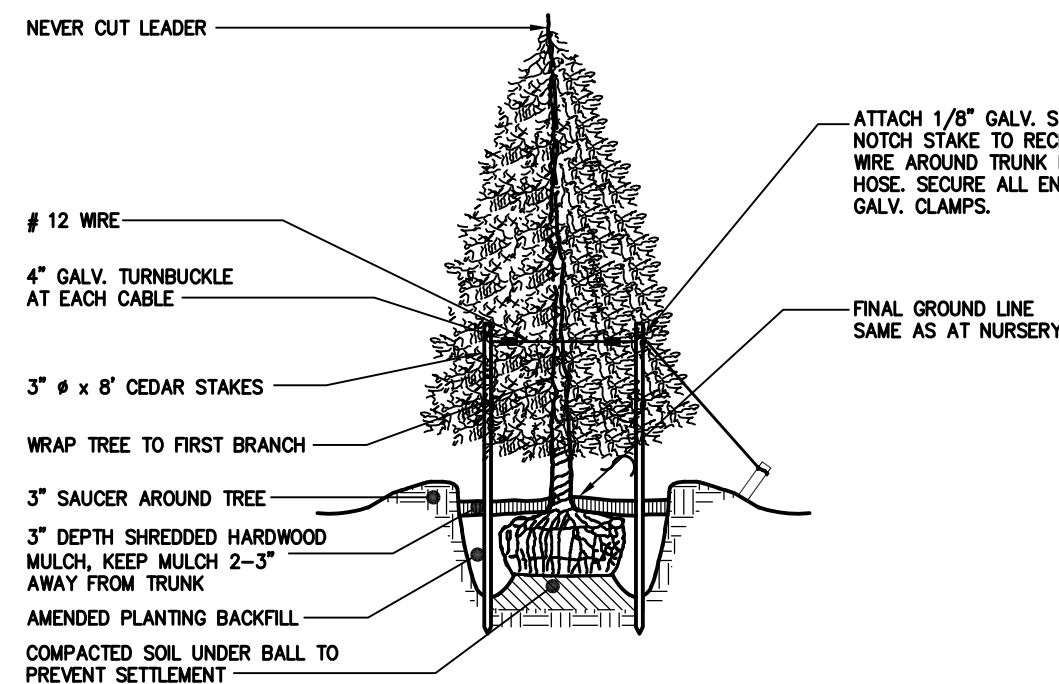
SHEET #
 C-012



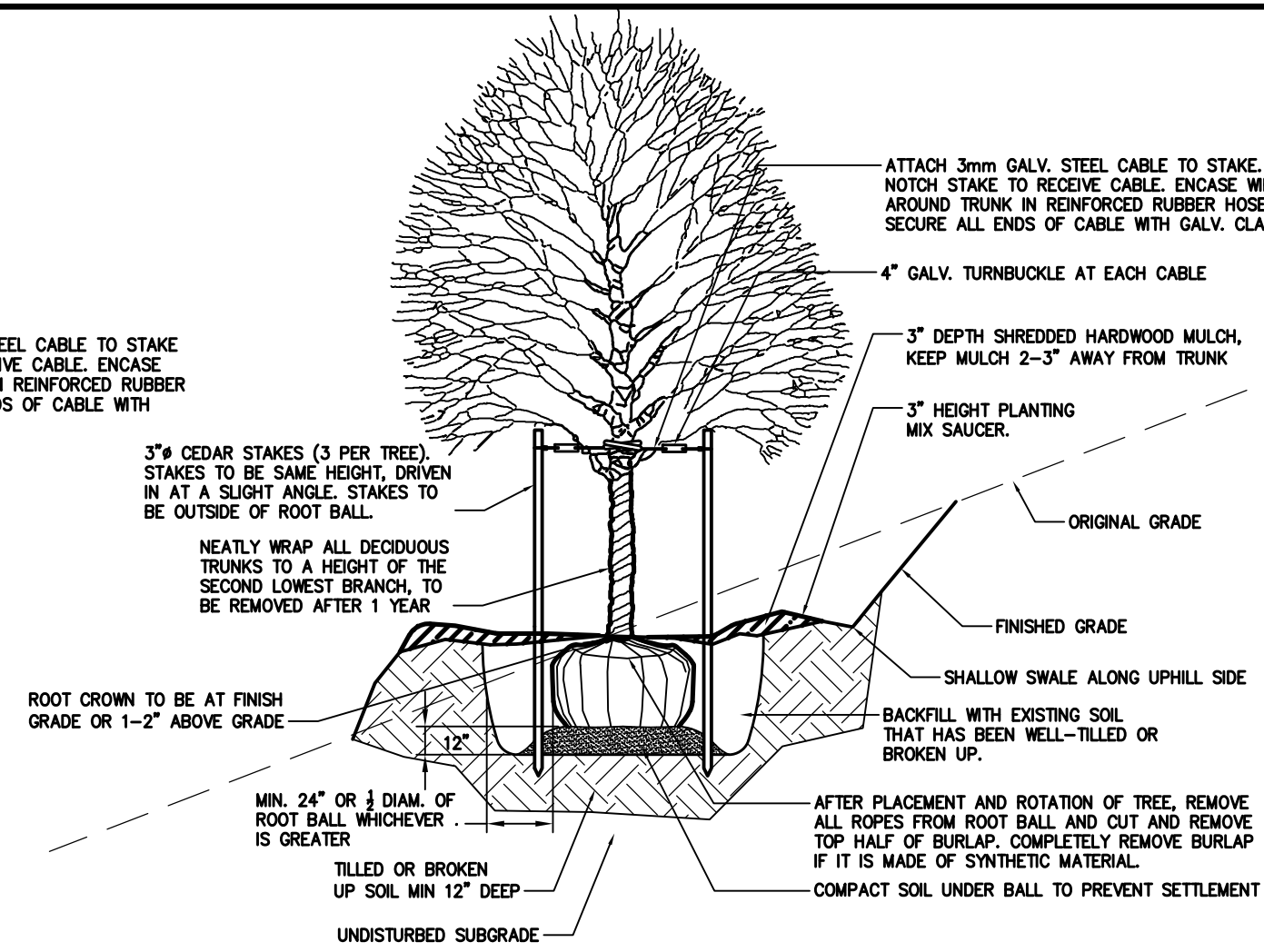
1 SHRUB PLANTING DETAIL



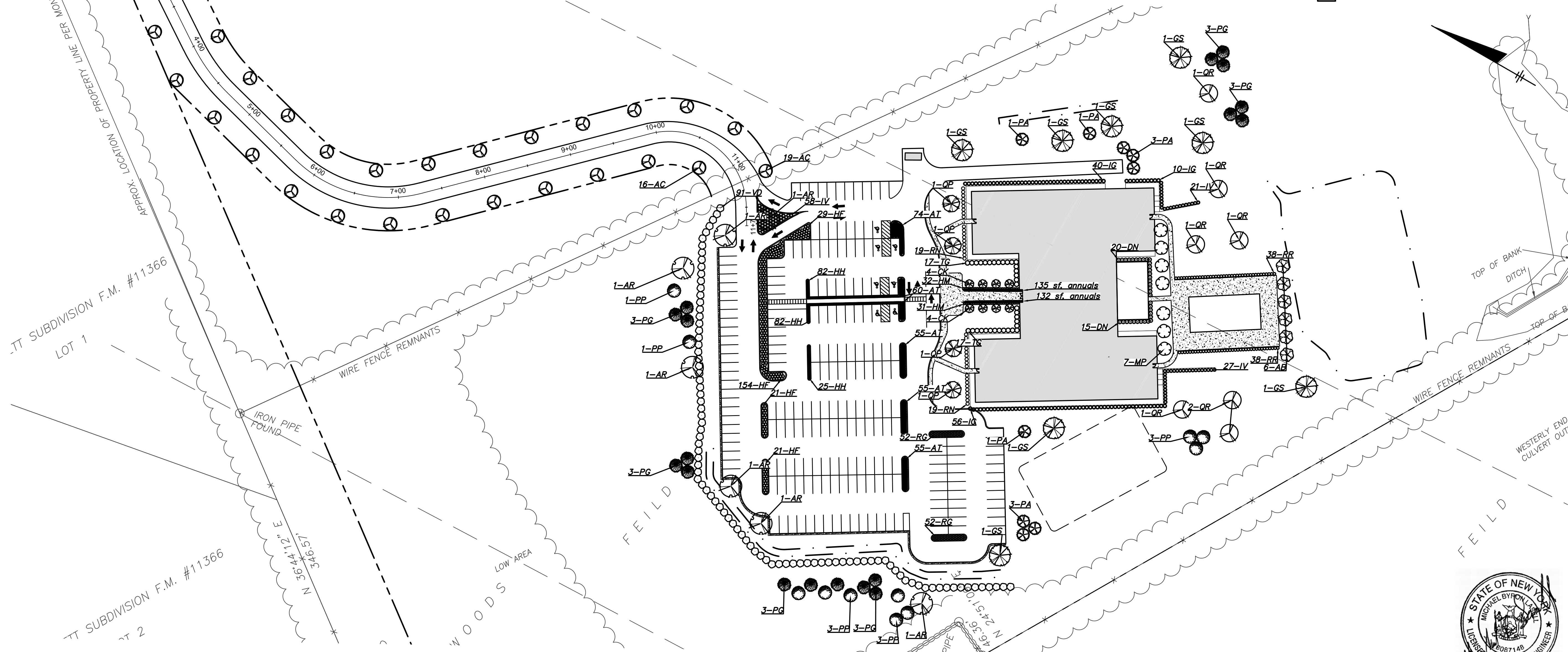
2 DECIDUOUS TREE PLANTING & STAKING DETAIL




3 CONIFEROUS TREE PLANTING & STAKING DETAIL



4 TREE PLANTING ON SLOPE
SCALE: N.T.S.

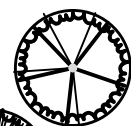






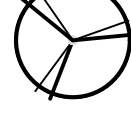



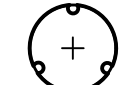













PLAN
SCALE: 1"=60'

1"=60' 



PLANT SCHEDULE

CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	PA	9	PICEA ABIES	NORWAY SPRUCE	10' HT.	B&B
	PG	18	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B
	PP	11	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8' HT.	B&B
MAJOR DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AC	35	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	3" CAL.	B&B
	AR	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B&B
	GS	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	3" CAL.	B&B
	QP	4	QUERCUS PALUSTRIS	PIN OAK	3" CAL.	B&B
	QR	7	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B
MINOR DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AB	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	2.5" CAL.	B&B
	CK	8	CORNUS KOUSA	KOUSA DOGWOOD	2.5" CAL.	B&B
	MP	7	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2.5" CAL.	B&B
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	DN	35	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24" HT.	CONT.
	HF	225	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST HYPERICUM	18-24" HT.	CONT.
	IV	106	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24" HT.	CONT.
	RG	104	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18-24" HT.	CONT.
	RR	76	ROSA X 'RADSUNNY' TM	SUNNY KNOCK OUT YELLOW ROSE	18-24" HT.	CONT.
	VD	91	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	24-30" HT.	CONT.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	IG	106	ILEX GLABRA 'SHAMROCK'	INKBERRY	18-24" HT.	CONT.
	RN	38	RHODODENDRON X 'NOVA ZEMBLA'	RHODODENDRON	18-24" HT.	CONT.
	TG	34	TAXUS X MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEW	18-24" HT.	CONT.
GRASSES/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AT	299	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	2 GAL.	CONT.
	HH	189	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONT.
	HM	63	HOSTA X 'MINUTEMAN'	MINUTEMAN PLANTAIN LILY	3 GAL.	CONT.

LANDSCAPE NOTES

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004), PLANT ACCORDING TO ANSI A300 PART 6.
- THE CONTRACTOR SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE REQUIRED BY THE CONTRACT DRAWINGS SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
- THE CONTRACTOR SHALL VERIFY AND VISUALLY INSPECT FINAL SELECTION OF PLANT MATERIALS WITH THE OWNER PRIOR TO INSTALLATION.
- ALL PLANTING LOCATIONS SHALL BE STAKED OUT AND APPROVED IN THE FIELD BY THE OWNER PRIOR TO INSTALLATION.
- NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. THE OWNER RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
- CONTRACTOR MAY SUBSTITUTE ANY OF THE PLANTINGS LISTED IN THE PLANT SCHEDULE DUE TO AVAILABILITY WITH APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
- EXISTING VEGETATION SHALL REMAIN UNDISTURBED IN ALL AREAS WHICH ARE NOT PART OF THE PROPOSED PROJECT.
- GUARANTEE:
A. FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL: 1) GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.
B. REPLACEMENTS MADE WITHIN SIX MONTHS AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL NOT EXTEND THE GUARANTEE PERIOD OF THESE PARTICULAR PLANTS. THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF PLACEMENT.
- MULCH: PROVIDE MINIMUM 3" THICK LAYER OF BROWN SHREDDED BARK MULCH. MULCH SHALL BE USED ONLY AS TREE COLLARS AND IN PLANTING BEDS.
- PRE-EMERGENT: 1) APPLY TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPER SHALL RETURN TO REMOVE ALL WEEDS AT NO ADDITIONAL COST. 2) PROVIDE A MIXTURE WITH ACTIVE INGREDIENTS CONSISTING OF "A-A-A-TRIFLUORO-2, 6-DINITRO-N, N-DIPROPYL-P-TOLUIDINE" (1.75% OF TOTAL MIXTURE) AND INACTIVE INGREDIENTS (98.25% OF TOTAL MIXTURE). MANUFACTURER: "GREEN GOLD" BY LEBANON CHEMICAL CORP. OR EQUAL.
- WEED BARRIER FABRIC: 1) APPLY TO PLANTING BEDS BELOW MULCH. 2) PROVIDE BLACK POLYPROPYLENE SHEET 27 MILS THICK, 4 OZ./SQ. YD., GRAB TENSILE STRENGTH PER ASTM D-4632; 90LB (MACHINE DIRECTION) 50 LBS. (CROSS MACHINE DIRECTION). PROVIDE DEWITT "WEED BARRIER" OR APPROVAL EQUAL. DO NOT INSTALL WITHIN THE BIORETENTION AREA.
- WATER ALL PLANTINGS THOROUGHLY IMMEDIATELY AFTER PLANTING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.

TOPSOIL NOTES

- ALL AREAS OF THE SITE WHICH ARE DISTURBED AND NOT PLANTED, MULCHED, PAVED, ETC. SHALL BE TOPSOILED AND SEEDED. TOPSOIL TO BE INSTALLED TO A MINIMUM 3" DEPTH IN AREAS OF SEED. SEED SHALL BE FRESH, CLEAN, NEW-CROP SEED MIXED IN WITH SPECIES AND VARIETY CONFORMING TO FEDERAL AND STATE STANDARDS.
- PROVIDE AND INSTALL A MULCH ADEQUATE TO PROTECT THE SEEDING DURING ITS GROWING PERIOD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS AND ACQUIRE APPROVAL OF THE SAME FROM THE OWNER.
- TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, TWIGS, ENVIRONMENTAL CONTAMINANTS, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION.
- PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL.

SIEVE	PERCENT PASSING
1/4"	65-100
1"	85-100
NO. 200	20-60
- NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.

SEEDING NOTES

- ALL AREAS TO BE SEEDED SHALL BE SOWN WITH THE FOLLOWING SEEDING MIX:
30% NASSAU KENTUCKY BLUEGRASS, 25% BELMONT KENTUCKY BLUEGRASS , 25% KENTUCKY BLUEGRASS , 20% FINE TEXTURE RYE
- WEED SEED CONTENT SHALL NOT EXCEED 0.25%.
- THE SEED MIXTURE SHALL BE DISTRIBUTED BY MEANS OF HYDRO-SEEDING.
- THE FERTILIZER SHALL BE 5-10-5 COMMERCIAL GRADE FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE.
- SEEDING APPLICATION RATE SHALL BE 5 LBS PER 1,000 SQ. FT.
- WATER THOROUGHLY IMMEDIATELY AFTER SEEDING AND THEN REGULARLY TO MAINTAIN PLANT HEALTH AND GROWTH.

LANDSCAPE NOTES
& PLANTING SCHEDULE



WOODBINE GROUP
PROPOSED HOTEL
1046 OLD SENECA TURNPIKE
TOWN OF SKANEATELES

PROJECT # 18-108
DATE: NOVEMBER 2019
SHEET # C-014



DRAWING RELEASE

NO. DATE