

Tax Map ID#047.-01-06.1

NOTICE OF PUBLIC INFORMATION HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-6, 131-1, 131-2, 131-3 and 131-7 of the Zoning Law of the Town of Skaneateles and Section 276-279 Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a **Public Hearing** on the application of Village Meadow LLC Subdivision for the proposal to create an eight lot subdivision on a private road.

The parcel involved with the application is located at Franklin Street Road bearing Tax Parcel ID # 047.-01-06.1. A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

Said Public Hearing will be held on *Tuesday, April 16, 2024 at 6:00 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all persons will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board-Town of Skaneateles
Dated: April 3, 2024

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 pecculation. 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

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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.

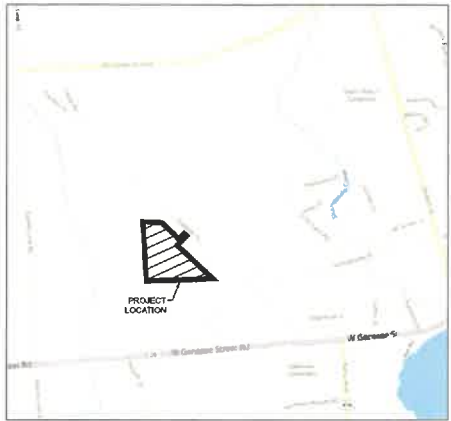
View Shed: The property is not visible from public roads in that it is surrounded by residential lots and is relatively low sloping land. There are limited views from the property on to other lands, mostly at the western half of the property. The land has low conservation values for view sheds.

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.

S:\035_2/12/24_6-14.dwg

CONTRACT DRAWINGS



LOCATION PLAN
NOT TO SCALE

VILLAGE MEADOW SUBDIVISION

INDEX TO DRAWINGS

	COVER SHEET
C-001	GENERAL NOTES
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	SITE PLAN
C-104	SITE GRADING & EROSION CONTROL PLAN
C-105	SITE GRADING & EROSION CONTROL PLAN
C-106	SITE UTILITY PLAN
C-107	SITE UTILITY PLAN
C-108	SEWAGE SYSTEM LAYOUT PLAN, SECTIONS & DETAILS
C-201	ROAD CENTERLINE PROFILE
C-302	WATERLINE PROFILE
C-501	ERC DETAILS
C-502	MISCELLANEOUS DETAILS
C-603	MISCELLANEOUS DETAILS

FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

REVISED FEBRUARY 9, 2024

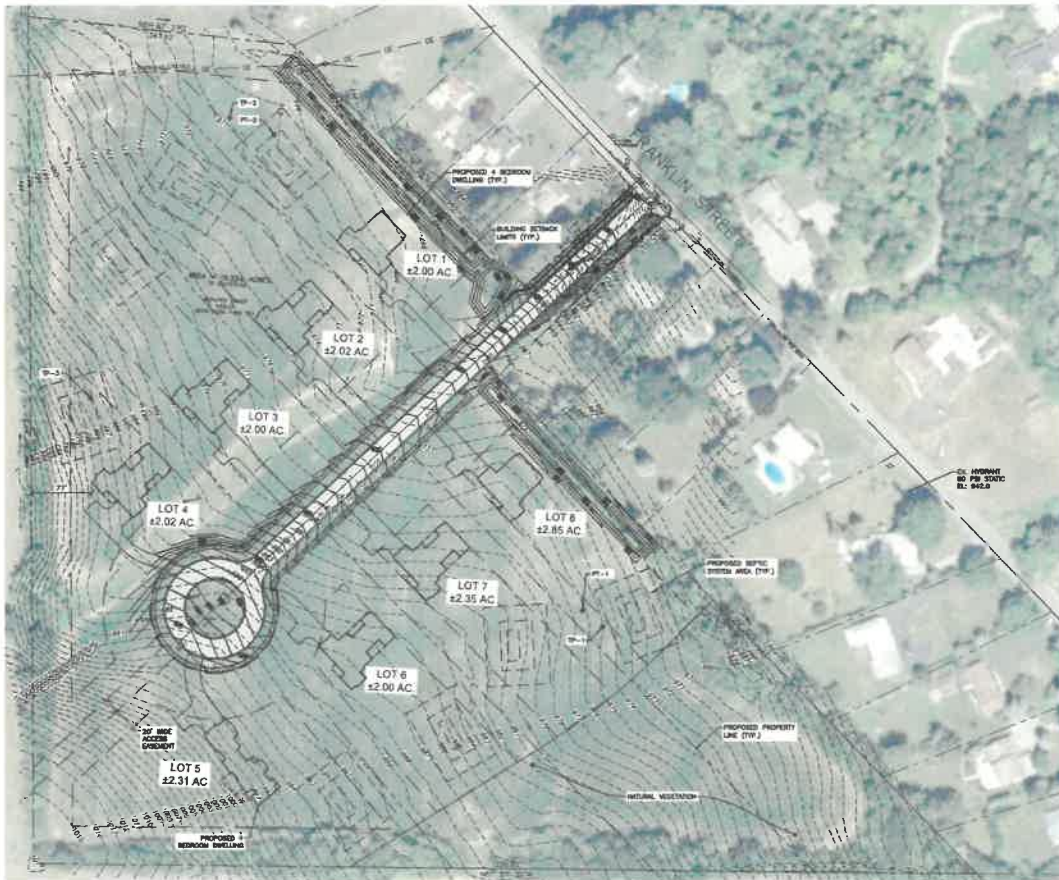
MBL
ENGINEERING, PLLC

MBL ENGINEERING, PLLC
16510 BALCH PLACE
MANNSVILLE, NY 13661



DOH APPROVAL STAMP

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PLAN
SCALE: 1"=40'

**BULK REGULATIONS - RURAL RESIDENTIAL DISTRICT
RR - 319.22 ACRES**

	REQUIRED
LOT SIZE (MINIMUM)	2 ACRES
LOT FRONTAGE (MINIMUM)	150'
FRONT YARD	80'
SIDE YARD	30'
REAR YARD	80'
LOT COVERAGE	30%
IMPERMEABLE SURFACE COVERAGE	15%
DRIVEWAY	20'
MAXIMUM BUILDING HEIGHT	35'

PERCOLATION TESTS

TEST	RESULTS
TP-1	0-20" SILT LOAM 30" SILTY CLAY, SOME COBBLES 30" SOME MOTTLED SOIL
TP-2	0-12" SILT LOAM 12-70" SILTY CLAY WITH COBBLES 20" MOTTLED SOIL
TP-3	0-20" SILT LOAM 24-80" SILT LOAM/BRADES OF CLAY 24" MOTTLED SOIL
PT-1	2110 MPH @ 10"
PT-2	390 MPH @ 10"

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NO.	DATE	DESCRIPTION
1	11/21/23	ISSUED FOR TOWN ENGINEER
2	11/28/23	ISSUED FOR SITE PLAN REVIEW
3		SUBMITTED FOR PERMITS RELEASE
4		DATE
5		DATE

OVERALL
SITE PLAN



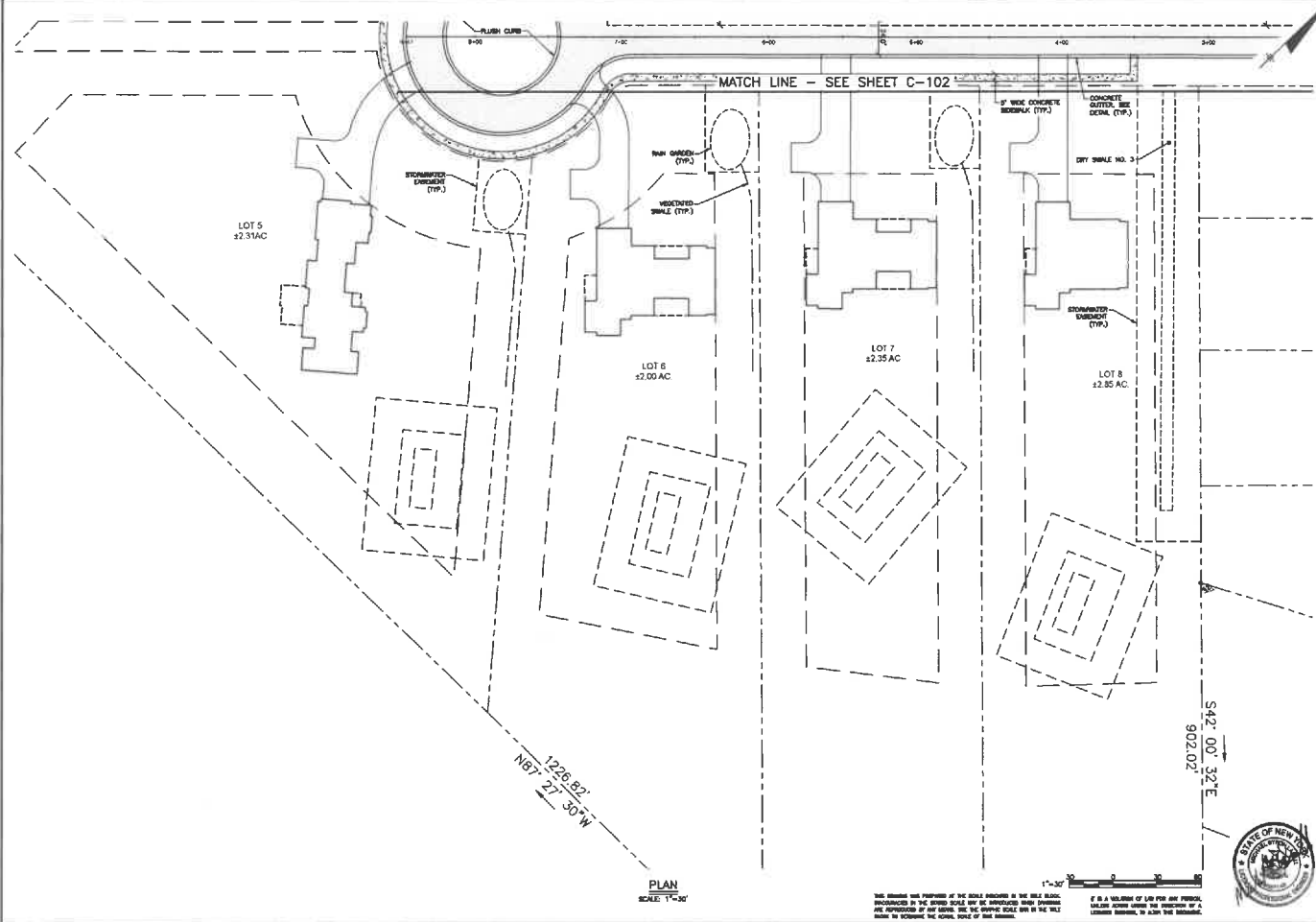
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT #
23-190

DATE:
SEPTEMBER 2023

SHEET #
C-101

SAVED: 2/13/24 11:27 AM



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1	DATE	NO.
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10	DATE	NO.

SITE PLAN

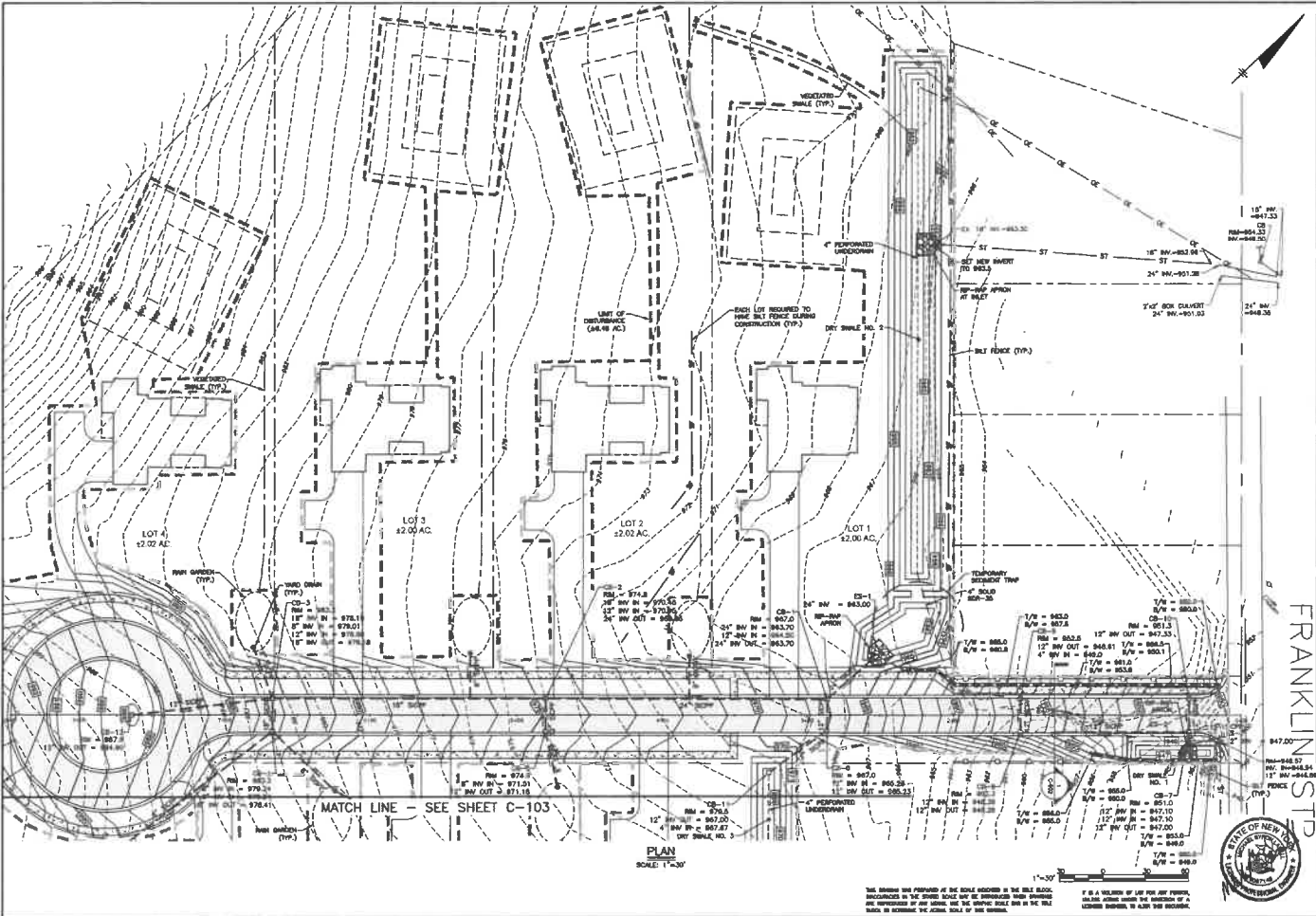


VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT #	23-190
DATE	SEPTEMBER 2023
SHEET #	C-103



SWD: 2/17/24, 3:38 PM



C	1/24/24	REVISED ROAD
B	11/22/23	ISSUED FOR TOWN INQUIRY
A	08/22/23	ISSUED FOR PERMITS RELEASE
NO.	DATE	DESCRIPTION

**SITE GRADING
& ESC PLAN**



FRANKLIN STREET
 VILLAGE MEADOW
 FRANKLIN STREET
 TOWN OF SKANEATELES
 ONONDAGA COUNTY

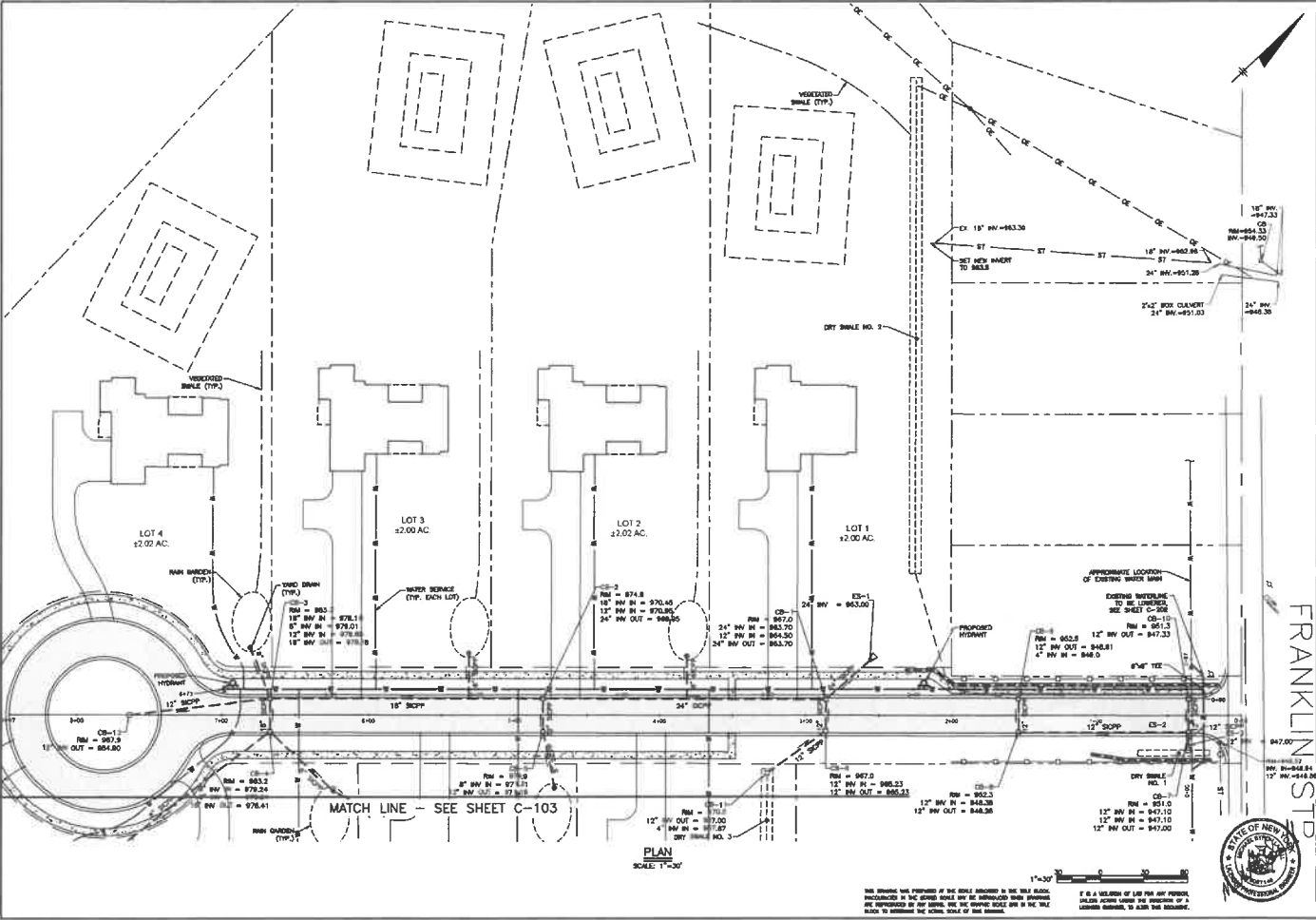
PROJECT #	33-180
DATE	SEPTEMBER 2023
SHEET #	C-104



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IF AS A RESULT OF ANY NEW OR REVISED DIMENSIONS, THE DIMENSIONS OF A DIMENSION BLOCK IN THE TITLE BLOCK WILL NOT MATCH THE DIMENSIONS OF THE DIMENSION BLOCK IN THE TITLE BLOCK, THE DIMENSIONS OF THE DIMENSION BLOCK IN THE TITLE BLOCK WILL BE THE ACTUAL SCALE OF THE DRAWING.

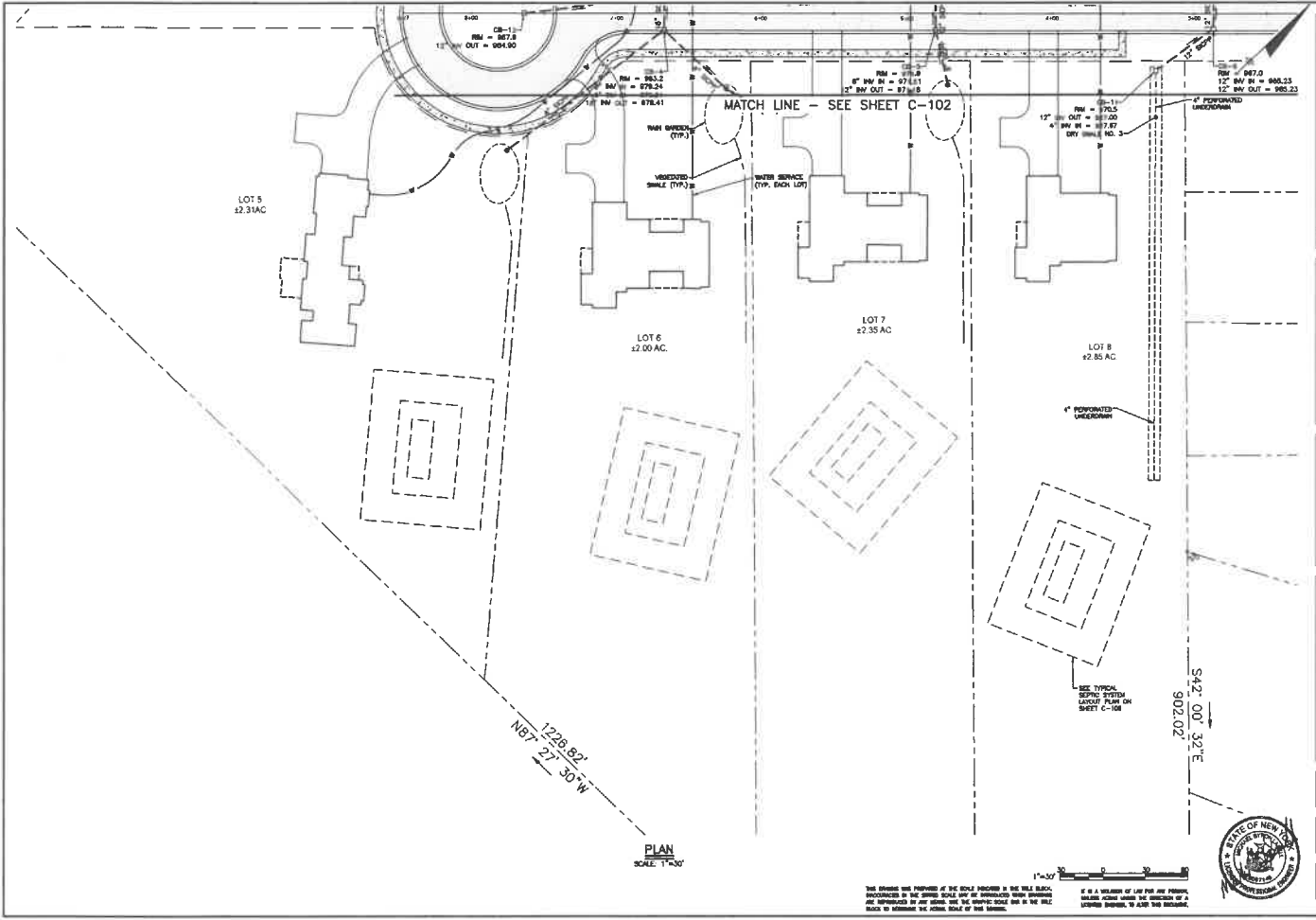
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C 1/1/24 B 11/17/24 A 11/17/24 NO. DATE PROJECT # DATE SHEET #	REVISED ROAD REVISED FOR TOWN ENGINEER REVISED FOR COUNTY ENGINEER REVISED FOR SPRAWLING RELEASE
SITE UTILITY PLAN	
FRANKLIN ST VILLAGE MEADOW FRANKLIN STREET TOWN OF SHARONVILLE ONONDAGA COUNTY	
PROJECT # 23-190 DATE SEPTEMBER 2023 SHEET # C-106	

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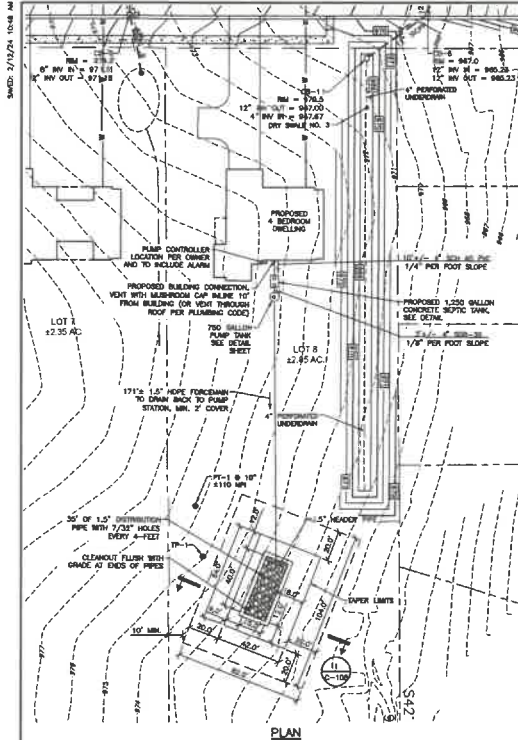


C 10/17/24 B 11/27/23 A 11/27/23 NO. DATE REVISIONS	SITE UTILITY PLAN	MBL ENGINEERING, PLLC	VILLAGE MEADOW FRANKLIN STREET TOWN OF SARANAC ONONDAGA COUNTY	PROJECT # 23-180	DATE: SEPTEMBER 2023	SHEET # C-107
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SYSTEM CALCULATIONS PER APPENDIX A

PERU SOIL: 0-30" SILT LOAM
 30-120" SILTY CLAY, SOME COBBLES,
 20" ZONE BOTTLED SOIL
 PENETRATION TEST AT 100' 110 HRS/PENCH
 DEPTH TO SEASONAL HIGH GROUND WATER: 30"
 SITE SLOPE: 3.0%

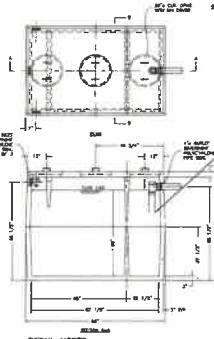
INLET OF INLET:
 4 BEDROOM DWELLING - 440 GPD
 ABSORPTION BED AREA: 440 GPD/0.8 GPD/SF = 550-SF
 ABSORPTION BED DIMENSIONS: 15'-0" x 36'-0"
 DISTRIBUTION NETWORK: (2) 30' LONG DISTRIBUTION PIPES WITH 7/32" HOLES EVERY 4' O.C.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Percolation rate:	15-30 (avg 15-10 mgd preferred)
Flow material (min. depth):	1 less than 10% by weight (20-200 mgpd)
Coarse material (stone, gravel):	Less than 15% by weight (1/2 inch mesh screen)
Maximum in-leakage pipe:	40 (min. 2 1/2" by weight 1/2 inch mesh screen)
Inlet pipe length (min.):	10 (1 1/2" - 8" Min)
Inlet pipe diameter:	1 1/2" - 8"

MINIMUM SEPARATION DISTANCES FROM SEPTIC SYSTEM COMPONENTS

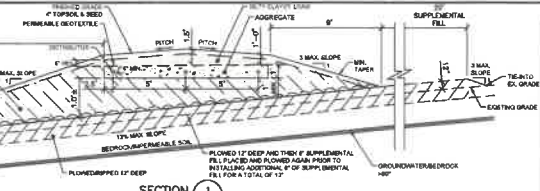
SEPTIC TANK	WELL	WATERBODY	DWELLING	PROPERTY LINE
DISTRIBUTION BOX	50'	20'	20'	10'
ABSORPTION FIELD	100'	100'	20'	10'



DETAIL NOTES:

- TANK TO HAVE INLET Baffle AND OUTLET SAWDUST TEE.
- TANK EXCAVATION AND BACKFILL SHALL BE PER MANUFACTURER'S REQUIREMENTS.
- PROVIDE WATER TIGHT COVERS AND FIBER TO GRADE.
- TANK TO BE SET ON 12" PEK GRAVEL.

1,250 GALLON CONCRETE SEPTIC TANK
 NOT TO SCALE

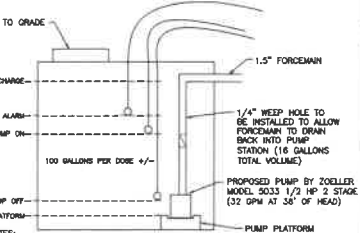
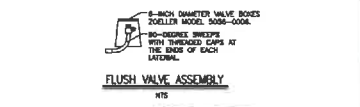


SECTION 1
 NOT TO SCALE

SECTION NOTES:

- 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.
- AREA BENEATH LEACHFIELD SHALL BE PROTECTED FROM HEAVY EQUIPMENT. AREA SHALL HAVE LEAVES/BRUSH SHALL BE REMOVED BUT THE ROOT SYSTEM SHALL REMAIN. OTHER VEGETATION SHALL BE CUT AS CLOSE TO GRASS AS POSSIBLE AND REMOVED. AREA THEN SHALL HAVE BE PLANTED 2-3" A MINIMUM OF 20-FOOT OUTSIDE OF THE BARK AREA AND APPROVED FILL IDENTIFY PLANTED IN THE LEACH AREA.
- SAND SHALL BE PLACED AND COMPACTED USING LIGHT TRACKED EQUIPMENT.
- THE ABSORPTION AREA IS THEN FORMED WITHIN THE SOLID AFTER THE MOUND IS CONSTRUCTED. A MINIMUM OF 6" OF AGGREGATE SHALL BE PLACED OVERTOP OF THE DISTRIBUTION LINES.
- A MINIMUM OF 2" OF AGGREGATE SHALL BE PLACED OVERTOP OF THE DISTRIBUTION LINES.
- A PERMEABLE GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE ABSORPTION AREA.
- A MINIMUM OF 6" OF CLAYEY LOAM TO BE PLACED OVER TOP OF THE ABSORPTION AREA PRIOR TO TOPSOIL.
- DO NOT INSTALL TRENCHES IN NET SOIL.
- INSTALL TRENCHES AS SHALLOW AS POSSIBLE MEETING MINIMUM DIMENSIONS NOTED.
- INSTALL TRENCHES AS SHALLOW AS POSSIBLE MEETING MINIMUM DIMENSIONS NOTED.
- END CAPS SHALL BE INSTALLED AT THE END OF EACH RUN.
- CONTRACTOR TO MEET REQUIREMENTS OF THE WYOMING DESIGN HANDBOOK FOR RESIDENTIAL WASTEWATER TREATMENT SYSTEMS AND LOCAL REQUIREMENTS.

MOUND SECTION
 NOT TO SCALE



DETAIL NOTES:

- 20 GALLONS PER DOSE SHALL BE PROVIDED AND ADD 10-GALLONS OF DRAIN BACK.
- PUMP STATION SIZE SHALL BE SIZED TO PROVIDE 440 GALLONS OF STORAGE ABOVE THE ALARM LEVEL.
- PROPOSED PUMP SHALL BE PLACED IN PUMP CHAMBER. A HEAVY 4X ENCLOSURE AND DUPLEX CONTROL PANEL WILL BE INSTALLED TO OPERATE PUMP.

PUMP CONTROL SCHEMATIC
 NOT TO SCALE

GENERAL INSTALLATION NOTES:

- CONCRETE DISTRIBUTION BOX TO BE INSTALLED ON A 3-INCH BED OF PEK GRAVEL OR 8-INCHES OF AGGREGATE TO PROVIDE PROPER LEVELING AND DRAINAGE. THE TANK AND BOX SHALL MEET THE REQUIREMENTS OF APPENDIX 70A.
- SEPTIC TANK ACCESS COVERS SHALL NOT BE MORE THAN 12-INCHES BELOW GRADE.
- COLLECTION SYSTEM AND OTHER PIPING SHALL BE 80#-36, MADE IN ACCORDANCE WITH ASTM D-3034 (EXCEPT ABSORPTION FIELD OR WHERE OTHERWISE NOTED ON PLANS).
- WORK TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS. CHANGES REQUIRE ENGINEER REVIEW AND APPROVAL.
- SEPTIC TANK SHOULD BE INSPECTED AND PUMPED OUT AS NECESSARY ONCE EVERY THREE YEARS. IF REASONABLE HIGH GROUND WATER EXISTS ABOUT THE SEPTIC SHALL NOT BE PUMPED OUT COMPLETELY TO PREVENT FLOODING.
- 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.
- 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: 316.484.0201
- CONNECTIVE MATERIAL/PRODUCTS OUTDOORS IS THE RESPONSIBILITY OF THE MANUFACTURER/SUPPLIER. WORKMANSHIP IS THE RESPONSIBILITY OF THE INSTALLER. THE UNDERSIGNED ENGINEER DOES NOT GUARANTEE OR WARRANT THE WORK OF THE ENGINEER.
- NO GUARANTEE AS TO THE FUNCTIONALITY OR LIFE EXPECTANCY OF THE SEPTIC SYSTEM IS WARRANTED OR IMPLIED BY THE ENGINEER.
- THIS SEPTIC SYSTEM IS DESIGNED FOR USE WITH BIODEGRADABLE PRODUCTS ONLY. USE OF ANY OTHER PRODUCTS MAY CAUSE PREMATURE FAILURE.

DRAWING RELEASE

SEPTIC SYSTEM LAYOUT PLAN, SECTIONS & DETAILS

MEL ENGINEERING, PLLC

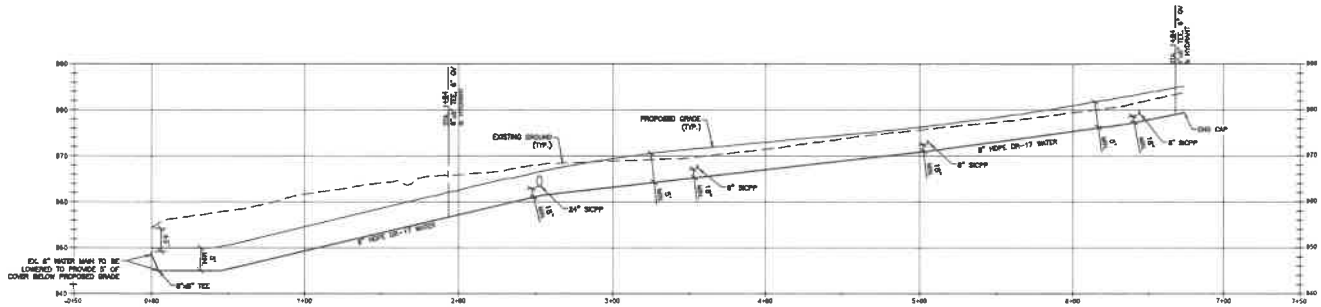
VILLAGE MEADOW FRANKLIN STREET TOWN OF SHARPLES CONDONGA COUNTY

PROJECT # 23-190

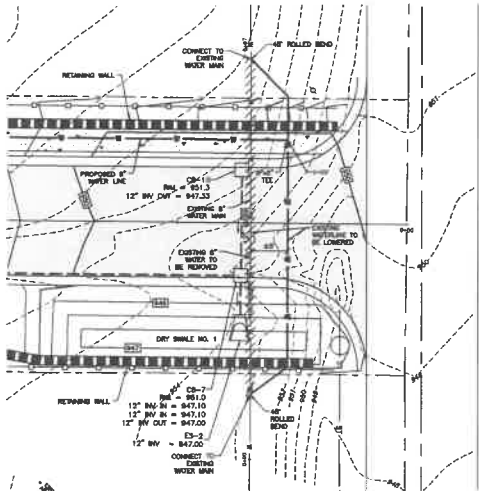
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SHEET # C-108

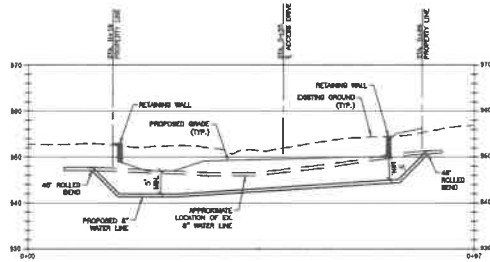
DATE: 2/12/24 10:24 AM



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



ENLARGED WATERLINE CONNECTION PLAN
SCALE: 1"=10'



ENLARGED WATERLINE PROFILE
SCALE: HORIZ. 1"=10'
VERT. 1"=10'



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PROJECT #	23-190
DATE	SEPTEMBER 2023
SHEET #	C-202

WATERLINE PROFILE



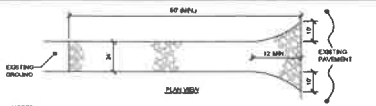
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SHARON
ONONDAGA COUNTY

PROJECT #
23-190

DATE:
SEPTEMBER 2023

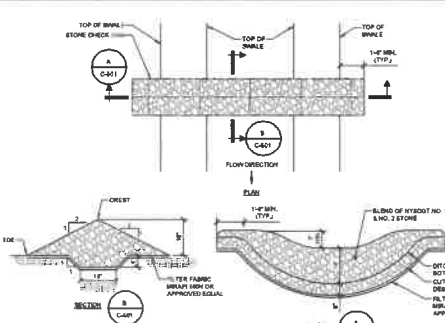
SHEET #
C-202





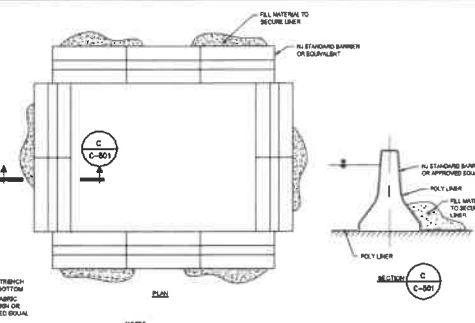
- NOTES**
1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 30 FEET
 3. THE HEIGHT - NOT LESS THAN 12"
 4. WIDTH - 24" MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE GORES OCCUR
 5. FILTER FABRIC (MAY BE 1/2" OR 3/4" THICK) SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR OVERFLOWING TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS NOT POSSIBLE, A MOUNTAINABLE BERM 3" WIDE (MIN) WITH 1:1 SLOPE SHALL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODS OF DELIBERATE ADDITIONAL STONE AS CONDITIONS DEMAND AND IF PIPING AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT ALL SEDIMENT SHALL BE REMOVED. UNDESIRABLE TRACKING ON PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WARNING - BARRELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WARNING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH CHANGES TO ADJACENT SEDIMENT BARRING.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT EROSION CONTROL PREVENTION PLAN.
 10. CONTRACTOR SHALL FIELD LOCATE AS REQUIRED WITH APPROVAL BY THE OWNER'S REPRESENTATIVE.

A STABILIZED CONSTRUCTION ENTRANCE DETAIL
FIT TO SCALE



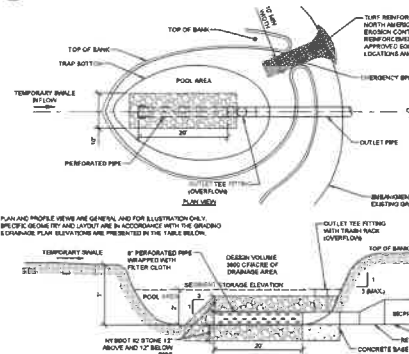
- NOTES**
1. STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION.
 2. SET SPACING OF CHECK DAMS SUCH THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 3. EXTEND THE STONE A MINIMUM OF 1/2' BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE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

B STONE CHECK DAM DETAIL
FIT TO SCALE



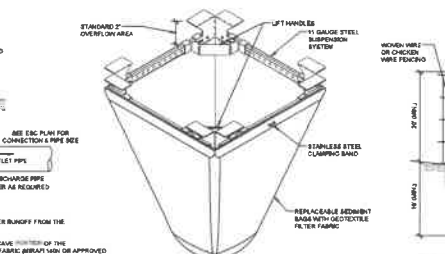
- NOTES**
1. CONTRACTOR TO FIELD LOCATE AND OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO DEPOSITING CONCRETE WASH WATER.
 2. WATER MAY BE DRAINAGE ONCE CONCRETE HAS CURED AND 30 MINUTES OF SETTLEMENT HAS OCCURRED.
 3. CONTRACTOR TO DISPOSE OF CURED CONCRETE EFFLUENT OR IN LOCATION APPROVED BY OWNER.
 4. SHALL BE USED TO CONTAIN ALL CONCRETE WASHWATER AND HOLD FOR A 24 HOUR PERIOD.

C CONCRETE WASHDOWN CONTAINMENT DETAIL
FIT TO SCALE



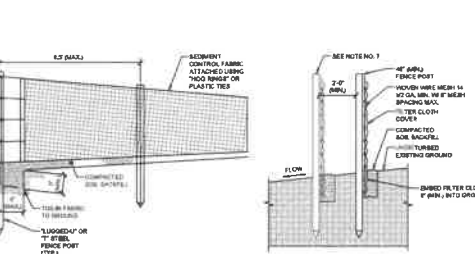
- NOTES**
1. TRAP SHALL BE FIELD LOCATED IN AN AREA DOWNSTREAM FROM ALL DISBURSEMENT ACTIVITIES AND IN AN AREA TO WHICH FOREWATER BUNGEY FROM THE CONSTRUCTION SITE CAN BE DIRECTED TO THE TRAP. TRAP SHALL NOT BE LOCATED WITHIN A PERMANENT BUILT-UP AREA.
 2. PIPE SHALL BE PERFORATED WITH ONE INCH HOLES SPACED 36 INCHES VERTICALLY AND HORIZONTALLY AND LOCATED IN THE CONCAVE PORTION OF THE CORRUGATED PIPE. BENCH PIPE SHALL BE WAPPED WITH 10 TO 14 INCH HARDWARE CLOTH AND WAPPED WITH GEOTEXTILE FABRIC (MAY BE 1/2" OR 3/4" THICK) ABOVE AND BELOW THE PERFORATED PIPE. PERFORATED PIPE SHALL BE WAPPED WITH 10 TO 14 INCH HARDWARE CLOTH AND WAPPED WITH GEOTEXTILE FABRIC (MAY BE 1/2" OR 3/4" THICK) ABOVE AND BELOW THE PERFORATED PIPE.
 3. ALL AREA UNDER BARRIAGEMENT SHALL BE CLEARED (GRUBBED AND STRIPPED) OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
 4. ALL FILL MATERIAL FOR THE BARRIAGEMENT SHALL BE FREE FROM ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVERSIZED STONE, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTS THAT MAY CAUSE THE BARRIAGEMENT TO BE COMPACTED BY TROWING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MODERN METHOD OF BARRIAGEMENT SHALL BE MEASURED AT CENTERLINE OF BARRIAGEMENT.
 5. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDE OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE FOOT WITH EACH OTHER. FILTER FABRIC SHALL BE EMBEDDED AT LEAST 6 INCHES INTO EXISTING GROUND OR BURNING OF OUTLET CHANNEL.
 6. CONSTRUCTION WAPPA APPROX AT PIPE OUTLET USING HYDROFLO (OR NO. 3000) AND A LAYER OF GEOTEXTILE FABRIC (MAY BE 1/2" OR 3/4" THICK) REFER TO WAPPA APPROX DETAIL ON SHEET C-1.
 7. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE HEIGHT OF THE BENCH PIPE. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH MANNER THAT IT WILL NOT ERODE.
 8. THE BARRIAGEMENT SHALL BE INSPECTED AFTER EACH RUN EVENT AND REPAIRED AS NEEDED.
 9. WATER FROM OVERFLOWING OPERATIONS SHALL BE COLLECTED OR TRANSPORTED TO A SEDIMENT TRAP BEFORE BEING DISCHARGED OF SITE. ALTERNATIVE TREATMENT METHOD SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION.

D TEMPORARY PIPE OUTLET SEDIMENT TRAP DETAIL
FIT 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 1/2' BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

E TYPICAL RECTANGULAR CATCH BASIN INSERT
FIT TO SCALE



- NOTES**
1. SILT FENCE SHALL BE PLACED AS INDICATED ON THE EROSION CONTROL PLAN.
 2. WOODEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIE OR STAPLES.
 3. FILTER CLOTH TO BE TAPPED SECURELY TO WOODEN WIRE FENCE WITH THE BRACES BUSH OF AT TOP AND MID SECTION.
 4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 36 INCHES AND POLED.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN TRAILER DEVELOP IN THE 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 18 PERCENT AND ADJACENT TO WATER BODIES, WETLANDS AND ALL ENVIRONMENTAL SENSITIVE AREAS.

F SILT FENCE DETAIL
FIT TO SCALE

DATE: 2/12/24 10:42 AM

PROJECT # 23-19C

DATE: SEPTEMBER 2023

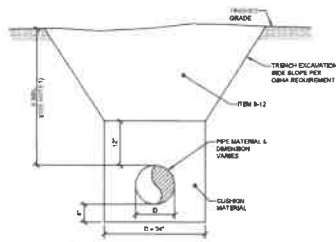
SHEET # C-501

ESC DETAILS

MBL ENGINEERING, PLLC

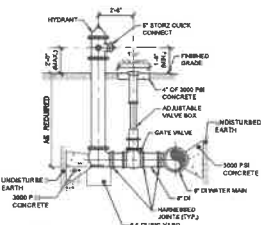
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANATELES
ONONDAGA COUNTY

STATE OF NEW YORK
SEAL OF THE STATE ENGINEER



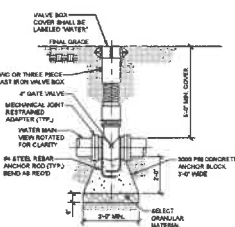
- NOTE:**
1. BARRIER COVER FROM FINISHED GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED
 - DOMESTIC WATER - 8 MIN

A TYPICAL TRENCH DETAIL
NOT TO SCALE

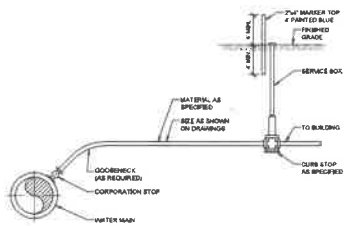


- NOTE:**
1. DO NOT BLOCK HYDRANT DRAIN PORT WITH CONCRETE.
 2. HYDRANT SHALL BE AMERICAN FLOW CONTROL B44-B4.
 3. HYDRANT SHALL HAVE A HIGH REFLECTIVE PEBBLE-GLASS MARKER BOLTED TO HYDRANT PLANGE.
 4. IF HIGH-OR-LOW-WATER EXIST, CONTRACTOR SHALL PLUS NEEP HOLE AND HOLE ON HYDRANT.

B TYPICAL HYDRANT INSTALLATION DETAIL
NOT TO SCALE

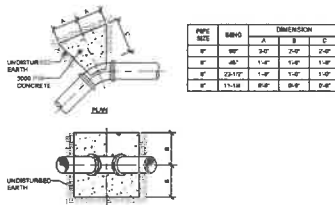


C VALVE BOX DETAIL
NOT TO SCALE



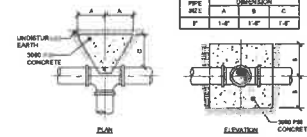
- NOTE:**
1. SERVICE CLAMP SHALL BE PROVIDED AS REQUIRED.

D TYPICAL WATER SERVICE INSTALLATION DETAIL
NOT TO SCALE



- NOTE:**
1. MAXIMUM DEFLECTION AT A HORIZONTAL JOINT WITHOUT A THRUST BLOCK SHALL BE 1\"/>

E TYPICAL THRUST BLOCK FOR HORIZONTAL BENDS
NOT TO SCALE



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

PROJECT # 23-180
 DATE SEPTEMBER 2023
 SHEET # C-503

MISCELLANEOUS DETAILS

MBL ENGINEERING, P.L.L.C.

VILLAGE MEADOW
 FRANKLIN STREET
 TOWN OF SKANEATELES
 ONONDAGA COUNTY

PROJECT # 23-180

DATE SEPTEMBER 2023

SHEET # C-503

