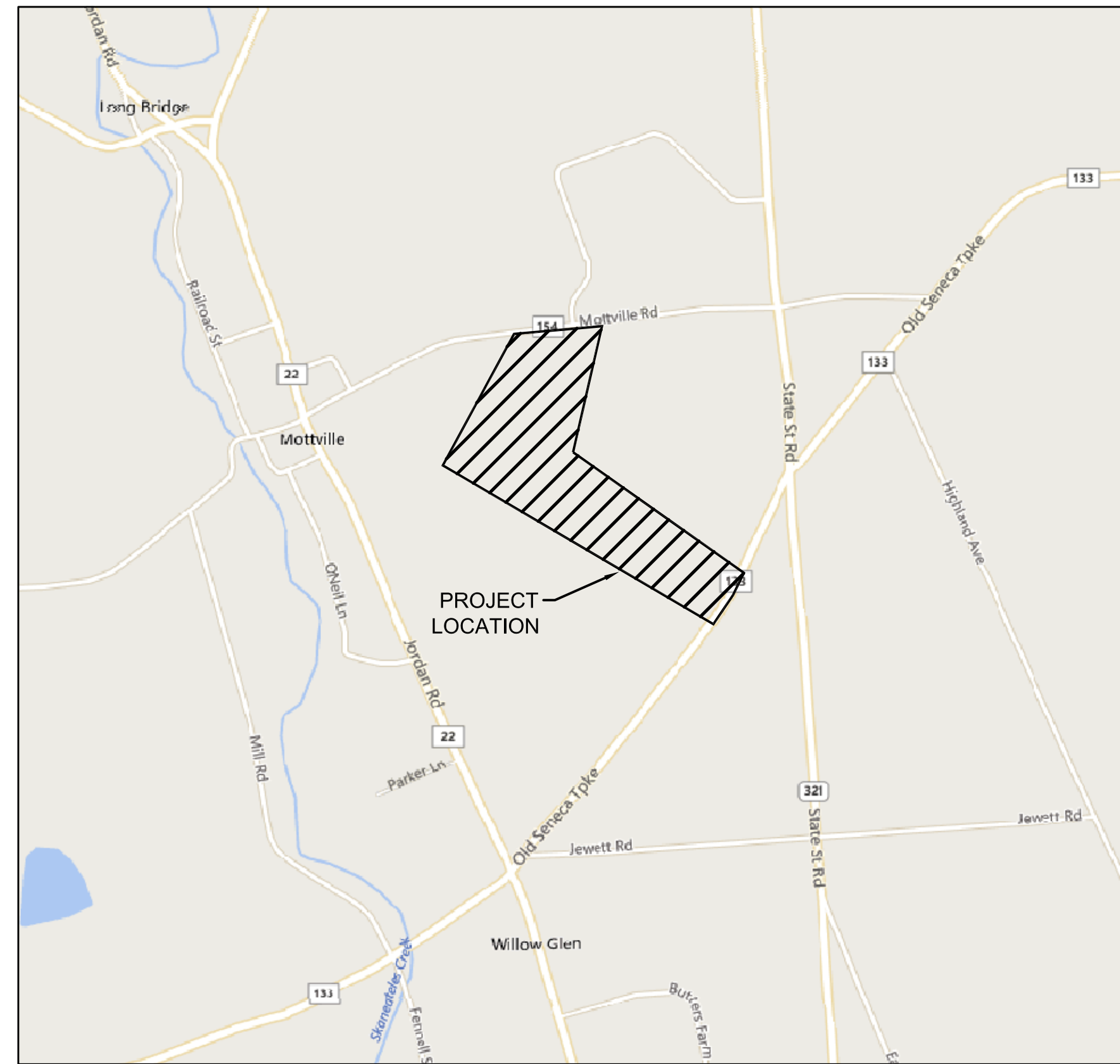


# SITE PLAN APPROVAL DRAWINGS



LOCATION PLAN  
NOT TO SCALE



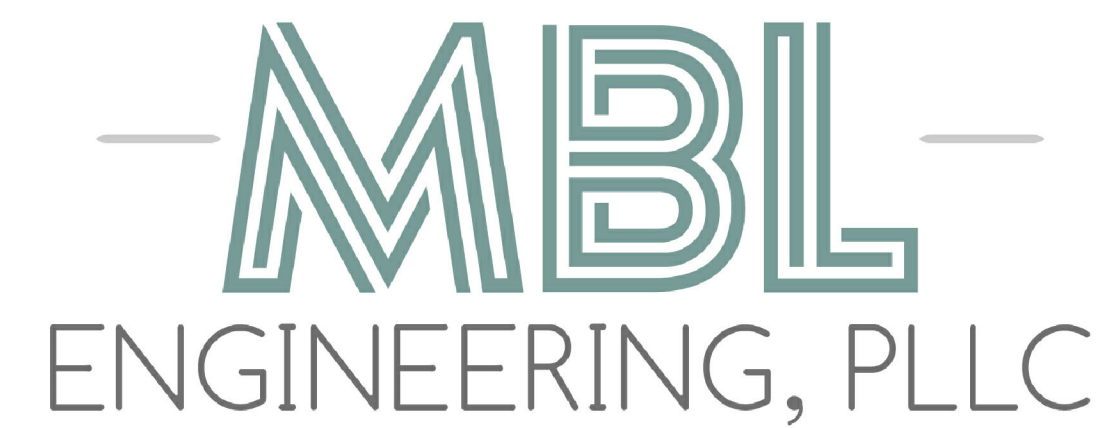
## INDEX TO DRAWINGS

	COVER SHEET
G-001	OVERALL PROPOSED PLAN
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	MISCELLANEOUS DETAILS
C-010	MISCELLANEOUS DETAILS

# WOODBINE HOTEL

1046 OLD SENECA TURNPIKE  
TOWN OF SKANEATELES  
ONONDAGA COUNTY

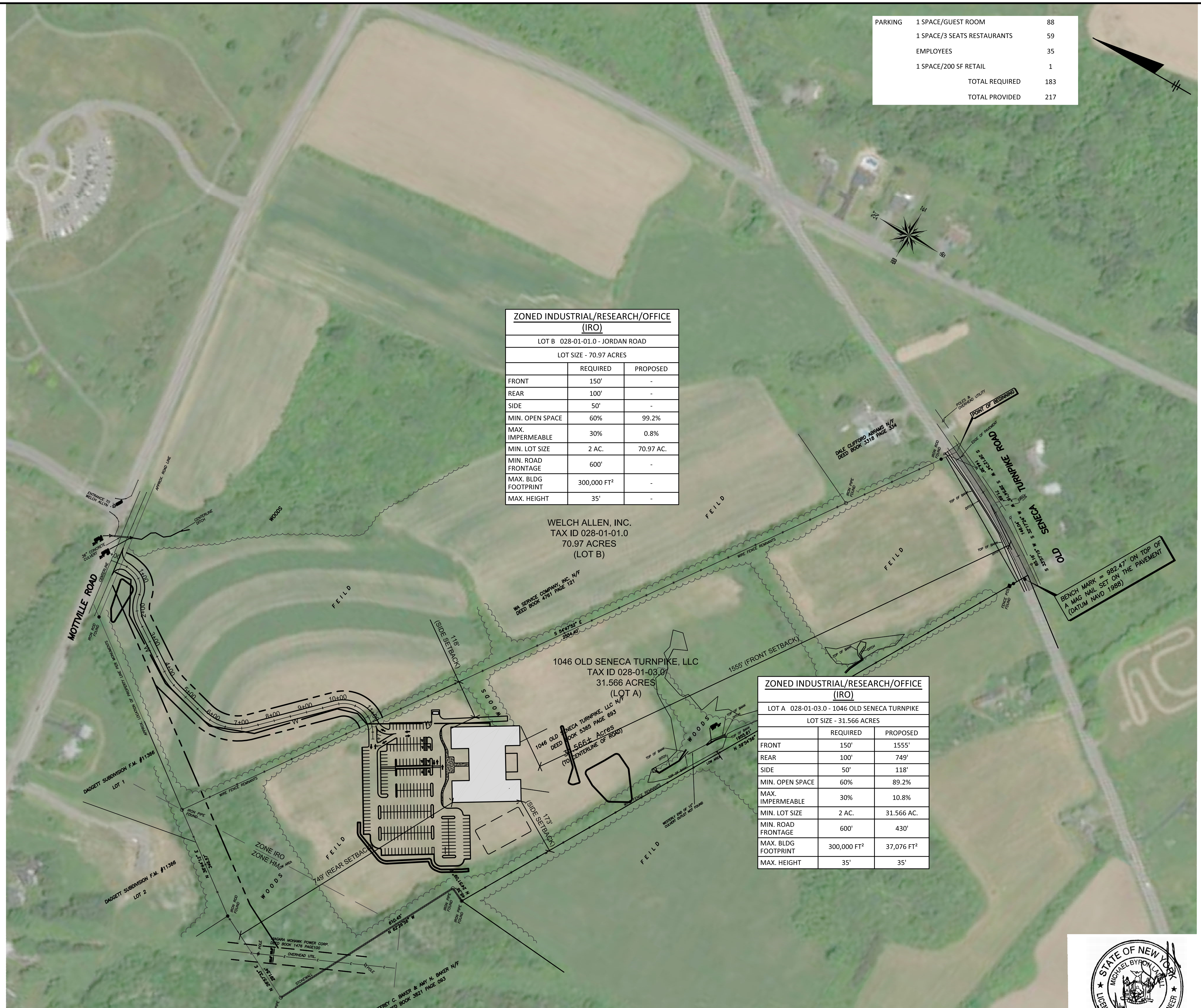
NOVEMBER 2019



MBL ENGINEERING, PLLC

16510 BALCH PLACE

MANNVILLE, NY 13661

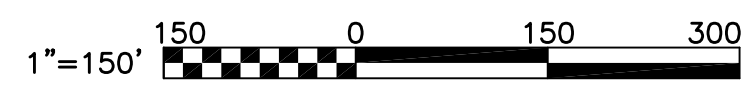


PARKING	1 SPACE/GUEST ROOM	88
	1 SPACE/3 SEATS RESTAURANTS	59
	EMPLOYEES	35
	1 SPACE/200 SF RETAIL	1
	TOTAL REQUIRED	183
	TOTAL PROVIDED	217

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 <sup>2</sup>	-
MAX. HEIGHT	35'	-

ZONED INDUSTRIAL/RESEARCH/OFFICE (IRO)		
LOT A 028-01-03.0 - 1046 OLD SENECA TURNPIKE		
LOT SIZE - 31.566 ACRES		
	REQUIRED	PROPOSED
FRONT	150'	1555'
REAR	100'	749'
SIDE	50'	118'
MIN. OPEN SPACE	60%	89.2%
MAX. IMPERMEABLE	30%	10.8%
MIN. LOT SIZE	2 AC.	31.566 AC.
MIN. ROAD FRONTAGE	600'	430'
MAX. BLDG FOOTPRINT	300,000 FT <sup>2</sup>	37,076 FT <sup>2</sup>
MAX. HEIGHT	35'	35'

**PLAN**  
SCALE: 1"=150'



NO.	DATE	ISSUED FOR	PLAN APPROVAL
A	11/20/19	ISSUED FOR SITE	PLAN APPROVAL
			DRAWING RELEASE

OVERALL PROPOSED PLAN



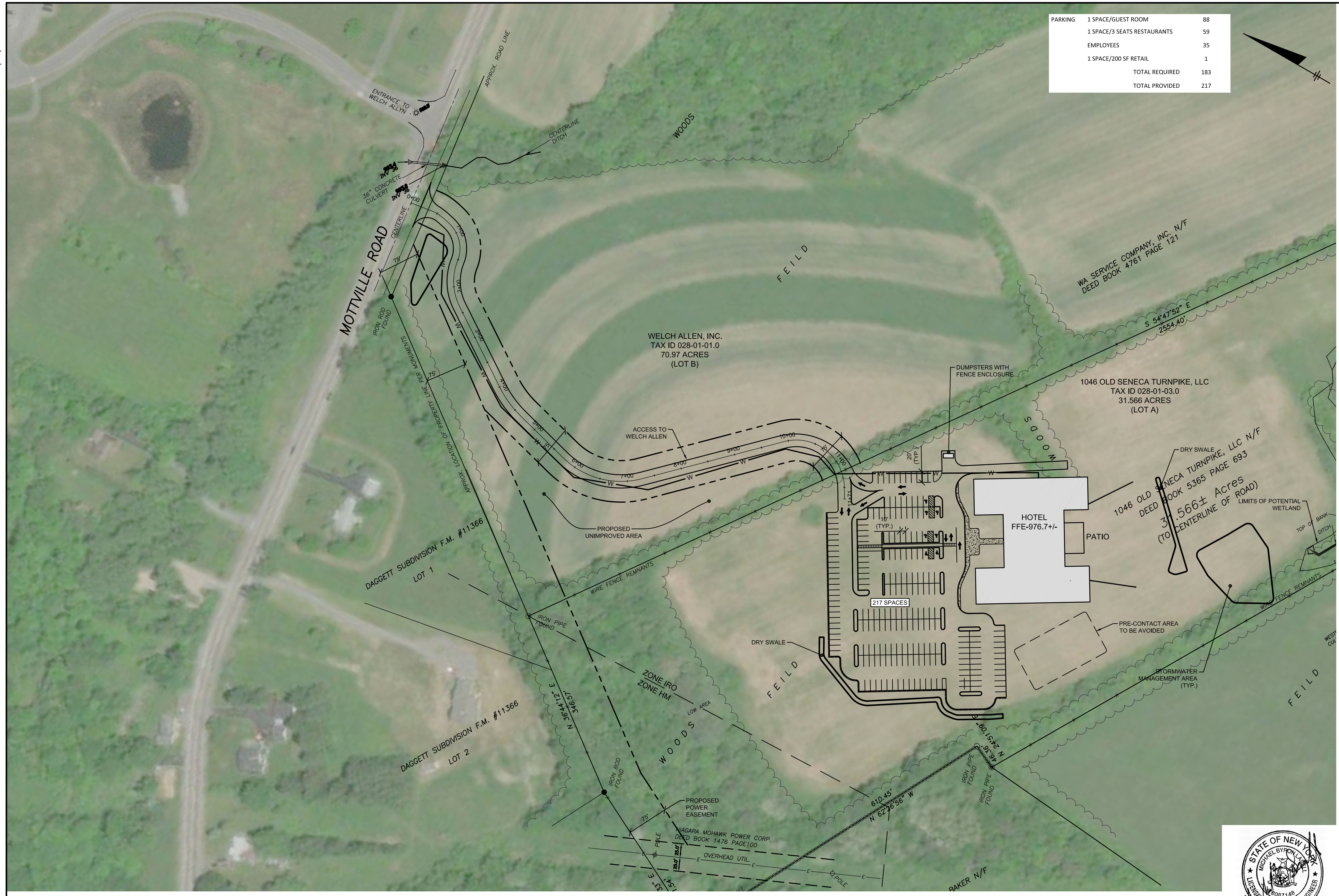
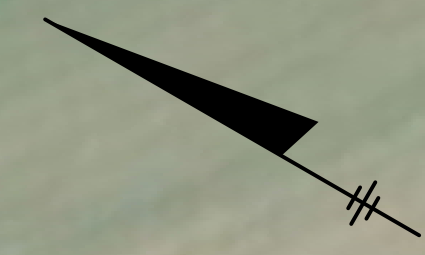
WOODBINE GROUP  
PROPOSED HOTEL  
1046 OLD SENECA TURNPIKE  
TOWN OF SKANEATELES

PROJECT #  
18-108

DATE:  
NOVEMBER 2019

SHEET #  
G-001

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



NO.	DATE	ISSUED FOR	PLAN APPROVAL
A	11/20/19		
			DRAWING RELEASE

SITE PLAN



WOODBINE GROUP  
 PROPOSED HOTEL  
 1046 OLD SENECA TURNPIKE  
 TOWN OF SKANEATELES

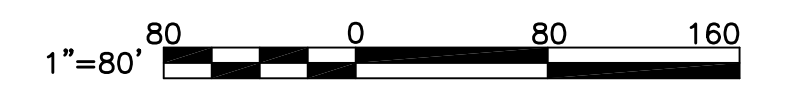
PROJECT #  
 18-108

DATE:  
 NOVEMBER 2019

SHEET #  
 C-001



PLAN  
 SCALE: 1"=80'



# MOTTVILLE ROAD

903.4  
INV 36  
36" CONCRETE  
CULVERT  
905.0  
INV 36

CENTERLINE

CENTERLINE  
DITCH

INFILTRATION BASIN 2

WOODS

IRON ROD  
FOUND

APPROX. LOCATION OF PROPERTY LINE PER MONUMENTS



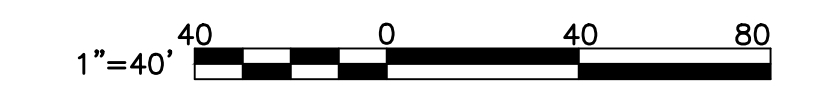
SUBDIVISION F.M. #11366

LOT 1

FIELD

MATCH LINE — SEE SHEET C-003

**PLAN**  
SCALE: 1"=40'



NO.	DATE	ISSUED FOR	PLAN APPROVAL	DRAWING RELEASE
A	11/20/19			

ENLARGED SITE PLAN



WOODBINE GROUP  
 PROPOSED HOTEL  
 1046 OLD SENECA TURNPIKE  
 TOWN OF SKANEATELES

PROJECT #  
18-108

DATE:  
NOVEMBER 2019

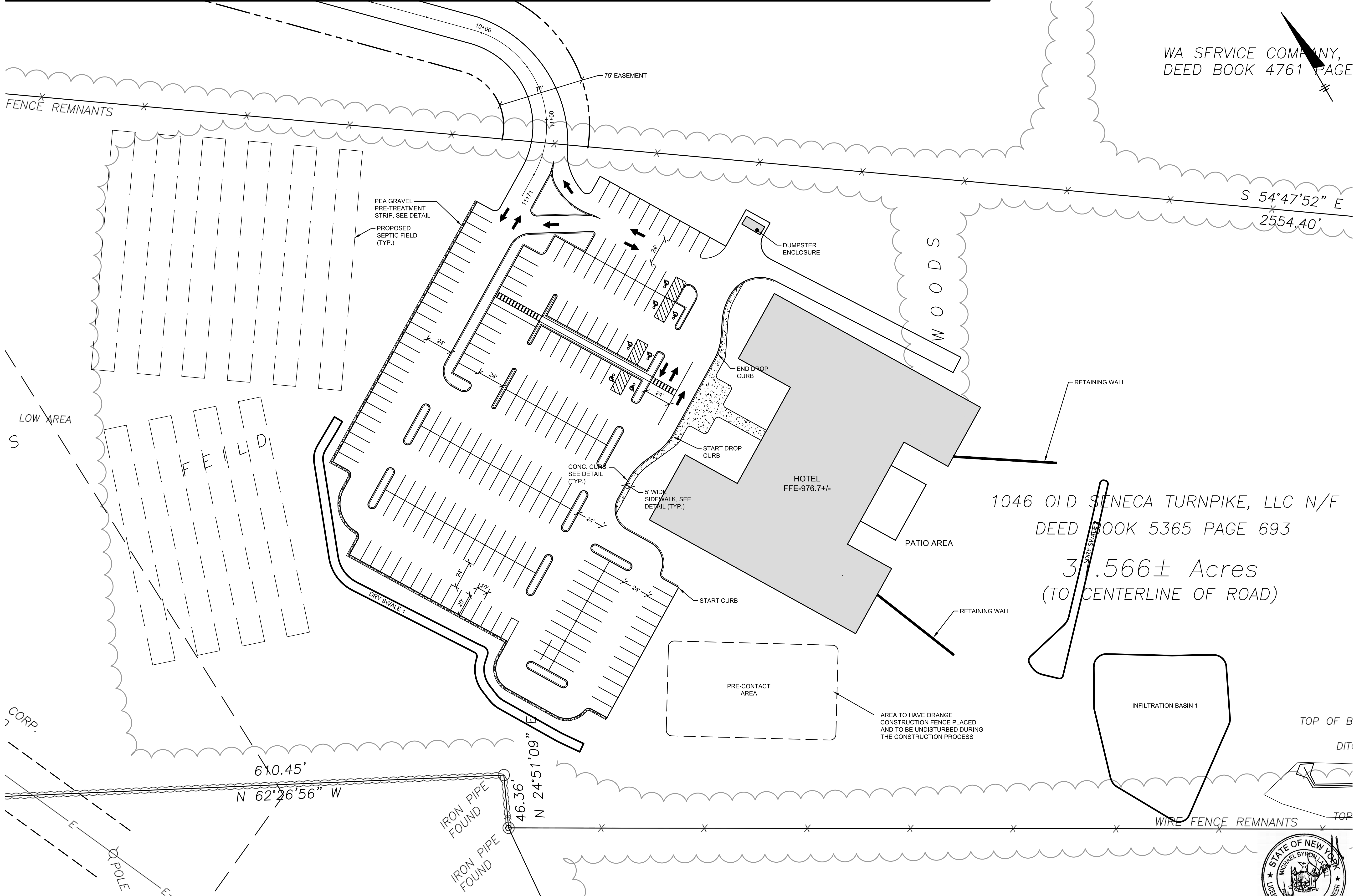
SHEET #  
C-002

MATCH LINE - SEE SHEET C-002

SAVED: 11/20/19 10:43 AM

WA SERVICE COMPANY,  
DEED BOOK 4761 PAGE

S 54°47'52" E  
2554.40'



1046 OLD SENECA TURNPIKE, LLC N/F  
DEED BOOK 5365 PAGE 693  
3.566± Acres  
(TO CENTERLINE OF ROAD)

NO.	DATE	ISSUED FOR SITE PLAN APPROVAL	DRAWING RELEASE
A	11/20/19		

ENLARGED SITE PLAN



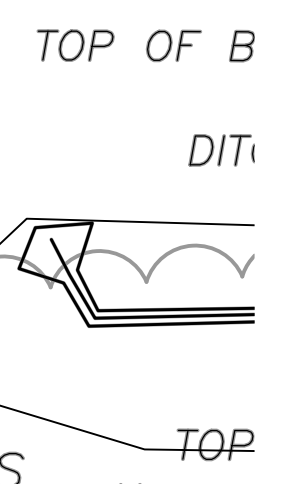
WOODBINE GROUP  
PROPOSED HOTEL  
1046 OLD SENECA TURNPIKE  
TOWN OF SKANEATELES

PROJECT #  
18-108

DATE:  
NOVEMBER 2019

SHEET #  
C-003

PLAN  
SCALE: 1"=40'



MOTTVILLE ROAD

36" CONCRETE CULVERT

905.0  
INV 36

CONSTRUCTION ENTRANCE

903.4  
INV 36

CENTERLINE

CENTERLINE DITCH

WOODS

FIELD

APPROX. LOCATION OF PROPERTY LINE PER MONUMENTS

SUBDIVISION F.M. #11366

LOT 1

PLAN

SCALE: 1"=40'



MATCH LINE - SEE SHEET C-005



NO.	DATE	ISSUED FOR	PLAN APPROVAL	DRAWING RELEASE
A	11/20/19			

ENLARGED  
GRADING, DRAINAGE,  
& ESC PLAN



WOODBINE GROUP  
PROPOSED HOTEL  
1046 OLD SENECA TURNPIKE  
TOWN OF SKANEATELES

PROJECT #  
18-108

DATE:  
NOVEMBER 2019

SHEET #  
C-004

MATCH LINE - SEE SHEET C-004

WA SERVICE COMPANY,  
DEED BOOK 4761 PAGE

S 54°47'52" E  
2554.40'

ENLARGED  
GRADING, DRAINAGE,  
& ESC PLAN

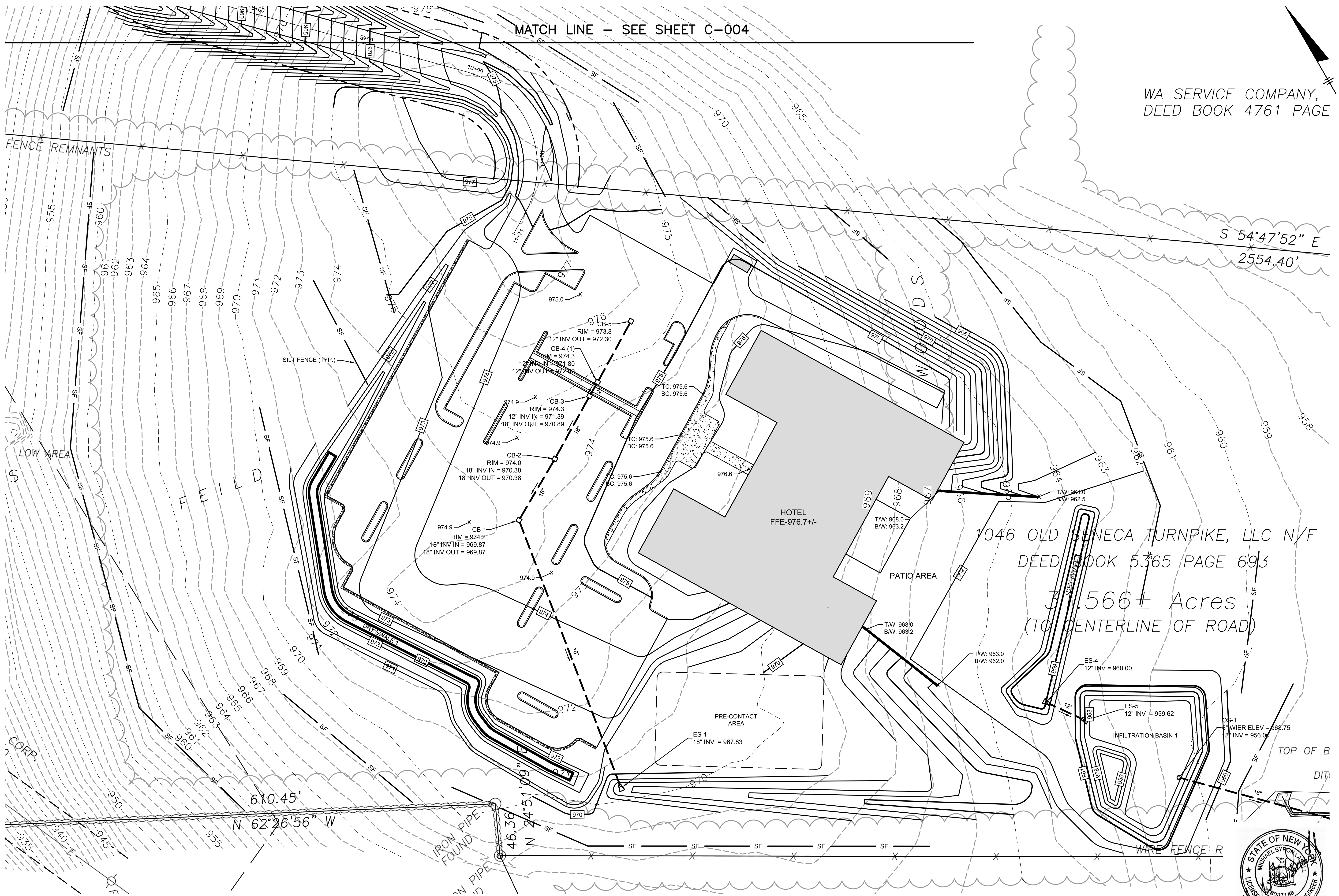


WOODBINE GROUP  
PROPOSED HOTEL  
1046 OLD SENECA TURNPIKE  
TOWN OF SKANEATELES

PROJECT #  
18-108

DATE:  
NOVEMBER 2019

SHEET #  
C-005



1046 OLD SENECA TURNPIKE, LLC N/YF  
DEED BOOK 5365 PAGE 693

3.566± Acres  
(TO CENTERLINE OF ROAD)

PLAN  
SCALE: 1"=40'



MOTTVILLE ROAD

903.4  
INV 36  
36" CONCRETE  
CULVERT  
905.0  
INV 36

CENTERLINE

CENTERLINE  
DITCH

WOODS

IRON ROD  
FOUND

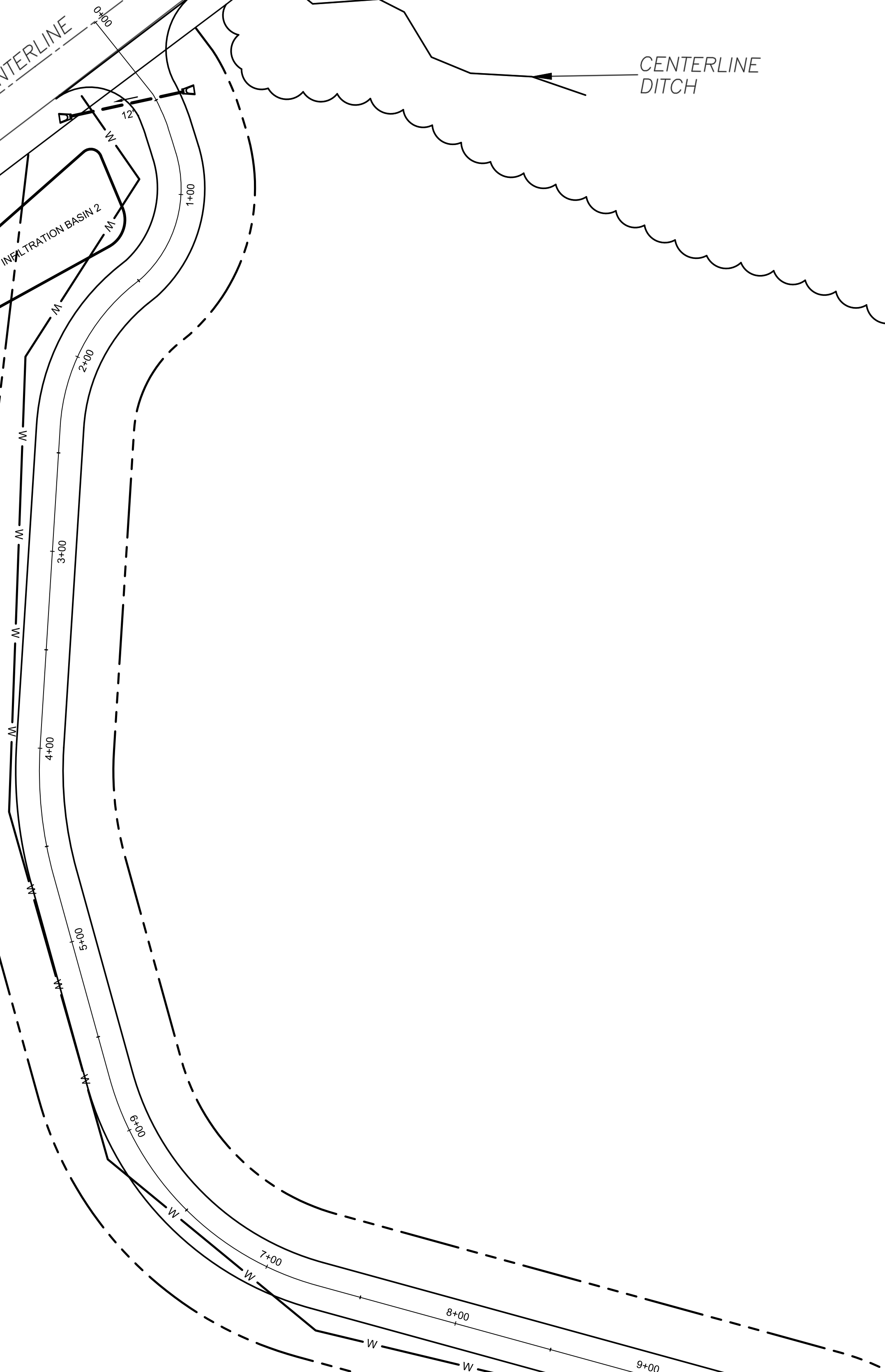
INFILTRATION BASIN 2

APPROX. LOCATION OF PROPERTY LINE PER MONUMENTS

FIELD

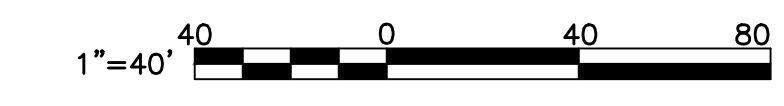
SUBDIVISION F.M. #11366

LOT 1



MATCH LINE - SEE SHEET C-007

PLAN  
SCALE: 1"=40'



NO.	DATE	ISSUED FOR	PLAN APPROVAL	DRAWING RELEASE
A	11/20/19			

ENLARGED SITE  
UTILITY PLAN



WOODBINE GROUP  
PROPOSED HOTEL  
1046 OLD SENECA TURNPIKE  
TOWN OF SKANEATELES

PROJECT #  
18-108

DATE:  
NOVEMBER 2019

SHEET #  
C-006



SAVED: 11/20/19 10:51 AM

MATCH LINE - SEE SHEET C-006

WA SERVICE COMPANY,  
DEED BOOK 4761 PAGE 2

S 54°47'52" E  
2554.40'

NO.	DATE	ISSUED FOR SITE PLAN APPROVAL	DRAWING RELEASE
A	11/20/19		

ENLARGED SITE  
UTILITY PLAN

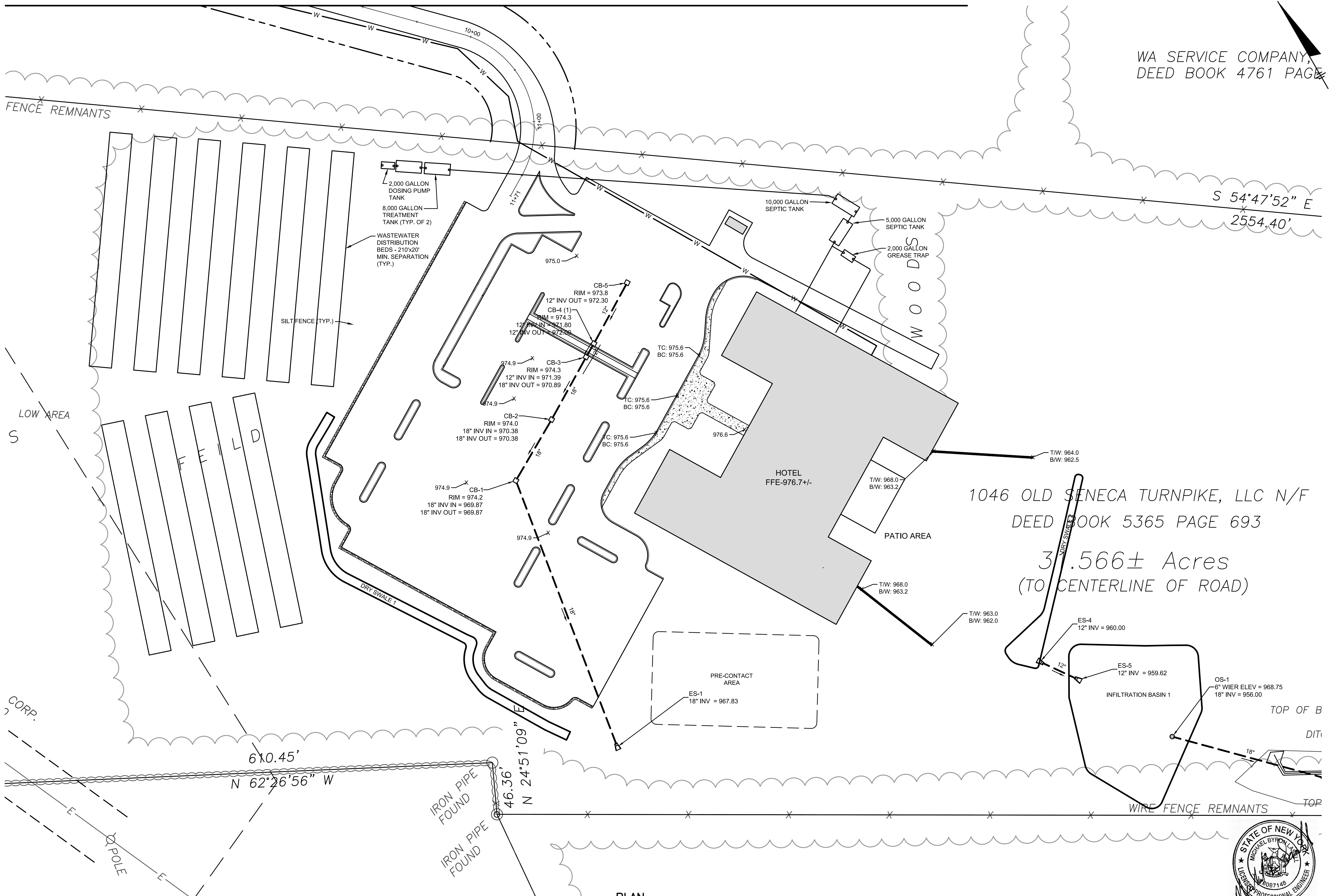


WOODBINE GROUP  
PROPOSED HOTEL  
1046 OLD SENECA TURNPIKE  
TOWN OF SKANEATELES

PROJECT #  
18-108

DATE:  
NOVEMBER 2019

SHEET #  
C-007

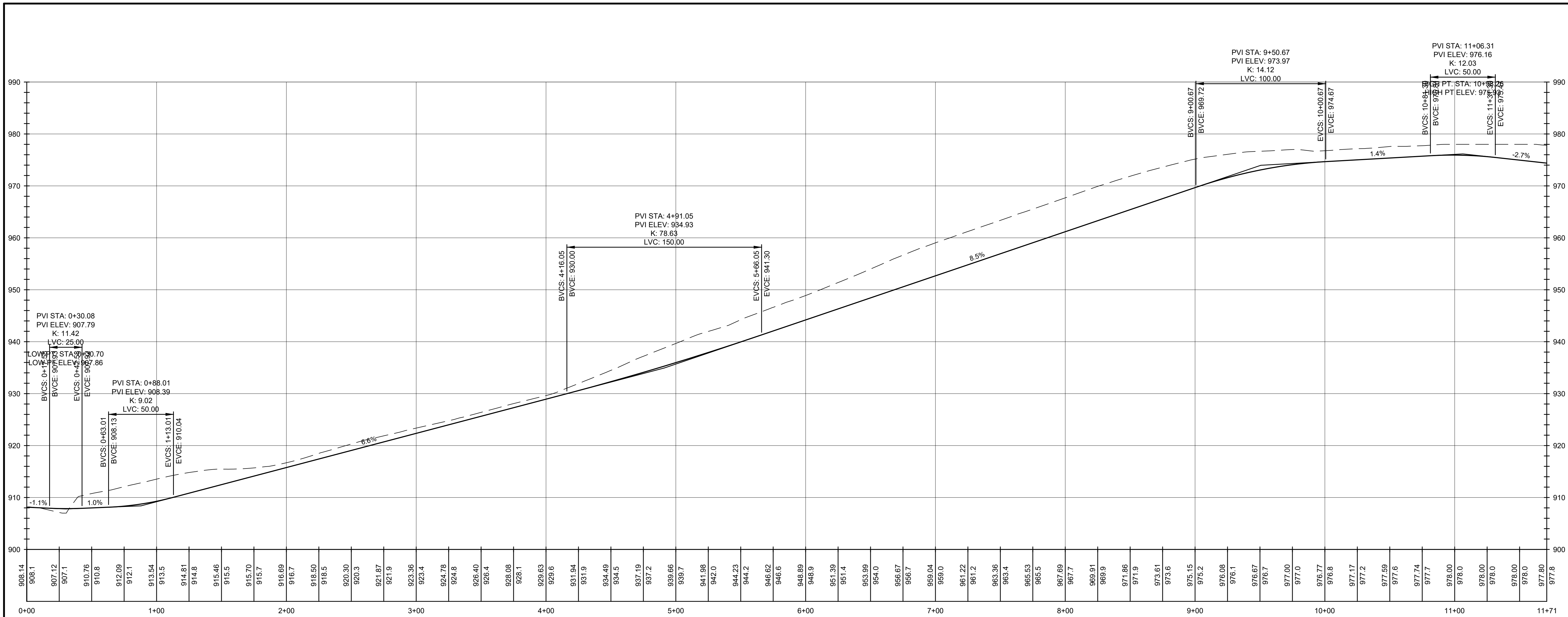


1046 OLD SENECA TURNPIKE, LLC N/F  
DEED BOOK 5365 PAGE 693  
3.566± Acres  
(TO CENTERLINE OF ROAD)

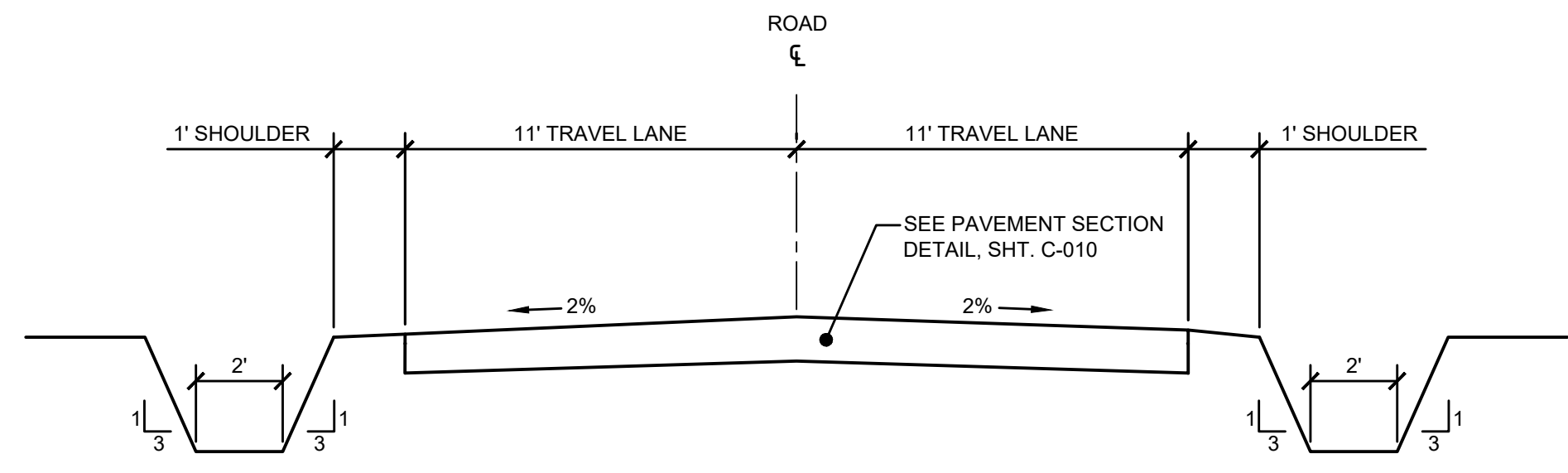
PLAN  
SCALE: 1"=40'



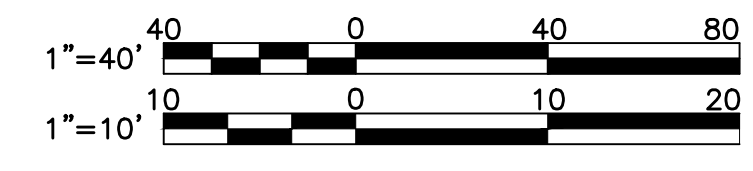
1"=40' 40 0 40 80



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



**A TYPICAL ROAD SECTION**  
NOT TO SCALE



NO.	DATE	ISSUED FOR SITE PLAN APPROVAL	DRAWING RELEASE
A	11/20/19		

ROAD PROFILE

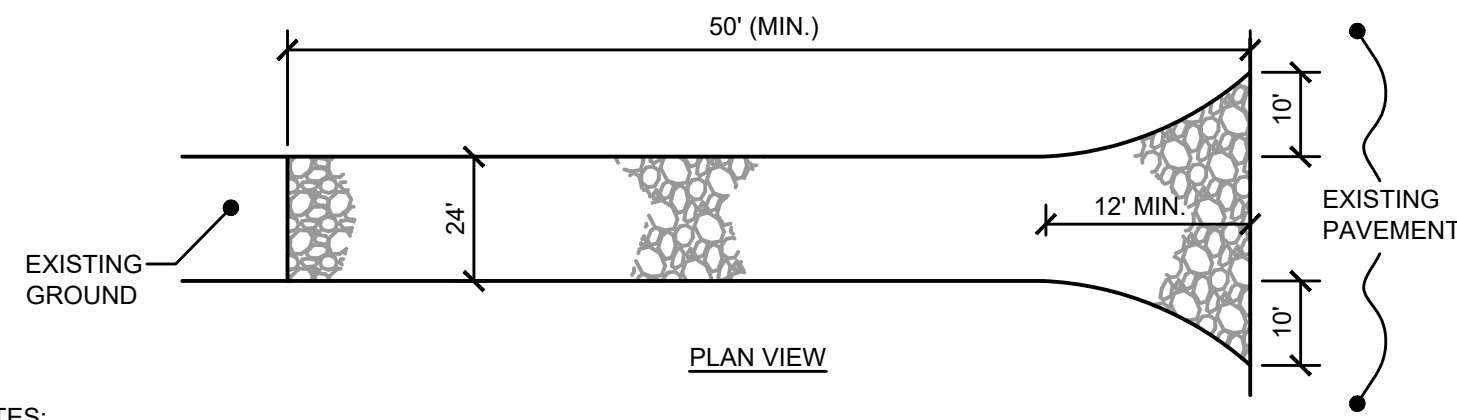


WOODBINE GROUP  
PROPOSED HOTEL  
1046 OLD SENECA TURNPIKE  
TOWN OF SKANEATELES

PROJECT #  
18-108

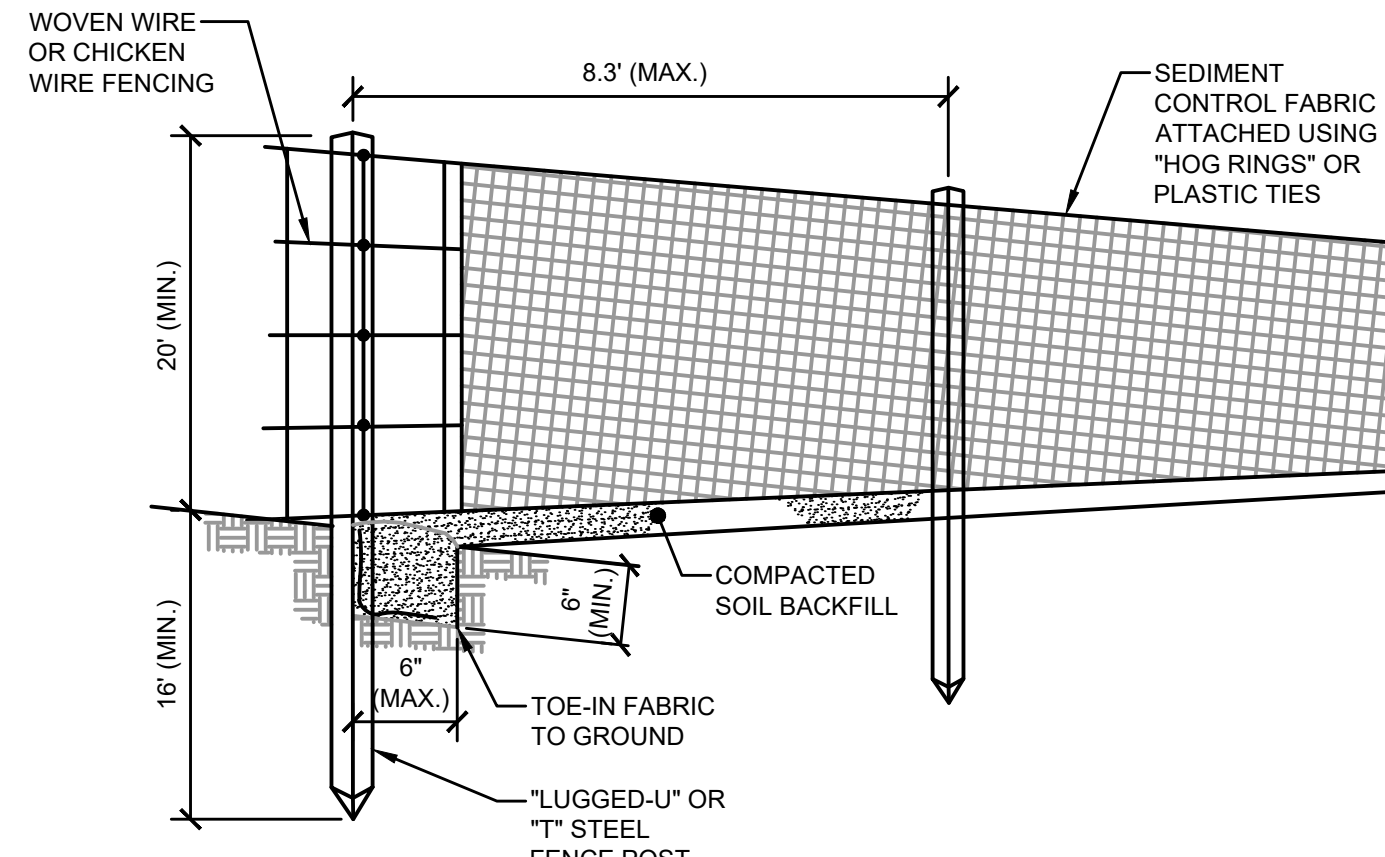
DATE:  
NOVEMBER 2019

SHEET #  
C-008



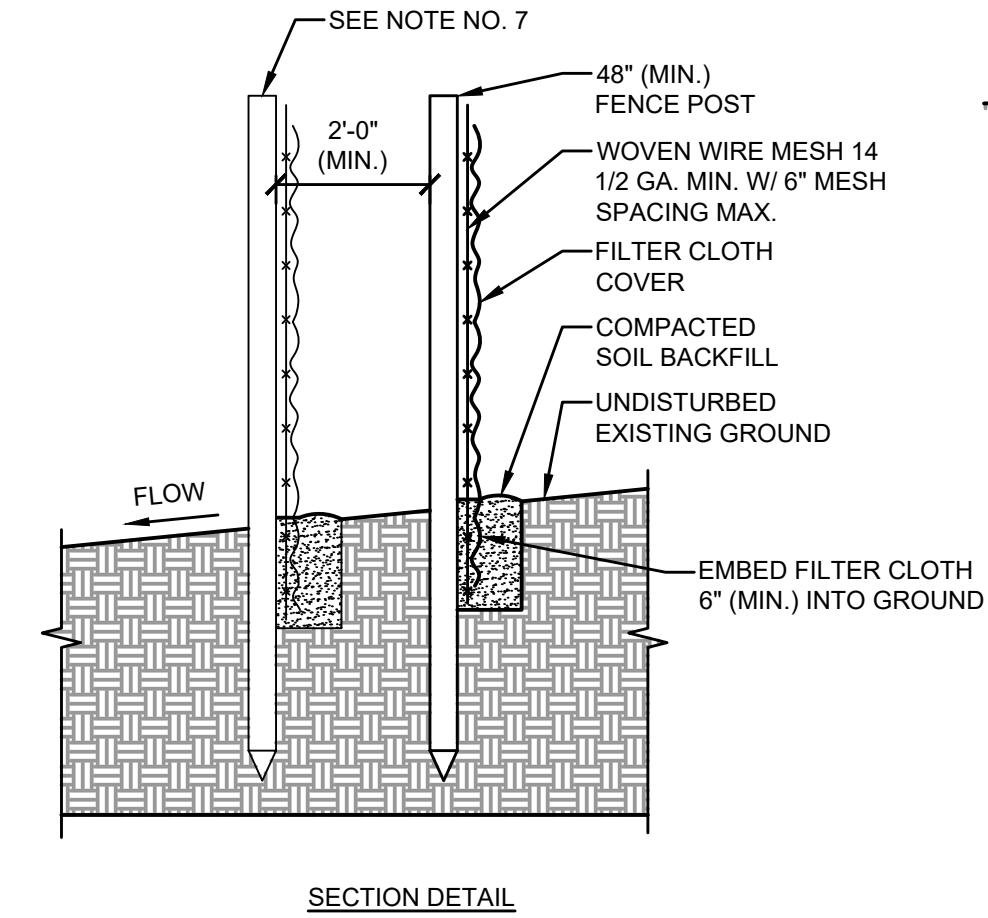
- NOTES:**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET
  - THICKNESS - NOT LESS THAN 6".
  - WIDTH 24" MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE EGRESS OCCURS.
  - FILTER FABRIC (MIRAFI 140N OR EQUAL) - 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 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

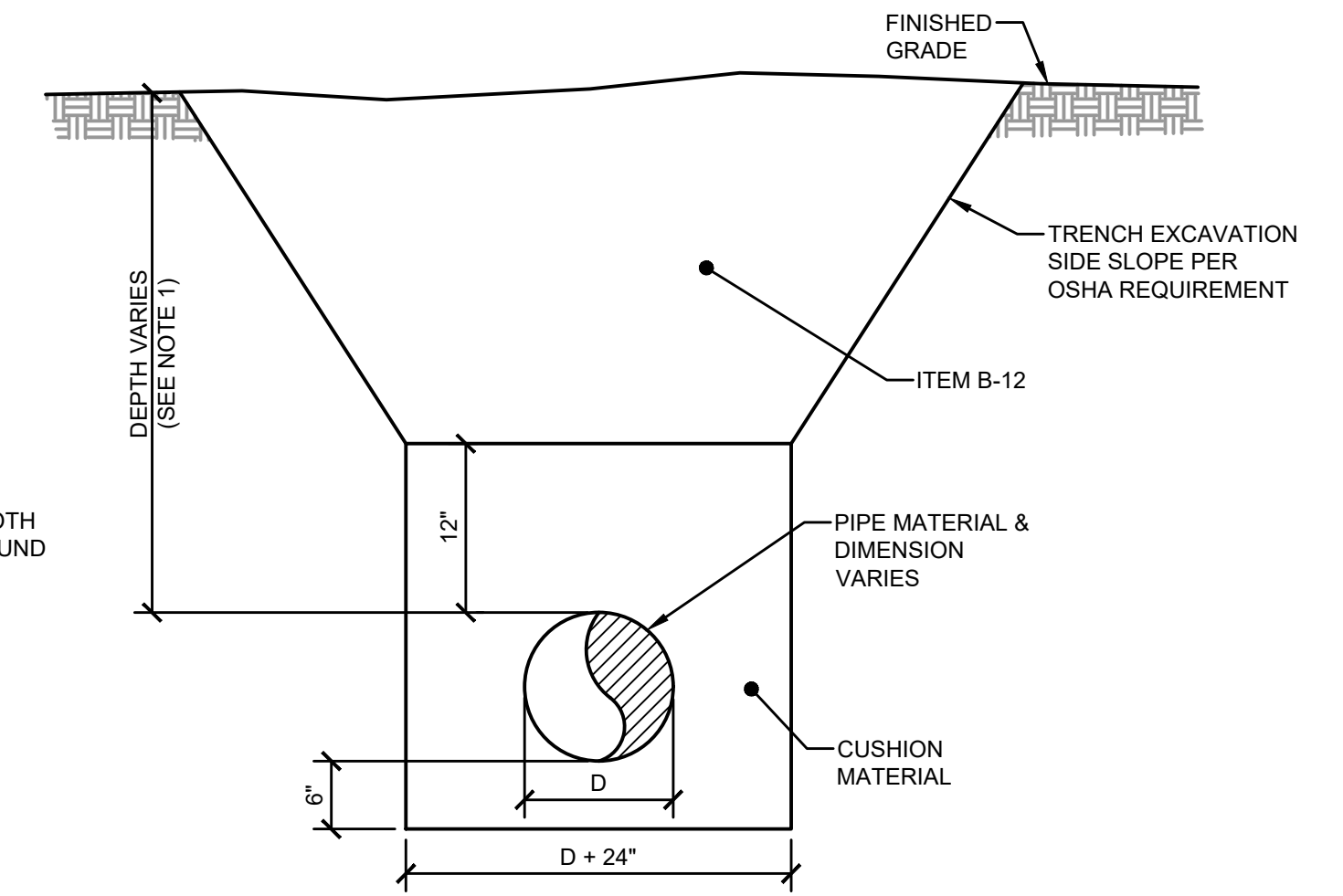


- NOTES:**
- SILT FENCE SHALL BE PLACED AS INDICATED ON THE EROSION CONTROL PLANS.
  - WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  - WHEN TWO SECTIONS 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

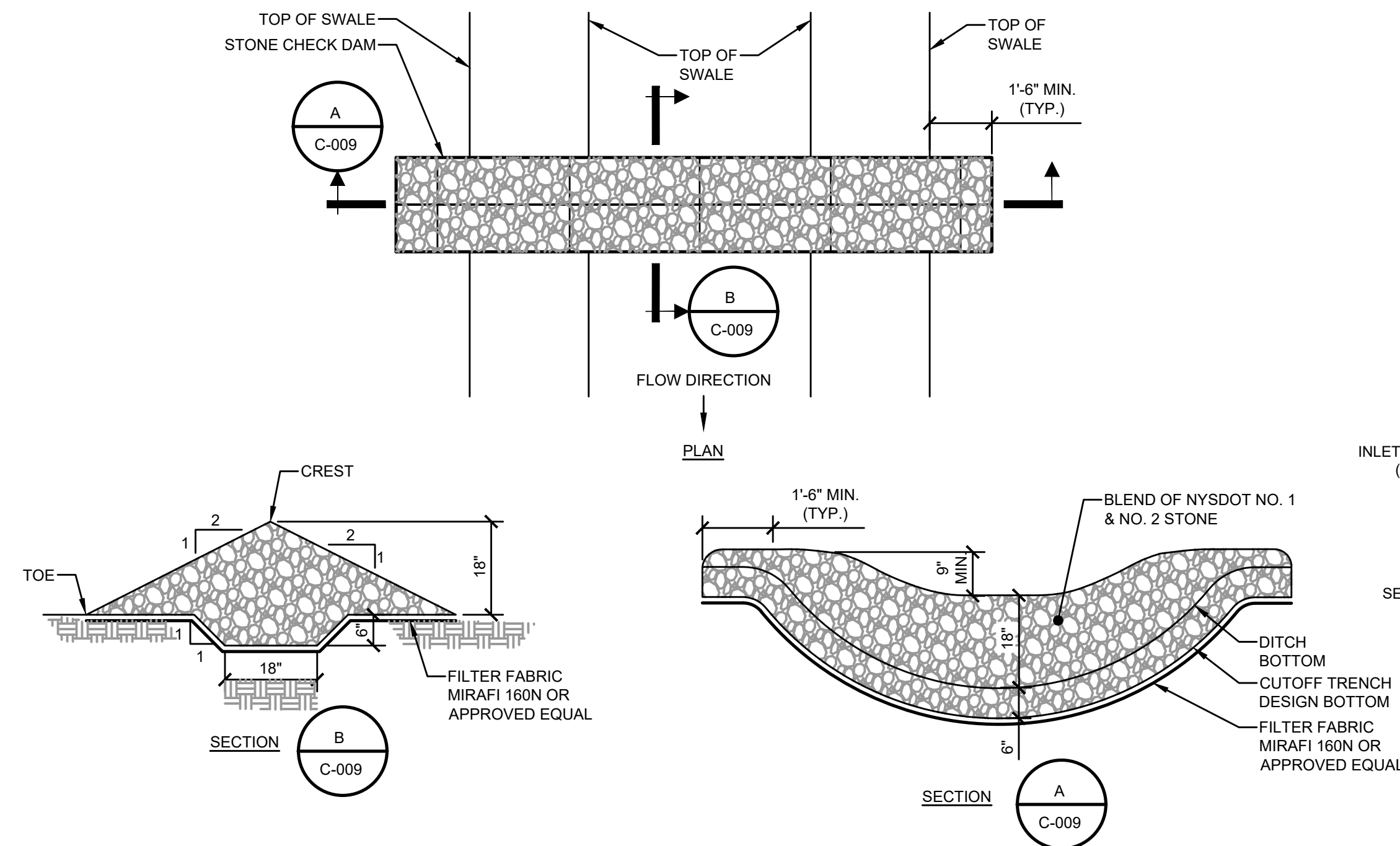


- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD  
 FENCE: WOVEN WIRE 14.5 GAUGE 6" MAX. MESH OPENING  
 FILTER CLOTH: MINIMUM TENSILE STRENGTH OF 120LBS. (ASTM D-16826)  
 PREFABRICATED UNIT: MIRAFI ENVIROFENCE, OR APPROVED EQUAL



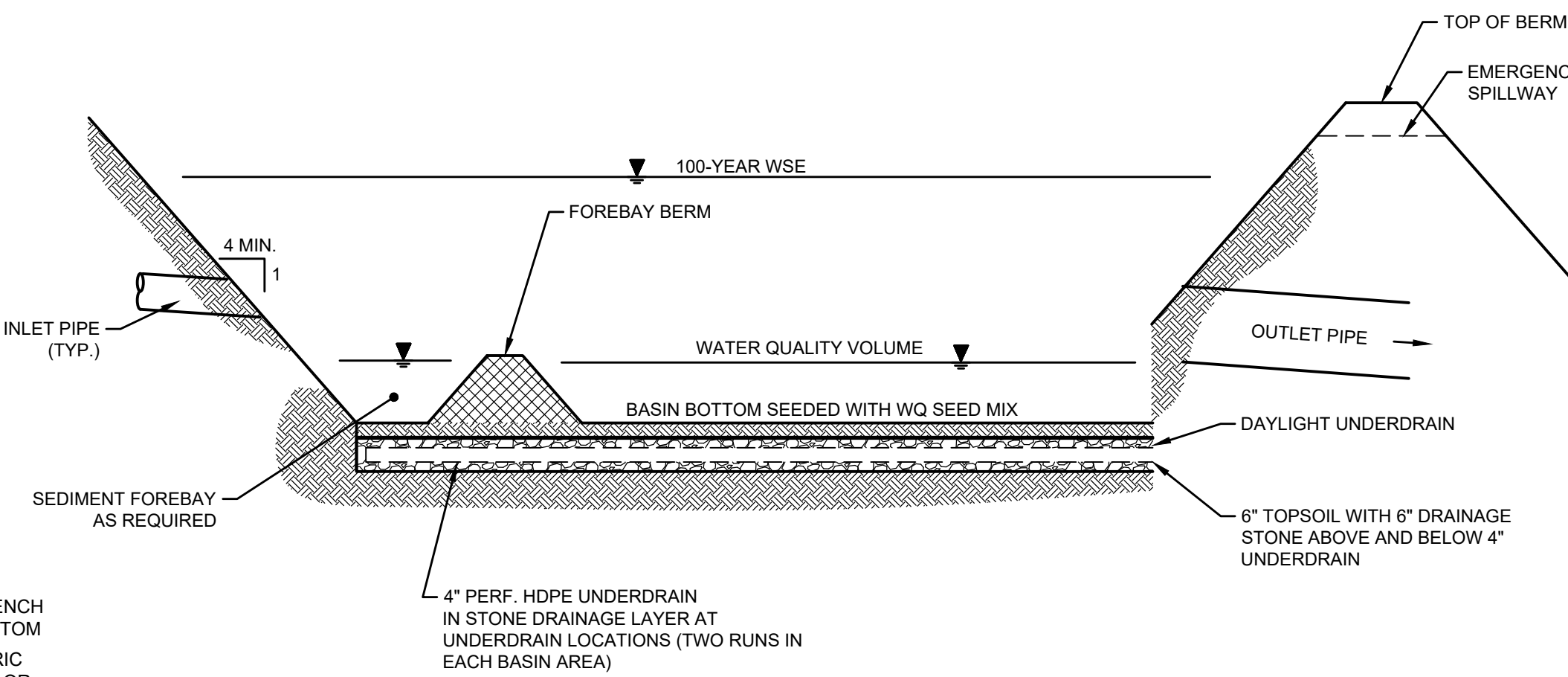
- NOTES:**
- MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
    - FIRE PROTECTION WATER - 5.5' MIN.
    - DOMESTIC WATER - 5' MIN.
    - SANITARY - 4' MIN.
    - STORM - VARIES
    - GAS - TO BE INSTALLED BY NATIONAL GRID (SEE NOTE 3)
  - REFER TO STORM &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

**C TYPICAL TRENCH 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.

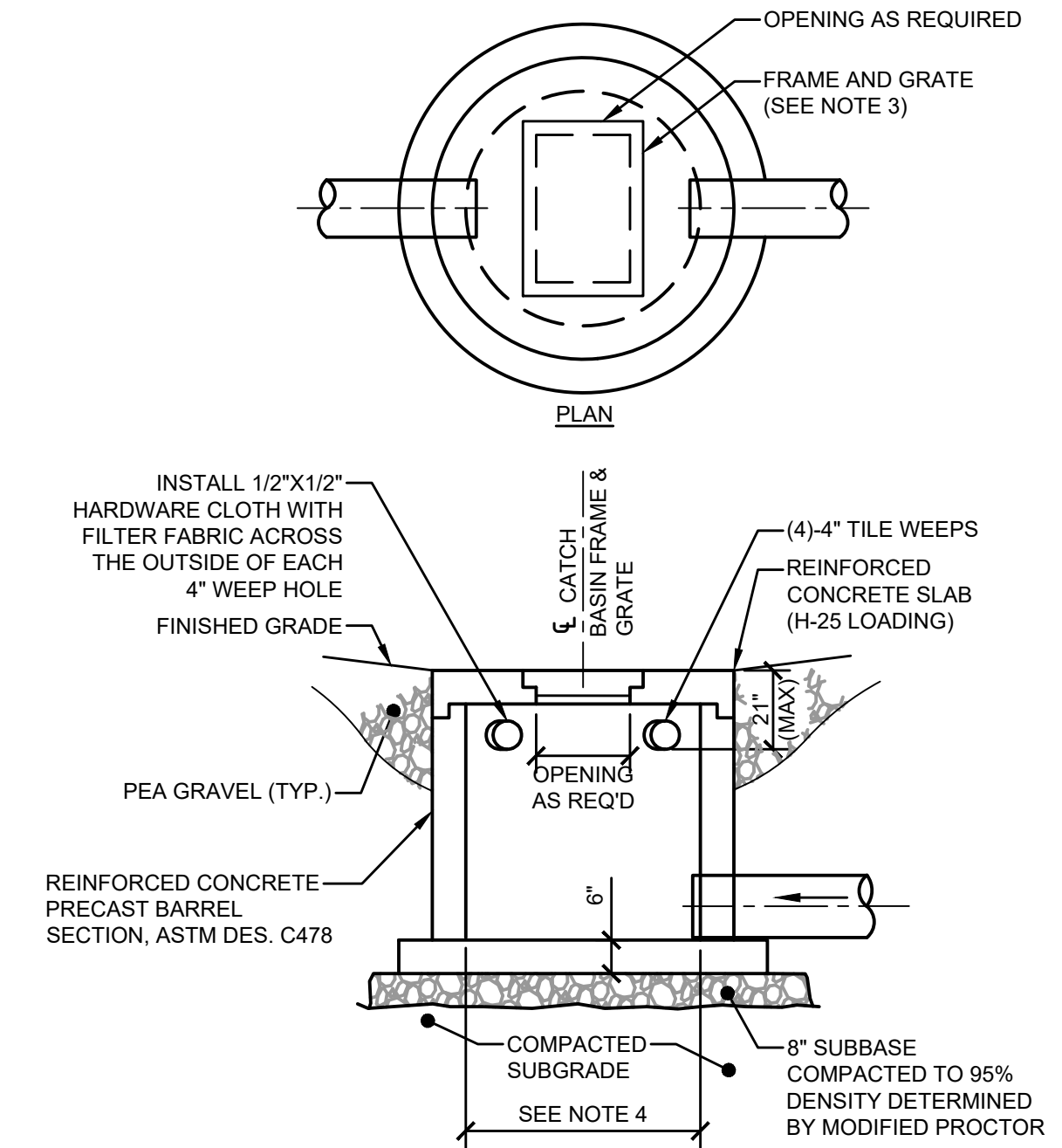
**D STONE CHECK DAM DETAIL**  
NOT TO SCALE



INFILTRATION BASIN TABLE

	BOTTOM	TOP	EMERGENCY SPILLWAY	OUTLET	INV. UNDERDRAIN	WQV DEPTH	100-YEAR ELEV.
BASIN 1	958.0	961.5	961.25	960.0	956.0	1.5	XXX.XX

**E INFILTRATION BASIN SECTION**  
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 NYS DOT #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 CONN.

**F CATCH BASIN DETAIL**  
NOT TO SCALE



NO.	DATE	ISSUED FOR	PLAN APPROVAL	DRAWING RELEASE
		A. 11/20/19		

MISCELLANEOUS DETAILS

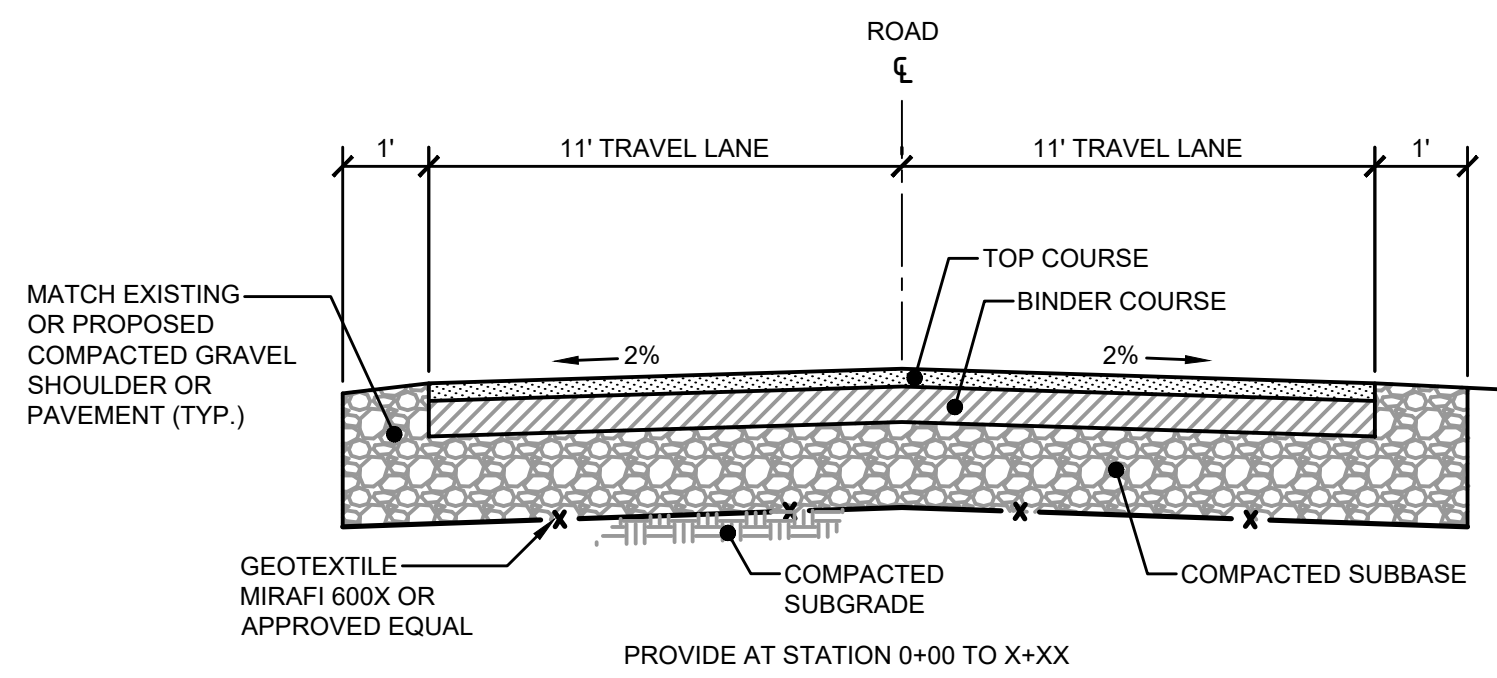
MBL ENGINEERING, PLLC

WOODBINE GROUP  
 PROPOSED HOTEL  
 1046 OLD SENECA TURNPIKE  
 TOWN OF SKANEATELES

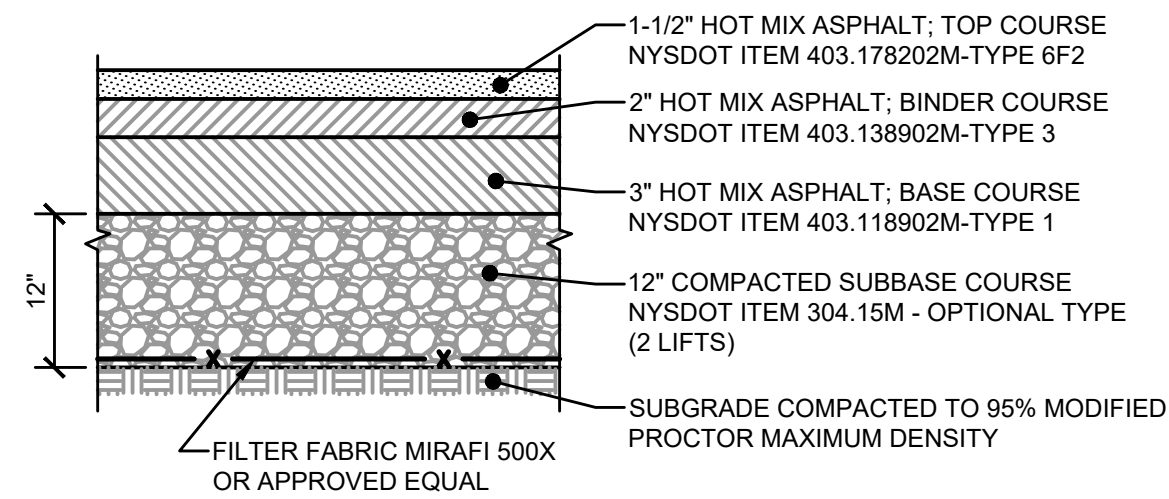
PROJECT #  
18-108

DATE:  
NOVEMBER 2019

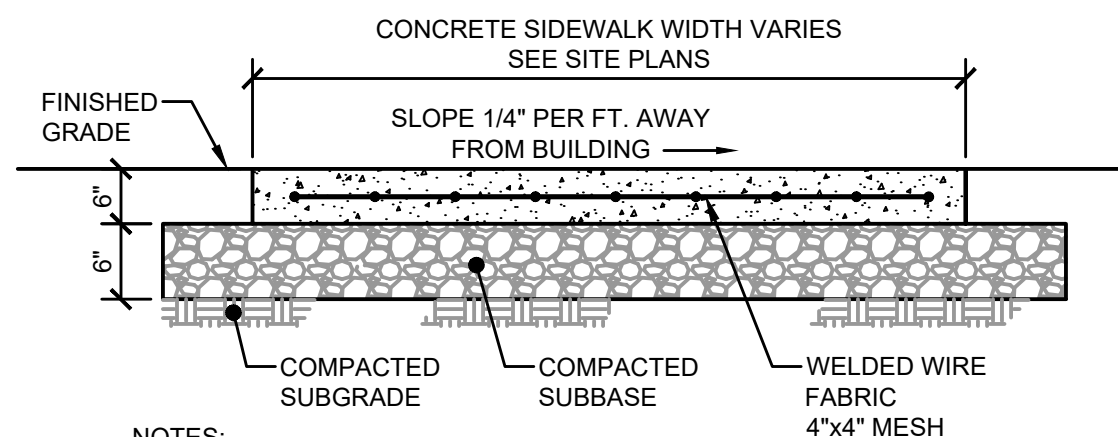
SHEET #  
C-009



**A** TYPICAL ROAD PAVEMENT SECTION DETAIL  
NOT TO SCALE

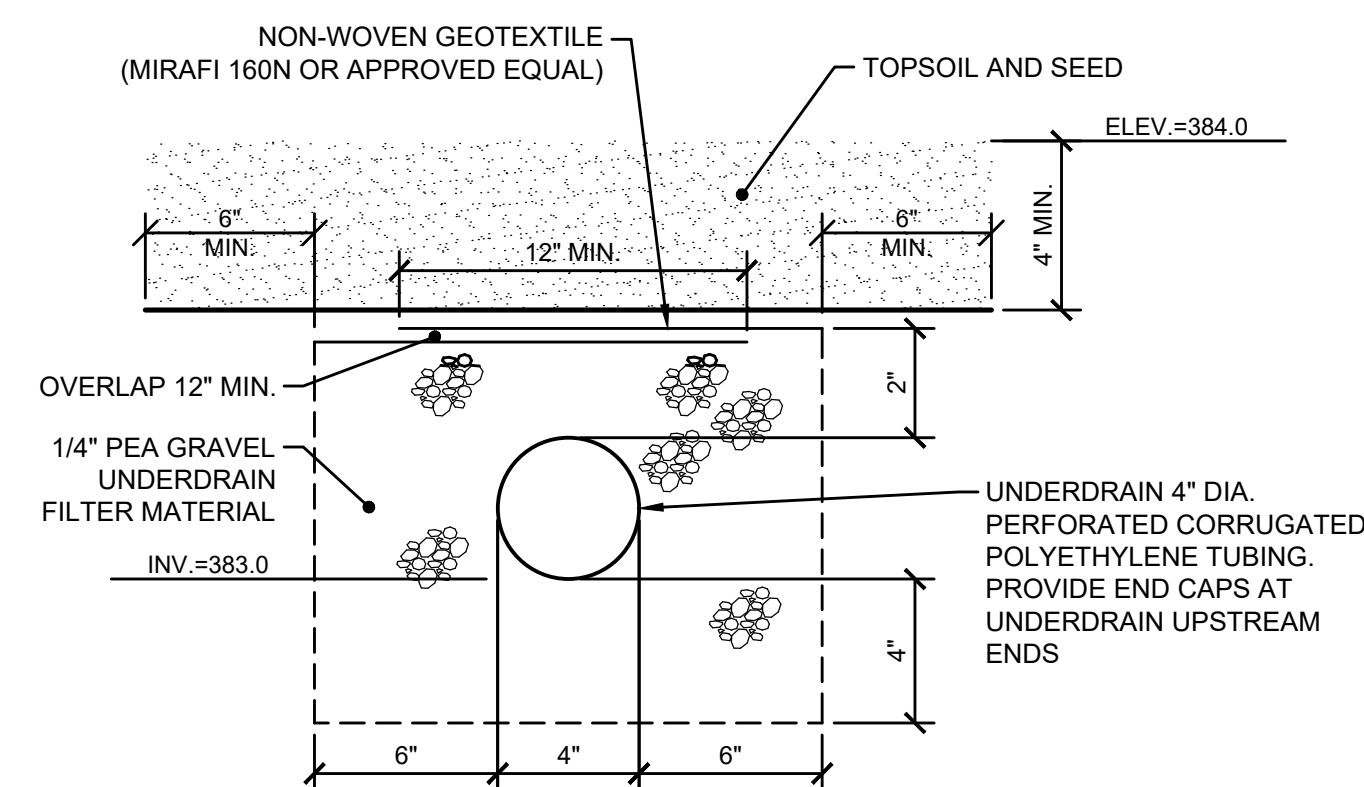


**B** HEAVY DUTY ASPHALT CONCRETE PAVEMENT  
NOT TO SCALE

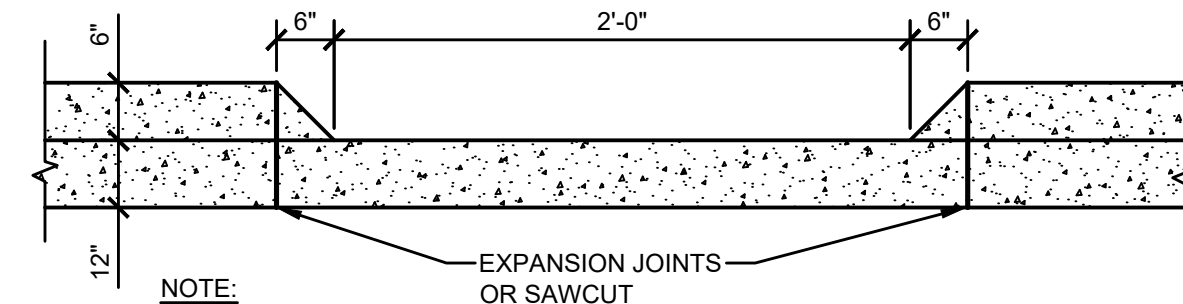


- NOTES:**
1. CONCRETE SHALL BE 4000 P.S.I. (MIN.) AIR ENTRAINED CONCRETE.
  2. FULL DEPTH EXPANSION JOINTS SHALL BE PROVIDED EVERY 25', AND MARKED JOINTS SHALL BE AT 5' SPACING AND FORMED BY A GROOVING TOOL.
  3. ALL EXPANSION JOINTS SHALL BE FILLED WITH BITUMINOUS FILLER MATERIAL.
  4. CONCRETE SURFACE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

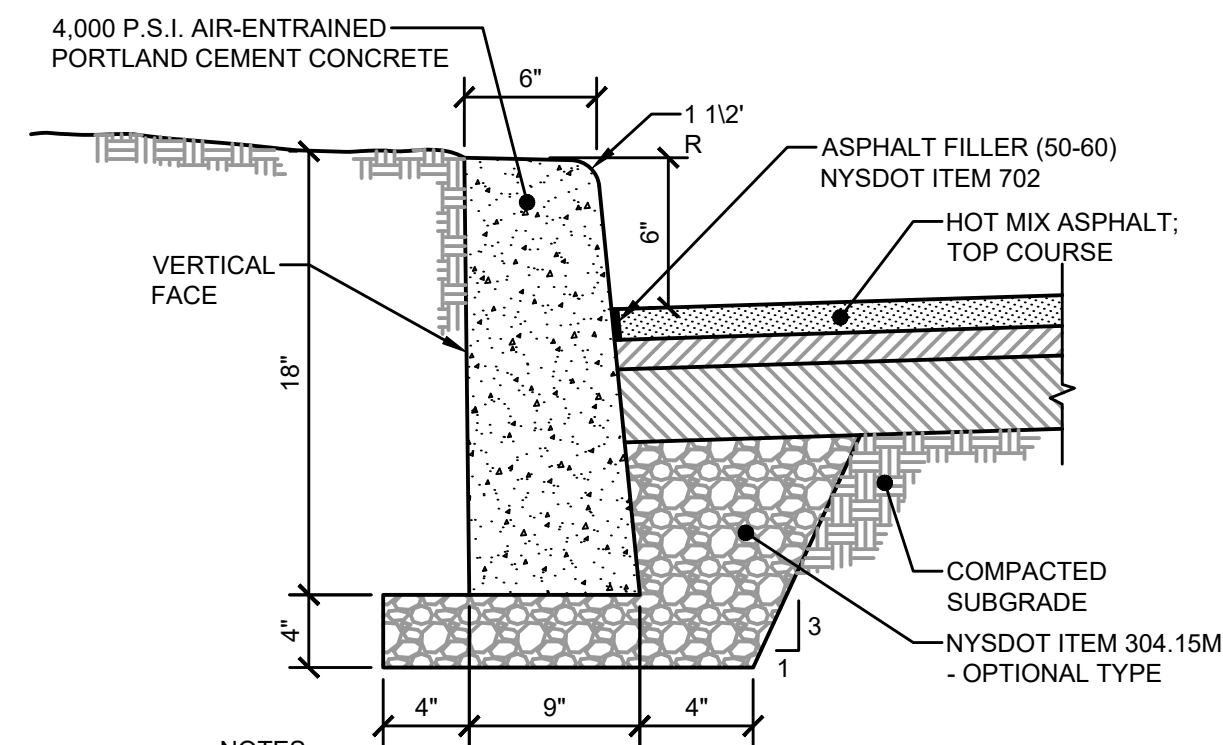
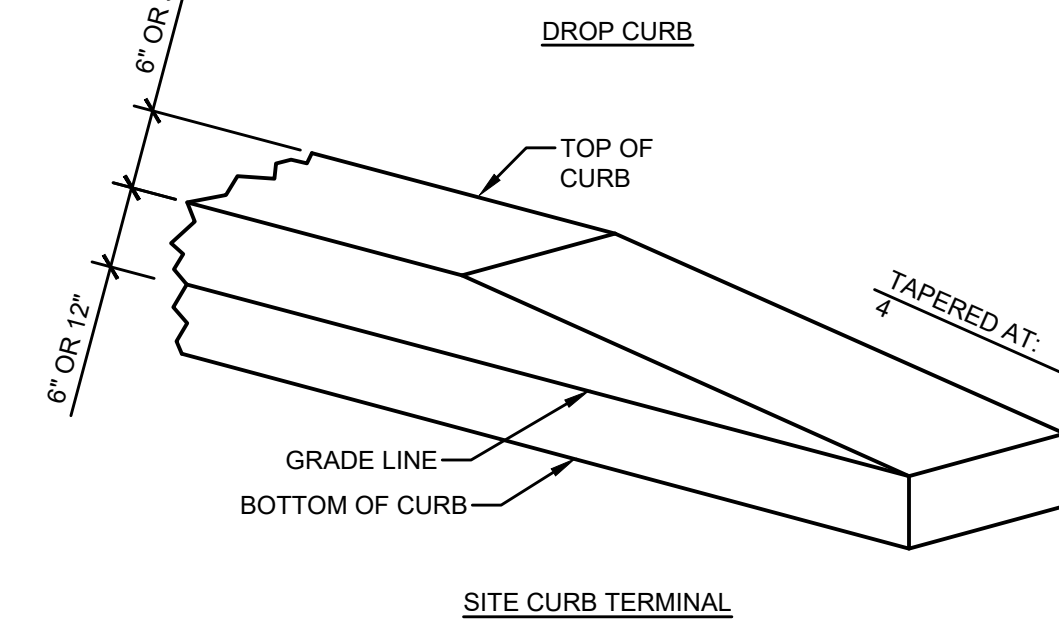
**C** TYPICAL SIDEWALK DETAIL  
NOT TO SCALE



**D** INFILTRATION BASIN UNDERDRAIN DETAIL  
NOT TO SCALE

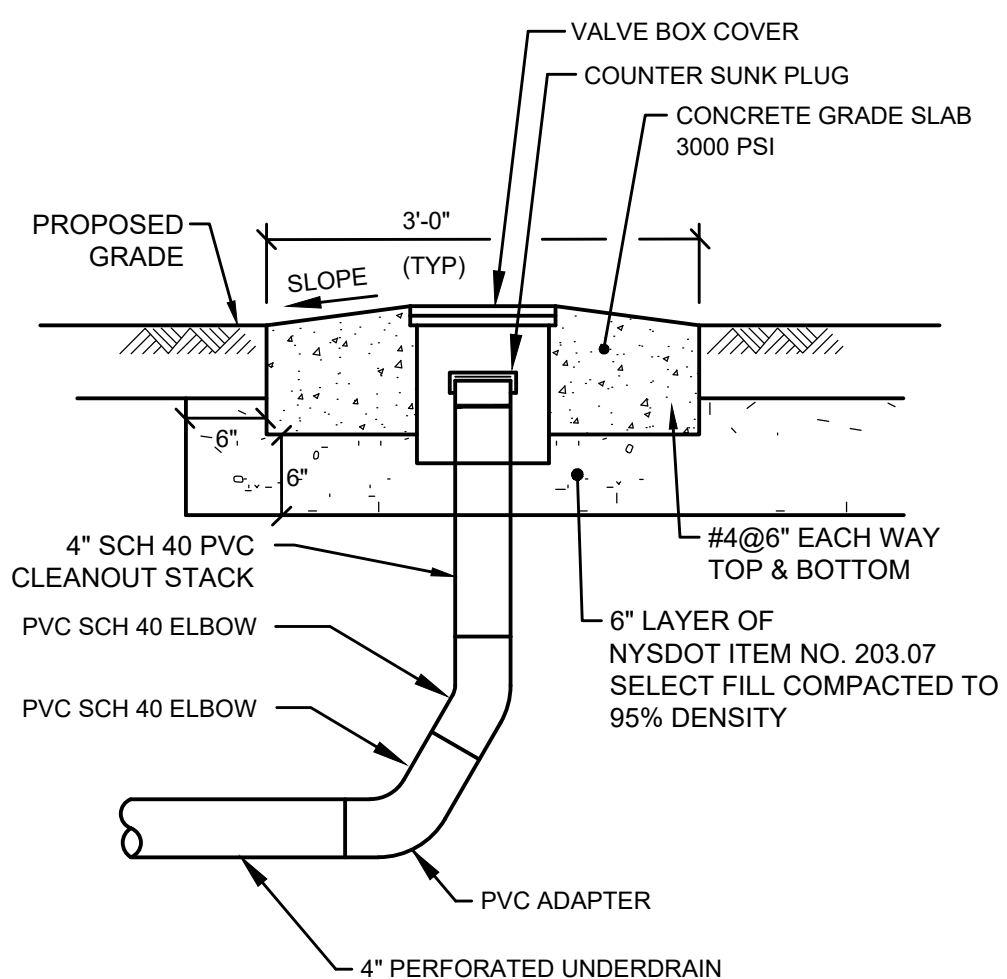


- NOTE:**
1. IF CURB IS CAST IN PLACE, EXPANSION JOINTS OF 1/2\"/>

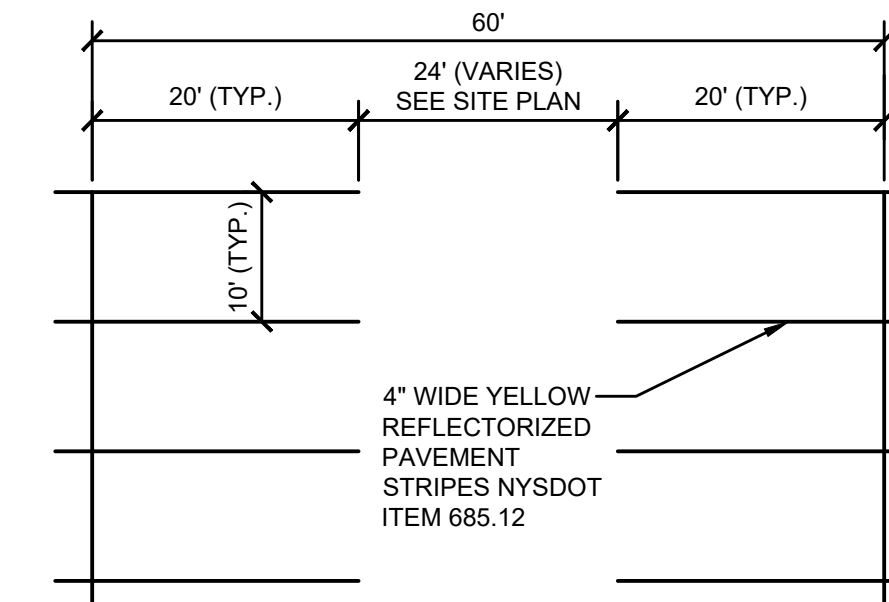


- NOTES:**
1. CURB SHALL BE CAST IN PLACE; NYS DOT ITEM 609.04 - TYPE B150.
  2. EXPANSION JOINTS SHALL BE OF 1/2\"/>

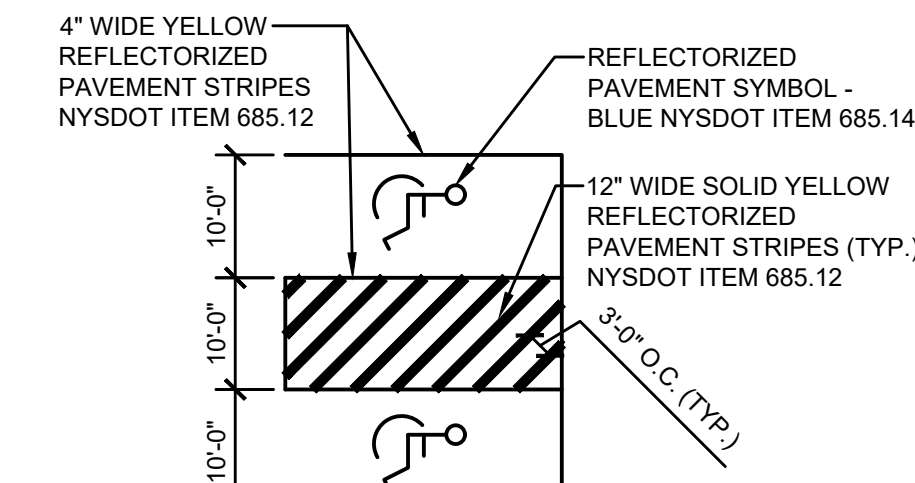
**E** SITE CURBING DETAILS  
NOT TO SCALE



**F** INFILTRATION BASIN UNDERDRAIN CLEANOUT DETAIL  
NOT TO SCALE

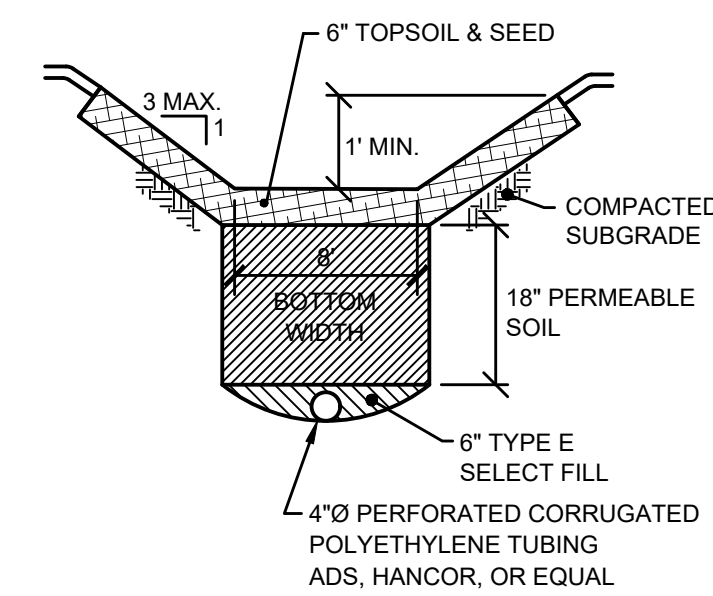


TYPICAL PARKING SPACE STRIPING

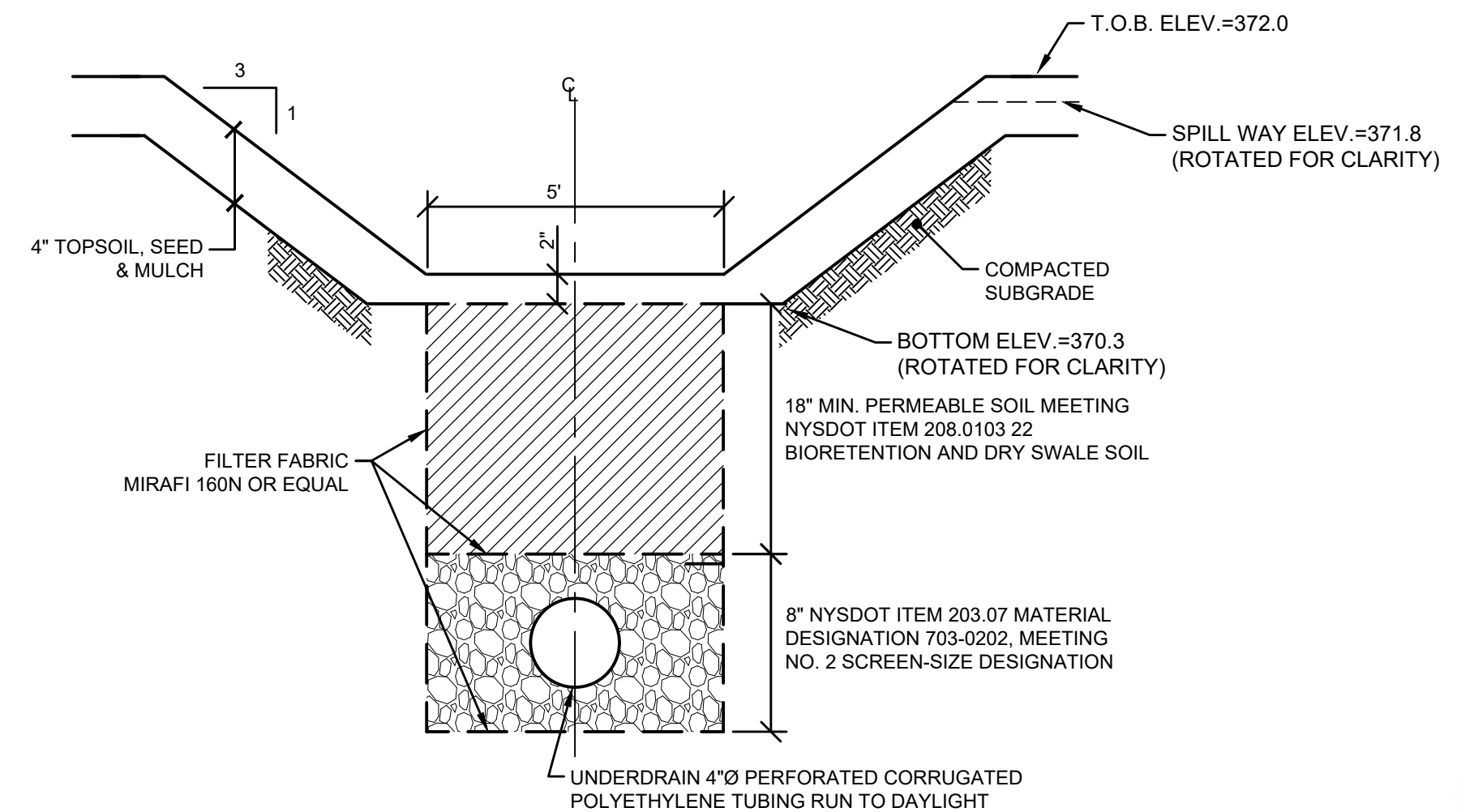


HANDICAP PARKING SPACE STRIPING

**G** STRIPING DETAILS  
NOT TO SCALE



**H** GRASS LINED DRY SWALE DETAIL  
NOT TO SCALE



- NOTE:**
1. CLEANOUTS SHALL BE INSTALLED EVERY AT THE START OF EACH RUN PER DETAIL ON THIS SHEET

**I** DRY SWALE DETAIL  
NOT TO SCALE

NO.	DATE	ISSUED FOR SITE PLAN APPROVAL	DRAWING RELEASE
A	11/20/19		

MISCELLANEOUS  
DETAILS

**MBL**  
ENGINEERING, PLLC

WOODBINE GROUP  
PROPOSED HOTEL  
1046 OLD SENECA TURNPIKE  
TOWN OF SKANEATELES

PROJECT #  
18-108

DATE:  
NOVEMBER 2019

SHEET #  
C-010

