

SOLAR ARRAY PLAN

ROUTE 13 SOLAR

487 NEW YORK STATE ROUTE 13

TOWN OF CORTLANDVILLE

COUNTY OF CORTLAND

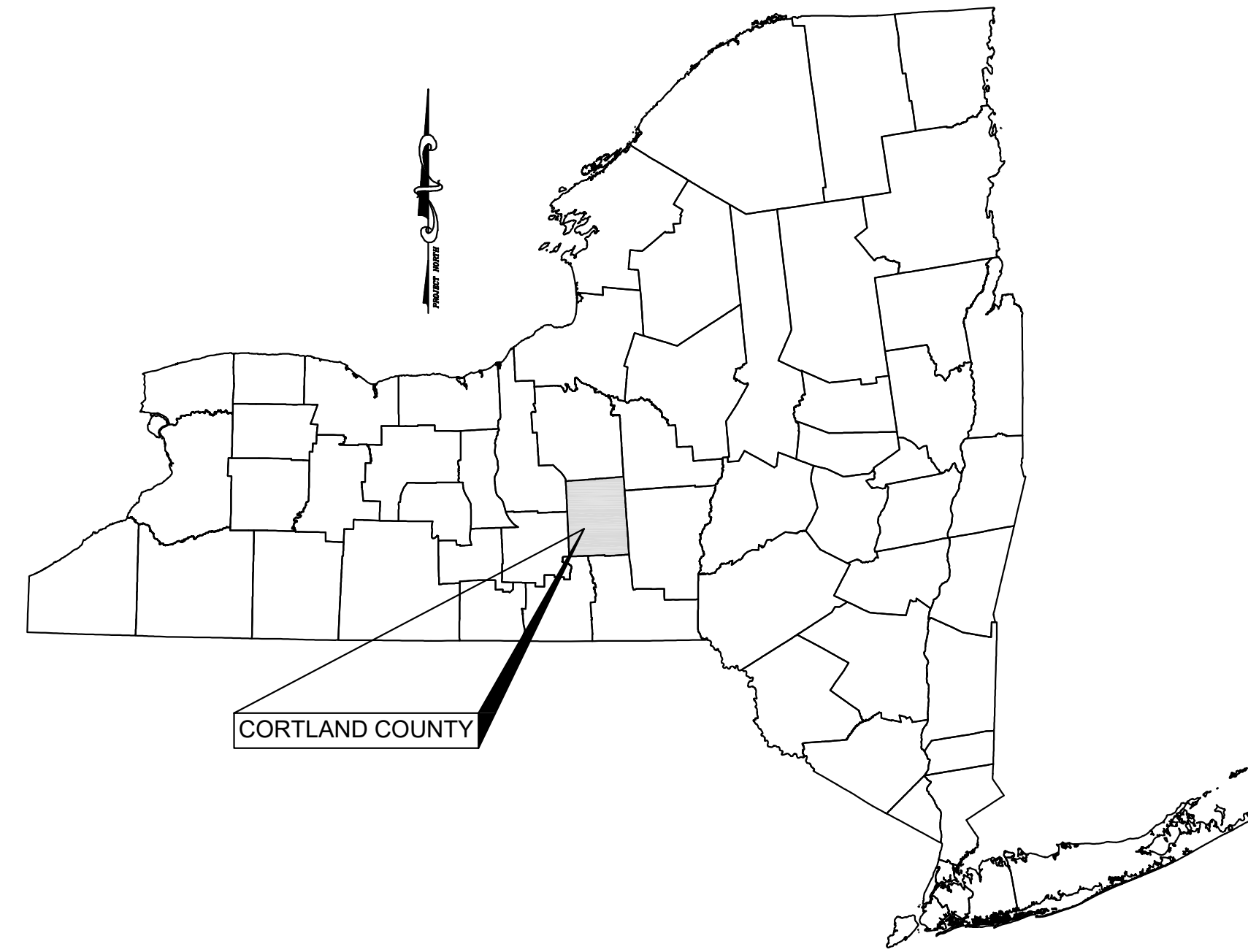
STATE OF NEW YORK

APPLICANT/DEVELOPER:

ROUTE 13 SOLAR, LLC
 55 5TH AVENUE, FLOOR 13
 NEW YORK, NEW YORK 10003

INDEX OF DRAWINGS

<u>SHEET</u>	<u>TITLE</u>
C010	EXISTING SITE CONDITIONS
C100	SITE PLAN
C105	SITE PLAN WITH AERIAL PHOTO
C110	EROSION AND SEDIMENT CONTROL PLAN
C200	FARMLAND SOILS AND DETAILS
C210	DETAILS



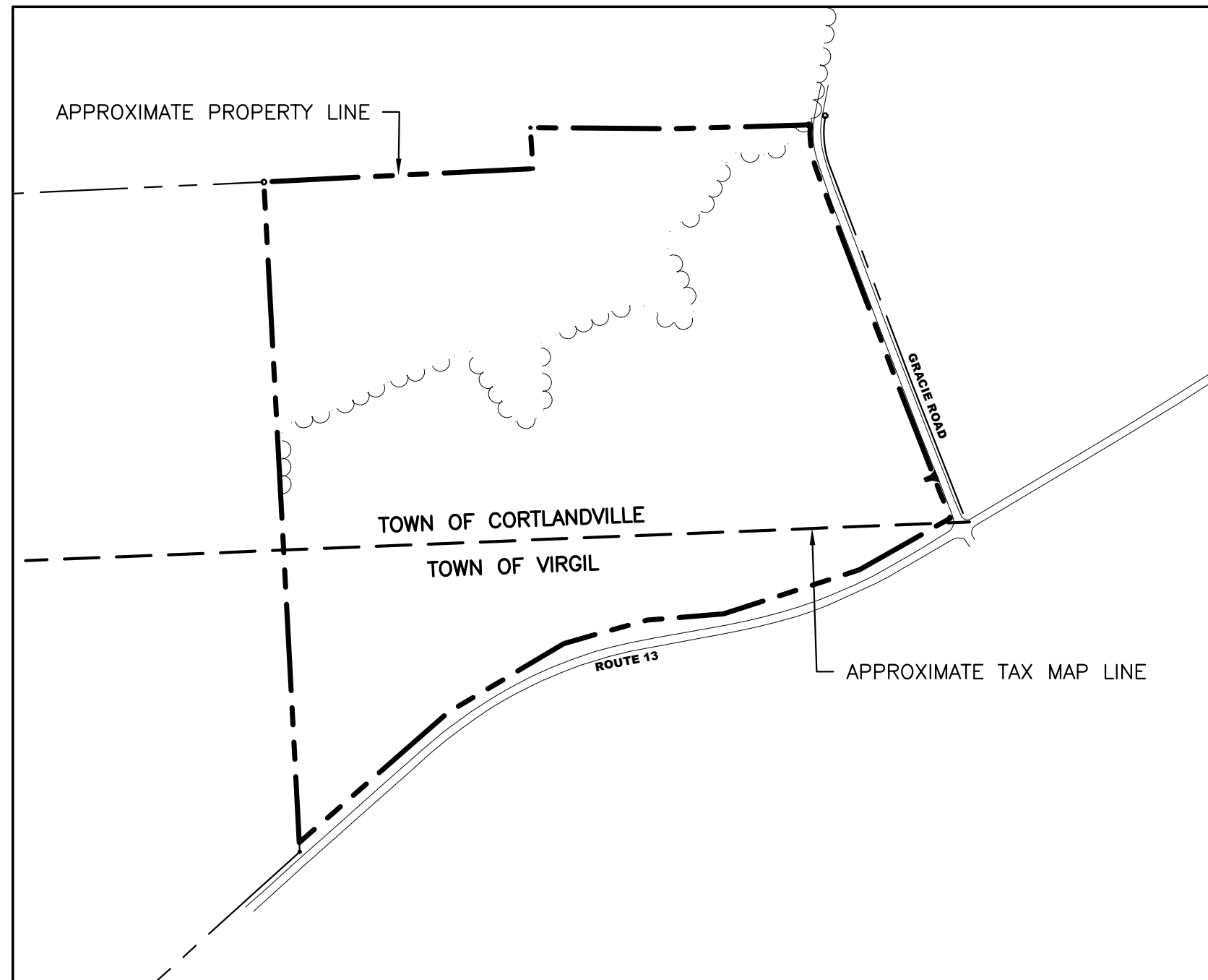
LOCATION MAP
 SCALE 1" = 2000'

DRAWINGS PREPARED BY

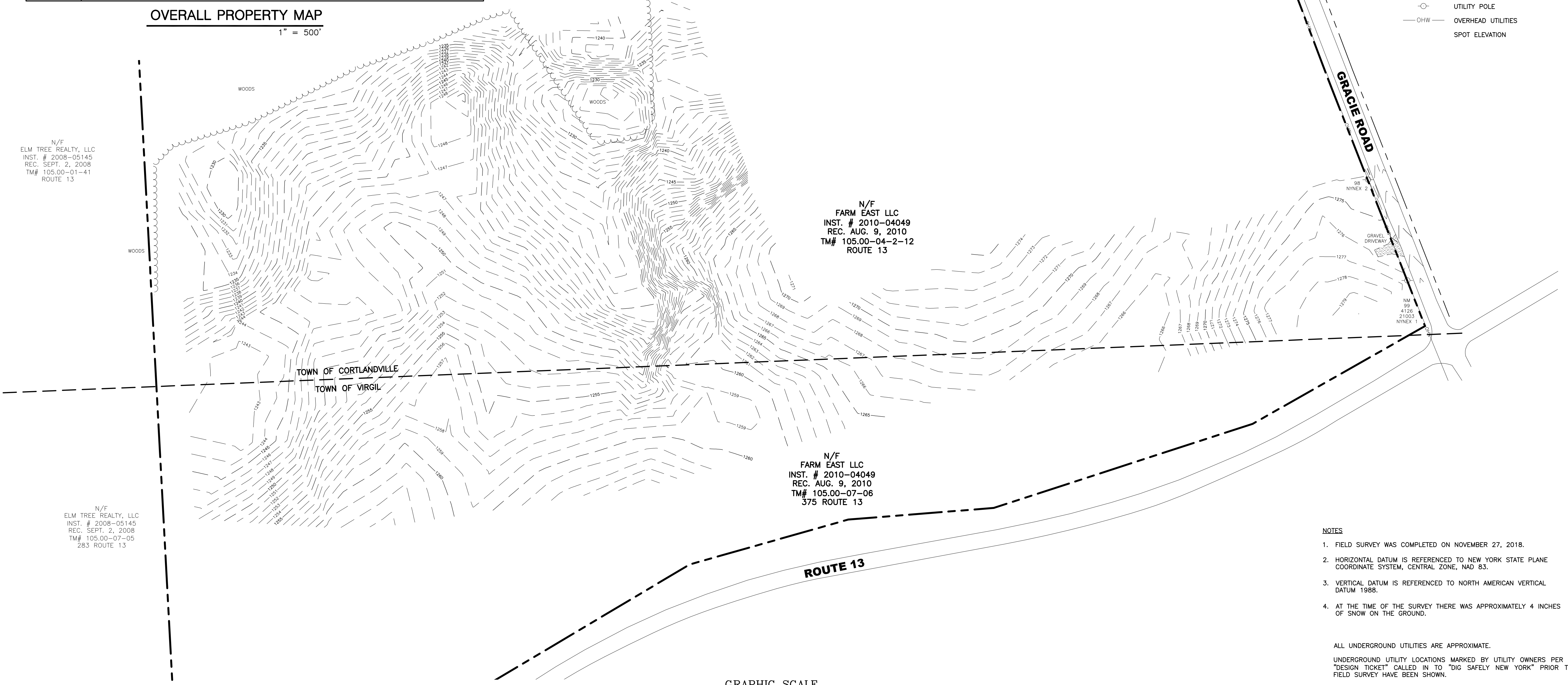
KEYSTONE ASSOCIATES
 ARCHITECTS, ENGINEERS AND SURVEYORS, LLC
 58 Exchange Street
 Binghamton, New York 13901
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 Email: info@keyscomp.com
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PROJECT NO. 2850.24418.3
 DECEMBER 18, 2018
 REVISED: FEBRUARY 12, 2019
 REVISED: MARCH 15, 2019

MARK W. PARKER, P.E. LIC. No. 093972
 ALTERATIONS NOT CONFORMING TO SECTION 7209, SUBDIVISION 2,
 NEW YORK STATE EDUCATION LAW ARE PROHIBITED BY LAW.



OVERALL PROPERTY MAP
1" = 500'



LEGEND

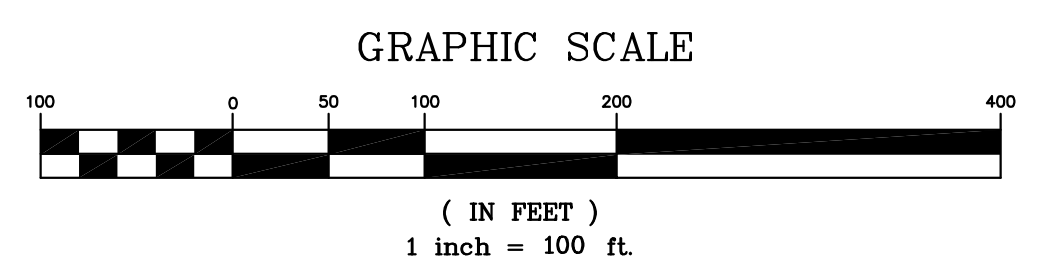
- MONUMENT FOUND AND NOTED
- N/F NOW OR FORMERLY
- TM# TAX MAP NUMBER
- PROPERTY LINE
- - - CORPORATE BOUNDARY LINE
- UTILITY POLE
- OHW OVERHEAD UTILITIES
- SPOT ELEVATION

N/F
ELM TREE REALTY, LLC
INST. # 2008-05145
REC. SEPT. 2, 2008
TM# 105.00-01-41
ROUTE 13

N/F
FARM EAST LLC
INST. # 2010-04049
REC. AUG. 9, 2010
TM# 105.00-04-2-12
ROUTE 13

N/F
FARM EAST LLC
INST. # 2010-04049
REC. AUG. 9, 2010
TM# 105.00-07-06
375 ROUTE 13

N/F
ELM TREE REALTY, LLC
INST. # 2008-05145
REC. SEPT. 2, 2008
TM# 105.00-07-05
283 ROUTE 13



- NOTES**
1. FIELD SURVEY WAS COMPLETED ON NOVEMBER 27, 2018.
 2. HORIZONTAL DATUM IS REFERENCED TO NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
 3. VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
 4. AT THE TIME OF THE SURVEY THERE WAS APPROXIMATELY 4 INCHES OF SNOW ON THE GROUND.

ALL UNDERGROUND UTILITIES ARE APPROXIMATE.
UNDERGROUND UTILITY LOCATIONS MARKED BY UTILITY OWNERS PER A "DESIGN TICKET" CALLED IN TO "DIG SAFELY NEW YORK" PRIOR TO FIELD SURVEY HAVE BEEN SHOWN.
THE USER OF THIS MAP IS CAUTIONED THAT THE UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING.
THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK & SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTOR SHALL NOTIFY DIG SAFELY NY (FORMERLY UFPO) 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 753.

NOT FOR CONSTRUCTION

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EXISTING SITE CONDITIONS

SHEET NO. **C010**

PROJECT NO. 2850.24418.3

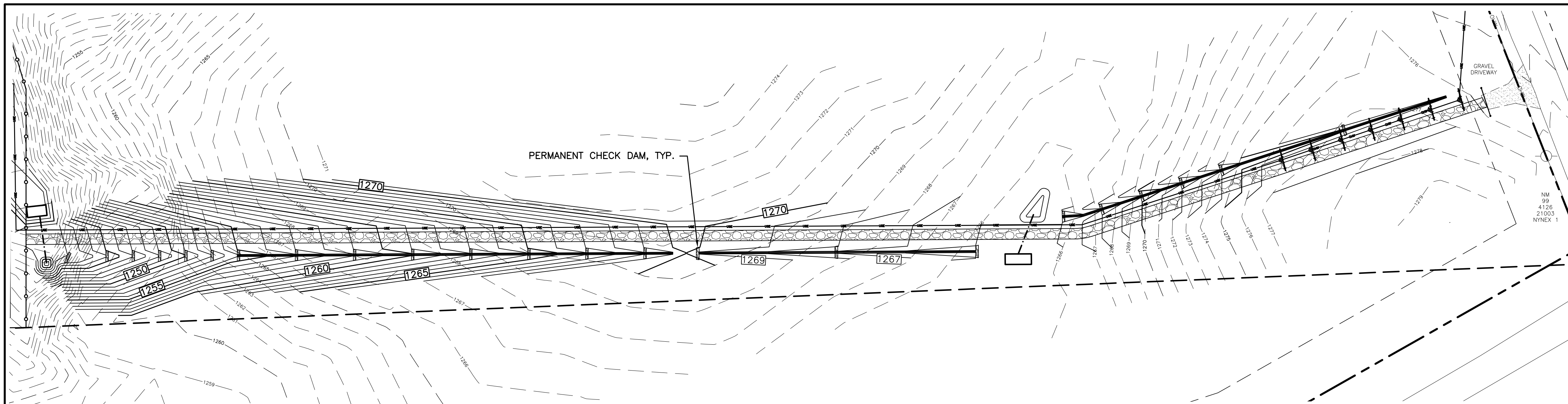
DATE: 12/18/18

CAD FILE NO: 28502418_3_Site.dwg

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NO.	REVISIONS AND DESCRIPTIONS	DATE
2	FINISHED PANEL LAYOUT, 2/15/18	2/15/18
1	NOISE ANALYSIS LAYOUT, CHANGED DRAWING NUMBERS, ADVANCED DESIGN	2/12/18

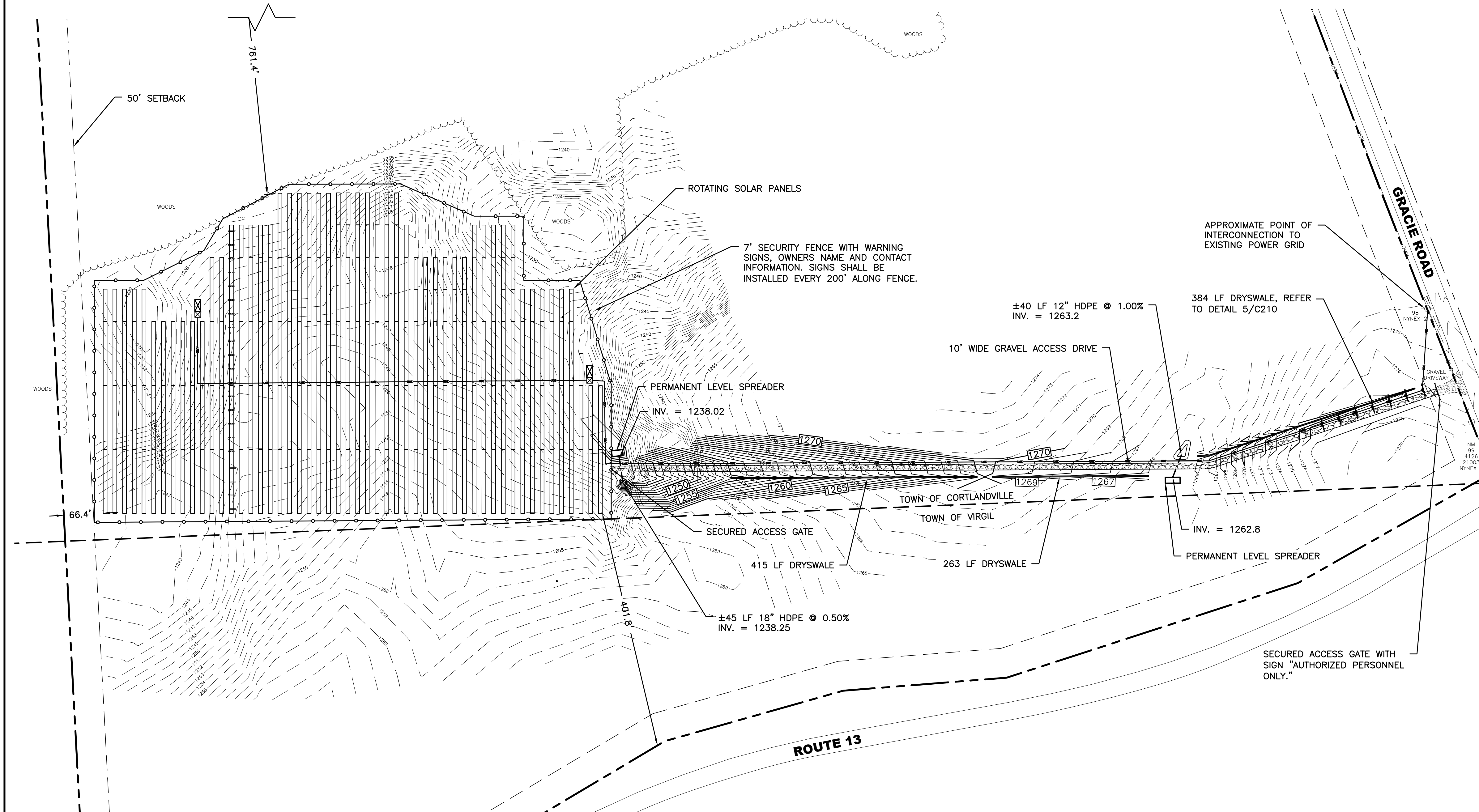


ZONING NOTES
 ZONING DISTRICT: AGRICULTURAL
 USE: GROUND-MOUNTED LARGE-SCALE SOLAR ENERGY SYSTEM

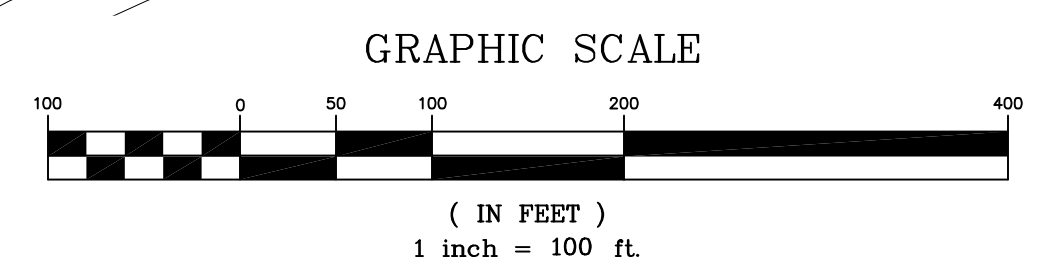
	ZONING REQUIRED	SOLAR REQUIRED	ACTUAL
MINIMUM LOT SIZE:	5 AC	N/A	209.20 AC
MINIMUM LOT FRONTAGE:	300 LF	N/A	2,678 LF
MAXIMUM LOT COVERAGE:	20%	40%	3.21%
MINIMUM YARD DIMENSIONS:			
PRINCIPAL:			
FRONT	75 LF	N/A	N/A
REAR	100 LF	N/A	N/A
SIDE	100 LF	N/A	N/A
ACCESSORY:			
FRONT	N/A	50 LF	401.8 LF
REAR	N/A	50 LF	761.4 LF
TO PRINCIPAL	N/A	N/A	N/A
SIDE	N/A	50 LF	66.4 LF
MAXIMUM STRUCTURE HEIGHT:	NONE	20 FT	12 FT

ACCESS DRIVE
 GRAPHIC SCALE 1" = 60'

TOTAL ACREAGE OF PROJECT: ± 16.25 ACRES
 TOTAL ACREAGE TO BE DISTURBED: ± 3.91 ACRES



- GENERAL NOTES**
- 1) CONTRACTOR SHALL NOT PROCEED WITH ANY CONSTRUCTION WORK PRIOR TO FINAL APPROVAL OF ALL PLANS AND SECURING OF ALL PERMITS.
 - 2) CONTRACTOR SHALL PROVIDE CONSTRUCTION/PROTECTIVE FENCING OR OTHER MEANS NECESSARY TO PROTECT WORK AND TO ENSURE THE SAFETY OF PEDESTRIAN AND VEHICULAR TRAFFIC DURING CONSTRUCTION.
 - 3) CONTRACTOR TO COMPLY WITH ALL O.S.H.A. AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION. (PROPER SHORING, ETC.)
 - 4) THE CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
 - 5) ELECTRIC AND GAS INSTALLATION AND CONNECTIONS TO BE IN ACCORDANCE WITH UTILITY COMPANY REGULATIONS AND REQUIREMENTS.
 - 6) THE CONTRACTOR SHALL FILL IN, AND THEN RE-EXCAVATE AS NECESSARY TO RESUME WORK, ANY EXCAVATIONS OR TRENCHES AT LOCATIONS AND AS OFTEN AS MAY BE REQUIRED TO ENSURE PROTECTION OF THE WORK, ANY ADJACENT EXISTING FACILITIES, OR THE PUBLIC.
 - 7) THE CONTRACTOR SHALL CLEAN UP THE JOB SITE ON A DAILY BASIS BEFORE LEAVING THE JOB. ALL RUBBISH MUST BE CLEANED UP AND CONSTRUCTION EQUIPMENT MUST BE PROPERLY TAKEN CARE OF AND STORED AT THE END OF THE DAY.
 - 8) CONTRACTOR SHALL RESTORE ALL LAWNS, DRIVEWAYS, WALKS, WALL, CURBS, FENCES, ETC. DISTURBED BY CONSTRUCTION. LAWN SHALL BE FINE GRADED, SEED, FERTILIZED AND MULCHED PER ACCEPTABLE LANDSCAPE PRACTICES.
 - 9) CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKEOUT. WHERE APPLICABLE STAKEOUT SHALL BE COMPLETED BY A LICENSED LAND SURVEYOR.
 - 10) UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK & SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTORS SHALL NOTIFY DIG SAFELY NY (FORMERLY UPFO) 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 75.3.
 - 11) ALL SITE WORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS.
 - 12) ALL BOUNDARY AND/OR TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC. IT IS THE BASE INFORMATION USED TO PREPARE THE WORK INDICATED ON THE DRAWINGS. BY INCLUSION OF THIS SURVEY INFORMATION IN THIS SET OF DOCUMENTS, KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC DOES NOT ASSUME RESPONSIBILITY FOR INTERPRETATIONS OR CONCLUSIONS DRAWN THEREFROM BY THE CONTRACTOR.



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ROUTE 13 SOLAR
 487 NEW YORK STATE ROUTE 13
 TOWN OF CORTLANDVILLE
 CORTLAND COUNTY, NY

SITE PLAN

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NO.	REVISIONS AND DESCRIPTIONS	DATE
2	FINISHED PANEL LAYOUT, 2/15/18	2/15/18
1	CHANGES DRAWING LAYOUT, 2/12/18	2/12/18

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SHEET NO.
C100

PROJECT NO.
 2850.24418.3

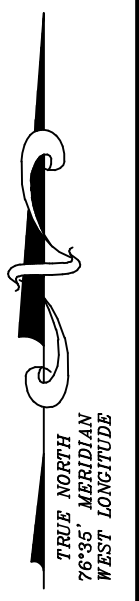
DATE: 12/18/18

CAD FILE NO.: 285024418_3_Site.dwg

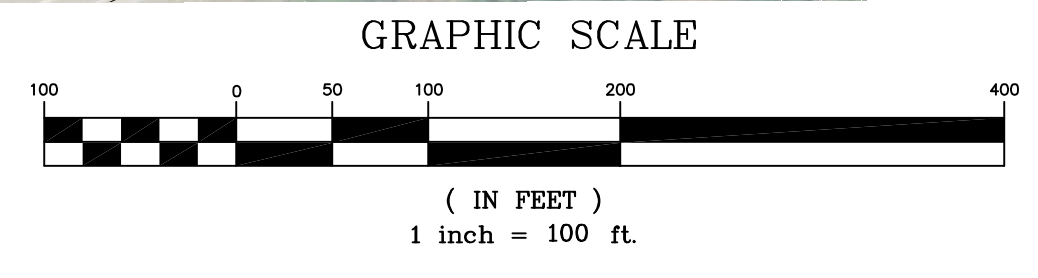
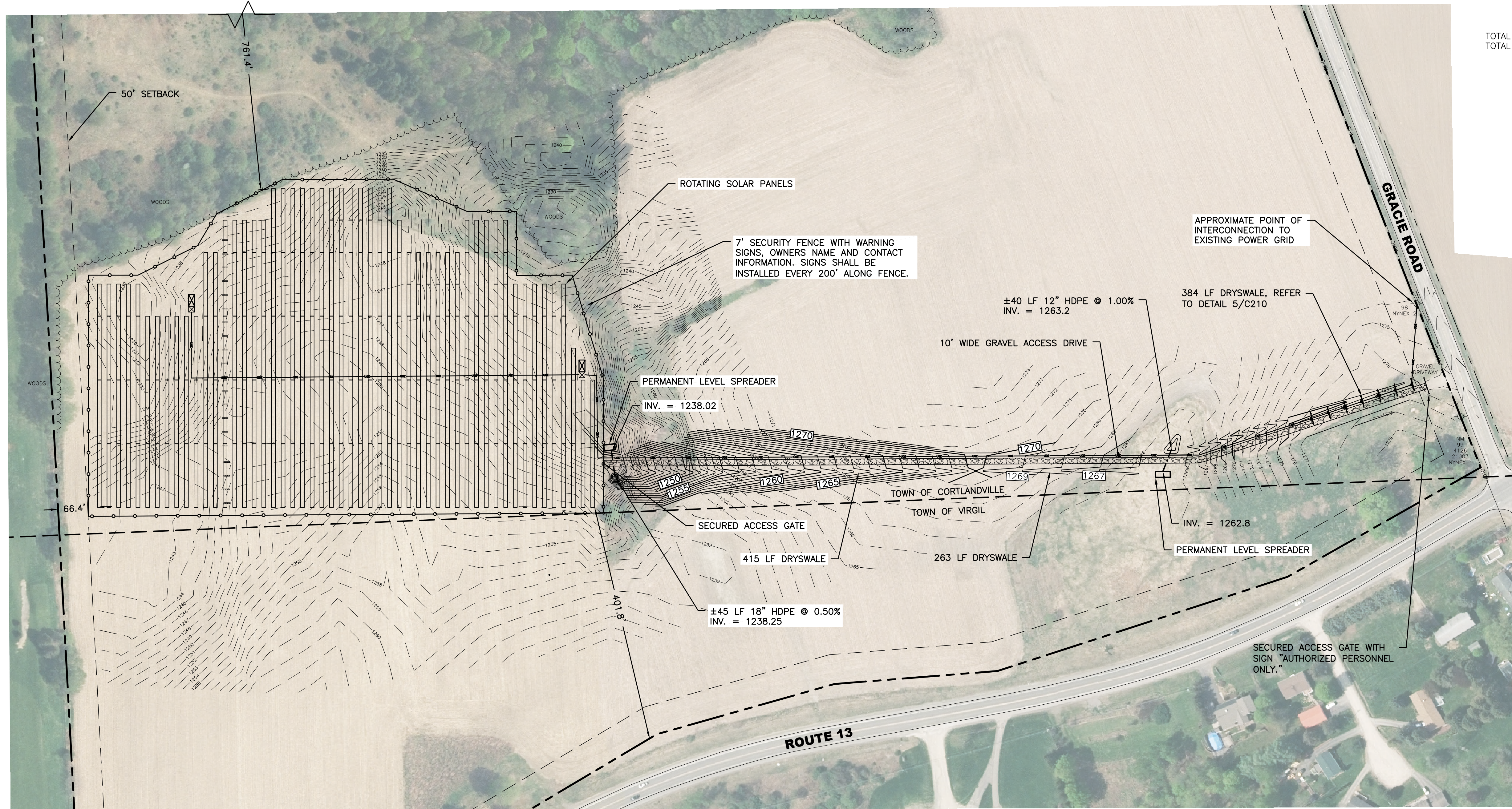
ZONING NOTES

ZONING DISTRICT: AGRICULTURAL
 USE: GROUND-MOUNTED LARGE-SCALE SOLAR ENERGY SYSTEM

	ZONING REQUIRED	SOLAR REQUIRED	ACTUAL
MINIMUM LOT SIZE:	5 AC	N/A	209.20 AC
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ACCESSORY:			
FRONT	N/A	50 LF	401.8 LF
REAR	N/A	50 LF	761.4 LF
TO PRINCIPAL	N/A	N/A	N/A
SIDE	N/A	50 LF	66.4 LF
MAXIMUM STRUCTURE HEIGHT:	NONE	20 FT	12 FT

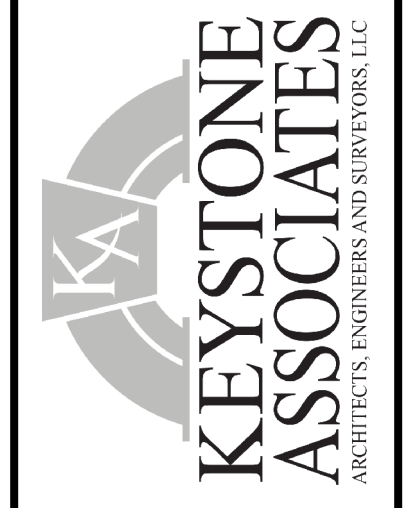


TOTAL ACREAGE OF PROJECT: ± 16.25 ACRES
 TOTAL ACREAGE TO BE DISTURBED: ± 3.91 ACRES



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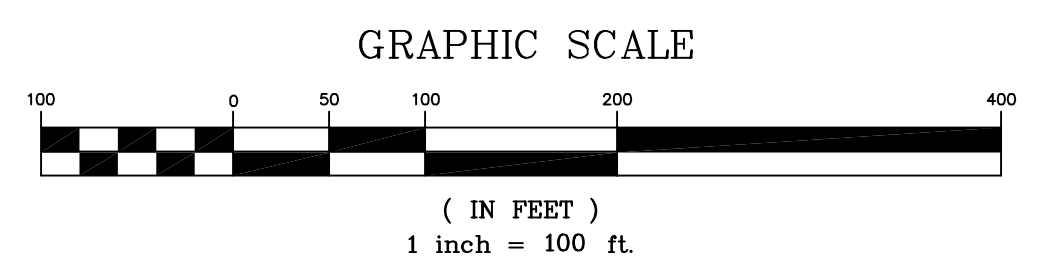
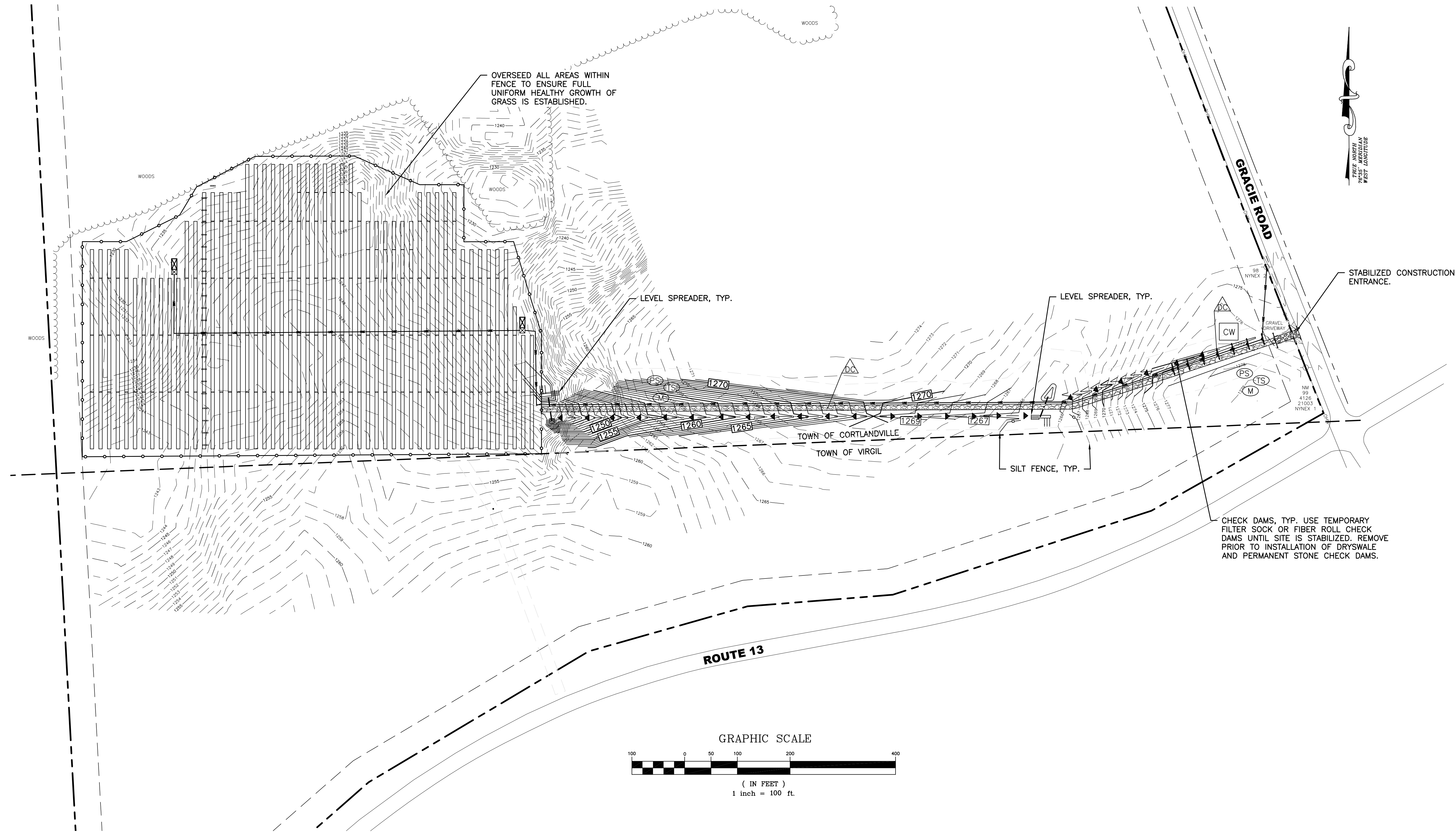


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NO.	REVISIONS AND DESCRIPTIONS	DATE
2	FINISHED PANEL LAYOUT, 2/15/18 CHANGED DRAWING LAYOUT, SPRINKLER EXIST. PLAN	2/15/18
1	REVISED PANEL LAYOUT, CHANGED DRAWING LAYOUT, ADVANCED DESIGN	2/12/18

SOLAR ARRAY PLAN
ROUTE 13 SOLAR
487 NEW YORK STATE ROUTE 13
 TOWN OF CORTLANDVILLE
 CORTLAND COUNTY, NY
SITE PLAN WITH AERIAL PHOTO

SHEET NO.
C105
 PROJECT NO.
 2850.24418.3
 DATE: 12/18/18
 CAD FILE NO.: 285024418_3_Site.dwg

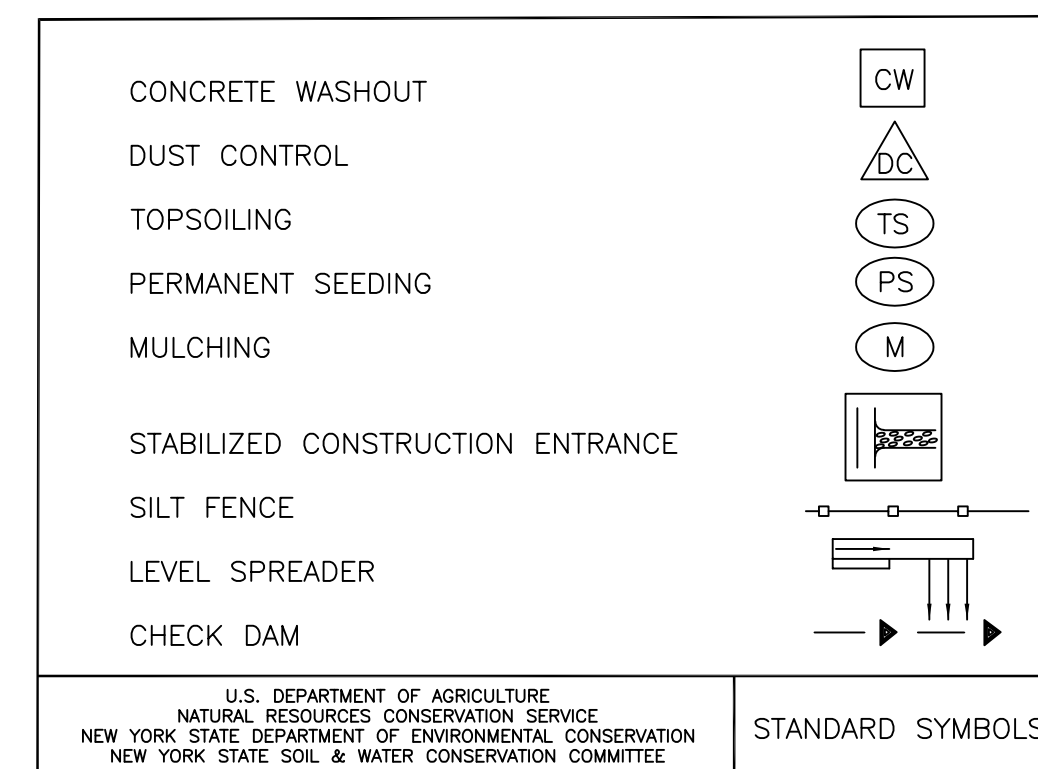


SEEDING

- SEED, MULCH AND FERTILIZE AS NECESSARY TO RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER.
- SOIL pH SHALL BE TESTED AND ADJUSTED TO BE 6.0 TO 7.0.
- PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 TO 6 INCHES. PLACE FERTILIZER (AS REQUIRED BY SOIL TEST) AND SEED THEN LIGHTLY RAKE AND THEN ROLL WITH 200 POUND ROLLER. MULCH THE AREA THEN WATER. STRAW MAY NEED TO BE SECURE TO PREVENT IT FROM BLOWING AWAY.
- HEAVY SHADE AREAS (UNDER PANELS) SHALL BE SEEDED WITH A 100% FINE FESCUE VARIETY BLEND (± 20% HARD FESCUE, ± 40% CHEWINGS FESCUE, AND ± 40% CREEPING FESCUE). INITIAL SEEDING SHALL BE DONE AT A RATE OF 4.0 TO 5.0 POUNDS PER 1,000 SF. OVER-SEEDING (MAINTENANCE SEEDING) SHALL BE DONE WITH THE SAME SEED BLEND AT A RATE OF 2.0 TO 2.5 POUNDS PER 1,000 SF.
- LAWN AREAS SHALL BE SEEDED WITH A RECREATIONAL SEED BLEND (± 65% CREEPING RED FESCUE, ± 20% PERENNIAL RYEGRASS, AND ± 15% FINE FESCUE). INITIAL SEEDING SHALL BE DONE AT A RATE OF 4.0 TO 5.0 POUNDS PER 1,000 SF. OVER-SEEDING (MAINTENANCE SEEDING) SHALL BE DONE WITH THE SAME SEED BLEND AT A RATE OF 2.0 TO 2.5 POUNDS PER 1,000 SF.

MAINTENANCE

- MOW AREAS WITHIN FENCE A MINIMUM OF 3 OR 4 TIMES A YEAR.
- INSPECT HEALTH OF GRASSED AREAS 3 TO 4 TIMES PER YEAR. LOOK FOR THIN AND BARE AREAS, AREAS OF EROSION, AREAS OF COMPACTION OR OTHER SIGNS OF AN UNHEALTHY LAWN AREA.
- RESEED ALL THIN AND BARE AREAS. ANY EROSION SHALL BE REPAIRED BY ADDING SOILS AS NECESSARY, RESEED ACCORDING TO APPROPRIATE SEED MIXTURE AND MULCH AREA.
- TEST SOIL EVERY 3 YEARS. FERTILIZE IN ACCORDANCE WITH SOIL TEST ANALYSIS. MAINTAIN SOIL pH OF 6.0 TO 7.0.
- AERATE COMPACTED AND HEAVILY TRAVELED AREAS AS NECESSARY.



NOTES

- SOLAR ARRAY SUPPORTS AND CHAIN LINK FENCE POST SHALL BE DRIVEN OR DIRECT AUGERED.
- CONTRACTOR SHALL BACKFILL ALL TRENCHES ON THE SAME DAY AS THEY ARE EXCAVATED. SEEDING AND MULCHING SHALL OCCUR IMMEDIATELY AFTER TRENCHING HAS BEEN COMPLETED.
- IF THE E&S MEASURES THAT ARE SHOWN DO NOT PROVE TO BE EFFECTIVE, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD FOR RECOMMENDATIONS OF ADDITIONAL MEASURES TO INSTALL.
- CONTRACTOR SHALL NOT EXCAVATE FOR ROAD OR UNDERGROUND UTILITIES MORE THAN THEY CAN BACKFILL/INSTALL IN THE SAME DAY.

CONSTRUCTION SEQUENCE

- REFER TO THE PROJECT'S SWPPP MANUAL PRIOR TO INITIATING CONSTRUCTION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCE.
- BEGIN GRADING OPERATIONS FOR ACCESS DRIVE.
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN AS GRADING PROGRESSES, I.E. TEMPORARY CHECK DAMS, DUST CONTROL, TOPSOIL, SEEDING, AND MULCHING, ETC.
- INSTALL SOLAR BASE SUPPORTS AND SOLAR ARRAYS.
- INSTALL CHAIN LINK FENCE AND OTHER AMENITIES.
- INSTALL SEED AND MULCH TO STABILIZE ALL DISTURBED AREAS.
- INSTALL DRY SWALES AND PERMANENT CHECK DAMS ONLY AFTER SITE MEETS REQUIREMENTS OF FINAL STABILIZATION.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

NOT FOR CONSTRUCTION

SOLAR ARRAY PLAN
ROUTE 13 SOLAR
487 NEW YORK STATE ROUTE 13
TOWN OF CORTLANDVILLE
CORTLAND COUNTY, NY
EROSION AND SEDIMENT CONTROL PLAN

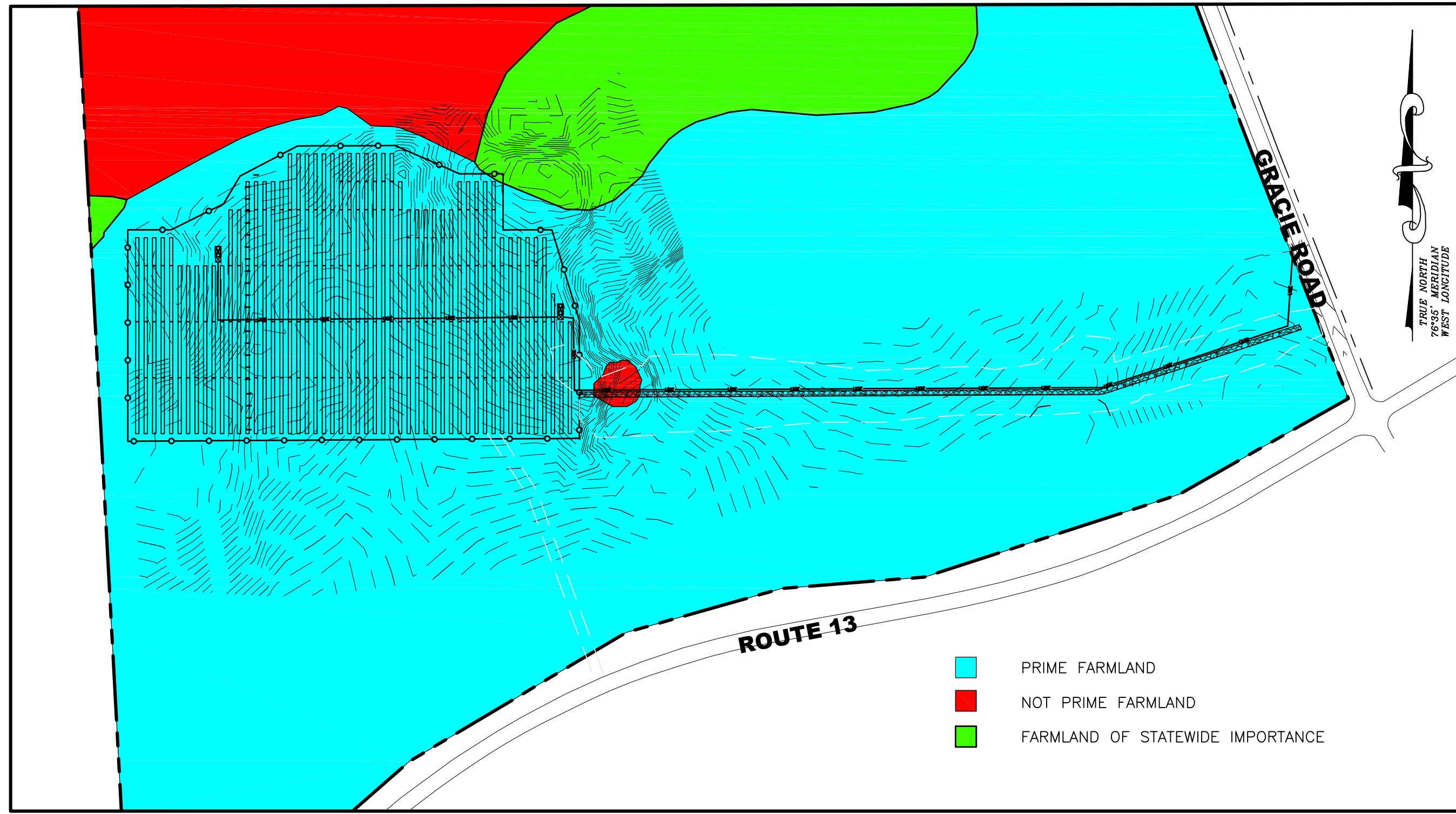
SHEET NO.
C110
PROJECT NO.
2850.24418.3
DATE: 12/18/18
CAD FILE NO.: 285024418_3_Site.dwg

NO.	REVISIONS AND DESCRIPTIONS	DATE
2	FINISHED PANEL LAYOUT, CHANGES DRAWING LAYOUT, PRINTED E&S PLAN	3/15/19
1	REVISED PANEL LAYOUT, CHANGES DRAWING LAYOUT, ADVANCED DESIGN	2/12/19

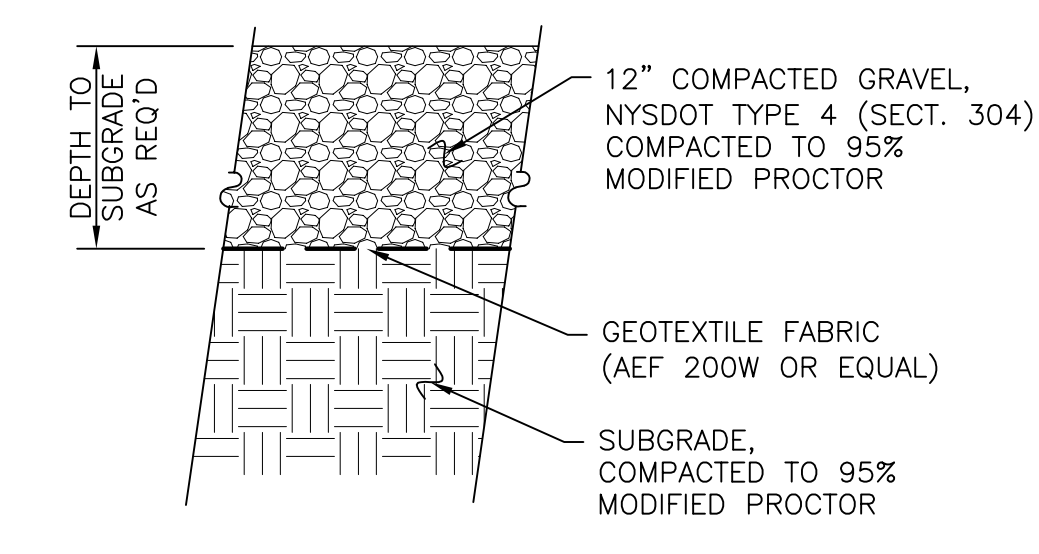
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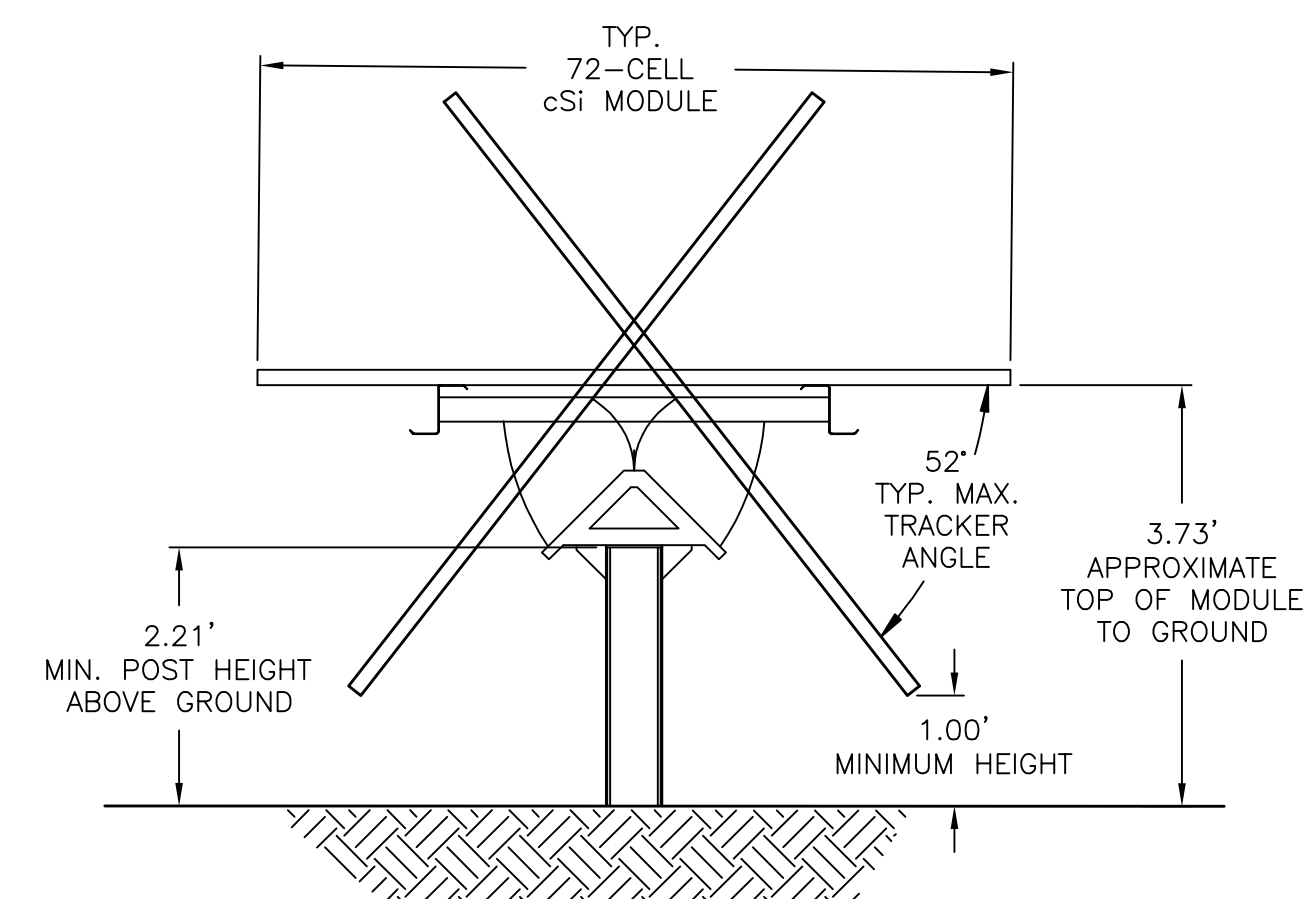
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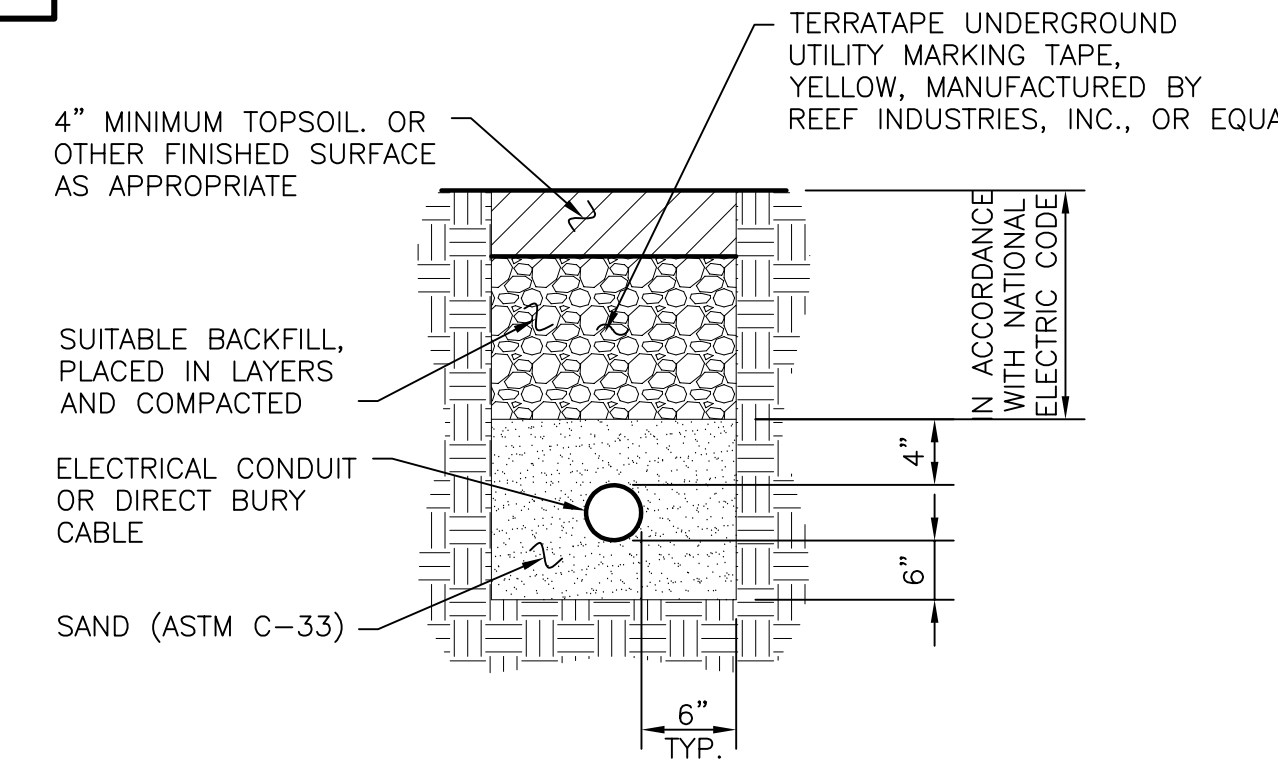
1 FARMLAND SOILS MAP
C200 1" = 200'



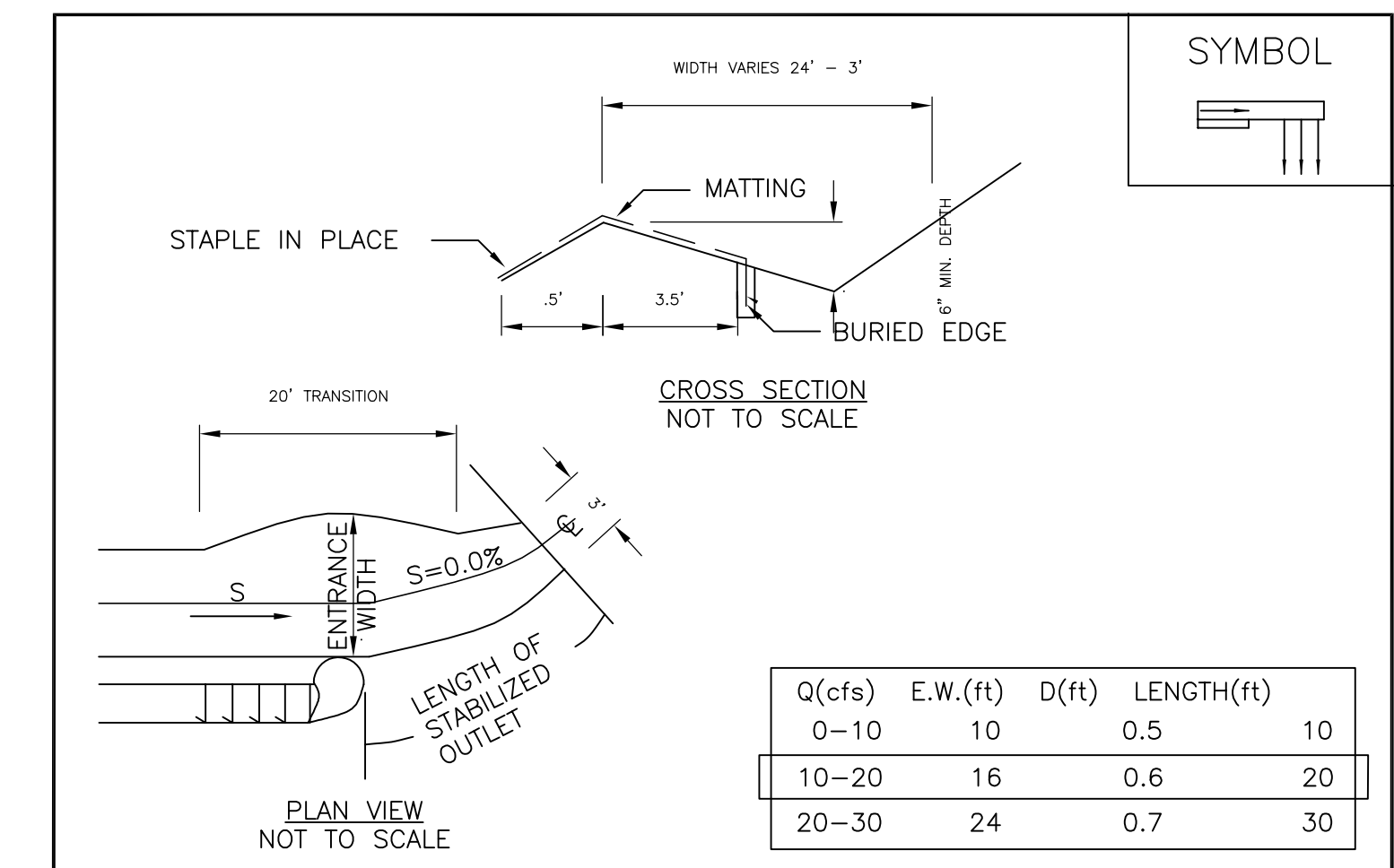
2 GRAVEL DRIVE DETAIL
C200 N.T.S.



3 SOLAR ARRAY SIDE VIEW
C200 N.T.S.



4 ELECTRICAL TRENCH DETAIL
C200 N.T.S.



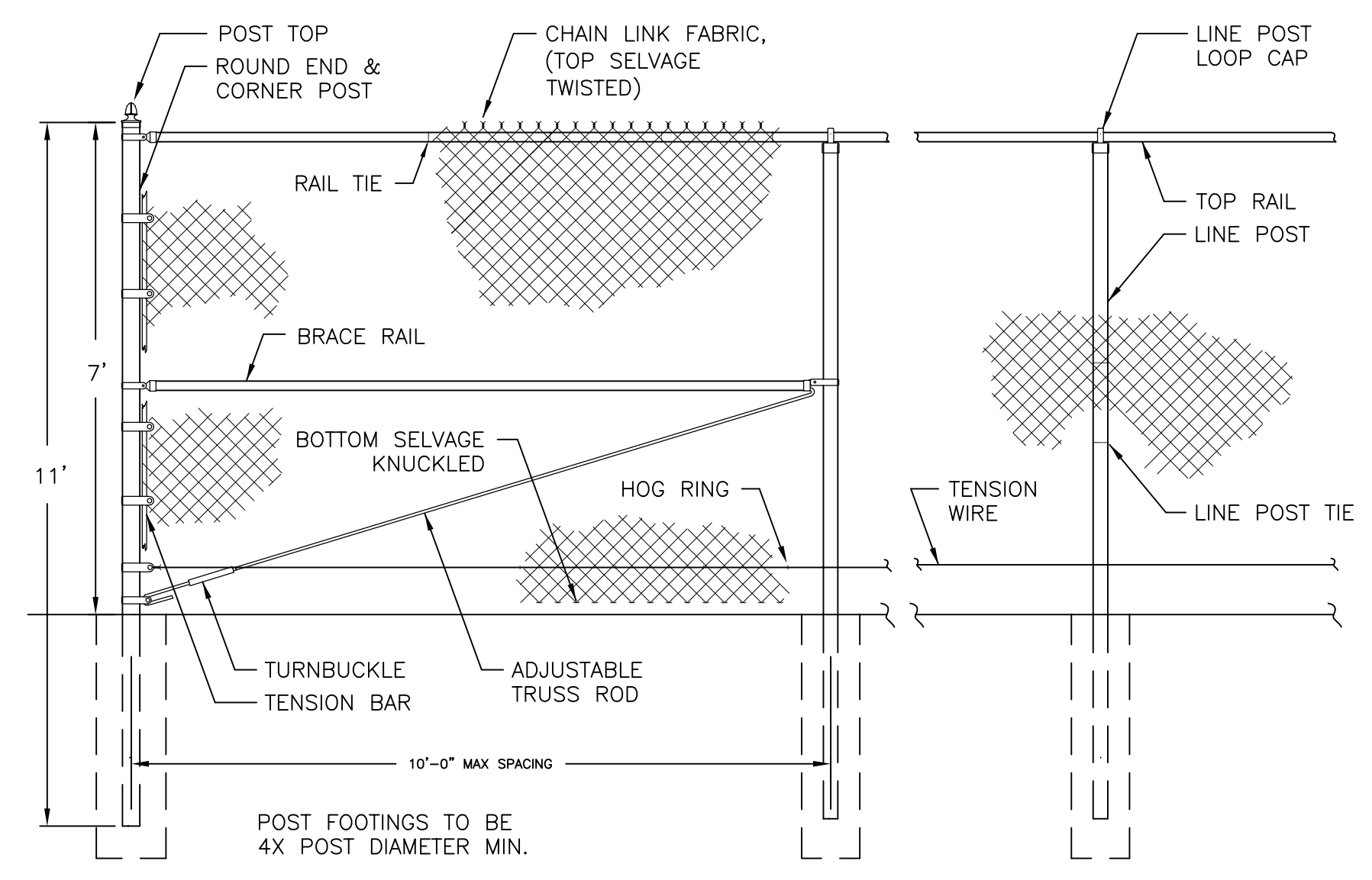
CONSTRUCTION SPECIFICATIONS

1. THE MATTING SHOULD BE A MINIMUM OF 4FT. WIDE EXTENDING 6 INCHES OVER THE LIP AND BURIED 6 INCHES DEEP IN A VERTICAL TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTHLY CUT SOD AND BE SECURELY HELD IN PLACE WITH CLOSELY SPACED HEAVY DUTY WIRE STAPLES AT LEAST 12 INCHES IN LENGTH.
2. ENSURE THAT THE LIP IS LEVEL TO UNIFORMLY SPREAD DISCHARGE.
3. THE LIP SHALL BE CONSTRUCTED ON UNDISTURBED SOIL NOT FILL.
4. A 20 FOOT TRANSITION SECTION WILL BE CONSTRUCTED FROM THE DIVERSION CHANNEL TO THE SPREADER TO SMOOTHLY BLEND THE DIFFERENT DIMENSION AND GRADES.
5. THE RUNOFF DISCHARGE WILL BE OUTLETED ONTO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 10%.
6. SEED AND MULCH THE DISTURBED AREA IMMEDIATELY AFTER CONSTRUCTION.

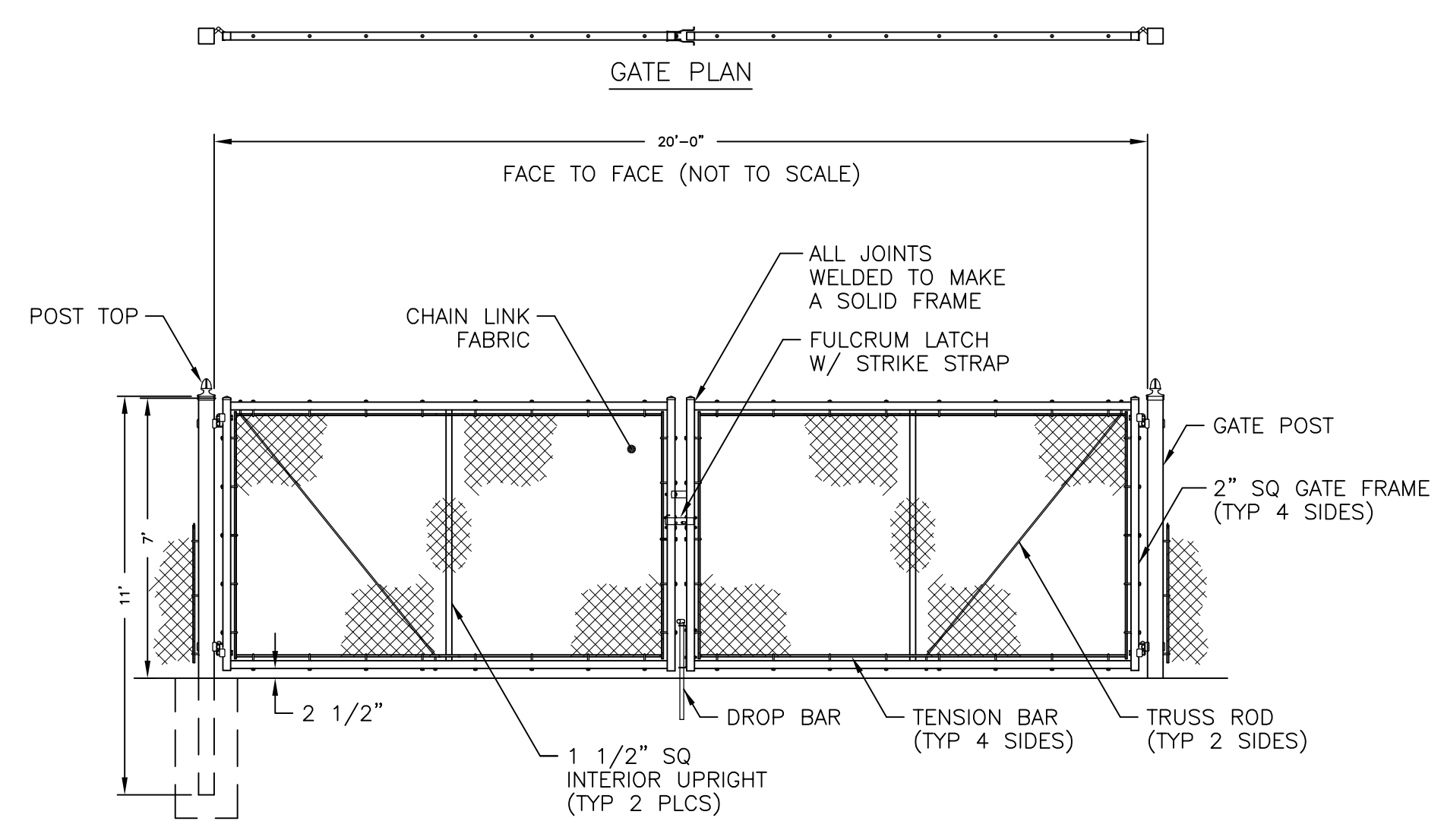
U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

LEVEL SPREADER

7 LEVEL SPREADER DETAIL
C200 N.T.S.



5 CHAIN LINK FENCE DETAIL
C200 N.T.S.



6 CHAIN LINK SWING GATE
C200 N.T.S.

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1	REVISED PANEL LAYOUT, CHANGED DRAWING LAYOUT, PRINTED EXIST. PLAN, ADVANCED DESIGN	2/12/18

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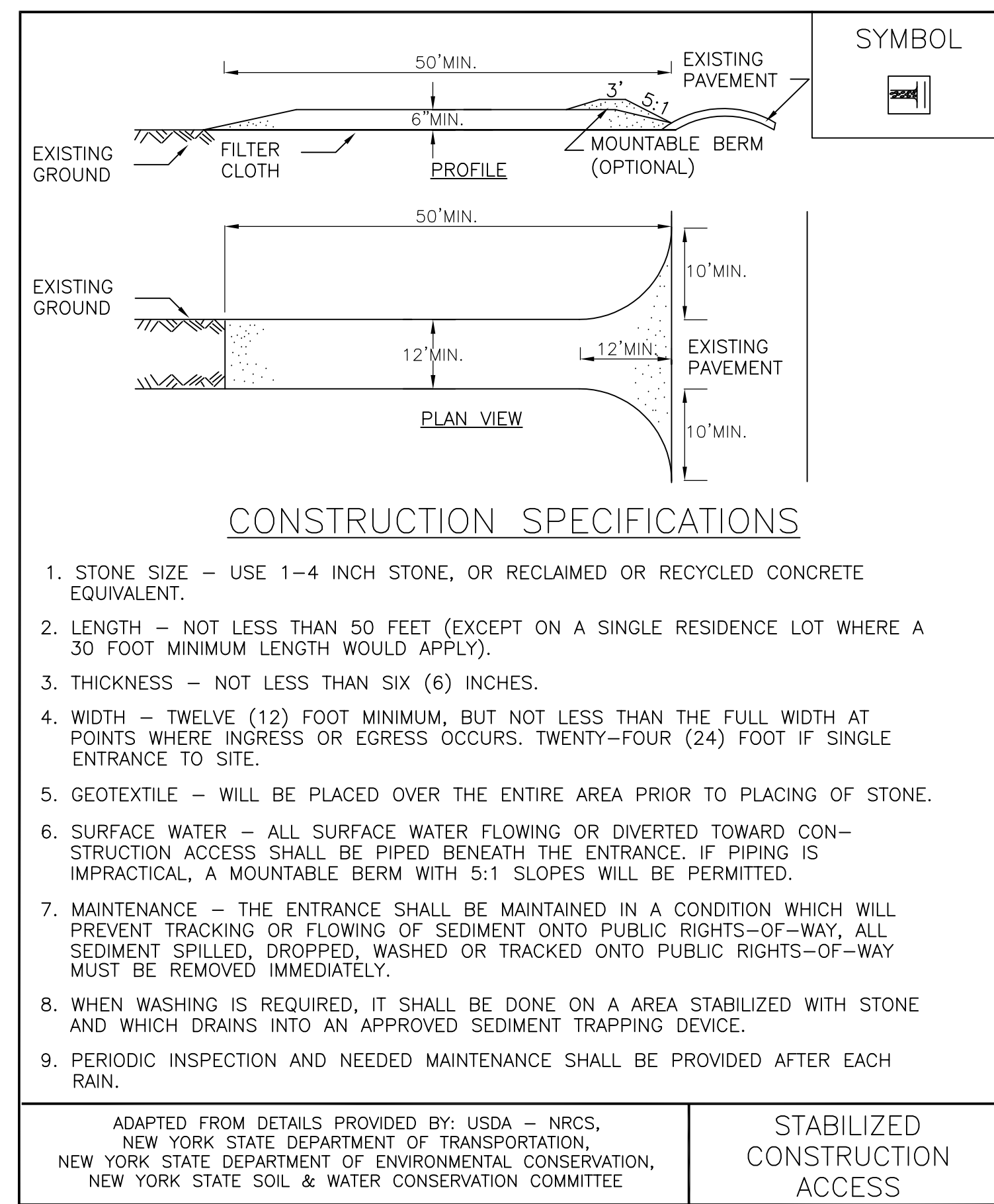
FARMLAND SOILS AND DETAILS

SHEET NO.
C200

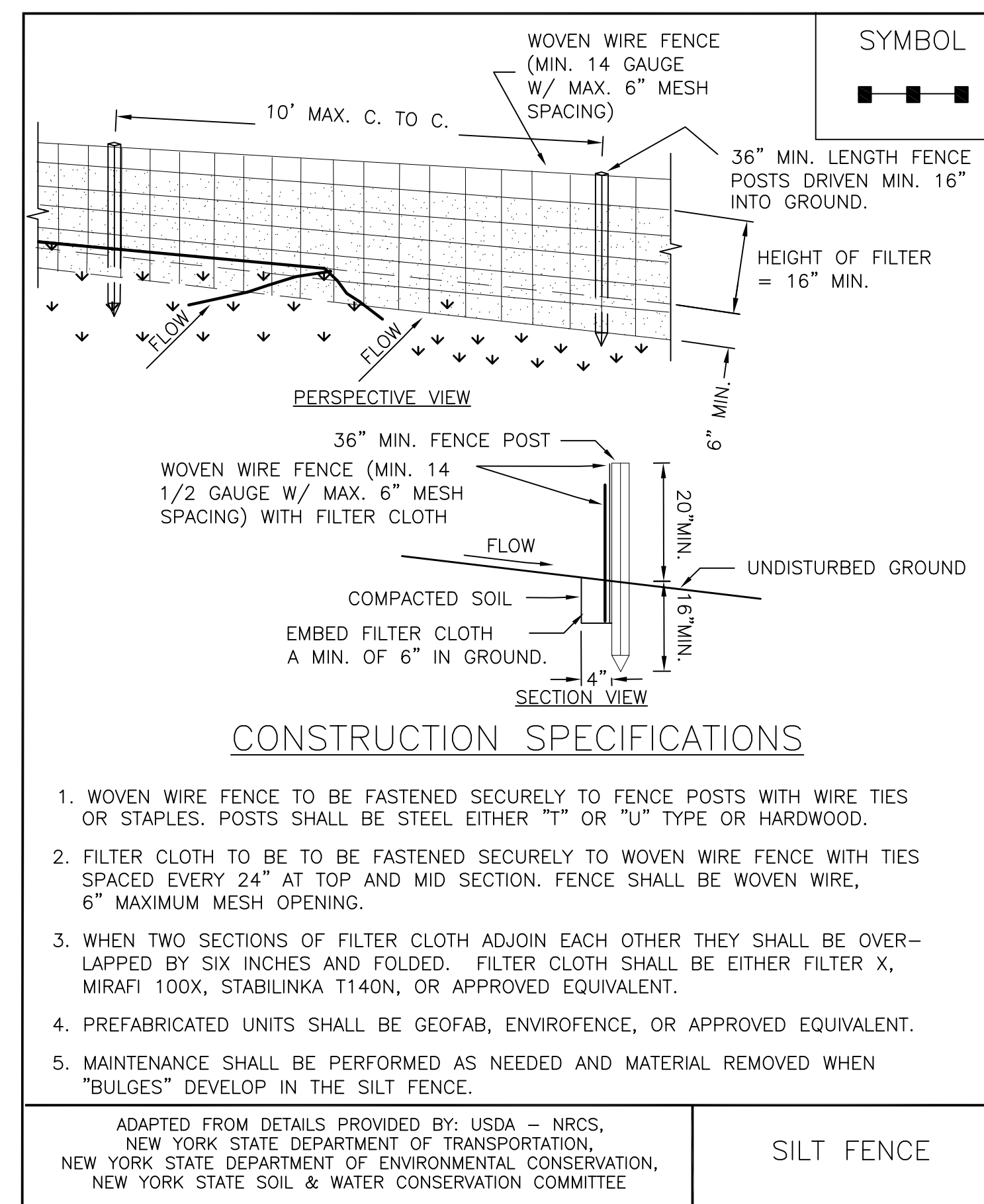
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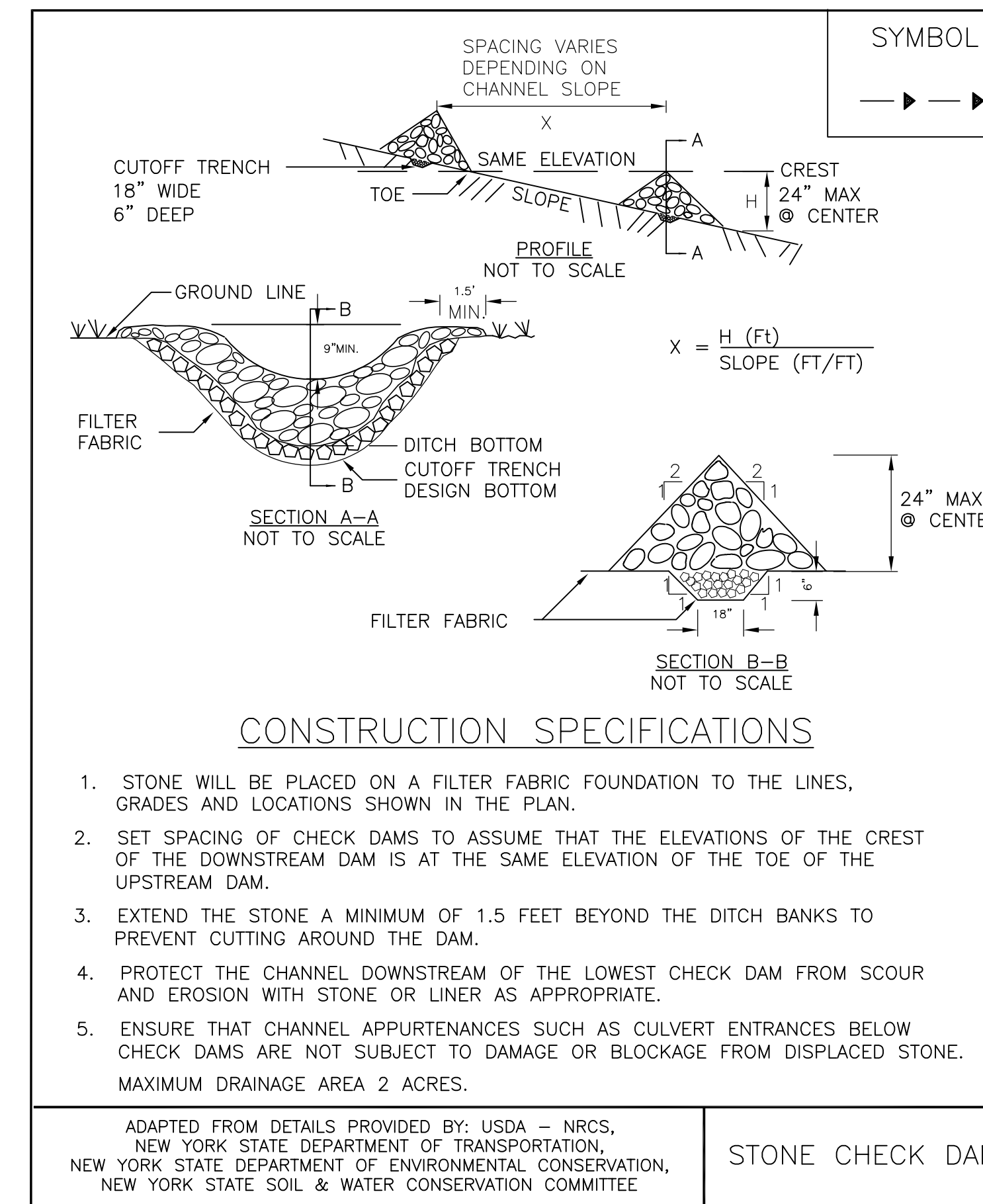
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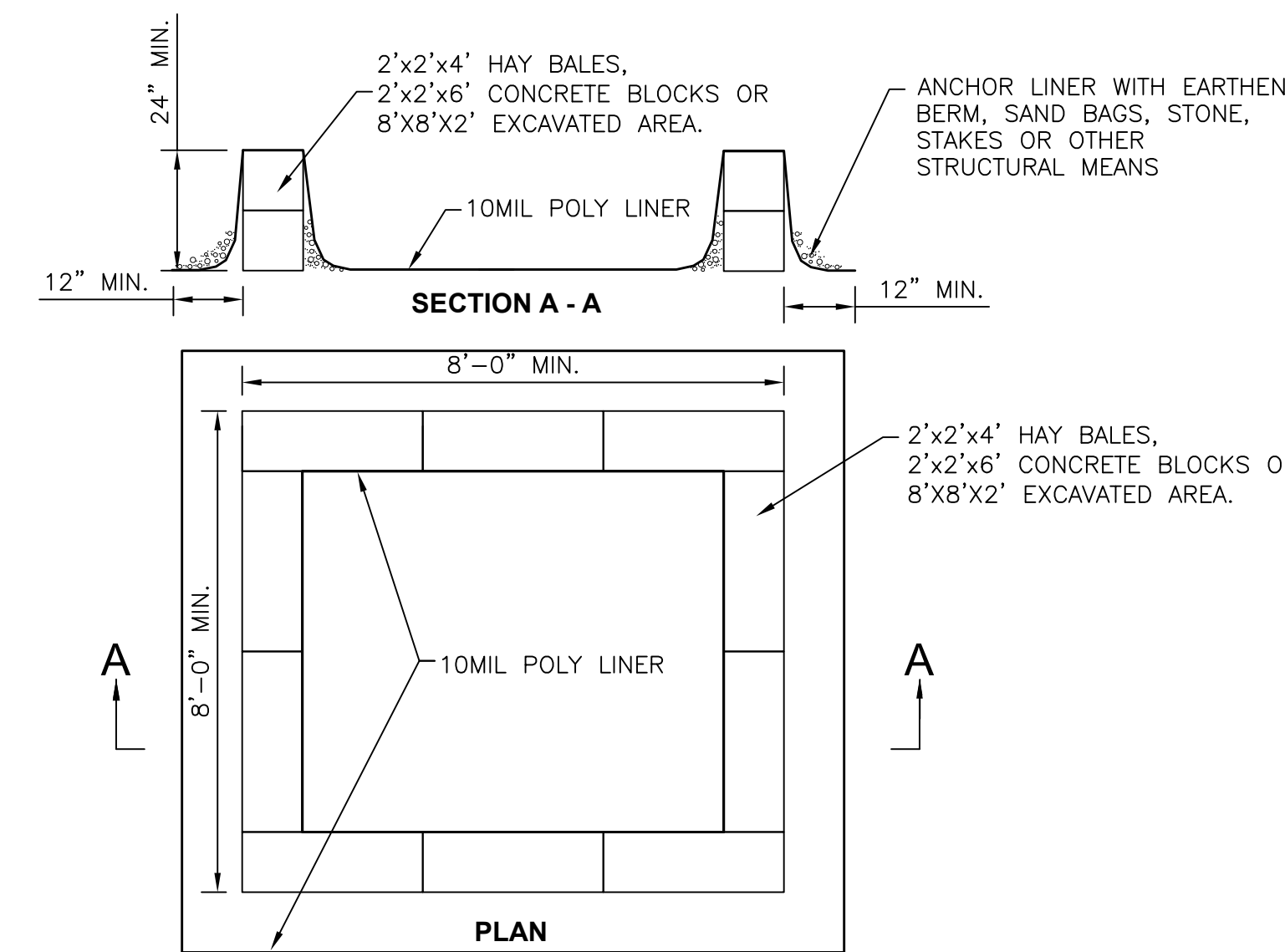
1 STABILIZED CONSTRUCTION ACCESS
C210 N.T.S.



2 SILT FENCE
C210 N.T.S.

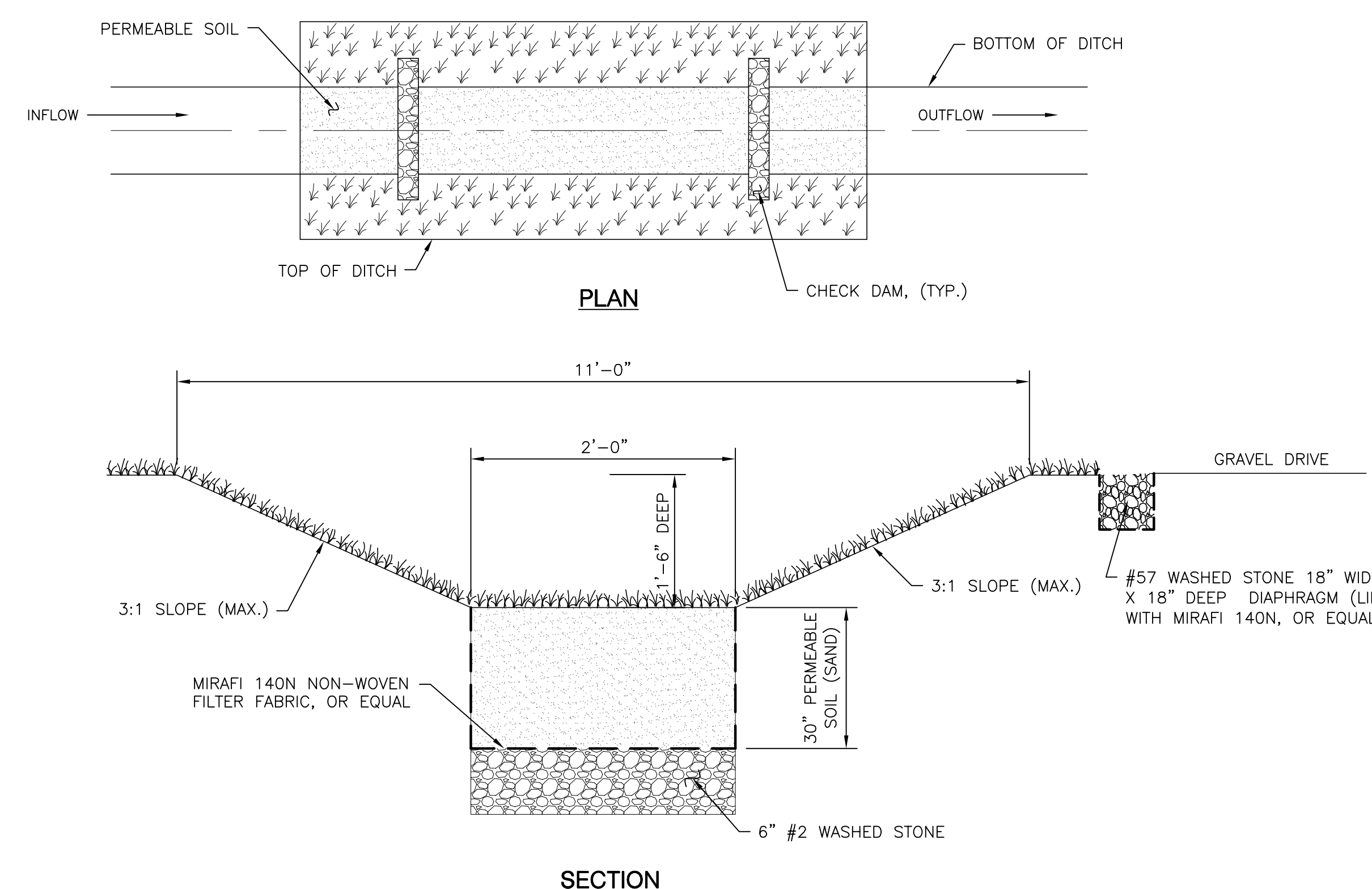


3 STONE CHECK DAM
C210 N.T.S.



4 CONCRETE WASHOUT STRUCTURE
C210 N.T.S.

- NOTES:**
- ACTUAL ABOVE GROUND OR EXCAVATED LAYOUT DETERMINED IN FIELD.
 - LOCATE THE FACILITY A MINIMUM OF 100' FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS. WASH WATER SHALL NOT BE ALLOWED TO INFILTRATE INTO SOIL OR ENTER SURFACE WATERS. EXCESS RAINWATER SHALL BE PUMPED TO A STABILIZED AREA SUCH AS A GRASSED FILTER STRIP.
 - EXCAVATED WASHOUT STRUCTURES SHALL BE A MINIMUM OF 2' DEEP WITH SIDE SLOPES OF 2:1.
 - PROVIDE APPROPRIATE ACCESS TO THE STRUCTURE.
 - SIGNS SHALL BE INSTALLED TO DIRECT DRIVERS TO THE CONCRETE WASHOUT LOCATION.
 - ALL WASHOUT FACILITIES WILL BE LINED. THE LINER SHALL BE PLASTIC SHEETING WITH A MINIMUM THICKNESS OF 10 MILS WITH NO HOLES OR TEARS. LINER SHALL BE REPLACED WITH EACH CLEANING OF STRUCTURE.
 - ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING STRUCTURES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
 - ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF STORAGE CAPACITY OF THE STRUCTURE IS FILLED. THE MATERIAL SHALL BE DISPOSED OF IN A LEGAL MANNER.
 - INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.



NOTE:
PERMEABLE SOIL = SAND (35 TO 60%), SILT (30-55%) AND CLAY (10-25%)

5 DRYSWALE DETAIL
C210 N.T.S.

NOT FOR CONSTRUCTION

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NO.	REVISIONS AND DESCRIPTIONS	DATE
2	FINISHED PANEL LAYOUT, CHANGES DRAWING LAYOUT, PRINTED EXEC. PLAN	2/19/18
1	REVISED PANEL LAYOUT, CHANGES DRAWING LAYOUT, ADVANCED DESIGN	2/12/18

SOLAR ARRAY PLAN
ROUTE 13 SOLAR
487 NEW YORK STATE ROUTE 13
TOWN OF CORTLANDVILLE
CORTLAND COUNTY, NY

DETAILS

SHEET NO.
C210

PROJECT NO.
2850.24418.3

DATE: 12/18/18

CAD FILE NO.: 285024418_3_Site.dwg