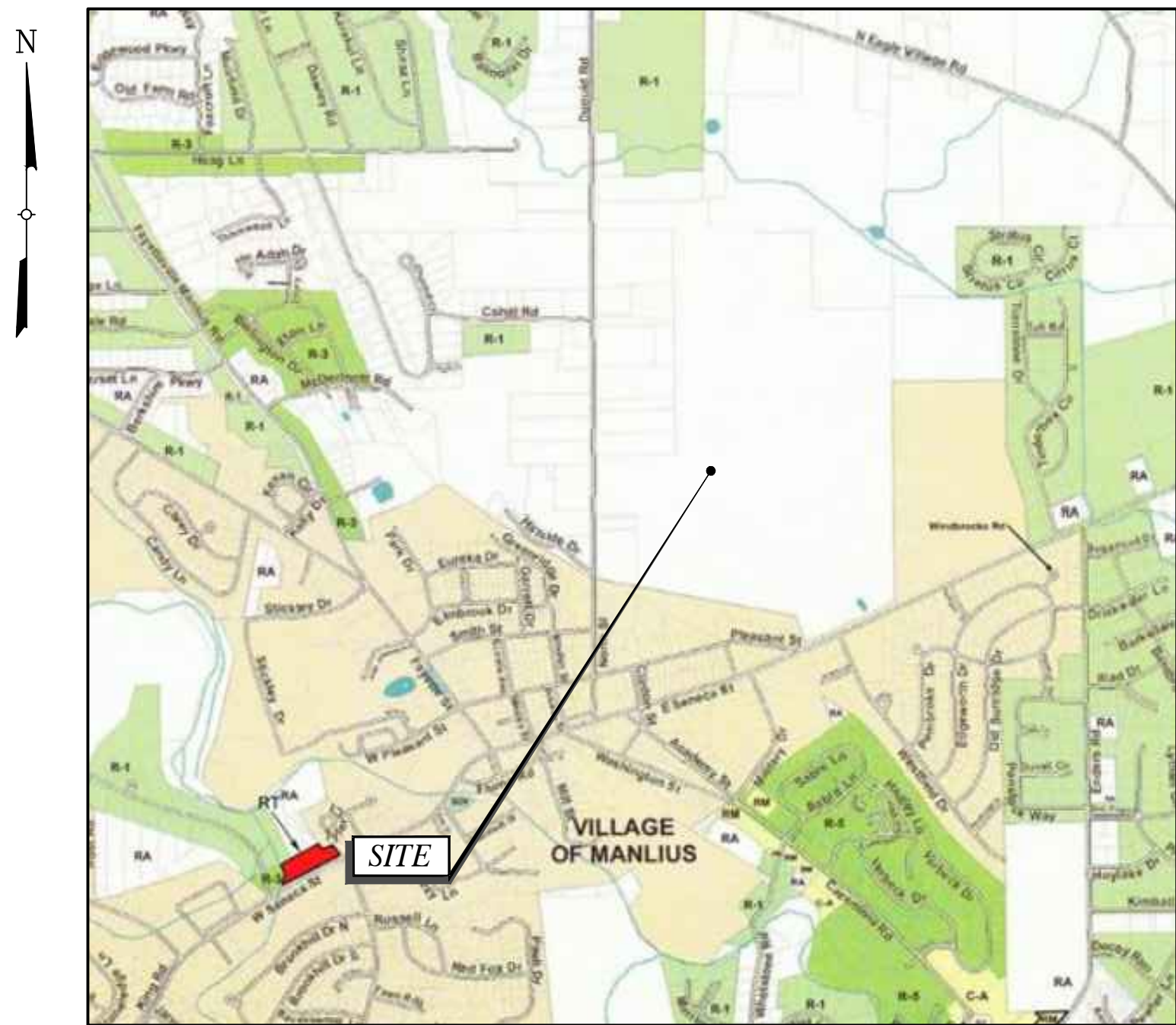


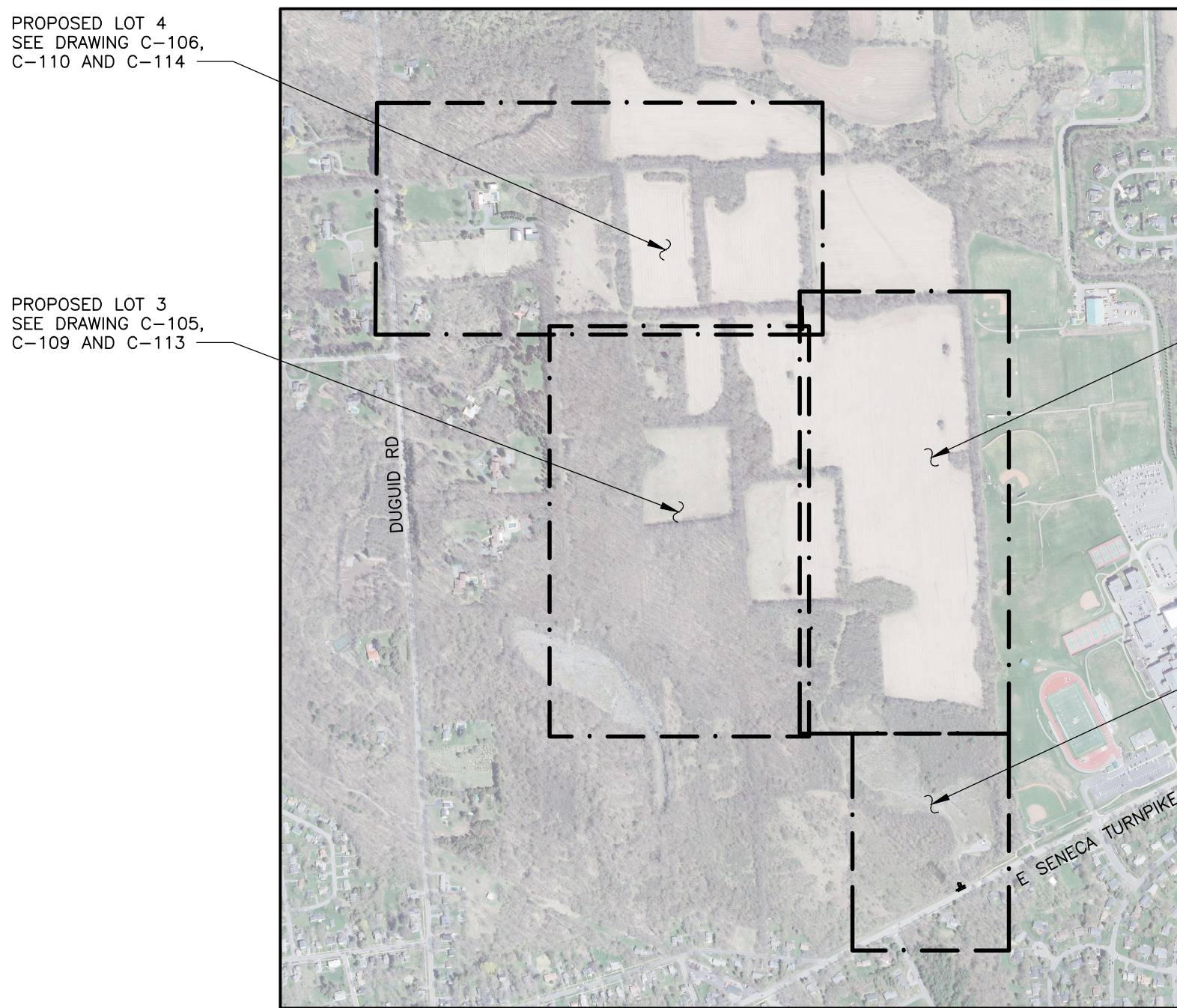
CVE - MANLIUS

TOWN OF MANLIUS
VILLAGE OF MANLIUS
ONONDAGA COUNTY, NEW YORK



ZONING MAP

SCALE: NTS



KEY MAP

SCALE: NTS



LOCATION MAP

SCALE: NTS

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PROJECT DESIGN

TECTONIC ENGINEERING CONSULTANTS,
GEOLOGISTS & LAND SURVEYORS, D.P.C.
70 PLEASANT HILL ROAD
MOUNTAINVILLE, NY 10953
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NEW YORK, NY 10001

CARSON WEINAND
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APPLICANT'S REPRESENTATIVE

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OWNER

DUGUID REALTY CORPORATION
TARKI LOMBARDI, JR
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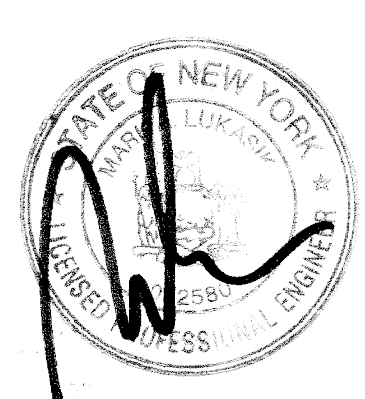
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Rev	Date	Revision

DRAWING CONTROL			
Designed by: LAP/RCC	Drawn by: ECM	Checked by: LAP	
Purpose	Released by	Date	
● For Comment	MAL	4/23/21	
○ For Approval			
○ For Bid			
○ For Construction			

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COVER SHEET			
CVE MANLIUS 8119 E SENECA TURNPIKE TOWN OF MANLIUS/VILLAGE OF MANLIUS COUNTY OF ONONDAGA, NEW YORK			
Date 4/23/2021	Work Order 10519.04	Drawing No. C-100	Rev. 0
Scale AS NOTED			

GENERAL NOTES

- A. SITE CONDITIONS**
1. EXISTING CONDITIONS ARE BASED ON A MAP ENTITLED "PARTIAL BOUNDARY SURVEY, 5U-10-103" BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. DATED 12/17/2020.
2. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL INFORMATION SHOWN OR NOTED FOR EXISTING FACILITIES, GRADES, ROADWAYS, AND MATERIALS IS APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL INFORMATION WHICH MAY AFFECT HIS WORK.
4. TEST PITS SHALL BE CONSTRUCTED BY THE CONTRACTOR AT ALL PIPE CROSSINGS AS REQUIRED TO COMPLETE THE WORK OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, LABOR AND INSTALLATION OF ALL ITEMS OF CONSTRUCTION FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SATISFACTORY TO THE OWNER AND THEIR REPRESENTATIVE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT AND STAKEOUT OF ALL PROPOSED IMPROVEMENTS. OFFSET LINES WITH STAKES SHALL BE SET AT APPROPRIATE INTERVALS TO FACILITATE CONSTRUCTION. CUT SHEETS SHALL BE SUBMITTED FOR APPROVAL TO THE OWNERS REPRESENTATIVE AND TO THE WORK CREWS IN THE TIME IDENTIFIED IN SPECS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROTECT ALL BENCH MARKS AND MONUMENTS FROM DAMAGE AND SHALL ESTABLISH OFFSET POINTS AS REQUIRED FOR THIS WORK.
9. ALL STATIONS SHOWN ON PLANS ARE MEASURED ALONG THE VARIOUS CONSTRUCTION BASELINES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY THROUGHOUT THE DURATION OF THE PROJECT AND SHALL PROVIDE AND MAINTAIN SECURITY FENCING, MEASURES, AND PERSONNEL AS REQUIRED AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE SAFETY REQUIREMENTS AS OUTLINED IN THE GENERAL CONDITIONS OF THE CONSTRUCTION SPECIFICATIONS. THE OWNER AND ENGINEER SHALL ASSUME NO RESPONSIBILITY AND/OR LIABILITY FOR THE SAFETY OF THE WORKERS WHERE THE WORK IS BEING PERFORMED.
12. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND ALL CODES, ORDINANCES, RULES AND REGULATIONS OF HEALTH, PUBLIC OR OTHER AUTHORITIES CONTROLLING OR LIMITING THE METHODS, MATERIAL TO BE USED, OR THE ACTIONS OF THOSE EMPLOYED IN WORK OF THIS KIND. ALL WORK, LABOR OR MATERIAL NECESSARY TO COMPLY WITH THESE LAWS, CODES, ORDINANCES, RULES AND REGULATIONS SHALL BE PERFORMED AND FURNISHED BY THE CONTRACTOR.
13. THE MUNICIPAL AND COUNTY DEPARTMENT OF PUBLIC WORKS AS WELL AS THE STATE DOT (WHERE STATE ROADS ARE INVOLVED) SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY ROAD CLOSING OF ANY STREET.
14. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND LICENSES REQUIRED TO CARRY OUT HIS WORK IN FULL ACCORDANCE WITH REQUIREMENTS OF ALL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.
15. AREA OF SUBJECT PARCEL: 240.66 ACRES OR 10,483.10 SQUARE FEET.
- OWNER:** DUGUID REALTY CORPORATION
TARRI LOWBARD, JR.
6248 STERNWAY DRIVE
JAMESVILLE, NY 13078
- APPLICANT:** CVE NORTH AMERICA, INC.
109 W 27TH ST., 8TH FLOOR
NEW YORK, NY 10001
16. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH MUNICIPAL REPRESENTATIVES. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- B. SOIL EROSION, SEDIMENT, AND DUST CONTROL**
1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN DUST CONTROL, AS REQUIRED OR DIRECTED BY THE ENGINEER. ALL VEHICLES SHALL BE CLEAN AND ALL ROADWAYS SHALL BE MAINTAINED FREE OF CONSTRUCTION DEBRIS AND SOIL.
2. ALL SEDIMENT AND SOIL EROSION CONTROLS PRACTICES ARE TO BE INSTALLED IN CONFORMANCE WITH STATE AND LOCAL STANDARDS PRIOR TO ANY MAJOR SOIL DISTURBANCES. ALL WORK SHALL BE COMPLETED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. THE SOIL EROSION AND SEDIMENT CONTROL PLAN SHEET INCLUDES ADDITIONAL NOTES WHICH SHALL BE ADHERED TO BY THE CONTRACTOR.
4. THE STORM WATER POLLUTION CONTROL PLAN (SWPPP) AS APPROVED BY THE TOWN OF MANLIUS AND VILLAGE OF MANLIUS AND THE NYSDOC SPECS PERMIT IS A PART OF THE CONSTRUCTION DOCUMENTS AND ASSISTS THE OWNER WITH COMPLIANCE WITH OF 0-20-001.
- C. UTILITIES**
1. AVAILABLE INFORMATION AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN COLLECTED FROM VARIOUS SOURCES. THE RESULTS OF SUCH INVESTIGATIONS, AS MAY BE SHOWN ON THE CONTRACT DRAWINGS, ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES (UPO) SHOWN BELOW. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, IDENTIFY AND PROTECT UTILITIES WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL DO TEST PITS TO LOCATE UTILITIES WITHIN THE PROJECT LIMITS.
2. DID SAFELY NEW YORK (UPO), PHONE # 1-800-962-7982.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES TEN (10) DAYS PRIOR TO CONSTRUCTION, OF THEIR ANTICIPATED START DATE.
4. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO DETERMINE THEIR SCHEDULE FOR PERFORMANCE OF UTILITY RELOCATION AND INSTALLATION WORK AND HE SHALL SCHEDULE HIS WORK ACCORDINGLY SO AS NOT TO INTERFERE WITH THE WORK OF THE UTILITY COMPANIES.
5. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST 72 HOURS IN ADVANCE OF ANY WORK ON THEIR FACILITIES.
6. EXISTING UTILITY FACILITIES THAT MAY HAVE TO BE RELOCATED ARE TO BE MOVED BY THE RESPECTIVE UTILITY COMPANY UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND SHALL NOT CLAIM ANY DELAYS TO HIS CONSTRUCTION SCHEDULE.
7. ALL PROPOSED GAS UTILITIES SHALL BE INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH THESE UTILITIES FOR THE PROJECT, BOTH ON AND OFF SITE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL REQUIRED UTILITY CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY.
9. ALL TRENCHES SHALL BE BACK FILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM. OPEN TRENCHES SHALL BE TEMPORARILY SUPPORTED AND STEEL PLATED WHEN WORK IS NOT IN PROGRESS. NO EXCAVATION AREAS SHALL REMAIN OPEN OVERNIGHT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF STEEL PLATES THAT ARE CAPABLE OF SAFELY SUPPORTING THE LOADS THEY WILL BE SUBJECTED TO.
10. ANY DAMAGE TO UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND ALL COST FOR REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED IN TEMPORARY SUPPORT OF UTILITY POLES NEAR EXCAVATION THAT DO NOT REQUIRE RELOCATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITY COMPANY FOR UTILITY POLE RELOCATION.
12. ALL GAS VALVES, MARKERS, VENTS AND BOXES WITHIN THE CONSTRUCTION LIMITS SHALL BE RESET BY THE RESPECTIVE UTILITY COMPANIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY EACH UTILITY COMPANY AND SCHEDULE THE WORK ACCORDINGLY.
13. FIRE HYDRANTS SHALL BE RELOCATED BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED IN TEMPORARY SUPPORT OF UTILITY POLES NEAR EXCAVATION THAT DO NOT REQUIRE RELOCATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITY COMPANY FOR UTILITY POLE RELOCATION.
15. ALL PROPOSED WATER SERVICES SHALL BE LOCATED A MINIMUM SEPARATION DISTANCE OF 10 HORIZONTAL FEET AND 1.5 VERTICAL FEET FROM ALL SANITARY SEWER FACILITIES. A MINIMUM 4 FEET OF COVER SHALL BE PROVIDED OVER ALL WATER.
16. ALL EXCAVATIONS MADE TO REMOVE EXISTING UNDERGROUND UTILITIES/STRUCTURES, INSTALL NEW UNDERGROUND UTILITIES/STRUCTURES, WITHIN FIVE (5) FEET OUTSIDE OF THE BUILDING, OR WITHIN ROADWAYS SHALL BE BACKFILLED IN ACCORDANCE WITH THE PLAN DETAILS AND SPECIFICATIONS AND UNDER THE SUPERVISION OF THE OWNER'S REPRESENTATIVE.
17. UNDERGROUND IMPROVEMENTS IF ANY AND NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON. TO THE BEST OF OUR BELIEF, UNDERGROUND IMPROVEMENTS FROM AVAILABLE DOCUMENTATION HAVE BEEN SHOWN.

ZONING TABLE

ZONE - RESTRICTED AGRICULTURAL DISTRICT (R/A)			
REQUIRED	EXISTING	PROVIDED	
EXISTING CELL TOWER		LOT 1	
MINIMUM FRONTAGE (155-12-A.(1)) *	150 FT/200 FT	± 1,777 FT	± 150 FT
MINIMUM LOT AREA (155-12-A.(1)) *	40,000 SF/100,000 SF	± 10,483,110 SF	± 51,949 FT
MINIMUM FRONT YARD SETBACK (155-12-B)	40 FT	± 171 FT	± 171 FT
MINIMUM SIDE YARD SETBACK (ONE SIDE) (155-12-B)	20 FT	± 82 FT	± 82 FT
MINIMUM SIDE YARD SETBACK (BOTH SIDES) (155-12-B)	40 FT	± 2734 FT	± 184 FT
MINIMUM REAR YARD SETBACK (155-12-B)	40 FT	± 3,019 FT	± 50 FT

*150 FEET & 40,000 SF WHERE PUBLIC SANITARY SEWERS ARE PROVIDED, 200 FT & 100,000 SF WHERE A SEPTIC SYSTEM IS PROPOSED

ZONE - RESTRICTED AGRICULTURAL DISTRICT (R/A)			
REQUIRED	PROVIDED		
PROPOSED SPECIAL PERMIT: SOLAR ENERGY SYSTEM ARRAY (LARGE SCALE)	LOT 2	LOT 3	LOT 4
MINIMUM FRONTAGE (155-12-A.(1)) *	150 FT/200 FT	± 734 FT	± 950 FT ± 279 FT
MINIMUM LOT AREA (155-12-A.(1)) *	40,000 SF/100,000 SF	± 2,659,971 SF	± 5,902,579 SF ± 1,911,013 SF
MINIMUM FRONT YARD SETBACK (155-27-2-(3)(A)(2))	± 936 FT	± 1,774 FT	± 53 FT
MINIMUM SIDE YARD SETBACK (ONE SIDE) (155-27-2-(3)(A)(2))	50 FT	± 51 FT	± 52 FT ± 58 FT
MINIMUM SIDE YARD SETBACK (BOTH SIDES) (155-27-2-(3)(A)(2))	50 FT	± 71 FT	± 508 FT ± 184 FT
MINIMUM REAR YARD SETBACK (155-27-2-(3)(A)(2))	50 FT	± 51 FT	± 50 FT ± 52 FT

*150 FEET & 40,000 SF WHERE PUBLIC SANITARY SEWERS ARE PROVIDED, 200 FT & 100,000 SF WHERE A SEPTIC SYSTEM IS PROPOSED

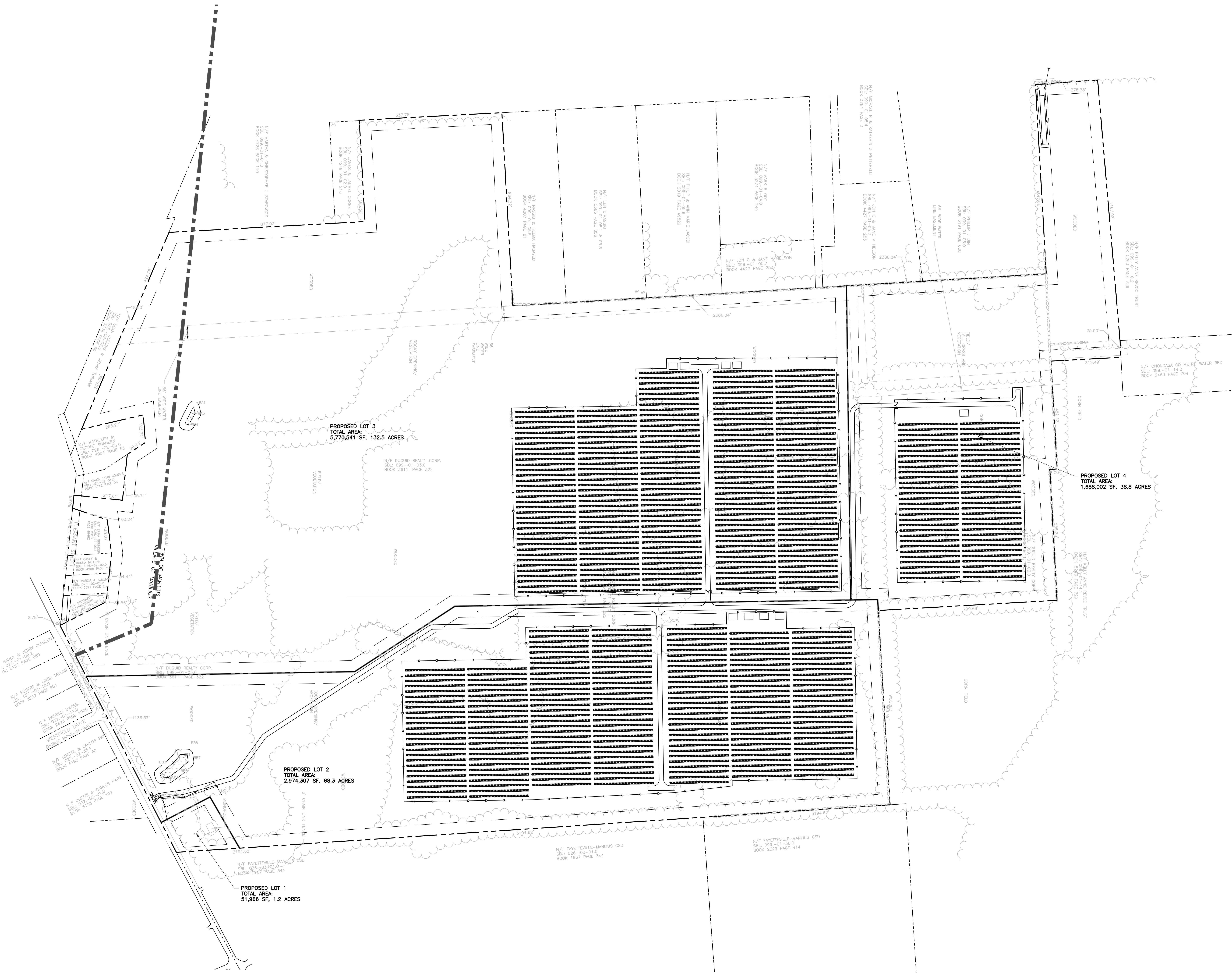
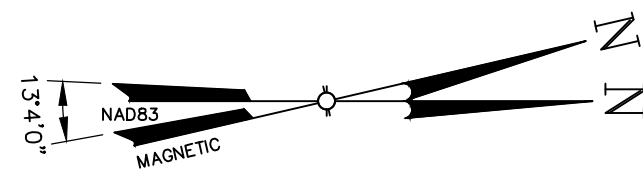
EROSION AND SEDIMENTATION CONTROL NOTES

1. SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
2. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT-ESTABLISHMENT OF VEGETATION:
- A. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
- B. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.
- C. FERTILIZER (20-0-4 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 160 LBS. PER ACRE.
- D. DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 14 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER:
- 30 LBS. RYEGRASS (ANNUAL) PER ACRE, DURING THE WINTER, USE 100 LBS. CERTIFIED "AROSTOK" WINTER RYE CEREAL RYE PER ACRE.
- E. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
- F. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.
3. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.
4. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
5. MULCH NETTING SUCH AS PAPER, JUTE, EXCELLOID, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE OVER HAY OR STRAW MULCH. USE A DECOMposable NETTING IN AREAS TO BE MOVED.
6. PAVING, GRINDING, SAW CUTTING AND REMOVAL OPERATIONS:
- A. AVOID PAVING WHEN RAIN IS IN THE FORECAST.
- B. STORE MATERIALS AWAY FROM STORM DRAINS AND DRAINAGE COURSES TO PREVENT STORM WATER RUN-ON.
- C. PROTECT DRAINAGE COURSES, PARTICULARLY IN AREAS WITH A GRADE, BY EMPLOYING BEST MANAGEMENT PRACTICES TO DIVERT RUNOFF OR TO TRAP AND FILTER SEDIMENT.
- D. DISPOSAL OF PCC AND AS WASTE USING TEMPORARY CONCRETE WASHOUT SYSTEMS AND DUMP TRUCKS ONLY. NO STOCKPILING ON SITE PERMITTED.
- E. SKEEP AND COLLECT ALL GRINDING RESIDUE, BROKEN ASPHALT, CONCRETE AND DEBRIS FROM REMOVAL OPERATIONS.
- F. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STORM DRAIN SYSTEM. COLLECT AND DISPOSE OF PROPERLY.
- G. SHOVEL OR VACUUM SAW CUT SLURRY AND REMOVE FROM SITE.
- H. PLACE PDE PANS OR ABSORBENT MATERIAL UNDER PAVING EQUIPMENT WHEN NOT IN USE. CLEAN UP ALL SPILLS WITH ABSORBENT MATERIALS.
- I. DO NOT WASH OUT CONCRETE TRUCKS ANYWHERE ON SITE, EXCEPT A DESIGNATED CONCRETE WASHOUT AREA OR APPROVED PORTABLE WASHOUT SYSTEM.
- J. EXCESS CONCRETE SHALL NOT BE DUMPED ON SITE, EXCEPT IN A DESIGNATED CONCRETE WASHOUT AREA OR APPROVED PORTABLE WASHOUT SYSTEM.

EROSION AND SEDIMENTATION CONTROL SCHEDULE

- CONSTRUCTION SCHEDULE
1. ALL APPROVALS AND PERMITS SHALL BE SECURED.
2. A PRE-CONSTRUCTION MEETING WITH OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL REPRESENTATIVE AND CONTRACTOR PRESENT WILL BE HELD.
3. CERTIFICATIONS OBTAINED FROM CONTRACTORS, SUBCONTRACTORS AND ANY OTHERS PERFORMING SITE DISTURBANCES INCLUDING UNDERGROUND UTILITY CONTRACTORS BE SIGNED AND MAINTAINED ON SITE.
4. CONSTRUCTION ENTRANCE, SILT FENCE, STRAW BALE DIKE, DIVERSION SLOPES/DIKES, SEDIMENTATION TRAPS, SEDIMENTATION BASIN, STORM DRAIN INLET PROTECTION, CONSTRUCTION FENCE AND OTHER TEMPORARY EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION INCLUDING CLEARING, GRUBBING, AND DEMOLITION OF THE SITE IN ACCORDANCE WITH NYSDOC STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION.
5. INSTALL PROVISIONS FOR PROTECTION OF EXISTING FACILITIES WHERE INDICATED ON PLANS AND DETAILS.
6. DISTURBANCE SHALL BE LIMITED TO A 5 ACRES MAXIMUM. ALL NON-ACTIVE DISTURBED AREAS SHALL RECEIVE TEMPORARY OR PERMANENT STABILIZATION. NON-ACTIVE DISTURBED AREAS SHALL NOT REMAIN FALLOW FOR LONGER THAN 14 DAYS WITHOUT BEING STABILIZED.
7. INSTALL TEMPORARY ACCESS ROAD, EQUIPMENT PADS AND SOLAR ARRAY SO AS NOT TO DISTURB MORE THAN 5 ACRES AT ANY ONE TIME.
8. INSTALL INTERMEDIATE EROSION CONTROL MEASURES BETWEEN CONSTRUCTION PHASES TO LIMIT DISTURBANCE TO 5 ACRES MAXIMUM.
9. INSTALL FINAL ACCESS ROAD.
10. INSTALL ASPHALT PAVEMENT MAINTAINING POSITIVE DRAINAGE AND FLUSH WITH EXISTING ADJOINING PAVEMENT.
11. ALL LANDSCAPED/GRASSED AREAS WILL BE SEEDD AND MULCHED IN A TWO STEP HYDRAULIC PROCESS TO PROMOTE GROWTH AS SOON AS POSSIBLE.
12. UPON STABILIZATION, ALL TEMPORARY MEASURES WILL BE REMOVED.
13. REMOVE ALL SILT AND SEDIMENT FROM SITE.
14. ALL DEBRIS, SILT, AND OTHER OBSTRUCTIONS ARE TO BE REMOVED FROM THE END OF THE DRAINAGE STRUCTURES AFTER ALL ON SITE WORK IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.

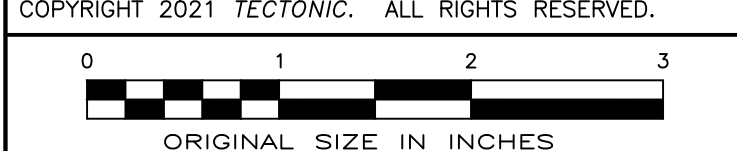




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Rev	Date

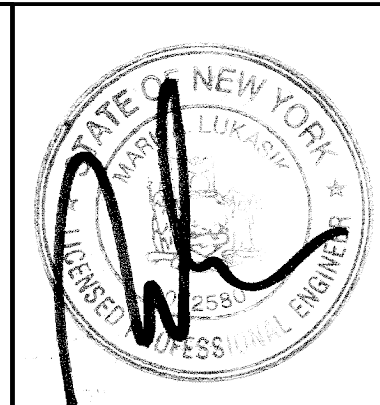
Revision

Approval

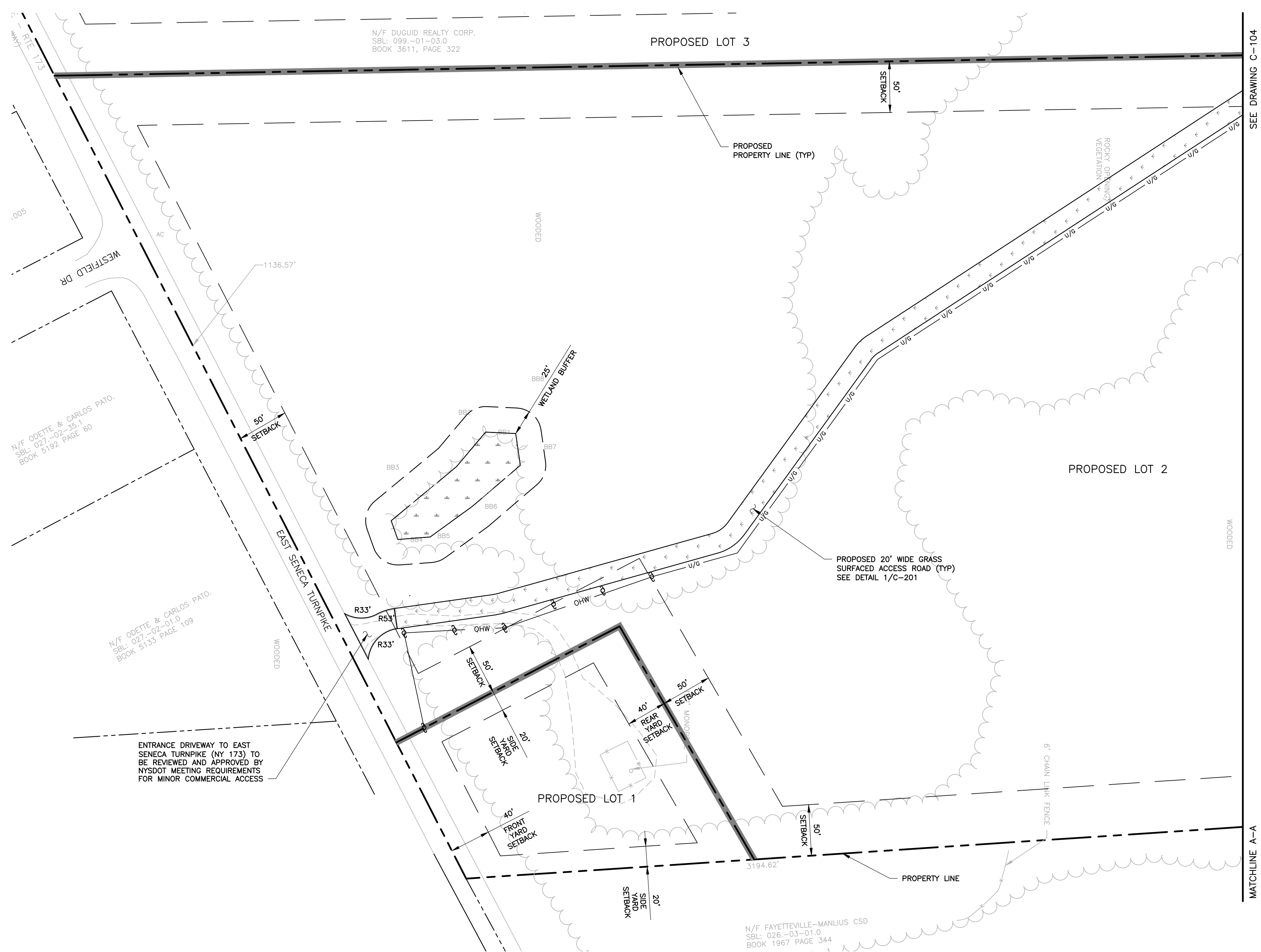
DRAWING CONTROL			
Designed by:	LAP/RCC	Drawn by:	ECM
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For Bid			
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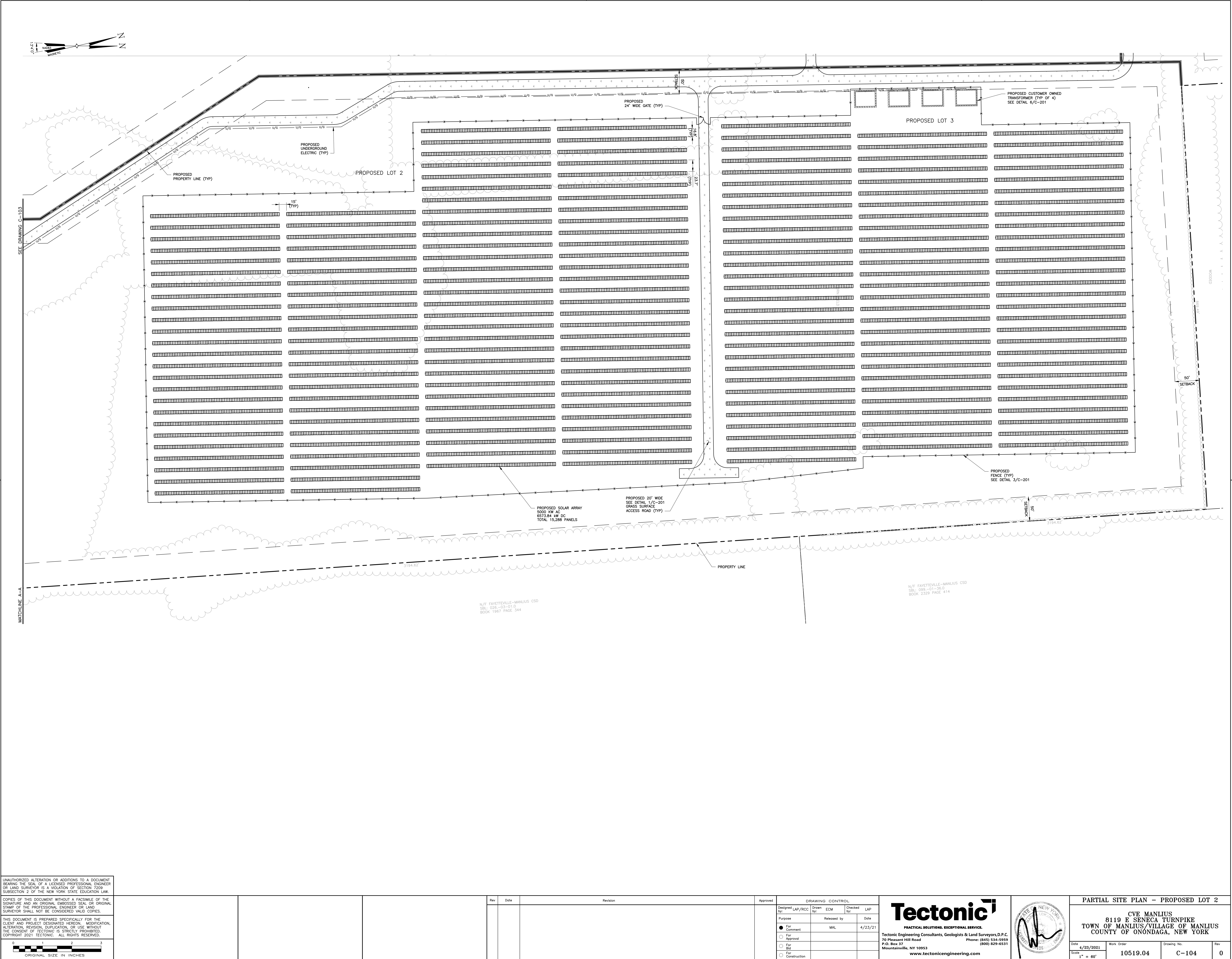
Phone: (845) 534-5959
(800) 829-6531



SUBDIVISION PLAN			
CVE MANLIUS 8119 E SENECA TURNPIKE TOWN OF MANLIUS/VILLAGE OF MANLIUS COUNTY OF ONONDAGA, NEW YORK			
Date 4/23/2021	Work Order 10519.04	Drawing No. C-102	Rev. 0
Scale 1" = 150'			



PARTIAL SITE PLAN - PROPOSED LOTS 1 & 2			
CVE MANLIUS 8119 E SENECA TURNPIKE TOWN OF SENECA/VILLAGE OF MANLIUS COUNTY OF ONONDAGA, NEW YORK			
Date 4/23/2021	Work Order	Drawing No.	Rev
Scale 1" = 50'	10519.04	C-103	0

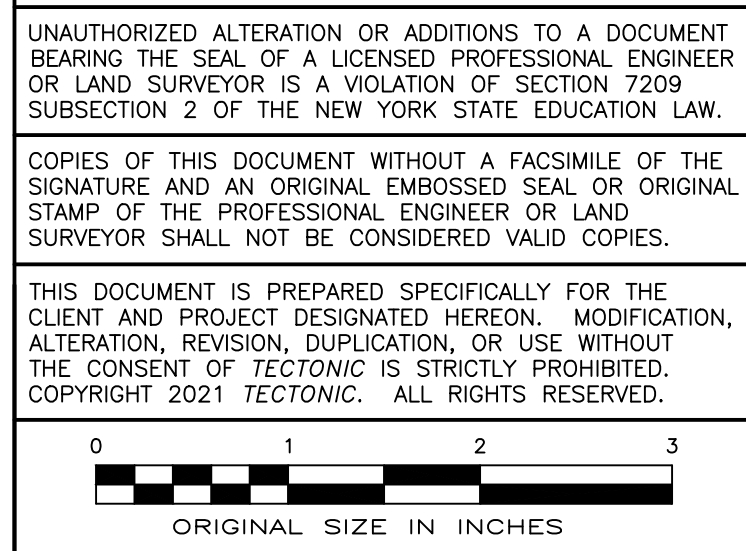


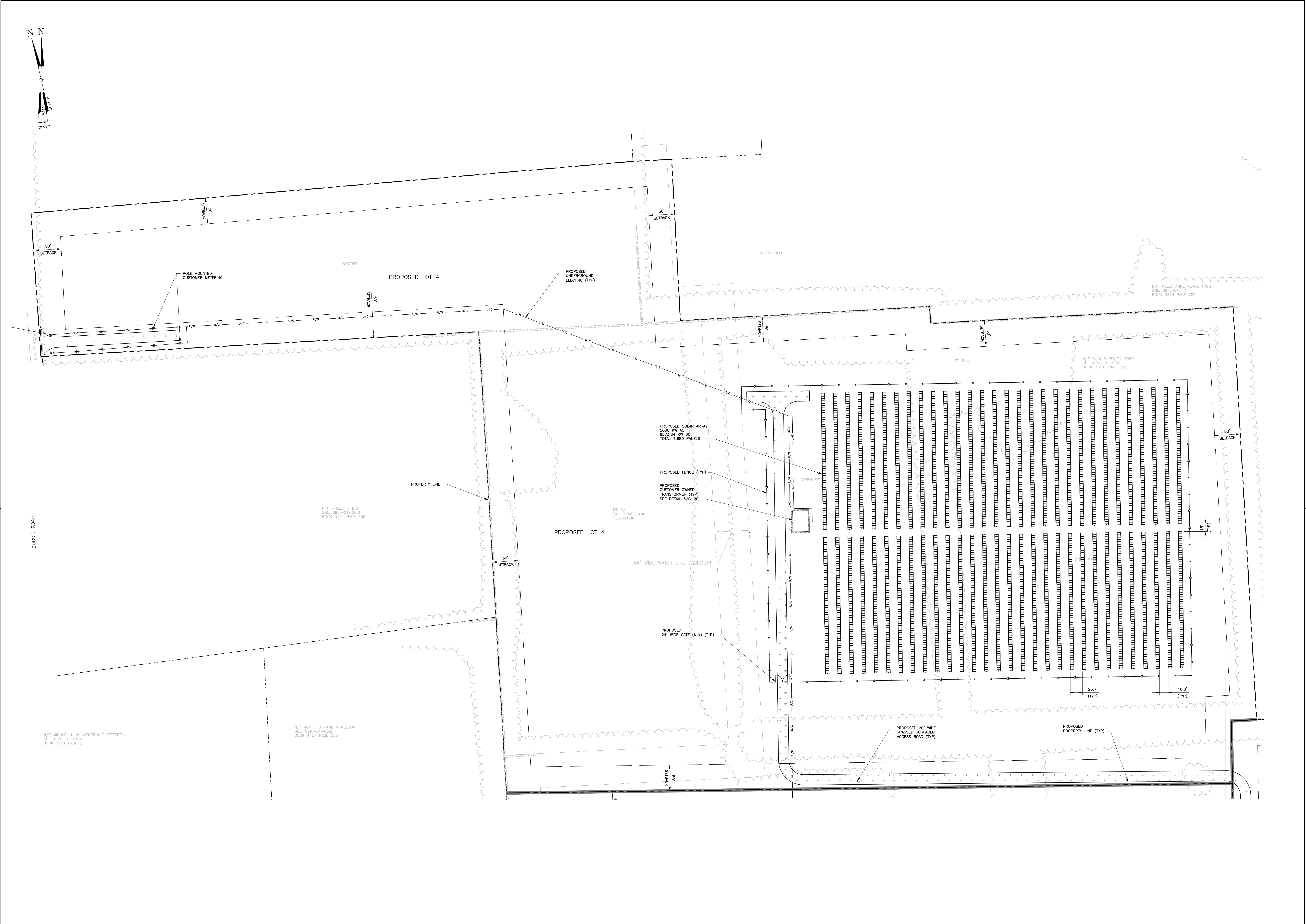
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Purpose	Designed by: LAP/RCC	Drawn by: ECM	Checked by: LAP	Date
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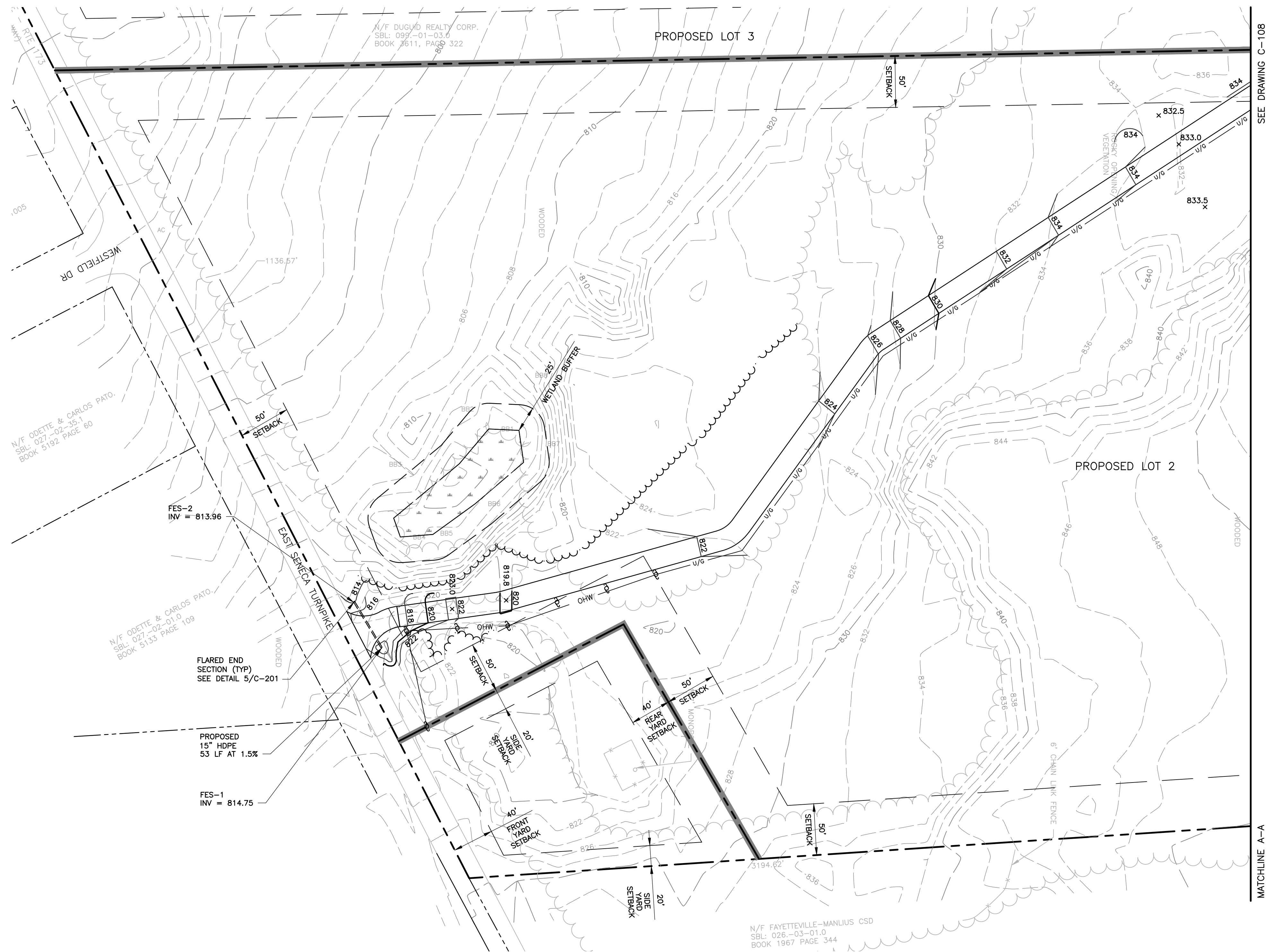
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NEW YORK
STATE
ENGINEER
AND
LAND
SURVEYOR

PARTIAL SITE PLAN - PROPOSED LOT 4

CVE MANLIUS
8119 E SENECA TURNPIKE
TOWN OF MANLIUS/VILLAGE OF MANLIUS
COUNTY OF ONONDAGA, NEW YORK

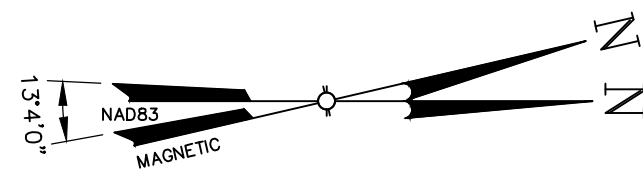
Date 4/23/2021	Work Order 10519.04	Drawing No. C-106	Rev. 0
Scale 1" = 60'			



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Approved	DRAWING CONTROL		
	Designed by: LAR/DOCC	Drawn by: ECM	Checked by: LAP
	Purpose	Released by	Date
	☒ For Comment ☐ For Approval ☐ For Bid ☐ For Construction	MAL	4/23/21

GRADING AND DRAINAGE PARTIAL PLAN			
CVE MANLIUS 8119 E SENECA TURNPIKE TOWN OF MANLIUS/VILLAGE OF MANLIUS COUNTY OF ONONDAGA, NEW YORK			
Date 4/23/2021	Work Order	Drawing No.	Rev
Scale 1" = 40'	10519.04	C-107	0



SEE DRAWING C-107

MATCHLINE A-A

MATCHLINE B-B

SEE DRAWING C-109



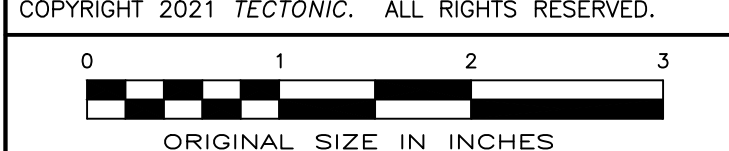
N/F FAYETTEVILLE-MANLIUS CSD
SBL: 026--03--01.0
BOOK 1967 PAGE 344

N/F FAYETTEVILLE-MANLIUS CSD
SBL: 026--01--36.0
BOOK 2329 PAGE 414

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Revision

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DRAWING CONTROL

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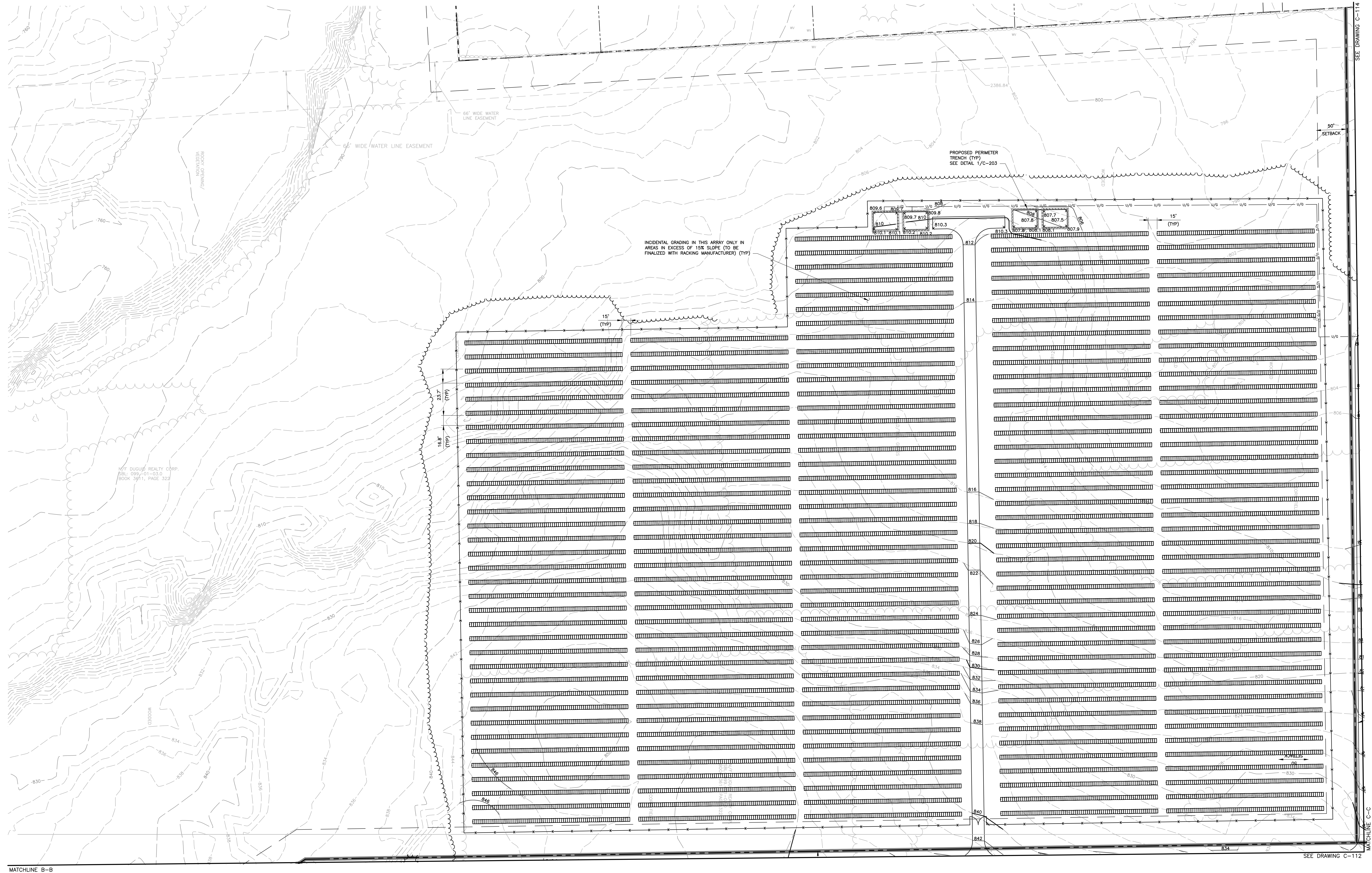
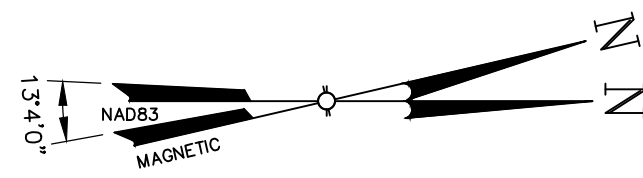
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GRADING AND DRAINAGE PARTIAL PLAN

CVE MANLIUS
8119 E SENECA TURNPIKE
TOWN OF MANLIUS/VILLAGE OF MANLIUS
COUNTY OF ONONDAGA, NEW YORK

Date 4/23/2021	Work Order 10519.04	Drawing No. C-108	Rev. 0
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MATCHLINE B-B

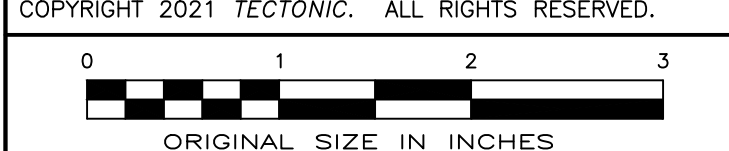
SEE DRAWING C-112

MATCHLINE C-C

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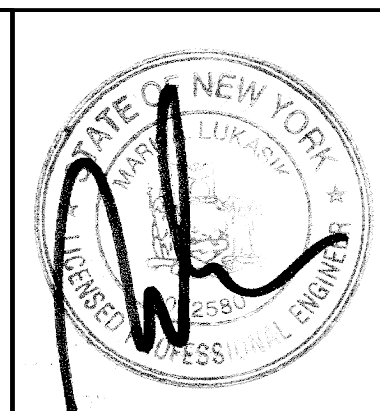
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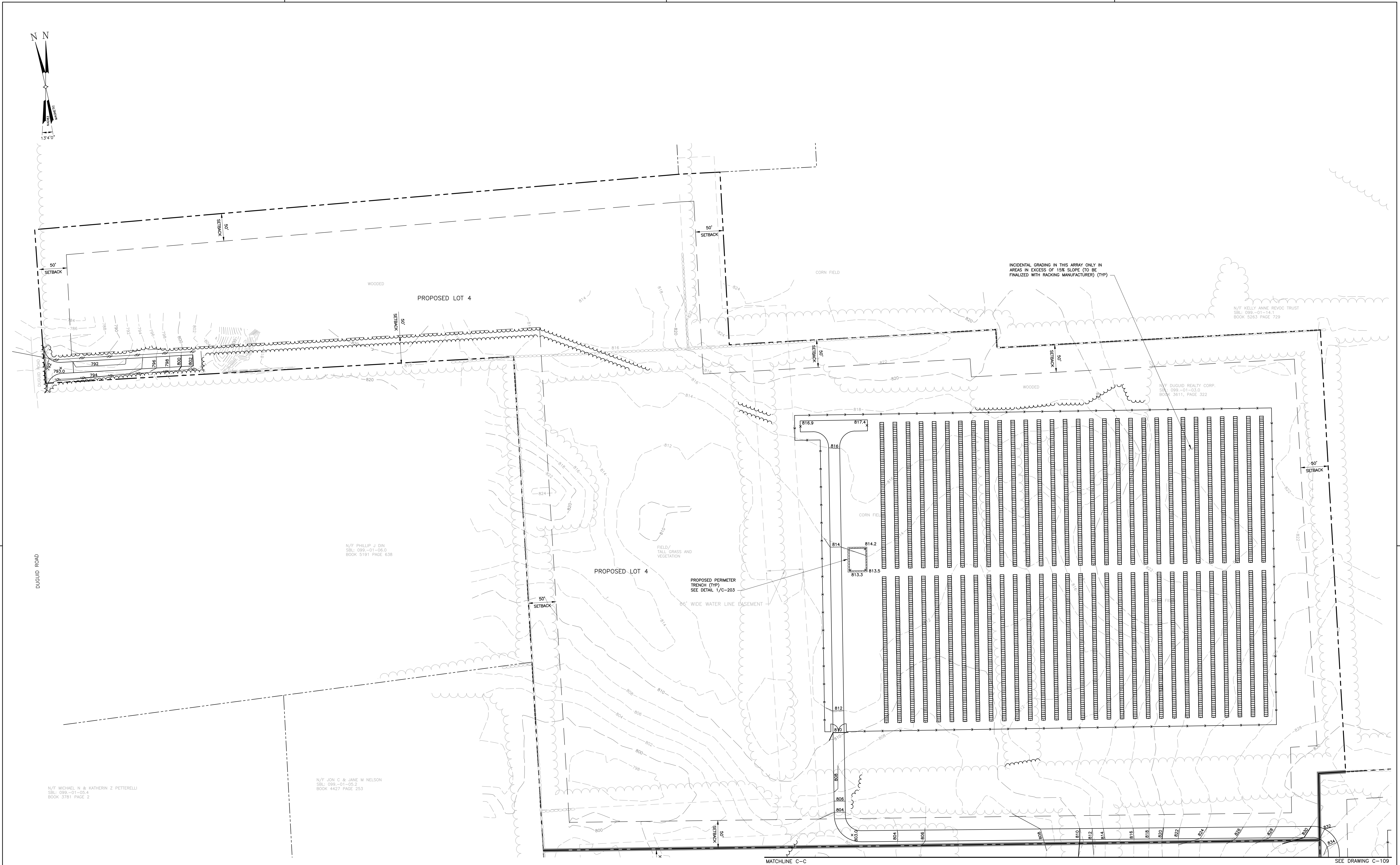
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GRADING AND DRAINAGE PARTIAL PLAN

CVE MANLIUS
8119 E SENECA TURNPIKE
TOWN OF MANLIUS/VILLAGE OF MANLIUS
COUNTY OF ONONDAGA, NEW YORK

Date 4/23/2021	Work Order 10519.04	Drawing No. C-109	Rev. 0
Scale 1" = 60'			



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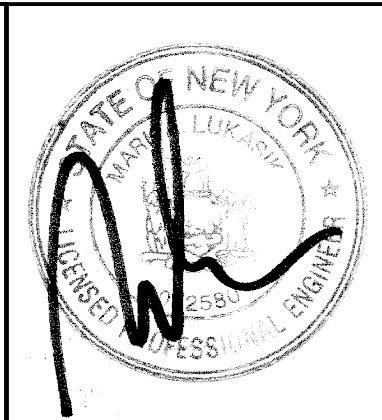
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ORIGINAL SIZE IN INCHES

Rev	Date	Revision

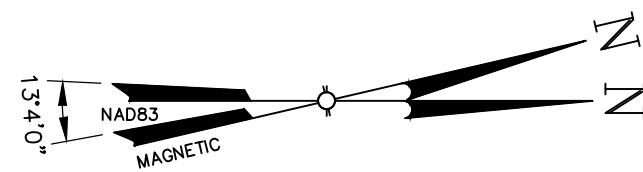
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Purpose: For Comment	Released by: MAL
For Approval	Date: 4/23/21
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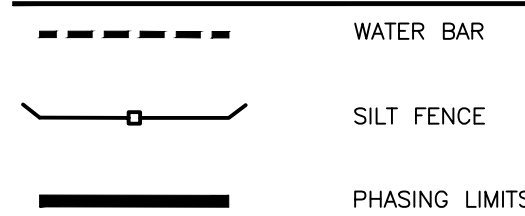
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GRADING AND DRAINAGE PARTIAL PLAN			
CVE MANLIUS 8119 E SENECA TURNPIKE TOWN OF MANLIUS/VILLAGE OF MANLIUS COUNTY OF ONONDAGA, NEW YORK			
Date: 4/23/2021	Work Order: 10519.04	Drawing No: C-110	Rev: 0
Scale: 1" = 60'			



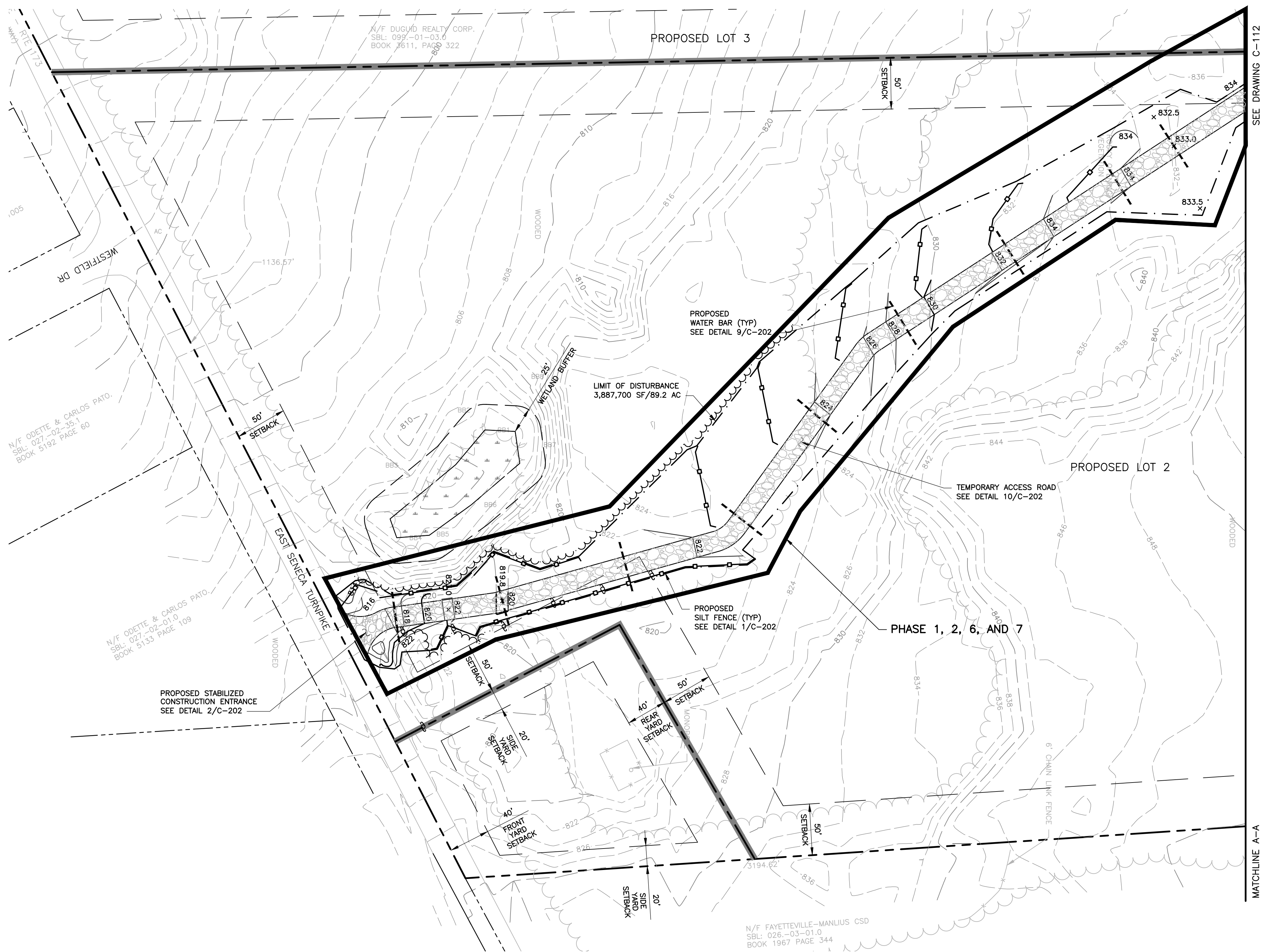
EROSION CONTROL LEGEND



PROJECT PHASING SEQUENCING

CONSTRUCTION PHASING		PHASE CONSTRUCTION SEQUENCE
PHASE NO.	SUBPHASE	
1*	-	INSTALL PERIMETER CONTROLS AROUND ACCESS ROAD. MAINTAIN UNTIL CONSTRUCTION IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED.
2*	-	CONSTRUCT TEMPORARY ACCESS ROAD WITH WATER BARS WITH PROPOSED GRADES OVER DESIGNATED FINAL ACCESS ROAD. STONE REQUIRED FOR PERMANENT ACCESS ROAD MAY BE USED FOR THE TEMPORARY ROAD HOWEVER, THIS STONE MAY REQUIRE REPLACEMENT PRIOR TO FINAL INSTALLATION OF GRASS ON PERMANENT ACCESS ROAD IF LOADED WITH SEDIMENT DUE TO CONSTRUCTION OPERATIONS.
3*	A	INSTALL PERIMETER CONTROLS AND CONCRETE WASHOUT IN PROPOSED ARRAY AREA IN LOT 2.
	B**	PERFORM TREE CLEARING OPERATIONS WITHIN LOT 2.
	C	CONSTRUCT SOLAR ARRAY WITHIN LOT 2.
	D***	CONSTRUCT FENCING, GATES, AND CONCRETE PADS IN LOT 2.
	E	APPLY HAY AND SEED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL NOTES ON SHEET 2.
4*	F	REMOVE EROSION AND SEDIMENT CONTROLS WITHIN LOT 2 WHEN FINAL STABILIZATION IS ACHIEVED.
	-	REPEAT STEPS 3A-3F FOR ARRAYS ON LOT 3.
5*	-	REPEAT STEPS 3A-3F FOR ARRAYS ON LOT 4.
6*	-	INSTALL THE ELECTRICAL CONNECTIONS TO THE PROPERTY FROM EAST SENECA TURNPIKE AND DUGUD ROAD. INSTALL ALL OVERHEAD WIRES AND UNDERGROUND ELECTRIC AS SHOWN ON THE PLANS. INSTALL REMAINING FENCING.
7*	-	CONVERT THE TEMPORARY ACCESS ROAD TO THE PERMANENT ACCESS ROAD. REMOVE WATER BARS. REPLACE ALL STONE FOULED WITH SEDIMENT ON THE ACCESS ROAD AND INSTALL THE PERMANENT ACCESS ROAD IN ACCORDANCE WITH THE SPECIFIED DETAIL.
8*	-	REMOVE ALL EROSION AND SEDIMENT CONTROLS WHEN CONSTRUCTION IS COMPLETE AND SITE HAS REACHED FINAL STABILIZATION.

*AT NO POINT DURING CONSTRUCTION, SHALL THE LIMIT OF DISTURBANCE EXCEED 5 ACRES.
**TREE CLEARING OPERATIONS MAY BEGIN ON ALL LOTS DURING PHASE 2. DURING THIS PHASE TREE CLEARING SHALL NOT INCLUDE STUMP REMOVAL.
***MAINTAIN OPENING IN FENCE AT LOCATIONS OF UNDERGROUND ELECTRIC WIRING IN PHASE 3D.



PHASE 8 APPLIES TO ENTIRE SITE

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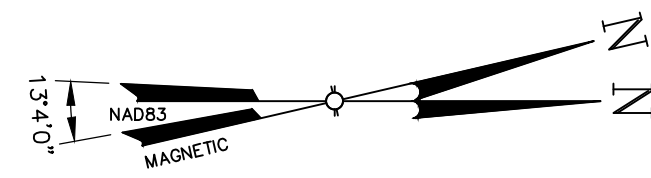
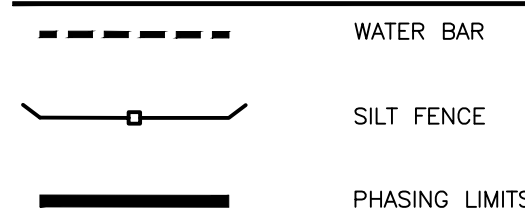
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				Purpose	Released by	Date	
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TOWN OF MANLIUS/VILLAGE OF MANLIUS
COUNTY OF ONONDAGA, NEW YORK

Date	Work Order	Drawing No.	Rev.
4/23/2021	10519.04	C-111	0
Scale	1" = 60'		

EROSION CONTROL LEGEND



PHASE 1, 2, 6, AND 7

MATCHLINE B-B

TEMPORARY ACCESS ROAD
SEE DETAIL 10/C-202PROPOSED
WATER BAR (TYP)
SEE DETAIL 9/C-202

PROPOSED LOT 2

CONCRETE WASHOUT
SEE DETAIL 6/C-202

SEE DRAWING C-113

PROPOSED
SILT FENCE (TYP)
SEE DETAIL 1/C-202LIMIT OF DISTURBANCE
3,887,700 SF/89.2 AC

PHASE 3

N/F FAYETTEVILLE-MANLIUS CSD
SBL: 026-03-01.0
BOOK 1967 PAGE 344N/F FAYETTEVILLE-MANLIUS CSD
SBL: 089-01-38.0
BOOK 2329 PAGE 414

PROJECT PHASING SEQUENCING

CONSTRUCTION PHASING		PHASE CONSTRUCTION SEQUENCE
PHASE NO.	SUBPHASE	
1*	-	INSTALL PERIMETER CONTROLS AROUND ACCESS ROAD. MAINTAIN UNTIL CONSTRUCTION IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED.
2*	-	CONSTRUCT TEMPORARY ACCESS ROAD WITH WATER BARS WITH PROPOSED GRADES OVER DESIGNATED FINAL ACCESS ROAD. STONE REQUIRED FOR PERMANENT ACCESS ROAD MAY BE USED FOR THE TEMPORARY ROAD. HOWEVER, THIS STONE MAY REQUIRE REPLACEMENT PRIOR TO FINAL INSTALLATION OF GRASS ON PERMANENT ACCESS ROAD IF LOADED WITH SEDIMENT DUE TO CONSTRUCTION OPERATIONS.
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4*	-	REMOVE EROSION AND SEDIMENT CONTROLS WITHIN LOT 2 WHEN FINAL STABILIZATION IS ACHIEVED.
5*	-	REPEAT STEPS 3A-3F FOR ARRAYS ON LOT 3.
6*	-	REPEAT STEPS 3A-3F FOR ARRAYS ON LOT 4.
7*	-	INSTALL THE ELECTRICAL CONNECTIONS TO THE PROPERTY FROM EAST SENECA TURNPIKE AND DOUGLASS ROAD. INSTALL ALL OVERHEAD WIRES AND UNDERGROUND ELECTRIC AS SHOWN ON THE PLANS. INSTALL REMAINING FENCING.
8*	-	CONVERT THE TEMPORARY ACCESS ROAD TO THE PERMANENT ACCESS ROAD. REMOVE WATER BARS. REPLACE ALL STONE FOULED WITH SEDIMENT ON THE ACCESS ROAD AND INSTALL THE PERMANENT ACCESS ROAD IN ACCORDANCE WITH THE SPECIFIED DETAIL.
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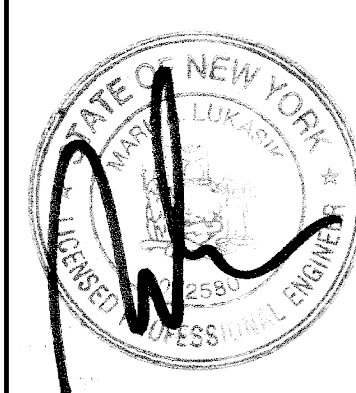
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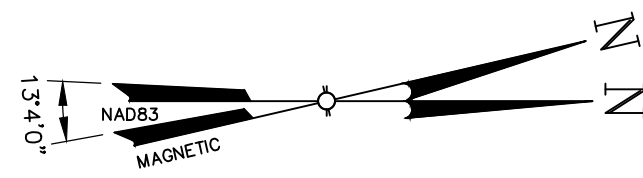
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EROSION CONTROL PARTIAL PLAN

CVE MANLIUS
8119 E SENECA TURNPIKE
TOWN OF MANLIUS/VILLAGE OF MANLIUS
COUNTY OF ONONDAGA, NEW YORK

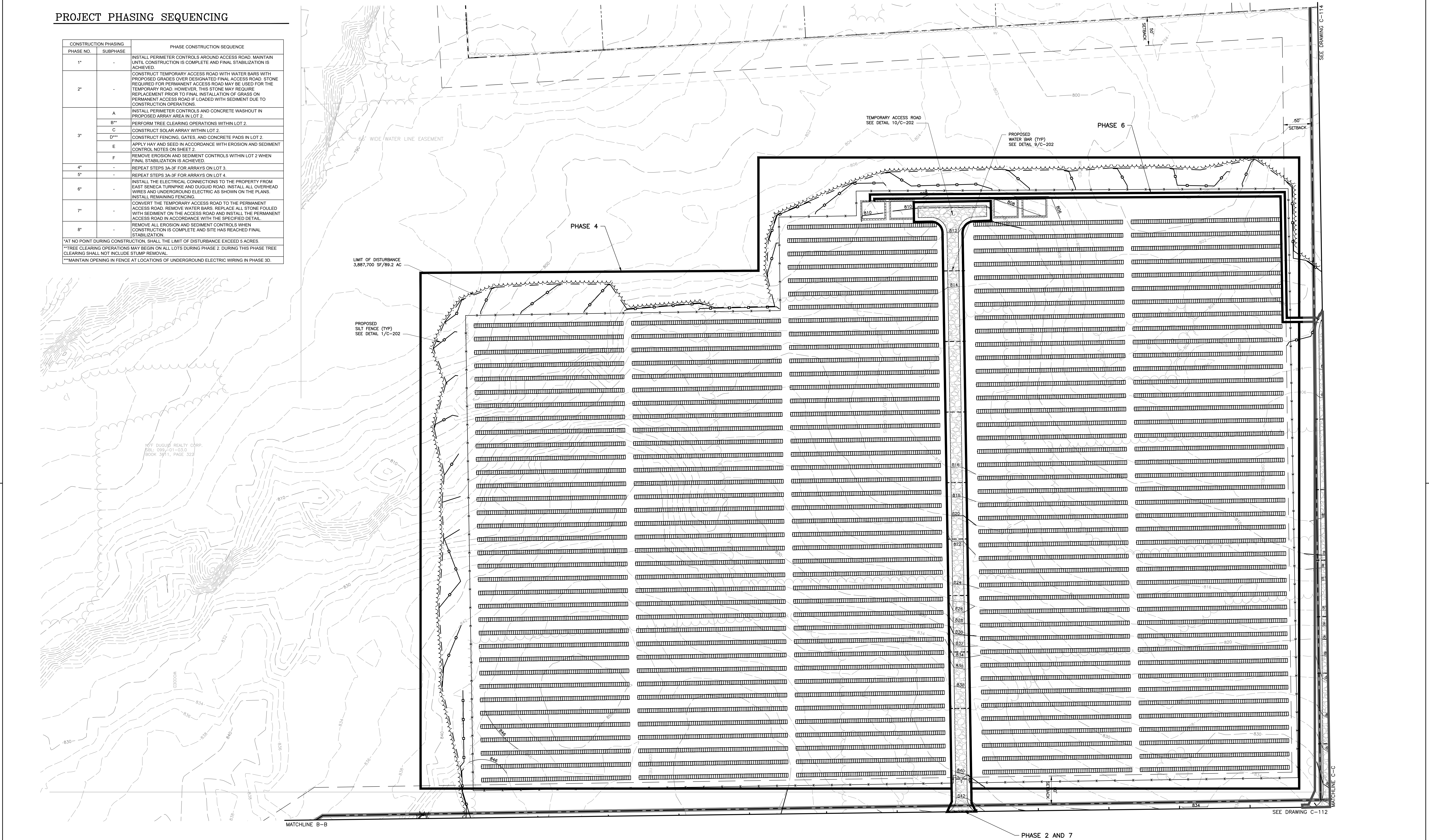
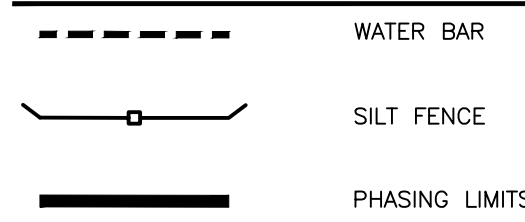
Date: 4/23/2021	Work Order: 10519.04	Drawing No: C-112	Rev: 0
Scale: 1" = 60'			



PROJECT PHASING SEQUENCING

CONSTRUCTION PHASING		PHASE CONSTRUCTION SEQUENCE
PHASE NO.	SUBPHASE	
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EROSION CONTROL LEGEND



PHASE 8 APPLIES TO ENTIRE SITE

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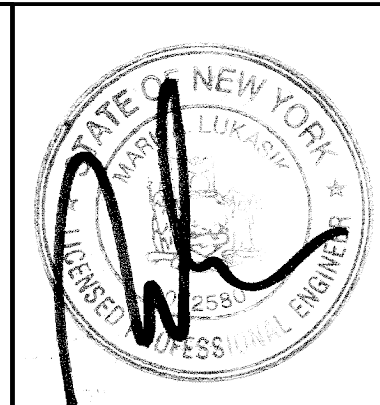
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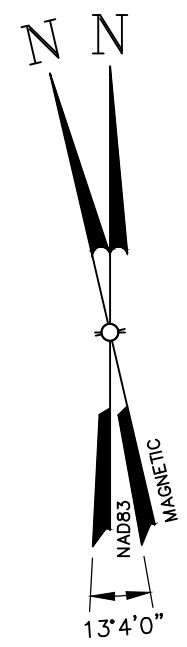
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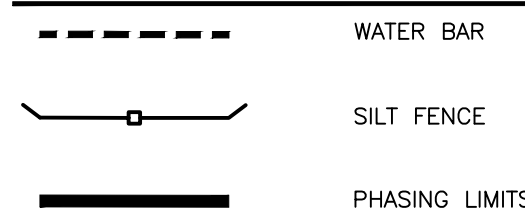
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EROSION CONTROL PARTIAL PLAN			
CVE MANLIUS 8119 E SENECA TURNPIKE TOWN OF MANLIUS/VILLAGE OF MANLIUS COUNTY OF ONONDAGA, NEW YORK			
Date: 4/23/2021	Work Order: 10519.04	Drawing No: C-113	Rev: 0
Scale: 1" = 60'			



EROSION CONTROL LEGEND



PROJECT PHASING SEQUENCING

CONSTRUCTION PHASING		PHASE CONSTRUCTION SEQUENCE
PHASE NO.	SUBPHASE	
1*	-	INSTALL PERIMETER CONTROLS AROUND ACCESS ROAD. MAINTAIN UNTIL CONSTRUCTION IS COMPLETE AND FINAL STABILIZATION IS ACHIEVED.
2*	-	CONSTRUCT TEMPORARY ACCESS ROAD WITH WATER BARS WITH PROPOSED GRADES OVER DESIGNATED FINAL ACCESS ROAD. STONE REQUIRED FOR PERMANENT ACCESS ROAD MAY BE USED FOR THE TEMPORARY ROAD. HOWEVER, THIS STONE MAY REQUIRE REPLACEMENT PRIOR TO FINAL INSTALLATION OF GRASS ON PERMANENT ACCESS ROAD IF LOADED WITH SEDIMENT DUE TO CONSTRUCTION OPERATIONS.
3*	A	INSTALL PERIMETER CONTROLS AND CONCRETE WASHOUT IN PROPOSED ARRAY AREA IN LOT 2.
	B**	PERFORM TREE CLEARING OPERATIONS WITHIN LOT 2.
	C	CONSTRUCT SOLAR ARRAY WITHIN LOT 2.
	D***	CONSTRUCT FENCING, GATES, AND CONCRETE PADS IN LOT 2.
	E	APPLY HAY AND SEED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL NOTES ON SHEET 2.
5*	F	REMOVE EROSION AND SEDIMENT CONTROLS WITHIN LOT 2 WHEN FINAL STABILIZATION IS ACHIEVED.
	-	REPEAT STEPS 3A-3F FOR ARRAYS ON LOT 3.
4*	-	REPEAT STEPS 3A-3F FOR ARRAYS ON LOT 4.
6*	-	INSTALL THE ELECTRICAL CONNECTIONS TO THE PROPERTY FROM EAST SENECA TURNPIKE AND DUGUID ROAD. INSTALL ALL OVERHEAD WIRES AND UNDERGROUND ELECTRIC AS SHOWN ON THE PLANS. INSTALL REMAINING FENCING.
7*	-	CONVERT THE TEMPORARY ACCESS ROAD TO THE PERMANENT ACCESS ROAD. REMOVE WATER BARS. REPLACE ALL STONE FOLDED WITH SEDIMENT ON THE ACCESS ROAD AND INSTALL THE PERMANENT ACCESS ROAD IN ACCORDANCE WITH THE SPECIFIED DETAIL.
8*	-	REMOVE ALL EROSION AND SEDIMENT CONTROLS WHEN CONSTRUCTION IS COMPLETE AND SITE HAS REACHED FINAL STABILIZATION.

*AT NO POINT DURING CONSTRUCTION, SHALL THE LIMIT OF DISTURBANCE EXCEED 5 ACRES.
**TREE CLEARING OPERATIONS MAY BEGIN ON ALL LOTS DURING PHASE 2. DURING THIS PHASE TREE CLEARING SHALL NOT INCLUDE STUMP REMOVAL.
***MAINTAIN OPENING IN FENCE AT LOCATIONS OF UNDERGROUND ELECTRIC WIRING IN PHASE 3D.

N/E KELLY ANNE REVOG TRUST
SBL: 099-01-14.1
BOOK 5263 PAGE 729

N/E DUGUID REALTY CORP.
SBL: 099-01-03.0
BOOK 3511, PAGE 322

N/E PHILLIP J DIN
SBL: 099-01-06.0
BOOK 5191 PAGE 638

N/E JON C & JANE M NELSON
SBL: 099-01-05.2
BOOK 4427 PAGE 253

N/E MICHAEL N & KATHERIN Z PETTERELLI
SBL: 099-01-05.4
BOOK 3781 PAGE 2

PHASE 8 APPLIES
TO ENTIRE SITE

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Rev	Date	Revision

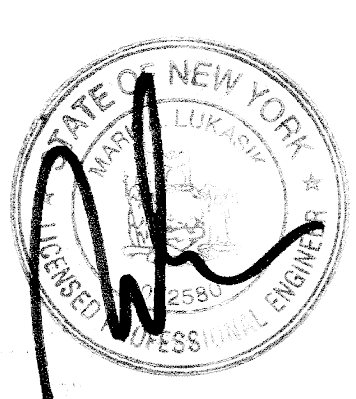
Approved

DRAWING CONTROL

Designed by: LAP/ECM	Drawn by: ECM	Checked by: LAP
Purpose	Released by	Date
● For Comment	MAL	4/23/21
○ For Approval		
○ For Bid		
○ For Construction		

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EROSION CONTROL PARTIAL PLAN

CVE MANLIUS
8119 E SENECA TURNPIKE
TOWN OF MANLIUS/VILLAGE OF MANLIUS
COUNTY OF ONONDAGA, NEW YORK

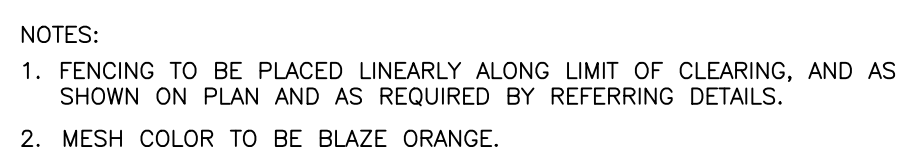
Date 4/23/2021	Work Order 10519.04	Drawing No. C-114	Rev. 0
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DETAILS			
CVE MANLIUS 8119 E SENECA TURNPIKE TOWN OF MANLIUS/VILLAGE OF MANLIUS COUNTY OF ONONDAGA, NEW YORK			
Date 4/23/2021	Work Order	Drawing No.	Rev
Scale AS NOTED	10519.04	C-201	0

SCALE: NTS

- SCALE: $3/8" = 1'-0"$

- (C-202) SCALE: 1" = 1'-0"



4
C-202

SCALE: NTS



THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE MUNICIPALITY WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:

- A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
- B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
- C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
- D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:

ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH

DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAXIMUM PROTECTION ZONE POSSIBLE. A BARRIER OF F. SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT: LAY DOWN HEAVY IMPACTS - MINIMUM OF EIGHT INCHES OF WOOD CHIPS INSTALLED IN THE AREAS TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.

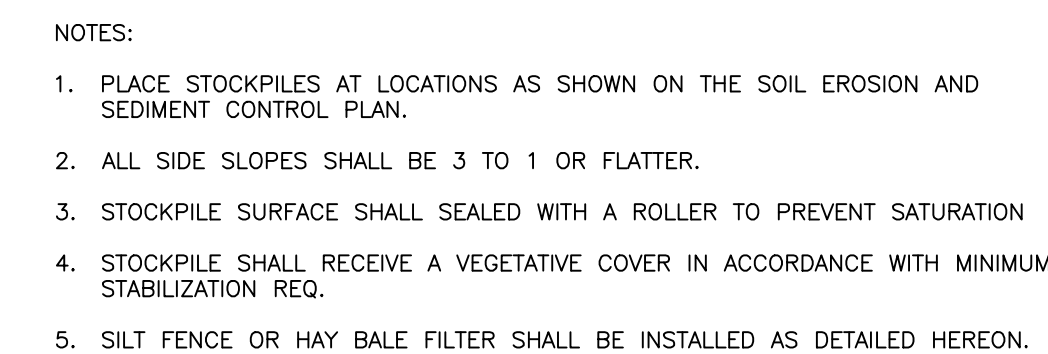
- E. SEPARATE PAYMENT WILL NOT BE MADE FOR THIS WORK

5
C-202

SCALE: NTS

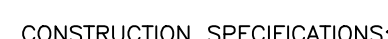


C-202 SCALE: NTS



- 7
C-202

SCALE: NT



1. STONE SHALL BE MAXIMUM SIZE OF 12" WITH 50 TO 100 PERCENT BY WEIGHT LARGER THAN 6" AND 0 TO 10 PERCENT SMALLER THAN 1/2".
2. FILTER FABRIC SHALL BE POLY-FILTER X CLOTH AS MANUFACTURED BY CARTHAGE MILLS OR APPROVED EQUAL.
3. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION AT LOCATIONS SHOWN ON THE PLAN.
4. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM DAM.
5. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT COLLAPSE AROUND THE DAM.
6. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
7. ENSURE THAT CHANNEL APPURTENANCES SUCH AS DISPERSED ENTRANCES ~~DO NOT~~ CHECK DAMS ARE NOT SUBJECT TO DAMAGE FROM SLIPPERY STONES.

8
C-202

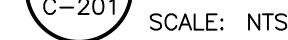
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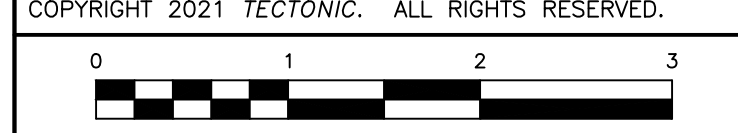
1. INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOIL FROM THE BASE FROM THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
3. TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
4. THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
5. VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED.
6. PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE ACTION.
7. WATER BARS SHALL BE SPACED AT 125 FEET ALONG ACCESS ROAD DUE TO A SLOPE OF LESS THAN 5%.

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C-202

SCALE: NTS



C-201 SCALE: NTS



DETAILS				
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