



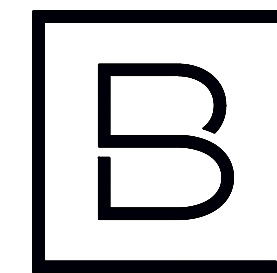
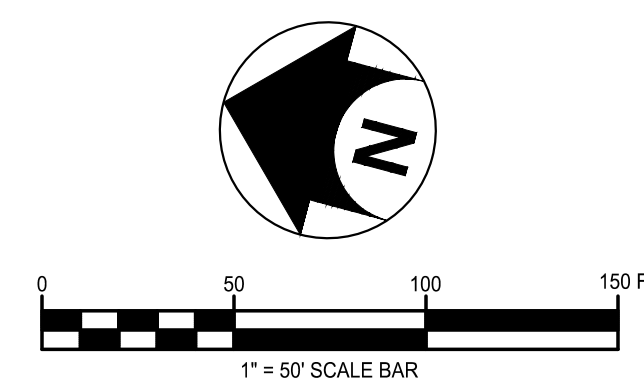
SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "SB-1" SPECIAL DISTRICT BUSINESS		
PROPOSED USE: TIER 3 SOLAR ENERGY SYSTEM		
PARCEL 462-B		
TOWN OF HARRISON, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT:	OWNER(S) OF RECORD.	
POWERFLEX	ESRT 500 MAMARONECK AVENUE LLC.	
805 THIRD AVENUE		
NEW YORK, NY, 120022		
(917) 426-9523		
PLANS PREPARED BY:		
BERGMANN		
2 WINNERS CIRCLE, SUITE		
102 ALBANY, NY 12205		
(518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	5 AC.	34.54 AC.
MINIMUM LOT WIDTH	300 FT	1,100± FT
MIN. SIDE YARD SETBACK	75 FT	68± FT
MIN. FRONT YARD SETBACK	50 FT	22± FT
MIN. REAR YARD SETBACK	100 FT	410± FT
MAXIMUM HEIGHT	20 FT	20± FT
LOT COVERAGE	30%	11± %

LEGEND

- | | |
|--|---|
| | PROPERTY LINE |
| | SET BACK LINE |
| | EXISTING UNDERGROUND UTILITY LINE |
| | EXISTING OVERHEAD UTILITY LINE |
| | PROPOSED OVERHEAD UTILITY LINE |
| | PROPOSED UNDERGROUND UTILITY LINE |
| | EXISTING EDGE OF ASPHALT |
| | EXISTING TREELINE |
| | PROPOSED SOLAR PANELS |
| | EXISTING LIGHTPOLE |
| | EXISTING ELECTRIC STRUCTURE |
| | EXISTING STORM MANHOLE |
| | EXISTING CATCH BASIN |
| | EXISTING WATER VALVE |
| | EXISTING HYDRANT |
| | EXISTING SIGN |
| | 50 FEET TOWN OF HARRISON WATERCOURSE BUFFER |
| | EXISTING NWI WETLAND |

NOTE

1. REFER TO ELECTRICAL DRAWINGS FOR DETAILS REGARDING PROPOSED ELECTRICAL INFORMATION, INCLUDING LOCATION OF SOLAR CANOPIES AND OTHER ELECTRICAL UTILITIES AND EQUIPMENT.



BERGMANN
ARCHITECTS ENGINEERS PLANNERS

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office: 518.862.0325

POWER FLEX

805 THIRD AVENUE
NEW YORK, NY 10022

500 MAMARONECK AVE SOLAR PROJECT

500 MAMARONECK AVENUE
HARRISON, NY 10528

Date Revised	Description
10/12/2021	UPDATED PER TOWN COMMENTS
12/27/2021	UPDATED PER TOWN COMMENTS
05/13/2022	UPDATED STORM DESIGN
06/03/2022	UPDATED STORM DESIGN
09/08/2022	UPDATED DETAIL PER NYSDEC COMMENTS

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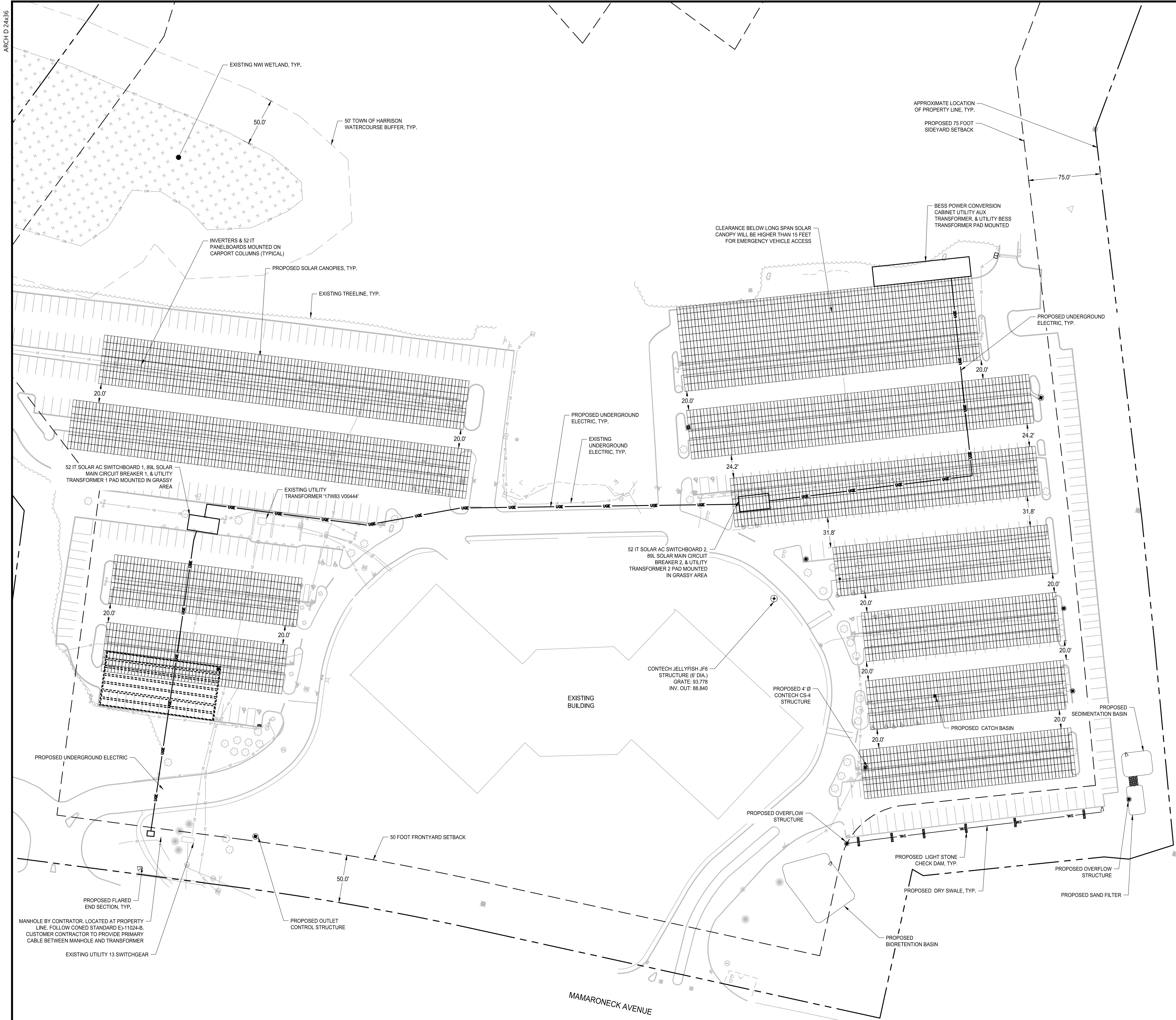
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
WD	ECR
Date Issued	Project Number
08/20/2021	14064.10

Sheet Name

OVERALL SITE PLAN

Drawing Number

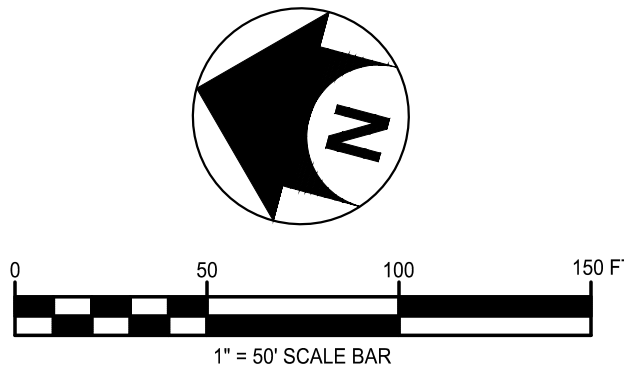
C004



SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "SB-1" SPECIAL DISTRICT BUSINESS		
PROPOSED USE: TIER 3 SOLAR ENERGY SYSTEM		
PARCEL 482-8		
TOWN OF HARRISON, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: POWERFLEX 805 THIRD AVENUE NEW YORK, NY, 12022 (917) 426-9523		OWNER(S) OF RECORD: ESRT 500 MAMARONECK AVENUE LLC.
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
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MAXIMUM HEIGHT	20 FT	20± FT
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LEGEND	
	PROPERTY LINE
	SET BACK LINE
	EXISTING UNDERGROUND UTILITY LINE
	EXISTING OVERHEAD UTILITY LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED UNDERGROUND UTILITY LINE
	EXISTING EDGE OF ASPHALT
	EXISTING TREELINE
	PROPOSED SOLAR PANELS
	PROPOSED DOWNSTREAM DEFENDER
	PROPOSED CATCH BASIN
	EXISTING LIGHTPOLE
	EXISTING ELECTRIC STRUCTURE
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING SIGN
	50 FEET TOWN OF HARRISON WATERCOURSE BUFFER
	EXISTING NWI WETLAND

- NOTE**
- REFER TO ELECTRICAL DRAWINGS FOR DETAILS REGARDING PROPOSED ELECTRICAL INFORMATION, INCLUDING LOCATION OF SOLAR CANOPIES AND OTHER ELECTRICAL UTILITIES AND EQUIPMENT.



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AVE SOLAR PROJECT**

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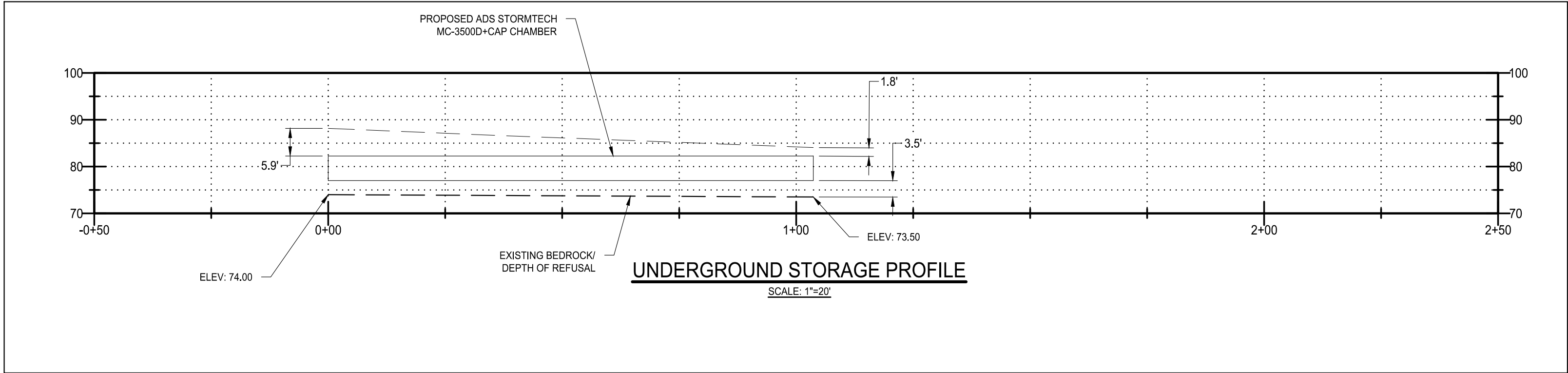
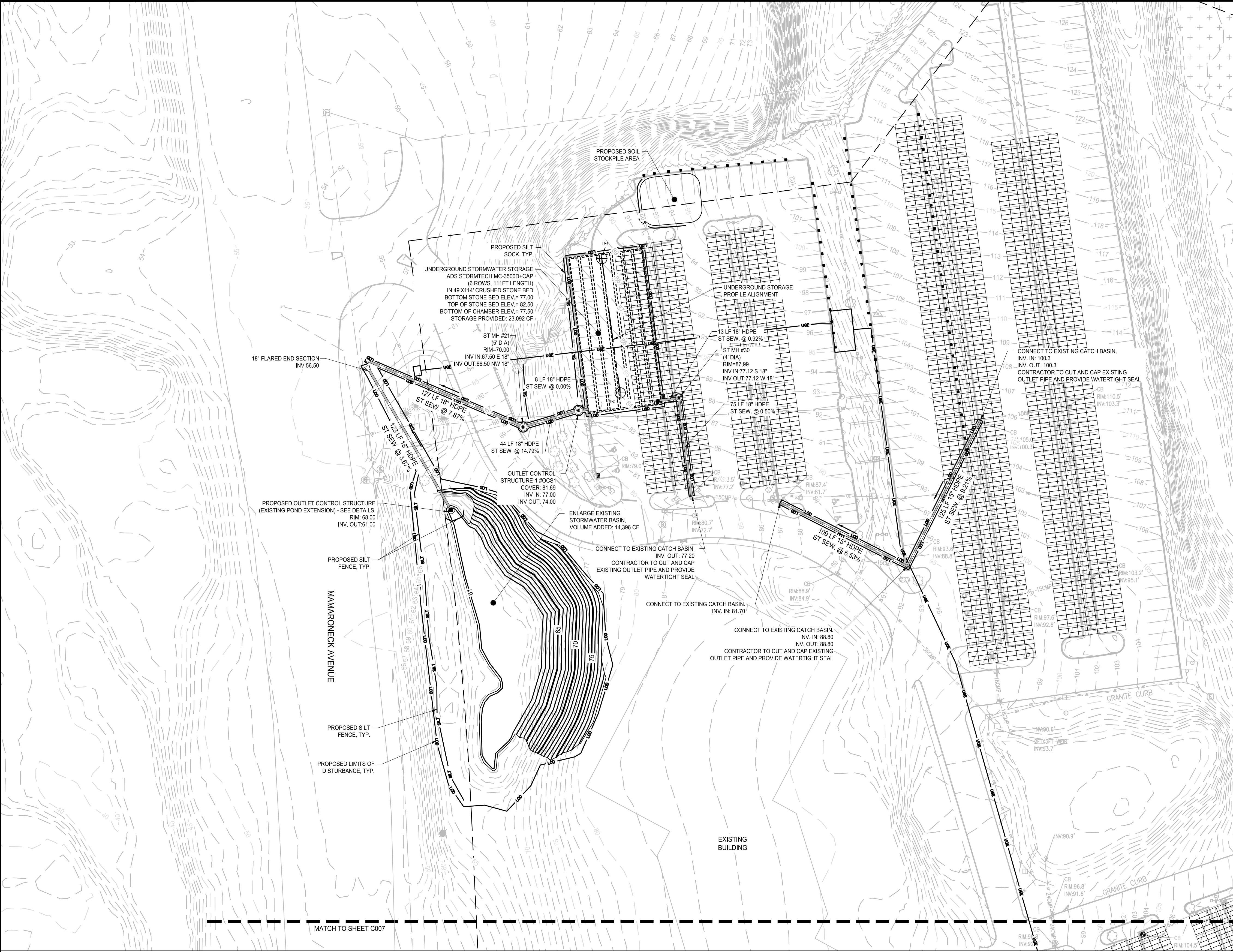
Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
WD	ECR
Date Issued	Project Number
08/20/2021	14064.10

Sheet Name

SITE PLAN

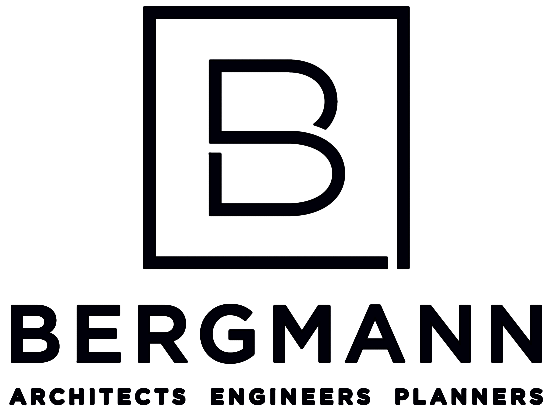
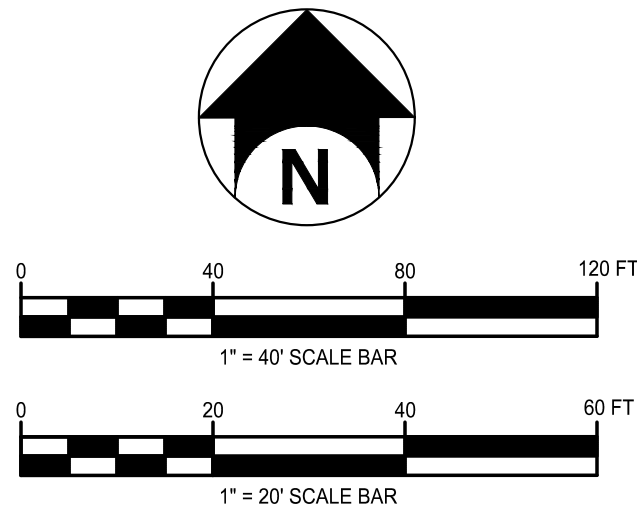
Drawing Number

C005



- LEGEND**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED LIMITS OF DISTURBANCE LINE
 - PROPOSED SILT FENCE
 - PROPOSED STORM PIPE
 - EXISTING TREELINE
 - PROPOSED SOLAR PANELS
 - PROPOSED DOWNSTREAM DEFENDER/MANHOLE
 - PROPOSED CATCH BASIN
 - EXISTING LIGHTPOLE
 - EXISTING ELECTRIC STRUCTURE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING WATER VALVE
 - EXISTING HYDRANT
 - EXISTING SIGN
 - BORING LOCATION

- NOTES**
- ELEVATION AND STORM PIPING NETWORK INFORMATION AROUND THE EXISTING LOWER DETENTION POND HAS BEEN OBTAINED FROM LIDAR DATA AND RECORD DRAWINGS. CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND LOCATION IN THE FIELD.



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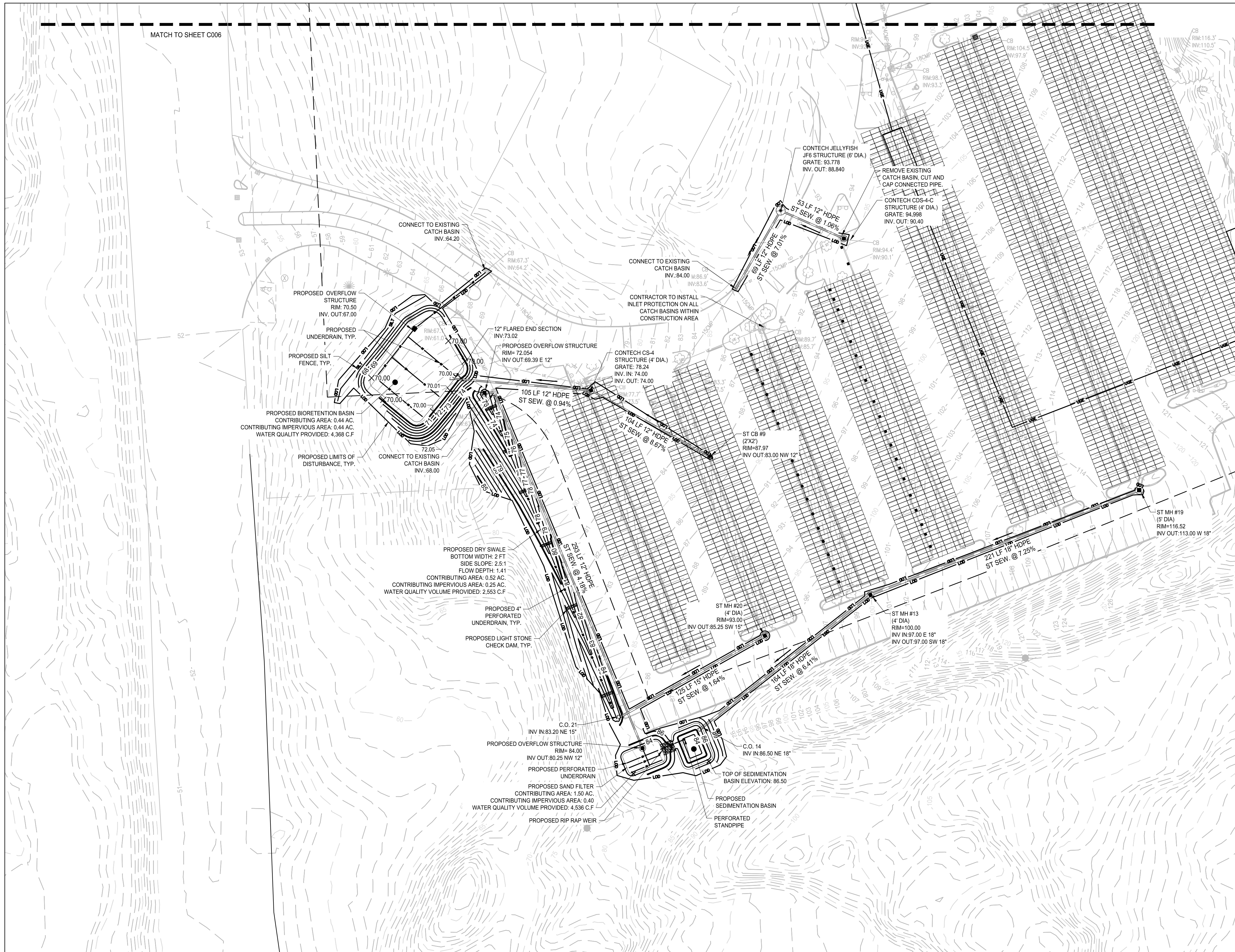
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Project Manager	Discipline Lead
ECR	ECR
Designer	Reviewer
WD	ECR
Date Issued	Project Number
08/20/2021	14064.11

GRADING, UTILITY & EROSION & SEDIMENT CONTROL PLAN

Drawing Number

C006



LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED LIMITS OF DISTURBANCE LINE
	PROPOSED SILT FENCE
	PROPOSED STORM PIPE
	EXISTING TREELINE
	PROPOSED SOLAR PANELS
	PROPOSED DOWNSTREAM DEFENDER/MANHOLE
	PROPOSED CATCH BASIN
	EXISTING LIGHTPOLE
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	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING SIGN



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ECR	ECR
Designer	Reviewer
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08/20/2021	14064.11

Sheet Name

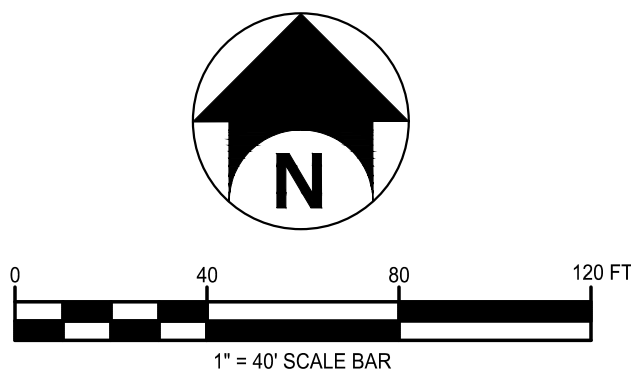
GRADING, UTILITY & EROSION & SEDIMENT CONTROL PLAN

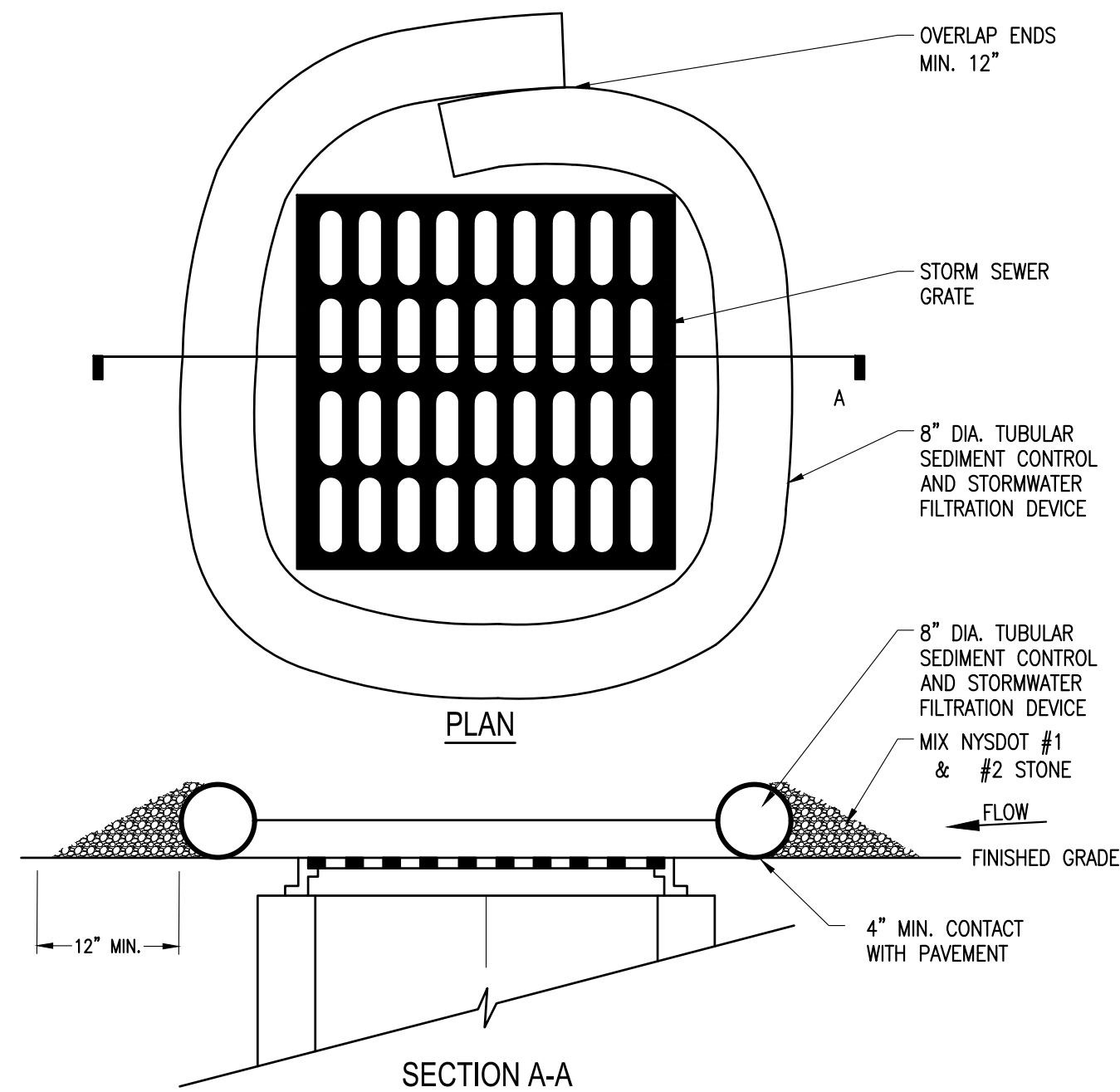
Drawing Number

C007

NOTES

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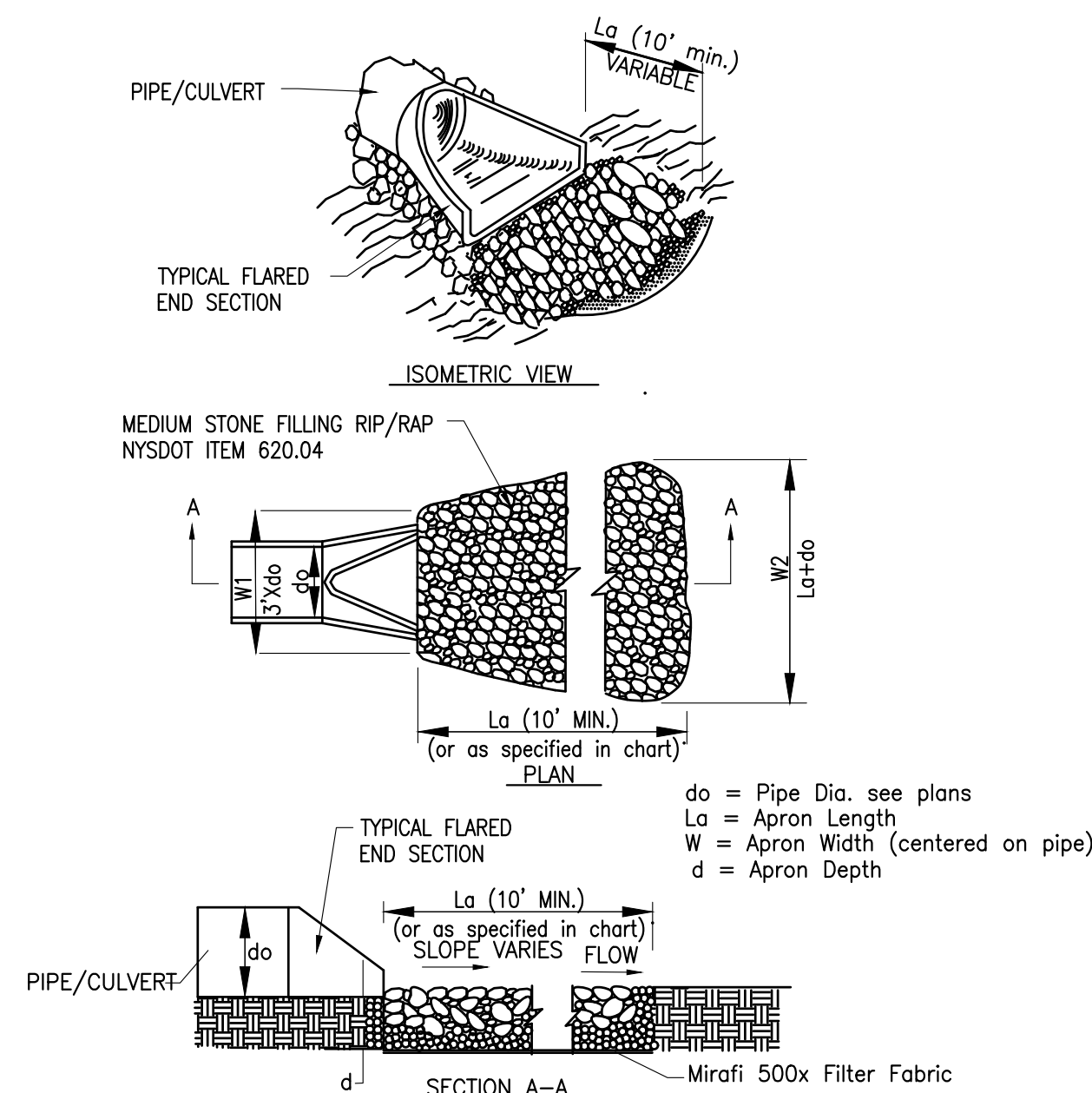


NOTES:

- TUBULAR SEDIMENT CONTROL AND STORMWATER FILTRATION DEVICES SHALL BE FILTREXX FILTERSOXX, OR EQUIVALENT.
- REPLACE AND DISPOSE OF PER MANUFACTURERS SPECIFICATIONS.
- THIS PRACTICE INCLUDES SANDBAGS, COMPOST FILTER SOCKS, GEO-TUBES FILLED WITH BALLAST, AND MANUFACTURED SURFACE BARRIERS. PEA GRAVEL CAN ALSO BE USED IN CONJUNCTION WITH THESE PRACTICES TO IMPROVE PERFORMANCE. WHEN INLET IS NOT AT A LOW POINT, AND IS OFF-SET FROM THE PAVEMENT OR GUTTER LINE, PROTECTION SHOULD BE SELECTED AND INSTALLED SO THAT FLOWS ARE NOT DIVERTED AROUND INLET.
- THE DRAINAGE AREA SHOULD BE LIMITED TO 1 ACRE AT THE DRAINAGE INLET. ALL PRACTICES WILL BE PLACED AT THE INLET PERIMETER OR BEYOND TO MAXIMIZE THE FLOW CAPACITY OF THE INLET. PRACTICES SHALL BE WEIGHTED, BRACED, TIED, OR OTHERWISE ANCHORED TO PREVENT MOVEMENT OR SHIFTING OF LOCATION ON PAVED SURFACES. TRAFFIC SAFETY SHALL BE INTEGRATED WITH THE USE OF THIS PRACTICE. ALL PRACTICES SHOULD BE MARKED WITH TRAFFIC SAFETY CONES AS APPROPRIATE. STRUCTURE HEIGHT SHALL NOT CAUSE FLOODING OR BY-PASS FLOW THAT WOULD CAUSE ADDITIONAL EROSION. THE STRUCTURE SHOULD BE INSPECTED AFTER EVERY STORM EVENT. ANY SEDIMENT SHOULD BE REMOVED AND DISPOSED OF ON THE SITE. ANY BROKEN OR DAMAGED COMPONENTS SHOULD BE REPLACED. CHECK ALL MATERIALS FOR PROPER ANCHORING AND SECURE AS NECESSARY.
- IF USING THE COMPOST FILTER SOCK, THE COMPOST INFILL SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED-FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1%, BY DRY WEIGHT, OF MANMADE FOREIGN MATTER. WHEN USING COMPOST FILTER SOCKS ADJACENT TO SURFACE WATER, THE COMPOST SHOULD HAVE LOW NUTRIENT VALUE.

PAVED SURFACE INLET PROTECTION DETAIL

N.T.S.



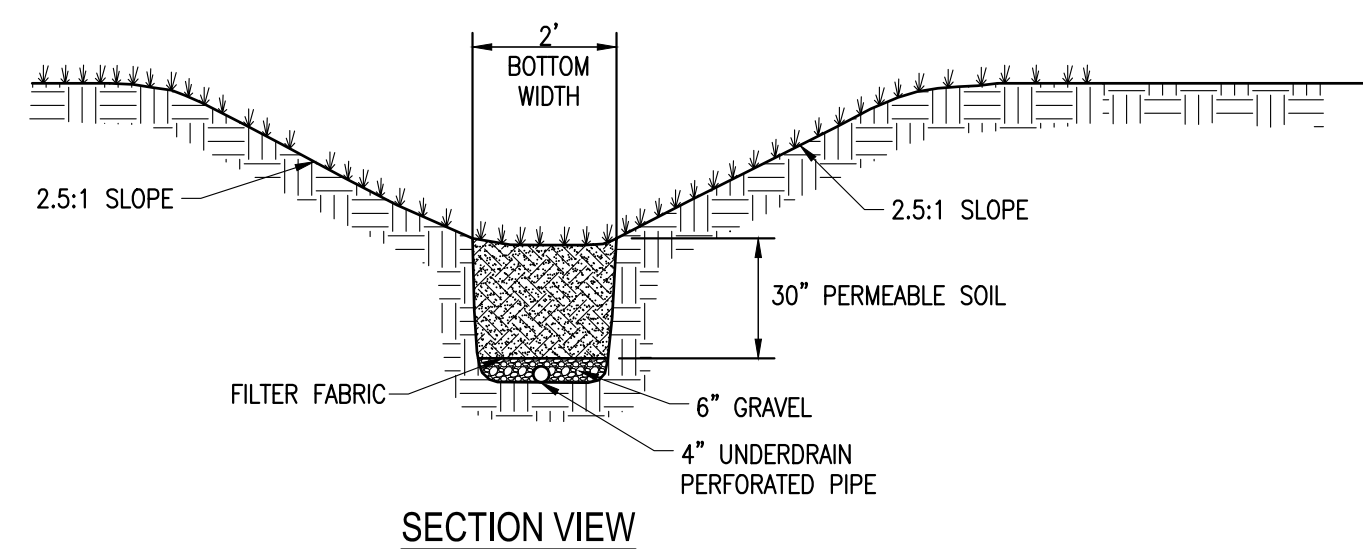
PIPE DIA.	W1-MINIMUM	W2-MINIMUM	La-MINIMUM	D-MINIMUM
12"	3'	15'	14'	13.5'
18"	4.5'	15.5'	14'	13.5'
24"	6'	15'	13'	13.5'

NOTES:

- d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NO LESS THAN 6".
- INSTALL FILTER MIRAFI 500X OR APPROVED EQUAL FILTER FABRIC BETWEEN RIP-RAP AND SUBGRADE

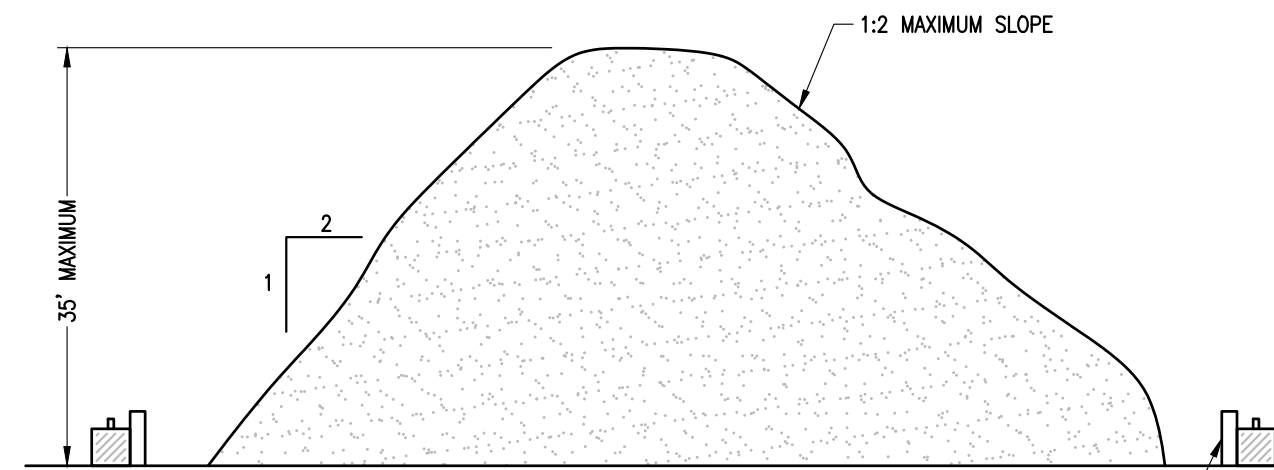
OUTLET PROTECTION RIP-RAP APRON

N.T.S.



DRY SWALE DETAIL

N.T.S.

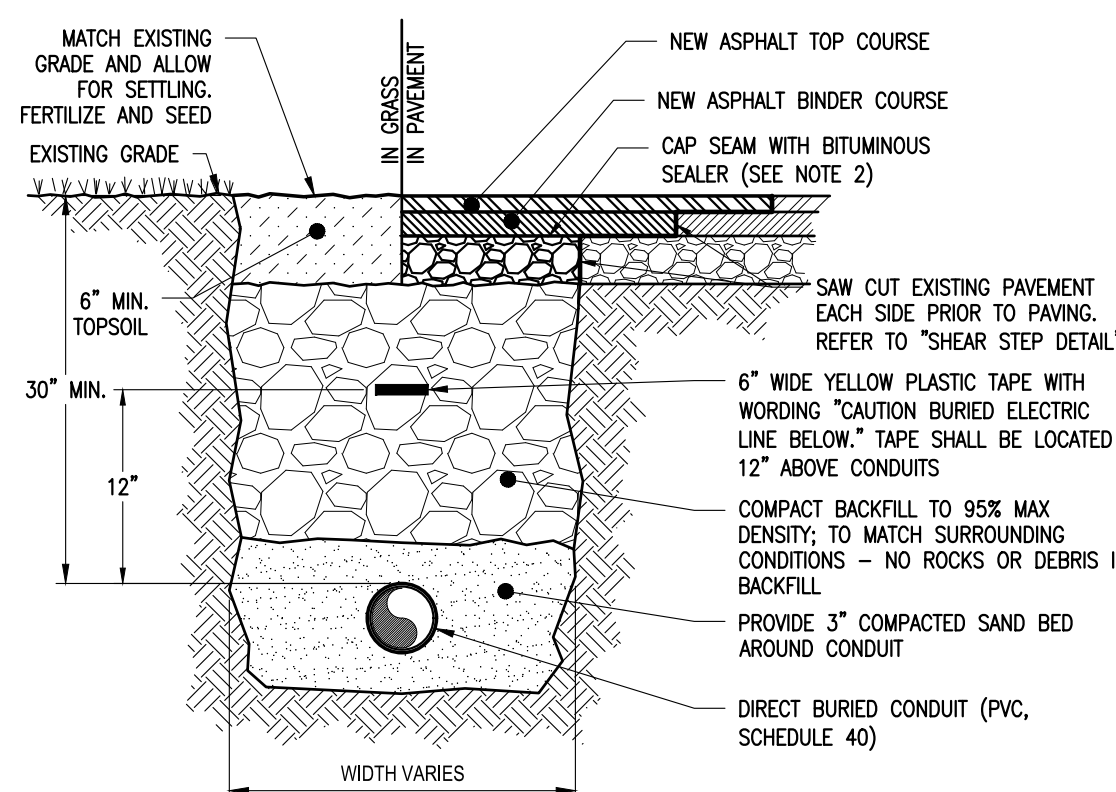


NOTES:

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE BE 1V:2H.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
- APPLICATION OF SOIL STABILIZATION MEASURES, I.E. SEEDING AND MULCH APPLICATION, SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATA SOIL ACTIVITY HAS CEASED.

STOCK PILE DETAIL

N.T.S.



NOTES (IN GRASS):

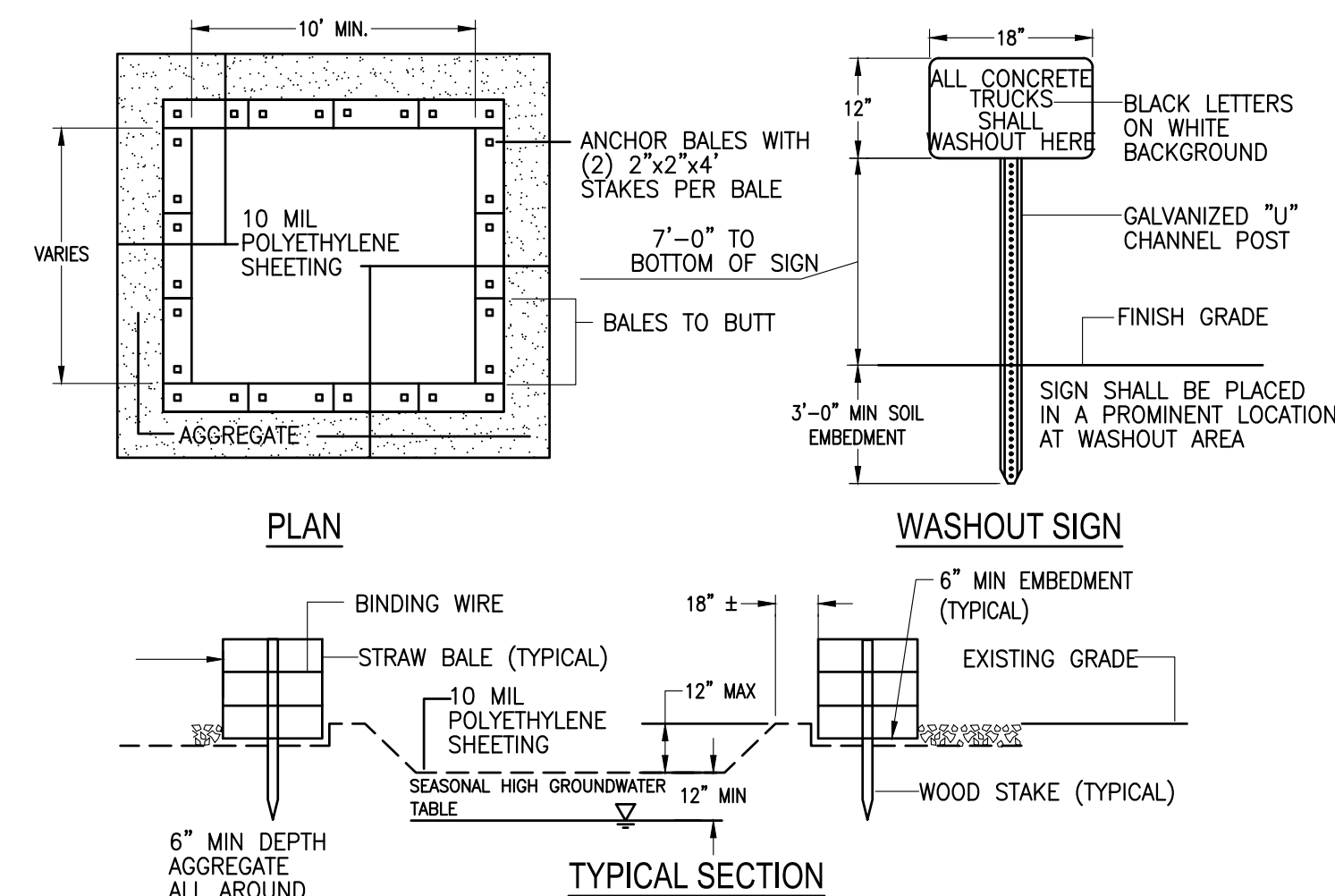
- REPAIR ALL SETTLEMENT.
- MINIMUM TOP SOIL DEPTH 6"
- MULTIPLE CONDUITS SHALL BE SPACED 7" ON CENTER

NOTES (IN PAVEMENT):

- EXISTING PAVEMENT SHALL BE SAW CUT TO OBTAIN A STRAIGHT AND NEAT EDGE FOR PAVING. FINAL SAW CUT SHALL BE MADE PRIOR TO PAVING AFTER BACKFILL OF TRENCH TO BOTTOM OF NEW PAVEMENT.
- THIS DETAIL APPLIES FOR BEDDING STANDARD UNDER NEW PAVEMENTS.

DIRECT BURIED CONDUIT TRENCH DETAIL

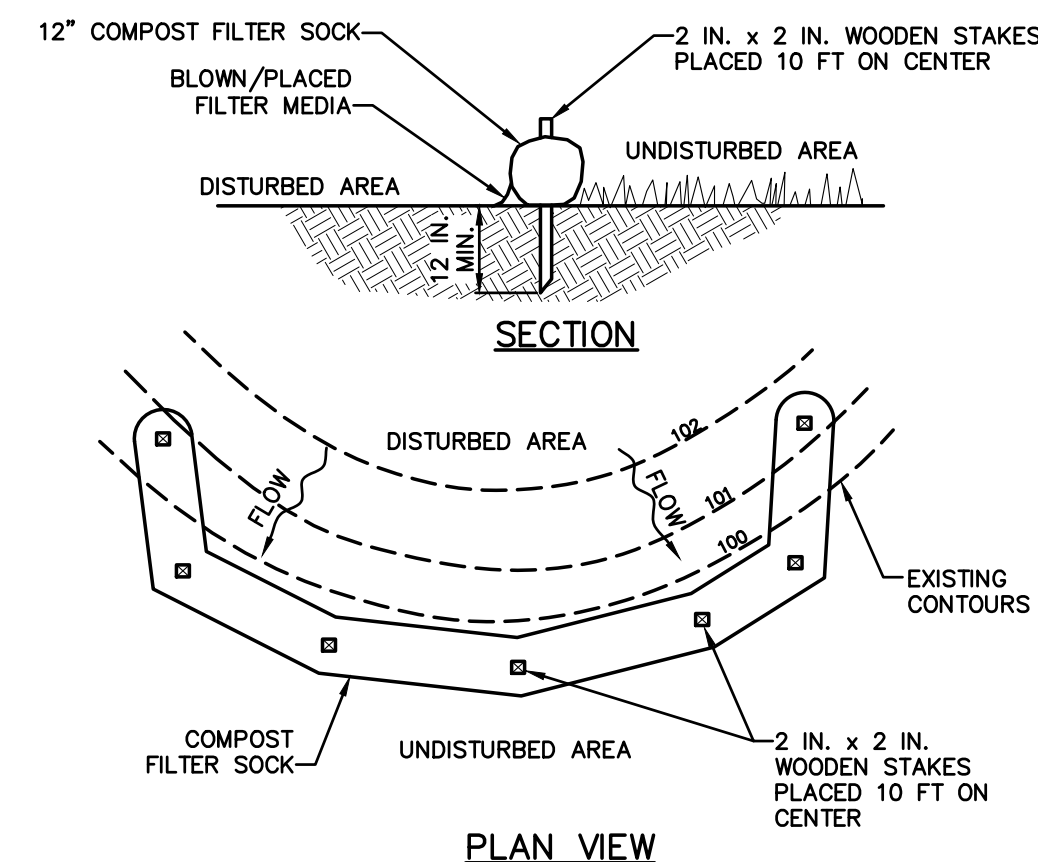
N.T.S.



CONCRETE WASHOUT AREA

N.T.S.

- CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
- CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
- WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
- WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
- ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
- AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.



PLAN VIEW

NOTES:

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE AT 95 FEET INTERVALS. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

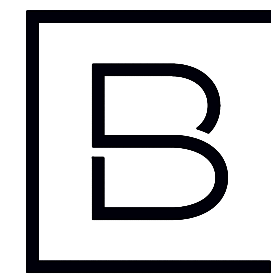
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

COMPOST FILTER SOCK

N.T.S.



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WD	WD
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Sheet Name

DETAILS I

Drawing Number

C008