



ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room
Wednesday, August 14, 2024
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to www.lansingtown.com, click on the “YouTube” Icon (red square) located on the bottom left corner of our Home Page.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Action Items**

a. Project: Applicant wishes to remove prior conditions allowing for fill to be added to site to create positive drainage

Applicant: Jason Demarest, representing Lillian Babcock

Location: 32 Ladoga Park W, TPN 33.-1-58

Project Description: The applicant has applied for a rehearing to discuss the removal of prior conditions (from 7/20/2004) which would allow for fill to be added to create positive drainage at 30 & 32 Ladoga. This property is located in L1 zoning with lake frontage

SEQR: This project is an Unlisted action and will require further review

Anticipated Action: SEQRA pt. 2 review, final decision/conditions

b. Project: Use Variance to construct a Solar Energy Facility off N. Triphammer Road

Applicant: Mollie Messenger, representing Delawar River Solar

Location: 0 North Triphammer Road, TPN 44.-1-1.2 and 44.-1-3.3

Project Description: The applicant has applied for a Use Variance to construct 2 Solar Energy Facilities off N. Triphammer Road. This project is located in R2 zoning which does not permit the construction of a Solar Energy Facility

SEQR: This project is a Type I action (617.4 (B)(2) and 617.4 (6)(i)) and will require review

4. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.

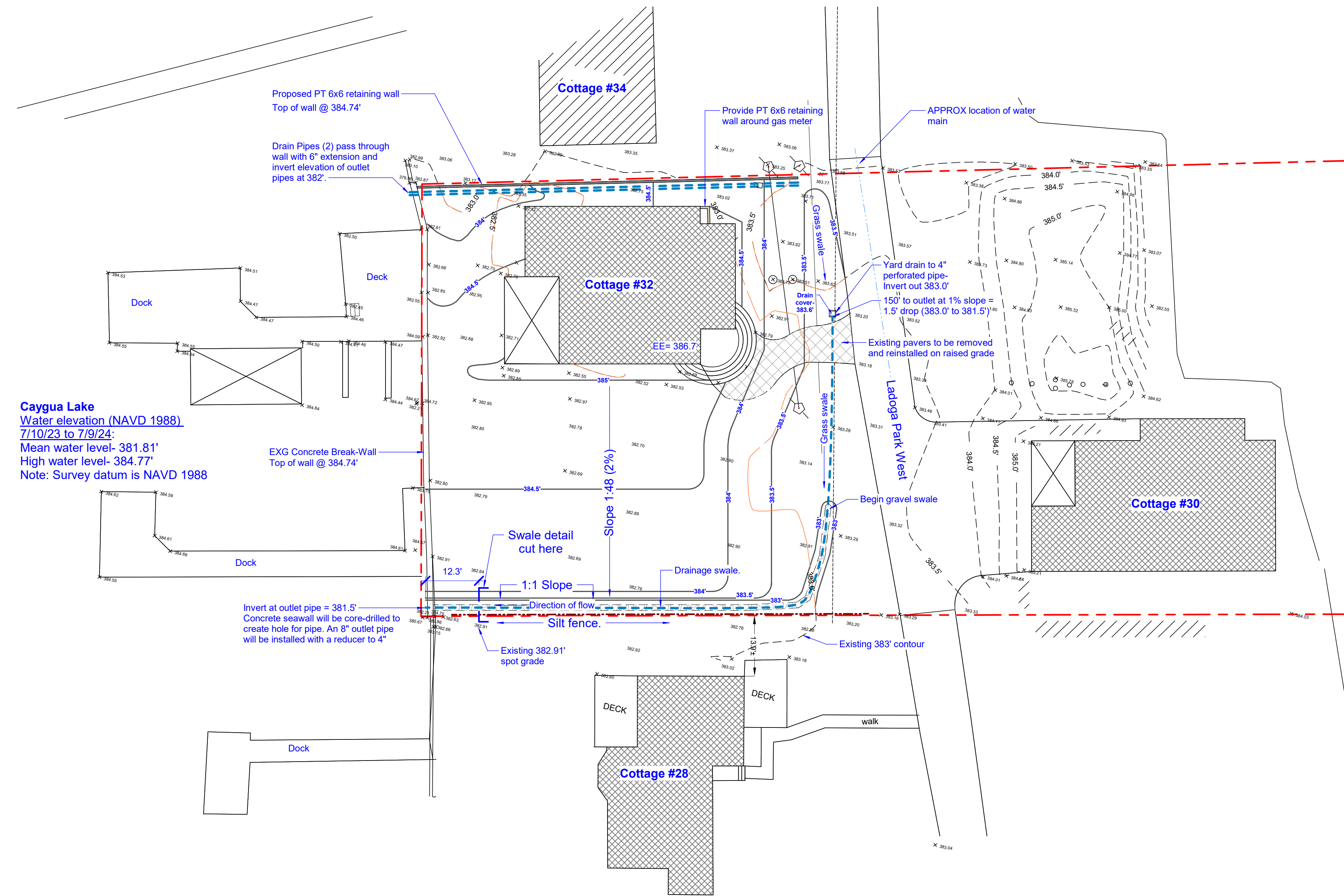


CONSTRUCTION DOCUMENT

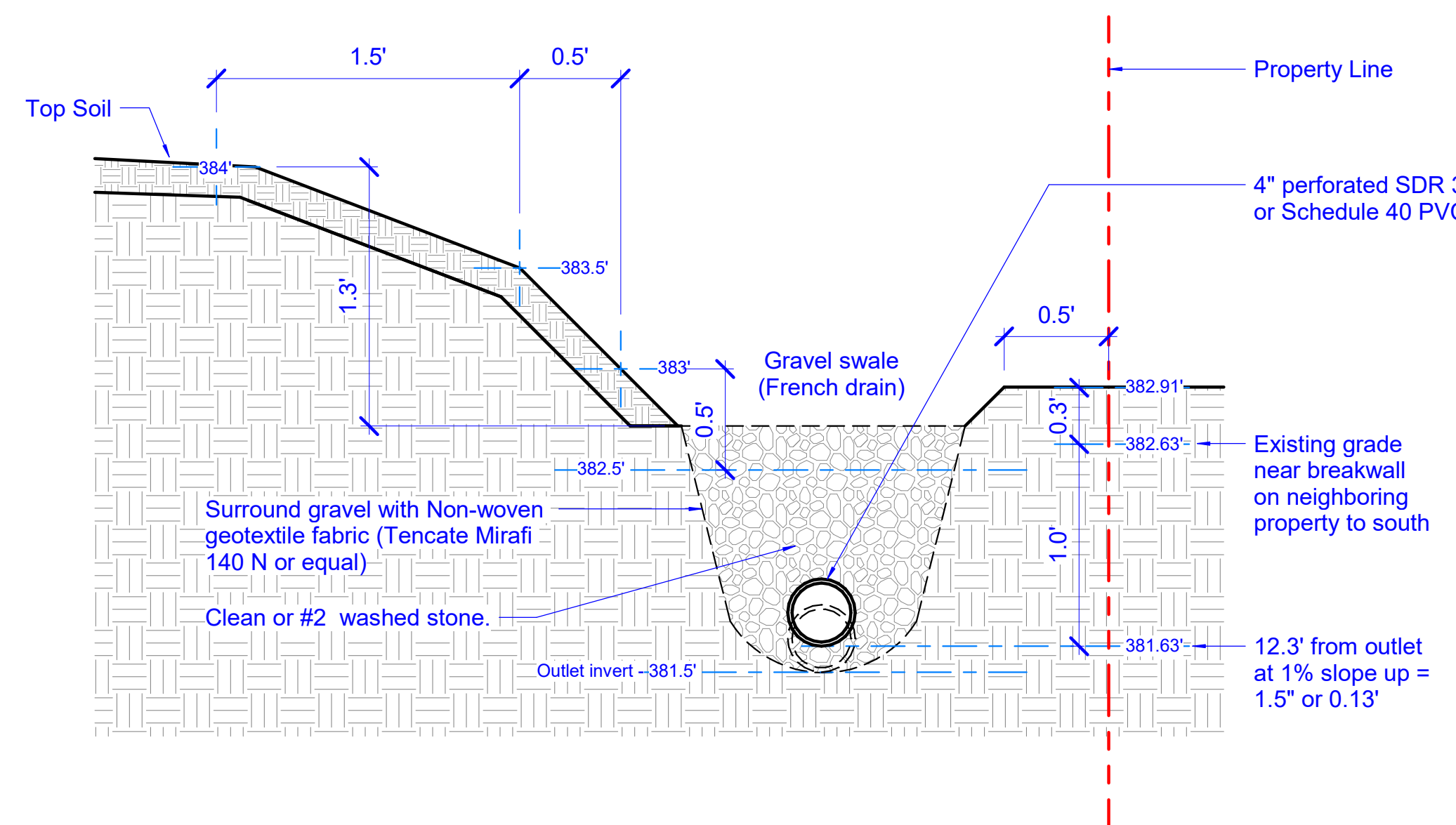
Lillian Babcock
Yard Leveling
 32 Ladoga Park West
 Lansing, NY
 14882

Revision Schedule		
Number	Description	Date

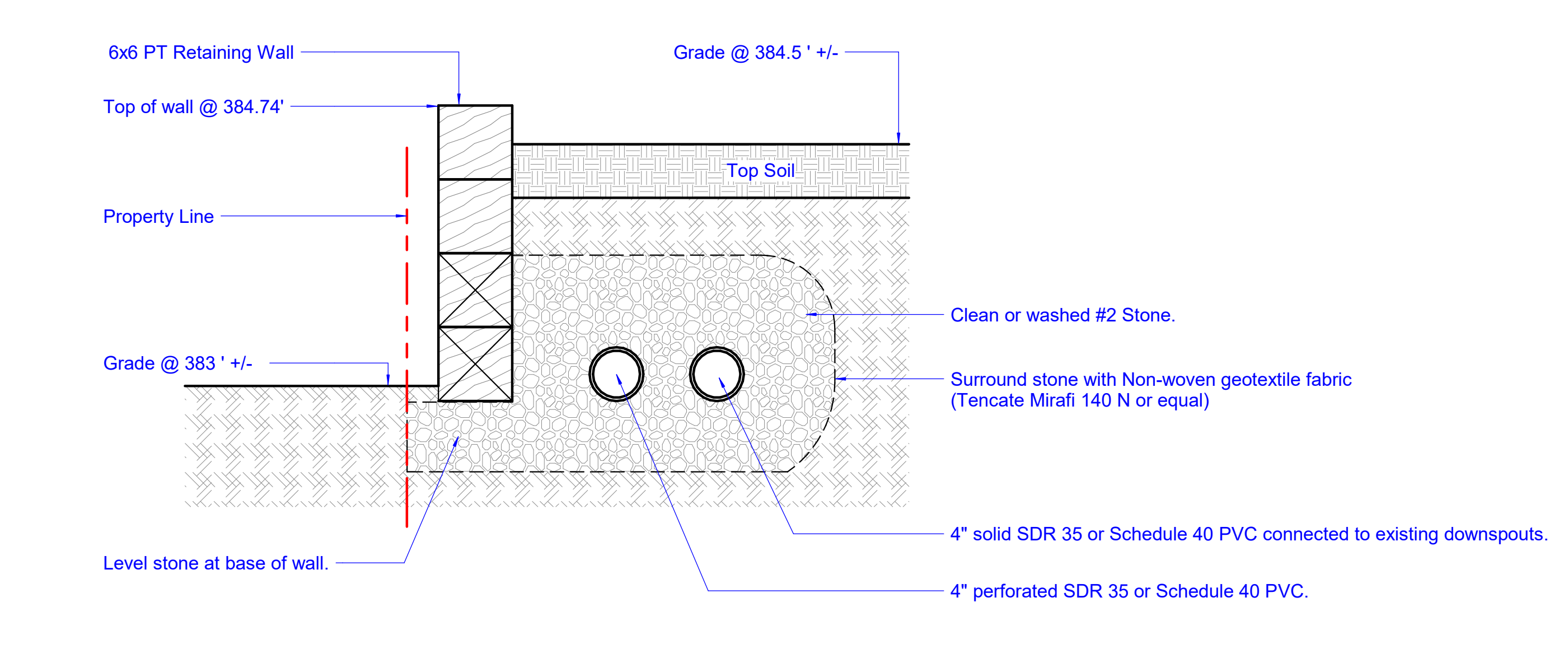
Grading Plan	
Project No:	BABL03
Date:	07/09/24
Drawn by:	VLF
Checked by:	JKD
A0.01	
Scale:	As indicated



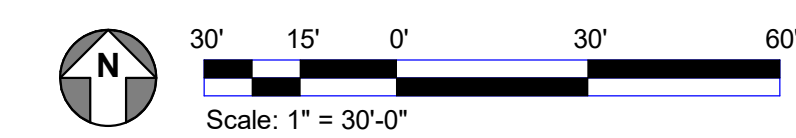
1 Grading Plan
 1/16" = 1'-0"



2 Drainage Detail 1
 1 1/2" = 1'-0"



3 Drainage Detail 2
 1 1/2" = 1'-0"



NY Lansing I, LLC
NY Lansing II, LLC
33 Lower Main Street / PO Box 384
Callicoon, NY 12723

July 29, 2024

Town of Lansing Building Department
29 Auburn Road
Lansing, New York 14882

Attn: John Zepko
Director of Planning and Code Enforcement

Re: North Triphammer Road,
North Parcel Project #1 – Solar Energy Facility
South Parcel Project #2 - Solar Energy Facility

Dear Mr. Zepko,

Please accept this letter as a request to be on the August 14th, Zoning Board of Appeals Agenda. The information below and attached is in response to the July 10th Public Hearing comments received at the Zoning Board of Appeals meeting. Please see below for additional information requested and materials attached.

- 1. We received additional information on the noise that is associated with the tracker panel motors. Please see attached Terrasmart Single Axis tracker motor and sound measurements.
- 2. Please see attached summary narrative answering the questions posed by the neighbors who spoke at the public hearing or sent in letters.
- 3. Please see attached updated site plan documents that address the wetland areas on the site. We also wish to update the ZBA with regard to the limited wetlands impacts on the site. In keeping with the Applicant’s commitment to the environment, the Applicant intends to mitigate the 0.36 acres of unavoidable wetland impacts caused by the access road by creating 1.5 times, .85 acres, of wetlands on the project site. This change is reflected on the revised site plans attached to this submission. All wetlands on the site will retain their primary functions of supporting wildlife, controlling stormwater, etc.

Based on this revised plan set, we respectfully request that the ZBA submit a new General Municipal Law 239 referral to the Tompkins County Planning Department (“TCPD”).

- 4. Please see attached correspondence with Cayuga Landscaping Mr. Hernandez. Mr. Hernandez owns the local nursery located adjacent to the project site. He is very familiar with the site and the uniqueness of the area as far as depth to bedrock and species survivability. The project company will be working with Mr. Hernandez for the design and planting needs of the site. As well as maintaining the plants after the project is completed.
A meeting was held at the home of Mr. Loring on July 18th to discuss his specific landscaping needs. Mr. Skibinski at 25 Stormy View Drive was also present. Other neighbors were invited but unable to make the meeting. The discussion of the meeting pertained around the willow hedge that would be provided and the tree

Page 2

location to screen the area. The current landscaping plan notes that all screening will be installed as needed to assure the homes along the North side of the project are screened adequately. During construction if more screening is required it will be installed. The project sponsor is committed to landscaping the area and to provide proper maintenance for the plantings to survive.

The new driveway location and screening of the adjacent homes will also be reviewed and screened accordingly. It is difficult to provide an exact landscaping plan for this area, prior to construction. The areas that need screening will be assessed prior to operation and a plan will be implemented. The project sponsor can work with the adjacent neighbor in this area to make sure the screening needs are met.

5. The applicant has been communicating with Fish and Wildlife Services, regarding this project area since April of this year. The contact personnel we have been communicating with is Andrew Gordon. Due to the fact that the project parcel is an area that “may affect” Northern Long Eared Bats, we have scheduled a site survey to provide a report to clarify if NLEB are present and mitigation efforts should be followed using the DEC guidance. Once this report is completed it will be forwarded to the Town. At this time we agree that only if NLEB are present on the site the DEC guidance will be followed. If NLEB are not present on the site, then normal construction practices and timelines will be utilized.

6. Please see check for \$175.00 for second Zoning Board Application fee.

Please let me know if you require any additional items prior to the meeting that I can provide to the board.

Respectfully Submitted,



Mollie Messenger

Attachments:

- Terrasmarat motor specification sheet
- Public Hearing Summary
- Updated site Plans
- Cayuga Landscaping Correspondence
- Check for \$175.00

Encs.

Rich Winter, Chief Executive Officer

Mollie Messenger <mollie.messenger@delawareriversolar.com>

Triphammer Road Solar

1 message

Mollie Messenger <mollie.messenger@delawareriversolar.com>

Fri, Jul 19, 2024 at 11:21 AM

To: info@cayugalandscape.com

Cc: melissa melko <melissa.melko@delawareriversolar.com>

Good Morning,
Thank you for calling this morning.
Attached are a couple of maps.

- Layout #1 Landscaping plan is our site. The Town had suggested the willows and evergreens. We need to screen the neighbors to the north, they have been very vocal about not wanting to see the project. The other area on the plan is the driveway off of Triphammer Road for the project. The neighbors for the South may require screening from the road. It is hard to see if screening will be required or if the vegetation that exists will be enough. We understand the depth to bedrock is shallow here and that causes an additional concern. We want to make sure that anything we plant close to the fence does not shade the panels so we need to be careful how high the willows actually get or if that is the best option.

- Distance Map

This map shows the area in green we want to stay off of the fence. It looks to be an average of 62' of planting width for both rows of willows and or evergreen trees.

- Lansing Community solar is the landscaping plan the Town asked us to review and mimic to some degree.

We are looking for a proposal of trees for this area, installation of the trees and then maintenance of the trees.

Please can you send me any pictures you have of the recent solar project you worked on. We are preparing a submission back to the Town to review. If there is any chance to send us some information or suggestions before next wednesday so we can add it to our proposal that would be great.

I appreciate your time on this. Please let me know if you have any further questions.

Thank you

Mollie Messenger

Project Development

Delaware River Solar

449 Broadway

Monticello, NY 12701

mollie.messenger@delawareriversolar.com



Mineral Oil

Mineral oil is a hydrocarbon-based fluid that is distilled from naphthenic-based oils. It has been the go-to fluid for transformers for many years, which is why there is more performance data available on it than any other fluids on the market to date. Mineral oil has a low viscosity which makes it an effective fluid for cooling by natural convection.

Mineral oil's fire point is around 165 degrees C which does not qualify it as a suitable fluid for applications requiring a "less flammable fluid". Transformers filled with mineral oil will bear an ONAN cooling class designation (the "O" designating a fluid with a flashpoint below 300 degrees C) Most mineral oil options contain an inhibitor to improve oxidation stability and reduce the buildup of sludge inside the transformer tank. The presence of this inhibitor is for the most part standardized across the industry and denoted by the prefix "Type II".

Natural Esters (FR3® fluid)

Originally developed to provide a more environmentally friendly version for higher flashpoint fluids, natural esters are now the go-to for applications requiring a less flammable fluid-filled transformer. Transformers filled with natural esters bear a KNAN cooling class marking on their nameplate (the "K" designating a fluid with a flashpoint above 300 degrees C). Natural ester fluids are typically seed oil based rather than hydrocarbon-based-like mineral oil.

Several versions of natural ester type fluids have been introduced into the market over the years. The most significant and widely used option in the US currently is FR3® fluid. It is 100% vegetable oil based and fully biodegradable with a flashpoint around 330 degrees C or higher. The use of FR3® fluid in transformers can also enable an additional increase in transformer kVA capacity. Studies have shown that the use of FR3® fluid can also increase the lifespan of a transformer's insulation system. In a sense, FR3® fluid can *dry out* the paper insulation around the windings. Moisture near the coils is continually moved away from the windings—and through hydrolysis—converted into mild non-harmful fatty acids—eliminating the harmful effects of moisture build-up in and around the windings.

[Learn more about the benefits of FR3® fluid.](#)

Silicone

Silicone is a synthetic fluid that is less widely used in transformers today. Its high fire point makes it suitable for applications requiring a less flammable fluid, however, since it has no biodegradability, natural esters are usually favored where a high fire point is required. Between natural esters and mineral oil, silicone is typically the more costly of the three.

Transformer Oil Comparison

Fluid Comparison

	Flashpoint	Firepoint	Biodegradability	Toxicity		
Mineral Oil	~155°C	~165°C	Poor	Low to none	Low	petroleum
Natural Esters (FR3)	~330°C	~360°C	100%	None	Higher	

Got any questions? I'm happy to help.

Summary of Responses to Public Comments
DRS – Lansing – North Triphammer Solar

NY Lansing I, LLC
NY Lansing II, LLC
33 Lower Main Street / PO Box 384
Callicoon, NY 12723

July 29, 2024

Town of Lansing Building Department
29 Auburn Road
Lansing, New York 14882

Attn: John Zepko
Director of Planning and Code Enforcement

Re: North Triphammer Road,
North Parcel Project #1 – Solar Energy Facility
South Parcel Project #2 - Solar Energy Facility

Dear Mr. Zepko,

On July 10, 2024, the Town of Lansing (“Town”) Zoning Board of Appeals (“ZBA”) held a public hearing in consideration of use variances required for two solar projects, a 5.0 MW AC installation and a 3.0 MW AC installation located on North Triphammer Road, as proposed by affiliates of Delaware River Solar, NY Lansing I, LLC and NY Lansing II, LLC (the “Applicant”). The ZBA has requested that the Applicant provide a summary of comments received during the meeting, written comments received until 5:00 P.M. on July 17, 2024, and the Applicant’s responses thereto. Please find such a summary enclosed.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



Mollie Messenger
Delaware River Solar

1. Screening. Several community members commented that robust visual screening measures should be installed to shield views of the solar projects from neighboring property owners, roadways, and other public vantage points. Relatedly, some commenters expressed a request that screening measures and the maintenance thereof is mandatory and enforceable through mechanisms such as conditions on any approvals issued for the projects or through a bond.

Response: As indicated by Delaware River Solar’s CEO during the July 10th meeting, the Applicant is more than willing to implement a robust visual screening/landscaping plan that will include installing evergreen trees standing eight to ten feet in height at the time of planting. To the extent possible, the Applicant will utilize native plantings. The Applicant is also supportive of enforceable mechanisms for the implementation of such a visual screening/landscaping plan, and maintenance vegetative screening throughout the life of the project. The Applicant has been in communication with David Hernandez of Cayuga Landscaping. Mr. Hernandez has helped screen several solar fields around the area and is aware of the depth to bedrock issues that need to be considered at the project site. Mr. Hernandez has offered to advise the applicant on planting strategies and locations in order to provide adequate screening from neighboring parcels. The Applicant has also proposed engaging with Cayuga Landscaping to maintain the landscaping and ensure the plantings thrive. The Applicant has met with concerned neighbors at the site to try to address their specific screening needs. The Applicant has expressed to the neighbors that during construction, the landscaping plan will be revisited to make sure the screening proposed is adequate. Should more landscaping be needed in a particular area, then it will be provided to satisfy the concern. The new driveway location and screening of the adjacent homes will also be reviewed and screened accordingly. It is difficult to provide an exact landscaping plan for this area, prior to construction. The areas that need screening will be assessed prior to operation and a plan will be implemented. The project sponsor can work with the adjacent neighbor in this area to make sure the screening needs are met.

The Applicant’s overall goal on this issue is that neighboring property owners and community members alike are satisfied with the installed screening measures and how they will be maintained.

2. Noise. Some community members raised the issue of noise generated by inverters and rotating solar panels, and whether such noise will be audible from nearby properties.

Response: As indicated during the July 10th meeting, the Applicant will install the inverters in central locations on the project parcels. The distance between the inverters and nearby properties will render any noise they may generate inaudible from nearby properties. Any malfunctions that may occur during the life of the project resulting in elevated noise levels will be promptly addressed by maintenance crews following any complaint filed with the Town. Similarly, while the Applicant is unaware of any previous instances where rotating panels have caused elevated noise levels, should such a malfunction cause increased noise levels, maintenance crews will promptly address the issue. Absent any technical malfunctions, as stated in the Sungrow Test Report for the

Inverter Noise, submitted to the Town the inverters generate a low humming sound of roughly 68.2 dBA at 32.8 feet. For clarification, 70 dBA is equivalent to a vacuum. As you move further away from the inverter, the sound decreases dramatically. A diagram and visual noise analysis were sent to the Town illustrating that at 150 feet from the inverter, the dBA is reduced to approximately 47 dBA which is equivalent to a stream or moderate rainfall. As the distance increases, the dBA is significantly reduced. For these projects, the inverters will be located a minimum of 480 feet from any adjoining residence, rendering any sound they produce inaudible to nearby property owners and passersby alike. Similarly, barring any technical malfunctions, the rotational mechanism of the solar panels is generally silent. The noise study for the Terrasmart single axis tracker panel motor was submitted to the Town demonstrating the minimal noise emitted.

3. Glare. Some community members commented that reflective glare from the solar installations could potentially affect nearby properties and roadways.

Response: As indicated during the July 10th meeting, the solar panels are designed to absorb light, not reflect it. As a result, solar installations do not generally cause problems related to glare. By way of example, some airports (*i.e.*, Indianapolis International), which are highly sensitive to the potential effects of reflective glare on aviation safety, have allowed large-scale solar projects to be constructed within just a few feet from runways and other sensitive airport facilities. Additionally, the Applicant has obtained a “Determination of No Hazard” for these solar projects from the Federal Aviation Administration (“FAA”), meaning that glare from the solar facilities will not have an adverse effect of aviation safety. Moreover, the Applicant’s landscaping plan shows that the solar panels will be mostly shielded from the view of nearby property owners and drivers through the use of vegetative screening measures. If the panels are not visible, then any potential reflective glare will be similarly mitigated.

4. Location. Some community members commented on the location of the solar facilities in a residential zone and asked why the installations needed to be constructed near residential homes.

Response: The Applicant has conducted an intensive site selection analysis for these projects, which concluded that the subject parcels are the only suitable property for solar facilities of this size. An overview of this site selection process is detailed below:

The Applicant started by identifying every parcel over 10 acres in size in the Town of Lansing located within a quarter mile of a three-phase circuit. This is because upgrading more than 1,320 feet of three-phase distribution wire to interconnect the projects is cost prohibitive. As a result of this phase of the site selection process, DRS was able to identify only a handful of potentially viable parcels (*i.e.*, those within ¼ mile of a three-phase circuit).

Next, the Applicant considered the size and other dimensional constraints of each property. That means, accounting for assumed setbacks from property boundaries, wetlands, steep slopes, and other features, a viable parcel must have sufficient acreage to

support solar installations that can fill the local circuit's supply capacity. Using this criterion and with the help of GIS software, the Applicant was able to shorten its original list of 183 potentially viable parcels to 28.

While the proximity of a suitably sized parcel to a three-phase circuit are basic requirements of project viability, the nearby circuit must also have sufficient capacity on the line and at the substation to accommodate 8 MW AC of solar power generation. To assess capacity, the Applicant used NYSEG's hosting capacity maps and interconnection queue data to identify which parcels were near three-phase circuits with sufficient capacity to accommodate the projects. This narrowed the list of viable parcels down to just a few properties.. After contacting these landowners to gauge interest in leasing land to a solar company, the only properties that remained viable options were the North Triphammer road parcels. This is because some property owners did not respond to the Applicant's inquiries or otherwise indicated they were not interested in leasing their land.

For these reasons, even though the projects will be located within a residential zone, the subject parcels are the only property in the immediate area that are suitable for a solar development of this kind.

5. Landscaping and Maintenance. Some community members requested additional information with regard to how landscaping and maintenance plans will be implemented over the useful life of the projects.

Response: As indicated during the July 10th meeting, regular maintenance (*i.e.*, mowing, tree care, snow plowing, etc.) will be part of the Applicant's forthcoming revised landscaping plan, which will be submitted to the Town. Maintenance will be conducted by local contractors, if available, in compliance with such plan. Additionally, the Applicant is open to any suggested enforceable conditions in any approval that may be issued by the ZBA or another board related to ongoing maintenance, tree replacement, and complaint procedures

6. Decommissioning. Some community members asked for additional information with regard to how the solar projects will be decommissioned after its useful life.

Response: The Applicant has submitted a decommissioning plan to the Town as part of the proposed solar developments. This plan is intended to return the property to a state similar to its pre-construction condition after decommissioning. As a security measure, the plan includes a decommissioning bond that the Town can call upon to effectuate the decommissioning after its useful life or after the project is non-operational for a certain period.

7. Wildlife. Some community members indicated that additional investigation should be conducted with regard to impacts of the projects on local wildlife.

Response: The Applicant has conducted various analyses with respect to impacts to local wildlife and suitable habitat. Included in these investigations is a review as to whether

any threatened, endangered, or other listed species (both flora and fauna) are known to exist on or near the subject properties. According to the New York State Department of Environmental Conservation (“NYSDEC”), there are no records of sensitive species on the subject parcels or within the surrounding area. This notwithstanding, the Applicant will avoid, to the maximum extent practicable, any impacts to wetlands, which usually serve as habitat for various species, and will use plantings indigenous to New York State and the local area as vegetative screening to reduce potential impacts to the environment. Should the Applicant encounter any threatened or endangered or other listed species on the property during construction, the DEC will be contacted and the appropriate mitigation measures will be initiated as warranted. A site survey to look for any habitat of endangered species on the site has been ordered. The report will be sent to the Town when it is completed.

8. Standard of Review. One commenter stated that the ZBA should apply the standard variance criteria for use variances under Town Law § 267-b to the applications, rather than the standard set forth under applicable Court of Appeals precedent for public utilities, as established by *Consolidated Edison Co. of New York, Inc. v. Hoffman*, 43 N.Y.2d 598 (1978), and *Matter of Cellular Tel. Co. v. Rosenberg*, 82 N.Y.2d 364 (1993).

Response: The Applicant respectfully refers the ZBA to the July 9, 2024 letter from Matthew B. Liponis of Hodgson Russ, LLP for a response related to this comment.

9. Other Land Uses. Some community members asked whether the subject parcels can be used for other types of developments (*i.e.*, a residential subdivision).

Response: As indicated by another community member during the July 10th meeting, the subject properties are not suitable for residential development. This is due to (1) the shallow bedrock on the property, which restricts or prevents construction of necessary public improvements such as sewer and drinking water systems, and (2) the absence of any required infrastructure on most of the land, such as roads, sewer, and water systems, the installation of which would present a heavy financial burden on any potential developer. Additionally, as one community member also indicated during the July 10th meeting, efforts to continue farming both parcels have proven unsuccessful. Because solar facilities, such as these projects, do not require water and sewer infrastructure, they represent the most suitable use of the parcels, particularly in light of the site selection analysis, as detailed above.

10. Oak Tree Grove – End of Bean Hill Lane. One community member asked whether a grove of oak trees, which stands at the end of Bean Hill Lane, can remain undisturbed.

Response: Currently Bean Hill Lane does not extend all of the way to the property line for the road parcel. In between the road parcel and the project parcel is an approximate 20’ wide parcel that has been designated for the Towns water main. The proposed clearing on the project parcel is 62’ from the project parcel north boundary. In total there will be an approximately 82’ buffer of existing trees and foliage that will not be disturbed. The trees in this area will remain undisturbed.

11. Cost of Electricity Generated by the Projects. One community member asked how much the Applicant will charge members of the public for electricity produced by the solar facilities.

Response: Members of the public who participate in the community solar program can generally expect to save somewhere between 5% and 10% on their monthly electricity bill. Any potential savings, however, are controlled by NYSEG, which issues monthly bills to its customers.

12. Effect on Value of Nearby Properties. Some community members asked whether the solar installations will lower the value of residential real estate close to the projects and asked whether the Applicant will purchase local homes or make payments to homeowners in the event of any devaluation.

Response: While we cannot comment, without concrete evidence, on the effect of a solar installation on neighboring property values, anecdotal accounts suggest that if the solar facility is properly screened and inaudible from nearby residential parcels, buyers generally do not discount offers based on proximity to solar fields. The Applicant does not intend to purchase nearby homes or make monthly payments to local homeowners as this is not industry practice.

13. Applicant's Financial Statements and Similar Records. Some community members asked that the ZBA require the Applicant to provide copies income statements, lease agreements, project budgets, and other commercially sensitive information as part of the variance requests.

Response: Income statements and similar documentation is not relevant to the ZBA's inquiry as to whether the requested variances should be granted. These records also contain commercially sensitive information and will therefore not be shared by the Applicant. Other information related to lease agreements has already been shared with the ZBA. For example, the subject parcels will be leased from Jack Young, the property owner and chairman of the ZBA who has recused himself from consideration of the application, as is appropriate under New York State law.

14. Site plan and other approval conditions. Some members of the community are concerned that when Delaware River Solar sells the project to the new project owner conglomerate that the agreed upon conditions will not be enforceable.

Response: The approved site plans and conditions will be honored by, and are fully enforceable against, any new project owner. There were a few neighbors who were concerned with existing landscaping. The existing vegetative conditions will remain and additional screening will be installed if there is a location where the projects viewed is disturbing.

15. Who is Delaware River Solar? Some community members asked for more information about the Applicant, Delaware River Solar.

Response: Delaware River Solar has developed 75 operating projects in New York State since 2016. The power generated from those solar projects have powered approximately 35,000 homes. New York State has a very progressive goal to increase solar energy capacity statewide. Under the Climate Leadership and Community Protection Act (“CLCPA”), 70% of the state’s electricity must come from renewable sources by 2030 on the path to a zero emissions grid.

After Delaware River Solar develops a solar project, a larger conglomerate will agree to the terms set between the town and Delaware River Solar and purchase the project for continual project operations of 30 years. These operations will directly contribute to the renewable energy goals set forth under the CLCPA. After the 30-year life of the project, the project owner will decommission the project (*see* Response to Question No. 6 for more information). Decommissioning also includes removing the 8 total above ground poles which are used to carry the generated electricity directly to the grid.

The proposed Solar Facility for Project #1 would generate approximately 7,700,000 kWh/year, equivalent to the electricity consumption of 700 homes. The proposed Solar Facility for Project #2 would generate approximately 4,900,000 kWh/year, equivalent to the electricity consumption of 490 homes.

16. Where are the solar panels manufactured? Some community members asked whether the panels and inverters are manufactured in the United States or abroad.

Response: Solar panels and inverters will be purchased at the time of construction, and they will be manufactured for this specific project. Solar panels and inverters, regardless of the country that they are manufactured/assembled in, must comply with all American safety, climactic, aging and performance standards.

17. Other Solar Project Decisions. One community member asked why a solar project in northern Lansing was not approved.

Response: The Applicant cannot comment on other solar development projects with which it is not involved.

18. Taxes and Tax Implications. One member of the community asked whether the solar development will receive tax benefits in the form of a payment in lieu of taxes (“PILOT”) or other arrangement with the Town and/or Tompkins County, and what the implications of such an arrangement will be on local or county taxes.

Response: The Applicant has contacted the Town Supervisor with respect to a potential PILOT agreement, which under New York State Law, can be for an amount up to the value of taxes the project would otherwise be required to pay in taxes. The Applicant

cannot comment as to whether a PILOT agreement or the project as a whole would affect local and county taxes.

19. Noise and Dust from Access Road. One community member indicated that dust from the gravel access road could be kicked up when used.

Response: Outside of the initial construction period, the access road will be rarely used. Dust and noise from cars or trucks driving on the access road will therefore be negligible over the life of the project.

20. Impacts to Wetlands. One community member asked about the impacts that will be caused to wetlands on the site.

Response: The wetlands on the project site were delineated based on a scientific definition using the three-parameter approach used by the Army Corps of Engineers (ACOE) that require the simultaneous presence of hydric soils, hydrophytic vegetation, and wetland hydrology. This, however, does not necessarily translate to a jurisdictional or regulatory definition. Most relevant for this project site is the additional criteria for ACOE jurisdiction resulting from the May 2023 Supreme Court decision regarding Sackett v. Environmental Protection Agency. Under this decision, a jurisdictional wetland must be directly associated with a significant waterway.

As a part of the proposed solar project, 0.36 acres of identified wetlands are proposed to be disturbed via the construction of access roads. This disturbance is allowable under United States Army Corps of Engineers (USACE) Nationwide Permit 14 (the permit for linear transportation projects), which allows for the discharge of dredged or fill material causing the loss of less than 0.5 acres of waters of the United States (WOTUS) for projects that impact non-tidal WOTUS. (These WOTUS are non-tidal.) This approval is provided that the developer must submit a pre-construction notification to the district engineer prior to commencing the activity. (It should also be noted that the impacted wetlands are still pending jurisdictional determination by the USACE.) Furthermore, although it is not required, the developer is proposing to create a 0.85-acre wetland mitigation bank on the site contiguous with the existing wetlands using non-invasive wetland plant species, so as to offset the impact of the access roads.

21. Fencing. One community member asked about the height of the fence, its construction and maintenance, and visual impacts from the fence.

Response: The fence will be an 8-ft. tall deer fence, which will be constructed inside of any screening measures implemented by the Applicant. The fence will be maintained throughout the life of the project.

22. Transformer. One member of the community asked for additional details regarding any transformers that may be used as part of the project.

Response: The transformers on site are oil filled – FR3 transformers. Natural Esters is a less flammable fuel that is environmentally friendly. These oils are typically seed oil based with a flash point of 300 degrees C. There is about 500 gallons of oil per transformer. The specification sheet was included with this submission to the Town for more information.

23. Traffic. One community member asked if traffic impacts from individuals who want to see the solar project have been addressed.

Response: The Applicant does not anticipate any traffic impacts from spectators of the solar fields. Once the project is completed, there will be a maintenance vehicle once a month to check the system. The traffic concerns for a solar field are a smaller impact than a single-family home.

24. Capacity Factor. One community member asked what the availability and capacity factor of the project will be.

Response: Before construction, the Applicant will not have specific capacity factor figures for this project. Capacity factor is a percentage that measures how often a power plant operates at maximum power over a specific period of time. It's calculated by dividing the actual energy produced by the maximum possible energy output during that time. For example, if a generator with a power rating of 1500 kW produces 3,942,000 kWh in a year when it could have produced 13,140,000 kWh if it ran at full power for the entire year, then its capacity factor for that year would be 30%. This question can be revisited after operation has started on the project.

25. Dispatch Agreement. One commenter asked if the Applicant has entered into a dispatch agreement with NYISO.

Response: NYISO is not an organization the applicant will be working with as this is not a large scale, transmission, project that requires this agreement.

26. Above-ground Utility Poles. Some community members asked whether the limited above-ground utility poles can be eliminated from the site plan.

Response: The Applicant has reduced the number of above-ground utility poles to the maximum extent possible per NYSEG. For interconnection purposes, some utility lines must be above ground that design is not in control of the project developer. The electric company has the sole design standard requirement approval.



1 March 2023

Regarding: TerraTrak Single-Axis Tracker Motor(s) and sound measurements

Description:

Terrasmart Codes & Standards Team performed testing to measure the sound of Terrasmart TerraTrak single axis tracker motors during operation.

Testing was performed on an operational production gearbox/slew drive with two production versions of motor used to operate the TerraTrak 1P and TerraTrak 2P tracker systems. Based on time constraints and physical location of full scale tracker test site, this data set was collected from production components, not on full scale installed tracker. Further data collection can be done if needed on full scale installed equipment.

Testing was performed at the Terrasmart, Inc. factory in Cincinnati, Ohio. The testing was performed outside in the rear parking lot of the facility in order to minimize possible noise interference from the street, factory, and or adjacent properties.

Tools: Fluke Temperature Humidity Meter, Amprobe Sound meter

Ambient sound recorded prior to motor test: 51.4 Db

Date:	Time:	Location:	Temperature (°C):	Humidity (%):	Other Notes:
3/1/2024	11:12AM	6715 Steger Drive, Cincinnati, OH	5.1°C	41.8 %	Overcast, very light breeze

Tool:	Manufacturer:	Model:
Temperature and Humidity Sensor	FLUKE	971
Decibel Meter	Ampro	SM10



Distance Perpendicular/ behind motor (ft)	Distance parallel/ beside motor (ft)	Motor 1 - Decibel measurements (dba)	Motor 2 - Decibel measurement (dba)	Other Notes
NA	0.1	63.1	61.7	Literally next to the motor (facing the side of the motor enclosure)
NA	3	50.9	49.8	3 feet from motor long side
NA	10	50.1	50.6	10 feet away from motor long side
NA	20	51.4	49.8	20 feet away from motor long side
3	NA	55.2	52.3	3 ft away behind motor
10	NA	49.7	51.7	10 feet away behind motor
20	NA	49.8	49.0	20 feet away behind motor

Test images: measurement taken beside motor, measurement beside motor 20 feet distance, measurement behind motor 20 feet distance.

Data signoff: James Cormican, Terrasmart Codes & Standards Manger – jcormican@terrasmart.com – 513-560-6991





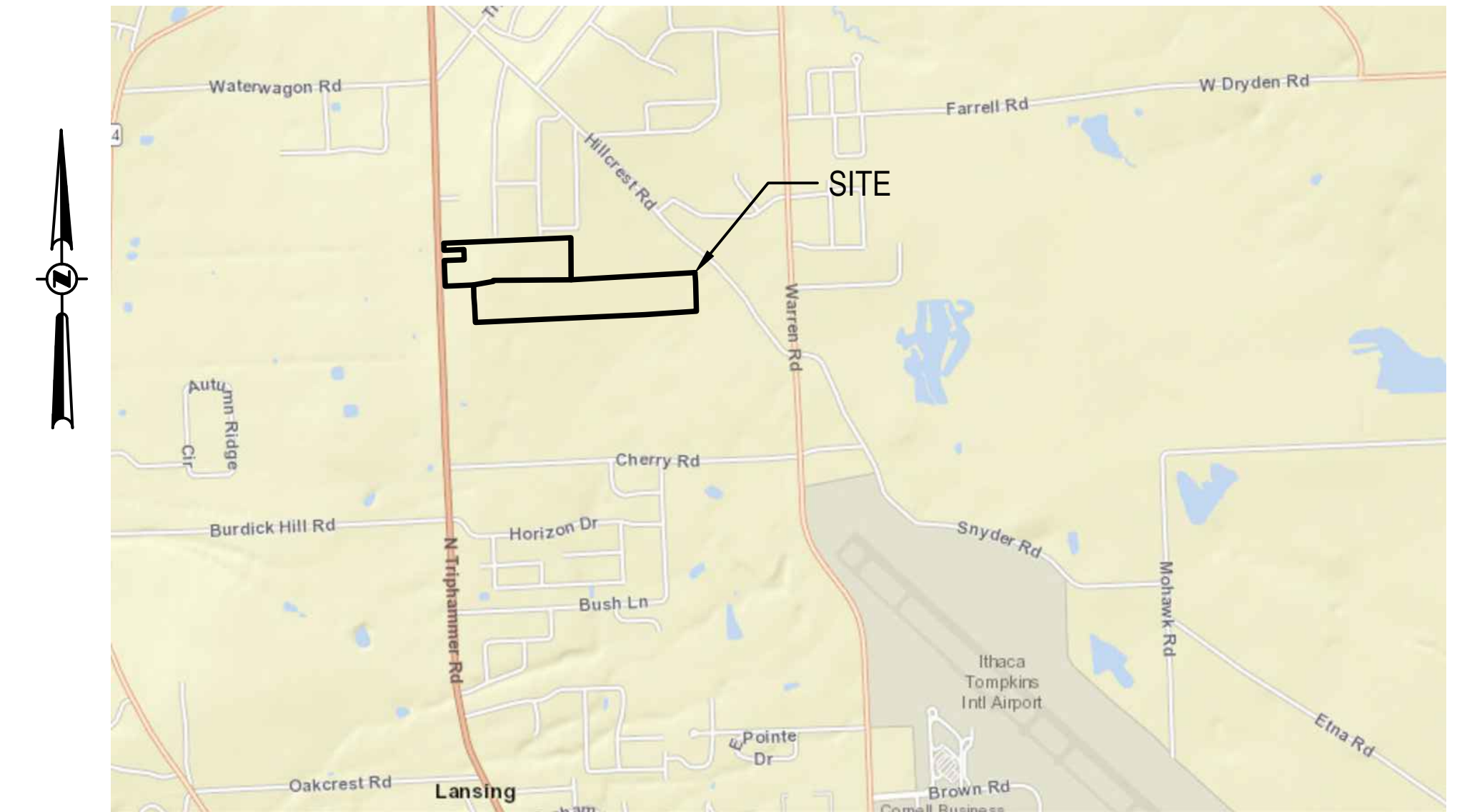


End of Report

terrasmart.com

NY LANSING I, LLC

NORTH TRIPHAMMER ROAD SOLAR PROJECT 5.0 MW AC LANSING, NEW YORK



SOURCE: NEW YORK STATE GIS RESOURCES

VICINITY MAP
SCALE: 1"=2000'
0 2000 4000
SCALE: 1" = 2000'

PLANS

ISSUED FOR: CLIENT REVIEW
ISSUE DATE: 07/29/2024
LAST REVISED: 07/29/2024

PROJECT CONTACTS

ENGINEER:
P.W. GROSSER CONSULTING, INC.
630 JOHNSON AVENUE, SUITE 7, BOHEMIA, NY 11716
TEL: (631) 589-6353
FAX: (631) 589-8705

MUNICIPAL CONTACTS

TOWN:
TOWN OF LANSING
26 AUBURN ROAD
LANSING, NY 14882
TEL (607) 533-4142

COUNTY:
TOMPKINS COUNTY
320 N TIOGA STREET
ITHACA, NY 14850
TEL (607) 274-5431

SITE INFORMATION

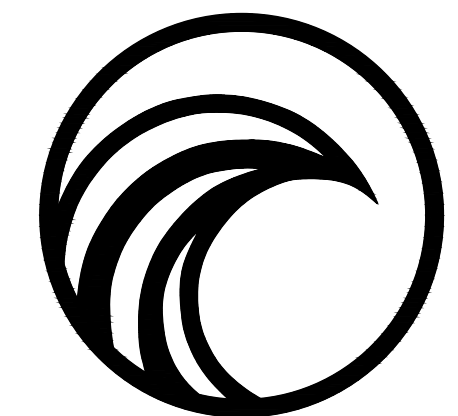
SITE: NORTH TRIPHAMMER ROAD, LANSING NY, 14882
TM #: 44-1-1.2 & 44-1-3.3
LOT AREA: 66.83 AC

SHEET INDEX

NO.	SHEET	TITLE
1.	COVER	
2.	C-001	GENERAL NOTES AND LEGEND INFORMATION
3.	C-100	EXISTING CONDITIONS PLAN
4.	C-101	CONCEPTUAL SITE LAYOUT PLAN
5.	C-200	CONCEPTUAL GRADING AND DRAINAGE PLAN
6.	C-201	CONCEPTUAL EROSION AND SED. CONTROL PLAN
7.	C-500	CONCEPTUAL LANDSCAPING PLAN
8.	C-501	PRIME SOILS IMPACT MAP
9.	C-502	CONCEPTUAL LANDSCAPING AND SCREENING PLAN
10.	C-600	SITE DETAILS
11.	C-601	EROSION AND SED. CONTROL DETAILS
12.	C-602	ELECTRICAL THREE LINE DIAGRAM

CLIENT INFORMATION

CLIENT:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783



PWGC

CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING, INC.
630 Johnson Avenue, Suite 7
Bohemia, NY 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

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NOT FOR CONSTRUCTION**

**COVER
SHEET 1 OF 12**

BASEMAP NOTES

- EXISTING CONDITIONS BASEMAP INFORMATION IS BASED ON LIDAR FROM NYS GIS DATA DOWNLOADED ON 04-01-24.
- PROPOSED SOLAR DEVELOPMENT LAYOUT INFORMATION IS BASED ON CONCEPTUAL LAYOUT PLAN DEVELOPED BY MONGAUP RIVER SOLAR, SHEET TITLED "LAYOUT TECHNICAL REVIEW" AT 1":250' SCALE, DATED 03-26-24. ALL BASEMAP INFORMATION IS TO BE CONSIDERED APPROXIMATE AND IS TO BE FIELD VERIFIED BY A NEW YORK STATE LICENSED SURVEYOR PRIOR TO FINALIZING DESIGN.
- LOT LINES BASED ON INFORMATION PROVIDED FROM NYS GIS; DOWNLOADED ON 04-01-24.

SURVEY NOTES

- ALL SURVEY AND SITE STAKEOUTS FOR PROPOSED FEATURES SHALL BE PERFORMED BY A NEW YORK STATE LICENSED SURVEYOR.
- CONTRACTOR WILL BE RESPONSIBLE TO LOCATE, MARK AND PROTECT ALL EXISTING SURVEY, PROPERTY, AND RIGHT-OF-WAY MARKERS FOR THE SITE. ANY MARKERS, PINS, MONUMENTS OR OTHER FEATURES DEFINING PROPERTY LIMITS THAT MAY BE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PROPERLY TIED AND RESET BY A NEW YORK STATE LICENSED SURVEYOR UPON COMPLETION OF THE WORK.
- THE HORIZONTAL DATUM IS NAD83 NEW YORK STATE PLANE COORDINATE SYSTEM, (US FT).
- THE VERTICAL DATUM IS NAVD88.

GENERAL NOTES

- THE INFORMATION IN THIS DRAWING SET IS CONCEPTUAL AND IS INTENDED FOR TOWN BOARD PLANNING AND DISCUSSION PURPOSES ONLY. THIS DRAWING SET IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
- CONTRACTOR WILL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND SITE FEATURES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR WILL BE RESPONSIBLE TO LOCATE AND MARK OUT ALL EXISTING UTILITIES, INCLUDING THOSE UNDERGROUND, PRIOR TO CONSTRUCTION. ANY POTENTIAL INTERFERENCES WITH PROPOSED FEATURES SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES AND UTILITIES THAT ARE NOT DESIGNATED FOR REMOVAL. ANY SITE FEATURE, UTILITY, STREET APPURTENANCE, OR OTHER ITEM THIS IS DAMAGED BY THE CONTRACTOR OR ITS SUBCONTRACTORS DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR, AS DETERMINED BY THE OWNER OR ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN ANY ADDITIONAL PERMITS REQUIRED TO DO THE WORK OR DELIVER MATERIALS TO THE SITE THAT ARE NOT PROVIDED BY THE OWNER OR ENGINEER. ALL WORK WITHIN AN EXISTING RIGHT-OF-WAY WILL REQUIRE PERMITTING WITH RESPECTIVE OWNER, STATE OR COUNTY AGENCY, TOWN DEPARTMENT OF PUBLIC WORKS, OR HIGHWAY DEPARTMENT AS APPLICABLE.

ZONING ANALYSIS

TM #: 44-1-12 & 44-1-33
 EXISTING ZONING: RESIDENTIAL - MODERATE DENSITY (R2)
 LOT AREA: 66.83 ACRES
 PROPOSED USE: SOLAR ENERGY FACILITY

	REQUIRED	PROPOSED
LOT SIZE	N/A	35,101 AC.
MAX. LOT COVERAGE	25%	22.01%
HEIGHT	18'	15'
PROPERTY SETBACK (FRONT & ROAD)	60'	562.4'
PROPERTY SETBACK (SIDE)	10'	54'
PROPERTY SETBACK (BACK)	25'	79.8'

EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), AND LOCAL GOVERNING SOIL AND WATER CONSERVATION DISTRICT STANDARDS. THE EROSION AND SEDIMENT CONTROLS SHOWN ON THESE PLANS AND AS DESCRIBED IN THE PROJECT SWPPP REPRESENT THE MINIMUM REQUIREMENTS AND ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BASED ON CONDITIONS ENCOUNTERED IN THE FIELD. CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING PROJECT REMAINS IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS PERTAINING TO EROSION AND SEDIMENT CONTROLS.
- EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES AND WILL BE MAINTAINED FOR THE DURATION OF THE WORK, INCLUDING TEMPORARY CONSTRUCTION SWALES AND DETENTION POND WITH OUTLET STRUCTURE AND ROCK OUTLET PROTECTION.
- CONTRACTOR WILL UTILIZE MEANS, METHODS AND SEQUENCING THAT MINIMIZE THE AMOUNT OF EARTH DISTURBANCE TO THE EXTENT PRACTICAL, AND NOT TO EXCEED MORE THAN 5.0 ACRES AT ANY GIVEN TIME.
- CONTRACTOR SHALL PROTECT ALL ON-SITE, ADJACENT AND/OR DOWNSTREAM STORM/SANITARY SEWERS, AND/OR OTHER WATER COURSES FROM CONTAMINATION BY WATER BORNE SILTS, SEDIMENTS, FUELS, SOLVENTS, LUBRICANTS OR OTHER POLLUTANTS ORIGINATING FROM THE SITE OR WORK BEING PERFORMED.
- CONTRACTOR WILL FOLLOW GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES DURING SITE ACTIVITIES TO MINIMIZE STORMWATER CONTAMINATION FROM CONCRETE, PETROLEUM PRODUCTS AND WASTE MATERIALS. NO WET OR FRESH CONCRETE, LEACHATE OR WASHINGS FROM EQUIPMENT SHALL BE ALLOWED TO MIGRATE INTO EXISTING STORM/SANITARY SEWERS, DITCHES OR OTHER WATERS OF NEW YORK STATE.
- ALL EXCAVATED OR IMPORTED MATERIAL STOCKPILES SHALL BE SUITABLY STABILIZED AND SURROUNDED BY SILT FENCE TO MINIMIZE POTENTIAL FOR SEDIMENT LADEN RUNOFF DISCHARGING TO DOWNSTREAM AREAS OR DRAINAGE FEATURES. DISTURBED SOILS OR STOCKPILES THAT ARE TO BE EXPOSED FOR MORE THAN 14 CALENDAR DAYS SHALL BE TEMPORARILY STABILIZED WITH SEED MIX CONSISTING OF RYEGRASS (ANNUAL OR PERENNIAL) APPLIED AT 30 LBS PER ACRES (0.7 LBS PER 1,000 SQ. FT.), OR CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) APPLIED AT 100 LBS PER ACRES (2.5 LBS PER 1,000 SQ. FT.) IF SEEDING IN OCTOBER OR NOVEMBER.
- CONTRACTOR MATERIAL AND EQUIPMENT STAGING AREAS AND CONSTRUCTION ENTRANCE LOCATIONS SHALL BE COORDINATED WITH THE OWNER PRIOR TO START OF CONSTRUCTION. CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS MAY BE MODIFIED BY THE CONTRACTOR WITH PRIOR APPROVAL FROM THE OWNER AND ENGINEER.
- ALL EXISTING OR NEWLY INSTALLED CATCH BASINS/DRAINAGE INLETS SHALL HAVE DROP INLET PROTECTION INSTALLED THROUGHOUT THE DURATION OF CONSTRUCTION TO PREVENT SEDIMENTATION FROM ENTERING THE STORM SYSTEM. CONTRACTOR SHALL MAINTAIN OR REPLACE DROP INLET PROTECTION WHEN SIGNIFICANT SEDIMENT BUILDUP IS OBSERVED OR IS NOT FUNCTIONING CORRECTLY.
- CONTRACTOR SHALL TAKE ALL NECESSARY AND APPROPRIATE MEASURES TO MITIGATE OR PREVENT FUGITIVE DUST THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL ADHERE TO METHODS AS DESCRIBED IN THE PROJECT SWPPP.
- COMPLETED WORK THAT IS NOT SUBJECT TO FURTHER EARTHWORK OR CONSTRUCTION ACTIVITIES SHALL BE PERMANENTLY SEEDED AND MULCHED WITH HAY OR STRAW WITHIN ONE WEEK OF FINAL DISTURBANCE. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.

GRADING NOTES

- CONCEPTUAL GRADING DESIGN SHOWN IN THESE PLANS IS BASED ON NYS LIDAR INFORMATION PROVIDED TO PWGC BY PACKER ASSOCIATES, INC. AND IS TO BE CONSIDERED APPROXIMATE AND CONCEPTUAL, AND FOR DISCUSSION PURPOSES ONLY. GRADING DESIGN IS SUBJECT TO CHANGE BASED ON FURTHER SITE INVESTIGATIONS AND ANALYSIS.
- ADDITIONAL SITE GEOTECHNICAL ANALYSIS IS REQUIRED TO VERIFY GRADING CONSTRAINTS AND FEASIBILITY.
- GRADING SHALL PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND OSHA REQUIREMENTS. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA, AND ANY OTHER AGENCY HAVING JURISDICTION WITH REGARD TO SAFETY PRECAUTIONS WITH TRENCHING OR EXCAVATION AND GRADING OPERATIONS. THE REQUIREMENTS SET FORTH HEREIN ARE INTENDED TO SUPPLEMENT REQUIREMENTS ESTABLISHED BY THESE AGENCIES. IN THE CASE OF A CONFLICT BETWEEN REQUIREMENTS OF OTHER JURISDICTIONAL AGENCIES AND THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT ON THE CONTRACTOR SHALL APPLY.
- VOIDS LEFT BY UTILITY OR STRUCTURE EXCAVATIONS, OR GRUBBING OPERATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED WITH STRUCTURAL FILL (NYS DOT ITEM 304.12 OR EQUIVALENT) IN AREAS UNDER AND WITHIN 5 FEET HORIZONTALLY OF ALL STRUCTURES, AND PAVEMENTS. IN GRASSED AREAS, VOIDS LEFT SHALL BE FILLED AND PROPERLY COMPACTED WITH SUITABLE ON-SITE BACKFILL AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS TO PREVENT THE INTRODUCTION OF GROUNDWATER OR PONDED WATER INTO THE TRENCHES/EXCAVATIONS AND WILL PROVIDE ALL EQUIPMENT NECESSARY TO MAINTAIN THE WATER AS NECESSARY. DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SWPPP.
- UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PLACE AT MINIMUM 6 INCHES OF CLEAN TOPSOIL IN ALL DISTURBED AND NEWLY GRADED AREAS PRIOR TO SEEDING.

WETLANDS NOTES

- EXISTING STREAM AND WETLANDS INFORMATION IS BASED ON DEC ENVIRONMENTAL RESOURCE MAPPER PUBLICLY AVAILABLE DATA DOWNLOADED ON 04-01-24, AND A WETLANDS DELINEATION PERFORMED BY PWGC ON 06-15-24.
- ACTUAL LIMITS OF ALL STREAMS, WETLANDS AND WETLAND ADJACENT AREAS ARE TO BE FIELD VERIFIED VIA SURVEY AND WILL BE MARKED IN THE FIELD BY SURVEY MARKERS, RIBBON, FLAGS, OR EQUIVALENT PRIOR TO START OF CONSTRUCTION.
- EFFORTS SHALL BE MADE TO MINIMIZE DISTURBANCE TO ANY STATE OR FEDERALLY REGULATED WETLANDS. UNNECESSARY REMOVAL OF VEGETATION OR DEGRADATION ALONG STREAM BANKS IS PROHIBITED.
- IF TEMPORARY ACCESS IS REQUIRED IN WETLAND AREAS, TEMPORARY TIMBER MATS WILL BE USED TO MINIMIZE DISTURBANCE TO UNDERLYING WETLAND SOILS.
- STAGING OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IS PROHIBITED IN WETLAND AREAS.
- ANY WETLAND DISTURBANCE IS TO BE RESTORED WITH APPROPRIATE WETLAND SEED MIX IN ACCORDANCE WITH NYS DOT ITEM 203.01920007 OR MOST CURRENT NYSDEC REQUIREMENTS RELATED TO WETLAND RESTORATION. COMPONENT OF THE SEED MIX MAY BE SUBSTITUTED WITH THE ENGINEER'S APPROVAL.

WETLANDS AREA OF DISTURBANCE

FENCE POSTS: 34 POSTS x 1.3 SF = 0.001 AC.

LEGEND

EXISTING	CONCEPTUAL	NOTES
TOPOGRAPHIC FEATURES		
		MINOR CONTOURS (5-FT INTERVAL) MAJOR CONTOURS (10-FT INTERVAL) LIMITS OF GRADING
DRAINAGE ELEMENTS		
		STREAM WATER BAR
		LINED SWALE ROCK OUTLET PROTECTION
		DRAINAGE CULVERT DETENTION POND OUTLET STRUCTURE
		STORMWATER DETENTION POND
SITE FEATURES		
		PROPERTY BOUNDARY ZONING SETBACK
		APPROXIMATE WETLAND LIMITS POTENTIAL WETLAND LIMITS
		ADJACENT PROPERTY BOUNDARY APPROXIMATE WETLANDS OFFSET
		PAVED ROADWAY GRAVEL ROADWAY
		OVERHEAD ELECTRICAL UTILITY UNDERGROUND ELECTRICAL UTILITY
		8-FT TALL DEER FENCE SOLAR PANEL ARRAY
		SEED RESTORATION LIMITS TREE LINE
EROSION AND SEDIMENT CONTROL		
		SILT FENCE LAND GRADING ACTIVITIES
		STABILIZED CONSTRUCTION ENTRANCE DUST CONTROL MEASURES
		LIMITS OF CLEARING

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

7		
6		
5		
4		
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024
Number	Revision Description	Revision Date

Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/2024**
 Approved By: **MTS** Scale: **AS NOTED**

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: _____ Contact Number: _____
44-1-12 & 44-1-33
 Regulatory Reference Number: _____

File of Drawing: _____

GENERAL NOTES AND LEGEND INFORMATION

Drawing Number: **C-001**
 Sheet **2** of **12**
 PWGC Project Number: **DRS2404**

Unauthorised alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law



630 Johnson Avenue - Suite 7
Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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7		
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Number	Revision Description	Revision Date
Designed By		Date Submitted
Drawn By	RPV	Date Created 04/04/2024
Approved By	MTS	Scale 1" = 150'

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-1.2 & 44-1-3.3

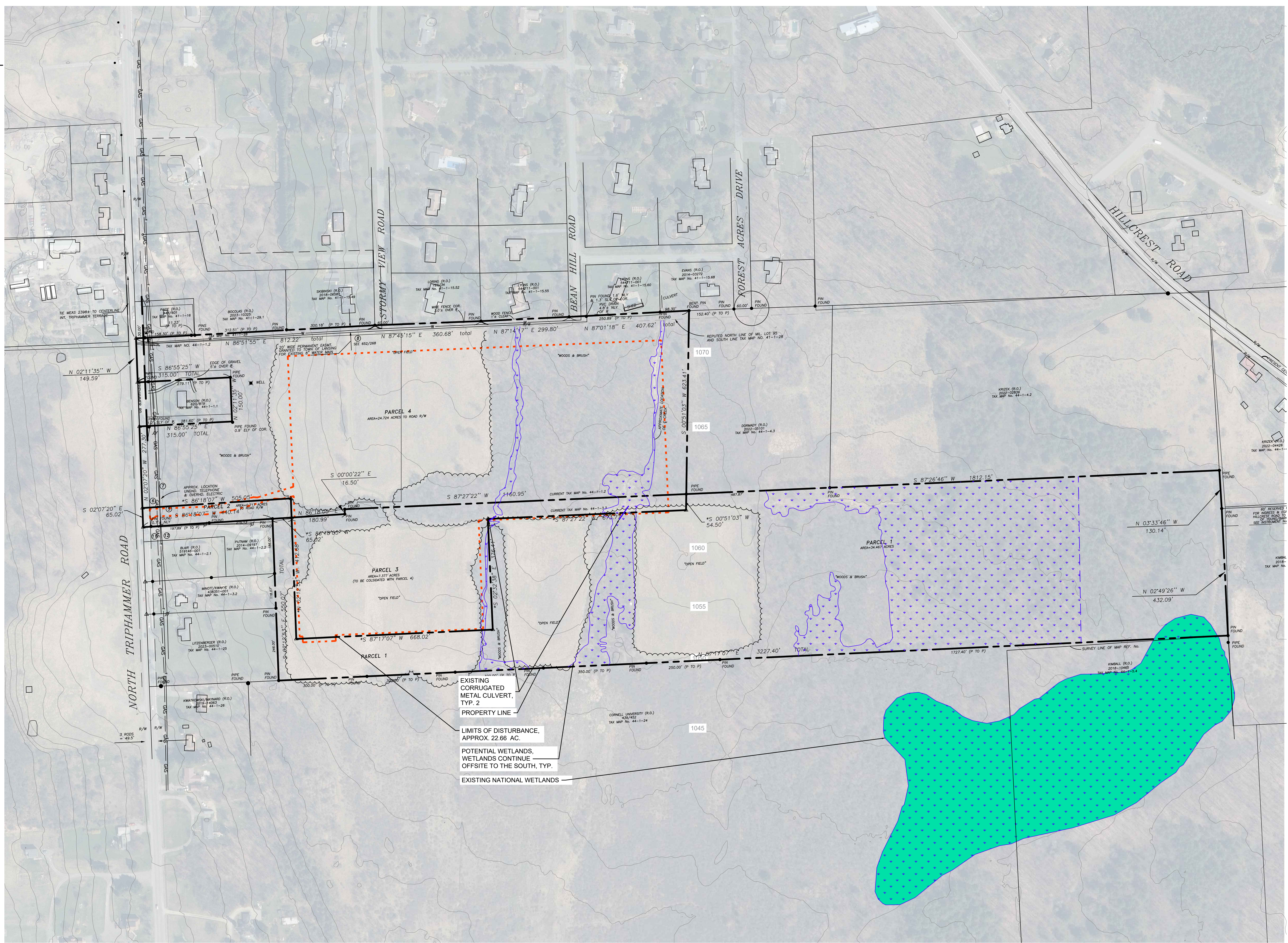
Regulatory Reference Number: ...

File of Drawing: ...

EXISTING
CONDITIONS
PLAN

Drawing Number:
C-100

Sheet 3 of 12
PWGC Project Number:
DRS2404



DATE/TIME: JUNE 2024 10:00 AM By: mscanlon



630 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS
SYSTEM SUMMARY

MODULE:
MANUFACTURER: HANWHA
MODEL: Q.PEAK DUO XL-G11.3 / BFG
MODULE OUTPUT POWER: 585 WP
STRING SIZE: 24
NUMBER OF STRINGS: 420
MODULE QUANTITY: 10,080
PV SYSTEM OUTPUT: 5,896.80 KWP DC

COMBINER BOX:
CB QTY/INPUTS (QTY/INP): 30 CBs (6 INPUTS)
6 CBs (5 INPUTS)

INVERTER:
MANUFACTURER: SUNGROW
MODEL: SG3150 UD-MV
QUANTITY/RATING: 2 / 2,500 KW (LIMITED)
PV SYSTEM OUTPUT: 5,000 KW AC
DC SYSTEM VOLTAGE: 1,500 V

MV INTERCONNECTION:
TRANSFORMER QTY/RATING: 2 / 3,150 KW
INTERCON. VOLTAGE: 34.5 KV

RACKING:
MANUFACTURER: TBD
CONFIGURATION: SAT - 1 MODULE PORTRAIT
TILT: ±55°
AZIMUTH: 178°

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Drawn By: **RPV** Date Created: **04/04/24**
Approved By: **MTS** Scale: **1" = 150'**

Client: **NY LANSING I, LLC**
P.O. BOX 384
CALLICOON, NY 12783

Project: **NORTH TRIPHAMMER ROAD**
SOLAR FARM CONCEPTUAL
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Project Address: **NORTH TRIPHAMMER ROAD**
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TOMPKINS COUNTY, NEW YORK

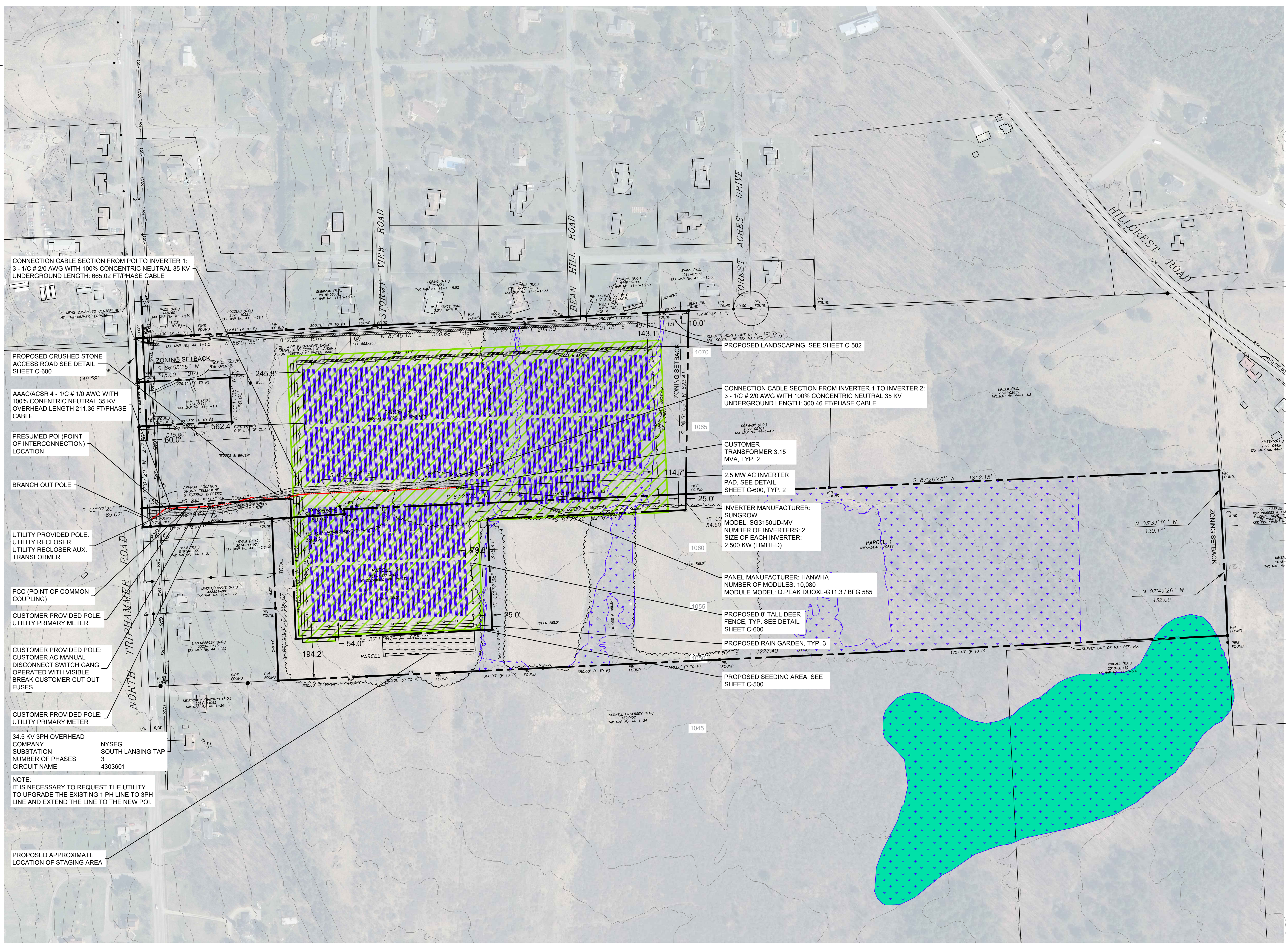
County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contd. Number: ---
Regulatory Reference Number: ---

File of Drawing: ---

CONCEPTUAL
SITE LAYOUT
PLAN

Drawing Number: **C-101**
Sheet **4** of **12**
PWGC Project Number: **DRS2404**

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law.



CONNECTION CABLE SECTION FROM POI TO INVERTER 1:
3 - 1/2" #2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV
UNDERGROUND LENGTH: 665.02 FT/PHASE CABLE

PROPOSED CRUSHED STONE
ACCESS ROAD SEE DETAIL
SHEET C-600

AAAC/ACSR 4 - 1/2" #1/0 AWG WITH
100% CONCENTRIC NEUTRAL 35 KV
OVERHEAD LENGTH 211.36 FT/PHASE
CABLE

PRESUMED POI (POINT
OF INTERCONNECTION)
LOCATION

BRANCH OUT POLE

UTILITY PROVIDED POLE:
UTILITY RECLOSER
UTILITY RECLOSER AUX.
TRANSFORMER

PCC (POINT OF COMMON
COUPLING)

CUSTOMER PROVIDED POLE:
UTILITY PRIMARY METER

CUSTOMER PROVIDED POLE:
CUSTOMER AC MANUAL
DISCONNECT SWITCH GANG
OPERATED WITH VISIBLE
BREAK CUSTOMER CUT OUT
FUSES

CUSTOMER PROVIDED POLE:
UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD
COMPANY
SUBSTATION
NUMBER OF PHASES
3
CIRCUIT NAME
4303601

NOTE:
IT IS NECESSARY TO REQUEST THE UTILITY
TO UPGRADE THE EXISTING 1 PH LINE TO 3PH
LINE AND EXTEND THE LINE TO THE NEW POI.

PROPOSED APPROXIMATE
LOCATION OF STAGING AREA

CONNECTION CABLE SECTION FROM INVERTER 1 TO INVERTER 2:
3 - 1/2" #2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV
UNDERGROUND LENGTH: 300.46 FT/PHASE CABLE

INVERTER MANUFACTURER:
SUNGROW
MODEL: SG3150UD-MV
NUMBER OF INVERTERS: 2
SIZE OF EACH INVERTER:
2,500 KW (LIMITED)

PANEL MANUFACTURER: HANWHA
NUMBER OF MODULES: 10,080
MODULE MODEL: Q.PEAK DUOXL-G11.3 / BFG 585

PROPOSED 8' TALL DEER
FENCE, TYP. SEE DETAIL
SHEET C-600

PROPOSED RAIN GARDEN, TYP. 3

PROPOSED SEEDING AREA, SEE
SHEET C-500



630 Johnson Avenue - Suite 7
Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
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CONSULTANTS

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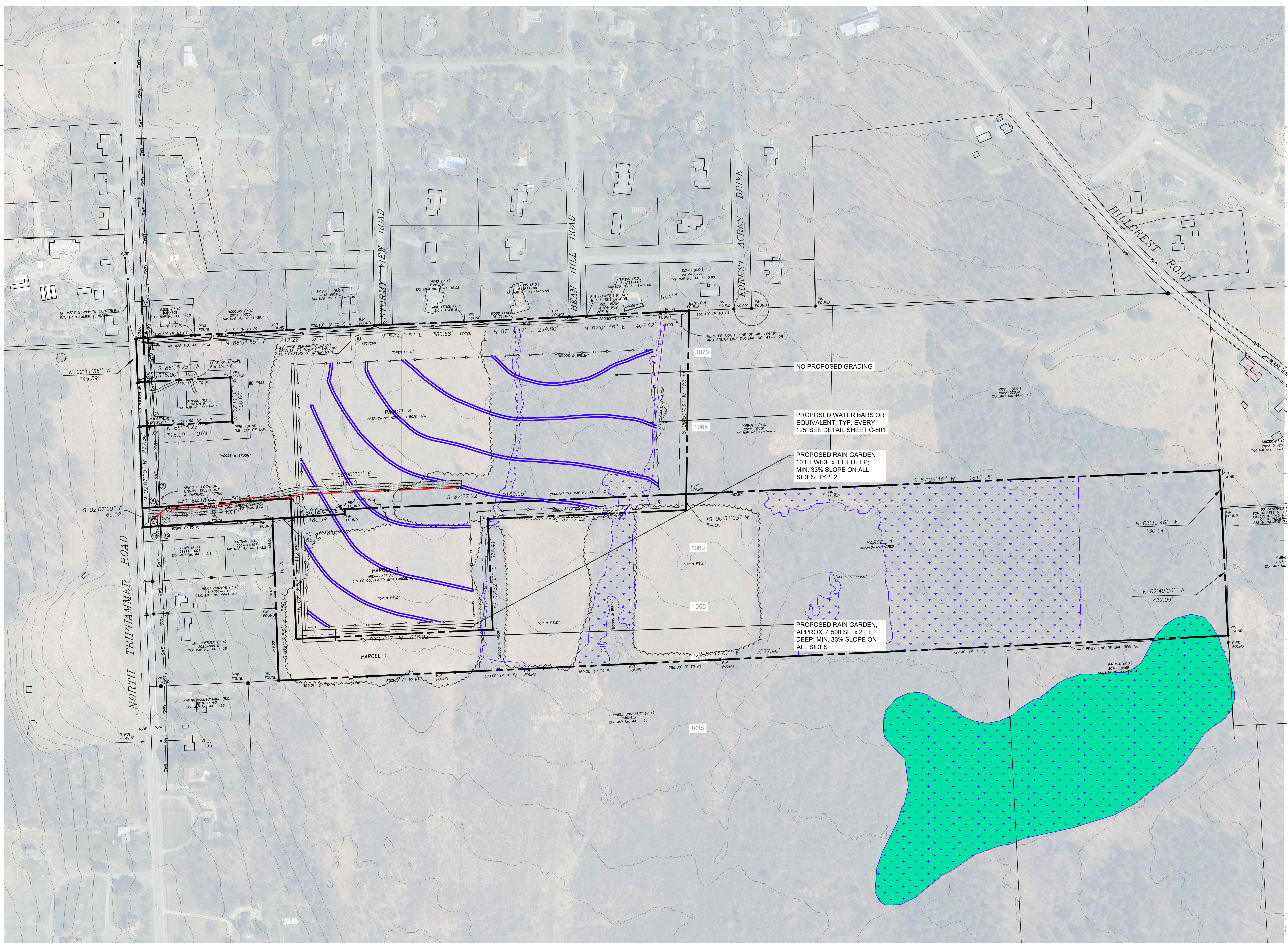
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 Approved By: **MTS** Scale: **1" = 150'**

Client:
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P.O. BOX 384
CALLICOON, NY 12783
 Project:
NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN
 Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contact Number: _____
 Regulatory Reference Number: _____

CONCEPTUAL GRADING AND DRAINAGE PLAN

Drawing Number: **C-200**
 Sheet **5** of **12**
 PWGC Project Number: **DRS2404**



DATE/TIME: JUN 20 2024 10:08:10 AM By: mgs



630 Johnson Avenue - Suite 7
Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

Number	Revision Description	Revision Date
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2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By	Date Submitted
Drawn By	Date Created
Approved By	Scale
Client	1" = 150'

NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK
County Tax Map Number: 44-1-1.2 & 44-1-3.3
Regulatory Reference Number: ---

**CONCEPTUAL
EROSION AND SED.
CONTROL PLAN**

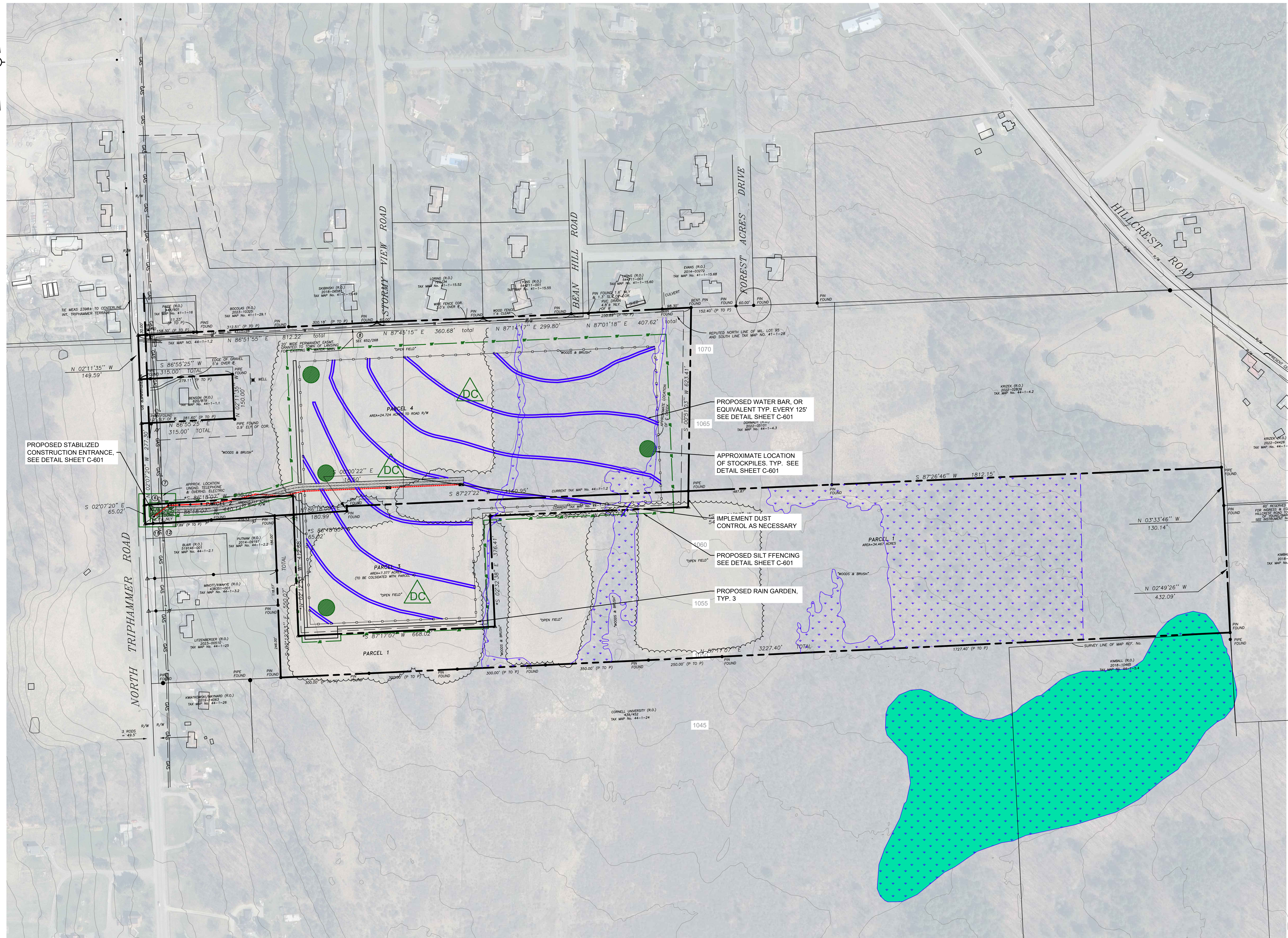
Drawing Number: **C-201**

Sheet: **6** of **12**

Professional Engineer: **MICHAEL SCARVEN**
103321
LICENSED PROFESSIONAL ENGINEER

DRS2404

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630 Johnson Avenue - Suite 7
Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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7		
6		
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3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024
Number	Revision Description	Revision Date
Designed By		Date Submitted
Drawn By	RPV	Date Created 04/04/2024
Approved By	MTS	Scale 1" = 150'

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3**

CONCEPTUAL
LANDSCAPING
PLAN

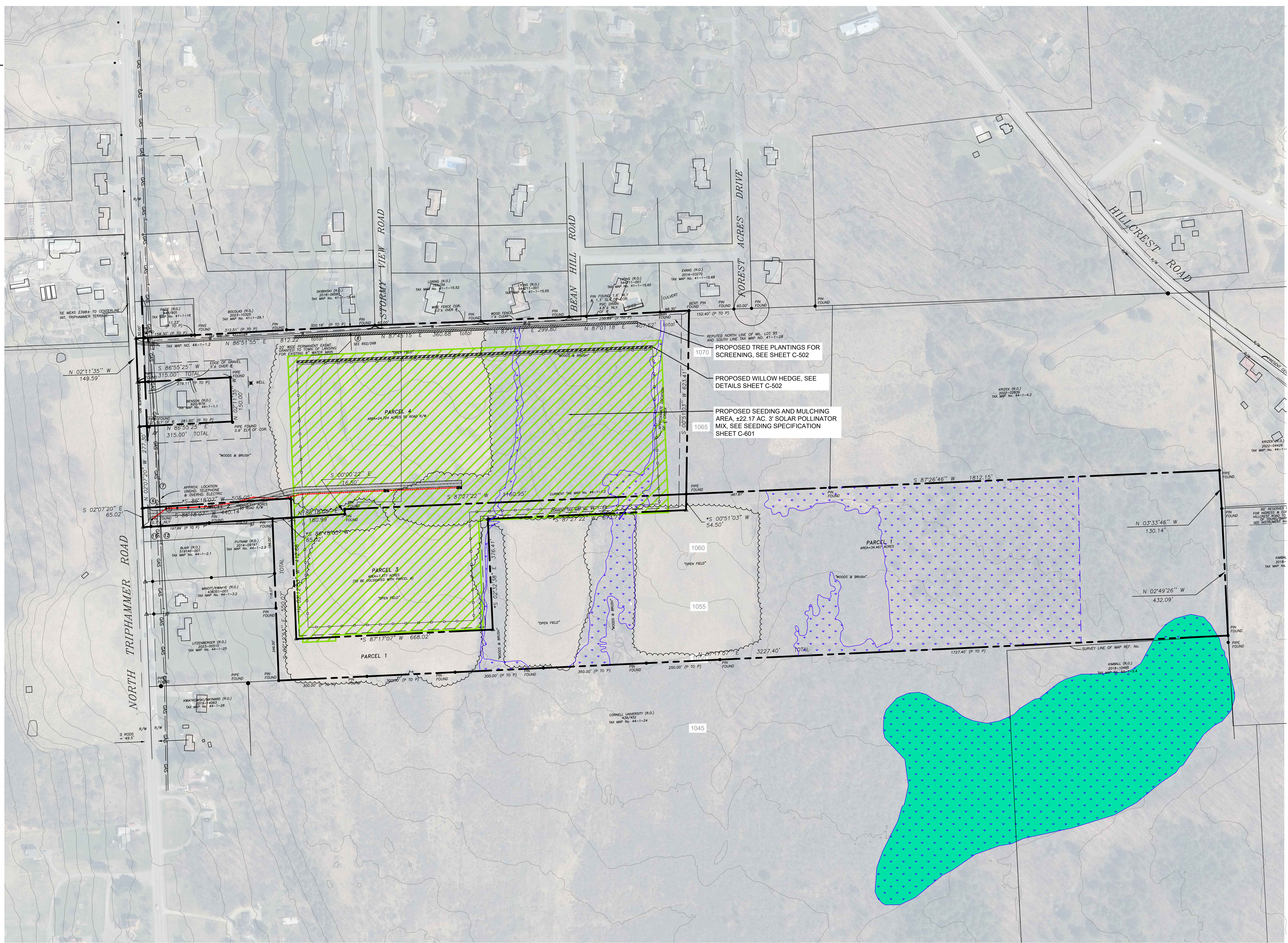


Drawing Number:
C-500

Sheet
7 of 12

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CONSULTANTS
 SYSTEM SUMMARY

MODULE:
 MANUFACTURER: HELIENE
 MODEL: 144HC M10 TPC
 MODULE OUTPUT POWER: 575 WP
 STRING SIZE: 26
 NUMBER OF STRINGS: 388
 MODULE QUANTITY: 10,088
 PV SYSTEM OUTPUT: 5,800.60 KWP DC

COMBINER BOX:
 CB QTY/INPUTS (QTY/INP): 29 CBs (6 INPUTS)
 4 CBs (5 INPUTS)

INVERTER:
 MANUFACTURER: SUNGROW
 MODEL: SG 3600 UD-MV
 QUANTITY/RATING: 2 / 3,425 KW (LIMITED)
 PV SYSTEM OUTPUT: 5,000 KW AC
 DC SYSTEM VOLTAGE: 1,500 V

MV INTERCONNECTION:
 TRANSFORMER QTY/RATING: 2 / 3,425 KW
 INTERCON. VOLTAGE: 34.5 KV

RACKING:
 MANUFACTURER: TBD
 CONFIGURATION: SAT-1 MODULE PORTAIT
 TILT: 55°
 AZIMUTH: 180°

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Number	Revision Description	Revision Date

Designed By: _____ Date Submitted: _____
 Drawn By: **HLW** Date Created: **03/28/24**
 Approved By: **MTS** Scale: **1" = 150'**

Client: **NY LANSING I, LLC**
P.O. BOX 384
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 Project: **NORTH TRIPHAMMER ROAD**
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 Regulatory Reference Number: _____

PRIME SOILS
IMPACT MAP

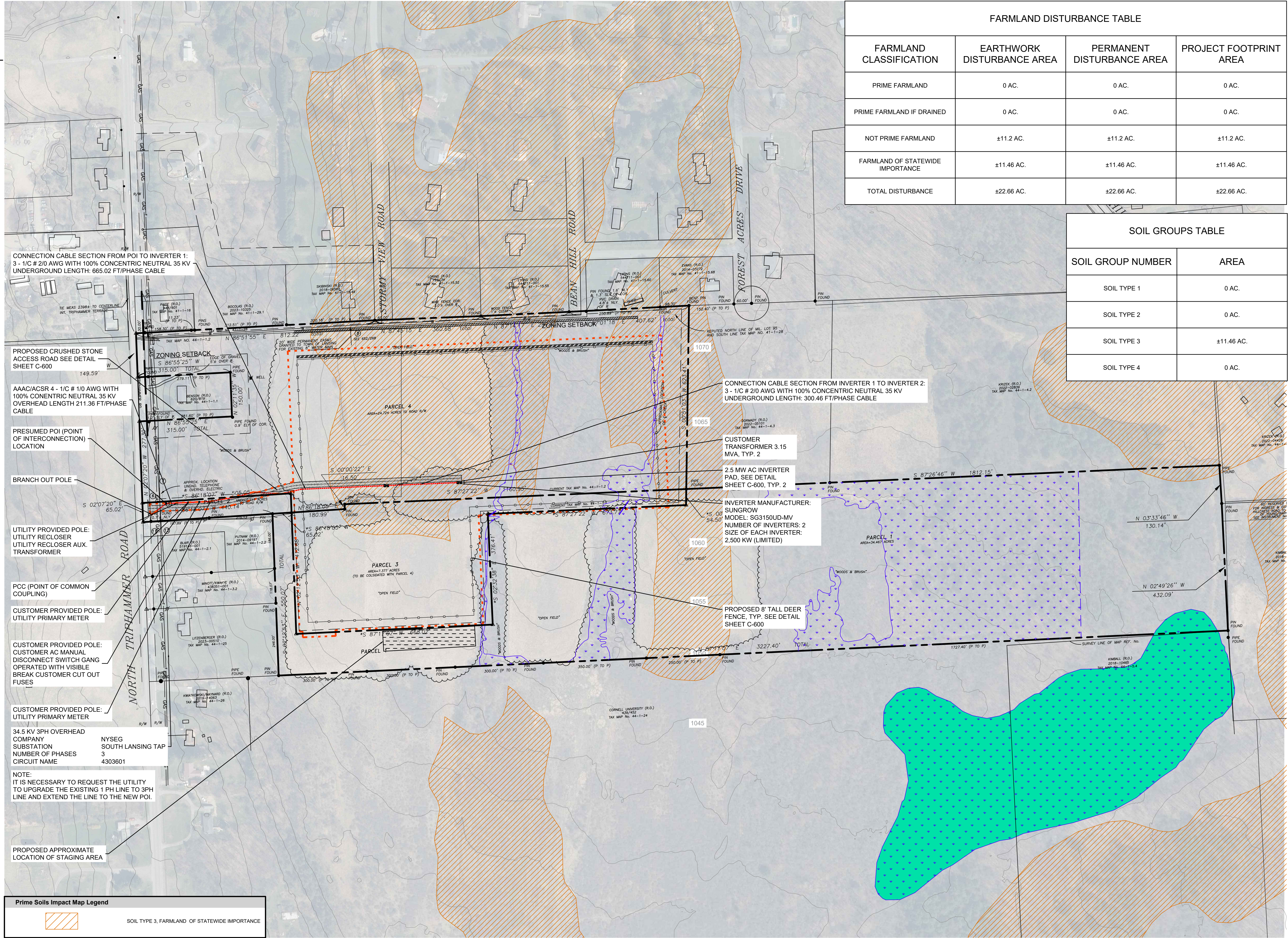
State of New York
 MICHAEL SCANNON
 103321
 LICENSED PROFESSIONAL ENGINEER
C-501
 Sheet 8 of 12
 PWGC Project Number: **DRS2404**

FARMLAND DISTURBANCE TABLE

FARMLAND CLASSIFICATION	EARTHWORK DISTURBANCE AREA	PERMANENT DISTURBANCE AREA	PROJECT FOOTPRINT AREA
PRIME FARMLAND	0 AC.	0 AC.	0 AC.
PRIME FARMLAND IF DRAINED	0 AC.	0 AC.	0 AC.
NOT PRIME FARMLAND	±11.2 AC.	±11.2 AC.	±11.2 AC.
FARMLAND OF STATEWIDE IMPORTANCE	±11.46 AC.	±11.46 AC.	±11.46 AC.
TOTAL DISTURBANCE	±22.66 AC.	±22.66 AC.	±22.66 AC.

SOIL GROUPS TABLE

SOIL GROUP NUMBER	AREA
SOIL TYPE 1	0 AC.
SOIL TYPE 2	0 AC.
SOIL TYPE 3	±11.46 AC.
SOIL TYPE 4	0 AC.



CONNECTION CABLE SECTION FROM POI TO INVERTER 1:
 3 - 1/C #2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV
 UNDERGROUND LENGTH: 665.02 FT/PHASE CABLE

PROPOSED CRUSHED STONE ACCESS ROAD SEE DETAIL SHEET C-600

AAAC/ACSR 4 - 1/C #1/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV OVERHEAD LENGTH 211.36 FT/PHASE CABLE

PRESUMED POI (POINT OF INTERCONNECTION) LOCATION

BRANCH OUT POLE

UTILITY PROVIDED POLE: UTILITY RECLOSER UTILITY RECLOSER AUX. TRANSFORMER

PCC (POINT OF COMMON COUPLING)

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

CUSTOMER PROVIDED POLE: CUSTOMER AC MANUAL DISCONNECT SWITCH GANG OPERATED WITH VISIBLE BREAK CUSTOMER CUT OUT FUSES

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD COMPANY SUBSTATION NUMBER OF PHASES 3 CIRCUIT NAME 4303601

NOTE: IT IS NECESSARY TO REQUEST THE UTILITY TO UPGRADE THE EXISTING 1 PH LINE TO 3PH LINE AND EXTEND THE LINE TO THE NEW POI.

PROPOSED APPROXIMATE LOCATION OF STAGING AREA

Prime Soils Impact Map Legend

	SOIL TYPE 3, FARMLAND OF STATEWIDE IMPORTANCE
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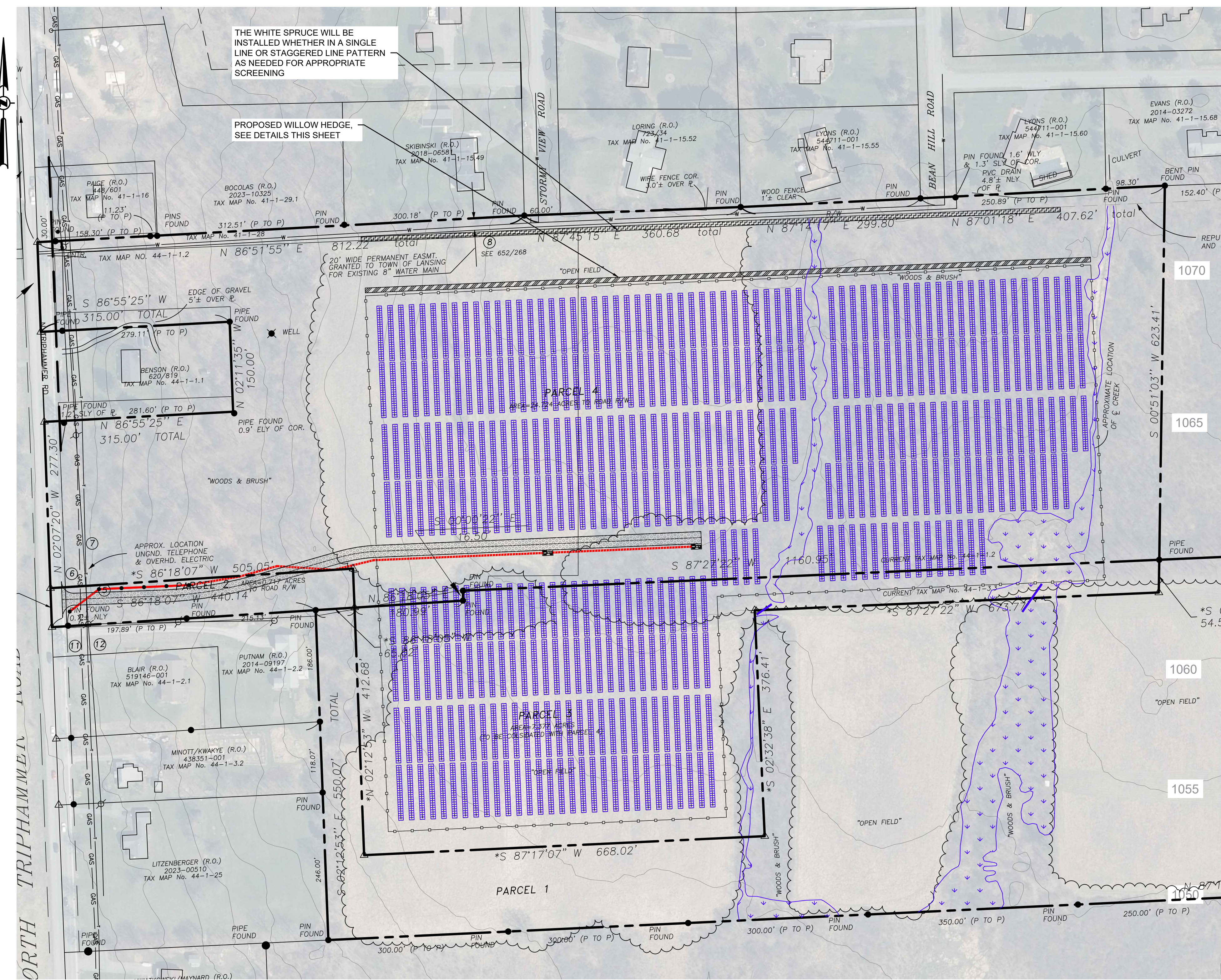
CONNECTION CABLE SECTION FROM INVERTER 1 TO INVERTER 2:
 3 - 1/C #2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV UNDERGROUND LENGTH: 300.46 FT/PHASE CABLE

CUSTOMER TRANSFORMER 3.15 MVA, TYP. 2

2.5 MW AC INVERTER PAD. SEE DETAIL SHEET C-600, TYP. 2

INVERTER MANUFACTURER: SUNGROW
 MODEL: SG3150UD-MV
 NUMBER OF INVERTERS: 2
 SIZE OF EACH INVERTER: 2,500 KW (LIMITED)

PROPOSED 8' TALL DEER FENCE, TYP. SEE DETAIL SHEET C-600



WHITE SPRUCE
NOT TO SCALE

ARROWWOOD VIBURNUM
NOT TO SCALE

- NOTES:
- EVERGREEN AND SHRUB SCREENING TO BE INSTALLED AS SHOWN ON THE PLAN ABOVE AT THE FIRST SEASONAL OPPORTUNITY (EARLY APRIL - MID JUNE) DURING CONSTRUCTION.
 - WILLOW HEDGE TO BE INSTALLED AT THE FIRST SEASONAL OPPORTUNITY (EARLY APRIL - MID JUNE) AFTER FENCE INSTALLATION.
 - SHRUB WILLOW SPECIES MAY INCLUDE BUT ARE NOT LIMITED TO: SALIX CAPREA, SALIX ERIOCEPHALA, SALIX MIYABEANA, SALIX SACHALINENSIS, SALIX PURPUREA.
 - LANDSCAPING SHALL BE WATERED AND MAINTAINED APPROPRIATELY DURING AND AFTER CONSTRUCTION SO THAT IT BECOMES ESTABLISHED.
 - THE TREES WILL BE PLANTED IN A SINGLE OR STAGGERED ROW AS NEEDED FOR ADEQUATE SCREENING ALONG THE NORTHERN BORDER OF THE PROJECT PARCEL.

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Regulatory Reference Number: ...

CONCEPTUAL LANDSCAPING AND SCREENING PLAN

State of New York
MICHAEL SCANLON
103321
LICENSED PROFESSIONAL ENGINEER

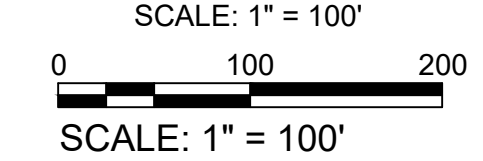
Drawing Number:
C-502

Sheet **9** of **12**

PWGC Project Number:
DRS2404

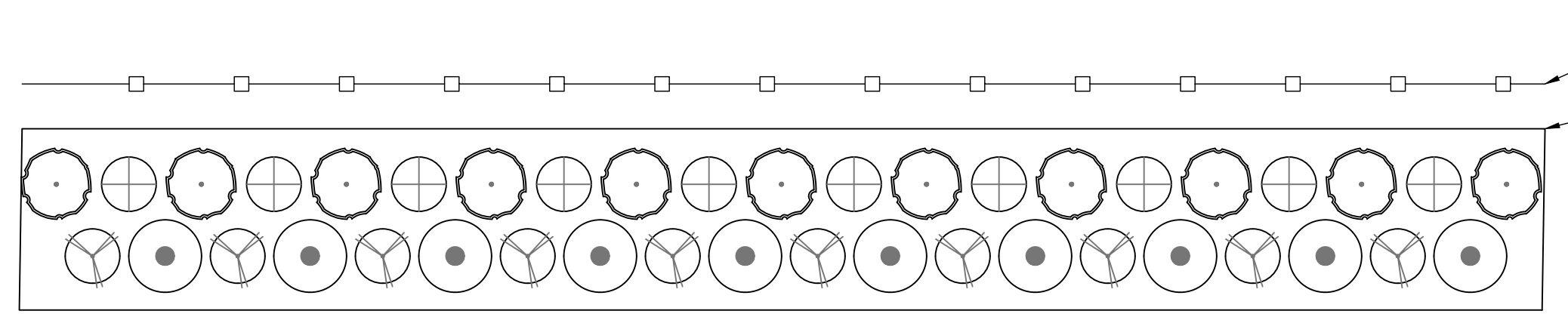
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LANDSCAPING AND SCREENING PLAN



LEGEND

	PERIMETER FENCE
	UNDERGROUND ELECTRIC LINE
	SOLAR PANELS
	PROPERTY LINE
	PROPOSED WILLOW HEDGE
	PROPOSED WHITE SPRUCE



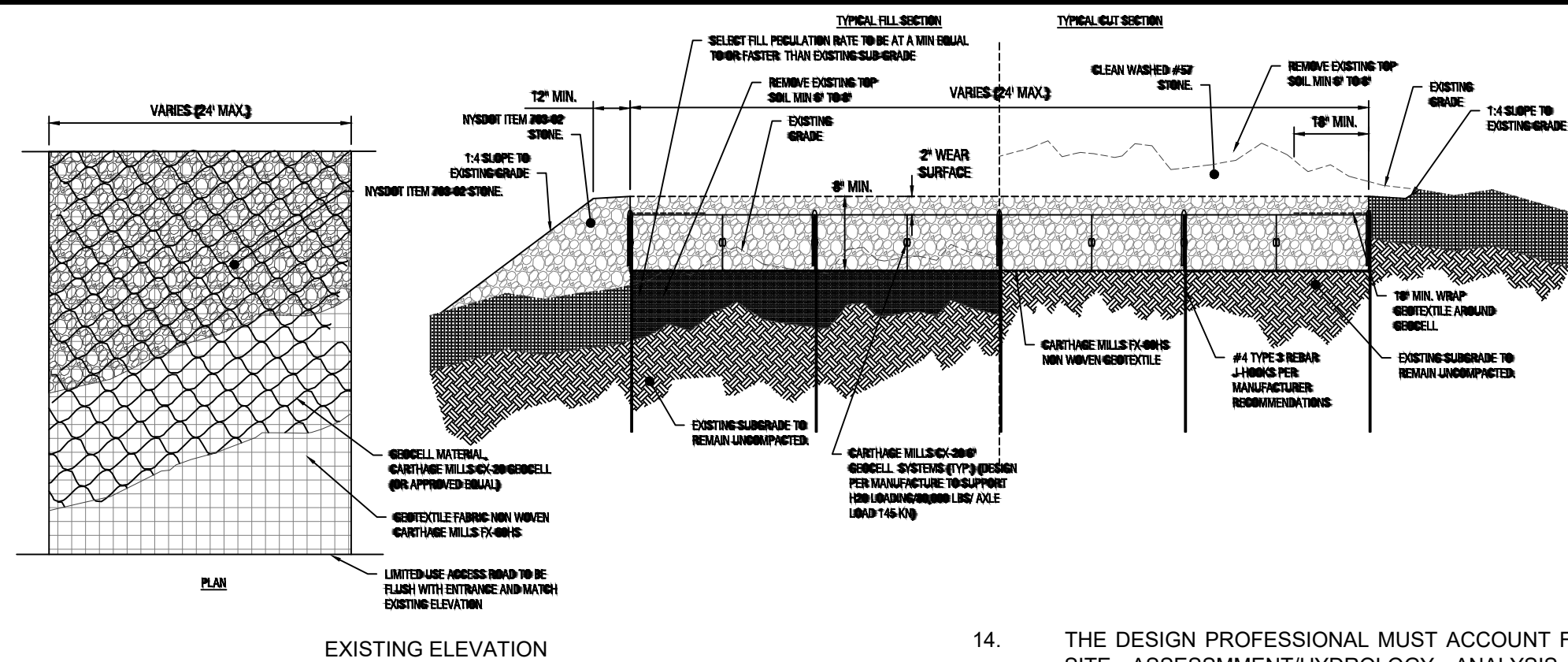
WILLOW HEDGE DETAIL
NOT TO SCALE

8 FT TALL DEER FENCE

SHRUB WILLOW HEDGE CONSISTING OF A RAPID-GROWING SHRUB WILLOW SPECIES MIX SUITABLE TO SPECIFIC SITE CONDITIONS. CUTTINGS PLANTED 2' O.C., DOUBLE-ROW SPACED 3' APART. MULCH AROUND PLANTINGS WITH WOOD CHIPS. COPPING AFTER FIRST YEAR GROWTH MAY OCCUR.



WILLOW HEDGE
NOT TO SCALE



GENERAL NOTES

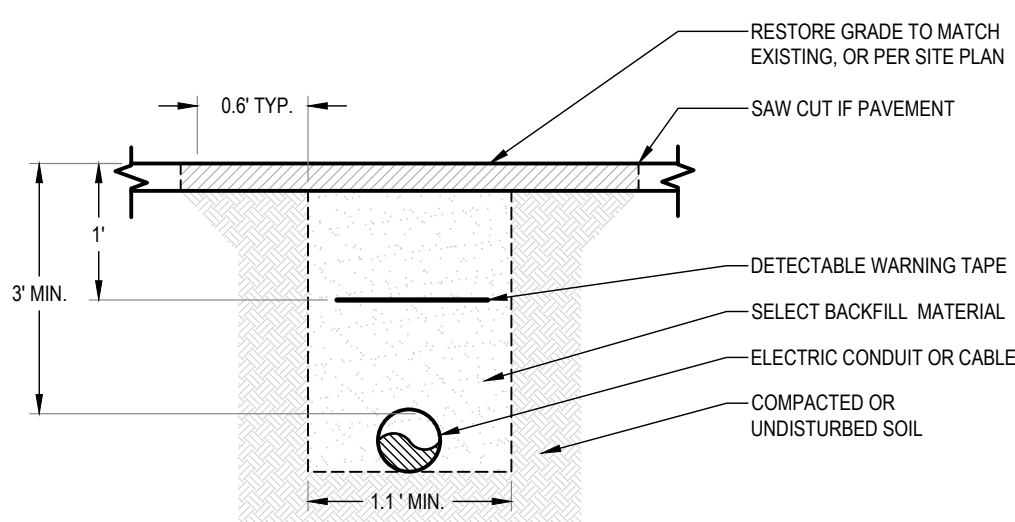
1. PROVIDE A 4800 LB/FT ENHANCED WOVEN GEOTEXTILE SEPARATION LAYER AND INSTALL PER MANUFACTURER RECOMMENDATIONS INCLUDING OVERLAPS BASED ON SUB GRADE CBR.
2. THE GEOCELL SHALL BE CONNECTED WITH TYP 3 REBAR J HOOKS.
3. PROVIDE TYP 3 ANCHORS TO KEEP PANELS OPEN FOR INFILL AS REQUIRED
4. GEOCELL INFILL SHALL BE 3/4" TO 1.5" CRUSHED AGGREGATE WITH FINE LIMITED TO LESS THAN 10% TO ALLOW FREE DRAINAGE.
5. LIMIT THE DROP OF INFILL TO PREVENT PANEL DISTORTION.
6. ASSUME HS-20 LOADING

PERMEABLE ACCESS ROAD GENERAL NOTES

1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING EQUIPMENT REPAIR OR MAINTENANCE, ETC.)
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE INSITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY TO NATIVE SOIL AND DESIRED ELEVATION MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED
6. REMOVE 6" TO 8" TOPSOIL AS DIRECTED BY ENGINEER.
7. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN ARE THAT IMPEDES STORMWATER DRAINAGE.
8. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
9. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 0% IN MOST CASES AND SHOULD NOT EXCEED 5%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 5%.
10. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
11. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING INITIAL PHASES OF CONSTRUCTION, A STANDARD NEW YORK STATE STABILIZED CONSTRUCTION ACCESS SHALL BE CONSTRUCTED AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
12. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
13. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS, HOWEVER IF NO A

GRAVEL ACCESS ROAD DETAIL

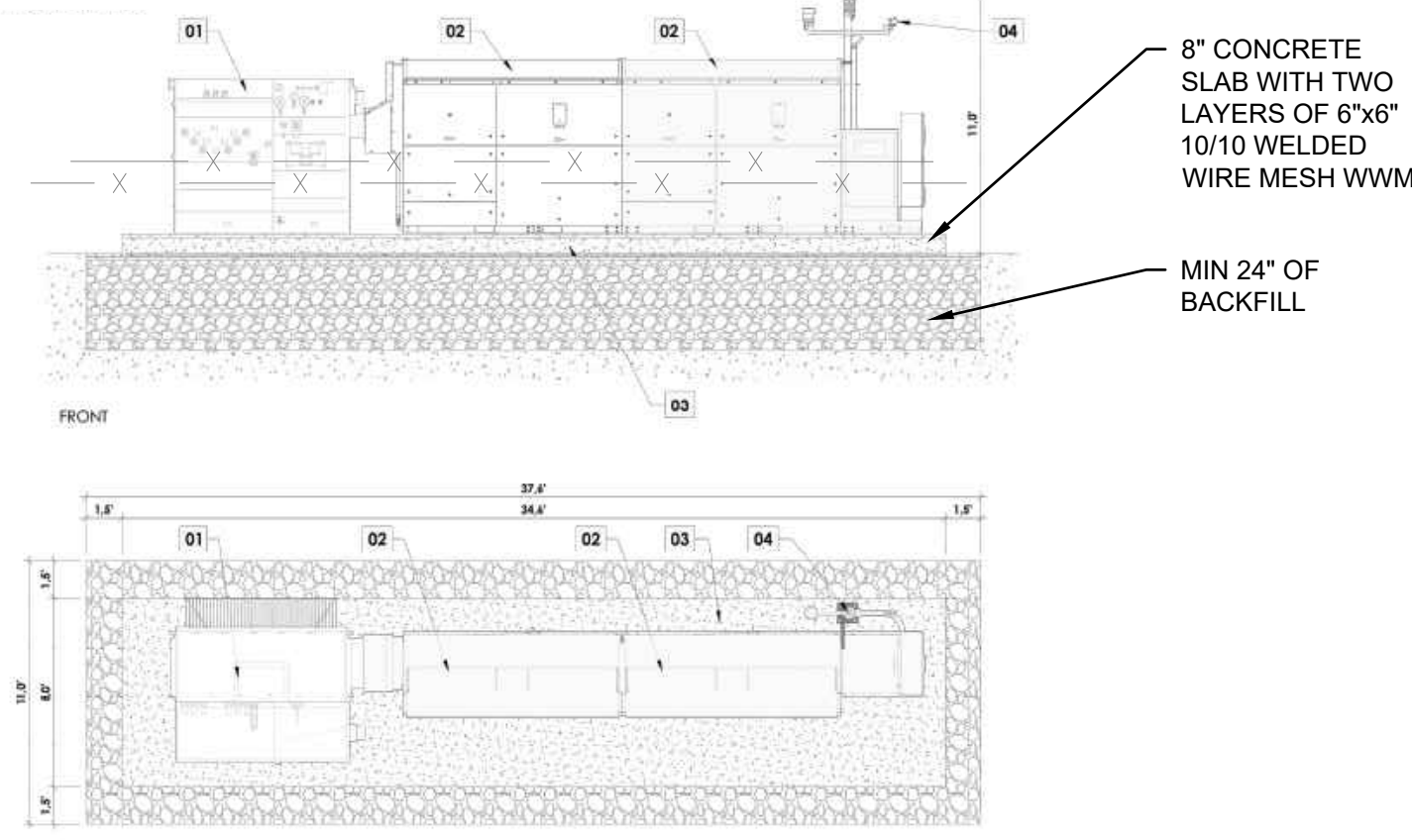
NOT TO SCALE



ELECTRICAL TRENCH DETAIL

NOT TO SCALE

- 01 - TRANSFORMER
- 02 - INVERTER
- 03 - REINFORCED CONCRETE SLAB PSI 3500
- 04 - AUXILIARY EQUIPMENT PAD



CONCRETE EQUIPMENT PAD DETAIL

NOT TO SCALE

14. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USE PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT/HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-0-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

GEOCELL MATERIAL NOTES:

1. THE GEOCELL, OR COMPARABLE PRODUCT, IS SUGGESTED FOR USE ON ROAD PROFILES EXCEEDING 5%.
2. THE GEOCELL PRODUCT IS INTENDED TO LIMIT SHIFTING STONE MATERIAL DURING USE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. WHERE REQUIRED, A NATIVE SOIL WEDGE SHALL BE PLACED TO ACCOMMODATE ROAD CROSS SLOPE OF 2%. NATIVE SOIL SHALL BE COMPACTED TO MATCH EXISTING SOIL CONDITIONS.
5. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF, AND SPREAD WITH, A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
6. GEOCELL SYSTEM SHALL BE CARTHAGE MILLS CX-20 6" HS20 LOADING OR APPROVED EQUAL. GEOCELL SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
7. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE, SIZE 3A, MEETING NYSDOT ITEM 703-02 SPECIFICATIONS.
8. THE TOP EDGES OF ADJACENT CELL WALLS SHALL BE FLUSH WHEN CONNECTING. ALIGN THE I-SLOTS FOR INTERLEAF AND END TO END CONNECTIONS. THE GEOCELL PANELS SHALL BE CONNECTED WITH TYPE 3 J HOOKS AT EACH INTERLEAF AND END TO END CONNECTIONS. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER INSTALLATION, TYING AND CONNECTIONS.
9. PREPARE THE SUBGRADE AS SHOWN ON THE CONSTRUCTION DRAWINGS.
10. COMPACT THE SOIL TO A MINIMUM 95% STANDARD PROCTOR.
11. VERIFY THAT THE SUBGRADE STRENGTH, IF UNACCEPTABLE, THE SOILS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.
12. WHERE REQUIRED, PROVIDE GEOTEXTILE SEPARATION LAYER.
13. EXPAND THE GEOCELL SECTIONS INTO POSITION AND CONNECT THE END TO END INTERLEAF CONNECTIONS WITH ATRA KEYS.
14. PLACE THE SPECIFIED INFILL MATERIAL TO 2 INCHES ABOVE CELL WALLS AND COMPACT TO A MINIMUM 95% STANDARD PROCTOR.
15. PROVIDE ADDITIONAL SURFACE MATERIAL AS SPECIFIED.

BASIS OF DESIGN: CARTHAGE MILL

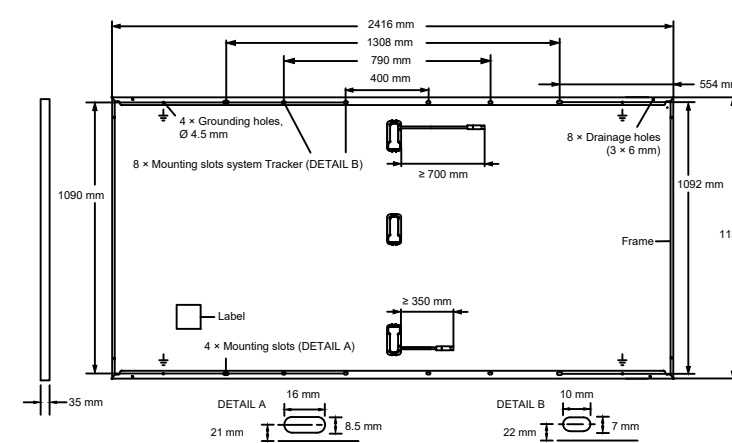
WOVEN GEOTEXTILE MATERIAL NOTES:

1. GEOTEXTILE MATERIAL TO B CARTHAGE MILL FX-60HS OR APPROVED EQUAL.

BASIS OF DESIGN: CARTHAGE MILLS

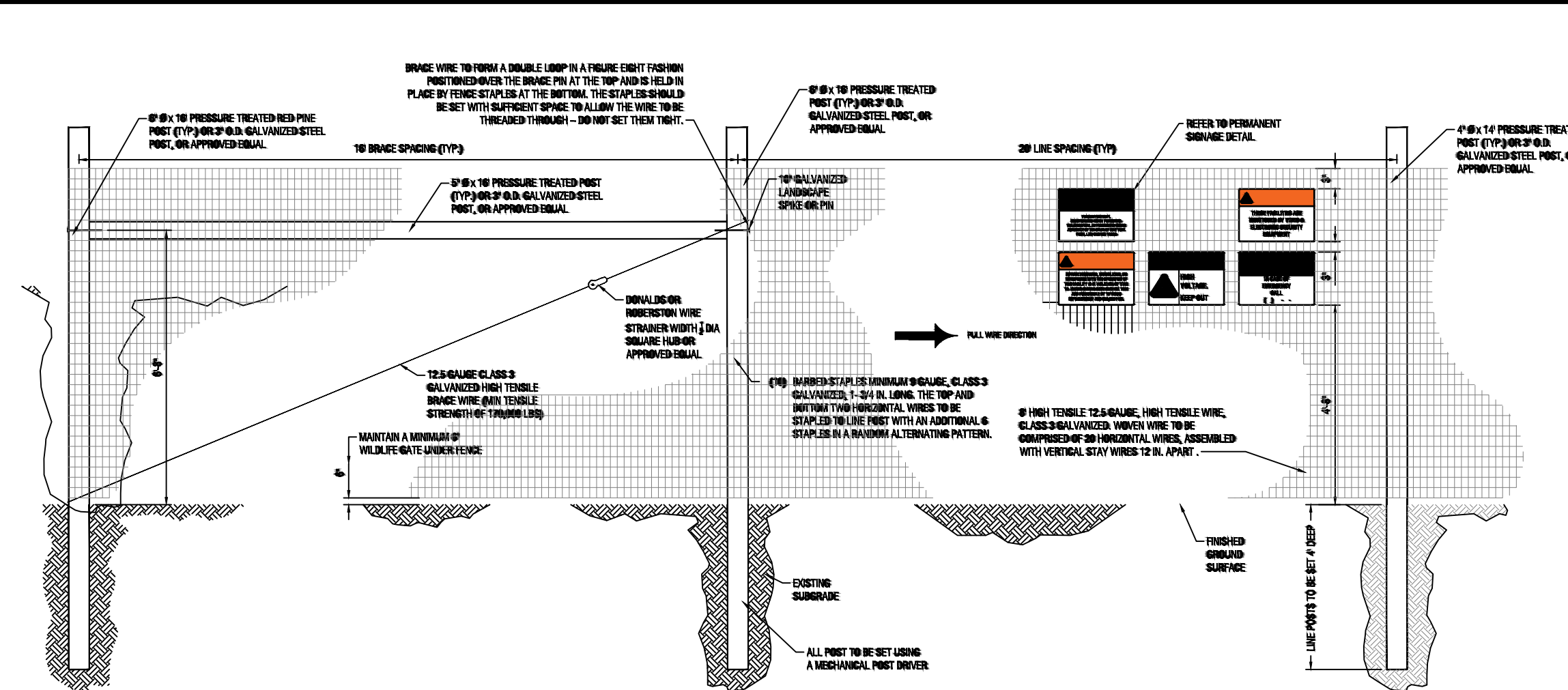
MECHANICAL SPECIFICATION

Format	2416 mm x 1134 mm x 35 mm (including frame)
Weight	34.4 kg
Front Cover	2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	2 mm semi-tempered glass
Frame	Anodised aluminium
Cell	6 x 26 monocrystalline Q ANTUM solar half cells
Junction box	53-101 mm x 32-60 mm x 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 700 mm, (-) ≥ 350 mm
Connector	Stäubli MC4-Evo2, Hanhwa Q CELLS HQC4; IP68



SOLAR PANEL MECHANICAL SPECIFICATION DETAIL

NOT TO SCALE

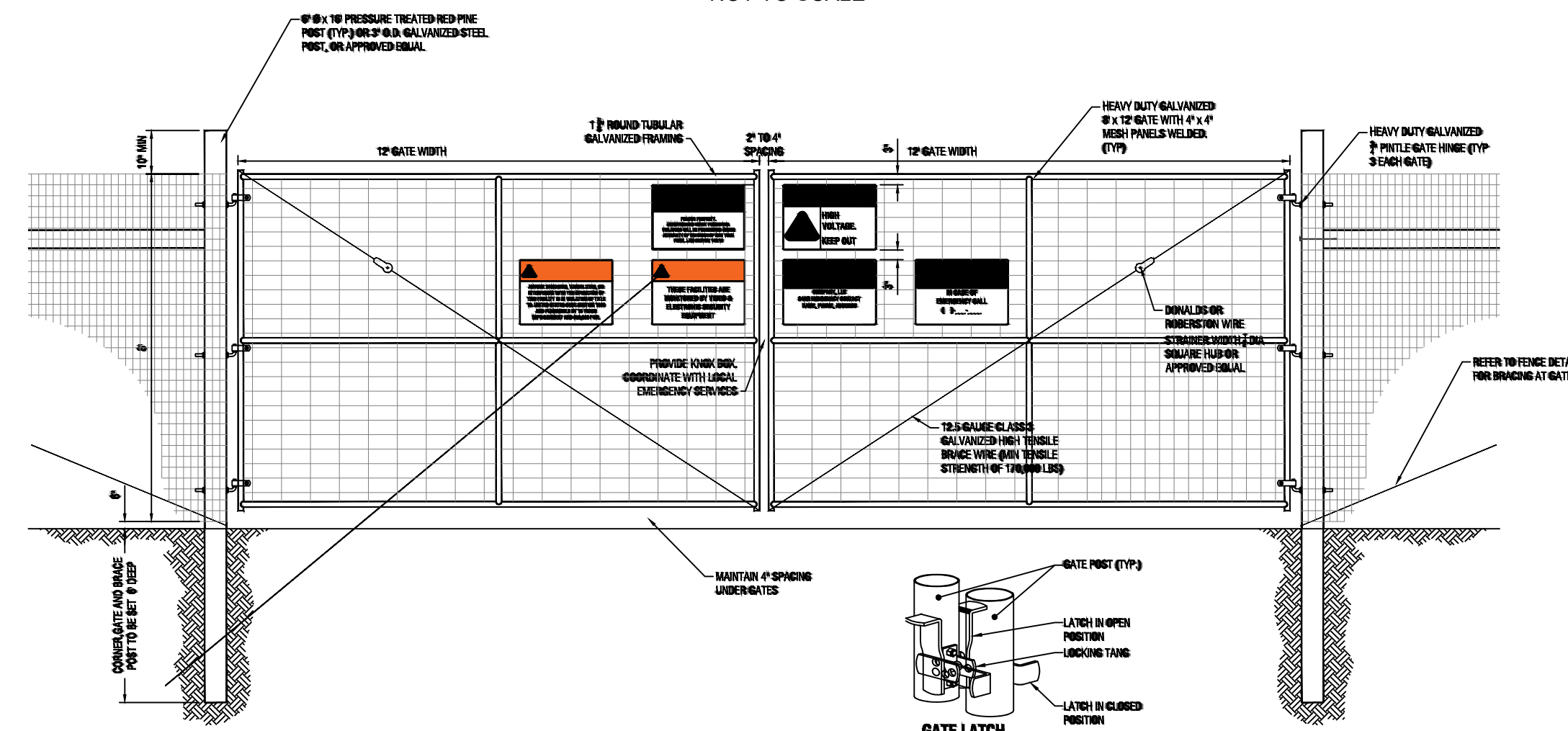


BRACING NOTES

1. BRACING IS REQUIRED AT ALL CORNER, END GATE, AND PULL ASSEMBLIES IN THE FENCE.
2. CORNERS ARE REQUIRED AT ALL POINTS WHERE THE FENCE ALIGNMENT CHANGES 15 DEGREES OR MORE THREE, 6 IN. X 16 FT. VERTICAL POSTS AND TWO 5 IN. X 16 FT. HORIZONTAL BRACES ARE REQUIRED FOR EACH CORNER.
3. END BRACING IS REQUIRED WHERE THE FENCE ENDS AT A BUILDING OR ON EACH SIDE OF A GATE OPENING. TWO, 6 IN. X 16 FT. VERTICAL POSTS AND ONE 5 IN. X 16 FT. HORIZONTAL BRACE ARE REQUIRED FOR EACH END BRACE.
4. PULL ASSEMBLIES ARE REQUIRED IN STRAIGHT SECTIONS OF FENCE SO THAT THE MAXIMUM DISTANCE BETWEEN CORNERS DOES NOT EXCEED 1,320 DT. TWO 6 IN. X 16 FT. VERTICAL POSTS AND ONE 5 IN. X 16 FT. BRACE ARE REQUIRED
5. DOUBLE BRACES (FIGURE 4) SHOULD BE USED ON EACH END FOR STRAIGHT FENCE LINES EXCEEDING 1,000 FT. DOUBLE END BRACES REQUIRE THREE 6 IN. X 16 FT. HORIZONTAL BRACES.

8-FT DEER FENCE DETAIL

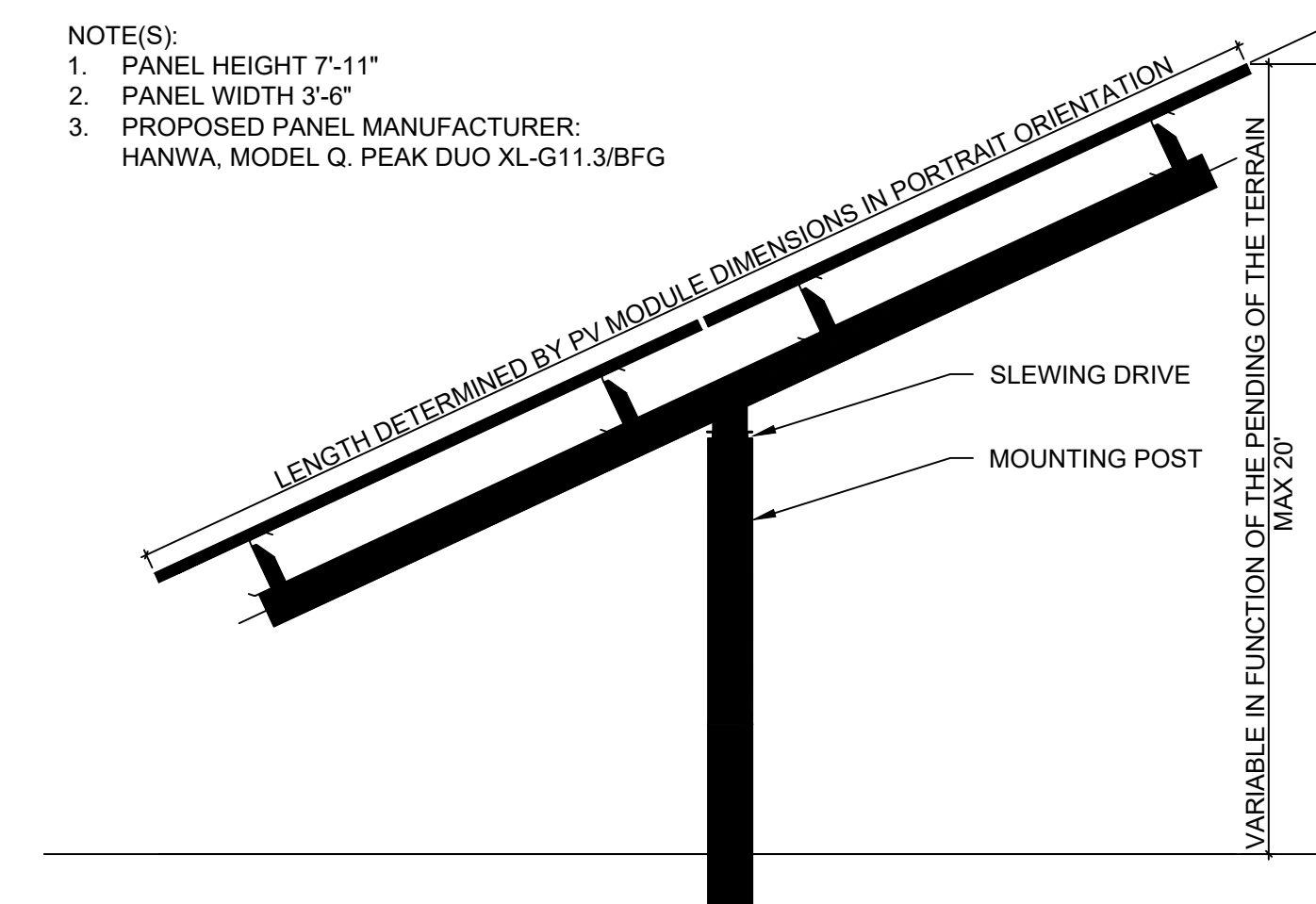
NOT TO SCALE



8-FT DEER FENCE GATE DETAIL

NOT TO SCALE

- NOTE(S):
1. PANEL HEIGHT 7'-11"
 2. PANEL WIDTH 3'-6"
 3. PROPOSED PANEL MANUFACTURER: HANWA, MODEL Q. PEAK DUO XL-G11.3/BFG



TYPICAL RACK SECTION DETAIL

NOT TO SCALE



630 Johnson Avenue, Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
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Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/24**
 Approved By: **MTS** Scale: **AS NOTED**

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contract Number: **---**

Regulatory Reference Number: **---**

Title of Drawing: **---**

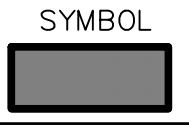
SITE DETAILS

State of New York
MICHAEL SCARVIN
103321
LICENSED PROFESSIONAL ENGINEER

Drawing Number: **C-600**
Sheet **10** of **12**
PRC# Project Number: **DRS2404**

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STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING FOR WINTER SHUTDOWN



- CONSTRUCTION SPECIFICATIONS**
1. THE AREA MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE. LARGE DEBRIS AND ROCKS ARE USUALLY REMOVED.
 2. SEED BED MUST BE SEEDED WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL SURFACE WILL BE NECESSARY PRIOR TO SEEDING.
 3. FERTILIZER OR LIME ARE NOT TYPICALLY USED FOR TEMPORARY SEEDINGS.
 4. LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED 'ARROSTOK' WINTER RYE AT 100 LBS. PER ACRE (2.5 LBS./1000 SQ. FT.).
 5. HYDRO-SEEDING METHOD TO BE USED WHICH WILL PROVIDE UNIFORM APPLICATION OF SEED TO THE AREA AND RESULT IN RELATIVELY GOOD SOIL TO SEED CONTACT.
 6. MULCH THE AREA WITH WOOD FIBER HYDRO-MULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL.

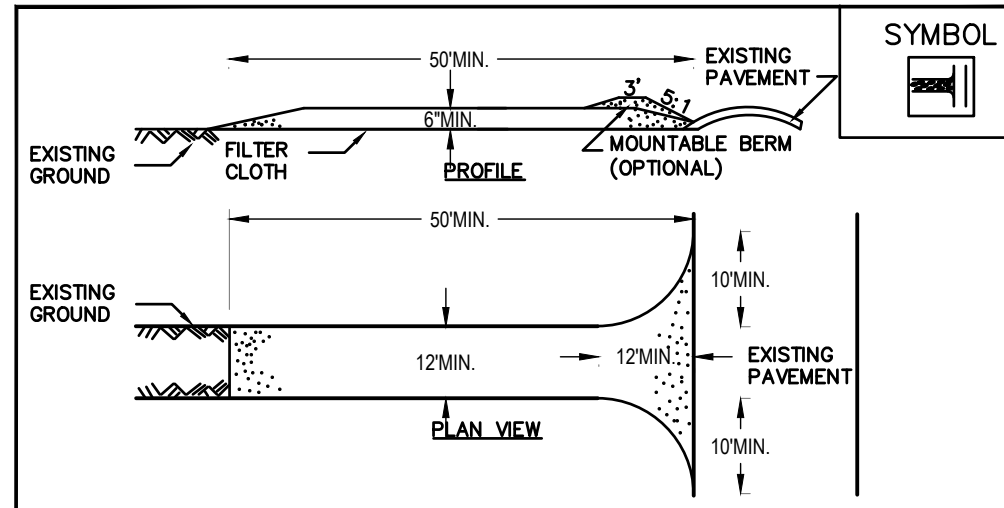
STANDARD AND SPECIFICATIONS FOR LOOSE STABILIZATION BLANKETS FOR WINTER SHUTDOWN

HYDRAULICALLY APPLIED BLANKETS
 THESE BLANKETS ARE FORMED BY MIXING DIFFERENT TYPES OF MATERIALS WITH WATER AND ARE THEN APPLIED USING STANDARD HYDROSEEDING EQUIPMENT. THESE BLANKETS SHOULD NOT BE USED IN AREAS OF CONCENTRATED FLOW SUCH AS DITCHES AND CHANNELS.
FLEXIBLE GROWTH MEDIUM (FGM) - THIS METHOD HAS THE ADDED COMPONENT OF 1/2 INCH LONG, CRIMPED MANMADE FIBERS WHICH ADD A MECHANICAL BOND TO THE CHEMICAL BOND PROVIDED BY BRNS. THIS INCREASES THE BLANKET'S RESISTANCE TO BOTH HANDS OF IMPACT AND EROSION DUE TO RUNOFF. UNLIKE BRNS, A FLEXIBLE GROWTH MEDIUM TYPICALLY DOES NOT REQUIRE A CURING TIME TO BE EFFECTIVE. PROPERLY APPLIED, AN FGM IS ALSO VERY EFFECTIVE.
 THERE IS NO NEED TO SMOOTH THE SLOPE PRIOR TO APPLICATION. IN FACT SOME ROUGHENING OF THE SURFACE (EITHER NATURAL OR MECHANICALLY INDUCED) IS PREFERABLE.
 HOWEVER, LARGE ROCKS (>9 INCHES) AND EXISTING RILLS SHOULD BE REMOVED PRIOR TO APPLICATION. MIXING AND APPLICATION RATES SHOULD FOLLOW MANUFACTURER'S RECOMMENDATIONS.

- CONSTRUCTION SPECIFICATIONS**
1. FOMS ARE TYPICALLY APPLIED IN TWO STAGES. UNLESS SPECIFICALLY RECOMMENDED TO BE APPLIED IN ONE APPLICATION BY THE MANUFACTURER, THE SEED MIXTURE AND SOIL AMENDMENTS SHOULD BE APPLIED FIRST.
 2. AFTER THE SEED MIXTURE IS APPLIED, THE HYDRAULICALLY APPLIED BLANKETS SHOULD BE SPRAYED OVER THE AREA AT THE REQUIRED APPLICATION RATE, ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

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SEEDING/STABILIZATION BLANKET SPECIFICATIONS

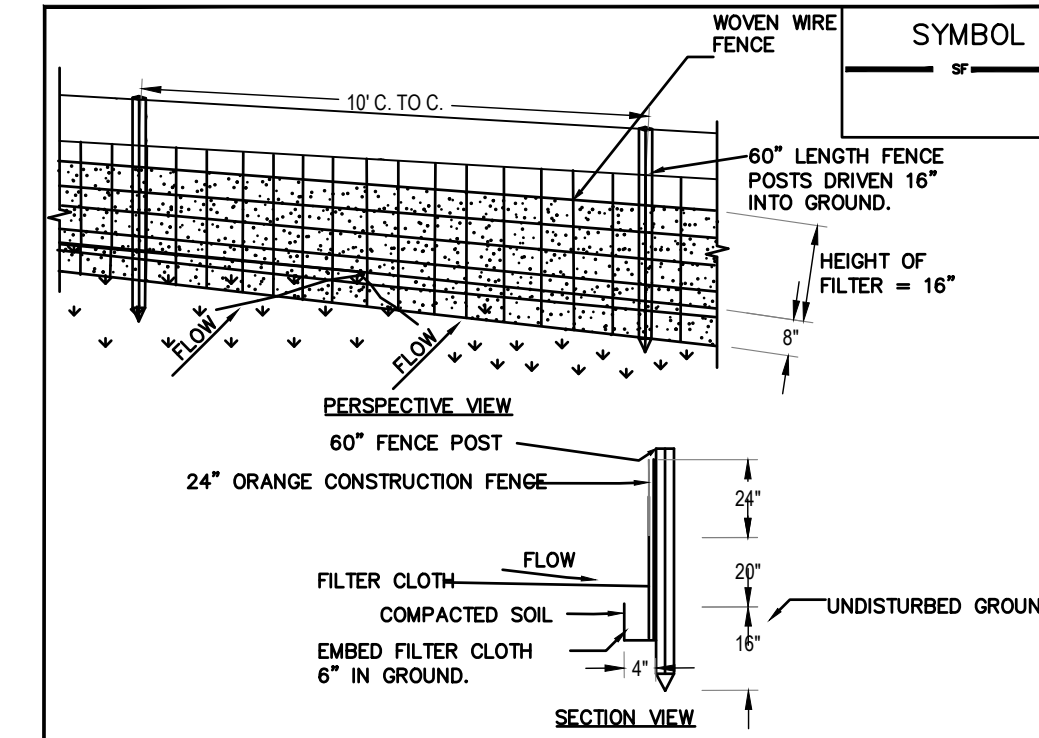


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH AND ORANGE CONSTRUCTION FENCING TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN.
3. WHEN TWO SECTIONS OF FILTER CLOTH AND ORANGE CONSTRUCTION FENCING ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILUNKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAF, ENVROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

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SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. CLEAN AND STRIP ROADED AND PARKING AREAS OF ALL VEGETATION, ROOTS AND OTHERS OBJECTIONABLE MATERIAL.
2. LOCATE PARKING AREAS ON NATURALLY FLAT AREAS AS AVAILABLE. KEEP GRADES SUFFICIENT FOR DRAINAGE, BUT NOT MORE THAN 2 TO 3 PERCENT.
3. PROVIDE SURFACE DRAINAGE AND DIVERT EXCESS RUNOFF TO STABILIZED AREAS.
4. MAINTAIN CUT AND FILL SLOPES TO 2:1 OR FLATTER AND STABILIZED WITH VEGETATION AS SOON AS GRADING IS ACCOMPLISHED.
5. SPREAD 6-INCH COURSE OF CRUSHED STONE EVENLY OVER THE FULL WIDTH OF THE ROAD AND SMOOTH TO AVOID DEPRESSIONS.
6. PROVIDE APPROPRIATE SEDIMENT CONTROL MEASURES TO PREVENT OFFSITE SEDIMENTATION.

CONSTRUCTION ROAD STABILIZATION

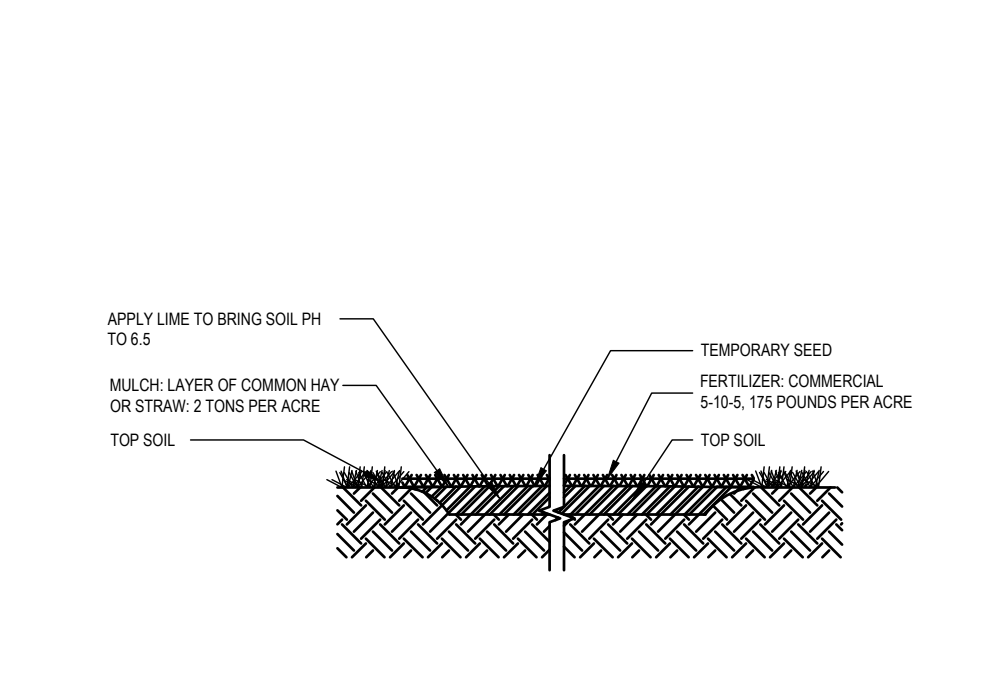
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CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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LANDGRADING SPECIFICATIONS

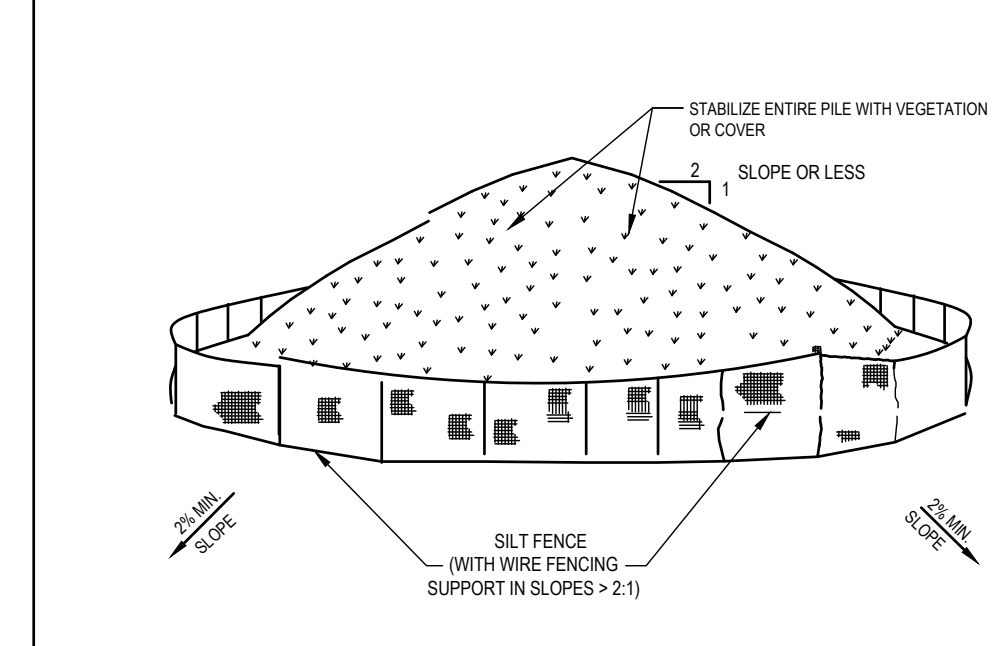


CONSTRUCTION SPECIFICATIONS

1. TOP SOIL, SEED, MULCH, AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE EXPOSED FOR 14 DAYS OR MORE.

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TEMPORARY TOPSOIL, FERTILIZER, SEED AND MULCH DETAIL



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL ABOVE.
5. SILT FENCE TO BE 10' FROM TOE OF SLOPE AND 10' FROM PROPERTY LINES.

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SOIL STOCK PILE DETAIL

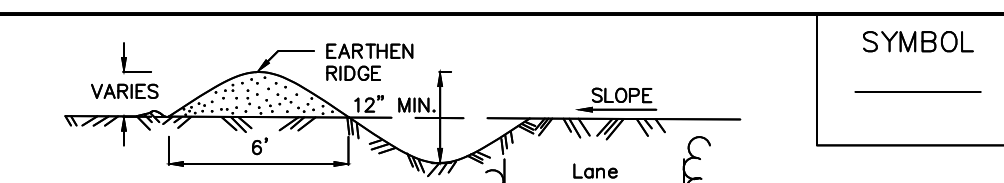
SEEDING NOTE:

1. ERNEST CONSERVATION SEEDS NORTHEAST POLLINATOR 3' MIX - ERNMX-612 TO BE SEEDED BELOW SOLAR PANELS. SEED AT 40 LB/AC WITH 30 LB/AC OF A COVER CROP. FOR A COVER CROP USE EITHER GRAIN OATS (1 JAN TO 31 JUL) OR GRAIN RYE (1 AUG TO 31 DEC).

NORTHEAST SOLAR POLLINATOR 3' MIX - ERNMX-612	
SHEEP FESCUE, VARIETY NOT STATED	94.90%
BUTTERFLY MILKWEED	2.50%
PARTRIDGE PEA, PA ECOTYPE	2.00%
SHOWY EVENING PRIMROSE	0.30%
ZIGZAG SPIDERWORT, VA ECOTYPE	0.30%

WINTER SHUTDOWN CONSTRUCTION SCHEDULE

1. POST CLEARING THE EXPOSED SOIL SHALL BE COVERED WITH MATERIAL(S) AS SET FORTH IN THE TECHNICAL STANDARD. NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TO PREVENT THE EXPOSED SOIL FROM ERODING (SEE STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING/STABILIZATION FOR WINTER SHUT DOWN, ABOVE).
2. REGULARLY INSPECT, MAINTAIN AND RE-SEED ANY AREAS THAT ARE NOT ADEQUATELY STABILIZED UP UNTIL THE JULY 1 START DATE AND THEREAFTER, UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
3. SITE INSPECTIONS ARE TO TAKE PLACE TWICE PER MONTH WITH PHOTOS PROVIDED TO THE TOWN TO DEMONSTRATE THAT THE SITE REMAINS STABILIZED/PROTECTED UNTIL CONSTRUCTION STARTS.
4. ONCE CONSTRUCTION STARTS, INSPECTIONS SHALL CONTINUE MONTHLY, WITH PHOTOS SUBMITTED TO THE TOWN, TO ENSURE THAT THE TEMPORARY STABILIZATION MEASURES REMAIN IN PLACE IN AREAS NOT UNDER ACTIVE CONSTRUCTION.



CONSTRUCTION SPECIFICATIONS

1. INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOD FROM THE BASE FOR 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 SEEDED AND MULCHED WITHIN 2 DAYS.
6. PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

WATER BARS



CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
 - A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY WATERWAYS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
 - B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY SUE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.
 - C. STRUCTURAL - VEGETATIVE PROTECTION SUBSURFACE DRAIN FOR BASE FLOW SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD DRAWING AND AS SPECIFIED IN THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

GRASSED WATERWAY



SIGNAGE DETAIL
 NOT TO SCALE

PWGC
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 P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
 Bohemia - NY - 11716-2618
 Phone: (631) 589-6353 - Fax: (631) 589-8705
 E-mail: INFO@PWGROSSER.COM

CONSULTANTS

U.S. DEPARTMENT OF AGRICULTURE
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 NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

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7		
6		
5		
4		
3	CLIENT REVIEW	07/29/2024
2	UPDATED WETLANDS	07/24/2024
1	CLIENT REVIEW	04/05/2024
Number	Revision Description	Revision Date

Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/2024**
 Approved By: **MTS** Scale: **AS NOTED**

Client:
NY LANSING I, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

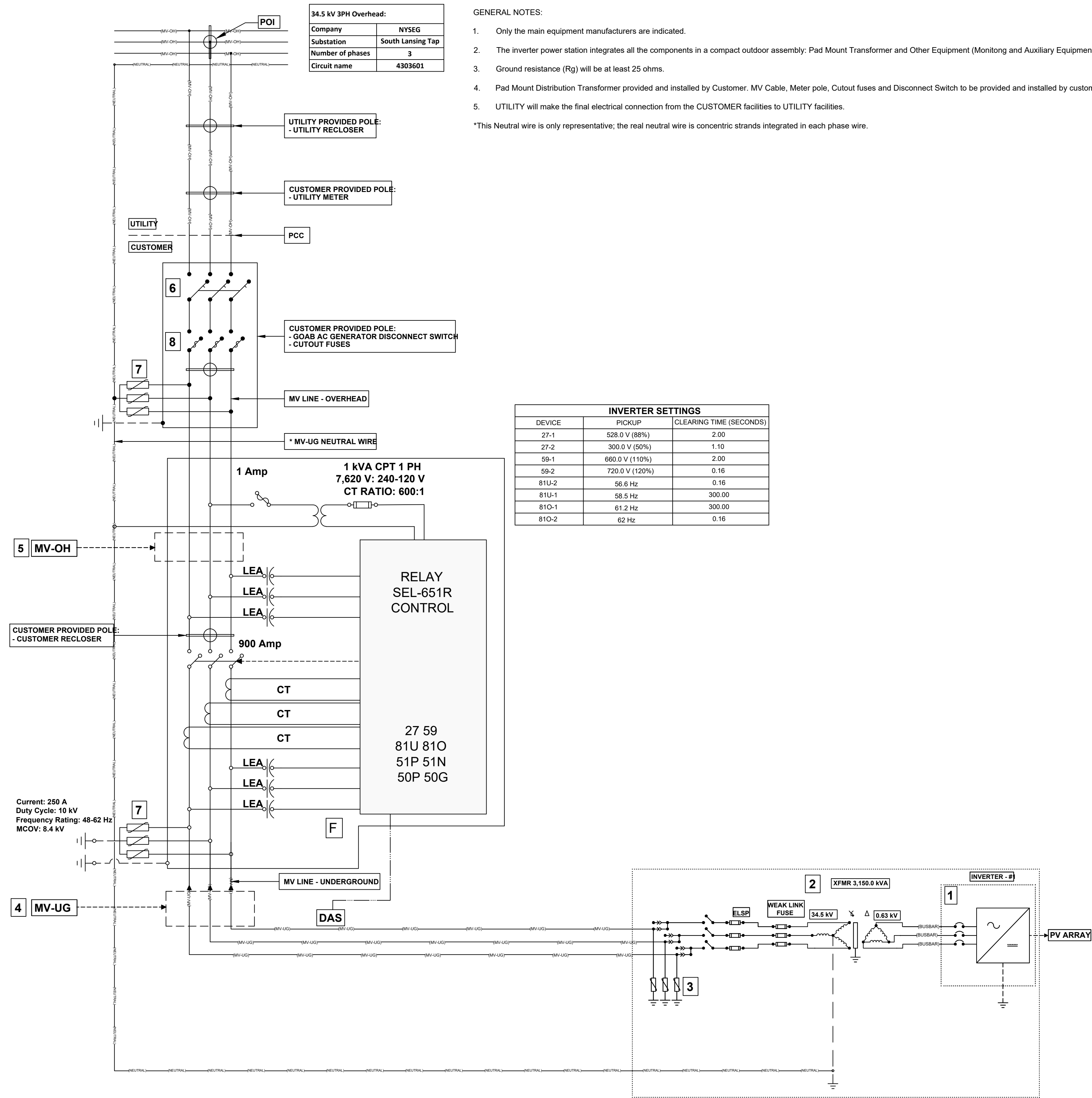
Project:
NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD TOWN OF LANSING TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contd Number: ---
 Regulatory Reference Number: ---
 File of Drawing: ---

EROSION AND SED. CONTROL DETAILS

Drawing Number: **C-601**
 Sheet **11** of **12**
 PWGC Project Number: **DRS2404**



34.5 kV 3PH Overhead:	
Company	NYSEG
Substation	South Lansing Tap
Number of phases	3
Circuit name	4303601

- GENERAL NOTES:
- Only the main equipment manufacturers are indicated.
 - The inverter power station integrates all the components in a compact outdoor assembly: Pad Mount Transformer and Other Equipment (Monitoring and Auxiliary Equipment).
 - Ground resistance (Rg) will be at least 25 ohms.
 - Pad Mount Distribution Transformer provided and installed by Customer. MV Cable, Meter pole, Cutout fuses and Disconnect Switch to be provided and installed by customer.
 - UTILITY will make the final electrical connection from the CUSTOMER facilities to UTILITY facilities.
- *This Neutral wire is only representative; the real neutral wire is concentric strands integrated in each phase wire.

INVERTER SETTINGS		
DEVICE	PICKUP	CLEARING TIME (SECONDS)
27-1	528.0 V (88%)	2.00
27-2	300.0 V (50%)	1.10
59-1	660.0 V (110%)	2.00
59-2	720.0 V (120%)	0.16
81U-2	56.6 Hz	0.16
81U-1	58.5 Hz	300.00
81O-1	61.2 Hz	300.00
81O-2	62 Hz	0.16

VOLTAGE LINE (kV)	34.50
UTILITY	NYSEG
SUBSTATION	South Lansing Tap
NUMBER OF PHASES	3
CIRCUIT NAME	4303601
AC SYSTEM SIZE (MW)	3.00
POWER FACTOR	1.00
OUTPUT CURRENT (A)	50.20
AC SYSTEM SIZE (MVA)	3.00
1	
MANUFACTURER	Sungrow
MODEL	SG3150UD-MV
QUANTITY	1
MAX PV INPUT VOLTAGE (V)	1,500
AC POWER (kVA)	3,150
AC OUTPUT POWER (kW) (LIMITED)	3,000
AC OUTPUT VOLTAGE (V)	630
AC OUTPUT CURRENT (A)	2,886.75
UL 1741 AND IEEE 1547	YES
2	
MANUFACTURER	EATON
QUANTITY	1
POWER (kVA)	3,150
HV BIL (kV)	150
LV BIL (kV)	30
NOMINAL HIGH VOLTAGE (kV)	34.50
NOMINAL LOW VOLTAGE (V)	630
IMPEDANCE (%)	5.75
X/R Ratio	>=5
PRIMARY WINDING	WYE
SECONDARY WINDING	DELTA
3	
MANUFACTURER	EATON
MCOV RATING (kV)	22.00
DUTY CYCLE (kV)	27.00
4	
SIZE	2/0 AWG
NORMAL TEMP RATING (°C)	105
JACKET	XLPE
CONCENTRIC NEUTRAL	100%
INSULATION LEVEL (kV)	100
VOLTAGE RATING (kV)	35
LENGTH (ft)	2,590.15
5	
TYPE	ACSR
SIZE	1/0 AWG
LENGTH (ft)	198.38
6	
MANUFACTURER	EATON
RATING (A)	600
VOLTAGE (kV)	15.5
BIL (kV)	200
7	
MANUFACTURER	EATON
QUANTITY	3
MCOV (kV)	22.00
ARRESTER RATING (kV)	27.00
8	
MANUFACTURER	S&C
RATING (kV)	35
RATING (A)	175
BIL (kV)	200
QUANTITY	3

ELECTRICAL THREE LINE DIAGRAM
NOT TO SCALE



630 Johnson Avenue, Suite 7
Bohemia, NY 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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Number	Revision Description	Revision Date
7		
6		
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3	CLIENT REVIEW	07/29/2024
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Designed By: _____ Date Submitted: _____
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 Approved By: **MTS** Scale: **AS NOTED**

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-12 & 44-1-3-3** Contract Number: _____
 Regulatory Reference Number: _____

Title of Drawing: _____

ELECTRICAL THREE LINE DIAGRAM

Drawing Number: **C-602**

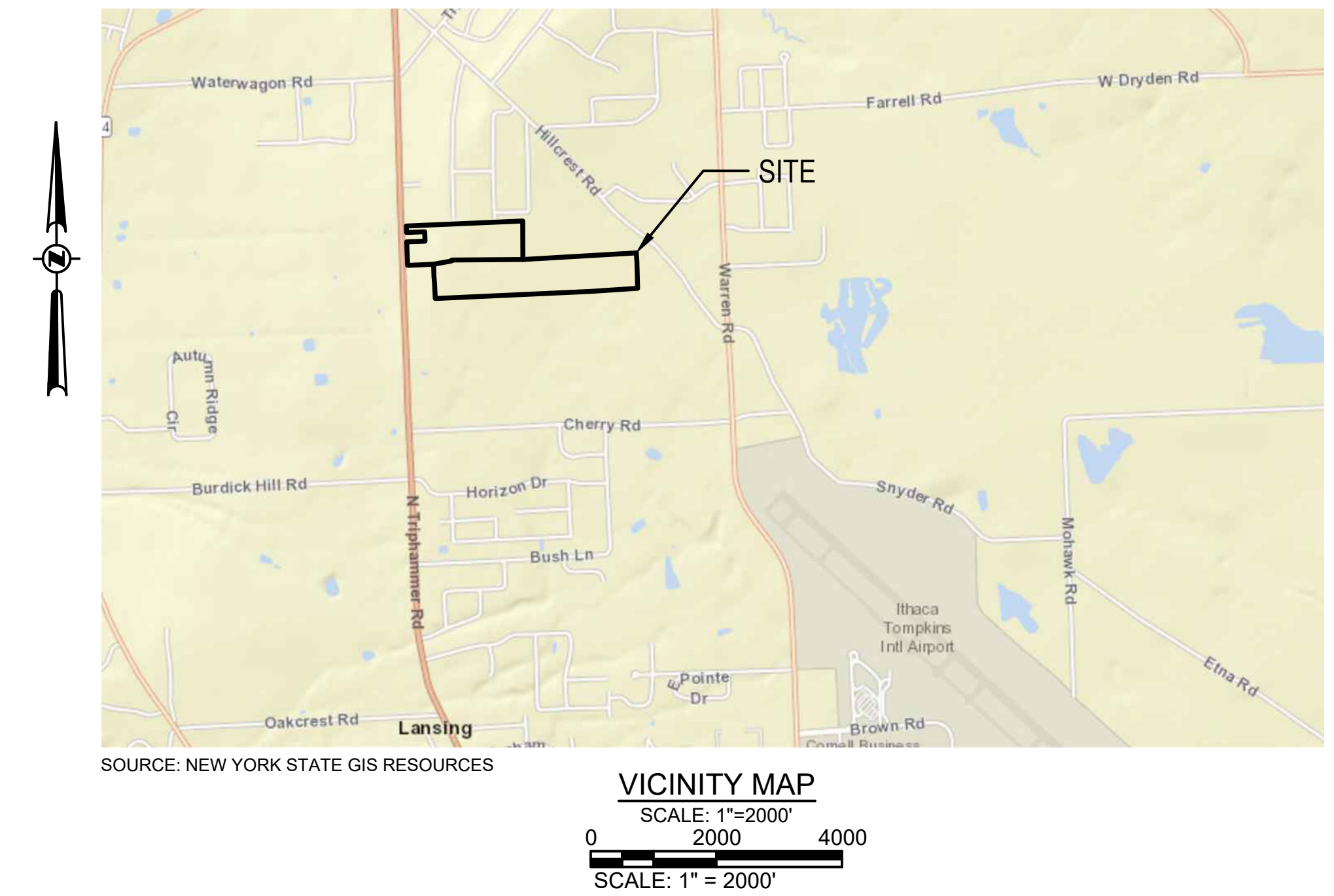
Sheet **12** of **12**

PRQC Project Number: **DRS2404**

Unauthorized alteration or addition to the drawings and related documents is a violation of Section 2209 of the New York State Education Law.

NY LANSING II, LLC

NORTH TRIPHAMMER ROAD SOLAR PROJECT 3.0 MW AC LANSING, NEW YORK



PLANS

ISSUED FOR: CLIENT REVIEW
 ISSUE DATE: 07/29/2024
 LAST REVISED: 07/29/2024

PROJECT CONTACTS

ENGINEER:
 P.W. GROSSER CONSULTING, INC.
 630 JOHNSON AVENUE, SUITE 7, BOHEMIA, NY 11716
 TEL: (631) 589-6353
 FAX: (631) 589-8705

MUNICIPAL CONTACTS

TOWN:
 TOWN OF LANSING
 26 AUBURN ROAD
 LANSING, NY 14882
 TEL (607) 533-4142

COUNTY:
 TOMPKINS COUNTY
 320 N TIOGA STREET
 ITHACA, NY 14850
 TEL (607) 274-5431

SITE INFORMATION

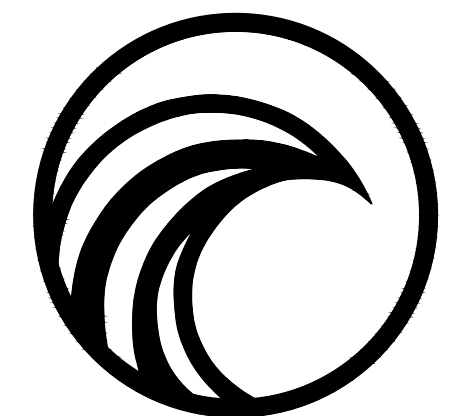
SITE: NORTH TRIPHAMMER ROAD, LANSING NY, 14882
 TM #: 44-1-1.2 & 44-1-3.3
 LOT AREA: 66.83 AC

SHEET INDEX

NO.	SHEET	TITLE
1.	COVER	
2.	C-001	GENERAL NOTES AND LEGEND INFORMATION
3.	C-100	EXISTING CONDITIONS PLAN
4.	C-101	CONCEPTUAL SITE LAYOUT PLAN
5.	C-200	CONCEPTUAL GRADING AND DRAINAGE PLAN
6.	C-201	CONCEPTUAL EROSION AND SED. CONTROL PLAN
7.	C-500	CONCEPTUAL LANDSCAPING PLAN
8.	C-501	PRIME SOILS IMPACT MAP
9.	C-600	SITE DETAILS
10.	C-601	EROSION AND SED. CONTROL DETAILS
11.	C-602	ELECTRICAL THREE LINE DIAGRAM

CLIENT INFORMATION

CLIENT:
 NY LANSING II, LLC
 P.O. BOX 384
 CALLICOON, NY 12783



PWGC

CLIENT DRIVEN SOLUTIONS

P.W. GROSSER CONSULTING, INC.

630 Johnson Avenue • Suite 7
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 Phone: (631) 589-6353 • Fax: (631) 589-8705
 E-mail: INFO@PWGROSSER.COM

COVER
 SHEET 1 OF 11

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BASEMAP NOTES

- EXISTING CONDITIONS BASEMAP INFORMATION IS BASED ON LIDAR FROM NYS GIS DATA DOWNLOADED ON 04-01-24.
- PROPOSED SOLAR DEVELOPMENT LAYOUT INFORMATION IS BASED ON CONCEPTUAL LAYOUT PLAN DEVELOPED BY MONGAUP RIVER SOLAR, SHEET TITLED "LAYOUT TECHNICAL REVIEW" AT 1":250' SCALE, DATED 03-26-24. ALL BASEMAP INFORMATION IS TO BE CONSIDERED APPROXIMATE AND IS TO BE FIELD VERIFIED BY A NEW YORK STATE LICENSED SURVEYOR PRIOR TO FINALIZING DESIGN.
- LOT LINES BASED ON INFORMATION PROVIDED FROM NYS GIS; DOWNLOADED ON 04-01-24.

SURVEY NOTES

- ALL SURVEY AND SITE STAKEOUTS FOR PROPOSED FEATURES SHALL BE PERFORMED BY A NEW YORK STATE LICENSED SURVEYOR.
- CONTRACTOR WILL BE RESPONSIBLE TO LOCATE, MARK AND PROTECT ALL EXISTING SURVEY, PROPERTY, AND RIGHT-OF-WAY MARKERS FOR THE SITE. ANY MARKERS, PINS, MONUMENTS OR OTHER FEATURES DEFINING PROPERTY LIMITS THAT MAY BE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PROPERLY TIED AND RESET BY A NEW YORK STATE LICENSED SURVEYOR UPON COMPLETION OF THE WORK.
- THE HORIZONTAL DATUM IS NAD83 NEW YORK STATE PLANE COORDINATE SYSTEM, (US FT).
- THE VERTICAL DATUM IS NAVD88.

GENERAL NOTES

- THE INFORMATION IN THIS DRAWING SET IS CONCEPTUAL AND IS INTENDED FOR TOWN BOARD PLANNING AND DISCUSSION PURPOSES ONLY. THIS DRAWING SET IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
- CONTRACTOR WILL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND SITE FEATURES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR WILL BE RESPONSIBLE TO LOCATE AND MARK OUT ALL EXISTING UTILITIES, INCLUDING THOSE UNDERGROUND, PRIOR TO CONSTRUCTION. ANY POTENTIAL INTERFERENCES WITH PROPOSED FEATURES SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES AND UTILITIES THAT ARE NOT DESIGNATED FOR REMOVAL. ANY SITE FEATURE, UTILITY, STREET APPURTENANCE, OR OTHER ITEM THIS IS DAMAGED BY THE CONTRACTOR OR ITS SUBCONTRACTORS DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR, AS DETERMINED BY THE OWNER OR ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN ANY ADDITIONAL PERMITS REQUIRED TO DO THE WORK OR DELIVER MATERIALS TO THE SITE THAT ARE NOT PROVIDED BY THE OWNER OR ENGINEER. ALL WORK WITHIN AN EXISTING RIGHT-OF-WAY WILL REQUIRE PERMITTING WITH RESPECTIVE OWNER, STATE OR COUNTY AGENCY, TOWN DEPARTMENT OF PUBLIC WORKS, OR HIGHWAY DEPARTMENT AS APPLICABLE.

ZONING ANALYSIS

TM #: 44-1-12 & 44-1-3.3
 EXISTING ZONING: RESIDENTIAL - MODERATE DENSITY (R2)
 LOT AREA: 66.83 ACRES
 PROPOSED USE: SOLAR ENERGY FACILITY

	REQUIRED	PROPOSED
LOT SIZE	N/A	31,517 AC.
MAX. LOT COVERAGE	25%	22.24%
MAX. HEIGHT	18'	15'
PROPERTY SETBACK (FRONT & ROAD)	60'	1255.6'
PROPERTY SETBACK (SIDE)	10'	45.8'
PROPERTY SETBACK (BACK)	25'	91.0'

EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), AND LOCAL GOVERNING SOIL AND WATER CONSERVATION DISTRICT STANDARDS. THE EROSION AND SEDIMENT CONTROLS SHOWN ON THESE PLANS AND AS DESCRIBED IN THE PROJECT SWPPP REPRESENT THE MINIMUM REQUIREMENTS AND ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BASED ON CONDITIONS ENCOUNTERED IN THE FIELD. CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING PROJECT REMAINS IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS PERTAINING TO EROSION AND SEDIMENT CONTROLS.
- EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES AND WILL BE MAINTAINED FOR THE DURATION OF THE WORK, INCLUDING TEMPORARY CONSTRUCTION SWALES AND DETENTION POND WITH OUTLET STRUCTURE AND ROCK OUTLET PROTECTION.
- CONTRACTOR WILL UTILIZE MEANS, METHODS AND SEQUENCING THAT MINIMIZE THE AMOUNT OF EARTH DISTURBANCE TO THE EXTENT PRACTICAL, AND NOT TO EXCEED MORE THAN 5.0 ACRES AT ANY GIVEN TIME.
- CONTRACTOR SHALL PROTECT ALL ON-SITE, ADJACENT AND/OR DOWNSTREAM STORM/SANITARY SEWERS, AND/OR OTHER WATER COURSES FROM CONTAMINATION BY WATER BORNE SILTS, SEDIMENTS, FUELS, SOLVENTS, LUBRICANTS OR OTHER POLLUTANTS ORIGINATING FROM THE SITE OR WORK BEING PERFORMED.
- CONTRACTOR WILL FOLLOW GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES DURING SITE ACTIVITIES TO MINIMIZE STORMWATER CONTAMINATION FROM CONCRETE, PETROLEUM PRODUCTS AND WASTE MATERIALS. NO WET OR FRESH CONCRETE, LEACHATE OR WASHINGS FROM EQUIPMENT SHALL BE ALLOWED TO MIGRATE INTO EXISTING STORM/SANITARY SEWERS, DITCHES OR OTHER WATERS OF NEW YORK STATE.
- ALL EXCAVATED OR IMPORTED MATERIAL STOCKPILES SHALL BE SUITABLY STABILIZED AND SURROUNDED BY SILT FENCE TO MINIMIZE POTENTIAL FOR SEDIMENT LADEN RUNOFF DISCHARGING TO DOWNSTREAM AREAS OR DRAINAGE FEATURES. DISTURBED SOILS OR STOCKPILES THAT ARE TO BE EXPOSED FOR MORE THAN 14 CALENDAR DAYS SHALL BE TEMPORARILY STABILIZED WITH SEED MIX CONSISTING OF RYEGRASS (ANNUAL OR PERENNIAL) APPLIED AT 30 LBS PER ACRES (0.7 LBS PER 1,000 SQ. FT.), OR CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) APPLIED AT 100 LBS PER ACRES (2.5 LBS PER 1,000 SQ. FT.) IF SEEDING IN OCTOBER OR NOVEMBER.
- CONTRACTOR MATERIAL AND EQUIPMENT STAGING AREAS AND CONSTRUCTION ENTRANCE LOCATIONS SHALL BE COORDINATED WITH THE OWNER PRIOR TO START OF CONSTRUCTION. CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS MAY BE MODIFIED BY THE CONTRACTOR WITH PRIOR APPROVAL FROM THE OWNER AND ENGINEER.
- ALL EXISTING OR NEWLY INSTALLED CATCH BASINS/DRAINAGE INLETS SHALL HAVE DROP INLET PROTECTION INSTALLED THROUGHOUT THE DURATION OF CONSTRUCTION TO PREVENT SEDIMENTATION FROM ENTERING THE STORM SYSTEM. CONTRACTOR SHALL MAINTAIN OR REPLACE DROP INLET PROTECTION WHEN SIGNIFICANT SEDIMENT BUILDUP IS OBSERVED OR IS NOT FUNCTIONING CORRECTLY.
- CONTRACTOR SHALL TAKE ALL NECESSARY AND APPROPRIATE MEASURES TO MITIGATE OR PREVENT FUGITIVE DUST THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL ADHERE TO METHODS AS DESCRIBED IN THE PROJECT SWPPP.
- COMPLETED WORK THAT IS NOT SUBJECT TO FURTHER EARTHWORK OR CONSTRUCTION ACTIVITIES SHALL BE PERMANENTLY SEEDED AND MULCHED WITH HAY OR STRAW WITHIN ONE WEEK OF FINAL DISTURBANCE. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.

GRADING NOTES

- CONCEPTUAL GRADING DESIGN SHOWN IN THESE PLANS IS BASED ON NYS LIDAR INFORMATION PROVIDED TO PWGC BY PACKER ASSOCIATES, INC. AND IS TO BE CONSIDERED APPROXIMATE AND CONCEPTUAL, AND FOR DISCUSSION PURPOSES ONLY. GRADING DESIGN IS SUBJECT TO CHANGE BASED ON FURTHER SITE INVESTIGATIONS AND ANALYSIS.
- ADDITIONAL SITE GEOTECHNICAL ANALYSIS IS REQUIRED TO VERIFY GRADING CONSTRAINTS AND FEASIBILITY.
- GRADING SHALL PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND OSHA REQUIREMENTS. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA, AND ANY OTHER AGENCY HAVING JURISDICTION WITH REGARD TO SAFETY PRECAUTIONS WITH TRENCHING OR EXCAVATION AND GRADING OPERATIONS. THE REQUIREMENTS SET FORTH HEREIN ARE INTENDED TO SUPPLEMENT REQUIREMENTS ESTABLISHED BY THESE AGENCIES. IN THE CASE OF A CONFLICT BETWEEN REQUIREMENTS OF OTHER JURISDICTIONAL AGENCIES AND THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT ON THE CONTRACTOR SHALL APPLY.
- VOIDS LEFT BY UTILITY OR STRUCTURE EXCAVATIONS, OR GRUBBING OPERATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED WITH STRUCTURAL FILL (NYS DOT ITEM 304.12 OR EQUIVALENT) IN AREAS UNDER AND WITHIN 5 FEET HORIZONTALLY OF ALL STRUCTURES, AND PAVEMENTS. IN GRASSED AREAS, VOIDS LEFT SHALL BE FILLED AND PROPERLY COMPACTED WITH SUITABLE ON-SITE BACKFILL AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS TO PREVENT THE INTRODUCTION OF GROUNDWATER OR PONDED WATER INTO THE TRENCHES/EXCAVATIONS AND WILL PROVIDE ALL EQUIPMENT NECESSARY TO MAINTAIN THE WATER AS NECESSARY. DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SWPPP.
- UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PLACE AT MINIMUM 6 INCHES OF CLEAN TOPSOIL IN ALL DISTURBED AND NEWLY GRADED AREAS PRIOR TO SEEDING.

WETLANDS NOTES

- EXISTING STREAM AND WETLANDS INFORMATION IS BASED ON DEC ENVIRONMENTAL RESOURCE MAPPER PUBLICLY AVAILABLE DATA DOWNLOADED ON 04-01-24, AND A WETLANDS DELINEATION PERFORMED BY PWGC ON 06-15-24.
- ACTUAL LIMITS OF ALL STREAMS, WETLANDS AND WETLAND ADJACENT AREAS ARE TO BE FIELD VERIFIED VIA SURVEY AND WILL BE MARKED IN THE FIELD BY SURVEY MARKERS, RIBBON, FLAGS, OR EQUIVALENT PRIOR TO START OF CONSTRUCTION.
- EFFORTS SHALL BE MADE TO MINIMIZE DISTURBANCE TO ANY STATE OR FEDERALLY REGULATED WETLANDS. UNNECESSARY REMOVAL OF VEGETATION OR DEGRADATION ALONG STREAM BANKS IS PROHIBITED.
- IF TEMPORARY ACCESS IS REQUIRED IN WETLAND AREAS, TEMPORARY TIMBER MATS WILL BE USED TO MINIMIZE DISTURBANCE TO UNDERLYING WETLAND SOILS.
- STAGING OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IS PROHIBITED IN WETLAND AREAS.
- ANY WETLAND DISTURBANCE IS TO BE RESTORED WITH APPROPRIATE WETLAND SEED MIX IN ACCORDANCE WITH NYS DOT ITEM 203.01920007 OR MOST CURRENT ACOE REQUIREMENTS RELATED TO WETLANDS MITIGATION. COMPONENT OF THE SEED MIX MAY BE SUBSTITUTED WITH THE ENGINEER'S APPROVAL.

WETLANDS AREA OF DISTURBANCE

GRAVEL ACCESS ROAD:	0.36 AC.
SOLAR PANEL H-POSTS: 568 POSTS x 1.3 SF =	0.017 AC.
FENCE POSTS: 254 POSTS x 1.3 SF =	0.008 AC.
RAIN GARDENS:	0.17 AC.
TOTAL:	0.555 AC.

REQUIRED WETLANDS MITIGATION AREA:	0.555 AC. x 1.5 =	0.8325 AC.
PROVIDED WETLANDS MITIGATION AREA:		0.85 AC.

LEGEND

EXISTING	CONCEPTUAL	NOTES
TOPOGRAPHIC FEATURES		
		MINOR CONTOURS (5-FT INTERVAL) MAJOR CONTOURS (10-FT INTERVAL) LIMITS OF GRADING
DRAINAGE ELEMENTS		
		STREAM WATER BAR
		LINED SWALE ROCK OUTLET PROTECTION
		DRAINAGE CULVERT DETENTION POND OUTLET STRUCTURE
		WETLANDS MITIGATION AREA
SITE FEATURES		
		PROPERTY BOUNDARY ZONING SETBACK
		APPROXIMATE WETLAND LIMITS POTENTIAL WETLAND LIMITS
		ADJACENT PROPERTY BOUNDARY APPROXIMATE WETLANDS OFFSET
		PAVED ROADWAY GRAVEL ROADWAY
		OVERHEAD ELECTRICAL UTILITY UNDERGROUND ELECTRICAL UTILITY
		8-FT TALL DEER FENCE SOLAR PANEL ARRAY
		SEED RESTORATION LIMITS TREE LINE
EROSION AND SEDIMENT CONTROL		
		SILT FENCE LAND GRADING ACTIVITIES
		STABILIZED CONSTRUCTION ENTRANCE DUST CONTROL MEASURES
		LIMITS OF CLEARING

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3	CLIENT REVIEW	07/29/2024
2	WETLANDS UPDATE	07/24/2024
1	CLIENT REVIEW	04/05/2024
Number	Revision Description	Revision Date

Designed By: _____ Date Submitted: _____
 Drawn By: **HLW/RV** Date Created: **03/28/2024**
 Approval By: **MTS** Scale: **AS NOTED**

Client:
NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contact Number: ---
 Regulatory Reference Number: ---

File of Drawing: _____

GENERAL NOTES AND LEGEND INFORMATION

STATE OF NEW YORK
 MICHAEL SCARFONE
 LICENSED PROFESSIONAL ENGINEER
 103321

Drawing Number:
C-001

Sheet **2** of **11**
 PWGC Project Number:
DRS2404

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630 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
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Drawn By: **HLW/RPV** Date Created: **03/28/2024**
Approved By: **MTS** Scale: **1" = 150'**

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NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

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Project Address:
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TOMPKINS COUNTY, NEW YORK**

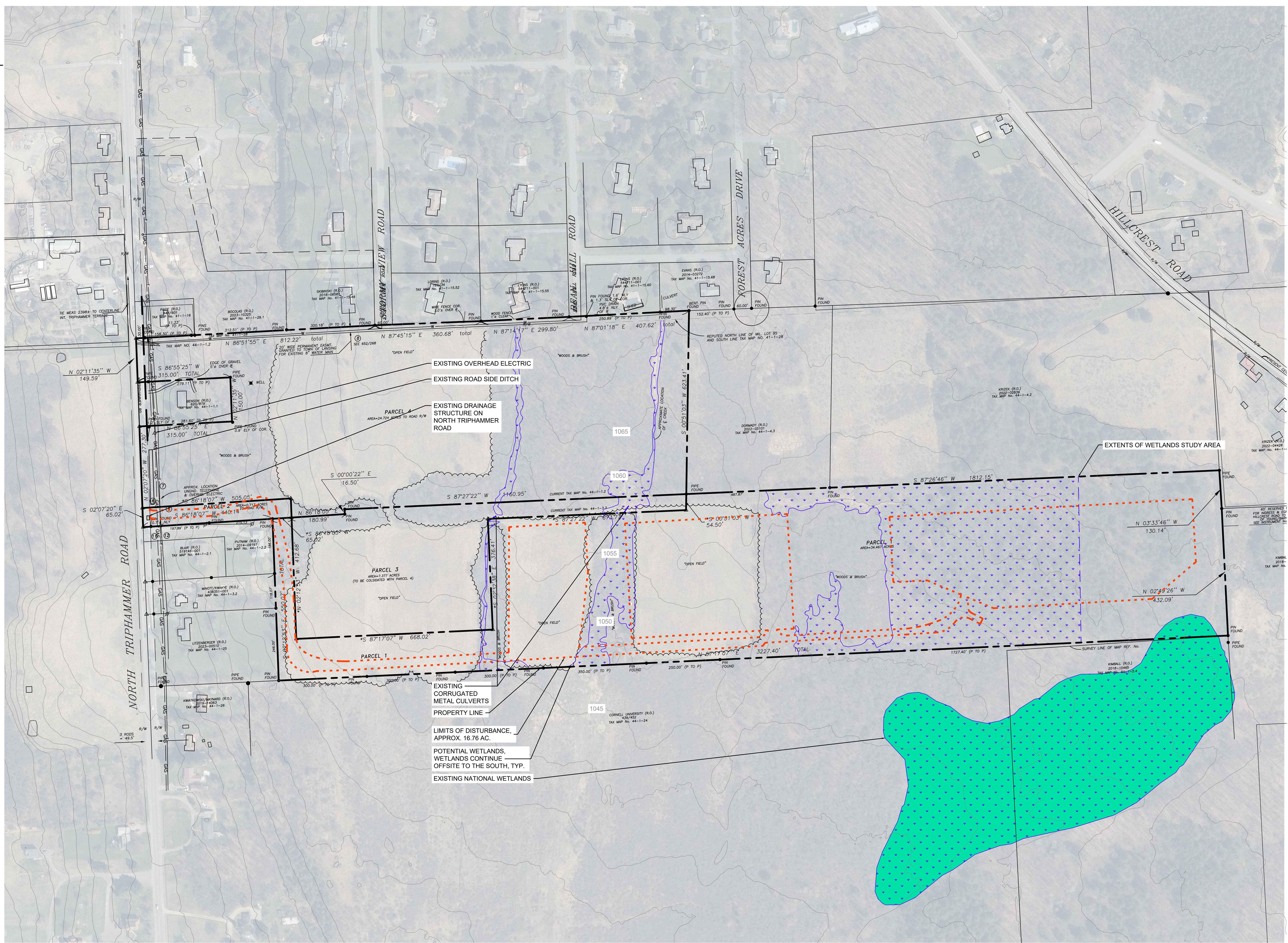
County Tax Map Number: **44-1.1.2 & 44-1.3.3** Contact Number: _____
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**EXISTING
CONDITIONS
PLAN**

Drawing Number:
C-100

Sheet **3** of **11**
PWGC Project Number:
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CONSULTANTS
SYSTEM SUMMARY

MODULE:
MANUFACTURER: HANWHA
MODEL: Q.PEAK DUO XL-G11.3 / BFG
MODULE OUTPUT POWER: 585 WP
STRING SIZE: 24
NUMBER OF STRINGS: 252
MODULE QUANTITY: 6,048
PV SYSTEM OUTPUT: 3,538.08 KWP DC

COMBINER BOX:
CB QTY/INPUTS (QTY/INP): 11 CBs (6 INPUTS)
12 CBs (5 INPUTS)

INVERTER:
MANUFACTURER: SUNGROW
MODEL: SG3150 UD-MV
QUANTITY/RATING: 1 / 3,000 KW (LIMITED)
PV SYSTEM OUTPUT: 3,000 KW AC
DC SYSTEM VOLTAGE: 1,500 V

MV INTERCONNECTION:
TRANSFORMER QTY/RATING: 2 / 3,425 KW
INTERCON. VOLTAGE: 34.5 KV

RACKING:
MANUFACTURER: TBD
CONFIGURATION: SAT - 1 MODULE PORTRAIT
TILT: ±55°
AZIMUTH: 177°

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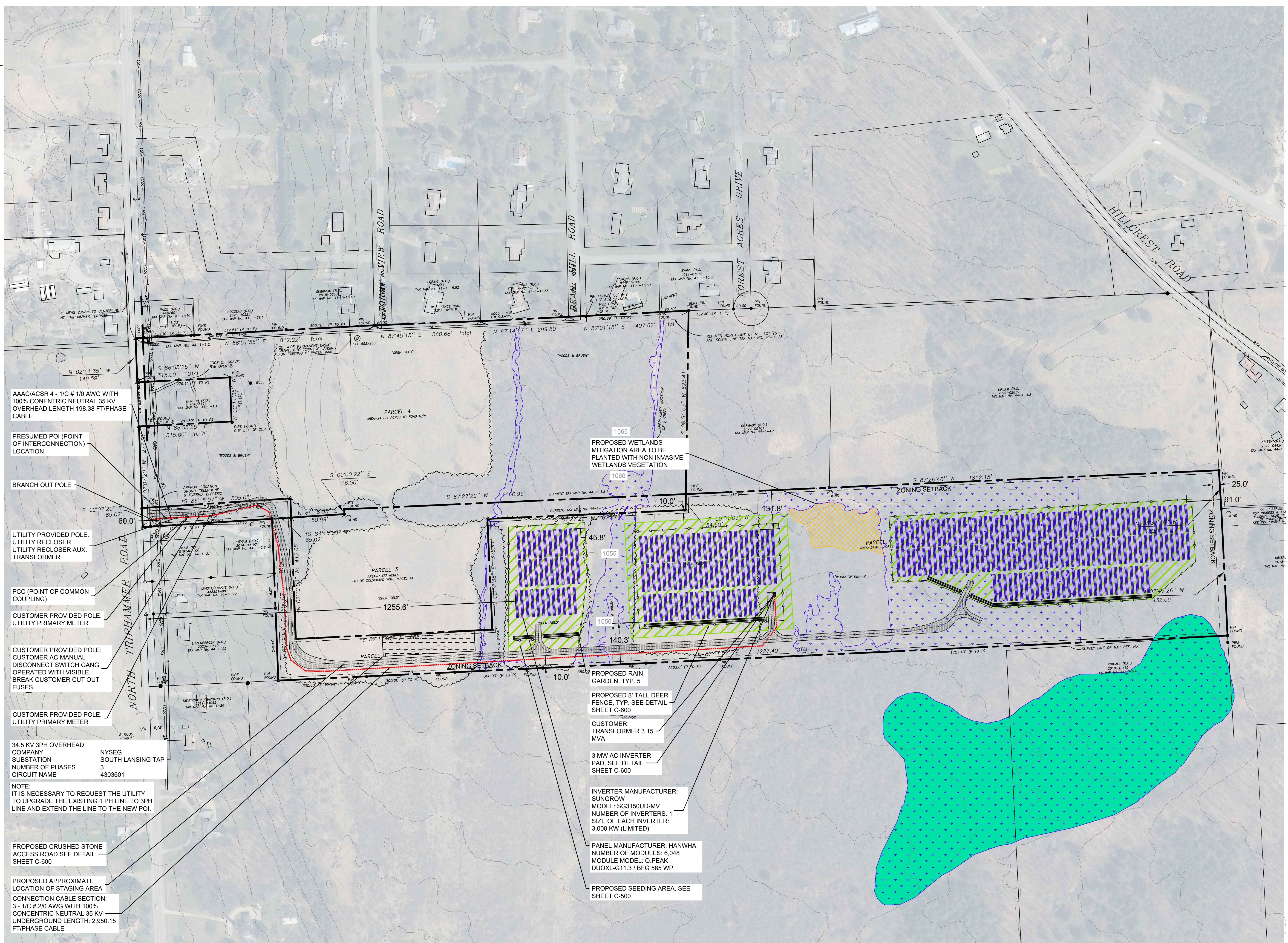
NY LANSING II, LLC
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TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contd Number: ---
Regulatory Reference Number: ---
File of Drawing: ---

**CONCEPTUAL
SITE LAYOUT
PLAN**

Drawing Number: **C-101**
Sheet **4** of **11**
PWGC Project Number: **DRS2404**

DRS2404



AAAC/ACSR 4 - 1/C # 1/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV OVERHEAD LENGTH 198.38 FT/PHASE CABLE

PRESUMED POI (POINT OF INTERCONNECTION) LOCATION

BRANCH OUT POLE

UTILITY PROVIDED POLE: UTILITY RECLOSER UTILITY RECLOSER AUX. TRANSFORMER

PCC (POINT OF COMMON COUPLING)

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

CUSTOMER PROVIDED POLE: CUSTOMER ANNUAL DISCONNECT SWITCH GANG OPERATED WITH VISIBLE BREAK CUSTOMER CUT OUT FUSES

CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER

34.5 KV 3PH OVERHEAD COMPANY SUBSTATION NYSEG SOUTH LANSING TAP NUMBER OF PHASES 3 CIRCUIT NAME 4303601

NOTE: IT IS NECESSARY TO REQUEST THE UTILITY TO UPGRADE THE EXISTING 1 PH LINE TO 3PH LINE AND EXTEND THE LINE TO THE NEW POI.

PROPOSED CRUSHED STONE ACCESS ROAD SEE DETAIL SHEET C-600

PROPOSED APPROXIMATE LOCATION OF STAGING AREA

CONNECTION CABLE SECTION: 3 - 1/C # 2/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV UNDERGROUND LENGTH: 2,950.15 FT/PHASE CABLE

PROPOSED WETLANDS MITIGATION AREA TO BE PLANTED WITH NON INVASIVE WETLANDS VEGETATION

PROPOSED RAIN GARDEN, TYP. 5

PROPOSED 8' TALL DEER FENCE, TYP. SEE DETAIL SHEET C-600

CUSTOMER TRANSFORMER 3.15 MVA

3 MW AC INVERTER PAD, SEE DETAIL SHEET C-600

INVERTER MANUFACTURER: SUNGROW MODEL: SG3150UD-MV NUMBER OF INVERTERS: 1 SIZE OF EACH INVERTER: 3,000 KW (LIMITED)

PANEL MANUFACTURER: HANWHA NUMBER OF MODULES: 6,048 MODULE MODEL: Q.PEAK DUOXL-G11.3 / BFG 585 WP

PROPOSED SEEDING AREA, SEE SHEET C-500



630 Johnson Avenue - Suite 7
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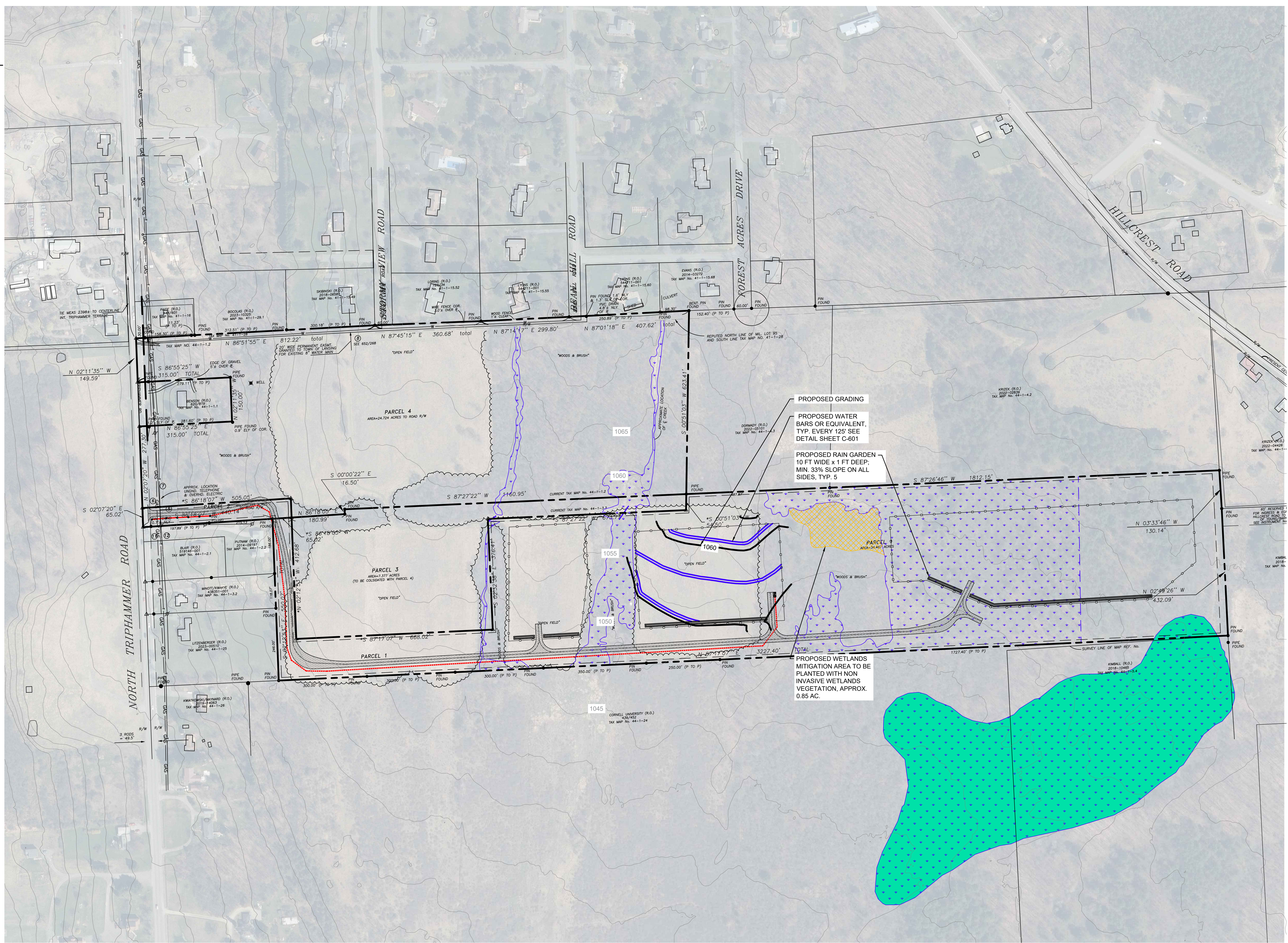
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Drawn By	HLW/RPV	Date Created	03/28/2024
Approved By	MTS	Scale	1" = 150'

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CALLICOON, NY 12783
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**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
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Project Address:
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TOMPKINS COUNTY, NEW YORK

County Tax Map Number: 44-1-1.2 & 44-1-3.3
Regulatory Reference Number: ...

CONCEPTUAL GRADING AND DRAINAGE PLAN

Drawing Number:
C-200
Sheet 5 of 11
PWGC Project Number:
DRS2404

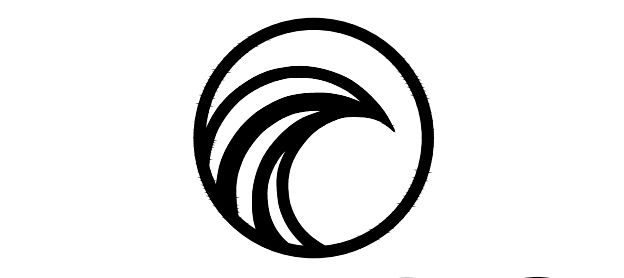
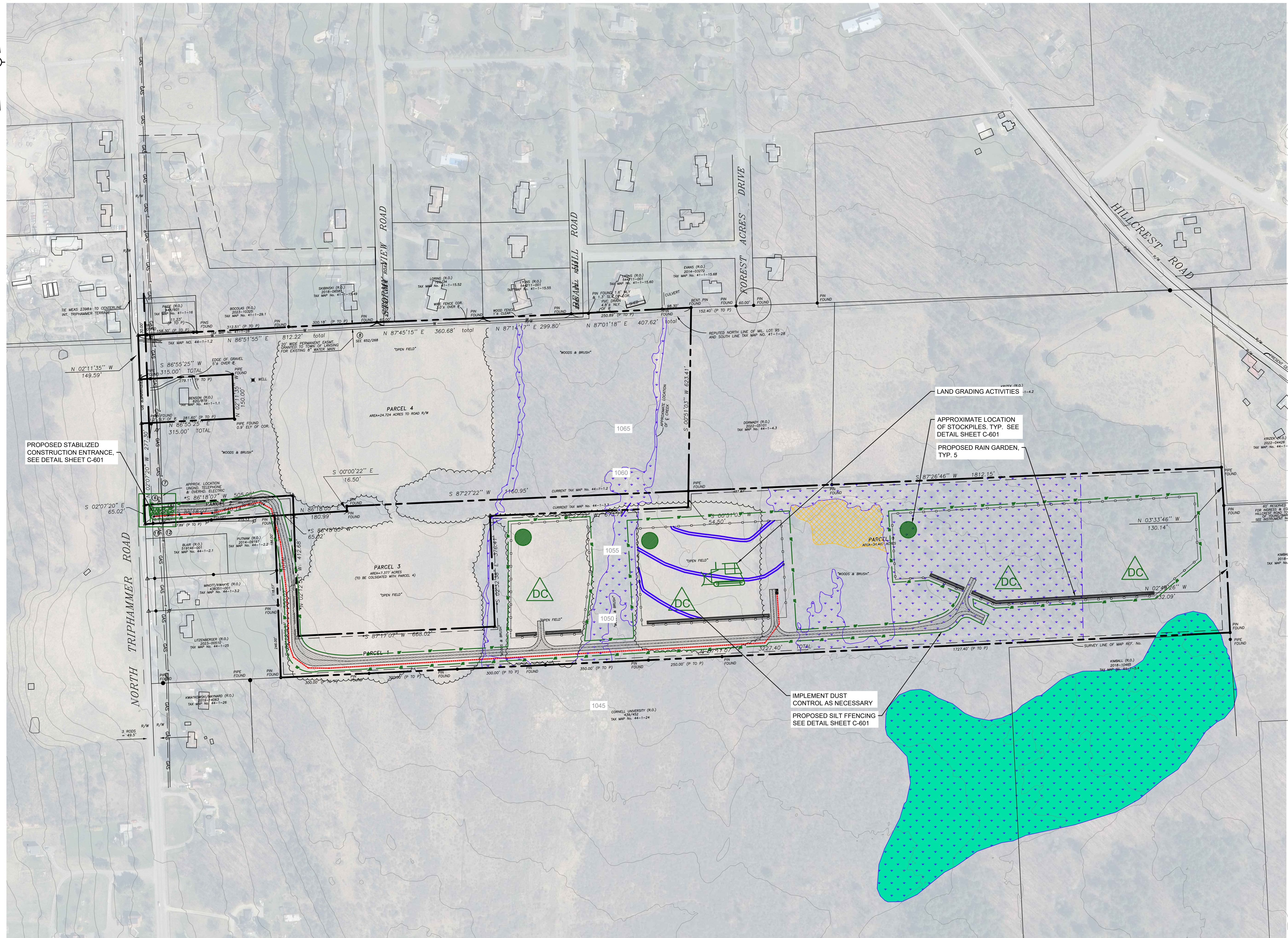


PROPOSED GRADING

PROPOSED WATER BARS OR EQUIVALENT, TYP. EVERY 125' SEE DETAIL SHEET C-601

PROPOSED RAIN GARDEN 10 FT WIDE x 1 FT DEEP, MIN. 33% SLOPE ON ALL SIDES, TYP. 5

PROPOSED WETLANDS MITIGATION AREA TO BE PLANTED WITH NON INVASIVE WETLANDS VEGETATION, APPROX. 0.85 AC.



PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

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Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

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Number	Revision Description	Revision Date
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**NORTH TRIPHAMMER ROAD
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**CONCEPTUAL
EROSION AND SED.
CONTROL PLAN**

Drawing Number: _____
C-201
 Sheet **6** of **11**
 Project Number: _____

DRS2404

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IMPLEMENT DUST
CONTROL AS NECESSARY
PROPOSED SILT FENCING
SEE DETAIL SHEET C-601

LAND GRADING ACTIVITIES
1-4.2
APPROXIMATE LOCATION
OF STOCKPILES. TYP. SEE
DETAIL SHEET C-601
PROPOSED RAIN GARDEN,
TYP. 5

PROPOSED STABILIZED
CONSTRUCTION ENTRANCE.
SEE DETAIL SHEET C-601

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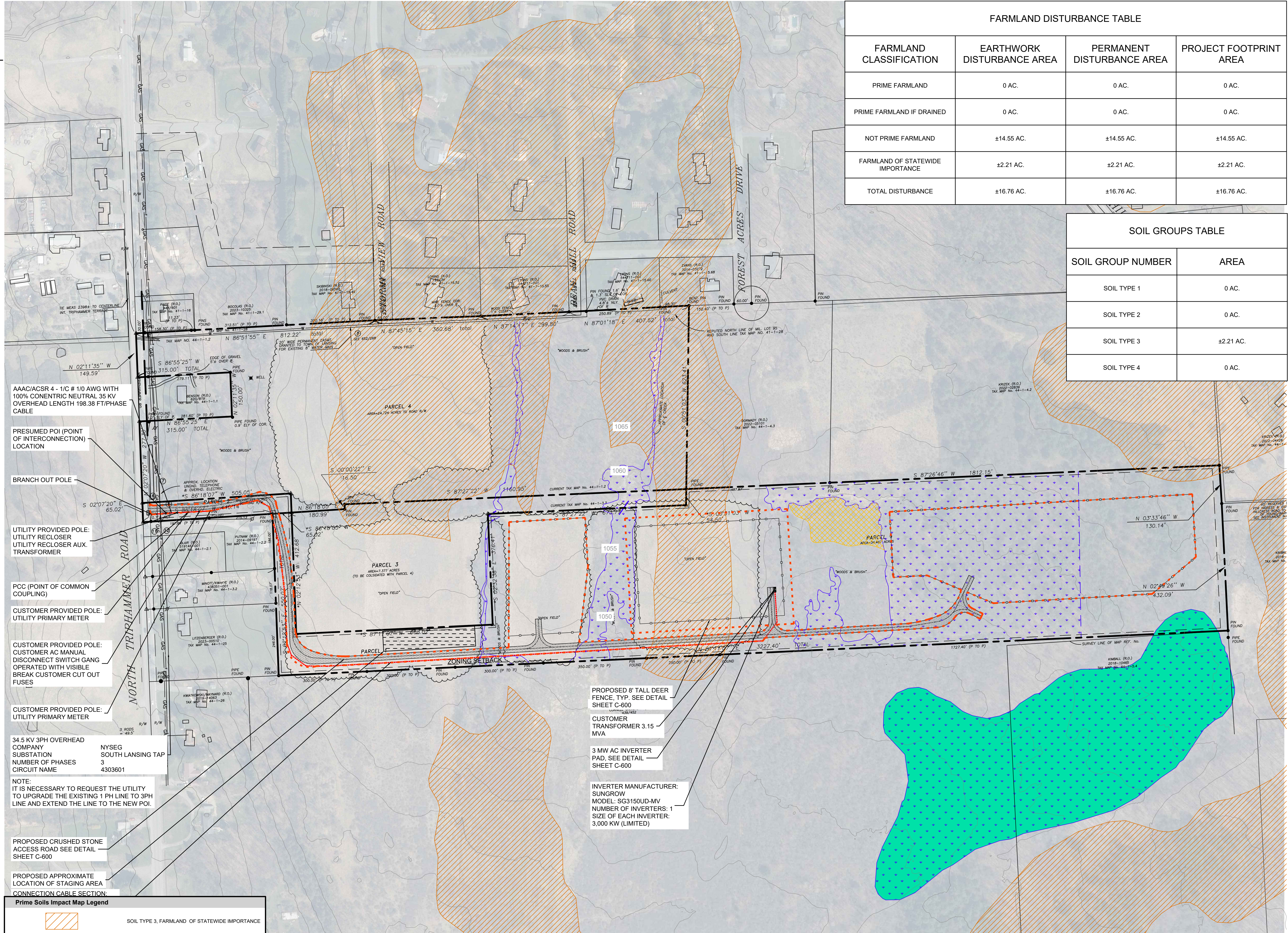


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FARMLAND DISTURBANCE TABLE			
FARMLAND CLASSIFICATION	EARTHWORK DISTURBANCE AREA	PERMANENT DISTURBANCE AREA	PROJECT FOOTPRINT AREA
PRIME FARMLAND	0 AC.	0 AC.	0 AC.
PRIME FARMLAND IF DRAINED	0 AC.	0 AC.	0 AC.
NOT PRIME FARMLAND	±14.55 AC.	±14.55 AC.	±14.55 AC.
FARMLAND OF STATEWIDE IMPORTANCE	±2.21 AC.	±2.21 AC.	±2.21 AC.
TOTAL DISTURBANCE	±16.76 AC.	±16.76 AC.	±16.76 AC.

SOIL GROUPS TABLE	
SOIL GROUP NUMBER	AREA
SOIL TYPE 1	0 AC.
SOIL TYPE 2	0 AC.
SOIL TYPE 3	±2.21 AC.
SOIL TYPE 4	0 AC.



- AAAC/ACSR 4 - 1/C # 1/0 AWG WITH 100% CONCENTRIC NEUTRAL 35 KV OVERHEAD LENGTH 198.38 FT/PHASE CABLE
- PRESUMED POI (POINT OF INTERCONNECTION) LOCATION
- BRANCH OUT POLE
- UTILITY PROVIDED POLE: UTILITY RECLOSER UTILITY RECLOSER AUX. TRANSFORMER
- PCC (POINT OF COMMON COUPLING)
- CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER
- CUSTOMER PROVIDED POLE: CUSTOMER AC MANUAL DISCONNECT SWITCH GANG OPERATED WITH VISIBLE BREAK CUSTOMER CUT OUT FUSES
- CUSTOMER PROVIDED POLE: UTILITY PRIMARY METER
- 34.5 KV 3PH OVERHEAD COMPANY SUBSTATION NYSEG SOUTH LANSING TAP NUMBER OF PHASES 3 CIRCUIT NAME 43033601
- NOTE: IT IS NECESSARY TO REQUEST THE UTILITY TO UPGRADE THE EXISTING 1 PH LINE TO 3PH LINE AND EXTEND THE LINE TO THE NEW POI.
- PROPOSED CRUSHED STONE ACCESS ROAD SEE DETAIL SHEET C-600
- PROPOSED APPROXIMATE LOCATION OF STAGING AREA CONNECTION CABLE SECTION:

- PROPOSED 8' TALL DEER FENCE, TYP. SEE DETAIL SHEET C-600
- CUSTOMER TRANSFORMER 3.15 MVA
- 3 MW AC INVERTER PAD, SEE DETAIL SHEET C-600
- INVERTER MANUFACTURER: SUNGROW MODEL: SG3150UD-MV NUMBER OF INVERTERS: 1 SIZE OF EACH INVERTER: 3,000 KW (LIMITED)

Prime Soils Impact Map Legend

	SOIL TYPE 3, FARMLAND OF STATEWIDE IMPORTANCE
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Client: NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project: NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
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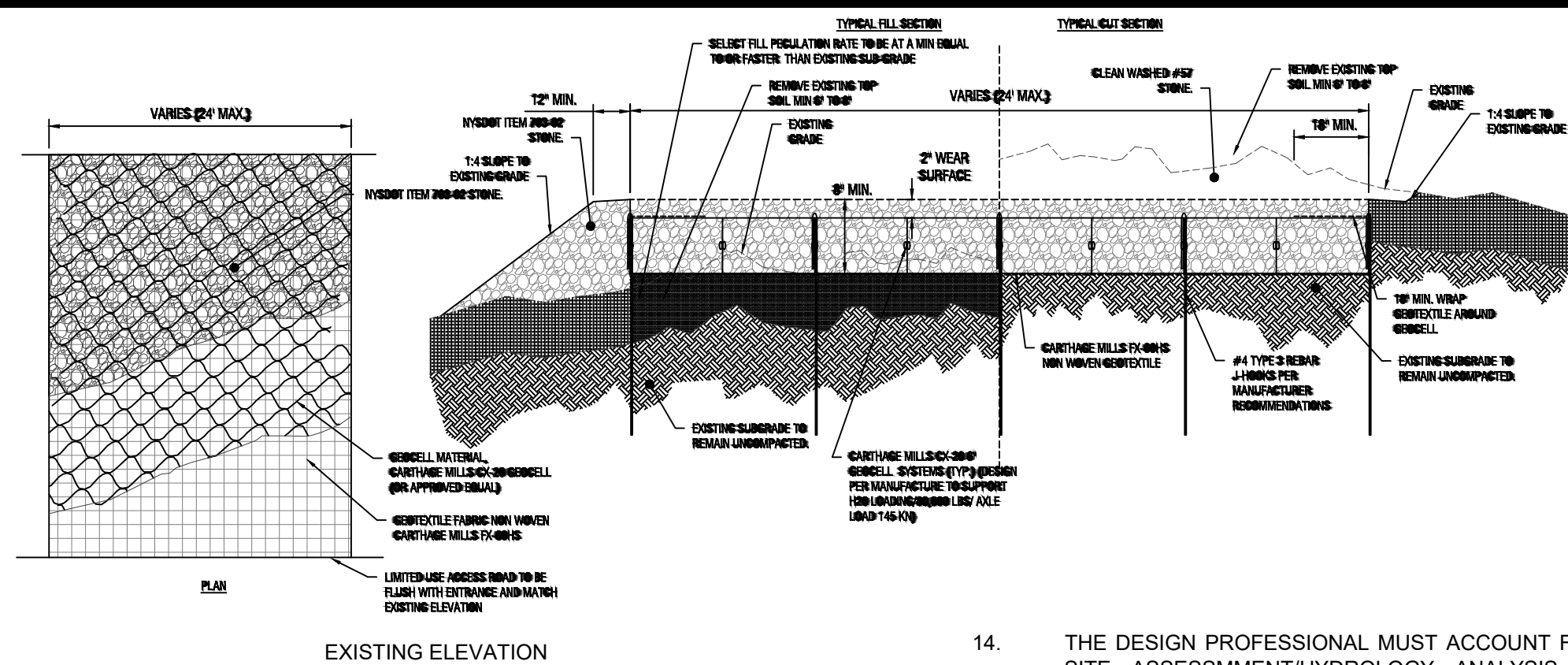
File of Drawing: ...

**PRIME SOILS
IMPACT MAP**

Drawing Number: **C-501**

Sheet 8 of 11

PWGC Project Number: DR52404



GENERAL NOTES

1. PROVIDE A 4800 LB/FT ENHANCED WOVEN GEOTEXTILE SEPARATION LAYER AND INSTALL PER MANUFACTURER RECOMMENDATIONS INCLUDING OVERLAPS BASED ON SUB GRADE CBR.
2. THE GEOCELL SHALL BE CONNECTED WITH TYP 3 REBAR J HOOKS.
3. PROVIDE TYP 3 ANCHORS TO KEEP PANELS OPEN FOR INFILL AS REQUIRED.
4. GEOCELL INFILL SHALL BE 3/4 TO 1.5\"/>

PERMEABLE ACCESS ROAD GENERAL NOTES

1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING EQUIPMENT REPAIR OR MAINTENANCE, ETC.)
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE INSITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY TO NATIVE SOIL AND DESIRED ELEVATION MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE 6\"/>

14. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USE PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT/HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-0-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

GEOCELL MATERIAL NOTES:

1. THE GEOCELL, OR COMPARABLE PRODUCT, IS SUGGESTED FOR USE ON ROAD PROFILES EXCEEDING 5%.
2. THE GEOCELL PRODUCT IS INTENDED TO LIMIT SHIFTING STONE MATERIAL DURING USE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. WHERE REQUIRED, A NATIVE SOIL WEDGE SHALL BE PLACED TO ACCOMMODATE ROAD CROSS SLOPE OF 2%. NATIVE SOIL SHALL BE COMPACTED TO MATCH EXISTING SOIL CONDITIONS.
5. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4\"/>

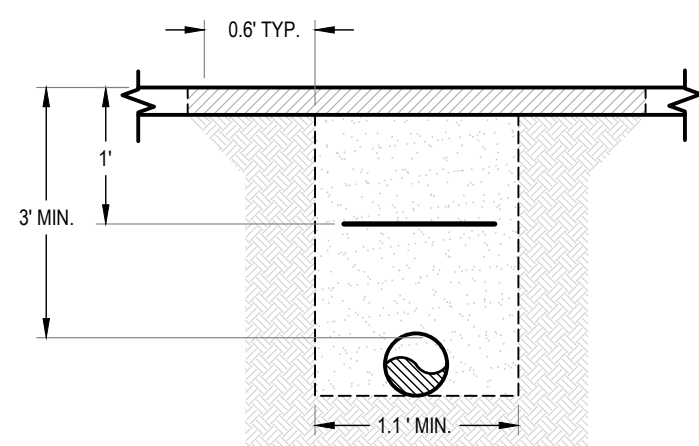
BASIS OF DESIGN: CARTHAGE MILL

WOVEN GEOTEXTILE MATERIAL NOTES:

1. GEOTEXTILE MATERIAL TO B CARTHAGE MILL FX-60HS OR APPROVED EQUAL.

GRAVEL ACCESS ROAD DETAIL

NOT TO SCALE

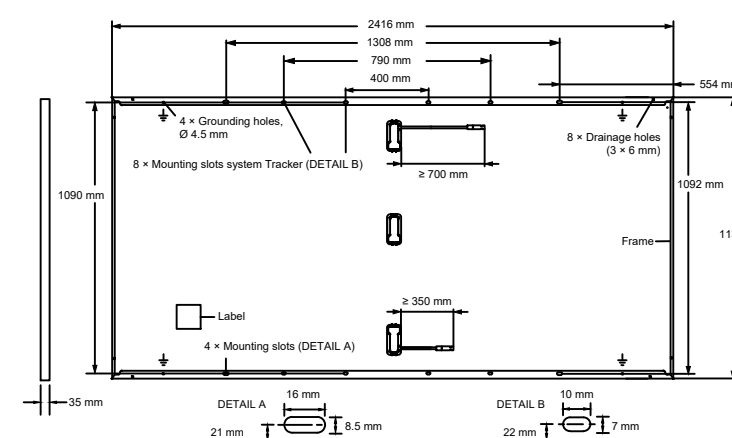


ELECTRICAL TRENCH DETAIL

NOT TO SCALE

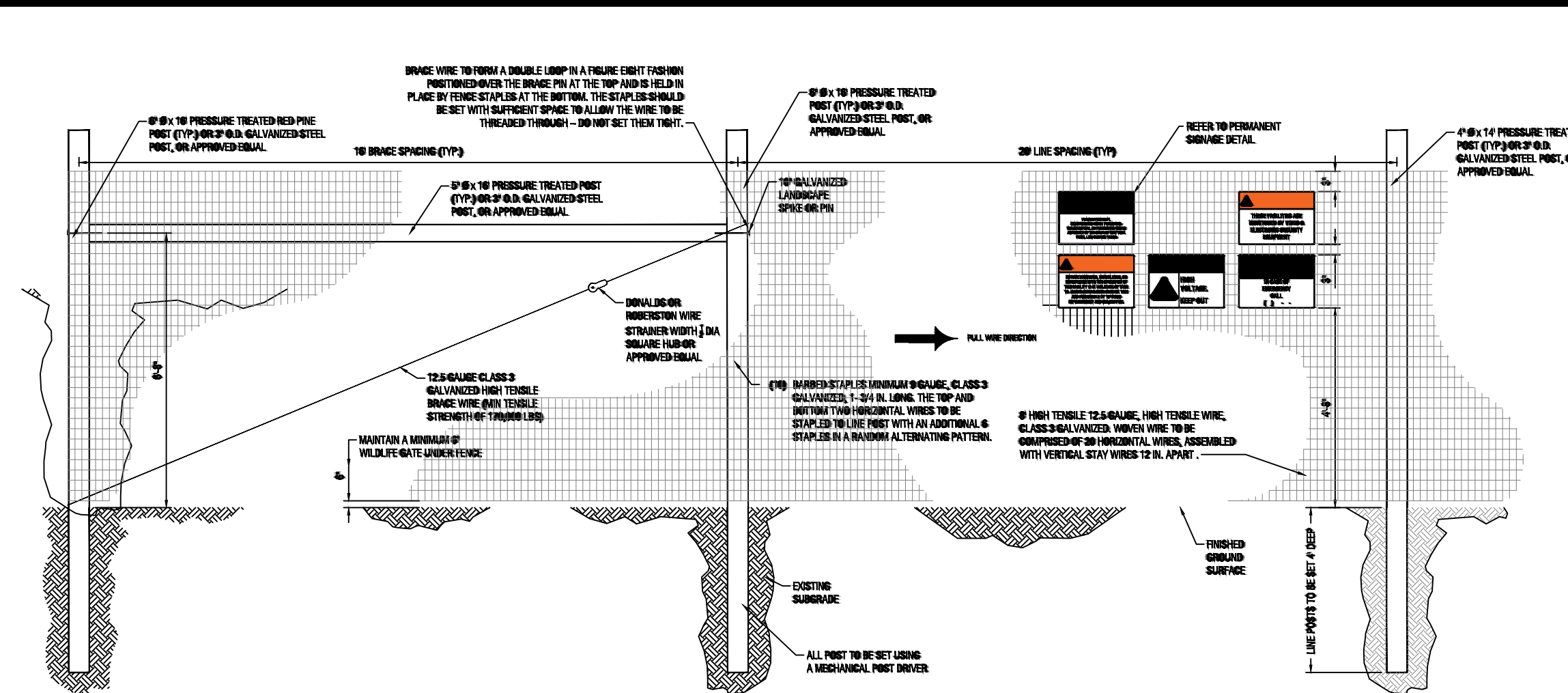
MECHANICAL SPECIFICATION

Format	2416 mm x 1134 mm x 35 mm (including frame)
Weight	34.4 kg
Front Cover	2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	2 mm semi-tempered glass
Frame	Anodised aluminium
Cell	6 x 26 monocrystalline Q ANTUM solar half cells
Junction box	53-101 mm x 32-60 mm x 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 700 mm, (-) ≥ 350 mm
Connector	Stäubli MC4-Evo2, Hanwha Q CELLS HQC4; IP68



SOLAR PANEL MECHANICAL SPECIFICATION DETAIL

NOT TO SCALE

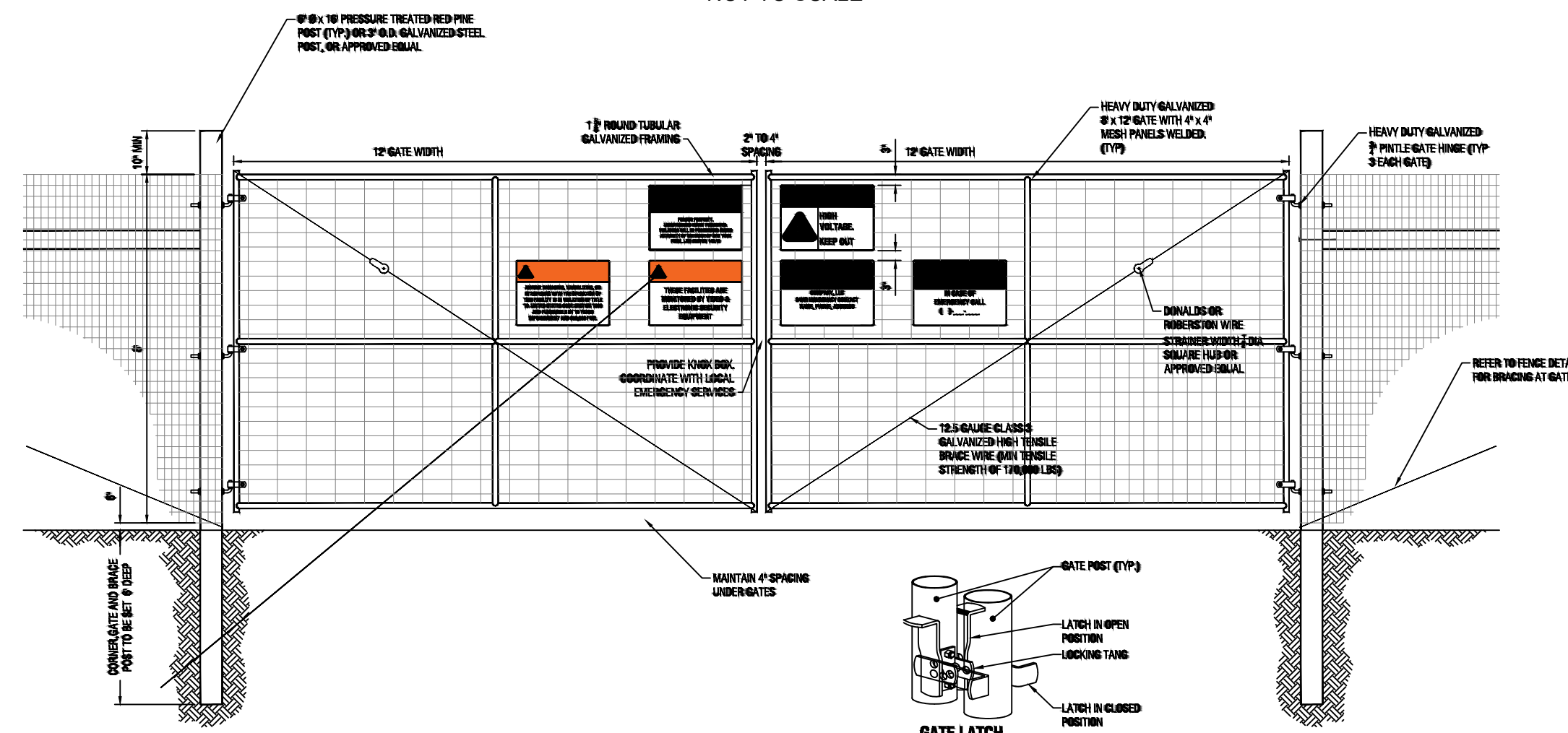


BRACING NOTES

1. BRACING IS REQUIRED AT ALL CORNER, END GATE, AND PULL ASSEMBLIES IN THE FENCE.
2. CORNERS ARE REQUIRED AT ALL POINTS WHERE THE FENCE ALIGNMENT CHANGES 15 DEGREES OR MORE THREE, 6 IN. X 16 FT. VERTICAL POSTS AND TWO 5 IN. X 16 FT. HORIZONTAL BRACES ARE REQUIRED FOR EACH CORNER.
3. END BRACING IS REQUIRED WHERE THE FENCE ENDS AT A BUILDING OR ON EACH SIDE OF A GATE OPENING. TWO, 6 IN. X 16 FT. VERTICAL POSTS AND ONE 5 IN. X 16 FT. HORIZONTAL BRACE ARE REQUIRED FOR EACH END BRACE.
4. PULL ASSEMBLIES ARE REQUIRED IN STRAIGHT SECTIONS OF FENCE SO THAT THE MAXIMUM DISTANCE BETWEEN CORNERS DOES NOT EXCEED 1,320 DT. TWO 6 IN. X 16 FT. VERTICAL POSTS AND ONE 5 IN. X 16 FT. BRACE ARE REQUIRED.
5. DOUBLE BRACES (FIGURE 4) SHOULD BE USED ON EACH END FOR STRAIGHT FENCE LINES EXCEEDING 1,000 FT. DOUBLE END BRACES REQUIRE THREE 6 IN. X 16 FT. HORIZONTAL BRACES.

8-FT DEER FENCE DETAIL

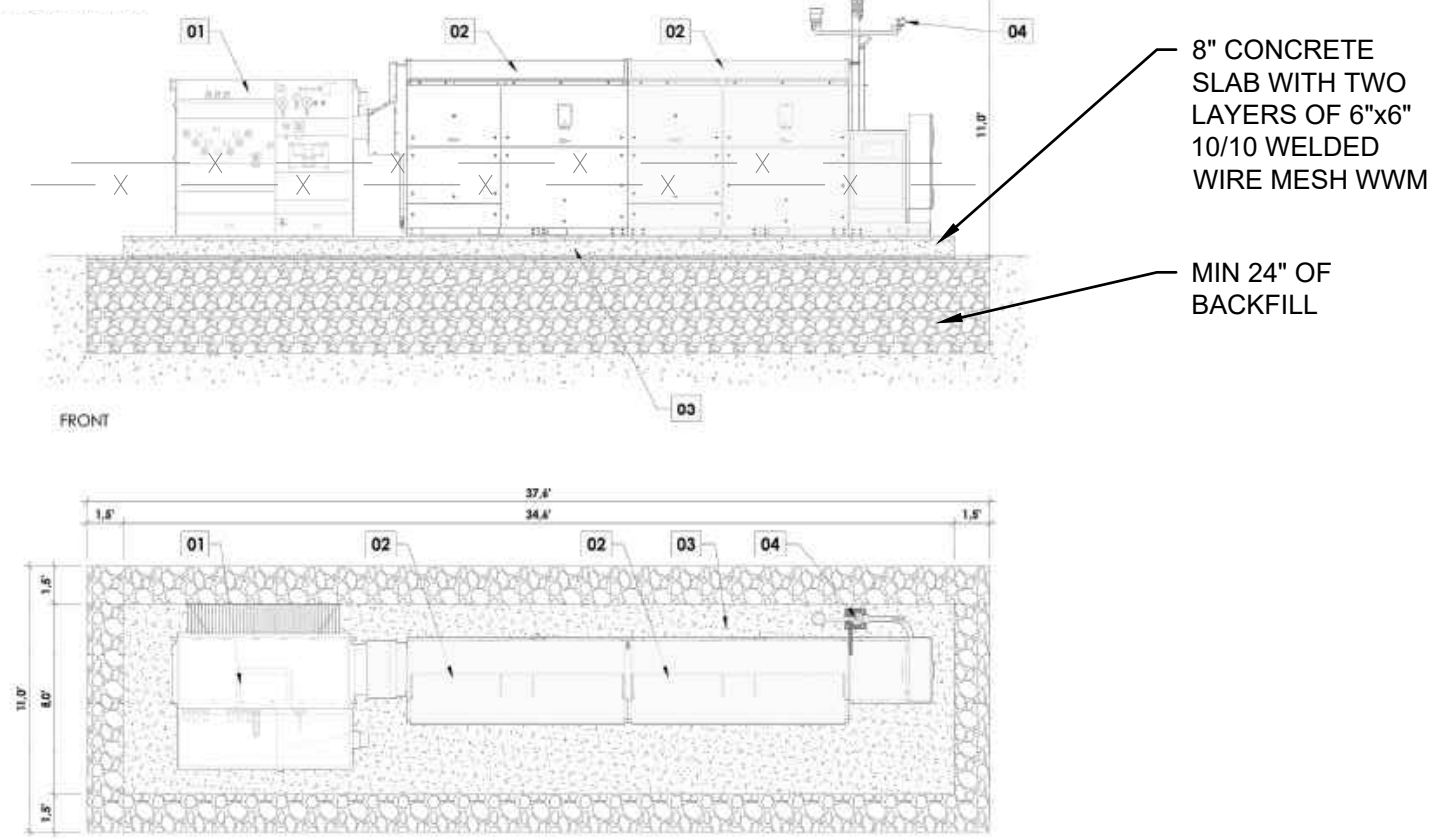
NOT TO SCALE



8-FT DEER FENCE GATE DETAIL

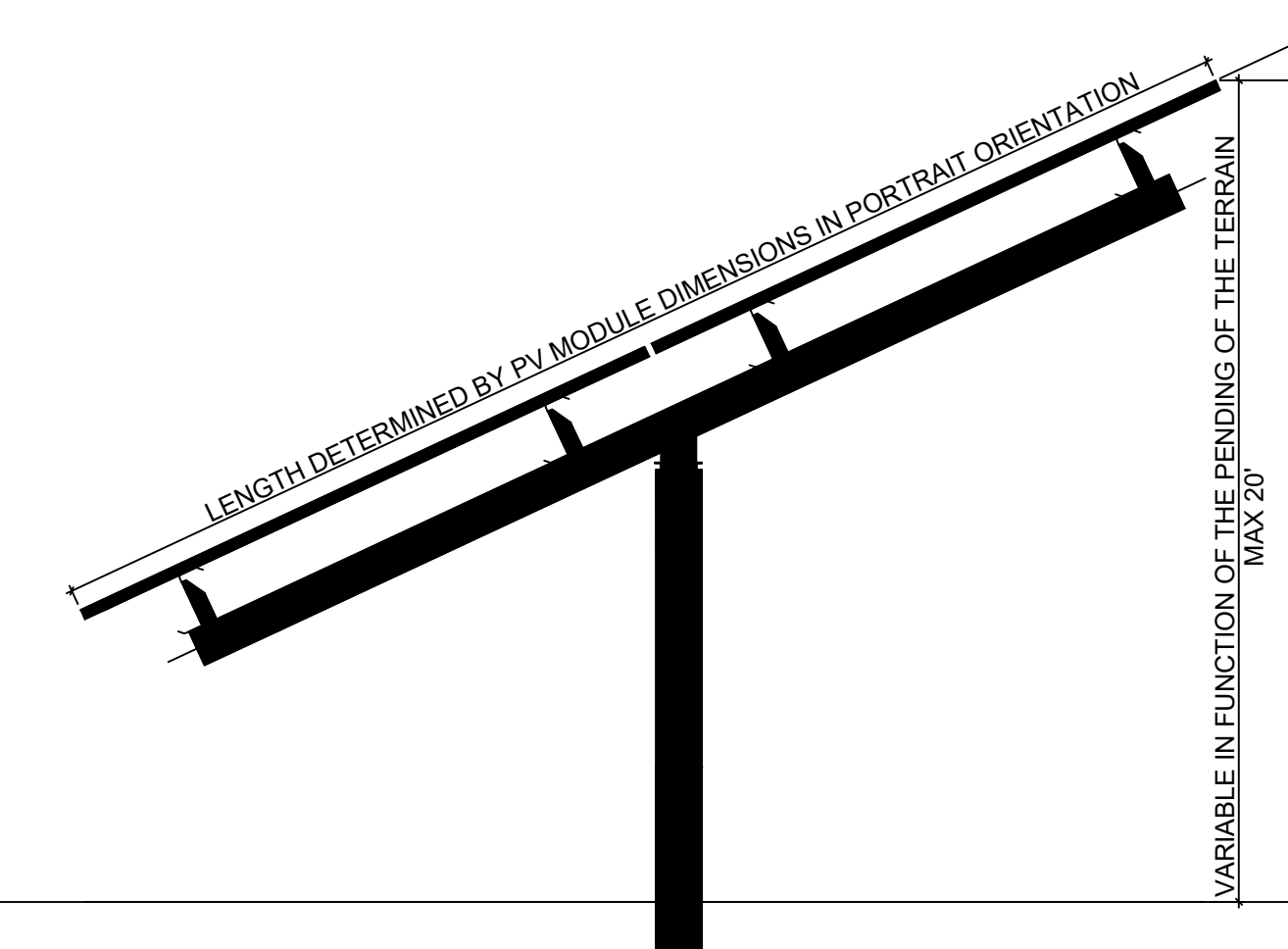
NOT TO SCALE

- 01 - TRANSFORMER
- 02 - INVERTER
- 03 - REINFORCED CONCRETE SLAB PSI 3500
- 04 - AUXILIARY EQUIPMENT PAD



CONCRETE EQUIPMENT PAD DETAIL

NOT TO SCALE



TYPICAL RACK SECTION DETAIL

NOT TO SCALE



630 Johnson Avenue, Suite 7
Bohemia, NY, 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INF@PWGROSSER.COM

CONSULTANTS

Number Revision Description Revision Date

7			
6			
5			
4			
3	CLIENT REVIEW	07/29/2024	
2	WETLANDS UPDATE	07/24/2024	
1	CLIENT REVIEW	04/05/2024	

DESIGNED BY

HLW/RPV Date Submitted: 03/28/24

APPROVED BY

MTS Scale: AS NOTED

CLIENT

NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

PROJECT

NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN

PROJECT ADDRESS

NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

COUNTY TAX MAP NUMBER

44-1-1.2 & 44-1-3.3

REGULATORY REFERENCE NUMBER

TITLE OF DRAWING

DATE OF DRAWING

DESIGNED BY

HLW/RPV

DATE SUBMITTED

03/28/24

APPROVED BY

MTS

SCALE

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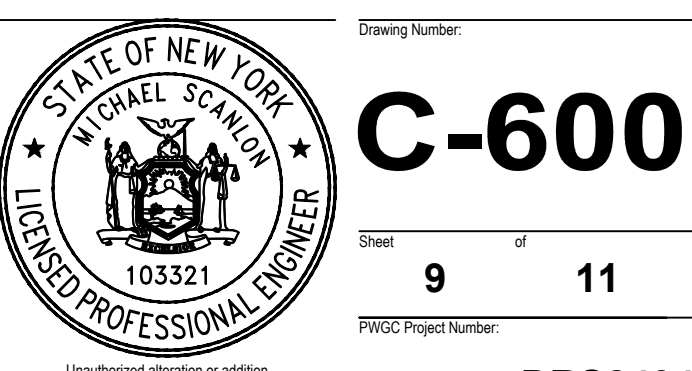
AS NOTED

CLIENT

NY LANSING II, LLC
P.O. BOX 384
CALLICOON, NY 12783

PROJECT

NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN



C-600

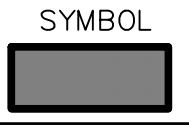
Sheet 9 of 11

Project Number: DRS2404

Unauthorized alteration or addition to the drawings and related documents is a violation of Section 2209 of the New York State Education Law.

UNAUTHORIZED ALTERATION OR ADDITION TO THE DRAWINGS AND RELATED DOCUMENTS IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW.

STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING FOR WINTER SHUTDOWN



- CONSTRUCTION SPECIFICATIONS**
1. THE AREA MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE. LARGE DEBRIS AND ROCKS ARE USUALLY REMOVED.
 2. SEED BED MUST BE SEEDED WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL SURFACE WILL BE NECESSARY PRIOR TO SEEDING.
 3. FERTILIZER OR LIME ARE NOT TYPICALLY USED FOR TEMPORARY SEEDINGS.
 4. LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED 'ARROSTOOK' WINTER RYE AT 100 LBS. PER ACRE (2.5 LBS./1000 SQ. FT.).
 5. HYDRO-SEEDING METHOD TO BE USED WHICH WILL PROVIDE UNIFORM APPLICATION OF SEED TO THE AREA AND RESULT IN RELATIVELY GOOD SOIL TO SEED CONTACT.
 6. MULCH THE AREA WITH WOOD FIBER HYDRO-MULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL.

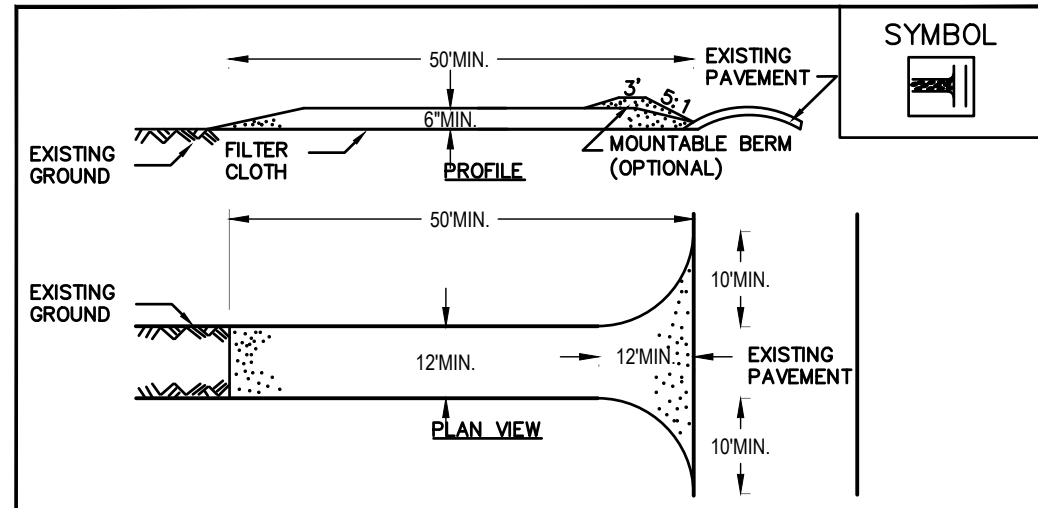
STANDARD AND SPECIFICATIONS FOR LOOSE STABILIZATION BLANKETS FOR WINTER SHUTDOWN

HYDRAULICALLY APPLIED BLANKETS
 THESE BLANKETS ARE FORMED BY MIXING DIFFERENT TYPES OF MATERIALS WITH WATER AND ARE THEN APPLIED USING STANDARD HYDROSEEDING EQUIPMENT. THESE BLANKETS SHOULD NOT BE USED IN AREAS OF CONCENTRATED FLOW SUCH AS DITCHES AND CHANNELS.
FLEXIBLE GROWTH MEDIUM (FGM) - THIS METHOD HAS THE ADDED COMPONENT OF 1/2 INCH LONG, CRIMPED MANMADE FIBERS WHICH ADD A MECHANICAL BOND TO THE CHEMICAL BOND PROVIDED BY BRNS. THIS INCREASES THE BLANKET'S RESISTANCE TO BOTH HANDCROP IMPACT AND EROSION DUE TO RUNOFF. UNLIKE BRNS, A FLEXIBLE GROWTH MEDIUM TYPICALLY DOES NOT REQUIRE A CURING TIME TO BE EFFECTIVE. PROPERLY APPLIED, AN FGM IS ALSO VERY EFFECTIVE.
 THERE IS NO NEED TO SMOOTH THE SLOPE PRIOR TO APPLICATION. IN FACT SOME ROUGHENING OF THE SURFACE (EITHER NATURAL OR MECHANICALLY INDUCED) IS PREFERABLE.
 HOWEVER, LARGE ROCKS (>9 INCHES) AND EXISTING RILLS SHOULD BE REMOVED PRIOR TO APPLICATION. MIXING AND APPLICATION RATES SHOULD FOLLOW MANUFACTURER'S RECOMMENDATIONS.

- CONSTRUCTION SPECIFICATIONS**
1. FOMS ARE TYPICALLY APPLIED IN TWO STAGES. UNLESS SPECIFICALLY RECOMMENDED TO BE APPLIED IN ONE APPLICATION BY THE MANUFACTURER, THE SEED MIXTURE AND SOIL AMENDMENTS SHOULD BE APPLIED FIRST.
 2. AFTER THE SEED MIXTURE IS APPLIED, THE HYDRAULICALLY APPLIED BLANKETS SHOULD BE SPRAYED OVER THE AREA AT THE REQUIRED APPLICATION RATE, ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

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 NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SEEDING/STABILIZATION BLANKET SPECIFICATIONS

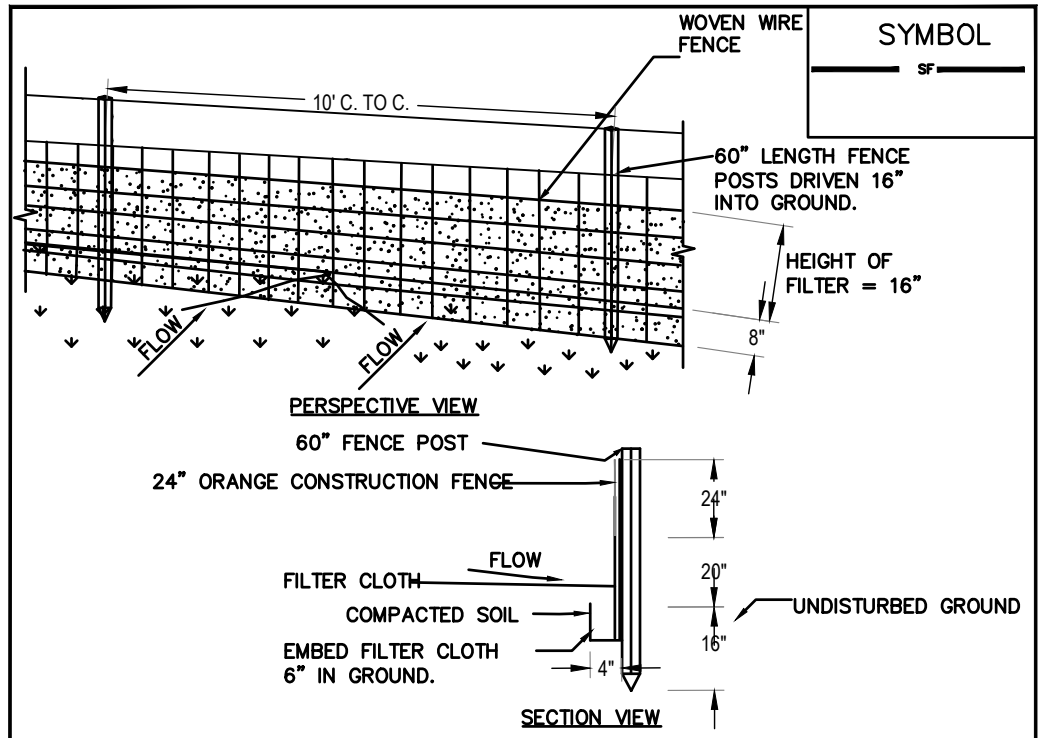


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH AND ORANGE CONSTRUCTION FENCING TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN.
3. WHEN TWO SECTIONS OF FILTER CLOTH AND ORANGE CONSTRUCTION FENCING ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILUNKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAF, ENVROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

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SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. CLEAN AND STRIP ROADED AND PARKING AREAS OF ALL VEGETATION, ROOTS AND OTHERS OBJECTIONABLE MATERIAL.
2. LOCATE PARKING AREAS ON NATURALLY FLAT AREAS AS AVAILABLE. KEEP GRADES SUFFICIENT FOR DRAINAGE, BUT NOT MORE THAN 2 TO 3 PERCENT.
3. PROVIDE SURFACE DRAINAGE AND DIVERT EXCESS RUNOFF TO STABILIZED AREAS.
4. MAINTAIN CUT AND FILL SLOPES TO 2:1 OR FLATTER AND STABILIZED WITH VEGETATION AS SOON AS GRADING IS ACCOMPLISHED.
5. SPREAD 6-INCH COURSE OF CRUSHED STONE EVENLY OVER THE FULL WIDTH OF THE ROAD AND SMOOTH TO AVOID DEPRESSIONS.
6. PROVIDE APPROPRIATE SEDIMENT CONTROL MEASURES TO PREVENT OFFSITE SEDIMENTATION.

CONSTRUCTION ROAD STABILIZATION

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CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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LANDGRADING SPECIFICATIONS

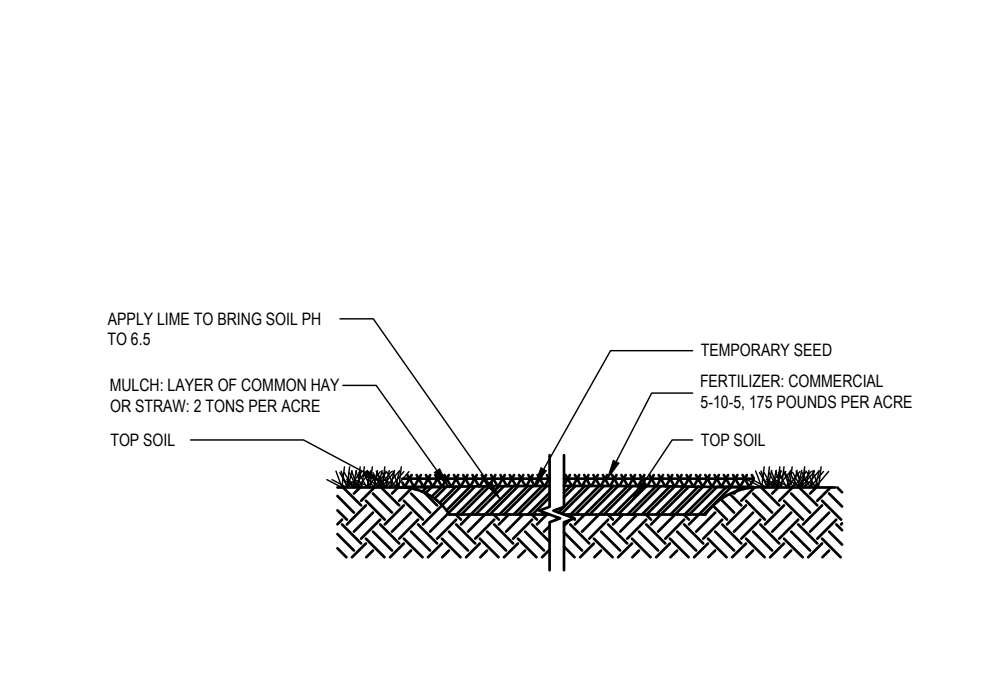
PWGC
 CLIENT DRIVEN SOLUTIONS
 P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
 Bohemia - NY - 11716-2618
 Phone: (631) 589-6353 - Fax: (631) 589-8705
 E-mail: INFO@PWGROSSER.COM

CONSULTANTS

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FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

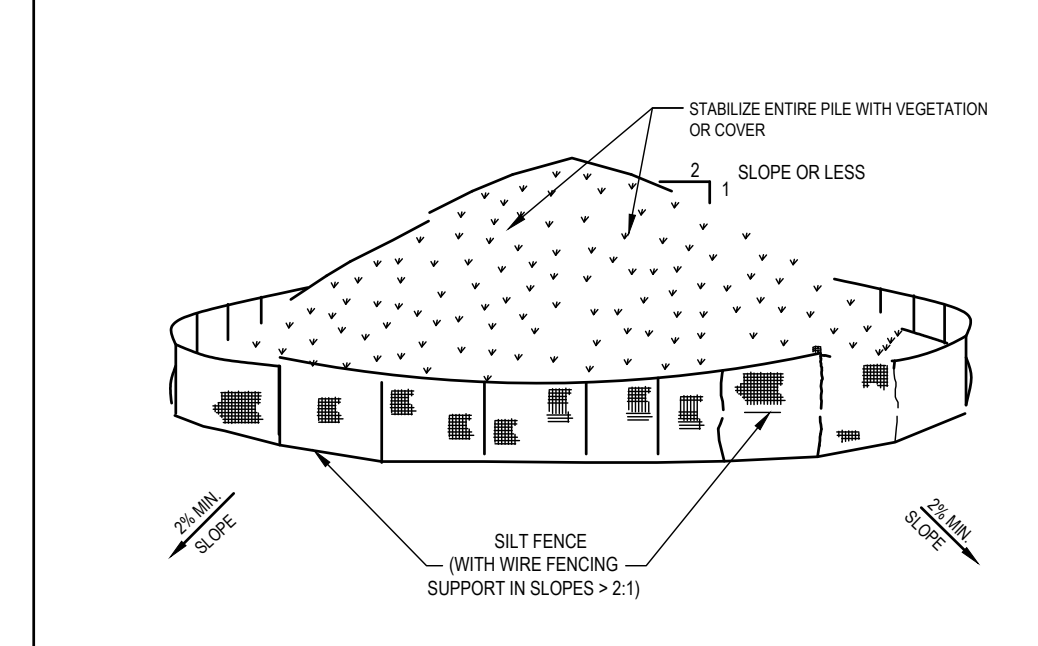


CONSTRUCTION SPECIFICATIONS

1. TOP SOIL, SEED, MULCH, AND FERTILIZER DISTURBED SOIL AREAS THAT WILL BE EXPOSED FOR 14 DAYS OR MORE.

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TEMPORARY TOPSOIL FERTILIZER, SEED AND MULCH DETAIL



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAINABLES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL ABOVE.
5. SILT FENCE TO BE 10' FROM TOE OF SLOPE AND 10' FROM PROPERTY LINES.

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SOIL STOCK PILE DETAIL

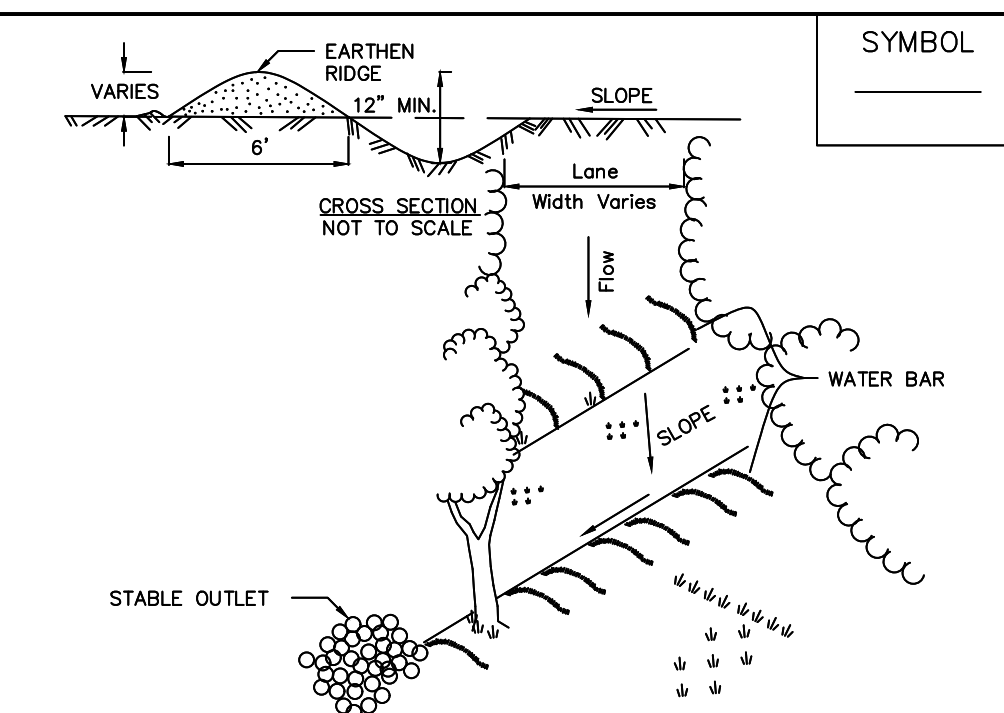
SEEDING NOTE:

1. ERNEST CONSERVATION SEEDS NORTHEAST POLLINATOR 3' MIX - ERNMX-612 TO BE SEEDED BELOW SOLAR PANELS. SEED AT 40 LB/AC WITH 30 LB/AC OF A COVER CROP. FOR A COVER CROP USE EITHER GRAIN OATS (1 JAN TO 31 JUL) OR GRAIN RYE (1 AUG TO 31 DEC).

NORTHEAST SOLAR POLLINATOR 3' MIX - ERNMX-612	
SHEEP FESCUE, VARIETY NOT STATED	94.90%
BUTTERFLY MILKWEED	2.50%
PARTRIDGE PEA, PA ECOTYPE	2.00%
SHOWY EVENING PRIMROSE	0.30%
ZIGZAG SPIDERWORT, VA ECOTYPE	0.30%

WINTER SHUTDOWN CONSTRUCTION SCHEDULE

1. POST CLEARING THE EXPOSED SOIL SHALL BE COVERED WITH MATERIAL(S) AS SET FORTH IN THE TECHNICAL STANDARD. NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TO PREVENT THE EXPOSED SOIL FROM ERODING (SEE STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING/STABILIZATION FOR WINTER SHUT DOWN, ABOVE).
2. REGULARLY INSPECT, MAINTAIN AND RE-SEED ANY AREAS THAT ARE NOT ADEQUATELY STABILIZED UP UNTIL THE JULY 1 START DATE AND THEREAFTER, UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
3. SITE INSPECTIONS ARE TO TAKE PLACE TWICE PER MONTH WITH PHOTOS PROVIDED TO THE TOWN TO DEMONSTRATE THAT THE SITE REMAINS STABILIZED/PROTECTED UNTIL CONSTRUCTION STARTS.
4. ONCE CONSTRUCTION STARTS, INSPECTIONS SHALL CONTINUE MONTHLY, WITH PHOTOS SUBMITTED TO THE TOWN, TO ENSURE THAT THE TEMPORARY STABILIZATION MEASURES REMAIN IN PLACE IN AREAS NOT UNDER ACTIVE CONSTRUCTION.

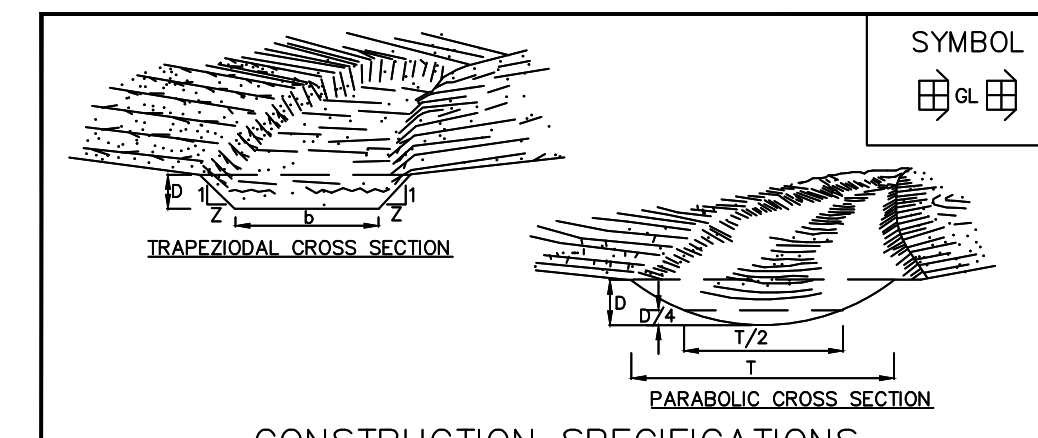


CONSTRUCTION SPECIFICATIONS

1. INSTALL THE WATER BAR AS SOON AS THE RIGHT OF WAY IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOD FROM THE BASE FOR 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 SEEDED AND MULCHED WITHIN 2 DAYS.
6. PERIODICALLY INSPECT WATER BARS FOR EROSION DAMAGE AND SEDIMENT. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

WATER BARS



CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
 - A. FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY WATERWAYS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE WATERWAY DURING THE ESTABLISHMENT OF THE VEGETATION.
 - B. FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER SEC., THE WATERWAY SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY SUE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.
 - C. STRUCTURAL - VEGETATIVE PROTECTION SUBSURFACE DRAIN FOR BASE FLOW SHALL BE CONSTRUCTED AS SHOWN ON THE STANDARD DRAWING AND AS SPECIFIED IN THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

GRASSED WATERWAY

SOLAR ARRAY

COMPANY, LLC
 24HR EMERGENCY CONTACT
 NAME, PHONE, ADDRESS

DANGER

HIGH VOLTAGE. KEEP OUT

SIGNAGE DETAIL
 NOT TO SCALE

7		
6		
5		
4		
3	CLIENT REVIEW	07/29/2024
2	WETLANDS UPDATE	07/24/2024
1	CLIENT REVIEW	04/05/2024
Number	Revision	Revision Date

Designed By: _____ Date Submitted: _____
 Drawn By: **HLW/RPV** Date Created: **03/28/2024**
 Approved By: **MTS** Scale: **AS NOTED**

Client:
NY LANSING II, LLC
 P.O. BOX 384
 CALLICOON, NY 12783

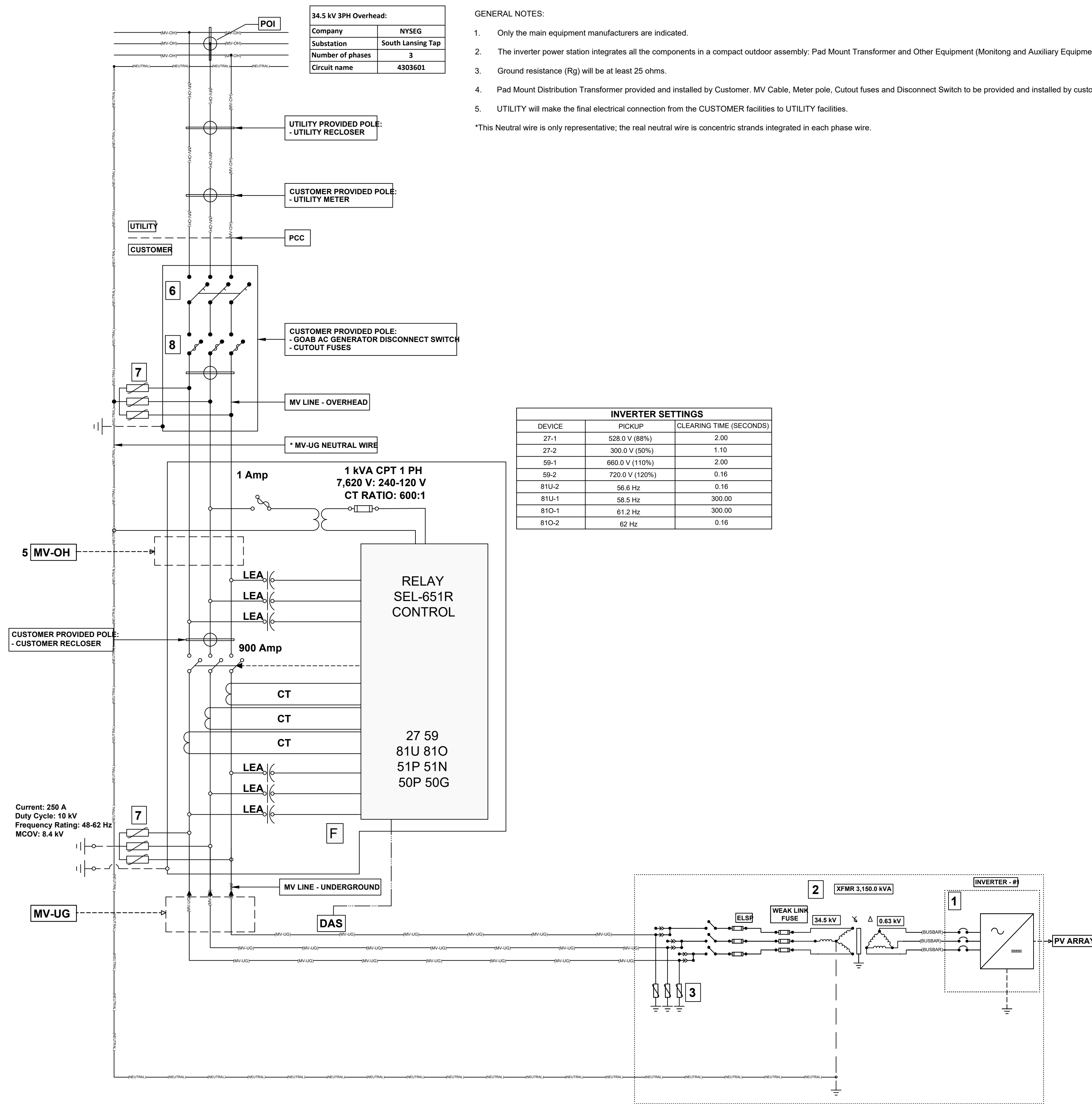
Project:
NORTH TRIPHAMMER ROAD SOLAR FARM CONCEPTUAL SITE PLAN

Project Address:
NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contd Number: ---
 Regulatory Reference Number: ---
 File of Drawing: ---

EROSION AND SED. CONTROL DETAILS

Drawing Number: **C-601**
 Sheet **10** of **11**
 PWGC Project Number: **DRS2404**



ELECTRICAL THREE LINE DIAGRAM
NOT TO SCALE

VOLTAGE LINE (kV)	34.50
UTILITY	NYSEG
SUBSTATION	South Lansing Tap
NUMBER OF PHASES	3
CIRCUIT NAME	4303601
AC SYSTEM SIZE (MW)	3.00
POWER FACTOR	1.00
OUTPUT CURRENT (A)	50.20
AC SYSTEM SIZE (MVA)	3.00
1	
MANUFACTURER	Singrow
MODEL	SG150UD-MV
QUANTITY	1
MAX PV INPUT VOLTAGE (V)	1,500
AC POWER (kVA)	3,150
AC OUTPUT POWER (kW) (LIMITED)	3,000
AC OUTPUT VOLTAGE (V)	690
AC OUTPUT CURRENT (A)	2,886.75
UL 1741 AND IEEE 1547	YES
2	
MANUFACTURER	EATON
QUANTITY	1
POWER (kVA)	3,150
HV BIL (kV)	150
LV BIL (kV)	30
NOMINAL HIGH VOLTAGE (kV)	34.50
NOMINAL LOW VOLTAGE (V)	690
IMPEDANCE (%)	5.75
X/R Ratio	>=5
PRIMARY WINDING	WYE
SECONDARY WINDING	DELTA
3	
MANUFACTURER	EATON
MCOV RATING (kV)	22.00
DUTY CYCLE (kV)	27.00
4	
SIZE	2/D AWG
NORMAL TEMP RATING (°C)	105
JACKET	XLPE
CONCENTRIC NEUTRAL	100%
INSULATION LEVEL (%)	100
VOLTAGE RATING (kV)	35
LENGTH (ft)	2,590.15
5	
TYPE	ACSR
SIZE	1/D AWG
LENGTH (ft)	198.38
6	
MANUFACTURER	EATON
RATING (A)	600
VOLTAGE (kV)	15.5
BIL (kV)	200
7	
MANUFACTURER	EATON
QUANTITY	3
MCOV (kV)	22.00
ARRESTER RATING (kV)	27.00
8	
MANUFACTURER	S&C
RATING (kV)	35
RATING (A)	175
BIL (kV)	200
QUANTITY	3

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

Number	Revision Description	Revision Date
7		
6		
5		
4		
3	CLIENT REVIEW	07/29/2024
2	WETLANDS UPDATE	07/24/2024
1	CLIENT REVIEW	04/05/2024

Designed By: _____ Date Submitted: _____
 Drawn By: HLW/RPV Date Created: 03/28/24
 Approved By: MTS Scale: AS NOTED

Client:
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P.O. BOX 384
CALLICOON, NY 12783

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**ELECTRICAL
THREE LINE
DIAGRAM**

Drawing Number: **C-602**

Sheet 11 of 11
 Project Number: **DRS2404**

Unauthorized alteration or addition to the drawings and related documents is a violation of Section 2209 of the New York State Education Law.

**FOR PERMITTING
PURPOSES ONLY
NOT FOR CONSTRUCTION**