

# SOLAR ARRAY PLAN

# LIME HOLLOW SOLAR

# LIME HOLLOW ROAD

TOWN OF CORTLANDVILLE

COUNTY OF CORTLAND

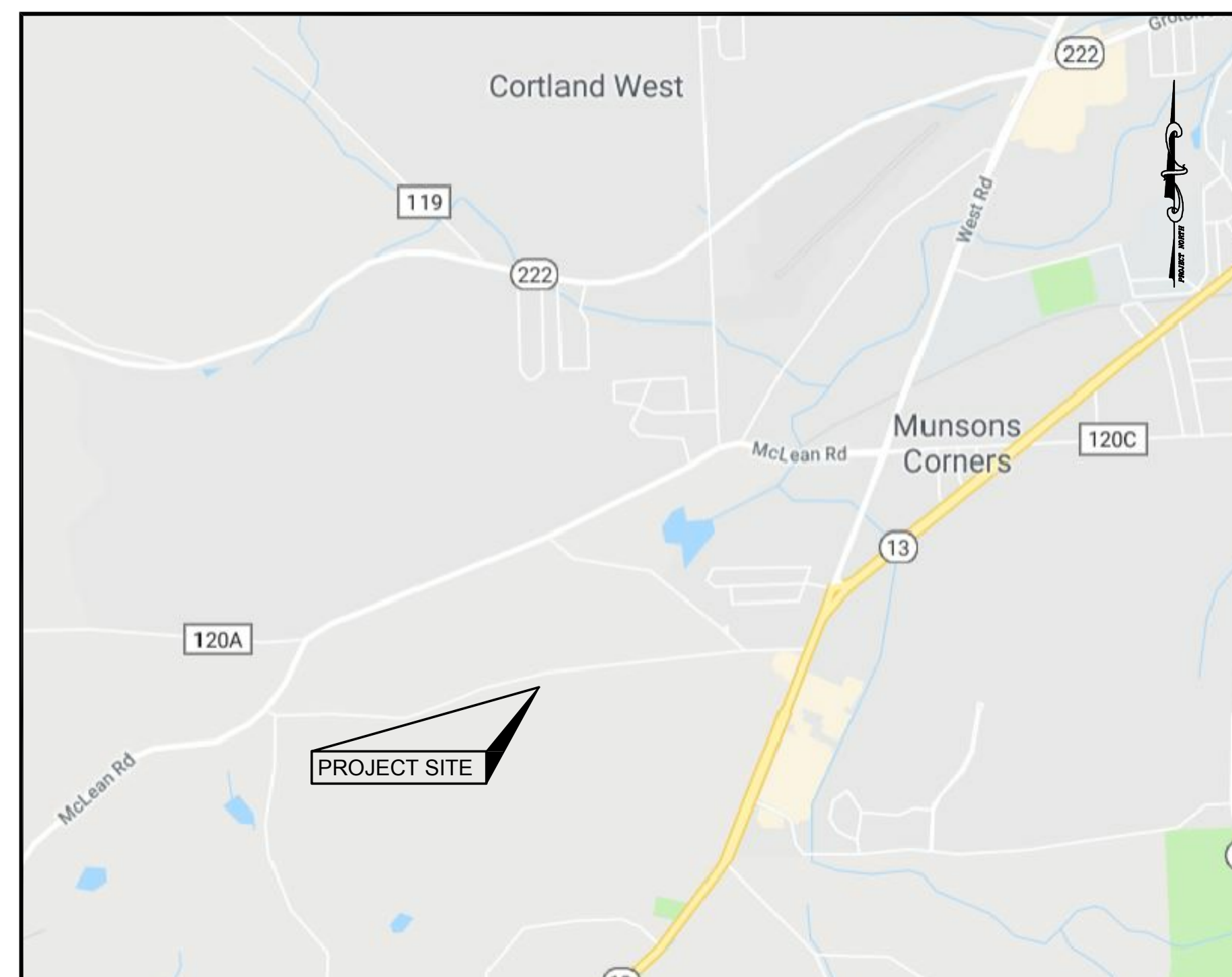
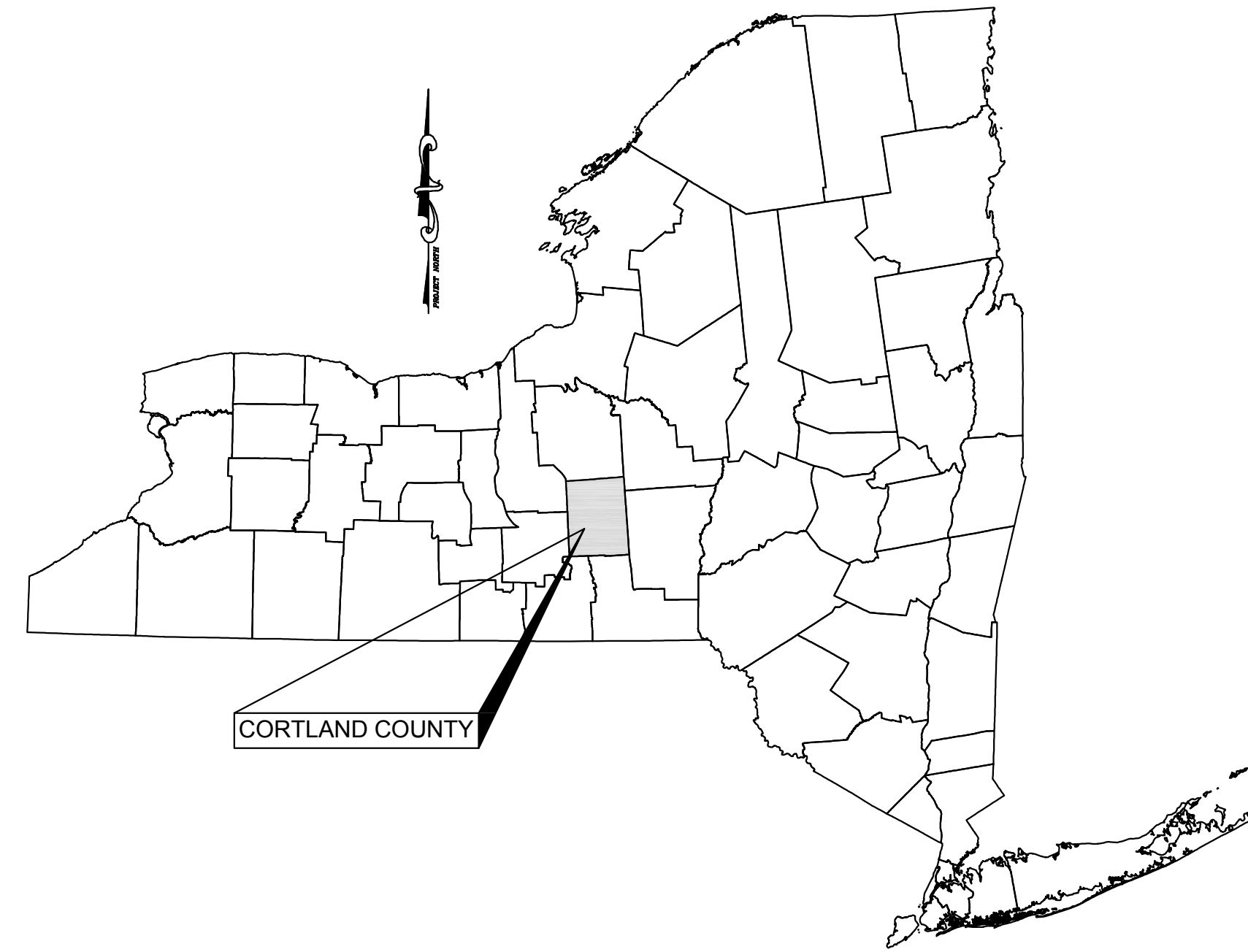
STATE OF NEW YORK

APPLICANT/DEVELOPER:

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

INDEX OF DRAWINGS

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



LOCATION MAP  
 SCALE 1" = 2000'

DRAWINGS PREPARED BY

**KEYSTONE ASSOCIATES**  
 ARCHITECTS, ENGINEERS AND SURVEYORS, LLC  
 58 Exchange Street  
 Binghamton, New York 13901  
 Phone: 607.722.1100  
 Fax: 607.722.2515  
 Email: info@keyscomp.com  
 www.keyscomp.com

PROJECT NO. 2850.24418.5

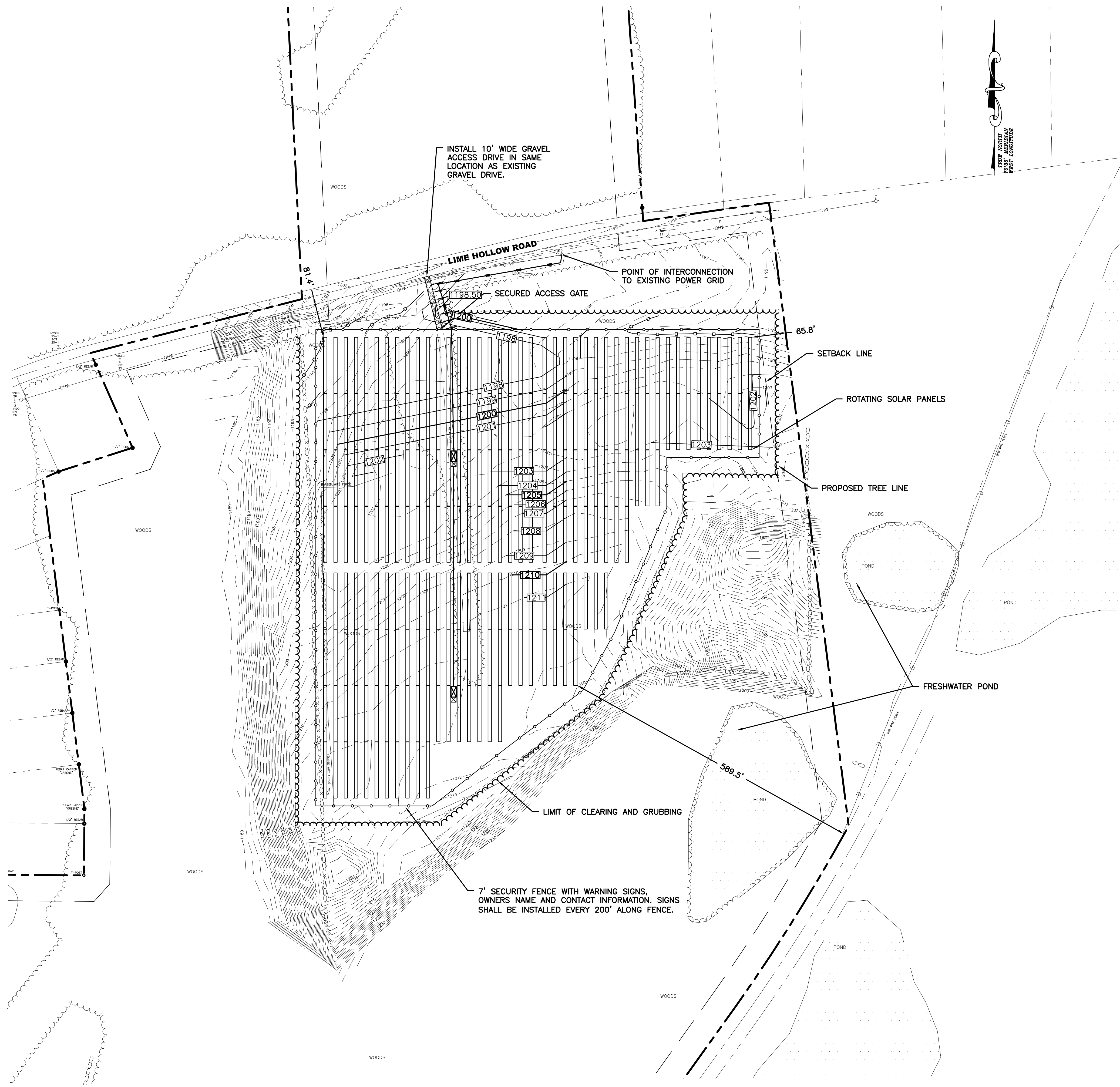
DECEMBER 18, 2018  
 REVISED: FEBRUARY 12, 2019  
 REVISED: MARCH 15, 2019

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









INSTALL 10' WIDE GRAVEL ACCESS DRIVE IN SAME LOCATION AS EXISTING GRAVEL DRIVE.

1198.50' SECURED ACCESS GATE

POINT OF INTERCONNECTION TO EXISTING POWER GRID

65.8'

ROTATING SOLAR PANELS

PROPOSED TREE LINE

FRESHWATER POND

LIMIT OF CLEARING AND GRUBBING

7' SECURITY FENCE WITH WARNING SIGNS, OWNERS NAME AND CONTACT INFORMATION. SIGNS SHALL BE INSTALLED EVERY 200' ALONG FENCE.

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**ZONING NOTES**

ZONING DISTRICT: I-1  
USE: GROUND-MOUNTED LARGE-SCALE SOLAR ENERGY SYSTEM

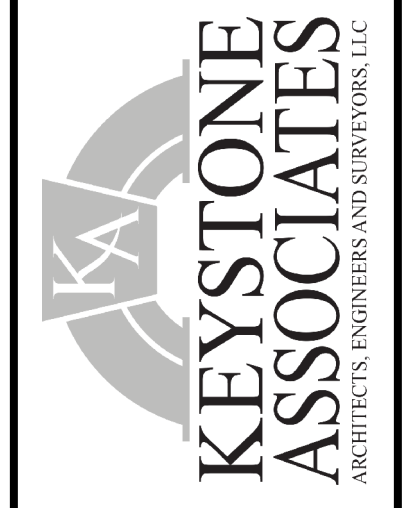
	ZONING REQUIRED	SOLAR REQUIRED	ACTUAL
MINIMUM LOT SIZE:	NONE	NONE	106.3 AC
MINIMUM LOT FRONTAGE:	50 LF	50 LF	1341.0 LF
MAXIMUM LOT COVERAGE:	70%	70%	12.36%
<b>MINIMUM YARD DIMENSIONS:</b>			
<b>PRINCIPAL:</b>			
FRONT	50 LF	N/A	N/A
REAR	40 LF	N/A	N/A
SIDE	12 LF	N/A	N/A
<b>ACCESSORY:</b>			
FRONT	N/A	50 LF	81.4 LF
REAR	N/A	50 LF	589.5 LF
TO PRINCIPAL	N/A	N/A	N/A
SIDE	N/A	50 LF	65.8 LF
MAXIMUM STRUCTURE HEIGHT:	NONE	20 FT	12 FT

TOTAL ACREAGE OF PROJECT: ± 15.77 ACRES  
TOTAL ACREAGE TO BE DISTURBED: ± 15.77 ACRES

**GENERAL NOTES**

- 1) CONTRACTOR SHALL NOT PROCEED WITH ANY CONSTRUCTION WORK PRIOR TO FINAL APPROVAL OF ALL PLANS AND SECURING OF ALL PERMITS.
- 2) CONTRACTOR SHALL PROVIDE CONSTRUCTION/PROTECTIVE FENCING OR OTHER MEANS NECESSARY TO PROTECT WORK AND TO ENSURE THE SAFETY OF PEDESTRIAN AND VEHICULAR TRAFFIC DURING CONSTRUCTION.
- 3) CONTRACTOR TO COMPLY WITH ALL O.S.H.A. AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION. (PROPER SHORING, ETC.)
- 4) THE CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
- 5) ELECTRIC AND GAS INSTALLATION AND CONNECTIONS TO BE IN ACCORDANCE WITH UTILITY COMPANY REGULATIONS AND REQUIREMENTS.
- 6) THE CONTRACTOR SHALL FILL IN, AND THEN RE-EXCAVATE AS NECESSARY TO RESUME WORK, ANY EXCAVATIONS OR TRENCHES AT LOCATIONS AND AS OFTEN AS MAY BE REQUIRED TO ENSURE PROTECTION OF THE WORK, ANY ADJACENT EXISTING FACILITIES, OR THE PUBLIC.
- 7) THE CONTRACTOR SHALL CLEAN UP THE JOB SITE ON A DAILY BASIS BEFORE LEAVING THE JOB. ALL RUBBISH MUST BE CLEANED UP AND CONSTRUCTION EQUIPMENT MUST BE PROPERLY TAKEN CARE OF AND STORED AT THE END OF THE DAY.
- 8) CONTRACTOR SHALL RESTORE ALL LAWNS, DRIVEWAYS, WALKS, WALL, CURBS, FENCES, ETC. DISTURBED BY CONSTRUCTION. LAWN SHALL BE FINE GRADED, SEEDED, FERTILIZED AND MULCHED PER ACCEPTABLE LANDSCAPE PRACTICES.
- 9) CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKEOUT. WHERE APPLICABLE STAKEOUT SHALL BE COMPLETED BY A LICENSED LAND SURVEYOR.
- 10) UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK & SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTORS SHALL NOTIFY DIG SAFELY NY (FORMERLY UFPO) 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 753.
- 11) ALL SITE WORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS.
- 12) ALL BOUNDARY AND/OR TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC. IT IS THE BASE INFORMATION USED TO PREPARE THE WORK INDICATED ON THE DRAWINGS. BY INCLUSION OF THIS SURVEY INFORMATION IN THIS SET OF DOCUMENTS, KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC DOES NOT ASSUME RESPONSIBILITY FOR INTERPRETATIONS OR CONCLUSIONS DRAWN THEREFROM BY THE CONTRACTOR.

58 Exchange Street  
Binghamton, New York 13901  
Phone: 607.722.1100  
Fax: 607.722.2515  
Email: info@keystone.com  
www.keystone.com



NOT FOR CONSTRUCTION

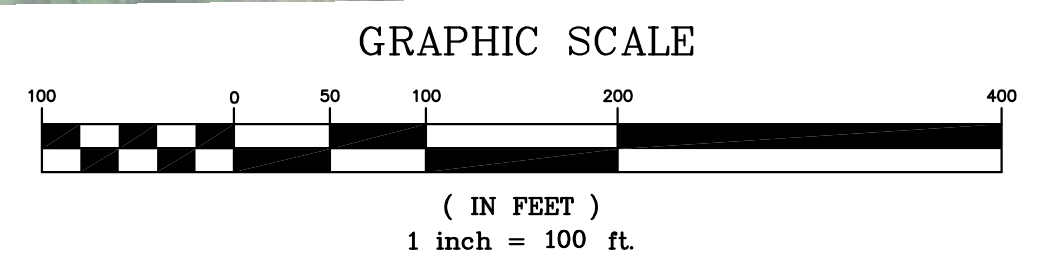
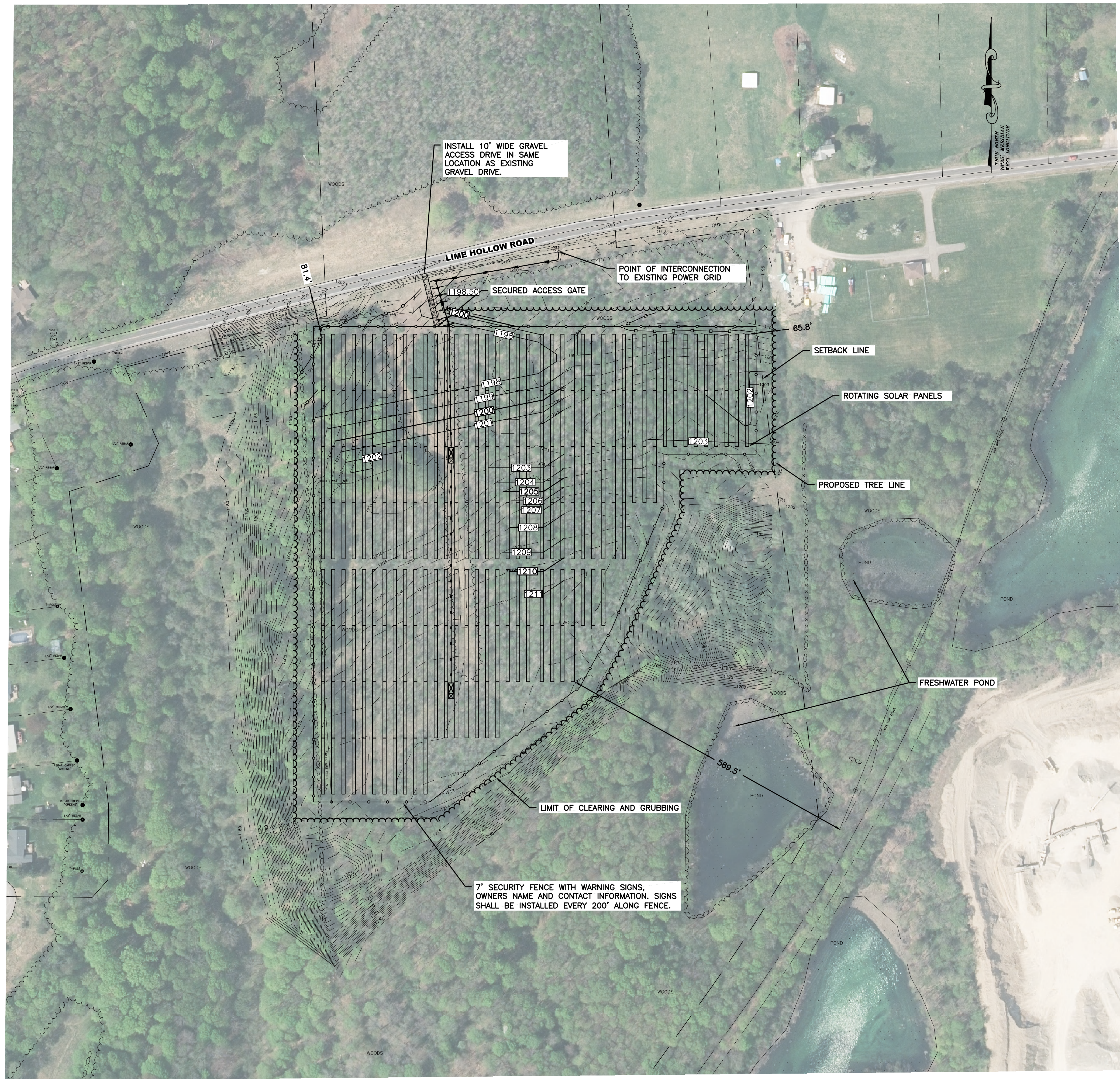
WARNING: This is a preliminary drawing. It is not to be used for construction. It is the responsibility of the user to verify all information. Keystone Associates Architects, Engineers and Surveyors, LLC is not responsible for any errors or omissions. Copyright © 2018 Keystone Associates Architects, Engineers and Surveyors, LLC

NO.	REVISIONS AND DESCRIPTIONS	DATE
2	FINISHED PANEL LAYOUT, 1/18/18	1/18/18
1	PROPOSED PANEL LAYOUT, CHANGED DRAWING NUMBER, ADVANCED DESIGN, 2/12/18	2/12/18

SOLAR ARRAY PLAN  
LIME HOLLOW SOLAR  
LIME HOLLOW ROAD  
TOWN OF CORTLANDVILLE  
CORTLAND COUNTY, NY  
SITE PLAN

SHEET NO.  
**C100**  
PROJECT NO.  
2850.24418.5  
DATE: 12/18/18  
CAD FILE NO.: 285024418\_5\_Site.dwg





**ZONING NOTES**

ZONING DISTRICT: I-1  
USE: GROUND-MOUNTED LARGE-SCALE SOLAR ENERGY SYSTEM

	ZONING REQUIRED	SOLAR REQUIRED	ACTUAL
MINIMUM LOT SIZE:	NONE	NONE	106.3 AC
MINIMUM LOT FRONTAGE:	50 LF	50 LF	1341.0 LF
MAXIMUM LOT COVERAGE:	70%	70%	12.36%
<b>MINIMUM YARD DIMENSIONS:</b>			
<b>PRINCIPAL:</b>			
FRONT	50 LF	N/A	N/A
REAR	40 LF	N/A	N/A
SIDE	12 LF	N/A	N/A
<b>ACCESSORY:</b>			
FRONT	N/A	50 LF	81.4 LF
REAR	N/A	50 LF	589.5 LF
TO PRINCIPAL	N/A	N/A	N/A
SIDE	N/A	50 LF	65.8 LF
MAXIMUM STRUCTURE HEIGHT:	NONE	20 FT	12 FT

TOTAL ACREAGE OF PROJECT: ± 15.77 ACRES  
TOTAL ACREAGE TO BE DISTURBED: ± 15.77 ACRES

NOT FOR CONSTRUCTION

SOLAR ARRAY PLAN  
LIME HOLLOW SOLAR  
LIME HOLLOW ROAD  
TOWN OF CORTLANDVILLE  
CORTLAND COUNTY, NY  
SITE PLAN WITH AERIAL PHOTO

SHEET NO.  
**C105**  
PROJECT NO.  
2850.24418.5  
DATE: 12/18/18  
CAD FILE NO.: 285024418\_5\_Site.dwg

WARNING:  
It is a violation of Section 7209 of the  
Electric Law to install any solar energy  
system without the approval of the  
Professional Architect, Engineer, or  
Professional Surveyor. The Professional  
Architect, Engineer, or Professional  
Surveyor shall be responsible for the  
accuracy of the information contained  
in this drawing. No warranty is made  
or assumed by the Professional  
Architect, Engineer, or Professional  
Surveyor.

NO. DESCRIPTIONS AND DESCRIPTIONS DATE

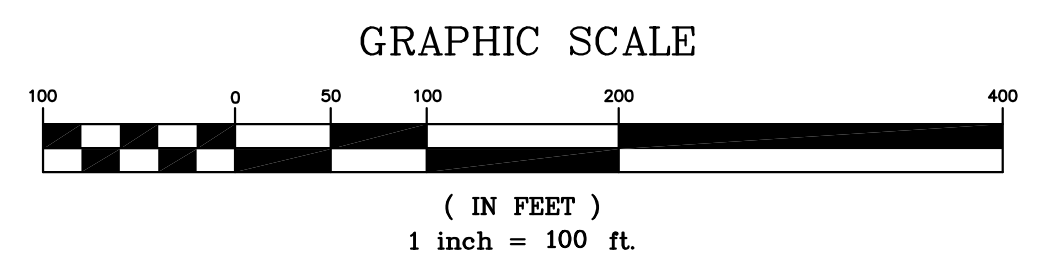
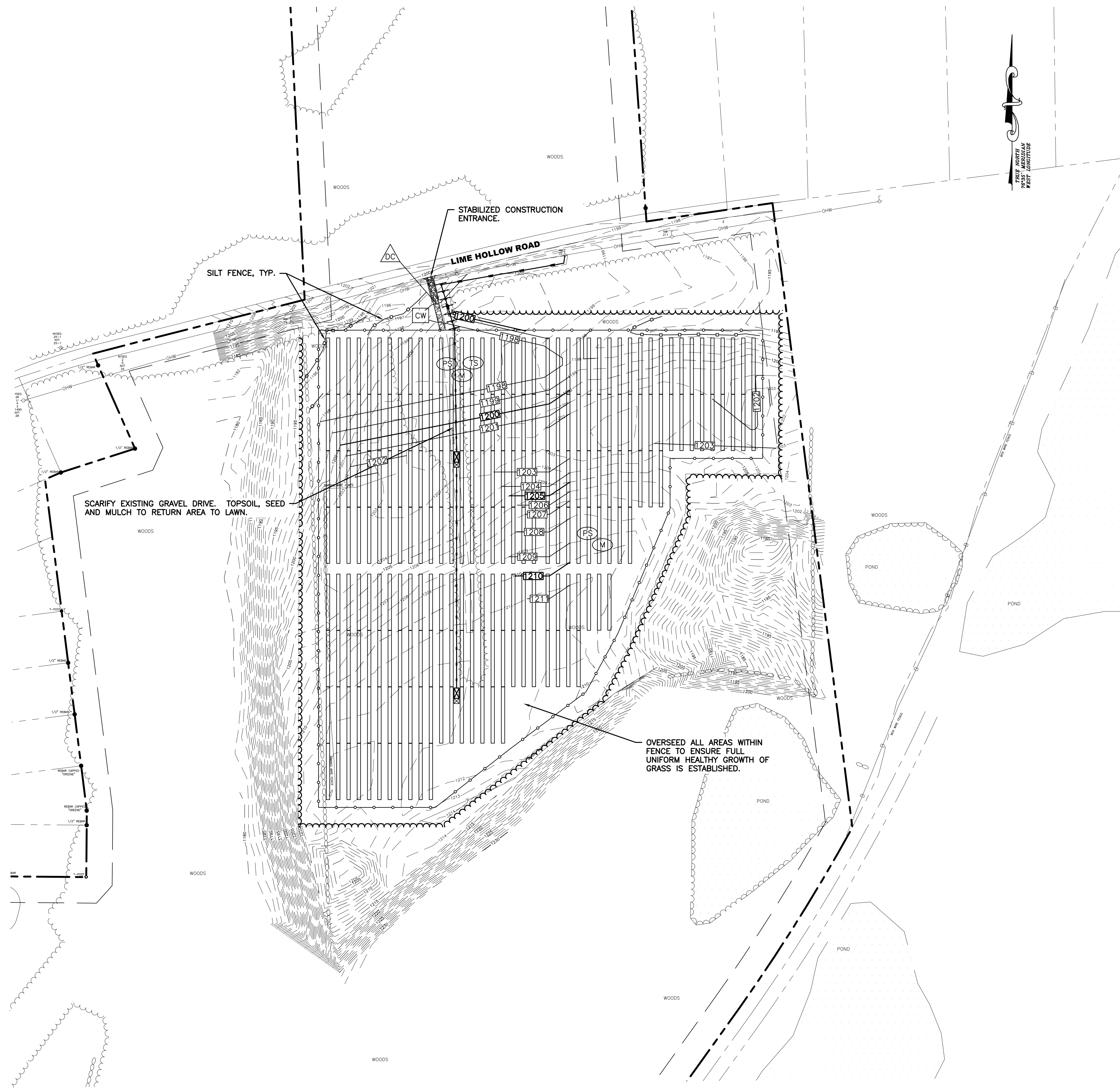
2	FINISHED PANEL LAYOUT, 1/18/18	3/18/18
1	CHANGED PANEL LAYOUT, CHANGED DRAWING LAYOUT, ADVANCED DESIGN NUMBERS, PREPARED FOR PERMITTING	2/12/18

© Copyright 2018  
Keystone Associates  
Architects, Engineers  
and Surveyors, LLC

**KEYSTONE ASSOCIATES**  
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

58 Exchange Street  
Binghamton, New York 13901  
Phone: 607.722.1100  
Fax: 607.722.2515  
Email: info@keystonecomp.com  
www.keystonecomp.com





**SEEDING**

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

**MAINTENANCE**

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

**NOTES**

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

CONCRETE WASHOUT	CW
DUST CONTROL	DC
TOPSOILING	TS
PERMANENT SEEDING	PS
MULCHING	M
STABILIZED CONSTRUCTION ENTRANCE	[Symbol]
SILT FENCE	[Symbol]

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

STANDARD SYMBOLS

**CONSTRUCTION SEQUENCE**

1. REFER TO THE PROJECT'S SWPPP MANUAL PRIOR TO INITIATING CONSTRUCTION.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB SITE TO LIMITS SHOWN.
4. INSTALL SILT FENCE.
5. INSTALL GRAVEL ACCESS DRIVE.
6. GRADE SITE AS SHOWN.
7. INSTALL SOLAR BASE SUPPORTS AND SOLAR ARRAYS.
8. INSTALL UNDERGROUND UTILITIES AND UTILITY POLES.
9. INSTALL CHAIN LINK FENCE AND OTHER AMENITIES.
10. INSTALL SEED AND MULCH TO ALL DISTURBED AREAS.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AFTER SITE HAS MET THE REQUIREMENTS OF FINAL STABILIZATION.

NOT FOR CONSTRUCTION

58 Exchange Street  
Binghamton, New York 13901  
Phone: 607.722.1100  
Fax: 607.722.2515  
Email: info@keystone.com  
www.keystone.com

**KEYSTONE ASSOCIATES**  
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

**SOLAR ARRAY PLAN**  
**LIME HOLLOW ROAD**  
LIME HOLLOW ROAD  
TOWN OF CORTLANDVILLE  
CORTLAND COUNTY, NY

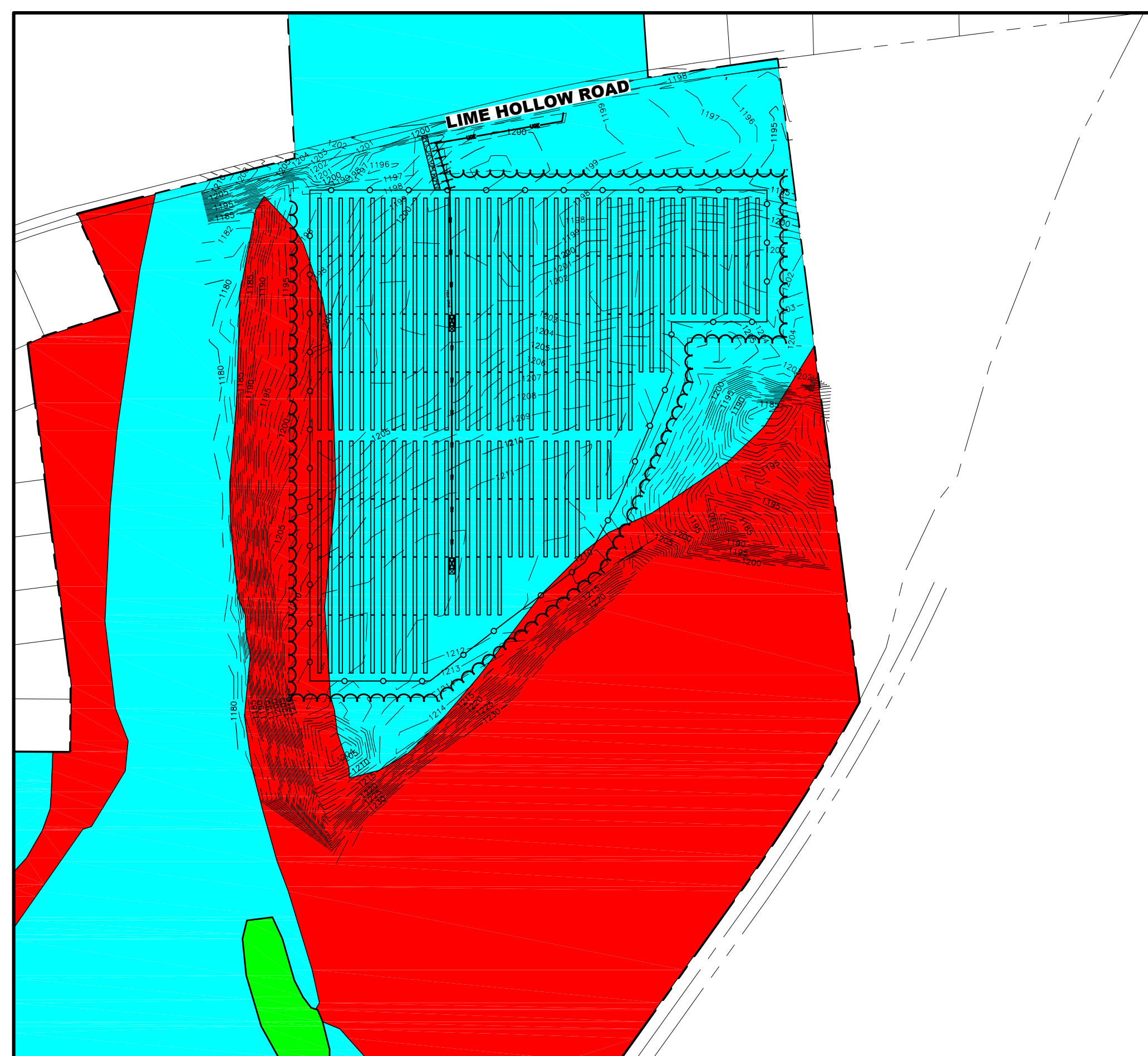
**EROSION AND SEDIMENT CONTROL PLAN**

SHEET NO. **C110**  
PROJECT NO. 2850.24418.5  
DATE: 12/18/18  
CAD FILE NO.: 285024418\_5\_Site.dwg

WARNING: This is a portion of drawing 7202, the Station Log for the project. It is not to be used for construction purposes. It is the responsibility of the user to verify the information, plans or reports to which the drawing is referred. If any error is found, the user shall be held responsible. © Copyright 2018 Keystone Associates Architects, Engineers and Surveyors, LLC

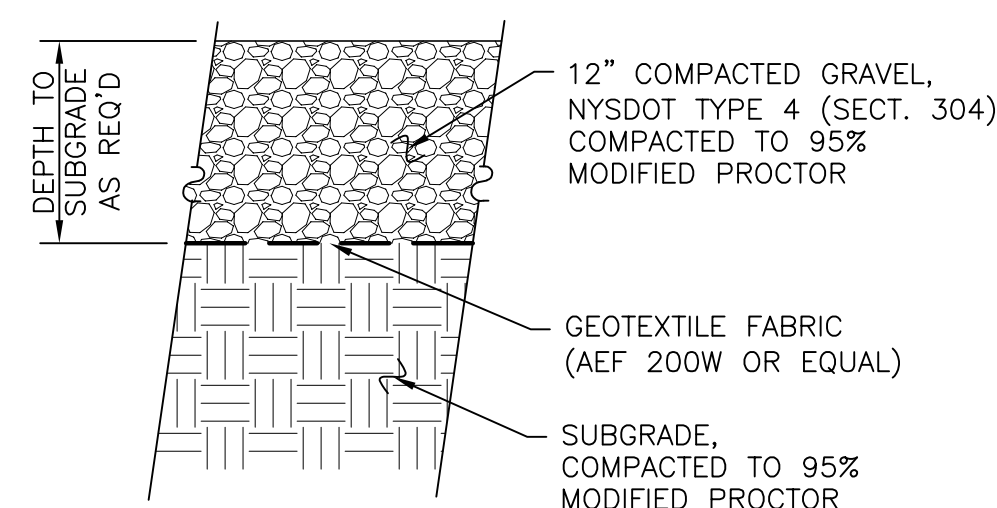
NO.	REVISIONS AND DESCRIPTIONS	DATE
2	FINISHED PANEL LAYOUT, CHANGED DRAWING NUMBER, ADVANCED DESIGN	3/15/18
1	ISSUED PANEL LAYOUT, CHANGED DRAWING NUMBER, ADVANCED DESIGN	2/12/18



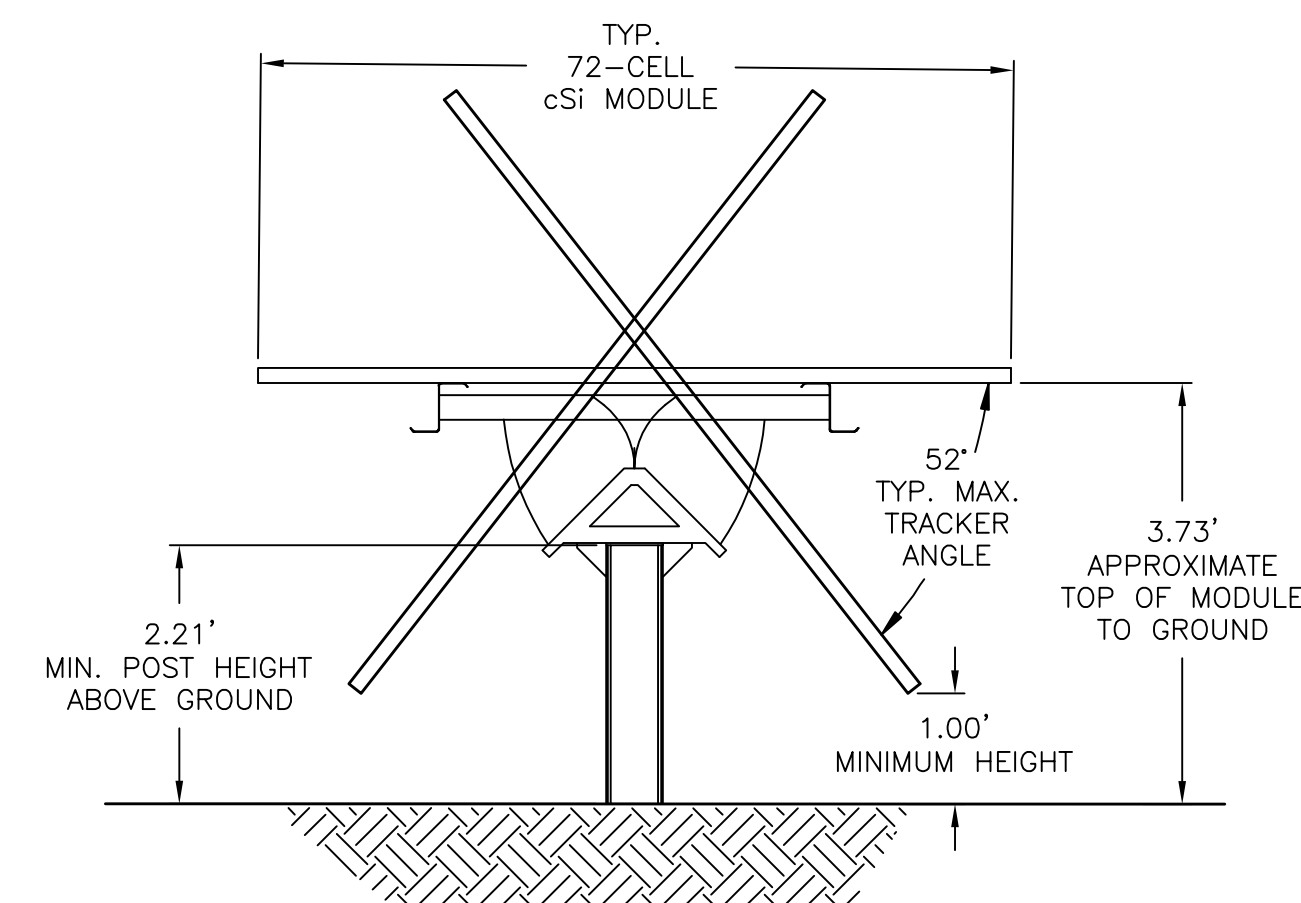


- PRIME FARMLAND
- NOT PRIME FARMLAND
- FARMLAND OF STATEWIDE IMPORTANCE

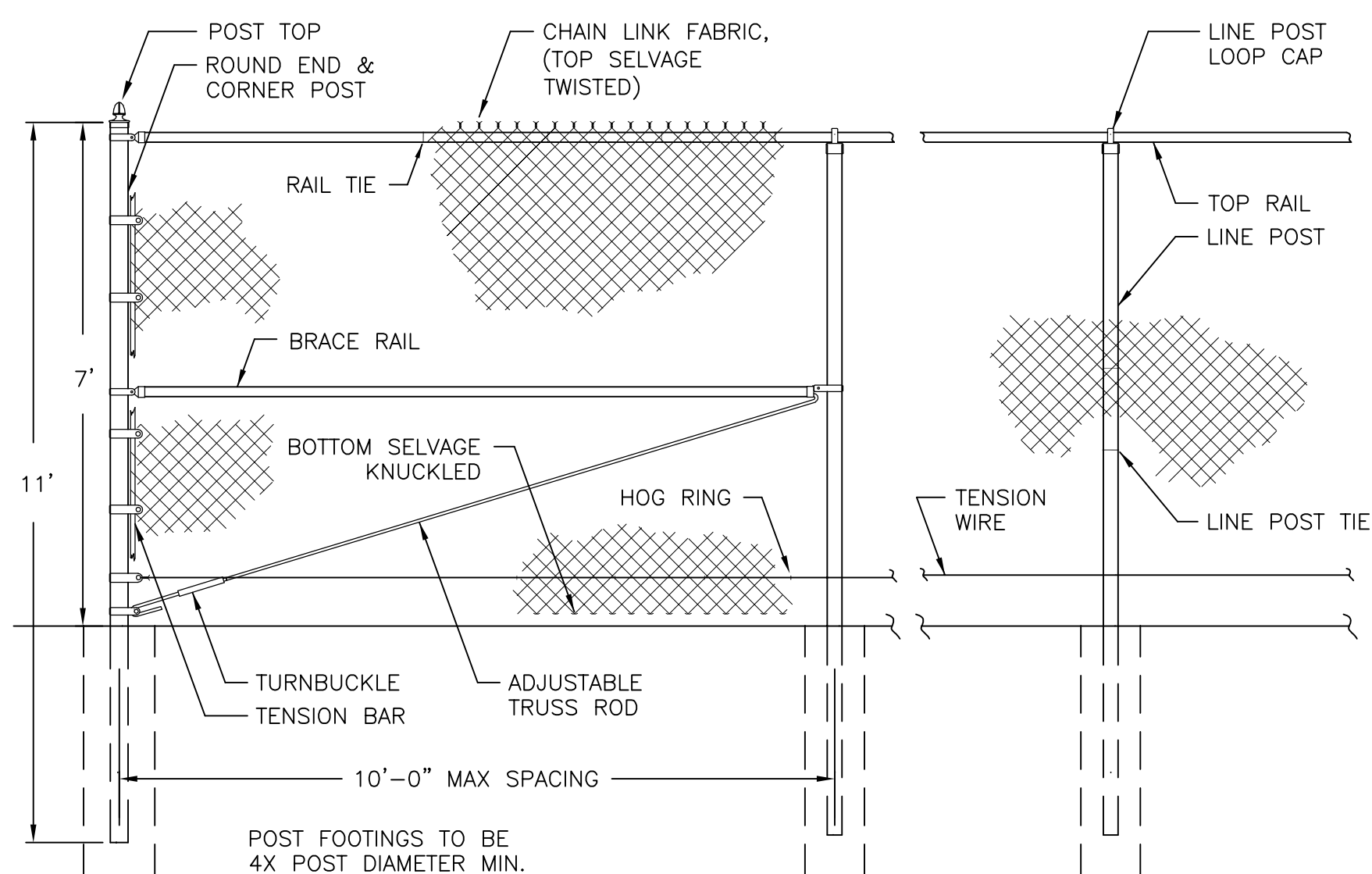
**1 FARMLAND SOILS MAP**  
C200 1"=200'



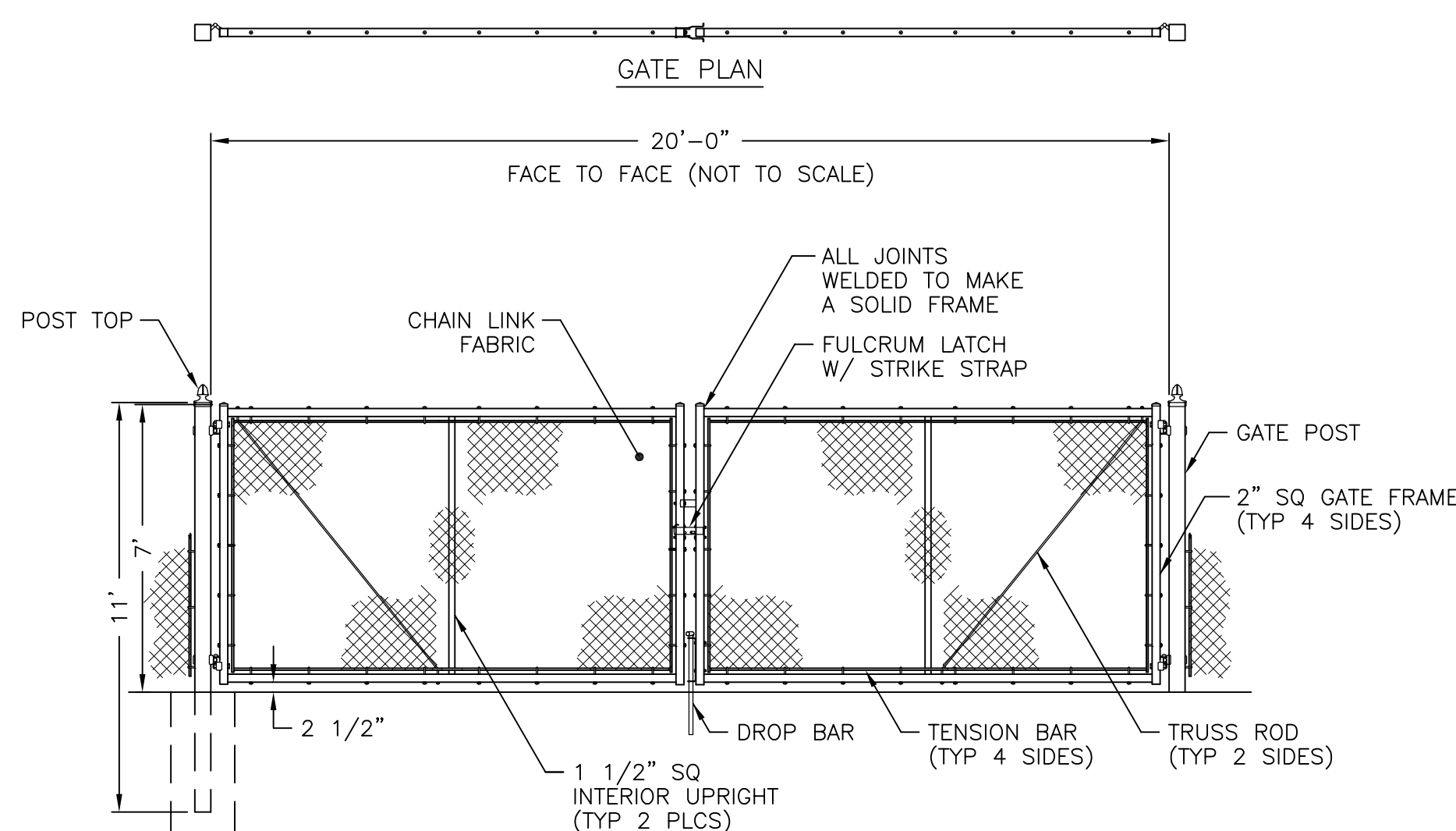
**2 GRAVEL DRIVE DETAIL**  
C200 N.T.S.



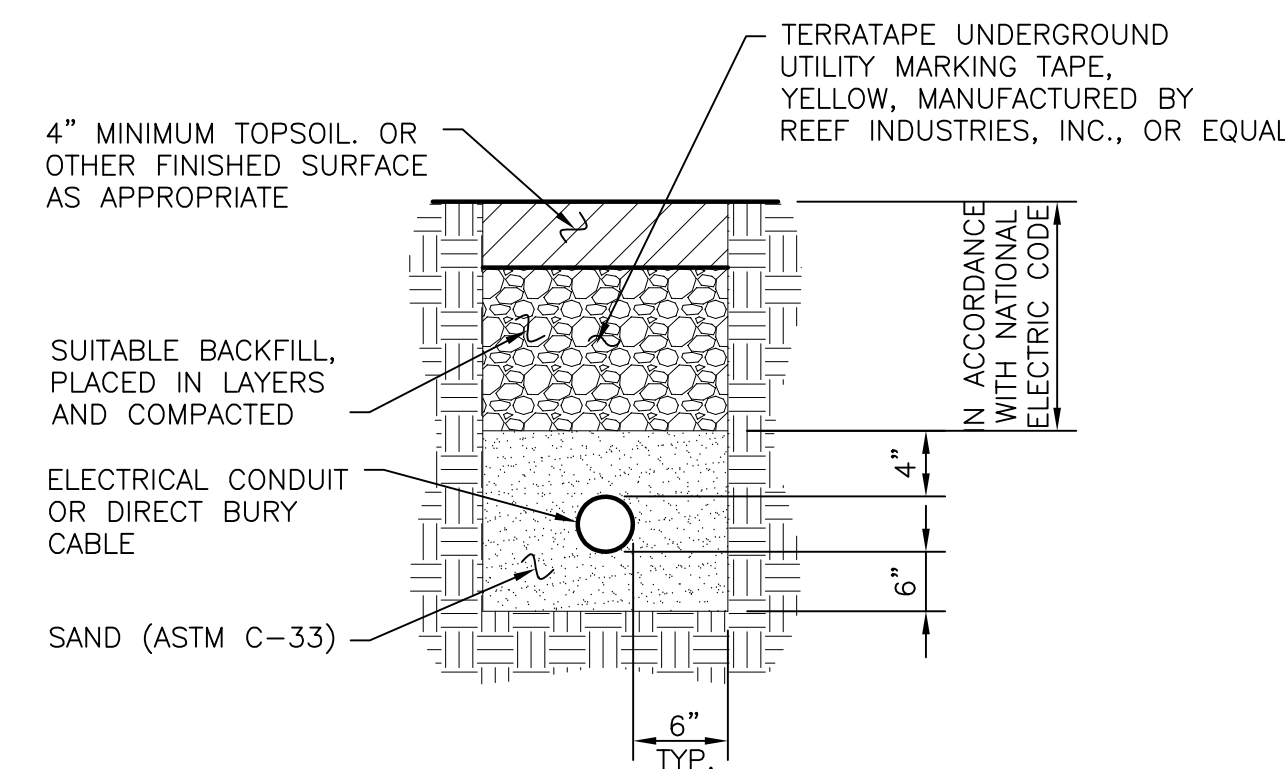
**3 SOLAR ARRAY SIDE VIEW**  
C200 N.T.S.



**4 CHAIN LINK FENCE DETAIL**  
C200 N.T.S.



**5 CHAIN LINK SWING GATE**  
C200 N.T.S.



**6 ELECTRICAL TRENCH DETAIL**  
C200 N.T.S.

NOT FOR CONSTRUCTION

**WARNING:**  
It is a violation of Section 7803 of the  
Education Law for any person who  
renders professional architectural, engineering, or  
surveying services, or any part thereof, in  
this State, without being duly licensed, or  
if licensed, without being duly registered,  
or if licensed, without being duly registered,  
or if licensed, without being duly registered.

© Copyright 2018  
KeyStone Associates  
Architects, Engineers  
and Surveyors, LLC

**SOLAR ARRAY PLAN**  
**LIME HOLLOW ROAD**  
**LIME HOLLOW ROAD**  
TOWN OF CORTLANDVILLE CORTLAND COUNTY, NY

**FARMLAND SOILS AND DETAILS**

SHEET NO.  
**C200**

PROJECT NO.  
2850.24418.5

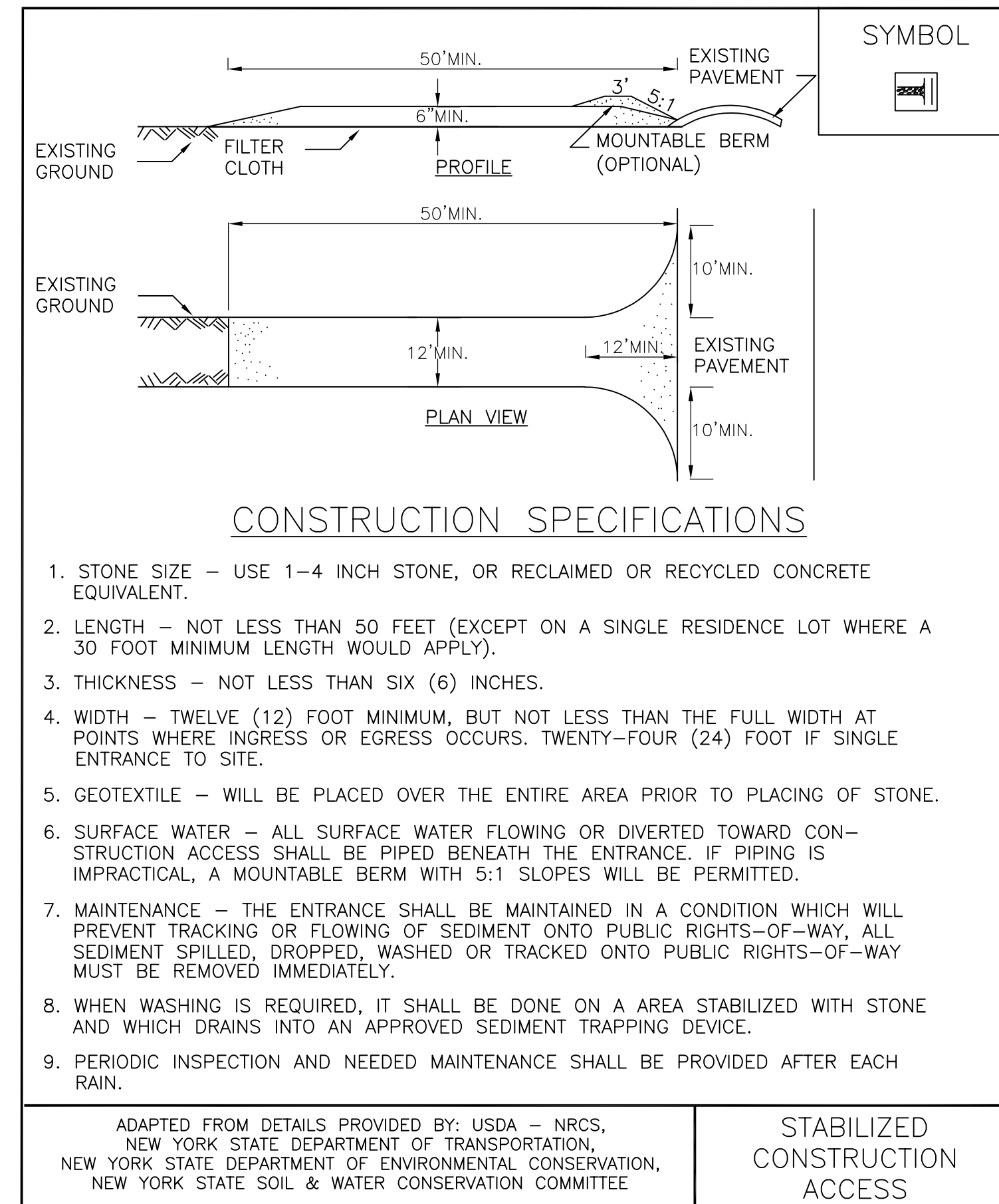
DATE: 12/18/18

CAD FILE NO.: 285024418\_5\_Site.dwg

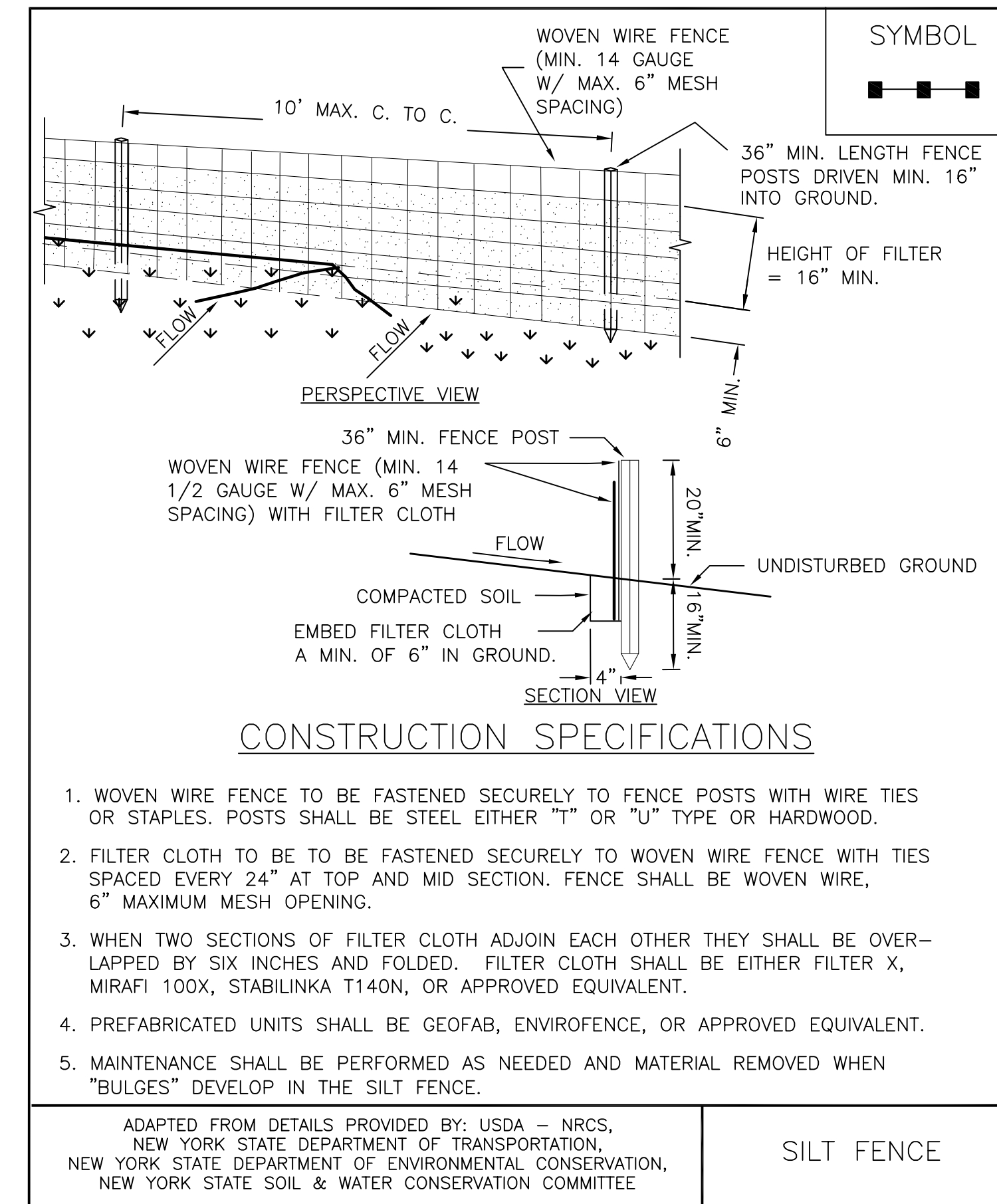
58 Exchange Street  
Binghamton, New York 13901  
Phone: 607.722.1100  
Fax: 607.722.2515  
Email: info@keycomp.com  
www.keycomp.com



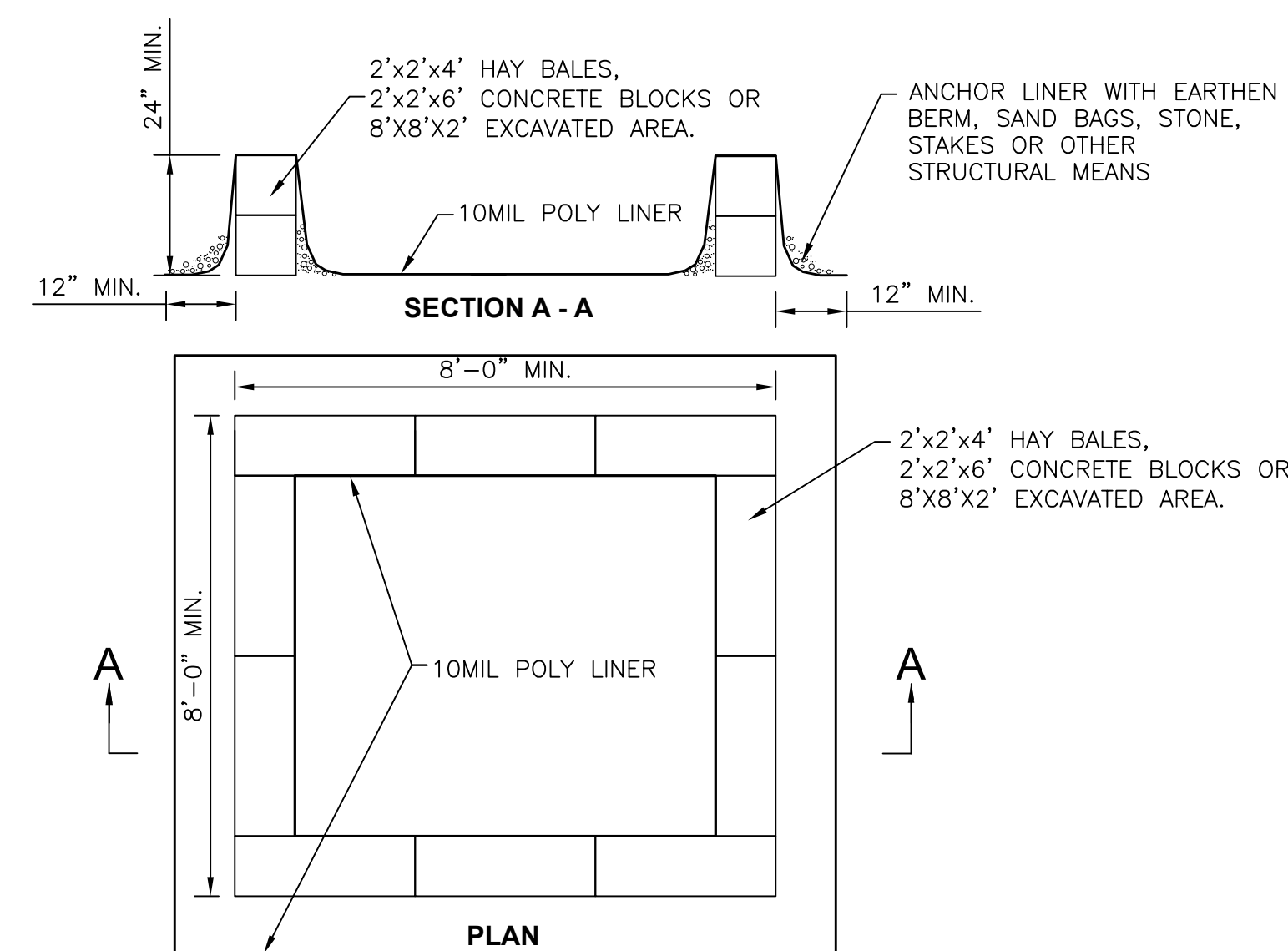




**1** STABILIZED CONSTRUCTION ACCESS  
C210 N.T.S.



**2** SILT FENCE  
C210 N.T.S.



**NOTES:**

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

**4** CONCRETE WASHOUT STRUCTURE  
C210 N.T.S.

NOT FOR CONSTRUCTION

58 Exchange Street  
Binghamton, New York 13901  
Phone: 607.722.1100  
Fax: 607.722.2515  
Email: info@keystone.com  
www.keystone.com

**KEYSTONE ASSOCIATES**  
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

**WARNING:**  
It is a violation of Article 770, Section 10 of the State Environmental Conservation Law for any person who is not a duly Licensed Professional Architect, Engineer, or Surveyor to prepare, issue, seal or report in which the signature of a Surveyor has been applied.

© Copyright 2018  
Keystone Associates  
Architects, Engineers  
and Surveyors, LLC

**SOLAR ARRAY PLAN**  
**LIME HOLLOW SOLAR**  
**LIME HOLLOW ROAD**  
TOWN OF CORTLANDVILLE  
CORTLAND COUNTY, NY

**DETAILS**

SHEET NO.  
**C210**

PROJECT NO.  
2850.24418.5

DATE: 12/18/18

CAD FILE NO.: 285024418\_5\_Site.dwg