

LOCATION MAP:
NOT TO SCALE

LEGEND:

CENTERLINE	UTILITY POLE
PROPERTY LINE	WATER VALVE
EASEMENT LINE	GAS VALVE
EXISTING CONTOUR	UTILITY BOX
WIRE FENCE	SURVEY MARK
SOLAR PANEL	MAILBOX
STORM SEWER	ST
MANHOLE	IRON PIPE/REBAR
SALESMAN'S SIGN	TRAFFIC CONTROL
SA	SA
WATER LINE	SA
FLAS LINE	SA
OVERHEAD WIRES	SA
STONE WALL	SA
EDGE OF WOODS	SA
DIRECTION OF FLOW	SA

GENERAL NOTES:

- SITE LOCATED IN FLOOD ZONE C, PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 361299
- THE SITE BENCHMARK IS THE SOUTH BENCHMARK BOLT ON THE HYDRANT LOCATED ON THE NORTH SIDE OF FOX ROAD, ELEVATION 556.60'
- TEMPORARY EROSION/STABILIZATION CONTROL IS TO BE PROVIDED, MAINTAINED AND REMOVED BY OWNER AND/OR DEVELOPER
- ALL IMPROVEMENTS TO BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF FARMINGTON
- DEVELOPER IS TO OBTAIN ANY APPROPRIATE STATE, COUNTY, AND TOWN APPROVALS AND/OR PERMITS PRIOR TO COMMENCING WORK. CONTRACTOR IS CAUTIONED TO NOTIFY CENTRAL STAKEOUT NUMBER 1-800-962-7962 FOR LOCATION OF UNDERGROUND UTILITY LOCATION PRIOR TO CONSTRUCTION
- ALL UTILITIES TO BE UNDERGROUND
- ALL UTILITIES TO BE UNDERGROUND
- ALL SITE LIGHTING SHALL BE COMPLIANT WITH THE TOWN CODE, CHAPTER 165
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED BY THE TOWN CODE ENFORCEMENT OFFICER OR HIS/HER REPRESENTATIVE PRIOR TO PERMITS BEING ISSUED
- THIRD PARTY INSPECTORS MAY BE REQUIRED BY THE TOWN C.E.O. AT THE EXPENSE OF THE OWNER/DEVELOPER

!! CALL !! BEFORE YOU DIG, DRILL OR BLAST 811 or 1-800-962-7962

IN ACCORDANCE WITH UPFO (UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION), CONTRACTOR MUST NOTIFY ALL UTILITIES IN THE AREA TWO (2) WORKING DAYS BEFORE EXCAVATION.

THIS WILL NOTIFY:

- WATSON COUNTY WATER AUTHORITY
- GLOBAL CROSSING FRONTIER
- HAUTTEL-HANCOCK-ROCHESTER-SHORTSVILLE TELEPHONE
- TELEGRAPH FIBEROPTIC
- MC
- AMERICAN TELEPHONE AND TELEGRAPH
- BUCHER PIPE LINE COMPANY
- ROCHESTER GAS & ELECTRIC COMPANY
- WATSON COUNTY WATER AUTHORITY
- MOBILE OIL
- TELEGRAPH
- NEW YORK TELEPHONE
- NEW YORK STATE ELECTRIC & GAS
- EMPIRE STATE PIPELINE
- EMPIRE STATE PIPELINE
- CANANDAIGUA-FARMINGTON WATER & SEWER DEPT.

IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL SEWER AND WATER DEPARTMENTS WITHIN THE PROJECT AREA.

WETLAND DELINEATION:

- PORTIONS OF THE WETLANDS DEPICTED ON THIS MAP WERE DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES, INC. ON APRIL 30, 2018 (25 WEST FULTON STREET, GLOVERVILLE, NY 12078).
- THE MAPPED BOUNDARY OF THE NYDEC STATE WETLAND WERE LOCATED BASED ON THE DIGITAL MAPS PROVIDED BY THE NYDEC ENVIRONMENTAL RESOURCE MAPPER.
- THE MAPPED BOUNDARY OF THE FEDERAL WETLAND WERE LOCATED BASED ON THE DIGITAL MAPS PROVIDED BY THE U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY MAPPER.

MAPS OF REFERENCE:

- MAP SHOWING LANDS OF THE MERELY ESTATE BY MICHAEL JOY, L.S. DATED: JULY 1989 AND FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AS MAP NUMBER 17479.

NOTICE OF PROJECT NEAR FARM OPERATIONS

IT IS THE POLICY OF THE TOWN OF FARMINGTON TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PROTECTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR ITS NATURAL, ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM THE PROSPECTIVE GRANTEE THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY, WHOLLY OR WITHIN 500' OF EITHER AN AGRICULTURAL DISTRICT OR LAND FOR WHICH AN INDIVIDUAL COMMITMENT HAS BEEN RECEIVED PURSUANT TO SECTION 203 OF 306 OF THE AGRICULTURAL AND MARKET LAW OF THE STATE OF NEW YORK, AND THAT FARMING ACTIVITIES MAY OCCUR ON SUCH PROPERTY. SUCH FARMING ACTIVITIES MAY INCLUDE BUT NOT LIMITED TO ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

SITE DEVELOPMENT STATISTICS

ZONING: A-80 AGRICULTURE DISTRICT
TAX ACCOUNT No.: 010.000-01-037.11
CURRENT ADDRESS: 468 YELLOW MILLS ROAD
PARCEL AREA: 135.44 ACRES (TO R.O.W.)

CURRENT OWNER: ROBERT & CAROL SMITH 4790 FOX ROAD PALMYRA, NY 14522	A-80 AGRICULTURE DISTRICT SETBACK REQUIREMENTS: FRONT: 60' SIDE: 20' REAR: 40'	LARGE SCALE GROUND MOUNTED SOLAR SYSTEMS SETBACK REQUIREMENTS: FRONT: 60' SIDE: 40' REAR: 40'
DEVELOPER: DELAWARE RIVER SOLAR, LLC CONTACT: PETER DOLOS 33 IRVING PLACE NEW YORK, NY 10003 (646) 998-6495	LOT REQUIREMENTS: WIDTH: 300' DEPTH: 250' AREA: 80,000 SQ. FT.	LOT REQUIREMENTS: WIDTH: 300' DEPTH: 250' AREA: 80,000 SQ. FT. LOT COVERAGE: 25%

TOWN APPROVALS:

PLANNING BOARD CHAIR	DATE	WATER & SEWER SUPERINTENDENT	DATE
MUNICIPAL ENGINEER	DATE	HIGHWAY & PARKS SUPERINTENDENT	DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08-15-18	REVISED PER TOWN OF FARMINGTON COMMENTS	DSM
2	10-21-18	REVISED LAYOUT FOR 40' INTERNAL SETBACKS	DSM

CERTIFICATION:

WE, SCHULTZ ASSOCIATES, ENGINEERS AND LAND SURVEYORS P.C. HEREBY CERTIFY THIS MAP WAS COMPLETED ON MAY 23, 2018 FROM AN INSTRUMENT SURVEY COMPLETED MAY 23, 2018 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ANY ALTERATIONS ARE A VIOLATION OF ARTICLE 145 SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

KRIS E. SCHULTZ, L.S. NO. 49982
DANIEL T. GEER, L.S. NO. 49146
ROBERT B. HATCH, L.S. NO. 50631

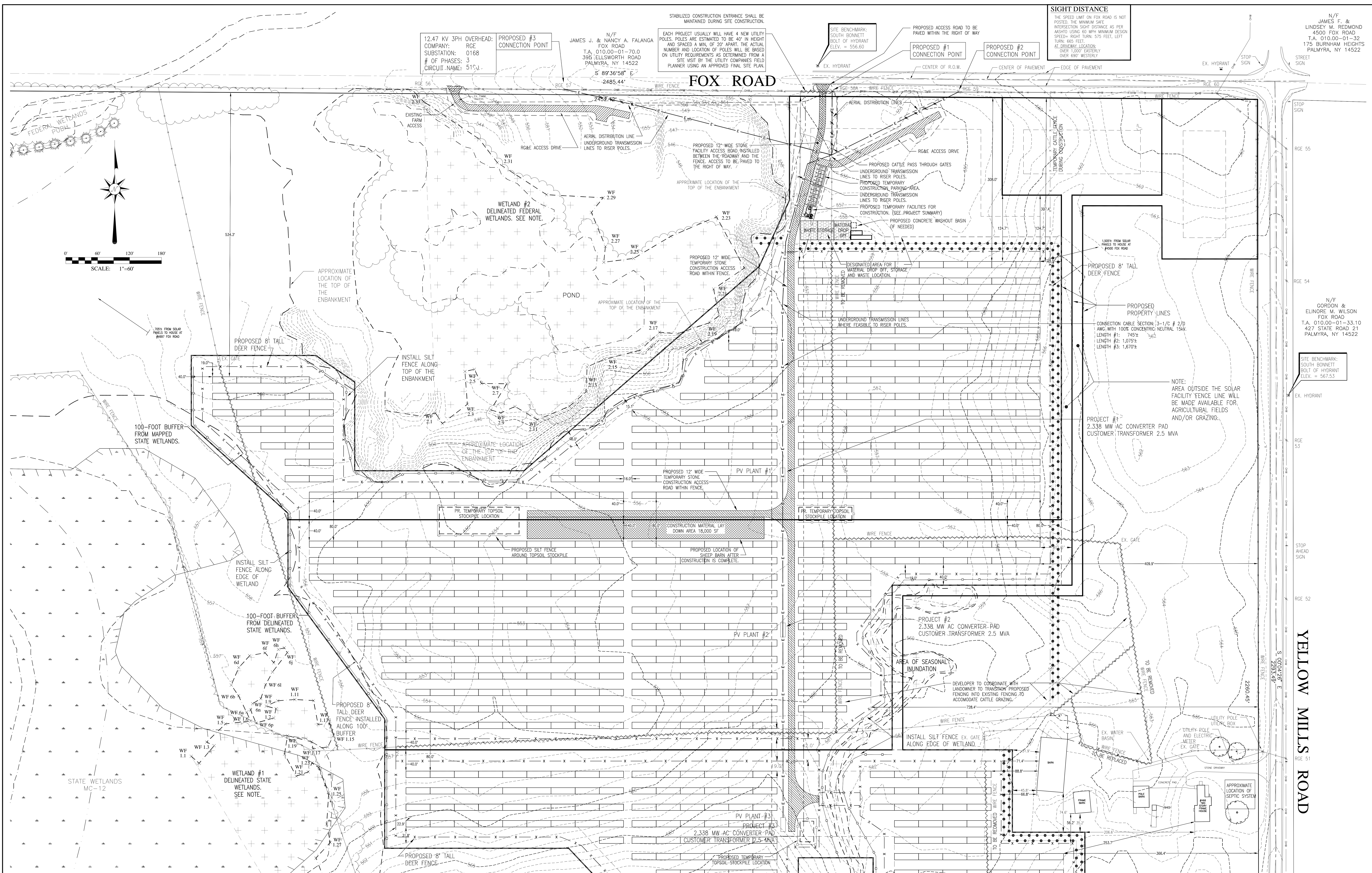
STATE OF NEW YORK
Licensed Land Surveyor

A MAP SHOWING
DELAWARE RIVER SOLAR, LLC
SOLAR ENERGY FACILITY
~ YELLOW MILLS ROAD ~
SITUATE IN:
PART OF TOWN LOTS 118 & 119, TOWN OF FARMINGTON,
COUNTY OF ONTARIO, STATE OF NEW YORK

SCHULTZ ASSOCIATES
ENGINEERS & LAND SURVEYORS P.C.
129 SOUTH UNION STREET, PO BOX 89
SPRINGBURY, NEW YORK 14559
585-349-3750
www.schultzassociatespc.com

PRELIMINARY PLAT

DRAWN BY: RBH/JES/DSM	PROJECT NO. 18.023
CHECKED BY: CJA	SHEET No. 1 OF 4
SCALE: 1" = 80'	DWG. NO. S-1
DATE: 11/13/2018	

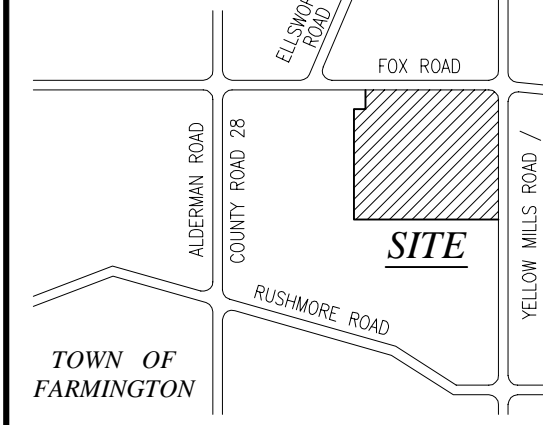


MATCH LINE: SHEET S-2


















WETLAND DELINEATION:

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3. THE MAPPED BOUNDARY OF THE FEDERAL WETLAND WERE LOCATED BASED ON THE DIGITAL MAPS PROVIDED BY THE U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY MAPPER.

LOCATION MAP:
NOT TO SCALE



LEGEND:

- | | | | |
|--------------------------|-----------|--------------------------|-------------------------------------------------------------------------------------|
| CENTERLINE | — — — — — | UTILITY POLE |  |
| PROPERTY LINE | — — — — — | WATER VALVE |  |
| EASEMENT LINE | — — — — — | GAZ VALVE |  |
| EXISTING CONTOUR | — — — — — | UTILITY BOX |  |
| WIRE FENCE | — — — — — | SURVEY MONUMENT |  |
| SOLAR PANE | — — — — — | SIGN |  |
| STORM SEWER | — — — — — | MALX |  |
| STORM SEWER & MANHOLE | — — — — — | IRON PIPE/REBAR |  |
| SANITARY SEWER & MANHOLE | — — — — — | TRAFFIC CTRL. MH |  |
| WATER LINE | — — — — — | CLEANOUT |  |
| GAS LINE | — — — — — | CATCH BASIN |  |
| ELECTRIC | — — — — — | FIRE HYDRANT |  |
| OVERHEAD WIRES | — — — — — | SIGNAL SPAN POLE |  |
| EROSION CONTROL | — — — — — | PERC HOLE |  |
| STONE | — — — — — | DEEP HOLE |  |
| EDGE OF WOODS | — — — — — | INVERT END SECTION |  |
| DIRECTION OF FLOW | — — — — — | SPOT ELEV. $\pm 351.00'$ |  |

SOIL DISTURBANCE

COMPONENT	SQ. FT.
RACK POSTS	1315
FENCE POSTS	175
ACCESS ROADS	28365
INTERIOR DRIVES	40350
TEMP. CON. FACILITY	5005
MATERIAL STORAGE	18000
INVERTER PADS	1065
TEMP. SOIL STOCKPILES	11000
STORMWATER FACILITY	7100
TOTAL DISTURBANCE	112375

NEW DESIGN PROJECT INFORMATION:

BY PLANT	1	2	3	
NUMBER OF RACKS	243	242	260	
SOLAR PANELS PER RACK	28	28	28	TOTALS
NUMBER OF SOLAR PANELS	6,804	6,916	7,280	21,000
AREA OF S.E.S. EQUIPMENT	3.062 AC	3.112 AC	3.276 AC	9.450 AC
AREA OF INTERIOR DRIVES	0.290 AC	0.126 AC	0.075 AC	0.491 AC
AREA OF MAIN ACCESS DRIVE	0.092 AC	0.000 AC	0.000 AC	0.092 AC
AREA OF TEMP. FACILITIES	0.030 AC	0.000 AC	0.000 AC	0.030 AC
LOT AREA	14.851 AC	13.008 AC	15.246 AC	43.105 AC
PERCENT COVERAGE	23.4%	24.9%	22.0%	23.3%

THE SOLAR PANELS ARE ATTACHED TO RACKS, EACH RACK IS 45' LONG BY 12.0' WIDE AND HAS 28 SOLAR PANELS. THERE WILL BE AT LEAST 19.0' BETWEEN EACH ROW OF PANELS.

MAPS OF REFERENCE:

1. MAP SHOWINGS LANDS OF THE MERKLEY ESTATE BY MICHAEL JOY, LS DATED: JULY 1989 AND FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AS MAP NUMBER 17479.

NOTICE OF PROJECT NEAR FARM OPERATIONS

IT IS THE POLICY OF THE TOWN OF FARMINGTON TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PROTECTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR ITS NATURAL ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE GRANTEE THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY, WHOLLY OR WITHIN 500' OF EITHER AN AGRICULTURAL DISTRICT OR LAND FOR WHICH AN INDIVIDUAL, FIRM OR CORPORATION HAS BEEN GRANTED A SPECIAL USE PERMIT BY THE BOARD OF AGRICULTURAL MARKET LANDS OF THE STATE OF NEW YORK, AND THAT FARMING ACTIVITIES MAY OCCUR ON SUCH PROPERTY. SUCH FARMING ACTIVITIES MAY INCLUDE BUT NOT LIMITED TO ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

SITE DEVELOPMENT STATISTICS

ZONING: A-8D AGRICULTURE DISTRICT
TAX ACCOUNT No.: 010.000-01-037.11
CURRENT ADDRESS: 466 YELLOW MILLS ROAD
PARCEL AREA: 135.4± ACRES (TO R.O.W.)

LANDOWNER OWNER:
RODGER & CAROL SMITH
4790 FOX ROAD
PALMYRA, NY 14522

DEVELOPER:
DELAWARE RIVER SOLAR, LLC
CONTACT: PETER DOLGOS
33 IRVING PLACE
NEW YORK NY 10003
(646) 998-6495

A-80. AGRICULTURE DISTRICT

<u>SETBACK REQUIREMENTS:</u>		<u>SETBACK REQUIREMENTS:</u>	
FRONT:	60'	FRONT:	60'
SIDE:	20'	SIDE:	40'
REAR:	20'	REAR:	40'
<u>LOT REQUIREMENTS:</u>		<u>LOT REQUIREMENTS:</u>	
WIDTH:	300'	WIDTH:	300'
DEPTH:	250'	DEPTH:	250'
AREA:	80,000 SQ.FT.	AREA:	80,000 SQ.FT.
		LOT	COVERAGE: 25%

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08-06-18	ADDED FARMINGTON FARMLAND PROTECTION PLAN SOIL DESIGNATIONS	DSR
2	08-15-18	REVISED PER TOWN OF FARMINGTON COMMENTS	DSR
3	02-21-19	ADDED REQUIRED PROPOSED LOCATIONS FOR NEW UTILITY POLES	DSR
4	10-21-19	REVISED LAYOUT WITH 40' INTERNAL SETBACKS	DSR

CERTIFICATION:

WE, SCHULTZ ASSOCIATES, ENGINEERS AND LAND SURVEYORS P.C. HEREBY CERTIFY THIS MAP WAS COMPLETED ON JULY 3, 2018 FROM AN INSTRUMENT SURVEY COMPLETED MAY 23, 2018 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ANY ALTERATIONS ARE A VIOLATION OF ARTICLE 145 SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

KRIS E. SCHULTZ, L.S.	NO. 49982
DARRYL K. MOSER, L.S.	NO. 49146
ROBERT B. HATCH, L.S.	NO. 50631



A MAP SHOWING
DELAWARE RIVER SOLAR, LLC
SOLAR ENERGY FACILITY
~ YELLOW MILLS ROAD ~

SITUATE IN:
PART OF TOWN LOTS 118 & 119, TOWN OF FARMINGTON
COUNTY OF ONTARIO, STATE OF NEW YORK



PRELIMINARY SITE PLAN

DRAWN BY: DSM		PROJECT NO. 18.02
CHECKED BY: KES		SHEET No. 2 OF 4
SCALE: 1" = 60'		DWG. NO. S-1
DATE: JUL 3 2018		

[illegible]

1. THIS SYSTEM WILL FALL UNDER THE TOWN OF FARMINGTON TOWN CODE SECTION 165-65.3 SOLAR PHOTOVOLTAIC (PV) SYSTEMS.
2. A SCALE GROUND MOUNTED SOLAR PV SYSTEMS REQUIRE SITE PLAN APPROVAL AND A SPECIAL USE PERMIT. SOLAR PV SYSTEMS ARE SUBJECT TO THE MINIMUM YARD AND SETBACK REQUIREMENTS FOR THE ZONING DISTRICT THAT THEY ARE LOCATED WITHIN.
3. SOLAR SYSTEMS LOCATED WITHIN A RESIDENTIAL DISTRICT SHALL BE SET BACK AN ADDITIONAL 120 FEET FROM THE MINIMUM YARD SETBACK ALONG ALL PROPERTY LINES WHICH ABUT A LOT OR PARCEL OF LAND LOCATED IN THE A-80 RESIDENTIAL DISTRICT OR OTHER RESIDENTIAL DISTRICT UNLESS THE LAND IS BEING ACTIVELY FARMED, IN THIS INSTANCE THE SETBACK SHALL BE 40 FEET.
4. SYSTEMS LOCATED UPON FARMLAND CLASSIFIED AS CLASS 1 THROUGH 4 SHALL BE ALLOWED ONCE IT CAN BE DETERMINED THAT THE SYSTEMS WILL NOT INTERFERE WITH THE FARMING ACTIVITIES OF THE FARM.
5. DEPENDING ON THE SIZE OF THE PROJECT, THE PROJECT SPONSOR IS TO HIRE AN ENVIRONMENTAL MONITOR (EM) TO OVERSEE THE CONSTRUCTION, RESTORATION AND FOLLOW-UP MONITORING IN AGRICULTURAL FIELDS.
6. THE FARMER/OWNER SHALL BE ASSIGNED TO MONITOR AND REPORT ANY CHANGES AND REDUCTIONS IN FARMLAND YIELD TO BE ASSESSED AND MITIGATED TO THE GREATEST EXTENT POSSIBLE.

1. THE TOWN OF FARMINGTON REQUESTS ABANDONED LARGE SCALE SOLAR PV SYSTEMS TO BE REMOVED PURSUANT TO A DECOMMISSIONING PLAN.
2. A SYSTEM SHALL BE DEEMED ABANDONED IF THE SYSTEM FAILS TO GENERATE AND TRANSMIT ELECTRICITY AT A RATE OF 10% OF ITS CAPACITY OVER A CONTINUOUS PERIOD OF 1 YEAR. IT MAY ALSO BE DEEMED ABANDONED IF INITIAL CONSTRUCTION OF THE SYSTEM COMMENCED AND IS NOT COMPLETED WITHIN 18 MONTHS OF THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROJECT.
3. A SYSTEM WHICH HAS BEEN ABANDONED SHALL BE DECOMMISSIONED AND REMOVED. THE OWNER AND THE LANDOWNER SHALL BE RESPONSIBLE FOR THE DECOMMISSIONING OF THE SYSTEM WITHIN 1 YEAR OF ABANDONMENT.
4. REMOVAL SHALL BE IN ACCORDANCE WITH THE SUBMITTED DECOMMISSIONING PLAN.
5. DECOMMISSIONING SHALL CONSIST OF THE PHYSICAL REMOVAL OF ALL ABOVE GROUND AND BELOW GROUND EQUIPMENT, INCLUDING BUT NOT LIMITED TO: SOLAR PANELS, SOLAR TRACKERS, ALL ELECTRICAL AND ELECTRICAL INFRASTRUCTURE, FENCES, ELECTRIC TRANSMISSION LINES AND COMPONENTS, ROADWAYS AND OTHER PHYSICAL IMPROVEMENTS TO THE SITE.
6. DISPOSAL OF ALL SOIL AND HAZARDOUS WASTE.
7. REVEGETATION OF THE GROUND SURFACE.
8. STABILIZATION AND REVEGETATION OF THE SITE WITH NATIVE SEED MIXES AND PLANT SPECIES TO MINIMIZE EROSION.

1. NO SPECIAL USE PERMIT SHALL BE ISSUED UNLESS THE PLANNING BOARD FINDS THAT THE CONDITIONS HAVE BEEN MET OR WILL BE MET.
2. THE LICENSED ENGINEER'S ESTIMATE OF THE ANTICIPATED OPERATIONAL LIFE OF THE SYSTEM.
3. IDENTIFICATION OF THE PARTY RESPONSIBLE FOR DECOMMISSIONING.
4. A SCHEDULE SHOWING THE DATE OF ANY AGREEMENT BETWEEN THE RESPONSIBLE PARTY AND THE LANDOWNER.
5. A SCHEDULE SHOWING THE TIME FRAME OVER WHICH THE DECOMMISSIONING WILL OCCUR AND FOR COMPLETION OF SITE.
6. A COST ESTIMATE PREPARED BY A LICENSED PROFESSIONAL ENGINEER ESTIMATING THE FULL COST OF DECOMMISSIONING AND THE COST OF THE REMEDIATION OF THE SITE.
7. A FINANCIAL PLAN TO ENSURE FINANCIAL RESOURCES WILL BE AVAILABLE TO FULLY DECOMMISSION THE SITE.
8. AN ACCEPTABLE FORM OF SURETY TO BE APPROVED BY THE PLANNING BOARD AND ACCEPTED BY THE TOWN BOARD AND THE TOWN ENGINEER.
9. THE AMOUNT OF THE SURETY SHALL BE DETERMINED BY THE TOWN ENGINEER BASED ON A CURRENT ESTIMATE OF THE COST OF DECOMMISSIONING AND THE COST OF THE REMEDIATION OF THE SITE AND THE TOWN'S INSURANCE COVERAGE.
10. THE SYSTEM OWNER SHALL ON A YEARLY BASIS FROM THE CERTIFICATE OF COMPLIANCE ISSUED BY THE CODE ENFORCEMENT DIVISION, PROVIDE AN ANNUAL REPORT TO THE TOWN ENGINEER AND TOWN BOARD OF THE AMOUNT OF ELECTRICITY THE WAS GENERATED AND TRANSMITTED TO THE GRID OVER THE MOST RECENT 12 MONTH PERIOD.

1. AGRICULTURAL AREAS DISTURBED BY CONSTRUCTION SHALL BE DECOMPACTION TO A DEPTH OF 18-INCHES WITH A DEEP RIPPER OR HEAVY DUTY CHISEL PLOW. IN AREAS WHERE TOPSOIL WAS STRIPPED, SOIL DECOMPACTION SHOULD BE CONDUCTED PRIOR TO TOPSOIL REPLACEMENT. REPLACE TOPSOIL TO ORIGINAL DEPTH AND RESTORE CONTOURS. REMOVE ALL WEEDS AND GRASSES FROM THE SURFACE. SUBSOIL DECOMPACTION AND TOPSOIL REPLACEMENT SHALL BE COMPLETED BY OCTOBER 1 OF EACH YEAR.
2. REGRADE ALL ACCESS ROADS TO ALLOW FARM EQUIPMENT CROSSING AND TO RESTORE ORIGINAL SURFACE DRAINAGE PATTERNS. ACCESS ROADS WITHIN THE PROPOSED FENCE LINE ARE TO BE TEMPORARY AND ARE TO BE REMOVED AFTER INSTANT PROJECT COMPLETION.
3. SEED ALL RESTORED AGRICULTURAL AREAS WITH SEED MIX SPECIFIED BY THE LAND OWNER. THE AREA OF THE PROJECT WITHIN THE FENCELINE WILL BE SEED. THE SEEDING WILL EITHER BE MOVED A FEW TIMES A YEAR OR LIVESTOCK, SUCH AS CATTLE OR HORSES, BE EMPLOYED TO MAINTAIN THE VEGETATION. THE PROJECT DURING CONSTRUCTION SHALL HAVE FULL VEGETATIVE COVER. ALL ACCESS ROADS BETWEEN THE ROADWAY AND THE FENCE SHALL REMAIN AND BE REMOVED UPON DECOMMISSIONING OF THE PROJECT.

1. THE PROPOSED STONE ACCESS/ROAD FROM FOX ROAD WILL BE INSTALLED AS PER THE PVIOUS ACCESS ROAD DETAIL.
2. THE SPAN PANEL RACK SYSTEM IS DESIGNED TO HAVE A MINIMAL DISTURBANCE IMPACT. THE RACKING SYSTEM IS ATTACHED TO THE EXISTING CONCRETE PAVEMENT WITH 1/2" DIA. ANCHOR BOLTS. THE RACKING SYSTEM WILL BE INSTALLED WITH A DRIP LINE EVERY 3 FEET BETWEEN THE PANELS ON THE RACKS. STORMWATER RUNOFF WILL FALL TO THE GROUND BETWEEN THE PANELS AND SHEET FLOW THROUGH VEGETATION. THE SPAN PANELS ARE CONSIDERED PERVIOUS DUE TO THE 1/2" DIA. DRIP LINE.
3. UPON COMPLETION OF THE INSTALLATION, THE PROJECT WILL HAVE A STORMWATER PROFILE OF FULL VEGETATION WITH THE EXCEPTION OF THE ENTRANCE ROAD. THE ONLY PROPOSED IMPERVIOUS SURFACE WILL BE THE CONCRETE INVERT PADS FOR THE 24" DIA. DRAINAGE PIPES. THE 24" DIA. DRAINAGE PIPES WILL BE INSTALLED TO DRAIN THE ENTRANCE ROAD. THE TEMPORARY ACCESS ROADS WITHIN THE FENCE LINE WILL BE REMOVED UPON COMPLETION OF THE INSTALLATION.
4. ALL CURRENT DRAINAGE FLOW PATTERNS WILL REMAIN THE SAME AS PRE-DEVELOPMENT CONDITIONS.

1. UTILITY LINES ARE TO BE INSTALLED UNDERGROUND. AERIAL LINES WILL BE ALLOWED AS REQUIRED BY THE UTILITY PROVIDER NEAR THE CONNECTION POINTS.
2. FENCES SHALL BE AT LEAST 8 FEET IN HEIGHT AND INCLUDE OPEN WEAVE CHAIN-LINK FENCES OR SOLID FENCES SHALL BE PERMITTED FOR THE PURPOSE OF SCREENING.
3. FENCES INTENDED TO ENCLOSE LARGE SCALE GROUND MOUNTED SOLAR PV SYSTEMS MAY HAVE BARBED WIRE CANTED OUT.
4. THE HEIGHT OF THE SOLAR PANELS AND MODULES SHALL BE LESS THAN 12 FEET.
5. THE LOT SHALL ADHERE TO THE MINIMUM LOT SIZE OF THE ZONING DISTRICT, EXCEPT FOR IN RESIDENTIAL DISTRICTS WHERE THE MINIMUM LOT SIZE SHALL BE 1 ACRE.
6. THE LOT COVERAGE SHALL ADHERE TO THE MINIMUM LOT COVERAGE OF THE ZONING DISTRICT. THE LOT COVERAGE SHALL BE THE TOTAL AREA OF THE LOT COVERED BY THE SOLAR PV SYSTEMS.
7. THE LIMITS OF DISTURBANCE SHALL BE LIMITED TO WITHIN THE PROPOSED NEW LOT LINES AND THE ACCESS ROADWAY.

NOT TO SCALE

TOWN OF FARMINGTON

COUNTY ROAD 29

RUMOUR ROAD

PROPOSED 1000-UNIT RESIDENTIAL DEVELOPMENT

EXISTING

PROPOSED

UTILITY POLE

WATER VALVE

GAS VALVE

WATER METER

SURVEY MONUMENT

MANHOLE

SIGN

IRON PIPE REMAIN

TWISTY CTR. W/IN

CLINCH/OUT

CATCH BASIN

FIRE HYDRANT

SIGNAL SHAFT

PERC. HOLE

SPOT

BENCHMARK

WEEP FOR SECTION 24

SPOT 1451.00

LEGEND

PROPERTY LINE

EASEMENT

EXISTING CONTOUR

WIRE FENCE

STUMP FENCE

STONE SOWER

MANHOLE

SANITARY SEWER

MANHOLE

WATER LINE

WATER LINE

GAS LINE

ELECTRIC

OVERHEAD WIRES

GROUND CONTROL

STONE WALL

EDGE OF WOODS

DIRECTION OF FLOW

NOT TO SCALE

WETLAND DELINEATION:

1. PORTIONS OF THE WETLANDS DEPICTED ON THIS MAP WERE DELINEATED BY NORTH CAROLINA WETLANDS CONSULTANTS, INC. ON APRIL 30, 2018 (25 WEST FULSTON STREET, GLOVE, NC 12078).

2. THE MAPPED BOUNDARY OF THE NIDEC STATE WETLANDS WERE LOCATED BASED ON MAPS PROVIDED BY THE NIDEC ENVIRONMENTAL RESOURCE MAPPER.

3. THE MAPPED BOUNDARY OF THE FEDERAL WETLAND WERE LOCATED BASED ON THE MAPS PROVIDED BY THE U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY MAPPER.

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NOT TO SCALE

TITLE PAGE

TITLE OF PROJECT NEAR FARM OPERATIONS

THE POLICY OF THE TOWN OF FARMINGTON TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PROTECTION OF FOOD AND FIBER PRODUCTS AND ALSO FOR ITS NATURAL, ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM THE PUBLIC THAT THE TOWN OF FARMINGTON HAS ADOPTED THIS POLICY, WHICH IS EFFECTIVE WITHIN 500' OF EITHER AN AGRICULTURAL DISTRICT OR LAND FOR WHICH AN AGRICULTURAL DISTRICT HAS BEEN RECEIVED PURSUANT TO SECTION 305 OF 306 OF THE INDIVIDUAL AND EASE LAWS OF THE STATE OF NEW YORK, AND THAT FARMING ACTIVITIES MAY OCCUR ON SUCH EASES, SUCH FARMING ACTIVITIES MAY INCLUDE BUT NOT LIMITED TO ACTIVITIES THAT CAUSE EROSION, DUST AND ODORS.

IT IS THE POLICY OF THE TOWN OF FARMINGTON TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PROTECTION OF FOOD AND OTHER PRODUCTS AND ALSO FOR ITS NATURAL ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM THE PROSPECTIVE GRANTEE THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY, WHOLLY OR IN PART, WITHIN AN AGRICULTURAL DISTRICT OF LAND FOR WHICH AN INDIVIDUAL COMMITMENT HAS BEEN RECEIVED PURSUANT TO SECTION 305 OF 306 OF THE AGRICULTURAL AND MARKET LAW OF THE STATE OF NEW YORK, AND THAT FARMING ACTIVITIES MAY OCCUR ON SUCH PROPERTY, SUCH FARMING ACTIVITIES MAY INCLUDE BUT NOT LIMITED TO ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

ZONING: A-80 AGRICULTURE DISTRICT
TAX ACCOUNT No.: 010,000-01-037.11
CURRENT ADDRESS: 466 YELLOW MILLS ROAD
PARCEL AREA: 135.4+ ACRES (TO ROW) TOWN CODE 165-65.3.6:

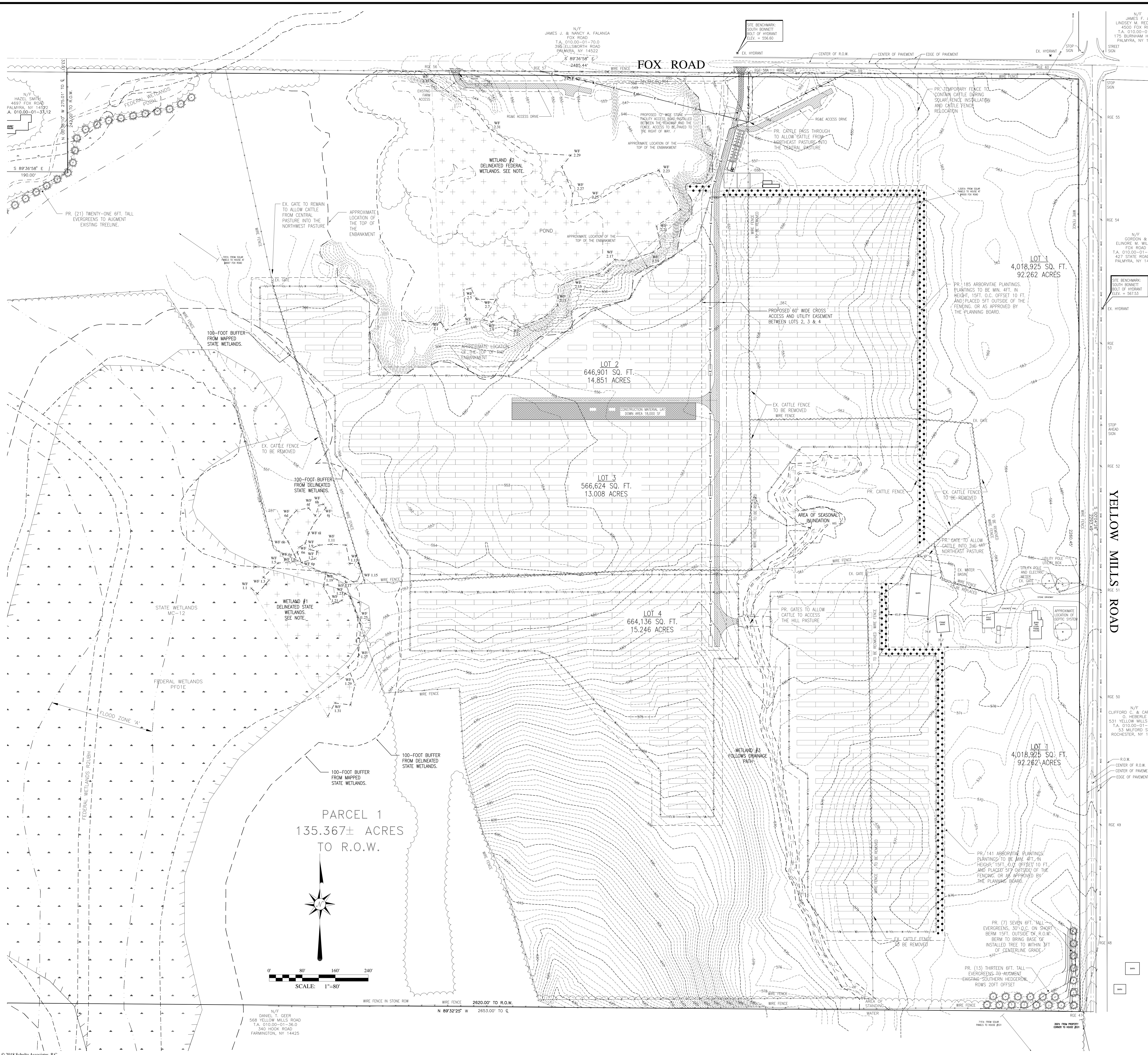
PARCEL AREA:	135.4± ACRES (TO R.O.W.)	TOWN CODE: 165-66-3.6
		LEASE: SOLE GRANTOR
		MOUNTED SOLAR SYSTEMS
LANDOWNER (OWNER):	A-80 AGRICULTURE DISTRICT	
REGARD & CAROL SMITH	SUBJECT REQUIREMENTS:	REQUIREMENTS:
14700 FOX ROAD	FRONT: 65'	FRONT: 60'
PALMYRA, NY 14522	SIDE: 20'	SIDE: 40'
	REAR: 20'	REAR: 40'
DEVELOPER:		
DELAWARE RIVER SOLAR, LLC	LOT REQUIREMENTS:	LOT REQUIREMENTS:
CONTACT: PETER DULOGOS	WIDTH: 300'	WIDTH: 300'
13 IRVING PLACE	DEPTH: 250'	DEPTH: 250'
NEW YORK NY 10003	AREA: 80,000 SQ.FT.	AREA: 80,000 SQ.FT.
(646) 998-6495		LOT COVERAGE: 25%

ACCORDANCE WITH THE PROVISIONS OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, ANY ALTERATIONS ARE A VIOLATION OF ARTICLE 145 SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.	
KRIS E. SCHULTZ, L.S.	NO. 49982
DARRYL K. MOSER, L.S.	NO. 49146
ROBERT B. HATCH, L.S.	NO. 50631

SITUATE IN :
PART OF TOWN LOTS 118 & 119, TOWN OF FARMINGTON,
COUNTY OF ONTARIO, STATE OF NEW YORK

ENGINEERS & LAND SURVEYORS, P.C.
129 SOUTH UNION STREET, PO Box 89
SPENCERPORT, NEW YORK 14559
585-349-3750
www.SchultzAssociatesPC.com

DRAWN BY:	DSM	PROJECT NO.	18.02
CHECKED BY:	KES	SHEET No.	3 OF 4
SCALE:	1" = 60'	DWG. NO.	S-2
DATE:	JUL 3 2018		



LOCATION MAP:
NOT TO SCALE

LEGEND:

- UTILITY POLE
- WATER VALVE
- EXISTING CONDUIT
- EXISTING UTILITY BOX
- EXISTING MANHOLE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELEC. WIRE
- EXISTING EROSION CONTROL
- EXISTING BENCHMARK
- EXISTING EDGE OF WOODS
- EXISTING DIRECTION OF FLOW

STAKING:
FOR ALL TREES SMALLER
4" CAL. AND EVERGREENS:
5'-12" HT. REMOVE STAKE
ONE YEAR AFTER PLANTING.

SET TRUNK PLUMB:
2 STRANDS NO.12 GALV. GUY
WIRE. PROVIDE (3) PER
TREE EQUALLY SPACED
WITH TURNBUCKLES (1/2"x6")

GUYING:
FOR ALL TREES LARGER
4" CAL. AND OVER:
GREENS LARGER THAN 12"
2 STRANDS NO.12 GALV. GUY
WIRE. PROVIDE (3) PER
TREE EQUALLY SPACED
WITH TURNBUCKLES (1/2"x6")

WRAP TRUNK IN 6" TO 8"
STRIPS ROCKET GUARD (A.O.B.E.)
REMOVE FOLLOWING SPRING
(NO KRAFT PAPER WRAP WILL
BE PERMITTED)

LOAMY TOPSOIL MIXTURE
4 PARTS TOPSOIL 1 PART
ALL-ORIO COMPOST MIX

FLAGGING

FINISHED GRADE

2"x4"x48" WOOD STAKES-NOTED

UNDISTURBED SOIL

NOTES:
1. USE 8" STAKES-DRIVE 48" BELOW GROUND.
2. ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.
3. MULCH CAN NOT BE MORE THAN 1" THICK AT ROOT COLLAR
EXTENDING OUT AT LEAST 6" FROM THE BARK. THEN IT CAN
BE THICKENED.
4. MULCH TO BE PLACED 3" TO 6" AWAY FROM THE TRUNK.
5. MAINTENANCE OF LANDSCAPE PLANTINGS SHALL BE GUARANTEED.

TREE PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

QUANT.	KEY	LATIN NAME	COMMON NAME	CAL.	ROOTS	HT.	OR SP.	REMARKS
330	TP	Thuja Plicata	Western Arborvitae	3'-inch Min.	B&B	4'-6" Ht.	7'-6" O.C.	
41	BS	Picea pungens	Blue Spruce	3'-inch Min.	B&B	6'-8" Ht.	30' O.C.	

PLANT LIST LEGEND:
B&B: Balled & Barked; HT: Height; Cal: Caliper; O.C.: On Center
Note: Contact the Town of Farmington regarding additional approved tree species.
Coniferous Trees to have a minimum of 2-inch diameter at four feet above grade.

DEER FENCE DETAIL

FENCE LIST

COMPONENT	LENGTH FT.
EXISTING CATTLE FENCE	17,990
TO BE REMOVED	4,770
NEW SOLAR FENCE	9,810
NEW CATTLE FENCE	10,510
TEMP. CATTLE FENCE	300
NEW SOLAR FENCE GATES	7
NEW CATTLE FENCE GATES	8

PASTURE SIZE

PASTURE LOCATION	EXISTING	PROPOSED
NORTHEAST	22.1	16.0
CENTRAL	31.3	16.0
NORTHWEST	30.8	31.4
SOUTH (HILL)	23.9	14.2
TOTAL AREA	108.1	77.6

FENCING NOTES:

- DEVELOPER TO COORDINATE WITH LANDOWNER DURING FENCE TRANSITION TO ACCOMMODATE CATTLE GRAZING.
- LANDOWNER HAS INDICATED THE CATTLE WILL NEED TO BE ROTATED DURING THE CONSTRUCTION PROCESS.
- TEMPORARY CATTLE FENCE TO BE INSTALLED SOUTHERLY FROM FOX ROAD ALONG THE EASTERN BOUNDARY OF SYSTEM NO.1 TO A POINT NEAR THE BARN. THIS WILL CREATE A NORTHEAST PASTURE AREA OF 12.0 ACRES. THIS TEMPORARY CATTLE FENCE WILL NEED TO BE INSTALLED PRIOR TO CUTTING THE FENCE FOR THE CONSTRUCTION ACCESS.
- INSTALLATION OF THE SOLAR FENCE AND CATTLE FENCE IS ANTICIPATED TO TAKE 2-3 WEEKS.
- UPON COMPLETION OF THE SOLAR FENCE INSTALLATION AND CATTLE FENCE RELOCATION COORDINATE WITH THE LANDOWNER TO HAVE THE CATTLE PLACED IN THE NORTHEAST PASTURE. THIS WILL ALLOW FOR ACCESS TO THE SOUTHERN FENCED AREAS FOR THE SOLAR MODULE INSTALLATION.
- THE CATTLE MAY BE ROTATED FROM PASTURE TO PASTURE AROUND THE PERIMETER WHILE CONSTRUCTION IS ONGOING.
- FOUR WAY GATE ACCESS TO BE PROVIDED IN THE FOLLOWING LOCATIONS TO ALLOW MAINTENANCE ACCESS TO THE SYSTEM AND CATTLE ACCESS TO ADJACENT PASTURES: APPROXIMATELY 100 FEET SOUTH OF FOX ROAD ALONG THE ACCESS DRIVE, BETWEEN THE NORTHERN SYSTEM ENCLOSURE AND THE SOUTHWEST SYSTEM AND BETWEEN THE SOUTHWEST AND SOUTH EAST SYSTEMS.
- INDIVIDUAL CATTLE GATES SHALL BE LOCATED TO ALLOW CATTLE ACCESS TO THE PASTURES, NORTH OF THE BARN TO ACCESS THE NORTHEAST PASTURE, WEST OF THE SOUTHWEST SYSTEM TO ALLOW ACCESS BETWEEN THE HILL PASTURE AND THE NORTHWEST PASTURE AND NORTHWEST OF THE NORTH SYSTEM ENCLOSURE TO ALLOW ACCESS BETWEEN THE CENTRAL PASTURE AND THE NORTHEAST PASTURE AREAS.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/08/19	REVISED LANDSCAPING, CATTLE FENCE LOCATIONS AND ADDED NOTES	DSM
2	05/28/19	REVISED LANDSCAPING	DSM
3	10-21-19	REVISED LAYOUT FOR 47' INTERIOR SETBACKS	DSM

CERTIFICATION:
WE, SCHULTZ ASSOCIATES ENGINEERS AND LAND SURVEYORS P.C. HEREBY CERTIFY THAT THIS MAP WAS COMPLETED ON NOVEMBER 20, 2018 FROM AN INSTRUMENT SURVEY COMPLETED MAY 23, 2018 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ANY ALTERATIONS ARE A VIOLATION OF ARTICLE 145 SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

WHS E. SCHULTZ, L.S. NO. 49982
GABRIEL K. WISER, L.S. NO. 49146
ROBERT B. WISER, L.S. NO. 50051

STATE OF NEW YORK
NOTARY PUBLIC
ROBERT B. WISER, L.S.

STATE OF NEW YORK
NOTARY PUBLIC
ROBERT B. WISER, L.S.

A MAP SHOWING
DELAWARE RIVER SOLAR, LLC
SOLAR ENERGY FACILITY
~ YELLOW MILLS ROAD ~
SITUATE IN:
PART OF TOWN LOTS 118 & 119, TOWN OF FARMINGTON,
COUNTY OF ONTARIO, STATE OF NEW YORK

~ PRELIMINARY ~
LANDSCAPING PLAN

DRAWN BY:	DSM	PROJECT NO:	18.023
CHECKED BY:	KES	SHEET NO:	4 OF 4
SCALE:	1" = 80'	DWG. NO.	L-1
DATE:	NOVEMBER 28, 2018		

SCHULTZ ASSOCIATES
ENGINEERS AND LAND SURVEYORS P.C.
129 SOUTH UNION STREET, PO BOX 89
SPENCERTOWN, NEW YORK 14559
585-349-3750
www.schultzassociatespc.com