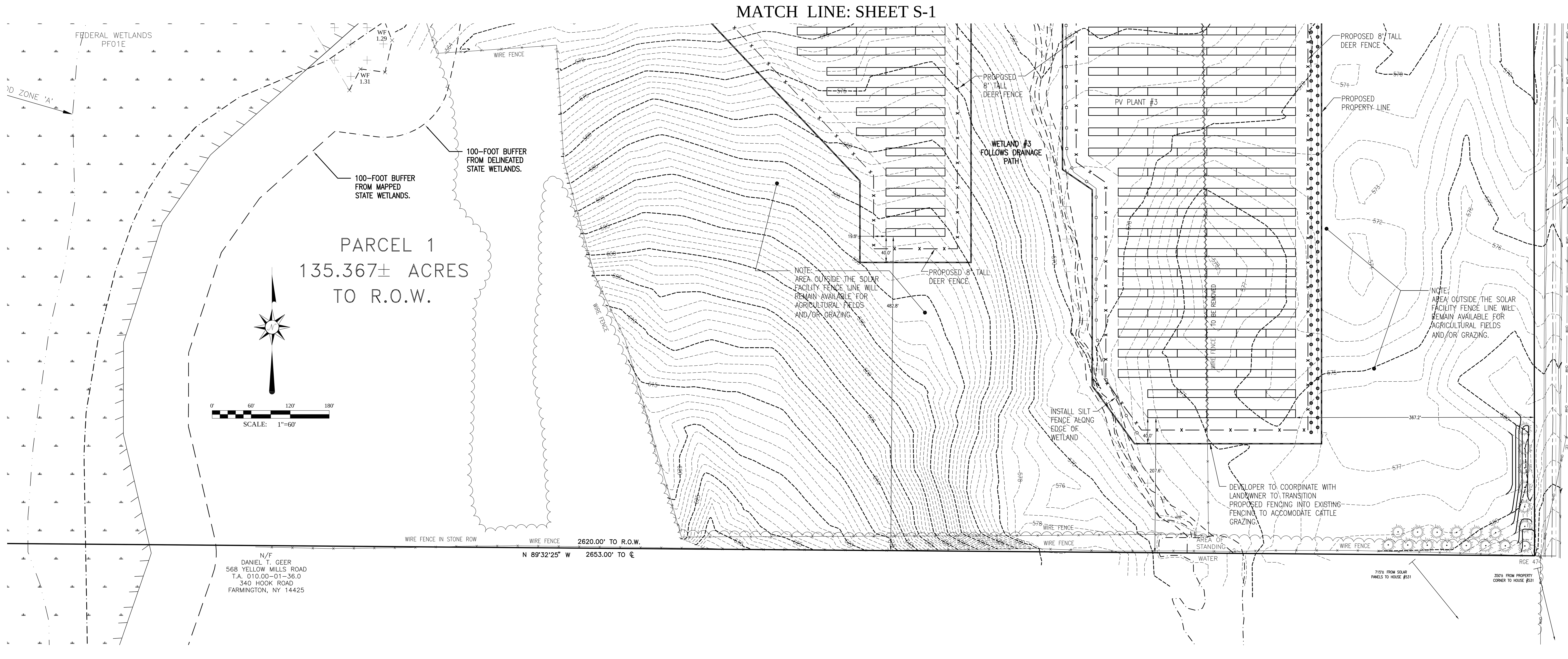


SOIL DISTURBANCE

COMPONENT	SQ. FT.
RACK POSTS	1315
FENCE POSTS	175
MAIN ACCESS ROAD	9005
SECONDARY DRIVES	47050
TEMP. CON. FACILITY	5005
TEMP. MATERIAL STORAGE	18000
INVERTER PADS	1065
TEMP. SOIL STOCKPILES	11000
STORMWATER PRACTICE	1000
TOTAL DISTURBANCE	93615

CONSTRUCTION NOTES:

1. THIS PROJECT WILL FALL UNDER THE TOWN OF FARMINGTON TOWN CODE SECTION 165-65.3 SOLAR PHOTOVOLTAIC (PV) SYSTEMS.
2. LARGE SCALE GROUND MOUNTED SOLAR PV SYSTEMS REQUIRE SITE PLAN APPROVAL AND A SPECIAL USE PERMIT.
3. SOLAR PV SYSTEMS ARE SUBJECT TO THE MINIMUM YARD AND SETBACK REQUIREMENTS FOR THE ZONING DISTRICT THAT THEY ARE LOCATED WITHIN.
4. SOLAR PV 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 AGRICULTURAL DISTRICT OR OTHER RESIDENTIAL DISTRICT UNLESS THE LAND IS BEING ACTIVELY FARMED, IN THIS INSTANCE THE SETBACK WILL BE 40 FEET.
5. SYSTEMS LOCATED UPON FARMLAND CLASSIFIED AS CLASS 1 THROUGH 4 SHALL BE ALLOWED ONCE IT CAN BE DETERMINED BY THE PLANNING BOARD THAT THERE IS NO FEASIBLE ALTERNATIVE.
6. 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.
7. FENCING AND WATERING SYSTEM ASSOCIATED WITH ROTATIONAL GRAZING AND REDUCTION IN FARMLAND VIABILITY ARE TO BE ASSESSED AND MITIGATED TO THE GREATEST EXTENT POSSIBLE.
8. THERE SHALL BE NO CUT AND FILL SO AS TO REDUCE THE RISK OF CREATING DRAINAGE PROBLEMS BY LOCATING ACCESS ROADS ALONG CONTOURS TO THE GREATEST EXTENT POSSIBLE. THE SURFACE OF THE ACCESS ROAD SHALL BE LEVEL WITH THE ADJACENT FIELD SURFACE.
9. ALL TOPSOIL WITHIN AREAS TO BE USED FOR VEHICLE AND EQUIPMENT TRAFFIC, PARKING AND EQUIPMENT LAYDOWN SHALL BE STRIPPED.
10. NO VEHICLES AND EQUIPMENT ARE TO BE ALLOWED OUTSIDE THE WORK AREA WITHOUT PRIOR APPROVAL FROM THE LANDOWNER AND THE EM. THE WORK AREA SHALL BE DEFINED BY THE MINIMUM AREA OF DISTURBANCE POSSIBLE WITHIN THE PROPOSED PROPERTY LINES.
11. WHEN OPEN TRENCH IS REQUIRED FOR CABLE INSTALLATION, TOPSOIL STRIPPING FROM THE ENTIRE WORK AREA MAY BE NECESSARY. AS A RESULT, ADDITIONAL WORKSPACE MAY BE REQUIRED.
12. ALL TOPSOIL STRIPPED FROM WORK AREAS IS TO BE STOCKPILED SEPARATELY FROM EXCAVATED MATERIALS, INCLUDING AUGER SPOIL PILES.
13. A MAXIMUM OF 50 FEET OF TEMPORARY WORKSPACE IS TO BE PROVIDED ALONG OPEN CUT ELECTRIC CABLE TRENCHES FOR PROPER TOPSOIL SEGREGATION. ALL TOPSOIL SHALL BE STOCKPILED IMMEDIATELY ADJACENT TO THE AREA WHERE IS WAS STRIPPED AND SHALL BE USED FOR RESTORATION OF THE AREA. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
14. ELECTRIC INTERCONNECT CABLES AND TRANSMISSION LINES INSTALLED ABOVE GROUND SHALE BE LOCATED OUTSIDE FIELD BOUNDARIES.
15. ALL BURIED CABLES IN CROPLAND, HAYLAND AND IMPROVED PASTURE SHALL HAVE A MINIMUM DEPTH OF 48-INCHES OF COVER. AT NO TIME SHALL THE DEPTH OF COVER BE LESS THAN 24-INCHES.
16. IN PASTURE AREAS, IT IS NECESSARY TO CONSTRUCT TEMPORARY OR PERMANENT FENCES AROUND THE WORK AREAS TO PREVENT LIVESTOCK ACCESS.
17. EXCESS CONCRETE USED IN THE CONSTRUCTION OF THE SITE SHALL NOT BE BURIED OR LEFT ON THE SURFACE IN ACTIVE AGRICULTURAL AREAS.

AREAS DISTURBED BY CONSTRUCTION NOTES:

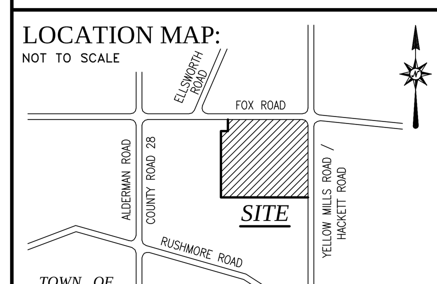
1. AGRICULTURAL AREAS DISTURBED BY CONSTRUCTION SHALL BE DECOMPACTED TO A DEPTH OF 18-INCHES WITH A DEEP RIPPER OR HEAVY DUTY CHISEL PLOW. IN AREAS WHERE TOPSOIL WAS STRIPPED, SOIL DECOMPACTION SHOULD BE CONDUCTED PRIOR TO TOPSOIL REPLACEMENT. REPLACE TOPSOIL TO ORIGINAL DEPTH AND RESTORE CONTOURS. REMOVE ALL ROCKS 4-INCHES OR GREATER FROM THE SURFACE. SUBSOIL DECOMPACTION AND TOPSOIL REPLACEMENT SHALL BE AVOIDED AFTER 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 INSTALLATION IS COMPLETE.
3. SEED ALL RESTORED AGRICULTURAL AREAS WITH SEED MIX SPECIFIED BY THE LAND OWNER. THE AREA OF THE PROJECT WITHIN THE FENCELINE WILL BE SEEDED. THE VEGETATION WILL EITHER BE MOWED A FEW TIMES A YEAR OR LIVESTOCK, SUCH AS SHEEP, SHALL BE EMPLOYED TO MAINTAIN THE VEGETATION. THE PROJECT DURING OPERATION SHALL HAVE FULL VEGETATIVE COVER. THE ACCESS ROADWAY BETWEEN THE ROADWAY AND THE FENCE SHALL REMAIN AND BE REMOVED UPON DECOMMISSIONING OF THE PROJECT.
4. ALL DAMAGED SURFACE OR SUBSURFACE DRAINAGE STRUCTURES ARE TO BE REPAIRED TO PRECONSTRUCTION CONDITIONS.
5. FOLLOWING RESTORATION REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE.
6. THE PROJECT SPONSOR IS TO PROVIDE A MONITORING AND REMEDIATION PERIOD OF NO LESS THAN TWO YEARS. GENERAL CONDITIONS TO BE MONITORED INCLUDE TOPSOIL THICKNESS, RELATIVE CONTENT OF ROCK AND LARGE STONES, TRENCH SETTLING, CROP PRODUCTION, DRAINAGE AND REPAIR OF SEVERED DRAIN LINES.
7. ALL ABOVE GROUND SOLAR ARRAY STRUCTURES ARE TO BE REMOVED AND ALL AREAS PREVIOUSLY USED FOR AGRICULTURE PRODUCTION ARE TO BE RESTORED AND ACCEPTED BY THE LANDOWNER, THE SOIL AND WATER CONSERVATION DISTRICT AND THE STATE DEPARTMENT OF AGRICULTURE AND MARKETS.
8. ALL CONCRETE IS TO BE REMOVED TO A DEPTH OF 48-INCHES BELOW THE SOIL SURFACE. UNDERGROUND ELECTRIC LINES ARE TO BE ABANDONED IN PLACE. ACCESS ROADS IN AGRICULTURAL AREAS ARE TO BE REMOVED UNLESS OTHERWISE SPECIFIED BY THE LANDOWNER.

GENERAL NOTES:

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 NO MORE THAN 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 CALCULATION SHALL INCLUDE THE AREA OF THE SOLAR PANELS.
7. THE LIMITS OF DISTURBANCE SHALL BE LIMITED TO WITHIN THE PROPOSED NEW LOT LINES AND THE ACCESS ROADWAY.

LOCATION MAP:

NOT TO SCALE



LEGEND:

CENTERLINE
PROPERTY LINE
EASEMENT LINE
EXISTING CONTOUR
WIRE FENCE
SOLAR FENCE
STORM SEWER & MANHOLE
SANITARY SEWER & MANHOLE
WATER LINE
GAS LINE
ELECTRIC
OVERHEAD WIRES
EROSION CONTROL
STONE WALL
EDGE OF WOODS
DIRECTION OF FLOW

UTILITY POLE
WATER VALVE
GAS VALVE
UTILITY BOX
SURVEY MONUMENT
MAILBOX
SIGN
IRON PIPE/REBAR
TRAFFIC CTRL MH
CLEANOUT
CATCH BASIN
FIRE HYDRANT
SIGNAL SPAN POLE
PERC HOLE
DEEP HOLE
BENCHMARK
INVERT END SECTION
SPOT ELEV. x351.00'

ABANDONMENT AND DECOMMISSIONING NOTES:

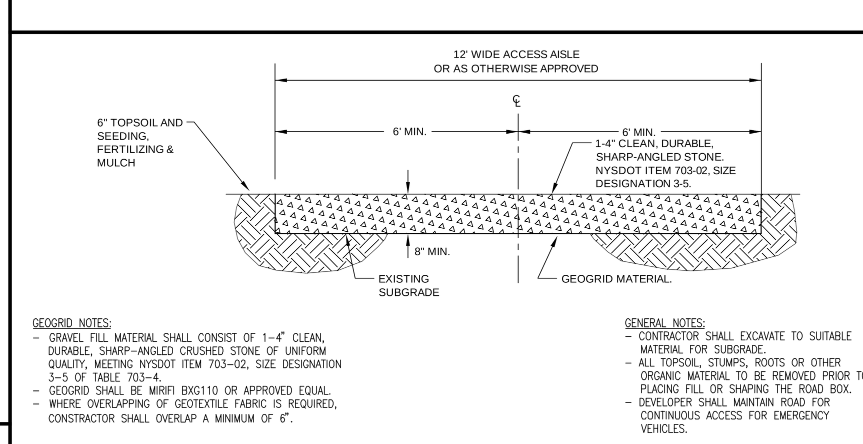
1. THE TOWN OF FARMINGTON REQUIRES ABANDONED LARGE SCALE SOLAR PV SYSTEMS TO BE REMOVED PURSUANT TO A DECOMMISSIONING PLAN.
2. A SYSTEM SHALL BE DEEMED ABANDONED IF THE SYSTEM FAILS TO GENERATE AND TRANSMIT ELECTRICITY AT A RATE OF MORE THAN 10% OF ITS CAPACITY OVER A CONTINUOUS PERIOD OF 1 YEAR. IT MAY ALSO BE DEEMED ABANDONED IF INITIAL CONSTRUCTION OF THE SYSTEM HAS 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 HELD RESPONSIBILE TO PHYSICALLY REMOVE ALL COMPONENTS OF THE SYSTEM WITHIN 1 YEAR OF ABANDONMENT. REMOVAL SHALL BE IN ACCORDNACE WITH THE SUBMITTED DECOMMISSIONING PLAN.
4. DECOMMISSIONING SHALL CONSTIST OF THE PHYSICAL REMOVAL OF ALL ABOVE GROUND AND BELOW GROUND EQUIPMENT, STRUCTURES AND FOUNDATIONS, INCLUDING BUT NOT LIMITED TO ALL SOLAR ARRAYS, BUILDINGS, SECURITY BARRIERS, FENCES, ELECTRIC TRANSMISSION LINES AND COMPONENTS, ROADWAYS, LANDSCAPING AND OTHER PHYSICAL IMPROVEMENTS TO THE SITE.
5. DISPOSAL OF ALL SOLID AND HAZARDOUS WASTE.
6. RESTORATION OF THE GROUND SURFACE.
7. STABILIZATION AND REVEGETATION OF THE SITE WITH NATIVE SEED MIXES AND/OR PLANT SPECIES TO MINIMIZE EROSION.

SPECIAL USE PERMIT REQUIREMENTS:

1. NO SPECIAL USE PERMIT SHALL BE ISSUED UNLESS THE PLANNING BOARD FINDS THAT THE CONDITIONS HAVE BEEN MET OR WILL BE MET.
2. A LICENSED ENGINEER'S ESTIMATE OF THE ANTICIPATED OPERATIONAL LIFE OF THE SYSTEM.
3. IDENTIFICATION OF THE PARTY RESPONSIBLE FOR DECOMMISSIONING.
4. DESCRIPTION OF ANY AGREEMENT REGARDING DECOMMISSIONING 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 RESTORATION WORK.
6. A COST ESTIMATE PREPARED BY A LICENSED PROFESSIONAL ENGINEER ESTIMATING THE FULL COST OF DECOMMISSIONING AND REMOVAL OF THE SOLAR PV SYSTEM.
7. A FINANCIAL PLAN TO ENSURE FINANCIAL RESOURCES WILL BE AVAILABLE TO FULLY DECOMMISSION THE SITE.
8. AN ACCEPTABLE FORM OF SURETY IS TO BE APPROVED BY THE PLANNING BOARD AND ACCEPTED BY THE TOWN BOARD AND FILED WITH THE TOWN CLERK.
9. THE AMOUNT OF THE SURETY SHALL BE DETERMINED BY THE TOWN ENGINEER BASED ON A CURRENT ESTIMATE OF DECOMMISSIONING AND REMOVAL COSTS AS PROVIDED IN THE DECOMMISSIONING PLAN AND SUBSEQUENT ANNUAL REPORTS.
10. THE SYSTEM OWNER SHALL ON A YEARLY BASIS FROM THE CERTIFICATE OF COMPLIANCE ISSUED BY THE CODE ENFORCEMENT OFFICER, PROVIDE THE TOWN WITH A WRITTEN REPORT SHOWING THE RATED CAPACITY OF THE SYSTEM AND THE AMOUNT OF ELECTRICITY THE WAS GENERATED AND TRANSMITTED TO THE GRID OVER THE MOST RECENT 12 MONTH PERIOD.

STORMWATER NOTES:

1. THE PROPOSED STONE ACCESS ROAD FROM FOX ROAD WILL BE INSTALLED AS PER THE PERVIOUS ACCESS ROAD DETAIL.
2. THE SOLAR PANEL RACK SYSTEM IS DESIGNED TO HAVE A MINIMAL DISTURBANCE IMPACT. THE RACKING SYSTEM IS ATTACHED TO THE GROUND WITH POSTS. THE AREA BETWEEN AND UNDERNEATH THE RACKS WILL BE FULLY VEGETATED. THERE WILL BE 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 SOLAR PANELS ARE CONSIDERED PERVIOUS DUE TO NON-ROOFTOP RUNOFF DISCONNECTION.
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 INVERTER PADS.
4. THERE IS NO SITE GRADING PROPOSED BEYOND THE REMOVAL OF TOPSOIL FOR THE INSTALLATION OF THE ACCESS ROADS. THE TEMPORARY ACCESS ROADS WITHIN THE FENCE LINE WILL BE REMOVED UPON COMPLETION OF THE INSTALLATION PROCESS AND TOPSOIL REPLACED.
5. ALL CURRENT DRAINAGE FLOW PATTERNS WILL REMAIN THE SAME AS PRE-DEVELOPMENT CONDITIONS.

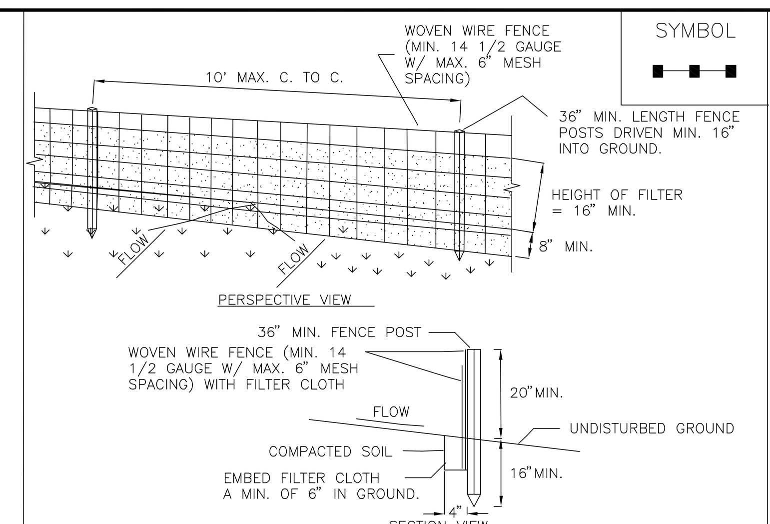


GEOGRID NOTES:
- GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING NYSDOT ITEM 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4.
- GEOGRID SHALL BE MIRIFI BXG110 OR APPROVED EQUAL.
- WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, CONSTRACTOR SHALL OVERLAP A MINIMUM OF 6".

GENERAL NOTES:
- CONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
- ALL TOPSOIL, STUMPS, ROOTS OR OTHER ORGANIC MATERIAL TO BE REMOVED PRIOR TO PLACING FILL OR SHAPING THE ROAD BOX.
- DEVELOPER SHALL MAINTAIN ROAD FOR CONTINUOUS ACCESS FOR EMERGENCY VEHICLES.

LIMITED USE PERVIOUS ACCESS ROAD SECTION

NOT TO SCALE

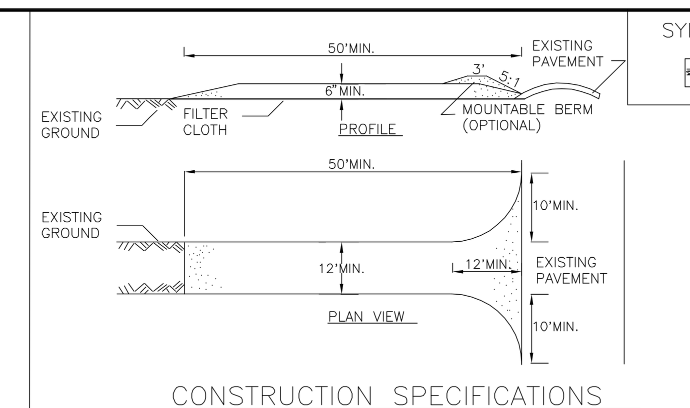


CONSTRUCTION SPECIFICATIONS

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 TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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

SILT FENCE



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 CON-STRUCTION 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 RIGHT-OF-WAYS, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A 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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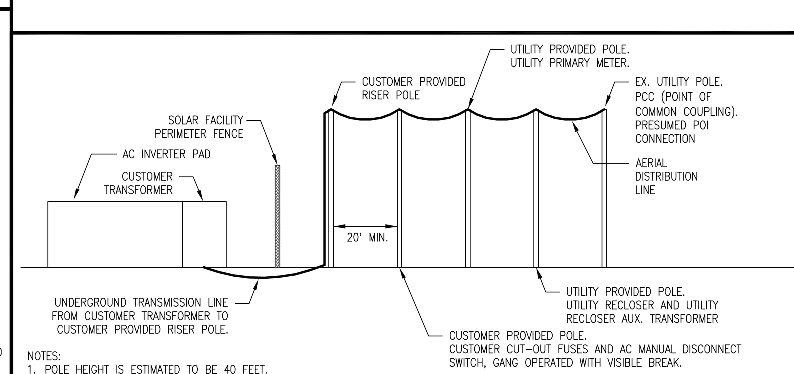
STABILIZED CONSTRUCTION ENTRANCE



NOTES:
1. POLE HEIGHT IS ESTIMATED TO BE 40 FEET.
2. THE LOCATION AND NUMBER OF POLES WILL ULTIMATELY BE DETERMINED BY THE UTILITY COMPANIES FIELD PLANNER BASED ON THE UTILITY COMPANIES DESIGN REQUIREMENTS AND A SITE VISIT USING AN APPROVED FINAL SITE PLAN.

RG&E INTERCONNECTION POLES DIAGRAM

NOT TO SCALE

WETLAND DELINEATION:

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

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 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.

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.

PROJECT INFORMATION:

PV PLANT	1	2	3	
NUMBER OF RACKS	243	247	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 SECONDARY DRIVES	0.306 AC	0.126 AC	0.075 AC	0.507 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
AREA WITHIN THE DEER FENCE	10.463 AC	10.236 AC	10.694 AC	31.393 AC
LOT AREA	14.851 AC	13.008 AC	15.246 AC	43.105 AC
PERCENT COVERAGE	23.5%	24.9%	22.0%	23.4%

THE SOLAR PANELS ARE ATTACHED TO RACKS, EACH RACK IS 45.4' LONG BY 12.0' WIDE AND HAS 28 SOLAR PANELS. THERE WILL BE AT LEAST 19.0' BETWEEN EACH ROW OF RACKS.

SITE DEVELOPMENT STATISTICS

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 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 SETBACK REQUIREMENTS:
FRONT: 60'
SIDE: 20'
REAR: 20'

LOT REQUIREMENTS:
WIDTH: 300'
DEPTH: 250'
AREA: 80,000 SQ.FT.

TOWN CODE 165-65.3.6: LARGE SCALE GROUND MOUNTED SOLAR SYSTEMS SETBACK REQUIREMENTS TO RESIDENTIAL USE:
FRONT: 60'
SIDE: 40'
REAR: 40'

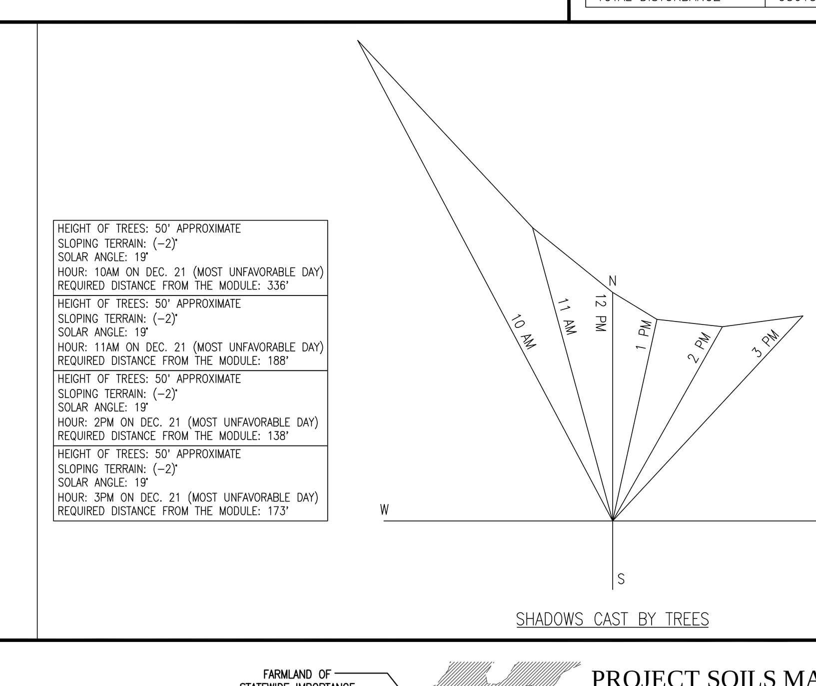
LOT REQUIREMENTS:
WIDTH: 300'
DEPTH: 250'
AREA: 80,000 SQ.FT.
LOT COVERAGE: 25%

PROJECT SOILS INFORMATION:

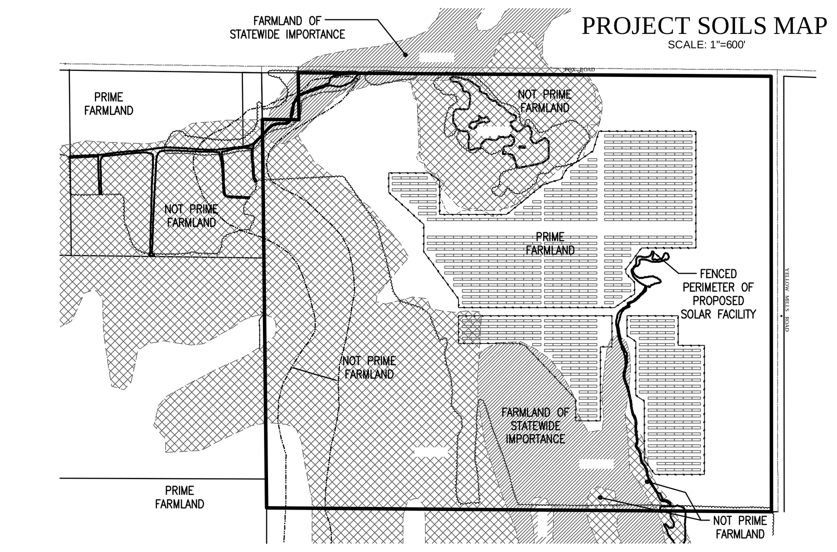
SITE DATA	AREA	WOODED	SHADOW	VIABLE	
PROJECT SITE	135.4	41.2	23.1	71.1	
ADJACENT PARCEL	21.2	4.3	10.6	6.3	
SOIL CLASSIFICATION	AREA	PRIME	NOT PRIME	S-W. IMP.	PRIME IF DRAINED
PROJECT SITE	135.4	71.2	49.4	14.7	0.1
ADJACENT PARCEL	21.2	6.8	14.4	0.0	0.0
VIABLE LANDS	AREA	PRIME	NOT PRIME	S-W. IMP.	WETLAND
PROJECT SITE	71.1	59.8	3.4	6.1	1.8
ADJACENT PARCEL	6.3	3.6	2.6	0.0	0.1
IMPACTED SOILS	AREA	PRIME	NOT PRIME	S-W. IMP.	
PROJECT SITE	31.3	30.6	0.4	0.3	
ADJACENT PARCEL	0.0	0.0	0.0	0.0	

THE PROJECT PARCEL IS 466 YELLOW MILLS ROAD, TAX No.: 010.000-01-037.11. THE ADJACENT PARCEL OWNED BY THE SAME LANDOWNER IS TAX No.: 010.000-01-037.131.

S-W.IMP.: LANDS DESIGNATED AS FARMLAND OF STATEWIDE IMPORTANCE.
VIABLE LAND: LANDS VIABLE FOR THIS DEVELOPMENT. MEANING LANDS THAT ARE NOT WOODED AND ARE OUTSIDE THE SHADOW CAST BY EXISTING VEGETATION.



PROJECT SOILS MAP



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08-06-18	ADDED FARMINGTON FARMLAND PROTECTION PLAN SOIL DESIGNATIONS	DSM
2	08-15-18	REVISED PER TOWN OF FARMINGTON COMMENTS	DSM
3	02-21-19	ADDED RGE INTERCONNECTION POLE DIAGRAM	DSM
4	10-21-19	REVISED LAYOUT FOR 40' INTERNAL SETBACKS	DSM
5	11-01-19	LIMITED USE PERVIOUS ACCESS ROAD DETAIL	DSM
6	01-28-20	REVISED PER 01-15-20 PLANNING BOARD COMMENTS	DSM

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

STATE OF NEW YORK · KRIS EDWARD SCHULTZ · LICENSE No. 072156 · LICENSED PROFESSIONAL ENGINEER

STATE OF NEW YORK · KRIS EDWARD SCHULTZ · LICENSE No. 049982 · 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.
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PRELIMINARY SITE PLAN

DRAWN BY:	DSM	PROJECT NO.	18.023
CHECKED BY:	KES	SHEET No.	3 OF 4
SCALE:	1" = 60'	DWG. NO.	S-2
DATE:	JULY 3, 2018		

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