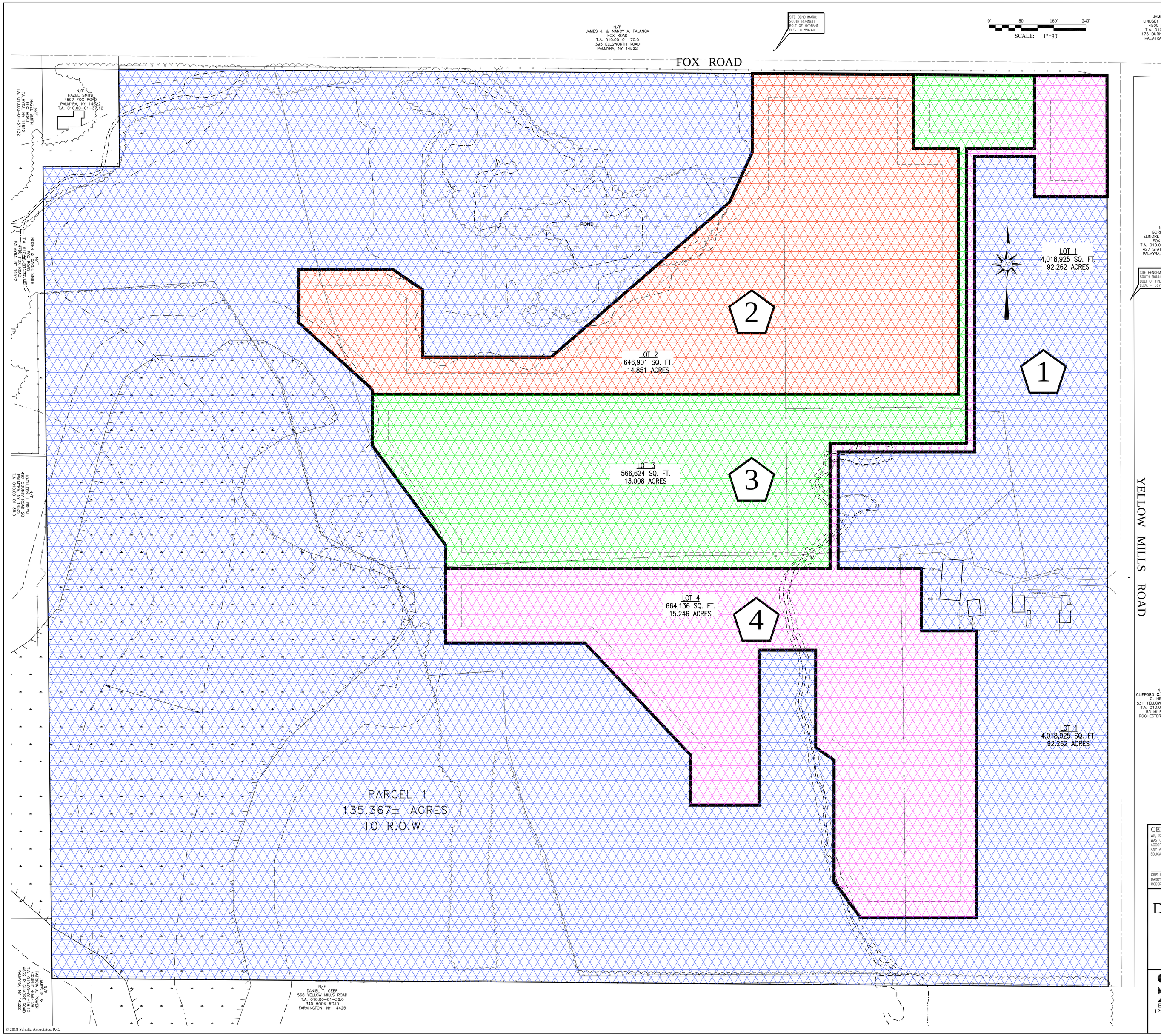
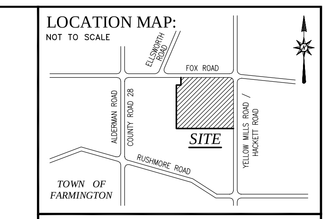


© 2018 Schultz Associates, P.C.

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 BOX, CLEANOUT, CATCH BASIN, FIRE HYDRANT, SIGNAL SPAN POLE, PERC HOLE, DEEP HOLE, BENCHMARK, INVERT END SECTION, SPOT ELEV. x351.00'

GENERAL NOTES:

1. SITE LOCATED IN FLOOD ZONE C, PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 361299 0010 B, DATED SEPTEMBER 30, 1983.
2. THE SITE BENCHMARK IS THE SOUTH BONNETT BOLT ON THE HYDRANT LOCATED ON THE NORTH SIDE OF FOX ROAD, ELEVATION 556.60'.
3. TEMPORARY EROSION/SILTATION CONTROL IS TO BE PROVIDED, MAINTAINED AND REMOVED BY OWNER AND/OR DEVELOPER.
4. ALL IMPROVEMENTS TO BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF FARMINGTON.
5. DEVELOPER IS TO OBTAIN ANY APPROPRIATE STATE, COUNTY, AND TOWN APPROVALS AND/OR PERMITS PRIOR TO CONNECTING TO ANY PUBLIC UTILITIES.
6. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ALL UTILITIES SHALL BE FIELD STAKED BEFORE COMMENCING WORK. CONTRACTOR IS CAUTIONED TO NOTIFY CENTRAL STAKEOUT NUMBER 1-800-962-7962 FOR LOCATION OF UNDERGROUND UTILITY LOCATION PRIOR TO CONSTRUCTION.
7. AS-BUILT PLAN TO SHOW ALL UNDERGROUND UTILITY LOCATIONS TO BE PROVIDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. ALL UTILITIES TO BE UNDERGROUND.
9. ALL SITE LIGHTING SHALL BE COMPLIANT WITH THE TOWN CODE, CHAPTER 165.
10. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED BY THE TOWN CODE ENFORCEMENT OFFICER OR HIS/HER REPRESENTATIVE PRIOR TO ANY PERMITS BEING ISSUED.
11. THIRD PARTY INSPECTIONS 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 UFPO (UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION), CONTRACTOR MUST NOTIFY ALL UTILITIES IN THE AREA TWO (2) WORKING DAYS BEFORE EXCAVATION.

THIS WILL NOTIFY
- WAYNE COUNTY WATER AUTHORITY
- GLOBAL CROSSING/SPRINT/NEXTEL
- ALLTELL - MANCHESTER-SHORTSVILLE TELEPHONE
- TELERGY FIBEROPTIC
- MCI
- AMERICAN TELEPHONE AND TELEGRAPH
- BUCKEYE PIPE LINE COMPANY
- ROCHESTER GAS & ELECTRIC COMPANY
- NIAGARA MOHAWK (NIMO) ELECTRIC
- MOBILE OIL
- TENECO
- NEW YORK TELEPHONE
- NEW YORK STATE ELECTRIC & GAS
- EMPIRE STATE PIPELINE
- TENNESSEE PIPELINE COMPANY
- CANANDAIGUA-FARMINGTON WATER & SEWER DEPT.

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

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.

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 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.

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.)

CURRENT 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:
FRONT: 60'
SIDE: 40'
REAR: 40'

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	10-21-19	REVISED LAYOUT FOR 40' INTERNAL SETBACKS	DSM
3	01-15-20	COLOR CODED PLAT FOR PLANNING BOARD VISUAL	DSM

CERTIFICATION:

WE, SCHULTZ ASSOCIATES, ENGINEERS AND LAND SURVEYORS P.C. HEREBY CERTIFY THIS MAP WAS COMPLETED ON MAY 30, 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 — Licensed 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.
129 SOUTH UNION STREET, PO BOX 89
SPENCERPORT, 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.	P-1
DATE:	JULY 3, 2018		