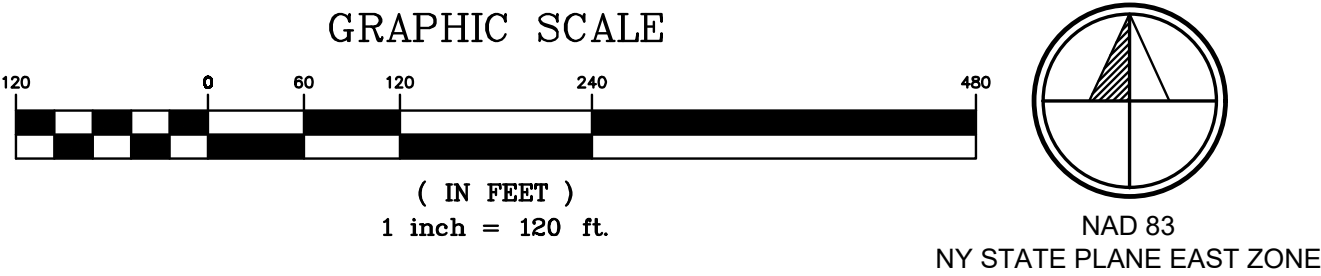


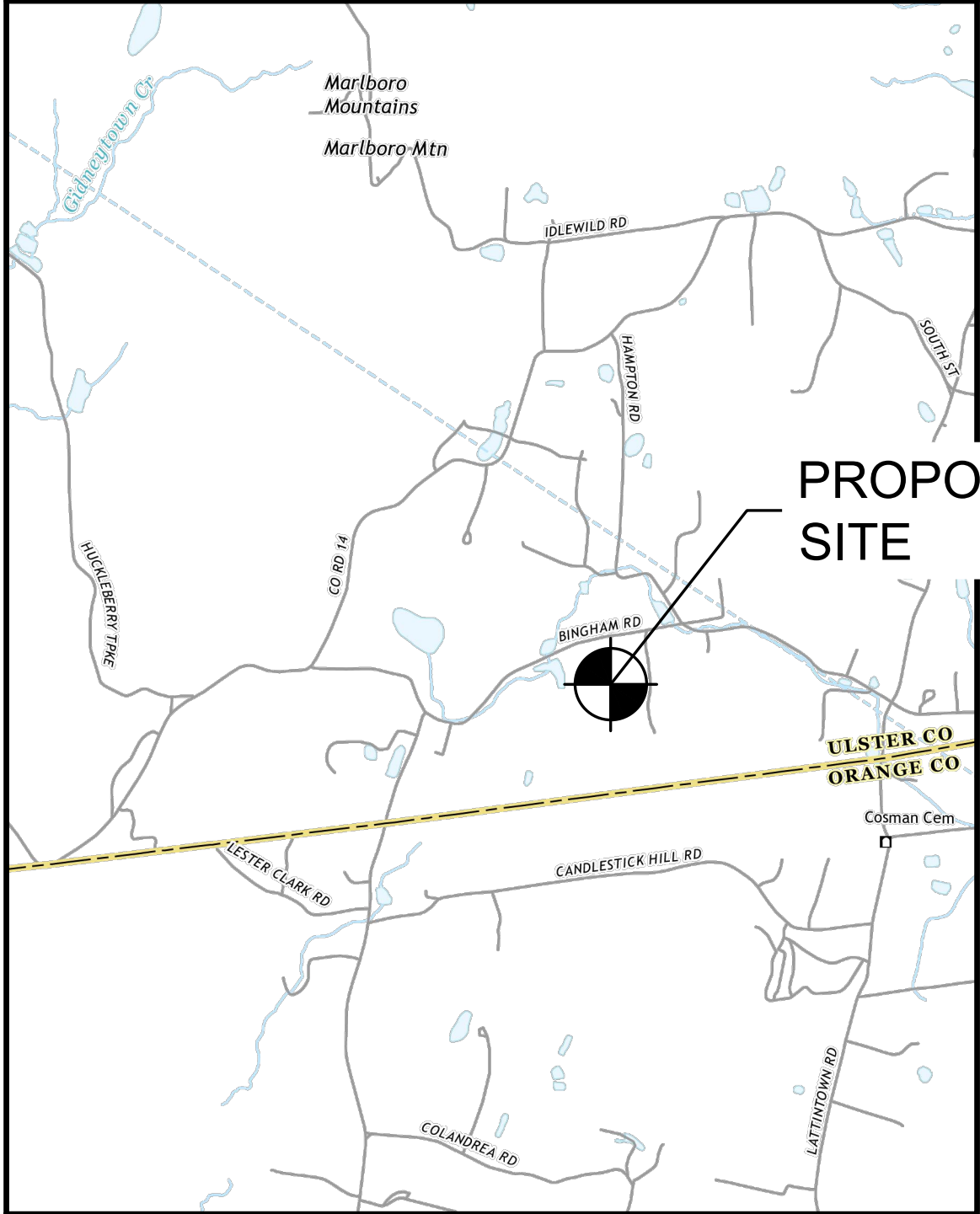
EXISTING CONDITIONS
SCALE: 1"=120'



- SITE PLAN NOTES:
1. ORTHOGRAPHIC IMAGERY DOWNLOADED FROM NYS GIS CLEARINGHOUSE. IMAGERY PUBLISHED SEPTEMBER 2023, ACCESSED BY C&A NOVEMBER 2023.
 2. APPROXIMATE PROPERTY BOUNDARIES DOWNLOADED FROM ULSTER COUNTY GIS DATABASE IN AUGUST 2023. SELECT BOUNDARIES ADJUSTED BY C&A TO REFLECT EXPECTED LOCATIONS OF SURVEYED BOUNDARY LINES.
 3. TOPOGRAPHIC CONTOURS DOWNLOADED FROM ULSTER COUNTY GIS DATABASE IN AUGUST 2023. CONTOUR DATA FROM 2014.
 4. EXISTING SITE FEATURES SUCH AS BUILDING LOCATIONS, DRIVEWAYS, ROADS, OVERHEAD UTILITIES, AND TREELINES ESTIMATED FROM ORTHOGRAPHIC IMAGERY.
 5. NWI POTENTIAL WETLAND BOUNDARIES DOWNLOADED FROM NATIONAL WETLANDS INVENTORY, ACCESSED NOVEMBER 2023.
 6. FEMA NFHL CHECKED IN JANUARY 2024 AND NO FLOOD HAZARDS WERE IDENTIFIED WITHIN THE PROJECT AREA. PROJECT FALLS WITHIN FIRM PANEL #36111C0900F.

LEGEND	
	APPROXIMATE PROJECT EXTENTS
	EXISTING CONTOUR MINOR INTERVAL
	EXISTING CONTOUR MAJOR INTERVAL
	EXISTING PROPERTY LINE
	EXISTING/PROPOSED ZONING SETBACK
	EXISTING FEDERAL WETLAND BOUNDARY
	EXISTING WETLAND HATCH
	EXISTING/PROPOSED ROAD EDGE
	EXISTING/PROPOSED DRIVEWAY
	EXISTING/PROPOSED TREELINE
	EXISTING/PROPOSED OVERHEAD ELECTRIC
	EXISTING/PROPOSED UNDERGROUND ELECTRIC
	EXISTING/PROPOSED FENCE
	PROPOSED TEMPORARY LAYDOWN AREA
	EXISTING/PROPOSED UTILITY POLE
	EXISTING/PROPOSED TRANSMISSION TOWER
	EXISTING PAVEMENT HATCH
	EXISTING/PROPOSED DRIVEWAY HATCH
	PROPOSED TEMPORARY LAYDOWN AREA HATCH
	EXISTING/PROPOSED BUILDING
	PROPOSED CONCRETE EQUIPMENT PAD
	PROPOSED PHOTOVOLTAIC MODULES

LOCATION MAP SCALE: 1" = 2,000'

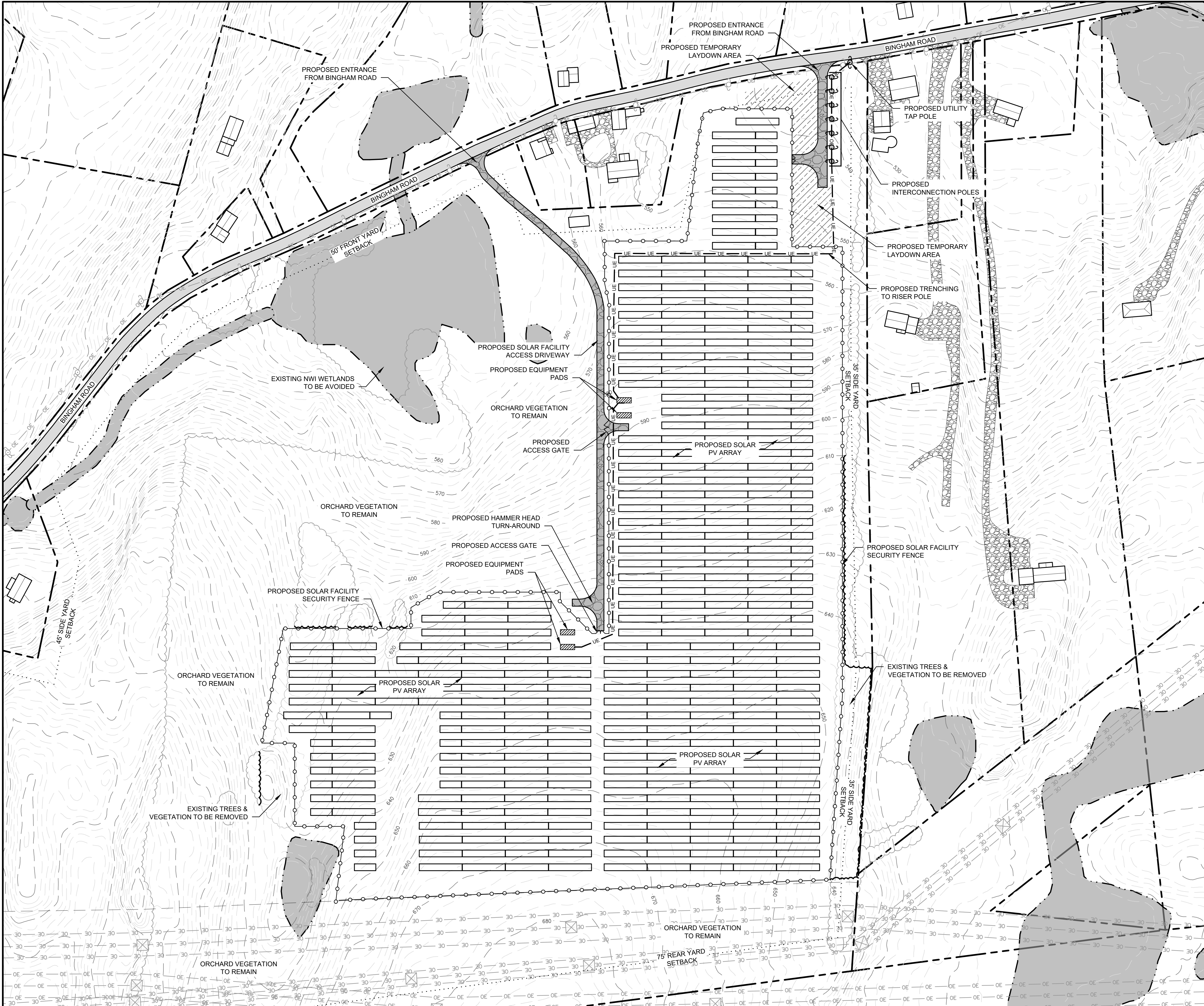


PROPOSED SITE

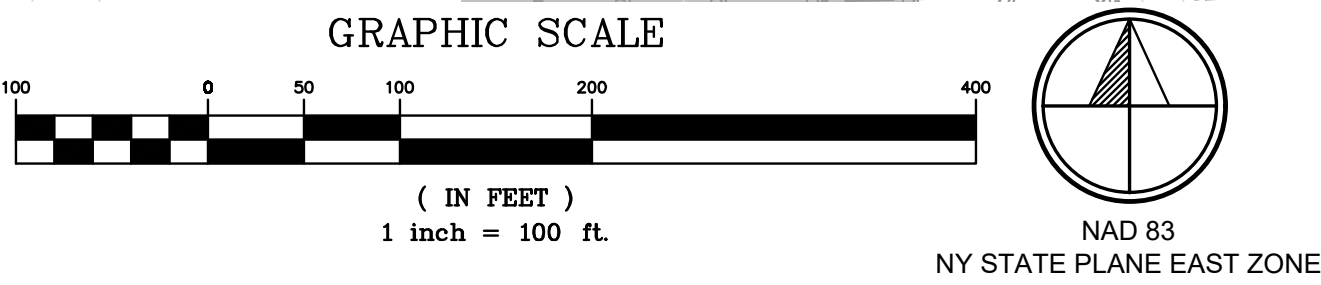
REV #	DESCRIPTION	DATE	BY
ELP MARLBOROUGH SOLAR 335 BINGHAM ROAD TOWN OF MARLBOROUGH ULSTER COUNTY, NY			
SITE PLAN EXISTING CONDITIONS			
CRAWFORD & ASSOCIATES ENGINEERING & LAND SURVEYING, PC 4411 Route 9, Suite 200, Hudson New York 12534 tel: (518) 828-2700 www.crawfordandassociates.com fax: (518) 828-2723 © COPYRIGHT			

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IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE DOCUMENTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.	DATE 2/21/2024	DRAWN BY: JH	SCALE AS SHOWN	DESIGNED BY: TSS	C&A JOB# 4996.26	DRAWING: C-101
		CHECKED BY: TSS		APPROVED BY: APA		



PROPOSED OVERALL LAYOUT
SCALE: 1"=80'



- SITE PLAN NOTES:
1. ORTHOGRAPHIC IMAGERY DOWNLOADED FROM NYS GIS CLEARINGHOUSE. IMAGERY PUBLISHED SEPTEMBER 2023, ACCESSED BY C&A NOVEMBER 2023.
 2. APPROXIMATE PROPERTY BOUNDARIES DOWNLOADED FROM ULSTER COUNTY GIS DATABASE IN AUGUST 2023. SELECT BOUNDARIES ADJUSTED BY C&A TO REFLECT EXPECTED LOCATIONS OF SURVEYED BOUNDARY LINES.
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 5. NWI POTENTIAL WETLAND BOUNDARIES DOWNLOADED FROM NATIONAL WETLANDS INVENTORY, ACCESSED NOVEMBER 2023.
 6. FEMA NFHL CHECKED IN JANUARY 2024 AND NO FLOOD HAZARDS WERE IDENTIFIED WITHIN THE PROJECT AREA. PROJECT FALLS WITHIN FIRM PANEL #36111C0900F.
 7. PROPOSED SOLAR FACILITY LAYOUT FROM DRAWING TITLED "PRELIMINARY PV SITE PLAN" PREPARED BY CS ENERGY DATED MARCH 2, 2023.

PROPOSED SITE PLAN NOTES:

1. THE PROPOSED SOLAR ENERGY SYSTEM INSTALLATION SHALL BE PERFORMED BY A QUALIFIED SOLAR INSTALLER.
2. THE PROPOSED SOLAR ENERGY SYSTEM WILL MEET NEW YORK'S UNIFORM FIRE PREVENTION AND BUILDING CODE AND NATIONAL ELECTRICAL CODE STANDARDS.
3. PRIOR TO OPERATION OF THE SOLAR ENERGY SYSTEM, WRITTEN PROOF THAT ELECTRICAL CONNECTIONS HAVE BEEN INSPECTED AND APPROVED BY AN APPROPRIATE ELECTRICAL INSPECTION PERSON OR AGENCY, AS DETERMINED BY THE TOWN OF MARLBOROUGH WILL BE PROVIDED.
4. THE PROPOSED SOLAR ENERGY SYSTEM WILL BE DESIGNED AND LOCATED IN ORDER TO PREVENT REFLECTIVE GLARE FROM IMPACTING ROADWAYS AND CONTIGUOUS PROPERTIES.
5. A MAP SHOWING THE LOCATIONS OF THE MAJOR COMPONENTS OF THE SOLAR SYSTEM INCLUDING THE LOCATION OF THE ARRAY, EQUIPMENT PADS, MAIN TRENCH LOCATIONS, AND DISCONNECTS SHALL BE POSTED AT THE FACILITIES ENTRANCE AND PROVIDED TO THE LOCAL FIRE DEPARTMENT OBLIGATED TO RESPOND TO A CALL AT THE FACILITY.
6. THE SOLAR PANELS SHALL NOT EXCEED 15' IN HEIGHT.
7. BUILDING SETBACK REQUIREMENTS SHALL BE AS STATED FOR THE RAG-1 (RURAL AGRICULTURAL DISTRICT) AS SHOWN IN THE ZONING TABLE BELOW. INVERTERS SHALL BE SET BACK THE LESSER OF 100 FEET OR UNTIL THE ELECTROMAGNETIC FIELD (EMF) MEETS BACKGROUND LEVEL, AS DETERMINED BY THE WORLD HEALTH ORGANIZATION (WHO).
8. COMMERCIAL SOLAR FACILITY'S AREA OF USE, AS DEFINED IN CODE SECTION 155-32.2 (B) EQUATES TO APPROXIMATELY 19.9 AC.
9. NONINVASIVE GROUND COVER UNDER AND BETWEEN THE ROWS OF SOLAR PANELS SHALL BE LOW-MAINTENANCE, DROUGHT-RESISTANT, AND NON-FERTILIZER-DEPENDENT.
10. THE SOLAR ENERGY SYSTEM SHALL BE ENCLOSED BY A MINIMUM 7' TALL PERIMETER FENCE AND SHALL BE AN AGRICULTURAL STYLE FENCE CONSISTING OF WOODEN POSTS AND WOVEN WIRE. WARNING SIGNS WITH THE OWNER'S CONTACT INFORMATION WILL BE PLACED ON THE ENTRANCE AND PERIMETER OF THE FENCING.
11. A SIGN NO GREATER THAN TWO SQUARE FEET INDICATING THE NAME OF THE FACILITY OWNER(S) AND A TWENTY-FOUR-HOUR EMERGENCY TELEPHONE NUMBER SHALL BE POSTED. IN ADDITION, "NO TRESPASSING" OR OTHER WARNING SIGNS MAY BE POSTED.
12. THE OWNER WILL BE RESPONSIBLE FOR UPKEEP OF THE SOLAR FACILITY, INCLUDING ALL NECESSARY MAINTENANCE OF THE SYSTEM & PROPERTY INCLUDING MOWING AND TRIMMING IN AND AROUND THE FACILITY.
13. THE OWNER SHALL PREPARE AND COMPLY WITH A DECOMMISSIONING PLAN AS DETAILED IN THE TOWN OF MARLBOROUGH, NY SUPPLEMENTARY REGULATIONS SECTION 155-32.2.J.
14. ALL TEMPORARILY STOCKPILED MATERIAL GENERATED BY CONSTRUCTION OF THE FACILITY WILL BE REMOVED FROM THE SITE IN A TIMELY MANNER.

SITE DATA / ZONING SUMMARY

TAX ID NUMBER: 108.3-3-21 (80.1 ACRES)

ZONING DISTRICT	RAG-1 (RURAL AGRICULTURAL DISTRICT)	
USE CLASSIFICATION	LARGE SCALE SOLAR ENERGY SYSTEM	
	REQUIRED	PROPOSED
MINIMUM LOT SIZE	1 ACRE	80.10 ACRES
LOT COVERAGE, MAX.	50% ¹	13.2%
LOT WIDTH (FT)	150'	1845'
LOT DEPTH (FT)	200'	1600'
BUILDING HEIGHT (FT), MAX	15' ¹	<15'
YARD SETBACKS - MINIMUM (FT)		
FRONT	50'	17' ²
SIDE (ONE)	35'	50' ³
SIDE (BOTH)	80'	80'
REAR	75'	>100'

¹ REQUIREMENT ALTERED FROM ZONING SCHEDULE I "LOT, YARD, AND HEIGHT REGULATIONS" PER TOWN OF MARLBOROUGH CODE 155-32.2 "STANDARDS FOR LARGE-SCALE SOLAR SYSTEMS AS A SPECIAL USE."

² EXISTING BUILDING LOCATED APPROXIMATELY 17' FROM THE BOUNDARY LINE SHALL REMAIN.

³ MEASUREMENT IS BASED ON APPROXIMATE BOUNDARY LINES TAKEN FROM ULSTER COUNTY GIS DATABASE. MAY CHANGE UPON RECEIPT OF BOUNDARY SURVEY.

REV #	DESCRIPTION	DATE	BY
	ELP MARLBOROUGH SOLAR 335 BINGHAM ROAD		
	TOWN OF MARLBOROUGH	ULSTER COUNTY, NY	

SITE PLAN
PROPOSED OVERALL LAYOUT



ENGINEERING & LAND SURVEYING, PC
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DATE	DRAWN BY:	SCALE	C&A JOB#	DRAWING:
2/21/2024	JH	AS SHOWN	4996.26	C-102
DESIGNED BY:	TSS	CHECKED BY:		
APPROVED BY:	APA			