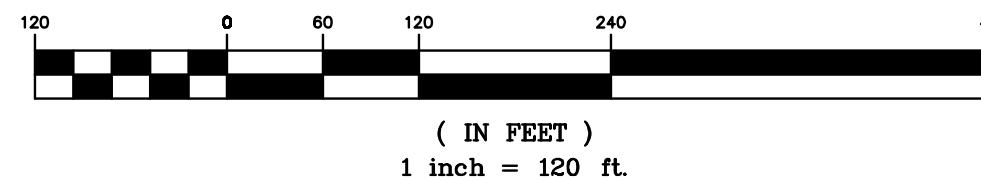


#### EXISTING CONDITIONS

SCALE: 1"=120'

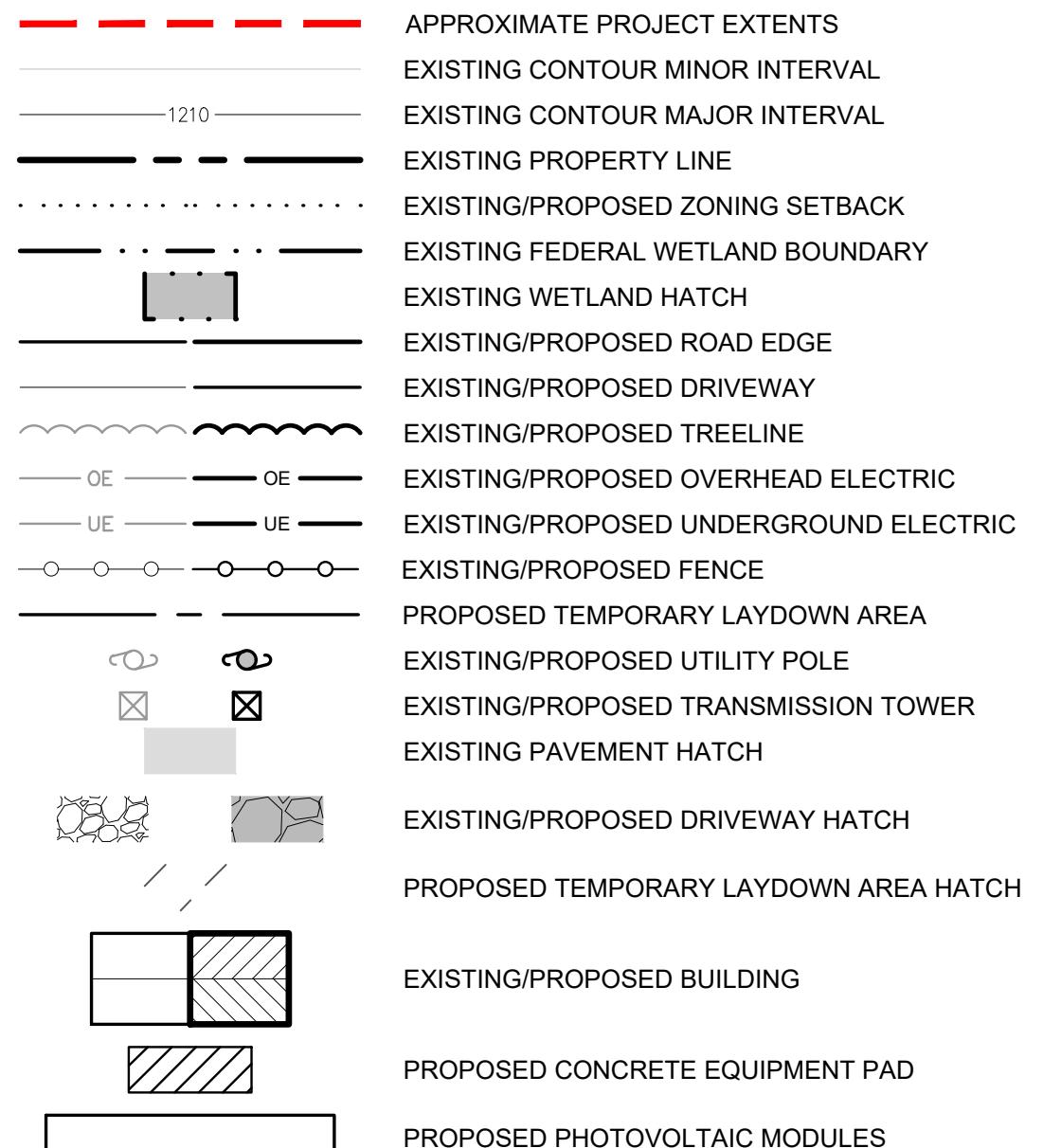
GRAPHIC SCALE



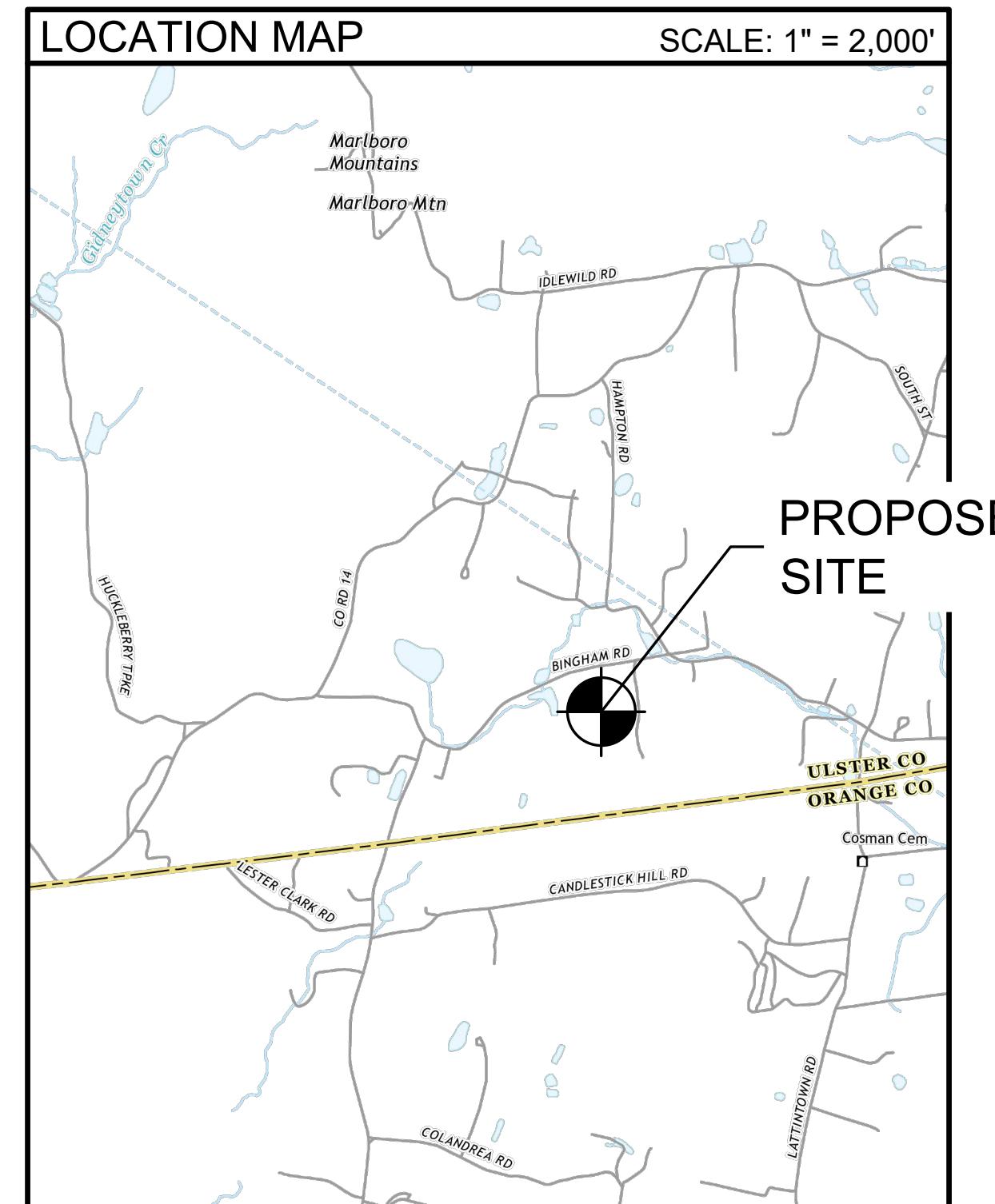
**SITE PLAN NOTES:**

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



#### LOCATION MAP

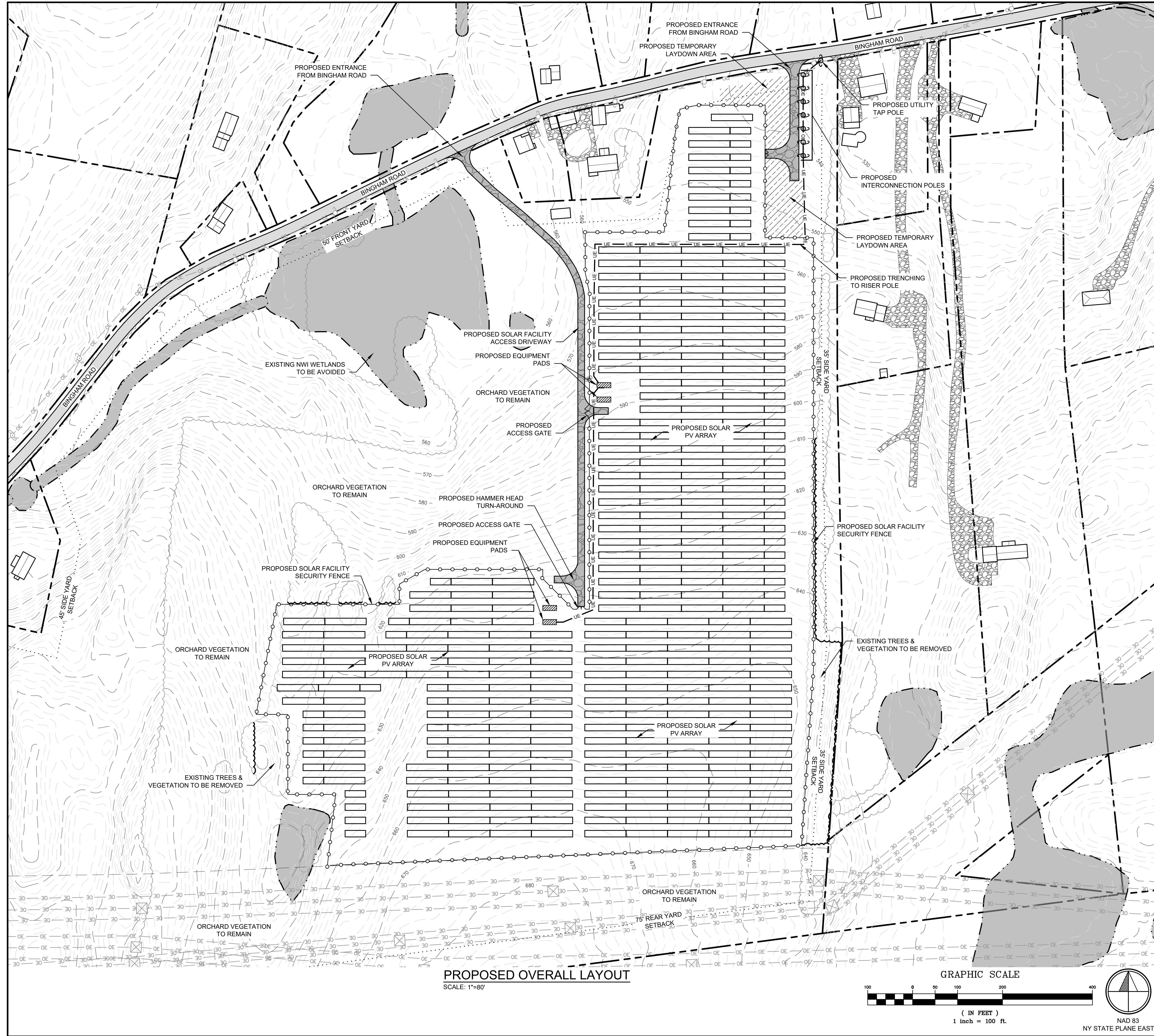


SCALE: 1" = 2,000'

PROPOSED SITE

| REV #  | DESCRIPTION  | DATE                     | BY   |
|--|--|--------------------------|--|
|  | ELP MARLBOROUGH SOLAR<br>335 BINGHAM ROAD  |                          |  |
| TOWN OF MARLBOROUGH, NY<br>ULSTER COUNTY, NY |  |                          |  |
| <b>SITE PLAN<br/>EXISTING CONDITIONS</b>     |  |                          |  |
| <b>DRAFT<br/>NOT FOR<br/>CONSTRUCTION</b>    | <b>CRAWFORD &amp; ASSOCIATES<br/>ENGINEERING &amp; LAND SURVEYING, PC</b><br>4411 Route 9, Suite 200, Hudson New York 12534<br>tel: (518) 828-2700<br>www.crawfordandassociates.com<br>fax: (518) 828-2723 | <b>DATE</b><br>2/21/2024 | <b>DRAWN BY:</b> JH<br><b>DESIGNED BY:</b> TSB<br><b>C&amp;A JOB#:</b> 4996.26<br><b>APPROVED BY:</b> APA          |
| <b>SCALE</b><br>AS SHOWN                     | <b>CHECKED BY:</b> TSB<br><b>APPROVED BY:</b> C-101  | <b>DATE</b><br>2/21/2024 | <b>DRAWN BY:</b> JH<br><b>DESIGNED BY:</b> TSB<br><b>C&amp;A JOB#:</b> 4996.26 SITE.dwg<br><b>APPROVED BY:</b> APA |

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# 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% <sup>1</sup>                    | 13.2%           |
| LOT WIDTH (FT)               | 150'                                | 1845'           |
| LOT DEPTH (FT)               | 200'                                | 1600'           |
| BUILDING HEIGHT (FT), MAX    | 15 <sup>1</sup>                     | <15'            |
| YARD SETBACKS - MINIMUM (FT) |                                     |                 |
| FRONT                        | 50'                                 | 17 <sup>2</sup> |
| SIDE (ONE)                   | 35'                                 | 50 <sup>3</sup> |
| SIDE (BOTH)                  | 80'                                 | 80'             |
| REAR                         | 75'                                 | >100'           |

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

<sup>2</sup> EXISTING BUILDING LOCATED APPROXIMATELY 17' FROM THE BOUNDARY LINE SHALL REMAIN.

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

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 155-32.2J.
14. ALL TEMPORARILY STOCKPILED MATERIAL GENERATED BY CONSTRUCTION OF THE FACILITY WILL BE REMOVED FROM THE SITE IN A TIMELY MANNER.

| REV #  | DESCRIPTION                                | DATE   | BY                                       |
|--|--|--|--|
| <p><b>ELP MARLBOROUGH SOLAR</b><br/> <b>335 BINGHAM ROAD</b></p>   |  |  |  |
| <p><i>TOWN OF MARLBOROUGH</i></p>  |  | <p><i>ULSTER COUNTY, NY</i></p>                                |  |
| <p><b>SITE PLAN</b><br/> <b>PROPOSED OVERALL LAYOUT</b></p>  |  |  |  |
|  <p><b>CRAWFORD &amp; ASSOCIATES</b><br/> ENGINEERING &amp; LAND SURVEYING, PC<br/> 4411 Route 9, Suite 200, Hudson New York 12534   tel: (518) 828-2700<br/> www.crawfordandassociates.com   fax: (518) 828-2723</p> |  |  |  |
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| <p><b>DATE</b><br/> <i>2/21/2024</i></p>   | <p><b>DRAWN BY:</b>      <i>JH</i></p>     | <p><i>H:\WORK\4996.26 Marlborough\DWG\4996.26 SITE.dwg</i></p> |  |
|  | <p><b>DESIGNED BY:</b>      <i>TSB</i></p> | <p><b>C&amp;A JOB#</b><br/> <i>4996.26</i></p>                 | <p><b>DRAWING:</b><br/> <i>C-102</i></p> |
| <p><b>SCALE</b><br/> <i>AS SHOWN</i></p>   | <p><b>CHECKED BY:</b>      <i>TSB</i></p>  |  |  |
|  | <p><b>APPROVED BY:</b>      <i>APA</i></p> |  |  |

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NOT FOR  
CONSTRUCTION**

## PROPOSED OVERALL LAYOUT

 CRAWFORD & ASSOCIATES

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(21/02/2014)

|         |              |     |          |          |
|---------|--------------|-----|----------|----------|
| 21/2024 | DESIGNED BY: | TSB | C&A JOB# | DRAWING: |
| SCALE   | CHECKED BY:  | TSB | 4996 26  | C-102    |

SHOWN APPROVED BY: APA 4990.20 C 102

|   |                          |              |     |  |  |
|---|--------------------------|--------------|-----|--|--|
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|   | 2/21/2024                | DESIGNED BY: | TSB | <b>C&amp;A JOB#</b><br>4996.26                   |  |
|   | <b>SCALE</b><br>AS SHOWN | CHECKED BY:  | TSB | <b>DRAWING:</b><br>C-102                         |  |
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