

SITE PLAN NOTES:

1. ORTHOGRAPHIC IMAGERY DOWNLOADED FROM NYS GIS CLEARINGHOUSE. IMAGERY PUBLISHED SEPTEMBER 2023, ACCESSED BY C&A NOVEMBER 2023.
2. BACKGROUND DRAWING & TOPOGRAPHIC CONTOURS TAKEN FROM SURVEY TITLED "MAP OF A PORTION OF LANDS OF TRUNCALI PREPARED FOR ELP MARLBOROUGH SOLAR LLC, SBL:108.3-21, ULSTER COUNTY, STATE OF NY" DATED APRIL 22, 2024, PREPARED BY CONTROL POINT ASSOCIATES, INC. P.C.
3. ADJACENT PROPERTY BOUNDARIES DOWNLOADED FROM ULSTER COUNTY GIS DATABASE IN AUGUST 2023. SELECT BOUNDARIES ADJUSTED BY C&A TO REFLECT EXPECTED LOCATIONS OF INTERSECTION WITH SURVEYED BOUNDARY LINE.
4. EXISTING SITE FEATURES SUCH AS BUILDING LOCATIONS, DRIVEWAYS, ROADS, OVERHEAD UTILITIES, AND TREELINES OUTSIDE SURVEY AREA 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.
7. PROPOSED SOLAR FACILITY LAYOUT FROM DRAWING TITLED "PRELIMINARY PV SITE PLAN" PREPARED BY CS ENERGY DATED MARCH 2, 2023, AMENDED BY C&A PER VCR MARKUP PROVIDED ON 8/23/24.

PROPOSED SITE PLAN NOTES:

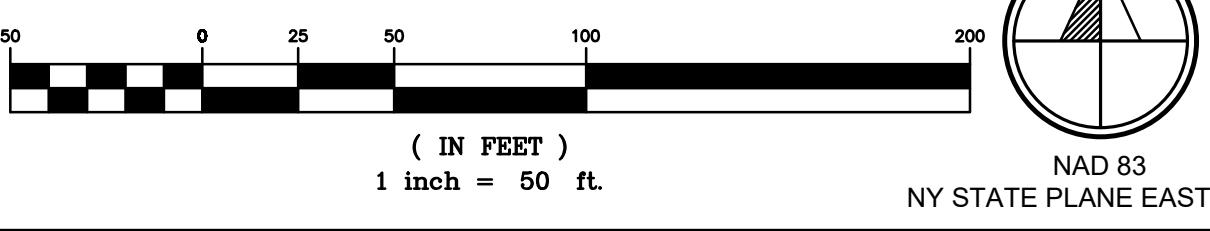
1. THE PROPOSED SOLAR ENERGY SYSTEM INSTALLATION SHALL BE PERFORMED BY A QUALIFIED SOLAR INSTALLER.
2. THE PROPOSED SOLAR ENERGY SYSTEM WILL MEET NEW YORK'S UNIFORM FIRE PREVENTION AND BUILDING CODE AND NATIONAL ELECTRICAL CODE STANDARDS.
3. PRIOR TO OPERATION OF THE SOLAR ENERGY SYSTEM, WRITTEN PROOF 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. 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.
5. THE SOLAR PANELS SHALL NOT EXCEED 15' IN HEIGHT.
6. 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).
7. COMMERCIAL SOLAR FACILITY'S AREA OF USE, AS DEFINED IN CODE SECTION 155-32.2 (B) EQUATES TO APPROXIMATELY 16.2 ACRES.
8. NONINVASIVE GROUND COVER UNDER AND BETWEEN THE ROWS OF SOLAR PANELS SHALL BE LOW-MAINTENANCE, DROUGHT-RESISTANT, AND NON-FERTILIZER-DEPENDENT. SEE SEEDING PLAN ON C-501 FOR MORE DETAILS.
9. THE SOLAR ENERGY SYSTEM SHALL BE ENCLOSED BY A MINIMUM 8' 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.
10. 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.
11. 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.
12. THE OWNER SHALL PREPARE AND COMPLY WITH A DECOMMISSIONING PLAN AS DETAILED IN THE TOWN OF MARLBOROUGH, NY SUPPLEMENTARY REGULATIONS SECTION 155-32.2J.
13. ALL TEMPORARILY STOCKPILED MATERIAL GENERATED BY CONSTRUCTION OF THE FACILITY WILL BE REMOVED FROM THE SITE IN A TIMELY MANNER.

REV #	DESCRIPTION	DATE	BY
	ELP MARLBOROUGH SOLAR 335 BINGHAM ROAD		
TOWN OF MARLBOROUGH, NY			
SITE PLAN PROPOSED PLANTING AREA			
DRAFT NOT FOR CONSTRUCTION			
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			
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DATE 9/6/24	DRAWN BY: DPB	N:\\WORK\\14996.26 Marlborough\\DWG\\4996.26 SITE.dwg	
DESIGNED BY: DPB	checked by: TSB	C&A JOB#	
checked by: TSB	APPROVED BY: CJK	4996.26	DRAWING: FIG-1
AS SHOWN			

PROPOSED PLANTING AREA

SCALE: 1"=50'

GRAPHIC SCALE



NAD 83
NY STATE PLANE EAST ZONE