Town of Manlius
Planning Board Agenda
March 23, 2020
6:30PM

1. Pledge Of Allegiance

2. Approval Of Minutes -March 9, 2020

   Documents:

   MARCH 9, 2020.PDF

3. Brolex Properties - 5912 North Burdick Street, East Syracuse, NY 13057 Recommendation For Zone Change - Freeman Estates - 7430 Highbridge Road, Fayetteville, NY 13066 Tax Map # 101.-02-02.1

   Documents:

   2020 02 20 TRANSMITTAL.PDF
   EAF.PDF
   FREEMAN ESTATES BNDY MAP.PDF
   L1_SITE PLAN_FREEMAN.PDF
   MODERN DESC.PDF

4. Taft Solar, LLC - Andrew Day - 41 West Elm Street, Greenwich, CT 06830 - Site Plan - Solar Array - 6787 Taft Road, East Syracuse, NY 13057 - Tax Map # 034.-01-20.1

   Documents:

   2020 02 06 CONCEPT.PDF
   2020 02 06 LOI MANLIUS TOWN BOARD.PDF
   APPLICATIONTAFT.PDF
   EAF SUBMITTAL COMPILED 2-6-20.PDF
   TAFT ROAD SOLAR CIVIL PLANS 03-11-2020.PDF

5. Other Business

6. Adjournment

This meeting is being recorded and the audio recording will be posted to the Town Website at www.townofmanlius.org

TOWN OF MANLIUS
PLANNING BOARD MINUTES
March 9, 2020

DRAFT

The Town of Manlius Planning Board met at the Manlius Town Hall at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Ann Kelly, Mike LeRoy, Frank Mento. Also, present were Attorney Tim Frateschi and Town Engineer Douglas Miller.

Absent: Member Poltenson and Member Gilbert

Also, Present per sign-in sheet: Town Board Member Heather Waters, Ellen & Mike McGrew, Madeline Bort, Leisha Dukat, Valerie Beecher, Sue Oliver, James Horton, Chris & Cheryl Demers, Doug & Sue Burns, David Brittain, Warren Linhart, Marlene Blumin, Sean Egan, Madeline Bort, Matt Mulcahy, Chelsea Fuller, Stacey Kelso, 2 names are illegible.

The Pledge of Allegiance was recited.

Minutes
Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of February 24, 2020.

Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057
Recommendation for Zone Change – Bridle Path/Megnin Farms Apartments – Corner of Strawmount Trail and State Route 5, Chittenango, NY
Tax Map #'s 082.-02-02 and 082.-02-03.0
Chairman Lupia stated that the Town Board had received a letter from Brolex Properties requesting that the application be withdrawn, and no further action be taken.

Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057
Recommendation for Zone Change – Freeman Estates – 7430 Highbridge Road, Fayetteville, NY 13066
Tax Map # 101.-02-02.1
Chairman Lupia stated that the Town received a phone call from the Applicant asking to be taken off the agenda until further notice.

Woodland Hills Subdivision (Hoag Lane Development), 201 Solar Street Syracuse, New York 13204
Continued Site Plan - 21-Lot Subdivision – 5290-5320 Hoag Lane, Fayetteville, NY 13066
Tax Map # 104.-01-39.2
Chairman Lupia stated that this project has been going on for almost 2.5 years. There have been numerous meetings and we are concerned that there is inadequate movement. Chairman Lupia would like the project to move forward and asked Engineer

Miller if he knew how many meetings there have been and what type of meetings there have been since the start of this project.

Town Engineer Doug Miller there have been at least 6 meetings and several phone calls with the applicant. The last meeting was in October 2019 to try and wrap up some loose ends. There was an updated submission in December 2019 received.

The following is a list of some of the items Engineer Miler discussed that are still outstanding:

1. To date no GEO Tech report has been submitted – have been asking for 2 years
2. In the 2019 submission, there are concerns with the drainage basin – there is no dedicated overnight discharge – need more detail
3. Waiting for a letter regarding the dam on the property
4. SWPPP dates are not consistent – the drawings in the SWPPP do not match any of the drawings from December 2019
5. Have asked for a survey – to date we have not yet received one
6. Composting and fill of the property were discussed concerning truck traffic on Hoag Lane

Engineer Miller stated that he received a 25-page memo back from the Applicant dated February 13, 2020, it references a lot of changes that had been made, but there were no drawings, no updated SWPPP and it appears that there is still a lot of stuff still missing.

Chairman Lupia said that the Board has been holding off on a SEQR determination because the Board feels that they need more information. We don't want to make determination without the additional information. Chairman Lupia said the Board would like to know when they are going to get the items they need.

Tom Douglas, Applicant, stated that they have reduced the number of lots from 25 to 21; they have created a wooded buffer on the perimeter of the property to further screen the neighbors' property; they have balanced the cut/fill, no material will be coming off of Hoag Lane; they have hired Kenny GEO Tech for the boring holes and they are done; have a letter from the DEC saying that there is no dam on the property; have done a 3rd party traffic study, there will be no traffic impact; have re-designed the project from 1 phase to 7 phases.

Scott Freeman, Landscape Engineer, discussed changes that have been made to the plan; he stated that the project will be 1 stage in 7 phases, he spoke about the timeline for these phases; he talked about brining compost in to work into the existing soils; they will have 2 trees per lot.

Attorney Frateschi asked how much compost needed to be brought in? Mr. Freeman said it depends on what the organic content is. He does not have the details right now.

DRAFT

Rudy Zona, RZ Engineering, spoke about the Engineering issues related to the project. He stated that the retention basin will hold 12’ - 14’ of water, 14’ deep maximum; there will be 6 lots that need grinder pumps, they will be owned by the homeowner, not the Town.

Member Kelly said that she thinks that it is important for the Engineers to get together to discuss the issues.

Member Mento said that he thinks its time for the Applicants team and Engineer Miller to get together to discuss the technical details.

Engineer Miller and Engineer Zona agreed to have a meeting regarding the remaining issues with the project.

Chairman Lupia asked the Applicant to be ready to come back to the Board in 4 weeks. The Applicant asked for 3 weeks, the Chairman agreed that 3 weeks should be sufficient.

OTHER BUSINESS

With there being no further business, Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:47 pm.

Respectfully submitted,
Lisa Beeman, Clerk

DRAFT

Print Form | Submit by Email

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 201, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

TRANSMITTAL

DATE: 21 February 2020

TO: Town of Manlius

ATTN: Lisa Beeman

PROJECT: Freeman Estates Housing
Route 92
Manlius NY

REF. Town Board review

WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN;
☐ Shop Drawings	☐ Approval	☐ Approved as Submitted
☐ Letter	☒ Your Use	☐ Approved as Noted
☒ Prints	☐ As Requested	☐ Returned After Loan
☐ Change Order	☒ Review and Comment	☐ Resubmit
☒ Plans		☐ Submit
☐ Samples	SENT VIA:	☐ Returned
☐ Specifications	☒ Attached	☐ Returned for Correction
☐ Other:	☐ Separate Cover Via:	☐ Due Date:

ITEM	COPIES	DATE	NUMBER	REV. NO.	DESCRIPTION	STATUS
1	12	02/20/20			Zone Change Application	
2	12	02/11/20			EAF	
3	12				Legal Description	
4	12				Survey	
5	12	2-21-20			Site Plan	
6	-	-			CD containing above documents	

REMARKS:

Lisa,

Please see attached documents for the Freeman Estates project. Thank you.

CC:

SIGNED: Nathan LaPierre

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Freeman Estates Housing

Project Location (describe, and attach a location map):
7430 Highbridge Road, Fayetteville, NY 13066

Brief Description of Proposed Action:
Project includes the construction of 24 multiple dwelling housing units.

Name of Applicant or Sponsor:	Telephone: (315) 559-0556
Brolex Properties, LLC	E-Mail: brandonjacobsongrg@gmail.com

Address:
5912 North Burdick Street

City/PO:	State:	Zip Code:
East Syracuse	NY	13057

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Manlius Town Board & Planning Board approval NYSDEC permit	☐	☑

3. a. Total acreage of the site of the proposed action? 23.17 acres
   b. Total acreage to be physically disturbed? 4.8 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 23.17 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☑ Forest ☐ Agriculture ☑ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✓	☐
b. Consistent with the adopted comprehensive plan?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation services available at or near the site of the proposed action?	✓	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	✓	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	✓

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	✓

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	✓

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	✓
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	✓

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	✓	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Northern Long-...	☐	☑
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Storm water will be directed to storm inlets and conveyed to a storm water facility.	☐	☑
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

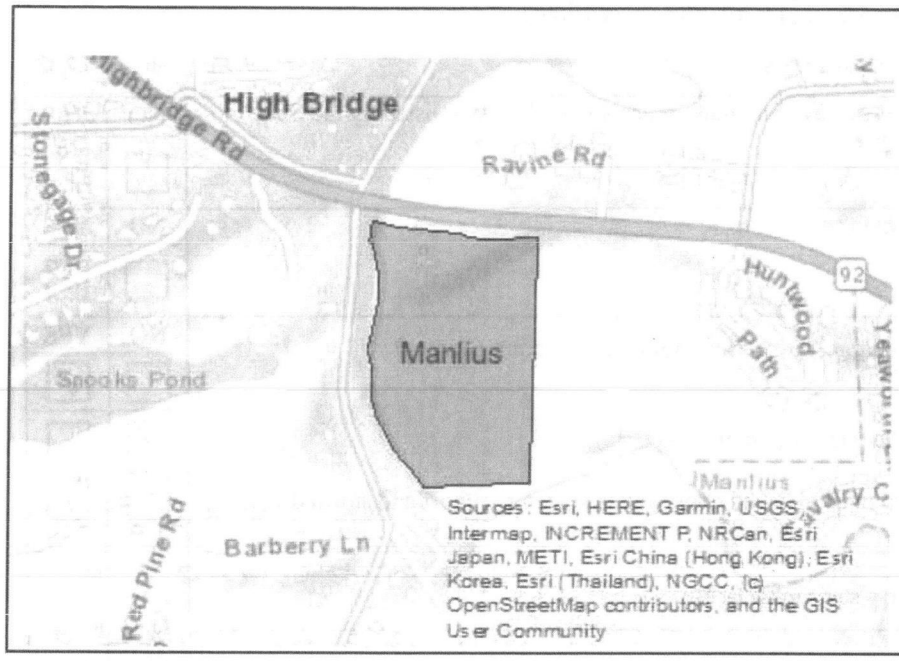
Applicant/sponsor/name: Brolex Properties LLC - Brandon Jacobson Date: 2-11-20

Signature: _____ Title: managing member of Brolex Properties LLC

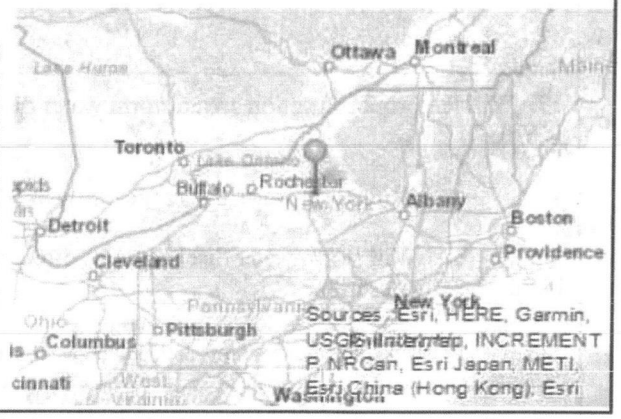
PRINT FORM

EAF Mapper Summary Report

Thursday, February 06, 2020 4:50 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

XREFS: NONE

PROJECT NUMBER: 20.0150

MAP NOTES

1.) NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.

2.) FIELD WORK PERFORMED ON FEBRUARY 4, 2020 WITH 6"-12" SNOW & ICE COVER.

3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.

4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

5.) ORTHOIMAGERY SHOWN HEREON OBTAINED FROM THE GIS CLEARINGHOUSE WEBSITE - 2018 NYSDOP HIGH RESOLUTION IMAGERY. IMAGERY IS SHOWN FOR REFERENCE PURPOSES ONLY.

MAP REFERENCES

1.) FINAL PLAN - THATCHWOOD; FM 5978

2.) FINAL PLAN - CAVALRY GREEN; FM 5983

3.) RESUBDIVISION - CAVALRY GREEN; FM 12690

4.) FINAL PLAN - HUNT WOOD AMENDED; FM 7092

STATE OF NEW YORK
DAVID MICHAEL SLISKI
050105
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

02/20/2020

DAVID M. SLISKI PLS # 50105 DATE

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

DATE		REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
	1				
	2				
	3				
	4				
	5				
	6				
	7				
	8				
	9				

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

© 2020
C.T. MALE ASSOCIATES

APPROVED:

DRAFTED : DMS

CHECKED : DMS

PROJ. NO : 20.0150

SCALE : 1" = 100 FT.

DATE : FEB 20, 2020

BOUNDARY SURVEY MAP

FOR THE LANDS NOW OR FORMERLY OF

ELINOR G. FREEMAN REVOCABLE TRUST

7430 HIGHBRIDGE ROAD

PART OF LOT 85

TOWN OF MANLIUS

ONONDAGA COUNTY, NEW YORK

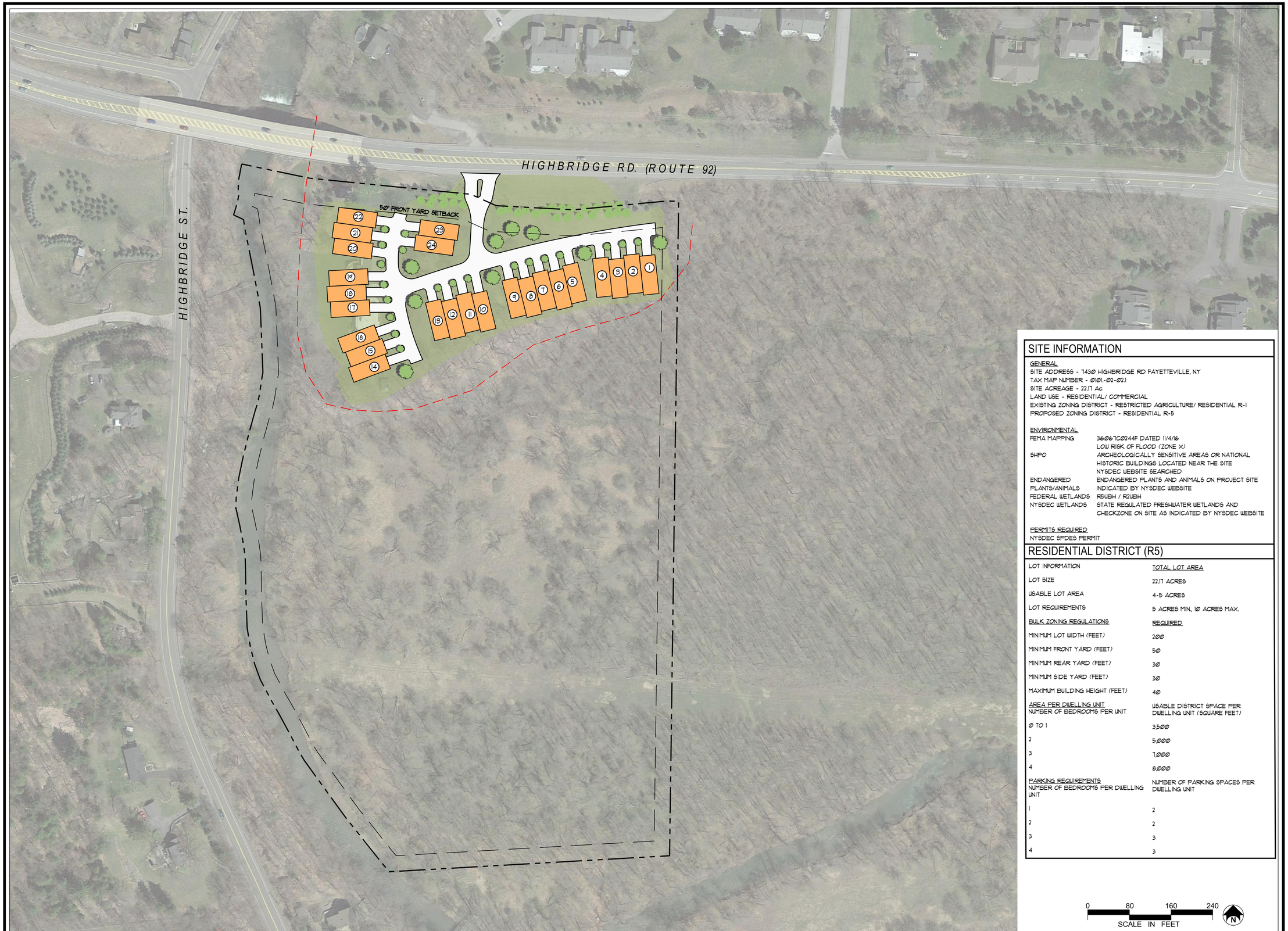
C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
www.ctmale.com

SHEET 1 OF 1

DWG. NO: 20-0184

CAD DWG. FILE NAME: Freeman Estates_bndy.dwg

CAD DWG. FILE NAME: \\Sy-fp\data\Projects\200150\Survey\Freeman Estates_bndy.dwg



SITE INFORMATION

GENERAL
SITE ADDRESS - 7430 HIGHBRIDGE RD FAYETTEVILLE, NY
TAX MAP NUMBER - 0101-02-021
SITE ACREAGE - 22.17 Ac
LAND USE - RESIDENTIAL/ COMMERCIAL
EXISTING ZONING DISTRICT - RESTRICTED AGRICULTURE/ RESIDENTIAL R-1
PROPOSED ZONING DISTRICT - RESIDENTIAL R-5

ENVIRONMENTAL

FEMA MAPPING	36067C0244F DATED 11/4/16 LOW RISK OF FLOOD (ZONE X)
SHPO	ARCHEOLOGICALLY SENSITIVE AREAS OR NATIONAL HISTORIC BUILDINGS LOCATED NEAR THE SITE NYSDEC WEBSITE SEARCHED
ENDANGERED PLANTS/ANIMALS	ENDANGERED PLANTS AND ANIMALS ON PROJECT SITE INDICATED BY NYSDEC WEBSITE
FEDERAL WETLANDS	R5UBH / R2UBH
NYSDEC WETLANDS	STATE REGULATED FRESHWATER WETLANDS AND CHECKZONE ON SITE AS INDICATED BY NYSDEC WEBSITE

PERMITS REQUIRED
NYSDEC SPDES PERMIT

RESIDENTIAL DISTRICT (R5)

LOT INFORMATION	TOTAL LOT AREA
LOT SIZE	22.17 ACRES
USABLE LOT AREA	4-5 ACRES
LOT REQUIREMENTS	5 ACRES MIN, 10 ACRES MAX.
BULK ZONING REGULATIONS	REQUIRED
MINIMUM LOT WIDTH (FEET)	200
MINIMUM FRONT YARD (FEET)	50
MINIMUM REAR YARD (FEET)	30
MINIMUM SIDE YARD (FEET)	30
MAXIMUM BUILDING HEIGHT (FEET)	40
AREA PER DWELLING UNIT NUMBER OF BEDROOMS PER UNIT	USABLE DISTRICT SPACE PER DWELLING UNIT (SQUARE FEET)
0 TO 1	3,500
2	5,000
3	7,000
4	8,000
PARKING REQUIREMENTS NUMBER OF BEDROOMS PER DWELLING UNIT	NUMBER OF PARKING SPACES PER DWELLING UNIT
1	2
2	2
3	3
4	3

0 80 160 240
SCALE IN FEET

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD SUITE 201, EAST SYRACUSE, NEW YORK 13057
PHONE (315) 445-7380 FAX (315) 445-7381

CONSULTANTS

FREEMAN ESTATES HOUSING
HIGHBRIDGE STREET
TOWN OF MANLIUS, NY

CLIENT:
Brolex Properties, LLC

ISSUED AND REVISIONS NOTIFICATION

No.	Rev.	Description	Date
1		Municipal Review	2-21-20
2			
3			
4			
5			
6			
7			

Drawn By: EGK
Checked By: EGK
WTA Proj. No.: 39062
Date: 06 FEB. 2020
Scale: AS NOTED

Title:
SITE PLAN

L1

Plotted By:
Date Plotted:
Drawing File:

FREEMAN REVOCABLE TRUST – MODERN DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Town of Manlius, County of Onondaga, State of New York, being part of Lot 85 and being more particularly bounded and described as follows:

Beginning at a point in the southerly line of Highbridge Road (a.k.a. New York State Route 92 – S.H. 9354) at the intersection with the center of Limestone Creek; thence along the said southerly line of Highbridge Road, the following six (6) courses and distances: 1.) South 78 deg. 22 min. 43 sec. East a distance of 135.52 feet to a point; thence 2.) South 84 deg. 24 min. 21 sec. East a distance of 310.15 feet to a point; thence 3.) South 65 deg. 35 min. 08 sec. East a distance of 53.56 feet to a point; thence 4.) South 87 deg. 32 min. 54 sec. East a distance of 147.67 feet to a point; thence 5.) North 84 deg. 38 min. 33 sec. East a distance of 181.59 feet to a point; and 6.) South 86 deg. 31 min. 13 sec. East a distance of 11.27 feet to a point in the division line between the lands now or formerly of the Elinor G. Freeman Revocable Trust as described in Book 4922 of Deeds at Page 120 on the west and the lands now or formerly of Huntwood Homeowners Association, Inc. as described in Book 3391 of Deeds at Page 96 on the east; thence South 00 deg. 20 min. 25 sec. West along said division line, a distance of 1262.85 feet to a point in the division line between the said lands of Freeman Revocable Trust on the north and the lands now or formerly of Uzma & Shehzad Sheikh as described in Book 5199 of Deeds at Page 88 on the south; thence South 86 deg. 25 min. 25 sec. West along the division line between the said lands of Freeman Revocable Trust on the north and the said lands of Sheikh, the lands now or formerly of Brian and Sallie Biittner as described in Instrument No. 2018-035108, the lands now or formerly of Gary T. and Carol A. Wilkerson as described in Instrument No. 2019-001067, the lands now or formerly of Carmen J. Guinta and Gretchen E. Pearson as described in Book 5062 of Deeds at Page 704, the lands now or formerly of Henry A. and Mary Manos Laframboise as described in Book 5367 of Deeds at Page 825, the lands now or formerly of Robyn A. Bombard as described in Book 4765 of Deeds at Page 432, the lands now or formerly of Mark A. and Nicole L. Miller as described in Instrument No. 2019-015014 & the lands now or formerly of Thomas W. and Lucille K. Miller as described in Book 2914 of Deeds at Page 295, in part by each, on the south, a distance of 582.81 feet to a point in the said center of Limestone Creek; thence northerly along the said center of Limestone Creek, as it winds and turns, a distance of about 1451 feet to the Point of Beginning, said point being North 09 deg. 58 min. 07 sec. West a distance of 1389.88 feet from the last mentioned point. Containing 23.717 acres of lands, more or less.

PARCEL INFORMATION

APPLICANT	SOURCE RENEWABLES LLC
PARCEL ADDRESS	6966 TAFT ROAD, EAST SYRACUSE, NY 13057
TAX NUMBER	034.000-1-20.1
PARCEL AREA	37.682 ACRES
PROJECT AREA	17.3 ACRES
EXISTING IMPERVIOUS WITHIN PROJECT AREA	BUILDINGS 0 SF CONCRETE 0 SF GRAVEL 0 SF ASPHALT 0 SF TOTAL 0.00 AC
PROPOSED IMPERVIOUS WITHIN PROJECT AREA	BUILDINGS 0 SF CONCRETE 910 SF GRAVEL 20,003 SF ASPHALT 0 SF TOTAL 0.48 AC
PANEL COVERAGE	6.35 ACRES
TOTAL DISTURBANCE AREA	**0.86 ACRES**

ZONING INFORMATION

	REQUIRED	PROPOSED
CLASSIFICATION	RESIDENTIAL - AGRICULTURAL DISTRICT (R-A)	
FRONT SETBACK	50 FT	±65 FT
SIDE SETBACK	50 FT	±51 FT
REAR SETBACK	50 FT	±72 FT

WETLAND INFORMATION

	EXISTING	PROPOSED
WETLANDS WITHIN PROPERTY	2.62 ACRES	2.62 ACRES

MODULE

MANUFACTURER	HANWHA Q-CELLS USA
MODULE MODEL	Q.PEAK DUO L-G5.3 395
MODULE OUTPUT	395W
MODULE COUNT	13,552
DC SYSTEM OUTPUT	5.35 MWDC
DESIGN TEMPERATURES	
EXTREME MINIMUM	-24°C

INVERTER

MANUFACTURER	SUNGROW
INVERTER NOMINAL OUTPUT POWER	
@50°C, PF=1	2500kVA
QUANTITY/TOTAL	2
AC SYSTEM OUTPUT NOM	3.4 MWAC

RACKING

MANUFACTURER	RBI OR APVD EQUAL
TILT	20°
PITCH	22.0 FT
FOUNDATION	PILE DRIVEN POSTS
CONFIGURATION	1-UP PORTRAIT
AZIMUTH	177°

PROJECT SITE

INTERCONNECTION VOLTAGE	13.2kV ASSUMED
AREA INSIDE FENCELINE	16.20 ACRES

WETLAND

100' WETLAND BUFFER ZONE

LaBella
Powered by partnership.

TAFT ROAD SOLAR, LLC

TOWN OF MANILIUS, ONONDAGA COUNTY

SCALE: 1"=100'

N

Source Renewables

February 6, 2020

Town of Manlius Town Board
301 Brooklea Drive
Manlius, NY 13066

RE: Letter of Intent: Source Renewable – Taft Road, Manlius

Dear Town Board Members:

Source Renewables is proposing the construction of one 3.45 MW-AC Photovoltaic Array with battery storage on lands of now or formally Gratzer Family Trust (Tax Parcel 34.00-1-20.1, located on the south side of Taft Road just east of the Dewitt town line. Per Town Code, Section 155-27.2, Solar Photovoltaic Energy Systems, Source Renewable is required to proceed through a Special Permit process to be approved by the Town and Planning Board because the solar array will be the principal use of the parcel. We are requesting to appear before the next Town Board meeting on February 12th to present the project.

The subject properties are a combined 17.3 acre parcel, currently zoned Restricted Agricultural and is currently vacant meadow. The parcel is bounded to the north by Taft Road, to the south and east by vacant land and to west by powerlines and farmland.

The proposed Solar Energy System for the property includes the installation of battery storage and approximately 263 solar tables consisting or 221 full tables with 56 panels/table and 42 half tables with 28 panels per table. There are 13,552 solar panels each standing approximately 9'± in height, 42±"' in length and 6.5±' in width. The tables will be spaced at 24.7' intervals. The array will be surrounded by a 6' high chain-link fence with 3-strands of barbed wire affixed to the top for security purposes. For visual screening, a landscape buffer will be planted along the Taft Road frontage.

The electricity produced by the array will be converted from DC power to AC power via string inverters situated under the array panels. The AC power will be collected and transformed to medium voltage power, which will then be sent out via utility distribution. The on-site transformer will be approximately 6' long, 6' wide and stand approximately 5' in height. The on-site main switchgear will be approximately 10' long, 2' wide, and stand 6' in height. The distribution services for the array will utilize the existing utility lines. Therefore no additional roadside powerlines will be required.

A wetland delineation was completed on the subject property by LaBella Associates in July 2019 and is still subject to final determination by the US Army Corps of Engineers. A wetland report will be produced under separate submittal once a final determination has been established. A NYSDEC Wetland permit will be required and obtained for installation of the solar array within the 100' wetland buffer and a USACOE permit will be required and obtained for the culvert installation within the existing ditch. Coordination with the New York State Historic Preservation Office and Federal Aviation Administration has been initiated and is pending. A report will be produced under separate submittal once results have been received. The application for interconnection to the utility grid will be submitted with formal plans before the next meeting.

Source Renewables is proposing that the array is utilized for Community Solar purposes. The Community Solar program will allow local residences and businesses to purchase power from the

array at a discounted rate compared to the current electricity provider. Source Renewables is excited to pursue this project within the Town of Manlius and looks forward to providing an opportunity for clean, alternative energy to the Town and its residents.

We submit the following for your review and consideration:

- Letter of Intent (12 copies)
- Special Permit Application (12 copies)
- Full Environmental Assessment Form (12 copies)
- Presentation/Concept Plan (12 copies)
- Application Fee Check for $2,450

We look forward to presentation of the project at the February 12th meeting. If you have any questions or require any additional information, please do not hesitate to contact me at (585) 402-7005

Respectfully submitted,

LaBella Associates

Drazen Gasic, CPSWQ, CPESC
Civil Renewables Manager

Expected Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: March 10, 2020

Name of Project: Taft Solar Development

Applicant must submit 12 copies of all site plans, surveys, and supporting data with the final application before a planning board meeting can be scheduled.

Location of Project: Taft Road, Town of Manlius, Onondaga County, New York 13057

Type of Project:

○ Division of Land ○ Subdivision ○ Accessory Use ○ Zone Change ● Site Review ○ Other _____

Developer: Taft Solar, LLC (Mr. Andrew Day) Phone: 203-542-5651

Address: 41 West Elm Street, Suite C, Greenwich, CT Zip: 06830

Tax Map Number(#)/s: Tax parcel # 034.-01-20.1

Present Zoning: Restricted Agriculture, with Technical Development Overlay (TD/O) on northern portion of the parcel Desired Zoning: Restricted Agriculture, with Technical Development Overlay (TD/O) on northern portion of the parcel

Total Acreage: 17.3 acres Total Number of Lots: 1

Property Owner/s: Gratzer Family Trust Phone: _____

Address: 6787 Taft Road, East Syracuse Zip: 13057

Tax Map#(s): 034.-01-20.1 Owner's Signature: Dragen Gatić (LaBella Associates)

Printed Name: Acting Agent for Source Renewables

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

Tax Map#(s): _____ Owner's Signature: _____

Printed Name: _____

Use next page for additional known property owners' information

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Planning Board Meeting Date Assignment: _____

Fee: _____ Paid: _____ Per: ○ Credit/Debit Card ○ Check ○ Cash

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Taft Solar Development		
Project Location (describe, and attach a general location map): Taft Road, Town of Manlius, Onondaga County, New York 13057 (tax parcel # 034.-01-20.1); see attached USGS map		
Brief Description of Proposed Action (include purpose or need): Source Renewables, LLC is developing plans for the installation of one 3.4 MW-AC solar array to be installed on vacant grassland located at Taft Road (Parcel ID: 034.-01-20.1), which is located in the Town of Manlius. The purpose of the project is to generate clean renewable energy for local residences and businesses. Activities include the installation of a ground-mounted solar energy system of approximately 13,552 freestanding modules/panels, new electrical equipment, including two transformers/inverters on concrete pads, and accessories including approximately 1,268 linear ft. of underground electrical line, unimproved and gravel access roads and a chain-link fence. The maximum depth of ground disturbance will not exceed 4 ft and the helix screws (or H-piles) of the solar tables will be installed at a depth of approximately 8-10 ft. New landscaping will be installed to screen the project site along Taft Road. There will be minimal vegetation removal, minimal grading, and minimal ground disturbance from solar module installation. The maximum extent of ground disturbance will be less than 1 acre. For additional details, see attached USGS location map and site drawings.		
Name of Applicant/Sponsor: Taft Solar, LLC (Mr. Andrew Day)	Telephone: 203-542-5651 E-Mail: aday@sourcerenew.com	
Address: 41 West Elm Street, Suite C		
City/PO: Greenwich	State: CT	Zip Code: 06830
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Gratzer Family Trust Site parcels are to be purchased by a subsidiary of Taft Solar, LLC prior to the start of construction.	Telephone: N/A E-Mail: N/A	
Address: 6787 Taft Road		
City/PO: East Syracuse	State: New York	Zip Code: 13057

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town Board - Special Use Permit	Pending
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan Approval	Pending
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	County IDA - PILOT Agreement	Pending
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSERDA- Funding; SHPO- Sign-off; NYSDEC- Wetland Permit	Pending
h. Federal agencies ☑Yes ☐No	USACE - Permit for culvert	Pending

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Restricted Agriculture, with Technical Development Overlay (TD/O) on northern portion of the parcel

b. Is the use permitted or allowed by a special or conditional use permit? Special Use Permit from Town Board ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? East Syracuse- Minoa

b. What police or other public protection forces serve the project site?
Town of Manlius Police Department

c. Which fire protection and emergency medical services serve the project site?
Town of Manlius Department

d. What parks serve the project site?
Cicero Swamp Wildlife Management Area, Central Park softball fields, Gateway Community Park, Maxwell Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Commercial Solar Energy Facility Installation

b. a. Total acreage of the site of the proposed action? +/-17.3 acres
b. Total acreage to be physically disturbed? +/-0.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/-17.3 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: +/-6 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes, Note, we defined solar panels (modules) as structures.
i. Total number of structures +/-13,552 (modules/panels) and 2 transformers/inverters on concrete pads (approx. 900 sf. total).
ii. Dimensions (in feet) of largest proposed structure: +/-9 ft height; +/-6.5 ft width; and +/-3.5 length (applies to solar modules/ panels only)
iii. Approximate extent of building space to be heated or cooled: 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:
_____
iii. If other than water, identify the type of impounded/contained liquids and their source.
_____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i .What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
_____
_____
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____
_____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan: _____
_____
_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑Yes ☐No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): A NYSDEC freshwater wetland (ID: SYE-3), Class C Stream, Federal freshwater pond and riverine wetland are located on the project parcel.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The solar arrays will be constructed w/in the NYSDEC 100-ft. wetland buffer and an appropriate NYSDEC permit will be obtained. Additionally, a US Army Corps of Engineers permit will be obtained for the culvert installation.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☑No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance:
The site development plans are designed to minimize disturbance so that reclamation is not necessary.

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☑No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

The proposed project will disturb approx. 0.8 acres of land.

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: Potentially 7 am - 9pm
- Saturday: Minimal if any
- Sunday: Minimal if any
- Holidays: Minimal if any

ii. During Operations:

- Monday - Friday: 24 hours per day
- Saturday: 24 hours per day
- Sunday: 24 hours per day
- Holidays: 24 hours per day

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Intermittent construction noise could exceed existing ambient noise levels for short periods of time during daytime construction activities. Once operational, noise levels exceeding the existing ambient noise levels are not anticipated.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Propane-fueled rental lights could be present on-site during construction activities and will be removed upon completion.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

The solar project site itself will not contain any bulk storage.

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per TBD (unit of time)
- Operation : N/A tons per N/A (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Construction debris of disposable wrapping and containers will be recycled when appropriate.
- Operation: N/A

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: The exact disposal method will be determined by the contractor and will follow all applicable NYSDEC guidelines and standards.
- Operation: N/A

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☑ Rural (non-farm)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (including gravel road)	0	+/-0.5	+0.5
• Forested (hedgerow)	+/-0.5	+/-0.2	-0.3
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	+/-14.1	+/-7.5	-6.6
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	+/-0.1	+/-0.1	0
• Wetlands (freshwater or tidal)	+/-2.6	+/-2.6	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Solar tables with grass underneath	0	+/-6.4	+6.4

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): Spill #0702926

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

NYSDEC Spill #0702926 is identified in the area under the power lines located on the northern portion of the project site. Per the NYSDEC Spill listing, hydraulic oil spilled to the soil in 2007. The spill has since been closed.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? +/- 6.6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Niagara silt loam	+/-55 %
Hilton loam	+/-25 %
Appleton loam	+/-10 %

d. What is the average depth to the water table on the project site? Average: +/- 0.8 feet Varies from <1 ft. to +/- 2 ft.

e. Drainage status of project site soils:
- ☐ Well Drained: _____ % of site
- ☑ Moderately Well Drained: +/-25 % of site
- ☑ Poorly Drained +/-75 % of site

f. Approximate proportion of proposed action site with slopes:
- ☑ 0-10%: 100 % of site
- ☐ 10-15%: _____ % of site
- ☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 895-21 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters & NYS Wetland Approximate Size +/-2.4 acres
- Wetland No. (if regulated by DEC) SYE-3

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☑ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

Name: Ley Creek & Tributaries Pollutants: Pathogens, Nutrients, Ammonia, Other Inorganics Uses: Recreation, Public Bathing, Aquatic Life

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
The project site will be fenced off but some typical suburban/rural species, such as squirrels, rabbits, raccoons, woodchucks, chipmunks, rodents, deer, foxes, coyote, songbirds, crows, raptors, frogs, and snakes may pass through.

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened): _____
In addition to the Indiana Bat identified by the NYSDEC EAF Mapper, U.S. Fish & Wildlife Service (USFWS) lists the Northern Long-eared Bat (NLEB), and the Eastern Massasauga (rattlesnake) as potential species of concern at the project site. Consultation with the NYSDEC and USFWS is ongoing.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No
i. If Yes: acreage(s) on project site? Approximately 28 acres (+/-75% of the project area)
ii. Source(s) of soil rating(s): US U.S. Department of Agriculture - Natural Resource Conservation Service - Web Soil Survey (Groups 1-4)

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

See attached SHPO "No Effect" letter.

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

See attached SHPO "No Effect" letter.

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

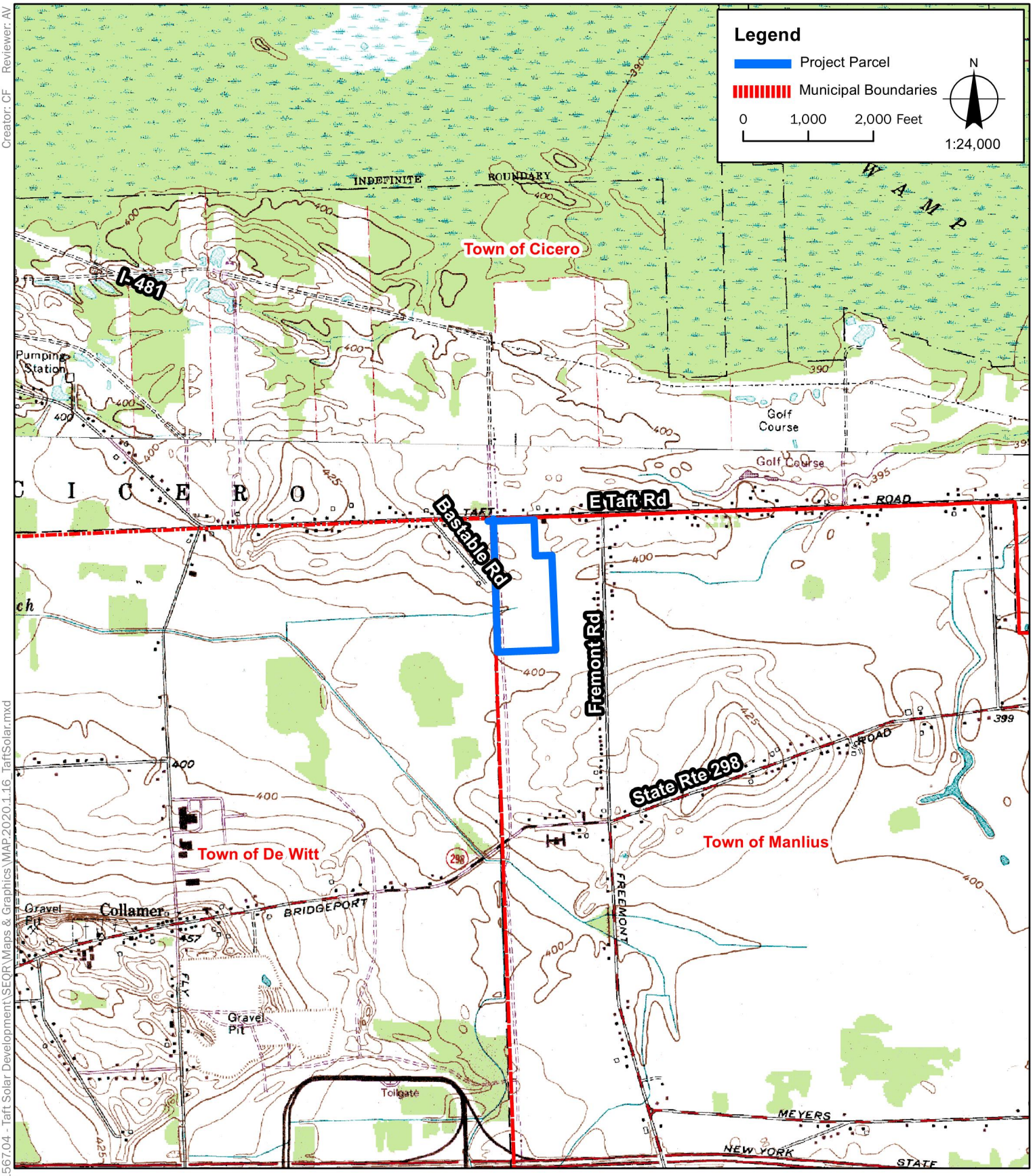
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Taft Solar, LLC (Andrew Day) Date 02/06/2020

Signature [signature] Title Civil Engineer LaBella Associates
Acting Agent for Andrew Day

PRINT FORM



Sources:
1. USGS Map: ArcGIS basemap
2. Roads: TIGER 2010
3. Municipal Boundaries: NYS GIS Office 2018

LaBella
Powered by partnership.

TAFT SOLAR, LLC

TAFT ROAD SOLAR ARRAY

LaBella Project No: 2191567.04
Date: FEBRUARY 2020

USGS SITE LOCATION MAP

FIGURE 1

Path: J:\Source Renewables\2191567.04 - Taft Solar Development\SEQR\Maps & Graphics\MAP 2020.1.16_TaftSolar.mxd

Creator: CF Reviewer: AV

Services News Government Local Translate

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Environmental Resource Mapper

Base Map: NYS Aerial Using this map

Search

Tools

Layers and Legend

- All Layers
- Unique Geological Features
- Waterbody Classifications for Rivers/Streams
- Waterbody Classifications for Lakes
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)
  - State Regulated Wetland Checkzone
- Significant Natural Communities
  - Natural Communities Near This Location
- Rare Plants or Animals

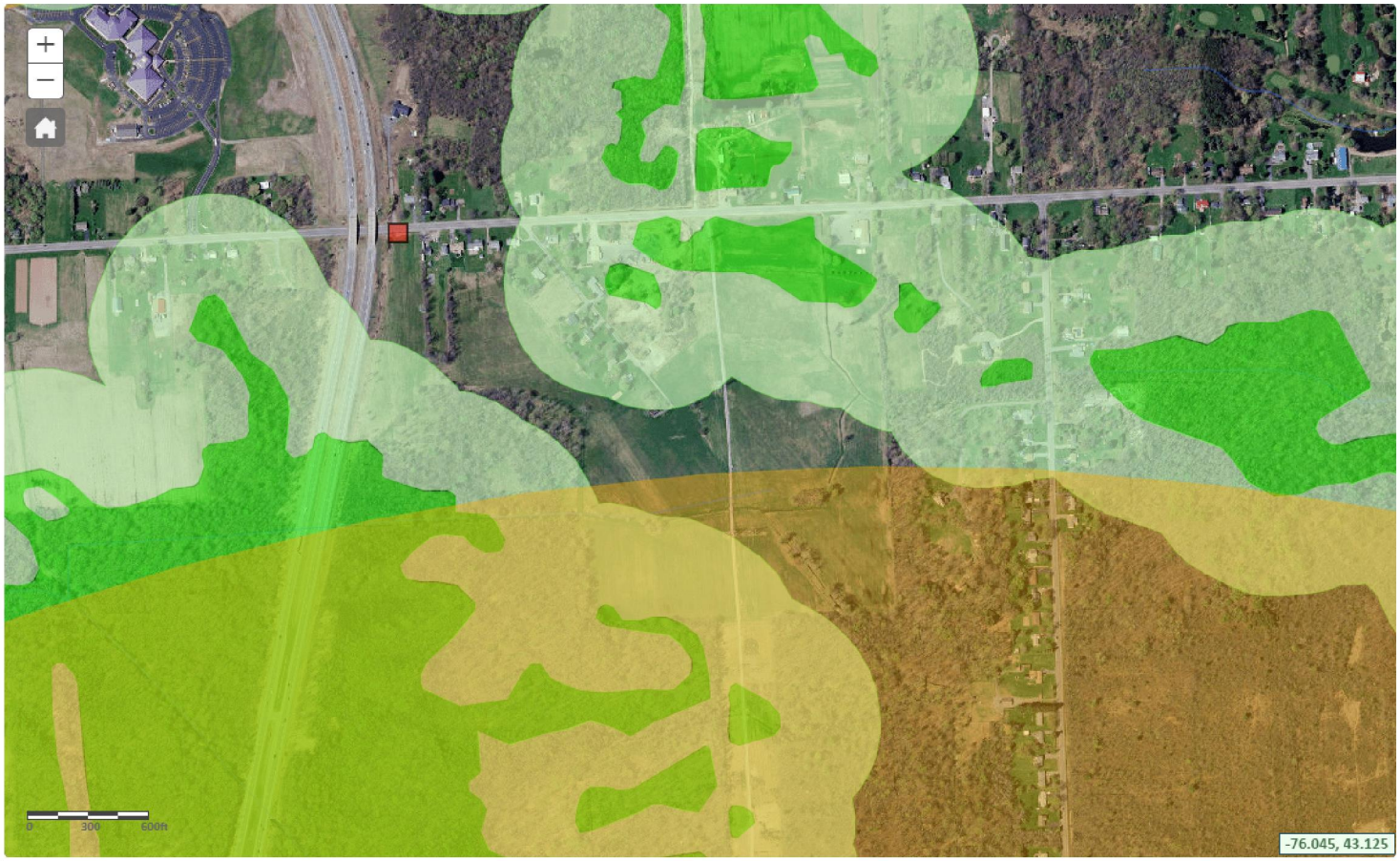
Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts



NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

February 05, 2020

Alexandra Vitulano
Environmental Analyst
LaBella A
300 State St, Suite 201
Rochester, NY 14614

Re: NYSERDA
Taft Solar
Town of Manlius, Onondaga County, NY
20PR00799

Dear Alexandra Vitulano:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Roger Daniel Mackay

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Onondaga County, New York

Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699

3817 Luker Road
Cortland, NY 13045-9385

http://www.fws.gov/northeast/nyfo/es/section7.htm

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS

NOT FOR CONSULTATION

Indiana Bat Myotis sodalis There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat Myotis septentrionalis No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Threatened

Reptiles

NAME	STATUS
Eastern Massasauga (=rattlesnake) Sistrurus catenatus No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2202	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

NOT FOR CONSULTATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NOT FOR CONSULTATION

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31

Canada Warbler Cardellina canadensis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Cerulean Warbler Dendroica cerulea This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 20 to Jul 20
Snowy Owl Bubo scandiacus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

NOT FOR CONSULTATION

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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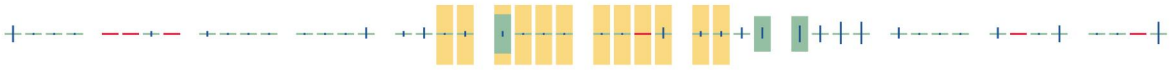
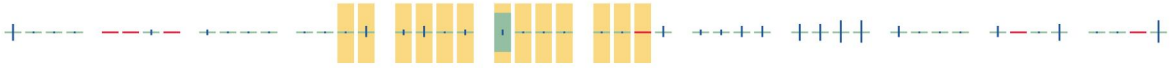
Canada Warbler
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Cerulean Warbler
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Snowy Owl
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Wood Thrush
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

NOT FOR CONSULTATION

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

NOT FOR CONSULTATION

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

NOT FOR CONSULTATION

FRESHWATER FORESTED/SHRUB WETLAND

PFO1C
PFO1A

FRESHWATER POND

PUBHx

RIVERINE

R5UBH

A full description for each wetland code can be found at the National Wetlands Inventory website

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

EAF Mapper Summary Report

Friday, January 31, 2020 11:50 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	895-21
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):30.6
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	SYE-3
E.2.h.v [Impaired Water Bodies]	Yes

E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Ley Creek and tribs – Pathogens;Nutrients;Ammonia;Other Inorganics – Recreation;Public Bathing;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

1 C002 OVERALL SITE PLAN

SCALE: 1" = 100'

PROJECT DATA UNIT B

PARCEL INFORMATION

APPLICANT	SOURCE RENEWABLES LLC
PARCEL ADDRESS	6966 TAFT ROAD, EAST SYRACUSE, NY 13057
TAX NUMBER	034.000-1-20.1
PARCEL AREA	37.682 ACRES
PROJECT AREA	17.3 ACRES
EXISTING IMPERVIOUS WITHIN PROJECT AREA	BUILDINGS 0 SF CONCRETE 0 SF GRAVEL 0 SF ASPHALT 0 SF TOTAL 0.00 AC
PROPOSED IMPERVIOUS WITHIN PROJECT AREA	BUILDINGS 0 SF CONCRETE 910 SF GRAVEL 20,003 SF ASPHALT 0 SF TOTAL 0.48 AC
PANEL COVERAGE	6.35 ACRES
TOTAL DISTURBANCE AREA	**0.86 ACRES**

ZONING INFORMATION

	REQUIRED	PROPOSED
CLASSIFICATION	RESIDENTIAL - AGRICULTURAL DISTRICT (R-A)	
FRONT SETBACK	50 FT	±65 FT
SIDE SETBACK	50 FT	±51 FT
REAR SETBACK	50 FT	±72 FT

WETLAND INFORMATION

	EXISTING	PROPOSED
WETLANDS WITHIN PROPERTY	2.62 ACRES	2.62 ACRES

SYSTEM SUMMARY (UNIT B)

MODULE

MANUFACTURER	HANWHA Q-CELLS USA
MODULE MODEL	Q.PEAK DUO L-G5.3 395
MODULE OUTPUT	395W
MODULE COUNT	13,552
DC SYSTEM OUTPUT	5.35 MWDC
DESIGN TEMPERATURES	
EXTREME MINIMUM	-24°C

INVERTER

MANUFACTURER	SUNGROW
INVERTER NOMINAL OUTPUT POWER	
@50°C, PF=1	2500kVA
QUANTITY/TOTAL	2
AC SYSTEM OUTPUT NOM	4 MWAC ???

RACKING

MANUFACTURER	RBI OR APVD EQUAL
TILT	20°
PITCH	22.0 FT
FOUNDATION	PILE DRIVEN POSTS
CONFIGURATION	1-UP PORTRAIT
AZIMUTH	177°

PROJECT SITE

INTERCONNECTION VOLTAGE	13.2kV ASSUMED
AREA INSIDE FENCELINE	16.20 ACRES

WETLAND

100' WETLAND BUFFER ZONE

LaBella
Powered by partnership.

300 State Street, Suite 201
Rochester, NY 14614
585-454-6110

labellapc.com

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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SOURCE RENEWABLES, LLC

41 WEST ELM ST, SUITE C
GREENWICH, CT 06830

Source Renewables

TAFT ROAD SOLAR ARRAY

6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: JANUARY 2020

DRAWING NAME:

PRELIMINARY SITE PLAN

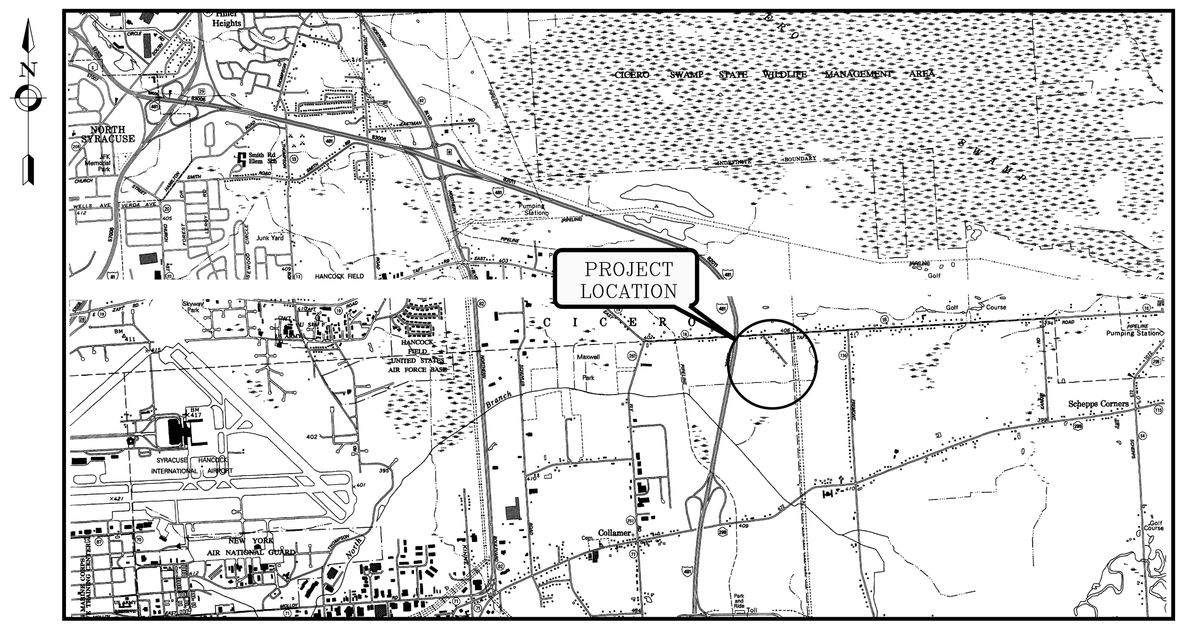
DRAWING NUMBER:

C002

Date & Time: 1/29/2020 11:09 AM By: Petranchuk, Tim
Path: J:\Source Renewables\2191567.04 - Taft Solar Development\Drawings\Civil\C3D\C002 SITE PLAN.dwg

TAFT ROAD SOLAR ARRAY

6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057



LOCATION MAP
N.T.S.

SOURCE RENEWABLES, INC.
41 WEST ELM ST, SUITE C
GREENWICH, CT 06830
PROJECT NO: 2191567.04
SUBMISSION: MARCH 2020

Source Renewables

LaBella
Powered by partnership.
300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com

ISSUED FOR SITE PLAN APPROVAL
MARCH 2020

SOURCE RENEWABLES
PROJECT NO: 2191567.04

TAFT ROAD SOLAR ARRAY
6966 EAST TAFT ROAD. EAST SYRACUSE, NY 13057

GENERAL NOTES:

1. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE TO LOCATE UTILITIES OUTSIDE THE RIGHT-OF-WAY INCLUDING PRIVATE ROADS.
2. SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL MATERIALS, TOOLS AND EQUIPMENT, INCLUDING SPECIAL CUTTING DEVICES, NECESSARY TO PERFORM THE WORK CONTAINED IN THIS CONTRACT.
4. THE SIZES AND MATERIAL OF CONSTRUCTION OF WATER MAINS, SANITARY SEWERS AND STORM SEWERS TO REMAIN ARE REPUTED. THE CONTRACTOR SHALL VERIFY SIZES OF ALL UTILITIES WHERE CONNECTIONS TO SAID EXISTING UTILITIES ARE REQUIRED. EXCAVATION TO VERIFY THESE UTILITIES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE AMENITIES NOT DESIGNATED FOR REMOVAL.
6. UNLESS OTHERWISE INDICATED ON THE PLANS OR DIRECTED BY THE ARCHITECT/ENGINEER, THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING FROM DAMAGE ALL TREES, SHRUBS AND PLANTS IN THE VICINITY OF THE PROPOSED WORK.
7. THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
8. ANY SITE AMENITY, UTILITY, STREET APPURTENANCE, OR OTHER ITEM WHICH BECOMES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR AS DETERMINED BY THE PROJECT MANAGER OR ARCHITECT/ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

SURVEY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS,
2. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY MARKERS AND RIGHT-OF-WAY MARKERS IN THE AREA OF CONSTRUCTION.
3. ANY IRON PINS, MONUMENTS OR OTHER ITEMS DEFINING PROPERTY LINES WHICH ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE PROPERLY TIED AND ACCURATELY RESET BY A NYS LICENSED SURVEYOR UPON COMPLETION OF THE WORK.
4. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 83 (NAD 83) - STATE PLANE NEW YORK CENTRAL.
5. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88).
6. TOPOGRAPHIC AND BOUNDARY SURVEY WAS COMPLETED BE LABELLA ASSOCIATES ON DECEMBER 9, 2019.

DEMOLITION NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL TO NOTIFY DIG SAFELY NEW YORK AT 1-800-962-7962 TO REQUEST UTILITY STAKEOUT OF ALL PUBLIC UTILITIES.
3. WORK ASSOCIATED WITH THIS CONTRACT WILL OCCUR AT AN ACTIVE AND FUNCTIONAL FACILITY. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO MINIMIZE DISRUPTION TO THE OPERATIONS OF THE FACILITY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE A SAFE WORK SITE AND TO PROTECT THE PUBLIC, VISITORS AND EMPLOYEES FROM HARM AS A RESULT OF HIS CONSTRUCTION ACTIVITIES.
4. THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES, STRUCTURES, AND APPURTENANCES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, STRUCTURES, AND APPURTENANCES IN THE PATH OF AND ADJACENT TO THE PROPOSED WORK.
5. SITE DRAINAGE, INCLUDING THE PROJECT SITE AND ADJACENT PRIVATE AND PUBLIC ROADWAYS, DRIVES, PARKING AREAS OR PROPERTIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES DESIGNATED TO REMAIN FOR THE DURATION OF THE CONTRACT.
7. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT, LOCAL FIRE DEPARTMENT AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) AS NECESSARY AND SHALL OBTAIN ANY REQUIRED PERMITS PRIOR TO BEGINNING WORK. COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED TO THE OWNER PRIOR TO BEGINNING THE WORK.
8. CONTRACTOR SHALL REMOVE FROM SITE, MATERIALS NOT INDICATED TO BE SALVAGED INCLUDING ALL DEBRIS. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF CONTRACTOR WHO SHALL LEGALLY DISPOSE OF SAME.
9. ALL TREES, SHRUBS AND PLANTS DESIGNATED TO REMAIN AND DISTURBED BY CONSTRUCTION OPERATIONS, SHALL BE REPLACED IN-KIND AS DIRECTED BY THE ARCHITECT/ENGINEER AND/OR OWNER'S DESIGNATED REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO THE EXISTING BUILDINGS FOR THE DURATION OF THE CONTRACT.
11. WHEN EXISTING CONSTRUCTION WHICH IS TO REMAIN IS DAMAGED DURING THE COURSE OF CONSTRUCTION AS A RESULT OF CONTRACTORS WORK, IT SHALL BE REPAIRED AND/OR REPLACED WITH SIMILAR OR LIKE MATERIALS AS MUCH AS POSSIBLE, AT NO COST TO THE OWNER. ALL REPAIRS AND/OR REPLACEMENTS WILL BE SUBJECT TO OWNERS APPROVAL.
12. COORDINATE LOCATION OF TEMPORARY CONSTRUCTION FENCE AND TEMPORARY STONE STAGING AREA WITH OWNER

SITE NOTES:

1. WELL COMPACTED SUBGRADE SHALL BE UTILIZED UNDERNEATH CONSTRUCTION OF PAVEMENT AND CONCRETE BASES.
2. ALL STAKEOUT FOR THE PROPOSED SITE IMPROVEMENTS SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LAND SURVEYOR.
3. IF ANY DISCREPANCIES ARE NOTED BETWEEN THESE CONSTRUCTION DOCUMENTS AND INFORMATION PROVIDED OR AN ERROR IS SUSPECT, IT SHALL BE IMMEDIATELY REPORTED TO THE CONSTRUCTION MANAGER AND LABELLA ASSOCIATES PROJECT MANAGER IN WRITING.
4. ANY PROOF-ROOLING OF EXPOSED SUBBASE BY A MINIMUM 10 TON SMOOTH DRUM ROLLER SHALL BE DONE UNDER THE GUIDANCE OF, AND OBSERVED BY, QUALIFIED ENGINEERING PERSONNEL PRIOR TO PLACEMENT OF SUBBASE MATERIAL. THE ROLLER SHOULD BE OPERATED IN THE STATIC MODE AND COMPLETE AT LEAST TWO (2) PASSES OVER THE EXPOSED SUBGRADES.
5. EXISTING WETLANDS DELINEATED BY LABELLA ASSOCIATES ON 07/2019.

GRADING NOTES:

1. THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA, AND ANY OTHER AGENCY HAVING JURISDICTION WITH REGARD TO SAFETY PRECAUTIONS WITH TRENCHING OPERATIONS. THE REQUIREMENTS SET FORTH HEREIN ARE INTENDED TO SUPPLEMENT REQUIREMENTS ESTABLISHED BY THESE AGENCIES. IN THE CASE OF A CONFLICT BETWEEN REQUIREMENTS OF OTHER JURISDICTIONAL AGENCIES AND THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENT ON THE CONTRACTOR SHALL APPLY.
2. SHEETING, IF REQUIRED DURING CONSTRUCTION, IS CONSIDERED TO BE PART OF THIS CONTRACT AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. ALL TRENCHES THROUGH PAVEMENT SHALL BE SAW CUT PRIOR TO EXCAVATION AND AGAIN PRIOR TO PAVEMENT RESTORATION.
4. CONTRACTOR SHALL ADJUST THE RIMS OF ALL MANHOLES, CATCH BASINS, VALVE BOXES AND OTHER UTILITY SITE STRUCTURES TO MEET FINISHED GRADE IN AREAS REQUIRING REPAVING OR REGRADING AS PART OF THE WORK, INCLUDING THOSE THAT MAY NOT BE SHOWN ON THE PLANS.
5. VOIDS LEFT BY UTILITY OR STRUCTURE REMOVAL OR GRUBBING OPERATIONS SHALL BE BACKFILLED AND PROPERLY COMPACTED WITH STRUCTURAL FILL (NYSDOT ITEM 304.12) IN AREAS UNDER AND WITHIN 5 FEET HORIZONTALLY OF ALL STRUCTURES, BUILDINGS AND PAVEMENTS. IN GRASSED AREAS, VOIDS LEFT SHALL BE FILLED AND PROPERLY COMPACTED WITH SUITABLE ON-SITE OR IMPORTED EARTHEN BACKFILL. ALL DISTURBED AREAS SHALL BE RESTORED.
6. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS TO PREVENT THE INTRODUCTION OF GROUNDWATER INTO THE TRENCHES/EXCAVATIONS. PROVIDE ALL EQUIPMENT NECESSARY TO MAINTAIN THE GROUNDWATER LEVEL AS NECESSARY.
7. THE CONTRACTOR SHALL PLACE AT MINIMUM 6 INCHES OF CLEANED SCREENED TOPSOIL IN ALL DISTURBED AREAS PRIOR TO SEEDING

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND LOCAL GOVERNING SOIL AND WATER CONSERVATION AGENCY RECOMMENDATIONS AND STANDARDS. CONTRACTOR SHALL SUBMIT PROPOSED EROSION CONTROL PLAN INCLUDING SEQUENCING OF WORK TO THE ENGINEER FOR REVIEW PRIOR TO START OF WORK.
2. UTILIZE CONSTRUCTION METHODS/TECHNIQUES, WHICH WILL LIMIT THE EXPOSED EARTHEN AREAS AND MINIMIZE THE EFFECT OF EARTH DISTURBANCE ACTIVITIES ON SOIL EROSION. THE AREA OF DISTURBANCE SHALL BE LIMITED TO A MAXIMUM OF 5 ACRES UNLESS OTHERWISE APPROVED BY THE ENGINEER.
3. ALL SEDIMENTATION BARRIERS AND OTHER TEMPORARY OR PERMANENT MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION. PLANS SHOW THE SUGGESTED MINIMUM MEASURES REQUIRED.
4. REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE COMPLETED AT THE APPROVAL OF THE OWNER AND ENGINEER. THE COST OF REMOVING THESE MEASURES SHALL ALSO BE INCLUDED IN THE BID PRICE.
5. FOR THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL PROTECT ALL ON-SITE, ADJACENT AND/OR DOWNSTREAM STORM/SANITARY SEWERS, AND/OR OTHER WATER COURSES FROM CONTAMINATION BY WATER BORNE SILTS, SEDIMENTS, FUELS, SOLVENTS, LUBRICANTS OR OTHER POLLUTANTS ORIGINATING FROM ANY WORK DONE ON, OR IN SUPPORT OF THIS PROJECT.
6. DURING CONSTRUCTION NO WET OR FRESH CONCRETE OR LEACHATE SHALL BE ALLOWED TO ESCAPE INTO STORM/SANITARY SEWERS, DITCHES OR OTHER WATERS OF NEW YORK STATE, NOR SHALL WASHINGS FROM CONCRETE TRUCKS, MIXERS OR OTHER DEVICES BE ALLOWED TO ENTER ANY STORM/SANITARY SEWERS, DITCHES, RIVERS, OR WATER COURSES.
7. ALL EXCAVATED OR IMPORTED EARTHEN STOCKPILES SHALL BE SUITABLY STABILIZED AND PROTECTED BY SILT FENCE SO THAT IT CANNOT REASONABLY ENTER ANY WATER BODY, OR STORM OR SANITARY SEWER.
8. ALL METHODS AND EQUIPMENT PROPOSED BY THE CONTRACTOR TO ACCOMPLISH THE WORK FOR EROSION AND POLLUTION CONTROL SHALL BE SUBJECT TO APPROVAL OF THE ENGINEER.
9. THE CONTRACTOR SHALL BE REQUIRED TO TREAT TRAVELED AREAS TO CONTROL DUST. WATER SHALL BE APPLIED TO SUCH TRAVELED AREAS AS THE ARCHITECT/ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE MAY DESIGNATE. THE NUMBER OF APPLICATIONS AND THE AMOUNT OF WATER SHALL BE BASED UPON FIELD AND WEATHER CONDITIONS.
10. ALL AREAS OF SOIL DISTURBANCE RESULTING FROM THIS PROJECT WHICH WILL NOT BE SUBJECT TO FURTHER EARTHWORK OR CONSTRUCTION ACTIVITIES SHALL BE PERMANENTLY SEEDED TO ESTABLISH GRASS, AND MULCHED WITH HAY OR STRAW WITHIN ONE WEEK OF FINAL DISTURBANCE. MULCH SHALL BE MAINTAINED UNTIL A SUITABLE VEGETATIVE COVER IS ESTABLISHED.
11. CONTRACTOR STAGING AREAS AND CONSTRUCTION ENTRANCE LOCATIONS SHALL BE COORDINATED WITH THE OWNER PRIOR TO START OF CONSTRUCTION. STABILIZED CONSTRUCTION ENTRANCE(S), AS SHOWN ON THE PLANS SHALL BE PROVIDED. ALL DISTURBED AREAS SHALL BE RESTORED.
12. ALL CATCH BASINS/DRAINAGE INLETS SHALL HAVE STONED INLET PROTECTION AROUND THEM AND GEOTEXTILE FABRIC OVER THE GRATE TO PREVENT SEDIMENTATION FROM ENTERING THE STORM SYSTEM.
13. TILL ALL COMPACTED SOILS LOCATED IN LAWN AREAS TO RESTORE THE ORIGINAL PROPERTIES OF THE SOIL PRIOR TO SEEDING.

LANDSCAPING NOTES

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
2. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, DEAD, OR DO NOT DEVELOP FROM PLANTING STOCK, OR AS DETERMINED BY THE CLIENT ARE IN UNHEALTHY OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES OR OTHER CAUSES DUE TO THE CONTRACTORS NEGLIGENCE. CONTRACTOR SHALL BEAR THE COST OF COMPLETE REPLACEMENT(S). IN CASE OF ANY QUESTIONS REGARDING THE CONDITION AND SATISFACTORY ESTABLISHMENT OF A REJECTED PLANT, THE LANDSCAPE ARCHITECT'S DECISION IS FINAL. PROVIDE A GUARANTEE FOR ALL REPLACEMENT PLANTS FOR AT LEAST ONE FULL GROWING SEASON.
3. REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE CLIENT TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
4. SHRUBS SHALL MEET THE REQUIREMENTS FOR HEIGHT INDICATED IN THE PLANT LIST. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP BRANCHES OF THE PLANT, AND NOT THE LONGEST BRANCH. SINGLE STEMMED OR THIN PLANTS WILL NOT BE ACCEPTED. SIDE BRANCHES SHALL BE GENEROUS, WELL TWIGGED, AND THE PLANT AS A WHOLE WELL SEATED IN THE GROUND. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BRANCH INJURIES.
5. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS. INSPECTION TO DETERMINE FINAL ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CLIENT UPON CONTRACTORS REQUEST. PROVIDE NOTIFICATION AT LEAST 10 WORKING DAYS BEFORE REQUESTED INSPECTION DATE. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE.
6. A TWO YEAR GUARANTEE SHALL BE PROVIDED FOR ALL NEW AND RELOCATED PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE TO THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN QUANTITY TAKEOFF.
8. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKE OUT OF ALL PLANT MATERIAL AND SHRUB BEDS. CONTACT THE ENGINEER FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLAN CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE ENGINEER AT THE TIME OF INSTALLATION.
9. NAMES OF WOODY PLANT MATERIAL MUST COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.
10. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO MIN. OF 5' FROM ROOT BALL TO UTILITIES.
11. SHOULD LOCATIONS OF TREES OF LARGER SPECIES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO MIN. OF 20' TO WIRES.
12. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. STAKES AND WRAPPING ARE TO BE REMOVED BY THE CONTRACTOR AT THE END OF THE GUARANTEE PERIOD.
13. MULCH ALL TREES AND SHRUB BEDS WITH 3" DOUBLE GROUND HARDWOOD BAR, COLOR: DARK BROWN. 'RIVER STONE' SURFACE SHALL BE SMOOTH, WASHED, GRADED GRAVEL, 1" TO 2" SIZE. PLACE ON FIBER MAT WEED BARRIER: MIRAFI 100X OR EQUAL.
14. PLANTING BACK FILL MIXTURE: 4 PARTS TOP SOIL; 1 PART PEAT MOSS; 1/2 PART WELL ROTTED MANURE; 10 LBS. 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
15. TOPSOIL SHALL BE FURNISHED FROM THE STOCKPILED ON-SITE MATERIAL. ON-SITE MATERIAL IS TO BE MECHANICALLY SCREENED, ANYTHING LARGER THAN 0.5" SHALL BE REMOVED AND DISPOSED. IF AN INSUFFICIENT QUANTITY EXISTS, FURNISH FROM OFF-SITE SOURCES IN QUANTITIES SUFFICIENT TO COMPLETE THE REQUIREMENTS AS SPECIFIED. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE SOIL, CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY, FREE FROM STONES, CLAY LUMPS, ROOTS AND OTHER FOREIGN MATTER WITH AN ACIDITY BETWEEN 6.0 AND 6.8 pH. PROPOSED TOPSOIL MATERIAL FROM OFF-SITE SOURCES SHALL BE MECHANICALLY SCREENED SUBJECT TO APPROVAL BY THE ENGINEER.
16. A MINIMUM OF 6" OF MECHANICALLY SCREENED TOPSOIL SHALL BE PROVIDED ON ALL AREAS TO BE SEEDED.
17. LAWN SEED MIXTURE- APPLY TO ALL AREAS NOT PAVED, PLANTED, DESIGNATED TO REMAIN NATURAL OR OTHERWISE SEEDED. SOLAR FARM FINE FESCUE SEED MIX SHALL BE:

GERMINATION	% WEIGHT	% PURITY	%
CREEPING RED FESCUE	50	90	90
DUTCH WHITE CLOVER	20	90	90
CHEWINGS FESCUE	15	90	90
HARD FESCUE	15	90	90

SEEDING RATE: 200 LBS. PER ACRE
FERTILIZER: 28:4:12 GRANULAR RATE: 1,000 LBS. PER ACRE
MULCH ALL SEEDED AREAS WITH APPROVED STRAW AT A RATE OF 4,000 LBS. PER ACRE.

ALL SEEDED AREAS SHALL RECEIVE:
FERTILIZER: 28:4:12 AT A RATE OF 1,000 LBS. PER ACRE
MULCH: APPROVED STRAW AT A RATE OF 2 TONS. PER ACRE
PROVIDE INOCULANT AT 5 TIMES MANUFACTURER'S RECOMMENDED RATE WHEN HYDROSEEDING.
FOR SLOPES STEEPER THAN 2:1, ADD 10 LBS ANNUAL RYE PER ACRE.

18. ANTIDESICCANT: PROTECTIVE FILM EMULSION, PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES, BUT PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURE'S INSTRUCTIONS. APPLY TO ALL BROADLEAF EVERGREEN SHRUBS PER MANUFACTURER'S RECOMMENDATIONS.
19. LANDSCAPE MATERIALS SHALL BE INSTALLED BY LOCAL COMPANIES FAMILIAR WITH THE CONDITIONS IN THIS AREA THAT EMPLOY NYS CERTIFIED NURSERY PROFESSIONALS.
20. STAKE PLANTS AS INDICATED OR AS APPROVED IN THE FIELD. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED PLANTING OPERATIONS UNTIL ALTERNATIVE PLANT LOCATIONS HAVE BEEN SELECTED.
21. MAINTAIN PLANTS UNTIL COMPLETION AND FINAL ACCEPTANCE OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, EDGING, REMULCHING, FERTILIZING, WEEDING, WATERING AS REQUIRED FOR HEALTHY GROWTH, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECT AND DISEASE. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND REMOVE DEAD MATERIAL. TIGHTEN AND REPAIR GUIDE WIRES AND DEFICIENCIES WITHIN THE FIRST 24 HOURS OF INITIAL PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE.
22. PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKERS OR UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
23. FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON UTILITY STAKEOUT. LANDSCAPING SHALL BE PLACED SO AS NOT TO CONFLICT WITH UTLITIES.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BENCHMARK / CONTROL POINTS
		WETLAND
		WETLAND BUFFER
		BORING LOCATIONS
		TREE REMOVAL
X X X X		- REMOVAL UTILITY
/ / / /		- REMOVAL FENCE
		SAWCUT
		PROTECTION (OBJECT)
		TREE PROTECTION
		FENCE, CHAIN LINK
		FENCE, TYPE 1
		FENCE, TYPE 2
		FENCE, GUIDE RAIL
		TREE/VEGITATION LIMIT
BLDG	BLDG	BUILDING/STRUCTURE
R	R	PROPERTY LINE
		SETBACK LINE
PE	PE	EASEMENTS
ADE	D.E.W.	RIGHT-OF-WAY
		RETAINING WALL
		BOLLARD
		FLAG POLE
		SIGN
		DECIDUOUS TREE
		CONIFEROUS TREE
		TREE STUMP
		OUTLET PROTECTION
		BIORETENTION
		BOLLARD LIGHT POLE
		LIGHT POLE SINGLE
		LIGHT POLE DOUBLE
		LIGHT POLE TRIPLE
		LIGHT POLE QUAD
		UTILITY POLE
		UTILITY POLE WITH LIGHT
HH	HH	HANDHOLE
E	E	MANHOLE

EXISTING	PROPOSED	DESCRIPTION
		END SECTION
		CATCH BASIN
		DRAIN BASIN
		INLET MANHOLE
		MANHOLE (SOLID COVER)
		INLET DRYWELL
CO_o	CO_o	CLEAN OUT
DS_o	DS_o	DOWN SPOUT
		HYDRANT
		VALVE
		ELECTRIC BOX
		BURIED FIBER OPTIC LINE
		REBAR
		IRON PIPE (PROPERTY CORNER)
CTV CTV	CTV CTV	CATV
COMM COMM	COMM COMM	COMMUNICATIONS
FO FO	FO FO	FIBER OPTICS
SIG	SIG	SIGNAL LINE
T T	T T	TELEPHONE LINE
OE OE	OE OE	OVERHEAD ELECTRIC
P P	P	POWER LINE
UE UE	UE UE	UNDERGROUND ELECTRIC
G	G	GAS LINE
SA	SA	SANITARY LINE
FM FM	FM FM	SANITARY FORCEMAIN
ST	ST	STORM LINE
		STORM UNDERDRAIN PIPE
FS	FS	WATER FIRE SERVICE LINE
W	W	WATER LINE
ST-SA	ST-SA	COMBINED SANITARY AND STORM
510	510	MAJOR CONTOUR
509	509	MINOR CONTOUR
		℄ OF DRAINAGE SWALE
		EROSION FENCE
		FLOW/SLOPE DIRECTION
		SILT SOCK INLET PROTECTION
		SILT FENCE INLET PROTECTION
		CHECK DAM
		STABILIZED CONSTRUCTION ENTRANCE (TEMPORARY)

DRAWING INDEX

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C102 EXISTING CONDITIONS AND DEMOLITION PLAN (PAGE 2 OF 3)
C103 EXISTING CONDITIONS AND DEMOLITION PLAN (PAGE 3 OF 3)
C201 SITE AND UTILITY PLAN (PAGE 1 OF 3)
C202 SITE AND UTILITY PLAN (PAGE 2 OF 3)
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C501 CONSTRUCTION DETAILS
C502 CONSTRUCTION DETAILS
C503 CONSTRUCTION DETAILS
C601 DECOMMISSIONING PLAN PHASE I (PAGE 1 OF 3)
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Source Renewables

TAFT ROAD SOLAR ARRAY

6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04
DRAWN BY: TAP
REVIEWED BY: DJH
ISSUED FOR: SITE PLAN APPROVAL
DATE: MARCH 2020
DRAWING NAME:

GENERAL NOTES, LEGEND AND DRAWING INDEX

DRAWING NUMBER:

C001

Date & Time: 3/11/2020 11:26 AM, By: Petraichuk, Tim
Path: J:\Source Renewables\2191567.04 - Taft Solar Development\Drawings\Civil\C3D\C-000 COVER SHEET.dwg

1 C002 OVERALL SITE PLAN

SCALE: 1" = 100'

PROJECT DATA

PARCEL INFORMATION

APPLICANT	SOURCE RENEWABLES LLC
PARCEL ADDRESS	6966 TAFT ROAD, EAST SYRACUSE, NY 13057
TAX NUMBER	034.000-1-20.1
PARCEL AREA	37.682 ACRES
PROJECT AREA	17.3 ACRES
EXISTING IMPERVIOUS WITHIN PROJECT AREA	BUILDINGS 0 SF CONCRETE 0 SF GRAVEL 0 SF ASPHALT 0 SF TOTAL 0.00 AC
PROPOSED IMPERVIOUS WITHIN PROJECT AREA	BUILDINGS 0 SF CONCRETE 910 SF GRAVEL 20,003 SF ASPHALT 0 SF TOTAL 0.48 AC
PANEL COVERAGE	6.35 ACRES
TOTAL DISTURBANCE AREA	**0.82 ACRES**

ZONING INFORMATION

	REQUIRED	PROPOSED
CLASSIFICATION	RESIDENTIAL - AGRICULTURAL DISTRICT (R-A)	
FRONT SETBACK	50 FT	±65 FT
SIDE SETBACK	50 FT	±51 FT
REAR SETBACK	50 FT	±72 FT

WETLAND INFORMATION

	EXISTING	PROPOSED
WETLANDS WITHIN PROPERTY	2.62 ACRES	2.62 ACRES

SYSTEM SUMMARY

MODULE

MANUFACTURER	HANWHA Q-CELLS USA
MODULE MODEL	Q.PEAK DUO L-G5.3 395
MODULE OUTPUT	395W
MODULE COUNT	13,552
DC SYSTEM OUTPUT	5.35 MWDC
	DESIGN TEMPERATURES
EXTREME MINIMUM	-24°C

INVERTER

MANUFACTURER	SUNGROW
	INVERTER NOMINAL OUTPUT POWER
@50°C, PF=1	2500kVA
QUANTITY/TOTAL	2
AC SYSTEM OUTPUT NOM	3.4 MWAC

RACKING

MANUFACTURER	RBI OR APVD EQUAL
TILT	20°
PITCH	22.0 FT
FOUNDATION	PILE DRIVEN POSTS
CONFIGURATION	1-UP PORTRAIT
AZIMUTH	177°

PROJECT SITE

INTERCONNECTION VOLTAGE	13.2kV ASSUMED
AREA INSIDE FENCELINE	16.20 ACRES

WETLAND

100' WETLAND BUFFER ZONE

50 0 50 100 150 200'
1" = 100'

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TAFT ROAD SOLAR ARRAY

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EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

DRAWING NAME:

OVERALL SITE PLAN

DRAWING NUMBER:

C002

Date & Time: 3/11/2020 11:27 AM By: Petranchuk, Tim
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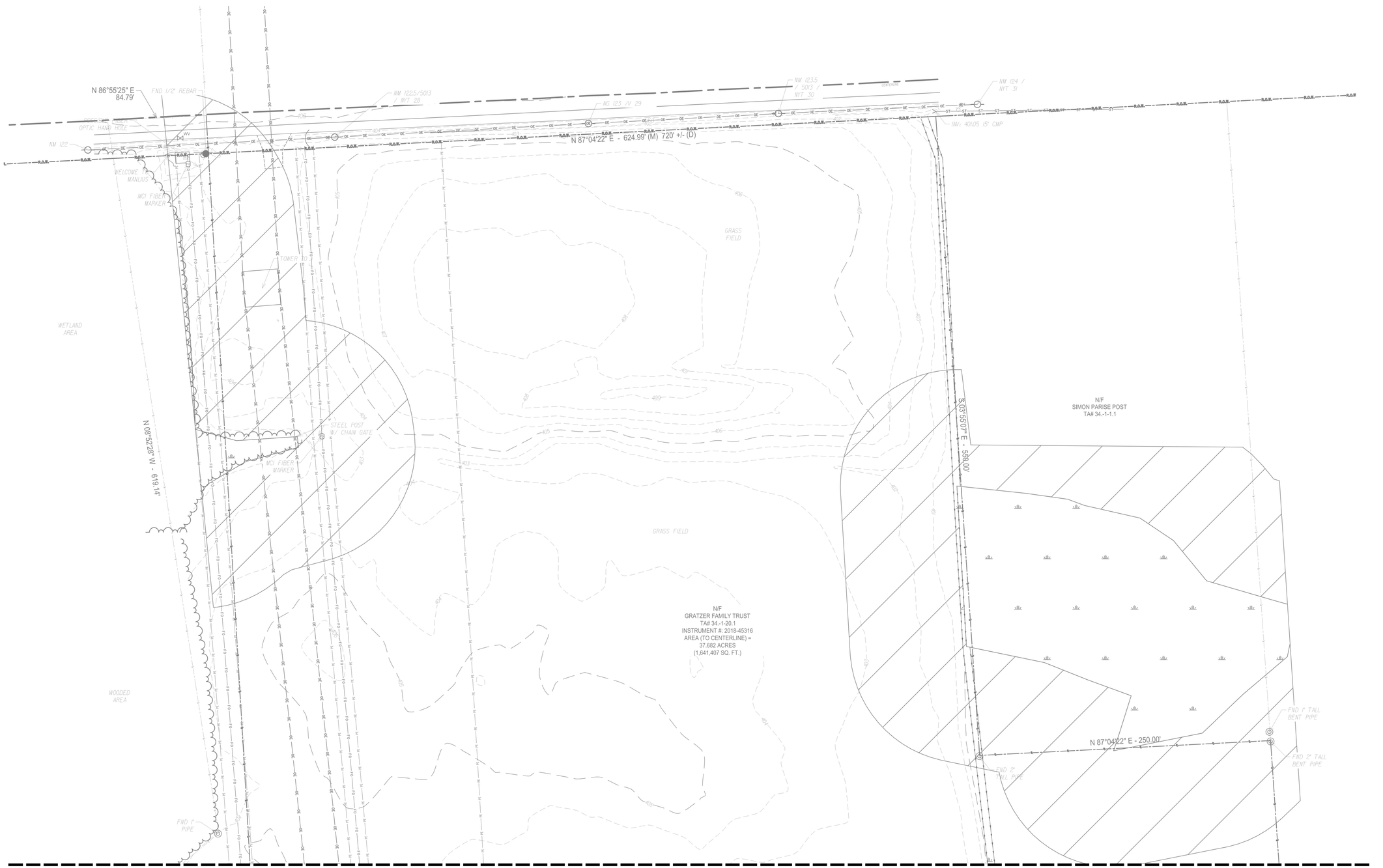

MATCH TO DRAWING 1/C102

1 / C101 EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1" = 40'

N

LIMIT OF TREE AND STUMP REMOVAL

TREE AND STUMP REMOVAL

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

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EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:

REVISIONS

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

DRAWING NAME:

EXISTING CONDITIONS AND DEMOLITION PLAN (SHEET 1 OF 3)

DRAWING NUMBER:

C101

Date & Time: 3/11/2020 11:27 AM By: Petranchuk, Tim
Path: J:\Source Renewables\2191567.04 - Taft Solar Development\Drawings\Civil\C3D\C-100 DEMO PLAN.dwg

1 / C102 EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1" = 40'

N

LIMIT OF TREE AND STUMP REMOVAL

TREE AND STUMP REMOVAL

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

Date & Time: 3/11/2020 11:27 AM By: Petranchuk, Tim
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NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

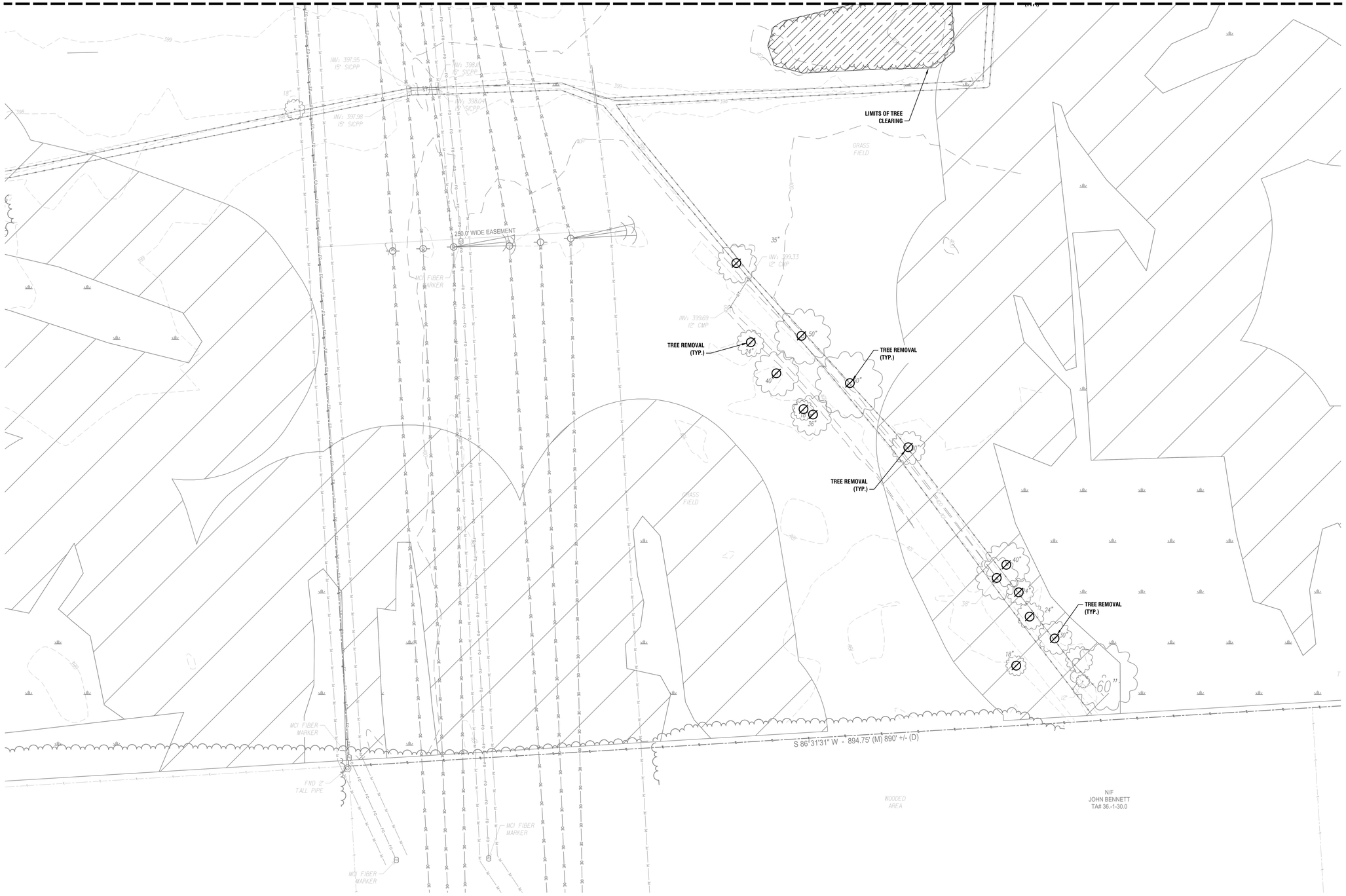
DRAWING NAME:

EXISTING CONDITIONS AND DEMOLITION PLAN (SHEET 2 OF 3)

DRAWING NUMBER:

C102

MATCH TO DRAWING 1/C102



1 / C103 EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1" = 40'

N

LIMIT OF TREE AND STUMP REMOVAL

TREE AND STUMP REMOVAL

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

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NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

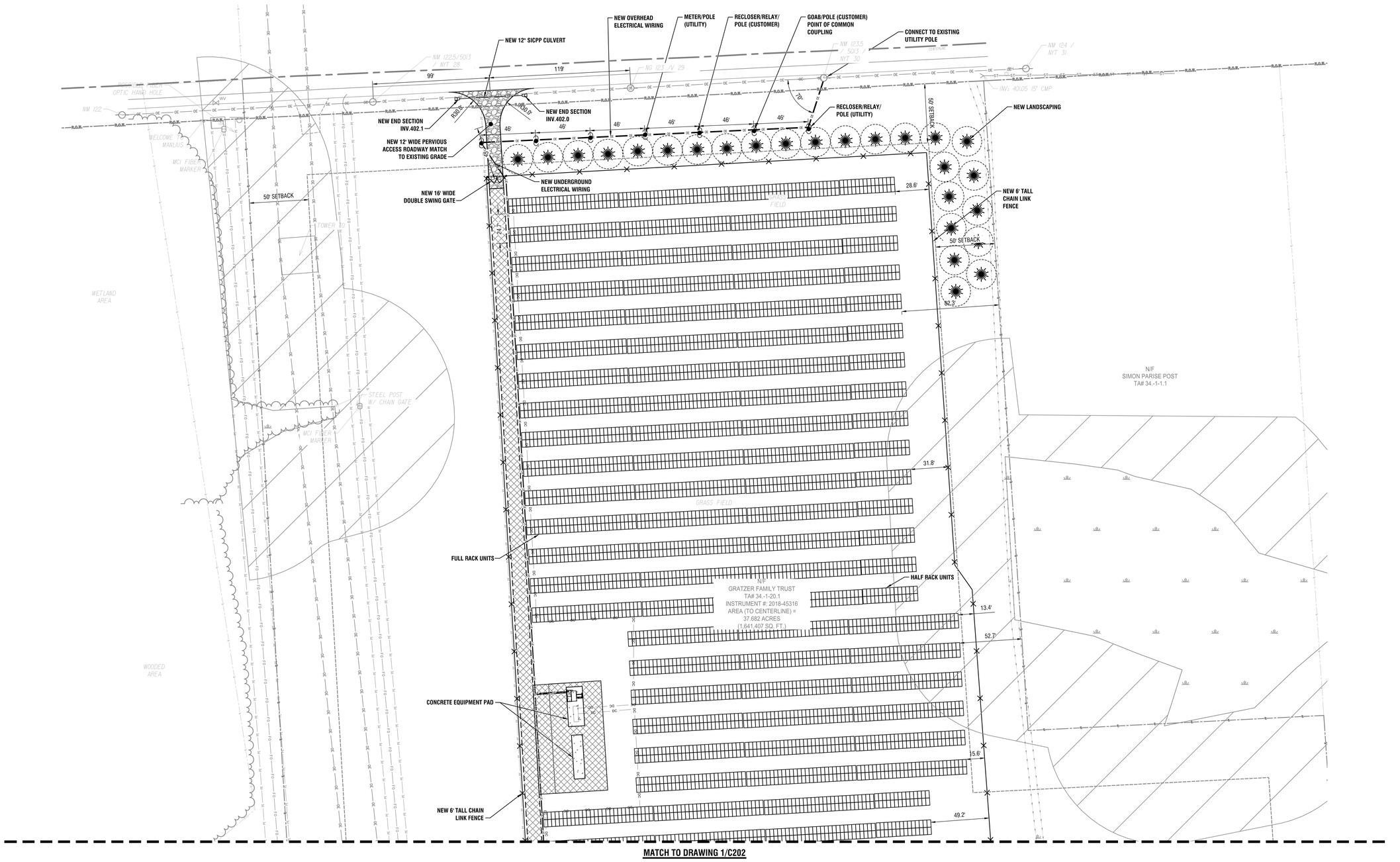
DATE: MARCH 2020

DRAWING NAME:

EXISTING CONDITIONS AND DEMOLITION PLAN (SHEET 3 OF 3)

DRAWING NUMBER:

C103



1 / C201 SITE AND UTILITY PLAN

SCALE: 1" = 40'

N

WETLAND

100' WETLAND BUFFER ZONE

LANDSCAPING PLAN LIST		
MAP UNIT SYMBOL	SPECIES	TREE COUNT
○	SCOTCH PINE	25

20 0 20 40 60 80'

1" = 40'

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NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

DRAWING NAME:

SITE AND UTILITY PLAN (PAGE 1 OF 3)

DRAWING NUMBER:

C201

Date & Time: 3/11/2020 11:28 AM, By: Petranchuk, Tim
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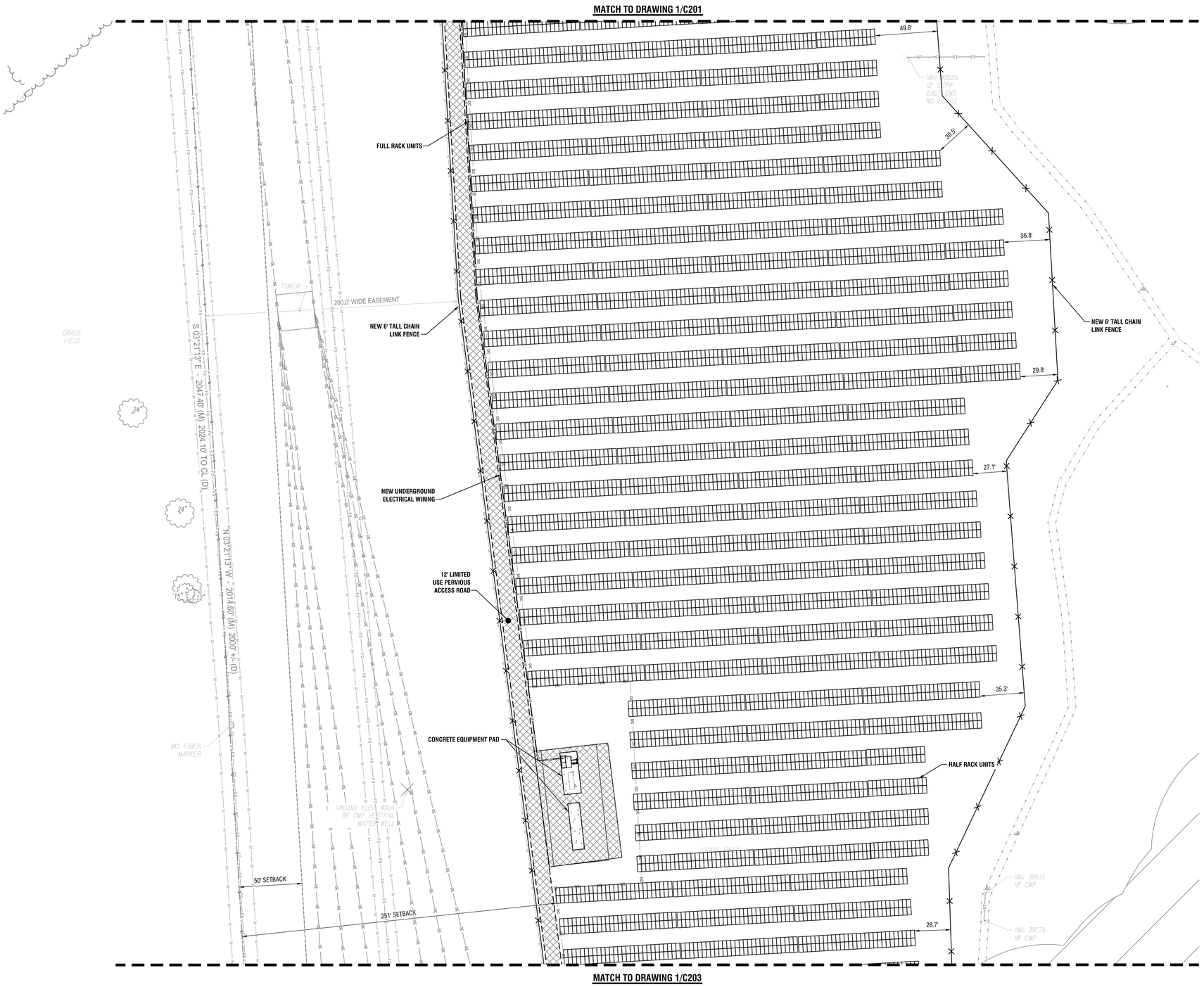

1 C202 SITE AND UTILITY PLAN

SCALE: 1" = 40'

N

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

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TAFT ROAD SOLAR ARRAY

6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

DRAWING NAME:

SITE AND UTILITY PLAN (PAGE 2 OF 3)

DRAWING NUMBER:

C202

Date & Time: 3/11/2020 11:28 AM, By: Petranchuk, Tim
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1 / C203 SITE AND UTILITY PLAN

SCALE: 1" = 40'

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TAFT ROAD SOLAR ARRAY

6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

DRAWING NAME:

SITE AND UTILITY PLAN (PAGE 3 OF 3)

DRAWING NUMBER:

C203

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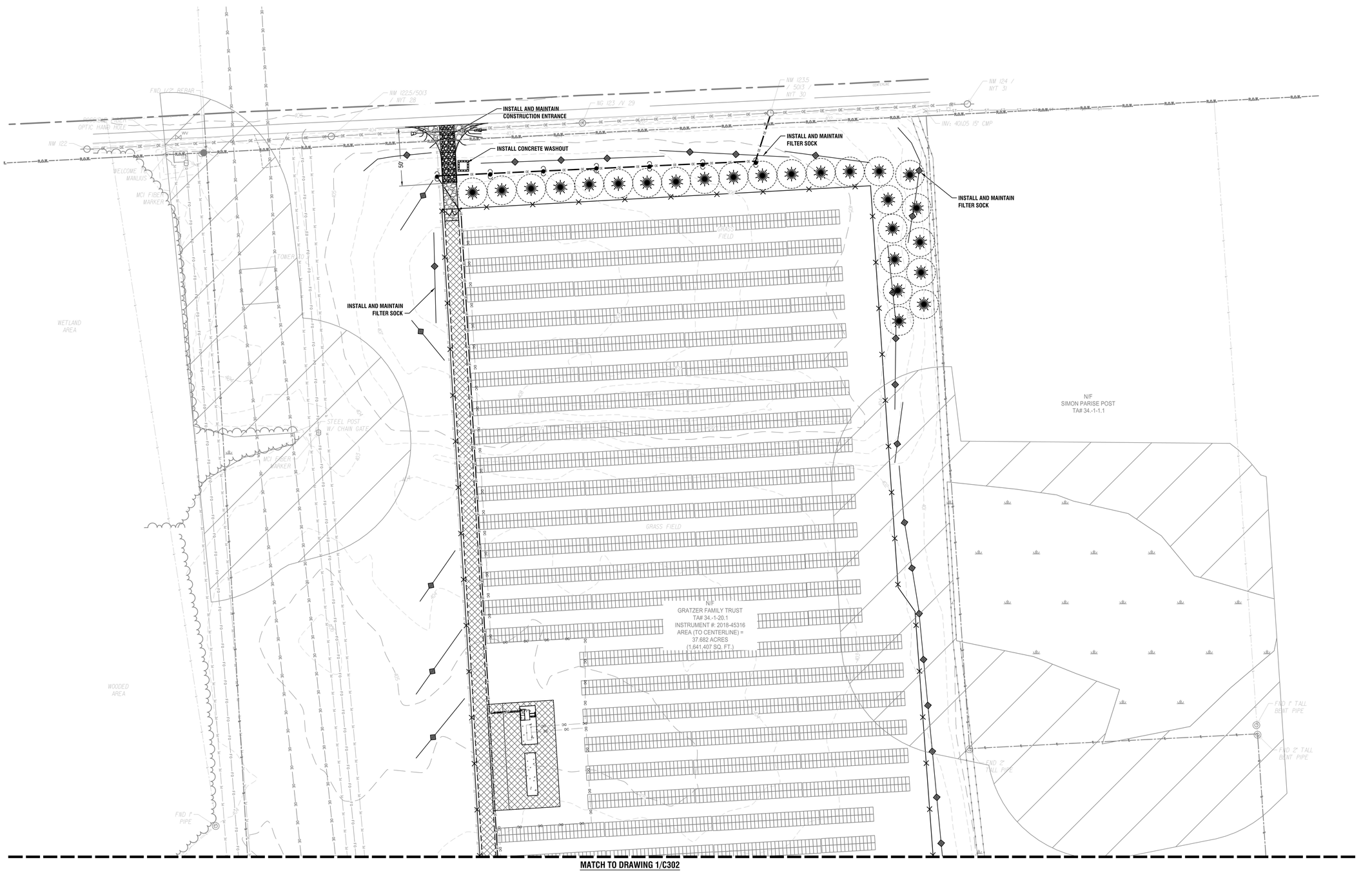

1 C301 GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 40'

N

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

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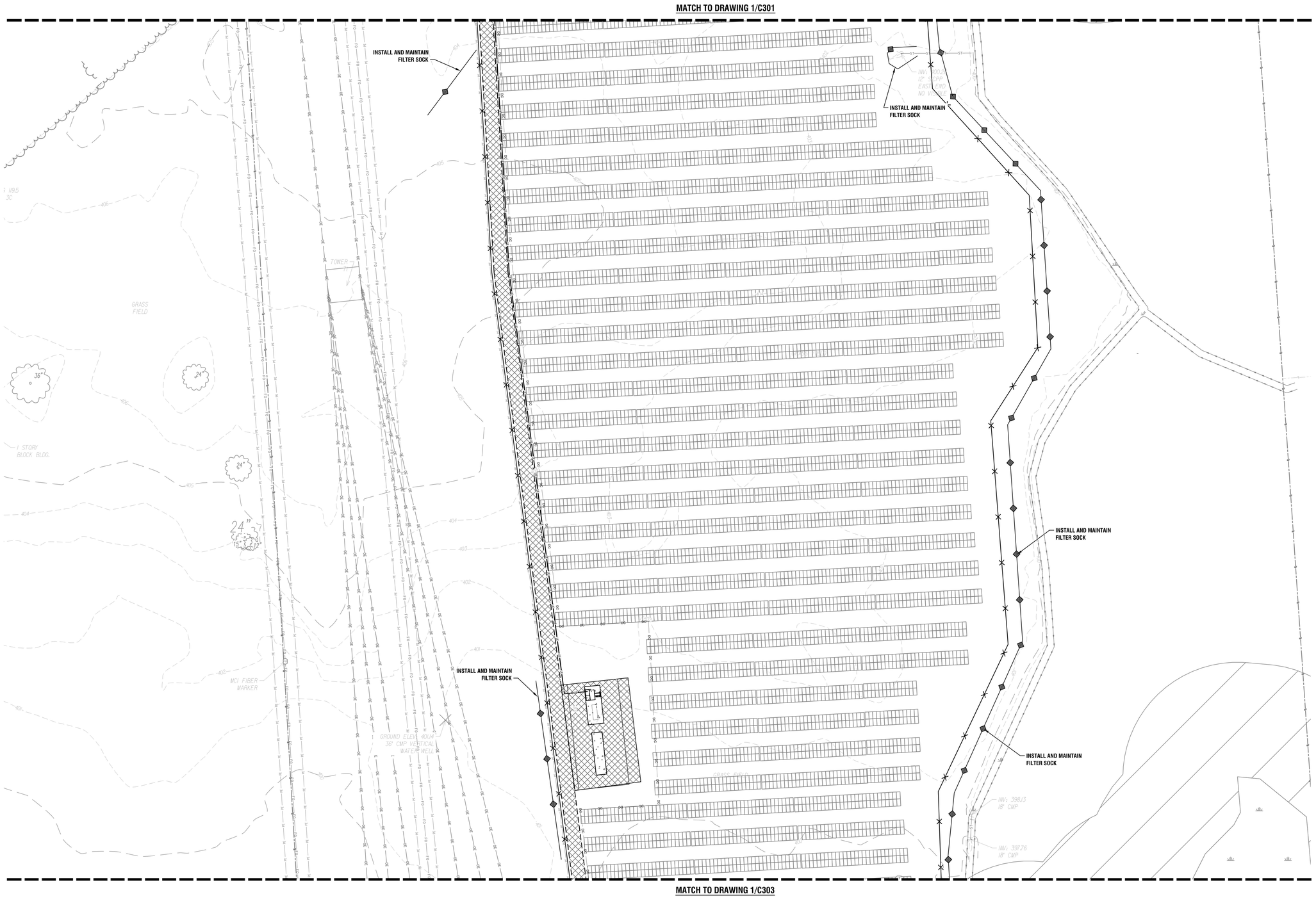
DATE: MARCH 2020

DRAWING NAME:

GRADING AND EROSION CONTROL PLAN (SHEET 1 OF 3)

DRAWING NUMBER:

C301



1 / C302 GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 40'

N

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'
1" = 40'

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EAST SYRACUSE, NY 13057

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REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

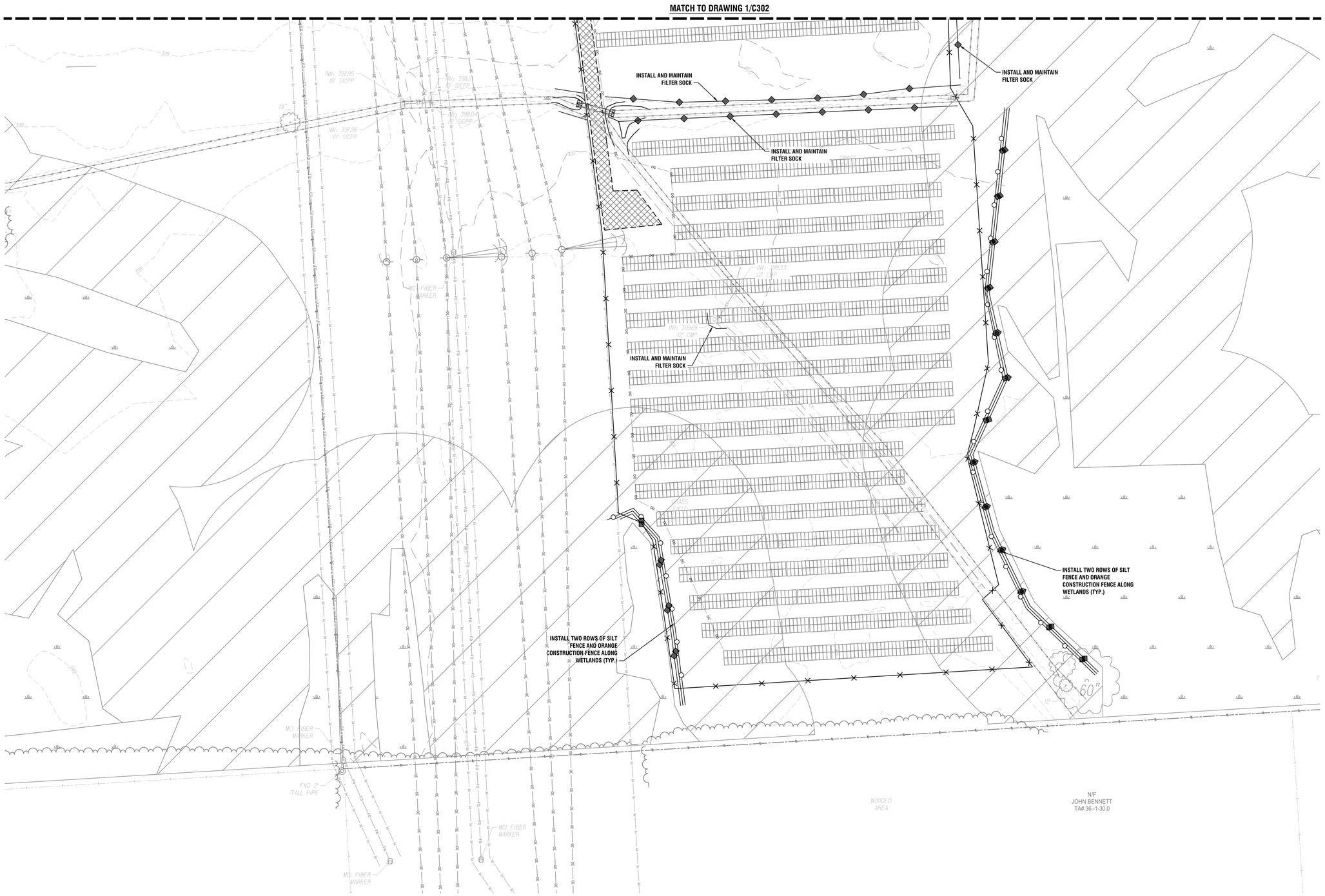
DATE: MARCH 2020

DRAWING NAME:

GRADING AND EROSION CONTROL PLAN (SHEET 2 OF 3)

DRAWING NUMBER:

C302



1 / C303 GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 40'

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

Date & Time: 3/11/2020 11:28 AM By: Petranchuk, Tim
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PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

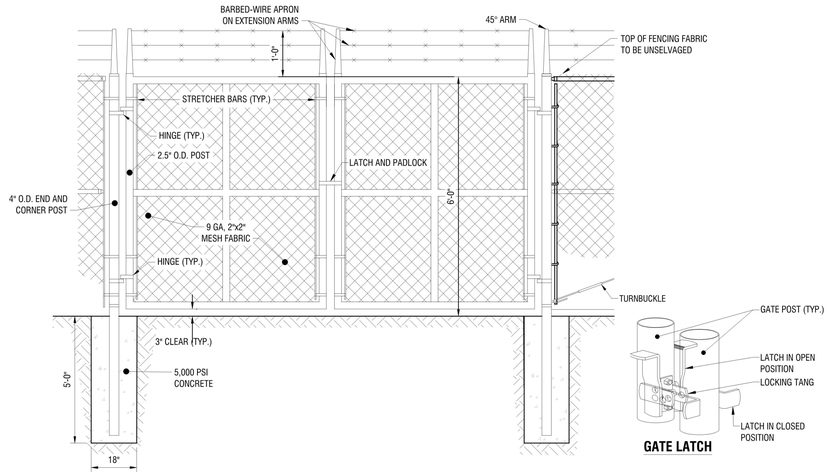
DATE: MARCH 2020

DRAWING NAME:

GRADING AND EROSION CONTROL PLAN (SHEET 3 OF 3)

DRAWING NUMBER:

C303



8 C501 6' TALL 16' WIDE DOUBLE SWING GATE

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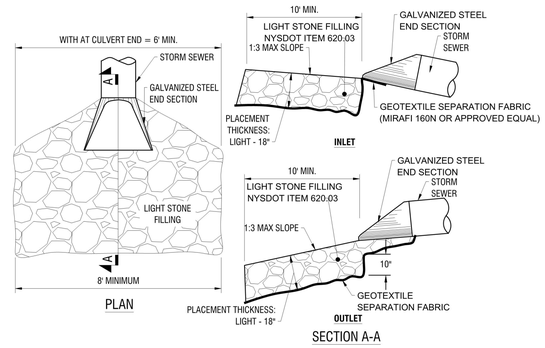
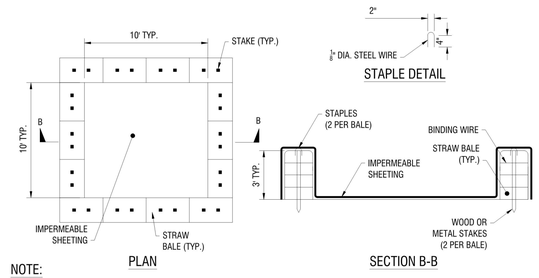


7 C501 END SECTION

N.T.S.



NOTE:

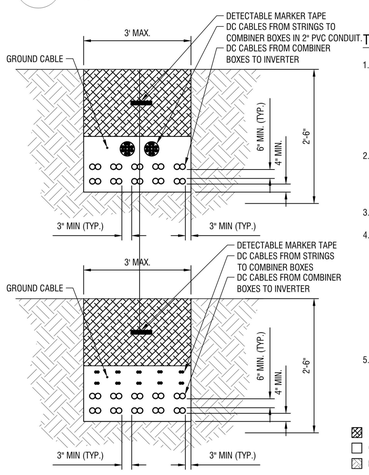
CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP. FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

6 C501 CONCRETE WASHOUT AREA WITH STRAW BALES

N.T.S.



TRENCH NOTES:

1. ADDITIONAL MISCELLANEOUS CABLES FROM FIELD DEVICES SUCH AS TEMPERATURE TRANSMITTERS, METEOROLOGICAL STATIONS, REFERENCE MODULES, SIGNAL, GROUND SHALL UTILIZE THE UNDERGROUND TRENCH SYSTEM WHERE IT IS APPLICABLE. CABLES SHALL BE INSTALLED AT LAYERS AS INDICATED.
2. THE TRENCH DETAIL BELOW SHOWS A SAMPLE NUMBER OF DC FEEDER CABLES FROM DC COMBINER BOXES. SPECIFIC CABLE QUANTITIES ARE SHOWN IN RESPECTIVE DETAIL SECTION.
3. TRENCHING MUST COMPLY WITH THE LATEST STANDARDS.
4. CLEAN FILL REQUIREMENTS: TRENCHING BEDDING SHALL BE SAND OR ROCK-FEE FILL SCREENED TO A MAXIMUM 1/4" SIZE AS A CUSHING (FREE OF SHARP EDGE MATERIAL, ROTTING WOOD OR ORGANIC MATTER THAT MIGHT ATTRACT INSECTS).
   THE CABLES SHALL BE COVERED WITH "CLEAN FILL" SAND OR SOFT EARTH, FREE FROM STONES, ROCKS OR OTHER MATERIAL THAT MAY DAMAGE THE CABLE DURING BACKFILL.
5. THE CABLES CROSS-SECTION AND THE NUMBER SHOWN IS ONLY AN EXAMPLE. ALL CABLES SHALL BE IN ACCORDANCE WITH STANDARDS AND SHALL BE SIZED ACCORDING TO USE AND TYPE OF INSTALLATION.

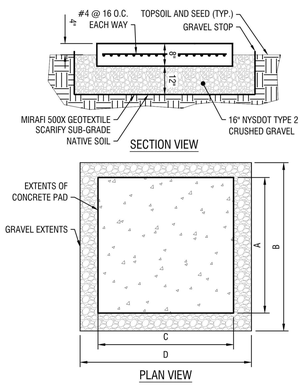
- UNTREATED NATIVE SOIL
- CLEAN, DRY BACKFILL CUSHION
- EARTH UNDISTURBED

NOTES:

1. CONDUCTORS TO BE 1000V RATED FOR DIRECT BURIIAL. MEDIUM VOLTAGE CONDUCTORS FROM PS1 TO BE RATED FOR CLASS 35KV, AND MEDIUM VOLTAGE CONDUCTORS FROM PS2 TO BE RATED FOR CLASS 15KV.
2. CONDUCTORS OF THE SAME CIRCUIT TO BE NEXT TO EACH OTHER; COMBINER CIRCUITS TO BE SPACED 4.5" FROM EACH OTHER UNLESS POSTED OTHERWISE (HORIZONTAL/VERTICAL DIRECTIONS).
3. COMMUNICATIONS TO BE BURIED 1' AWAY FROM ALL POWER CONDUCTORS. USE DIRECT BURY RATED FIBER CABLE.
4. 3" OR 4" PVC SCH80 JUMP-CONDUIT SHALL BE UTILIZED FOR ROW-TO-ROW STRING CIRCUITS WIRING.
5. POWER SUPPLY CABLES TO ARC FAULT CIRCUIT INTERRUPTION CIRCUITS SHALL BE LOCATED AT A MINIMUM 1' FROM DC CIRCUITS.
6. CONTRACTOR SHALL SIZE THE ROW-TO-ROW JUMPER CONDUIT FOR THE CONDUCTORS USED, WITH PVC SCHEDULE 80. A TOTAL OF 60 #10 HOMERUN CABLES CAN FIT INTO A STANDARD 4" PVC CONDUIT. CONTACT THE ENGINEER IF ADDITIONAL GUIDANCE IS REQUIRED.

5 C501 TYPICAL TRENCH DETAILS

N.T.S.



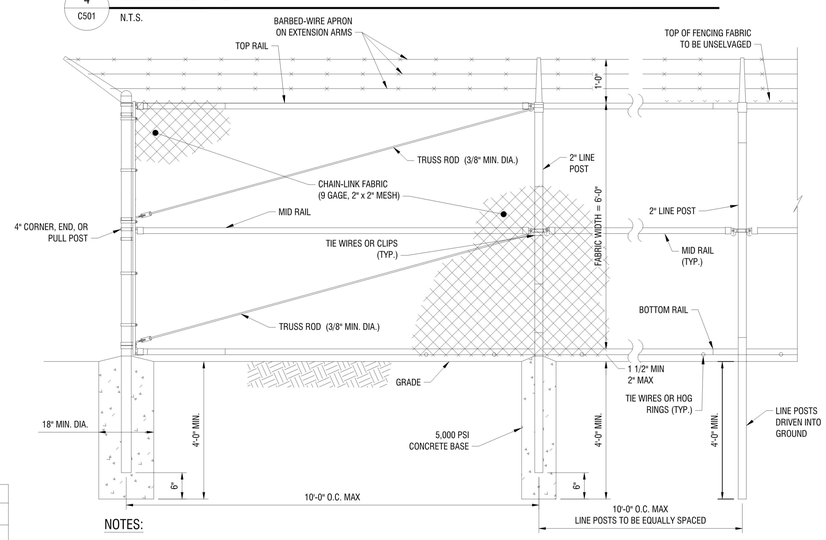
EQUIPMENT PAD DIMENSIONS				
EQUIPMENT	DIM. A	DIM. B	DIM. C	DIM. D
TRANSFORMER AND MAIN SWITCH GEAR	34'	36'	14'	16'
BATTERY CONTAINERS	37'	39'	10'	12'

EQUIPMENT PAD NOTES:

1. ALL ELECTRICAL EQUIPMENT IS TO BE SITUATED ON A CONCRETE PAD AS SHOWN ON THE SITE PLANS.
2. CONCRETE STRENGTH: CLASS B CONCRETE. CONTRACTOR SHALL ALLOW 3 DAYS CURING TIME PRIOR TO INSTALLATION OF EQUIPMENT ON CONCRETE PAD.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, Fy=65,000 PSI, AND SHALL BE HOT-DIPPED GALVANIZED OR EPOXY COATED AFTER FABRICATION TO PRODUCE A CLASS 2 COATING EQUAL TO THAT SPECIFIED IN ASTM A641, TABLE 1.
4. ANCHOR BOLTS SHALL BE DRILLED AND SET IN FIELD AFTER INSTALLATION ON FOOTING AS PER MANUFACTURER'S SPECIFICATIONS.
5. LOCATION OF ALL ELECTRICAL EQUIPMENT AND CONCRETE PADS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
6. COMPACTED STONE SHALL BE NYSDOT TYPE 2 CRUSHED GRAVEL OR APPROVED EQUAL BY THE ENGINEER OF RECORD.
7. ANCHOR BOLTS SHALL BE $\frac{3}{4}$" DIA. HILTI HSE ADHESIVE ANCHOR RODS WITH 4-1/2" EMBEDMENT DEPTH OR APPROVED EQUAL.
8. REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
9. VERIFY ALL DIMENSIONS WITH THOSE ON EQUIPMENT SKID SHOP DRAWINGS AND ADJUST ACCORDINGLY. LOCATE CHASES AND CONDUIT STUB-UPS PER EQUIPMENT SKID SHOP DRAWINGS.

4 C501 CONCRETE PAD

N.T.S.

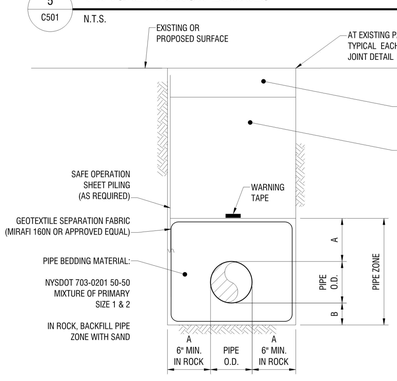


NOTES:

1. TIES SHALL BE HOT-DIP GALVANIZED, 90 OZ. ZINC PER SQ. FT.
2. ALL POSTS, RAILS, AND APPURTENANCES SHALL BE HOT-DIP GALVANIZED.

2 C501 6' TALL CHAIN LINK FENCE

N.T.S.



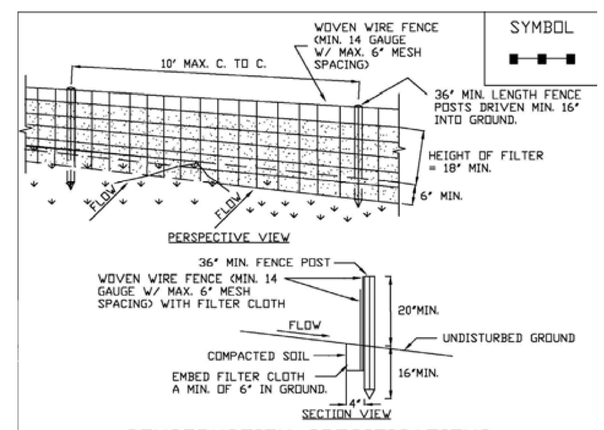
NOTE:

BEDDING AND BACKFILL MATERIAL INSTALLED & COMPACTED IN MAXIMUM 6" LIFTS.

PIPE DIA.	DIM. A	DIM. B
UP TO 18"	1'-0" (MIN.)	6"
19" TO 36"	1'-6" (MIN.)	9"
OVER 36"	2'-0" (MIN.)	12"

3 C501 STORM SEWER TRENCH AND PIPE BEDDING

N.T.S.



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 FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 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 MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

REINFORCED SILT FENCE

1 C501 REINFORCED SILT FENCE

NYS STANDARD SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL FIGURE 5.30

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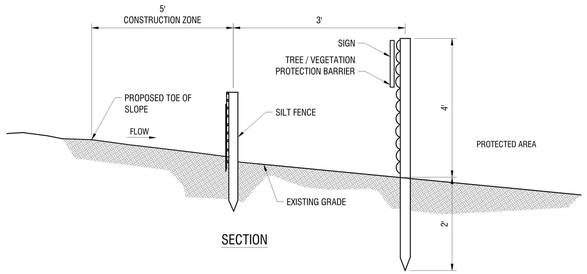
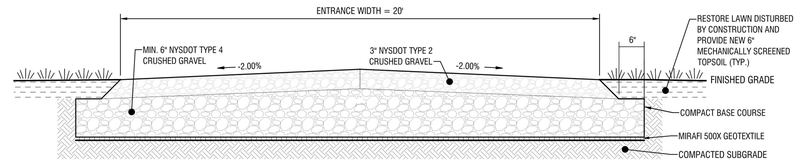


SECTION

WARNING SIGN



3 / C502 GRAVEL DRIVEWAY ENTRANCE SECTION

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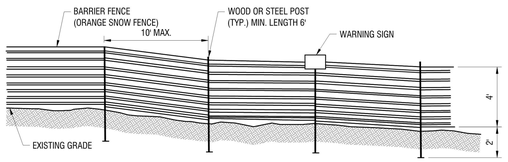

ELEVATION

4 / C502 TREE/VEGETATION PROTECTION BARRIER

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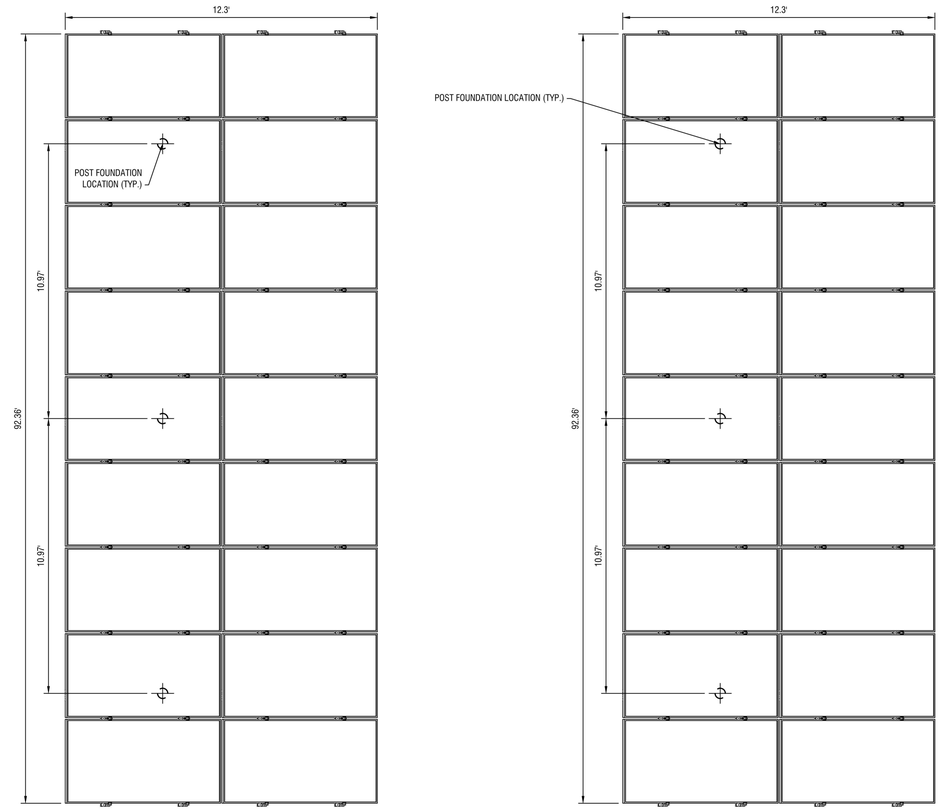
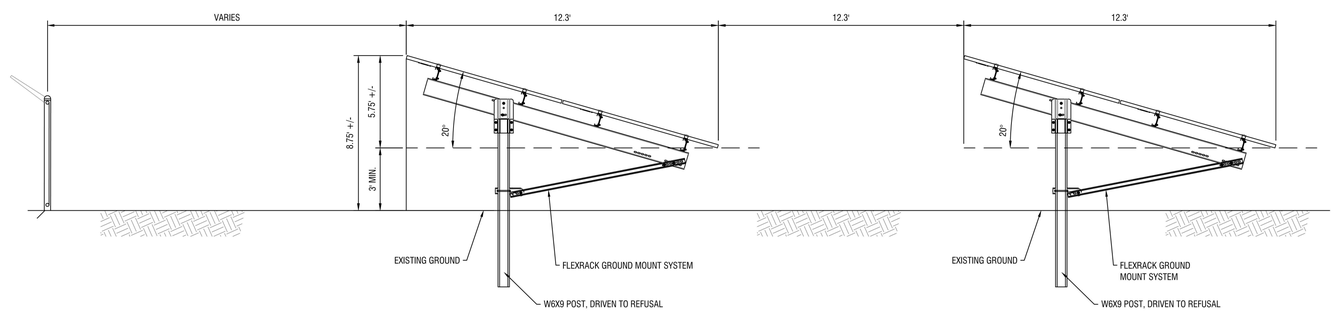


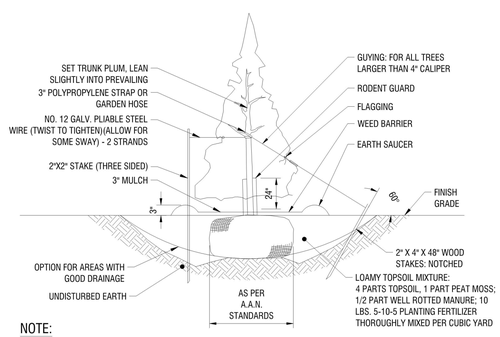
PLAN VIEW



SIDE VIEW

1 / C502 TYPICAL SITE LAYOUT

N.T.S.



NOTE:

1. STAKING: FOR ALL TREES 4" CALIPER OR LESS. REMOVE STAKES ONE YEAR AFTER PLANTING.
2. USE 8' STAKES DRIVE 4' BELOW GROUND SURFACE.
3. GUYING: FOR ALL EVERGREEN TREES AND ALL TREES TALLER THAN 12'. USE SAME WIRE AS FOR STAKING. USE THREE PER TREE, EQUALLY SPACED. DO NOT TWIST WIRE TO TIGHTEN: USE 1/2"X6" TURNBUCKLE.
4. ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.
5. MULCH SHALL BE 3" DOUBLE GROUND HARDWOOD BAR, COLOR DARK BROWN.
6. MULCH CAN NOT BE MORE THAN 1" THICK AT ROOT COLLAR EXTENDING OUT AT LEAST 6" FROM THE BARK, THEN IT CAN BE THICKENED.
7. MULCH IS TO BE PLACED 3 TO 6 INCHES AWAY FROM THE TRUNK.
8. KRAFT WRAP PAPER SHALL NOT BE PERMITTED FOR RODENT GUARD.

2 / C502 TREE PLANTING

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GENERAL NOTES:

1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING EQUIPMENT REPAIR OR MAINTENANCE, ETC.)
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER. COMPACT TO THE DEGREE OF THE NATIVE INSITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
5. GRADE ROADWAY, WHERE NECESSARY, TO NATIVE SOIL AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORMWATER DRAINAGE.
7. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 2% IN MOST CASES AND SHOULD NOT EXCEED 5%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE, SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
10. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING INITIAL PHASES OF CONSTRUCTION, A STANDARD NEW YOK STATE STABILIZED CONSTRUCTION ACCESS SHALL BE CONSTRUCTED AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE. MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
12. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS, HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAILED IN FOLLOWING NOTES.
13. THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED. THE INTENTION OF THIS DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY, HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS AND VEGETATED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION WOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGES WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
14. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD.
15. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USE PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT/HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF GP-0-15-002 FOR THE DEFINITION OF "ALTER THE HYDROLOGY…"), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

GEOGRID MATERIAL NOTES:

1. THE GEOGRID, OR COMPARABLE PRODUCT, IS INTENDED FOR USE FOR ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF, AND SPREAD WITH, A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
3. GEOGRID SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
4. IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT ITEM 703-02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BXG110 GEOGRIDS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM

GEOWEB MATERIAL NOTES:

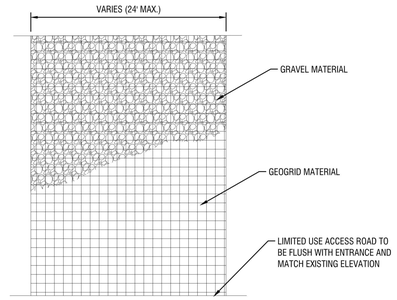
1. THE GEOWEB, OR COMPARABLE PRODUCT, IS SUGGESTED FOR USE ON ROAD PROFILES EXCEEDING 10%. THE GEOWEB PRODUCT IS INTENDED TO LIMIT SHIFTING STONE MATERIAL DURING USE.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. WHERE REQUIRED, A NATIVE SOIL WEDGE SHALL BE PLACED TO ACCOMMODATE ROAD CROSS SLOPE OF 2%. NATIVE SOIL SHALL BE COMPACTED TO MATCH EXISTING SOIL CONDITIONS.
4. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP-ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF, AND SPREAD WITH, A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
5. GEOWEB SYSTEM SHALL BE PRESTO GEOSYSTEM GEOWEB OR APPROVED EQUAL. GEOWEB SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE, SIZE 3A, MEETING NYSDOT ITEM 703-02 SPECIFICATIONS.
7. THE TOP EDGES OF ADJACENT CELL WALLS SHALL BE FLUSH WHEN CONNECTING. ALIGN THE I-SLOTS FOR INTERLEAF AND END TO END CONNECTIONS. THE GEOWEB PANELS SHALL BE CONNECTED WITH ATRA KEYS AT EACH INTERLEAD AND END TO END CONNECTIONS. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER INSTALLATION, TYING AND CONNECTIONS.

BASIS OF DESIGN: PRESTO GEOSYSTEMS GEOWEB; 670 NORTH PERKINS STREET, APPLETON, WI; 800-548-3424 OR 920-738-1222; INFOR@PRESTOGEO.COM; WWW.PRESTOGEO.COM

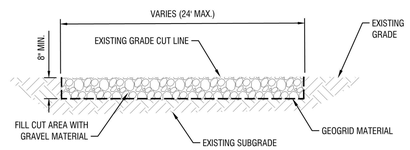
WOVEN GEOTEXTILE MATERIAL NOTES:

1. SPECIFIED GEOTEXTILE WILL ONLY BE UTILIZED IN PLACID SOILS. PLACID SOILS CONSIST OF POORLY DRAINED SOILS COMPOSED OF FINELY TEXTURED PARTICLES AND ARE PRONE TO RUTTING. PLACID SOILS ARE TYPICALLY PRESENT IN LOW-LYING AREAS WITH HYDROLOGIC SOILS GROUP (HSG) OF C OR D, OR AS SPECIFIED FROM AN ENVIRONMENTAL SCIENTIST, SOIL SCIENTIST, OR GEOTECHNICAL DATA.
2. THE CONCERN FOR POTENTIAL REDUCTION OF NATIVE INFILTRATION RATES DUE TO THE GEOTEXTILE MATERIAL WOULD NOT BE A SIGNIFICANT CONCERN IN POORLY DRAINED SOILS WHERE SEGREGATION OF PERVIOUS STONE AND NATIVE MATERIALS IS CRUCIAL FOR LONG TERM OPERATION AND MAINTENANCE.

BASIS OF DESIGN: TENCATE MIRAFI RSI-SERIES WOVEN GEOSYNTHETICS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-693-2226; WWW.MIRAFI.COM



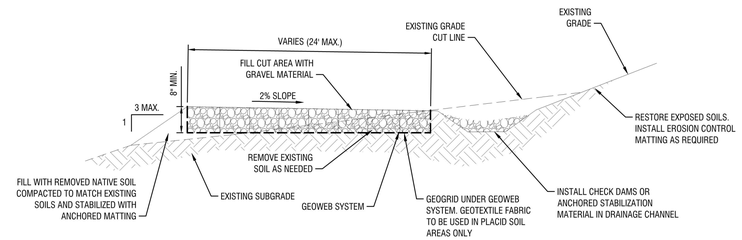
PLAN



SECTION

2 C503 LIMITED USE PERVIOUS ACCESS ROAD - 0% TO 10% SLOPES

N.T.S.



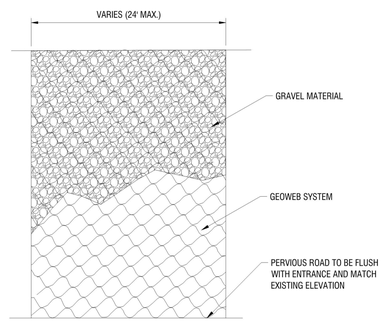
SECTION

NOTE:

1. THE ROADSIDE DITCH SHALL BE DESIGNED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED AND VEGETATED WATERWAYS. ADDITIONAL DETAILS WILL BE PROVIDED SPECIFIC TO THE SITE DESIGN.

3 C503 LIMITED USE PERVIOUS ACCESS ROAD - 10% AND GREATER SLOPES WITH DITCH

N.T.S.



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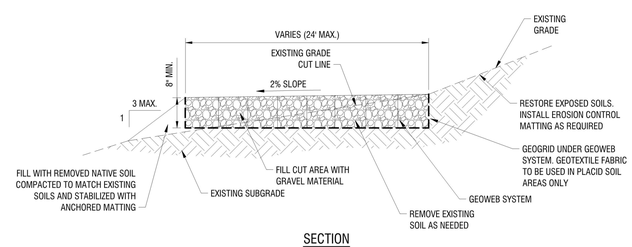

SECTION

1 C503 LIMITED USE PERVIOUS ACCESS ROAD - 10% AND GREATER SLOPES

N.T.S.

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TAFT ROAD SOLAR ARRAY

6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

DRAWING NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C503

Date & Time: 3/11/2020 11:29 AM By: Petranchuk, Tim
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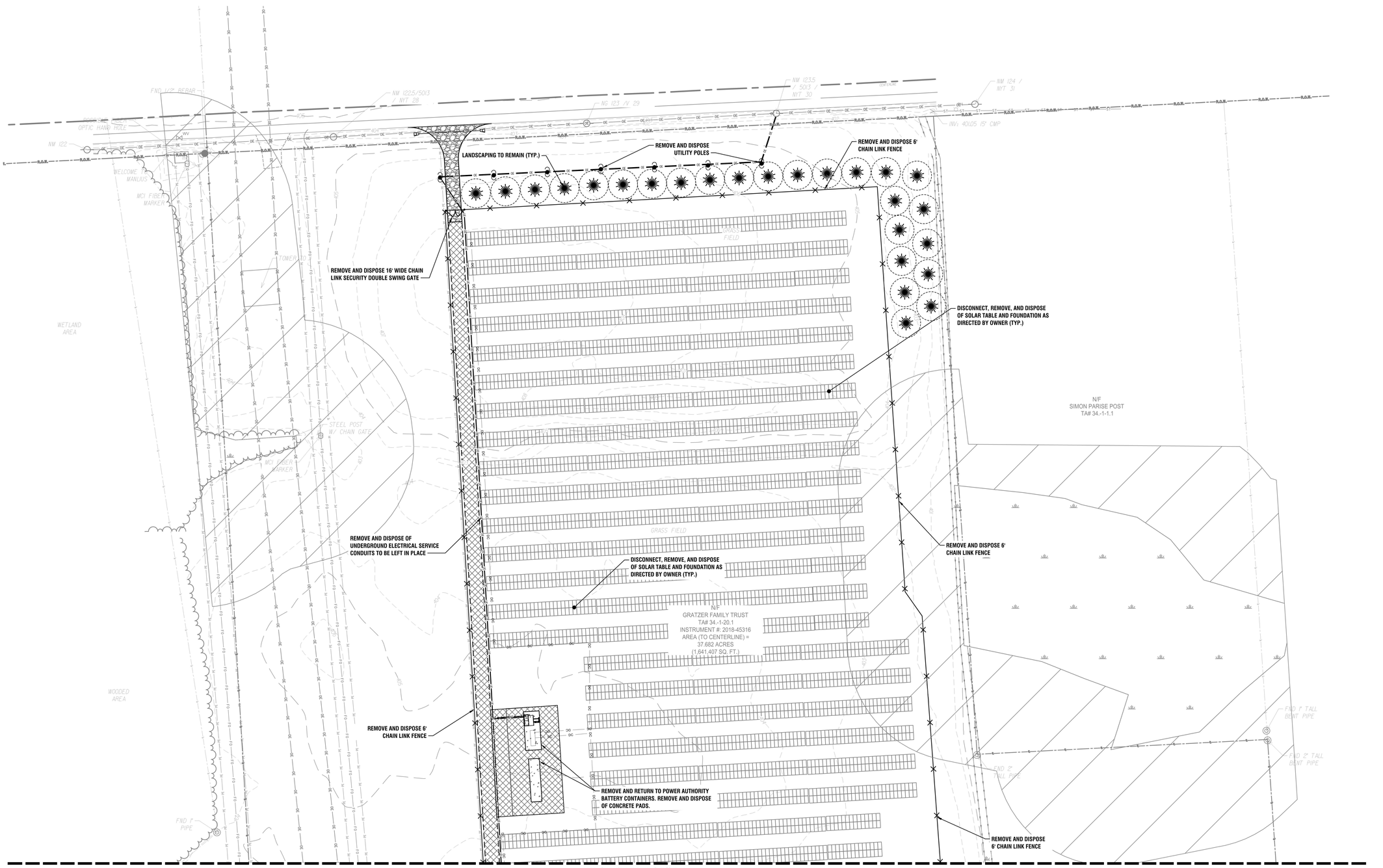

1 C601 DECOMMISSIONING PLAN - PHASE I

SCALE: 1" = 40'

N

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

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TAFT ROAD SOLAR ARRAY

6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

DRAWING NAME:

DECOMMISSIONING PLAN - PHASE I (SHEET 1 OF 3)

DRAWING NUMBER:

C601

Date & Time: 3/11/2020 11:29 AM By: Petranchuk, Tim
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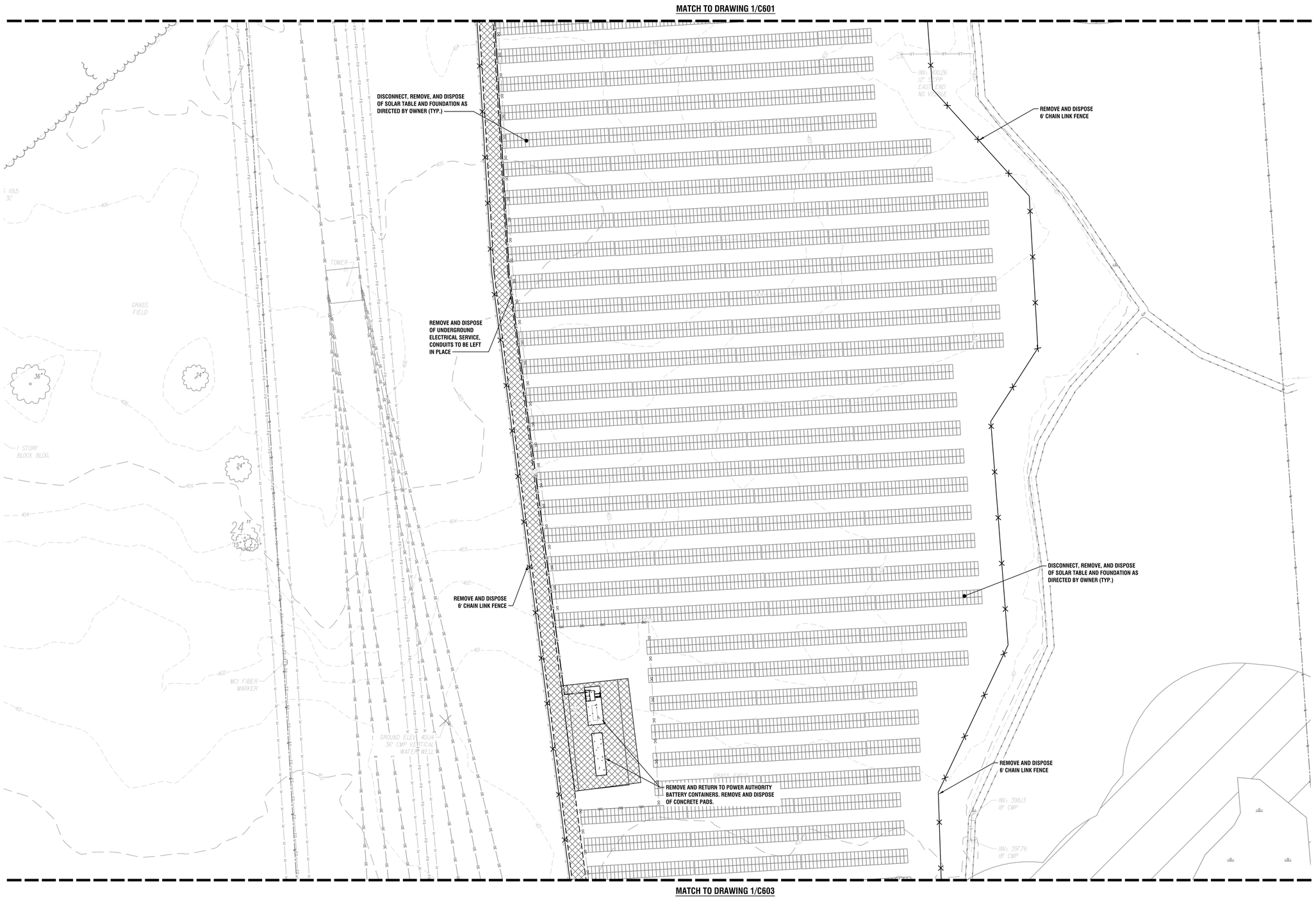

1 / C602 DECOMMISSIONING PLAN - PHASE I

SCALE: 1" = 40'

N

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'
1" = 40'

Date & Time: 3/11/2020 11:30 AM By: Petranchuk, Tim
Path: J:\Source Renewables\2191567.04 - Taft Solar Development\Drawings\Civil\C3D\C-601 Decommissioning.dwg

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TAFT ROAD SOLAR ARRAY

6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

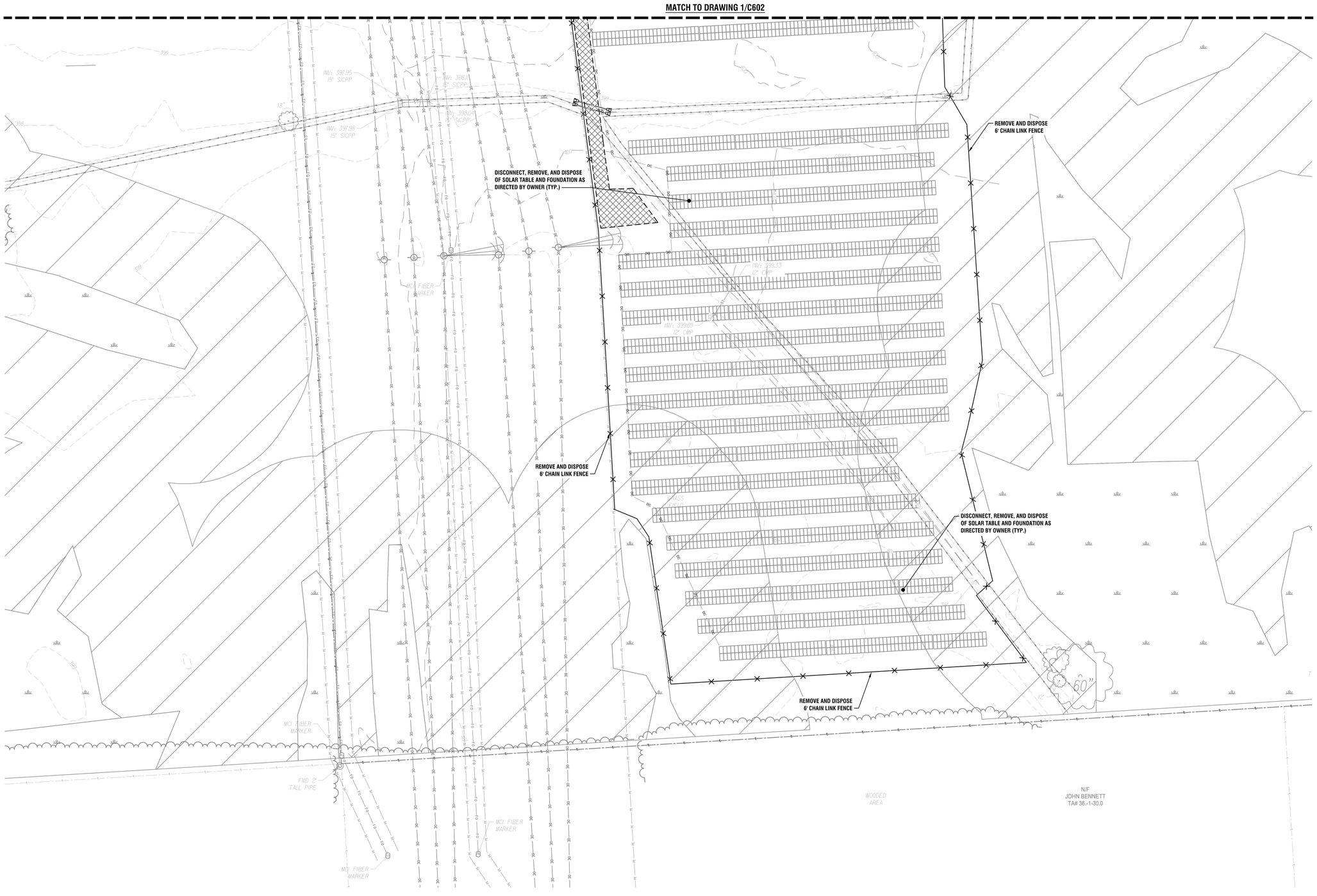
DATE: MARCH 2020

DRAWING NAME:

DECOMMISSIONING PLAN - PHASE I (SHEET 2 OF 3)

DRAWING NUMBER:

C602



1 C603 DECOMMISSIONING PLAN - PHASE I

SCALE: 1" = 40'

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

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EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

DRAWING NAME:

DECOMMISSIONING PLAN - PHASE I (SHEET 3 OF 3)

DRAWING NUMBER:

C603

Date & Time: 3/11/2020 11:30 AM By: Petranchuk, Tim
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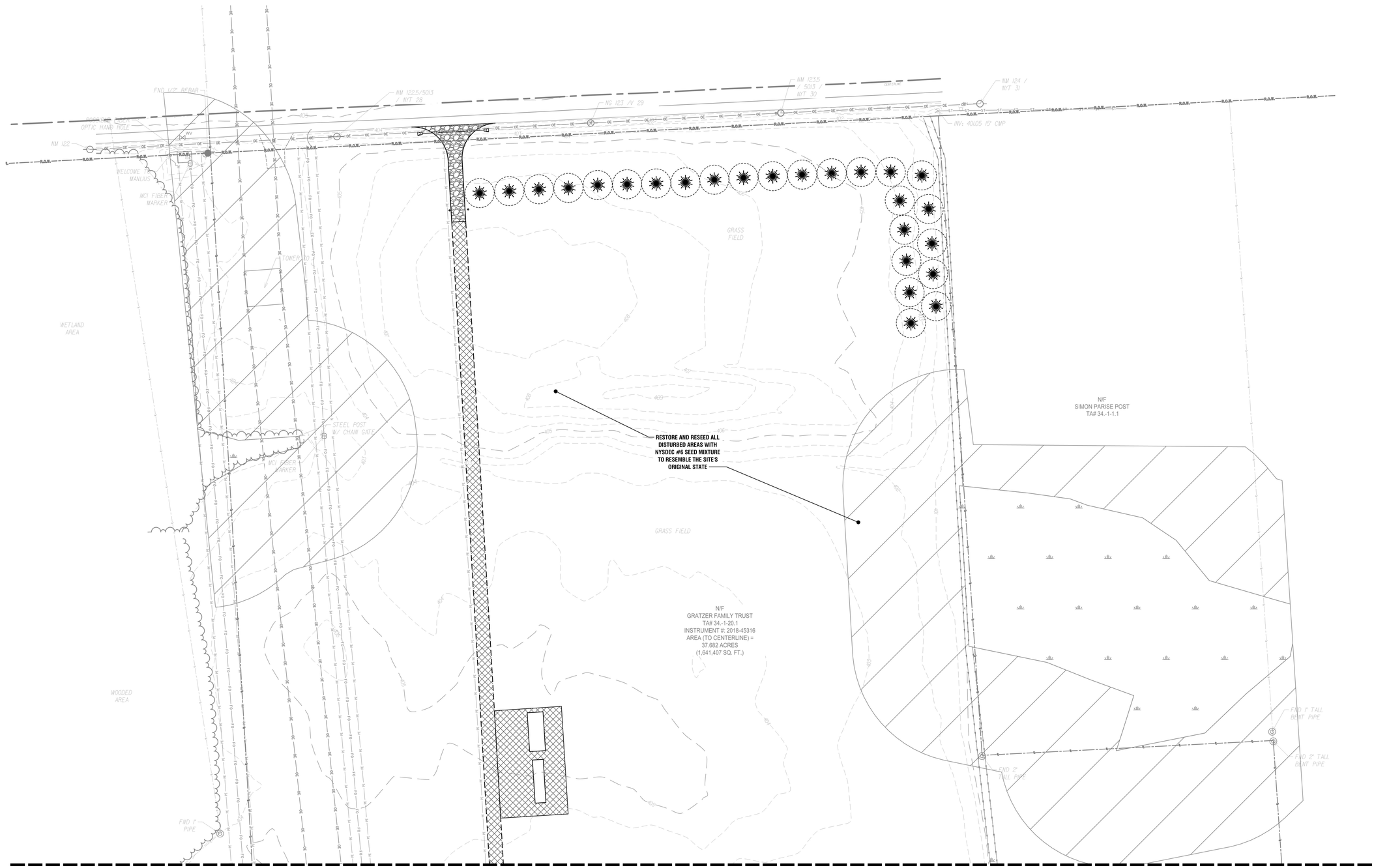

1 C604 DECOMMISSIONING PLAN - PHASE II

SCALE: 1" = 40'

N

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

Date & Time: 3/11/2020 11:30 AM By: Petranchuk, Tim
Path: J:\Source Renewables\2191567.04 - Taft Solar Development\Drawings\Civil\C3D\C-001 Decommissioning.dwg

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6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

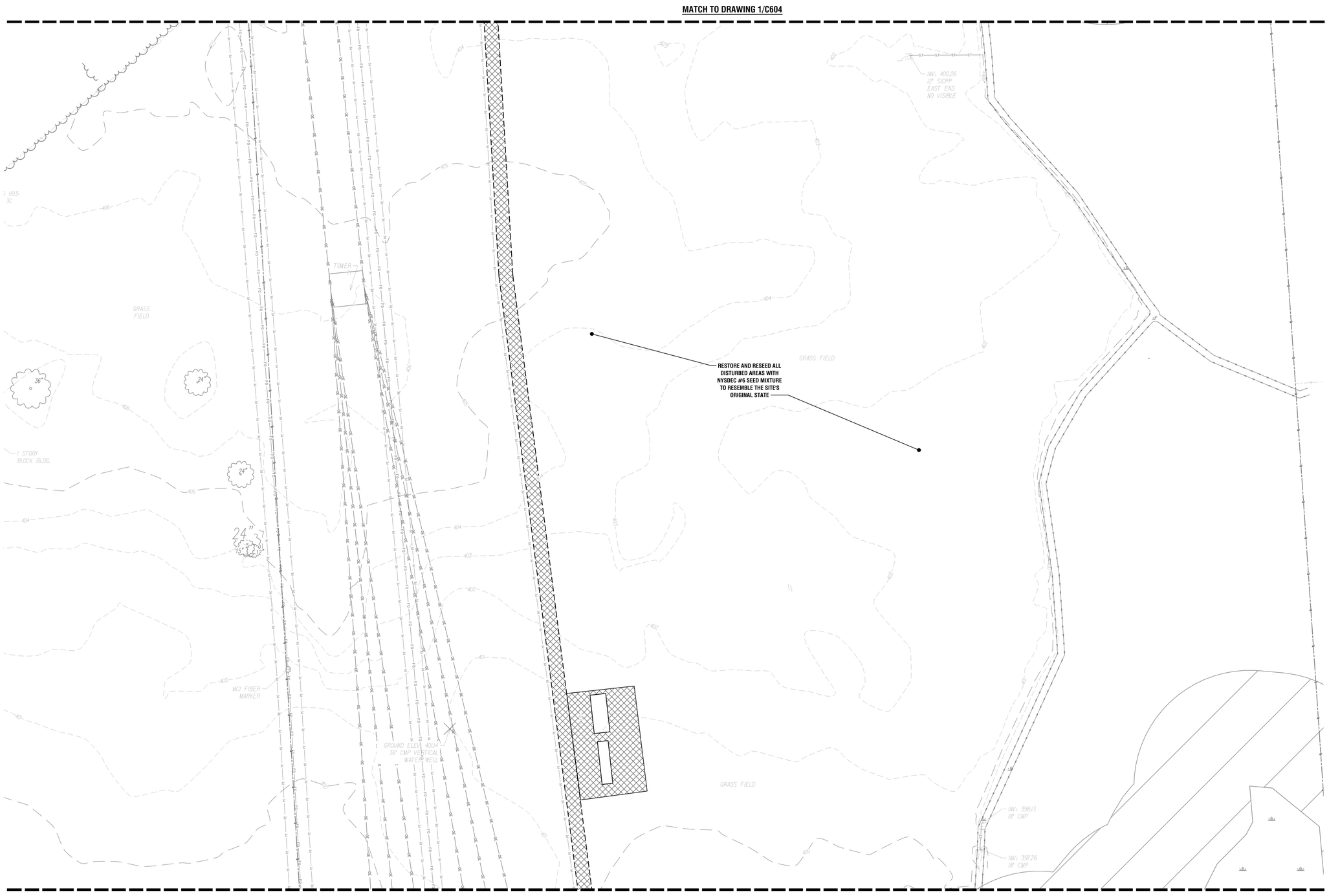
DATE: MARCH 2020

DRAWING NAME:

DECOMMISSIONING PLAN - PHASE II (SHEET 1 OF 3)

DRAWING NUMBER:

C604



1 C605 DECOMMISSIONING PLAN - PHASE II

SCALE: 1" = 40'

N

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

Date & Time: 3/11/2020 11:30 AM By: Petranchuk, Tim
Path: J:\Source Renewables\2191567.04 - Taft Solar Development\Drawings\Civil\C3D\C-801 Decommissioning.dwg

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TAFT ROAD SOLAR ARRAY

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EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

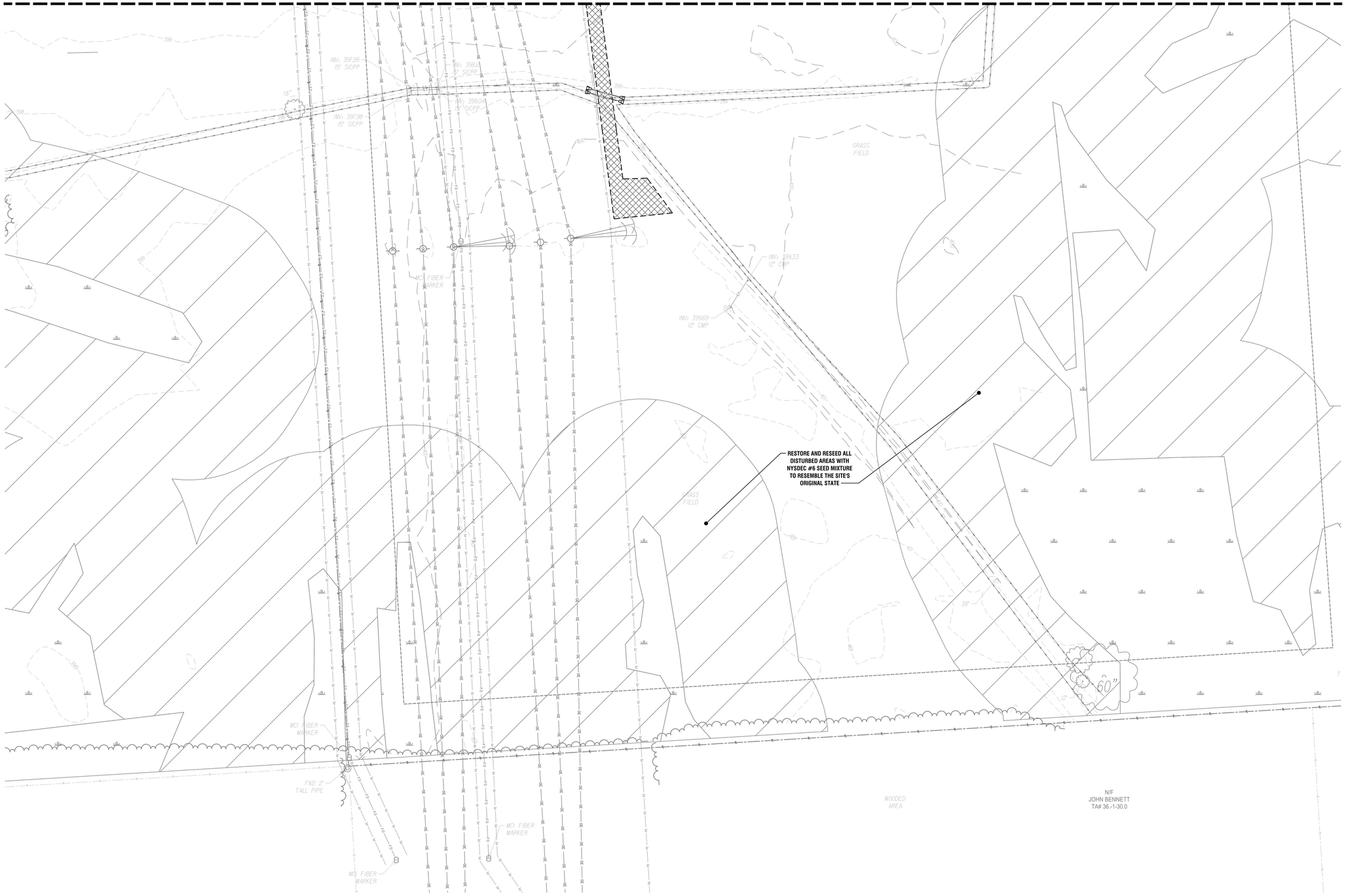
DRAWING NAME:

DECOMMISSIONING PLAN - PHASE II (SHEET 2 OF 3)

DRAWING NUMBER:

C605

MATCH TO DRAWING 1/C605



1 / C606 DECOMMISSIONING PLAN - PHASE II

SCALE: 1" = 40'

N

WETLAND

100' WETLAND BUFFER ZONE

20 0 20 40 60 80'

1" = 40'

Date & Time: 3/11/2020 11:30 AM By: Petranchuk, Tim
Path: J:\Source Renewables\2191567.04 - Taft Solar Development\Drawings\Civil\C3D\C-601 Decommissioning.dwg

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TAFT ROAD SOLAR ARRAY

6966 EAST TAFT ROAD
EAST SYRACUSE, NY 13057

NO:	DATE:	DESCRIPTION:
REVISIONS		

PROJECT NUMBER: 2191567.04

DRAWN BY: TAP

REVIEWED BY: DJH

ISSUED FOR: SITE PLAN APPROVAL

DATE: MARCH 2020

DRAWING NAME:

DECOMMISSIONING PLAN - PHASE II (SHEET 3 OF 3)

DRAWING NUMBER:

C606