



APPENDIX 5-A REVISED

Preliminary Design Drawings – Civil Design



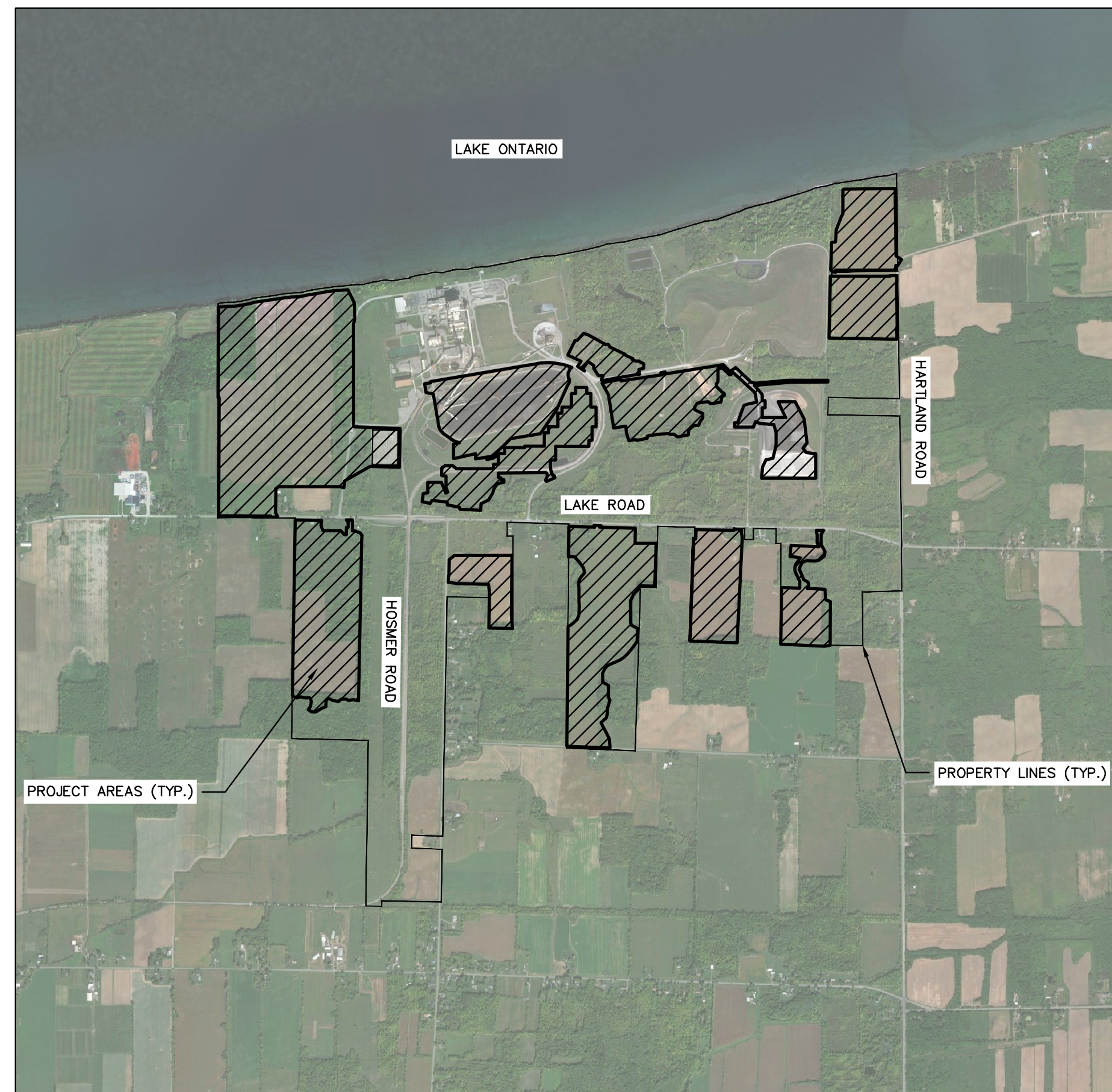
SOMERSET SOLAR PROJECT

SOMERSET, NIAGARA COUNTY, NY

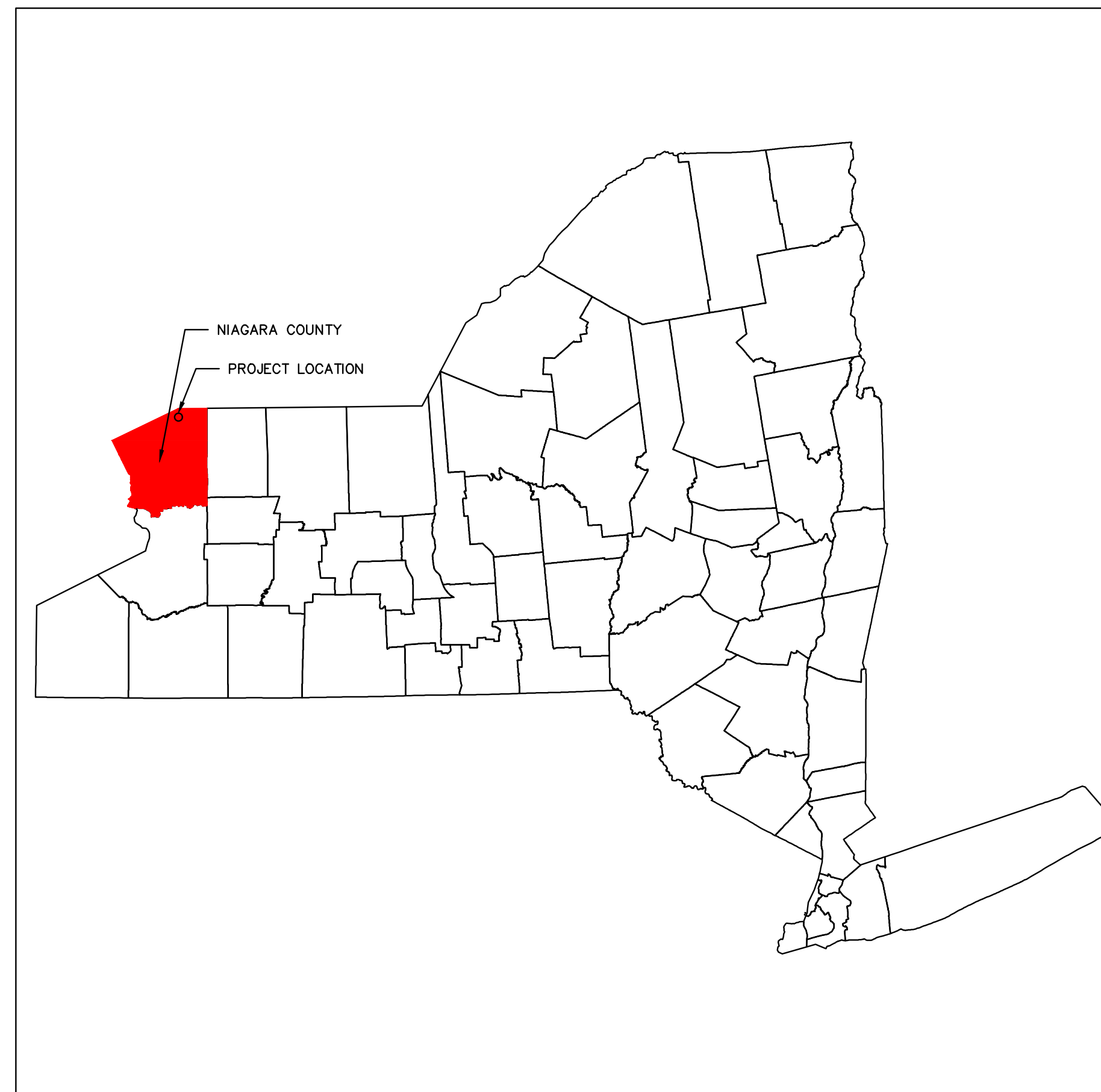
CIVIL & STRUCTURAL PLANS



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LOCATION MAP
SCALE 1"=2000'



PROJECT COUNTY LOCATION MAP
NOT TO SCALE

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PV-C.00.02	PROJECT SUMMARY	1	08/11/2023
PV-C.00.03-04	GENERAL NOTES	1	08/11/2023
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PV-C.02.00	SITE OVERVIEW	1	08/11/2023
PV-C.02.01-10	SITE PLANS	1	08/11/2023
PV-C.03.01-10	GRADING PLANS	1	08/11/2023
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PV-C.08.01-03	EROSION & SEDIMENT CONTROL DETAILS	1	08/11/2023
PV-C.09.01-04	FENCE & GATE DETAILS	1	08/11/2023
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PV-C.10.03-04	FOUNDATION DETAILS	1	08/11/2023
PV-C.10.05	SOUND WALL DETAILS	1	08/11/2023

KEY PLAN:

REVISIONS:

NO.	DATE	DESCRIPTION
0	03/03/2023	ISSUED FOR 94-C PERMIT
1	08/11/2023	RE-ISSUED FOR 94-C PERMIT

PROJECT TITLE:

SOMERSET SOLAR PROJECT

PROJECT LOCATION:

LAKE ROAD SOMERSET, NY

SHEET TITLE & DESCRIPTION:

CIVIL TITLE SHEET

ISSUED FOR 94-C PERMIT ONLY
NOT FOR CONSTRUCTION

PROJ NUM: SU20.0012

DES: RCD

DWN: RCD

CHK: JPP/MAH

APV: BMS

DATE: 08/11/2023

SCALE AT 22" x 34":

AS SHOWN

SHEET NO: **PV-C.00.01**

REV: **1**

<p>PROJECT DEVELOPER</p> <p>AES CLEAN ENERGY DEVELOPMENT, LLC 292 MADISON AVENUE, 15TH FLOOR NEW YORK, NY 10017</p>	<p>PROJECT SCOPE</p> <p>THIS PERMITTING PACKAGE PROVIDES DRAWINGS AND DETAILS FOR THE INSTALLATION OF A SOLAR PHOTOVOLTAIC SYSTEM IN THE STATE OF NEW YORK, INCLUDING TEMPORARY AND PERMANENT STORMWATER AND EROSION & SEDIMENT CONTROL FEATURES. THIS DRAWING SET IS FOR PERMITTING PURPOSES ONLY AND NOT FOR CONSTRUCTION.</p>
<p>CIVIL ENGINEER</p> <p>TETRA TECH ENGINEERING CORPORATION, P.C. CERT #0018815 3136 SOUTH WINTON RD, SUITE 303 ROCHESTER, NEW YORK 14623 (585) 417-4002 BRIAN SIELSKI, P.E. P.E. No. 084250-1 EXP. 09/30/2023</p>	<p>APPLICABLE CODES & STANDARDS</p> <ul style="list-style-type: none"> NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 2020 FIRE CODE OF NEW YORK STATE 2020 BUILDING CODE OF NEW YORK STATE 2016 NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL 2015 NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL



AES CLEAN ENERGY DEVELOPMENT, LLC
292 MADISON AVENUE, 15TH FLOOR
NEW YORK, NY 10017



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SOMERSET SOLAR PROJECT

PROJECT LOCATION:

LAKE ROAD SOMERSET, NY

SHEET TITLE & DESCRIPTION:

PROJECT SUMMARY

**ISSUED FOR 94-C PERMIT ONLY
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PROJ NUM:	SU20.0012
DES:	RCD
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CHK:	JPP/MAH
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DATE:	08/11/2023
SCALE AT 22" x 34":	

AS SHOWN

SHEET NO:
PV-C.00.02

REV:
1

AREA 4 PROJECT SUMMARY	
OCCUPIED PARCEL NUMBER	8.00-1-1.2
OCCUPIED PARCEL ACREAGE	814.4 ACRES
ZONING CLASSIFICATION	AGRICULTURAL
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	77.3 ACRES
EASTING/ NORTHING	1145215.07/ 1220156.60
TREE/BRUSH CUTTING	13.1 ACRES
ROAD LENGTH	2,489 FT
PROPOSED PERIMETER FENCE LENGTH	10,558 FT
SILT FENCE/FILTER SOCK LENGTH	9,338 FT
CUT VOLUME	+/- 5,500 CY
FILL VOLUME	+/- 3,500 CY

AREA 3 PROJECT SUMMARY	
OCCUPIED PARCEL NUMBER	8.00-1-1.12
OCCUPIED PARCEL ACREAGE	36.6 ACRES
ZONING CLASSIFICATION	AGRICULTURAL
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	15.9 ACRES
EASTING/ NORTHING	1142638.49/ 1219224.32
TREE/BRUSH CUTTING	0.4 ACRES
ROAD LENGTH	800 FT
PROPOSED PERIMETER FENCE LENGTH	4,140 FT
SILT FENCE/FILTER SOCK LENGTH	4,348 FT
CUT VOLUME	+/- 1,000 CY
FILL VOLUME	+/- 800 CY

AREA 2 PROJECT SUMMARY	
OCCUPIED PARCEL NUMBER	7.00-3-28
OCCUPIED PARCEL ACREAGE	277.4 ACRES
ZONING CLASSIFICATION	AGRICULTURAL
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	74.5 ACRES
EASTING/ NORTHING	1140932.12/ 1220252.72
TREE/BRUSH CUTTING	36.0 ACRES
ROAD LENGTH	2,773 FT
PROPOSED PERIMETER FENCE LENGTH	8,392 FT
SILT FENCE/FILTER SOCK LENGTH	6,369 FT
CUT VOLUME	+/- 8,500 CY
FILL VOLUME	+/- 6,500 CY

AREA 1 PROJECT SUMMARY	
OCCUPIED PARCEL NUMBER	7.00-3-28
OCCUPIED PARCEL ACREAGE	277.4 ACRES
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT DISTRICT)
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	179.8 ACRES
EASTING/ NORTHING	1139630.70/ 1220300.64
TREE/BRUSH CUTTING	31.4 ACRES
ROAD LENGTH	5,572 FT
PROPOSED PERIMETER FENCE LENGTH	12,682 FT
SILT FENCE/FILTER SOCK LENGTH	12,281 FT
CUT VOLUME	+/- 37,000 CY
FILL VOLUME	+/- 36,000 CY

AREA 8 PROJECT SUMMARY	
OCCUPIED PARCEL NUMBER	8.00-1-1.11
OCCUPIED PARCEL ACREAGE	620.0 ACRES
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT DISTRICT)
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	171.0 ACRES
EASTING/ NORTHING	1144396.51/ 1220965.88
TREE/BRUSH CUTTING	2.5 ACRES
ROAD LENGTH	7,851 FT
PROPOSED PERIMETER FENCE LENGTH	2,265 FT
SILT FENCE/FILTER SOCK LENGTH	21,701 FT
CUT VOLUME	+/- 60,000 CY
FILL VOLUME	+/- 37,000 CY

AREA 7 PROJECT SUMMARY	
OCCUPIED PARCEL NUMBER	8.00-1-1.2
OCCUPIED PARCEL ACREAGE	814.4 ACRES
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT DISTRICT)
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	61.8 ACRES
EASTING/ NORTHING	1150414.83/ 1223437.06
TREE/BRUSH CUTTING	1.2 ACRES
ROAD LENGTH	2,122 FT
PROPOSED PERIMETER FENCE LENGTH	6,922 FT
SILT FENCE/FILTER SOCK LENGTH	6,905 FT
CUT VOLUME	+/- 6,000 CY
FILL VOLUME	+/- 4,000 CY

AREA 6 PROJECT SUMMARY	
OCCUPIED PARCEL NUMBER	8.00-1-1.2
OCCUPIED PARCEL ACREAGE	814.4 ACRES
ZONING CLASSIFICATION	AGRICULTURAL
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	16.1 ACRES
EASTING/ NORTHING	1149071.42/ 1220069.12
TREE/BRUSH CUTTING	2.9 ACRES
ROAD LENGTH	1,406 FT
PROPOSED PERIMETER FENCE LENGTH	3,376 FT
SILT FENCE/FILTER SOCK LENGTH	2,889 FT
CUT VOLUME	+/- 1,200 CY
FILL VOLUME	+/- 2,000 CY

AREA 5 PROJECT SUMMARY	
OCCUPIED PARCEL NUMBER	8.00-1-1.2
OCCUPIED PARCEL ACREAGE	814.4 ACRES
ZONING CLASSIFICATION	AGRICULTURAL
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	35.3 ACRES
EASTING/ NORTHING	1147639.14/ 1220093.86
TREE/BRUSH CUTTING	0.81 ACRES
ROAD LENGTH	1,975 FT
PROPOSED PERIMETER FENCE LENGTH	5,417 FT
SILT FENCE/FILTER SOCK LENGTH	3,613 FT
CUT VOLUME	+/- 3,200 CY
FILL VOLUME	+/- 4,000 CY

OVERALL PROJECT SUMMARY	
OCCUPIED PARCEL NUMBERS	7.00-3-28, 8.00-1-1.2, 8.00-1-1.12, 8.00-1-1.11
TOTAL OCCUPIED PARCEL ACREAGE	1748.4 ACRES
ZONING CLASSIFICATIONS	AGRICULTURAL/PUD (PLANNED UNIT DEVELOPMENT DISTRICT)
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	773.8 ACRES
TREE/BRUSH CUTTING	92.3 ACRES
ROAD LENGTH	26,995 FT
PROPOSED PERIMETER FENCE LENGTH	59,479 FT
SILT FENCE/FILTER SOCK LENGTH	79,970 FT
CUT VOLUME	+/- 133,000 CY
FILL VOLUME	+/- 110,000 CY

GENERAL NOTES:

- EXISTING CONDITIONS SURVEY DATA IS DATED 4/23/2021 AND WAS PROVIDED BY MCINTOSH & MCINTOSH. THIS DATA WAS REFERENCED HORIZONTALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- RIGHTS, EASEMENTS AND INSTRUMENTS, IF ANY, FOR UTILITY POLES, WIRES, LINES, GUY WIRES, AND SIMILAR INSTALLATIONS, TOGETHER WITH SUCH RIGHTS AS MAY EXIST TO OPERATE, MAINTAIN AND REPAIR THE SAME.
- WETLAND DELINEATION PERFORMED BY TETRA TECH IN MAY 2021.
- ZONING INFORMATION OBTAINED FROM THE TOWN OF SOMERSET COMPREHENSIVE EXISTING ZONING PLAN DATED FEBRUARY, 2012.
- PARCEL DATA OBTAINED FROM THE NIAGARA COUNTY GIS ONLINE PARCEL VIEWER. [HTTPS://NIAGARA-COUNTY.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID=B5BE67CF0E05477E8F4AD3161AB51422](https://niagara-county.maps.arcgis.com/apps/webappviewer/index.html?id=B5BE67CF0E05477E8F4AD3161AB51422)
- SEE SHEET PV-C.02.00 FOR AREA LOCATIONS.

AREA 10 PROJECT SUMMARY	
OCCUPIED PARCEL NUMBER	8.00-1-1.2
OCCUPIED PARCEL ACREAGE	814.4 ACRES
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT DISTRICT)
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	63.8 ACRES
EASTING/ NORTHING	1145587.09/ 1222675.86
TREE/BRUSH CUTTING	4.3 ACRES
ROAD LENGTH	1,539 FT
PROPOSED PERIMETER FENCE LENGTH	3,740 FT
SILT FENCE/FILTER SOCK LENGTH	7,534 FT
CUT VOLUME	+/- 9,200 CY
FILL VOLUME	+/- 6,800 CY

AREA 9 PROJECT SUMMARY	
OCCUPIED PARCEL NUMBER	8.00-1-1.2
OCCUPIED PARCEL ACREAGE	814.4 ACRES
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT DISTRICT)
NON PARTICIPATING RESIDENTIAL PROPERTY LINES SETBACK	100 FT
CENTERLINE OF PUBLIC ROAD SETBACK	50 FT
NON PARTICIPATING PROPERTY LINES (NON-RESIDENTIAL) SETBACK	50 FT
NON PARTICIPATING OCCUPIED RESIDENCES SETBACK	250 FT
PROJECT AREA	78.3 ACRES
EASTING/ NORTHING	1147407.73/ 1222981.72
TREE/BRUSH CUTTING	0.0 ACRES
ROAD LENGTH	468 FT
PROPOSED PERIMETER FENCE LENGTH	1,987 FT
SILT FENCE/FILTER SOCK LENGTH	4,992 FT
CUT VOLUME	0 CY
FILL VOLUME	+/- 84 CY

**AGRICULTURAL AREA NOTES
(PER NY DEPARTMENT OF AGRICULTURAL AND MARKETS GUIDELINES):**

DRAIN TILE RESTORATION:

- IF WATER IS FLOWING THROUGH THE DAMAGED TILE LINE TO BE REPAIRED, THE TILE LINE MUST BE IMMEDIATELY TEMPORARILY REPAIRED, UNTIL SUCH TIME THAT PERMANENT REPAIRS CAN BE MADE TO THE EXTENT PRACTICABLE. IF THE DAMAGED TILE LINE TO BE REPAIRED IS DRY, TEMPORARY REPAIRS ARE NOT NEEDED IF THE PERMANENT REPAIRS CAN BE COMPLETED WITHIN 14 BUSINESS DAYS (WEATHER AND SOIL CONDITIONS PERMITTING) OF THE TIME SAID DAMAGE OCCURRED. EXPOSED TILE LINES WILL BE SCREENED OR OTHERWISE PROTECTED TO PREVENT THE ENTRY OF FOREIGN MATERIALS OR ANIMALS INTO THE TILE LINES.
- REPAIR OR REPLACE ALL SUBSURFACE DRAINS WITH MATERIALS OF EQUAL OR HIGHER QUALITY AND OF AN EQUAL OR LARGER INSIDE DIAMETER AS THOSE WHICH WERE DAMAGED OR REMOVED.
- COMMERCIALY REASONABLE EFFORTS SHALL BE MADE TO MAINTAIN THE TILE LINE TO ITS ORIGINAL ALIGNMENT/GRADIENT. (REFER TO DRAIN TILE REPAIR DETAIL ON SHEET PV-C.08.03)
- DRAIN TILES ARE NOT ANTICIPATED TO BE ENCOUNTERED ON THIS SITE.

TRENCHING:

- USE HORIZONTAL DIRECTIONAL DRILLING (HDD) OR EQUIVALENT INSTALLATION TECHNIQUES THAT DO NOT DISRUPT THE SOIL PROFILE WHEREVER PRACTICABLE.
- WHEN OPEN-OUT TRENCHING IS PROPOSED, TOPSOIL WILL BE SEGREGATED FROM OTHER MATERIALS AND SUBSEQUENTLY GRADED ON TOP OF THE BACKFILLED NATIVE MATERIAL WHEN CLOSING A TRENCH.
- NARROW OPEN TRENCHES LESS THAN 25 FEET LONG INVOLVING A SINGLE DIRECTLY BURIED CONDUCTOR OR CONDUIT (AS REQUIRED) TO CONNECT SHORT ROWS WITHIN THE ARRAY, WILL BE EXEMPT FROM TOPSOIL SEGREGATION.
- REFER TO SHEET PV-C.08.03 FOR TRENCH PLUG DETAILS.
- WHEN TRENCHING THROUGH AGRICULTURAL LAND OUTSIDE OF THE FACILITY SITE, ADHERE TO CURRENT NYSAGM (NYS/DAM) REGULATIONS.

SOIL STRIPPING AND STOCKPILING :

- REPRESENTATIVE SOIL SAMPLES MUST BE OBTAINED FROM THE AGRICULTURAL AREAS TO BE DISTURBED BEFORE ANY SOIL IS REMOVED.
- LOCATE TEMPORARY SOIL STOCKPILE AS CLOSE AS IS REASONABLY PRACTICAL TO THE AREA WHERE STRIPPED/REMOVED TO BE USED FOR RESTORATION ON THAT PARTICULAR AREA. PROVIDE COMPOST FILTER SOCK AS INDICATED.
- ANY SOIL REMOVED FROM PERMANENTLY CONVERTED AGRICULTURAL AREAS SHOULD BE TEMPORARILY STOCKPILED AND EVENTUALLY SPREAD EVENLY IN ADJACENT AGRICULTURAL AREAS WITHIN THE LIMITS OF DISTURBANCE (LOD).
- RESEED AND RESTORE ANY DISTURBED AGRICULTURAL AREAS INTENDED FOR FUTURE AGRICULTURAL USE.
- TOPSOIL STOCKPILES ON AGRICULTURAL AREAS LEFT IN PLACE PRIOR TO OCTOBER 31ST SHOULD BE SEEDED WITH AROOSTOOK WINTER RYE OR EQUIVALENT AT AN APPLICATION RATE OF THREE BUSHELS (168 LBS) PER ACRE AND MULCHED WITH STRAW MULCH AT RATE OF TWO TO THREE BALES PER 1000 SQ FT.
- TOPSOIL STOCKPILES LEFT IN PLACE BETWEEN OCTOBER 31ST AND MAY 31ST SHOULD BE MULCHED WITH STRAW AT A RATE OF TWO TO THREE BALES PER 1000 SQ FT TO PREVENT SOIL LOSS.
- SEE DETAIL 5 ON SHEET PV-C.08.01 FOR STANDARD TEMPORARY SOIL STOCKPILING PRACTICES.

LIVESTOCK/FARM EQUIPMENT MEASURES:

- IN PASTURE AREAS, IT MAY BE NECESSARY TO CONSTRUCT TEMPORARY FENCING AROUND WORK AREAS TO PREVENT LIVESTOCK ACCESS TO ACTIVE CONSTRUCTION AREAS AND AREAS UNDERGOING RESTORATION.
- ALL ACCESS ROADS SHOULD BE CONSTRUCTED TO ALLOW A FARM CROSSING (FOR SPECIFIC EQUIPMENT AND LIVESTOCK) AND TO RESTORE/MAINTAIN ORIGINAL SURFACE DRAINAGE PATTERNS.

WILDLIFE PRESERVATION NOTES:

BALD EAGLES:

- IF AT ANY TIME DURING CONSTRUCTION AN ACTIVE BALD EAGLE NEST OR ROOST IS IDENTIFIED WITHIN THE PROJECT SITE, NOTIFY THE NYS/DPS WITHIN 48 HOURS OF DISCOVERY AND PRIOR TO ANY DISTURBANCE OF THE NEST OR IMMEDIATE AREA.
- TREE REMOVAL IS NOT ALLOWED WITHIN 660 FEET FROM AN ACTIVE NEST DURING BREEDING SEASON (JANUARY 1-SEPTEMBER 30); WITHIN 0.25 MILES FROM AN IMPORTANT WINTER ROOST DURING THE WINTERING PERIOD (DECEMBER 1-MARCH31); OR OF OVERSTORY TREES WITHIN 330 FEET OF AN ACTIVE NEST AT ANY TIME.

GRASSLAND BIRDS:

- IF ACTIVE NESTS OF THE NYS THREATENED OR ENDANGERED SPECIES ARE FOUND WITHIN THE OCCUPIED HABITAT, THE LIMITS OF DISTURBANCE AND/OR CONSTRUCTION SCHEDULE MUST BE ADJUSTED IN COORDINATION WITH THE NYS/DPS UNTIL NESTING HAS BEEN COMPLETED.
- WITHIN AN OCCUPIED BREEDING HABITAT, WORK SHALL BE CONDUCTED ONLY BETWEEN AUGUST 16 AND APRIL 22; WITHIN AN OCCUPIED WINTERING HABITAT, WORK SHALL BE CONDUCTED ONLY BETWEEN APRIL 1 AND NOVEMBER 14; AND WITHIN AN AREA WHERE BOTH BREEDING AND WINTERING ARE OCCURRING, WORK SHALL BE CONDUCTED ONLY BETWEEN AUGUST 16 AND NOVEMBER 14, AND BETWEEN APRIL 1 AND 22.

GENERAL DRAINAGE & GRADING NOTES:

- DEWATER THE EXCAVATIONS AS REQUIRED TO MAINTAIN A STABILIZED SLOPE. PUMP ALL WATER TO AN APPROPRIATE SEDIMENT TRAPPING DEVICE.
- PROTECT AT ALL TIMES ALL EXISTING SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, AND, WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, RELOCATE AS DIRECTED BY THE ENGINEER.
- DO NOT PLACE FILL, EMBANKMENT, OR BACKFILL MATERIAL ON FROZEN GROUND. DO NOT PLACE FROZEN MATERIALS, SNOW, OR ICE IN ANY FILL OR EMBANKMENT UNLESS APPROVED IN WRITING BY THE ENGINEER.
- REPAIR/REPLACE DAMAGE TO EXISTING FEATURES INTENDED TO REMAIN IN KIND.
- IN CAPPED LANDFILL AREAS AND WITHIN AREAS PREVIOUSLY BOUNDED BY RAILROAD TRACKS, ONLY FILL GRADING IS PERMITTED TO ACHIEVE BUILDABLE GRADES. NO EXCAVATION OR PENETRATION IS PERMITTED IN THESE AREAS.
- DO NOT DAMAGE DRAIN TILES. IF DAMAGED, REPLACE BROKEN TILES IN KIND AS DESCRIBED IN APPENDIX 15-B (DRAINAGE REMEDIATION PLAN) OF THE PERMIT APPLICATION.



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PROJECT TITLE:

**SOMERSET SOLAR
PROJECT**

PROJECT LOCATION:

**LAKE ROAD
SOMERSET, NY**

SHEET TITLE & DESCRIPTION:

GENERAL NOTES

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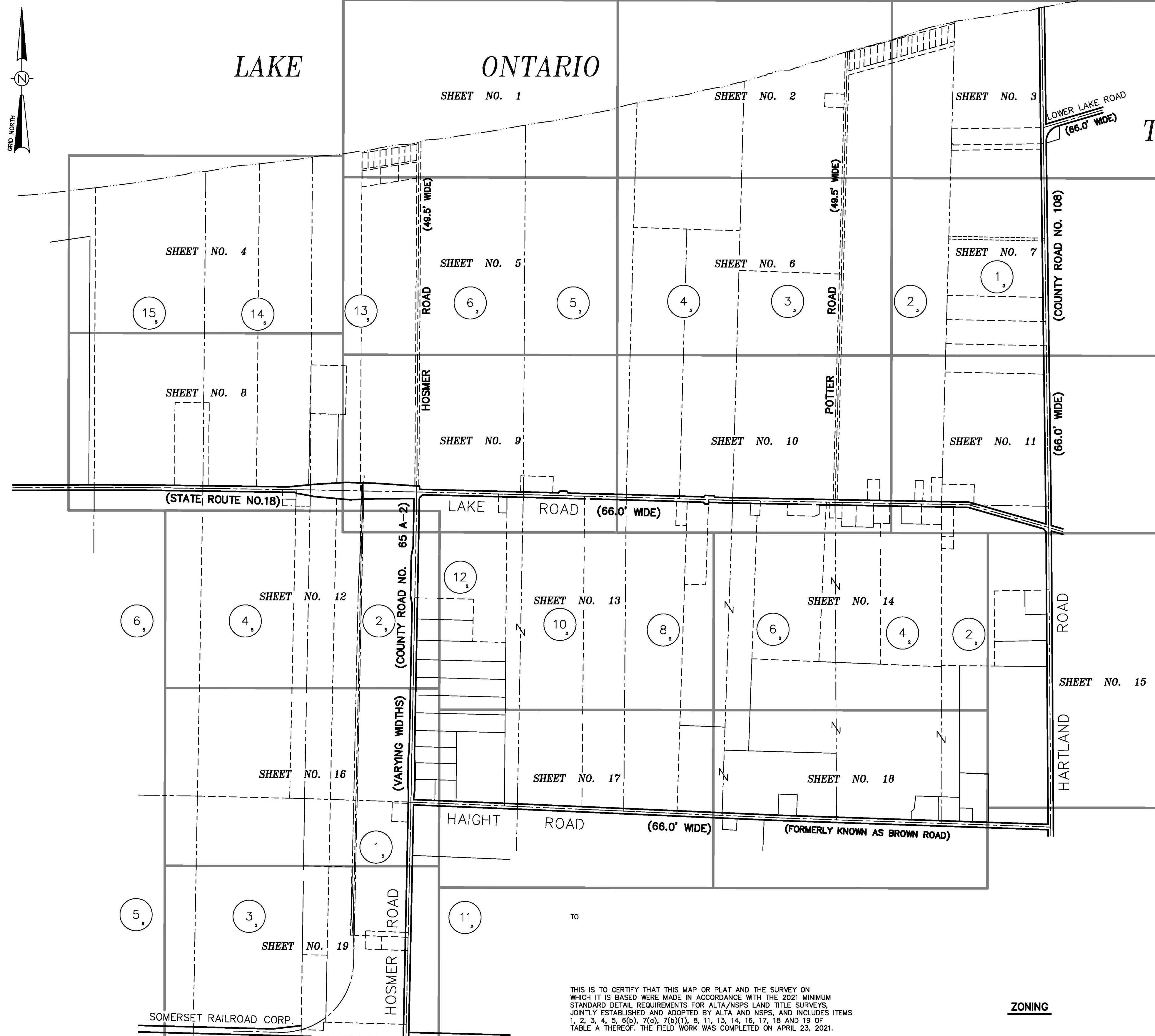
INDEX MAP

ALTA/NSPS LAND TITLE SURVEY

7725 LAKE ROAD

BEING PART OF LOTS-1,2,4,13,14 & 15, SECTION-5 &
 BEING PART OF LOTS-1,2,3,4,5 & 6, SECTION-3 &
 BEING PART OF LOTS-2,4,6,8,10 & 12, SECTION-2,
 TOWNSHIP-16, RANGE-6, HOLLAND PURCHASE

TOWN OF SOMERSET, NIAGARA COUNTY, NEW YORK



NOTES:

- 1) The bearings shown hereon are referenced to the New York State Plane coordinate System Transverse Mercator Projection, Western Zone (NAD 1983/96 HARN-Feet) through control ties to the following published NGS HARN control stations:
 A) NGS Monument - THIRTY N 1,229,669,722 ft. E 1,173,826,767 ft.
 B) NGS Monument - LOCKPORT N 1,154,232,511 ft. E 1,117,842,098 ft.
- 2) The perimeter and ties to control monuments were accomplished by procedures necessary to achieve an accuracy of 1 part in 10,000 or better.
- 3) Distances shown hereon are grid distances.
- 4) Combined Factor: 0.999928514
- 5) Background planimetrics shown were compiled from aerial imagery flown on April 6, 2021. Contours shown were derived from LIDAR data flown on April 7, 2021. Planimetric and contour information was prepared by EA Maps, LLC.
- 6) See sheet no. 20 for tabulation of bearings, distances, point numbers & coordinates.
- 7) See sheet no. 21 for Schedule "A" description. (Survey Description)
- 8) See terms & conditions of a resolution of the Town Board of the Town of Somerset granting permission to New York State Electric & Gas Corporation, its successors and assigns, to transmit natural gas, through, along and under any of the highways, streets, lanes & public places in said Town; said resolution being recorded in the Niagara County Clerk's Office in L-1296, P-106. See Schedule B, Item No. 5.
- 9) See terms & conditions of a resolution of the Town Board of the Town of Somerset granting to New York State Electric & Gas Corporation, its successors and assigns, permission to transmit natural gas, through, along and under any of the highways, streets, lanes & public places in said Town; said resolution being recorded in the Niagara County Clerk's Office in L-1486, P-302. See Schedule B, Item No. 6.
- 10) See sheet no. 22 for Notes Corresponding to Schedule B.
- 11) The Property described on this Survey lies within Zone X and Zone AE of the Flood Insurance Rate Map identified as Town of Somerset, Community Panel No. 360512, Panel No.'s 103 & 104 of 430, Map Suffix E, bearing an effective date of September 17, 2010 and Community Panel No. 360512, Panel No.'s 101 & 102 of 430, Map Suffix F, bearing an effective date of May 4, 2021.
- 12) Note to the client, insurer, and lender - with regard to Table A, item 11 information from the sources checked will be combined with observed evidence of utilities pursuant to Section 5.E.IV. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or similar utility located requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 13) At the time of the alta survey there was observable evidence of earth moving work and building demolition.
- 14) At the time of the alta survey there were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
- 15) Elevations shown are based upon (NAVD 88)

LEGEND

- EXCEPTION AREAS
- EASEMENT AREA RESERVED BY NYSEG
- INTERNAL PROPERTY LINE
- PROJECT BOUNDARY
- EDGE OF WATER
- GREAT LOT LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC & TELEPHONE
- GREAT LOT NUMBER
- SECTION NUMBER
- TELEPHONE BOX
- POWER POLE/ LIGHT POLE
- POWER POLE
- INDICATES IRON PIPE/REBAR/PIN (FOUND OR SET)
- CONCRETE MONUMENT
- STONE MONUMENT
- NOT FIELD VERIFIED
- LIBER & PAGE REFERENCE
- APPENDIX IDENTIFICATION AS SHOWN IN NGE GENERATION, INC. TRANSFER L-2801, P-1
- COGO POINT NUMBER
- NOTES CORRESPONDING TO SCHEDULE B II

FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION
 L-1818, P-337
 APPENDIX A-36

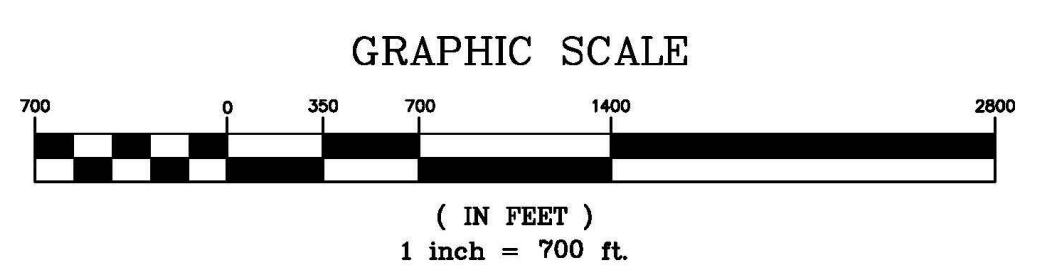
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 23, 2021.

ZONING

- 1) PREMISES ZONED - "PUD" PLANNED UNIT DEVELOPMENT
 ZONING INFORMATION OBTAINED FROM ?
 BY THE SURVEYOR.
- Minimum yards.
- (1) FRONT: 50 FEET FROM ANY STREET RIGHT OF WAY
 - (2) SIDE: 25 FEET; EXCEPT 200 FEET IF ABUTTING AN AGRICULTURAL OR RESIDENTIAL DISTRICT.
 - (3) REAR: 25 FEET; EXCEPT 200 FEET IF ABUTTING AN AGRICULTURAL OR RESIDENTIAL DISTRICT.

APRIL 23, 2021
 DATE OF PLAT OR MAP

JOHN E. McINTOSH, III
 LICENSE NO. 49928



NO.	DATE	DESCRIPTION	BY
6	4/23/2021	RESURVEYED PREMISES	JEM
5	5/2/2018	REVISED PER AMENDED PROFORMA	JEM
4	1/29/2016	RESURVEYED PREMISES	JEM
3	5/3/2012	RESURVEYED PREMISES	JEM
2	4/17/1999	ADD FOOTPRINT PARCEL & CERT. NAMES	JEM
1	3/29/1999	RESURVEYED PREMISES	JEM

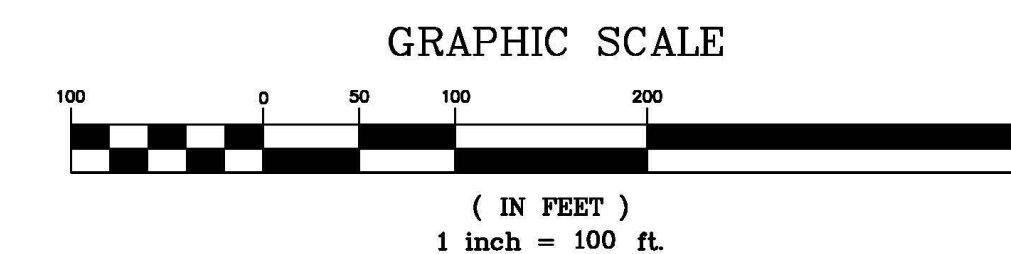
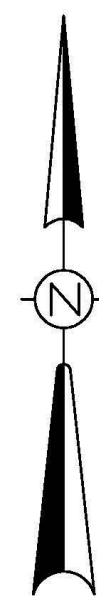
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

PREPARED BY
McINTOSH & McINTOSH, P.C.
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
 LOCKPORT, NEW YORK BUFFALO, NEW YORK
 PHONE 434-9138 PHONE 625-8360

JOB NO. 3115 SCALE: 1"=700' DATE: MAY 1998

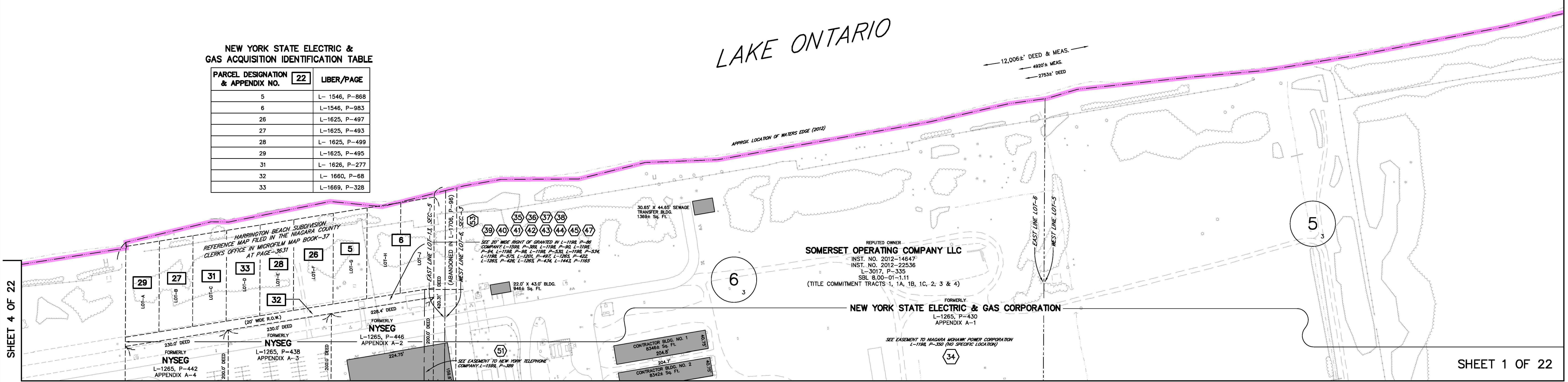
© 1998 McINTOSH & McINTOSH, P.C.
 ALL RIGHTS RESERVED



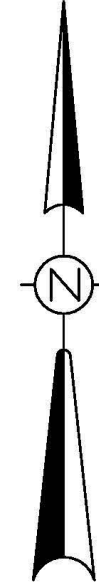
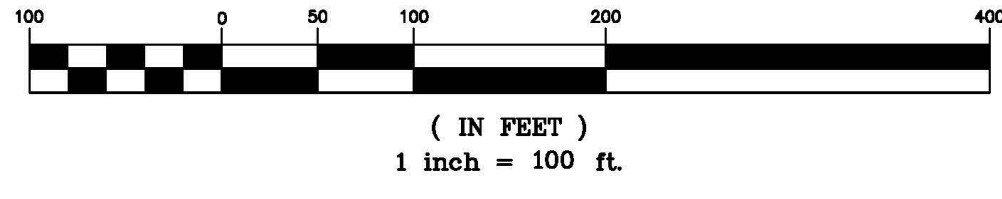
NEW YORK STATE ELECTRIC & GAS ACQUISITION IDENTIFICATION TABLE

PARCEL DESIGNATION & APPENDIX NO.	22	LIBER/PAGE
	5	L-1546, P-868
	6	L-1546, P-983
	26	L-1625, P-497
	27	L-1625, P-493
	28	L-1625, P-499
	29	L-1625, P-495
	31	L-1626, P-277
	32	L-1660, P-68
	33	L-1669, P-328

LAKE ONTARIO



GRAPHIC SCALE



LAKE ONTARIO
12,006±' DEED & MEAS.

REPUTED OWNER
SOMERSET OPERATING COMPANY LLC
INST. NO. 2012-14647
INST. NO. 2012-22536
SBL 8.00-01-1.2
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)

FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION
L-1558, P-1139
APPENDIX A-16

FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION
L-1551, P-947
APPENDIX A-8
SEE UNRECORDED LICENSE AGREEMENT DATED APRIL 1, 1991
(FOR AGRICULTURAL PURPOSES)

NEW YORK STATE ELECTRIC &
GAS ACQUISITION IDENTIFICATION TABLE

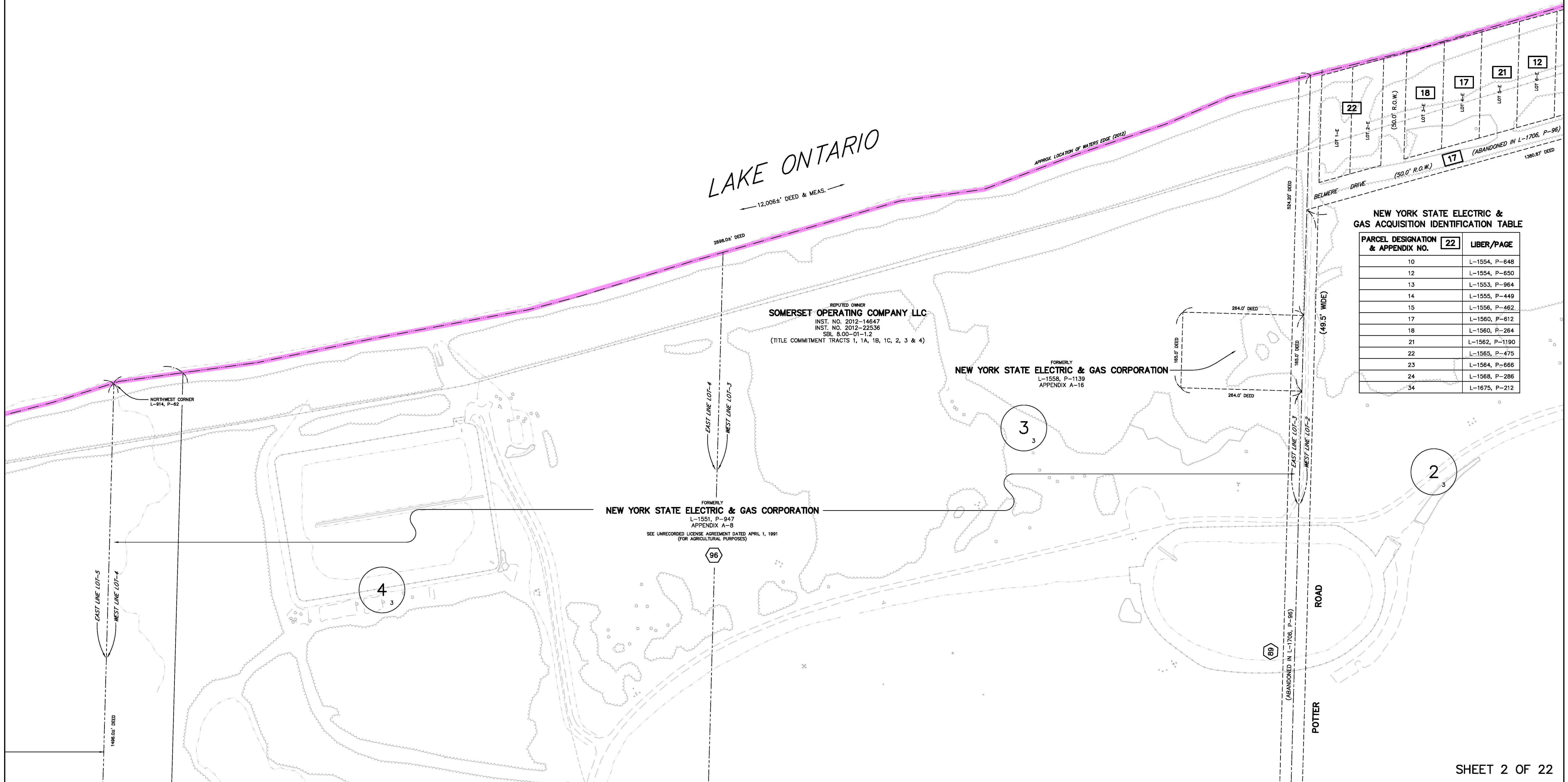
PARCEL DESIGNATION & APPENDIX NO.	LIBER/PAGE
10	L-1554, P-648
12	L-1554, P-650
13	L-1553, P-964
14	L-1555, P-449
15	L-1556, P-462
17	L-1560, P-612
18	L-1560, P-264
21	L-1562, P-1190
22	L-1565, P-475
23	L-1564, P-666
24	L-1568, P-286
34	L-1675, P-212

SHEET 1 OF 22

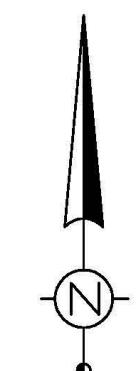
SHEET 3 OF 22

SHEET 2 OF 22

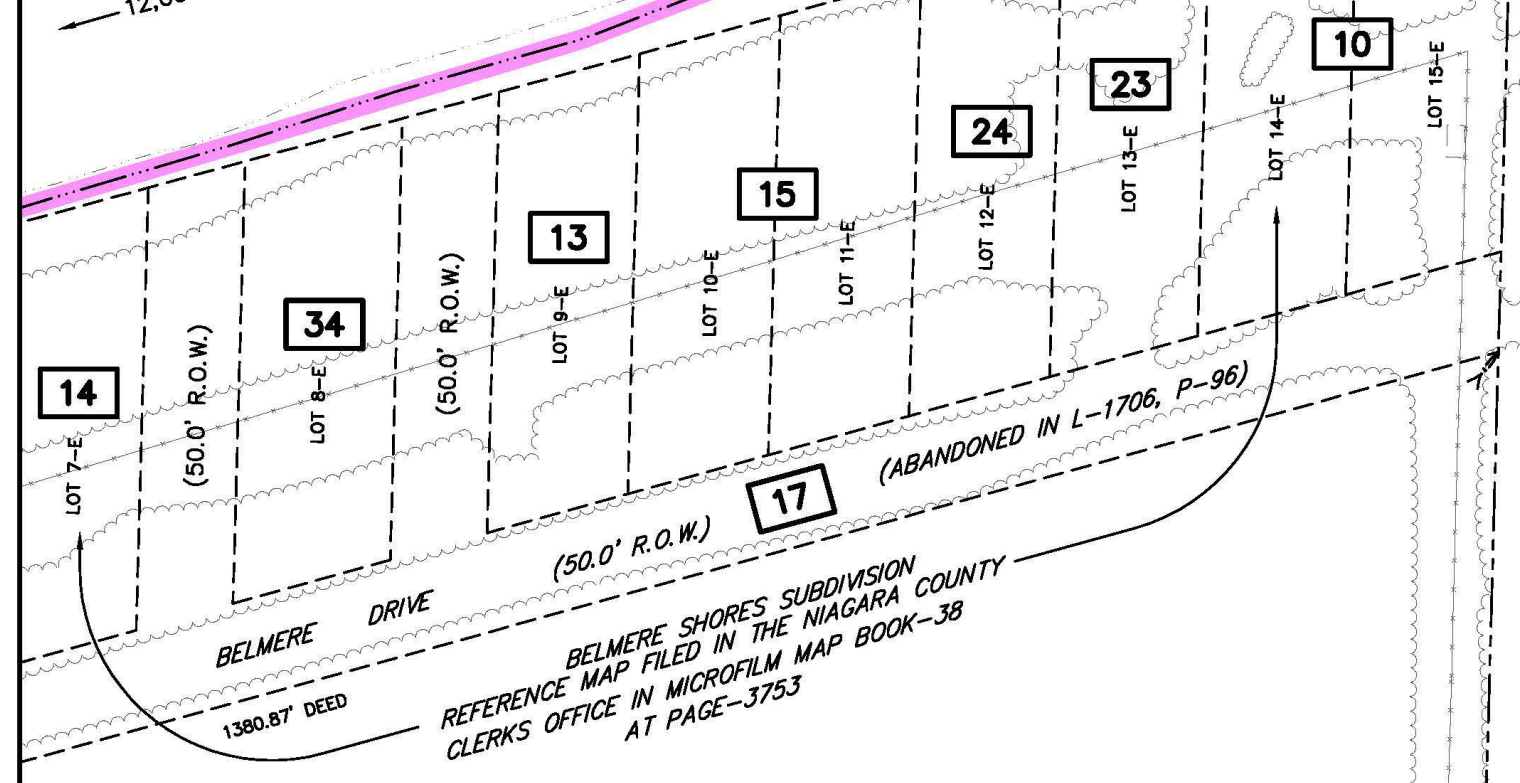
SHEET 6 OF 22



LAKE ONTARIO



12,006.4' DEED & MEAS.

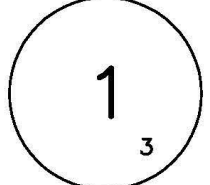


NEW YORK STATE ELECTRIC & GAS ACQUISITION IDENTIFICATION TABLE

PARCEL DESIGNATION & APPENDIX NO.	LIBER/PAGE
10	L-1554, P-648
12	L-1554, P-650
13	L-1553, P-964
14	L-1555, P-449
15	L-1556, P-482
17	L-1560, P-612
18	L-1560, P-264
21	L-1562, P-1190
22	L-1565, P-475
23	L-1564, P-666
24	L-1568, P-286
34	L-1675, P-212

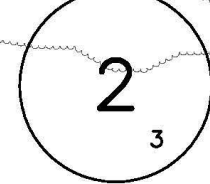
FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION
L-2035, P-113
APPENDIX A-51

REPUTED OWNER
SOMERSET OPERATING COMPANY LLC
INST. NO. 2012-14647
INST. NO. 2012-22536
SBL 8.00-01-1.2
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)



REPUTED OWNER
JAMIE L. WELLER
L-3315, P-752

SHEET 2 OF 22



LOWER LAKE ROAD
(66.0' WIDE)

POINT OF BEGINNING
SOUTHEAST COR. NYSEAG
L-2035, P-113
N 123°52'52.699"
E 113°04'12.204"

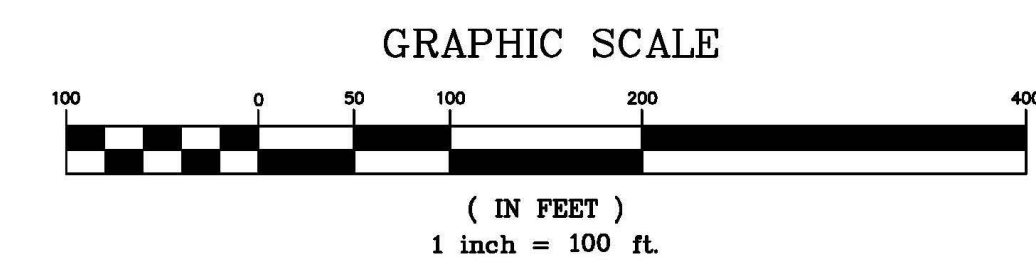
REPUTED OWNER
DAVID J. & DIANE E. BISHOP
INST. NO. 2018-12349

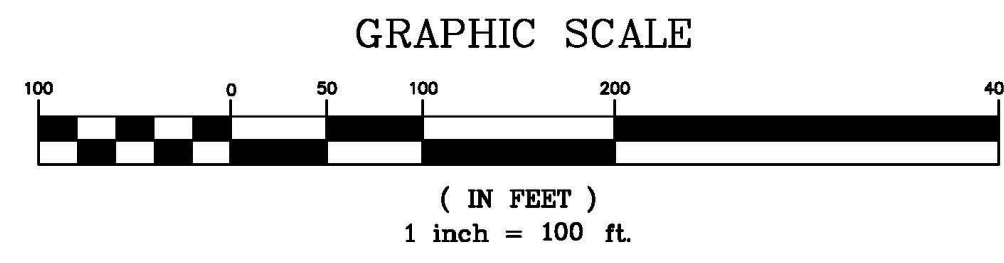
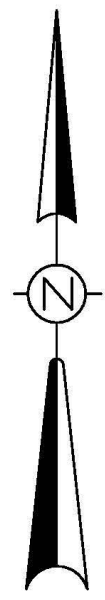
REPUTED OWNER
TOWN OF SOMERSET
L-1774, P-324

FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION
L-1936, P-1
APPENDIX A-46
SEE OIL & GAS LEASE GRANTED TO THE
NIAGARA OIL & GAS COMPANY L-211, P-376



REPUTED OWNER
SIDNEY & LYNN SILSBY
L-2862, P-276





LAKE ONTARIO

APPROX. LOCATION OF WATERS EDGE (2012)

12,006±' DEED & MEAS.
4920±' MEAS.

2058.4±' DEED = 2058.6±' DEED

REPUTED OWNER
BOT-ROCCA CORPORATION
L-2257, P-242

REPUTED OWNER
BOT-ROCCA CORPORATION
L-2258, P-68

REPUTED OWNER
TERROIR DEVELOPMENT LLC
INST. NO. 2018-22935
SBL 7.00-03-28
(TITLE COMMITMENT TRACT 6)

FORMERLY
SOMERSET OPERATING COMPANY LLC
INST. NO. 2012-14647
INST. NO. 2012-22536

FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION

L-1881, P-310
APPENDIX A-40
SEE UNRECORDED LEASE AGREEMENT
DATED APRIL 1, 1991
(FOR AGRICULTURAL PURPOSES)

FORMERLY
NGE GENERATION, INC.
L-2808, P-1

FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION
L-1560, P-100
APPENDIX A-20

FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION
L-1560, P-1088
APPENDIX A-19

REPUTED OWNER
SOMERSET OPERATING COMPANY LLC
INST. NO. 2012-14647
INST. NO. 2012-22536
L-3017, P-335 - INTENDED ONLY TO CREATE A
SEPARATE TAX MAP PARCEL NO. SBL 8.00-01-1.11
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)

SEE MEMORANDUM OF AGREEMENT TO THE
NAGARA GAS & GAS COMPANY L-511, P-502

15
5

14
5

13
5

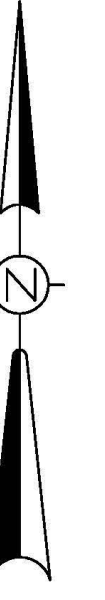
60.25' X 60.25'
3600± Sq. Ft.

SHEET 4 OF 22

SHEET 8 OF 22

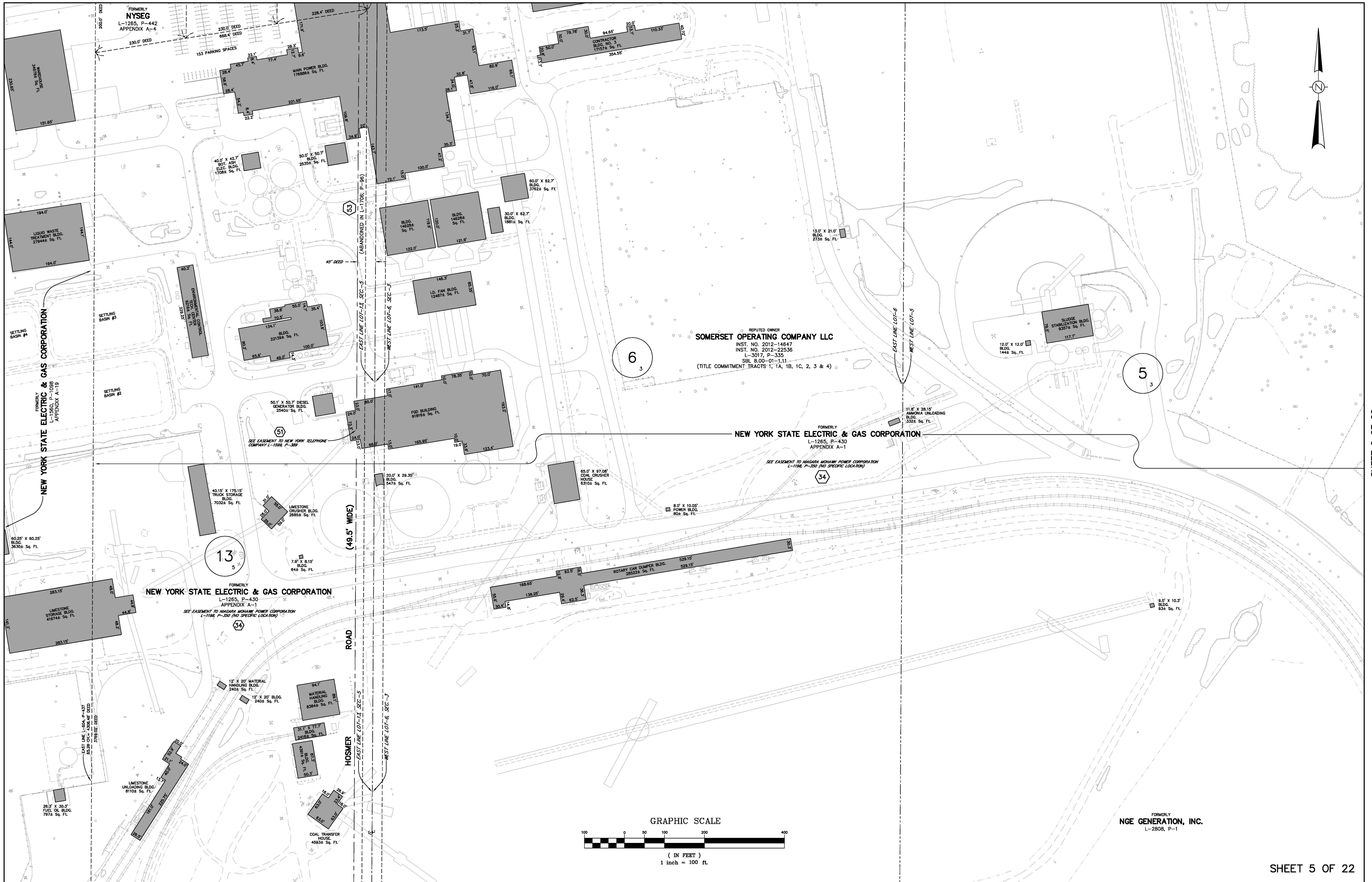
SHEET 1 OF 22

SHEET 5 OF 22



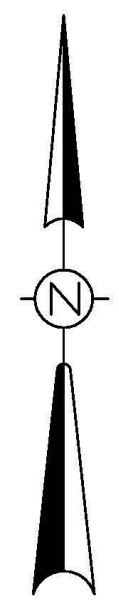
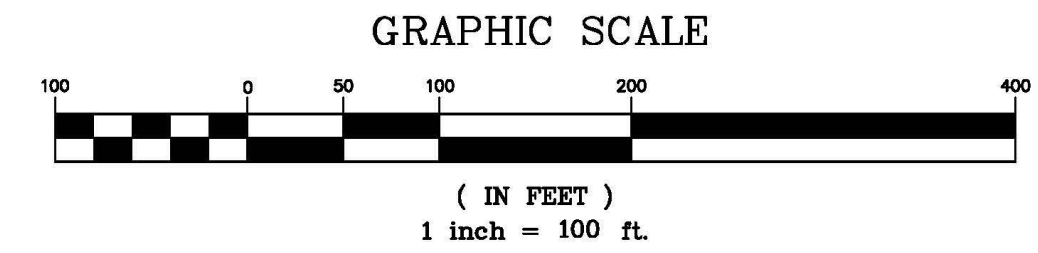
SHEET 4 OF 22

SHEET 6 OF 22



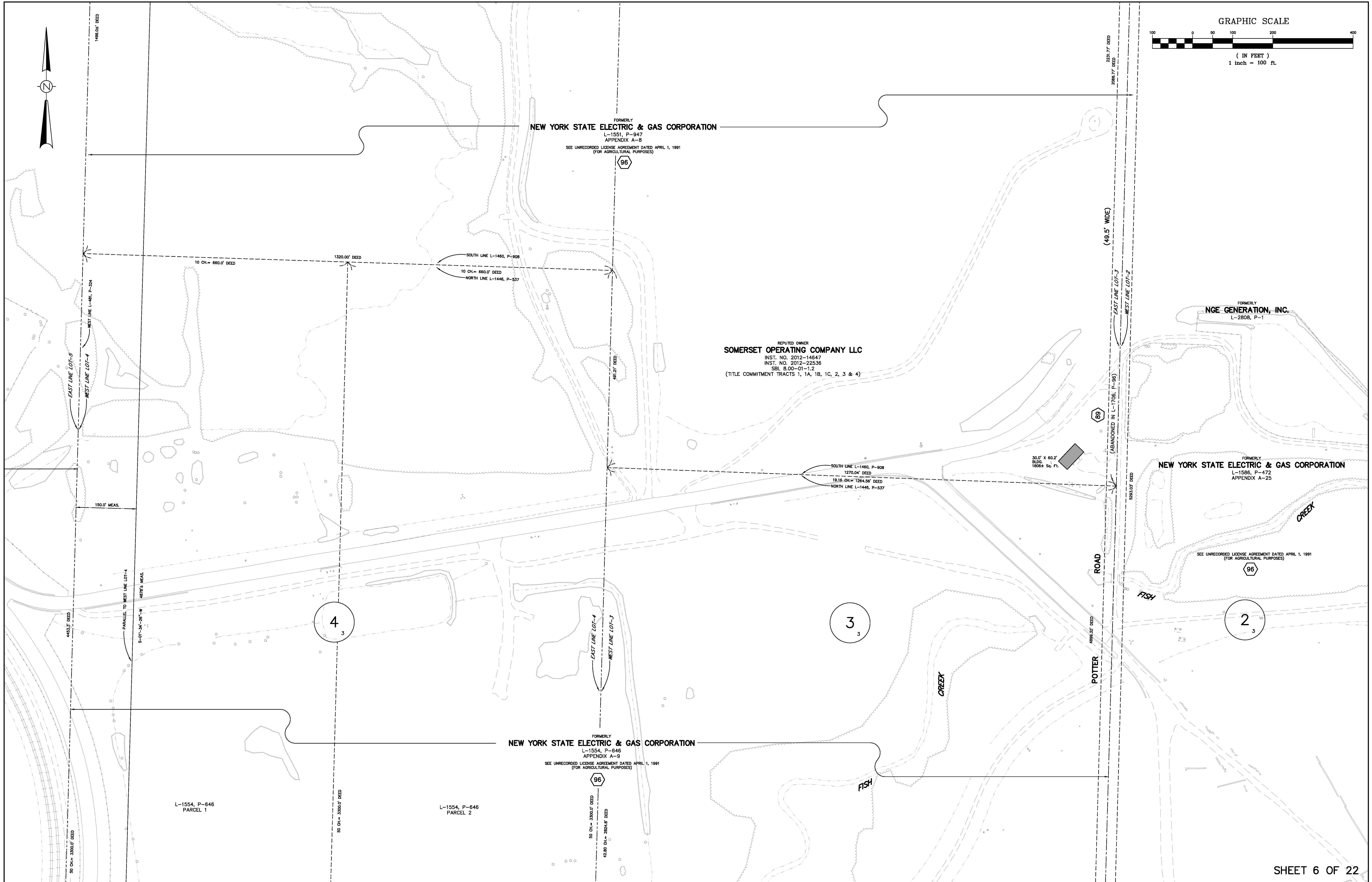
SHEET 4 OF 22

SHEET 6 OF 22



SHEET 5 OF 22

SHEET 7 OF 22



FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION
L-1551, P-947
APPENDIX A-8
SEE UNRECORDED LICENSE AGREEMENT DATED APRIL 1, 1991
(FOR AGRICULTURAL PURPOSES)

REPUTED OWNER
SOMERSET OPERATING COMPANY LLC
INST. NO. 2012-14647
INST. NO. 2012-22536
SBL 8.00-01-1.2
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)

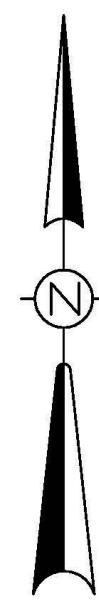
FORMERLY
NGE GENERATION, INC.
L-2808, P-1

FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION
L-1566, P-472
APPENDIX A-25

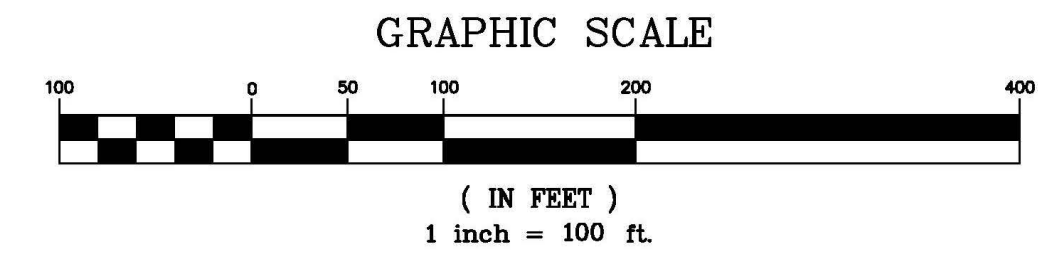
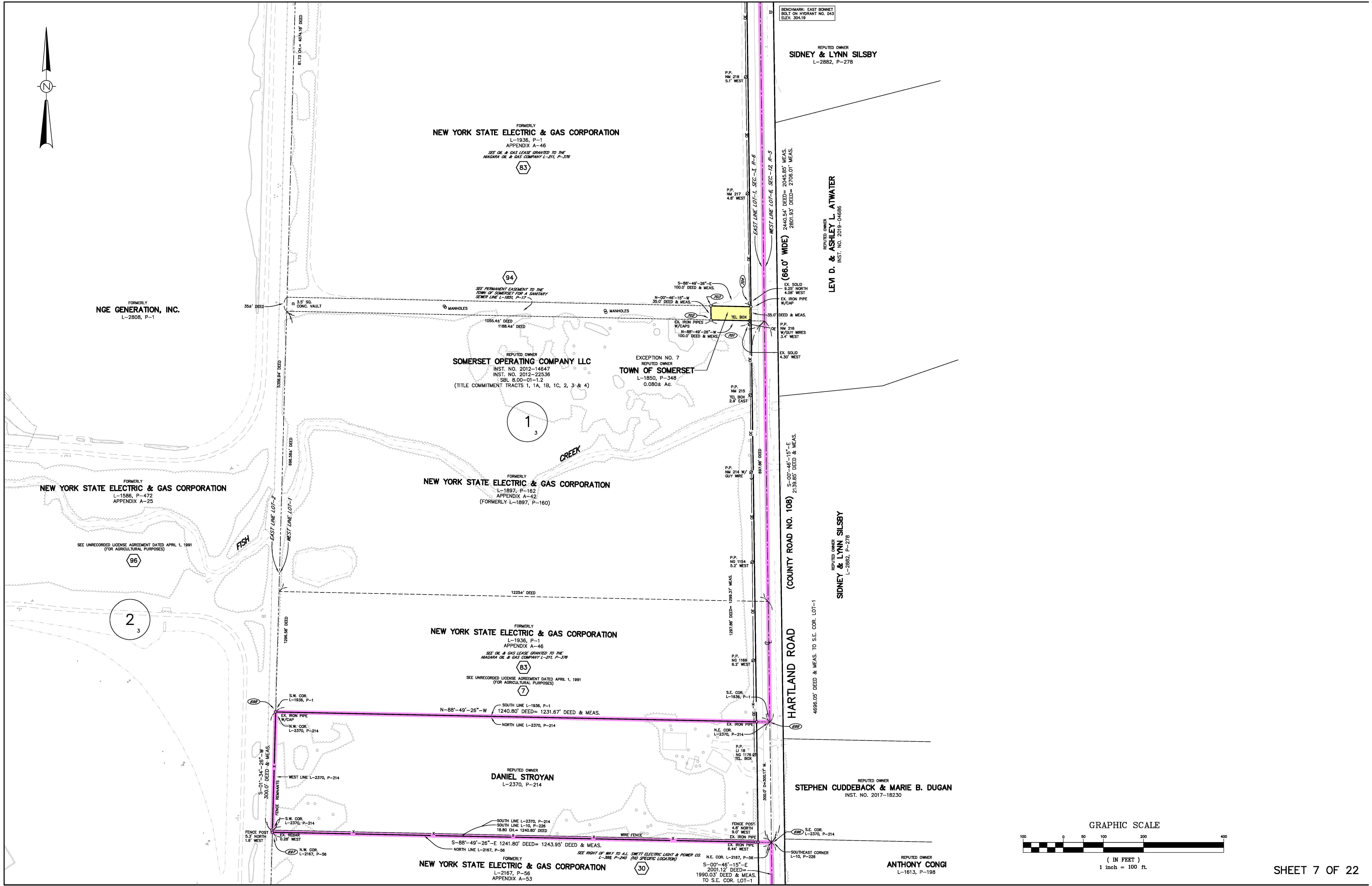
FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION
L-1554, P-646
APPENDIX A-9
SEE UNRECORDED LICENSE AGREEMENT DATED APRIL 1, 1991
(FOR AGRICULTURAL PURPOSES)

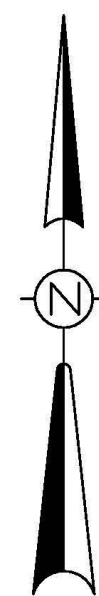
L-1554, P-646
PARCEL 1

L-1554, P-646
PARCEL 2



SHEET 6 OF 22





REPUTED OWNER
BOT-ROCCA CORPORATION
L-22585, P-68

REPUTED OWNER
TERROR DEVELOPMENT LLC
INST. NO. 2018-22935
SBL 7.00-03-28
(TITLE COMMITMENT TRACT 6)

FORMERLY
SOMERSET OPERATING COMPANY LLC
INST. NO. 2012-14647
INST. NO. 2012-22536

FORMERLY
NEW YORK STATE ELECTRIC & GAS CORPORATION

L-1881, P-310
APPENDIX A-40
SEE UNRECORDED LEASE AGREEMENT
DATED APRIL 1, 1991
(FOR AGRICULTURAL PURPOSES)

SEE UNRECORDED LEASE AGREEMENT DATED JUNE 3, 1997
(FOR HISTORICAL SOCIETY PURPOSES)

FORMERLY
NGE GENERATION, INC.
L-2808, P-1

REPUTED OWNER
SOMERSET OPERATING COMPANY LLC
INST. NO. 2012-14647
INST. NO. 2012-22536
L-3017, P-335 - INTENDED ONLY TO CREATE A
SEPARATE TAX MAP PARCEL NO. SBL 8.00-01-1.11
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C; 2, 3 & 4)

FORMERLY
NYSEG
L-1560, P-1098
APPENDIX A-19

SEE L-2926, P-96
6.12 Ac. EXCEPTION IN DEED
REPUTED OWNER
**NEW YORK STATE ELECTRIC
& GAS CORPORATION**
L-1560, P-1098 & P-1100
SUBSTATION PARCEL
6.117± Ac.
AS AMENDED & RESTATED IN
EXHIBIT B IN L-2926, P-70 AND ALSO
AS FURTHER AMENDED & RESTATED IN
APPENDIX B IN L-2926, P-44
AS FURTHER AMENDED & RESTATED IN
INST. NO. 2012-14647
SBL 7.00-03-26

EXCEPTION RESERVED
IN DEED TO
NGE GENERATION, INC.
L-2808, P-1
APPENDIX-B

FORMERLY
NYSEG
L-1818, P-337
APPENDIX A-36

36.1' X 64.1' BLDG.
2314± Sq. Ft.

40.5' X 60.4' BARN
328± Sq. Ft.

20.15' X 24.55' BLDG.
495± Sq. Ft.

24.25' X 30.45' BLDG.
738± Sq. Ft.

18.3' X 26.5' BLDG.
485± Sq. Ft.

BARBOCK HOUSE
1863± Sq. Ft.

LAKE ROAD
(STATE ROUTE NO. 18)
(66.0' WIDE)

REPUTED OWNER
JOSEPH RIZZO FAMILY TRUST
INST. NO. 2014-19795

REPUTED OWNER
SOMERSET OPERATING COMPANY LLC
INST. NO. 2012-14647
SBL 7.00-03-28
(TITLE COMMITMENT PARCEL 6)

EXCEPTION NO. 1
REPUTED OWNER
ROGER C. & KAREN M. PAYNE
L-1484, P-649
0.773± Ac.

REPUTED OWNER
NEW YORK STATE ELECTRIC & GAS CORPORATION
L-1264, P-431,435 & 443

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.