

SITE PLAN SET

DELL AVENUE SOLAR FARM

DELL AVENUE, YORKTOWN, NEW YORK 10514

RECEIVED
PLANNING DEPARTMENT

MAY 10 2023

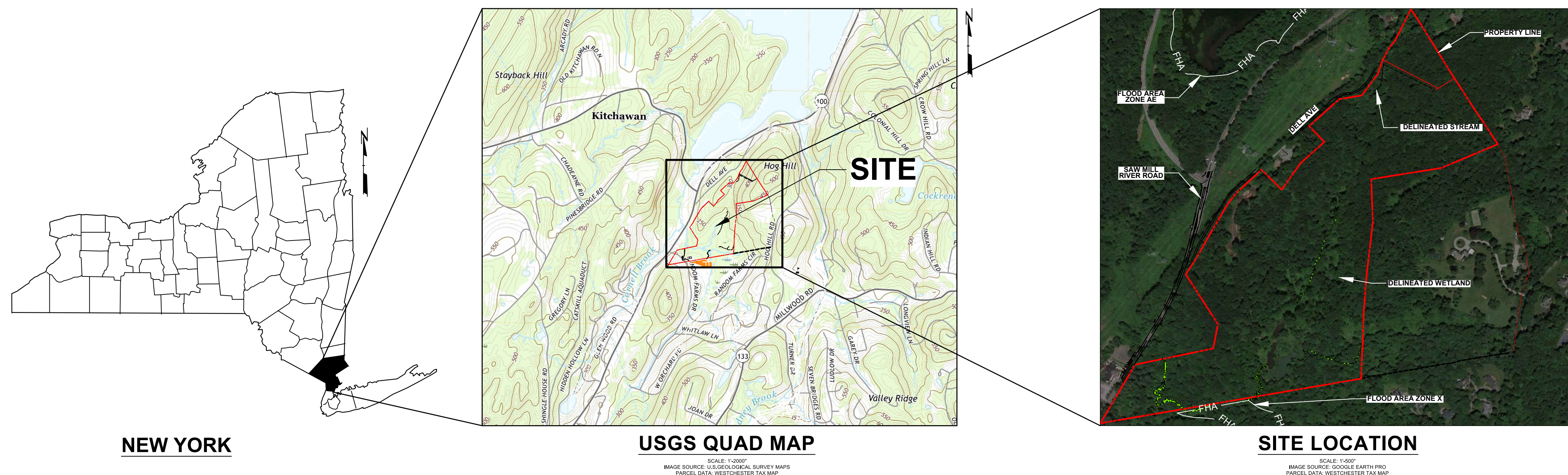
TOWN OF YORKTOWN

**PREPARED FOR: SCS DELL 014136 YORKTOWN, LLC
(SOL CUSTOMER SOLUTIONS, LLC)
1101 CONNECTICUT AVENUE NW, 2ND FLOOR
WASHINGTON, DC 20036**

**PREPARED BY: TRC ENGINEERS, INC.
1430 BROADWAY, 10TH FLOOR
NEW YORK, NEW YORK 10018**

DATE: MAY 10, 2023 (REV. 3)

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NEW YORK

USGS QUAD MAP

SITE LOCATION

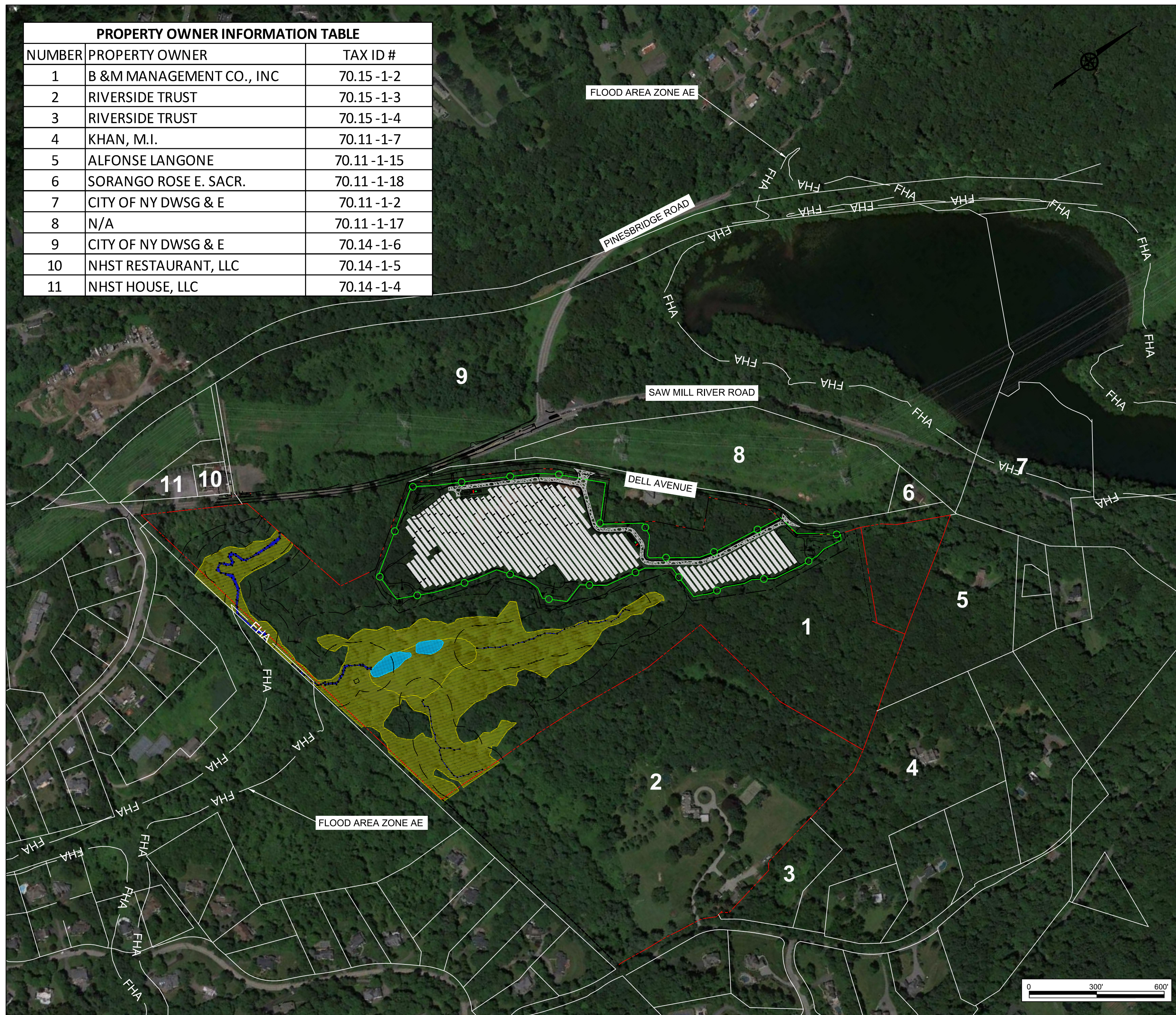
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NOT FOR CONSTRUCTION



1430 Broadway, 10th Floor
New York, NY 10018
Phone: 212.221.7822
www.TRCCompanies.com

PROPERTY OWNER INFORMATION TABLE		
NUMBER	PROPERTY OWNER	TAX ID #
1	B & M MANAGEMENT CO., INC	70.15 -1-2
2	RIVERSIDE TRUST	70.15 -1-3
3	RIVERSIDE TRUST	70.15 -1-4
4	KHAN, M.I.	70.11 -1-7
5	ALFONSE LANGONE	70.11 -1-15
6	SORANGO ROSE E. SACR.	70.11 -1-18
7	CITY OF NY DWSG & E	70.11 -1-2
8	N/A	70.11 -1-17
9	CITY OF NY DWSG & E	70.14 -1-6
10	NHST RESTAURANT, LLC	70.14 -1-5
11	NHST HOUSE, LLC	70.14 -1-4



GENERAL NOTES

- THE PROJECT HORIZONTAL COORDINATES SYSTEM IS BASED ON NAD83 NEW YORK STATE PLANE (US SURVEY FEET, EAST ZONE, NY83-E). ELEVATIONS ARE BASED ON NAVD88 (US SURVEY FEET).
- TOPOGRAPHY SHOWN ON THESE PLANS WAS COMPLETED BY LAND DESIGN ASSOCIATES ENGINEERING, SURVEYING AND LAND ARCHITECTURE D.P.C. USING A BASE & ROVER RTKGPS SYSTEM TO DEVELOP CONTOURS AT A 2 FOOT INTERVAL.
- PROJECT PROPERTY BOUNDARIES ARE BASED ON INFORMATION PROVIDED BY LAND DESIGN ASSOCIATES ENGINEERING, SURVEYING AND LAND ARCHITECTURE D.P.C. LAND SURVEYING FROM A SURVEY COMPLETED IN OCTOBER 2019.
- EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY CONTRACTOR. DIG SAFELY NEW YORK (811) SHALL BE NOTIFIED A MINIMUM OF 72-HOURS PRIOR TO COMMENCING ANY EXCAVATION.
- FLOOD AREA AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. INFORMATION OBTAINED FROM FEMA FIRM MAPS #36119C0134F AND #36119C0133F.
- FLOOD AREA X IS THE AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. INFORMATION OBTAINED FROM FEMA FIRM MAPS #36119C0134F AND #36119C0133F.
- THIS IS A PRELIMINARY DESIGN PLAN PROVIDED FOR PERMITTING ONLY. FINAL DESIGN SHALL BE MODIFIED TO SUPPORT CONSTRUCTION, MATCH FINAL ELECTRICAL INTERCONNECTION STUDIES, EQUIPMENT PURCHASED, AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.
- ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND ANY OTHER APPLICABLE TECHNICAL REPORTS, WHERE INDICATED, STATE AND/OR LOCAL CODES AND STANDARD SPECIFICATIONS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING STATE AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN OR ADJACENT TO THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION SHALL NOT OCCUR IN ANY PUBLIC RIGHTS OF WAY, PUBLIC OR PRIVATE EASEMENTS, BEYOND THE LIMITS OF DISTURBANCE, OR OUTSIDE THE PROPERTY LIMITS WITHOUT NECESSARY PERMITS AND APPROVALS. ANY PUBLIC OR PRIVATE PROPERTY OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE COST OF THE CONTRACTOR.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT OF WAY. OVERNIGHT PARKING OF CONSTRUCTION VEHICLES ON PRIVATE PROPERTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PROPERTY CORNERS OR MONUMENTS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEW YORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- CONTRACTOR SHALL FIELD FIT ALL PROPOSED CULVERT INVERTS TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF EXISTING SLOPES. ALL CULVERTS TO BE INSTALLED AT ADEQUATE DEPTHS AND TO DAYLIGHT. INLETS AND OUTLETS OF ALL CULVERTS TO BE STABILIZED WITH RIP RAP IN ACCORDANCE WITH EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL SECURE PERMITS FROM THE STATE, COUNTY, AND TOWN AUTHORITIES AS NECESSARY BEFORE DRIVING CONSTRUCTION EQUIPMENT OVER AND ACROSS STATE, COUNTY OR TOWN MAINTAINED ROADS.
- ALL WORK IN THE PUBLIC RIGHT OF WAYS SHALL CONFORM WITH THE NEW YORK DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS", DATED JANUARY 1, 2019 OR CURRENT EDITION.
- WETLANDS AND WATERCOURSES SHOWN IN THIS PLAN ARE SUBJECT TO FUTURE CONFIRMATION BY NYSDEC.
- THE EROSION AND SEDIMENTATION CONTROL MEASURES FOR THIS PROJECT SHALL BE IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
- TREES AND OTHER VEGETATION IN AREAS OF IDENTIFIED CLEARING AND GRUBBING MAY BE REDUCED TO CHIPS BY THE USE OF CHIPPING MACHINES OR STUMP GRINDER AND BE PREPARED FOR USE AS EROSION CONTROL MIX. ALL OTHER CHIPS AND WOOD WASTE RESULTING FROM CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF OFF-SITE AT AN APPROPRIATELY LICENSED FACILITY AND IN A MANNER AS APPROVED BY THE OWNER.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING IMPROVEMENTS AND FACILITIES TO REMAIN IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REPLACEMENT OF DAMAGED ITEMS AS A RESULT OF CONSTRUCTION OF THE PROPOSED FACILITY.
- THE WORK SHALL BE CARRIED OUT NEAR AND UNDER ENERGIZED EQUIPMENT. EXTREME CAUTION IS REQUIRED AT ALL TIMES. THE CONTRACTOR SHALL STRICTLY FOLLOW ALL APPLICABLE SAFETY REQUIREMENTS.
- EARTHWORK: UNLESS EXPLICITLY STATED OTHERWISE, REFER TO THE LATEST EDITION OF THE STATE OF NEW YORK, DEPARTMENT OF TRANSPORTATION, STANDARDS SPECIFICATIONS, CONSTRUCTION AND MATERIALS, FOR GENERAL REQUIREMENTS, PRODUCTS, AND EXECUTION RELATED TO THE COMPLETION OF PROPOSED WORK.
- THE LIMITS OF DISTURBANCE SHALL BE FIELD STAKED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF WORK. A COPY OF THE STAKEOUT SKETCH SHALL BE PROVIDED TO THE TOWN OF YORKTOWN.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A NOTICE OF INTENT (N.O.I.) TO THE NYSDEC AND PROVIDE PROOF OF COVERAGE UNDER THE SPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES TO THE TOWN OF YORKTOWN.
- ANY IMPORTED SOIL SHALL MEET THE NYSDEC STANDARDS OF UNRESTRICTED FILL AND BE SUITABLE FOR RESIDENTIAL USE. CONSTRUCTION DEBRIS IS NOT PERMITTED TO BE IMPORTED. ANY MATERIAL MEETING THE NYSDEC DEFINITION OF BENEFICIAL USE SHALL BE CERTIFIED AS SUCH BY THE DESIGN PROFESSIONAL OF RECORD. NOTIFY THE TOWN OF YORKTOWN PRIOR TO IMPORT. SOIL TESTING MAY STILL BE REQUIRED.
- PRIOR TO THE BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION. CONTACT ENGINEERING AT 914-734-1060 TO SCHEDULE AN INSPECTION.
- THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY AND IN A TIMELY MANNER. APPLICANT SHALL SUBMIT A NOTICE OF TERMINATION FOR THE SPDES GENERAL PERMIT.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN "AS-BUILT" SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR OF THE PROPERTY SHALL BE SUBMITTED TO THE DEPARTMENT OF TECHNICAL SERVICES.
- ALL DEMOLITION DEBRIS INCLUDING FOUNDATIONS AND SLABS SHALL BE LAWFULLY DISPOSED OF OFF-SITE. ROCK FROM WALLS SHALL BE STOCKPILED ON-SITE.
- ELECTRICAL DESIGN PROVIDED HEREON WAS PREPARED BY SOL SYSTEMS, LLC.
- ABSOLUTELY NO RECYCLED MATERIAL SHALL BE PERMITTED ONSITE. ONLY EARTHEN MATERIAL OR NATURAL STONE IS PERMITTED TO BE USED AS FILL. ALL FILL SHALL BE TESTED IN ACCORDANCE WITH APPLICABLE NYSDEC RULES AND REGULATIONS AND SHALL BE CERTIFIED AS UNRESTRICTED FOR RESIDENTIAL USE, CERTIFIED BY A PROFESSIONAL ENGINEER PRIOR TO IMPORTATION ON SITE, AND SHALL BE FROM A CERTIFIED VIRGIN SOURCE.

LAND USE INFORMATION			
LAND USE	UNIT	EXISTING	PROPOSED
TOTAL PARCEL AREA	ACRES	62.3	62.3
UNDISTURBED AREA	ACRES	62.3	47.4
DISTURBED AREA	ACRES	N/A	15.0
SOLAR AREA	ACRES	N/A	9.2
WETLAND AREA	ACRES	13.3	13.3
LEASE AREA	ACRES	N/A	18.9

SITE DATA		
TAX ID #	PROPERTY OWNER	SITE ADDRESS
70.15-1-2 70.11-01-16	B & M MANAGEMENT CO.	70.15-01-02 & 70.11-01-16 DELL AVENUE YORKTOWN, NY, 10514

ZONING CONFORMANCE TABLE		
ZONING CODE DESCRIPTION	ZONING CODE REQUIREMENT	PROPOSED PROJECT
ZONING DESIGNATION	R1-160	R1-160
MINIMUM LOT AREA (SQUARE FEET)	160,000	2,663,201
MINIMUM LOT WIDTH (FEET)	200	2,890
MINIMUM LOT DEPTH (FEET)	200	416
MAXIMUM BUILDING HEIGHT (FEET)	MAIN BUILDING - 35 / ACCESSORY BUILDING OR STRUCTURE - 15	NOT APPLICABLE (EQUIPMENT HEIGHT IS NOT MORE THAN 10 FEET)
FRONT YARD DEPTH (FEET)	75	116
SIDE YARD DEPTH (FEET)	50	50
REAR YARD DEPTH (FEET)	75	147
ROAD FRONTAGE (FEET)	200	1,610

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Revisions:	
No.	Date
1	SEPTEMBER 21, 2022
2	NOVEMBER 17, 2022
3	MAY 10, 2023

Drawn by:
A. REXROAT
Checked by:
S. MEERSMA
Approved by:
C. DUNCAN

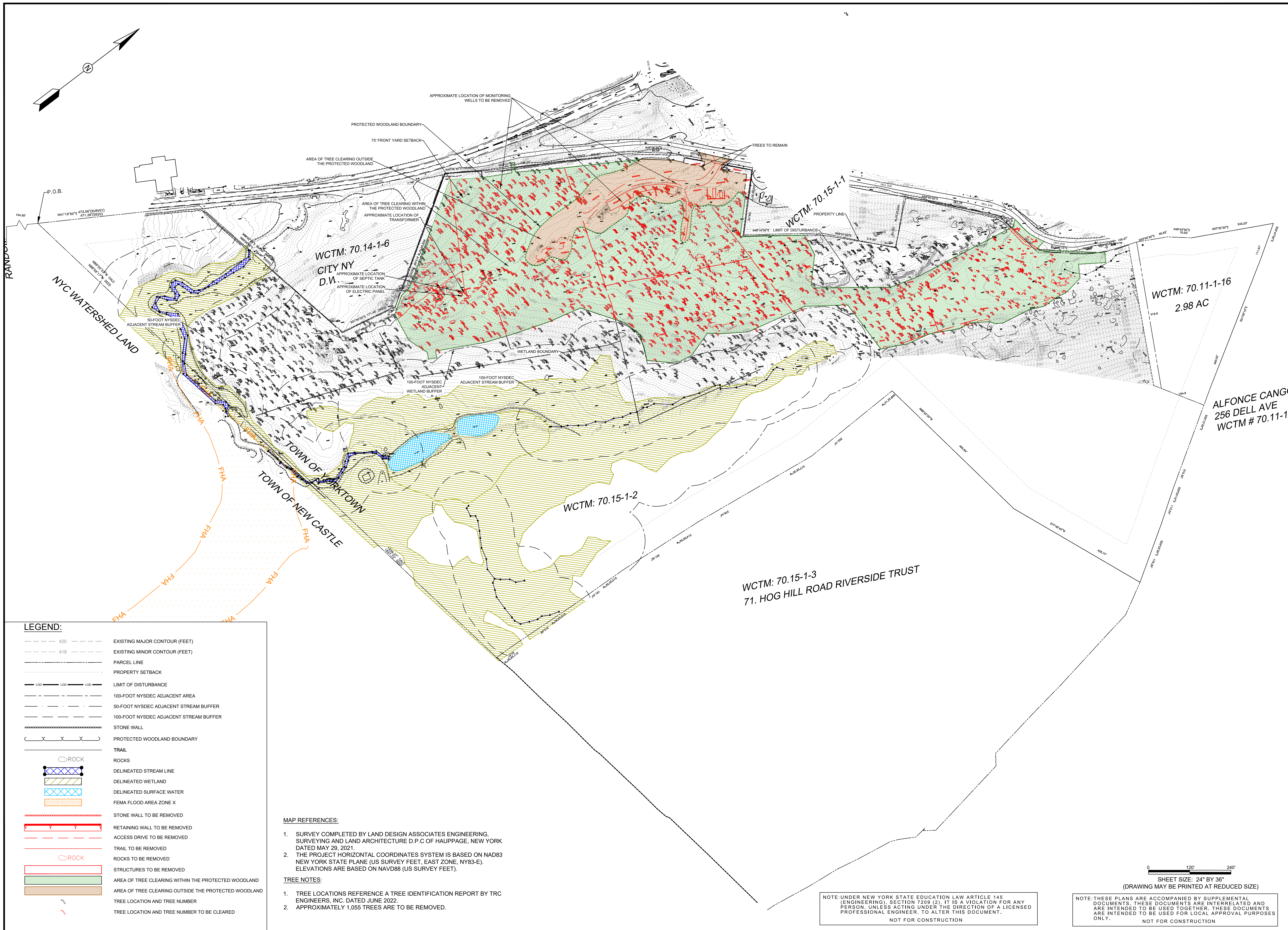
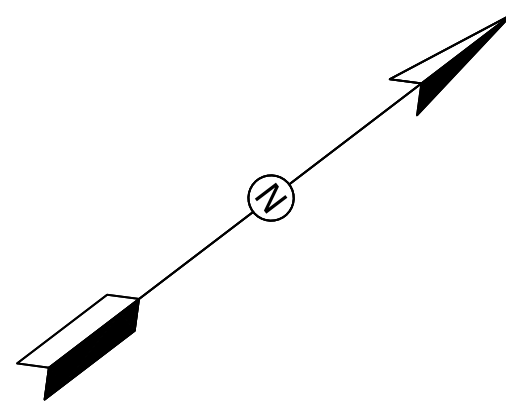
SCS DELL 014136 YORKTOWN, LLC
DELL AVENUE SOLAR FARM
FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM
DELL AVENUE, YORKTOWN, NEW YORK 10514

Contract No:
431302
Scale:
AS SHOWN
Date:
AUGUST 30, 2022
Sheet:
GENERAL NOTES

Drawing No:
G-102

TRC Project No: 431302.0000.0005

Sol Systems, LLC
1101 Connecticut Avenue NW
2nd Floor
Washington, DC 20036



LEGEND:

	420	EXISTING MAJOR CONTOUR (FEET)
	418	EXISTING MINOR CONTOUR (FEET)
		PARCEL LINE
		PROPERTY SETBACK
	1000	LIMIT OF DISTURBANCE
		100-FOOT NYSDEC ADJACENT AREA
		50-FOOT NYSDEC ADJACENT STREAM BUFFER
		100-FOOT NYSDEC ADJACENT STREAM BUFFER
		STONE WALL
		PROTECTED WOODLAND BOUNDARY
		TRAIL
		ROCK
		DELINEATED STREAM LINE
		DELINEATED WETLAND
		DELINEATED SURFACE WATER
		FEMA FLOOD AREA ZONE X
		STONE WALL TO BE REMOVED
		RETAINING WALL TO BE REMOVED
		ACCESS DRIVE TO BE REMOVED
		TRAIL TO BE REMOVED
		ROCKS TO BE REMOVED
		STRUCTURES TO BE REMOVED
		AREA OF TREE CLEARING WITHIN THE PROTECTED WOODLAND
		AREA OF TREE CLEARING OUTSIDE THE PROTECTED WOODLAND
		TREE LOCATION AND TREE NUMBER
		TREE LOCATION AND TREE NUMBER TO BE CLEARED

- MAP REFERENCES:**
1. SURVEY COMPLETED BY LAND DESIGN ASSOCIATES ENGINEERING, SURVEYING AND LAND ARCHITECTURE D.P.C OF HAUPPAGE, NEW YORK DATED MAY 29, 2021.
 2. THE PROJECT HORIZONTAL COORDINATES SYSTEM IS BASED ON NAD83 NEW YORK STATE PLANE (US SURVEY FEET, EAST ZONE, NY83-E). ELEVATIONS ARE BASED ON NAVD89 (US SURVEY FEET).
- TREE NOTES:**
1. TREE LOCATIONS REFERENCE A TREE IDENTIFICATION REPORT BY TRC ENGINEERS, INC. DATED JUNE 2022.
 2. APPROXIMATELY 1,055 TREES ARE TO BE REMOVED.

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0 120' 240'
SHEET SIZE: 24" BY 36"
(DRAWING MAY BE PRINTED AT REDUCED SIZE)



Revisions:

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1	SEPTEMBER 21, 2022
2	NOVEMBER 17, 2022
3	MAY 10, 2023

Drawn by:
A. REXROAT

Checked by:
S. MEERSMA

Approved by:
C. DUNCAN

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DELL AVENUE SOLAR FARM
FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM
DELL AVENUE, YORKTOWN, NEW YORK 10514

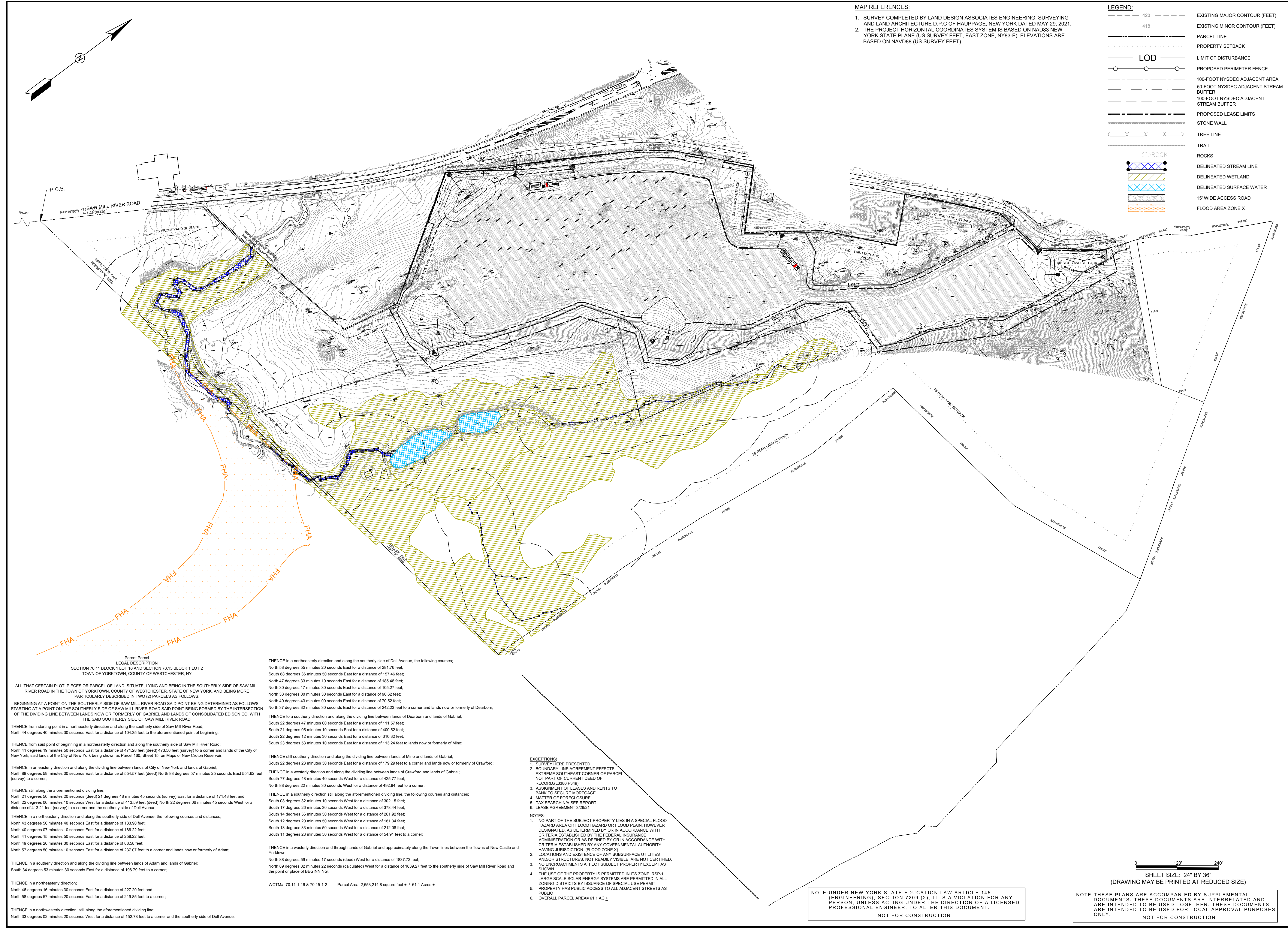
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DEMOLITION PLAN

Drawing No:
C-102



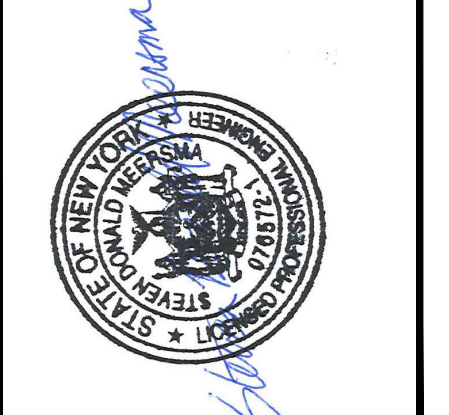
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- LEGEND:**
- 420 --- EXISTING MAJOR CONTOUR (FEET)
 - 418 --- EXISTING MINOR CONTOUR (FEET)
 - --- PARCEL LINE
 - --- PROPERTY SETBACK
 - --- LIMIT OF DISTURBANCE
 - --- PROPOSED PERIMETER FENCE
 - --- 100-FOOT NYSDEC ADJACENT AREA BUFFER
 - --- 50-FOOT NYSDEC ADJACENT STREAM BUFFER
 - --- 100-FOOT NYSDEC ADJACENT STREAM BUFFER
 - --- PROPOSED LEASE LIMITS
 - --- STONE WALL
 - --- TREE LINE
 - --- TRAIL
 - --- ROCKS
 - --- DELINEATED STREAM LINE
 - --- DELINEATED WETLAND
 - --- DELINEATED SURFACE WATER
 - --- 15' WIDE ACCESS ROAD
 - --- FLOOD AREA ZONE X
- LOD**
- --- ROCK

TRC
 1430 Broadway, 10th Floor
 New York, NY 10018
 Phone: 212.221.1822
 www.trccompanies.com
 TRC Project No: 431302.0000.0005

SOL SYSTEMS
 Sol Systems, LLC
 1101 Connecticut Avenue NW
 2nd Floor
 Washington, DC 20036



Revisions:

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 DELL AVENUE SOLAR FARM
 FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM
 DELL AVENUE, YORKTOWN, NEW YORK 10514**

Contract No:
431302

Scale:
AS SHOWN

Date:
MAY 10, 2023

Sheet:
SITE PLAN OVERVIEW

Drawing No:
C-102A

Parent Parcel
LEGAL DESCRIPTION
 SECTION 70.11 BLOCK 1 LOT 16 AND SECTION 70.15 BLOCK 1 LOT 2
 TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, NY

ALL THAT CERTAIN PLOT, PIECES OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE SOUTHERLY SIDE OF SAW MILL RIVER ROAD IN THE TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, STATE OF NEW YORK, AND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARCELS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SAW MILL RIVER ROAD SAID POINT BEING DETERMINED AS FOLLOWS: STARTING AT A POINT ON THE SOUTHERLY SIDE OF SAW MILL RIVER ROAD SAID POINT BEING FORMED BY THE INTERSECTION OF THE DIVIDING LINE BETWEEN LANDS NOW OR FORMERLY OF GABRIEL AND LANDS OF CONSOLIDATED EDISON CO. WITH THE SAID SOUTHERLY SIDE OF SAW MILL RIVER ROAD.

THENCE from starting point in a northeasterly direction and along the southerly side of Saw Mill River Road:
 North 44 degrees 40 minutes 30 seconds East for a distance of 104.35 feet to the aforementioned point of beginning;

THENCE from said point of beginning in a northeasterly direction and along the southerly side of Saw Mill River Road:
 North 41 degrees 19 minutes 30 seconds East for a distance of 471.26 feet (dead) 473.56 feet (survey) to a corner and lands of the City of New York, said lands of the City of New York being shown as Parcel 160, Sheet 15, on Maps of New Crotin Reserve;

THENCE in an easterly direction and along the dividing line between lands of City of New York and lands of Gabriel:
 North 88 degrees 59 minutes 00 seconds East for a distance of 554.57 feet (dead) North 88 degrees 57 minutes 20 seconds East 554.62 feet (survey) to a corner;

THENCE still along the aforementioned dividing line:
 North 21 degrees 50 minutes 20 seconds (dead) 21 degrees 48 minutes 45 seconds (survey) East for a distance of 171.48 feet and
 North 22 degrees 06 minutes 10 seconds West for a distance of 413.59 feet (dead) North 22 degrees 06 minutes 05 seconds West for a distance of 413.21 feet (survey) to a corner and the southerly side of Dell Avenue;

THENCE in a northeasterly direction and along the southerly side of Dell Avenue, the following courses and distances:
 North 43 degrees 56 minutes 40 seconds East for a distance of 133.90 feet;
 North 40 degrees 07 minutes 10 seconds East for a distance of 186.22 feet;
 North 41 degrees 15 minutes 50 seconds East for a distance of 258.22 feet;
 North 49 degrees 26 minutes 30 seconds East for a distance of 88.58 feet;
 North 57 degrees 50 minutes 10 seconds East for a distance of 237.07 feet to a corner and lands now or formerly of Adam;

THENCE in a southerly direction and along the dividing line between lands of Adam and lands of Gabriel:
 South 34 degrees 53 minutes 30 seconds East for a distance of 196.79 feet to a corner;

THENCE in a northeasterly direction:
 North 46 degrees 16 minutes 30 seconds East for a distance of 227.20 feet and
 North 58 degrees 57 minutes 20 seconds East for a distance of 219.85 feet to a corner;

THENCE in a northwesterly direction, still along the aforementioned dividing line:
 North 33 degrees 02 minutes 20 seconds West for a distance of 152.78 feet to a corner and the southerly side of Dell Avenue;

THENCE in a northeasterly direction and along the southerly side of Dell Avenue, the following courses:
 North 58 degrees 55 minutes 20 seconds East for a distance of 281.76 feet;
 South 88 degrees 36 minutes 50 seconds East for a distance of 157.46 feet;
 North 47 degrees 33 minutes 10 seconds East for a distance of 185.48 feet;
 North 30 degrees 17 minutes 30 seconds East for a distance of 105.27 feet;
 North 33 degrees 00 minutes 30 seconds East for a distance of 90.62 feet;
 North 49 degrees 43 minutes 00 seconds East for a distance of 70.52 feet;
 North 37 degrees 32 minutes 30 seconds East for a distance of 242.23 feet to a corner and lands now or formerly of Dearborn;

THENCE to a southerly direction and along the dividing line between lands of Dearborn and lands of Gabriel:
 South 22 degrees 47 minutes 00 seconds East for a distance of 111.57 feet;
 South 21 degrees 05 minutes 10 seconds East for a distance of 400.52 feet;
 South 22 degrees 12 minutes 30 seconds East for a distance of 310.32 feet;
 South 23 degrees 53 minutes 10 seconds East for a distance of 113.24 feet to lands now or formerly of Mino;

THENCE still southerly direction and along the dividing line between lands of Mino and lands of Gabriel:
 South 22 degrees 23 minutes 30 seconds East for a distance of 179.29 feet to a corner and lands now or formerly of Crawford;

THENCE in a westerly direction and along the dividing line between lands of Crawford and lands of Gabriel:
 South 77 degrees 48 minutes 40 seconds West for a distance of 425.77 feet;
 North 88 degrees 22 minutes 30 seconds West for a distance of 492.84 feet to a corner;

THENCE in a southerly direction still along the aforementioned dividing line, the following courses and distances:
 South 08 degrees 32 minutes 10 seconds West for a distance of 302.15 feet;
 South 17 degrees 26 minutes 30 seconds West for a distance of 378.44 feet;
 South 14 degrees 56 minutes 50 seconds West for a distance of 261.92 feet;
 South 12 degrees 20 minutes 50 seconds West for a distance of 181.34 feet;
 South 13 degrees 33 minutes 50 seconds West for a distance of 212.08 feet;
 South 11 degrees 28 minutes 50 seconds West for a distance of 54.91 feet to a corner;

THENCE in a westerly direction and through lands of Gabriel and approximately along the Town lines between the Towns of New Castle and Yorktown:
 North 88 degrees 59 minutes 17 seconds (dead) West for a distance of 1837.73 feet;
 North 89 degrees 02 minutes 22 seconds (calculated) West for a distance of 1839.27 feet to the southerly side of Saw Mill River Road and the point of place of BEGINNING.

WCTM: 70.11-1-16 & 70.15-1-2 Parcel Area: 2,653,214.8 square feet ± / 61.1 Acres ±

EXCEPTIONS:

1. SURVEY HERE PRESENTED
2. BOUNDARY LINE AGREEMENT EFFECTS
3. EXTREME SOUTHEAST CORNER OF PARCEL NOT PART OF CURRENT DEED OF RECORD (L380 P349)
3. ASSIGNMENT OF LEASES AND RENTS TO BANK TO SECURE MORTGAGE.
4. MATTER OF FORECLOSURE.
5. TAX SEARCH VIA SEE REPORT.
6. LEASE AGREEMENT 3/26/21

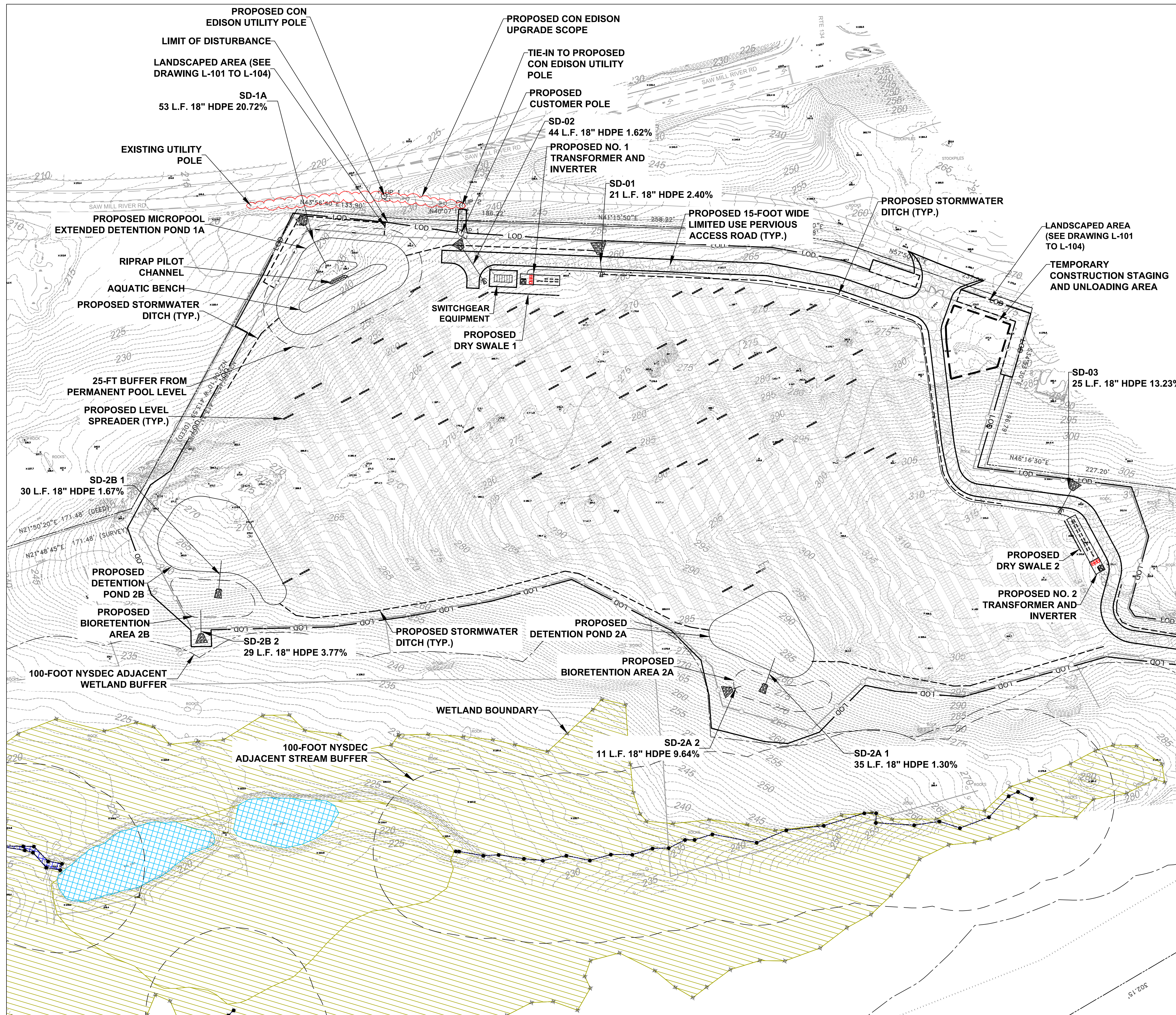
NOTES:

1. NO PART OF THE SUBJECT PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA OR FLOOD HAZARD OR FLOOD PLAIN, HOWEVER DESIGNATED, AS DETERMINED BY OR IN ACCORDANCE WITH CRITERIA ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION OR AS DEFINED BY OR IN ACCORDANCE WITH CRITERIA ESTABLISHED BY ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION, (FLOOD ZONE X)
2. LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES, NOT READILY VISIBLE, ARE NOT CERTIFIED
3. NO ENCROACHMENTS AFFECT SUBJECT PROPERTY EXCEPT AS SHOWN
4. THE USE OF THE PROPERTY IS PERMITTED IN ITS ZONE, RSP-1 LARGE SCALE SOLAR ENERGY SYSTEMS ARE PERMITTED IN ALL ZONING DISTRICTS BY ISSUANCE OF SPECIAL USE PERMIT
5. PROPERTY HAS PUBLIC ACCESS TO ALL ADJACENT STREETS AS PUBLIC.
6. OVERALL PARCEL AREA= 61.1 AC ±

NOTE: UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
 NOT FOR CONSTRUCTION

NOTE: THESE PLANS ARE ACCOMPANIED BY SUPPLEMENTAL DOCUMENTS. THESE DOCUMENTS ARE INTERRELATED AND ARE INTENDED TO BE USED TOGETHER. THESE DOCUMENTS ARE INTENDED TO BE USED FOR LOCAL APPROVAL PURPOSES ONLY.
 NOT FOR CONSTRUCTION

0 120' 240'
 SHEET SIZE: 24" BY 36"
 (DRAWING MAY BE PRINTED AT REDUCED SIZE)



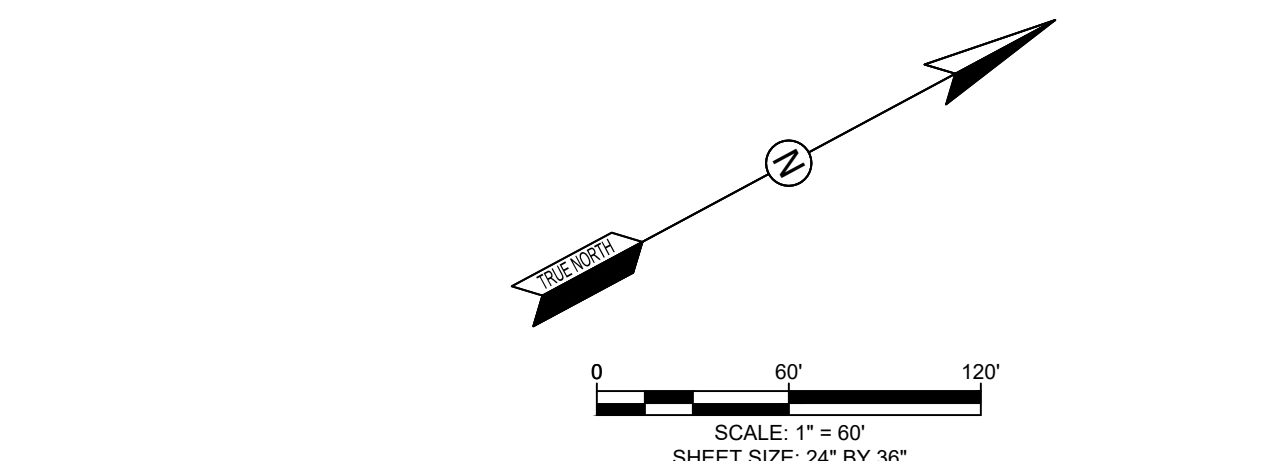
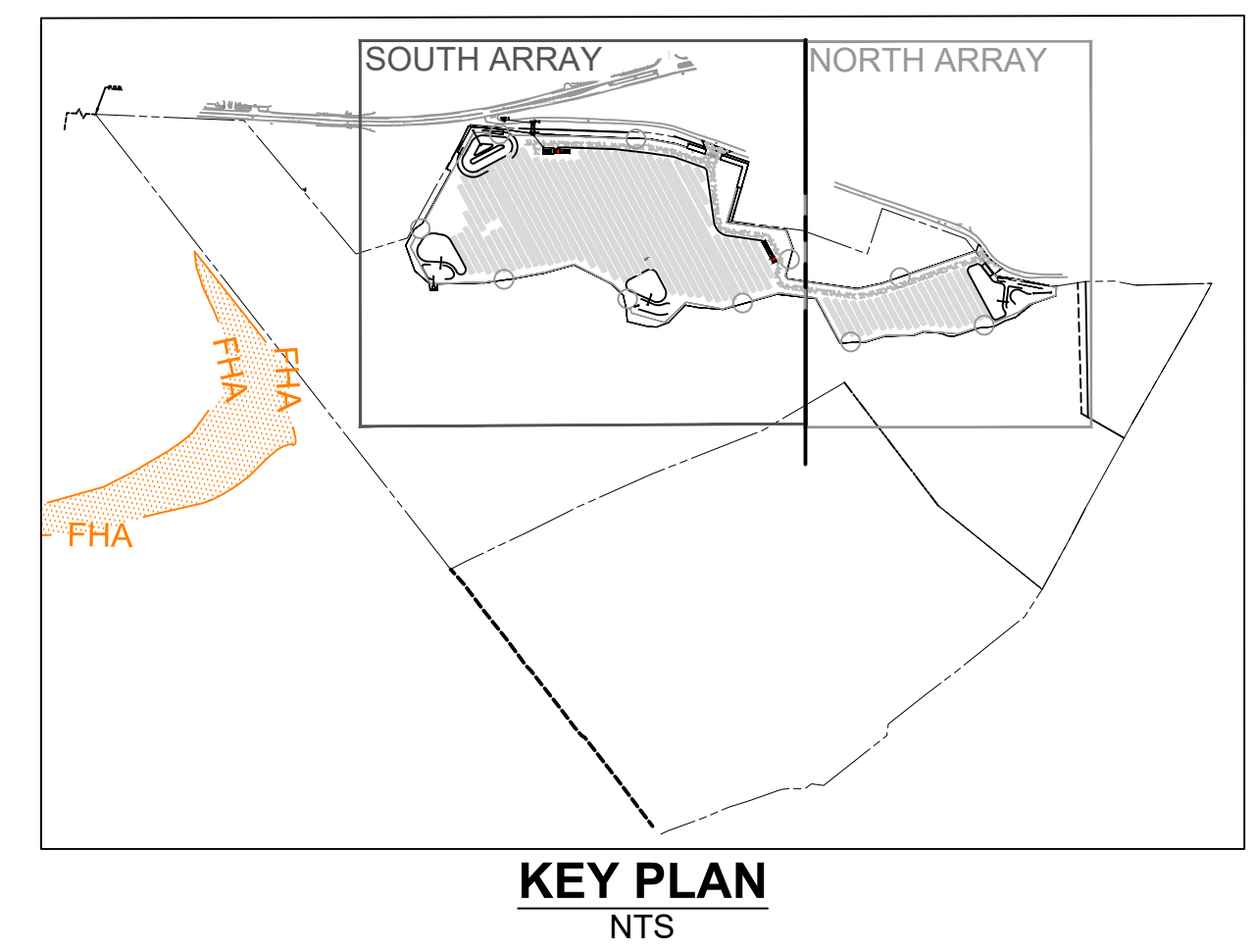
LEGEND:

--- 420 ---	EXISTING MAJOR CONTOUR (FEET)
--- 418 ---	EXISTING MINOR CONTOUR (FEET)
---	PARCEL LINE
---	PROPERTY SETBACK
---	LIMIT OF DISTURBANCE
---	PROPOSED PERIMETER FENCE
---	100-FOOT NYSDEC ADJACENT AREA BUFFER
---	50-FOOT NYSDEC ADJACENT STREAM BUFFER
---	100-FOOT NYSDEC ADJACENT STREAM BUFFER
---	STONE WALL
---	TREE LINE
---	TRAIL
---	ROCKS
---	DELINEATED STREAM LINE
---	DELINEATED WETLAND
---	DELINEATED SURFACE WATER
---	15' WIDE ACCESS ROAD



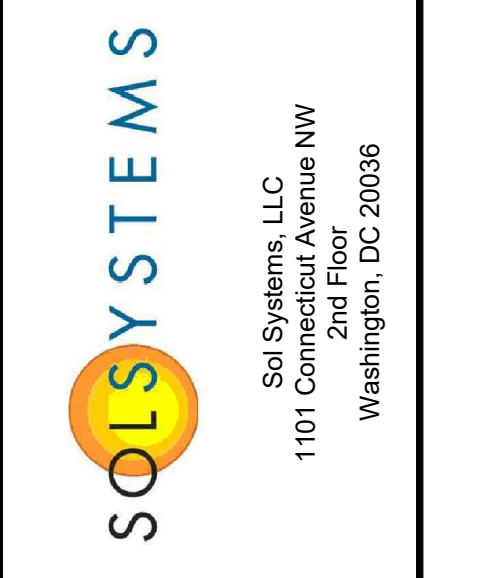
- MAP REFERENCES:**
1. SURVEY COMPLETED BY LAND DESIGN ASSOCIATES ENGINEERING, SURVEYING AND LAND ARCHITECTURE D.P.C OF HAUPPAGE, NEW YORK DATED MAY 29, 2021.
 2. THE PROJECT HORIZONTAL COORDINATES SYSTEM IS BASED ON NAD83 NEW YORK STATE PLANE (US SURVEY FEET, EAST ZONE, NY83-EF). ELEVATIONS ARE BASED ON NAVD88 (US SURVEY FEET).

- GENERAL NOTES:**
1. LOCATIONS AND DIMENSIONS OF PHYSICAL FEATURES AND PROPERTY BOUNDARIES ARE APPROXIMATE.
 2. THE PROJECT SHALL BE DESIGNED IN COMPLIANCE WITH ALL APPLICABLE CODES, STANDARDS, AND REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:
 - TOWN OF YORKTOWN CODES
 - 2020 FIRE CODE OF NEW YORK STATE (FCNYS 2020)
 - 2020 BUILDING CODE OF NEW YORK STATE (BCNYS 2020)
 - 2019 ENERGY STORAGE SYSTEM SUPPLEMENT - NEW YORK STATE
 - 2018 INTERNATIONAL BUILDING CODE (IBC 2018)
 - NATIONAL ELECTRICAL CODE - NFPA 70
 - NATIONAL ELECTRICAL SAFETY CODE - IEEE C2-2017
 - ANSI/UL STANDARD FOR ENERGY STORAGE SYSTEMS AND EQUIPMENT - STANDARD 9540
 - STANDARD FOR THE INSTALLATION OF STATIONARY ENERGY STORAGE SYSTEMS - NFPA 855
 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - ACI 318-14



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Revisions:

No.	Date
1	SEPTEMBER 21, 2022
2	NOVEMBER 17, 2022
3	MAY 10, 2023

Drawn by:
A. REXROAT
Checked by:
S. MEERSMA
Approved by:
C. DUNCAN

SCS DELL 014136 YORKTOWN, LLC
DELL AVENUE SOLAR FARM
FIXED-TILT GROUND MOUNT SOLAR ENERGY SYSTEM
DELL AVENUE, YORKTOWN, NEW YORK 10514

Contract No:
431302
Scale:
AS SHOWN
Date:
AUGUST 30, 2022
Sheet:
SITE PLAN - SOUTH
Drawing No:
C-103