



30 CENTURY HILL DRIVE, SUITE 301
LATHAM, NY 12110
PHONE: (518) 808-4213
FAX: (518) 843-6178
WWW.BORREGOSOLAR.COM

NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY DOCUMENT WHICH BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

6902 SIMMONS RD - ELLICOTTVILLE
6902 SIMMONS RD
ELLICOTTVILLE, NY 14732

PROJECT NUMBER:
108-5232

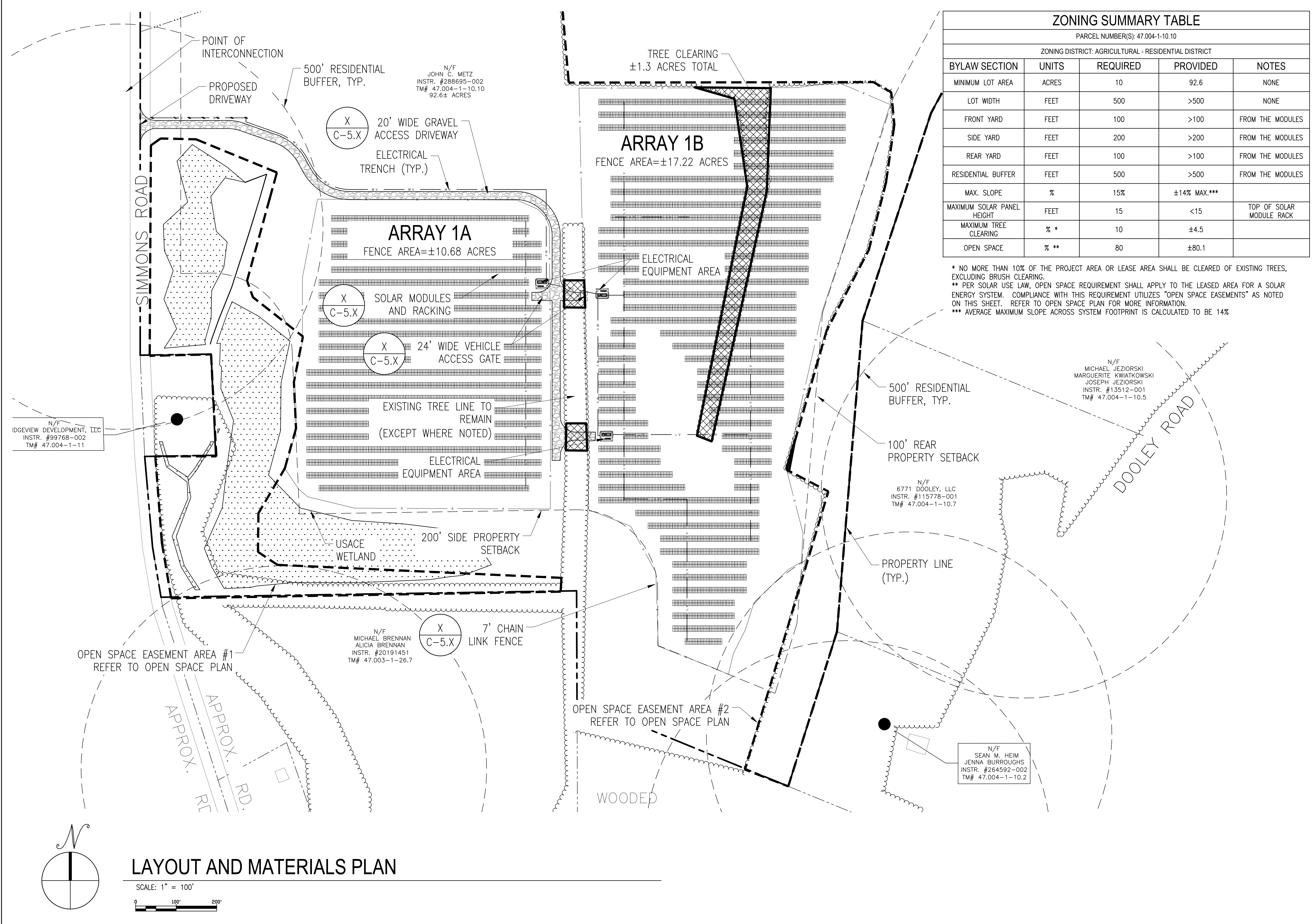
REV	DATE	DESCRIPTION	RELEASE LEVEL
5/03/21	AF	INITIAL TOWN SUBMITTAL	
6/09/21	AF	TOWN SUBMITTAL	

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-3.1
LAYOUT AND MATERIALS PLAN

ZONING SUMMARY TABLE				
PARCEL NUMBER(S): 47.004-1-10.10				
ZONING DISTRICT: AGRICULTURAL - RESIDENTIAL DISTRICT				
BYLAW SECTION	UNITS	REQUIRED	PROVIDED	NOTES
MINIMUM LOT AREA	ACRES	10	92.6	NONE
LOT WIDTH	FEET	500	>500	NONE
FRONT YARD	FEET	100	>100	FROM THE MODULES
SIDE YARD	FEET	200	>200	FROM THE MODULES
REAR YARD	FEET	100	>100	FROM THE MODULES
RESIDENTIAL BUFFER	FEET	500	>500	FROM THE MODULES
MAX. SLOPE	%	15%	±14% MAX.***	
MAXIMUM SOLAR PANEL HEIGHT	FEET	15	<15	TOP OF SOLAR MODULE RACK
MAXIMUM TREE CLEARING	% *	10	±4.5	
OPEN SPACE	% **	80	±80.1	

* NO MORE THAN 10% OF THE PROJECT AREA OR LEASE AREA SHALL BE CLEARED OF EXISTING TREES, EXCLUDING BRUSH CLEARING.
** PER SOLAR USE LAW, OPEN SPACE REQUIREMENT SHALL APPLY TO THE LEASED AREA FOR A SOLAR ENERGY SYSTEM. COMPLIANCE WITH THIS REQUIREMENT UTILIZES "OPEN SPACE EASEMENTS" AS NOTED ON THIS SHEET. REFER TO OPEN SPACE PLAN FOR MORE INFORMATION.
*** AVERAGE MAXIMUM SLOPE ACROSS SYSTEM FOOTPRINT IS CALCULATED TO BE 14%



LAYOUT AND MATERIALS PLAN

SCALE: 1" = 100'
0 100' 200'

