

MONTANTE XEROX SOLAR DEVELOPMENT

139 CARACAS DRIVE
WEBSTER, NY

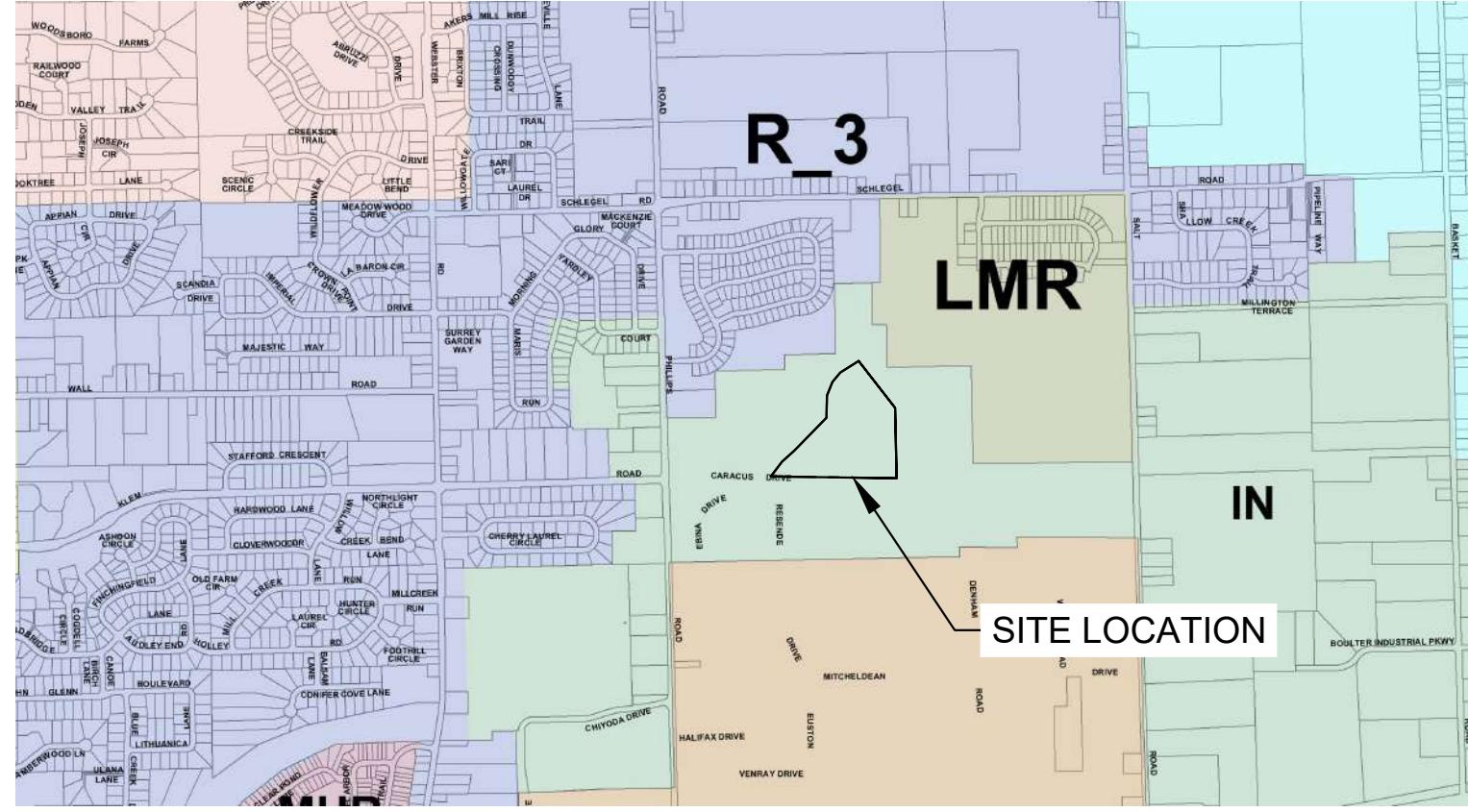
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PREPARED FOR:
TM MONTANTE SOLAR DEVELOPMENT, LLC

2760 KENMORE AVE #101
TONAWANDA, NY 14217

R-1	Single Family Residential District
R-2	Single Family Residential District
R-3	Single Family Residential District
LL	Large Lot Single Family Residential District
WD	Waterfront Development District
MHR	Medium High Residential District
LMR	Low Medium Residential District
LC-1	Class 1 Neighborhood Commercial District
LC-2	Class 2 Low Intensity Commercial District
MC	Medium Intensity Commercial District
HC	High Intensity Commercial District
CO	Commercial Outdoor Storage District
IN	Industrial District
OP	Office Park



ZONING MAP
NOT TO SCALE

THIS IS A COLOR DRAWING.
INFORMATION WILL BE LOST IF REPRODUCED IN BLACK AND WHITE.

DRAFT

Project No.: 0205399
Scale: SHOWN
Date: DECEMBER 2025
Drawn By: SRG, JC
Designed By: SRG, JC
Checked By: SRG, ND
Approved By: ND
Stamp:

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E FOR REVIEW H&A 12/11/25

D FOR REVIEW H&A 10/02/25

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B FOR REVIEW H&A 08/27/25

A FOR REVIEW H&A 08/11/25

Rev. Description By Date

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TITLE SHEET

T-100

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GENERAL NOTES

- THESE DRAWINGS HAVE BEEN PREPARED FOR CONSTRUCTION OF A SOLAR ARRAY WITHIN PORTIONS OF THE XEROX CORPORATION CAMPUS IN WEBSTER, NEW YORK.
- THE PROJECT IS LOCATED WITHIN THE LARGER XEROX WEBSTER CAMPUS, WHICH IS A NYSDEC RCRA FACILITY (SITE CODE 828178) FOR IDENTIFIED GROUNDWATER AND SOIL CONTAMINATION CURRENTLY MANAGED UNDER A RCRA PART 373 HAZARDOUS WASTE MANAGEMENT PERMIT (NO. 8-2654-00064/00040).
- WATERCOURSES AND WETLANDS FIELD DELINEATED BY HALEY & ALDRICH OF NEW YORK ENGINEERING AND GEOLOGY, LLP (HALEY & ALDRICH OF NEW YORK) MAY 10, 2024.
- EXISTING TOPOGRAPHIC CONTOURS FROM SURVEY REPORT BY TERRATEK GPS MODELING WHICH WAS PROVIDED TO HALEY & ALDRICH BY MONTANTE SOLAR DEVELOPMENT, LLC JULY 21, 2025.
- TAX PARCEL BOUNDARIES FROM MONROE COUNTY REAL PROPERTY DATABASE, COURTESY OF MONROE COUNTY OFFICE OF REAL PROPERTY.
- EXISTING CONDITIONS ARE A COMBINATION OF CAD DRAWINGS PROVIDED BY XEROX, GIS FILES FROM H&A STREAM AND WETLAND DELINEATIONS, AND AERIAL IMAGERY.
- EXISTING CONDITIONS ARE APPROXIMATE.
- PROPOSED CONDITIONS TAKEN FROM CAD DRAWINGS PROVIDED BY MONTANTE SOLAR DEVELOPMENT, LLC JULY 21, 2025.
- PROJECT TO CONFORM TO 2025 NYS FIRE CODE.

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL

- VERIFY THAT ALL APPLICABLE PERMITS AND PERMISSIONS HAVE BEEN OBTAINED.
- OWNER TO HOLD A PRE-CONSTRUCTION MEETING PRIOR TO START OF CONSTRUCTION.
- LOCATE AND DELINEATE EXISTING UTILITIES.
- CONSTRUCT SITE ACCESS AND INSTALL ASSOCIATED EROSION AND SEDIMENT CONTROLS.
- IF APPLICABLE, INSTALL CONSTRUCTION SAFETY FENCING AROUND THE STAGING AREA(S) AND AS DIRECTED BY THE OWNER.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS DIRECTED BY THE OWNER. EXISTING ENTRANCES WHICH MEET THE REQUIREMENTS OF A STABILIZED CONSTRUCTION ENTRANCE MAY BE UTILIZED AS AVAILABLE. EXISTING ENTRANCES TO BE UPGRADED WITH ADDITIONAL GRAVEL AS NEEDED. UTILIZE ENTRANCE FOR ALL CONSTRUCTION VEHICLES ENTERING/EXITING SITE FOR THE DURATION OF THE CONSTRUCTION.
- INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS.
- ALL EROSION CONTROLS WITHIN THE CURRENT ACTIVE CONSTRUCTION AREAS ARE TO BE INSPECTED FOR DEFICIENCIES BY THE CONTRACTOR ON A DAILY BASIS FROM INSTALLATION THROUGH THE DURATION OF THE PROJECT. THE EROSION CONTROLS ARE TO BE FUNCTIONING AS INTENDED OR REPAIRED/REPLACED AS NECESSARY. ADDITIONAL REQUESTS FOR REPAIR/REPLACEMENT MAY COME FROM THE ENVIRONMENTAL INSPECTOR OR THE OWNER.
- PROTECT TREES AND VEGETATION TO REMAIN.
- CONDUCT TREE CLEARING WITHIN THE LIMITS OF DISTURBANCE AND AS DIRECTED BY THE OWNER. FELLED TREES ARE TO BE REMOVED FROM THE SITE AS DIRECTED BY THE OWNER.
- TREES ARE TO BE CUT TO GRADE WITH HAND FELLING.
- CONTINUE TO MAINTAIN AND MONITOR ALL SITE EROSION AND SEDIMENT CONTROLS DAILY.
- CONDUCT EARTHWORK ACTIVITIES FOR INSTALLATION OF EQUIPMENT PAD AND POWER POLES. EARTHWORK TO REMAIN WITHIN THE APPROVED BOUNDARIES OF THE PROJECT (LIMITS OF DISTURBANCE).

14. SOILS FROM STABILIZED ENTRANCE CONSTRUCTION, EQUIPMENT PAD INSTALLATION, AND POWER POLE INSTALLATION ARE TO BE STOCKPILED, COVERED, SAMPLED, AND STABILIZED ACCORDING TO XEROX SITE MANAGEMENT PLAN REQUIREMENTS AND THE OWNER'S DIRECTION.

15. COMPLETE FINAL GRADING, PERMANENT SEEDING, TOPSOILING AND MULCHING OF ALL DISTURBED AREAS.

16. UPON COMPLETE STABILIZATION OF DISTURBED SITE (VEGETATIVE COVER = 80%), ALL TEMPORARY EROSION AND SEDIMENT CONTROLS ARE TO BE REMOVED AND DISTURBANCE RESTORED.

SOIL RESTORATION

1. SOIL RESTORATION IS TO OCCUR IN LAYDOWN AREAS AND AREAS RECEIVING HIGH VOLUMES OF CONSTRUCTION TRAFFIC.

2. SOIL RESTORATION IS TO BE CONDUCTED DURING FINAL SITE STABILIZATION.

3. DURING PERIODS OF LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

3.1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED-FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1%, BY DRY WEIGHT, OF MAN-MADE, FOREIGN MATTER. THEY PHYSICAL PARAMETERS OF THE COMPOST SHALL MEET THE STANDARDS SET FORTH IN THE NOVEMBER 2016 NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

3.2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.

3.3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES OR LARGER SIZE ARE CLEANED OFF THE RESTORATION AREAS.

3.4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.

3.5. VEGETATE AS REQUIRED BY THE SEEDING PLAN.

3.6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OR A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A $\frac{1}{8}$ INCH METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT. THIS SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.

SITE STABILIZATION

1. INITIATE SITE STABILIZATION IMMEDIATELY (NO LATER THAN 1 BUSINESS DAY) IN ANY AREAS OF EXPOSED SOIL WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR MORE THAN 14 CALENDAR DAYS.

2. COMPLETE SITE STABILIZATION. FINALIZE THE INSTALLATION OF STABILIZATION MEASURES AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED (STABILIZATION INITIATED) (SEE ABOVE), REGARDLESS OF AREA DISTURBED.

MULCHING

1. IMMEDIATELY FOLLOWING TEMPORARY/PERMANENT SEED PLACEMENT, STRAW MULCH IS TO BE APPLIED AT A RATE OF 3 TONS PER ACRE OVER DISTURBED AREAS. STRAW MULCH COVERAGE RATES ARE EXPECTED TO PROVIDE A THICKNESS OF $\frac{1}{4}$ "- $\frac{1}{2}$ ". EXCESSIVE MULCH DEPTH WILL IMPEDE VEGETATIVE GROWTH AND MAY REQUIRED THE REMOVAL OF EXCESS MULCH AS DETERMINED BY THE OWNER AND ENVIRONMENTAL INSPECTOR. MULCHING IS TO BE USED WITH SEEDING AS A COMPONENT OF SITE STABILIZATION. ADDITIONAL MULCH WILL BE REQUIRED IF PROPER COVERAGE (BARE SPOTS) HAS NOT BEEN ACHIEVED.

2. MULCH APPLIED FOR WINTER SEEDING (OCTOBER 15 THROUGH MARCH 31) SHALL BE INCREASED TO 4 TONS PER ACRE.

3. AS AN ALTERNATIVE TO STRAW MULCHING, WOOD FIBER HYDROMULCH MAY BE APPLIED AS SPECIFIED BY MANUFACTURER'S RECOMMENDATIONS OR AT A MINIMUM RATE OF 2000 LBS. PER ACRE (45 LBS. PER 1,000 S.F.) WITH A GUAR TACKIFIER (OR EQUIVALENT) AT 60 LBS. ACRE. SOIL AMENDMENTS MAY BE APPLIED WITH MULCH AT THE SPECIFIED APPLICATION RATES. WATER VOLUME IS TO BE DETERMINED BY THE MANUFACTURER. HYDROMULCH IS NOT TO BE APPLIED DURING RAIN. HYDROMULCH APPLICATION IS NOT TO BE APPLIED IF RAIN IS FORECAST WITHIN THE NEXT 2 DAYS. A CURING PERIOD OF 24 HOURS AND A MINIMUM SOIL TEMPERATURE OF 45 DEGREES ARE REQUIRED.

SPECIFICATION NOTES FOR TOPSOILING:SITE PREPARATION

1. COMPLETE GRADING TO SUBBASE AND ALLOW FOR FULL DEPTH OF TOPSOIL TO BE ADDED TO ACHIEVE FINAL GRADE.

2. SCARIFY ALL COMPAKTED SUBSOIL AREAS.

APPLICATION AND GRADING

1. TOPSOIL SHALL BE DISTRIBUTED EVENLY TO THE UNIFORM DEPTH THAT WAS REMOVED FOR STOCKPILING OR 6" MINIMUM, OVER THE RESTORATION AREA. THE TOPSOIL SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.

2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED IMMEDIATELY: FERTILIZED, SEEDED, MULCHED AND TRACKED WITH METAL CLEATED EQUIPMENT TO KEY IN MULCH AND ENCOURAGE COLLECTING SMALL POCKETS OF WATER ALONG THE SLOPE FOR SEED GROWTH. TRACKING SHALL BE PARALLEL TO GRADE (UP & DOWN SLOPES). SLOPES FLATTER THAN 3H:1V SHALL BE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 14 DAYS.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE APPROVED PERMIT DOCUMENTS.

2. ALL SITE ACTIVITIES SHALL TAKE PLACE WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE DESIGN PLANS.

3. THE CONTRACTOR SHALL INSPECT, MAINTAIN AND REPAIR/REPLACE EROSION AND SEDIMENT CONTROLS DAILY AND CONTINUOUSLY THROUGHOUT THE DURATION OF THIS PROJECT.

4. THE PROPOSED EROSION AND SEDIMENT CONTROLS AS INDICATED ON THE DESIGN PLANS SHALL BE CONSTRUED AS THE MINIMUM REQUIRED STANDARDS. ADDITIONAL CONTROLS ARE TO BE PROVIDED AS NECESSARY TO PREVENT SEDIMENT LADEN DISCHARGES FROM LEAVING THE SITE.

5. THE CONTRACTOR SHALL CONTINUOUSLY MONITOR THE INSTALLED CONTROLS FOR FUNCTIONALITY AND PROVIDE ADDITIONAL MEASURES AS DIRECTED BY THE OWNER OR ENVIRONMENTAL INSPECTOR. THE CONTRACTOR SHALL MAINTAIN AND REPAIR/REPLACE ALL EROSION AND SEDIMENT CONTROLS UPON DAMAGE OR FAILURE TO FUNCTION AS INTENDED AND UNTIL SITE CONSTRUCTION HAS BEEN COMPLETED.

6. ALL STOCKPILED SOILS ON SITE SHALL RECEIVE SEDIMENT FILTER SOCK ALONG THE DOWNGRADE AREAS.

7. ALL SOIL STOCKPILES SHALL BE STABILIZED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER.

8. ALL EXISTING INLETS ADJACENT TO OR ON SITE SHALL BE PROTECTED FROM SEDIMENT WITH INLET PROTECTION MEASURES.

9. THE CONTRACTOR SHALL ENSURE THAT STABILIZED CONSTRUCTION ENTRANCE IS BEING UTILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT SEDIMENT AND TRACKED MUD/DIRT ONTO THE PUBLIC RIGHT OF WAY, ROAD OR ACROSS PRIVATE DRIVEWAYS.

10. CONTRACTOR SHALL INSPECT DAILY, SWEEP AND CLEAN STREETS / DRIVES AS NECESSARY TO MAINTAIN CLEAN AND CLEAR SURFACES. LARGE STONES, ACCUMULATED GRAVEL AND/OR MUD THAT MAY IMPACT PASSING VEHICLES SHALL BE

CLEANED IMMEDIATELY.

11. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SEDIMENT FILTER SOCKS AND EROSION CONTROLS WHEN 50% OF AVAILABLE STORAGE AREA HAS BEEN ACHIEVED OR WHEN THE DEVICE NO LONGER FUNCTIONS AS INTENDED OR SEDIMENT LADEN WATER IS PASSING THROUGH OR AROUND THE CONTROL. SILT FENCE THAT IS TORN, HAS BROKEN STAKES OR IS BOWING OUT DUE TO ACCUMULATED SOILS SHALL BE REPAIRED, REPLACED OR CLEANED AND RESET.

12. ALL EROSION CONTROLS SHALL BE INSPECTED AND CLEANED OF SEDIMENT AS NECESSARY TO ENSURE NO DISCHARGE OF SEDIMENT OFF THE PROPERTY OR OUTSIDE OF LIMITS OF DISTURBANCE IS TAKING PLACE.

13. DUST CONTROL SHALL BE EMPLOYED THROUGH WATER SPRAYING AS NECESSARY TO MINIMIZE AIRBORNE DUST AND WIND EROSION.

14. ALL EXCESS EXCAVATED MATERIAL, BRUSH / TIMBER, AND CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AS PER THE OWNER'S PREFERENCE. CONSTRUCTION DEBRIS SHALL BE ADDRESSED AS PER THE OWNER'S DIRECTION OR HAULED OFFSITE TO A LICENSED LANDFILL, AS NECESSARY.

15. SOIL STOCKPILES TO BE LOCATED ON SITE WITHIN THE LIMITS OF DISTURBANCE UNLESS DIRECTED OTHERWISE BY THE OWNER OR NOTED ELSEWHERE ON THE CONSTRUCTION DRAWINGS.

16. UNDER NO CIRCUMSTANCES SHALL SILT LADEN WATER BE DISCHARGED FROM TRENCHES / EXCAVATIONS OR RELEASED FROM HYDROSTATIC TESTING DIRECTLY TO ANY WETLAND OR WATER BODY. ANY GROUNDWATER THAT IS ENCOUNTERED WILL NEED TO BE HANDLED AS PER XEROX SITE MANAGEMENT PLAN REQUIREMENTS.

CONSTRUCTION NOTES

1. MINIMIZE CUT/FILL FOR ACCESS TO SITE TO THE GREATEST EXTENT PRACTICABLE.

2. WITH THE EXCEPTION OF MINIMAL GROUND DISTURBANCE ASSOCIATED WITH INSTALLING TEMPORARY EROSION AND SEDIMENT CONTROLS (I.E., STAKING FILTER SOCKS TO A MAXIMUM DEPTH OF 6 INCHES) WITHIN THE C&D LANDFILL, NO SOIL EXCAVATION, GRADING, OR GROUND PENETRATIONS ARE PERMISSIBLE IN THE TWO LANDFILL AREAS DENOTED ON THE SITE PLANS. THE PERIMETER OF THE C&D LANDFILL IS APPROXIMATE AND NEARBY/ADJACENT AREAS SHALL BE TREATED THE SAME.

3. PORTIONS OF THE EXISTING FENCE ALONG THE PERIMETER OF THE ASPHALT-CAPPED LANDFILL WILL BE REMOVED, AND FENCE POLES WILL BE CUT FLUSH TO ALLOW FOR INSTALLATION OF THE SYSTEM.

4. EXCEPT FOR PORTIONS OF THE EXISTING ASPHALT-CAPPED LANDFILL SECURITY FENCE, EXISTING REMEDIATION INFRASTRUCTURE WITHIN THE DEVELOPMENT AREAS, INCLUDING THE TWO LANDFILL CAPS, MONITORING WELLS, GROUNDWATER PUMPING WELLS, AND ASSOCIATED INFRASTRUCTURE AND UTILITIES, WILL REMAIN IN PLACE AND PROTECTED FROM CONSTRUCTION ACTIVITIES. ACCESS WILL BE MAINTAINED AT THESE AREAS FOR OPERATION AND MAINTENANCE ACTIVITIES REQUIRED BY THE PART 373 PERMIT.

5. THE MANAGEMENT OF EXCAVATED SOIL WILL BE DETERMINED BY THE PROCESSES IDENTIFIED IN XEROX'S SOIL MANAGEMENT PLAN, UNDER ITS SITE MANAGEMENT PLAN AND AS PART OF THE PART 373 RCRA PERMIT.

6. THE XEROX SOIL MANAGEMENT PLAN IS CURRENTLY UNDER REVIEW AND REVISION. ANY MODIFICATIONS TO SOIL MANAGEMENT REQUIREMENTS REQUESTED BY NYSDEC WILL BE COORDINATED WITH XEROX AND INTEGRATED INTO THE CONSTRUCTION ACTIVITIES.

7. IN THE EVENT GROUNDWATER IS ENCOUNTERED IN ANY EXCAVATIONS, IT WILL BE MANAGED IN ACCORDANCE WITH THE GROUNDWATER MANAGEMENT PLAN FOR THE XEROX SITE.

8. EXCAVATED SOIL WILL BE STOCKPILED IN AN ADJACENT AREA AND WILL BE SAMPLED PER PROCEDURES IN XEROX'S SITE MANAGEMENT PLAN. PENDING THE RESULTS FROM SOIL ANALYTICAL TESTING, THE APPROPRIATE SOIL CLASSIFICATION, MANAGEMENT, AND DISPOSITION REQUIREMENTS WILL BE DETERMINED PER THE XEROX SOIL MANAGEMENT PLAN. STOCKPILES SHALL BE COVERED WITH AN IMPERVIOUS TARP OR BARRIER AND PLACED ON IMPERVIOUS PLASTIC, PENDING THE RESULTS OF THE ANALYSIS.

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Montante Xerox Solar
Development Design Submittal

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NOTES

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9. IN THE UNLIKELY EVENT OF A DISCOVERY OF AN UNKNOWN CONDITION DURING EXCAVATION IN ANY AREA OF THE SITE, REGARDLESS OF CLASSIFICATION NOTED IN THE XEROX SITE MANAGEMENT PLAN, INCLUDING THE DISCOVERY OF AN UNDERGROUND STORAGE TANK (UST), DRUMS, UNIDENTIFIED CONTAINMENT SOURCE, PRODUCT, ETC. INVASIVE WORK SHALL BE SUSPENDED AND THE XEROX CORPORATION ENVIRONMENTAL OPERATIONS ENGINEER SHALL BE CONTACTED IMMEDIATELY.
10. IDENTIFICATION OF UNKNOWN OR UNEXPECTED CONTAMINATED MEDIA IDENTIFIED BY SCREENING DURING INVASIVE SITE WORK WILL BE PROMPTLY COMMUNICATED BY PHONE TO THE XEROX CORPORATION ENVIRONMENTAL OPERATIONS ENGINEER FOR REPORTING TO NYSDEC'S PROJECT MANAGER. REPORTABLE QUANTITIES OF PETROLEUM PRODUCT WILL ALSO BE REPORTED TO THE NYSDEC SPILLS HOTLINE.
11. COVER MATERIAL (GRASS, TOPSOIL, ASPHALT, CONCRETE OR GRAVEL) WILL BE SEGREGATED FROM THE UNDERLYING SOIL. THE COVER MATERIAL CAN BE DISPOSED OF OR REUSED ON SITE AS DETERMINED BY THE FACILITY AND IS NOT SUBJECT TO THE MANAGEMENT PRACTICES DESCRIBED IN THE XEROX SITE MANAGEMENT PLAN, UNLESS THE EXCAVATION AREA IS ASSOCIATED WITH A SURFACE SPILL.
12. EXCAVATION EQUIPMENT AND TOOLS THAT CONTACT CONTAMINATED SOIL WILL BE DECONTAMINATED UPON COMPLETION OF EXCAVATION ACTIVITIES. DECONTAMINATION WILL BE ACCOMPLISHED WITH A PRESSURE WASHER, HOSE, HAND-WASHING WITH SOAP AND WATER, OR OTHER APPROPRIATE METHOD. DECONTAMINATION WATER/RINSATE WILL BE CONTAINERIZED AND DISCHARGED IN COMPLIANCE WITH THE EXISTING PROCEDURES, PERMITS AND APPROVALS.
13. EXCAVATED SOIL THAT REQUIRES OFF-SITE DISPOSAL WILL BE CHARACTERIZED FOR MANAGEMENT PURPOSES THROUGH THE COLLECTION OF REPRESENTATIVE SAMPLES FOR LABORATORY ANALYSIS OF SITE CONTAMINANTS DEPENDING ON THE NATURE OF THE CONTAMINANTS LIKELY TO BE PRESENT AND LANDFILL REQUIREMENTS.
14. SOILS STAGED AFTER WORKING HOURS MUST BE SECURED AGAINST UNINTENDED INTRUSION AND MUST BE KEPT UNDER A COVER IN ORDER TO MINIMIZE SOIL RUN-OFF DURING PRECIPITATION EVENTS. THE EXCAVATED SOIL WILL ALSO BE STAGED ON AN IMPERMEABLE MATERIAL SUCH AS PLASTIC SHEETING OR TARP TO MINIMIZE CONTAMINATION OF THE STAGING AREA. SOILS THAT ARE NOT USED TO BACKFILL THE EXCAVATION WILL REMAIN STAGED PENDING THE RECEIPT OF LABORATORY ANALYTICAL RESULTS CHARACTERIZING THE SOIL.
15. ALL MATERIALS PROPOSED FOR IMPORT ONTO THE SITE WILL BE TESTED AND APPROVED BY XEROX AND WILL BE FOLLOWING PROVISIONS IN THIS SOIL MANAGEMENT PLAN PRIOR TO RECEIPT AT THE SITE.
16. IMPORTED SOIL MATERIAL WILL MEET THE BACKFILL AND COVER SOIL TESTING AND QUALITY STANDARDS PRESENTED IN DER-10 APPENDIX 5 ALLOWABLE CONSTITUENT LEVELS FOR IMPORTED FILL OR SOIL FOR COMMERCIAL/INDUSTRIAL USE AND THE NYSDEC SAMPLING, ANALYSIS, AND ASSESSMENT OF PER- AND POLYFLUOROALKYL (PFAS) DOCUMENT DATED APRIL 2023.
17. TRUCKS ENTERING THE SITE WITH IMPORTED SOILS WILL BE SECURELY COVERED WITH TIGHT FITTING COVERS. IMPORTED SOILS WILL BE STOCKPILED SEPARATELY FROM EXCAVATED MATERIALS AND COVERED TO PREVENT DUST RELEASES.
18. THE FOLLOWING MATERIALS CAN BE IMPORTED AND MAY BE USED ON-SITE WITHOUT TESTING: (COMMERCIALLY PURCHASED BAGGED TOPSOIL USED FOR LANDSCAPING PURPOSES, GRAVEL, ROCK, OR STONE (NON-SOIL) CONSISTING OF VIRGIN MATERIAL FROM A PERMITTED MINE OR QUARRY.
19. ALL OTHER MATERIALS, INCLUDING SOIL OR SAND IMPORTED FROM A VIRGIN MINE OR PIT AND MATERIAL (INCLUDING GRAVEL, ROCK, STONE, SAND, SOIL, ETC.) FROM SOURCES OTHER THAN A VIRGIN MINE OR PIT CAN ONLY BE USED ON-SITE PENDING ANALYTICAL TESTING. ALL IMPORTED SOILS THAT REQUIRE TESTING WILL MEET THE BACKFILL SOIL QUALITY STANDARDS ESTABLISHED IN 6NYCRR 375-6.7(D).
20. SOLID WASTE OR IMPORTED MATERIALS FROM OTHER INDUSTRIAL SITES, SPILL SITES, OR OTHER REMEDIATION OR CONTAMINATED SITES IS PROHIBITED FROM BEING USED ON-SITE.

SPECIFICATION NOTES FOR PERMANENT SEEDING

SOIL AMENDMENTS

1. SOIL AMENDMENTS SHOULD BE INCORPORATED INTO THE UPPER 2-4 INCHES OF SOIL WHEN FEASIBLE.
2. CONTRACTOR SHALL CONDUCT SOIL TESTING FOR pH AND CONSULT WITH ENTITIES SUCH AS THE CORNELL COOPERATIVE EXTENSION, OR OTHERS, FOR RECOMMENDATIONS FOR SOIL AMENDMENTS.

TIME OF PLANTING

1. PERMANENT SEEDING TO BE DONE BETWEEN APRIL 1 AND OCTOBER 14. ANY SEEDING FROM OCTOBER 15 TO MARCH 31 WILL BE TEMPORARY SEEDING (AROOSTOKE-WINTER RYE) AND WILL REQUIRE PERMANENT SEEDING TO TAKE PLACE THE FOLLOWING SEASON. FALL SEEDING IS THE PREFERRED SEEDING TIME.

SITE RESTORATION

1. PROVIDE EROSION CONTROL MEASURES, BRING THE TOPSOILED AREA TO DESIRED GRADE AND PREPARE FOR SEEDING. RESTORE DISTURBED SOIL AREAS TO EXISTING GRADE AND PROVIDE TOPSOIL, SEED, MULCH, AND ADD SOIL AMENDMENTS AS NECESSARY.
2. PREPARE SEEDBED, LOOSENING SOIL TO A DEPTH OF 3-4 INCHES.
3. REMOVE ALL STONES OVER THREE INCH (3") IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
4. APPLY FERTILIZER PER RECOMMENDATIONS RESULTING FROM SOIL pH TESTING.
5. SEED PREPARED AREAS WITH SEED MIX AT APPLICATION RATE SPECIFIED BY THE MANUFACTURER.
6. SMOOTH AND FIRM SEEDBED.
7. APPLY MULCH AT SPECIFIED APPLICATION RATE (MULCHING SECTION OF THESE NOTES).

PERMANENT SEEDING MIXTURES

1. PERMANENT GRASS SEED TYPE TO BE AS DIRECTED BY MONTANTE.
2. FOR AREAS DESIGNATED AS POLLINATOR PLANTING IN THESE PLANS THE CONTRACTOR SHALL FURNISH POLLINATOR FRIENDLY, NATIVE PLANT SEED MIX TO THE OWNER FOR REVIEW AND APPROVAL. THE POLLINATOR SEED MIX SHALL CONTAIN ONE OR SEVERAL OF THE FOLLOWING:
 - COMMON MILKWEED (ASCLEPIAS SYRIACA) - UPLAND AREAS
 - BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA, PA ECOTYPE - UPLAND AREAS
 - SWAMP MILKWEED (A. INCARNATA) - WETLAND AREAS
3. FOR DISTURBED AREAS NOT DESIGNATED AS POLLINATOR PLANTING IN THESE PLANS THE CONTRACTOR SHALL FURNISH A NORTHEAST ROADSIDE MIX, SUCH AS PARTIALLY SHADED AREA ROADSIDE MIX (ERNMX-140), TO THE OWNER FOR REVIEW AND APPROVAL.

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A	FOR REVIEW	H&A	08/11/25
Rev.	Description	By	Date

MONTANTE XEROX SOLAR
DEVELOPMENT
DESIGN SUBMITTAL
139 CARACAS DRIVE
WEBSTER, NY

NOTES

G-101

Sheet: 03 of 11

Sheet: 01 C-100
Printed: 12/11/2005 9:26 AM
Saved by: SCRIBEND INC

NOW OR FORMALLY
THE MEADOWS OF WEBSTER
5B 360/68-70
16.11 ACRES

NOW OR FORMALLY
REMAINING LAND
LABELLA TERRA
5B 360/68-70
151.67 ACRES

LEGEND

 SOLAR STUDY AREA

 PARCEL BOUNDARY

 EXISTING BUILDING

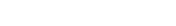
 EXISTING TREELINE

 DELINEATED WETLAND

 EXISTING DELINEATED STREAM

 EXISTING DRAINAGE DITCH

 EXISTING CULVERT

 EXISTING BEDROCK TRENCH

 EXISTING CHAIN LINK FENCE

 EXISTING OVERHEAD ELECTRIC LINE

 APPROX. EXTENTS OF C&D LANDFILL

 APPROX. EXTENTS OF ASPHALT CAPPED HAZ. WASTE LANDFILL

 EXISTING C&D LANDFILL VENT

 EXISTING MONITORING WELL

HALEY ALDRICH

H & A OF NEW YORK
ENGINEERING AND GEOLOGY, LLP
260 E. Main Street, Suite 2100
Rochester, NY 14604
Tel: 585.359.9000
www.haleyaldrich.com

PREPARED FOR:

2760 KENMORE AVE #101
TONAWANDA, NY14150

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DRAFT

FOR REVIEW	H&A	12/11/25	
FOR REVIEW	H&A	10/02/25	
FOR REVIEW	H&A	09/17/25	
FOR REVIEW	H&A	08/27/25	
FOR REVIEW	H&A	08/11/25	

MONTANTE XEROX SOLAR
DEVELOPMENT
DESIGN SUBMITTAL

EXISTING CONDITIONS

C-100

Sheet: 04 of 11

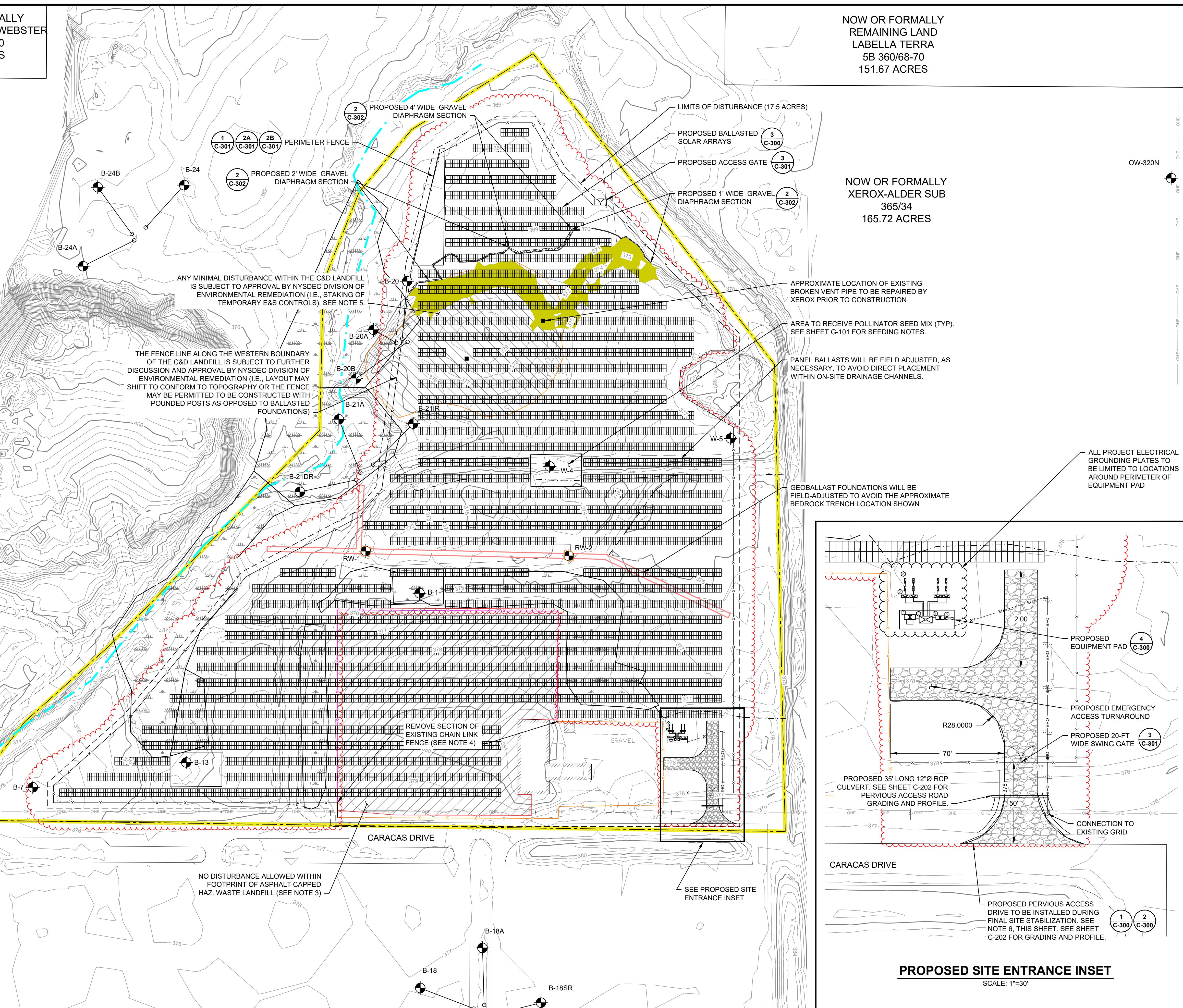


A horizontal scale bar with numerical markings at 0, 80, 160, 240, and 320. The segments between the markings are colored black (0-80, 160-240, and 320) and white (80-160 and 240-320). Below the scale bar, the text "SCALE IN FEET" is centered.

ALLY
WEBSTER
0
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AL\CAD\05 C-200.DWG Sheet: 03 G-200

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\\HALEYALDRICH.COM\\SH



NOW OR FORMALLY
REMAINING LAND
LABELLA TERRA
5B 360/68-70
151.67 ACRES

NOW OR FORMALLY
XEROX-ALDER SU
365/34
165.72 ACRES

LEGEND

- SOLAR STUDY AREA
- PARCEL BOUNDARY
- EXISTING BUILDING
- DELINEATED WETLAND
- EXISTING DELINEATED STREAM
- EXISTING BEDROCK TRENCH
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- 21A EXISTING MONITORING WELL
- APPROX. EXTENTS OF C&D LANDFILL
- APPROX. EXTENTS OF ASPHALT CAPPED HAZ. WASTE LANDFILL
- EXISTING C&D LANDFILL VENT
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UTILITY POLE
- PROPOSED SITE ACCESS DRIVE
- PROPOSED LIMITS OF TREE CLEARING
- EXISTING FENCE TO BE REMOVED
- PROPOSED AREAS TO RECEIVE POLLINATOR SEED MIX
- AREAS WITH SOLAR PANELS INSTALLED ON CONTINUOUS SURFACES >= 8%

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ject No.:	0205399
le:	SHOWN
e:	DECEMBER 2025
wn By:	SRG, JC
signed By:	SRG, JC
checked By:	SRG, ND
proved By:	ND

FOR REVIEW	H&A	12/11/
FOR REVIEW	H&A	10/02/
FOR REVIEW	H&A	09/17/
FOR REVIEW	H&A	08/27/
FOR REVIEW	H&A	08/11/

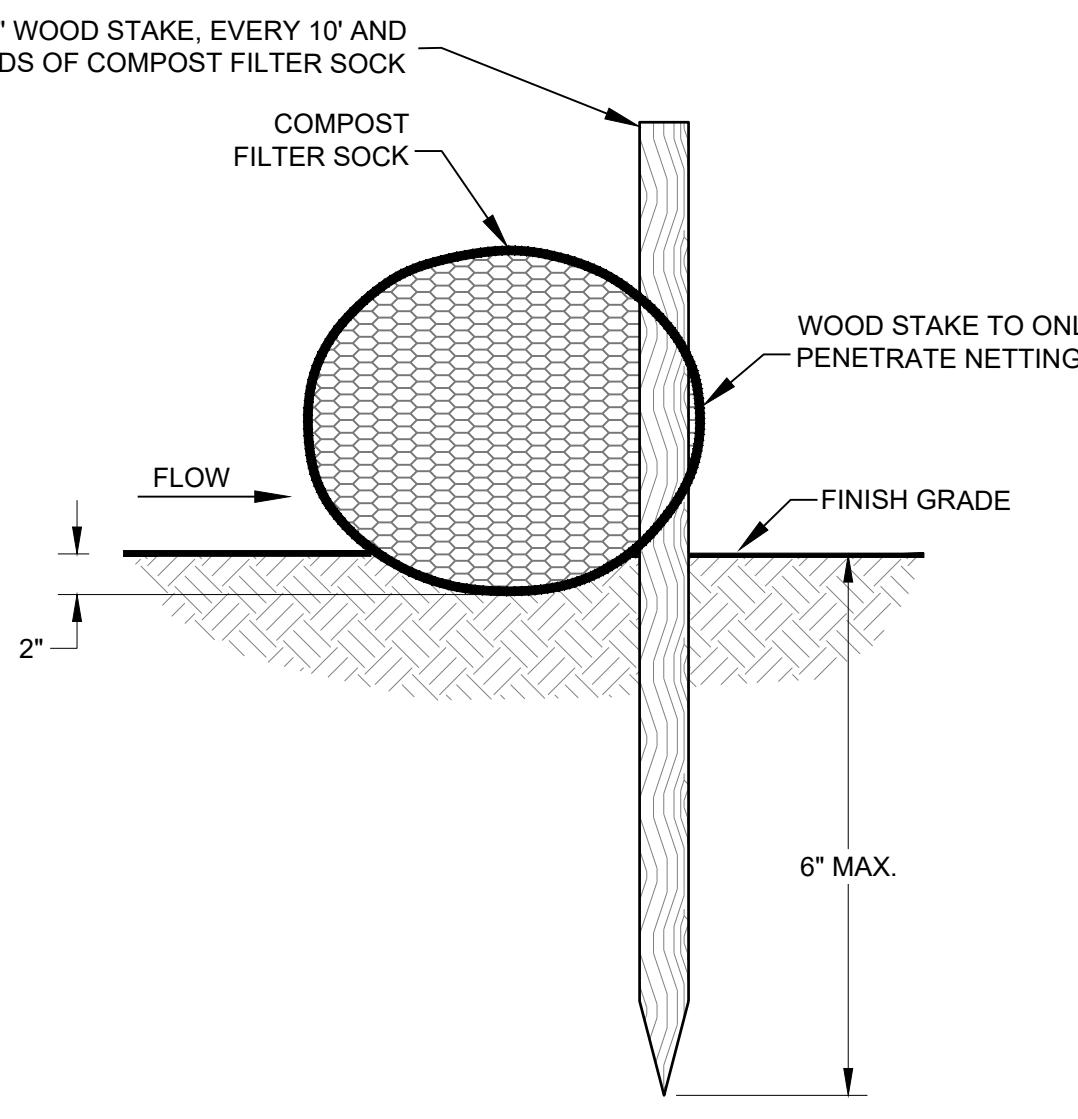
PROPOSED CONDITIONS

C-200

Sheet: 05 of 11

PREPARED FOR:
TM MONTANTE SOLAR
DEVELOPMENT, LLC
760 KENMORE AVE #101
TONAWANDA, NY14150

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NOTES:

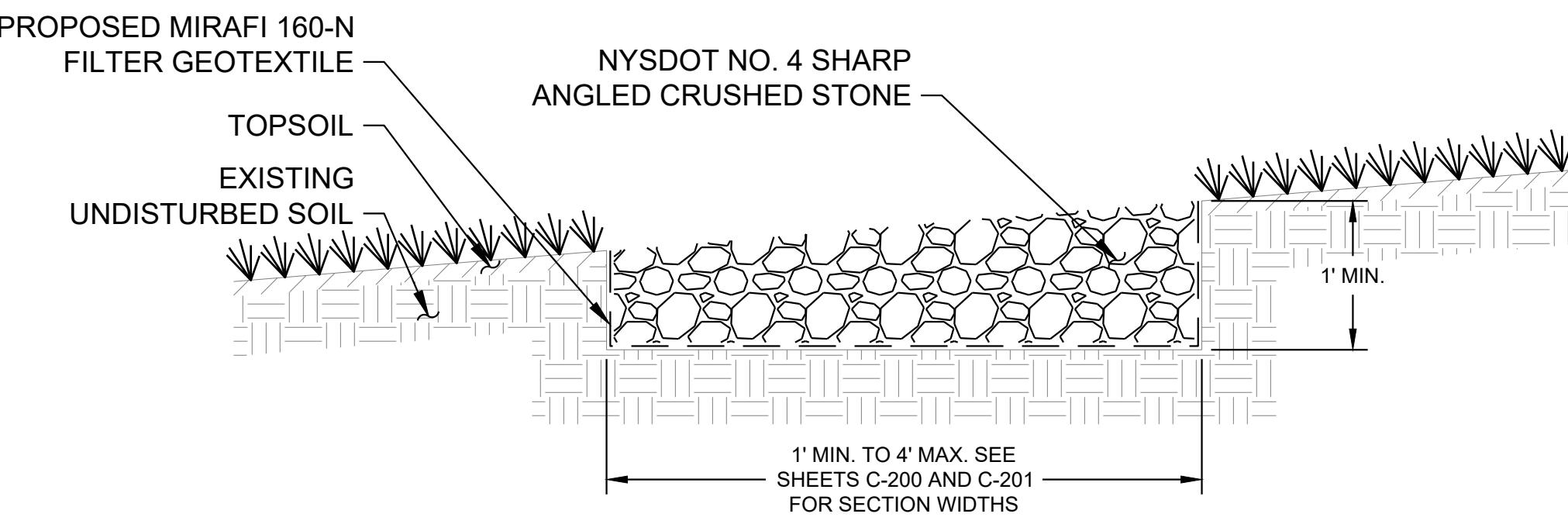
1. COMPOST FILTER SOCKS SHALL CONFORM TO THE NEW YORK STATES STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS, 2016.
2. COMPOST FILTER SOCKS SHALL BE A MINIMUM 12" DIAMETER.
3. COMPOST FILTER SOCKS SHALL BE INSTALLED ALONG A LEVEL GRADE WITH ENDS OVERLAPPING.
4. COMPOST FILTER SOCKS TO BE WESTERN GREEN STRAW WATTLE OR APPROVED EQUAL.
5. COMPOST FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATED FLOW SITUATIONS.
6. ROUTINELY INSPECT COMPOST FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING WATTLES IN A FUNCTIONAL CONDITION AT ALL TIMES.
7. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE COMPOST FILTER SOCKS WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE PRACTICE.
8. WHERE THE COMPOST FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
9. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
10. REMOVAL - COMPOST FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH AS WAY AS TO FACILITATE AND NOT OBSTRUCT SEEDINGS.
11. FILTER SOCK STAKES TO BE EMBEDDED A MAXIMUM OF 6" PER SPECIFIC REQUESTS FROM THE NYSDEC DIVISION OF ENVIRONMENTAL REMEDIATION.
12. UPON ACHIEVING FINAL STABILIZATION AND DURING FILTER SOCK REMOVAL, STAKES SHALL BE PULLED AND ANY RESULTING VOIDS SHALL BE BACKFILLED WITH CLEAN SOIL, AS NEEDED.

1 COMPOST FILTER SOCK

SCALE: NOT TO SCALE

NOTES:

1. GRAVEL FILL MATERIAL SHALL CONSIST OF NYSDOT NO. 4 CLEAN, DURABLE, SHARP ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 703-02 SIZE DESIGNATION 4 OF TABLE 703-4.
2. TO MINIMIZE SEDIMENT ACCUMULATION IN THE GRAVEL DIAPHRAGM, THE GEOTEXTILE FABRIC SHALL BE WRAPPED OVER THE TOP UNTIL FINAL STABILIZATION IS ACHIEVED. THE FABRIC FOLD SHOULD ORIGINATE FROM THE UPGRADIENT SIDE.
3. THE GRAVEL DIAPHRAGM SHALL NOT BE DRIVEN UPON DURING SOLAR PANEL CONSTRUCTION ACTIVITIES UNLESS THE GRAVEL IS PROTECTED WITH A RIGID BARRIER SUCH AS PLYWOOD OR CONSTRUCTION EQUIPMENT IS CONSIDERED TO BE LOW GROUND PRESSURE EQUIPMENT TO MINIMIZE COMPACTION.
4. GRAVEL DIAPHRAGM IS TO BE INSTALLED ALONG THE CONTOUR AS SHOWN ON THESE DESIGN PLANS.
5. THE GRAVEL DIAPHRAGM SHALL NOT BE INSTALLED WITHIN THE LIMITS OF THE EXISTING CONSTRUCTION AND DEMOLITION (C&D) LANDFILL. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER TO VERIFY THE LIMITS OF THE C&D LANDFILL BEFORE GRAVEL DIAPHRAGM CONSTRUCTION. THE GRAVEL DIAPHRAGM SHALL BE OFFSET FROM THE C&D LANDFILL AS NECESSARY.



2 GRAVEL DIAPHRAGM DETAIL

SCALE: NOT TO SCALE

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PREPARED FOR:
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DEVELOPMENT, LLC

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TONAWANDA, NY 14210

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Project No.: 0205399
Scale: SHOWN
Date: DECEMBER 2025
Drawn By: SRG, JC
Designed By: SRG, JC
Checked By: SRG, ND
Approved By: ND
Stamp:

E FOR REVIEW H&A 12/11/25
D FOR REVIEW H&A 10/02/25
C FOR REVIEW H&A 09/17/25
B FOR REVIEW H&A 08/27/25
A FOR REVIEW H&A 08/11/25
Rev. Description By Date

MONTANTE XEROX SOLAR
DEVELOPMENT
DESIGN SUBMITTAL
139 CARACAS DRIVE
WEBSTER, NY

DETAILS

C-302

Sheet: 11 of 11