



DRYDEN RD 3.3 MW AC (Aggregate)
SOLAR PROJECT VIEWSHED STUDY

Prepared for:
TOWN OF DRYDEN
TOMPKINS COUNTY, NEW YORK

Prepared by:
Delaware River Solar, LLC

NOVEMBER 22th 2017



ADVERTISEMENT:

THIS DOCUMENT IS FOR REVIEW ONLY - NOT FOR CONSTRUCTION

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF DELAWARE RIVER SOLAR, LLC. IS PROHIBITED.

THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED.

ANY MODIFICATION OF ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO DELAWARE RIVER SOLAR, LLC .

IT IS A VIOLATION OF NEW YORK EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT).

IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Copyright © 2017 by Delaware River Solar, LLC.

All Rights Reserved.

TABLE OF CONTENTS

1. SOLAR FACILITY SUMMARY DATA	4
1.1. Location.....	5
1.2. Nearest Residential Structures	6
1.3. Road Side Views.....	8
1.4. Proposed Vegetative Screening	8
2. SITE TOPOGRAPHY	9
3. VIEWSHED GRAPHICS	10
4. SUMMARY	10
5. PROPOSED SCREENING	11

1. SOLAR FACILITY SUMMARY DATA

This view shed study (“**Study**”) will consider the views from the buildings and roads near the “**Solar Facility**” in order to ensure the views of the Solar Facility are minimized through the use of existing natural barriers and topography and any proposed screening to be added.

The proposed Solar Facility will be located on the following site (“**Facility Site**”).

Address:	Dryden Road
State:	New York
Town:	Dryden
County:	Tompkins
Tax ID:	47.-1-7.3
Acres:	Total: 114.79
Latitude, Longitude:	42.485, -76.320

Table 1: Site Summary

1.1. Location

The Facility Site for the proposed Solar Facility is located south of Dryden Road, north of Ferguson Road, east of Irish Settlement and west of Hilton Road.



Figure 1: Facility Location



Figure 2: Facility Site

1.2. Nearest Residential Structures

There are some residential structures near the Facility Site that may have direct visual contact of the Solar Facility. Some of these residential structures have existing vegetation that would impede views of the Solar Facility and others may require screening to impede the views. The viewpoints with direct visual contact of the Solar Facility considered in the study are indicated below.

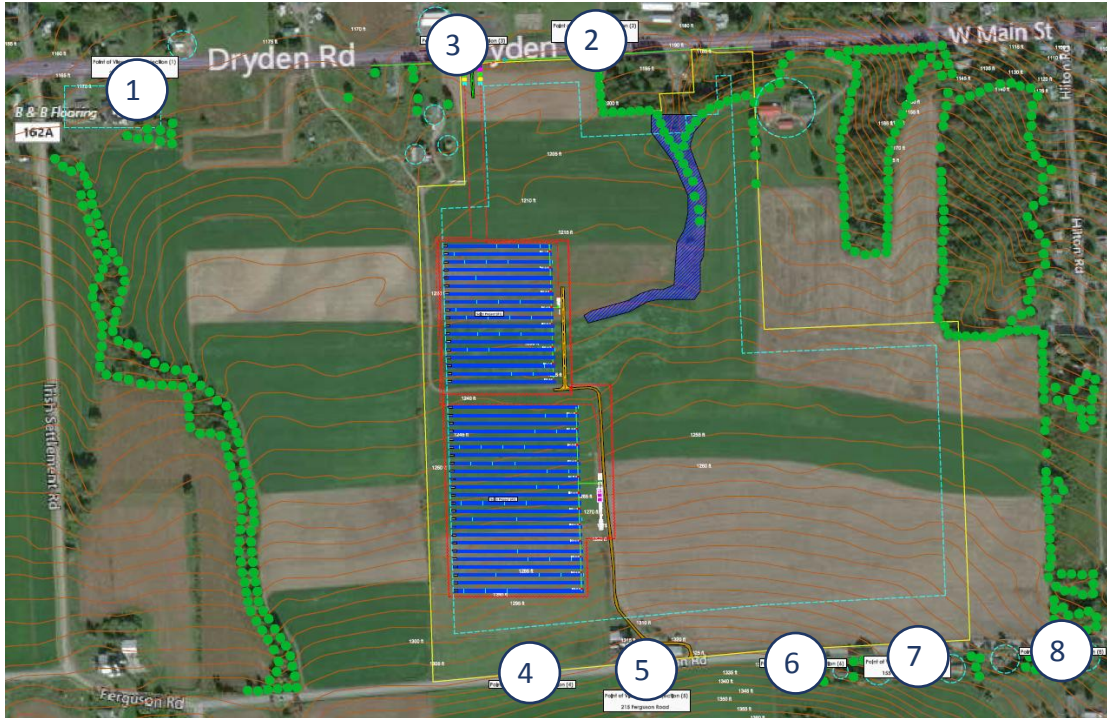


Figure 3: Viewpoints with visual contact of the proposed Solar Facility

1. This point is located on the north west of the Facility, at 2215 Dryden Road and close to Irish Settlement Road. There are some bands of vegetation and slight slopes on the ground but there is visual contact with the Solar Facility from certain locations. The distance to the Solar Facility is 1,480 feet.
2. This point is located on the north east of the Facility, at 2235 Dryden Road. There are some bands of vegetation but there is visual contact with the Solar Facility from certain locations. The distance to the Solar Facility is 850 feet. Screening should be considered along the north perimeter of the Solar Facility to minimize views.
3. This point is located north of the Facility and has direct visual contact with the Solar Facility. The distance to the Solar Facility is 650 feet. Screening should be considered along the north perimeter of the Solar Facility to minimize views.
4. This point is located south of the Facility (road view, no residence), at Ferguson Road and has direct visual contact with the Solar Facility. The distance to the Solar Facility is 320 feet. Screening should be considered along the south perimeter of the Solar Facility to minimize views.
5. This point is located south of the Facility, at 215 Ferguson Road and has direct visual contact with the Solar Facility. The distance to the Solar Facility is 340 feet. Screening should be considered along the south and east perimeter of the Solar Facility to minimize views.
6. This point is located south east of the Facility, at Ferguson Road and has direct visual contact with the Solar Facility. The distance of this group of buildings to the Solar Facility is 1,100 feet. Screening should be considered along the south east perimeter of the Solar Facility to minimize views.
7. This point is located south east of the Facility, at 155 Ferguson Road. The distance of this residence to the Solar Facility is 1,300 feet. Screening should be considered along the south and east perimeter of the Solar Facility to minimize views.
8. This point is located south east of the Facility, at Ferguson Road and close to Hilton Road. There are enough natural barriers around this point to reduce the view of the Solar Facility. The distance to the Solar Facility is 2,200 feet. Screening should be considered along the east perimeter of the Solar Facility to minimize views.

1.3. Road Side Views

Dryden Road: Dryden Road runs along the north side of the Solar Facility. There is some existing natural vegetation, along with some residences, that will impede the views of the Solar Facility from certain portions of Dryden Road. For the portion of Dryden Road immediately to the north of the Solar Facility the screening proposed along the north perimeter of the Solar Facility to minimize views from the points 1, 2 and 3 above will also minimize views from those traveling along Dryden Road immediately north of the Facility Site.

Ferguson Road: Ferguson Road runs along the south side of the Solar Facility. There is some existing natural vegetation, along with some structures, that will impede the views of the Solar Facility from certain portions of Ferguson Road. The screening proposed along the south east perimeter of the Solar Facility to minimize views from the points 4, 5, 6, 7 and 8 above will also minimize views for those traveling west along Ferguson Road.

Hilton Road: Hilton Road runs along the east side of the Solar Facility. There is existing vegetation, along with some structures, that will impede the views of the Solar Facility. The screening proposed along the east perimeter of the Solar Facility will also impede the views of the Solar Facility from Hilton Road.

Irish Settlement Road: Irish Settlement Road runs along the west side of the Solar Facility. There is existing vegetation, along with some structures, that will impede the views of the Solar Facility from Irish Settlement Road. It is not expected that screening will be required on the west side of the Solar Facility as the distance from Irish Settlement Road and natural screening will minimize views of the Solar Facility.

1.4. Proposed Vegetative Screening

Where necessary, screening of the Solar Facility shall include a naturalized mix of native evergreen shrubs or trees.

There is a lot of variety in the mid-range sized shrubs, but native species shall be chosen to adapt to the current environment.

Native trees will be planted with 6 feet of height and can grow to a mature height of 8-8-20 feet (depending on the planting location and shading of array). Trimming of trees will be done to a height of 8 feet along the south east perimeter of the Solar Facility, 19 feet along the east and 14 feet along the north, although these height could be increased if the height does not cause shadows on the arrays.

2. SITE TOPOGRAPHY

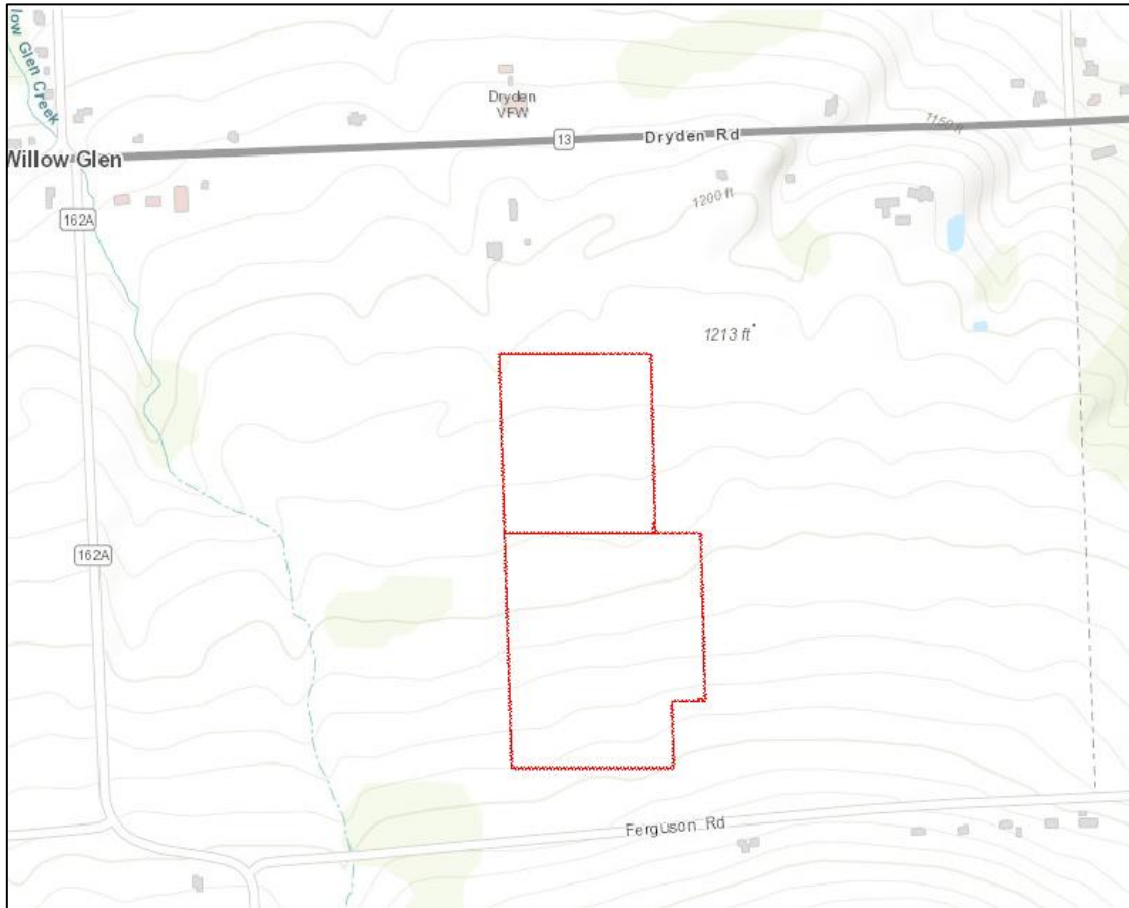


Figure 4. Solar Facility Contour and Orography

3. VIEWSHED GRAPHICS

For each viewshed under consideration there is a drawing showing:

- The profile of the site.
- Parcel boundaries.
- Array boundaries.
- The line of sight.
- The array situation.
- Existing trees situation (P00 Initial Site Layout).
- Added trees situation (P00 Final Site Layout).

4. SUMMARY

The proposed screening of the Solar Facility is set forth in Figure 5 below. Please note:

- The proposed screening is intended to minimize views of the Solar Facility to nearby residences and roads, however, ***the proposed screening will not eliminate all views of the Solar Facility.***
- There is adequate areas and space to plant the proposed additional vegetation.
- The proposed vegetation may be of different height as considered in accordance with the elevation profile graphs.
- Delaware River Solar acknowledges that this proposed screening plan is not final and subject to discussion and approval by the respective Town Boards. This screening plan takes into account recommendations made by TG Miller to place the screening on the Facility Site.

5. PROPOSED SCREENING



Figure 5: Proposed Screening of the Solar Facility

NOTE: The appropriate areas are based on this preliminary study. Therefore, they may be subject to changes and future modifications.

Attachments

1. Initial Site Layout
2. Point of View 1
3. Point of View 2
4. Point of View 3
5. Point of View 4
6. Point of View 5
7. Point of View 6
8. Point of View 7
9. Point of View 8
10. Final Site Layout