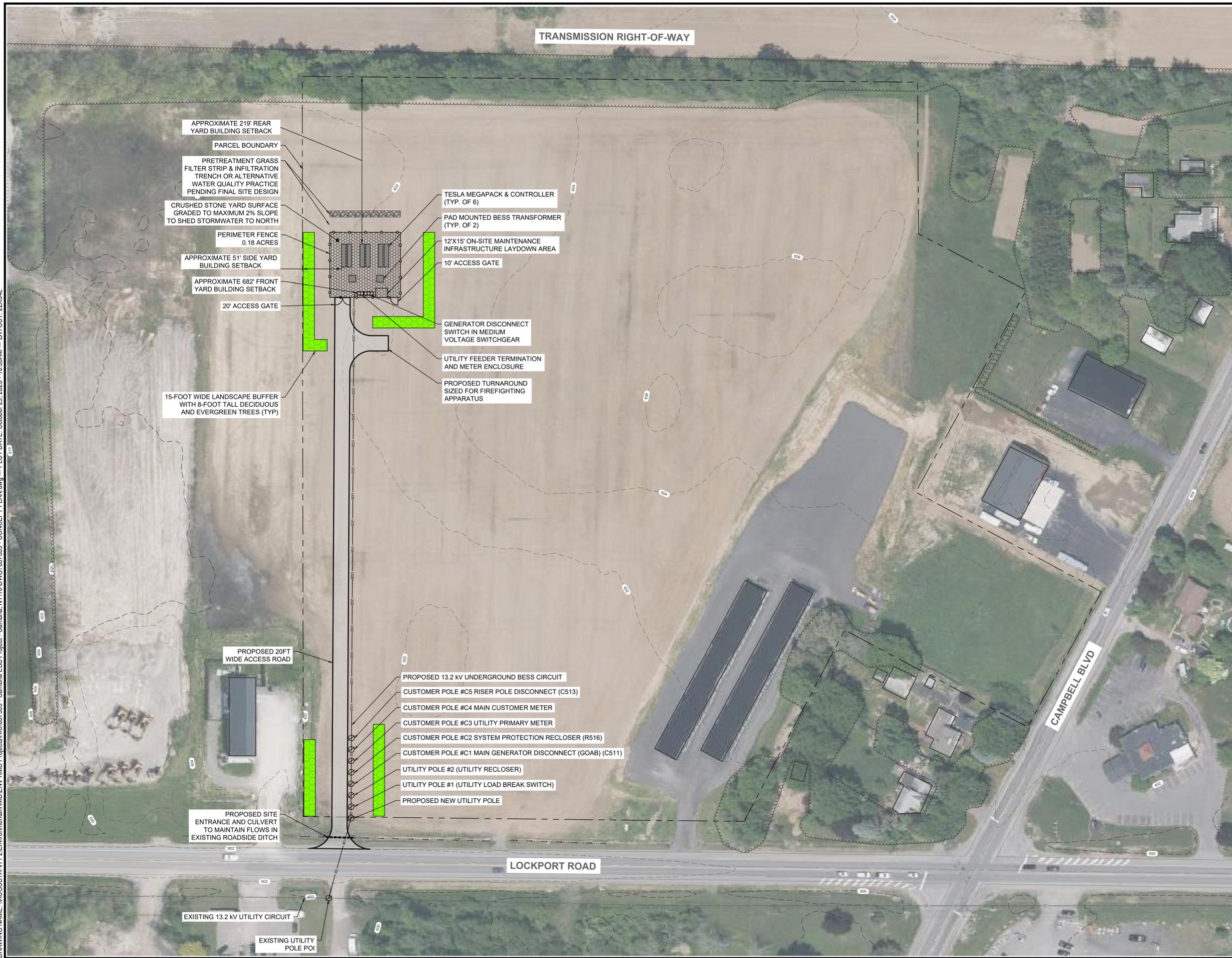


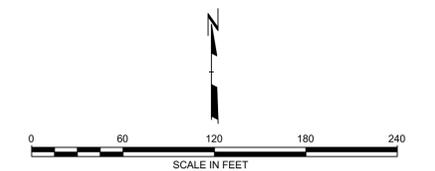
2/24/25 - USER: AdminUser - ATTACHED XREFS: 637559 - EG - ATTACHED IMAGES: DRAWING NAME: \\AUGUSTIA\VP2\Environmental\RD\ENV RMD Projects\RIC\637559 - Cambria, NY\10-DWG\637559 - CONCEPT PLAN.dwg - PLOT DATE: October 29, 2025 - 10:55AM - LAYOUT: 22X34L



LEGEND	
	PROJECT PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROADSIDE ARTIFICIAL DITCH
	PROPOSED ACCESS ROAD
	PROPOSED CHAIN LINK FENCE
	PROPOSED OVERHEAD ELECTRIC LINE AND POLE
	PROPOSED UNDERGROUND COLLECTION LINE
	PROPOSED EQUIPMENT PAD
	PROPOSED CULVERT
	PROPOSED 15' WIDE LANDSCAPE BUFFER

SITE INFORMATION	
ADDRESS	5147 LOCKPORT ROAD CAMBRIA, NY 14094
PARCEL ID	121.00-2-46.211
PARCEL ACREAGE	18.6
OWNER	MCKIE PROPERTIES, LLC
ZONING & DIMENSIONAL REGULATIONS	GENERAL BUSINESS DISTRICT (B-2) TIER 3 BATTERY PROJECT SETBACKS: 500 FT GENERAL / 1,000 FT RESIDENTIAL & COMMERCIAL ABUTTERS
PROPOSED PROJECT SETBACKS	FRONT YARD BUILDING SETBACK: 682' SIDE YARD BUILDING SETBACK: 51' REAR YARD BUILDING SETBACK: 219' (SEE NOTE 6 BELOW)

1. THE PROJECT HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 NEW YORK STATE PLANES (US SURVEY FEET, WEST ZONE, NY83-WF). ELEVATIONS ARE BASED ON NAD88 (US SURVEY FEET).
2. EXISTING TOPOGRAPHY IS OBTAINED FROM LIDAR DATA. PROPERTY BOUNDARY IS FROM PUBLICLY AVAILABLE GIS DATA AND SHOULD BE CONSIDERED APPROXIMATE.
3. ELECTRICAL EQUIPMENT LAYOUT INCLUDING ESS, EQUIPMENT PADS, ELECTRIC LINES, UTILITY POLES, ETC. WERE PROVIDED BY RIC DEVELOPMENT, LLC IN OCTOBER 2025.
4. SITE LAYOUT FEATURES SHOWN ARE PROVIDED FOR PROJECT PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. FINAL SITE DESIGN IS SUBJECT TO DETAILED ENGINEER DESIGN, AHJ APPROVAL AND EQUIPMENT PROCUREMENT.
5. WETLAND AND WATERWAY DELINEATION COMPLETED BY C&S COMPANIES IN MAY 2025. NO WETLAND HABITATS, STREAMS, OR OPEN WATERS WERE IDENTIFIED DURING THE FIELD SURVEY. PROPOSED PROJECT IS OUTSIDE THE FEMA 100-YEAR FLOOD ZONE AND OUTSIDE OF STATE-MAPPED RESOURCES.
6. PARCEL DOES NOT ALLOW FOR ADEQUATE ESS SETBACK FROM PROPERTY LINES AND IS NOT ZONED FOR ESS DEVELOPMENT. RIC DEVELOPMENT, LLC IS SEEKING USE AND AREA VARIANCES WITH THE ZBA. PROPOSED PROJECT SETBACKS ARE BASED ON PROPERTY BOUNDARY FROM GIS DATA AND SHOULD BE CONSIDERED APPROXIMATE. FINAL SETBACKS WILL BE CONFIRMED FOLLOWING COMPLETION OF BOUNDARY SURVEY.



PROJECT:	RIC DEVELOPMENT, LLC CAMBRIA ESS PROJECT LOCKPORT ROAD, CAMBRIA, NY 14094	
TITLE:	CONCEPTUAL SITE PLAN	
DRAWN BY:	ARD	PROJ. NO.: 637559.0000
CHECKED BY:	TND	FIGURE 1
APPROVED BY:	TND	
DATE:	OCTOBER 2025	
		3 Corporate Drive, Suite 202 Clifton Park, NY 12065 Phone: 518.348.1190 www.trccompanies.com
FILE NO.:	637559 - CONCEPT PLAN.dwg	