



GRAVEL PIT SOLAR

Operations and Maintenance Plan

May 2020

Gravel Pit Solar, LLC
Gravel Pit Solar II, LLC
Gravel Pit Solar III, LLC
Gravel Pit Solar IV, LLC

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Revision No.	Date	Comments
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1. Introduction

As the owner of the Gravel Pit Solar project (Project), Gravel Pit Solar, LLC, Gravel Pit Solar II, LLC, Gravel Pit Solar III, LLC, and Gravel Pit Solar IV, LLC (collectively, Gravel Pit Solar) are affiliates of DESRI Renewables, LLC and are Delaware limited liability companies. Gravel Pit Solar is responsible for maintaining and servicing the solar electric system and related ancillary facilities (roads, fence, etc.) during the operation and maintenance (O&M) phase of the Project. This O&M Plan describes the Project components, maintenance and monitoring procedures, and emergency response measures, requirements of the Project.

1.1. Project Contact Information

Gravel Pit Solar will engage qualified firms for the construction and operation of the Project. Table 1 provides Project contact information.

Table 1. Project Contact Information

Owner	DESRI Renewable Investments, LLC Christopher Thuman Associate, Asset Management 1166 6 th Ave, 9 th Fl. New York, NY 10036 212-478-0549
O&M Service Provider	TBD

2. Project Description

Once constructed, the Project will consist of the ground-mounted solar panel array, inverters, transformers, switchgear, electrical cable collection system, and interconnection with the Project (GPS) Switchyard and Transmission Owner (Eversource) Switchyard facilities. The Project also includes access roads, security and aesthetic fencing, and stormwater management areas.

The area within the security fence is a Secure Facility, accessible by authorized personnel only. Access

to these locations should be arranged by contacting the Owner or O&M Service Provider identified in Table 1.

3. Maintenance and Monitoring

Gravel Pit Solar will obtain the services of a dedicated O&M service provider for maintenance and monitoring of the Project. Operations at the site will be minimal.

3.1. Site Access and Lighting

The solar array, inverters, and transformers will be enclosed by a fence with at least three gated entrances; one off of Windsorville Road for access to the northern array, and two gated entrances off of Plantation Road for access to the southern arrays. The gates will have a universal key lock (e.g. Knox lock) for emergency service providers. The access roads and the row spacing will provide sufficient access throughout the site for emergency responders.

Signs along the perimeter fence would be limited to displaying the installation name, address and emergency contact information, and trespassing/warning/danger signs to ensure the safety of individuals who may come in contact with the installation. The facility may be lit in accordance with electrical safety and building codes and to minimize Project visibility.

3.2. Equipment and Grounds Maintenance

All Project equipment will be inspected and maintained as directed by the manufacturer's requirements. Grounds maintenance activities will be scheduled to ensure site access and function of the stormwater management areas (see summary of scheduled maintenance activities in Table 2). Specific maintenance requirements for stormwater management areas are included in the Long-Term Stormwater Management Plan in Section 3.5.

Table 2. Scheduled Maintenance Activities

Task	Frequency
On-site visual inspection	1 x per year or per manufacturer requirements
Mechanical and electrical inspection	1 x per year
Panel cleaning	1 x per year
Grass cutting and weeding	1 x per year between April and October
Snow removal	As needed between October and April
Perimeter fence inspection	1 x per year
Stormwater management area inspection	In accordance with Section 3.5

No harmful chemicals will be used during the cleaning of the solar panels. Cleaning will be done with water and a soft-bristled broom, if needed. Note that the solar panel system does not need to be turned off during cleaning. Snow will be plowed off the access roads to the electrical equipment pads following snow events, as needed.

3.3. Monitoring

The O&M service provider will provide continuous 24/7 remote monitoring of the system performance, including a live telephone support line for corrective action and a single point of contact for system maintenance and repair related issues.

3.4. Environmental Compliance

The O&M service provider will be contractually obligated to comply with this O&M Plan, as well as the conditions of all permits and regulatory approvals.

3.5. Long Term Stormwater Management Plan

The O&M service provider shall inspect all on-site vegetated areas at least once per year, removing any accumulated sediment or debris, as needed. Although not a structural component of the drainage system, the maintenance of vegetated areas will affect the functioning of the long-term stormwater management. This includes the health/density of vegetative cover and activities such as the application and disposal of lawn and garden care products, disposal of leaves, and yard trimmings.

Any bare areas shall be re-seeded promptly, and appropriate erosion control measures shall be installed when native soil is exposed or when erosion channels are forming. Alternative mixtures of grass species shall be planted in the event of unsuccessful establishment. Vegetated areas are to be mowed approximately once per year to prevent the establishment of woody species.

4. Emergency Response

Gravel Pit Solar and the O&M services provider will coordinate with the Town of East Windsor police and fire departments regarding access to the facility and emergency shutoff switches. Emergency response trainings will occur with the Town of East Windsor emergency service providers at least once soon after commercial operation, and more frequently thereafter if requested by the Town. A draft Emergency Management Plan has been prepared and is included as Exhibit R. Table 3 provides an emergency contact list for the Town of East Windsor.

Each of the entrance gates will have a universal key lock (e.g. Knox lock) for emergency responders. Emergency shut-off switches will be clearly labeled. Communication with emergency service providers is available in the area via cell phone coverage.

Table 3. Town of East Windsor Emergency Contacts

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Emergencies	Dial 911
Police Department	Edward J. DeMarco, Jr., Chief of Police 25 School Street East Windsor, CT 06088 Routine phone calls: (860) 292-8240 Emergency: 911
Fire District	Thomas Arcari, Chief Gerald Bancroft, Assistant Chief 125 Main Street Broad Brook, CT 06016 Business Phone: (860) 623-5940 Emergency: 911