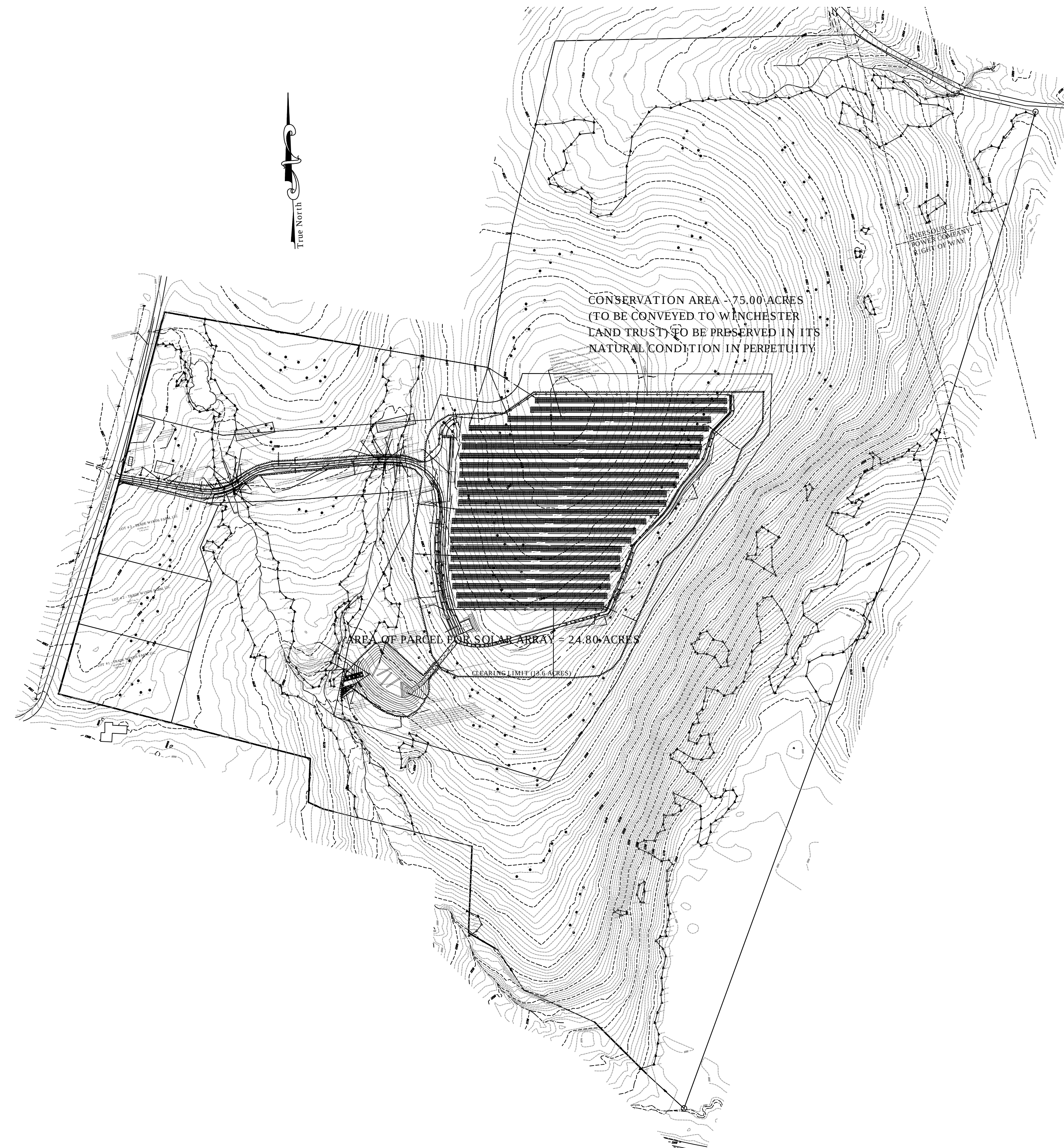


SITE DEVELOPMENT PLANS
PROPOSED 1.99 MW SOLAR ARRAY
PLATT HILL ROAD
WINCHESTER, CONNECTICUT
PREPARED FOR LODESTAR ENERGY

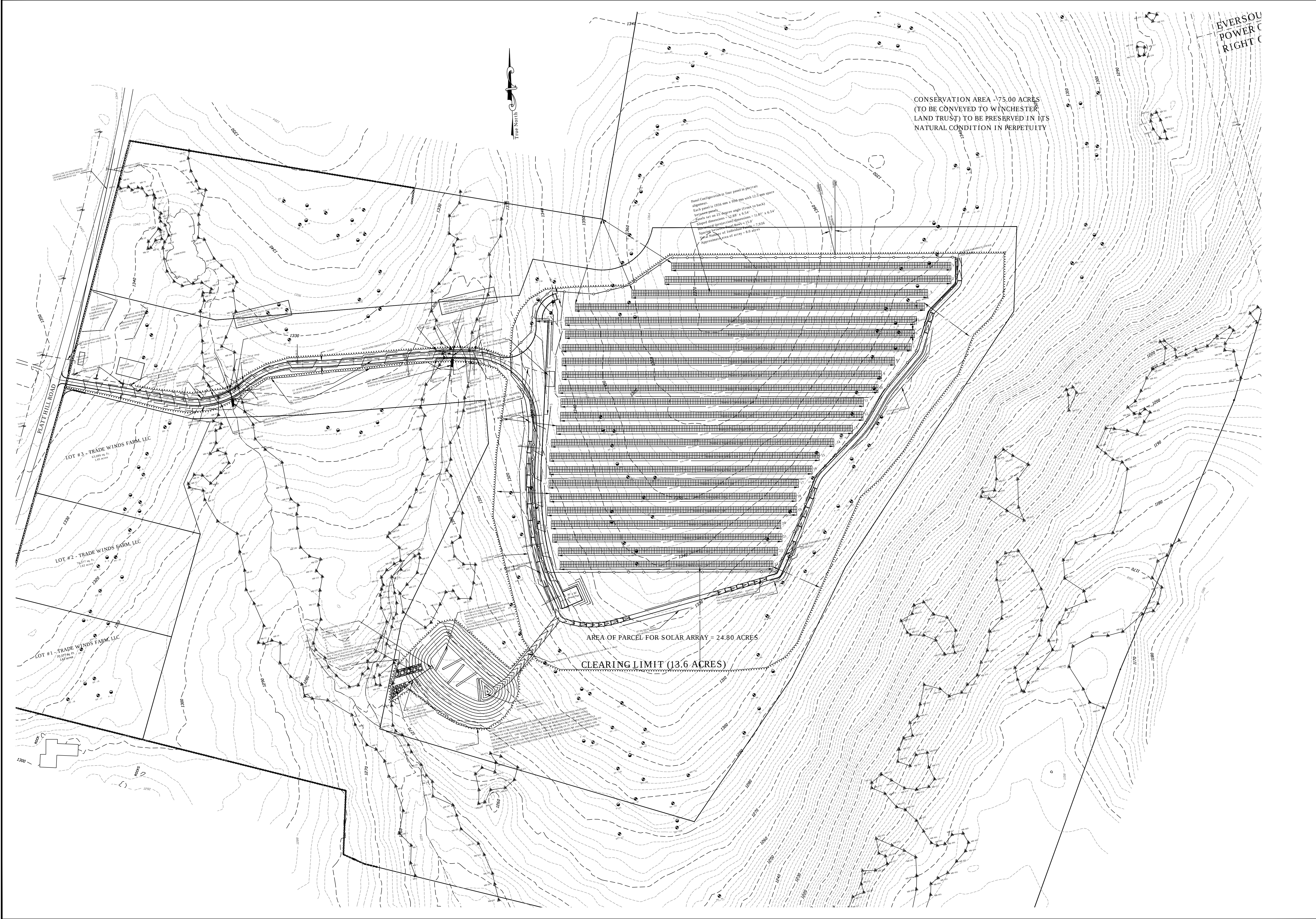


PLAN LIST: MARCH 6, 2020
TITLE PAGE
SHEET - 1: OVERALL PLAN
SHEET - 2: SITE DEVELOPMENT MAP
SHEET - 3: SITE DEVELOPMENT MAP
SHEET - 4: SITE DEVELOPMENT MAP
SHEET - 5: PROFILE OF ACCESS DRIVEWAY
SHEET - 6: PROFILE OF ACCESS DRIVEWAY
SHEET - 7: CONSTRUCTION DETAILS
SHEET - 8: VICINITY MAP
SHEET - 9: PHASING PLAN - PHASE I
SHEET - 10: PHASING PLAN - PHASE II
SHEET - 11: PHASING PLAN - PHASE III-A & III-B
SHEET - 12: EXISTING CONDITIONS MAP
SHEET - 13: CONSTRUCTION NARRATIVE



TRINKAUS ENGINEERING, LLC

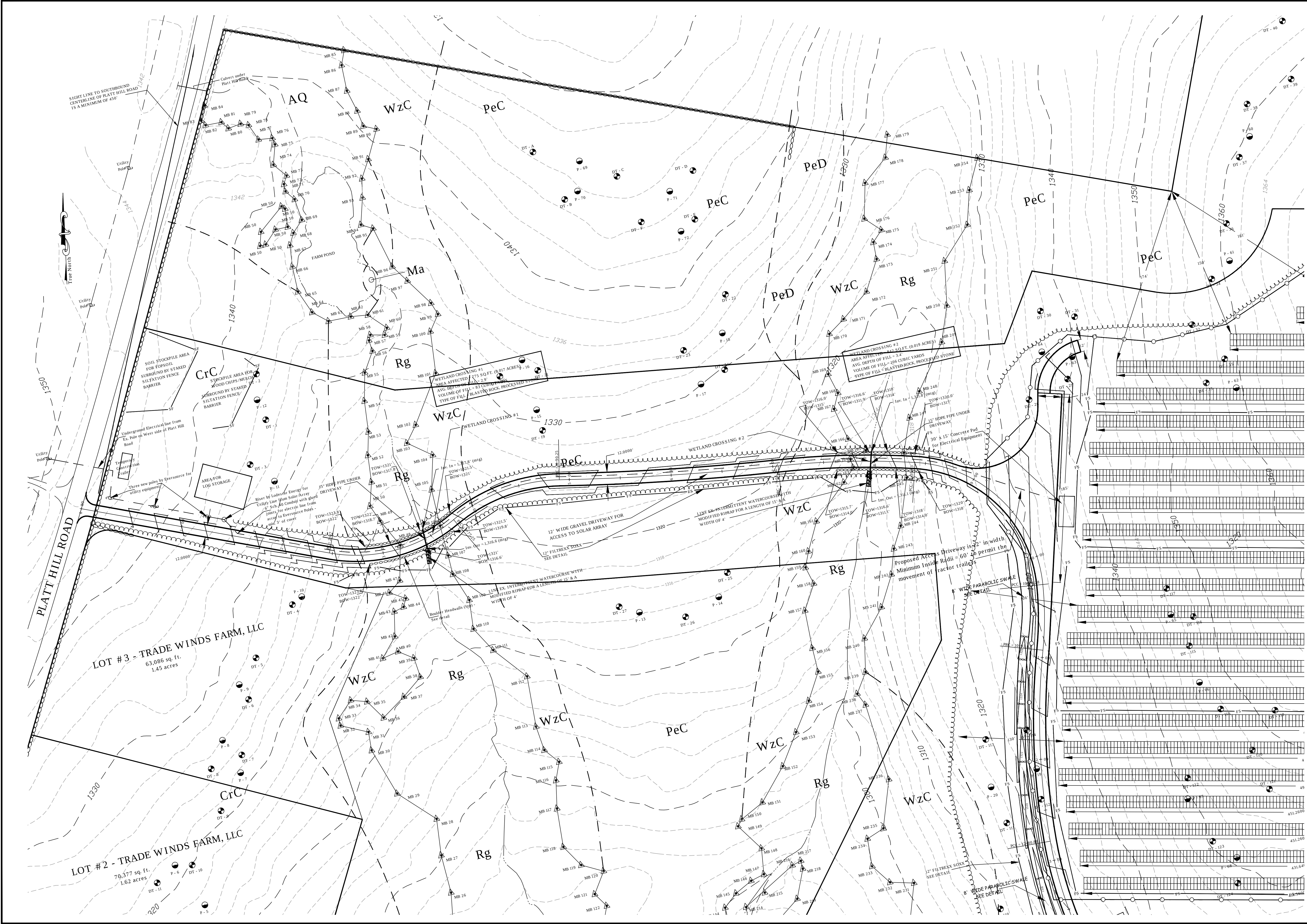
CIVIL ENGINEERS
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PLATT HILL ROAD
WINCHESTER - CONNECTICUT

OVERALL PLAN
SHEET 1 OF 13
PROJECT # 032-2019
SCALE: 1"= 80'
DATE: 3/6/2020

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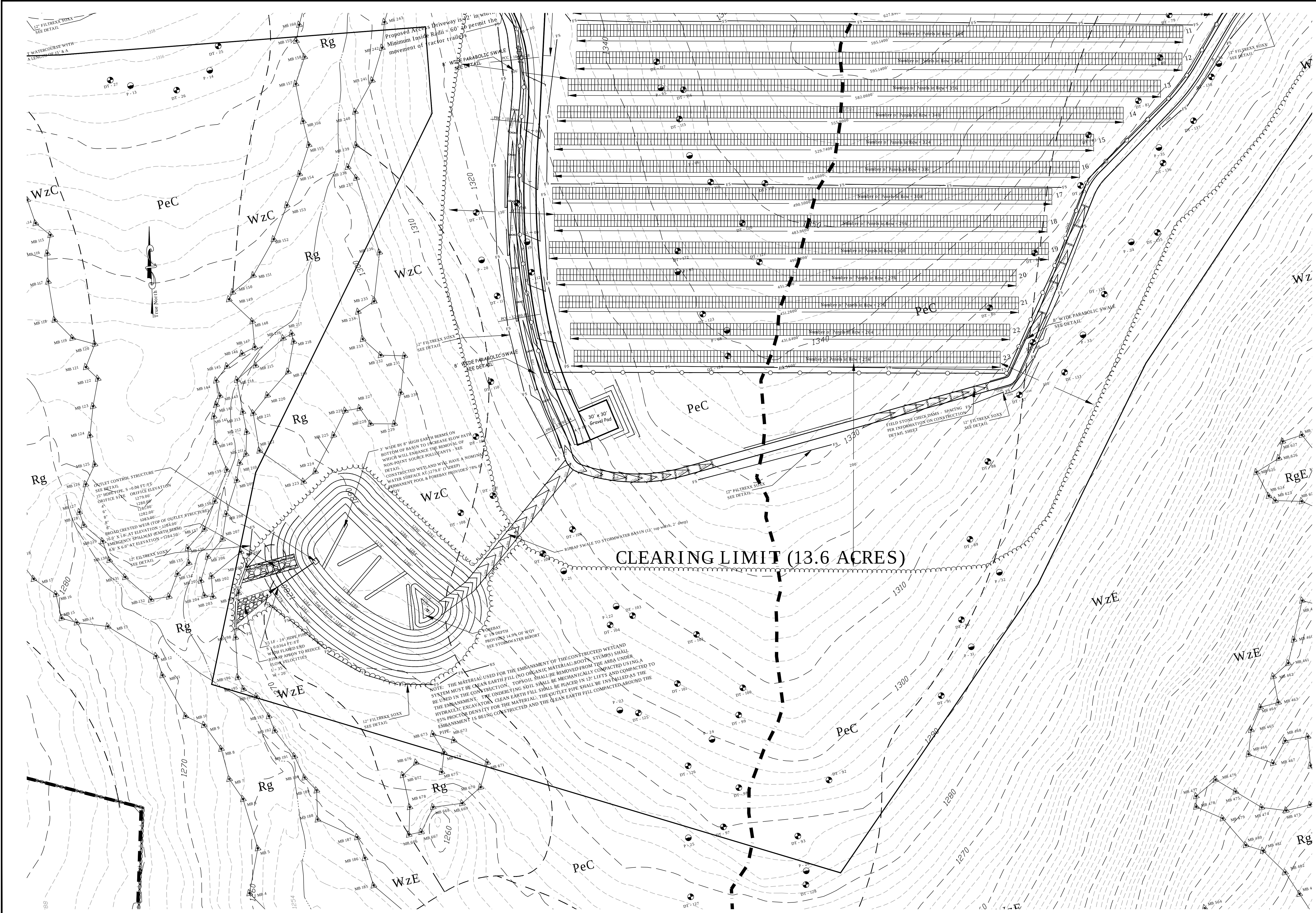


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SITE DEVELOPMENT PLAN
SHEET 2 OF 13
PROJECT #032-2019
SCALE: 1"= 40'
DATE: 3/6/2020

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LODESTAR ENERGY
PLATT HILL ROAD
WINCHESTER - CONNECTICUT

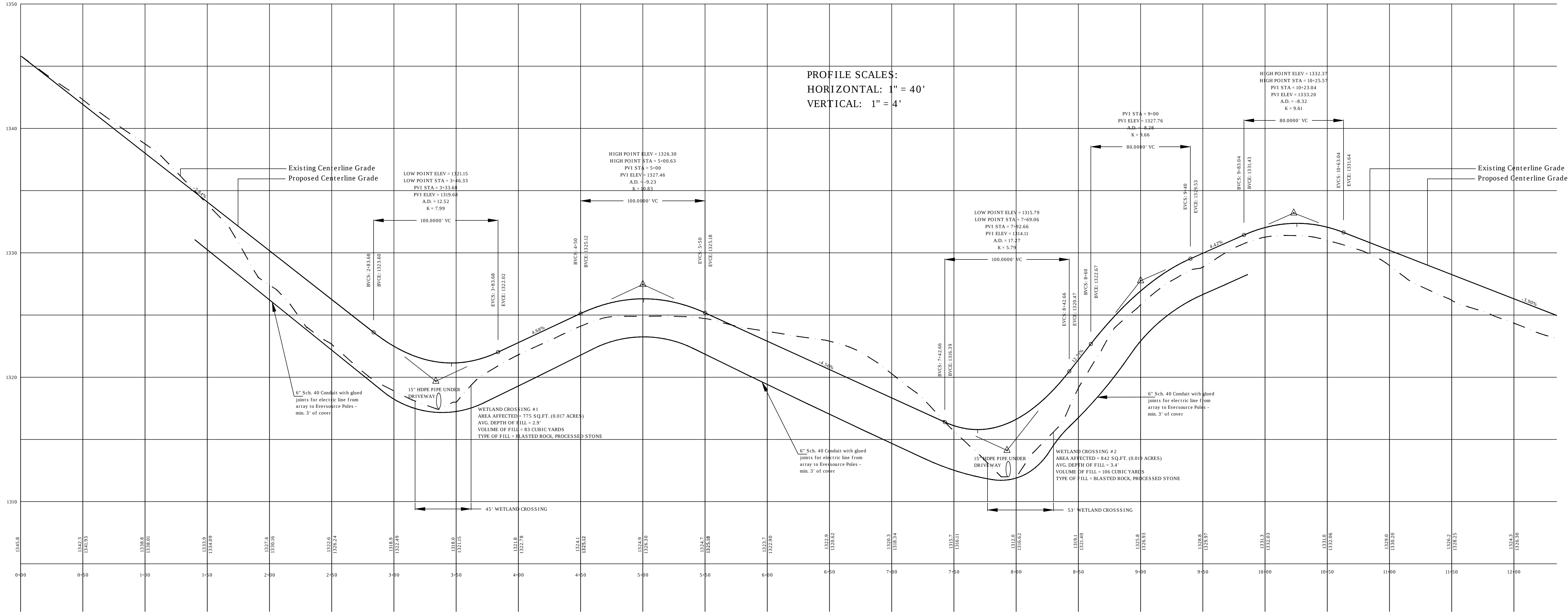


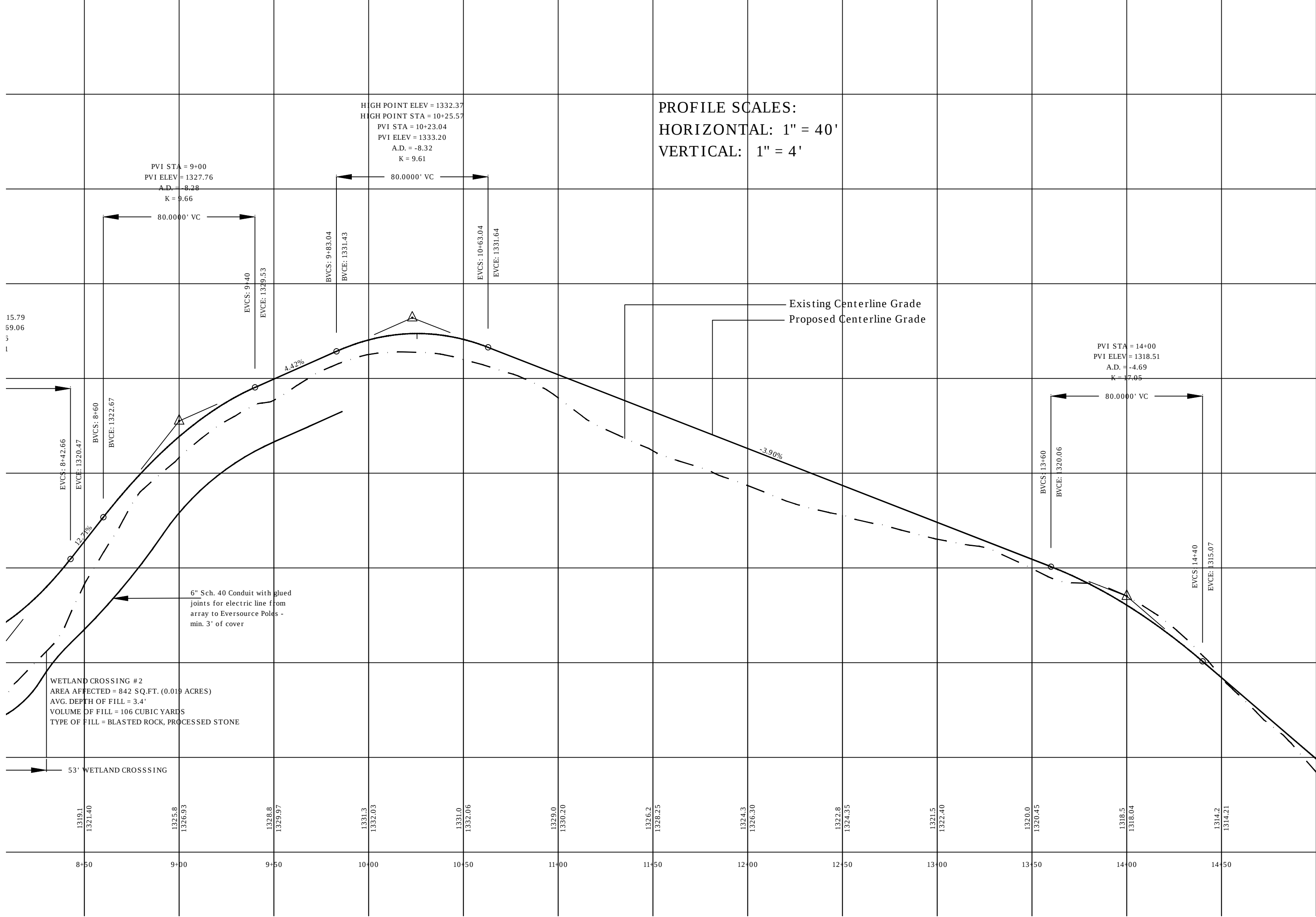
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SITE DEVELOPMENT PLAN
SHEET 4 OF 13
PROJECT #032-2019
SCALE: 1"= 40'
DATE: 3/6/2020

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PLATT HILL ROAD
WINCHESTER - CONNECTICUT



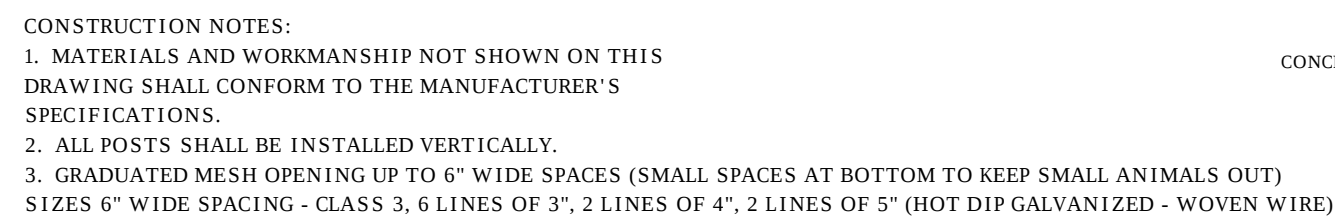
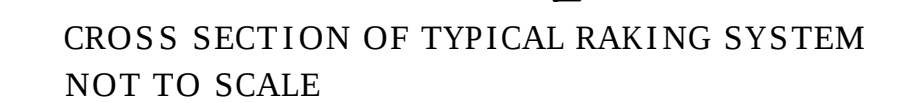


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PLATT HILL ROAD
WINCHESTER - CONNECTICUT

PROFILE OF ACCESS DRIVEWAY
SHEET 6 OF 13
PROJECT # 032-2019
SCALES AS NOTED
DATE: 3/6/2020



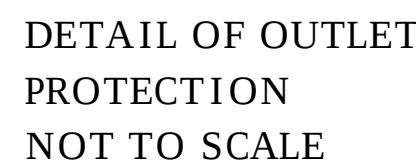
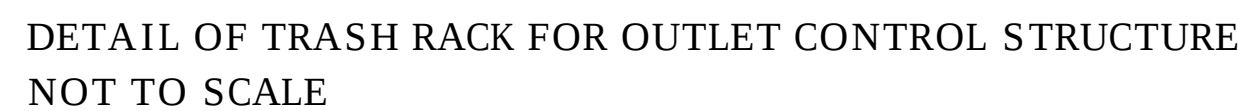
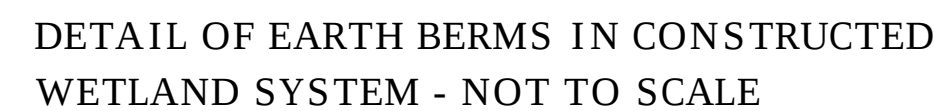
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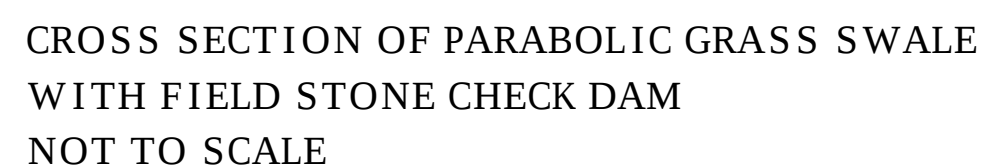
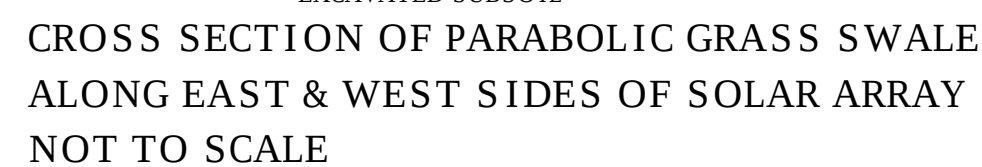
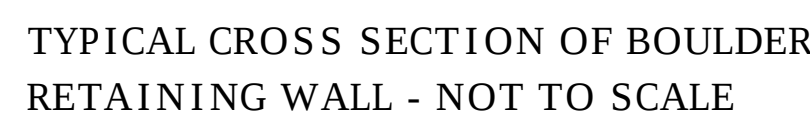
* GRADE B HIGH STRENGTH STEEL
** INCLUDES END, CORNER, ANGLE, INTERSECTION AND INTERMEDIATE BRACED POSTS



Note: Berms shall be made from topsoil or Sandy/silty loam from the site in order to support the establishment of vegetation



Note: Intermediate Riprap shall be 18" in thickness and shall be comprised of 12" - 18" diameter crushed stone



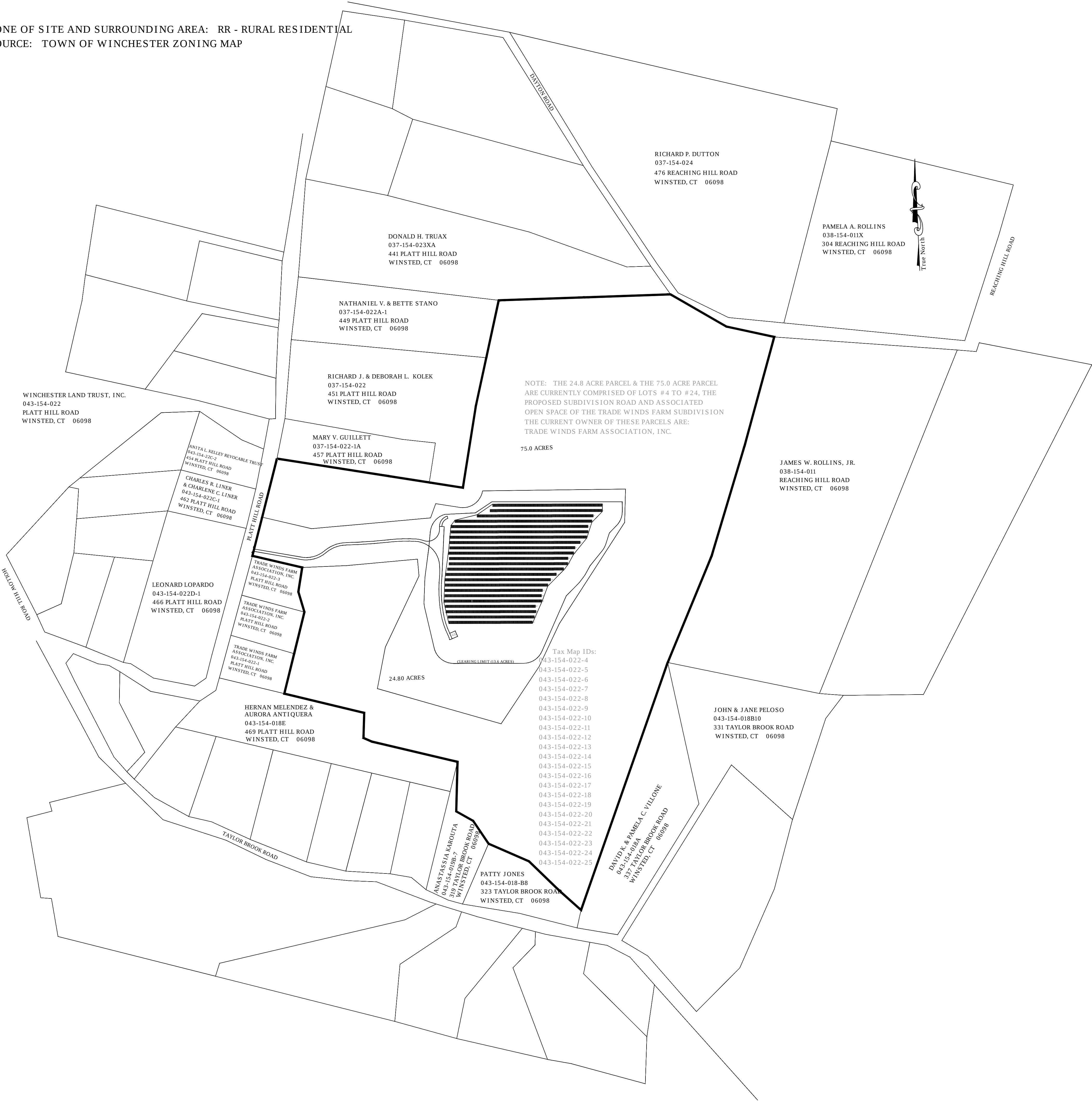
NOTE: TOP SURFACE SHALL HAVE 2.5% CROSS
SLOPE PER PLAN



ALTERNATIVE COMPOST SOCKS WHICH ARE AN APPROVED EQUIVALENT TO THE FILTREXX SOXX MAY BE USED



ZONE OF SITE AND SURROUNDING AREA: RR - RURAL RESIDENTIAL
SOURCE: TOWN OF WINCHESTER ZONING MAP



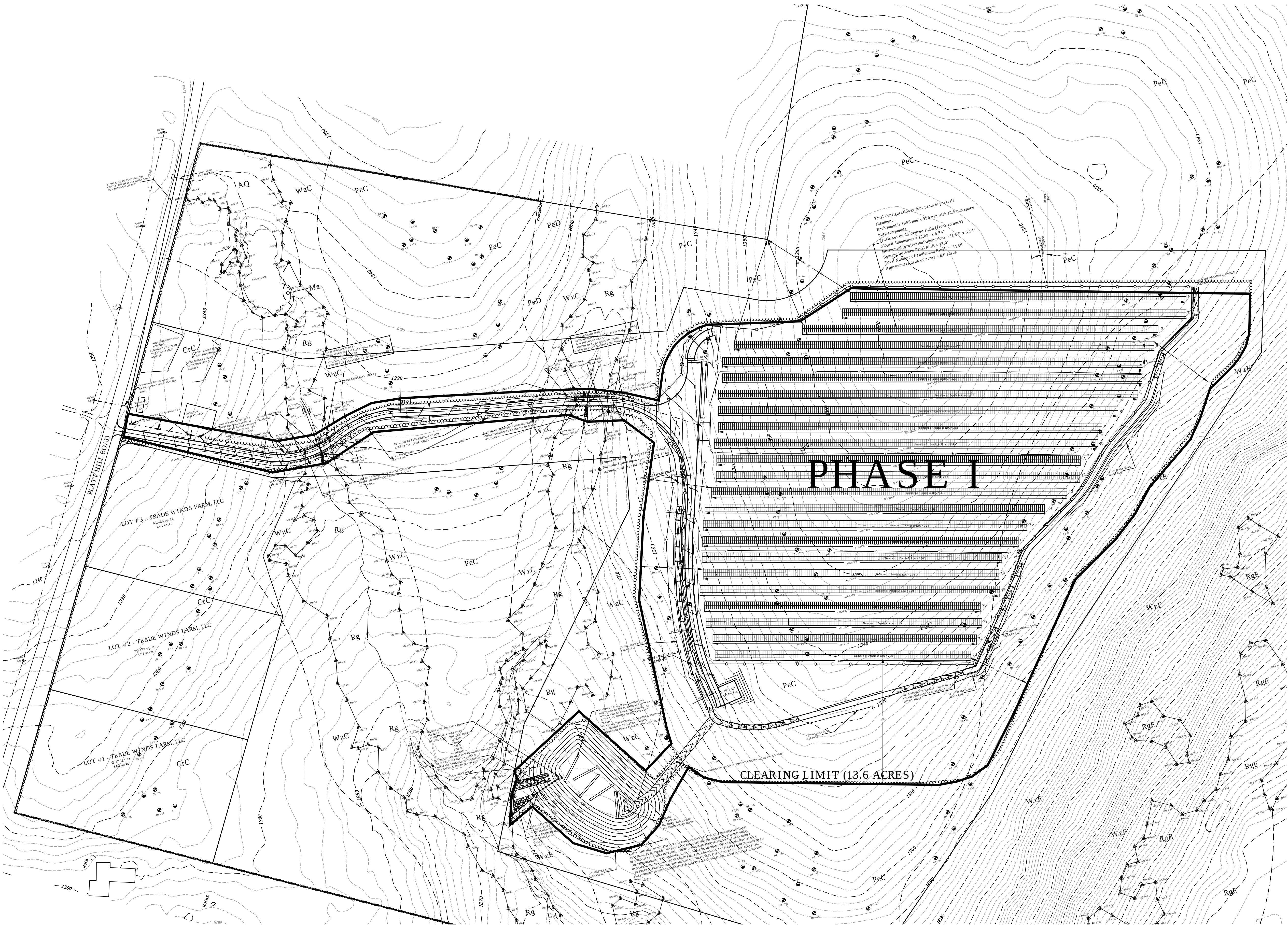
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LODESTAR ENERGY
PLATT HILL ROAD
WINCHESTER - CONNECTICUT

VICINITY MAP
SHEET 8 OF 13
PROJECT #032-2019
SCALE: 1" = 250'
DATE: 3/6/2020



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- PHASE I:
1. FIELD STAKING OF CLEARING LIMIT FOR ACCESS DRIVEWAY AND SOLAR ARRAY.
 2. CUTTING OF TREES AND BRUSH WITHIN CLEARING LIMITS. BRUSH SHALL BE CHIPPED TO BE USED AS TEMPORARY MULCH DURING THE CONSTRUCTION PERIOD AS NEEDED.
 3. INSTALLATION OF EROSION CONTROL BARRIER AS SHOWN ON APPROVED PLANS.



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PLATT HILL ROAD
WINCHESTER - CONNECTICUT

PHASING PLAN -PHASE I
SHEET 9 OF 13
PROJECT #032-2019
SCALE: 1" = 80'
DATE: 3/6/2020



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- PHASE II:
1. REMOVAL OF STUMPS WITHIN AREA OF ACCESS DRIVEWAY, EAST AND WEST SWALES AND CONSTRUCTED WETLAND SYSTEM.
 2. DISPOSAL OF STUMPS OFF-SITE OR GRINDING OF THEM INTO MULCH ON-SITE.
 3. CONSTRUCTION OF ACCESS DRIVEWAY FROM PLATT HILL ROAD TO SOUTHERN END INCLUDING TWO INTERMITTENT STREAM CROSSINGS.
 4. AFTER ACCESS DRIVEWAY HAS BEEN CONSTRUCTED AND SIDE SLOPES GRADED, INSTALL PARABOLIC SWALES ON EAST & WEST SIDES OF PROPOSED SOLAR ARRAY.
 5. CONSTRUCT COMBINED SWALE AND CONSTRUCTED WETLAND SYSTEM PER PLAN AND DETAILS. SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIXTURE ON APPROVED PLANS.



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PLATT HILL ROAD
WINCHESTER - CONNECTICUT

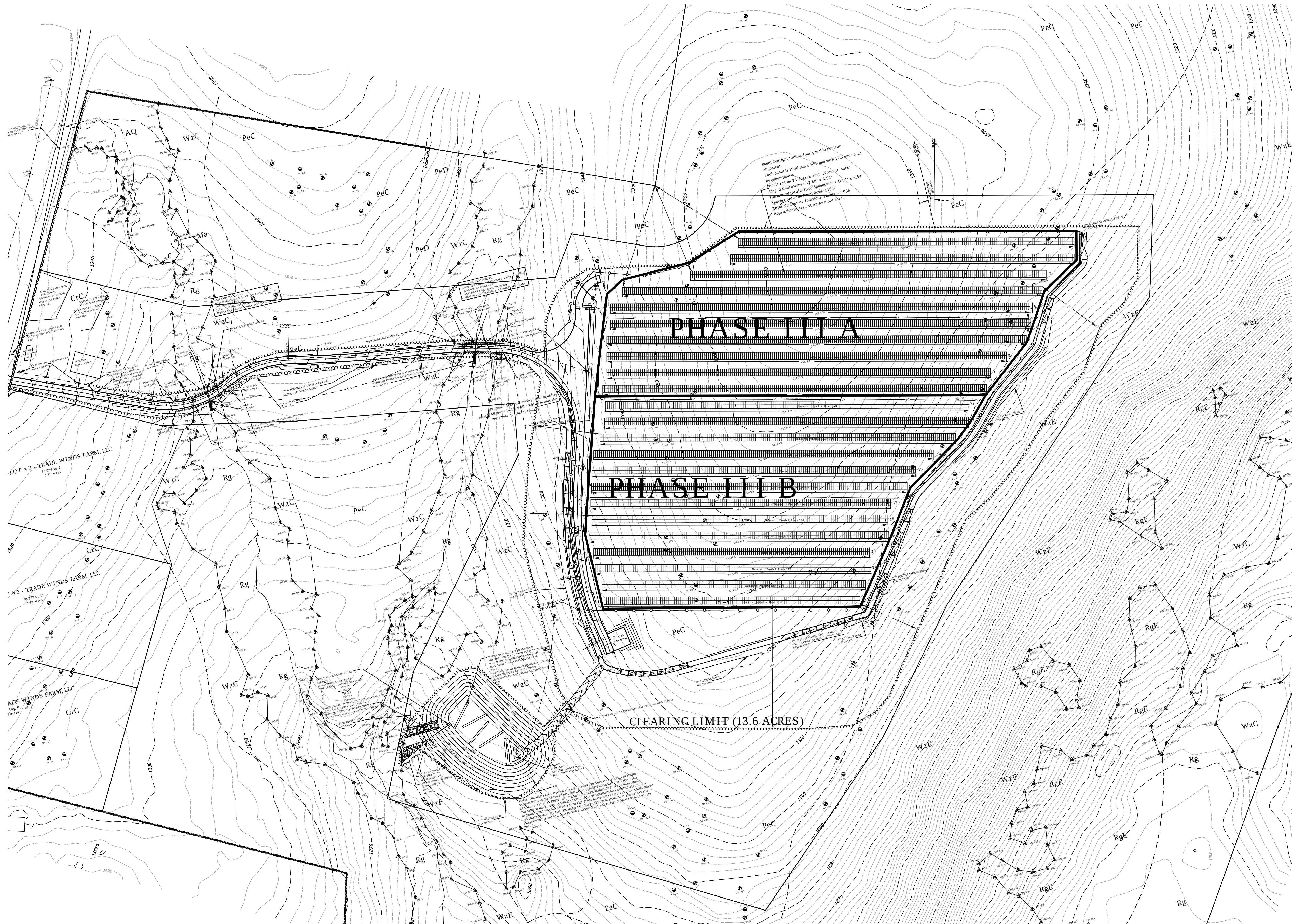
PHASING PLAN - PHASE II
SHEET 10 OF 13
PROJECT #032-2019
SCALE: 1" = 80'
DATE: 3/6/2020



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1. INSTALLATION OF EROSION CONTROL MEASURES FOR CONSTRUCTION OF SOLAR ARRAY IN PHASE III A. ALL EROSION MEASURES TO BE INSTALLED IN ACCORDANCE WITH APPROVED PLANS AND DETAILS.
2. USE YORK RAKE OR SIMILAR EQUIPMENT TO REMOVE LOOSE BRUSH AND SCARIFY GROUND SURFACE. INSTALL STEEL RACKING SYSTEM FOR SOLAR PANELS PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL SOLAR PANELS ON RACKING SYSTEM.
4. SEED AREAS UNDER AND BETWEEN ROWS OF SOLAR PANELS WITH SPECIFIED SEED MIXTURE.
5. EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED OVER THE DISTURBED AREA.
6. WOOD CHIPS SHALL BE USED TO CREATE TEMPORARY BERMS AS SHOWN TO SLOW RUNOFF DOWN UNTIL VEGETATION GROWS UP.

1. INSTALLATION OF EROSION CONTROL MEASURES FOR CONSTRUCTION OF SOLAR ARRAY IN PHASE III B. ALL EROSION MEASURES TO BE INSTALLED IN ACCORDANCE WITH APPROVED PLANS AND DETAILS.
2. USE YORK RAKE OR SIMILAR EQUIPMENT TO REMOVE LOOSE BRUSH AND SCARIFY GROUND SURFACE. INSTALL STEEL RACKING SYSTEM FOR SOLAR PANELS PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL SOLAR PANELS ON RACKING SYSTEM.
4. SEED AREAS UNDER AND BETWEEN ROWS OF SOLAR PANELS WITH SPECIFIED SEED MIXTURE.
5. EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED OVER THE DISTURBED AREA.
6. WOOD CHIPS SHALL BE USED TO CREATE TEMPORARY BERMS AS SHOWN TO SLOW RUNOFF DOWN UNTIL VEGETATION GROWS UP.





DESCRIPTION OF SOIL TYPES AS DETERMINED BY MARC BEROZ, SOIL SCIENTIST
MAP SYMBOL DESCRIPTION
AG AGENTS 8 TO 9 PERCENT SLOPES
CG CHALKY VERY STONY FINE SANDY LOAM 3 TO 15 PERCENT SLOPES
ML MICROTENTILES 8 TO 15 PERCENT SLOPES
PC PAXTON VERY STONY FINE SANDY LOAM 1 TO 15 PERCENT SLOPES
PD PAXTON VERY STONY FINE SANDY LOAM 15 TO 15 PERCENT SLOPES
PE PALMER MUCK 8 TO 15 PERCENT SLOPES
Rg RIGGERSBURY EXTREMELY STONY FINE SANDY LOAM 8 TO 15 PERCENT SLOPES
Rg RIGGERSBURY EXTREMELY STONY FINE SANDY LOAM 15 TO 45 PERCENT SLOPES
WgC WOODBRIDGE EXTREMELY STONY FINE SANDY LOAM 15 TO 15 PERCENT SLOPES
WgC WOODBRIDGE EXTREMELY STONY FINE SANDY LOAM 15 TO 45 PERCENT SLOPES



PREPARED FOR
LODESTAR ENERGY
PLATT HILL ROAD
WINCHESTER - CONNECTICUT

EXISTING CONDITIONS MAP
SHEET 12 OF 13
PROJECT #032-2019
SCALE: 1" = 150'
DATE: 3/6/2020



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PROPERTY LOCATION: PLATT HILL ROAD -WINCHESTER, CONNECTICUT 1.1 PROJECT DESCRIPTION: The project proposes the creation of a solar array on a portion of the approved Trade Winds Farm subdivision on Platt Hill Road. The solar array and associated access, equipment, stormwater management facilities, and clearing for solar access will be located on 24.8 acres as shown. The solar array will be 8.0 in size. The remaining land containing 75 acres will be conveyed to the Winchester Land Trust to remain in its natural state for perpetuity. A 12’ wide driveway from the east side of Platt Hill Road will provide access to the solar array. Two riprap swales, located to the east and west of the solar array will collect and convey runoff to a constructed wetland system proposed to the southeast of the solar array. 1.2 ESTIMATED DISTURBANCE AREA: Approximately 8.7 acres will be disturbed for access, solar array and stormwater management. 5.36 acres of trees will be cut down outside the solar array, the stumps left in place and the area seeded with a wildflower seed mixture for pollinator habitat. 1.3 EROSION CONTROL MEASURES: 12" high Filtrexx Soxx, siltation fence barriers, anti-tracking pad will be used on this site. A Construction entrance will be installed at the driveway entrance off Platt Hill Road. 1.4 CONSTRUCTION PHASES: This project will be done in four phase following the sequence specified below. 1.5 CONSTRUCTION START DATES: Construction on the site will likely commence within 180 days after all required local land use approvals have been obtained from the Connecticut Siting Council assuming weather conditions permit. It is anticipated that all work will be completed within 6 months from commencement date. 1.6 DESIGN INFORMATION: Hydrologic computations and analyses are found in the Stormwater Management Report prepared by this office. 1.7 OTHER PERMITS: The CT DEEP General Permit for Construction Activities must be obtained by the applicant. 1.8 CONSERVATION PRACTICES: Use of riprap swales, constructed wetland w/forebay, use of native seed mixtures for stabilization and habitat improvement. 1.9 DOCUMENT LIST: 1. Project Plan Set comprised of Sheet 1 thru 13 of 13 2.1 HYDROLOGIC CALCULATIONS: Stormwater Management Report 2.2 SOIL TEST RESULTS: Included in Stormwater Management Report CONSTRUCTION SEQUENCE: PHASE I 1. Field delineation of clearing limit for access driveway, stormwater conveyance and treatment systems, solar array and sun exposure area by a licensed land surveyor. 2. Temporary crossings of the two intermittent brooks shall be made using 4-6" diameter trees laid down parallel to the flow path of the intermittent streams to allow for the movement of tree skidders for the cutting and removal of trees. 3. Trees shall be cut down within the staked clearing limits. Whole trees shall be moved using timber skidders to a staging area just off Platt Hill Road. Timber quality logs shall be staked in a pile. All other woody material shall be chipped into a pile for used as a temporary stabilization material on disturbed area if vegetation cannot be established due to weather conditions. 4. No soil disturbance will take place during this phase. PHASE II 1. Install 12" Filtrexx Soxx along the proposed access driveway, and below portions of the riprap swales and constructed wetland system as shown on the approved plans and in accord with the attached construction detail. 2. Remove stumps from area of access driveway, riprap swales and constructed wetland system. The removed stumps shall be placed temporarily at the edge of the anticipated driveway construction limits. 3. The entrance of the access driveway shall be rough graded and the 100' long construction entrance installed at the intersection with Platt Hill Road. 4. Topsoil shall be removed from the portion of the driveway from Platt Hill Road to the first intermittent stream. Topsoil shall be placed in stockpile location as shown. 5. Subsoil shall be mechanically compacted by roller or other similar equipment. The base layer of 1-1/4" processed stone shall be placed and mechanically compacted. 6. The culvert and boulder headwalls shall be installed at the first intermittent stream crossing. After the stream crossing, topsoil shall be removed from the area of the driveway up to the second intermittent stream crossing and placed in the stockpile location. 7. The same process for the initial section of the driveway shall be repeated for the second intermittent stream crossing. 8. Topsoil shall be removed from the area of the driveway from the second intermittent stream crossing up to the "T" intersection, located just west of the solar array. Topsoil shall be placed in the stockpile location as the driveway constructed in the same manner as discussed above. 9. As the driveway construction reaches the area of the solar array, the previously removed stumps shall be moved to the staging area near Platt Hill Road for chipping into mulch or removal from the site. 10. The riprap swale along the eastern edge of the solar array shall be installed at this time and in accordance with the details and specifications shown on the plan. Soil removed to install the riprap swale shall be placed on the downhill side of the swale and graded to blend into the existing grade. Riprap consisting of modified riprap shall be placed in the swale per the approved plan. 11. Topsoil in the area of the southern portion of the driveway shall be removed and placed in a temporary stockpile location as shown. 12. The subsoil shall be mechanically compacted as noted above and then the base layer of 1-1/4" processed stone shall be placed & mechanically compacted. 13. The riprap swale located to the west of the driveway shall be installed in the same manner as the eastern swale was done. The regraded side slopes along the entire driveway shall be seeded, and covered with hay mulch. If it is not an ideal time to grow grass, then the disturbed areas shall be covered with a minimum of 4" of wood chips/mulch to reduce the impact of raindrops on the un-vegetated surface and prevent erosion of the earth slopes. 14. The constructed wetland, outlet structure and emergency spillway shall be installed in compliance with the approved plans. The earth berms in the bottom of the basin shall be installed. The bottom of the basin and side slopes shall be seeded with the specified seed mixture, and covered with hay mulch. 15. The area of trees cleared outside the limit of the array shall be seeded with the wildflower seed mixture specified for this area in order to establish pollinator habitat. PHASE III - A: 1. Remove stumps from upper portion of solar array (Rows #1 to #10). Using Yoke Rake or similar equipment remove brush and other loose organic debris from ground surface. 2. Project land surveyor shall stake centerline of Row #5. 12" Filtrexx Soxx shall be installed just above Row #6 and Row #11 as shown on the plan and in accord with the attached detail. 3. Posts shall be installed for racking system for solar array in accordance with manufacturer's detail and specifications for Row #5. 4. After Row #5 has been installed, the rows uphill and downhill of Row #5 shall be installed providing the edge to edge offset of 15'. 5. After Rows #1 to #10 have been installed along with any electrical equipment, the ground surface shall be lightly scarified by York Rake or mini-excavator, if ground surface has been compacted. All disturbed areas within Phase IIIA of the solar array shall be seeded with New England Semi-Shade Grass and Forbs Mix by New England Wetland Plants. 6. The two rows of Filtrexx Soxx shall remain in place to prevent concentrated flow as the seed mixture becomes established. PHASE III - B: 1. Remove stumps from lower portion of solar array (Rows #11 to #23). Using Yoke Rake or similar equipment remove brush and other loose organic debris from ground surface. 2. Project land surveyor shall stake centerline of Row #17. 12" Filtrexx Soxx shall be installed just above Row #17 and below Row #23 as shown on the plan and in accord with the attached detail. 3. Posts shall be installed for racking system for solar array in accordance with manufacturer's detail and specifications for Row #17. 4. After Row #17 has been installed, the rows uphill and downhill of Row #17 shall be installed providing the edge to edge offset of 15'. 5. After Rows #11 to #23 have been installed along with any electrical equipment, the ground surface shall be lightly scarified by York Rake or mini-excavator, if ground surface has been compacted. All disturbed areas within Phase IIIA of the solar array shall be seeded with New England Semi-Shade Grass and Forbs Mix by New England Wetland Plants. 6. The two rows of Filtrexx Soxx shall remain in place to prevent concentrated flow as the seed mixture becomes established. 7. The perimeter fence and gate shall be installed at this time and in accord with the submitted details. PLAN OBJECTIVES AND PRINCIPALS: The objectives of the Soil Erosion and Sediment Control Plan are to manage both the runoff and the earthwork operations by using Best Management Practices. The objectives are as follows: a. Control erosion at its source with temporary control measures, minimize the runoff from areas of disturbance, distribute stormwater through natural vegetation before being discharged into wetland systems. b. Keep land disturbance to a minimum. The site layout has been designed to minimize any potential impacts to wetlands. c. Construct the project in phases to minimize the area of the site under active construction at one time. d. Retain existing vegetation wherever feasible. Siltation fence or other barriers will be used to limit the extent of earthwork. e. Stabilize disturbed areas as soon as practical. Earth disturbance shall not occur on a given area until active construction is to take place in this area. f. Minimize the length and steepness of slopes. g. Maintain low runoff velocities. h. Trap sediment on site. Siltation fence barriers and driveway construction entrance will trap sediment during the construction period. i. Establish a maintenance and repair program during the construction period. Erosion control measures will be inspected weekly during the spring months, twice a month during the summer and/or following rainfall events of greater than 0.5 inches and repaired as needed to ensure that they function properly. j. Assign responsibility for the maintenance program. The responsibility for the maintenance program will be assigned to the contractor who shall designate one of its supervisory personnel to be the liaison to the owner's representative. the owner shall retain the services of a licensed professional who shall inspect and monitor the contractor's methods and have the authority to require modifications to the Erosion and Sediment Control Plan. The town will be copied on all inspection reports prepared on behalf of the project. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES - MAINTENANCE REQUIREMENTS: 1. Siltation fence barriers: Accumulated sediment shall be removed when it has reached a height of 25% of the exposed sediment barrier and disposed off is an appropriate manner. 2. Filtrexx Soxx shall be inspected on a monthly basis. Accumulated sediment shall be removed from the uphill side of the Soxx when it is 50% of the height of the Soxx above grade. CONTROL PLAN IMPLEMENTATION: 1. The contractor shall inspect the effectiveness and condition of erosion control devices during storm events, and after each rainfall event of 0.5" or more, prior to weekends and prior to forecasted large storm events. 2. The contractor shall repair or replace damaged erosion control measures immediately, and in case, more than four hours after observing such deficiencies. 3. The contractor shall be prepared to implement interm drainage controls and erosion control measures as may be necessary during the course of construction. 4. The constactor shall make available on-site all equipment, materials and labor necessary to effect emergency erosion control measures within four hours of any impending emergency situation. 5. The contractor shall make a final inspection, and clean up any tracked sediment on the existing road. 6. The contractor shall have on call at all times, a responsible representative who, when authorized, will mobilize the necessary personnel, materials and equipment and otherwise provide the required action when notified of any impending emergency situation. 7. The contractor shall supply a telephone number to the town engineer, planning agent so that the contractor may be contacted during the evenings and on weekends, if necessary. 8. The contractor shall maintain a minimum of 165 lf of Filtrexx 12" Soxx and 200 lf of silt fence on the site for emergencies. GENERAL EROSION AND SEDIMENTATION CONTROL PLAN NOTES: 1. Regrading on this site shall done in such a manner as to prevent stagnant water from collecting in depressions. 2. All erosion and sedimentation control measures will be installed prior to the start of any construction activity. 3. All erosion and sedimentation control measures shall be constructed in accordance with the submitted construction details and in compliance with the specifications and standards found in the "Guidelines for Soil Erosion and Sediment Control" as prepared by the State of Connecticut, revised to 2002. 4. Siltation fence barriers will be installed at the limit of all disturbed areas. Staked straw bales, will be utilized as necessary during the construction period. All work done shall be in accordance with the details shown on the plans. 5. Land disturbance will be kept to a minimum. Restabilization of all disturbed areas will occur as soon as final grading in complete. 6. All erosion and sedimentation control measures will be maintained in an effective conditions throughout the construction period. 7. Accumulated sediment will be removed from the control structures and disposed of in a lawful and safe manner. 8. Additional control measures will be installed during the construction period if the Zoning or Wetland Enforcement Officer requires them. The design engineer shall inspect the site periodically to ensure the proper installation of erosion control measures. 9. Regular inspections of the construction site shall be made by a representative of the Town of Glastonbury and a professional retained by the owner to assure compliance with the approved plans. 10. The responsibility for implementing the erosion and sedimentation control plan, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the appropriate town agencies of any transfer of this responsibility and for conveying a copy of the erosion and sedimentation control plan if title to the land is transferred is placed upon the owner of record. SEED MIXTURES NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX: Virginia Wildrye, Canada Wild Rye, Partridge Pea, Red Fescue, Spiked Grayfeather/Marsh Blazing Star, Sensitive Fern, Zigzag Aster, Hollow-Stem Joe Pye Weed, White Avens, Eastern Columbine, and Pat Rush. Application Rate: 30 pounds per acre or 1 pound per 1,450 square feet NEW ENGLAND WILDFLOWER MIX: Little Bluestem, Red Fescue, Indian Grass, Partridge Pea, Canada Wild Rye, Blue Vervain, Butterfly Milkweed, Narrowleafed Blue Eyed Grass, Black Eyed Susan, New England Aster, Spiked Greyfeather/Marsh Blazing Star, Starved/Calico Aster, Early Goldenrod, and Hollow-Stem Joe Pye Weed. Application Rate: 23 pounds per acre or 1 pound per 1,900 square feet. NEW ENGLAND WETMIX: Fox Sedge, Lurid Sedge, Blunt Broom Sedge, Blue Vervain, Fowl Bluegrass, Hop Sedge, Green Bulrush, Creeping Spike Rush, Fringed Sedge, Soft Rush, Spotted Joe Pye Weed, Rattlesnake Grass, Swamp Aster, Blueflag, Swamp Milkweed, and Square Stemmed Monkey Flower. Application Rate: 18 pounds per acre or 1 pound per 2,500 square feet NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES: Riverbank Wild Rye, Creeping Red Fescue, Little Bluestem, Big Bluestem, Switch Grass, Upland Bentgrass, Nodding Bur Marigold, Hollow-Stemed Joe Pye Weed, New England Aster, Boneset, Blue Vervain, Soft Rush, and Wool Grass. Application Rate: 35 pounds per acre or 1 pound per 1,250 square feet SEEDING MIXTURES FOR AREAS TO BE MAINTAINED AS GRASS: MIXTURE #1 KENTUCKY BLUEGRASS20 LBS/ACRE CREEPING RED FESCUT20 LBS/ACRE PERENNIAL RYEGRASS5 LBS/ACRE MIXTURE #2 CREEPING RED FESCUE20 LBS/ACRE REDTOP2 LBS/ACRE TALL FESCUE20 LBS/ACRE TRINKAUS ENGINEERING, LLC CIVIL ENGINEERS 114 HUNTERS RIDGE ROAD SOUTHBRURY, CONNECTICUT 06488 203-264-4558 (phone & fax) Email: trinkaus@earthlink.net Website: http://www.trinkausengineering.com LOW IMPACT SUSTAINABLE DEVELOPMENT TRINKAUS ENGINEERING CONSTRUCTION NARRATIVE SHEET 13 OF 13 PROJECT #032-2019 SCALE: 1" = 150' DATE: 3/6/2020 PREPARED FOR LODESTAR ENERGY PLATT HILL ROAD WINCHESTER - CONNECTICUT
