

EXHIBIT B

Initial Project Site Plan

ZONING INFORMATION

LOCATION: BETHANY, NEW HAVEN COUNTY				
ZONE: R-65 (RESIDENTIAL-65)				
USE: SOLAR PHOTOVOLTAIC ARRAY (PERMITTED USE BY CT SITING COUNCIL)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	65,000 S.F.	924,606 S.F. (21.23 AC.)	NO
2	MINIMUM LOT WIDTH	200 FEET	548 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE SPECIFIED	548 FEET	NO
4	MINIMUM FRONT SETBACK	50 FEET	71 FEET	NO
5	MINIMUM SIDE SETBACK	50 FEET	59 FEET	NO
6	MINIMUM REAR SETBACK	50 FEET	N/A	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	N/A	NO
8	MINIMUM BUILDABLE AREA	43,560 S.F.	836,937 S.F.	NO
9	MAXIMUM GROUND COVERAGE	N/A	N/A	NO

SITE PLAN LEGEND

- PROPERTY LINE
- LOD
- LIMIT OF DISTURBANCE
- SOLAR ARRAY SETBACK
- 100' UPLAND REVIEW AREA
- PROPOSED TREELINE
- PROPOSED CHAIN-LINK FENCE
- PROPOSED GRAVEL AREA
- PROPOSED CONCRETE PAD
- AREA OF IMPACT INSIDE 100' WETLAND BUFFER
- PROPOSED EVERGREEN TREE

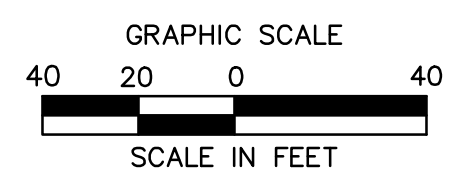
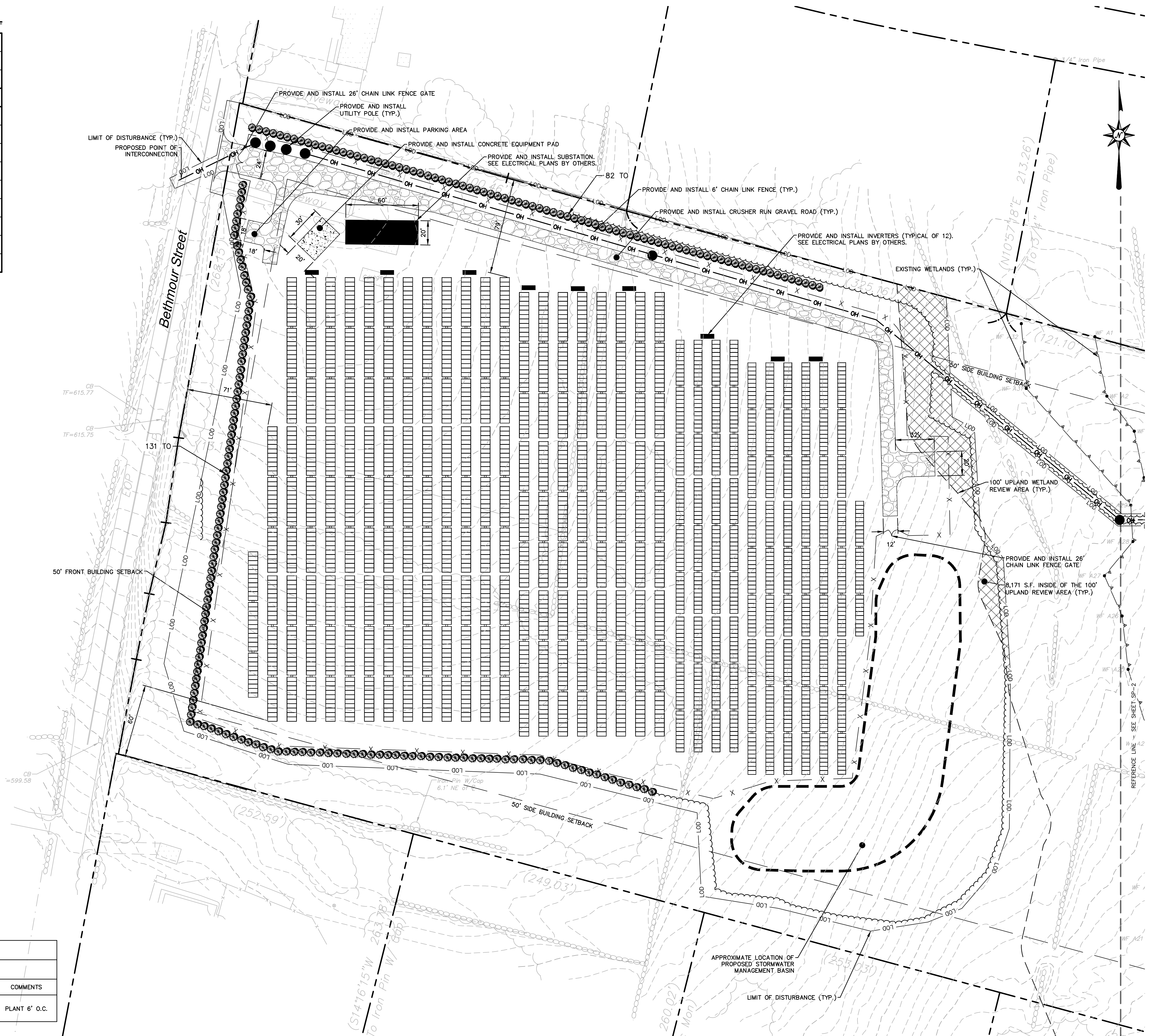
PROJECT LOCATION



SCALE: 1"=500'

LANDSCAPE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TO	265	<i>Thuja occidentalis</i> 'Techny'	TECHNY ARBORVITAE	B&B OR CONT.	7'-8' HT. MIN.	PLANT 6' O.C.



NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY

REVISIONS	No.	Date	Desc.	Revised Per	Contractor Comments
	1.	06/14/2022			

Designed	R.M.D.
Drawn	R.M.D.
Reviewed	C.D.G.
Scale	1"=40'
Project No.	2101190
Date	04/29/2022
CAD File:	SP210119001

Title
SITE PLAN

Sheet No.

1/6/2022 - 2:00PM - C:\WORK\2101190\DWG\SP210119001.DWG (3/1/2022) 1:30PM - 45C

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3	MINIMUM LOT FRONTAGE	NONE SPECIFIED	548 FEET	NO
4	MINIMUM FRONT SETBACK	50 FEET	N/A	NO
5	MINIMUM SIDE SETBACK	50 FEET	57 FEET	NO
6	MINIMUM REAR SETBACK	50 FEET	297 FEET	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	N/A	NO
8	MINIMUM BUILDABLE AREA	43,560 S.F.	836,937 S.F.	NO
9	MAXIMUM GROUND COVERAGE	N/A	N/A	NO

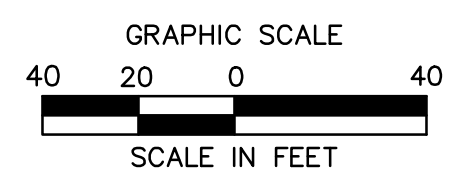
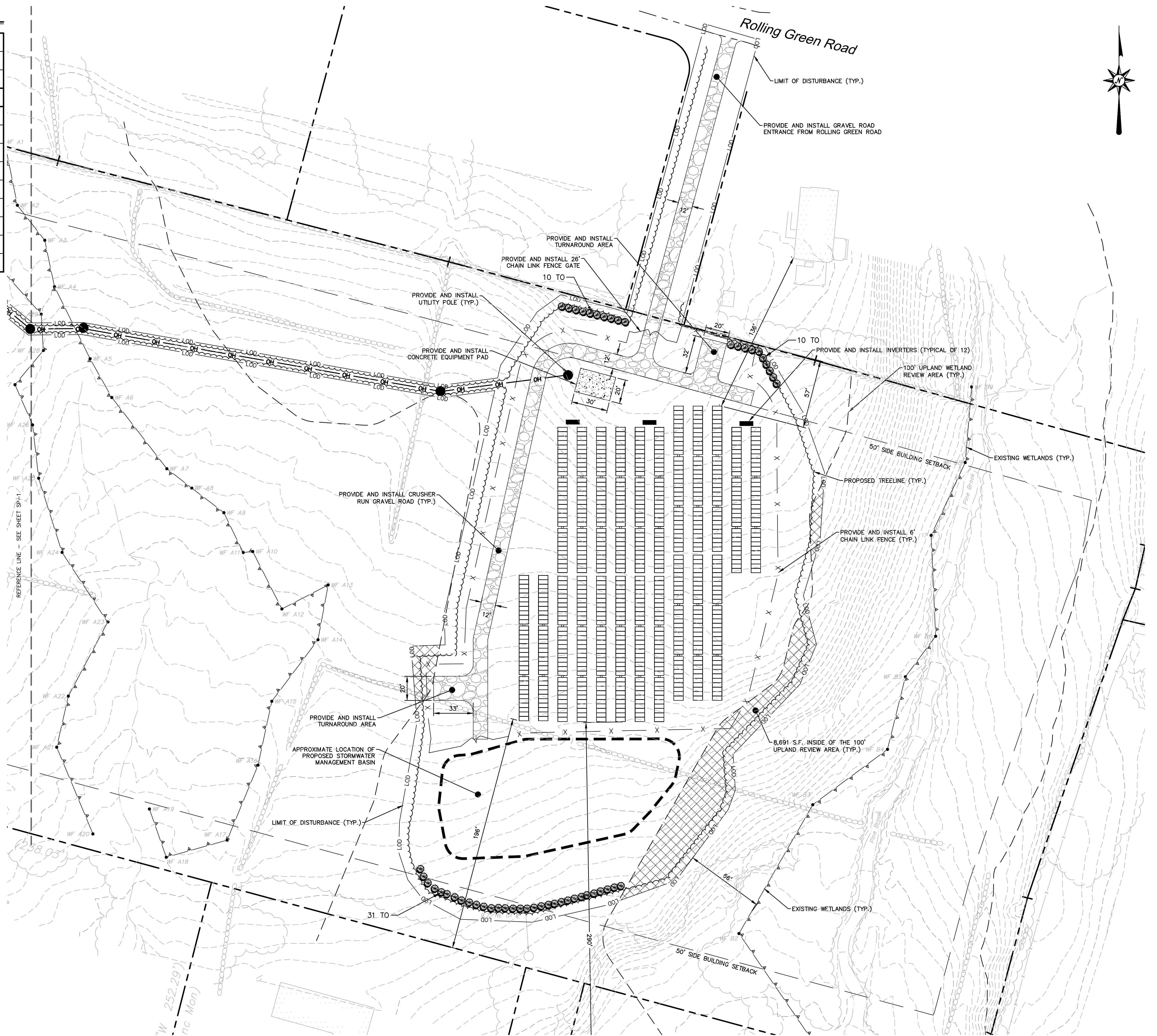
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Title
SITE PLAN

Sheet No.

SP-2

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