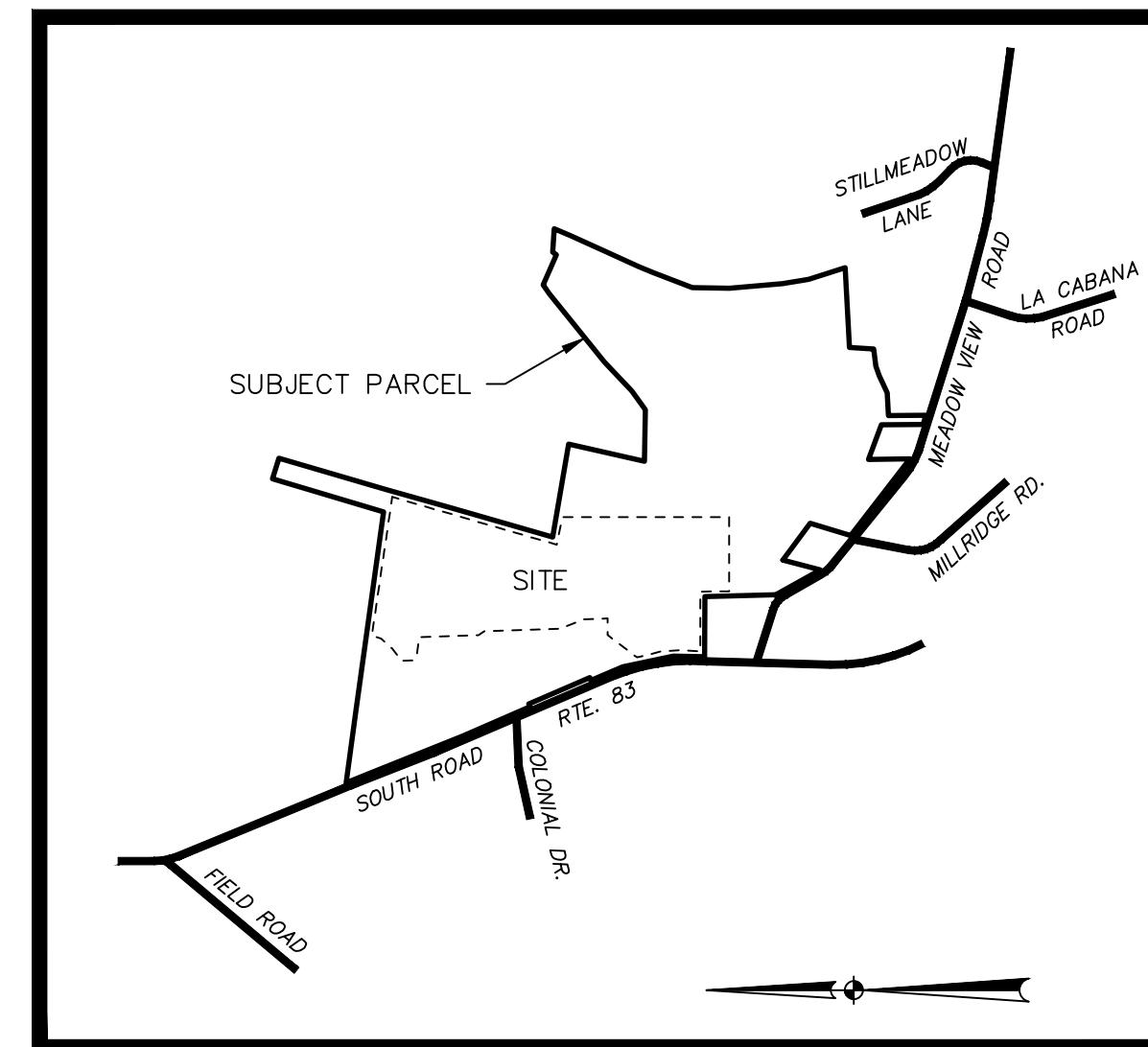


Somers Solar

159 South Road
Somers, Connecticut



KEY PLAN MAP
1"=1000'

Applicant
Santa Fuel, Inc.
154 Admiral Street
Bridgeport, CT 06605

Owner
*Nancy B. Edgar Revocable Trust
& Dianne Bordeaux Lenti*
11 Mountain View Road
Somers, CT 06071

Prepared By



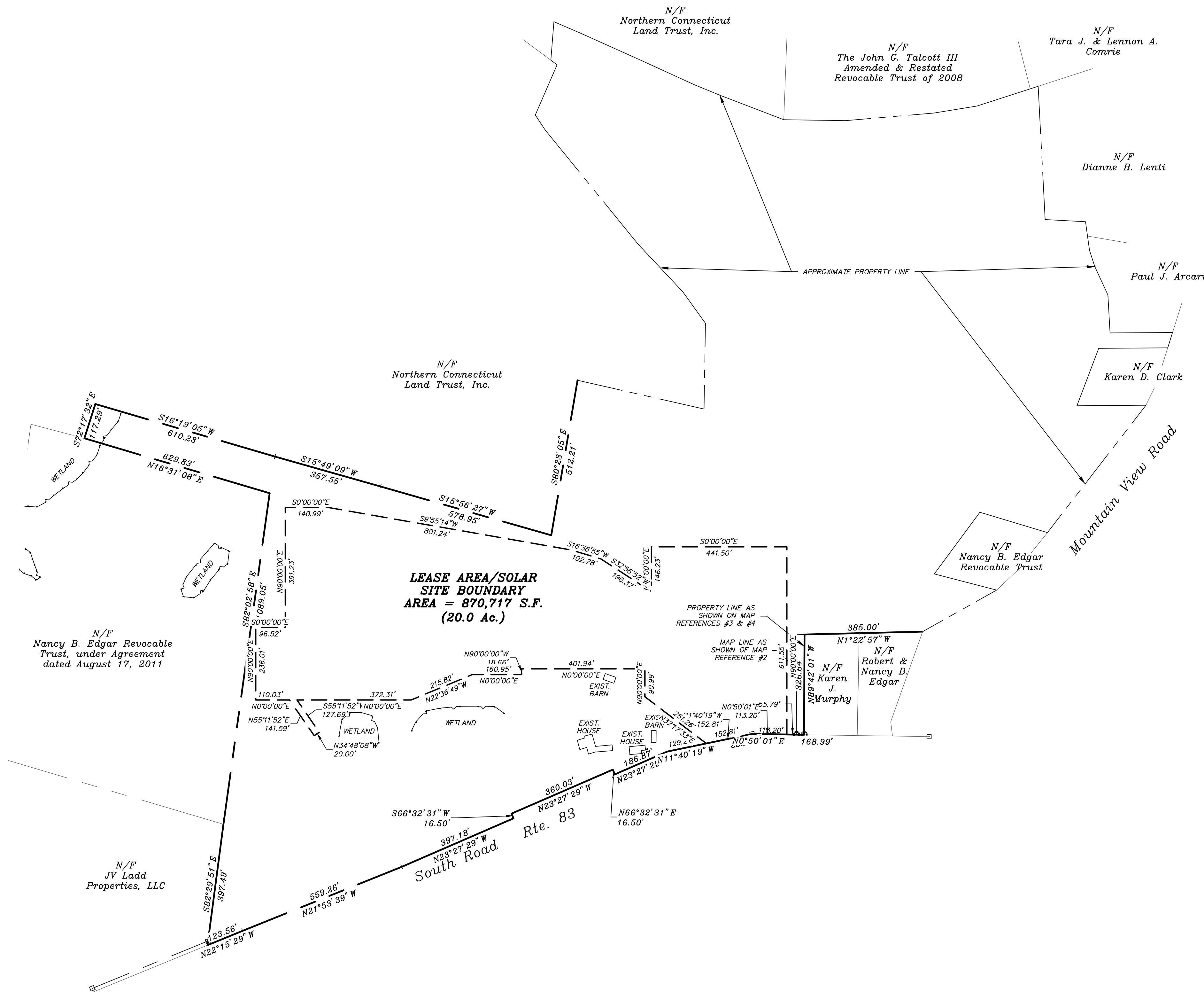
J.R. Russo & Associates, LLC
PO Box 938, 1 Shoham Rd East Windsor CT 06088
www.jrrusso.com · CT 860.623.0569 · MA 413.785.1158



DRAWING INDEX

SHEET TITLE	SHEET NO.	LATEST REVISION
<u>CIVIL</u>		
COVER SHEET	1 of 8	9-14-23
BOUNDARY SURVEY	2 of 8	9-14-23
EXISTING CONDITIONS PLAN	3 of 8	9-14-23
OVERALL AERIAL PLAN	4 of 8	9-14-23
SITE PLAN	5 of 8	9-14-23
SITE PLAN	6 of 8	9-14-23
EROSION & SEDIMENT CONTROL NOTES & DETAILS	7 of 8	9-14-23
DETAILS	8 of 8	9-14-23

S:\Acad\2023 Civil\3D\2023-001 Louth Callan Renewables\Russo Drawings\2023-001.dwg, 1:1



**LEASE AREA/SOLAR
SITE BOUNDARY
AREA = 870,717 S.F.
(20.0 Ac.)**

N/F
Nancy B. Edgar Revocable
Trust, under Agreement
dated August 17, 2011

N/F
JV Ladd
Properties, LLC

N/F
Northern Connecticut
Land Trust, Inc.

N/F
The John G. Talcott III
Amended & Restated
Revocable Trust of 2008

N/F
Tara J. & Lennon A.
Comrie

N/F
Dianne B. Lenti

N/F
Paul J. Arcari

N/F
Karen D. Clark

N/F
Nancy B. Edgar
Revocable Trust

N/F
Robert &
Nancy B.
Edgar

N/F
Karen
J.
Murphy

South Road
Rte. 83

Mountain View Road

APPROXIMATE PROPERTY LINE

WETLAND

WETLAND

WETLAND

WETLAND

PROPERTY LINE AS
SHOWN ON MAP
REFERENCES #3 & #4

MAP LINE AS
SHOWN ON MAP
REFERENCE #2

EXIST. HOUSE

EXIST. HOUSE

EXIST. BARN

EXIST. BARN

Reference Maps:

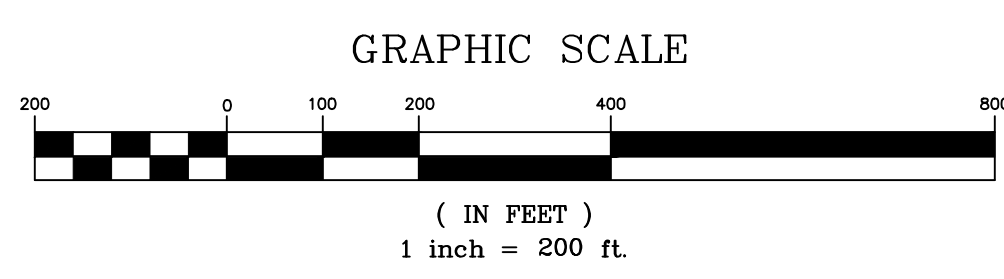
- "Connecticut State Highway Department Right of Way Map Town of Somers Rockville-Somers Road From The Ellington Town Line Northerly About 11,400 Feet Route No. 108 Scale 1"=40' Date: Dec. 30, 1931"
- "Plan Of Land For Robert A. Bordeaux Mountain View Road-Somers, Conn." Scale: 1"=30'-0" June 23, 1966 Smith & Wallen Engineering Company, Inc.
- "Property Of Robert A. Bordeaux & Dianne L. Connors South & Mountain View Roads Somers, Conn. Scale: 1"=100' September, 1983" Class A-2 by John J. Connolly, Jr., L.S.
- "Earth Products Removal Property Of Robert A. & Maire D. Bordeaux & Dianne L. Connors South Road Rte. 83 & Mountain View Road Somers, Connecticut Scale: 1"=100' Date: 3-6-96 Rev. 11-20-97" by J.R. Russo & Associates

Notes:

- Portion of the parcel is located in inland wetlands as delineated by Rick Zulick, Soil Scientist.
- The parcel is not located in a flood hazard zone, Firm Panel No. 0901120013D, Date August 16, 2006.
- Horizontal datum based on N.A.D. 1983.

LEGEND

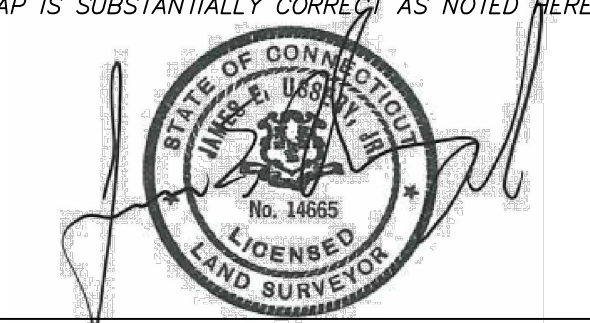
- LIMIT OF WETLANDS
- PROPERTY LINE
- LEASE LINE



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey partially conforming to Horizontal Class A-2 and partially conforming to Horizontal Class D.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



Applicant
Santa Fuel, Inc.
154 Admiral Street
Bridgeport, CT 06605

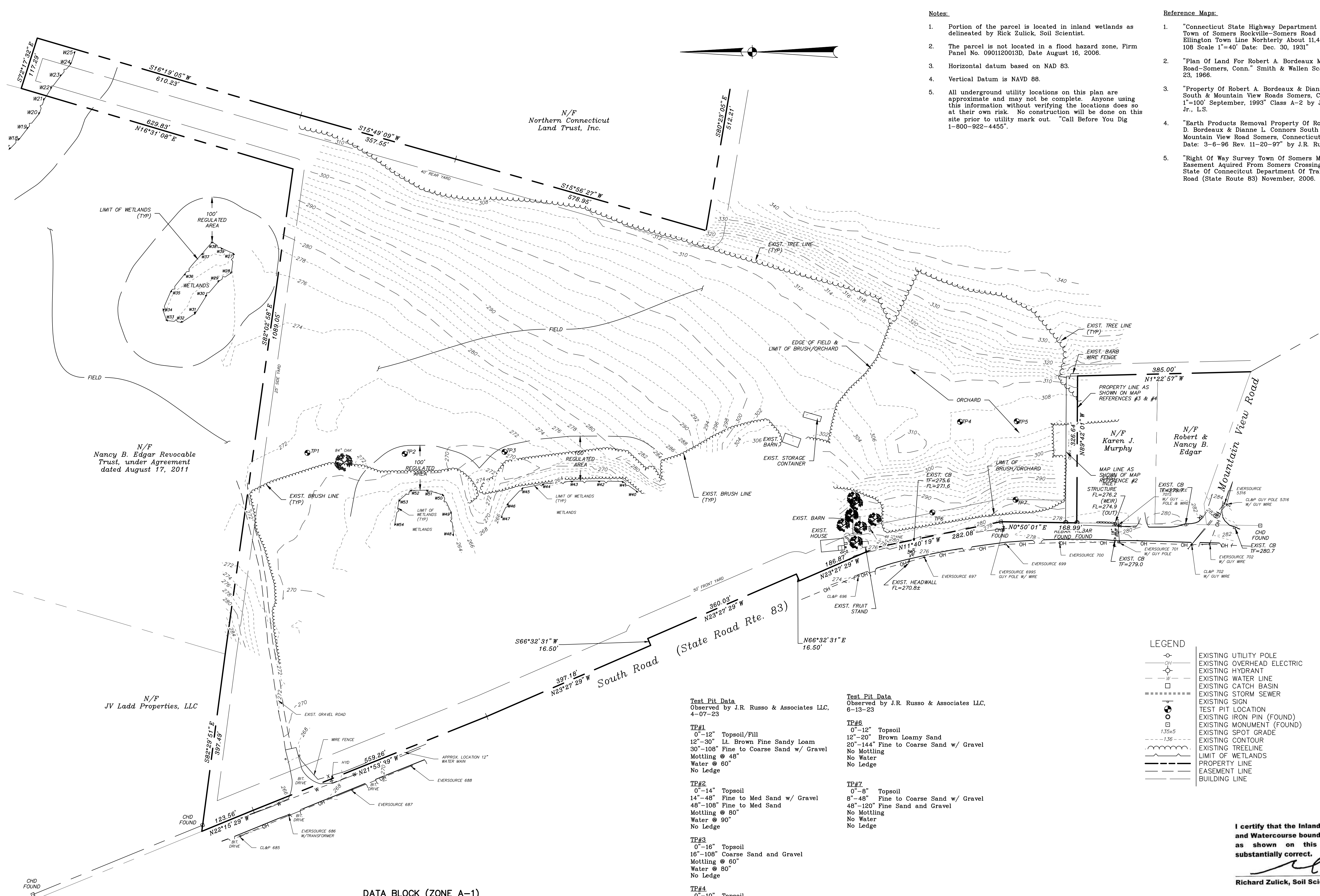
REVISIONS	
BY: LF/TAC	CHK: JEU

Somers Solar
159 South Road
Somers, Connecticut
Map 05 Lot 73 Zone: A-1

Boundary Survey

DATE	9-14-23
SCALE	1"=200'
JOB NUMBER	2023-001
SHEET	2 of 8

S:\Acad\2023 Civil\3D\2023-001 Louth Callan Renewables\Russo Drawings\2023-001.dwg, 1:1



- Notes:**
1. Portion of the parcel is located in inland wetlands as delineated by Rick Zulick, Soil Scientist.
 2. The parcel is not located in a flood hazard zone, Firm Panel No. 0901120013D, Date August 16, 2006.
 3. Horizontal datum based on NAD 83.
 4. Vertical Datum is NAVD 88.
 5. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

- Reference Maps:**
1. "Connecticut State Highway Department Right of Way Map Town of Somers Rockville-Somers Road From The Ellington Town Line Northerly About 11,400 Feet Route No. 108 Scale 1"=40' Date: Dec. 30, 1931"
 2. "Plan of Land For Robert A. Bordeaux Mountain View Road-Somers, Conn." Smith & Wallen Scale: 1"=30' June 23, 1966.
 3. "Property Of Robert A. Bordeaux & Dianne L. Connors South & Mountain View Roads Somers, Conn. Scale: 1"=100' September, 1993" Class A-2 by John J. Connolly, Jr., L.S.
 4. "Earth Products Removal Property Of Robert A. & Maire D. Bordeaux & Dianne L. Connors South Road Rte. 83 & Mountain View Road Somers, Connecticut Scale: 1"=100' Date: 3-6-96 Rev. 11-20-97" by J.R. Russo & Associates
 5. "Right of Way Survey Town Of Somers Map Showing Easement Acquired From Somers Crossing LLC By The State Of Connecticut Department Of Transportation South Road (State Route 83) November, 2006.

N/F Nancy B. Edgar Revocable Trust, under Agreement dated August 17, 2011

N/F JV Ladd Properties, LLC

N/F Northern Connecticut Land Trust, Inc.

N/F Karen J. Murphy

N/F Robert & Nancy B. Edgar

South Road (State Road Rte. 83)

Mountain View Road

LEGEND

	EXISTING UTILITY POLE
	EXISTING OVERHEAD ELECTRIC
	EXISTING HYDRANT
	EXISTING WATER LINE
	EXISTING CATCH BASIN
	EXISTING STORM SEWER
	EXISTING SIGN
	TEST PIT LOCATION
	EXISTING IRON PIN (FOUND)
	EXISTING MONUMENT (FOUND)
	EXISTING SPOT GRADE
	EXISTING CONTOUR
	EXISTING TREELINE
	LIMIT OF WETLANDS
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE

- Test Pit Data**
Observed by J.R. Russo & Associates LLC, 4-07-23
- TP#1**
0'-12" Topsoil/Fill
12"-30" Lt. Brown Fine Sandy Loam
30"-108" Fine to Coarse Sand w/ Gravel
Mottling @ 48"
Water @ 60"
No Ledge
- TP#2**
0'-14" Topsoil
14"-48" Fine to Med Sand w/ Gravel
48"-108" Fine to Med Sand
Mottling @ 80"
Water @ 90"
No Ledge
- TP#3**
0'-16" Topsoil
16"-108" Coarse Sand and Gravel
Mottling @ 60"
Water @ 80"
No Ledge
- TP#4**
0'-10" Topsoil
10"-24" Lt. Brown Sandy Loam
24"-108" Coarse Sand and Gravel
No Mottling
No Water
No Ledge
- TP#5**
0'-11" Topsoil
11"-24" Lt. Brown Sandy Loam
24"-66" Coarse Sand and Gravel
No Mottling
No Water
Refusal @ 66"
- TP#6**
0'-12" Topsoil
12"-20" Brown Loamy Sand
20"-144" Fine to Coarse Sand w/ Gravel
No Mottling
No Water
No Ledge
- TP#7**
0'-8" Topsoil
8"-48" Fine to Coarse Sand w/ Gravel
48"-120" Fine Sand and Gravel
No Mottling
No Water
No Ledge

DATA BLOCK (ZONE A-1)

REQUIREMENT	REQUIREMENT
MIN. FRONTAGE:	175'
MIN. AREA:	40,000 S.F.
FRONT YARD:	50'
SIDE YARD:	25'
REAR YARD:	40'
MAX. LOT COVERAGE:	25%

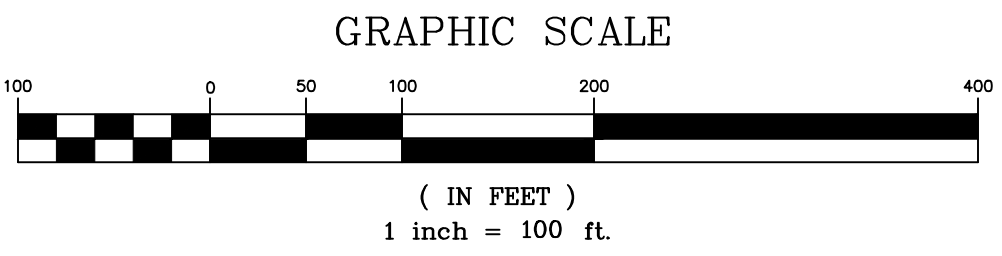
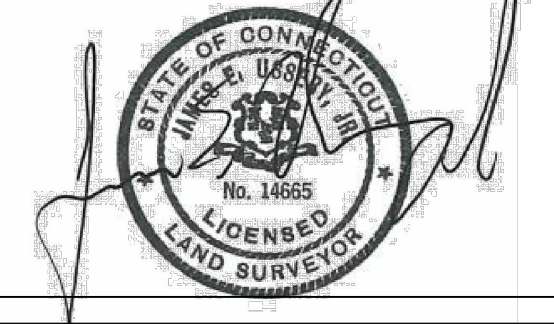
This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey partially conforming to Horizontal Class A-2 and partially to Horizontal Class D & a Topographic Survey conforming to Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

I certify that the Inland Wetlands and Watercourse boundary line(s) as shown on this map is substantially correct.

Richard Zulick, Soil Scientist

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



RUSSO
SURVEYORS-ENGINEERS
SERVING CT & MA

J.R. Russo & Associates, LLC
PO Box 988, 150 Main Rd East Windsor, CT 06088
www.jrusso.com • CT 860.623.0569 • MA 418.451.8158

Applicant
Santa Fuel, Inc.
154 Admiral Street
Bridgeport, CT 06605

REVISIONS

BY: LF/AJ	CHK: JEU
-----------	----------

Somers Solar
159 South Road
Somers, Connecticut
Map 05 Lot 73 Zone: A-1

Existing Conditions Plan

DATE	9-14-23
SCALE	1"=100'
JOB NUMBER	2023-001
SHEET	3 of 8

REVISIONS

BY: LF/TAC CHK: JEU

Site Plan

DATE
9-14-23
SCALE
1"=50'
JOB NUMBER
2023-001
SHEET
5 of 8

EROSION & SEDIMENT CONTROL PLAN KEY

- PS PERMANENT SEEDING
- TS TEMPORARY SEEDING
- SB SEDIMENT BARRIER
- OP OUTLET PROTECTION
- RR RIPRAP

DATA BLOCK (ZONE A-1)

MIN. FRONTAGE:	175'
MIN. AREA:	40,000 S.F.
FRONT YARD:	50'
SIDE YARD:	25'
REAR YARD:	40'
MAX. LOT COVERAGE:	25%

LEGEND

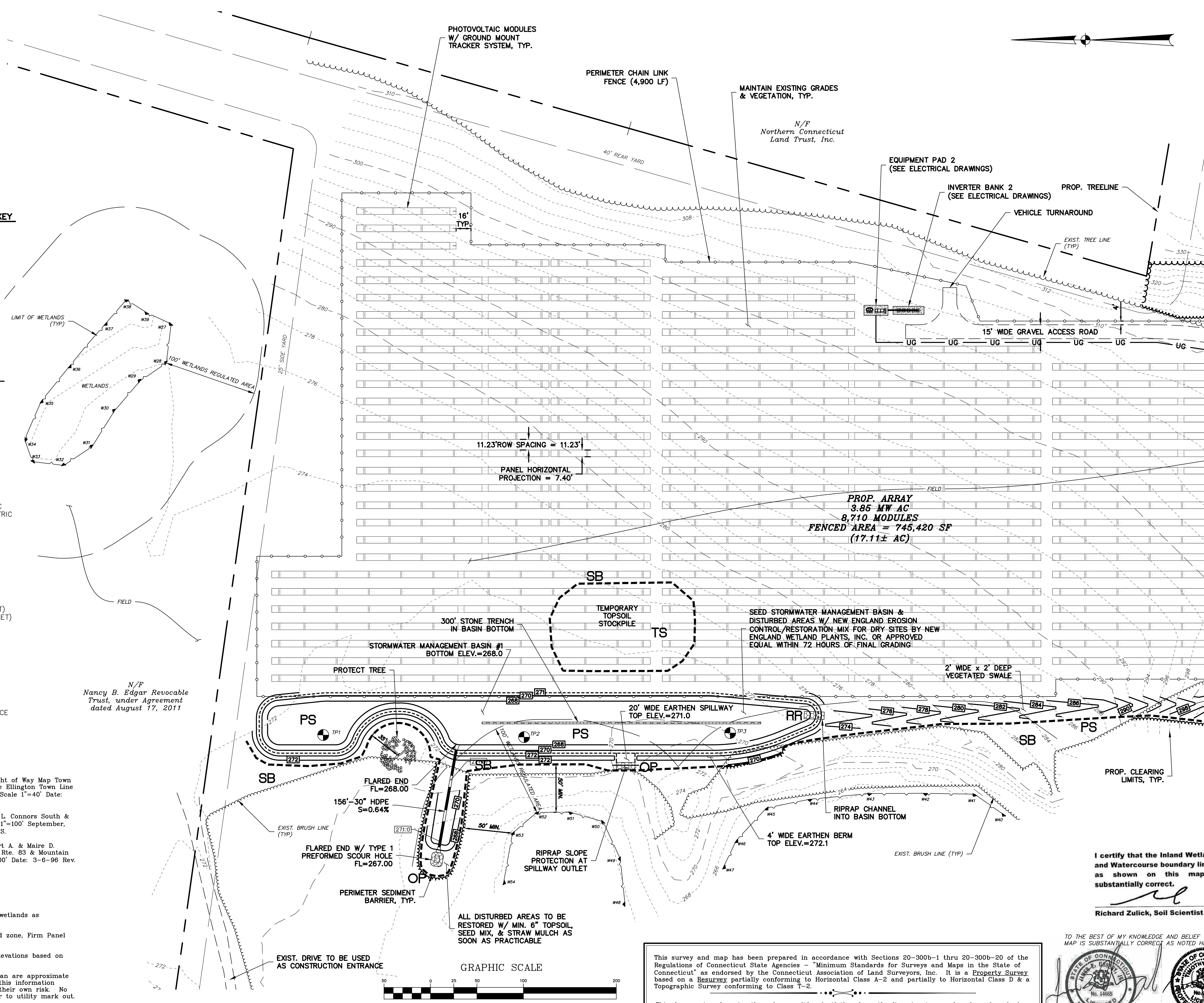
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- OH — EXISTING OVERHEAD ELECTRIC
- OH — PROPOSED OVERHEAD ELECTRIC
- UG — EXISTING UNDERGROUND ELECTRIC
- UG — PROPOSED UNDERGROUND ELECTRIC
- EXISTING HYDRANT
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING YARD DRAIN
- PROPOSED YARD DRAIN
- EXISTING DRAINAGE MANHOLE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SIGN
- TEST PIT LOCATION
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- PROPOSED MONUMENT (FOUND)
- EXISTING MONUMENT (FOUND)
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF WETLANDS
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- STAKED HAYBALES OR SILT FENCE
- WOODY DEBRIS BERM

Reference Maps:

- "Connecticut State Highway Department Right of Way Map Town of Somers Rockville-Somers Road From The Ellington Town Line Northerly About 11,400 Feet Route No. 108 Scale 1"=40' Date: Dec. 30, 1931"
- "Property Of Robert A. Bordeaux & Dianne L. Connors South & Mountain View Roads Somers, Conn. Scale: 1"=100' September, 1993" Class A-2 by John J. Connolly, Jr., L.S.
- "Earth Products Removal Property Of Robert A. & Maire D. Bordeaux & Dianne L. Connors South Road Rte. 83 & Mountain View Road Somers, Connecticut Scale: 1"=100' Date: 3-6-96 Rev. 11-20-97" by J.R. Russo & Associates

Notes:

- Portion of the parcel is located in inland wetlands as delineated by Rick Zulick, Soil Scientist.
- The parcel is not located in a flood hazard zone, Firm Panel No. 0901120013D, Date August 16, 2006.
- Horizontal datum based on N.A.D. 1983. Elevations based on N.A.V.D. 1988 Datum.
- All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".



MATCHLINE

I certify that the Inland Wetlands and Watercourse boundary line(s) as shown on this map is substantially correct.

Richard Zulick
Richard Zulick, Soil Scientist

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

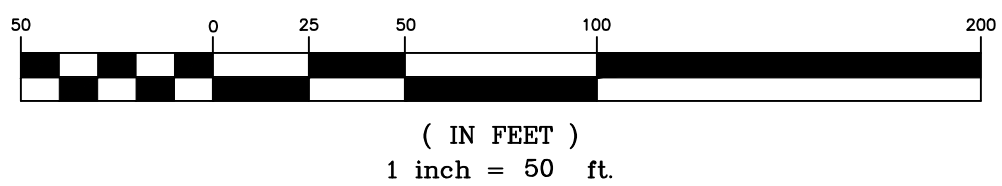


This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a Resurvey partially conforming to Horizontal Class A-2 and partially to Horizontal Class D & a Topographic Survey conforming to Class T-2.

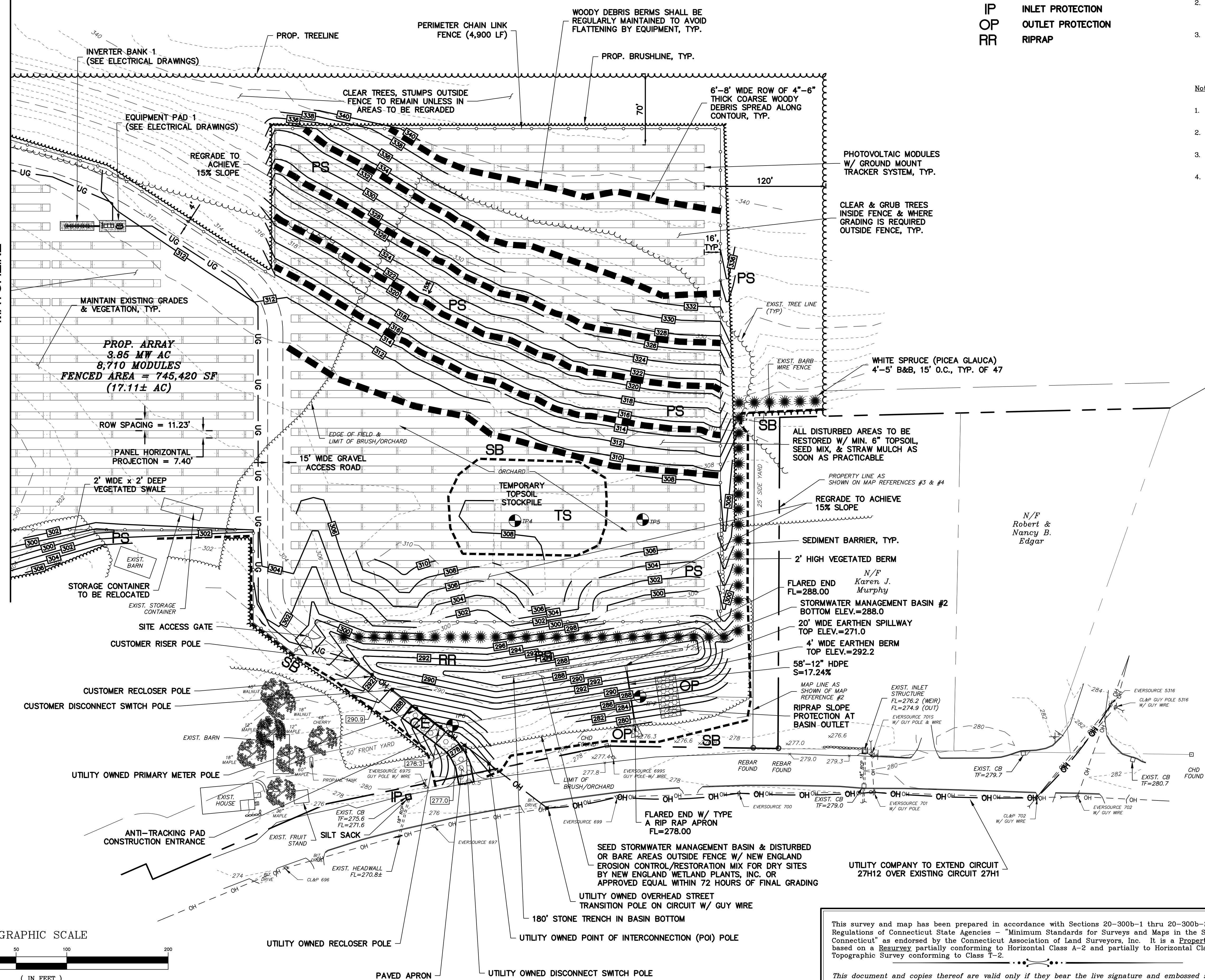
This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

S:\Acad\2023\Civil\3D\2023-001 Louth Callan Renewables\Russo Drawings\2023-001.dwg, 1:1

GRAPHIC SCALE



MATCHLINE



EROSION & SEDIMENT CONTROL PLAN KEY

- PS PERMANENT SEEDING
- TS TEMPORARY SEEDING
- CE CONSTRUCTION ENTRANCE
- SB SEDIMENT BARRIER
- IP INLET PROTECTION
- OP OUTLET PROTECTION
- RR RIPRAP

Reference Maps:

1. "Connecticut State Highway Department Right of Way Map Town of Somers Rockville-Somers Road From The Ellington Town Line Northerly About 11,400 Feet Route No. 108 Scale 1"=40' Date: Dec. 30, 1931"
2. "Property Of Robert A. Bordeaux & Dianne L. Connors South & Mountain View Roads Somers, Conn. Scale: 1"=100' September, 1993" Class A-2 by John J. Connolly, Jr., L.S.
3. "Earth Products Removal Property Of Robert A. & Maire D. Bordeaux & Dianne L. Connors South Road Rte. 83 & Mountain View Road Somers, Connecticut Scale: 1"=100' Date: 3-6-96 Rev. 11-20-97" by J.R. Russo & Associates

Notes:

1. Portion of the parcel is located in inland wetlands as delineated by Rick Zulick, Soil Scientist.
2. The parcel is not located in a flood hazard zone, Firm Panel No. 0901120013D, Date August 16, 2006.
3. Horizontal datum based on N.A.D. 1983. Elevations based on N.A.V.D. 1988 Datum.
4. All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. "Call Before You Dig 1-800-922-4455".

LEGEND

- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- OH — EXISTING OVERHEAD ELECTRIC
- UC — PROPOSED UNDERGROUND ELECTRIC
- W — EXISTING HYDRANT
- W — EXISTING WATER LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED DRAINAGE MANHOLE
- S — EXISTING STORM SEWER
- S — PROPOSED STORM SEWER
- EXISTING SIGN
- TEST PIT LOCATION
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- PROPOSED MONUMENT (TO BE SET)
- EXISTING MONUMENT (FOUND)
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF WETLANDS
- — — — — PROPERTY LINE
- — — — — EASEMENT LINE
- — — — — BUILDING LINE
- — — — — STAKED HAYBALES OR SILT FENCE
- — — — — WOODY DEBRIS BERM

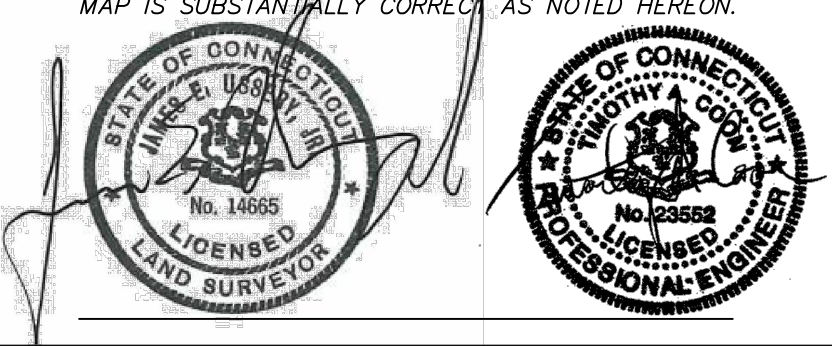
DATA BLOCK (ZONE A-1)

REQUIREMENT	MIN. FRONTAGE:
175'	MIN. AREA:
40,000 S.F.	FRONT YARD:
50'	SIDE YARD:
25'	REAR YARD:
40'	MAX. LOT COVERAGE:
25%	

I certify that the Inland Wetlands and Watercourse boundary line(s) as shown on this map is substantially correct.

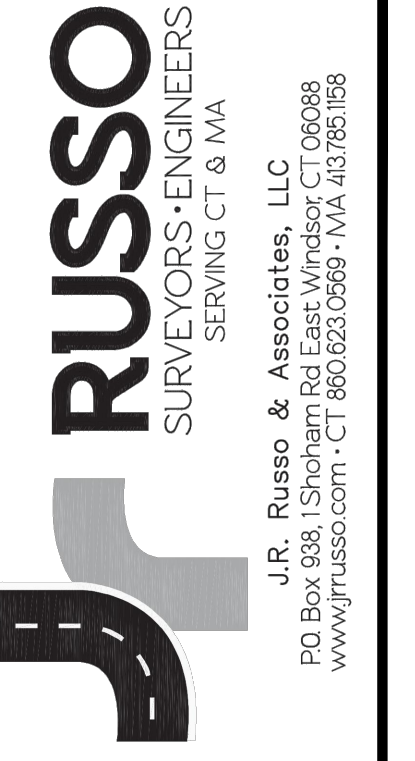
Richard Zulick, Soil Scientist

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey based on a RESURVEY partially conforming to Horizontal Class A-2 and partially to Horizontal Class D & a Topographic Survey conforming to Class 1-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.



Applicant
Santa Fuel, Inc.
 154 Admiral Street
 Bridgeport, CT 06605

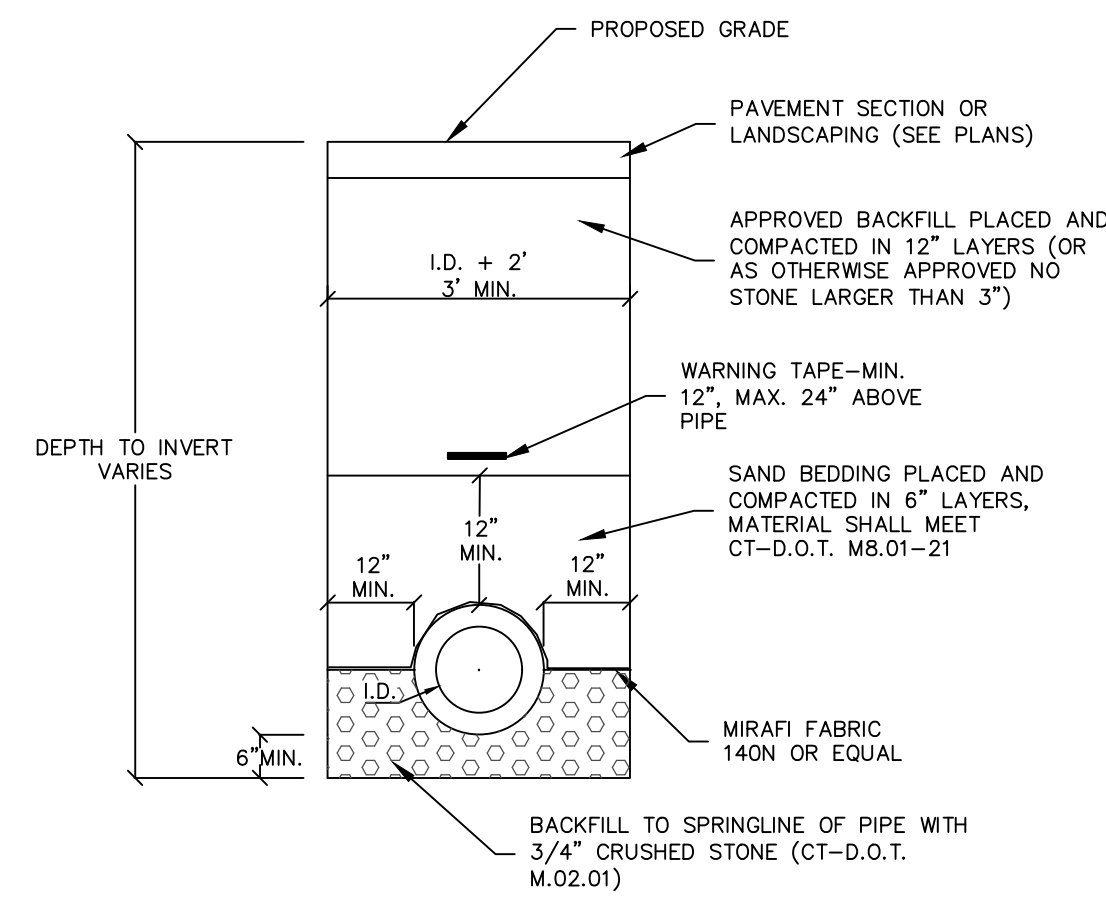
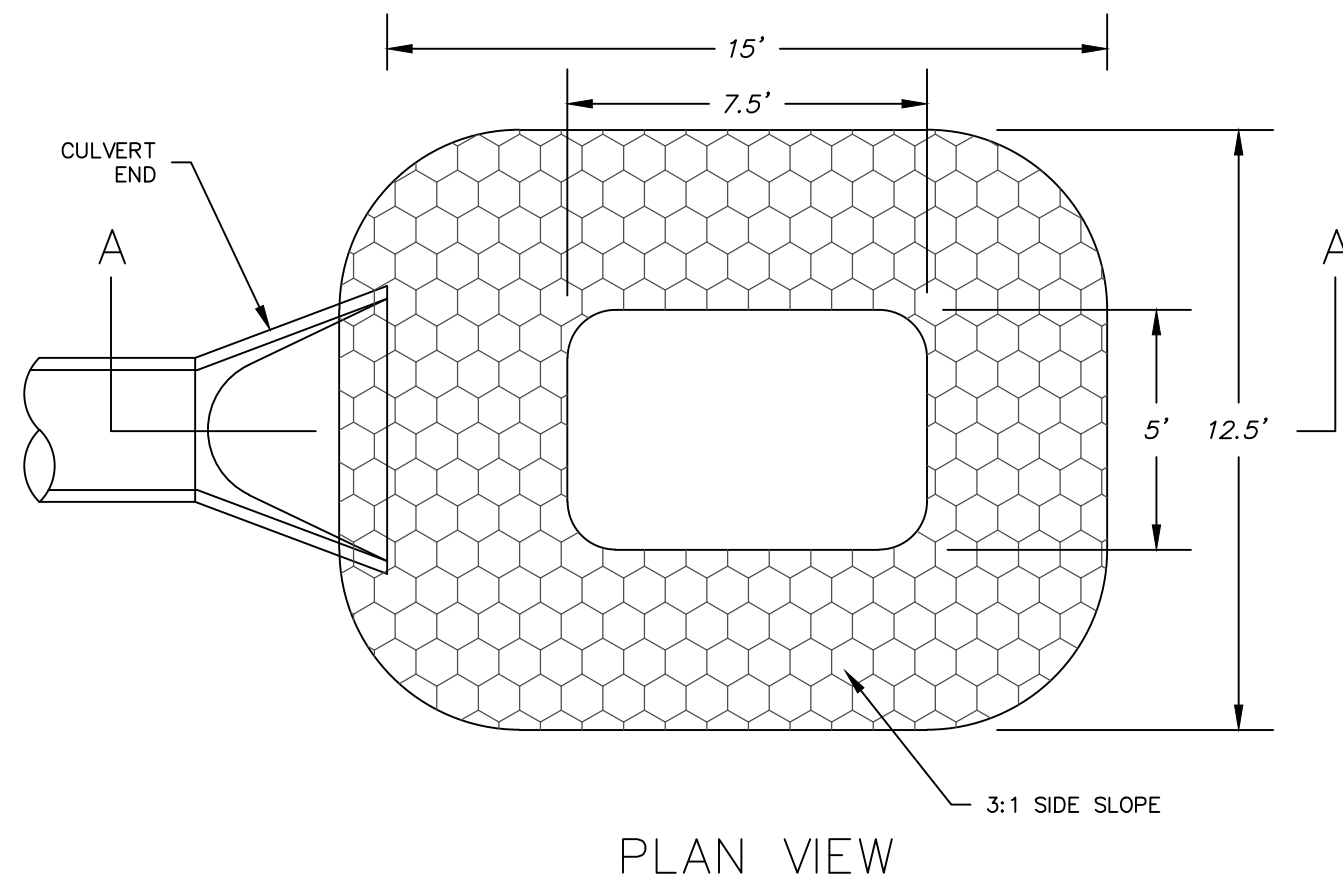
REVISIONS

BY: LF/TAC	CHK: JEU
------------	----------

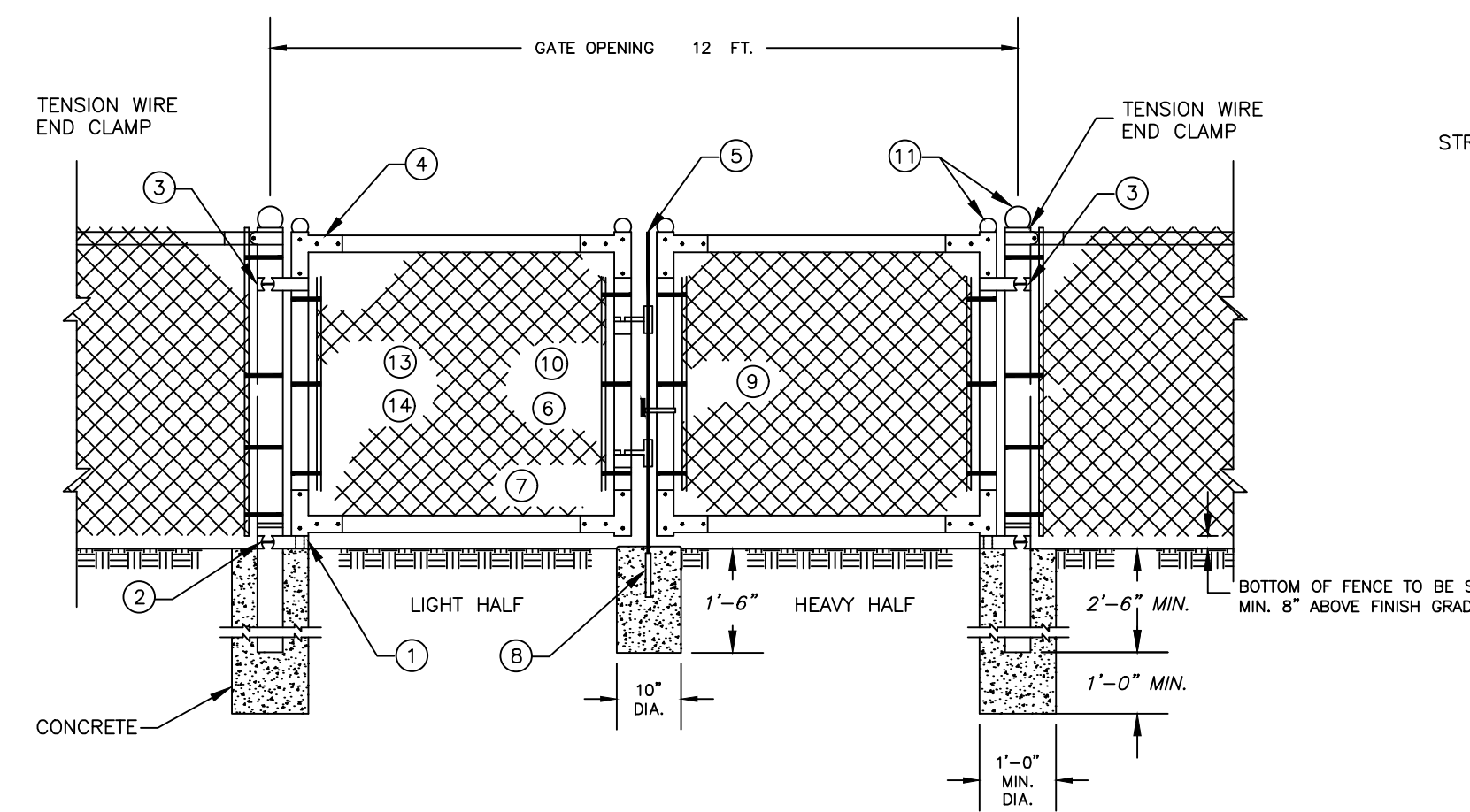
Somers Solar
 159 South Road
 Somers, Connecticut
 Map 05 Lot 73 Zone: A-1

Site Plan

DATE	9-14-23
SCALE	1"=50'
JOB NUMBER	2023-001
SHEET	6 of 8



STANDARD STORM DRAIN DETAIL

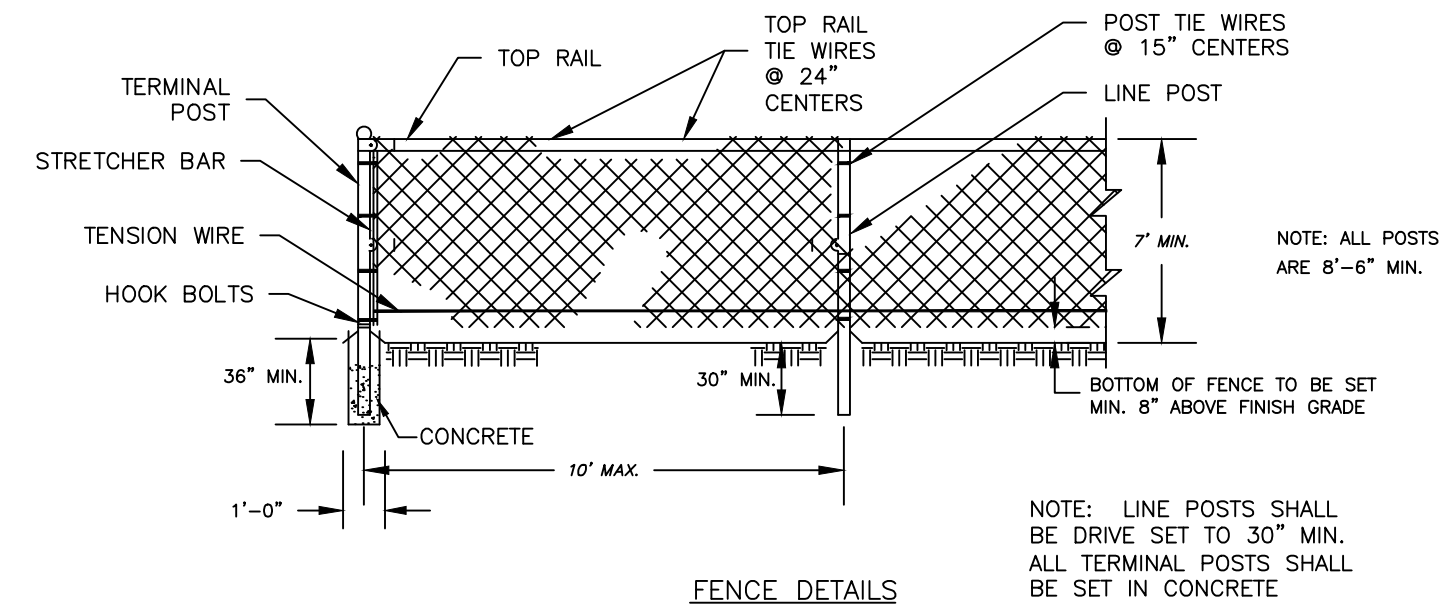


GATE DETAIL

LEGEND

PART NO.	DESCRIPTION	QUANTITY
1	STRAIGHT PLUG	2
2	BOTTOM HINGE	2
3	TOP HINGE	2
4	CORNER ELBOW	8
5	PLUNGER ROD	1
6	LATCH FORK	2
7	FORK CATCH	2
8	PLUNGER ROD CATCH	1
9	LOCK KEEPER GUIDE	1
10	LOCK KEEPER	1
11	ORNAMENTAL TOPS	6
12	TRUSS RODS	4
13	STRETCHER BAR	4
14	HOOK BOLTS	12

NOTE:
THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.



SHAPE, SIZE AND WEIGHT REQUIREMENTS FOR FENCE POSTS AND RAILS

ITEM	SHAPE	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
** TERMINAL POSTS	ROUND	2.375	3.12
	*ROUND	2.375	3.12
LINE POSTS	ROUND	1.90	2.72
	*ROUND	1.90	2.28
TOP & BRACE RAILS	ROUND	1.66	2.27
	*ROUND	1.66	1.84

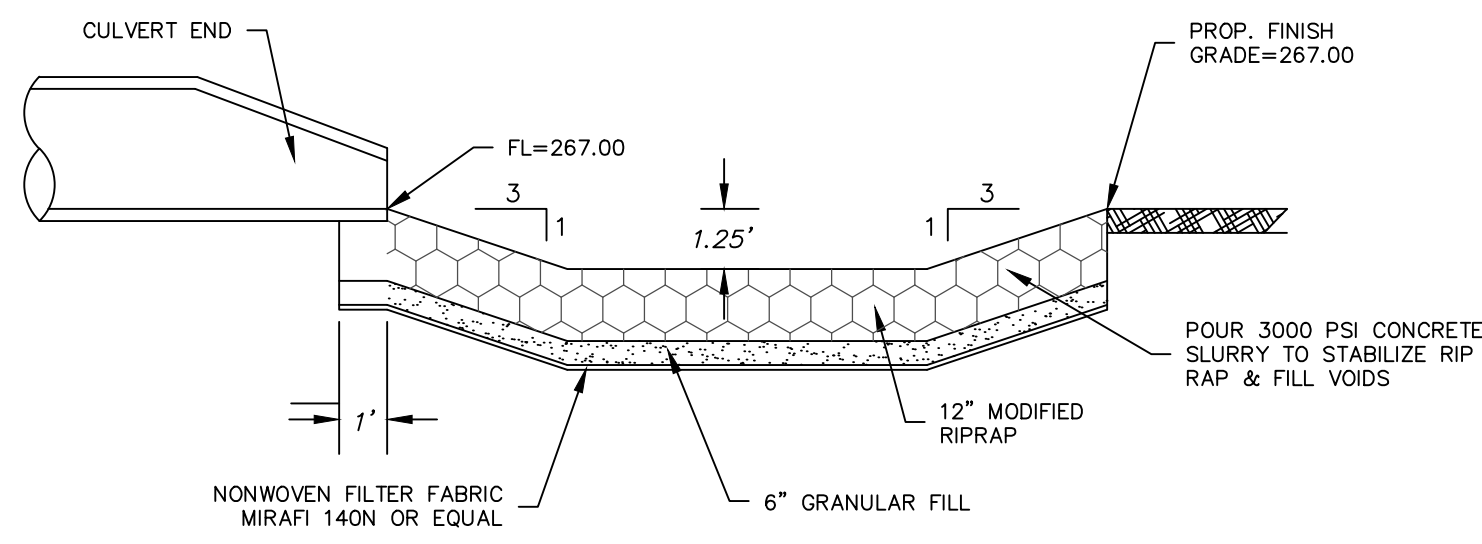
GATE FRAME MEMBERS SIZE AND WEIGHT

GATE FRAME	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	1.66	2.27
*ROUND	1.66	1.84

GATE POST SIZE AND WEIGHT

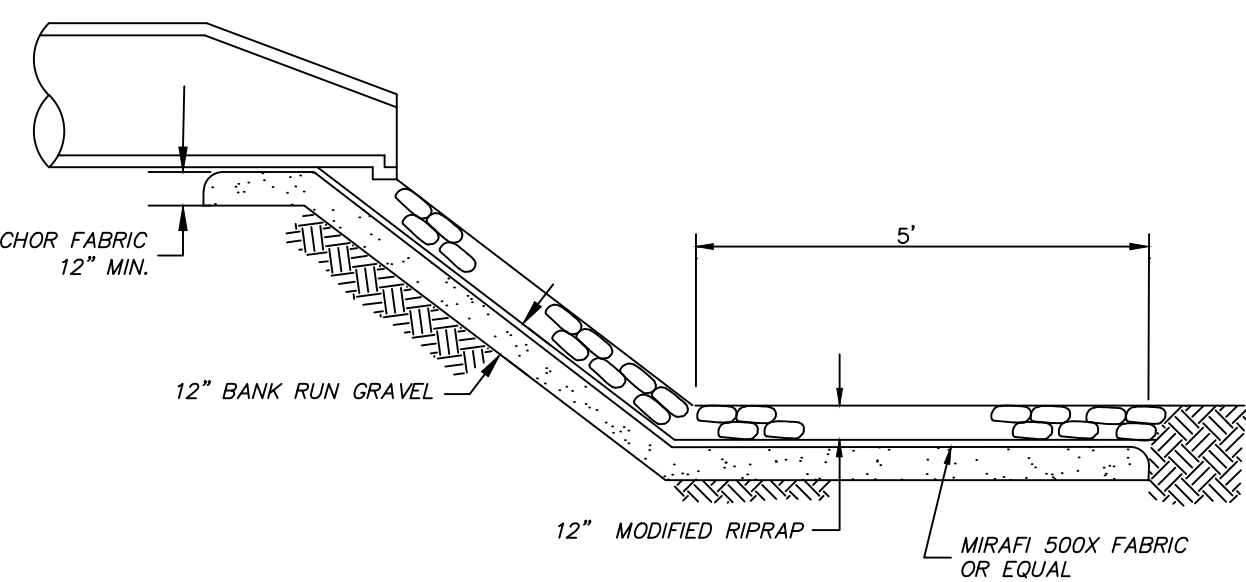
GATE LEAF WIDTH OF 6 FT. OR LESS	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	2.875	5.79
*ROUND	2.875	4.64

- CONSTRUCTION NOTES
- MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
 - ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
 - THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

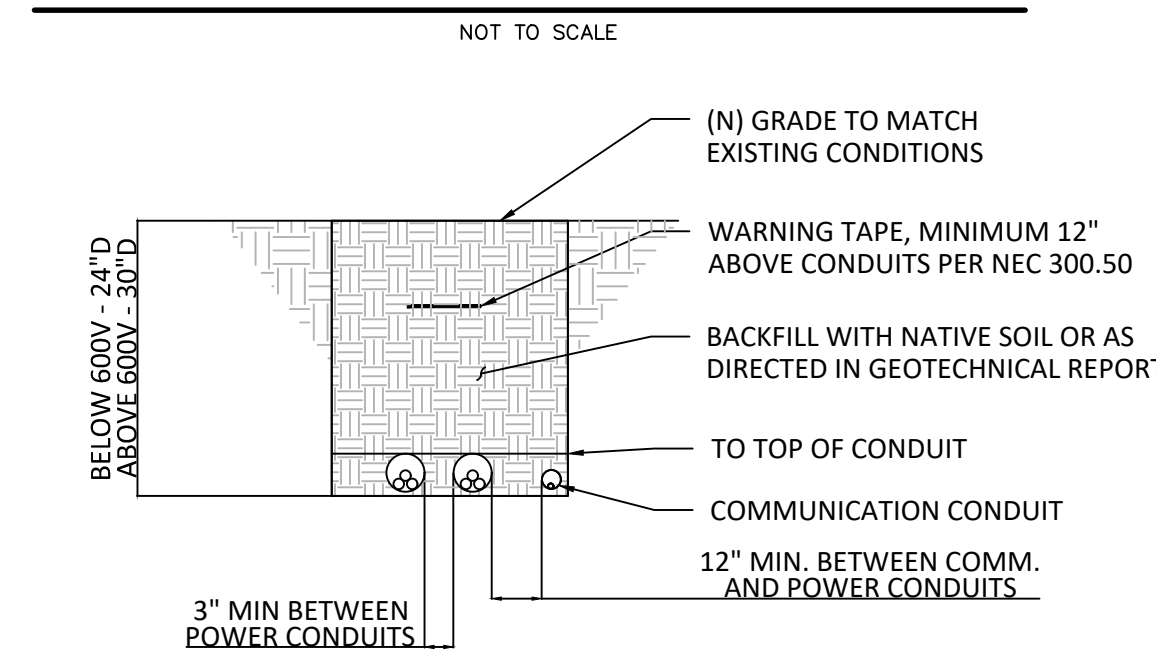


PREFORMED SCOUR HOLE

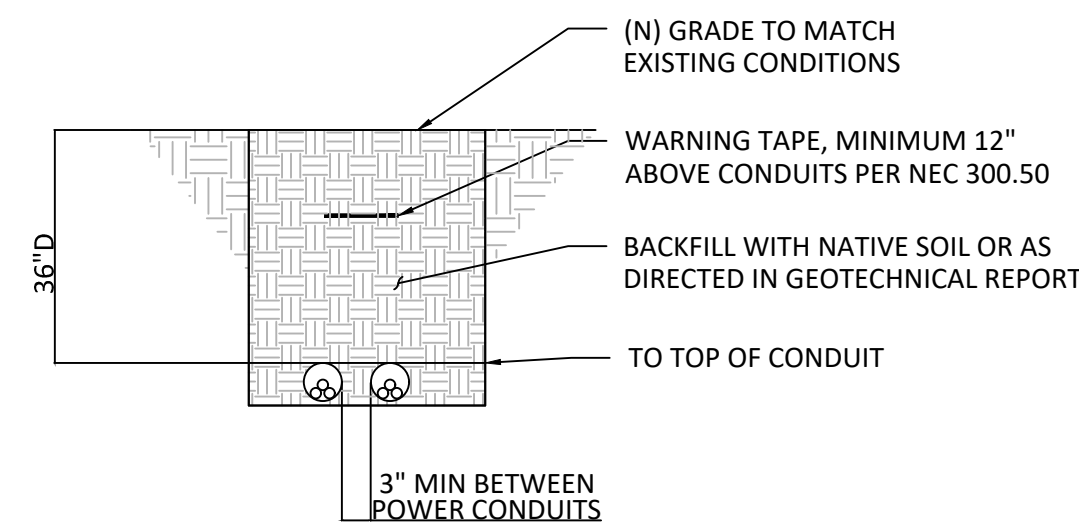
NOTE: PERMANENT RIPRAP FOR PREFORMED SCOUR HOLE, RIPRAP CHANNELS AND SPILLWAYS SHALL BE NATIVE CRUSHED STONE OR GRANITE MEETING THE REQUIRED GRADATION PER DOT SPECIFICATIONS.



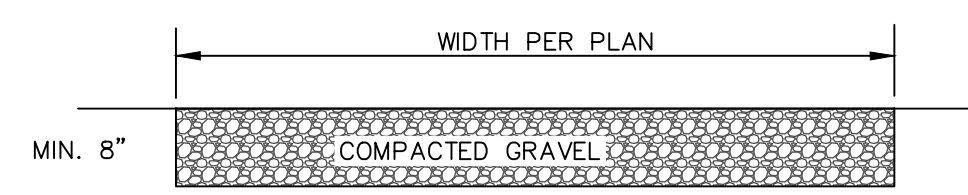
CHANNEL INTO STORMWATER BASIN



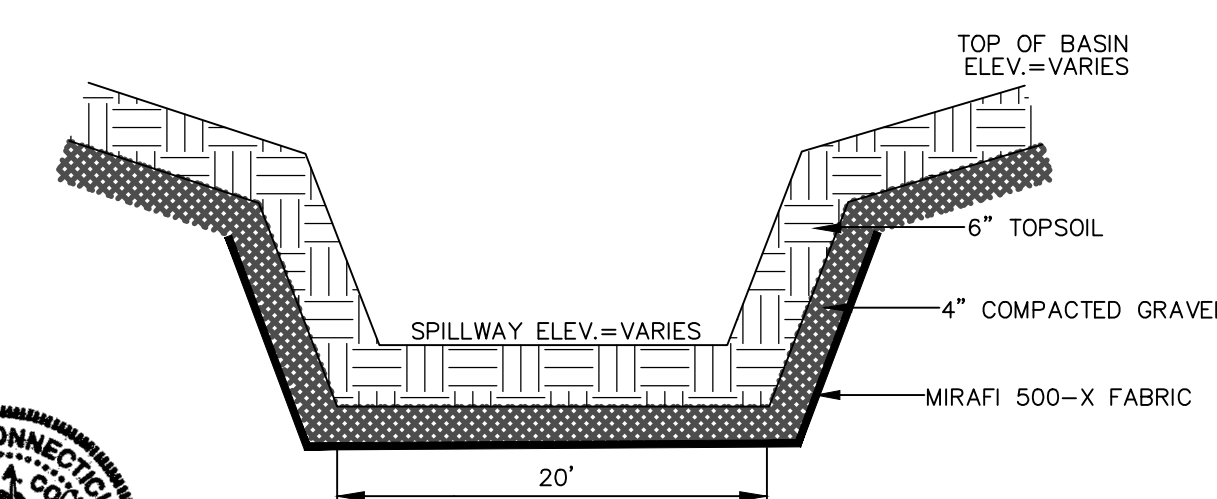
TYPICAL TRENCH DETAIL



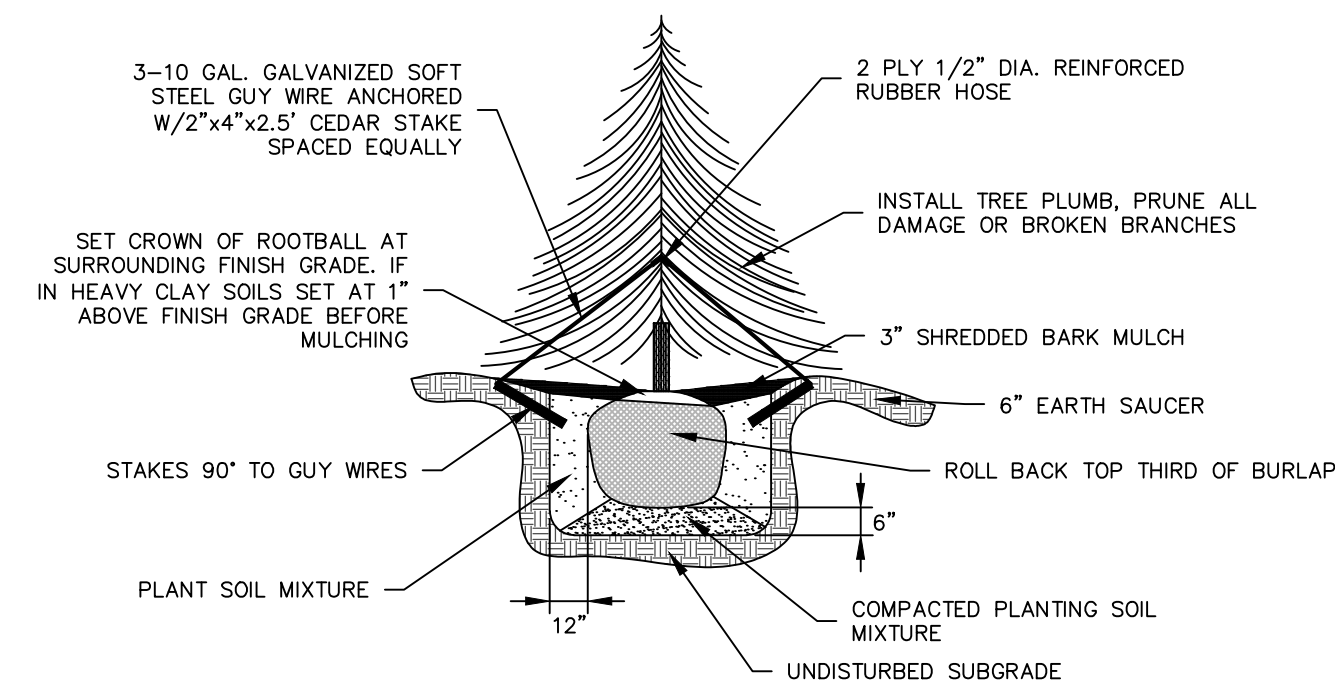
MEDIUM VOLTAGE CABLE TRENCH DETAIL (MV)



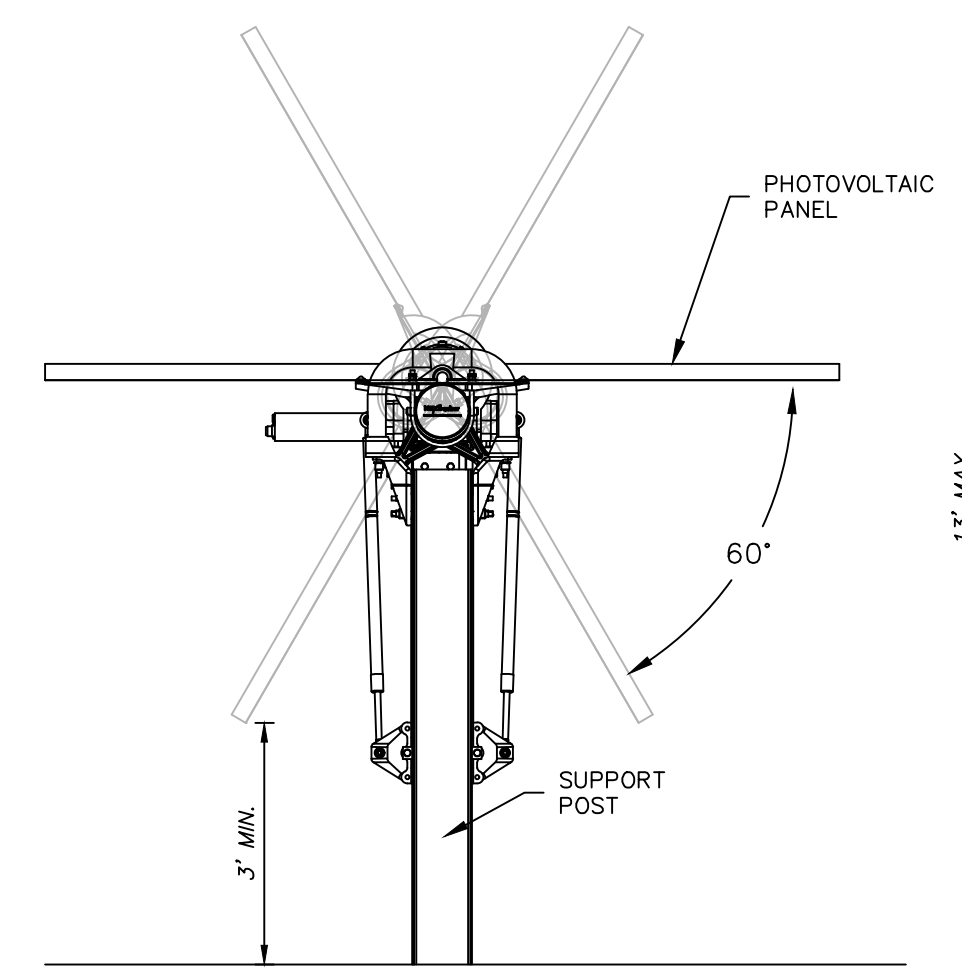
GRAVEL DRIVEWAY DETAIL



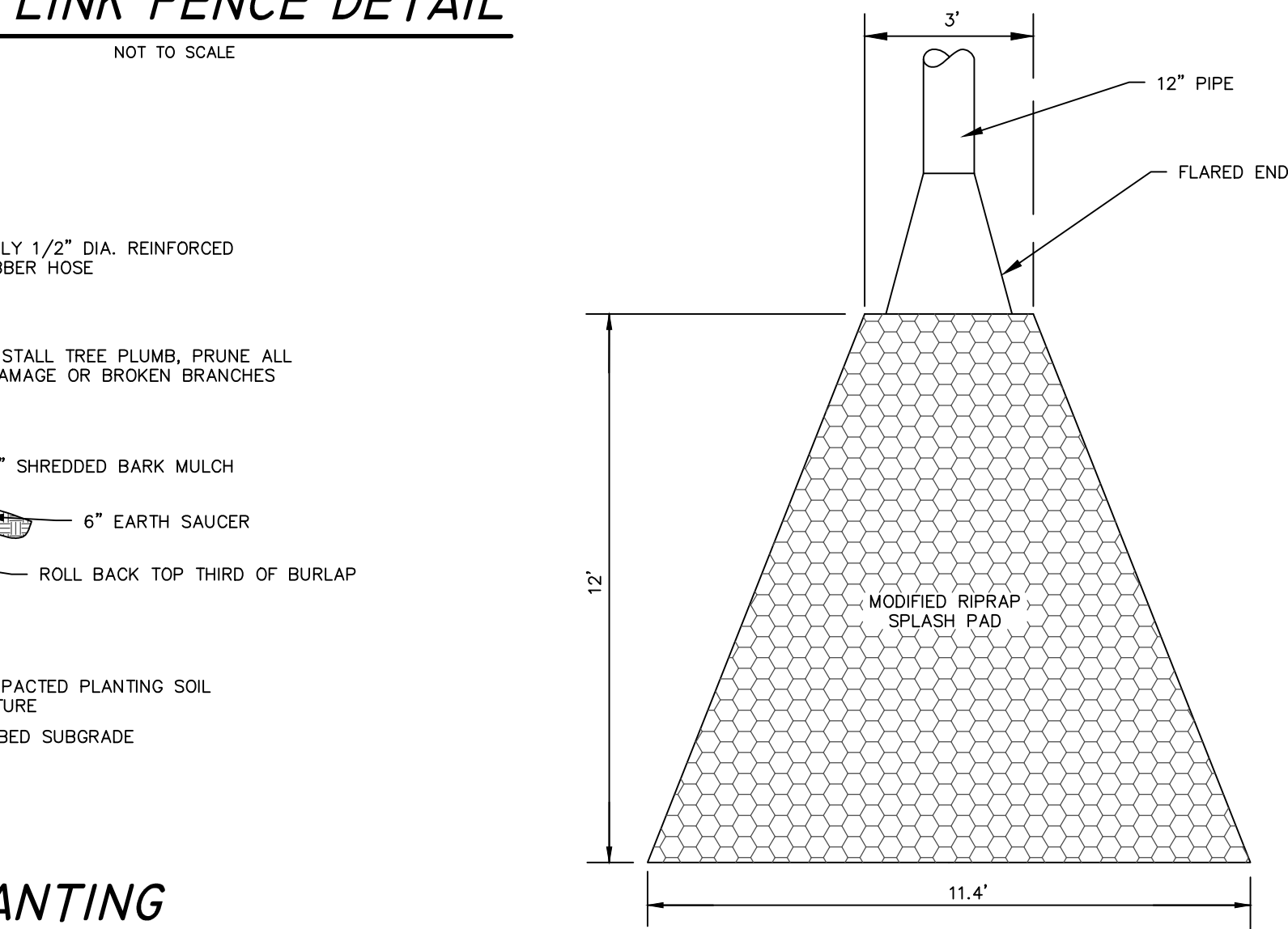
EARTHEN SPILLWAY



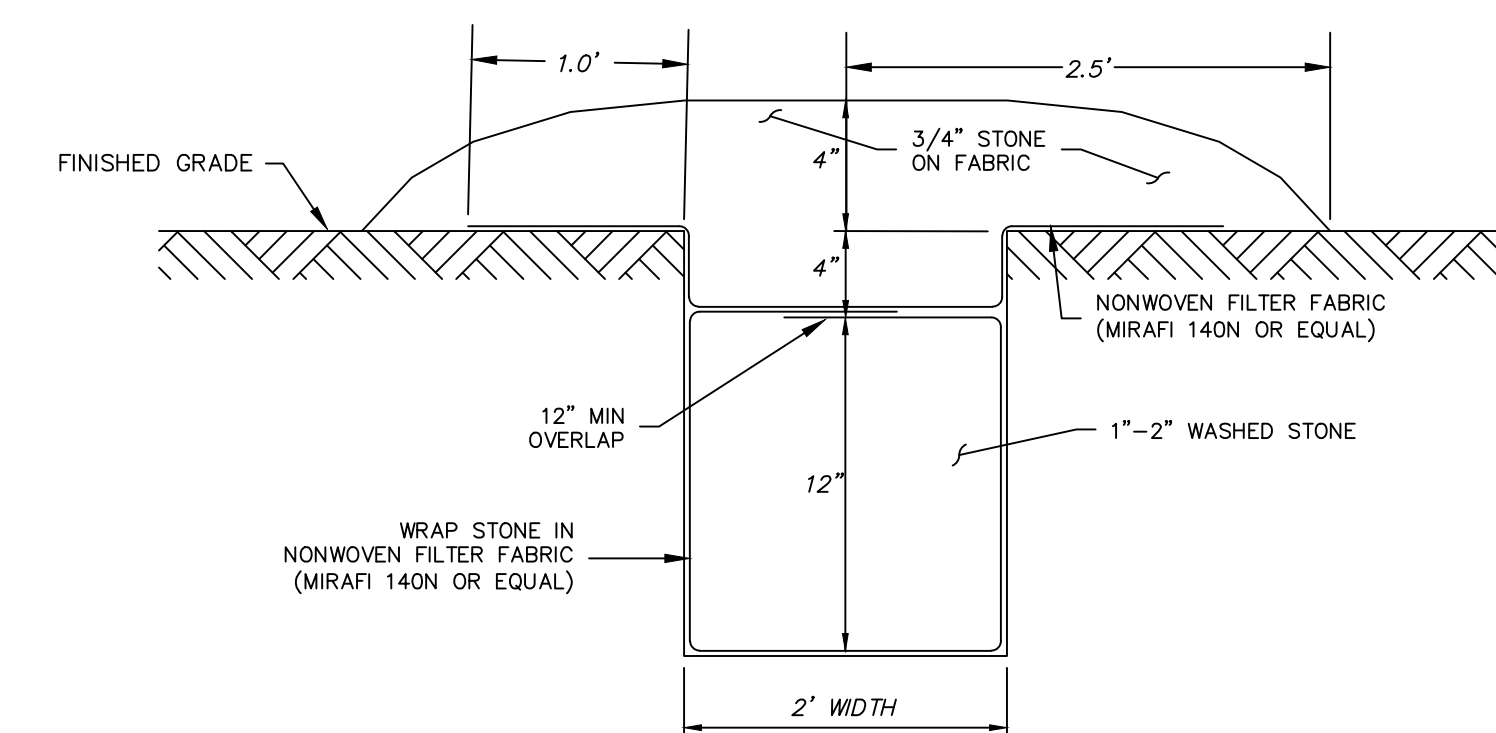
EVERGREEN TREE PLANTING



TYPICAL RACKING MOUNTED ON DRIVEN POST

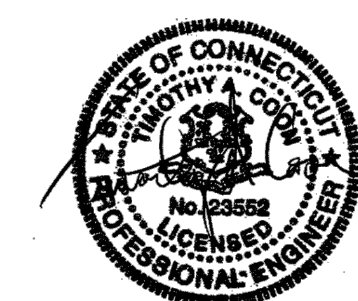


TYPE A RIPRAP APRON (OP)



STONE TRENCH IN INFILTRATION BASIN

S:\Acad\2023_Civil\3D\2023-001 Louth Callan Renewables\Russo Drawings\2023-001.dwg, 1:1



Applicant
Santa Fuel, Inc.
154 Admiral Street
Bridgeport, CT 06605

REVISIONS

BY: LF/TAC CHK: JEU

Somers Solar
159 South Road
Somers, Connecticut
Map 05 Lot 73 Zone: A-1

Details

DATE
9-14-23
SCALE
1"=50'
JOB NUMBER
2023-001
SHEET
8 of 8