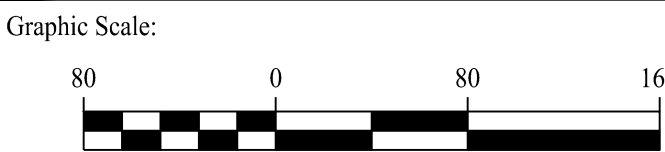


LEGEND

	PROPERTY LINE
	SOLAR SETBACK LINE
	LIMIT OF WETLANDS
	50' WETLAND SETBACK LINE
	100' WETLAND SETBACK LINE
	LIMITS OF POTENTIAL VERNAL POOL
	100' VERNAL POOL ENVELOPE
	CRITICAL TERRESTRIAL HABITAT
	CONCRETE EQUIPMENT PAD
	STORMWATER BASIN AREA
	CHAIN LINK FENCE
	TRINA 540W MODULES
	SUNGROW 125KW INVERTERS
	UTILITY POLE
	OVERHEAD ELECTRIC LINE
	ELECTRIC CONDUIT
	LIMIT OF TREE CLEARING
	LIMIT OF DISTURBANCE
	GRASS LINED SWALE
	EXISTING STOCKPILE AREA
	GRAVEL ACCESS DRIVE
	EVERGREEN TREE

1	09/05/25	REVISION 1
Rev. #:	Date	Description



Drawn By:	ADH
Checked By:	CJB
Approved By:	KMS
Project #:	23204301
Plan Date:	04/01/25
Scale:	1" = 80'



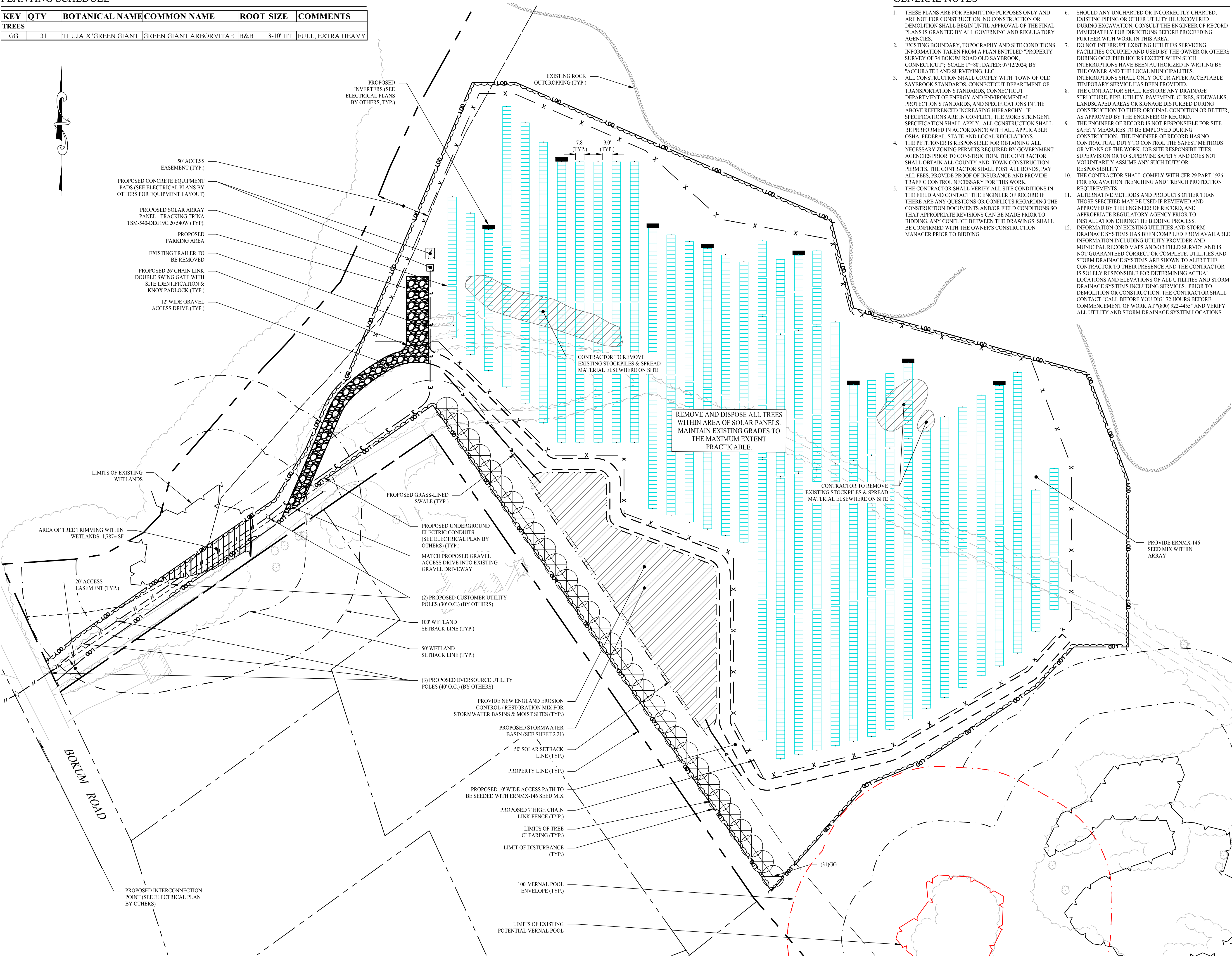
Project:
PROPOSED SOLAR PHOTOVOLTAIC ARRAY
74 BOKUM ROAD
OLD SAYBROOK, CONNECTICUT

Sheet Title:
OVERALL SITE LAYOUT PLAN

Sheet #:
2.10

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TREES						
GG	31	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B&B	8-10' HT	FULL, EXTRA HEAVY



GENERAL NOTES

- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- EXISTING BOUNDARY, TOPOGRAPHY AND SITE CONDITIONS INFORMATION TAKEN FROM A PLAN ENTITLED "PROPERTY SURVEY OF 74 BOKUM ROAD OLD SAYBROOK, CONNECTICUT", SCALE 1"=80', DATED: 07/12/2024, BY "ACCURATE LAND SURVEYING, LLC".
- ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF OLD SAYBROOK STANDARDS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS, CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION STANDARDS, AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. THE PETITIONER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND TOWN CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE ENGINEER OF RECORD IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE ENGINEER OF RECORD, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 922-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER OF RECORD.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER OF RECORD HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE ENGINEER OF RECORD, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 922-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.

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	GRASS LINED SWALE
	EXISTING STOCKPILE AREA
	GRAVEL ACCESS DRIVE
	EVERGREEN TREE

SOLAR ARRAY SYSTEM INFORMATION

	TRACKING PANELS
SIZE DC	1.361 MW
SIZE AC	1.000 MW
INVERTER LOAD RATIO	1.36
MODULE TYPE	TRINASOLAR TSM-540-DEG19C.20 (540W)
MODULE QUANTITY	2,520
INVERTER	SUNGROW SG125HV 125KW
INVERTER QUANTITY	8
UTILITY	EVERSOURCE
SITE AREA	26.47 AC
PROJECT AREA	6.83 AC



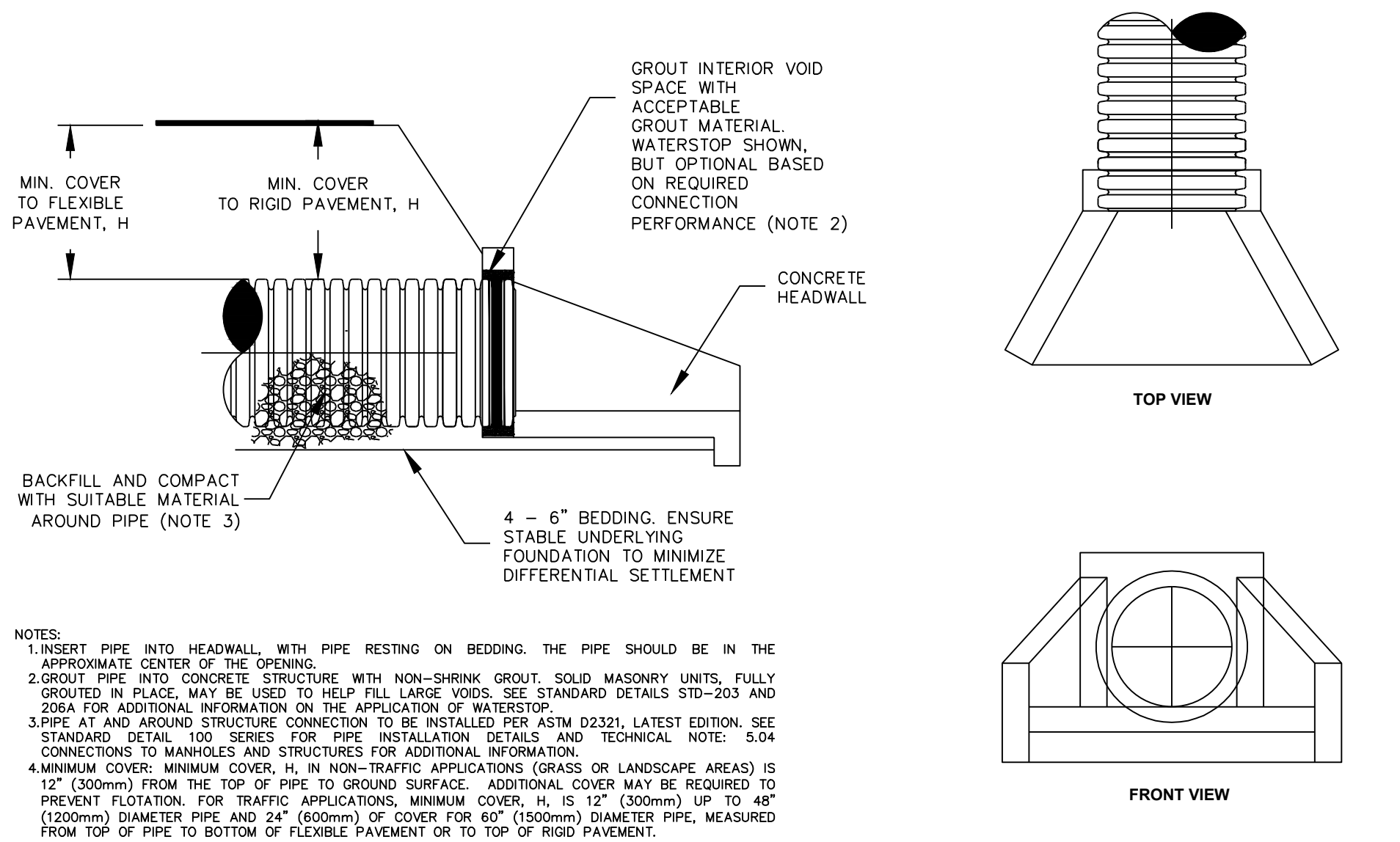
Drawn By: AWC
Checked By: CJB
Approved By: KMS
Project #: 23204301
Plan Date: 04/01/25
Scale: 1" = 40'



PROPOSED SOLAR PHOTOVOLTAIC ARRAY
74 BOKUM ROAD
OLD SAYBROOK, CONNECTICUT

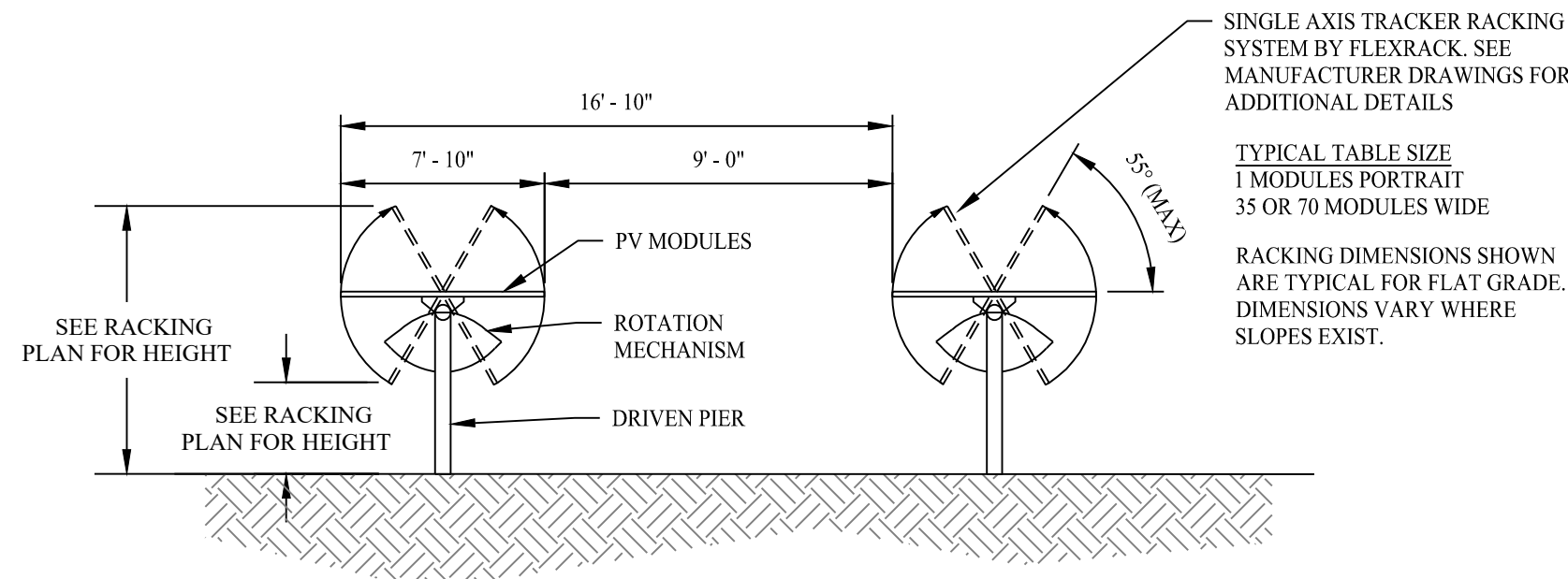
Sheet Title:
SITE LAYOUT PLAN

Sheet #:
2.11



HEADWALL DETAIL

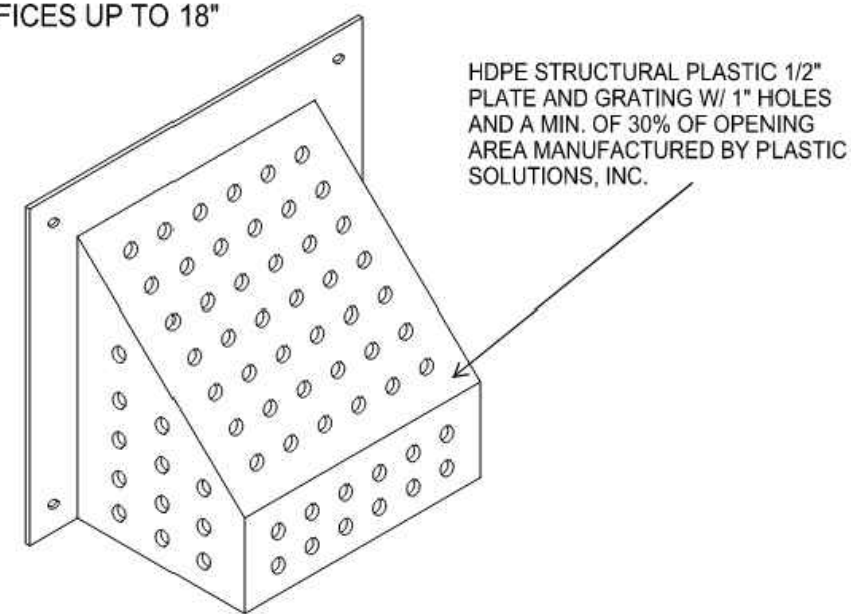
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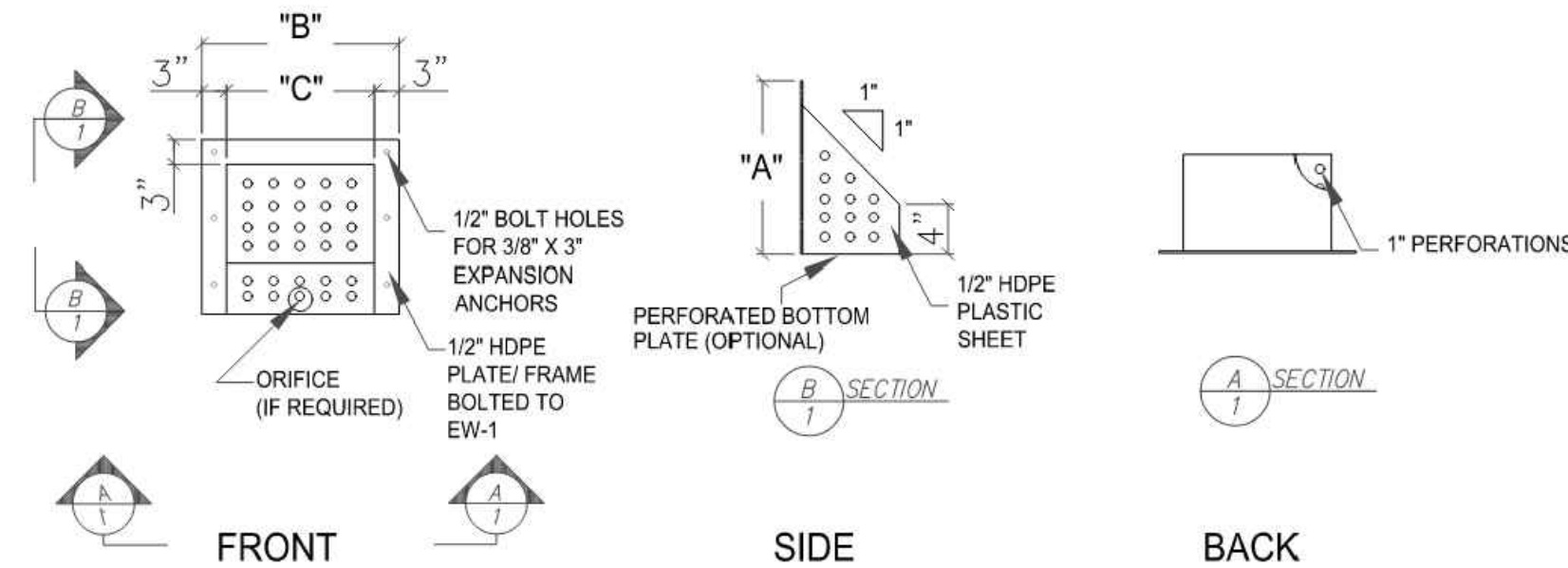
RACKING DETAIL

SCALE: NTS

FOR ORIFICES UP TO 18"



A= _____
B= _____
C= _____
ORIFICE= _____



TRASH RACK DETAIL

SCALE: NTS

DETAIL PROVIDED BY STORMRAX

ENVIRONMENTAL NOTES - RESOURCE PROTECTION MEASURES

NORTHERN LONG-EARED BATS, LITTLE BROWN BAT, AND RED BAT PROTECTION PROGRAM

NORTHERN LONG-EARED BATS ARE LISTED AS A STATE 'ENDANGERED SPECIES' BY THE CT DEEP. DURING THE WINTER MONTHS, NORTHERN LONG-EARED BATS HIBERNATE IN CAVES AND MINES WITH CONSISTENT TEMPERATURES, HIGH HUMIDITY AND NO AIR CURRENTS. DURING THE SUMMER MONTHS, THESE BATS SPEND THE DAY ROOSTING IN CAVITIES, CREVICES, AND BARK OF LIVING AND DEAD TREES OR CAVES AND MINES. THEY ARE ACTIVE AT NIGHT, HUNTING INSECTS NEAR RELATIVELY OPEN WETLAND AREAS.

LITTLE BROWN BATS ARE LISTED AS A STATE 'ENDANGERED SPECIES' BY THE CT DEEP. DURING THE WINTER MONTHS, LITTLE BROWN BATS HIBERNATE IN CAVES AND MINES WITH CONSISTENT TEMPERATURES, HIGH HUMIDITY AND NO AIR CURRENTS. DURING THE SUMMER MONTHS, THESE BATS SPEND THE DAY ROOSTING IN TREE CAVITIES, MANMADE STRUCTURES, OR WOOD PILES. THEY ARE ACTIVE AT NIGHT, HUNTING INSECTS NEAR RELATIVELY OPEN WETLAND AREAS.

RED BATS ARE LISTED AS A STATE 'SPECIES OF SPECIAL CONCERN' BY THE CT DEEP. THESE BATS ARE MIGRATORY TREE ROOSTING BATS THAT UTILIZE CONNECTICUT WOODLANDS BETWEEN APRIL AND OCTOBER. THE SOLITARY ROOSTERS SPECIFICALLY TARGET FOLIAGE OF LARGE (12-INCH DBH AND LARGER) DECIDUOUS AND CONIFEROUS TREES WITH LOOSE, ROUGH BARK AND CAVITIES AROUND FOREST EDGES AND CLEARINGS FOR ROOSTING ACTIVITIES DURING THE DAY AND HUNT AT NIGHT NEAR RELATIVELY OPEN WETLAND AREAS.

AS A PRECAUTIONARY CONSERVATION MEASURE, THE FOLLOWING IS A SUMMARY OF MEASURES PROVIDED BY THE CT DEEP WHICH WILL BE USED BEFORE, DURING AND FOLLOWING CONSTRUCTION TO PROTECT BAT SPECIES THAT MAY POTENTIALLY BE ENCOUNTERED AT THE PROJECT SITE.

- REMOVAL AND CUTTING OF TREES GREATER THAN OR EQUAL TO 3" IN DIAMETER MUST BE CONDUCTED BETWEEN NOVEMBER 1 AND APRIL 15, A TIME PERIOD IN WHICH BATS ARE NOT ACTIVE WITHIN THE STATE.
- ADDITIONALLY, ESTABLISHING A 100-FOOT MINIMUM WOODED BUFFER ADJACENT TO THE WETLAND AREA WILL ASSIST IN MAINTAINING POTENTIAL ROOSTING HABITAT.

PRE-CONSTRUCTION:

- WORKSITE SAFETY PERMITTING, NATURAL ROOSTING RESOURCES INCLUDING SNAGS, TREES WITH CAVITIES, CRACKS OR CREVICES, TREES WITH EXFOLIATING BARK, CONIFEROUS TREES AND TALUS SLOPES SHOULD BE IDENTIFIED BEFOREHAND AND PRESERVED IF POSSIBLE.
- SUMMER ROOSTING OPPORTUNITIES OCCURRING IN MAN-MADE STRUCTURES SUCH AS HOUSE-EVES OR BARNs SHOULD BE IDENTIFIED BEFOREHAND AND PRESERVED IF POSSIBLE.
- PRESERVE EDGE HABITAT DUE TO ITS MEANS AS HIGHWAYS OF TRAVEL FOR BAT FORAGING, WATERING, AND ROOSTING ACTIVITIES.
- TAKE STEPS NECESSARY TO DESIGN, BUILD AND OPERATE THE PROPOSED PROJECT IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE LEED GREEN BUILDING RATING SYSTEM PILOT CREDIT #55.

MID-CONSTRUCTION:

- WATER SOURCES IN AND AROUND THE PROJECT SITE SHOULD BE MAINTAINED AS CLEAN FOR WILDLIFE USE AND FREE OF SILTATION DURING CONSTRUCTION. EROSION SOURCES THAT COULD CONTRIBUTE TO SILTATION OF NATURAL AND ARTIFICIAL WATERBODIES SHOULD BE MANAGED THROUGHOUT CONSTRUCTION.
- THE USE OF PESTICIDES IN AND AROUND THE PROJECT SITE SHOULD BE AVOIDED TO MINIMIZE IMPACTS TO INSECT FOOD SOURCES.
- DOWN SHIELD AND POSITION LIGHTING AWAY FROM NATURAL, NON-PROJECT SITE AREAS, TO AVOID POTENTIALLY DANGEROUS LIGHT HAZARDS FOR BATS AND BIRDS. LIMIT INTERIOR AND EXTERIOR LIGHTING AT NIGHT.

POST-CONSTRUCTION:

- ARTIFICIAL ROOSTING STRUCTURES (I.E. BAT BOXES) SHOULD BE INSTALLED AROUND THE PROJECT SITE IF NATURAL ROOSTING EXISTS POST-PROJECT COMPLETION WILL BE MINIMAL.
- PROTECT EXISTING AND PROMOTE ESTABLISHING A DIVERSITY OF NATIVE VEGETATION AT THE PROJECT SITE THAT COULD SERVE AS HABITAT FOR INSECT FOOD SOURCES.
- NOTE: ADDITIONAL PROTECTION MEASURES FOR STATE LISTED REPTILE, AMPHIBIAN & PLANT SPECIES MAY BE REQUIRED PENDING THE RESULTS OF ONGOING STUDIES AS REQUIRED BY THE NDDb.



Date: February 20, 2025

Ernst Conservation Seeds

8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Fuzz & Buzz Mix - Standard - ERNMx-146

Botanical Name	Common Name	Price/Lb
26.70 % <i>Lolium perenne</i> , 'Tetra Sweet', Tetraploid	Perennial Ryegrass, 'Tetra Sweet', Tetraploid	3.36
21.00 % <i>Dactylis glomerata</i> , Potomac	Orchardgrass, Potomac	3.90
18.80 % <i>Poa pratensis</i> , 'Ginger'	Kentucky Bluegrass, 'Ginger' (pasture type)	4.20
12.40 % <i>Bromus biebersteinii</i> , 'Fleet'	Meadow Brome, 'Fleet'	5.52
5.70 % <i>Trifolium hybridum</i>	Alsike Clover	4.80
5.00 % <i>Festuca elatior</i> x <i>Lolium perenne</i> , Duo	Festulolium, 'Duo'	3.60
4.80 % <i>Trifolium pratense</i> , Medium, Variety Not Stated	Red Clover, Medium, Variety Not Stated	4.80
2.00 % <i>Lotus corniculatus</i> , 'Norcen'	Bird's Foot Trefoil, 'Norcen'	10.80
1.00 % <i>Linum perenne</i>	Perennial Blue Flax	48.00
0.90 % <i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	28.80
0.80 % <i>Cichorium intybus</i>	Blue Chicory	19.20
0.50 % <i>Chrysanthemum leucanthemum</i>	Oxeye Daisy	40.80
0.30 % <i>Solidago nemoralis</i> , PA Ecotype	Gray Goldenrod, PA Ecotype	288.00
0.10 % <i>Pycnanthemum tenuifolium</i>	Narrowleaf Mountainmint	240.00

100.00 %

Mix Price/Lb Bulk: \$6.29

Seeding Rate: Expect to apply about 40 lbs per acre with a cover crop of annual ryegrass 12 lbs/acre

Forage & Pasture Sites; Forage & Pasture Sites - Herbaceous Perennial; Solar Sites

The Fuzz & Buzz Mix-Standard was developed to address the unique nutritional needs of sheep, while providing a low-growing, easily maintained and sustainable vegetation solution for solar installations. The plant species were chosen with guidance from the American Solar Grazing Association (ASGA). The wildflowers in this mix support pollinators. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

ERNMX-146 SEED MIX DETAIL

SCALE: NTS

DETAIL PROVIDED BY ERNST SEEDS

1	09/05/25	REVISION 1
Rev. #:	Date	Description
		
MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 880-5455 F: (203) 880-9695		
Drawn By:	ADH	
Checked By:	EEL	
Approved By:	KMS	
Project #:	23204301	
Plan Date:	04/01/25	
Scale:	NTS	Kevin Solli, P.E. CT 25759
Project:		
PROPOSED SOLAR PHOTOVOLTAIC ARRAY		
74 BOKUM ROAD OLD SAYBROOK, CONNECTICUT		
Sheet Title:		Sheet #:
CONSTRUCTION DETAILS		3.02