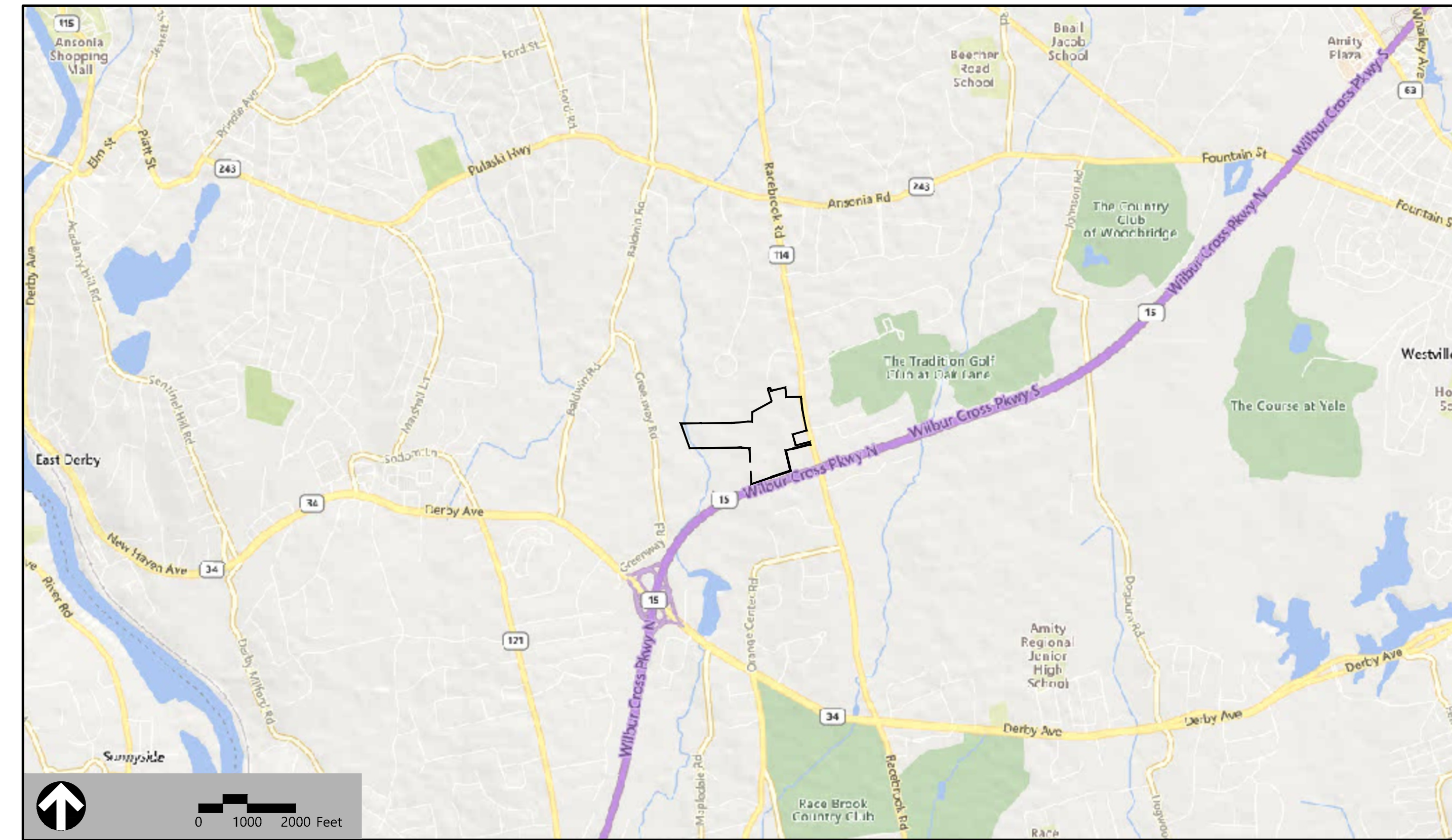


Site Plans

Issued for Construction
 Date Issued June 6, 2025
 Latest Issue April 8, 2026

GCE Racebrook Solar Project

1010 Racebrook Road
 Woodbridge, CT 06525



100 Great Meadow Road
 Suite 200
 Wethersfield, CT 06109
 860.807.4300

Wetland Scientist (VHB)
 Sara Berryman, CSS
 100 Great Meadow Road
 Suite 200
 Wethersfield, CT 06109
 860.807.4300

Surveyor (Northeast Survey Consultants)
 Charles G. Gidman, PLS
 3 Ferry Street
 Studio 1 East
 Easthampton, MA 01027
 413.203.5144

Civil Engineer (VHB)
 Steve Kochis, PE
 100 Great Meadow Road
 Suite 200
 Wethersfield, CT 06109
 860.807.4300

Owner

The Malcolm W. Baldwin Family Trust
 1015 Racebrook Road
 Woodbridge, CT 06525

Applicant

Greenskies Clean Energy, LLC
 127 Washington Avenue
 West Building, Garden Level
 North Haven, CT 06473

Assessor's Map: 5-237
Lot: 8

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	April 8, 2026
C2.00	Overall Site Plan	April 8, 2026
C2.01	Layout and Materials Plan 1	April 8, 2026
C2.02	Layout and Materials Plan 2	April 8, 2026
C3.01	Grading, Drainage & Utility Plan 1	April 8, 2026
C3.02	Grading, Drainage & Utility Plan 2	April 8, 2026
C4.01	Erosion and Sediment Control Plan 1	April 8, 2026
C4.02	Erosion and Sediment Control Plan 2	April 8, 2026
C5.01	Site Details 1	April 8, 2026
C5.02	Site Details 2	April 8, 2026
L1.01	Planting Plan	April 8, 2026

Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1&2	Map of Land in Woodbridge, CT	March 26, 2026

Summary of Revisions - No. 3

- Revision of equipment pad layouts
- Adjustment of locations of electrical conduit





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Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like property lines, pavements, curbs, and utilities.

Abbreviations

Abbreviations table listing symbols for General items such as ABAN (ABANDON), ACR (ACCESSIBLE CURB RAMP), and various utility and structural abbreviations.

Notes

- Notes section containing 11 numbered items detailing construction requirements, utility handling, and site preparation instructions.

Erosion Control

- Erosion Control notes detailing requirements for erosion control measures, including inspection frequency and stabilization methods.

Existing Conditions Information

- Existing Conditions Information notes detailing survey data and elevation references used in the project.

Document Use

- Document Use notes detailing the intended use of the drawings and the responsibility of the contractor.

Approved Permits

- Approved Permits list including CT Stormwater General Permit and other local regulatory requirements.

Layout and Materials

- Layout and Materials notes detailing proposed boundaries and existing site conditions.

Demolition

- Demolition notes detailing the scope and requirements for demolition work on the site.

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Revision table with columns for No., Revision, Date, and App'd, listing three revisions to the drawing.

Designed by TMD Checked by SJK
Issued for Construction Date June 6, 2025

Legend & General Notes section header and introductory text for the drawing's legend.

Professional Engineer seal for Steven J. Koop and project information including sheet number 1 of 11 and project number 43485.00.



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PROJECT INFORMATION

LIMITS OF WORK: ±18.5 ACRES

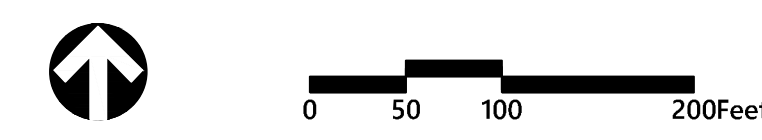
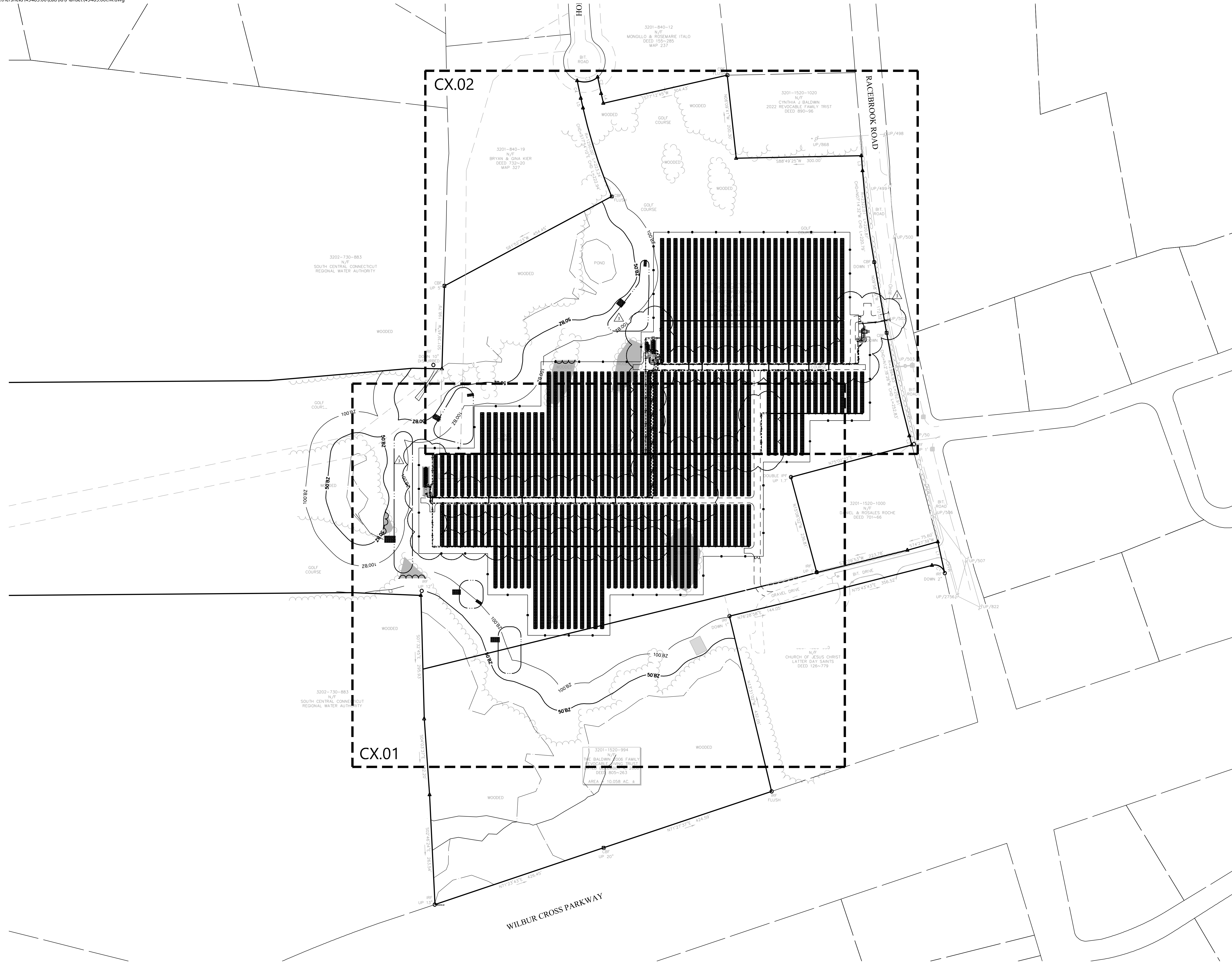
AREA OF PROPOSED TREE CLEARING AND GRUBBING: ±0.5 AC
AREA OF PROPOSED TREE CLEARING WITHOUT GRUBBING: ±0.0 AC

CUT AND FILL CALCULATIONS

- CUT VOLUME: ±3,024 CY
- FILL VOLUME: ±2,595 CY
- NET VOLUME: ±429 CY CUT

ASSUMPTIONS

- THE CUT/FILL CALCULATIONS DOES NOT CONSIDER THE PRESENCE OF LEDGE, BEDROCK, UNSUITABLE MATERIALS, OR OTHER OBSTRUCTIONS THAT MAY BE ENCOUNTERED DURING SITE WORK.
- THE CUT/FILL CALCULATION ONLY CONSIDERS THE DIFFERENCE IN SURFACE GRADES BETWEEN EXISTING AND PROPOSED CONDITIONS, AND DOES NOT INCLUDE THE VOLUMES REQUIRED FOR UTILITY TRENCHING, LOAM, OR ROADWAY MATERIAL.
- IT IS ASSUMED THAT EXCESS SOIL MATERIAL WILL BE REUSED ON SITE IF GENERATED.



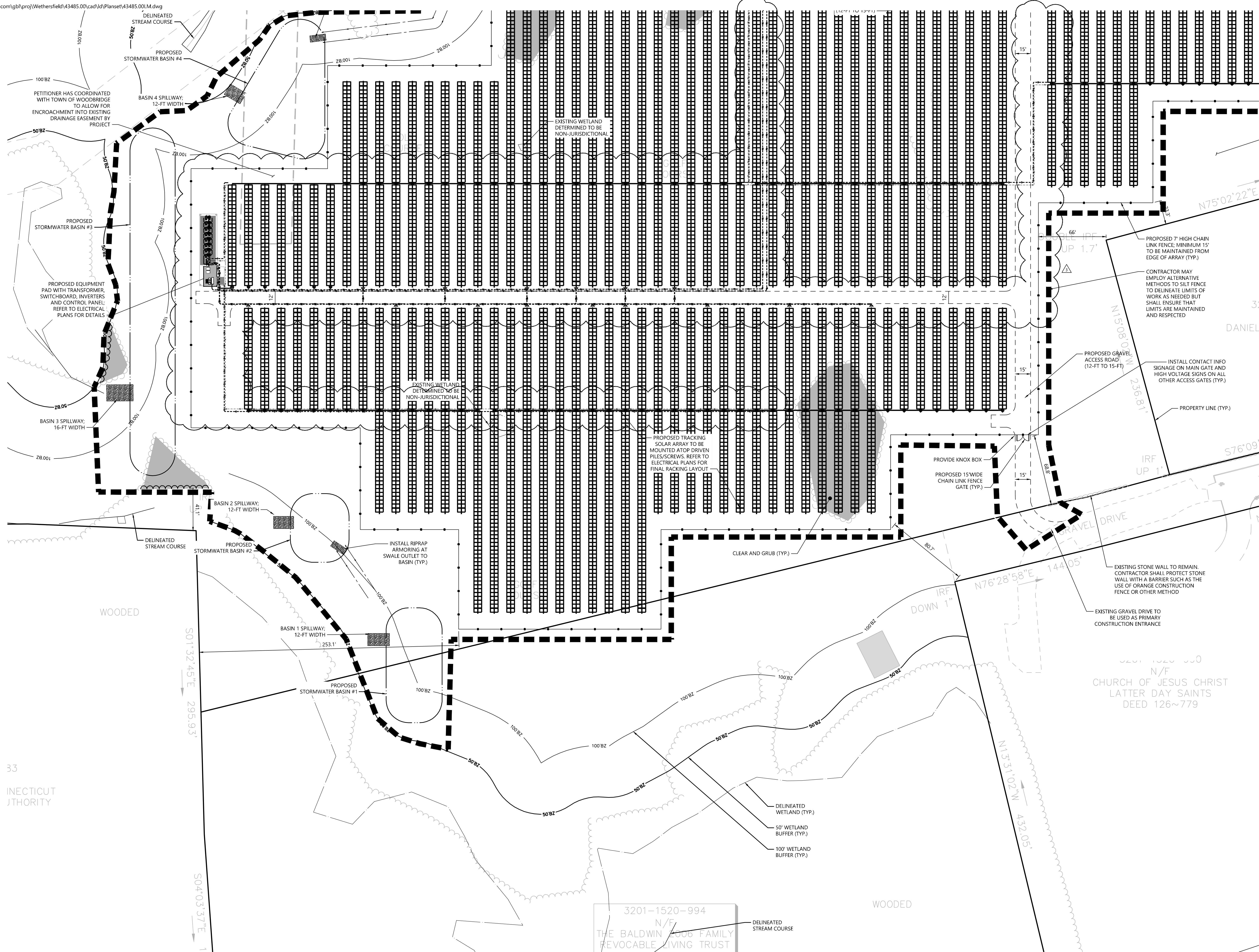
GCE Racebrook Solar
1010 Racebrook Road
Woodbridge, CT

No.	Revision	Date	App'd.
1	CSC Interrogatories	10/31/2025	SJK
2	Issued for Construction	2/20/2026	SJK
3	Electrical Updates	4/8/2026	SJK

Designed by: TMD
Checked by: SJK
Issued for: Construction
Date: June 6, 2025

Drawing Title: **Overall Site Plan**
Drawing Number: **C2.00**

Professional Engineer Seal for Steven J. Kochowski, License No. 27485, State of Connecticut.
Sheet 2 of 11
Project Number: 43485.00



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Designed by: TMD
Checked by: SJK
Issued for: Construction
Date: June 6, 2025

Layout & Materials Plan 1

Drawing Number

C2.01

Sheet 3 of 11

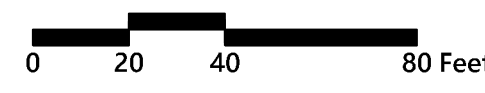
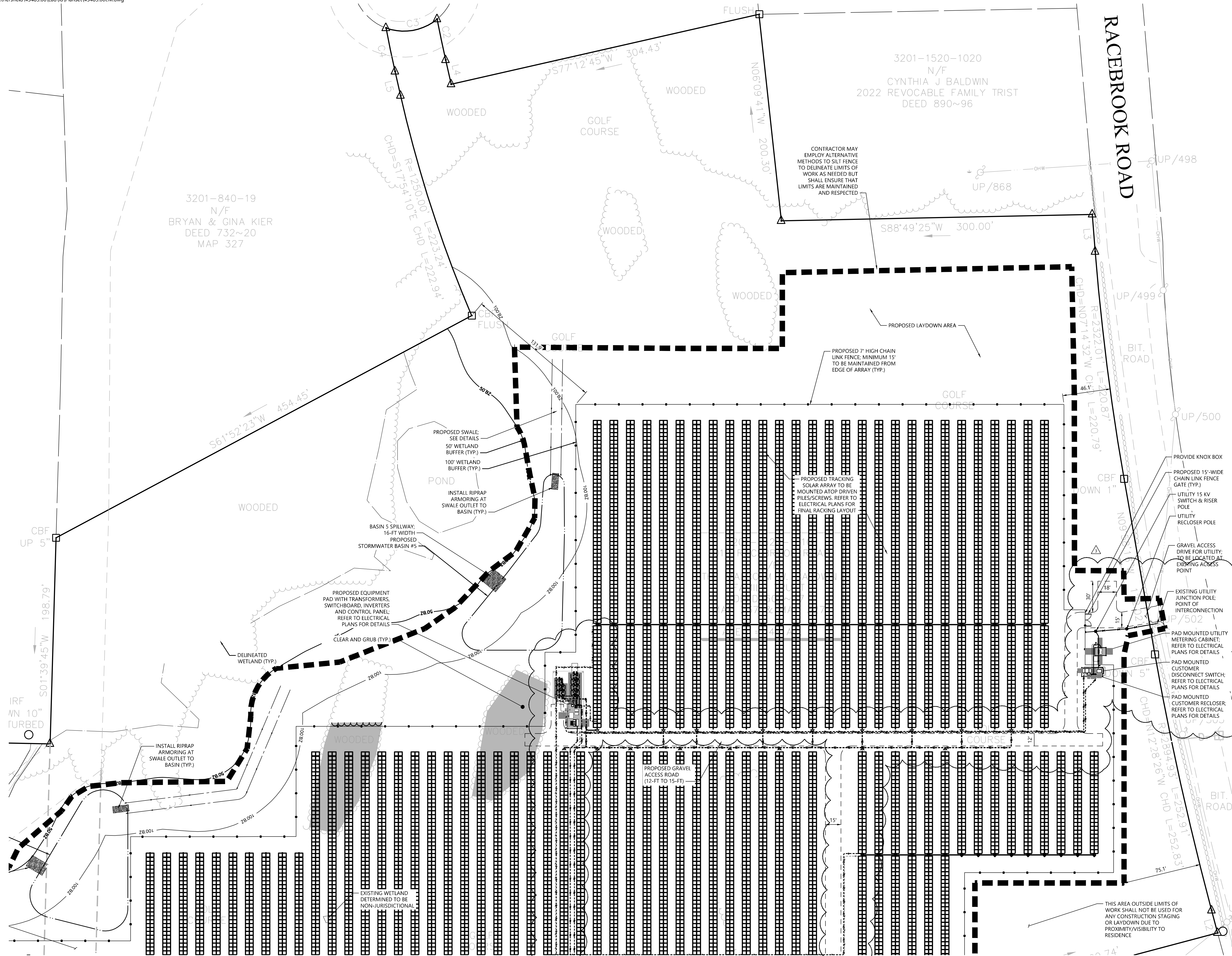


Project Number: 43485.00

Saved Monday, April 13, 2026 7:20:54 AM SJK\CHS Plotted Monday, April 13, 2026 7:36:53 AM Steve Kochowski

33
CONNECTICUT
AUTHORITY

3201-1520-994
N/F
THE BALDWIN 2006 FAMILY
REVOCABLE LIVING TRUST



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Designed by: TMD Checked by: SJK
Issued for: Construction Date: June 6, 2025

Layout & Materials Plan 2

Drawing Number

C2.02

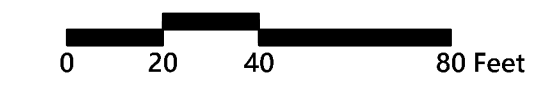
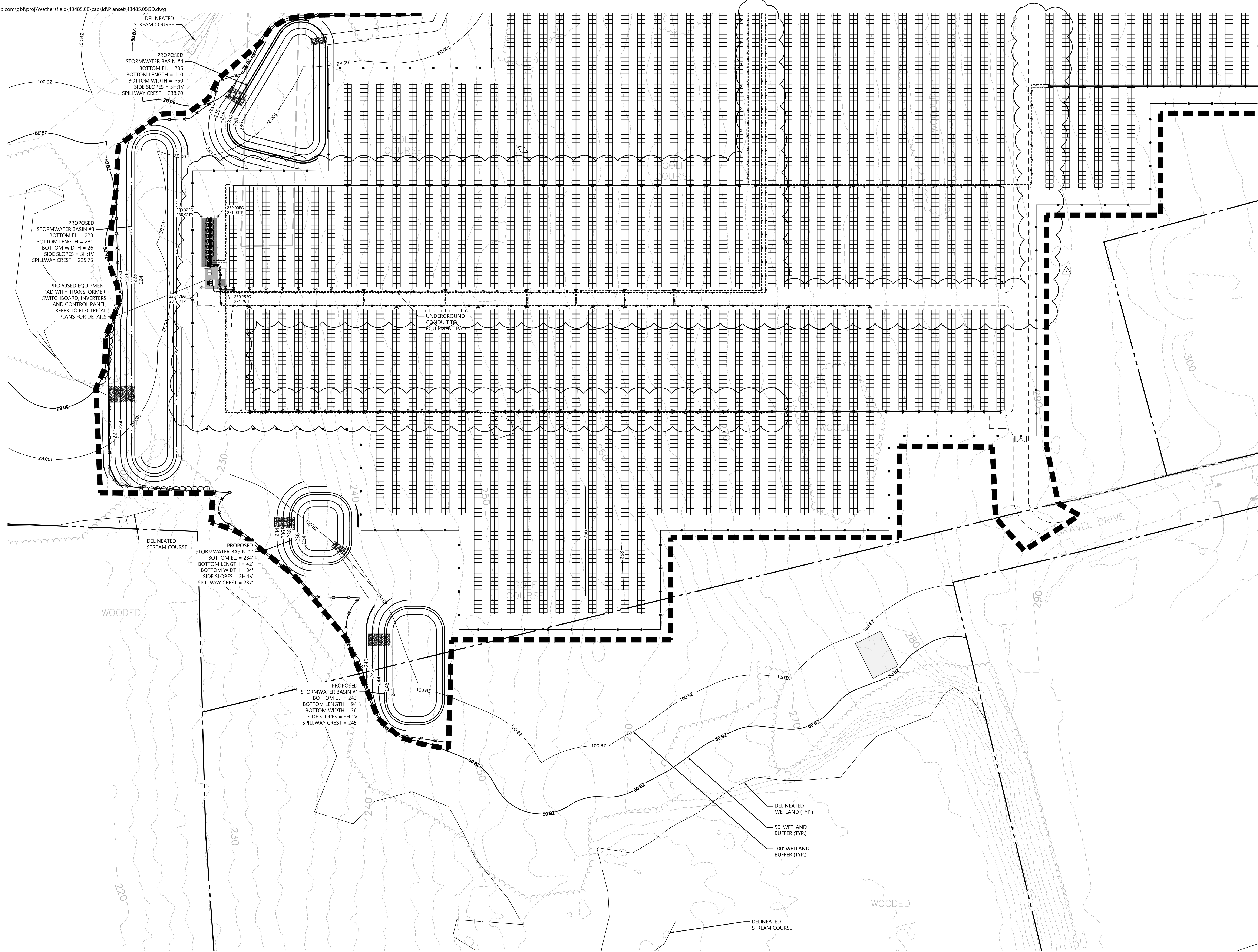
Sheet 4 of 11



Project Number: 43485.00



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Issued for	Construction	Date	June 6, 2025

Grading, Drainage & Utility Plan 1

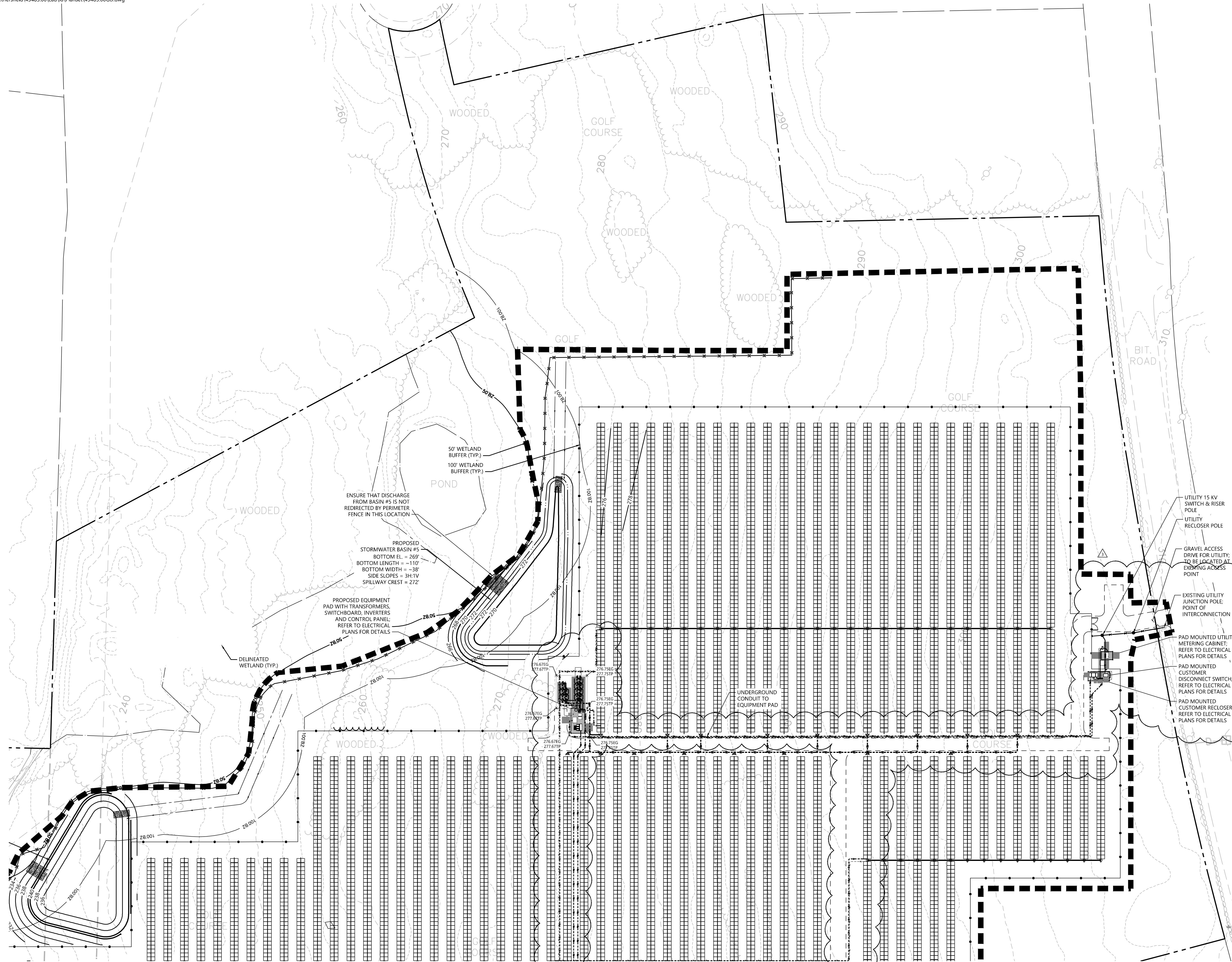
Sheet **C3.01** of 5

Project Number: 43485.00





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50' WETLAND BUFFER (TYP.)
100' WETLAND BUFFER (TYP.)
POND
ENSURE THAT DISCHARGE FROM BASIN #5 IS NOT REDIRECTED BY PERIMETER FENCE IN THIS LOCATION
PROPOSED STORMWATER BASIN #5
BOTTOM EL. = 269'
BOTTOM LENGTH = ~110'
BOTTOM WIDTH = ~38'
SIDE SLOPES = 3H:1V
SPILLWAY CREST = 272'

PROPOSED EQUIPMENT PAD WITH TRANSFORMERS, SWITCHBOARD, INVERTERS AND CONTROL PANEL; REFER TO ELECTRICAL PLANS FOR DETAILS

DELINEATED WETLAND (TYP.)

UNDERGROUND CONDUIT TO EQUIPMENT PAD

UTILITY 15 KV SWITCH & RISER POLE
UTILITY RECLOSER POLE

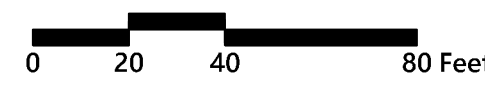
GRAVEL ACCESS DRIVE FOR UTILITY; TO BE LOCATED AT EXISTING ACCESS POINT

EXISTING UTILITY JUNCTION POLE; POINT OF INTERCONNECTION

PAD MOUNTED UTILITY METERING CABINET; REFER TO ELECTRICAL PLANS FOR DETAILS

PAD MOUNTED CUSTOMER DISCONNECT SWITCH; REFER TO ELECTRICAL PLANS FOR DETAILS

PAD MOUNTED CUSTOMER RECLOSER; REFER TO ELECTRICAL PLANS FOR DETAILS



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Grading, Drainage & Utility Plan 2

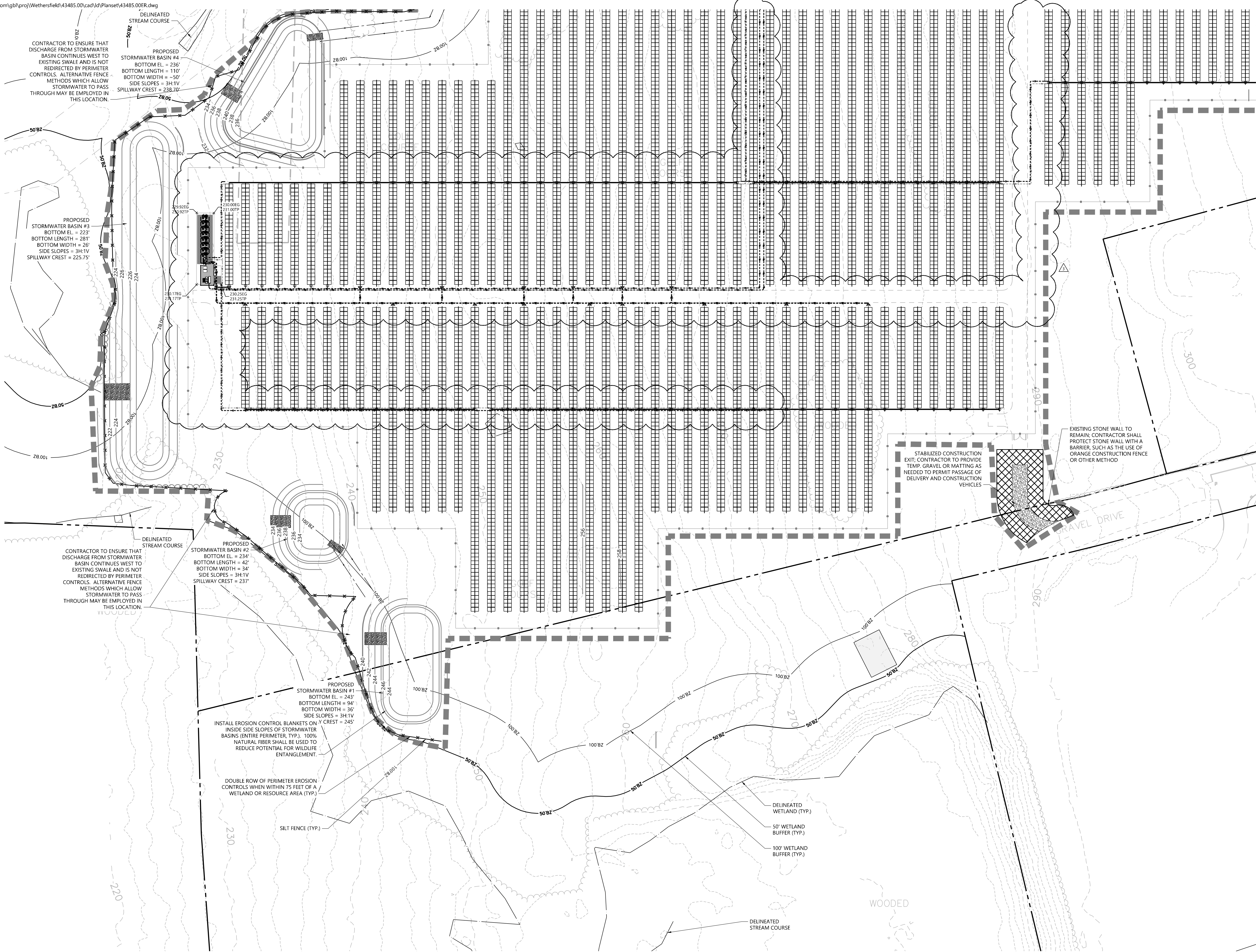
Drawing Number

C3.02

Sheet 6 of 11



Project Number: 43485.00



CONTRACTOR TO ENSURE THAT DISCHARGE FROM STORMWATER BASIN CONTINUES WEST TO EXISTING SWALE AND IS NOT REDIRECTED BY PERIMETER CONTROLS. ALTERNATIVE FENCE METHODS WHICH ALLOW STORMWATER TO PASS THROUGH MAY BE EMPLOYED IN THIS LOCATION.

PROPOSED STORMWATER BASIN #3
BOTTOM EL. = 223'
BOTTOM LENGTH = 281'
BOTTOM WIDTH = 26'
SIDE SLOPES = 3H:1V
SPILLWAY CREST = 225.75'

CONTRACTOR TO ENSURE THAT DISCHARGE FROM STORMWATER BASIN CONTINUES WEST TO EXISTING SWALE AND IS NOT REDIRECTED BY PERIMETER CONTROLS. ALTERNATIVE FENCE METHODS WHICH ALLOW STORMWATER TO PASS THROUGH MAY BE EMPLOYED IN THIS LOCATION.

PROPOSED STORMWATER BASIN #1
BOTTOM EL. = 243'
BOTTOM LENGTH = 94'
BOTTOM WIDTH = 36'
SIDE SLOPES = 3H:1V
SPILLWAY CREST = 245'

INSTALL EROSION CONTROL BLANKETS ON Y CREST = 245'
INSIDE SIDE SLOPES OF STORMWATER BASINS (ENTIRE PERIMETER, TYP.). 100% NATURAL FIBER SHALL BE USED TO REDUCE POTENTIAL FOR WILDLIFE ENTANGLEMENT.

DOUBLE ROW OF PERIMETER EROSION CONTROLS WHEN WITHIN 75 FEET OF A WETLAND OR RESOURCE AREA (TYP.)

STABILIZED CONSTRUCTION EXIT; CONTRACTOR TO PROVIDE TEMP. GRAVEL OR MATTING AS NEEDED TO PERMIT PASSAGE OF DELIVERY AND CONSTRUCTION VEHICLES

EXISTING STONE WALL TO REMAIN; CONTRACTOR SHALL PROTECT STONE WALL WITH A BARRIER, SUCH AS THE USE OF ORANGE CONSTRUCTION FENCE OR OTHER METHOD



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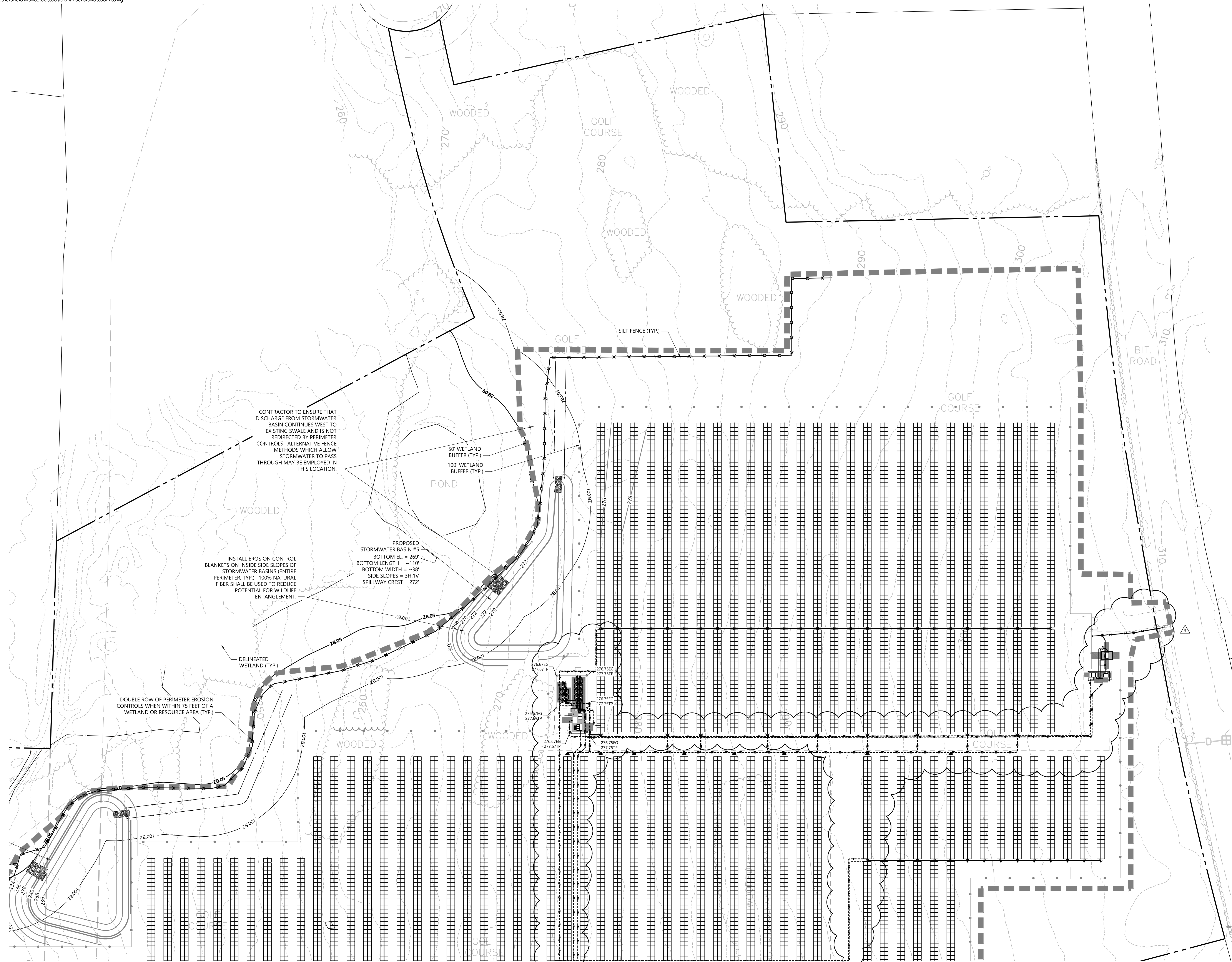
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Date: June 6, 2025

Erosion & Sediment Control Plan 1

Drawing Number: C4.01

Sheet 7 of 11
Project Number: 43485.00



CONTRACTOR TO ENSURE THAT DISCHARGE FROM STORMWATER BASIN CONTINUES WEST TO EXISTING SWALE AND IS NOT REDIRECTED BY PERIMETER CONTROLS. ALTERNATIVE FENCE METHODS WHICH ALLOW STORMWATER TO PASS THROUGH MAY BE EMPLOYED IN THIS LOCATION.

INSTALL EROSION CONTROL BLANKETS ON INSIDE SIDE SLOPES OF STORMWATER BASINS (ENTIRE PERIMETER, TYP.). 100% NATURAL FIBER SHALL BE USED TO REDUCE POTENTIAL FOR WILDLIFE ENTANGLEMENT.

PROPOSED STORMWATER BASIN #5
BOTTOM EL. = 269'
BOTTOM LENGTH = ~110'
BOTTOM WIDTH = ~38'
SIDE SLOPES = 3H:1V
SPILLWAY CREST = 272'

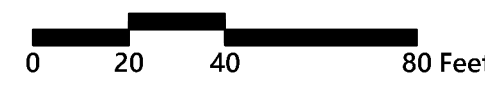
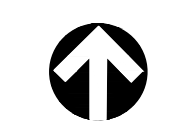
DOUBLE ROW OF PERIMETER EROSION CONTROLS WHEN WITHIN 75 FEET OF A WETLAND OR RESOURCE AREA (TYP.)

DELINEATED WETLAND (TYP.)

SILT FENCE (TYP.)

50' WETLAND BUFFER (TYP.)

100' WETLAND BUFFER (TYP.)



GCE Racebrook Solar

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Erosion & Sediment Control Plan 2

Drawing Number

C4.02

Sheet 8 of 11



Project Number: 43485.00



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CONSTRUCTION SEQUENCING

ALL CONSTRUCTION ACTIVITIES ARE EXPECTED TO TAKE APPROXIMATELY 6 MONTHS. THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:

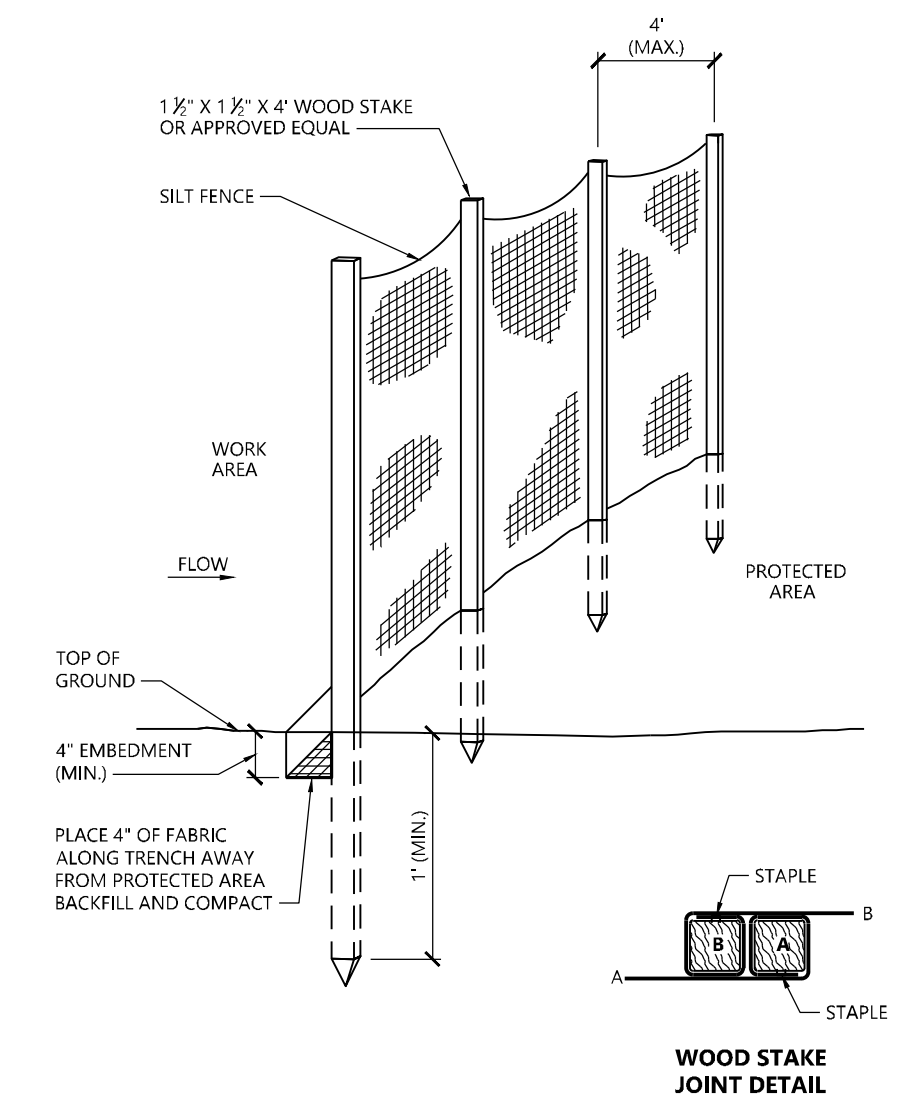
- THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED ACCESS DRIVES MUST BE USED TO THE MAXIMUM EXTENTS POSSIBLE. IT IS REQUIRED THAT THE SITE CONTRACTOR PERFORM A DAILY INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES EMPLOYED AT THE SITE.
- A CTDEEP-APPROVED QUALIFIED INSPECTOR SHALL BE ASSIGNED TO BE RESPONSIBLE FOR PERFORMING INSPECTIONS AND PREPARING REPORTS IN ACCORDANCE WITH SECTION 5(B)(4)(B) OF THE CONSTRUCTION GENERAL PERMIT. THESE INSPECTIONS SHALL TAKE PLACE WEEKLY, AT A MINIMUM, AND SHALL BE REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT EXCEEDING 0.5 INCHES. THE ENGINEER OF RECORD SHALL BE REQUIRED TO REVIEW AND COUNTER-SIGN THE PREPARED WEEKLY REPORTS. IT IS ALSO ANTICIPATED THAT REPRESENTATIVES FROM CTDEEP AND/OR THE STATE CONSERVATION DISTRICT WILL PERFORM PERIODIC INSPECTIONS.
- ENGINEER OF RECORD WILL PERFORM MONTHLY PLAN IMPLEMENTATION INSPECTIONS AND PREPARE REPORTS OF THE FINDINGS. THESE INSPECTIONS SHALL LAST A MINIMUM OF THREE (3) MONTHS OR UNTIL THE COMPLETION AND STABILIZATION OF ALL EROSION CONTROL MEASURES AT THE SITE.
- THROUGHOUT THE COURSE OF THE CONSTRUCTION PROJECT, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE WARRANTED AT THE DISCRETION OF THE QUALIFIED INSPECTOR AND/OR DESIGN ENGINEER. THESE IMPROVEMENTS MUST BE IMPLEMENTED IN A TIMELY FASHION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT. ADDITIONALLY, AREAS OF PROPOSED COMPACTED NATIVE SOIL ROADS SHALL BE CONVERTED TO STABLE GRAVEL ROADS IF/AS DETERMINED BY THE QUALIFIED INSPECTOR OR ENGINEER OF RECORD.
- PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF WOODBRIDGE WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
- CONTRACTOR SHALL ADHERE TO 2024 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AS AMENDED.
- THE CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING(S). ATTENDEES SHALL INCLUDE, BUT NOT BE LIMITED TO, DEVELOPER, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, TOWN OF WOODBRIDGE, ENGINEER OF RECORD, AND QUALIFIED SWPPP INSPECTOR.
- THE PERMITEE/OWNER SHALL BE RESPONSIBLE FOR PROVIDING A KNOX BOX FOR THE BENEFIT OF EMERGENCY RESPONDERS UPON COMPLETION OF CONSTRUCTION AS WELL AS CONDUCTING AN ON-SITE TRAINING SESSION FOR EMERGENCY RESPONDERS PERTINENT TO THE FACILITY.
- THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) PRIOR TO ENGAGING IN ANY EXCAVATION ACTIVITIES AT THE SITE.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF WOODBRIDGE AGENT, ZONING ENFORCEMENT OFFICER, AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
- NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE.
- ANTICIPATED WORK HOURS WILL BE BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY. SATURDAY WORK CAN BE PERFORMED WITH NOTIFICATION TO THE CONNECTICUT SITING COUNCIL.
- ANY DEWATERING BY PUMP SHALL INCLUDE AN INTAKE AND/OR DISCHARGE FILTRATION SYSTEM (I.E. DIRTBAG SYSTEM) AND BE PUMPED TO STABLE GROUND. CONTRACTOR TO ENSURE DISCHARGED WATER IS RUNNING CLEAN OR ALTERNATIVE METHODS MUST BE EMPLOYED.

PRE-CONSTRUCTION SITE PROTECTION SEQUENCE

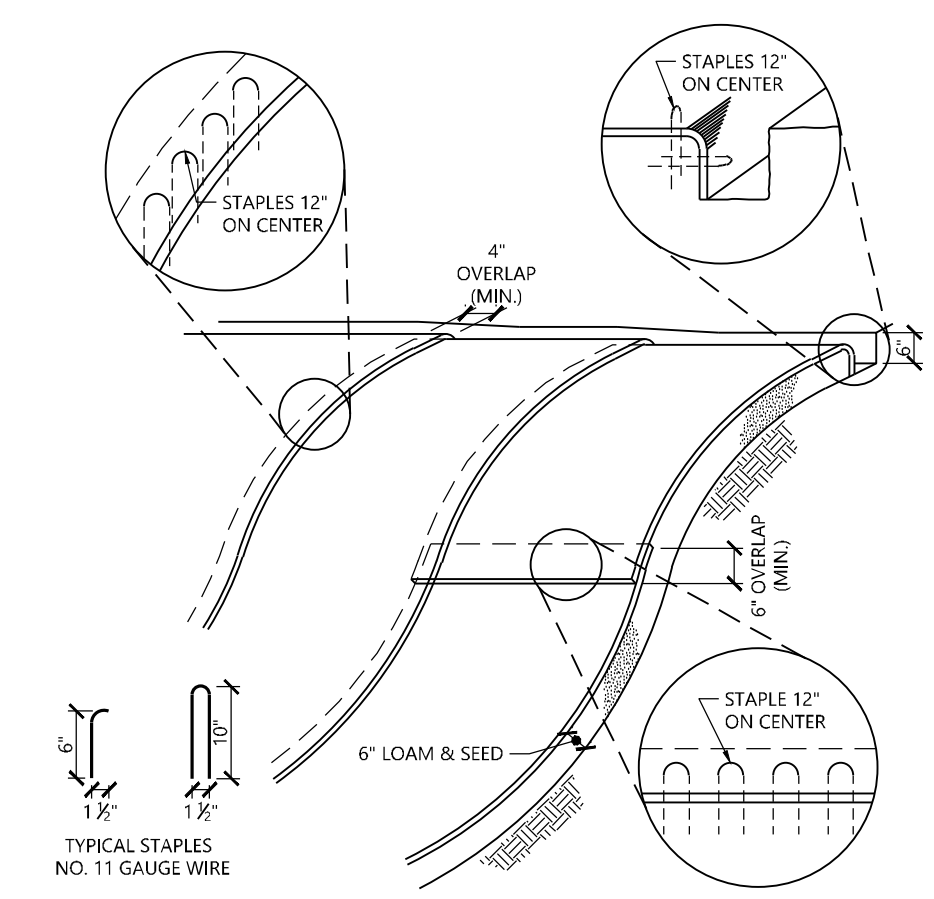
- IT IS ANTICIPATED THAT THE SITE WILL BE DELIVERED TO THE CONSTRUCTION TEAM FULLY VEGETATED.
- ACCESS ROADS SHALL BE TEMPORARILY CONSTRUCTED FOR WB-67 ACCESS DURING CONSTRUCTION.
- INSTALL EROSION AND SEDIMENT CONTROLS FOLLOWING THE CT GUIDELINES AND MANUFACTURER'S DIRECTIONS. DURING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL MEASURES AS REQUIRED BY THE ENGINEER OF RECORD OR QUALIFIED INSPECTOR, TO PREVENT SEDIMENT-LADEN RUNOFF FROM REACHING WETLANDS OR DISCHARGING OFFSITE.
- INSTALL TEMPORARY SEDIMENT TRAPS AND CONVEYANCE SWALES IN ACCORDANCE WITH THE APPROVED SITE-SPECIFIC SWPCP AND CT GUIDELINES. THE ENGINEER OF RECORD SHALL INSPECT FEATURES TO CONFIRM REQUIRED STORAGE CAPACITIES ARE PROVIDED AND THAT OUTLETS AND/OR SPILLWAYS ARE CONSTRUCTED CORRECTLY. DISCHARGE AREAS BELOW OUTFALLS MUST BE INSPECTED TO CONFIRM FLOW WILL BE OVER STABLE GROUND AND SHEET FLOW IS ENCOURAGED. IF DISTURBED SOILS ARE PRESENT, THE ENGINEER OF RECORD TO PROVIDE CORRECT MEASURES TO ADDRESS CONDITION.
- SEED AND PROTECT DISTURBED SOILS AROUND SEDIMENT TRAPS WITHIN 14 DAYS OF COMPLETION. SECURE SEED WITH BIODEGRADABLE EROSION CONTROL MATTING.

CONSTRUCTION SEQUENCE

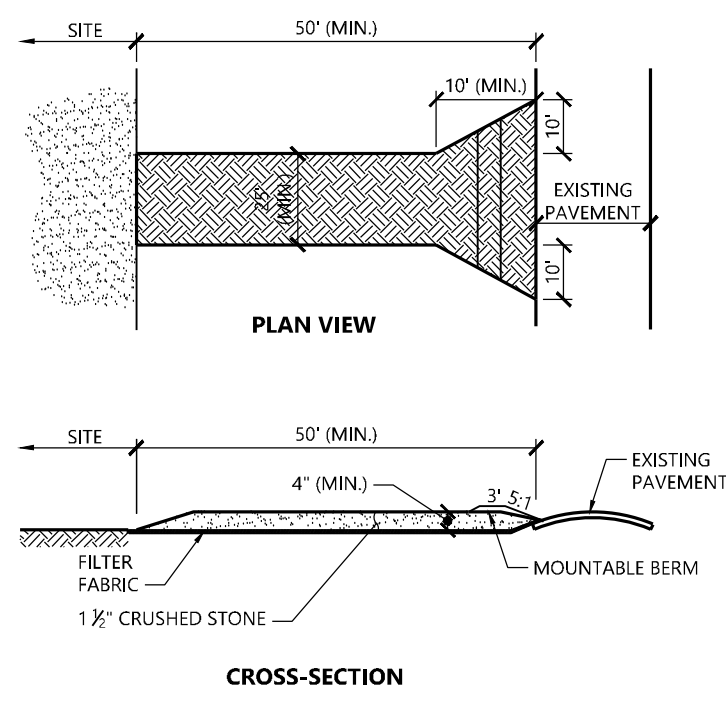
- CLEAR AND GRUB AREAS TO LIMITS PRESCRIBED ON THE PLANS WITHIN THE LIMIT OF WORK.
- TOPSOIL SHALL BE REPLACED OVER REGRADED AREAS UPON COMPLETION OF MASS EARTHWORK ACTIVITIES AND AREAS WHICH WERE DISTURBED BY MASS EARTHWORK OPERATIONS SHALL BE RESEED WITHIN 14 DAYS OF COMPLETION.
- THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL ADDRESS ONGOING EROSION PROBLEMS USING TEMPORARY DIVERSIONS AND FILLING AND GRADING GULLIES, TRACK GULLIES UP AND DOWN SLOPE. A STAPLED BIODEGRADABLE EROSION CONTROL BLANKET WITHOUT MONOFILAMENT MESH IS AN ACCEPTABLE ALTERNATIVE FOR HYDROSEED AND BFM.
- UPON COMPLETION OF THIS CONSTRUCTION PHASE, ALL DISTURBED AREAS SHALL BE SEED AND STABILIZED WITH BIODEGRADABLE EROSION CONTROL MATTING PRIOR TO CONTINUING CONSTRUCTION SEQUENCE.
- INSTALL PILES AND/OR GROUND SCREWS FOR SOLAR PANEL RACKING.
- INSTALL ELECTRICAL CONDUIT AS REQUIRED BY THE ELECTRICAL DESIGN PLANS.
- THE INSTALLATION OF RACKING SHALL FOLLOW THE FOUNDATION INSTALLATION BY ROUGHLY ONE WEEK STARTING FROM THE SAME POINT.
- RESEED AND REGRADE ALL AREAS DISTURBED BY CONSTRUCTION TRAFFIC WITHIN THE ARRAYS WHERE RACKS ARE INSTALLED AS EARLY AS POSSIBLE. RUTS AND RILLS SHALL BE SMOOTHED AND GRADED AS DISCOVERED.
- INSTALL SOLAR PANEL MODULES IN THE RACKING. MUCH OF THIS WORK IS ANTICIPATED TO BE PERFORMED BY HAND AND LIGHT CONSTRUCTION EQUIPMENT WHICH WILL CAUSE MINIMAL DISTURBANCE COMPARED TO THE USE OF HEAVY EQUIPMENT. DESIGNATED ACCESS ROADS SHALL STILL BE USED TO THE MAXIMUM EXTENTS POSSIBLE.
- UPON COMPLETION OF CONSTRUCTION, RE-SEED ALL DISTURBED AREAS WITHIN 14 DAYS AND PREVENT VEHICULAR TRAFFICKING OVER THESE AREAS. INSTALL FINAL LANDSCAPING.
- AFTER SITE IS STABILIZED, AND AFTER INSPECTION BY DESIGN ENGINEER AND/OR CTDEEP REPRESENTATIVE, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS INCLUDING SEDIMENT TRAPS AND DIVERSION SWALES. ENTIRE SITE SHALL BE CHECKED FOR AND CLEANED OF SEDIMENT AS NEEDED.



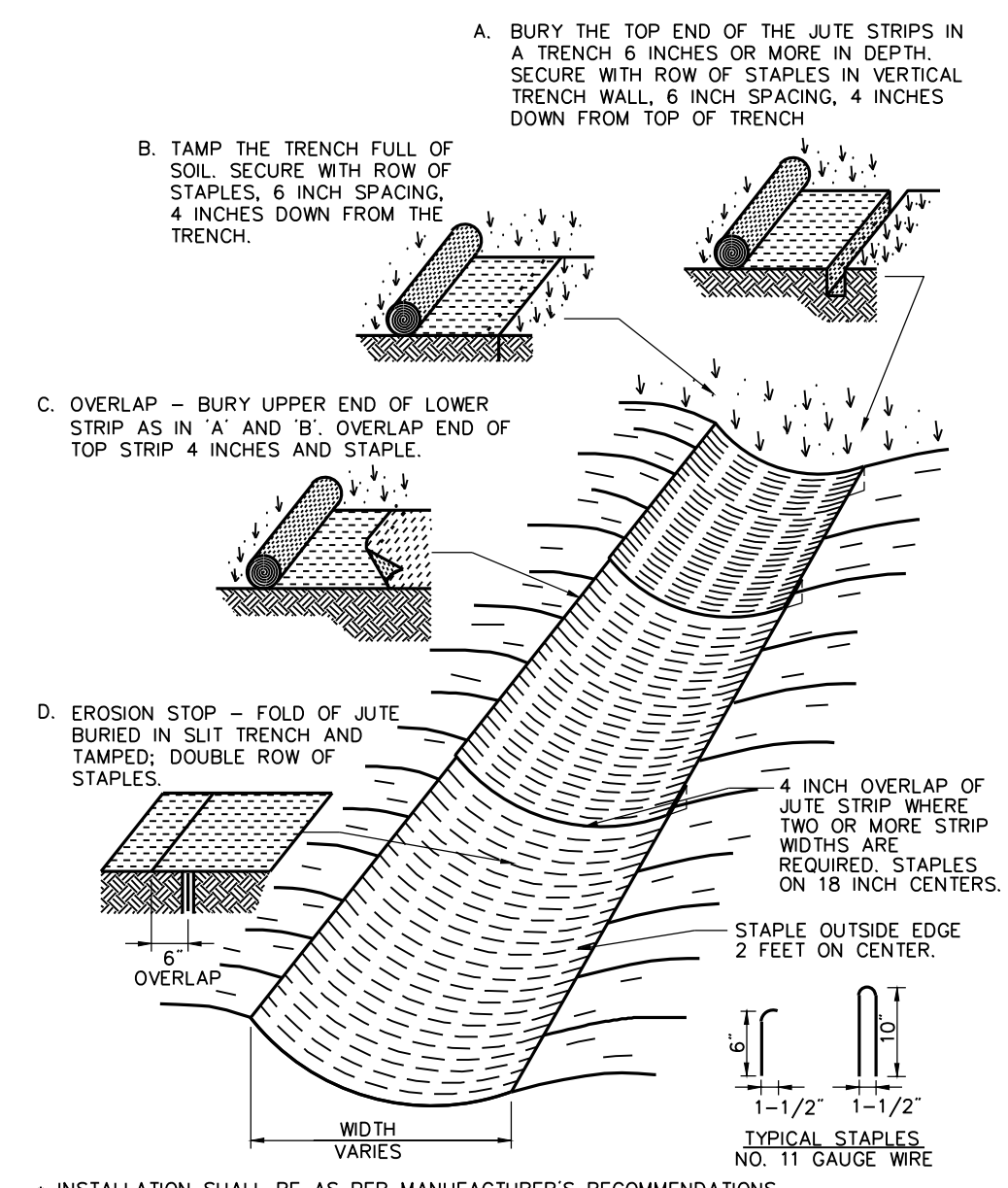
Silt Fence Barrier 1/16
N.T.S. Source: VHB LD_650



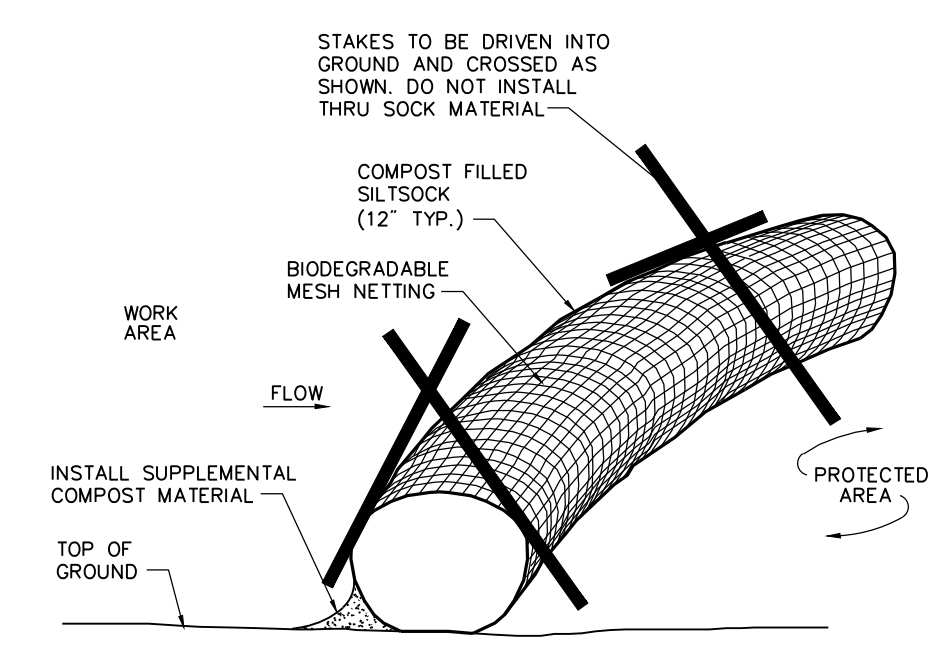
Erosion Control Blanket Slope Installation 1/16
N.T.S. Source: VHB REV LD_680



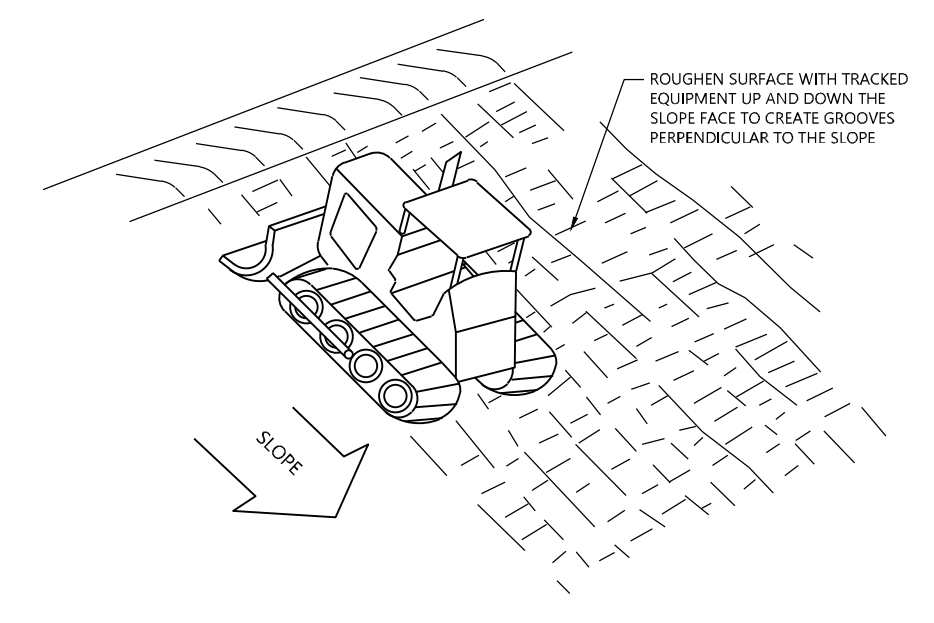
Stabilized Construction Exit 1/16
N.T.S. Source: VHB LD_682



Erosion Control Blanket (ECB) Swale Installation 6/08
N.T.S. Source: VHB LD_681



Compost Filter Sock (CFS) 8/02
N.T.S. Source: VHB LD_688



Slope Tracking 10/20
N.T.S. Source: VHB LD_693

Saved Friday, February 27, 2026 3:46:22 PM. SKOCHIS Plotted Monday, April 13, 2026 7:38:24 AM Steve Kochis

GCE Racebrook Solar

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Designed by **TMD** Checked by **SJK**
Issued for _____ Date _____

Construction June 6, 2025

Site Details 2

Drawing Number _____

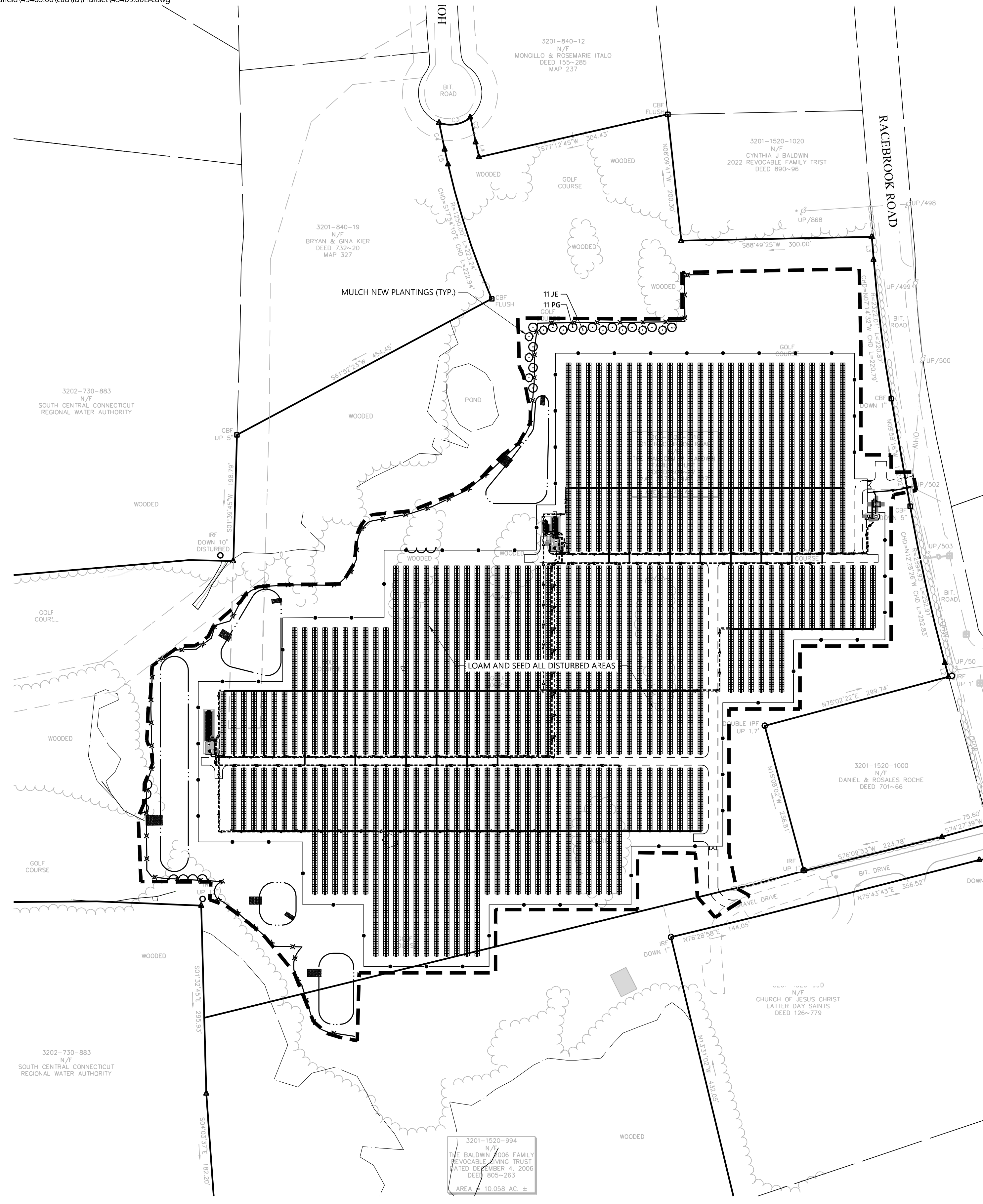
C5.02

Sheet **10** of **11**

Project Number
43485.00



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Suite 200
Wethersfield, CT 06109
860.807.4300



Planting Notes

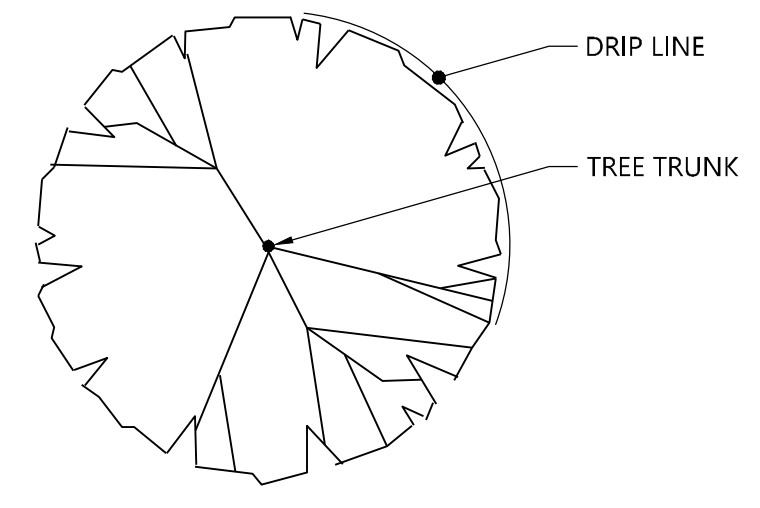
1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Tree Protection

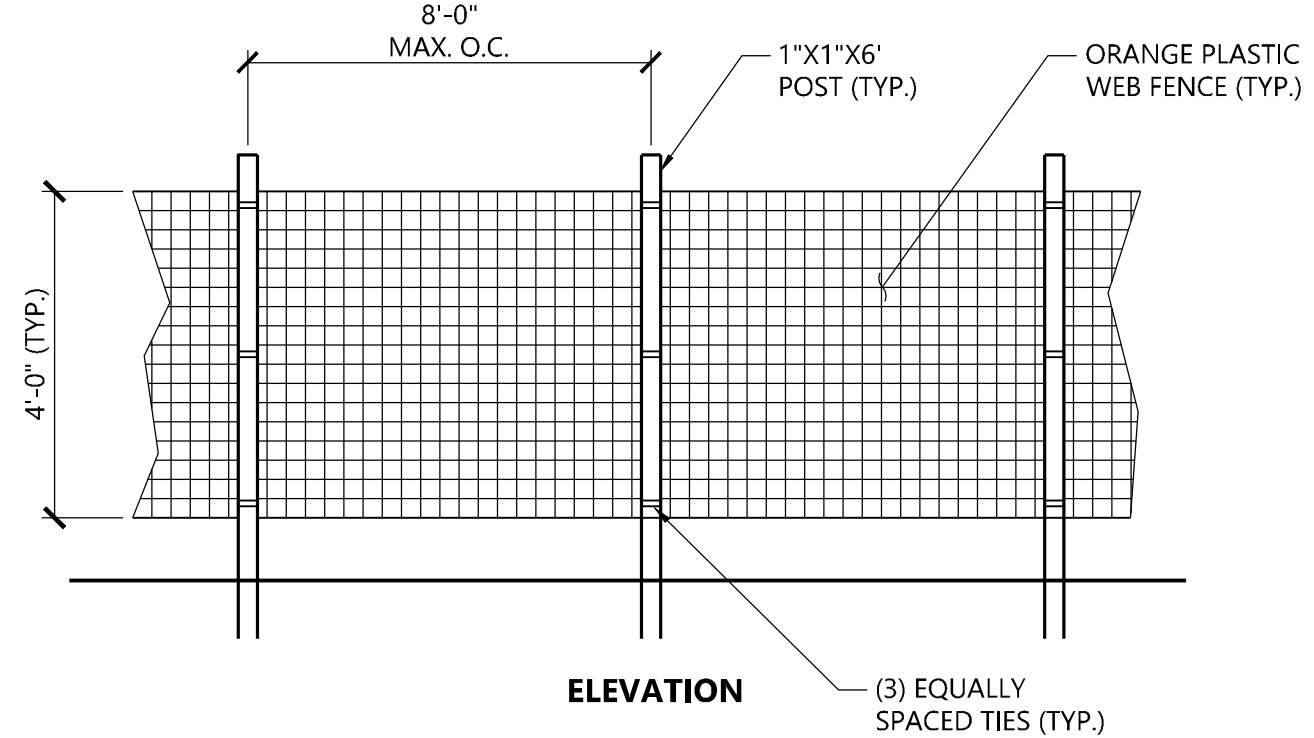
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.



PLAN



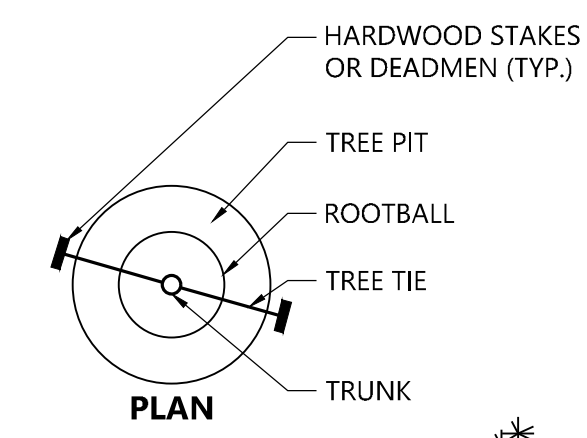
ELEVATION

NOTES

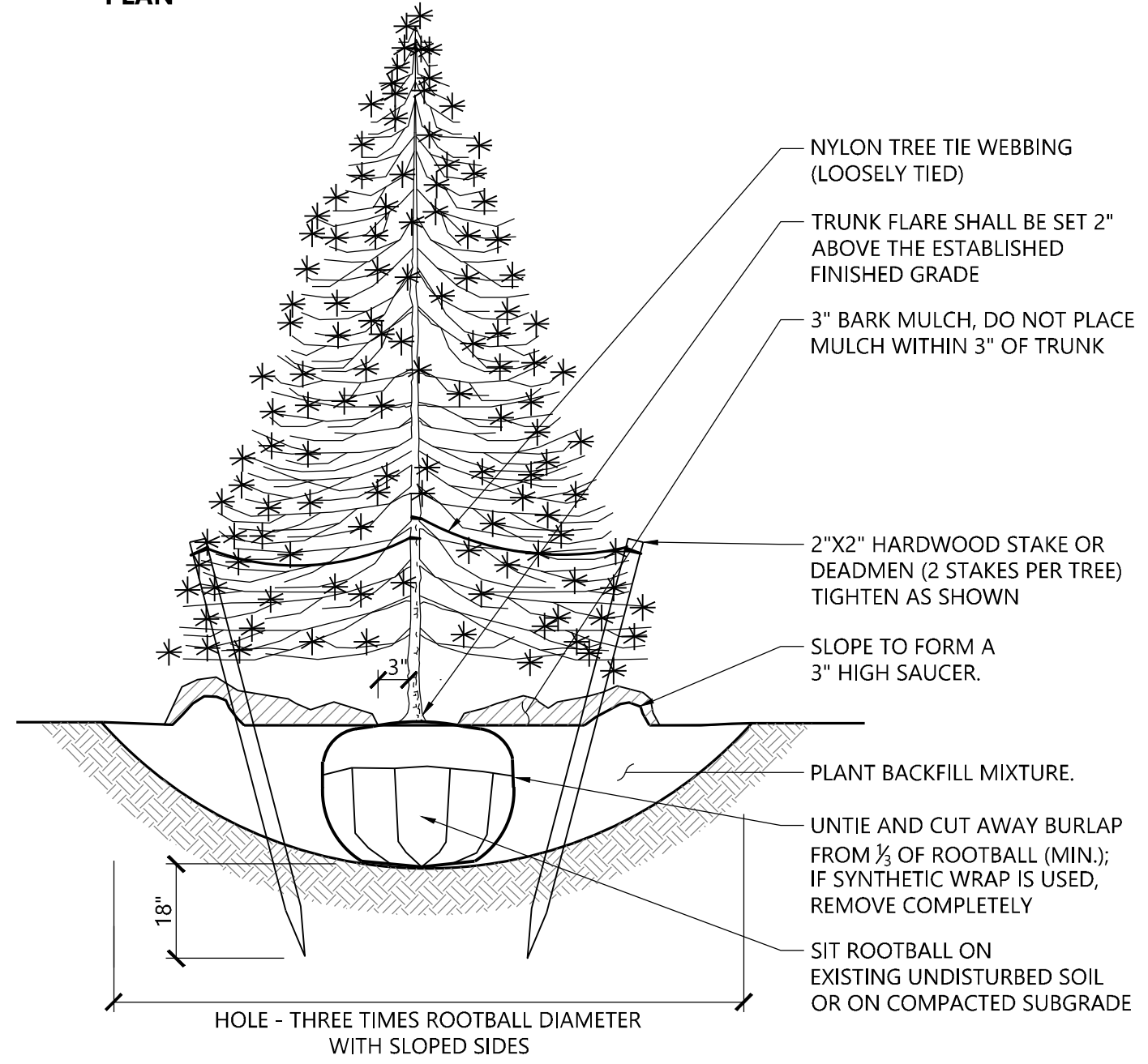
1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence

N.T.S. Source: VHB 1/16 LD_610



PLAN



Evergreen Tree Planting

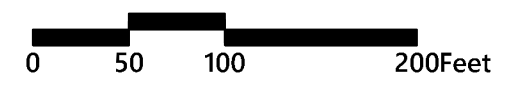
N.T.S. Source: VHB 9/21 LD_604

PLANT SCHEDULE

SYMBOL CODE QTY BOTANICAL NAME COMMON NAME SIZE

EVERGREEN TREES

⊙	JE	11	Juniperus virginiana	Eastern Redcedar	7 - 8' HT.
○	PG	11	Picea glauca	White Spruce	7 - 8' HT.



GCE Racebrook Solar
1010 Racebrook Road
Woodbridge, CT

No.	Revision	Date	App'd.
1	CSC Interrogatories	10/31/2025	SJK
2	Issued for Construction	2/20/2026	SJK
3	Electrical Updates	4/8/2026	SJK

Designed by TMD Checked by SJK

Issued for Construction Date: June 6, 2025

Construction

Planting Plan

Drawing Title Drawing Number



L1.01

Sheet 11 of 11

Project Number: 43485.00

SURVEY NOTES:

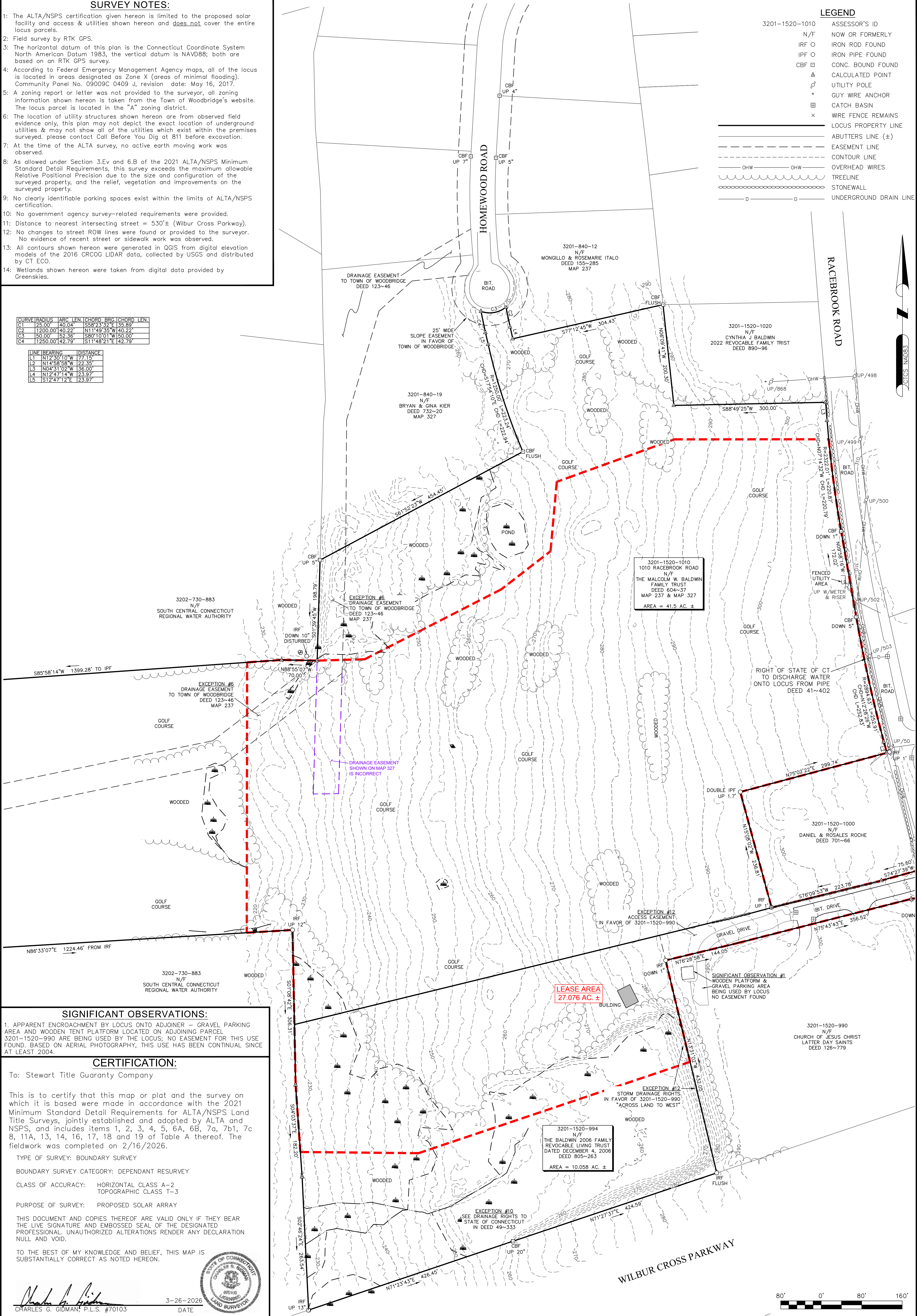
- 1: The ALTA/NSPS certification given hereon is limited to the proposed solar facility and access & utilities shown hereon and does not cover the entire locus parcels.
- 2: Field survey by RTK GPS.
- 3: The horizontal datum of this plan is the Connecticut Coordinate System North American Datum 1983, the vertical datum is NAVD88; both are based on an RTK GPS survey.
- 4: According to Federal Emergency Management Agency maps, all of the locus is located in areas designated as Zone X (areas of minimal flooding), Community Panel No. 09009C 0409 J, revision date: May 16, 2017.
- 5: A zoning report or letter was not provided to the surveyor, all zoning information shown hereon is taken from the Town of Woodbridge's website. The locus parcel is located in the "A" zoning district.
- 6: The location of utility structures shown hereon are from observed field evidence only, this plan may not depict the exact location of underground utilities & may not show all of the utilities which exist within the premises surveyed, please contact Call Before You Dig at 811 before excavation.
- 7: At the time of the ALTA survey, no active earth moving work was observed.
- 8: As allowed under Section 3.Ev and 6.B of the 2021 ALTA/NSPS Minimum Standard Detail Requirements, this survey exceeds the maximum allowable Relative Positional Precision due to the size and configuration of the surveyed property, and the relief, vegetation and improvements on the surveyed property.
- 9: No clearly identifiable parking spaces exist within the limits of ALTA/NSPS certification.
- 10: No government agency survey-related requirements were provided.
- 11: Distance to nearest intersecting street = 530'± (Wilbur Cross Parkway).
- 12: No changes to street ROW lines were found or provided to the surveyor. No evidence of recent street or sidewalk work was observed.
- 13: All contours shown hereon were generated in QGIS from digital elevation models of the 2016 CRCOG LIDAR data, collected by USGS and distributed by CT ECO.
- 14: Wetlands shown hereon were taken from digital data provided by Greenskies.

CURVE	RADIUS	ARC LEN.	CHORD	BEG. CHORD LEN.	END. CHORD LEN.
C1	25.00	40.04	S58°23'32"E 35.89'		
C2	1200.00	40.22	N11°49'35"W 40.22'		
C3	50.00	52.56	S80°10'01"W 50.00'		
C4	1250.00	42.79	S11°48'21"E 42.79'		

LINE BEARING	DISTANCE
L1	N12°30'10"W 77.15'
L2	N14°58'58"W 22.35'
L3	N04°31'02"W 56.00'
L4	N12°47'14"W 23.97'
L5	S12°47'12"E 23.97'

LEGEND

- 3201-1520-1010 ASSESSOR'S ID
- N/F NOW OR FORMERLY
- IRF O IRON ROD FOUND
- IPF O IRON PIPE FOUND
- CBF □ CONC. BOUND FOUND
- △ CALCULATED POINT
- ⊗ UTILITY POLE
- + GUY WIRE ANCHOR
- ⊕ CATCH BASIN
- × WIRE FENCE REMAINS
- LOCUS PROPERTY LINE
- ABUTTERS LINE (±)
- - - EASEMENT LINE
- - - CONTOUR LINE
- OHW — OHW OVERHEAD WIRES
- ~ TREELINE
- STONEWALL
- UNDERGROUND DRAIN LINE



SIGNIFICANT OBSERVATIONS:

1. APPARENT ENCROACHMENT BY LOCUS ONTO ADJOINER - GRAVEL PARKING AREA AND WOODEN TENT PLATFORM LOCATED ON ADJOINING PARCEL 3201-1520-990 ARE BEING USED BY THE LOCUS; NO EASEMENT FOR THIS USE FOUND. BASED ON AERIAL PHOTOGRAPHY, THIS USE HAS BEEN CONTINUAL SINCE AT LEAST 2004.

CERTIFICATION:

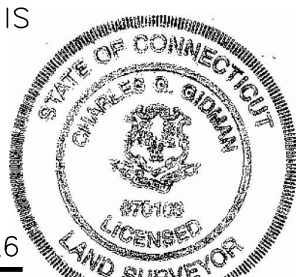
To: Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6A, 6B, 7a, 7b1, 7c 8, 11A, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on 2/16/2026.

TYPE OF SURVEY: BOUNDARY SURVEY
 BOUNDARY SURVEY CATEGORY: DEPENDANT RESURVEY
 CLASS OF ACCURACY: HORIZONTAL CLASS A-2
 TOPOGRAPHIC CLASS T-3
 PURPOSE OF SURVEY: PROPOSED SOLAR ARRAY

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 NULL AND VOID.

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

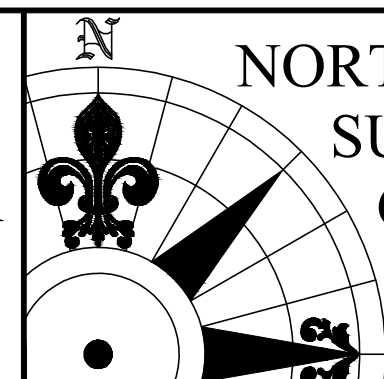


Charles G. Gidman
 3-26-2026
 CHARLES G. GIDMAN, P.L.S. #70103 DATE

SHEET NO. 1 OF 2
ALTA/NSPS LAND TITLE SURVEY OF LAND IN WOODBRIDGE, CT
 PREPARED FOR **GREENSKIES CLEAN ENERGY**

SURVEYOR:	CGG	ENGINEER:	-
DRAFTING:	JDG	DESIGN:	-
FIELD WORK:	CRC ESL	HORZ. SCALE:	1"=80'
PROJECT NUMBER:	24-208	VERT. SCALE:	-
DRAWING NAME:	24-208 ALTA.DWG	DATE:	3-26-2026

1010 RACEBROOK ROAD



NORTHEAST SURVEY CONSULTANTS
 3 FERRY STREET
 STUDIO 1 EAST
 EASTHAMPTON, MA 01027
 (413) 203-5144

TITLE EXCEPTIONS:

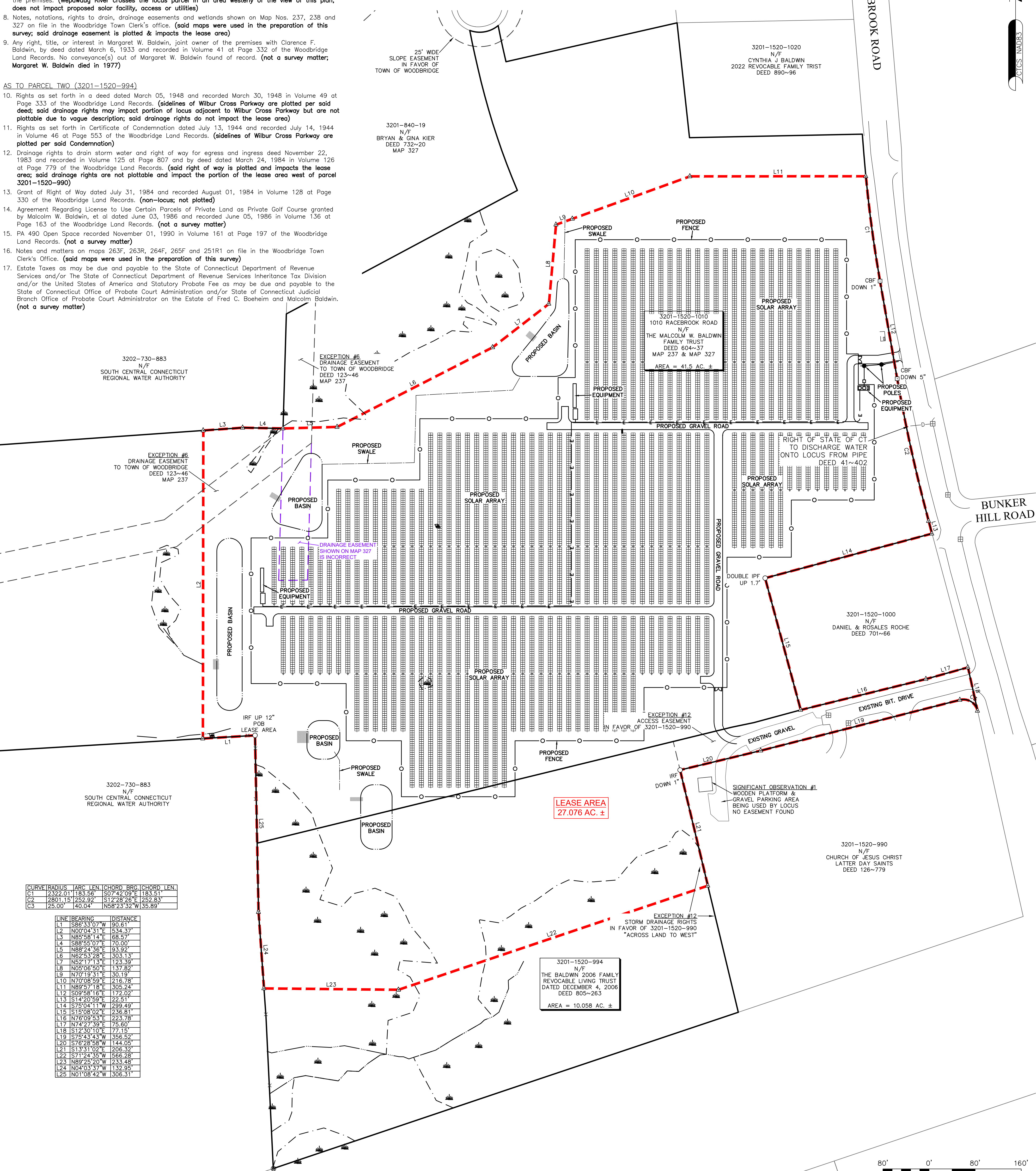
The following matters are taken from a commitment for title insurance prepared by Stewart Title Guaranty Company, Commitment #24000372135, commitment date 6/30/2026.

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (not a survey matter)
 - Standard Exceptions:
 - Rights or claims of parties in possession not shown by the public records. (not a survey matter)
 - Easements, or claims of easements, not shown by the public records. (not a survey matter)
 - Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey and inspection of the premises. (see Significant Observations for any such matters disclosed by this survey)
 - Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. (not a survey matter)
 - Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. (not a survey matter)
 - Any titles or rights asserted by anyone including but not limited to, persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, oceans or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or water rights, if any. (not a survey matter)
 - Taxes or special assessments which are not shown as existing liens by the public records. (not a survey matter)
- SPECIAL EXCEPTIONS:
- Water and sewer use charges as may be due and payable.
- AS TO PARCEL ONE (3201-1520-1010)**
- Agreement recorded June 05, 1986 in Volume 136 at Page 163 of the Woodbridge Land Records. (not a survey matter; pertains to license to use locus as a golf course)
 - Assessor's Land Certificate recorded February 09, 2011 in Volume 662 at Page 176 of the Woodbridge Land Records. (not a survey matter; pertains to locus)
 - Proposed Declarations and Agreements dated March 16, 1982 and recorded in Volume 121 at Page 721; as amended by Declarations of Covenants, Restrictions, Easements and Agreements Amending the Proposed Declarations and Agreements dated January 25, 1983 and recorded in Volume 123 at Page 46 of the Woodbridge Land Records. (drainage easement to Town of Woodbury is plotted. Drainage easement shown on Map 327 is depicted incorrectly in the area of lease area)
 - Rights of others in and to the Wepowaug River and any other watercourse situated upon and crossing the premises. (Wepowaug River crosses the locus parcel in an area westerly of the view of this plan; does not impact proposed solar facility, access or utilities)
 - Notes, notations, rights to drain, drainage easements and wetlands shown on Map Nos. 237, 238 and 327 on file in the Woodbridge Town Clerk's office. (said maps were used in the preparation of this survey; said drainage easement is plotted & impacts the lease area)
 - Any right, title, or interest in Margaret W. Baldwin, joint owner of the premises with Clarence F. Baldwin, by deed dated March 6, 1933 and recorded in Volume 41 at Page 332 of the Woodbridge Land Records. No conveyance(s) out of Margaret W. Baldwin found of record. (not a survey matter; Margaret W. Baldwin died in 1977)
- AS TO PARCEL TWO (3201-1520-994)**
- Rights as set forth in a deed dated March 05, 1948 and recorded March 30, 1948 in Volume 49 at Page 333 of the Woodbridge Land Records. (sidelines of Wilbur Cross Parkway are plotted per said deed; said drainage rights may impact portion of locus adjacent to Wilbur Cross Parkway but are not plottable due to vague description; said drainage rights do not impact the lease area)
 - Rights as set forth in Certificate of Condemnation dated July 13, 1944 and recorded July 14, 1944 in Volume 46 at Page 553 of the Woodbridge Land Records. (sidelines of Wilbur Cross Parkway are plotted per said Condemnation)
 - Drainage rights to drain storm water and right of way for egress and ingress deed November 22, 1983 and recorded in Volume 125 at Page 807 and by deed dated March 24, 1984 in Volume 126 at Page 779 of the Woodbridge Land Records. (said right of way is plotted and impacts the lease area; said drainage rights are not plottable and impact the portion of the lease area west of parcel 3201-1520-990)
 - Grant of Right of Way dated July 31, 1984 and recorded August 01, 1984 in Volume 128 at Page 330 of the Woodbridge Land Records. (non-locus; not plotted)
 - Agreement Regarding License to Use Certain Parcels of Private Land as Private Golf Course granted by Malcolm W. Baldwin, et al dated June 03, 1986 and recorded June 05, 1986 in Volume 136 at Page 163 of the Woodbridge Land Records. (not a survey matter)
 - PA 490 Open Space recorded November 01, 1990 in Volume 161 at Page 197 of the Woodbridge Land Records. (not a survey matter)
 - Notes and matters on maps 263F, 263R, 264F, 265F and 251R1 on file in the Woodbridge Town Clerk's Office. (said maps were used in the preparation of this survey)
 - Estate Taxes as may be due and payable to the State of Connecticut Department of Revenue Services and/or The State of Connecticut Department of Revenue Services Inheritance Tax Division and/or the United States of America and Statutory Probate Fee as may be due and payable to the State of Connecticut Office of Probate Court Administration and/or State of Connecticut Judicial Branch Office of Probate Court Administrator on the Estate of Fred C. Boehm and Malcolm Baldwin. (not a survey matter)

LEASE AREA

Beginning at an iron rod found at a westerly corner of the lease area herein described, thence;

- S 86°33'07" W a distance of 90.61' to a point, thence;
- N 00°04'31" E a distance of 534.37' to a point, thence;
- N 85°58'14" E a distance of 68.57' to a point, thence;
- S 88°24'36" E a distance of 70.00' to a point, thence;
- N 82°53'28" E a distance of 93.92' to a point, thence;
- N 52°17'13" E a distance of 123.39' to a point, thence;
- N 05°06'50" E a distance of 137.82' to a point, thence;
- N 70°19'31" E a distance of 30.19' to a point, thence;
- N 70°08'59" E a distance of 216.78' to a point, thence;
- N 89°57'18" E a distance of 305.24' to a point, thence;
- along a curve to the left with an arc length of 183.56', with a radius of 2322.01', with a chord bearing of S 07°42'09" E, with a chord length of 183.51' to a point, thence;
- S 09°58'16" E a distance of 172.02' to a point, thence;
- along a curve to the left with an arc length of 252.92', with a radius of 2801.15', with a chord bearing of S 12°28'26" E, with a chord length of 252.83' to a point, thence;
- S 14°20'59" E a distance of 22.51' to a point, thence;
- S 75°04'11" W a distance of 299.49' to a point, thence;
- S 15°08'02" E a distance of 236.81' to a point, thence;
- N 76°09'53" E a distance of 223.78' to a point, thence;
- N 74°27'39" E a distance of 75.60' to a point, thence;
- S 12°30'10" E a distance of 77.15' to a point, thence;
- along a curve to the left with an arc length of 40.04', with a radius of 25.00', with a chord bearing of N 58°23'32" W, with a chord length of 35.89' to a point, thence;
- S 75°43'43" W a distance of 356.52' to a point, thence;
- S 76°28'58" W a distance of 144.05' to a point, thence;
- S 13°31'02" E a distance of 206.32' to a point, thence;
- S 71°24'35" W a distance of 566.28' to a point, thence;
- N 89°25'20" W a distance of 233.48' to a point, thence;
- N 04°03'37" W a distance of 132.95' to a point, thence;
- N 01°08'42" W a distance of 306.31' to the point of beginning, having an area of 27.076 acres, more or less.



CURVE	RADIUS	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	2322.01'	183.56'	S07°42'09" E	183.51'
C2	2801.15'	252.92'	S12°28'26" E	252.83'
C3	25.00'	40.04'	N58°23'32" W	35.89'

LINE	BEARING	DISTANCE
L1	S86°33'07" W	90.61'
L2	N00°04'31" E	534.37'
L3	N85°58'14" E	68.57'
L4	S88°24'36" E	70.00'
L5	N82°53'28" E	93.92'
L6	N52°17'13" E	123.39'
L7	N05°06'50" E	137.82'
L8	N70°19'31" E	30.19'
L9	N70°08'59" E	216.78'
L10	N89°57'18" E	305.24'
L11	S09°58'16" E	172.02'
L12	S14°20'59" E	22.51'
L13	S75°04'11" W	299.49'
L14	S15°08'02" E	236.81'
L15	N76°09'53" E	223.78'
L16	N74°27'39" E	75.60'
L17	S12°30'10" E	77.15'
L18	S75°43'43" W	356.52'
L19	S76°28'58" W	144.05'
L20	S13°31'02" E	206.32'
L21	S71°24'35" W	566.28'
L22	N89°25'20" W	233.48'
L23	N04°03'37" W	132.95'
L24	N01°08'42" W	306.31'
L25		

SHEET NO. 2 OF 2	ALTA/NSPS LAND TITLE SURVEY OF LAND IN WOODBIDGE, CT PREPARED FOR GREENSKIES CLEAN ENERGY	SURVEYOR: CGG DRAFTING: JDG FIELD WORK: CRC ESL PROJECT NUMBER: 24-208 DRAWING NAME: 24-208 ALTA.DWG	ENGINEER: - DESIGN: - HORZ. SCALE: 1"=80' VERT. SCALE: - DATE: 3-26-2026	PROPOSED SYSTEM OVERLAY	 NORTHEAST SURVEY CONSULTANTS 3 FERRY STREET STUDIO 1 EAST EASTHAMPTON, MA 01027 (413) 203-5144
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