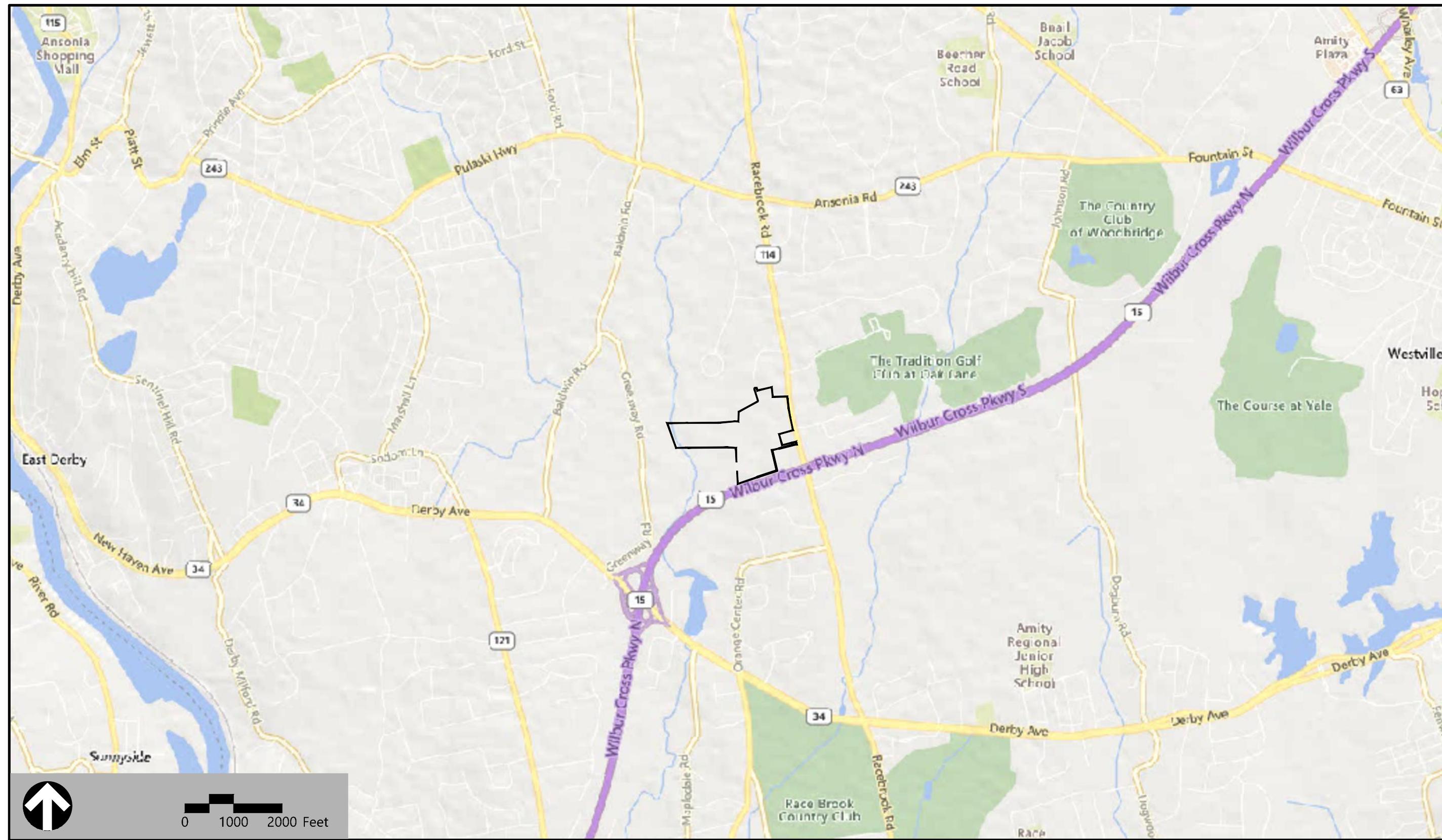


Site Plans

Issued for	Permitting
Date Issued	June 6, 2025
Latest Issue	October 31, 2025

GCE Racebrook Solar Project

1010 Racebrook Road
Woodbridge, CT 06525



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	October 31, 2025
C2.00	Overall Site Plan	October 31, 2025
C2.01	Layout and Materials Plan 1	October 31, 2025
C2.02	Layout and Materials Plan 2	October 31, 2025
C3.01	Grading, Drainage & Utility Plan 1	October 31, 2025
C3.02	Grading, Drainage & Utility Plan 2	October 31, 2025
C4.01	Erosion and Sediment Control Plan 1	October 31, 2025
C4.02	Erosion and Sediment Control Plan 2	October 31, 2025
C5.01	Site Details 1	October 31, 2025
C5.02	Site Details 2	October 31, 2025

Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Map of Land in Woodbridge, CT	September 10, 2024

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



3201-1520-1020
N/F
CYNTHIA J BALDWIN
2022 REVOCABLE FAMILY TRUST
DEED 890~96

RACEBOOK KEY

GCE Racebrook Solar

Revision	Date	Appvd
CSC Interrogatories	10/31/2025	SJK

signed by **TMD** Checked by **SJK**

ued for Date
Permitting **June 6, 2025**

Not Issued for Construction

Drawing Title

Layout & Materials Plan 2

Drawing Number

C2 02

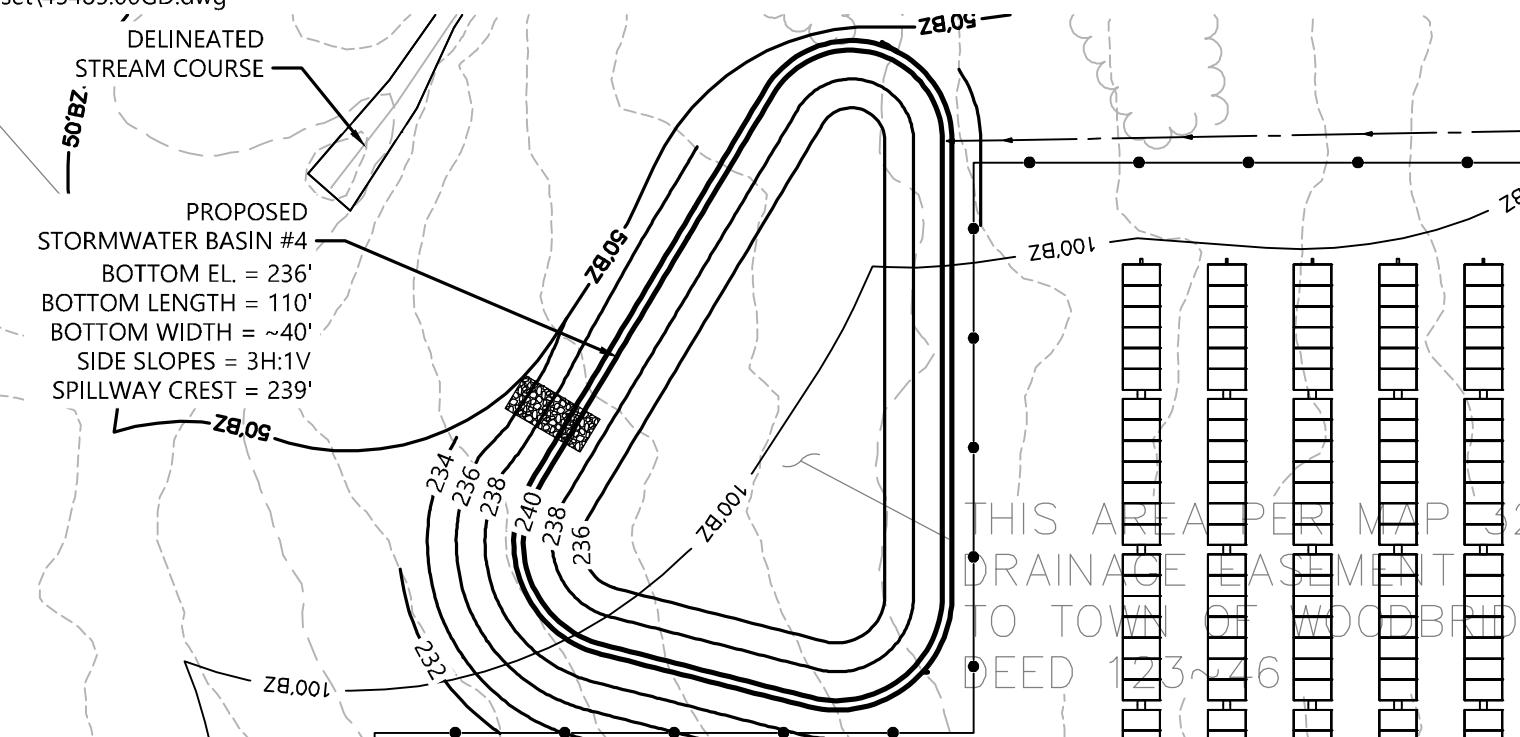
32.02

Sheet 4 of 10

Project Number

C2.02

AREA PER MAP 237
DRAINAGE EASEMENT
OWN OF WOODBRIDGE
DEED 123~46





100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300



GCE Racebrook Solar

1010 Racebrook Road
Woodbridge, CT

No. Revision Date Approved
1 CSC Interrogatories 10/31/2025 SJK

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

Not Issued for Construction

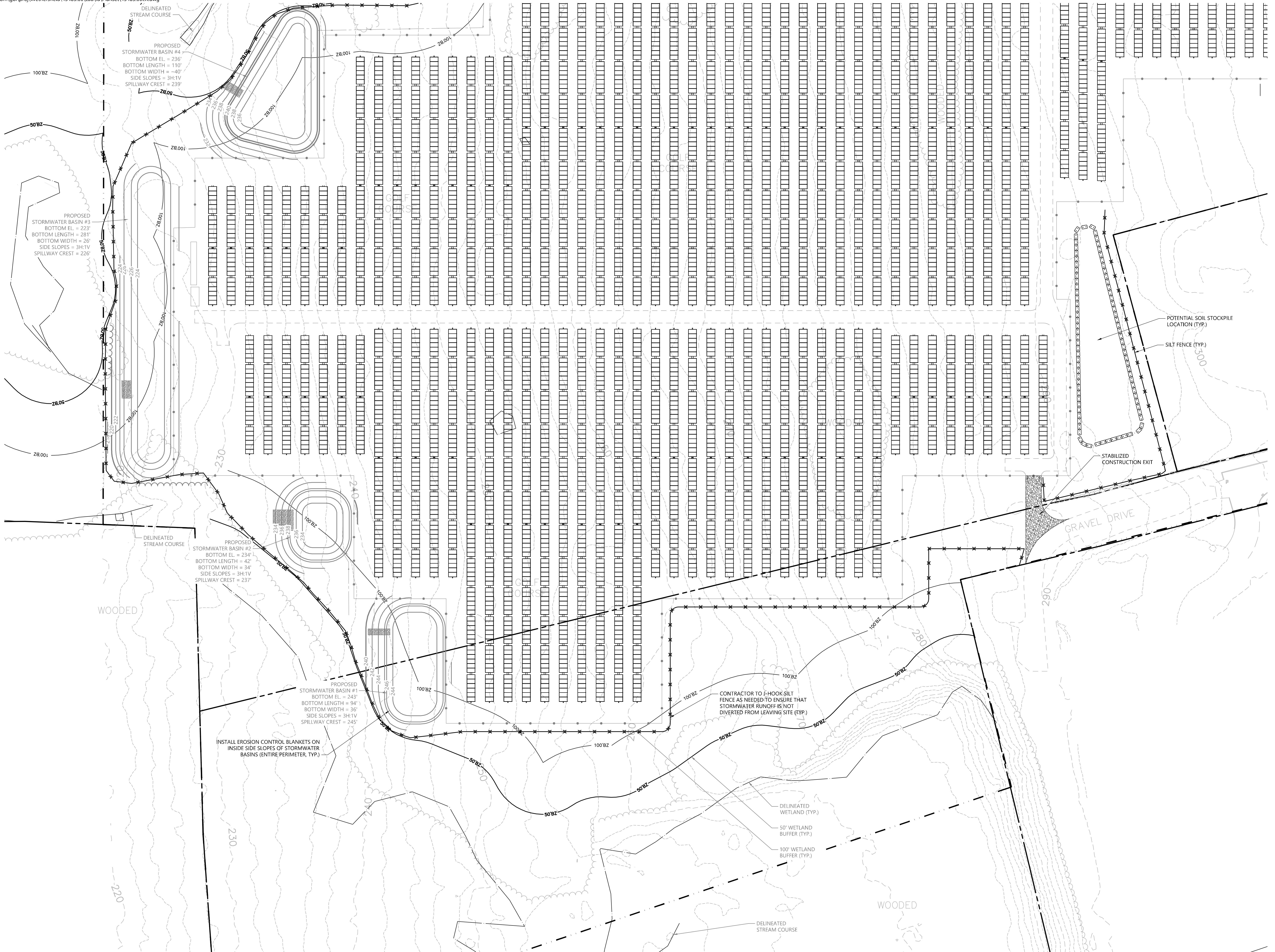
Drawing Title: Grading, Drainage & Utility Plan 2

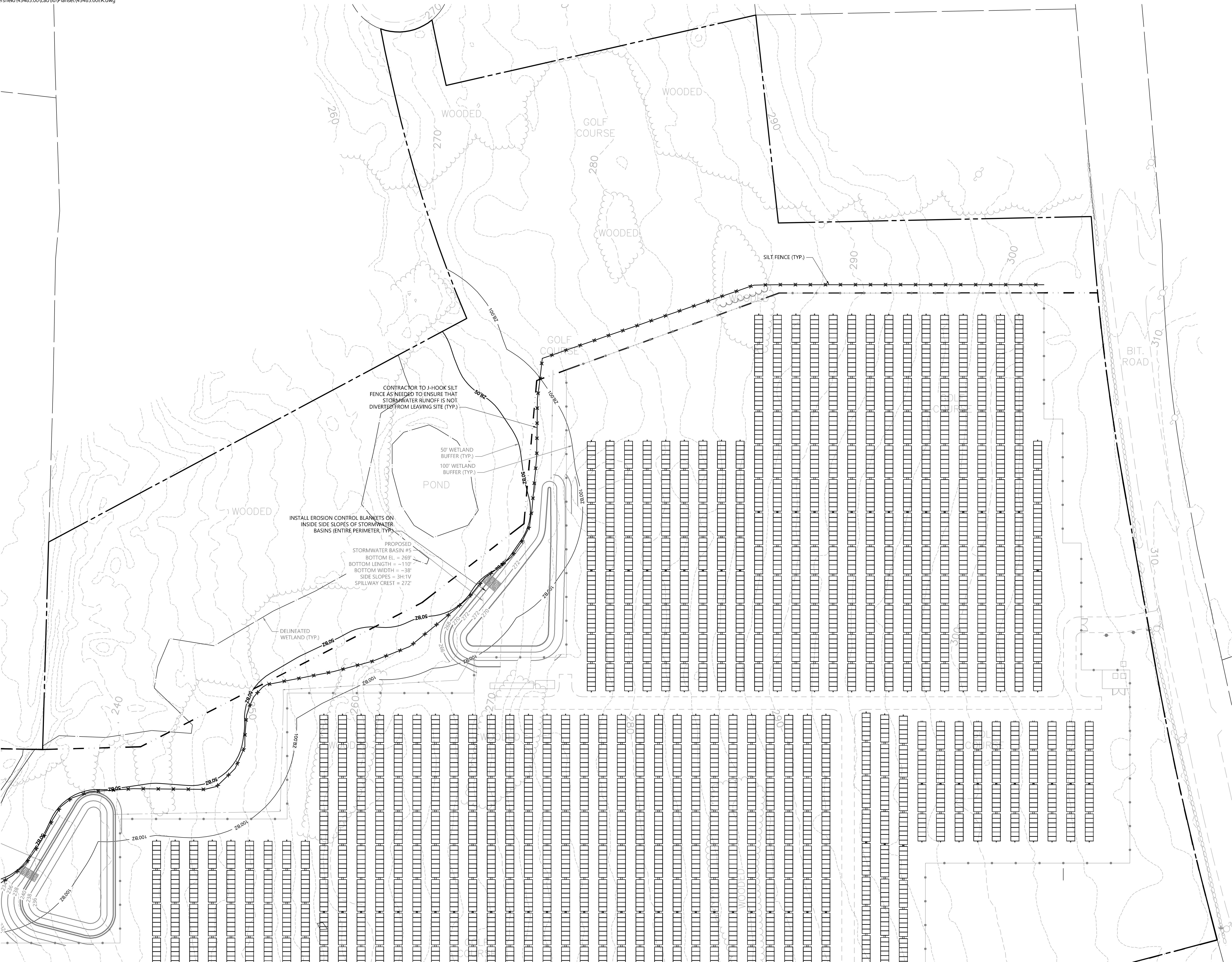
Drawing Number

43485.00



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300





GCE Racebrook Solar

1010 Racebrook Road
Woodbridge, CT

Revision	Date	Appvd.
CSC Interrogatories	10/31/2025	SJK

signed by TMD	Checked by SJK
Issued for Permitting	Date June 6, 2025

Lot Issued for Construction

Drawing Title

Erosion & Sediment Control Plan 2

Drawing Number

Sheet

54 of 54

Project N
4348

C4.02

CONSTRUCTION SEQUENCING

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

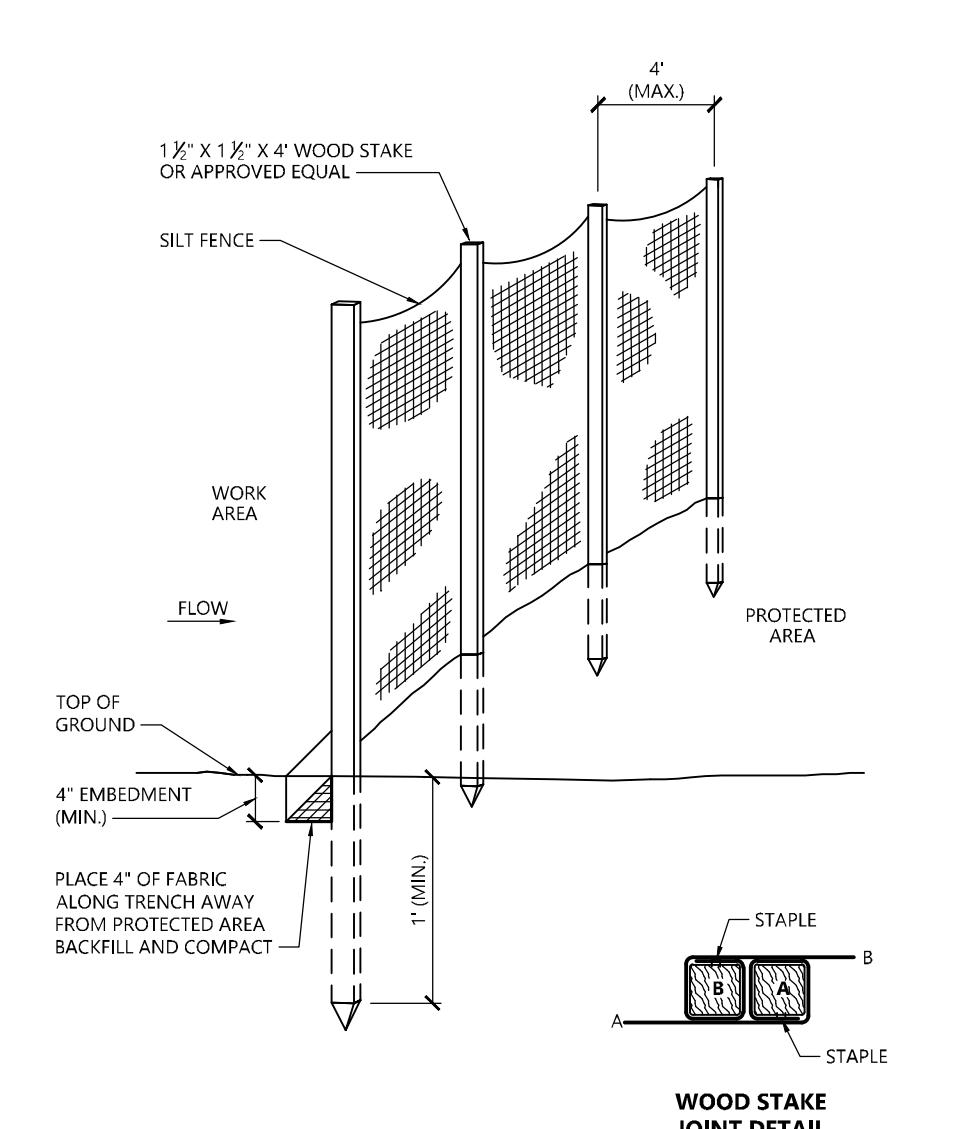
1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED 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.
2. 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.
3. 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.
4. 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.
5. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF WOODBRIDGE WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
6. CONTRACTOR SHALL ADHERE TO 2024 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AS AMENDED.
7. 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.
8. THE PERMITTEE/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.
9. THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) PRIOR TO ENGAGING IN ANY EXCAVATION ACTIVITIES AT THE SITE.
10. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WOODBRIDGE AGENT, ZONING ENFORCEMENT OFFICER, AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
11. NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE.
12. 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 SITE COUNCIL.
13. 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

1. IT IS ANTICIPATED THAT THE SITE WILL BE DELIVERED TO THE CONSTRUCTION TEAM FULLY VEGETATED.
2. ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
3. 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.
4. 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.
5. SEED AND PROTECT DISTURBED SOILS AROUND SEDIMENT TRAPS WITHIN 14 DAYS OF COMPLETION. SECURE SEED WITH BIODEGRADABLE EROSION CONTROL MATTING.

CONSTRUCTION SEQUENCE

1. CLEAR AND GRUB AREAS TO LIMITS PRESCRIBED ON THE PLANS.
2. DISTURBED AREAS SHALL BE REGRADED OVER REGRADED AREAS UPON COMPLETION OF MASS EARTHWORK ACTIVITIES AND AREAS WHICH HAVE BEEN DISTURBED BY MASS EARTHWORK OPERATIONS SHALL BE RESEDED WITHIN 14 DAYS OF COMPLETION.
3. 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.
4. UPON COMPLETION OF THIS CONSTRUCTION PHASE, ALL DISTURBED AREAS SHALL BE SEDED AND STABILIZED WITH BIODEGRADABLE EROSION CONTROL MATTING PRIOR TO CONTINUING CONSTRUCTION SEQUENCE.
5. INSTALL PILES AND/OR GROUND SCREWS FOR SOLAR PANEL RACKING.
6. INSTALL ELECTRICAL CONDUIT AS REQUIRED BY THE ELECTRICAL DESIGN PLANS.
7. THE INSTALLATION OF RACKING SHALL FOLLOW THE FOUNDATION INSTALLATION BY ROUGHLY ONE WEEK STARTING FROM THE SAME POINT.
8. 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.
9. 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.
10. UPON COMPLETION OF CONSTRUCTION, RE-SEED ALL DISTURBED AREAS WITHIN 14 DAYS AND PREVENT VEHICULAR TRAFFICKING OVER THESE AREAS. INSTALL FINAL LANDSCAPING.
11. 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.

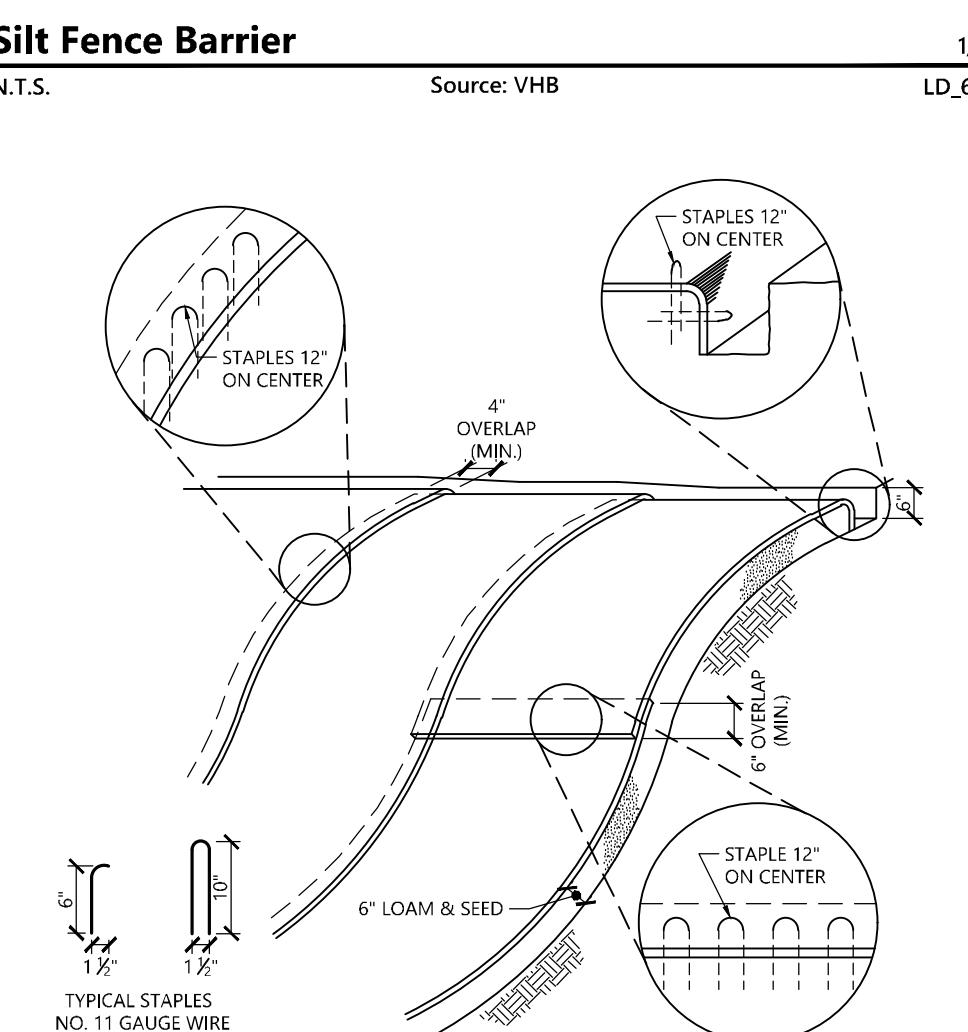


Silt Fence Barrier

N.T.S.

Source: VHB

LD_650



NOTES

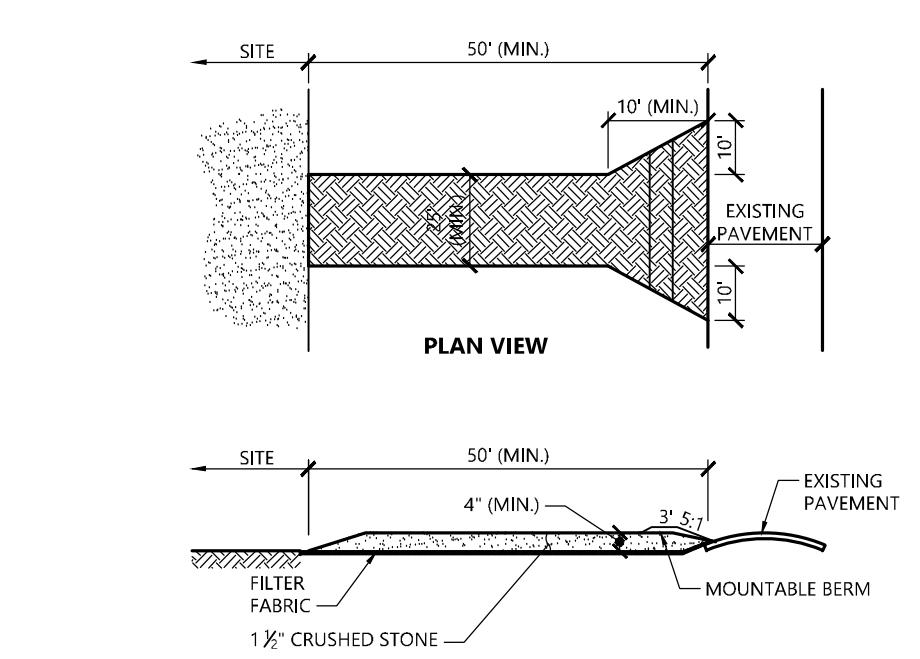
1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6' DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation

N.T.S.

Source: VHB

LD_680



NOTES

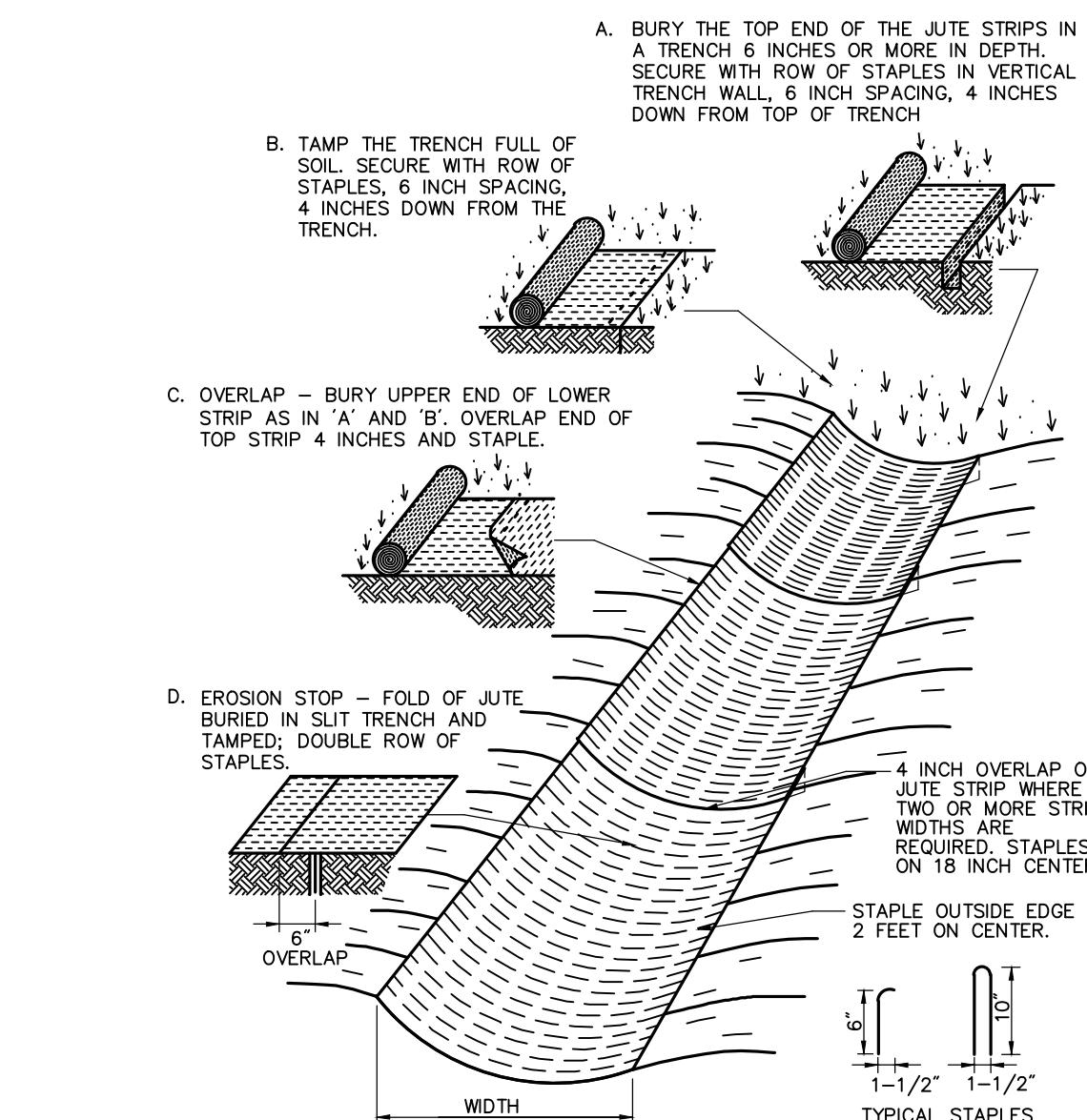
1. EXIT WIDTH SHALL BE TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH AGGREGATE, RESEEDING, OR OTHER MEASURES. DO NOT CLEANOUT OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLES DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

N.T.S.

Source: VHB

LD_682

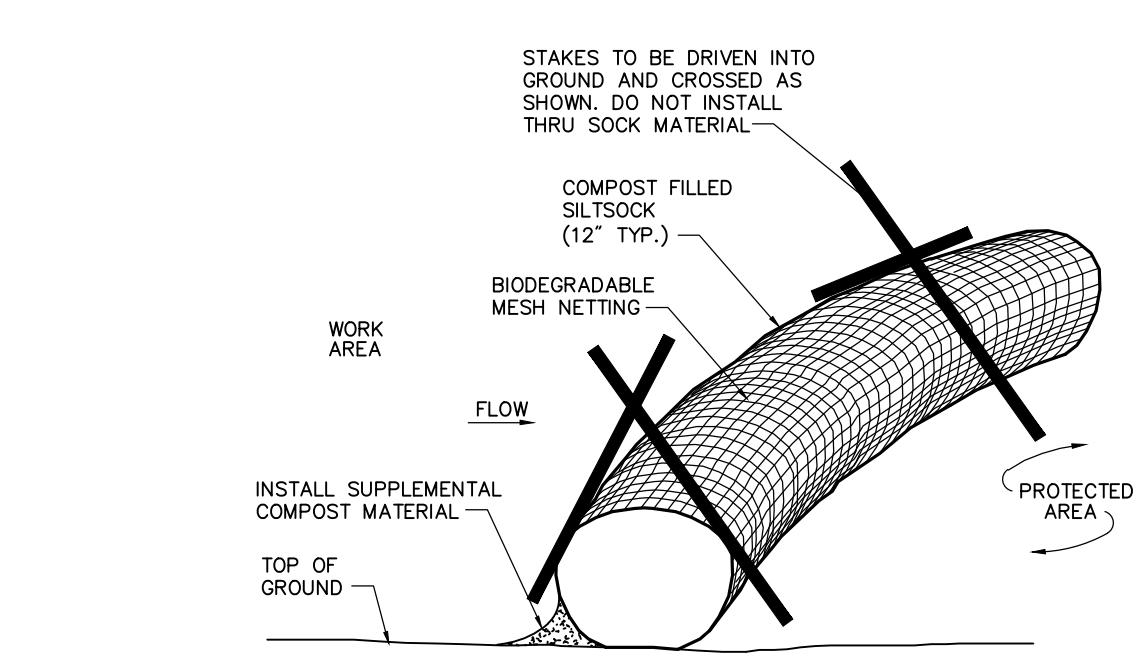


Erosion Control Blanket (ECB) Swale Installation

N.T.S.

Source: VHB

LD_681



Notes:

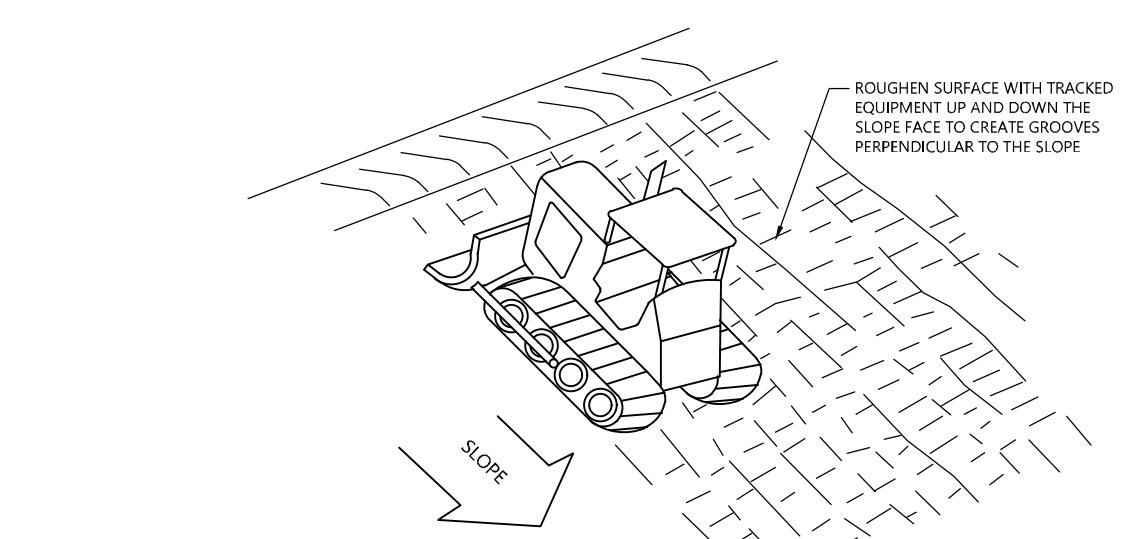
1. SILT SOCK SHALL BE 12" DIAMETER FILTREXX SILT SOCK, OR APPROVED EQUAL.
2. SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED, THE NETTING SHALL BE COLLECTED AND DISPOSED OFFSITE.

Compost Filter Sock (CFS)

N.T.S.

Source: VHB

LD_658



NOTE

1. SLOPES WITH A GRADE STEEPER THAN A 3:1 SLOPE SHALL REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS AN EROSION CONTROL BLANKET AND/OR HYDROSEEDING.

Slope Tracking

N.T.S.

Source: VHB

LD_693

GCE Racebrook Solar

1010 Racebrook Road
Woodbridge, CT

No.	Revision	Date	Approved
1	CSC Interrogatories	10/31/2025	SJK

Designed by	TMD	Checked by	SJK
Issued for		Date	

Permitting

June 6, 2025

Not Issued for Construction

Drawing 1016

Site Details 2

C5.02

Sheet 10 of 10

Project Number 43485.00

NOTES:

- FIELD SURVEY BY RTK GPS IN SEPTEMBER 2024.
- THE HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD88. BOTH WERE DERIVED FROM GPS OBSERVATIONS TAKEN ON SITE.
- BOUNDARY LINES SHOWN HEREON ARE TAKEN FROM MAPS & DEEDS OF RECORD AND MONUMENTS FOUND.
- THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO MATTERS A TITLE REPORT WOULD DISCLOSE.
- ALL CONTOURS SHOWN HEREON WERE GENERATED IN QGIS FROM DIGITAL ELEVATION MODELS OF THE 2016 CRCOG LIDAR DATA, COLLECTED BY USGS AND DISTRIBUTED BY NOAA.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE LOCUS PARCEL IS LOCATED IN AREAS IDENTIFIED AS ZONE X (AREAS OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL NO. 09009C 0409 J, REVISION DATE: MAY 16, 2017.
- THE LOCUS PARCEL AND ALL ABUTTING PARCELS ARE LOCATED IN THE A ZONING DISTRICT.



SHEET NO.

1
OF
1

MAP OF LAND IN
WOODBRIDGE, CT
PREPARED FOR
GREENSKIES CLEAN ENERGY

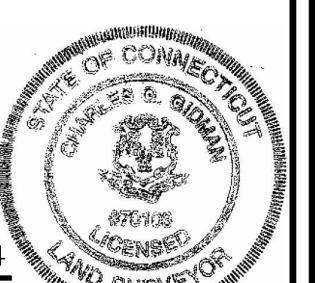
SURVEYOR: CGG ENGINEER: —
 DRAFTING: JDG DESIGN: —
 FIELD WORK: MAK MTR HORZ. SCALE: 1"=80'
 PROJECT NUMBER: 24-208 VERT. SCALE: —
 DRAWING NAME: 24-208.DWG DATE: 9-10-2024

BOUNDARY
SURVEY &
LIDAR
CONTOURS

NORTHEAST
SURVEY
CONSULTANTS

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

CHARLES G. GIDMAN, P.L.S. #70103



9-10-2024

DATE