

EXHIBIT C3

GENERAL NOTES

1. 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.
2. EXISTING BOUNDARY, TOPOGRAPHY AND SITE CONDITIONS INFORMATION TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS, 270 PRESTON ROAD, PLYMOUTH (TERRYVILLE), CT, SCALE 1"=50', DATED: 01-15-2024, BY NORTHEAST SURVEY CONSULTANTS.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 090138001C, EFFECTIVE NOVEMBER 6, 1998, THE PROJECT AREA IS LOCATED WITHIN ZONE X. ZONE X INCLUDES AREAS WITH MINIMAL FLOOD HAZARD AND OUTSIDE OF THE 500-YEAR FLOODPLAIN.
4. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF PLYMOUTH STANDARDS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS, AND CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION STANDARDS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF STANDARDS 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.
5. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC

6. 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.
7. 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.
8. 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.
9. 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.

10. SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
11. 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.
12. 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.

ZONING COMPLIANCE TABLE		
ZONING REQUIREMENT (R-40)	REQUIREMENT	PROPOSED CONDITIONS
MINIMUM PARCEL AREA	40,000 SF	315,913± SF
MINIMUM FRONTAGE	150 FT	254 FT
MINIMUM FRONT YARD BUILDING SETBACK	50 FT	144 FT
MINIMUM SIDE YARD BUILDING SETBACK	25 FT	48 FT
MINIMUM REAR YARD BUILDING SETBACK	50 FT	66 FT
MAXIMUM BUILDING HEIGHT	50 FT / 3 STORIES	N/A
MAXIMUM BUILDING COVERAGE	15%	N/A
MAXIMUM LOT COVERAGE	25%	<1%

SOLAR ARRAY SYSTEM INFORMATION

TRACKING PANELS	
SIZE DC	1.194 MW
SIZE AC	0.975 MW
INVERTER LOAD RATIO	1.22
MODULE TYPE	FIRST SOLAR FS-6465A-P 465W FIXED TILT MODULES
MODULE QUANTITY	2,568
UTILITY	EVERSOURCE
SITE AREA	7.25 AC
PROJECT AREA	4.91 AC

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- CONCRETE EQUIPMENT PAD
- 8' AGRICULTURAL FENCE
- FIRST SOLAR MODULES
- UTILITY POLE
- OVERHEAD ELECTRIC LINE
- ELECTRIC CONDUIT
- LIMIT OF DISTURBANCE
- TREES TO BE RELOCATED
- GRAVEL ACCESS DRIVE



1 06/09/25 Response to Town Comments		
Rev. #:	Date	Description
Graphic Scale: 0 40 80		
<p>MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 880-5455 F: (203) 880-9695</p>		
Drawn By:	AWC	
Checked By:	EEL	
Approved By:	KMS	
Project #:	24121701	
Plan Date:	04/04/25	
Scale:	1" = 40'	
Project:		
<p align="center">PROPOSED SOLAR PHOTOVOLTAIC ARRAY 270 PRESTON ROAD PLYMOUTH, CONNECTICUT</p>		
Sheet Title:	SITE LAYOUT PLAN	Sheet #:
		2.11

Jun 09, 2025 - 8:16am Anthony X:\SE Files\Project Data\2024\24121701 - 270 Preston Road - Terryville, CT\Engineering Data\CAD Files\24121701-2.1.dwg

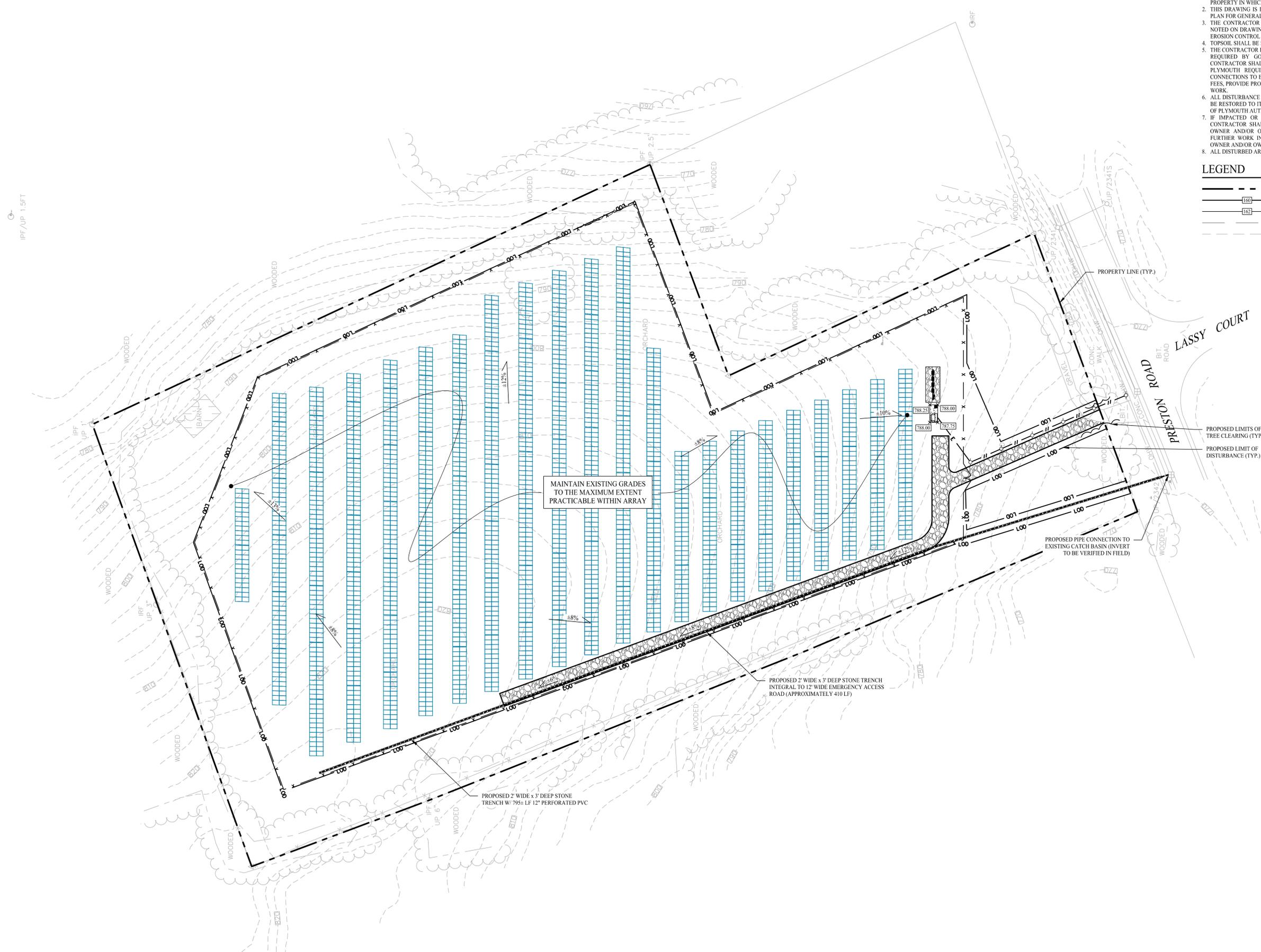


GRADING & DRAINAGE NOTES

1. REFER TO THE EXISTING CONDITIONS MAP FOR THE ENTIRE PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION. THE PLAN HEREON DEPICTS A PORTION OF THE PROPERTY IN WHICH THE SITE WORK IS BEING PROPOSED.
2. THIS DRAWING IS INTENDED TO DESCRIBE GRADING AND DRAINAGE ONLY. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS.
3. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE TOWN OF PLYMOUTH REQUIRED TO PERFORM ALL WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
6. ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF PLYMOUTH AUTHORITY.
7. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
8. ALL DISTURBED AREAS ARE TO BE RESEDED WITH ERNMX-147 WITHIN THE ARRAY AREA.

LEGEND

	PROPERTY LINE
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS



MAINTAIN EXISTING GRADES TO THE MAXIMUM EXTENT PRACTICABLE WITHIN ARRAY

PROPOSED PIPE CONNECTION TO EXISTING CATCH BASIN (INVERT TO BE VERIFIED IN FIELD)

PROPOSED 2' WIDE x 3' DEEP STONE TRENCH INTEGRAL TO 12' WIDE EMERGENCY ACCESS ROAD (APPROXIMATELY 410 LF)

PROPOSED 2' WIDE x 3' DEEP STONE TRENCH W/ 795# LF 12" PERFORATED PVC

Rev. #:	Date	Description
2	06/11/25	Drainage Revisions
1	06/09/25	Response to Town Comments



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Drawn By:	ADH
Checked By:	EEL
Approved By:	KMS
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Scale:	1" = 40'



Project:
PROPOSED SOLAR PHOTOVOLTAIC ARRAY
 270 PRESTON ROAD
 PLYMOUTH, CONNECTICUT

Sheet Title:	Sheet #:
GRADING & DRAINAGE PLAN	2.21