



ENVIRONMENTAL ASSESSMENT

PROPOSED SHEPAUG SOLAR FACILITY

2225 RIVER ROAD
SOUTHBURY, CONNECTICUT

Prepared for:

SHEPAUG LLC

Prepared by:

All-Points Technology Corporation, P.C.

567 Vauxhall Street Extension – Suite 311
Waterford, CT 06385

NOVEMBER 2025

Table of Contents

1	Introduction	1
2	Proposed Project	2
2.1	Project Setting	2
2.2	Project Description	7
3	Environmental Conditions	8
3.1	Air Quality	10
3.2	Water Resources	10
3.2.1	Wetlands and Watercourses	10
3.2.2	Vernal Pool	11
3.2.3	Wetland Impacts	16
3.2.4	Floodplain Areas	16
3.3	Water Quality	16
3.3.1	Groundwater	17
3.3.2	Surface Water	17
3.3.3	Stormwater Management	17
3.4	Habitat and Wildlife	19
3.4.1	Habitat Types	20
3.4.2	Core Forest Determination	23
3.5	Rare Species	25
3.5.1	USFWS Consultation	25
3.5.2	Natural Diversity Data Base	26
3.6	Soils and Geology	27
3.6.1	Prime Farmland Soils	27
3.7	Historic and Archaeological Resources	28
3.8	Visibility	29
3.9	Scenic and Recreational Areas	29
3.10	Noise	31
3.11	Lighting	31
3.12	Airspace	32
4	Conclusion	33

Figures

FIGURE 1 LOCATION MAP	3
FIGURE 2 EXISTING CONDITIONS	5
FIGURE 3 PROPOSED CONDITIONS	6
FIGURE 4 ENVIRONMENTAL RESOURCES	9
FIGURE 5 VERNAL POOL ANALYSIS	15
FIGURE 6 CORE FOREST	24
FIGURE 7 SURROUNDING FEATURES	30

Table

TABLE 1: HABITAT AREAS	23
------------------------	----

Appendices

APPENDIX A – PROJECT PLANS
APPENDIX B – NDDB DETERMINATION LETTER AND CORRESPONDENCE
APPENDIX C – DOAG PRIME FARMLAND
APPENDIX D – PHASE IA/IB CULTURAL RESOURCES ASSESSMENT
APPENDIX E – VIEWSHED MAPS AND PHOTO-SIMULATION
APPENDIX F – FAA DETERMINATIONS

1 Introduction

All-Points Technology Corporation, P.C. ("APT") prepared this Environmental Assessment ("EA") on behalf of Shepaug LLC (the "Petitioner") for the proposed installation and utility interconnection of a solar-based electric generating facility (the "Project" or "Facility") having an output of approximately 1.99 megawatts¹ and located in the Town of Southbury, Connecticut ("Town"). This EA has been completed to support the Petitioner's submission to the Connecticut Siting Council ("Council") of a petition for declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the construction, maintenance, and operation of the Facility.

The results of this assessment demonstrate that the proposed development will comply with the air and water quality standards of the Connecticut Department of Energy and Environmental Protection ("DEEP") and will not have an adverse effect on the existing environment and ecology. The Town is not identified as a "distressed municipality"² and therefore does not qualify as an "environmental justice community"³. In addition, the proposed Project is not defined as an "affecting facility"⁴ under Connecticut General Statutes § 22a-20a. Therefore, the Project is not subject to those requirements.

¹ The output referenced is Alternating Current (AC).

² Source: ctdeep.maps.arcgis.com/apps/webappviewer/index.html?id=d04ec429d0a4477b9526689dc7809ffe

³ "Environmental justice community" means (A) a United States census block group, as determined in accordance with the most recent United States census, for which thirty per cent or more of the population consists of low income persons who are not institutionalized and have an income below two hundred per cent of the federal poverty level, or (B) a distressed municipality, as defined in subsection (b) of Connecticut General Statutes § 32-9p.

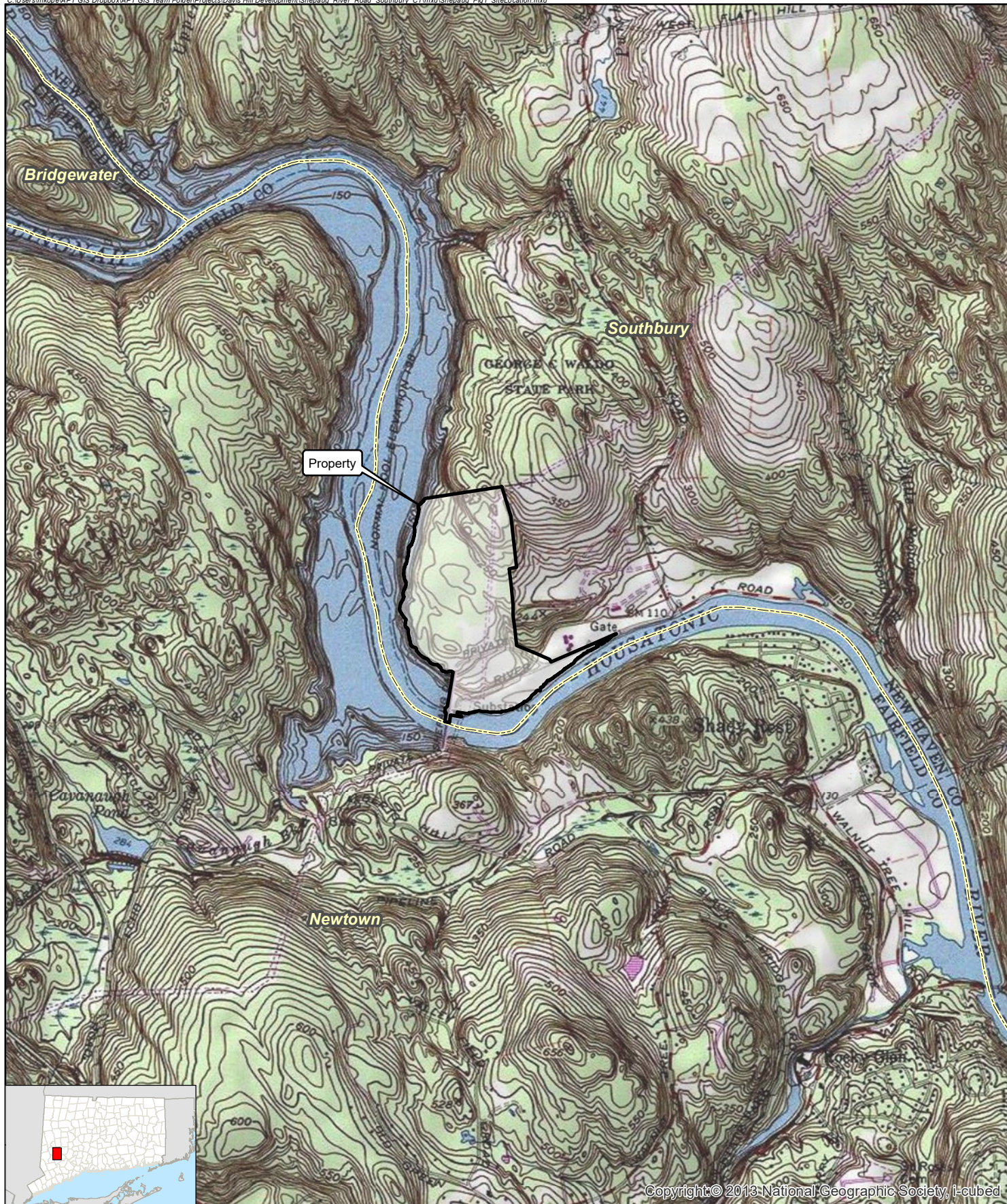
⁴ "Affecting facility" is defined, in part, as any electric generating facility with a capacity of more than ten megawatts.

2 Proposed Project

2.1 Project Setting

The Project will be co-located adjacent to the existing Shepaug hydroelectric station (“Shepaug Hydro”), located at 2225 River Road, that operates along the Housatonic River. The ±122.6-acre parcel (the “Property”) contains mainly forest with ±51.2 acres designated as prime farmland soils, though the land is currently wooded and has not been used for agricultural production since the late 1800s. An overhead electrical transmission line extends generally north to south through the eastern portion of the Property. Lake Lillinonah, an impoundment of the Housatonic River created by the Shepaug Dam and one of Connecticut’s largest lakes, lies to the west of the Property. The lake is a significant economic driver for the area providing recreational opportunities throughout the year as well as unique habitat for wildlife. Lake Zoar, created by Stevenson Dam of the Housatonic River, lies to the south starting at the Shepaug Dam spillway. Most notably, the Shepaug Dam Bald Eagle Observation Area located on the Property provides visitors with views of wintering bald eagles, which feed in the open waters that are prevented from freezing by the hydroelectric station’s operation. George C. Waldo State Park, which features hiking and biking trails, lies to the north of the Property. An active agricultural farm and a telecommunications service provider facility border the Property to the east.

Figure 1, *Location Map*, depicts the location of the Property and the surrounding area.



Copyright © 2013 National Geographic Society, i-cubed

Legend

- Property
- Municipal Boundary

Map Notes:
Base Map Source: USGS 7.5 Minute
Topographic Quadrangle Map: Newtown, CT (1984)
Map Scale: 1:24,000
Map Date: September 2025

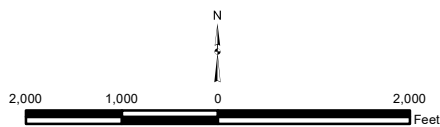


Figure 1 Location Map

Proposed Shepaug Solar Facility
SHEPAUG LLC
2225 River Road
Southbury, Connecticut



The Project will be located within the central portion of the Property, just west of the transmission line corridor. A new 20-foot-wide by 313-foot-long gravel drive will provide access to the Facility from the south by extending from an existing paved road off River Road. The electrical interconnection will extend along the east side of the access road to a point southeast of the Facility where it will connect with existing distribution lines located on River Road; this will require the installation of thirteen (13) new utility poles. The Project in its entirety will occupy approximately 11.78 acres ("Site" or "Project area").

The Property's existing topography generally slopes down from northeast to southwest, ranging from approximately 243 feet above mean sea level ("AMSL") in the northwest to approximately 220 feet AMSL in the southwest.

Figure 2, *Existing Conditions*, depicts the Property and Project area. Figure 3, *Proposed Conditions* depicts the Project layout upon completion.



Legend

- Property
- Project Limits of Disturbance
- Overhead Transmission Line
- Existing Trail
- Approximate Parcel Boundary
- Municipal Boundary

Map Notes:
 Base Map Source: CTECO 2023 Aerial Photograph
 Map Scale: 1 inch = 500 feet
 Map Date: November 2025

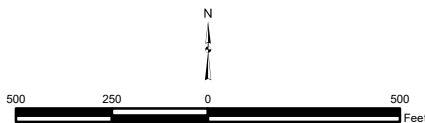
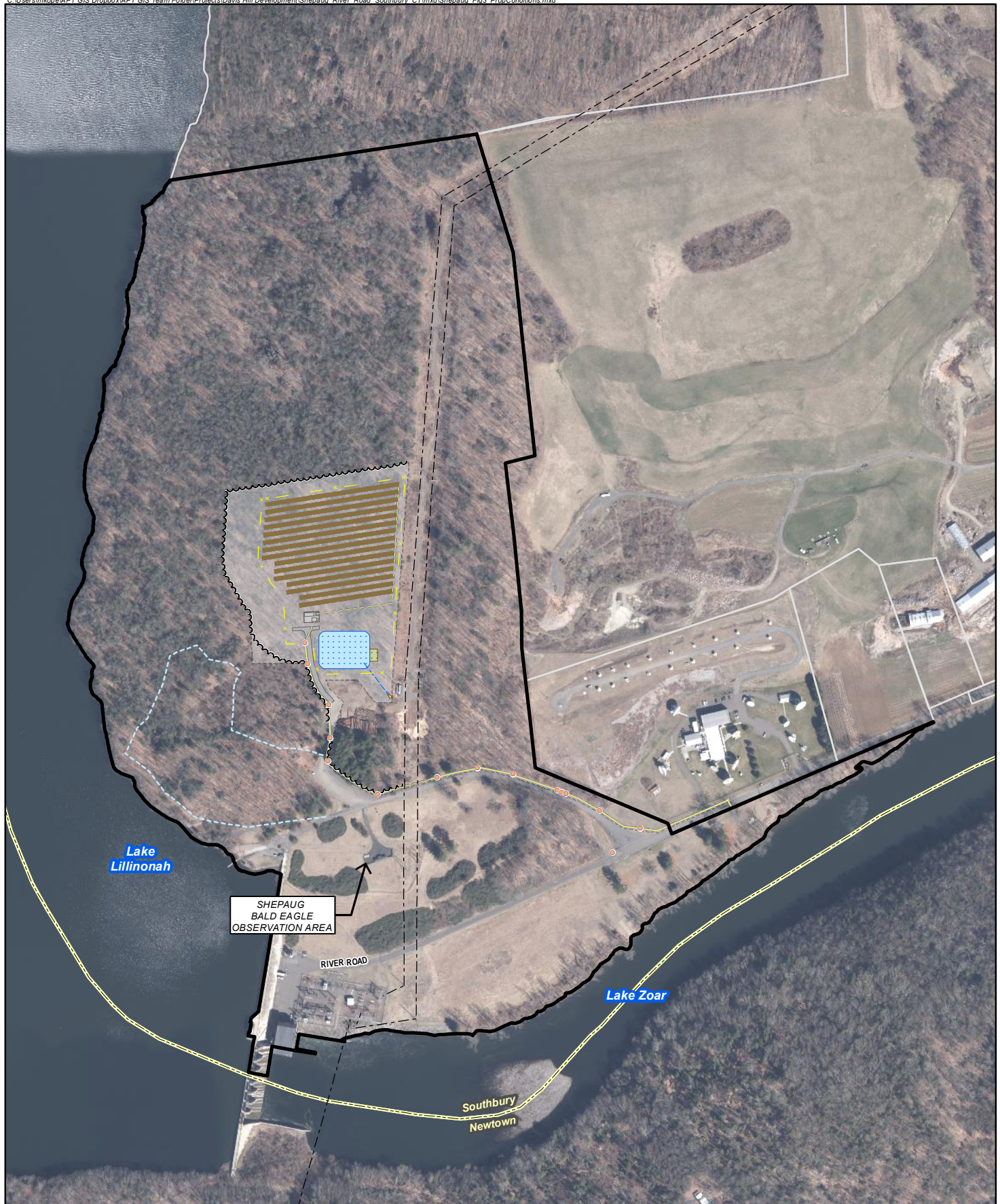


Figure 2 Existing Conditions

Proposed Shepaug Solar Facility
 SHEPAUG LLC
 2225 River Road
 Southbury, Connecticut





Legend

Property	Equipment	Stone Trench	Utility Pole
Approximate Parcel Boundary	Existing Trail	Concrete Pad	Fence
Overhead Transmission Line	UG Utilities	Access Drive	Project Limits of Disturbance
Solar Modules	OH Utilities	Stormwater Basin	Municipal Boundary
Treeline	UG Storm Drainage Pipe	Stormwater Structure	

Map Notes:
 Base Map Source: CTECO 2023 Aerial Photograph
 Map Scale: 1 inch = 500 feet
 Map Date: September 2025

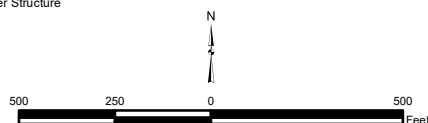


Figure 3 Proposed Conditions

Proposed Shepaug Solar Facility
 SHEPAUG LLC
 2225 River Road
 Southbury, Connecticut

2.2 Project Description

Upon completion, the Facility will have an output of approximately ± 1.99 megawatts. A 7-foot-high chain-link fence will be installed around the Facility, which will be accessed over the proposed gravel drive through a 20-foot-wide gate along the southern boundary.

Once complete, the enclosed Facility will occupy approximately ± 7.52 acres of the Property with an additional ± 4.26 acres of improvements beyond the fenced area for a total Project area of ± 11.78 acres. Proposed development drawings are provided in *Appendix A, Project Plans*.

Construction activities associated with the Project will include the following:

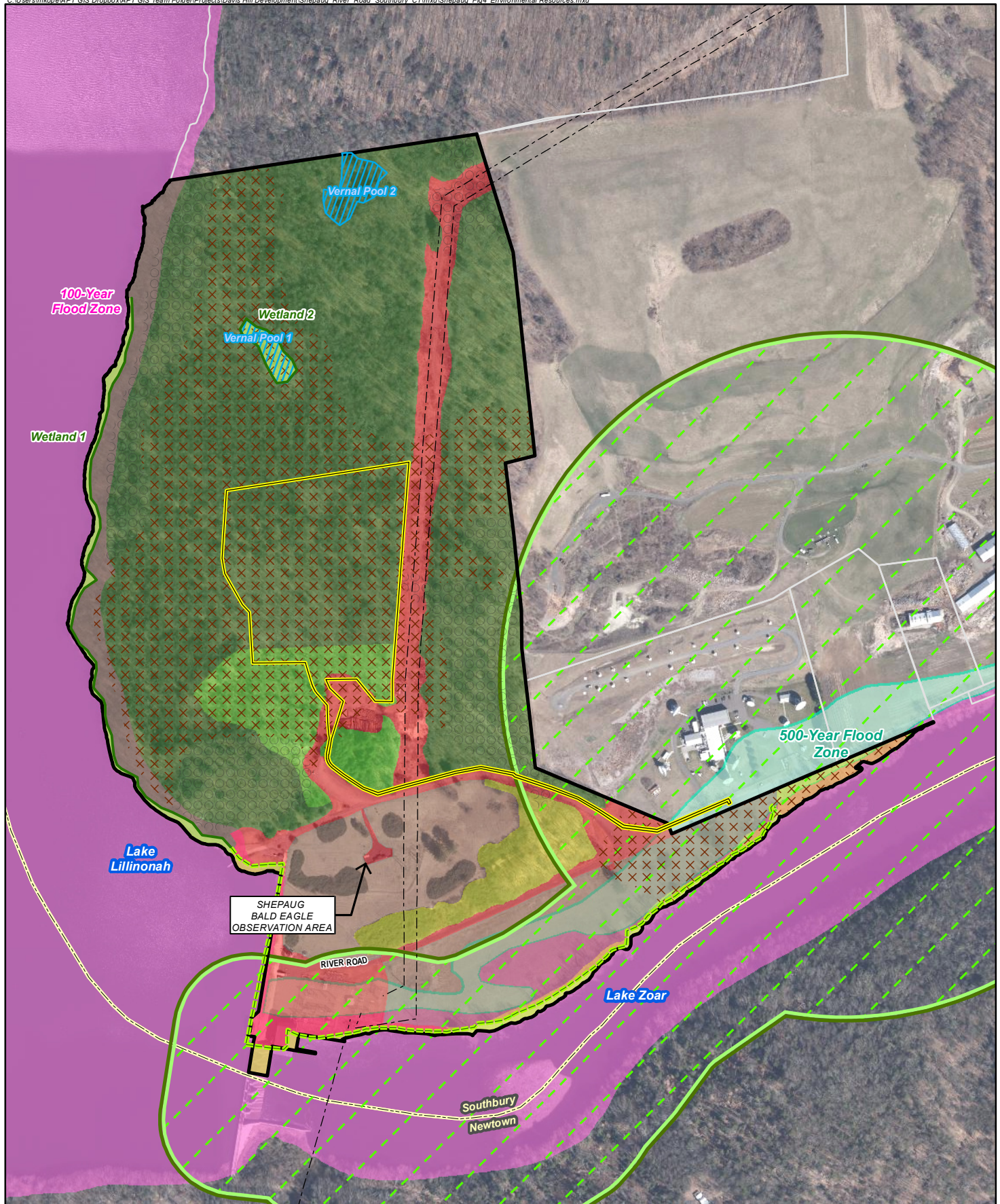
- tree removal
- installing erosion and sedimentation ("E&S") control measures (refer to *Appendix A*, Sheet Nos. EC-1 to EC-8 for details);
- grading associated with drainage and stormwater management;
- installing new access road and improvements to existing roadway;
- installing solar array;
- installing utility poles and trenching for electrical service interconnection; and
- stabilizing the Project area with vegetation.

The Facility will be unstaffed; after construction is complete and the Facility is operable, traffic at the Site will be minimal.

3 Environmental Conditions

The results of this EA and impact evaluation at the Site demonstrate that the Project will comply with DEEP's air and water quality standards and will not have an adverse effect on the existing environment and ecology.

Figure 4, *Environmental Resources* depicts those resources discussed herein.



Legend

- | | | | |
|--|---|---|---|
| <ul style="list-style-type: none"> Property Approximate Parcel Boundary Overhead Transmission Line Project Limits of Disturbance Municipal Boundary Statewide Important Farmland Soils Prime Farmland Soils | <ul style="list-style-type: none"> Delineated Wetland Boundary Approximate Wetland Boundary Approximate Wetland Vernal Pool | <ul style="list-style-type: none"> CTDEEP Natural Diversity Database (updated June 2025) 100-Year Flood Zone 500-Year Flood Zone | Habitat Type <ul style="list-style-type: none"> Developed Edge Forest Forested Mixed Field Woodland |
|--|---|---|---|

Map Notes:
 Base Map Source: CTECO 2023 Aerial Photograph
 Map Scale: 1 inch = 500 feet
 Map Date: September 2025

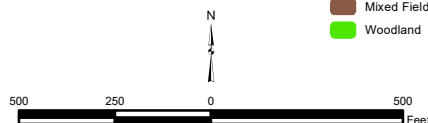


Figure 4
Environmental Resources
 Proposed Shepaug Solar Facility
 SHEPAUG LLC
 2225 River Road
 Southbury, Connecticut

3.1 Air Quality

Due to the nature of a solar energy generating facility, no air emissions will be generated during operations and, therefore, the operation of the Project will have no adverse effects on air quality and no permit is required.

By producing clean, renewable energy, the Project will contribute to improving regional air quality by offsetting electricity generation that would otherwise be produced by fossil-fuel-based sources.

Temporary, construction-related mobile source emissions will include those associated with construction vehicles and equipment. Any potential air quality impacts related to construction activities can be considered de minimis. Such emissions will, nonetheless, be mitigated using available measures, including, inter alia, limiting idling times of equipment; proper maintenance of all vehicles and equipment; and watering/spraying to minimize dust and particulate releases. In addition, all on-site and off-road equipment will meet the latest standards for diesel emissions, as prescribed by the United States Environmental Protection Agency.

3.2 Water Resources

3.2.1 Wetlands and Watercourses

APT Registered Soil Scientists identified two (2) wetlands on the Property in proximity to the Site during a field inspection and wetland investigation completed on September 19, 2023. A subsequent inspection was completed on July 28, 2025 due to a slight shift of the Site to the north. The results of these inspections are summarized below.

Wetland 1 consists of man-made south-flowing open water features associated with the Housatonic River along the western and southern Property boundaries. The western portion of the wetland resource is identified as Lake Lillinonah (created by Shepaug Dam) and the southern portion is identified as Lake Zoar (created by Stevenson Dam), both associated with dammed segments of the Housatonic River. Portions of the river located in proximity to the Site are characterized by a rocky/cobble channel with narrow to nonexistent bordering wetlands. The Lake Lillinonah banks are dominated by forest cover of eastern hemlock, white oak, and black birch. The proposed solar array field is located ± 480 feet east of the nearest bank of Lake Lillinonah. Shepaug Dam consists of the concrete dam structure, spillway, electrical generation station and electrical substation. Just downstream of the dam are open lawn and meadow areas with a

relatively narrow forest along the banks of Lake Zoar, which functions and appears more as a river system than a lake in proximity to the Site. The limits of the Site's fenced solar facility are located $\pm 1,350$ feet north of the nearest bank of Lake Zoar with the electrical interconnection located ± 150 feet from the lake edge at its closest point.

Wetland 2/Vernal Pool 1 consists entirely of an isolated vernal pool wetland complex located ± 370 feet north of the Site and is herein after referenced as Vernal Pool 1. The hydrology of this wetland feature ranges from seasonally saturated to temporarily flooded with evidence of inundation levels exceeding 6 inches. Although there was no active hydrology present during the two wetland inspections, evidence of temporary inundation was observed within the majority of the complex as revealed by the lack of herbaceous vegetation. Other wetland hydrology indicators include buttressed tree roots, moss trim lines, and water-stained leaves. The combination of these features is consistent with physical characteristics of a classic vernal pool. Additionally, multiple juvenile wood frogs were observed within and around the wetland during the July 28, 2025 inspection, indicating the wetland supports breeding of this vernal pool indicator species. While herbaceous vegetation was generally absent within the central portion of this wetland, small pockets of royal and sensitive fern were observed. Overall, the wetland system contained a forested overstory of red maple and white oak with a shrub layer dominated by highbush blueberry and inclusions of green briar along the perimeter. Although a formal vernal pool survey was not completed, this wetland is assumed to be a productive vernal pool habitat based on the observation of juvenile wood frogs, the classic vernal pool physical characteristics, and field indicators of sufficient inundation to support successful breeding by obligate vernal pool species.

3.2.2 Vernal Pool

The Department of the Army Regional General Permits for the State of Connecticut defines vernal pools as: depressional wetland basins that typically go dry in most years and may contain inlets or outlets, typically of intermittent flow. Vernal pools range in both size and depth depending upon landscape position and parent material(s). Several species of amphibians depend on vernal pools for reproduction and development. These species are referred to as obligate, or indicator, vernal pool species and their presence in a wetland during the breeding season helps to identify that area as a vernal pool. In most years, vernal pools support one or more of the following obligate indicator species: wood frog, spotted salamander, blue-spotted salamander, marbled

salamander, Jefferson's salamander and fairy shrimp. However, they should preclude sustainable populations of predatory fish.

Vernal pool physical characteristics can vary widely while still providing habitat for obligate species. "Classic" vernal pools are natural depressions in a wooded upland with no hydrologic connection to other wetland systems. Often, vernal pools are depressions or impoundments within larger wetland systems. These vernal pool habitats are commonly referred to as "cryptic" vernal pools. "Anthropogenic" vernal pools are intentionally or unintentionally man-made depressions that support successful breeding by obligate species.

A classic vernal pool, identified as Vernal Pool 1, was observed during the initial investigation on September 19, 2023 and formally delineated on July 28, 2025. During both investigations, active hydrology was absent, however, field indicators of seasonal inundation were observed with the general lack of herbaceous vegetation, buttressed tree roots, moss trim lines on tree trunks and water-stained leaves. Additionally, during the July investigation numerous juvenile wood frogs were observed along the delineated wetland boundary. Thus, utilization by obligate vernal pool species (e.g., wood frog and spotted salamander) for breeding and juvenile development is assumed. A second vernal pool, identified as Vernal Pool 2, was observed within the boundary surveyed during the initial September 19, 2023 investigation. Classified as a classic vernal pool, approximately 2 feet of inundation was observed in the central portion of the wetland feature. Flooded extents likely increase during the spring season based on indicator features of buttress roots, moss trim lines and a stark slope break with hummocks of highbush blueberry. Vernal Pool 2 is located ±940 feet north of the proposed Site and will not be affected by the Site's development activities.

Vernal Pool Analysis

It is widely documented that vernal pool dependent amphibians are not solely reliant upon the actual vernal pool, which is limited to use for breeding and egg/larval development; they require surrounding upland forest habitat for most of their adult lives. Accepted studies recommend conservation within the vernal pool envelope ("VPE" – within 100 feet of the pool's edge) and the critical terrestrial habitat ("CTH" – within 100-750 feet of the pool's edge) (Calhoun, Klemens,

2002; "BDP").⁵ Intact forest represents the highest value, or optimal, habitat within both of these conservation zones to support breeding opportunities for the various obligate vernal pool indicator species that rely on forested habitat (e.g., wood frog and spotted salamander). In addition, the U.S. Army Corps of Engineers New England District's Vernal Pool Best Management Practices ("BMPs") establish the concept of "directional corridors" (referred to herein as "Migratory Corridors"). Identification of Migratory Corridors allows a project to evaluate potential impacts to optimal pool-breeding amphibian habitat with a focus on conserving the most essential habitats that link breeding pools, forested wetlands, and forested uplands. These interrelated habitats form essential Migratory Corridors at a landscape scale generally confined within the CTH. Migratory Corridors are identified through an evaluation of both wetland and terrestrial habitat structure qualities (e.g., vegetative cover types, width of vegetated buffer, soil surface moisture, thickness of duff layer, abundance of cover objects) that determine the locations of "Suitable Non-Breeding Habitat" and "Non-Habitat" in proximity to the vernal pool. Migratory Corridors occur in areas that link vernal pools and Suitable Non-Breeding Habitat (both forested wetland and upland habitats). Non-habitat areas such as developed areas, maintained lawn, and agricultural fields do not support Migratory Corridors due to the lack of sufficient vegetative conditions that are often associated with higher levels of predation and human activity, which can result in direct mortality.

Based on observations of juvenile wood frogs, evidence of inundation and intactness of the VPE and CTH in the existing condition, Vernal Pool 1 represents a relatively high ecological value. The location of these resources is depicted on Figure 5, *Vernal Pool Analysis*.

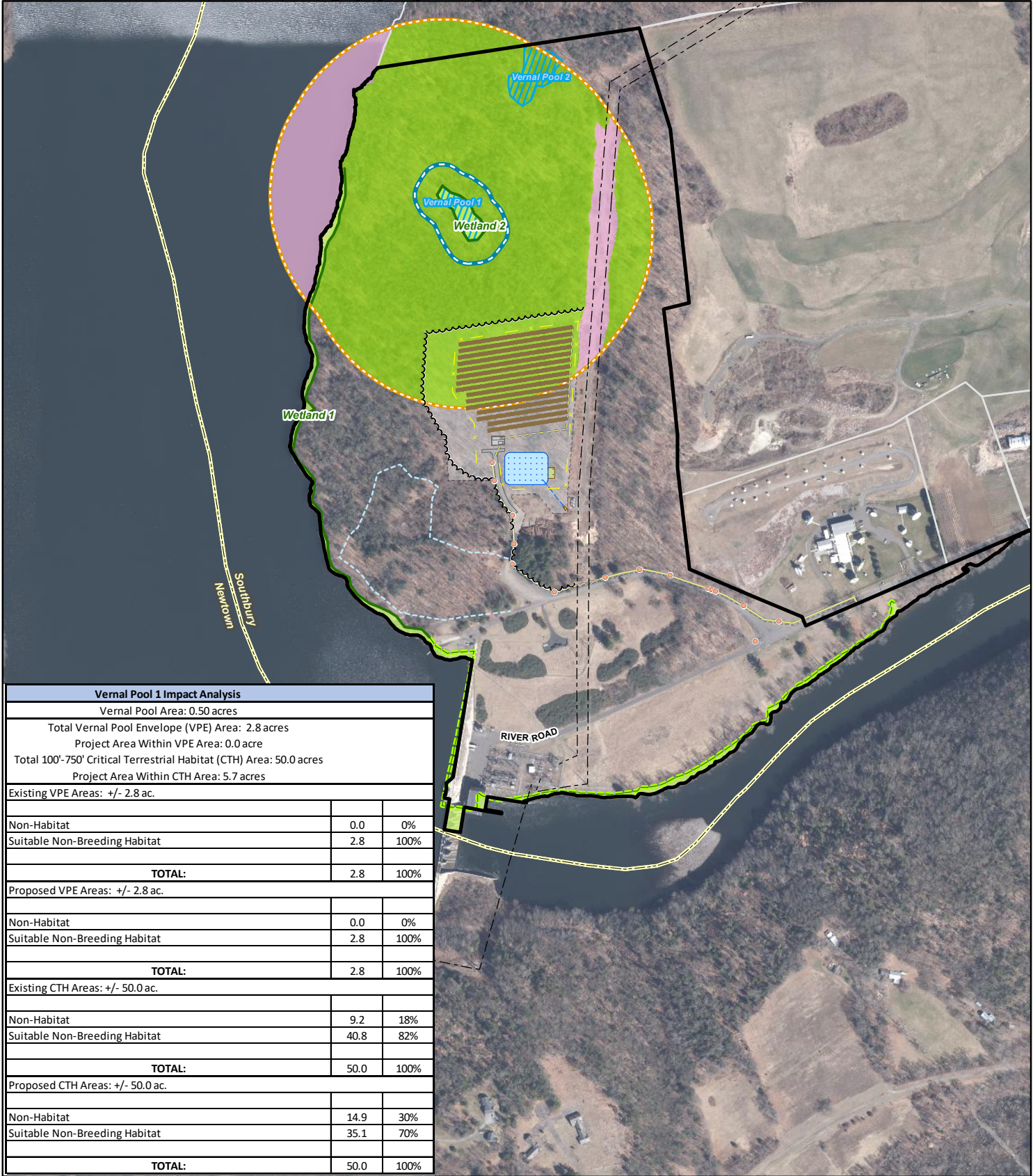
The Project has been designed to avoid impacts to the 100-foot VPE, which consists of a dense undisturbed upland forest, with development activities occurring ± 370 feet from the delineated boundary. The Facility will encroach into the outer, southern portion of the CTH with activities to include tree clearing, grading, solar panel, and perimeter fencing installation. However, development activities will not degrade the quality or tier rating of the resource because 70% of the Suitable Non-Breeding Habitat associated with the CTH of the vernal pool will remain intact.

⁵ Calhoun, A.J.K. and M.W. Klemens. 2002. Best Development Practices (BDPs): Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in the Northeastern United States. WCS/MCA Technical Paper No. 5.

Due to the proximity of Vernal Pools 1 and 2 (± 480 feet separate the two) and the high quality of the intervening mature upland forested terrestrial habitat, there is likely strong biological connectivity between the two pools as species can utilize both resources and bordering forested habitat for breeding and foraging. As a result, there is likely a principal Migratory Corridor connecting the two vernal pools and the formation of a vernal pool metapopulation. Importantly, the proposed Site does not intercept this principal Migratory Corridor.

Considering these conclusions and the separating distances that are provided between the Site and Vernal Pool 1, no degradation would occur to the pool and obligate vernal pool species that utilize this pool would not be significantly impacted. Minimal traffic and human activity would be associated with long-term operation of the Facility, further limiting the Facility's potential effect to obligate vernal pool species.

Although the principal Migratory Corridor will not be intercepted, the potential does exist for short-term impact during construction of the Facility to dispersing herpetofauna associated with Vernal Pool 1. Any such short-term impacts, to both obligate vernal pool species and herpetofauna that may be associated with the nearby wetland and riparian habitats, would be minimized by the proper installation and maintenance of E&S controls in accordance with 2024 Connecticut Guidelines for Soil Erosion and Sediment Control. Best Management Practices are proposed during construction to avoid/minimize the potential for short-term impacts to herpetofauna. Nonetheless, the Petitioner also proposes to implement a Resource Protection Plan to mitigate any such short-term impacts; refer to *Appendix A, Project plans*, Sheet No. EN-1 for details. The Resource Protection Plan is intended to prevent incidental injury to any migrating vernal pool species (or other herpetofauna) by excluding them from entering the Project area during construction with the use of silt fence barriers isolating the limits of construction activities.



Vernal Pool 1 Impact Analysis		
Vernal Pool Area: 0.50 acres		
Total Vernal Pool Envelope (VPE) Area: 2.8 acres		
Project Area Within VPE Area: 0.0 acre		
Total 100'-750' Critical Terrestrial Habitat (CTH) Area: 50.0 acres		
Project Area Within CTH Area: 5.7 acres		
Existing VPE Areas: +/- 2.8 ac.		
Non-Habitat	0.0	0%
Suitable Non-Breeding Habitat	2.8	100%
TOTAL:	2.8	100%
Proposed VPE Areas: +/- 2.8 ac.		
Non-Habitat	0.0	0%
Suitable Non-Breeding Habitat	2.8	100%
TOTAL:	2.8	100%
Existing CTH Areas: +/- 50.0 ac.		
Non-Habitat	9.2	18%
Suitable Non-Breeding Habitat	40.8	82%
TOTAL:	50.0	100%
Proposed CTH Areas: +/- 50.0 ac.		
Non-Habitat	14.9	30%
Suitable Non-Breeding Habitat	35.1	70%
TOTAL:	50.0	100%

- Legend**

 - Property
 - Approximate Parcel Boundary
 - Overhead Transmission Line
 - Solar Modules
 - Treeline
 - Equipment
 - Existing Trail
 - UG Utilities
 - OH Utilities
 - UG Storm Drainage Pipe
 - Stone Trench
 - Concrete Pad
 - Access Drive
 - Stormwater Basin
 - Stormwater Structure
 - Delineated Wetland Boundary
 - Approximate Wetland Boundary
 - Wetland Area
 - Vernal Pool
 - 100' Vernal Pool Envelope (VPE)
 - 100'-750' Critical Terrestrial Habitat (CTH)
 - Habitat Type**
 - Non-Habitat
 - Suitable Non-Breeding Habitat
 - Utility Pole
 - Fence
 - Project Limits of Disturbance
 - Municipal Boundary

Map Notes:
Base Map Source: 2023 Aerial Photograph (CTECO)
Map Scale: 1 inch = 600 feet
Map Date: September 2025

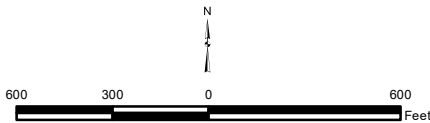


Figure 5
Vernal Pool Analysis

Proposed Shepaug Solar Facility
SHEPAUG LLC
2225 River Road
Southbury, Connecticut

3.2.3 Wetland Impacts

There are no direct impacts to wetland resources proposed with the Site's development activities, and a sufficient buffer has been afforded to both wetlands. A ± 480 -foot buffer will be maintained from Wetland 1 to the proposed Facility's limits of clearing and ± 200 -foot buffer to the electrical interconnection. A buffer of ± 370 feet is afforded to Wetland 2. Those buffers separating the proposed development activities from these wetland resources mainly include significantly wide and dense forested areas, and in the case of the electrical interconnection, generally level meadow and lawn areas. The characteristics of these buffers further minimizes the risk of secondary impacts to these wetland resources during construction of the Facility.

Considering the separating distances to the wetland resources and implementation of the 2024 Connecticut Guidelines for Erosion and Sediment Control, the Project is not anticipated to result in a likely adverse impact to nearby wetland resources. Any potential secondary wetland impacts will be further mitigated through the implementation of the Resource Protection Plan that has been developed to protect vernal pool obligate species and other herpetofauna during construction of the Facility.

3.2.4 Floodplain Areas

APT reviewed the United States Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") for the area. A FIRM is the official map of a community on which FEMA has delineated both the special hazard areas and risk premium zones applicable to the community. The Property is depicted on FIRM PANEL #09009C 0208H, dated December 17, 2010. Based upon the FIRM, the majority of the Property, including the Site, is located in an area designated as Zone X, which is defined as a minimal flood hazard area. Areas of the Property along the banks of Lake Lillinonah and Lake Zoar are located within the 100-year flood zone. The Site is not located within a 100- and 500-year flood zone and as such, no special considerations or precautions relative to flooding are required for the Project. Higher-risk flood areas associated with the Housatonic River are located on western and southern portions of the Property.

3.3 Water Quality

As discussed in this section, the Project will comply with DEEP's water quality standards and have no adverse effects on groundwater or surface water. Once operative, the Facility will be unstaffed,

and no potable water uses or sanitary discharges are planned. No liquid fuels are associated with the operation of the Facility. Stormwater generated by the proposed development will be properly handled and treated in accordance with the 2024 Connecticut Stormwater Quality Manual.

3.3.1 Groundwater

Groundwater underlying the Property is classified by DEEP as “GA”.⁶ This classification indicates groundwater within the area is presumed to be suitable for human consumption without prior treatment. Based upon reviewed DEEP mapping, the Property is not located within a mapped (preliminary or final) DEEP Aquifer Protection Area. The Project will have no adverse environmental effect on groundwater quality.

3.3.2 Surface Water

Based upon DEEP mapping, the Property is located in Major Drainage Basin 6 (Housatonic River), Regional Drainage Basin 60 (Housatonic River), Subregional Drainage Basin 6000 (Housatonic River), and Local Drainage Basin 6000-00 (Housatonic River). Lake Lillinonah borders the Property to the west and Lake Zoar borders the Property to the south. Both waterbodies are classified as Class B surface waterbodies by DEEP.⁷ The limits of disturbance of the solar array field are located upgradient and ± 480 feet from Lake Zoar and Lake Lillinonah at a minimum. Due to that buffer and the stormwater management features, which provide proper treatment to stormwater runoff, the Site will have no effect on the surface waterbodies. Based upon Connecticut Department of Public Health mapping, the Property is not located within a public drinking supply watershed or within a public water supply service area.

3.3.3 Stormwater Management

The Project has been designed to meet the 2024 Connecticut Stormwater Quality Manual, 2024 Connecticut Guidelines for Soil Erosion and Sediment Control and Appendix I requirements. Combined, these address three (3) main concerns: stormwater runoff peak attenuation, water quality volume treatment, and E&S controls. The Petitioner will apply for a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities (“General

⁶ Designated uses in GA classified areas include existing private and potential public or private supplies of drinking water and base flow for hydraulically connected surface water bodies.

⁷ Designated uses for Class B surface waterbodies include habitat for fish and other aquatic life and wildlife; recreation; navigation; and water supply for industry and agriculture.

Permit”) from DEEP. Technical details, mapping, and HydroCAD modeling results will be provided to DEEP upon submission of the General Permit application. A summary of these results is provided below.

Stormwater Runoff Peak Attenuation

The potential for changes in runoff from the Site as a result of Project construction has been evaluated and addressed in compliance with the 2024 Connecticut Stormwater Quality Manual. The Project will require the installation of underground utilities and a combination of underground and overhead electrical interconnection to the existing distribution system along River Road, as well as an access drive and stormwater management features as identified in *Appendix A*, Sheet Nos. GD-1, GD-2, and DN-2. To comply with Appendix I of the GP, a ½-step reduction is required for the entire solar array to account for the compaction of soils that result from extensive machinery traffic over the course of the array construction. A full step reduction is required where grading exceeds a two (2) foot difference between existing and proposed grades. These reductions result in an increase in runoff.

To manage the increase in post-development runoff, one (1) grass-lined stormwater management basin discharging to a rip-rap lined level spreader is proposed. The stormwater management basin will collect surface runoff from the Facility, thus managing the timing and release of flow from the Project area.

The stormwater calculations for the Project predict that the post-development peak discharges to the waters of the State of Connecticut for the 2-, 25-, 50- and 100-year storm events are less than the pre-development peak discharges. Therefore, the Project is not anticipated to result in any adverse conditions to the surrounding areas and properties.

Water Quality Volume Treatment

The Project design incorporates adequate treatment of the water quality volume generated by effective impervious cover, including the proposed gravel access drive and concrete equipment pads. Storage within the gravel drive and stormwater basin has been specifically designed to capture and treat the required water quality volume associated with these features.

Erosion and Sediment Control During Construction

To safeguard water resources from potential impacts during construction, the Petitioner is committed to implementing protective measures in the form of a Stormwater Pollution Control Plan ("SWPCP"), to be finalized and submitted to the Council, subject to approval by DEEP Stormwater Management. The SWPCP will include monitoring of established E&S controls that are to be installed and maintained in accordance with the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control, the DEEP General Permit and Appendix I.

To meet the requirement of the General Permit, one (1) temporary sediment basin will be installed prior to the start of Facility construction. Perimeter erosion controls (compost filter sock and silt fence) will be installed in downgradient locations of disturbed areas within the Project area to capture sediment potentially mobilized during Site work. The basin will be cleaned of deposited sediment as needed during construction to maintain sufficient sediment storage capacity. Upon final Site stabilization, the temporary sediment basin will be converted to a permanent stormwater management basin by removing any accumulated sediments and sediment baffles, and installing a permanent outlet control structure.

Open areas will be temporarily stabilized with quick growing annual seed during construction. The Project area, with exception of the access drive and stormwater basin, will subsequently be seeded with a permanent Fuzz & Buzz (ERNMX-146) Seed Mix (or approved equivalent) upon completion of construction. The permanent stormwater basin will be planted with a Retention Basin Floor (ERNMX-126) Seed Mix designed for detention basins. Details of the phased erosion and sediment control plan and seed specifications are provided in *Appendix A, Project plans*.

Overall, the Project is anticipated to enhance the hydrological conditions of the Project area while maintaining existing drainage watersheds to the extent practicable. Combined with the incorporation of the proposed stormwater management measures, the Project is not anticipated to result in any adverse impacts to water resources in the surrounding area.

3.4 Habitat and Wildlife

APT identified five (5) distinct habitat types (vegetative communities), separated by transitional ecotones, three (3) of which are located within the Project Site. These habitats were assessed using remote sensing and publicly available datasets, and physically inspected during September

19, 2023 and July 28, 2025 field evaluations. The location of these habitat types is depicted on Figure 4, *Environmental Resources* and include the following:

- Developed
- Mixed Field
- Edge Forest
- Woodland; and
- Forested

3.4.1 Habitat Types

Developed

The Developed habitat is associated with the Shepaug Hydro infrastructure, a Bald Eagle Observation Area and paved access road, the electrical transmission corridor, a material lay-down area, and the existing road that will be utilized to access the Site. The Project will result in limited impacts to Developed habitat.

Mixed Field

Mixed Field habitat is located within the southern portions of the Property primarily characterized by various mowing regiments from routine to semi-seasonal. Routine mowing was evident along the southern Property boundary in proximity to Lake Zoar while areas to the north, near the Shepaug Bald Eagle Observation Area, appeared to experience a less frequent mowing schedule. Vegetation within both locations was limited to herbaceous species dominated by little bluestem, Canada goldenrod, red clover, Indian grass, deer tongue grass, redtop, and poison ivy, with milkweed serving as another dominant in the northern open field area. Within the northern open field, inclusions of creeping juniper are present that remain isolated from the nearby Edge Forest habitat. There is no work proposed within this habitat area, however, trenchwork and installation of utility poles will occur in proximity to the immediate north within Developed habitat along the existing access road. To ensure potential short-term impacts are mitigated, strict adherence to the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control will be followed to include proper stabilization of soils and implementation of perimeter controls.

Edge Forest

Edge Forest is located within southern portions of the Site, primarily bordering Mixed Field and Developed habitats. This habitat differs from the Woodland and Forested habitats in that it is limited to narrow forested areas adjacent to Developed and Mixed Field habitats. Edge Forest consists of an overstory of grey birch, red pine, white pine, and red oak with a dominance of sycamore and white oak along the river edge and a bordering shrub layer of autumn olive, creeping juniper and grey dogwood. Portions of Wetland 1 are associated with this habitat with the delineated line distinguished as “approximate wetland boundary” along the banks of Lake Zoar. The relatively small and narrow nature of this habitat type diminishes the potential for this habitat to be utilized by edge intolerant wildlife species in any significant capacity. Routine use of the access road in proximity to this habitat also further diminishes the quality of this habitat area along with the presence of some invasive woody shrub species.

Mature trees bordering Developed habitat along the banks of Lake Lillinonah and Lake Zoar may be used by bald eagles for perching and roosting particularly during the winter months, however, the relatively small and narrow nature of this habitat type diminishes the potential for it to be utilized by wildlife in any significant capacity. Additionally, routine use of the access road also further degrades the quality Edge Forest, and wildlife use is generally limited to habituated species tolerant of human disturbances.

No mature trees along the lake banks that could be used by bald eagles will be affected by construction activities. Construction within this habitat is limited to the installation of the new access and electrical interconnection.

The Project will not result in impacts to the Edge Forest habitat. Installation of utility poles and associated infrastructure will occur in the Developed habitat adjacent to the Edge Forest. These activities are not anticipated to result in a significant negative impact due to the highly disturbed nature of this area and existing impervious surfaces that are associated with nearby development activities. Potential short-term impacts will be mitigated through adherence to the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control to include proper stabilization of soils and implementation of perimeter controls.

Woodland

The Woodland habitat is located in proximity to Developed areas associated with the material lay-down yard and a paved parking lot. This habitat differs from the northern Forested habitat by its characteristics and the vegetation present in the overstory and shrub layer; it lies within a historically disturbed area. Both forest habitats occur entirely within well-drained upland soils with evidence of soil disturbance in the Woodland habitat in addition to the varying forest composition. This Woodland habitat is characterized as a mixed hardwood forest dominated by black locust, black birch and sassafras, with inclusions of eastern white pine. A dense shrub layer dominated by invasive species includes multiflora rose, European privet, Japanese barberry and autumn olive. The herbaceous layer is generally suppressed due to the closed canopy between the overstory and dense shrub layer with vines species Asiatic bittersweet, fox grapevine, poison ivy, and various rubus species further limiting the herb layer. In addition to the dominant invasive vegetation, evidence of soil modification was also present with the removal of topsoil and numerous cut/fill areas.

Approximately 1.55-acres of the Site is within the Woodland habitat type. Project development requires tree clearing, grading, extending the gravel access road, and installing perimeter fencing and the utility interconnection. Potential short-term impacts to this habitat during construction will be minimized through the proper stabilization of soils through strict adherence to the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control. While the Project necessitates clearing for the Facility, similar and higher quality forested habitat occurs in abundance to the north of the Project area. As such, the Project is not anticipated to result in a significant impact to the Woodland habitat type.

Forested

Forested habitat occurs within the majority of the Site and occupies extensive areas to the west and north on the Subject Property. This habitat consists of two distinct forest types: an oak dominant forest comprised of red, black and white oak; and, sugar maple component in the far southern and eastern areas beyond the Developed transmission corridor habitat. Remaining Forested areas are dominated by eastern hemlock with inclusions of black birch, pignut hickory, red maple, red oak and American beech. The Forested habitat is comprised of a 90-95% closed canopy that results in a sparse understory of club moss and oak saplings. This habitat type includes the narrow bordering wetland, Wetland 1, associated with Lake Lillinonah, Wetland

2/Vernal Pool 1, and Vernal Pool 2. Vegetation within these wetland resources is dominated by white oak and red maple with eastern hemlock along the boundary. Highbush blueberry shrubs were observed within Wetland 2 along with a sparse herbaceous layer of Japanese stilt grass, sensitive fern, green briar and royal fern. The Project will not result in any direct impacts to wetland areas; the development will occur only within upland portions of the Forested habitat distant from wetland resource areas. Development activities within the Forested habitat area include tree clearing, grading, installation of solar panels and perimeter fencing. Robust E&S control measures are proposed as part of the Project along with implementation of a Resource Protection Plan to avoid potential secondary and short-term impacts to this habitat during construction.

The following table provides the total acreages of each habitat type located on the Property and the areas directly impacted by development of the Project.

Table 1: Habitat Areas

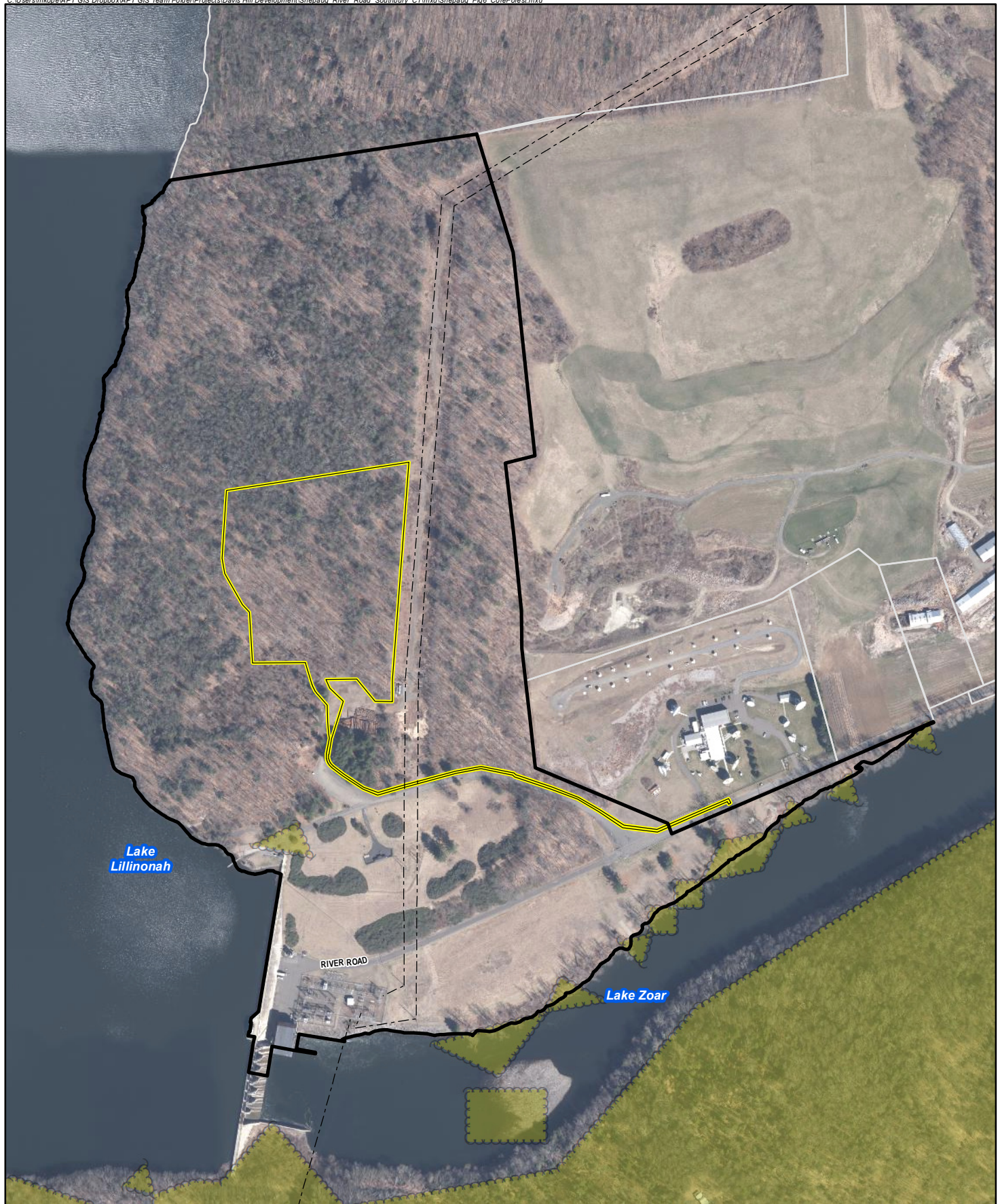
Habitat Type	Total Area On-Property (±ac.)	Area Impacted by Project (+ac.)
Developed	15.66	0.54
Edge Forest	6.10	0.00
Forested	76.21	9.69
Mixed Field	18.56	0.00
Woodland	6.07	1.55

3.4.2 Core Forest Determination






APT evaluated DEEP's Forestland Habitat Impact Mapping⁸, which identifies several very small core forest blocks on the Property along the southern Property boundary and a small area in the southwestern corner in proximity to the Shepaug Dam. The locations of the very small core forest blocks are depicted on Figure 6, *Core Forest*.

While identified as core forest on the mapping, these areas are located within proximity to developed and routinely maintained areas and do not contain large expanses of mature forest. Development activities will not materially affect the areas mapped as core forest.

⁸ Source: ctdeep.maps.arcgis.com/apps/webappviewer/index.html?id=7b81844bab634281b544c20bf2d7bfb8



Legend

-  Property
-  Project Limits of Disturbance
-  Forestland Habitat Impact (CTDEEP)
-  Approximate Parcel Boundary
-  Overhead Transmission Line

Map Notes:
Base Map Source: CTECO 2019 Aerial Photograph
Map Scale: 1 inch = 500 feet
Map Date: September 2025

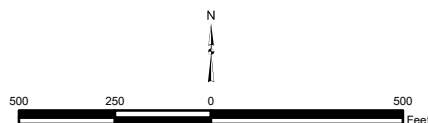


Figure 6
Core Forest

Proposed Shepaug Solar Facility
SHEPAUG LLC
2225 River Road
Southbury, Connecticut

3.5 Rare Species

APT reviewed publicly available information to determine the potential presence of state/federally listed species and critical habitat on or proximate to the Site. A discussion is provided in the following sections.

3.5.1 USFWS Consultation

Solar and wind projects are currently not eligible to use the U.S. Fish and Wildlife Service's ("USFWS") Information, Planning, and Conservation ("IPaC") tool (per the July 15, 2025, U.S. Department of the Interior memo titled, "Departmental Review Procedures for Decisions, Actions, Consultations, and other Undertakings Related to Wind and Solar Energy Facilities"). Applicants are instructed to reach out to the USFWS Field Office for more information. The New England Field Office ("NEFO") was contacted in September 2025 to inquire about project review and consultation procedures for solar projects under the Endangered Species Act ("ESA"). The NEFO indicated that the Washington, D.C. USFWS National Headquarters has yet to provide ESA project review and consultation procedures for solar projects.

In light of the lack of ESA project review and consultation procedures, preliminary consultation with the USFWS through the Beta version of IPaC has been completed in general accordance with Section 10 of the ESA. Please note that the Beta IPaC is intended for testing only and does not represent formal project review and consultation under the ESA and does not satisfy the Project's obligations under the ESA.

Based on the unofficial results of the Beta IPaC review, one Federally listed Proposed Threatened Species is known to occur on or in the vicinity of the Property documented as the monarch butterfly (*Danaus Plexippus*). As a result of this finding, APT performed an evaluation to determine if the proposed referenced Facility would result in a likely adverse effect to the monarch butterfly.

Monarch Butterfly

USFWS has issued a proposed rule for listing the monarch butterfly as a Threatened Species with protective regulations under section 4(d) of the ESA (a "4(d) rule"). To date there has been no update to this proposed rule, and it is worth noting no critical habitat is proposed for designation in Connecticut. The purpose of the 4(d) rule is intended to improve future conditions so that the monarch migratory populations stabilize and grow. Monarch butterfly conservation measures

include (1) achieve a significant increase in the availability of milkweed and nectar plants in monarch breeding and migratory areas; (2) protect and enhance overwintering habitat; (3) avoid and minimize impacts to monarchs and their habitat from insecticides and herbicides; and (4) maintain public support for the conservation of monarch butterflies.

The Project area consists primarily of a forested upland habitat and with the relatively dense forest canopy, limited milkweed or nectar plant (pollinator) vegetation is present. The Project will include habitat enhancements that will include seeding with a native New England conservation/wildlife seed mix that will include various pollinator friendly species that could potentially provide habitat for monarch butterflies. Therefore, the proposed Facility is not anticipated to result in a “may affect” determination associated with the 4(d) rule, if officially listed.

3.5.2 Natural Diversity Data Base

APT reviewed the most recent DEEP NDDDB mapping (June 2025), and identified a NDDDB polygon on the Subject Property. Preliminary consultation determined the state threatened bald eagle is known to feed and roost on or within proximity to the Property. A final determination issued on September 15, 2025 (Determination No. 202506567) included protection measures during construction: specifically, a time of year restriction (“TOYR”) for tree clearing to NOT occur during the winter roosting period between December 15 through March 10 along the access road associated with the electrical interconnection route. That route is more proximate to bald eagle habitat along the banks of Lake Zoar. At the request of the Determination letter, further coordination was conducted with Brian Hess, a DEEP Wildlife Biologist who coordinates bald eagle monitoring and conservation efforts. Mr. Hess stated that the area is not an eagle nesting area. Therefore, the project will comply with the National Bald Eagle Management Guidelines, which includes no tree clearing will occur within 330 feet of, and no construction activities will occur within 660 feet of any known bald eagle nests.

Mr. Hess further indicated that the TOYR can be limited to the access road because the clearing, grading and panel installation is over 1,000 feet from the banks of Lake Zoar, and activities do not permanently affect this resource. Additionally, the array location is not within the usual flight path for bald eagles. The limited restrictions are provided on the Project plans with incorporation of Environmental Notes: Resource Protection Program to avoid any adverse effect to bald eagles.

The NDDDB Determination letter and consultation with Mr. Hess is provided in *Appendix B*.

3.6 Soils and Geology

Surficial materials on the Property are identified as thin deposits of glacial till and deposits of sand and gravel overlying sand. Bedrock geology beneath the Property is identified as Rowe Schist. Rowe Schist is described as a light-gray to silvery, fine to medium-grained, generally poorly layered schist, composed of quartz, muscovite, biotite, oligoclase, and generally garnet, staurolite, and kyanite or sillimanite.

All exposed soils resulting from construction activities will be properly treated in accordance with the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control.

3.6.1 Prime Farmland Soils

In accordance with the Code of Federal Regulations, CFR Title 7, part 657, farmland soils include land that is defined as prime, unique, or farmlands of statewide or local importance based on soil type. They represent the most suitable land for producing food, feed, fiber, forage, and oilseed crops.

According to the Connecticut Environmental Conditions Online Resource Guide⁹, ±51.2 acres of prime farmland soils are mapped on the Property. Although the Project area will include ±11.52 acres classified as prime farmland soils, this portion of the Site is entirely encumbered by forest and is not utilized for agricultural purposes. Excavated topsoil from the stormwater management basin area will be segregated from underlying soil, stockpiled, and spread over disturbed areas being seeded. No prime farmland topsoil would leave the Property.

Additionally, as part of the Project's development, the Petitioner is committed to preparing and returning portions of the wooded, prime farmland soils into productive agricultural use. This will be achieved through the establishment of native pollinator habitat and the introduction of an on-site apiary to support biodiversity and promote long-term soil health in alignment with responsible land stewardship practices.

⁹ Connecticut Environmental Conditions Online (CTECO) Resource Guide, www.cteco.uconn.edu

After its useful life, the Facility will be decommissioned, and all of the disturbed areas will be reseeded with the same (or approved equivalent) blend as established within the array area, ultimately creating additional available cleared areas for potential agricultural use.

The Petitioner coordinated these aspects of the Project in consultation with the Connecticut Department of Agriculture. In a letter to the Council, dated July 16, 2025, the agency confirmed that the Project will not materially affect prime farmland soils. See *Appendix C, DoAg Prime Farmland*.

3.7 Historic and Archaeological Resources

At the request of APT, and on behalf of the Petitioner, Heritage Consultants LLC (“Heritage”) reviewed historic maps and aerial images of the Site, examined files maintained by the Connecticut State Historic Preservation Office (“SHPO”), and conducted a pedestrian survey of the Site to determine whether the Site holds potential historic or cultural resource significance. Heritage determined that 10.4 acres of the Project area retained a moderate archaeological sensitivity due to 11 precontact era and post-European Contact period archaeological sites within one (1) mile of the Project area. Additionally, two National Register of Historic Places (NRHP) properties were identified within a 1-mile radius. The pedestrian survey of the parcel resulted in the identification of several stone walls, depressions, possible foundations, and one mound of earth. The stone walls were found to be in poor condition and ineligible for listing on the NRHP, however, Heritage recommended they be left in place where possible outside the Project area and marked for visibility during construction.

A subsequent Phase 1B investigation was completed with shovel tests and subsurface testing throughout the 10.4 acres of the Project area. No precontact era artifacts were recovered nor were soil anomalies or potential subsurface cultural features encountered. Glass shards dating from the late nineteenth to early twentieth centuries were found near the possible foundations, however, Heritage determined they lacked research potential. The possible foundations yielded no organized stonework and are likely related to historical disturbances. As such, Heritage recommended no further archaeological examinations of the Project area prior to construction.

Heritage will submit their report to the State Historic Preservation Office. The report is included in *Appendix D, Phase IA/IB Cultural Resources Assessment*.

3.8 Visibility

The proposed Project's location will mitigate views from public viewsheds and private properties. Year-round visibility will be limited to areas immediately surrounding the fenced arrays. Seasonally, when the leaves are off the deciduous trees, visibility may extend into open fields on the adjacent parcel to the east, which is also held by the Property owner. Notably, the Facility will not be visible from the Shepaug Eagle Observatory. See *Appendix E, Viewshed Maps and Photo-Simulation*.

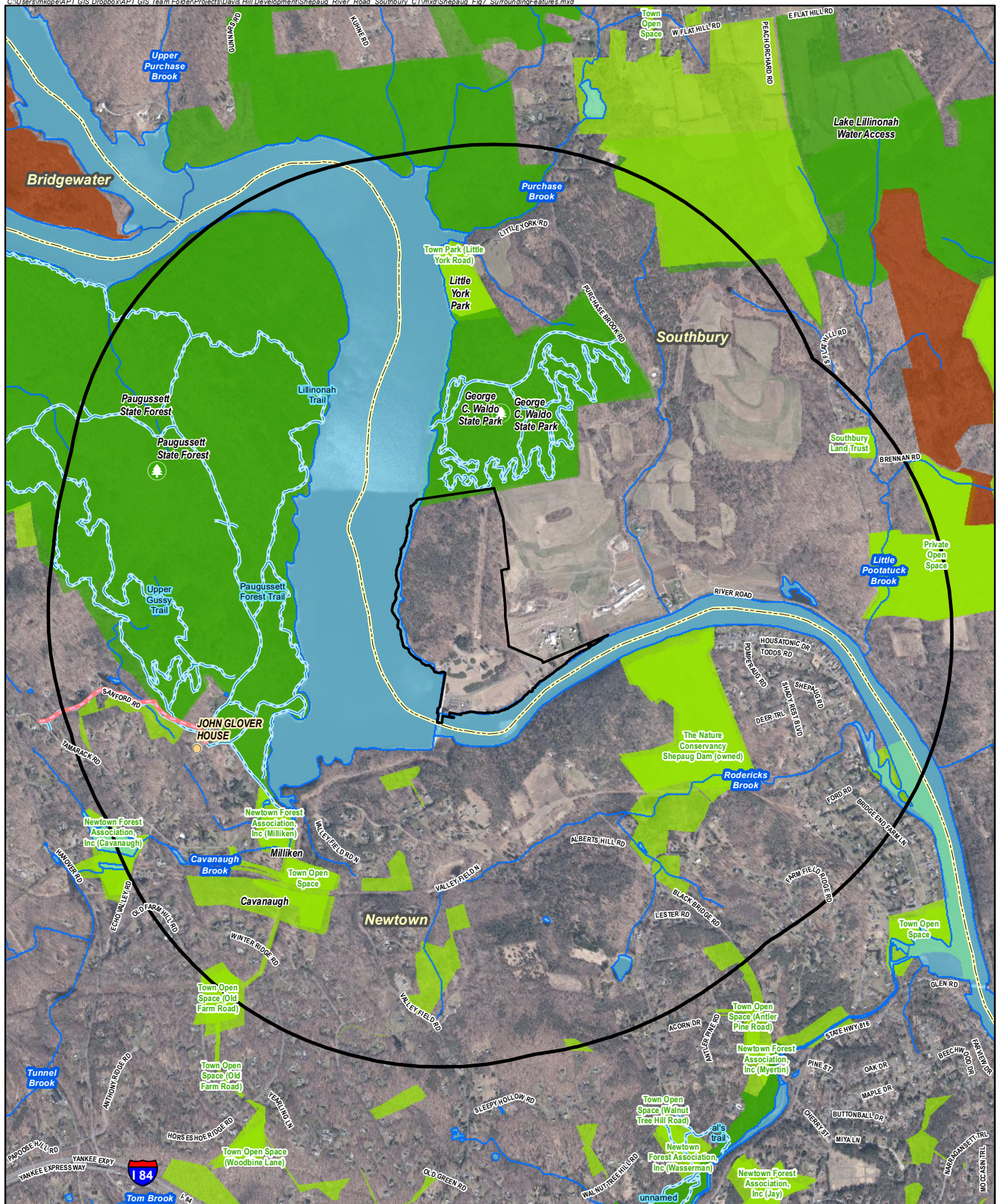
3.9 Scenic and Recreational Areas

Though the Project is located near several recreational areas, it is not expected to have a direct or indirect effect on these or other scenic resources. The George C. Waldo State Park abuts the Property to the north and Lake Lillinonah lies directly west; however, the Project will be surrounded on all sides by a dense forest, and visibility will be significantly limited or obscured from those areas.

No state or local designated scenic roads or scenic areas are located near the Property. The nearest scenic road is a portion of Southbury Road, located approximately 7.0 miles north of the Project in Roxbury, Connecticut.

A Connecticut Blue Blaze Hiking Trail runs along, in parts, the western side of Lake Lillinonah, and views will be minimal to nonexistent due to the intervening vegetation.

See Figure 7, *Surrounding Features Map*, for these and other resources located within one mile of the Project area.



- Legend**
- Property
 - 1 Mile Radius
 - Municipal Boundary
 - National Register Structure
 - Hiking Trail
 - Surrounding Features**
 - Park / Recreation
 - Watercourse (CTDEEP)
 - Open Water (CTDEEP)
 - Open Space Property (CTDEEP)**
 - Land Trust / Municipal
 - Private
 - State

Map Notes:
 Base Map Source: CTECO 2023 Aerial Photograph
 Map Scale: 1 inch = 2,000 feet
 Map Date: September 2025

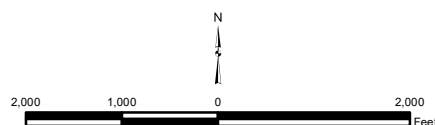


Figure 7 Surrounding Features

Proposed Shepaug Solar Facility
 SHEPAUG LLC
 2225 River Road
 Southbury, Connecticut

3.10 Noise

The Project will comply with the most stringent State sound regulations and will not have an unreasonable adverse effect at any surrounding properties.

The Petitioner completed an environmental sound study to assess Project compliance with State Noise Regulations.¹⁰ The Facility would be considered a Class C (Industrial) noise emitter with the significant sound sources attributed to 16 inverter units and a 2 MW transformer. The inverter units were modeled at full capacity and estimated to be located on the eastern and southern edges of the array. The acoustic modeling showed that any off-site location would experience sound levels no greater than 30 dBA, which is significantly below applicable sound level limits, and sound emitted by the Project's equipment will not produce a noticeable impact on the acoustic environment. Existing uses around the perimeter of the Site include vegetated areas to the north and east; agricultural (Class C) to the west and commercial (Class B) to the southwest. The nearest residences are approximately 2,500 feet from the Project equipment, and sound levels would be negligible.

Construction noise is exempted under State of Connecticut regulations for the control of noise, RCSA 22a-69-1.8(h). During construction of the Facility, the temporary increase in noise would likely raise localized ambient sound levels immediately surrounding the Project area. Standard types of construction equipment would be used for the Project. In general, the highest noise level from this type of equipment (e.g., backhoe, bulldozer, crane, trucks, etc.) is approximately 88 dBA at the source.

The sound study has been submitted under separate cover.

3.11 Lighting

No exterior lighting is planned for the Project. There will be some small, non-intrusive lighting fixtures within the equipment to aid in maintenance.

¹⁰ RCSA 22a-69-1 to 7.4. Noise Regulation.

3.12 Airspace

APT submitted relevant Project information to the Federal Aviation Administration (“FAA”) for an aeronautical study to evaluate potential hazards to air navigation. The FAA provided a Determination of No Hazard to Air Navigation on October 1, 2025. See *Appendix F, FAA Determinations*. The nearest airport is Flying Ridge Airstrip-CT52, located approximately 5.84 miles northeast of the Site in Newtown, Connecticut.

4 Conclusion

As demonstrated in this Environmental Assessment, the Project will comply with the air and water quality standards of DEEP. Further, it will not have an undue adverse effect on the existing environment and ecology; nor will it affect the scenic, historic and recreational resources in the vicinity of the Project. Once operative, the Facility will be unstaffed and generate minimal traffic. Any noise generated by the Project will meet applicable State standards.

The Project is located on a partially developed Property with an existing hydroelectric facility and electrical transmission corridor, the Shepaug Bald Eagle Observation Area, and associated paved and gravel roads. Remaining undeveloped portions include routinely mowed areas to the south and forested habitat in the majority of the Property to the north. One wetland is associated with Lake Lillinonah to the west and Lake Zoar to the west. A second wetland consists of an isolated vernal pool with a second vernal pool further north. Development of the Project will have no significant impact on existing habitats and wildlife. Any short-term impacts during construction would be minimized by E&S controls, Best Management Practices, and a proposed Resource Protection Plan.

The Project will have no material effect on prime farmland soils or core forest.

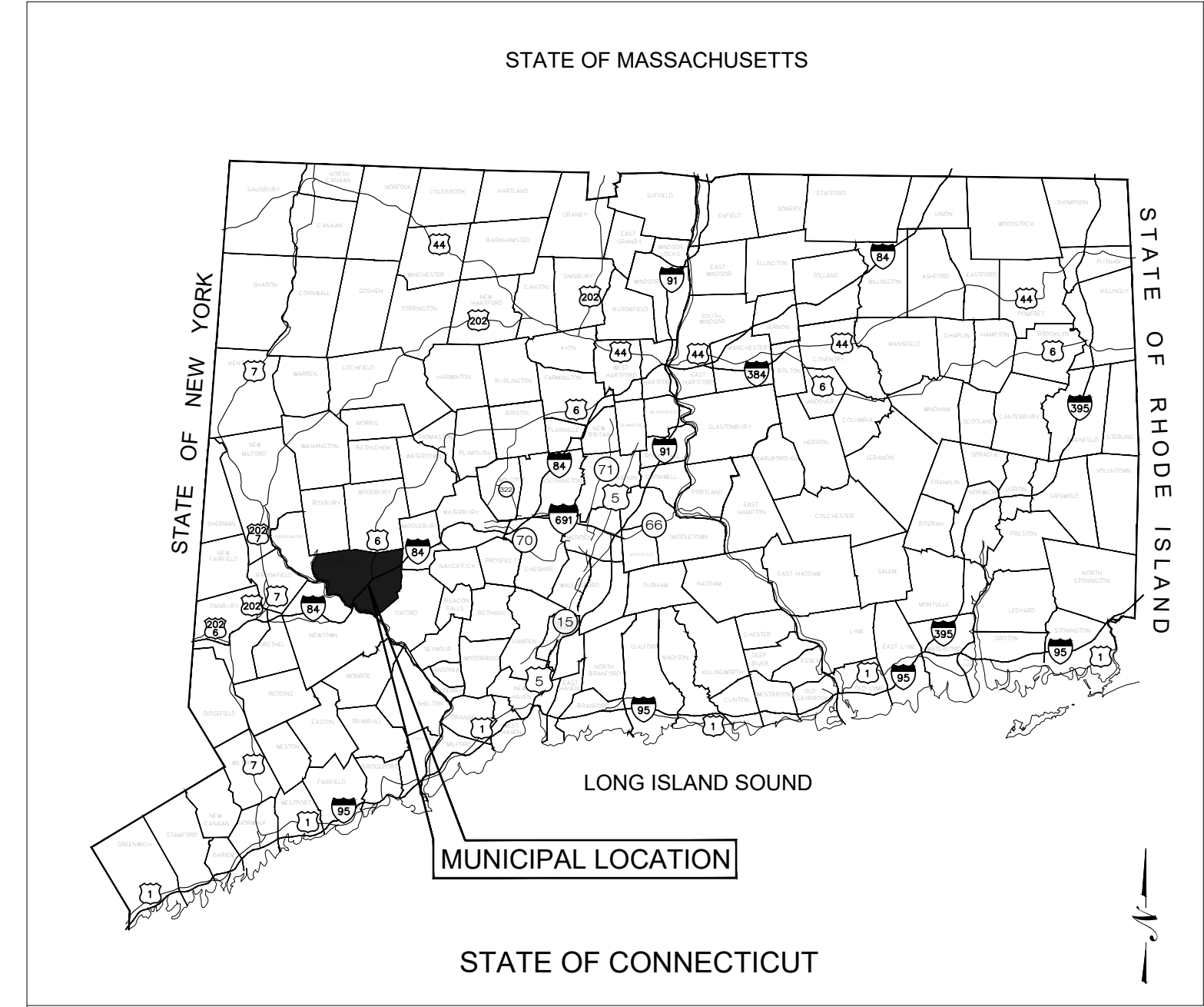
The Project has been designed to meet the requirements of the General Permit. The Petitioner will implement a SWPCP, in accordance with the 2024 Connecticut Stormwater Quality Manual and the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control, that includes provisions for monitoring of development activities and the establishment of E&S controls to be installed and maintained throughout construction.

After its useful life, the Facility will be decommissioned and the Project area restored.

APPENDIX A

PROJECT PLANS

Z:\SHARED\CT OFFICE\APT ENVRO STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\T-1\T-1.DWG FIRSTLIGHT SHEPAUG (RIVER ROAD SOUTHBURY\ENGINEERING)\CT653140_SHEPAUG SOLAR LAST SAVED BY: MBADAH ABUALLAH PDF CREATED ON: 11/11/2025 3:42 PM



DAVIS HILL DEVELOPMENT & FIRST LIGHT

"SHEPAUG SOLAR"

2225 RIVER ROAD SOUTHBURY, CT 06488

LIST OF DRAWINGS

T-1 TITLE SHEET

SHEET 1 of 5 ALTA/NSPS SURVEY AND PROPERTY SURVEY - SHEPAUG HYDRO
through 2225 RIVER ROAD, SOUTHBURY, ALBERTA HILL ROAD, NEWTOWN,
SHEET 5 of 5 PREPARED BY NORTH BY NORTHEAST, DATED MARCH 31, 2019.

GN-1 GENERAL NOTES & LEGEND

OP-1 OVERALL LOCUS MAP

EN-1 ENVIRONMENTAL NOTES RESOURCE PROTECTION

EC-1 - EC-4 SEDIMENTATION & EROSION CONTROL PLAN

EC-5 PHASE 1A & 1B - SEDIMENTATION & EROSION CONTROL PLAN

EC-6 PHASE 2A & 2B - SEDIMENTATION & EROSION CONTROL PLAN

EC-7 SEDIMENTATION & EROSION CONTROL NOTES

EC-8 SEDIMENTATION & EROSION CONTROL DETAILS

SP-0 OVERALL SITE & UTILITY PLAN

SP-1 - SP-4 SITE & UTILITY PLAN

GD-1 - GD-4 GRADING & DRAINAGE PLAN

DN-1 DETAILS

DN-2 DETAILS

SITE INFORMATION

SITE NAME: "SHEPAUG SOLAR"

LOCATION: 2225 RIVER ROAD
SOUTHBURY, CT 06488

SITE TYPE/DESCRIPTION: ADD (1) GROUND MOUNTED SOLAR PANEL ARRAY W/
ASSOCIATED EQUIPMENT, GRAVEL ACCESS DRIVE.
SOLAR ARRAY CANADIAN SOLAR CS7N-705TB-AG (3,770
MODULES) AT 705W FOR 2.657± MW DC (1.99± MW AC)

PROPERTY OWNER: FIRSTLIGHT CT HOUSATONIC LLC
111 SOUTH BEDFORD STREET
BURLINGTON, MA 01830

APPLICANT: FIRSTLIGHT POWER INC.
111 SOUTH BEDFORD STREET, SUITE 103
BURLINGTON, MA 01803

ENGINEER CONTACT: THOMAS E. LITTLE, P.E.
(860) 552-2046

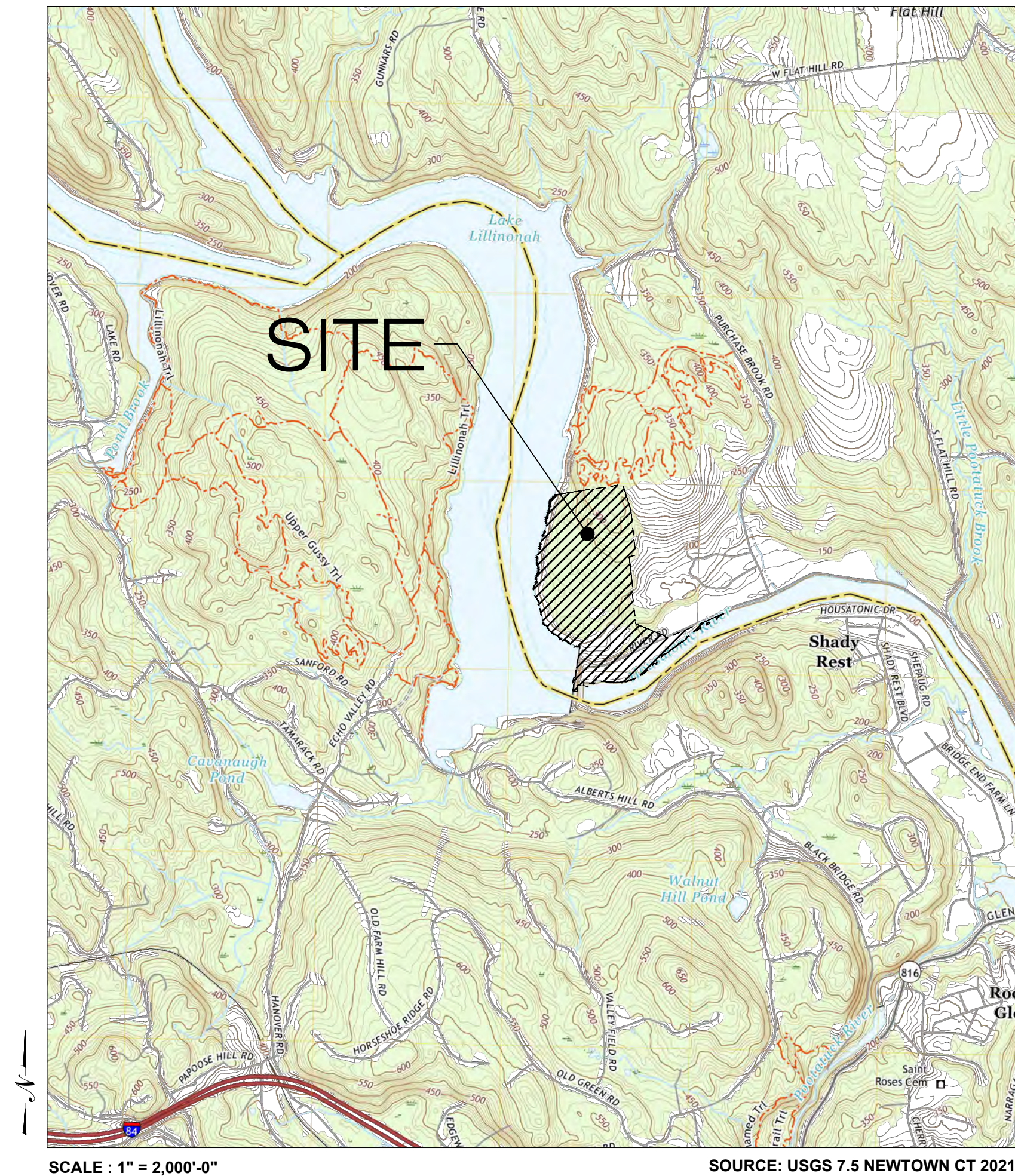
LATITUDE: N 41° 27' 19.82"
LONGITUDE: W 73° 17' 32.86"

MBLU: 9-90-CL&P
ZONE: R-80

TOTAL SITE ACREAGE: 51.2± AC.
TOTAL DISTURBED AREA: 11.78± AC.

APPROX. VOLUME OF CUT: 9,996± CY
APPROX. VOLUME OF FILL: 11,016± CY
APPROX. NET VOLUME: 1,020± CY OF FILL

USGS TOPOGRAPHIC MAP



Davis Hill Development
A Skyview Ventures Company

114 N. PEARL ST. #2C
PORT CHESTER, NY 10573

11 S. BEDFORD ST.
BURLINGTON, MA 01803

ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1687
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0635

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

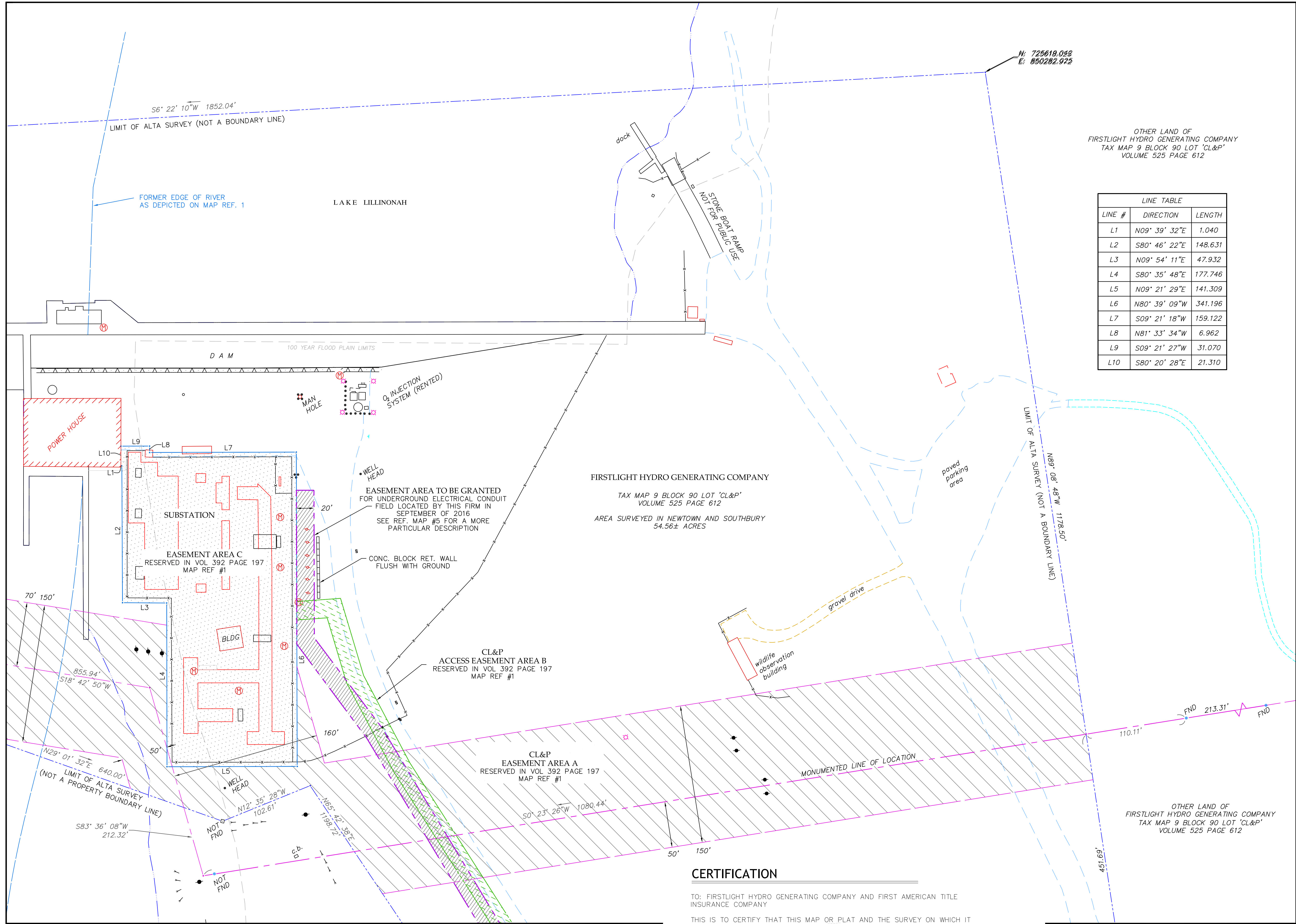
	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

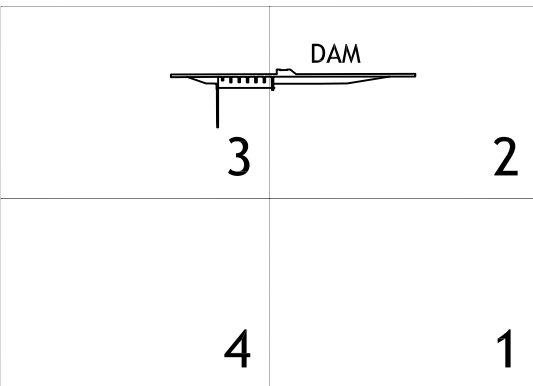
TITLE SHEET

SHEET NUMBER:

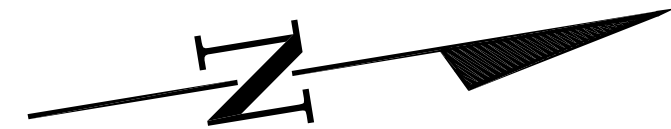
T-1



SHEET LAYOUT



CONNECTICUT COORDINATE SYSTEM
NAD 1983



LEGEND

- PROPERTY LINE & F.E.R.C. PROJECT BOUNDARY
- LIMIT OF ALTA SURVEY
- GUARD RAIL
- RETAINING WALL
- CHAIN-LINK FENCE
- EDGE OF PAVEMENT
- EDGE OF WATER
- OVERHEAD ELECTRIC LINES
- MANHOLE
- UTILITY POLE
- CONCRETE MONUMENT
- CATCH BASIN
- LIGHT POLE
- POINT OF BEGINNING
- LIGHT POST
- POLE GUY WIRE
- STEEL PIN
- ELECTRIC HAND HOLD BOX

FirstLight
Power Resources

LAND RECORD DRAWING NO. 22649
SURVEY 2018-652

North by Northeast
Survey and Mapping Consultants
Cheshire Connecticut

ALTA/NSPS Survey
and
Property Survey - Shepaug Hydro
2225 River Road, Southbury
Alberts Hill Road, Newtown
State of Connecticut

for
FirstLight Hydro Generating Co.
143 West Street
Town of New Milford
Litchfield County
State of Connecticut
March 31, 2019
Sheet 2 of 5

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

RICHARD HOWARD
PLS No.17249
STATE OF CONNECTICUT
RICHARD HOWARD
NO. 17249
LICENSED
LAND SURVEYOR

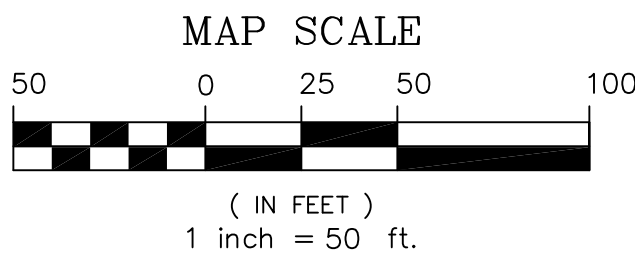
CERTIFICATION

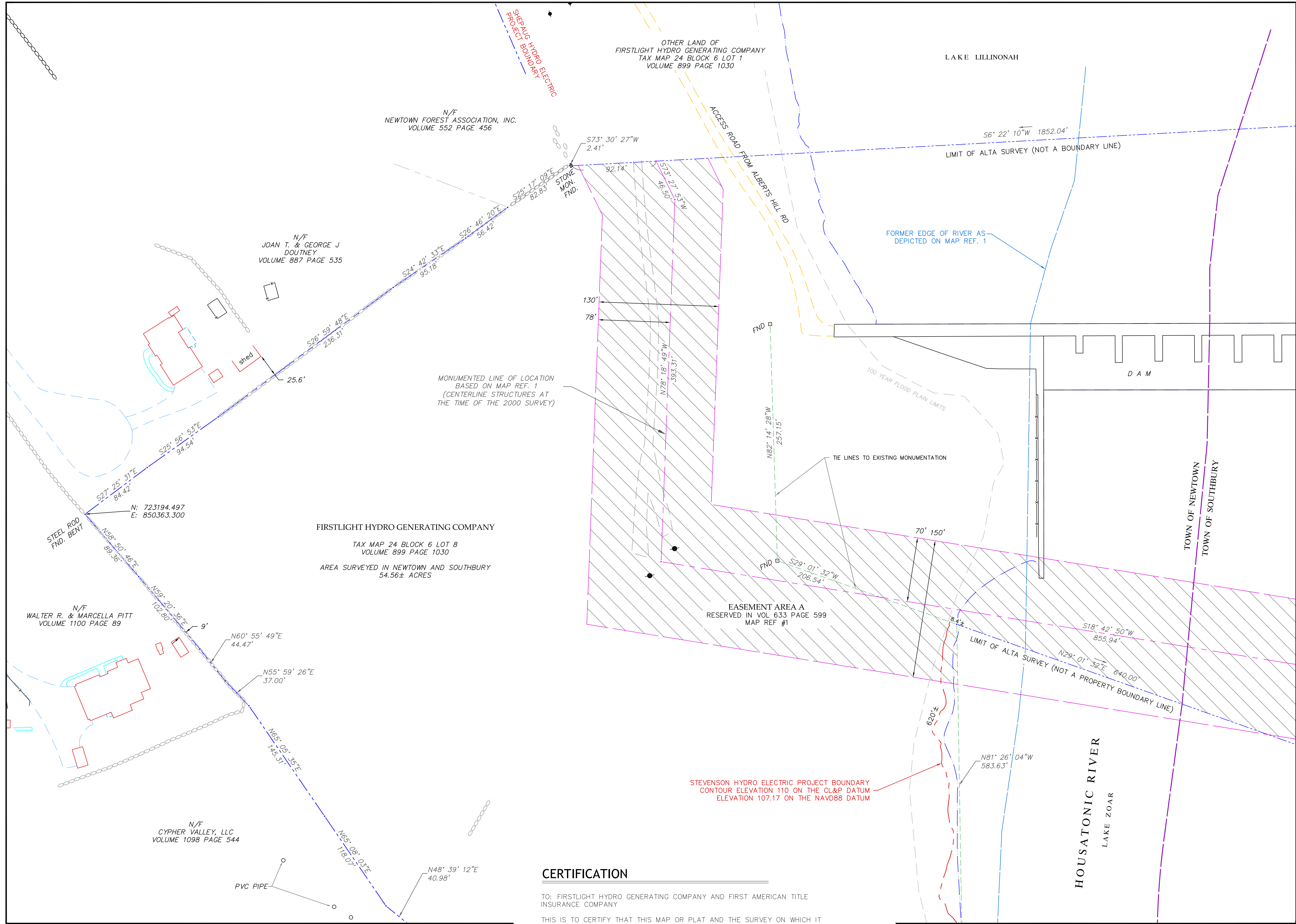
TO: FIRSTLIGHT HYDRO GENERATING COMPANY AND FIRST AMERICAN TITLE
INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,
6, 8, 9, 11, 13, & 19 OF TABLE A THEREOF. RECENT FIELD WORK OCCURRED
IN JANUARY OF 2019.

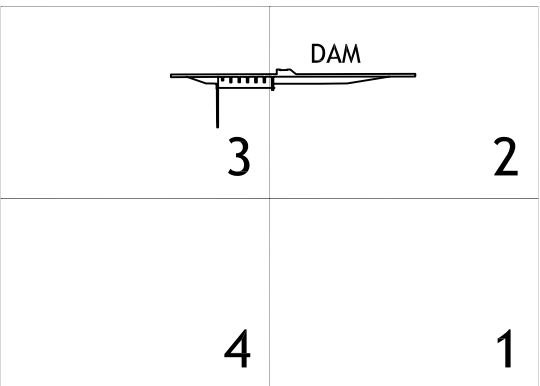
DATED: 3-31-2019 SIGNED:

RICHARD HOWARD
R. RICHARD HOWARD P.L.S. #17249

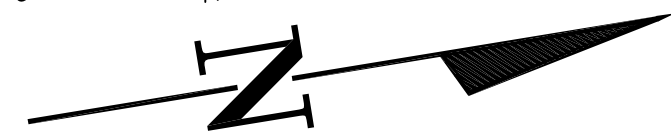




SHEET LAYOUT



CONNECTICUT COORDINATE SYSTEM
NAD 1983



LEGEND

- PROPERTY LINE & F.E.R.C. PROJECT BOUNDARY
- LIMIT OF ALTA SURVEY
- GUARD RAIL
- RETAINING WALL
- CHAIN-LINK FENCE
- EDGE OF PAVEMENT
- EDGE OF WATER
- OVERHEAD ELECTRIC LINES
- MANHOLE
- UTILITY POLE
- CONCRETE MONUMENT
- CATCH BASIN
- LIGHT POLE
- POINT OF BEGINNING
- LIGHT POST
- POLE GUY WIRE
- STEEL PIN



LAND RECORD DRAWING NO. 22649
SURVEY 2018-652



North by Northeast
Survey and Mapping Consultants
Cheshire Connecticut

ALTA/NSPS Survey
and
Property Survey - Shepaug Hydro
2225 River Road, Southbury
Alberts Hill Road, Newtown
State of Connecticut

for
FirstLight Hydro Generating Co.
143 West Street
Town of New Milford
Litchfield County
State of Connecticut
March 31, 2019
Sheet 3 of 5

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

Richard Howard
RICHARD HOWARD PLS No.17249

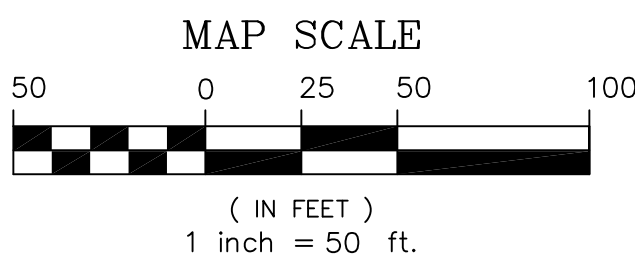


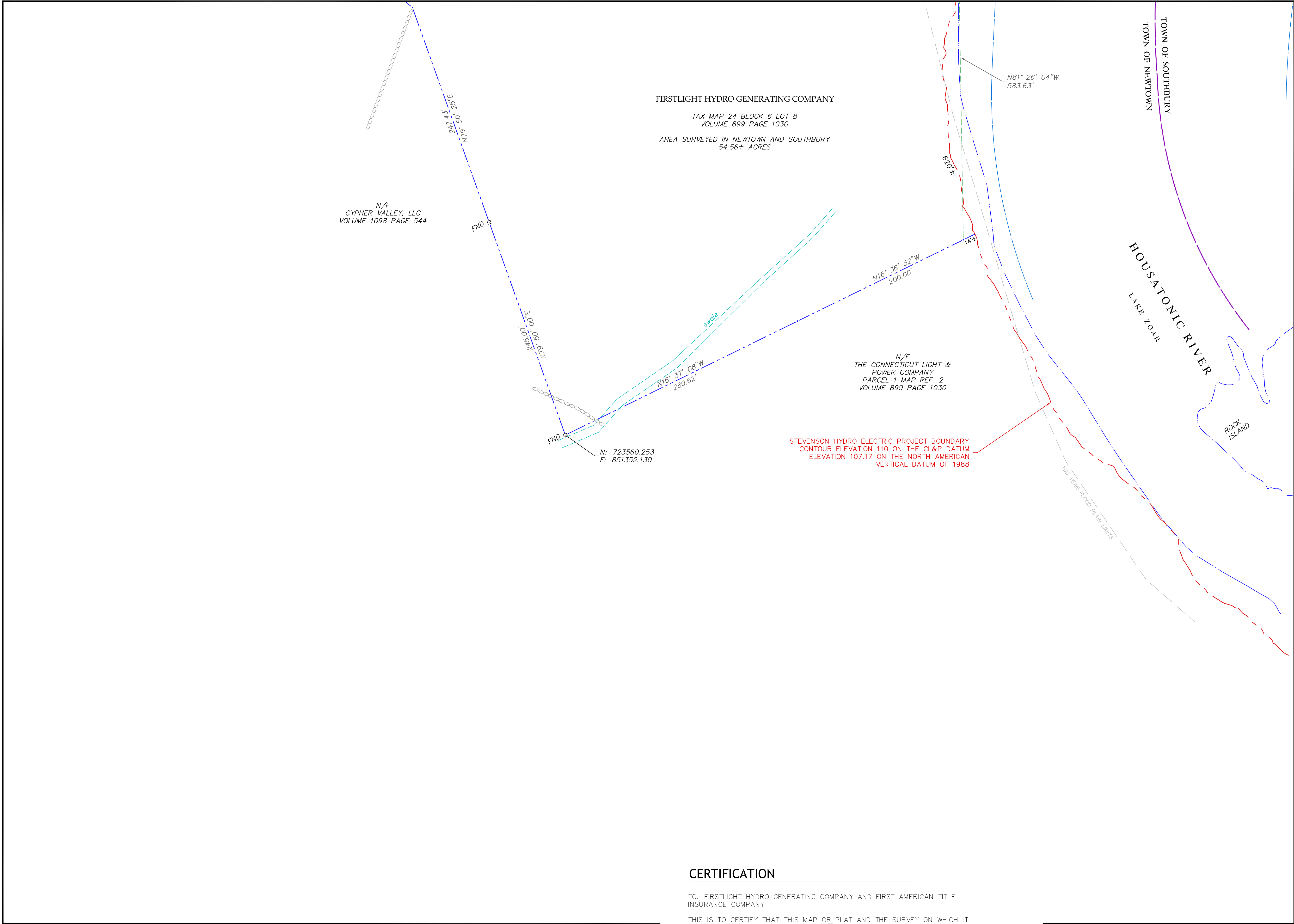
CERTIFICATION

TO: FIRSTLIGHT HYDRO GENERATING COMPANY AND FIRST AMERICAN TITLE
INSURANCE COMPANY

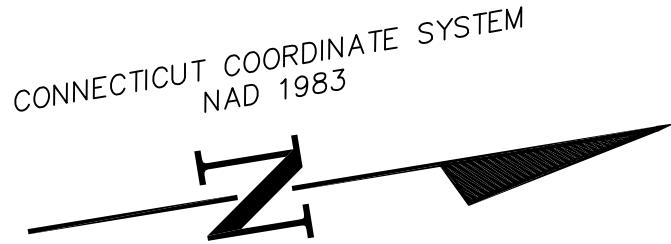
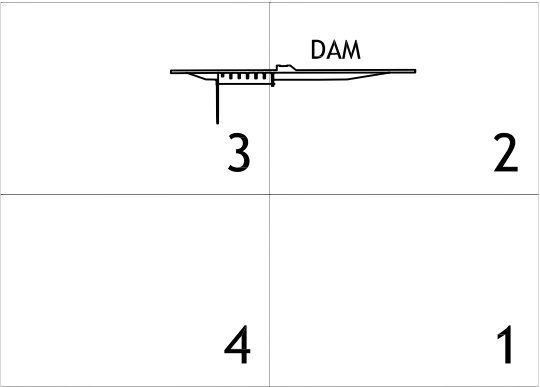
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,
6, 8, 9, 11, 13 & 19 OF TABLE A THEREOF. RECENT FIELD WORK OCCURRED
IN JANUARY OF 2019.

DATED: 3-31-2019 SIGNED: *Richard Howard*
R. RICHARD HOWARD P.L.S. #17249





SHEET LAYOUT



LEGEND

- PROPERTY LINE & F.E.R.C. PROJECT BOUNDARY
- LIMIT OF ALTA SURVEY
- GUARD RAIL
- RETAINING WALL
- CHAIN-LINK FENCE
- EDGE OF PAVEMENT
- EDGE OF WATER
- OVERHEAD ELECTRIC LINES
- MANHOLE
- UTILITY POLE
- CONCRETE MONUMENT
- CATCH BASIN
- LIGHT POLE
- POINT OF BEGINNING
- LIGHT POST
- POLE GUY WIRE
- STEEL PIN



LAND RECORD DRAWING NO. 22649
SURVEY 2018-652



North by Northeast
Survey and Mapping Consultants
Cheshire Connecticut

ALTA/NSPS Survey
and
Property Survey - Shepaug Hydro
2225 River Road, Southbury
Alberts Hill Road, Newtown
State of Connecticut

for
FirstLight Hydro Generating Co.
143 West Street
Town of New Milford
Litchfield County
State of Connecticut
March 31, 2019
Sheet 4 of 5

CERTIFICATION

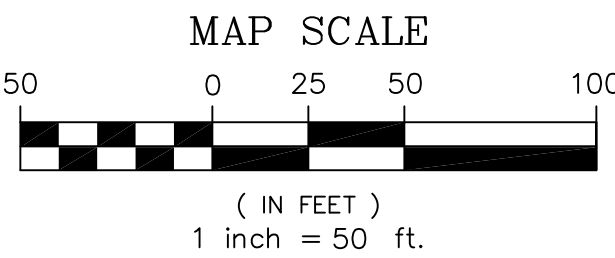
TO: FIRSTLIGHT HYDRO GENERATING COMPANY AND FIRST AMERICAN TITLE
INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,
6, 8, 9, 11, 13 & 19 OF TABLE A THEREOF. RECENT FIELD WORK OCCURRED
IN JANUARY OF 2019.

DATED: 3-31-2019 SIGNED: R. RICHARD HOWARD P.L.S. #17249

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

RICHARD HOWARD PLS No.17249



LEGAL DESCRIPTION

A PORTION OF THE SHEPAUG HYDRO PROJECT THAT IS LOCATED IN THE TOWNS OF NEWTOWN AND SOUTHBURY, COUNTIES OF FAIRFIELD AND NEW HAVEN, STATE OF CONNECTICUT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN CONCRETE MONUMENT ON THE NORTH SIDE OF RIVER ROAD MARKING A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE WESTERLY CORNER OF VIZADA INC;

THENCE ALONG THE LAND OF SAID VIZADA INC N 67° 07' 58" W 244.89' FEET TO A CONCRETE MONUMENT MARKING THE NORTHWESTERLY CORNER OF SAID VIZADA INC;

THENCE ALONG OTHER LAND OF FIRSTLIGHT HYDRO GENERATING COMPANY N67° 07'" 57" E 305.05 FEET TO A CONCRETE MONUMENT;

THENCE THE FOLLOWING THREE (3) COURSES ALONG OTHER LAND OF FIRSTLIGHT HYDRO GENERATING COMPANY AND THE LIMIT OF ALTA SURVEY; N89° 08' 48" W 1178.50 FEET TO A POINT, THENCE CROSSING THE HOUSATONIC RIVER (LAKE LILLINONAH) S 6° 22' 10" W 1852.04 FEET TO A STONE MONUMENT AND S 73° 30' 27" W 2.41 FEET TO THE END OF A STONE WALL MARKING A NORTHEASTERLY CORNER OF THE LAND OF NEWTOWN FOREST ASSOCIATION, INC;

THENCE ALONG A STONE WALL AND THE LAND OF SAID NEWTOWN FORREST ASSOCIATION, INC S 25° 17' 09" E 82.83 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF JOAN T. & GEORGE J. DOUTNEY;

THENCE THE FOLLOWING FIVE(5) COURSES ALONG A STONE WALL AND THE LAND OF SAID DOUTNEY; S 26° 46' 20" E 56.42 FEET TO A POINT, S 24° 42' 33" E 95.18 FEET TO A POINT, S 26° 59' 48" E 236.31 FEET TO A POINT, S 25° 56' 53" E 94.54 FEET TO A POINT AND S 27° 25' 31" E 84.42 FEET TO A STEEL PIN IN THE STONE WALL MARKING A POINT IN THE NORTHERLY BOUNDARY OF THE LAND OF WALTER R. & MARCELLA PITT;

THENCE CONTINUING ALONG A STONE WALL AND THE LAND OF SAID PITT THE FOLLOWING FOUR(4) COURSES AND DISTANCES: N 58° 50' 46" E 89.36 FEET TO A POINT, N 59° 20' 36" E 102.80 FEET TO A POINT, N 60° 55' 49" E 44.47 FEET TO A POINT AND N 55° 59' 26" E 37.00 FEET TO A POINT;

THENCE ALONG THE LAND OF CYPHER VALLEY, LLC THE FOLLOWING FIVE(5) COURSES AND DISTANCES: N 65° 05' 35" E 145.31 FEET TO A POINT, N 65° 08' 03" E 118.07 FEET TO A POINT, N 48° 39' 12" E 40.98 FEET TO A POINT, N 79° 50' 25" E 247.43 FEET TO A CONCRETE MONUMENT AND N 79° 50' 00" E 245.00 FEET TO A CONCRETE MONUMENT MARKING A SOUTHEASTERLY CORNER OF THE LAND HEREIN DESCRIBED AND A SOUTHWESTERLY CORNER OF THE LAND OF THE CONNECTICUT LIGHT & POWER COMPANY;

THENCE THE FOLLOWING THREE COURSES ALONG THE LAND OF SAID THE CONNECTICUT LIGHT & POWER COMPANY: N 16° 37' 06" W 280.62 FEET TO A POINT, N 16° 36' 52" W 200.00 TO A POINT AND 14± FEET TO THE PROJECT BOUNDARY OF THE STEVENSON HYDRO ELECTRIC PROJECT (110 FOOT CONTOUR CL&P DATUM = 107.17 FOOT CONTOUR NORTH AMERICAN VERTICAL DATUM OF 1988);

THENCE WESTERLY ALONG SAID STEVENSON HYDRO ELECTRIC PROJECT BOUNDARY 609± FEET TO A POINT AND N 29° 01' 32" E 8.4± FEET TO A POINT, SAID LAST POINT BEING N 81° 26' 04" W 583.63 FEET FROM THE END OF SAID SECOND COURSE ALONG THE LAND OF SAID THE CONNECTICUT LIGHT & POWER COMPANY.

THENCE CROSSING THE HOUSATONIC RIVER AND CONTINUING ALONG SAID STEVENSON HYDRO ELECTRIC PROJECT BOUNDARY THE FOLLOWING THREE(3) COURSES AND DISTANCES: N 29° 01' 32" E 640.00 FEET TO A POINT, N 12° 35' 28" W 102.61 FEET TO A POINT AND N 65° 42' 38" E 1198.72 FEET TO A POINT;

THENCE CONTINUING IN PART ALONG SAID STEVENSON HYDRO ELECTRIC PROJECT BOUNDARY AND CROSSING SAID RIVER ROAD N 21°43' 26" W 135.84 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 54.56 ACRES, MORE OR LESS.

SAID BEARINGS REFER TO THE CONNECTICUT COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983.

MAP REFERENCES

- "ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY--SHEPAUG HYDRO SEPARATION PLAN SHOWING LAND TO BE CONVEYED AND EASEMENTS TO BE RESERVED NEWTOWN AND SOUTHBURY, CONNECTICUT" BY URS GREINER WOODWARD CLYDE LAST REVISED 01/24/2000, FLP DWG NO. 21897A S.L.R. MAP #3685, N.L.R. MAP #7267
- "COMPILATION PLAN - SHEPAUG HYDRO SOUTHBURY AND NEWTOWN, CONNECTICUT" BY ELLIOTT F. FULLER, LAST REVISED 12-22-99, S.L.R. MAP #3683, N.L.R. MAP #7265
- STEVENSON & SHEPAUG HYDRO PLATE BLOCKS (PROPERTY CATALOGING) BY THE CONNECTICUT LIGHT & POWER COMPANY, NOW IN POSSESSION OF FIRSTLIGHT HYDRO GENERATING COMPANY.
- CONNECTICUT LIGHT & POWER COMPANY ELECTRIC TRANSMISSION RIGHT OF WAY MAPS: SHEPAUG TAP LINE (#12325-A V.S. P-108-3) SHEPAUG TO BATES ROCK SURVEY PLAN (#17590-A V.S. O-131-3)
- "EASEMENT PLAN EASEMENT TO BE ACQUIRED OVER LAND OF FIRSTLIGHT HYDRO GENERATING COMPANY, RIVER ROAD, SOUTHBURY CT DATED 7-11-2017" BY EVERSOURCE ENERGY R.E. DWG NO. 23807
- MAP SHOWING EQUAL TRANSFER BETWEEN CONNECTICUT LIGHT & POWER COMPANY AND ESTATE OF CHARLES H. MCLAUGHLIN SITUATED IN THE TOWN OF NEWTOWN, FAIRFIELD COUNTY CONNECTICUT BY DAVID RYAN DATED FEBRUARY 21, 1975
- LOT LINE REVISION MAP PREPARED FOR COMSAT, INC. RIVER ROAD SOUTHBURY, CONNECTICUT JANUARY 8, 2019 BY STEVEN M GABRIELI, L.S. OF DYMAR
- EXHIBIT 'G' SHEET 1 OF 8 SHEETS SHEPAUG DEVELOPMENT APPLICATION FOR THE HOUATONIC RIVER PROJECT NO. 2576 PROJECT MAP CONNECTICUT LIGHT & POWER COMPANY FLP DWG. NO. 21830-1 LAST REVISED 10-07-04
- EXHIBIT 'G' SHEET 4 OF 4 SHEETS STEVENSON DEVELOPMENT APPLICATION FOR THE HOUATONIC RIVER PROJECT NO. 2576 PROJECT MAP CONNECTICUT LIGHT & POWER COMPANY FLP DWG. NO. 21831-4 LAST REVISED 10-04-04

MAP NOTES

- FIRSTLIGHT HYDRO GENERATING COMPANY ACQUIRED LAND RIGHTS THRU ACQUISITIONS, FORECLOSURES, MERGERS OR NAME CHANGES AS RECORDED HERE:

THE CONNECTICUT LIGHT & POWER COMPANY TO NORTHEAST GENERATION COMPANY: N.L.R. V633 P599; S.L.R. V362 P197

NORTHEAST GENERATION COMPANY NAME CHANGED TO NE HYDRO GENERATING COMPANY: N.L.R. V899 P1029; S.L.R. V525 P611

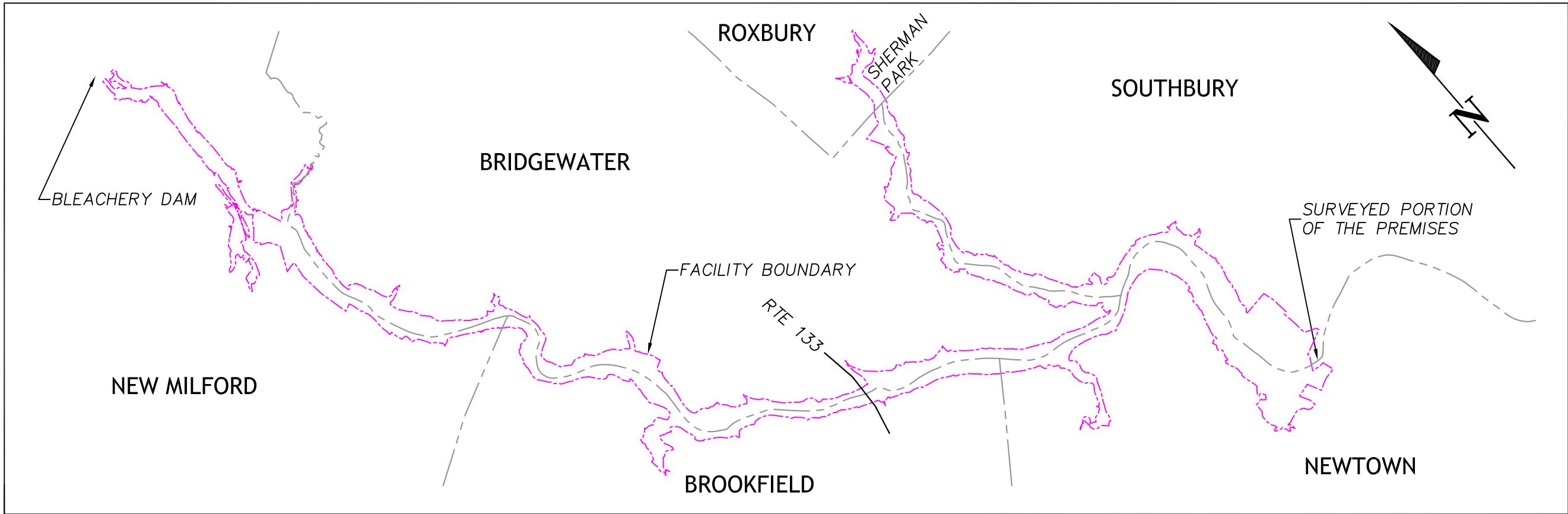
NE HYDRO GENERATING COMPANY NAME CHANGED TO FIRSTLIGHT HYDRO GENERATING COMPANY: N.L.R. V899 P1030; S.L.R. V525 P612
- PORTIONS OF THE SURVEYED PARCEL ARE LOCATED WITHIN ZONE "AE" (100 YEAR FLOOD PLAIN BOUNDARY) AS INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S) (FIRM) COMMUNITY PANEL NUMBER 09001C0160F DATED JUNE 18, 2010 (NEWTOWN) AND NUMBER 09001C0193F DATED DECEMBER 17, 2010 (SOUTHBURY)
- IN NEWTOWN THE PROPERTY IS LOCATED IN A R-2 FARMING & RESIDENTIAL ZONE. SETBACK REQUIREMENTS ARE: STREET LINE 50 FEET, SIDE AND REAR 25 FEET.
- IN SOUTHBURY THE PROPERTY IS LOCATED IN A PUD (PUBLIC UTILITY DISTRICT) SETBACK REQUIREMENTS ARE: STREET LINE 50 FEET, SIDE AND READ 50 FEET
- THE PARCEL HAS DIRECT ACCESS TO RIVER RD AND PURCHASE BROOK ROAD IN THE TOWN OF SOUTHBURY.
- IN NEWTOWN THERE IS AN ACCESS ROAD ON OTHER LAND OF FIRSTLIGHT HYDRO GENERATING COMPANY FROM ALBERTS GILL ROAD ALONG THE CONNECTICUT LIGHT & POWER COMPANY TRANSMISSION RIGHT OF WAY.
- THERE ARE NO IDENTIFIABLE PARKING STRIPES ON THE SURVEYED PORTION OF THE PREMISES
- ADDITIONAL LAND RIGHTS EXIST FOR FIRSTLIGHT HYDRO GENERATING COMPANY OUTSIDE OF THE SURVEYED PORTION OF THE PREMISES, WHICH INCLUDE FEE AND FLOWAGE RIGHTS.

TITLE COMMITMENT INFORMATION

TITLE EXEPTIONS & ENCUMBRANCES BY ITEM NUMBER	DESCRIPTION	STATUS ON PLAT
6	UNRECORDED INTERESTS, LEASES	OUTSIDE SURVEYED PARCEL
12	OPEN SPACE LAND, BRIDGEWATER	OUTSIDE SURVEYED PARCEL
13	CONSENT ORDER, CT DEP - BRIDGEWATER	NOT PLOTTED
14A	PA 490 DECLASSIFICATION, NEWTOWN TAX MAP 24 BLK 6 LOT 8	PLOTTED SHEETS 3 & 4
14B	PA 490 DECLASSIFICATION, NEWTOWN TAX MAP 24 BLK 6 LOT 1	OUTSIDE SURVEYED PARCEL
15A	PA 490 DECLASSIFICATION, NEWTOWN TAX MAP 24 BLK 6 LOT 8	PLOTTED SHEETS 3 & 4
15B	PA 490 DECLASSIFICATION, NEWTOWN TAX MAP 24 BLK 6 LOT 1	OUTSIDE SURVEYED PARCEL
18A	CL&P RESERVATIONS & EASEMENTS, BY MAP	PLOTTED SHEETS 1-3
18B	BITUMINOUS PAVEMENT ENCROACHMENT	NOT FOUND
19	CL&P RESERVATIONS & EASEMENTS, BY DEED	PORTIONS PLOTTED SHEETS 1-3
20	NGC EASTMENTS GRANT TO STATE OF CT NEW MILFORD	OUTSIDE SURVEYED PARCEL
21	NGC EASTMENTS GRANT TO STATE OF CT NEW MILFORD	OUTSIDE SURVEYED PARCEL
22	CONSENT ORDER, CT DEP - VARIOUS TOWNS	NOT PLOTTED
23	FOREST LAND CETIFICATE - BRIDGEWATER	OUTSIDE SURVEYED PARCEL
24	CONSENT ORDER, CT DEP	NOT PLOTTED
25	FOREST LAND CETIFICATE - NEW MILFORD	OUTSIDE SURVEYED PARCEL
26	PA 490 CERTIFICATE - NEWTOWN	NO COPY
27	PA 490 CERTIFICATE - NEWTOWN	NO COPY
28	CONSENT ORDER, CT DEP SOUTHBURY	OUTSIDE SURVEYED PARCEL
29	NOTES, EASEMENTS, PER SOUTHBURY MAPS	PORTIONS PLOTTED SHEETS 1-4
30,31, 34	NOTIFICATION OF HIGH HAZARD DAM	NOT PLOTTED
32	NOTES, EASEMENTS, PER NEWTOWN MAPS	PORTIONS PLOTTED SHEETS 1-4
33	PA 490 DECLASSIFICATION, NEWTOWN TAX MAP 24 BLK 6 LOT 1	OUTSIDE SURVEYED PARCEL
35	PA 490 CERTIFICATE - NEWTOWN	NO COPY
36	PA 490 CERTIFICATE - NEWTOWN	NO COPY
37	PA 490 CERTIFICATE - NEWTOWN	NO COPY
38	PA 490 CERTIFICATE - NEWTOWN	NO COPY
39-42	NOTES, EASEMENTS, PER TOWN MAPS	SAME AS ITEMS 29 & 32 OR OUTSIDE SURVEYED PREMISES
43	LICENSE WITH STATE OF CT, BRIDGE REHAB NEW MILFORD	OUTSIDE SURVEYED PARCEL

REFERENCE: COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY - COMMITMENT NO: HART4204626 DATED FEBRUARY 5, 2019

FACILITY MAP (1"=5000')



CERTIFICATION

TO: FIRSTLIGHT HYDRO GENERATING COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 8, 9, 11, 13 & 19 OF TABLE A THEREOF. RECENT FIELD WORK OCCURRED IN JANUARY OF 2019.

DATED: 3-31-2019 SIGNED: R. RICHARD HOWARD P.L.S. #17249



LAND RECORD DRAWING NO. 22649 SURVEY 2018-652



North by Northeast
Survey and Mapping Consultants
Cheshire Connecticut

ALTA/NSPS Survey
and
Property Survey - Shepaug Hydro
2225 River Road, Southbury
Alberts Hill Road, Newtown
State of Connecticut

for
FirstLight Hydro Generating Co.
143 West Street
Town of New Milford
Litchfield County
State of Connecticut
March 31, 2019
Sheet 5 of 5

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH PROJECT DEVELOPER STANDARDS, TOWN OF SOUTHBURY STANDARDS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- IF NO PROJECT CONSTRUCTION SPECIFICATION PACKAGE IS PROVIDED BY THE PROJECT DEVELOPER OR THEIR REPRESENTATIVE, THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER, TOWN OF SOUTHBURY, OR CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND BE IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE PROJECT DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING AND STORMWATER PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL TOWN OF SOUTHBURY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- REFER TO PLANS, DETAILS AND REPORTS PREPARED BY ALL-POINTS TECHNOLOGY CORPORATION FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE PROJECT DEVELOPER 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/CONSTRUCTION. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE PROJECT DEVELOPERS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS PER PLANS, AND SPECIFICATIONS TO THE PROJECT DEVELOPER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- SHOULD ANY UNKNOWN OR INCORRECTLY LOCATED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE PROJECT DEVELOPER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE PROJECT DEVELOPER OR OTHERS DURING OCCUPIED HOURS, EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE PROJECT DEVELOPER AND THE LOCAL MUNICIPALITY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH OSHA CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OF PERSONNEL OR TO SUPERVISE SAFETY AND DO NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, CONDUIT, PAVEMENT, CURBING, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE PROJECT DEVELOPER OR TOWN OF SOUTHBURY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE PROJECT DEVELOPER AT THE END OF CONSTRUCTION.
- ALTERNATIVE METHODS AND PRODUCTS, OTHER THAN THOSE SPECIFIED, MAY BE USED IF REVIEWED AND APPROVED BY THE PROJECT DEVELOPER, ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING/CONSTRUCTION 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 "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS AND PERMITS ARE GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- ALL ELECTRICAL INSTALLATIONS SHALL CONFORM TO THE CONNECTICUT STATE BUILDING CODE AND NATIONAL ELECTRIC CODE (NEC).

SITE PLAN NOTES

- THE SURVEY WAS PROVIDED BY NORTH BY NORTHEAST DATED MARCH 31, 2019.
- THERE ARE WETLANDS, WATERWAYS AND VERNAL POOLS LOCATED ON THE SITE AS INDICATED ON THE PLANS. BOUNDARIES WERE FLAGGED BY APT IN SEPTEMBER OF 2023 AND RE-VERIFIED IN AUGUST OF 2025.
- THE CONTRACTOR SHALL FOLLOW THE RECOMMENDED SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL PLAN OR SUBMIT AN ALTERNATE PLAN FOR APPROVAL BY THE ENGINEER AND/OR PERMITTING AGENCIES PRIOR TO THE START CONSTRUCTION. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR BYWS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. IN ADDITION, THE CONTRACTOR SHALL ADHERE TO THE 'SEDIMENTATION EROSION CONTROL PLAN' CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY GOVERNMENT AGENCIES WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK, SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT 95% PERCENT OF OPTIMUM MOISTURE CONTENT.
- ALL DISTURBANCE INCURRED TO PUBLIC, MUNICIPAL, COUNTY, STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF SOUTHBURY AND STATE OF CONNECTICUT.
- IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE PROJECT DEVELOPER AND/OR PROJECT DEVELOPER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE PROJECT DEVELOPER AND/OR PROJECT DEVELOPER'S ENVIRONMENTAL CONSULTANT.
- SITE GRADING SHALL DIRECT RUNOFF TO EXISTING OR PROPOSED STORMWATER MANAGEMENT FEATURES WITHOUT CREATING CONCENTRATED FLOW TOWARD ADJACENT PROPERTIES.
- FINAL GRADES SHALL ENSURE POSITIVE DRAINAGE AWAY FROM SOLAR ARRAYS, ELECTRICAL EQUIPMENT PADS, AND ACCESS ROADS.

UTILITY NOTES

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE TOWN OF SOUTHBURY TO SECURE CONSTRUCTION PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
- REFER TO DRAWINGS BY PROJECT DEVELOPER FOR THE ONSITE ELECTRICAL DRAWINGS AND INTERCONNECTION TO EXISTING ELECTRICAL GRID. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT. THESE DETAILS ARE NOT INCLUDED IN THESE PLANS.
- UTILITY LOCATIONS AND PENETRATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE ELECTRICAL ENGINEER AND THE PROJECT DEVELOPERS CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROP. SANITARY SEWERS AND WHERE PROP. STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE PROJECT DEVELOPER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
- ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE TOWN OF SOUTHBURY.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- RELOCATION OF UTILITY PROVIDER FACILITIES, SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
- THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
- CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
- ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
- ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, CONDUIT, PAVEMENT, CURBING, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE PROJECT DEVELOPER AND TOWN OF SOUTHBURY.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE 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 ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE INCLUDING SERVICES. CONTACT "CALL BEFORE YOU DIG" AT 811 72 HOURS PRIOR TO CONSTRUCTION AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY AND STORM DRAINAGE LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROP. UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
- THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
- ELECTRIC DRAWINGS AND REQUIREMENTS ARE NOT INCLUDED AS PART OF THIS DRAWING SET AND SHOULD BE OBTAINED FROM THE PROJECT DEVELOPER.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE PROJECT DEVELOPER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE PROJECT DEVELOPER, TOWN OF SOUTHBURY, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.

GENERAL LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	=====	
BUILDING SETBACK	-- -- -- -- --	
SOLAR SETBACK	== . . . == . . . ==	
EASEMENT	=====	
TREE LINE	~~~~~	~~~~~
WETLAND	-----V-----V-----V-----	
100' WETLAND BUFFER	-- -- -- -- --	
300' WETLAND BUFFER	== . . . == . . . ==	
500' WETLAND BUFFER	=====	
VERNAL POOL	=====	
VERNAL POOL BUFFER	===== VP =====	
WATERCOURSE	=====	=====
WATERCOURSE BUFFER	== . . . == . . . ==	
MAJOR CONTOUR	-- -- -- -- --	=====
MINOR CONTOUR	- - - - -	=====
UNDERGROUND ELECTRIC		===== U/G =====
OVERHEAD ELECTRIC		===== OH ===== OH =====
BASIN		-- . . . -- . . . -- . . . --
SWALE		===== > ===== > =====
FENCE		===== X ===== X ===== X =====
LIMIT OF DISTURBANCE		===== LOD =====
FILTER SOCK		===== FS ===== FS =====
SILT FENCE		===== SF ===== SF =====
BAFFLE		===== [] [] [] =====



Davis Hill
Development
A Skyview Ventures Company

114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



FirstLight

11 S. BEDFORD ST.
BURLINGTON, MA 01803



ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

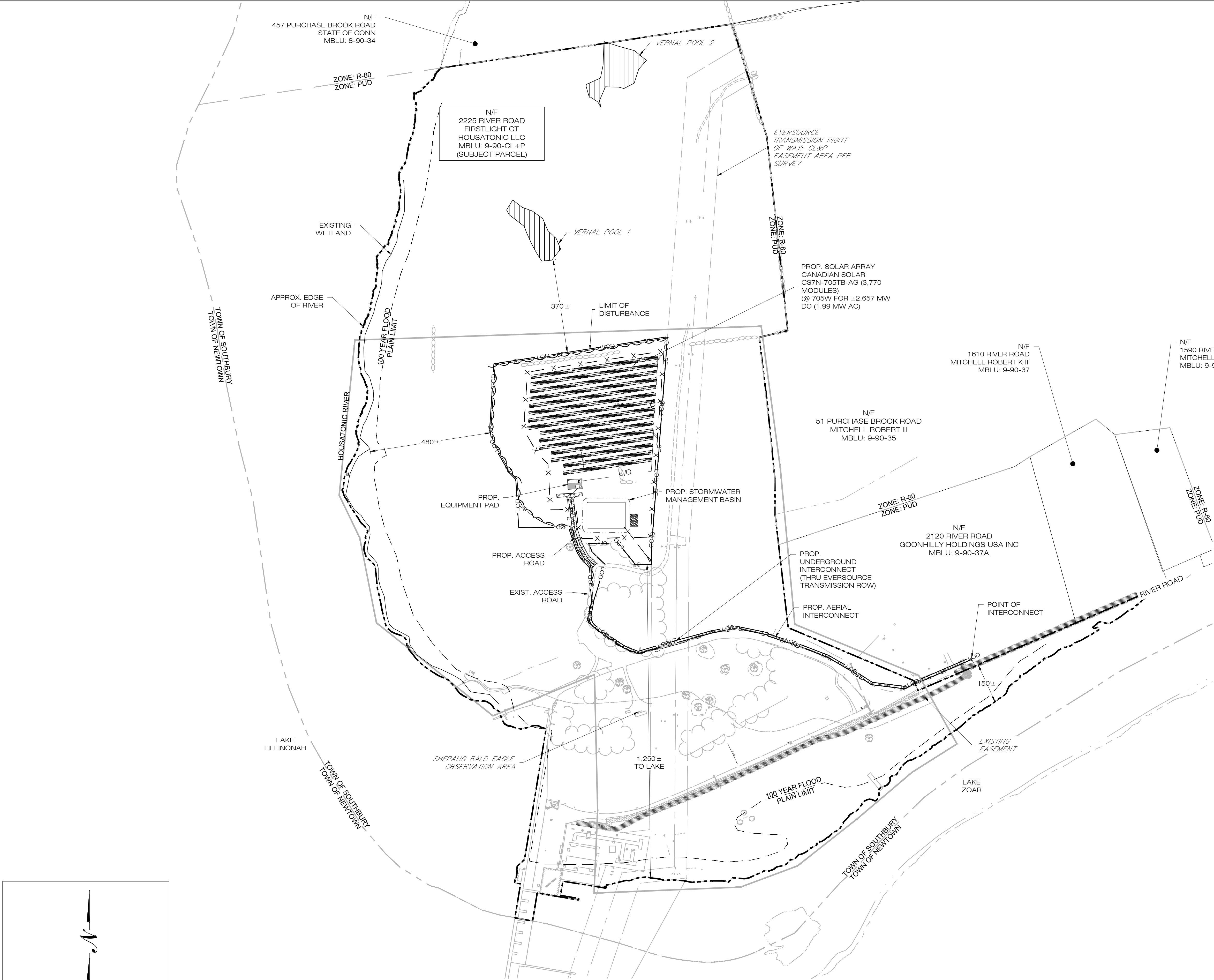
	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

GENERAL NOTES & LEGEND

SHEET NUMBER:

GN-1



1
OP-1
OVERALL LOCUS MAP
SCALE : 1" = 200'-0"



114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1687
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

OVERALL LOCUS MAP

SHEET NUMBER:

OP-1

ENVIRONMENTAL NOTES - RESOURCE PROTECTION PROGRAM

ENVIRONMENTAL NOTES - RESOURCES PROTECTION PLAN

VERNAL POOL & RARE SPECIES PROTECTION MEASURES & INVASIVE SPECIES CONTROL PLAN

AS A RESULT OF THE PROJECT'S LOCATION IN THE VICINITY OF SENSITIVE HABITATS INCLUDING VERNAL POOL AND RARE SPECIES HABITATS, THE FOLLOWING PROTECTION PLAN SHALL BE IMPLEMENTED BY THE CONTRACTOR TO AVOID UNINTENTIONAL IMPACTS TO PROXIMATE VERNAL POOL RESOURCES AND RARE SPECIES DURING CONSTRUCTION ACTIVITIES. DETAILS OF PROTECTION MEASURES TO BE IMPLEMENTED IN ASSOCIATION WITH CONSTRUCTION OF THE FACILITY ARE PROVIDED BELOW.

BALD EAGLE (HALIAEETUS LEUCOCEPHALUS) A STATE-LISTED THREATENED SPECIES AFFORDED UNDER THE CONNECTICUT ENDANGERED SPECIES ACT, ARE KNOWN TO OCCUR ON OR PROXIMATE TO THE PROPERTY. THE RARE SPECIES PROTECTION MEASURES INCLUDED HEREIN SATISFY REQUIREMENTS FROM THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION ("DEEP") WILDLIFE DIVISION IN ACCORDANCE WITH THEIR NATURAL DIVERSITY DATA BASE ("NDDB") DETERMINATION LETTER (NO. 2025066567) DATED SEPTEMBER 15, 2025; THIS DETERMINATION IS VALID UNTIL SEPTEMBER 15, 2027 PROVIDED THE SCOPE OF THE PROJECT HAS NOT CHANGED AND WORK HAS BEGUN ON THE PROJECT PRIOR TO THE EXPIRATION DATE.

IT IS OF THE UTMOST IMPORTANCE THAT THE CONTRACTOR COMPLIES WITH THE REQUIREMENT FOR THE INSTALLATION OF PROTECTIVE MEASURES AND THE EDUCATION OF ITS EMPLOYEES AND SUBCONTRACTORS PERFORMING WORK ON THE PROJECT SITE. THE PROTECTION MEASURES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES UNTIL PERMANENT STABILIZATION OF SITE SOILS HAS OCCURRED.

ALL-POINTS TECHNOLOGY CORPORATION, P.C. ("APT") WILL SERVE AS THE ENVIRONMENTAL MONITOR FOR THIS PROJECT TO ENSURE THAT THESE PROTECTION MEASURES ARE IMPLEMENTED PROPERLY AND WILL PROVIDE AN EDUCATION SESSION ON THE PROJECT'S PROXIMITY TO SENSITIVE WETLANDS, VERNAL POOL HABITAT AND RARE SPECIES PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONTACT DEAN GUSTAFSON, SENIOR WETLAND SCIENTIST AT APT, AT LEAST 5 BUSINESS DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. MR. GUSTAFSON CAN BE REACHED BY PHONE AT (860) 552-2033 OR VIA EMAIL AT DGUSTAFSON@ALLPOINTSTECH.COM.

THIS RESOURCES PROTECTION PROGRAM CONSISTS OF SEVERAL COMPONENTS INCLUDING: EDUCATION OF ALL CONTRACTORS AND SUB CONTRACTORS PRIOR TO INITIATION OF WORK ON THE SITE; INSTALLATION OF EROSION CONTROLS; PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION; PROTECTIVE MEASURES; VERNAL POOL PROTECTION MEASURES; HERBICIDE, PESTICIDE, AND SALT RESTRICTIONS; AND REPORTING.

1. CONTRACTOR EDUCATION:
- a. PRIOR TO WORK ON SITE, THE CONTRACTOR SHALL ATTEND AN EDUCATIONAL SESSION AT THE PRE-CONSTRUCTION MEETING WITH APT. THIS ORIENTATION AND EDUCATIONAL SESSION WILL CONSIST OF AN INTRODUCTORY MEETING WITH APT TO EMPHASIZE THE ENVIRONMENTALLY SENSITIVE NATURE OF THE PROJECT, THE VERNAL POOL RESOURCES, AND THE REQUIREMENT TO DILIGENTLY FOLLOW THE PROTECTIVE MEASURES AS DESCRIBED IN SECTIONS BELOW. WORKERS WILL ALSO BE PROVIDED INFORMATION REGARDING THE IDENTIFICATION OF TURTLES, SNAKES, AND COMMON HERPETOFAUNA THAT COULD BE ENCOUNTERED. THE MEETING WILL FURTHER EMPHASIZE THE NON AGGRESSIVE NATURE OF THESE SPECIES, THE ABSENCE OF NEED TO DESTROY SUCH ANIMALS AND THE NEED TO FOLLOW PROTECTIVE MEASURES AS DESCRIBED IN FOLLOWING SECTIONS.

b. THE CONTRACTOR WILL DESIGNATE A MEMBER OF ITS CREW AS THE PROJECT MONITOR TO BE RESPONSIBLE FOR THE PERIODIC "SWEEPS" FOR TURTLES AND OTHER HERPETOFAUNA WITHIN THE CONSTRUCTION ZONE EACH MORNING AND FOR ANY GROUND DISTURBANCE WORK. THIS INDIVIDUAL WILL RECEIVE MORE INTENSE TRAINING FROM APT ON THE IDENTIFICATION AND PROTECTION OF HERPETOFAUNA IN ORDER TO PERFORM SWEEPS. ANY HERPETOFAUNA DISCOVERED WOULD BE TRANSLOCATED OUTSIDE THE WORK ZONE IN THE GENERAL DIRECTION THE ANIMAL WAS ORIENTED.

c. THE CONTRACTOR'S PROJECT MONITOR WILL BE PROVIDED WITH CELL PHONE AND EMAIL CONTACTS FOR APT PERSONNEL. EDUCATIONAL POSTER MATERIALS WILL BE PROVIDED BY APT AND DISPLAYED ON THE JOB SITE TO MAINTAIN WORKER AWARENESS AS THE PROJECT PROGRESSES.

d. APT WILL ALSO POST CAUTION SIGNS THROUGHOUT THE PROJECT SITE FOR THE DURATION OF THE CONSTRUCTION PROJECT PROVIDING NOTICE OF THE ENVIRONMENTALLY SENSITIVE NATURE OF THE WORK AREA, THE POTENTIAL FOR ENCOUNTERING VARIOUS AMPHIBIANS AND REPTILES AND PRECAUTIONS TO BE TAKEN TO AVOID INJURY TO OR MORTALITY OF THESE ANIMALS.

e. IF ANY RARE SPECIES ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK, AVOID ANY DISTURBANCE TO THE SPECIES, AND CONTACT APT.
2. EROSION AND SEDIMENTATION CONTROLS/ISOLATION BARRIERS
- a. PLASTIC NETTING USED IN A VARIETY OF EROSION CONTROL PRODUCTS (I.E., EROSION CONTROL BLANKETS, FIBER ROLLS [WATTLES], REINFORCED SILT FENCE) HAS BEEN FOUND TO ENTANGLE WILDLIFE, INCLUDING REPTILES, AMPHIBIANS, BIRDS AND SMALL MAMMALS. NO PERMANENT EROSION CONTROL PRODUCTS OR REINFORCED SILT FENCE WILL BE USED ON THE PROJECT. TEMPORARY EROSION CONTROL PRODUCTS THAT WILL BE EXPOSED AT THE GROUND SURFACE AND REPRESENT A POTENTIAL FOR WILDLIFE ENTANGLEMENT WILL USE EITHER EROSION CONTROL BLANKETS AND FIBER ROLLS COMPOSED OF PROCESSED FIBERS MECHANICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX (NETLESS) OR NETTING COMPOSED OF PLANAR WOVEN NATURAL BIODEGRADABLE FIBER TO AVOID/MINIMIZE WILDLIFE ENTANGLEMENT.

b. EXCLUSIONARY FENCING SHALL BE AT LEAST 20 INCHES TALL AND MUST BE SECURED TO AND REMAIN IN CONTACT WITH THE GROUND AND BE REGULARLY MAINTAINED BY THE CONTRACTOR (AT LEAST BI-WEEKLY AND AFTER MAJOR WEATHER EVENTS) TO SECURE ANY GAPS OR OPENINGS AT GROUND LEVEL THAT MAY LET ANIMAL PASS THROUGH.

c. THE EXTENT OF THE EROSION CONTROLS WILL BE AS SHOWN ON THE SITE PLANS. THE CONTRACTOR SHALL HAVE ADDITIONAL SEDIMENTATION AND EROSION CONTROLS STOCKPILED ON SITE SHOULD FIELD OR CONSTRUCTION CONDITIONS WARRANT EXTENDING DEVICES. IN ADDITION TO THE CONTRACTOR MAKING THESE DETERMINATIONS, REQUESTS FOR ADDITIONAL CONTROLS WILL ALSO BE AT THE DISCRETION OF THE ENVIRONMENTAL MONITOR.

d. INSTALLATION OF SEDIMENTATION AND EROSION CONTROLS, REQUIRED FOR EROSION CONTROL COMPLIANCE AND CREATION OF A BARRIER TO POSSIBLE MIGRATING/DISPERSING FROGS, SALAMANDERS AND TURTLES SHALL BE PERFORMED BY THE CONTRACTOR FOLLOWING CLEARING ACTIVITIES AND PRIOR TO ANY EARTHWORK. THE ENVIRONMENTAL MONITOR WILL INSPECT THE WORK ZONE AREA PRIOR TO AND FOLLOWING EROSION CONTROL BARRIER INSTALLATION TO ENSURE THE AREA IS FREE OF AMPHIBIANS AND REPTILES AND DOCUMENT BARRIERS HAVE BEEN SATISFACTORILY INSTALLED. THE INTENT OF THE BARRIER IS TO SEGREGATE THE MAJORITY OF THE WORK ZONE AND ISOLATE IT FROM NESTING/FORAGING/MIGRATING/DISPERSING TURTLES, SNAKES AND OTHER HERPETOFAUNA. OFTENTIMES COMPLETE ISOLATION OF A WORK ZONE IS NOT FEASIBLE DUE TO ACCESSIBILITY NEEDS AND LOCATIONS OF STAGING/MATERIAL STORAGE AREAS, ETC. ALTHOUGH THE BARRIERS MAY NOT COMPLETELY ISOLATE THE WORK ZONE, THEY WILL BE POSITIONED TO DEFLECT MIGRATING/DISPERSAL ROUTES AWAY FROM THE WORK ZONE TO MINIMIZE POTENTIAL ENCOUNTERS WITH TURTLES, SNAKES AND OTHER HERPETOFAUNA.

e. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS FOR TEARS OR BREACHES AND ACCUMULATION LEVELS OF SEDIMENT, PARTICULARLY FOLLOWING STORM EVENTS THAT GENERATE A DISCHARGE, AS DEFINED BY AND IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APT ENVIRONMENTAL MONITOR WITHIN 24 HOURS OF ANY BREACHES OF THE SEDIMENTATION AND EROSION CONTROLS AND ANY SEDIMENT RELEASES BEYOND THE PERIMETER CONTROLS THAT IMPACT WETLANDS, WATERCOURSES, OR AREAS WITHIN 100 FEET OF WETLANDS. THE APT ENVIRONMENTAL MONITOR WILL PROVIDE PERIODIC INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES ONLY AS IT PERTAINS TO THEIR FUNCTION TO PROTECT NEARBY WETLANDS. SUCH INSPECTIONS WILL GENERALLY OCCUR ONCE PER MONTH. THE FREQUENCY OF MONITORING MAY INCREASE DEPENDING UPON SITE CONDITIONS, LEVEL OF CONSTRUCTION ACTIVITIES IN PROXIMITY TO SENSITIVE RECEPTORS, OR AT THE REQUEST OF REGULATORY AGENCIES. IF THE ENVIRONMENTAL MONITOR IS NOTIFIED BY THE CONTRACTOR OF A SEDIMENT RELEASE, AN INSPECTION WILL BE SCHEDULED SPECIFICALLY TO INVESTIGATE AND EVALUATE POSSIBLE IMPACTS TO WETLAND RESOURCES.

f. THIRD PARTY MONITORING OF SEDIMENTATION AND EROSION CONTROLS WILL BE PERFORMED BY OTHER PARTIES, AS NECESSARY, UNDER APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND PERMIT CONDITIONS.

g. NO EQUIPMENT, VEHICLES OR CONSTRUCTION MATERIALS SHALL BE STORED WITHIN 100 FEET OF VERNAL POOL RESOURCES.

h. ALL SILT FENCING AND OTHER EROSION CONTROL DEVICES SHALL BE REMOVED WITHIN 30 DAYS OF COMPLETION OF WORK AND PERMANENT STABILIZATION OF SITE SOILS. IF FIBER ROLLS/WATTLES, STRAW BALES, OR OTHER NATURAL MATERIAL EROSION CONTROL PRODUCTS ARE USED, SUCH DEVICES WILL NOT BE LEFT IN PLACE TO BIODEGRADE AND SHALL BE PROMPTLY REMOVED AFTER SOILS ARE STABLE SO AS NOT TO CREATE A BARRIER TO WILDLIFE MOVEMENT. SEED FROM SEEDING OF SOILS SHOULD NOT SPREAD OVER FIBER ROLLS/WATTLES AS IT MAKES THEM HARDER TO REMOVE ONCE SOILS ARE STABILIZED BY VEGETATION.
3. PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION
- a. CERTAIN PRECAUTIONS ARE NECESSARY TO STORE PETROLEUM MATERIALS, REFUEL AND CONTAIN AND PROPERLY CLEAN UP ANY INADVERTENT FUEL OR PETROLEUM (I.E., OIL, HYDRAULIC FLUID, ETC.) SPILL DUE TO THE PROJECT'S LOCATION IN PROXIMITY TO VERNAL POOL RESOURCES.

b. IF A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN FOR THIS PROJECT, PER THE REQUIREMENTS OF 40 CFR 112, HAS BEEN DEVELOPED FOR THIS FACILITY, PLEASE REFER TO THE SPCC FOR SPECIFIC REQUIREMENTS. BASIC REQUIREMENTS FOR PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION ARE PROVIDED BELOW. IN THE EVENT THESE BASIC REQUIREMENTS CONTRADIOT THE SPCC, THE CONTRACTOR SHALL RELY ON REQUIREMENTS PROVIDED IN THE SPCC.

c. A SPILL CONTAINMENT KIT CONSISTING OF A SUFFICIENT SUPPLY OF ABSORBENT PADS AND ABSORBENT MATERIAL WILL BE MAINTAINED BY THE CONTRACTOR AT THE CONSTRUCTION SITE THROUGHOUT THE DURATION OF THE PROJECT. IN ADDITION, A WASTE DRUM WILL BE KEPT ON SITE TO CONTAIN ANY USED ABSORBENT PADS/MATERIAL FOR PROPER AND TIMELY DISPOSAL OFF SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS.

- d. THE SERVICE OF MACHINERY SHALL NOT OCCUR WITHIN 100 FEET OF WETLANDS OR WATERCOURSES.

e. AT A MINIMUM, THE FOLLOWING PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING RESTRICTIONS AND SPILL RESPONSE PROCEDURES WILL BE ADHERED TO BY THE CONTRACTOR.

1. PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING

1. REFUELING OF VEHICLES OR MACHINERY SHALL OCCUR A MINIMUM OF 100 FEET FROM WETLANDS AND SHALL TAKE PLACE ON AN IMPERVIOUS PAD WITH SECONDARY CONTAINMENT DESIGNED TO CONTAIN FUELS.

2. ANY FUEL OR HAZARDOUS MATERIALS THAT MUST BE KEPT ON SITE SHALL BE STORED ON AN IMPERVIOUS SURFACE UTILIZING SECONDARY CONTAINMENT A MINIMUM OF 100 FEET FROM WETLANDS.

II. INITIAL SPILL RESPONSE PROCEDURES

1. STOP OPERATIONS AND SHUT OFF EQUIPMENT.

2. REMOVE ANY SOURCES OF SPARK OR FLAME.

3. CONTAIN THE SOURCE OF THE SPILL.

4. DETERMINE THE APPROXIMATE VOLUME OF THE SPILL.

5. IDENTIFY THE LOCATION OF NATURAL FLOW PATHS TO PREVENT THE RELEASE OF THE SPILL TO SENSITIVE NEARBY WETLANDS AND VERNAL POOL..

6. ENSURE THAT FELLOW WORKERS ARE NOTIFIED OF THE SPILL.

III. SPILL CLEAN UP & CONTAINMENT

1. OBTAIN SPILL RESPONSE MATERIALS FROM THE ON SITE SPILL RESPONSE KIT. PLACE ABSORBENT MATERIALS DIRECTLY ON THE RELEASE AREA.

2. LIMIT THE SPREAD OF THE SPILL BY PLACING ABSORBENT MATERIALS AROUND THE PERIMETER OF THE SPILL.

3. ISOLATE AND ELIMINATE THE SPILL SOURCE.

4. CONTACT APPROPRIATE LOCAL, STATE AND/OR FEDERAL AGENCIES, AS NECESSARY.

5. CONTACT A DISPOSAL COMPANY TO PROPERLY DISPOSE OF CONTAMINATED MATERIALS.

IV. REPORTING

1. COMPLETE AN INCIDENT REPORT.

2. SUBMIT A COMPLETED INCIDENT REPORT TO LOCAL, STATE AND FEDERAL AGENCIES, AS NECESSARY, INCLUDING FIRSTLIGHT, THE CONNECTICUT SITING COUNCIL AND TOWN OF SOUTHURY.

4. VERNAL POOL PROTECTIVE MEASURES

a. A THOROUGH COVER SEARCH OF THE CONSTRUCTION AREA WILL BE PERFORMED BY APT'S ENVIRONMENTAL MONITOR PRIOR TO AND FOLLOWING INSTALLATION OF THE SILT FENCING BARRIER TO REMOVE ANY WILDLIFE FROM THE WORK ZONE PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES. ANY WILDLIFE DISCOVERED WOULD BE TRANSLOCATED OUTSIDE THE WORK ZONE IN THE GENERAL DIRECTION THE ANIMAL WAS ORIENTED. PERIODIC INSPECTIONS WILL BE PERFORMED BY APT'S ENVIRONMENTAL MONITOR THROUGHOUT THE DURATION OF THE CONSTRUCTION, GENERALLY ON A MONTHLY BASIS.
- b. ANY STORMWATER MANAGEMENT FEATURES, RUTS OR ARTIFICIAL DEPRESSIONS THAT COULD HOLD WATER CREATED INTENTIONALLY OR UNINTENTIONALLY BY SITE CLEARING/CONSTRUCTION ACTIVITIES WILL BE PROPERLY FILLED IN AND PERMANENTLY STABILIZED WITH VEGETATION TO AVOID THE CREATION OF "DECOY POOLS" THAT COULD INTERCEPT AMPHIBIANS POTENTIALLY MOVING THROUGH THE PROJECT AREA. STORMWATER MANAGEMENT FEATURES SUCH AS LEVEL SPREADERS WILL BE CAREFULLY REVIEWED IN THE FIELD TO ENSURE THAT STANDING WATER DOES NOT ENDURE FOR MORE THAN A 24 HOUR PERIOD TO AVOID CREATION OF DECOY POOLS AND MAY BE SUBJECT TO FIELD DESIGN CHANGES. ANY SUCH PROPOSED DESIGN CHANGES WILL BE REVIEWED BY THE DESIGN ENGINEER TO ENSURE STORMWATER MANAGEMENT FUNCTIONS ARE MAINTAINED.
- c. EROSION CONTROL MEASURES WILL BE REMOVED NO LATER THAN 30 DAYS FOLLOWING FINAL SITE STABILIZATION SO AS NOT TO IMPEDE WILDLIFE MOVEMENTS.

5. HERBICIDE, PESTICIDE, AND SALT LIMITATIONS

a. THE USE OF HERBICIDES AND PESTICIDES AT THE FACILITY SHALL BE MINIMIZED. IF HERBICIDES AND/OR PESTICIDES ARE REQUIRED AT THE FACILITY, THEIR USE WILL BE USED IN ACCORDANCE WITH CURRENT INTEGRATED PEST MANAGEMENT ("IPM") PRINCIPLES WITH PARTICULAR ATTENTION TO AVOID/MINIMIZE APPLICATIONS WITHIN 100 FEET OF WETLAND AND VERNAL POOL RESOURCES.

b. MAINTENANCE OF THE FACILITY DURING THE WINTER MONTHS SHALL MINIMIZE THE APPLICATION OF CHLORIDE-BASED DEICERS SALT WITH USE OF MORE ENVIRONMENTALLY FRIENDLY NON-CHLORIDE ALTERNATIVES.

6. BALD EAGLE PROTECTION MEASURES (TREE CLEARING RESTRICTION)

a. TREE CLEARING IS RESTRICTED FOR THE ELECTRICAL INTERCONNECTION ROUTE ALONG THE EXISTING ACCESS ROAD TO OCCUR ONLY BETWEEN MARCH 11TH TO DECEMBER 14TH, OUTSIDE OF THE EAGLE'S WINTER ROOSTING PERIOD. NO TREE CLEARING WORK SHALL OCCUR BETWEEN DECEMBER 15TH THROUGH MARCH 10TH.

b. TREE CLEARING IS NOT RESTRICTED FOR THE SOLAR FACILITY FENCED LIMITS AND ADJACENT LIMIT OF DISTURBANCE/CLEARING.

7. INVASIVE SPECIES CONTROL PLAN

THE SETTING FOR THE PROPOSED FACILITY CONSISTS PRIMARILY OF A MATURE FOREST WITH NATIVE TREES, SHRUBS AND FORBS THAT CONTAINS MINIMAL INVASIVE PLANT SPECIES, PARTICULARLY WITHIN THE INTERIOR OF THE SUBJECT PROPERTY WHERE THE PROPOSED FACILITY IS PROPOSED. AS SUCH, CERTAIN PRECAUTIONS ARE RECOMMENDED DURING CONSTRUCTION IN ORDER TO AVOID/MINIMIZE THE IMPORTATION OF INVASIVE PLANT SEEDS/MATERIAL THAT COULD COLONIZE THE INTERIOR OF THIS FOREST COMMUNITY AND DIMINISH ITS WILDLIFE HABITAT VALUE. PROPOSED SOIL DISTURBANCES DURING CONSTRUCTION PROVIDE AN OPPORTUNITY FOR INVASIVE PLANTS TO GAIN A FOOTHOLD AND SPREAD INTO THE SURROUNDING FORESTED HABITAT. THIS CAN OCCUR THROUGH THE IMPORTATION OF SOIL THAT CONTAINS INVASIVE PLANT SEED STOCK OR CARRIED BY CONSTRUCTION EQUIPMENT THAT HAS PICKED UP SOIL WITH INVASIVE SEED STOCK. THE INVASIVE SPECIES PLAN INCLUDES THE FOLLOWING ELEMENTS:

a. THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING TO REVIEW THE REQUIREMENTS OF THE INVASIVE SPECIES CONTROL PLAN PRIOR TO MOBILIZATION OF EQUIPMENT, VEHICLES, MATERIALS, ETC. ONTO THE PROPERTY.

b. PRIOR TO ENTRY ONTO THE PROPERTY, ALL EQUIPMENT AND VEHICLES SHALL BE PRESSURE WASHED BY THE CONTRACTOR AT ITS STORAGE YARD IN ORDER TO REMOVE ANY LOOSE SOIL THAT MAY BE CARRYING INVASIVE PLANT SEEDS.

c. NO TOPSOIL SHALL BE IMPORTED ONTO THE PROPERTY.

d. ANY CLEAN FILL MATERIAL IMPORTED ONTO THE PROPERTY SHALL BE FREE OF WEED SEEDS.

e. USE OF HAYBALES IS PROHIBITED ON THIS PROJECT. NATURAL EROSION CONTROL MATERIALS SHALL BE EITHER STRAW BALES OR STRAW- OR COMPOST-FILLED SOCKS/WATTLES.

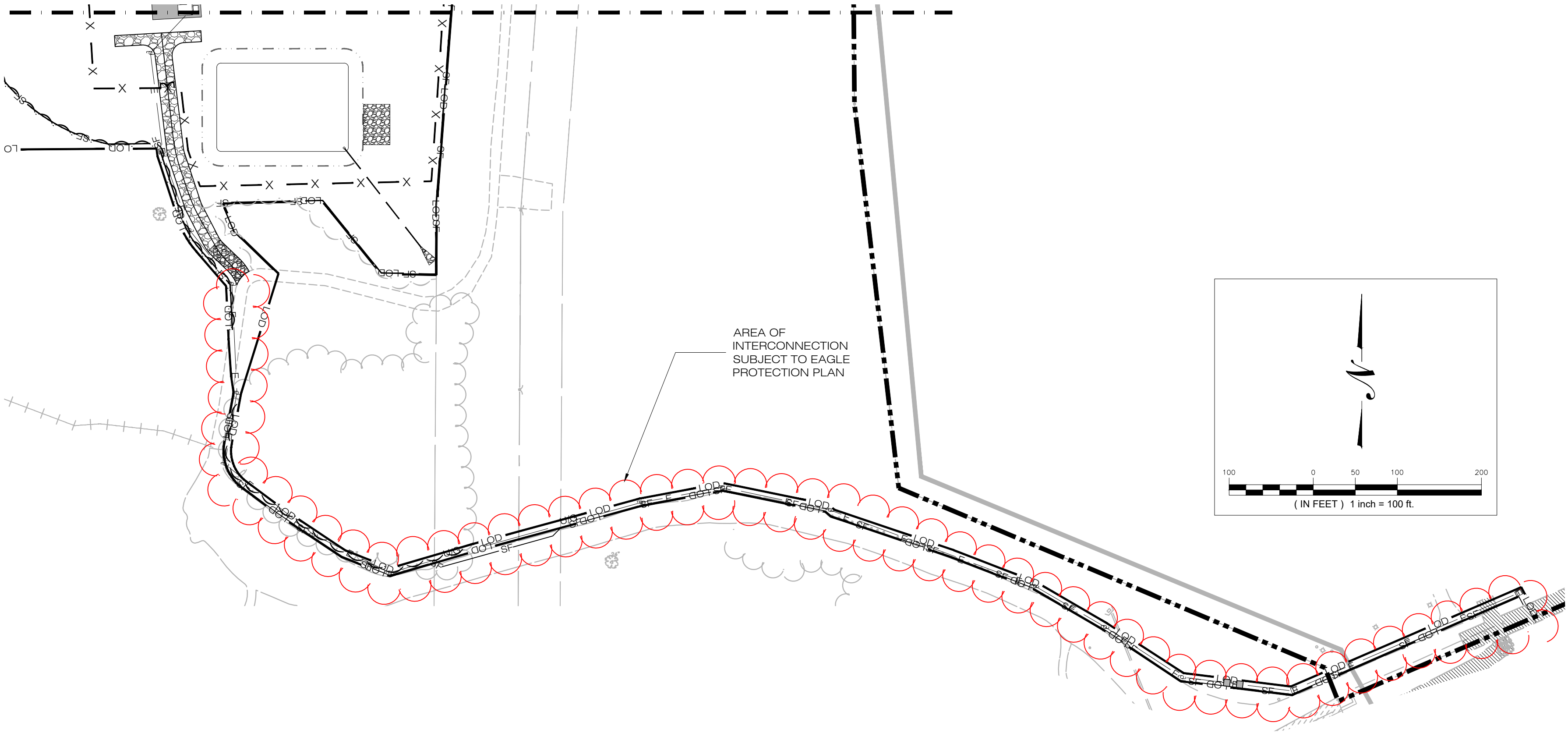
f. TOPSOIL REMOVED FROM THE PROPOSED ACCESS DRIVE AND FACILITY COMPOUND SHALL BE RETAINED AND TEMPORARILY STOCKPILED ON THE PROPERTY TO RESTORE AND PERMANENTLY STABILIZE DISTURBED AREAS. TEMPORARILY STOCKPILED TOPSOIL SHALL BE IMMEDIATELY SEEDED WITH EITHER ANNUAL RYE OR WINTER RYE IF IT WILL NOT BE USED WITHIN ONE (1) WEEK.

g. ALL RESTORED AREAS WILL BE INSPECTED DURING THE GROWING SEASON FOR TWO (2) YEARS FOLLOWING ESTABLISHMENT OF PERMANENT VEGETATION TO MONITOR FOR POSSIBLE COLONIZATION BY INVASIVE PLANTS SPECIES, FOCUSING ON INVASIVE WOODY SHRUB AND VINE SPECIES. INVASIVE PLANTS ARE THOSE LISTED AS NON-NATIVE INVASIVE WOODY PLANTS BY THE CONNECTICUT INVASIVE PLANT WORKING GROUP.

h. IF INVASIVE WOODY PLANTS ARE IDENTIFIED TO HAVE MORE THAN 10% AERIAL COVERAGE IN THE RESTORED AREAS, A CONTROL PLAN FOR REMOVAL OF THE INVASIVE WOODY PLANTS WILL BE DEVELOPED BY APT AND IMPLEMENTED BY THE CONTRACTOR.
8. REPORTING
- a. A COMPLIANCE MONITORING REPORT (BRIEF NARRATIVE AND APPLICABLE PHOTOS) DOCUMENTING EACH APT INSPECTION WILL BE SUBMITTED BY APT TO THE PERMITTEE AND ITS CONTRACTOR FOR COMPLIANCE VERIFICATION OF THESE PROTECTION MEASURES. THESE REPORTS ARE NOT TO BE USED TO DOCUMENT COMPLIANCE WITH ANY OTHER PERMIT AGENCY APPROVAL CONDITIONS (I.E., CTDEEP STORMWATER PERMIT MONITORING, ETC.). ANY NON-COMPLIANCE OBSERVATIONS OF EROSION CONTROL MEASURES OR EVIDENCE OF EROSION OR SEDIMENT RELEASE WILL BE IMMEDIATELY REPORTED TO THE PERMITTEE AND ITS CONTRACTOR AND INCLUDED IN THE REPORTS. ANY OBSERVATIONS OF WILDLIFE, RESOURCE IMPACTS, OR CORRECTIVE ACTIONS WILL BE INCLUDED IN THE REPORTS.

b. FOLLOWING COMPLETION OF THE CONSTRUCTION PROJECT, APT WILL PROVIDE A FINAL COMPLIANCE MONITORING REPORT TO THE PERMITTEE DOCUMENTING IMPLEMENTATION OF THIS WETLAND AND VERNAL POOL PROTECTION PROGRAM AND MONITORING OBSERVATIONS. THE PERMITTEE IS RESPONSIBLE FOR PROVIDING A COPY OF THE FINAL COMPLIANCE MONITORING REPORT TO THE CONNECTICUT SITING COUNCIL FOR COMPLIANCE VERIFICATION.

c. ANY OBSERVATIONS OF RARE SPECIES WILL BE REPORTED TO CTDEEP NDDB BY APT ON THE APPROPRIATE REPORTING FORM, WITH PHOTO-DOCUMENTATION (IF POSSIBLE) AND SPECIFIC INFORMATION ON THE LOCATION AND DISPOSITION OF THE ANIMAL.



114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1087
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS

NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHURY, CT 06488

APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

ENVIRONMENTAL NOTES
RESOURCE PROTECTION

SHEET NUMBER:

EN-1

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

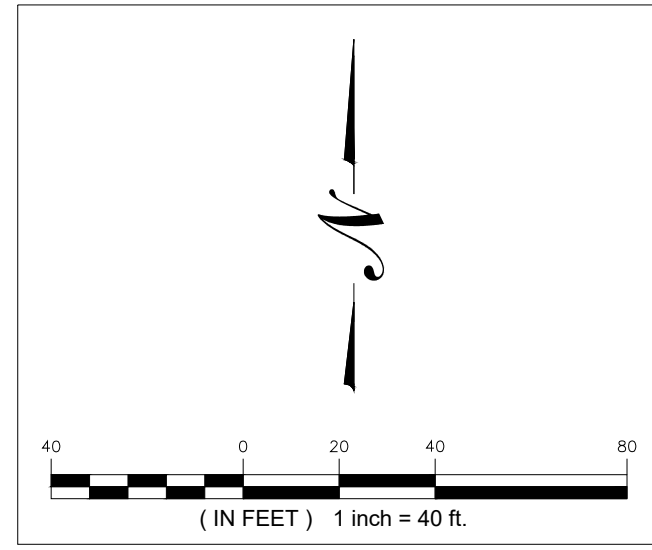
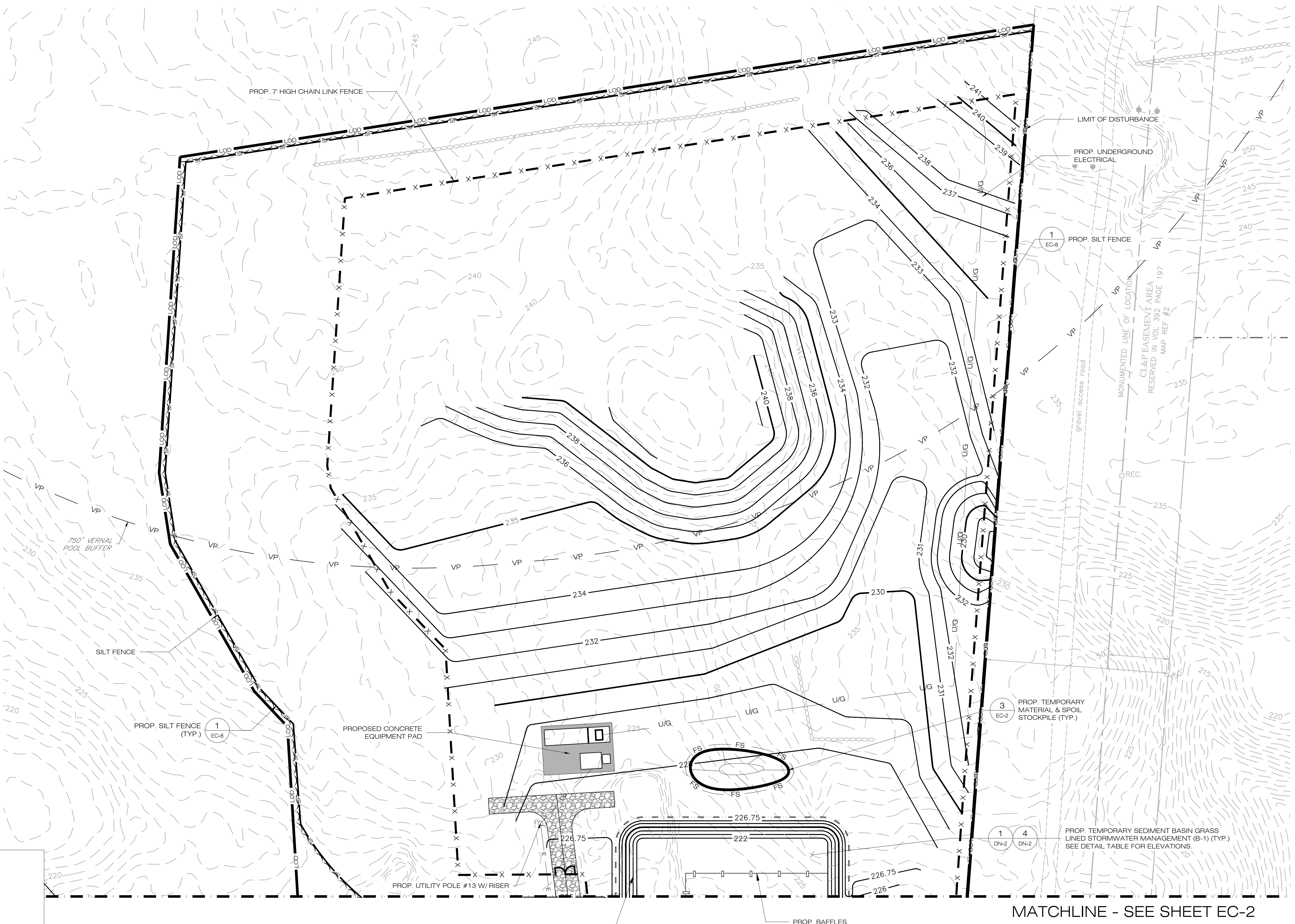
DRAWN BY: RAY
DATE: 11/11/25
CHECKED BY: TEL

SHEET TITLE:

SEDIMENTATION & EROSION CONTROL PLAN

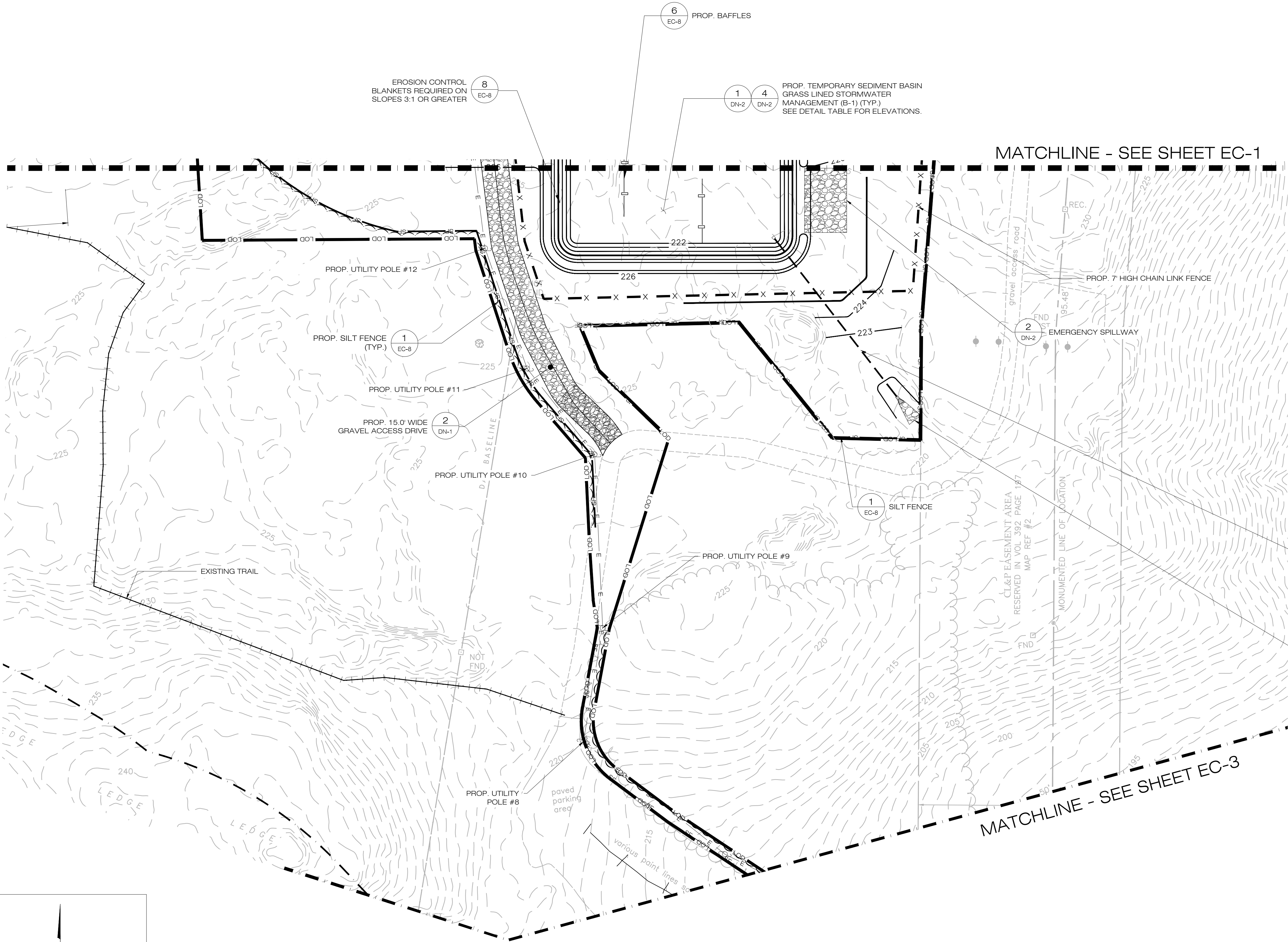
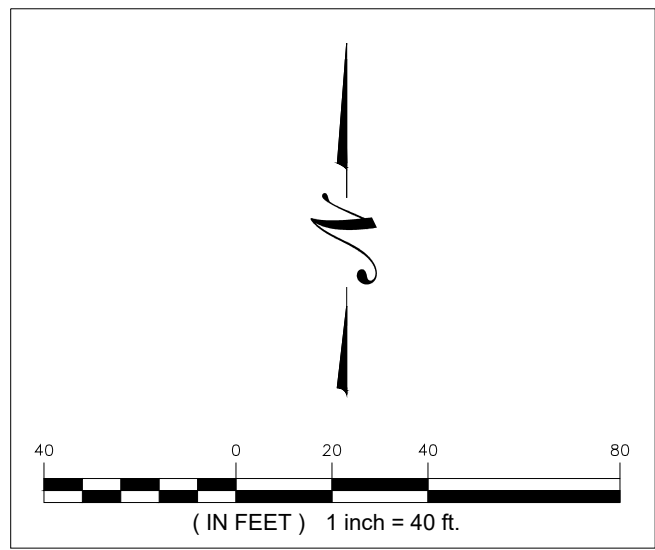
SHEET NUMBER:

EC-1



1
EC-1
SEDIMENTATION & EROSION CONTROL PLAN
SCALE : 1" = 40'-0"

Z:\SHARED\CT OFFICE\APT ENVRO STING & PERMITTING\441-FIRSTLIGHT SHEPAUG RIVER ROAD SOUTHURY\ENGINEERING\CT653140_SHEPAUG SOLAR LAST SAVED BY: IBADAH ABULLAH PDF CREATED ON: 11/11/2025 3:42 PM



1
EC-2
SEDIMENTATION & EROSION CONTROL PLAN
SCALE : 1" = 40'-0"

dho Davis Hill Development
A Skyview Ventures Company
114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1687
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0635

CSC SUBMITTAL DOCUMENTS

NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

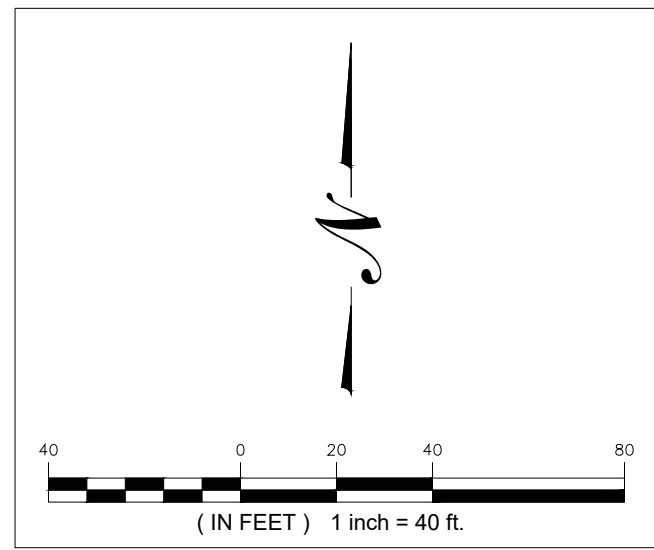
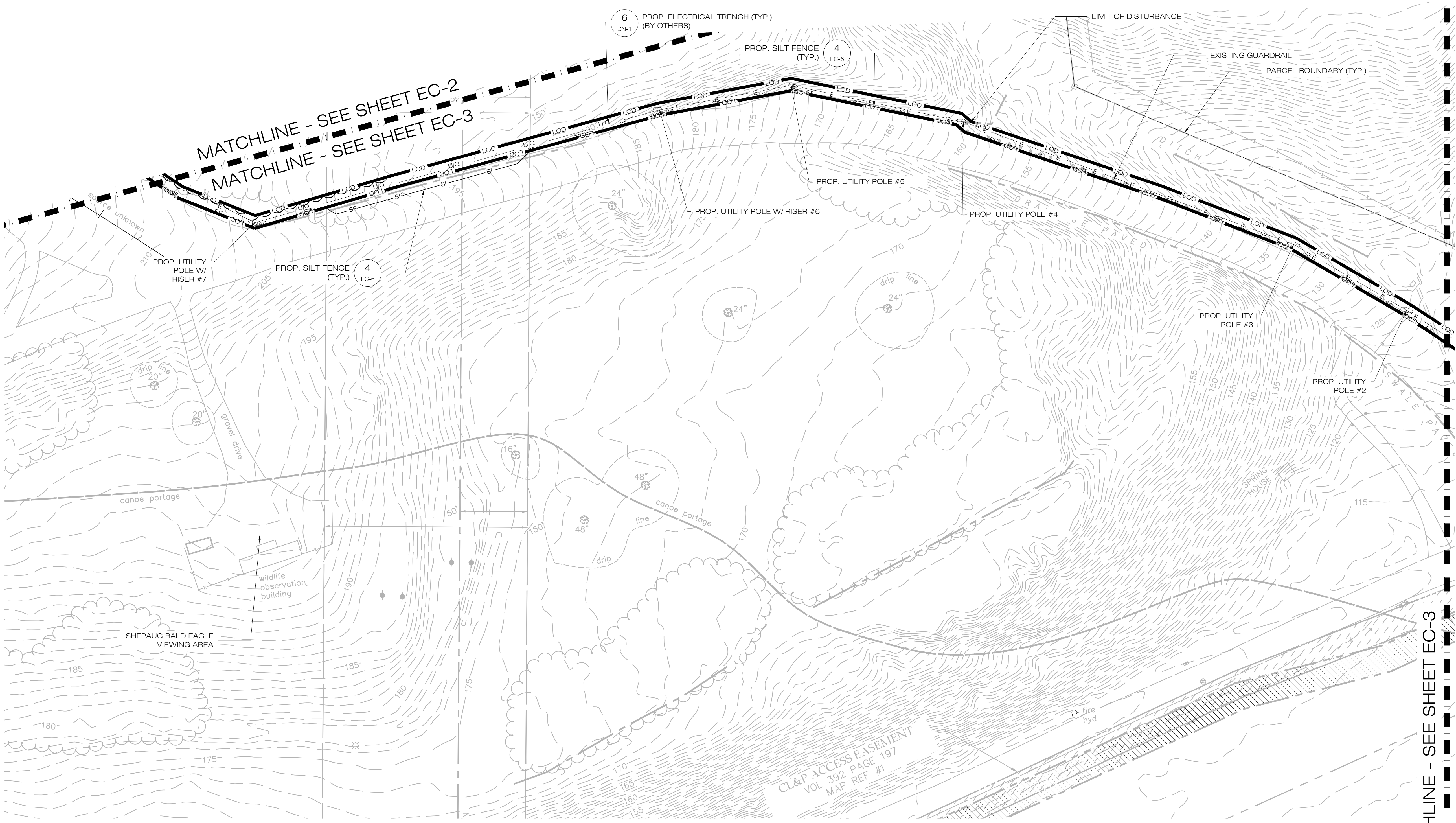
SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

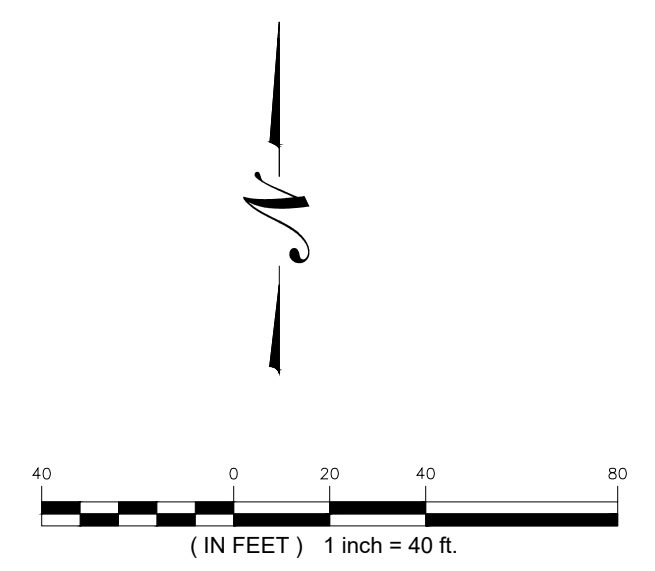
	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:
**SEDIMENTATION &
EROSION CONTROL PLAN**

SHEET NUMBER:
EC-2



1
EC-3
SEDIMENTATION & EROSION CONTROL PLAN
SCALE : 1" = 40'-0"



Davis Hill Development
A Skyview Ventures Company

114 N. PEARL ST. #2C
PORT CHESTER, NY 10573

11 S. BEDFORD ST.
BURLINGTON, MA 01803

ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1687
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

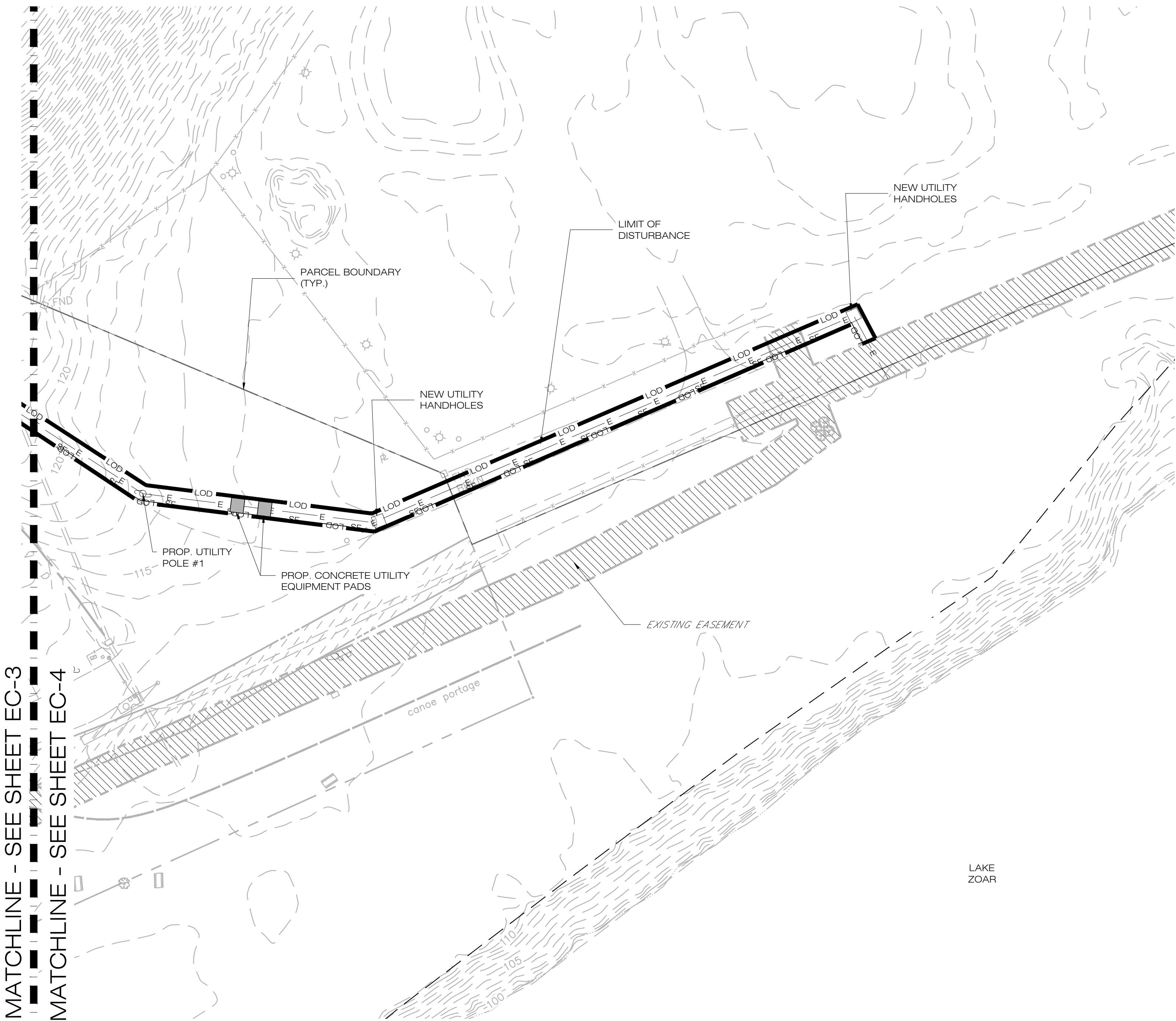
SHEET TITLE:

SEDIMENTATION & EROSION CONTROL PLAN

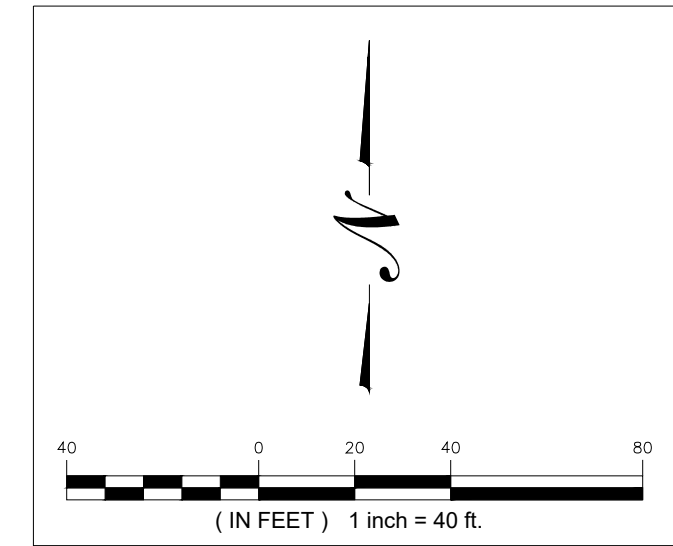
SHEET NUMBER:

EC-3


Z:\SHARED\CT OFFICE\APT ENVRO STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\140-1FIRSTLIGHT SHEPAUG (RIVER ROAD SOUTHBURY\ENGINEERING\CT653140-SHEPAUG SOLAR LAST SAVED BY: IBADAH ABDULLAH PDF CREATED ON: 11/11/2025 3:42 PM



MATCHLINE - SEE SHEET EC-3
MATCHLINE - SEE SHEET EC-4




1
EC-4
SEDIMENTATION & EROSION CONTROL PLAN
SCALE : 1" = 40'-0"




Davis Hill Development
A Skyview Ventures Company

114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD	
PROF: THOMAS E. LITTLE, P.E. COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C. ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385	
OWNER:	FIRSTLIGHT CT HOUSATONIC LLC
ADDRESS:	111 SOUTH BEDFORD ST BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

**SEDIMENTATION &
EROSION CONTROL PLAN**

SHEET NUMBER:

EC-4

CSC SUBMITTAL DOCUMENTS

NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

DRAWN BY: RAY
DATE: 11/11/25 CHECKED BY: TEL

SHEET TITLE:

PHASE 1A & 1B -
SEDIMENTATION &
EROSION CONTROL PLAN

SHEET NUMBER:

EC-5

MATCHLINE - SEE SHEET EC-5

MATCHLINE - SEE SHEET EC-6

PROP. PHASE 1B, DIAGONAL HATCH, CLEARING AND GRUBBING (±0.6 AC) TO FACILITATE INSTALLATION OF ACCESS WAY, PERIMETER CONTROLS, SWALES & SEDIMENT TRAPS/BASIN. CLEARING ACTIVITIES TO INCLUDE THE REMOVAL OF ALL BRUSH, TREES, & STUMPS. CLEARED MATERIAL TO BE CHIPPED & STOCKPILED, TO BE USED FOR TEMPORARY STABILIZATION. ALL DISTURBED AREAS TO BE STABILIZED LOAMED & SEEDED. (TYP.)

PROP. TEMPORARY
MATERIAL & SPOIL
STOCKPILE (TYP.)

3
EC-2

PROP. PHASE 1A, CROSS HATCH, CLEARING AND GRUBBING (±1.4 AC) TO FACILITATE INSTALLATION OF ACCESS ROAD, STORMWATER BASIN, PERIMETER CONTROLS, SWALES & SEDIMENT TRAPS/BASIN. CLEARING ACTIVITIES TO INCLUDE THE REMOVAL OF ALL BRUSH, TREES, & STUMPS. CLEARED MATERIAL TO BE CHIPPED & STOCKPILED, TO BE USED FOR TEMPORARY STABILIZATION. ALL DISTURBED AREAS TO BE STABILIZED LOAMED & SEEDED. (TYP.)

PROP. TEMPORARY
SEDIMENT BASIN
DURING E&S PHASE

PROP. UTILITY POLE #13 W/ RISER

PROP. UTILITY POLE #12

PROP. UTILITY POLE #11

PROP. UTILITY POLE #10

PROP. UTILITY POLE #9

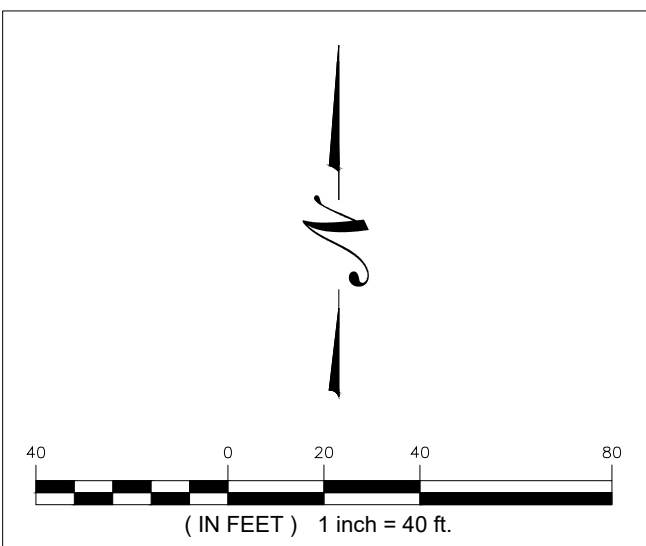
CL&P EASEMENT AREA
ESERVED IN VOL. 392 PAGE 197
MAP REF #2

MONUMENTED LINE OF LOCATION

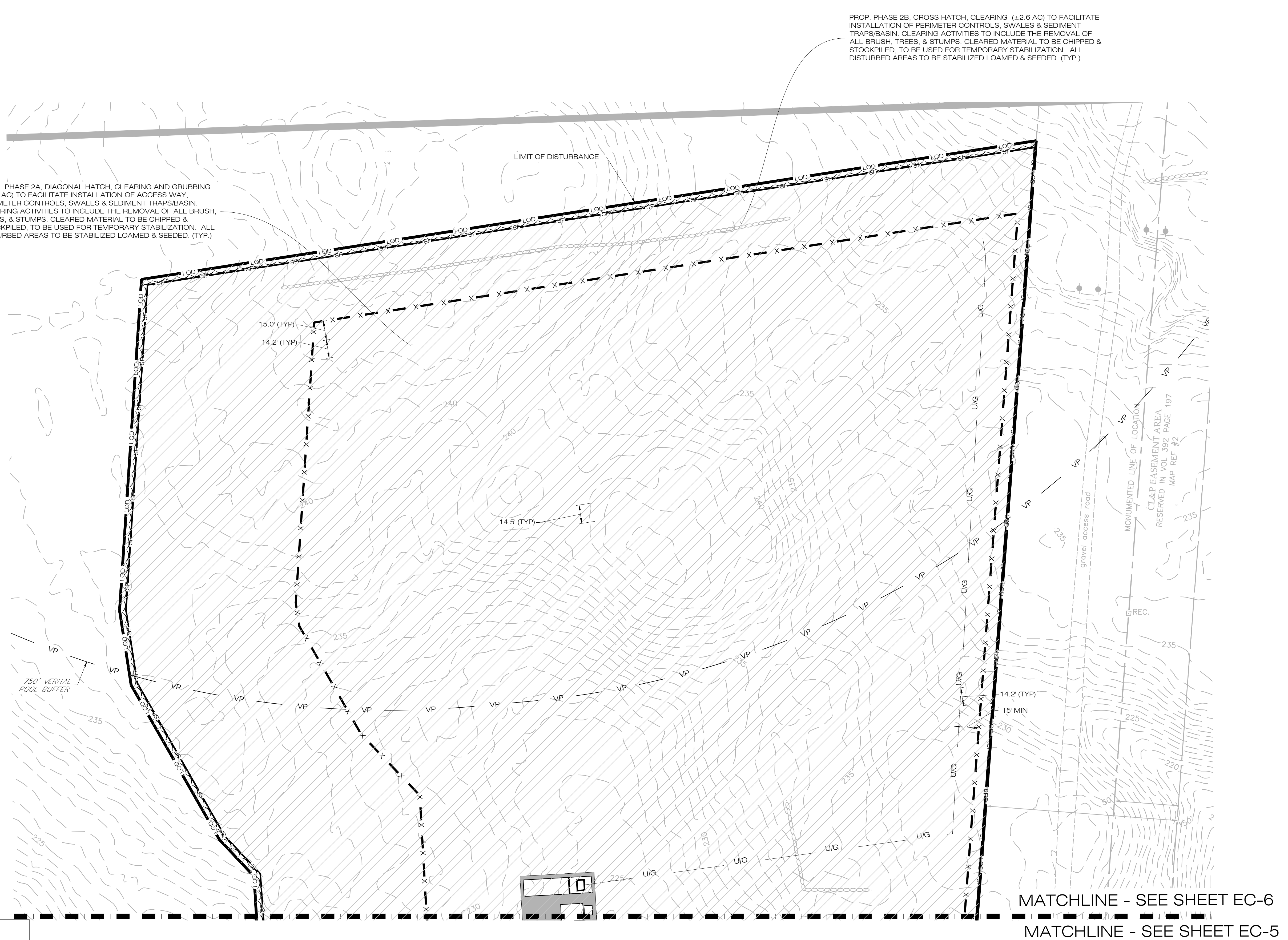
PHASE 1A & 1B - SEDIMENTATION &
EROSION CONTROL PLAN

1
EC-5

SCALE : 1" = 40'-0"

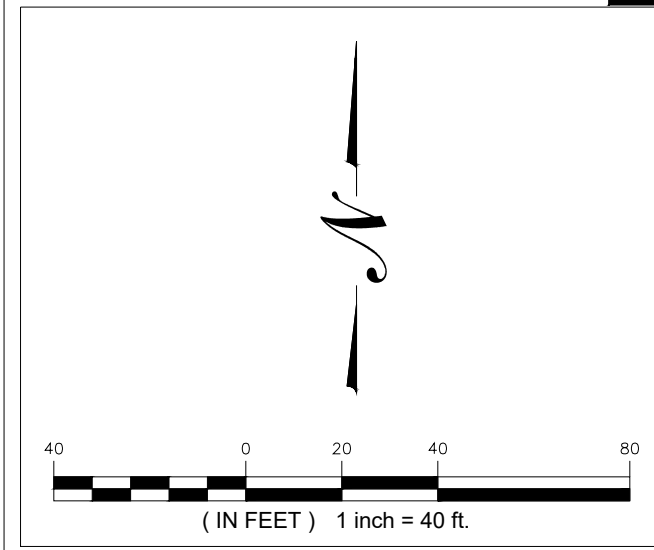


Z:\SHARED\OT OFFICE\APT ENVRO STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\141-FirstLight SHEPAUG (RIVER ROAD SOUTHURY\ENGINEERING)\CT653140_SHEPAUG SOLAR LAST SAVED BY: IBADAH ABULLAN PDF CREATED ON: 11/11/2025 3:42 PM




PROP. PHASE 2A, DIAGONAL HATCH, CLEARING AND GRUBBING (±6.7 AC) TO FACILITATE INSTALLATION OF ACCESS WAY, PERIMETER CONTROLS, SWALES & SEDIMENT TRAPS/BASIN. CLEARING ACTIVITIES TO INCLUDE THE REMOVAL OF ALL BRUSH, TREES, & STUMPS. CLEARED MATERIAL TO BE CHIPPED & STOCKPILED, TO BE USED FOR TEMPORARY STABILIZATION. ALL DISTURBED AREAS TO BE STABILIZED LOAMED & SEEDED. (TYP.)

PROP. PHASE 2B, CROSS HATCH, CLEARING (±2.6 AC) TO FACILITATE INSTALLATION OF PERIMETER CONTROLS, SWALES & SEDIMENT TRAPS/BASIN. CLEARING ACTIVITIES TO INCLUDE THE REMOVAL OF ALL BRUSH, TREES, & STUMPS. CLEARED MATERIAL TO BE CHIPPED & STOCKPILED, TO BE USED FOR TEMPORARY STABILIZATION. ALL DISTURBED AREAS TO BE STABILIZED LOAMED & SEEDED. (TYP.)




PHASE 2A & 2B - SEDIMENTATION & EROSION CONTROL PLAN

1
EC-6
SCALE : 1" = 40'-0"




Davis Hill Development
A Skyview Ventures Company

114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1687
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

PHASE 2A & 2B - SEDIMENTATION & EROSION CONTROL PLAN

SHEET NUMBER:

EC-6

EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL PLAN NOTES

1.

THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF SOUTHURY, PERMITTEE, AND/OR SWPCP MONITOR. ALL PERIMETER SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2.

THESE DRAWINGS ARE ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL MEASURES FOR THIS SITE. SEE CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN ARE SHOWN AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO STORM DRAINAGE SYSTEMS AND/OR WATERCOURSES. ACTUAL SITE CONDITIONS OR SEASONAL AND CLIMATIC CONDITIONS MAY WARRANT ADDITIONAL CONTROLS OR CONFIGURATIONS, AS REQUIRED, AND AS DIRECTED BY THE PERMITTEE AND/OR SWPCP MONITOR. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
3.

A BOND OR LETTER OF CREDIT MAY BE REQUIRED TO BE POSTED WITH THE GOVERNING AUTHORITY FOR THE EROSION CONTROL INSTALLATION AND MAINTENANCE.
4.

THE CONTRACTOR SHALL APPLY THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN IN CONJUNCTION WITH CONSTRUCTION SEQUENCING, SUCH THAT ALL ACTIVE WORK ZONES ARE PROTECTED, ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPAL OFFICIALS, OR ANY GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED BY THE CONTRACTOR.
5.

THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CONSTRUCTION SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS WEEKLY AND WITHIN 24 HOURS OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS AS NECESSARY IN A TIMELY MANNER.
6.

THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (SILT FENCE, COMPOST FILTER SOCK, EROSION CONTROL BLANKET, ETC.) ON-SITE FOR PERIODIC MAINTENANCE AND EMERGENCY REPAIRS.
7.

ALL FILL MATERIAL PLACED ADJACENT TO ANY WETLAND AREA SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS.
8.

PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING, ORANGE SAFETY FENCE, CONSTRUCTION TAPE, OR EQUIVALENT FENCING/TAPE. ANY LIMB TRIMMING SHOULD BE DONE AFTER CONSULTATION WITH AN ARBORIST AND BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
9.

CONSTRUCTION ENTRANCES (ANTI-TRACKING PADS) SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF ALL CONSTRUCTION IF REQUIRED. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED. CONTRACTOR SHALL ENSURE THAT ALL VEHICLES EXITING THE SITE ARE PASSING OVER THE ANTI-TRACKING PADS PRIOR TO EXITING.
10.

ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SEDIMENT BARRIER UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE BARRIER.
11.

NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS. ALL SLOPES SHALL BE SEEDED AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
12.

DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE CONFORMING TO THE GUIDELINES WITHIN THE APPROVED LIMIT OF DISTURBANCE IF REQUIRED. DISCHARGE TO STORM DRAINS OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR AND APPROVED BY THE PERMITTEE OR MUNICIPALITY.
13.

THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS ON THE SITE. PROPER SANITARY DEVICES SHALL BE MAINTAINED ON-SITE AT ALL TIMES AND SECURED APPROPRIATELY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS ON THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION AND RESPONSE/CONTAINMENT.
14.

MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BARRIER BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
15.

SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAYS DAMP. CALCIUM CHLORIDE MAY ALSO BE APPLIED TO ACCESS ROADS. DUMP TRUCK LOADS EXITING THE SITE SHALL BE COVERED.
16.

VEGETATIVE ESTABLISHMENT SHALL OCCUR ON ALL DISTURBED SOIL, UNLESS THE AREA IS UNDER ACTIVE CONSTRUCTION, IT IS COVERED IN STONE OR SCHEDULED FOR PAVING WITHIN 30 DAYS. TEMPORARY SEEDING OR NON-LIVING SOIL PROTECTION OF ALL EXPOSED SOILS AND SLOPES SHALL BE INITIATED WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK IN AREAS TO BE LEFT LONGER THAN 30 DAYS.
17.

MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP CONCRETE PADS, CLEAN THE STORMWATER MANAGEMENT SYSTEMS AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS ONCE THE SITE IS FULLY STABILIZED AND APPROVAL HAS BEEN RECEIVED FROM PERMITTEE OR THE MUNICIPALITY.
18.

THE SITE WAS DESIGNED TO COMPLY WITH FEDERAL, STATE, AND, IF APPLICABLE, LOCAL STANDARDS, PLUS CURRENT ACCEPTED PRACTICES FOR THE INDUSTRY. ADDITIONAL CONTROLS AND ACTIVITIES MAY BE DEEMED NECESSARY BY THE SWPCP MONITOR DURING CONSTRUCTION AS A RESULT OF UNFORESEEN CONDITIONS AND/OR MEANS AND METHODS. SUCH ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: ADDITIONAL FOREBAYS, BASINS, OR UPSTREAM STRUCTURAL CONTROLS, THE USE OF FLOCCULANTS OF FLOCK LOGS TO DECREASE SEDIMENT, DISCHARGE MANAGEMENT SUCH AS ADDITIONAL ARMORING AND FILTERING MEASURES (I.E. STRAW BALES, WATTLES, ETC.), AND HYDROSEEDING WITH RAPIDLY GERMINATING SEED.
19.

SEEDING MIXTURES SHALL BE FUZZ & BUZZ MIX (ERNMX-146) AND RETENTION BASIN FLOOR MIX (ERNMX-126) (SEE SITE DETAILS SHEET DN-1), OR APPROVED EQUAL BY OWNER.

CONSTRUCTION OPERATION AND MAINTENANCE PLAN - BY CONTRACTOR		
E&S MEASURE	INSPECTION SCHEDULE	MAINTENANCE REQUIRED
CONSTRUCTION ENTRANCE	DAILY	PLACE ADDITIONAL STONE, EXTEND THE LENGTH OR REMOVE AND REPLACE THE STONE. CLEAN PAVED SURFACES OF TRACKED SEDIMENT.
COMPOST FILTER SOCK	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR/REPLACE WHEN FAILURE OR DETERIORATION IS OBSERVED.
SILT FENCE	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR/REPLACE WHEN FAILURE OR DETERIORATION IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.
TOPSOIL/BORROW STOCKPILES	DAILY	REPAIR/REPLACE SEDIMENT BARRIERS AS NECESSARY.
TEMPORARY SEDIMENT BASIN (W/ BAFFLES)	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.5"	REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE HALF OF MINIMUM REQUIRED VOLUME OF THE WET STORAGE. DEWATERING AS NEEDED. RESTORE TRAP TO ORIGINAL DIMENSIONS. REPAIR/REPLACE BAFFLES WHEN FAILURE OR DETERIORATION IS OBSERVED.
TEMPORARY SEDIMENT TRAP (W/ BAFFLES)	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.5"	REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE HALF OF MINIMUM REQUIRED VOLUME OF THE WET STORAGE. DEWATERING AS NEEDED. RESTORE TRAP TO ORIGINAL DIMENSIONS. REPAIR/REPLACE BAFFLES WHEN FAILURE OR DETERIORATION IS OBSERVED.
TEMPORARY SOIL PROTECTION	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR ERODED OR BARE AREAS IMMEDIATELY. RESEED AND MULCH.

SEDIMENT & EROSION CONTROL NARRATIVE

1.

THE PROJECT INVOLVES THE CONSTRUCTION OF A GROUND MOUNTED SOLAR PANEL FACILITY WITH ASSOCIATED EQUIPMENT, INCLUDING THE CLEARING, GRUBBING AND GRADING OF APPROXIMATELY 11.78± ACRES OF EXISTING LOT.

THE PROPOSED PROJECT INVOLVES THE FOLLOWING CONSTRUCTION:

- A.

CLEARING, GRUBBING, AND GRADING OF EXISTING LOT.
- B.

CONSTRUCTION OF 3,770 GROUND MOUNTED SOLAR PANELS AND ASSOCIATED EQUIPMENT.
- B.

THE STABILIZATION OF DISTURBED AREAS WITH PERMANENT VEGETATIVE TREATMENTS.
2.

FOR THIS PROJECT, THERE ARE APPROXIMATELY 11.78± ACRES OF THE SITE BEING DISTURBED WITH NEGLIGIBLE INCREASE IN THE IMPERVIOUS AREA OF THE SITE, AS ALL ACCESS THROUGH THE SITE WILL BE GRAVEL. IMPERVIOUS AREAS ARE LIMITED TO THE CONCRETE PADS FOR ELECTRICAL EQUIPMENT.
3.

THE PROJECT SITE, AS MAPPED IN THE SOIL SURVEY OF STATE OF CONNECTICUT (NRCS, VERSION 2, AUGUST 30, 2024), CONTAINS TYPE 29A, 29B AND 306 (HYDROLOGIC SOIL GROUP B), 38C AND 38E (HYDROLOGIC SOIL GROUP A) SOILS.
4.

IT IS ANTICIPATED THAT CONSTRUCTION WILL BE COMPLETED IN APPROXIMATELY 4-6 MONTHS.
5.

REFER TO THE CONSTRUCTION SEQUENCING AND EROSION AND SEDIMENTATION NOTES FOR INFORMATION REGARDING SEQUENCING OF MAJOR OPERATIONS IN THE ON-SITE CONSTRUCTION PHASES.
6.

STORMWATER MANAGEMENT DESIGN CRITERIA UTILIZES THE APPLICABLE SECTIONS OF THE 2024 CONNECTICUT STORMWATER QUALITY MANUAL AND THE TOWN OF SOUTHURY STANDARDS, TO THE EXTENT POSSIBLE AND PRACTICABLE FOR THIS PROJECT ON THIS SITE. EROSION AND SEDIMENTATION MEASURES ARE BASED UPON ENGINEERING PRACTICE, JUDGEMENT AND THE APPLICABLE SECTIONS OF THE CONNECTICUT EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, LATEST EDITION.
7.

DETAILS FOR THE TYPICAL STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION MEASURES ARE SHOWN ON THE PLAN SHEETS OR PROVIDED AS SEPARATE SUPPORT DOCUMENTATION FOR REVIEW IN THIS PLAN.
8.

CONSERVATION PRACTICES TO BE USED DURING CONSTRUCTION:

A.

STAGED CONSTRUCTION;

B.

MINIMIZE THE DISTURBED AREAS TO THE EXTENT PRACTICABLE DURING CONSTRUCTION;

C.

STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT MEASURES AS SOON AS POSSIBLE, BUT NO LATER THAN 7-DAYS FOLLOWING DISTURBANCE;

D.

MINIMIZE IMPERVIOUS AREAS;

E.

UTILIZE APPROPRIATE CONSTRUCTION EROSION AND SEDIMENTATION MEASURES.
9.

THE FOLLOWING SEPARATE DOCUMENTS ARE TO BE CONSIDERED A PART OF THE EROSION AND SEDIMENTATION PLAN:

A.

STORMWATER MANAGEMENT REPORT DATED OCTOBER 2025.

B.

SWPCP DATED TBD.

SUGGESTED CONSTRUCTION SEQUENCE

THE FOLLOWING SUGGESTED SEQUENCE OF CONSTRUCTION ACTIVITIES IS PROJECTED BASED UPON ENGINEERING JUDGEMENT AND BEST MANAGEMENT PRACTICES. THE CONTRACTOR MAY ELECT TO ALTER THE SEQUENCING TO BEST MEET THE CONSTRUCTION SCHEDULE, THE EXISTING SITE ACTIVITIES AND WEATHER CONDITIONS. SHOULD THE CONTRACTOR ALTER THE CONSTRUCTION SEQUENCE OR ANY EROSION AND SEDIMENTATION CONTROL MEASURES THEY SHALL MODIFY THE STORMWATER POLLUTION CONTROL PLAN ("SWPCP") AS REQUIRED BY THE GENERAL PERMIT. MAJOR CHANGES IN SEQUENCING AND/OR METHODS MAY REQUIRE REGULATORY APPROVAL PRIOR TO IMPLEMENTATION.

1.

THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING. PHYSICALLY FLAG THE LIMITS OF DISTURBANCE IN THE FIELD AS NECESSARY TO FACILITATE THE PRE-CONSTRUCTION MEETING.
2.

CONDUCT A PRE-CONSTRUCTION MEETING TO DISCUSS THE PROPOSED WORK AND EROSION AND SEDIMENTATION CONTROL MEASURES. THE MEETING SHOULD BE ATTENDED BY THE OWNER, THE OWNERS REPRESENTATIVE(S), THE GENERAL CONTRACTOR, DESIGNATED SUB-CONTRACTORS AND THE PERSON, OR PERSONS, RESPONSIBLE FOR THE IMPLEMENTATION, OPERATION, MONITORING AND MAINTENANCE OF THE EROSION AND SEDIMENTATION MEASURES. THE CONSTRUCTION PROCEDURES FOR THE ENTIRE PROJECT SHALL BE REVIEWED AT THIS MEETING.
3.

NOTIFY CALL BEFORE YOU DIG AT 811, AS REQUIRED, PRIOR TO THE START OF CONSTRUCTION.

PHASE 1A & 1B

4.

REMOVE EXISTING IMPEDIMENTS AS NECESSARY AND PROVIDE MINIMAL CLEARING AND GRUBBING TO INSTALL THE REQUIRED CONSTRUCTION ENTRANCES.
5.

CLEAR ONLY AS NEEDED TO INSTALL THE PERIMETER EROSION AND SEDIMENTATION CONTROL MEASURES, SWALES, SEDIMENT TRAPS/BASIN AND, IF APPLICABLE, TREE PROTECTION. ALL WETLAND AREAS SHALL BE PROTECTED BEFORE MAJOR CONSTRUCTION BEGINS.
6.

INSTALL PERIMETER EROSION CONTROL AS SHOWN ON PLANS, INCLUDING SILT FENCE, SILT FENCE WINGS, AND COMPOST FILTER SOCKS.
7.

INSTALL TEMPORARY SEDIMENT TRAP TST-1 AND ASSOCIATED SWALES & PLUG OUTLET PIPE. UPON COMPLETED INSTALLATION AND STABILIZATION OF THE BASIN AND SWALES, PHASE 2 & PHASE 3 WORK UP GRADIENT CAN PROCEED.
8.

UPON COMPLETION OF PHASE 1A & 1B, COMPLETE THE INSTALLATION OF THE ACCESS ROAD.

PHASE 2A

9.

UPON COMPLETION OF THE INSTALLATION OF TEMPORARY SEDIMENT BASINS, COMPLETE THE CLEARING & GRUBBING OF THE REMAINING WOODED AREA AS REQUIRED, IN 5 ACRE MAXIMUM INCREMENTS. REMOVE CUT WOOD AND STOCKPILE FOR FUTURE USE OR REMOVE OFF-SITE. REMOVE AND DISPOSE OF DEMOLITION DEBRIS OFF-SITE IN ACCORDANCE WITH APPLICABLE LAWS.

10.

TEMPORARILY SEED DISTURBED AREAS NOT UNDER CONSTRUCTION FOR THIRTY (30) DAYS OR MORE.

PHASE 2B

11.

UPON COMPLETION OF THE INSTALLATION OF TEMPORARY SEDIMENT BASINS, COMPLETE THE CLEARING OF THE REMAINING WOODED AREA AS REQUIRED, IN 5 ACRE MAXIMUM INCREMENTS. REMOVE CUT WOOD AND STOCKPILE FOR FUTURE USE OR REMOVE OFF-SITE. REMOVE AND DISPOSE OF DEMOLITION DEBRIS OFF-SITE IN ACCORDANCE WITH APPLICABLE LAWS.
12.

TEMPORARILY SEED DISTURBED AREAS NOT UNDER CONSTRUCTION FOR THIRTY (30) DAYS OR MORE.

FINAL GRADING & DRAINAGE PLAN

1.

INSTALL CONCRETE EQUIPMENT PAD.
2.

INSTALL ELECTRICAL CONDUITS.
3.

INSTALL RACKING POSTS FOR GROUND MOUNTED SOLAR PANELS.
4.

INSTALL GROUND MOUNTED SOLAR PANELS AND COMPLETE ELECTRICAL INSTALLATION.
5.

AFTER SUBSTANTIAL COMPLETION OF THE INSTALLATION OF THE SOLAR PANELS, COMPLETE REMAINING SITE WORK AND STABILIZE ALL DISTURBED AREAS.
6.

FINE GRADE, RAKE, SEED AND MULCH ALL REMAINING DISTURBED AREAS.
7.

AFTER THE SITE IS STABILIZED AND WITH THE APPROVAL OF THE PERMITTEE, REMOVE REMAINING EROSION AND SEDIMENTATION CONTROLS AND CLEAN & CONVERT TEMPORARY SEDIMENT TRAPS/BASIN TO FINAL GRASS LINED STORMWATER BASINS. RESHAPE AND RESEED BASINS AS NECESSARY, UNPLUG OUTLET PIPES AND INSTALL LOW FLOW ORIFICES PER PLANS AND DETAIL 4/DN-2. ANY AREAS DISTURBED DURING CLEAN UP SHALL BE PERMANENTLY SEEDED.
8.

THE SITE SHALL BE MONITORED EVERY MONTH OF THE YEAR FOR TWO (2) FULL GROWING SEASONS (GROWING SEASONS ARE APRIL–OCTOBER).
9.

ISSUE NOTICE OF TERMINATION UPON COMPLETION OF MONITORING REQUIRED PER CT DEEP CONSTRUCTION GENERAL PERMIT APPENDIX I.



Davis Hill Development

A Skyview Ventures Company

114 N. PEARL ST. #2C

PORT CHESTER, NY 10573



11 S. BEDFORD ST.

BURLINGTON, MA 01803



ALL-POINTS

TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311

WATERFORD, CT 06385 PHONE: (860)-663-1697

WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.

COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.

ADD: 567 VAUXHALL STREET

EXTENSION - SUITE 311

WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT

HOUSATONIC LLC

ADDRESS: 111 SOUTH BEDFORD ST

BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:

2225 RIVER ROAD

SOUTHURY, CT 06488

APT FILING NUMBER:

CT653140

DRAWN BY: RAY

DATE:

11/11/25

CHECKED BY: TEL

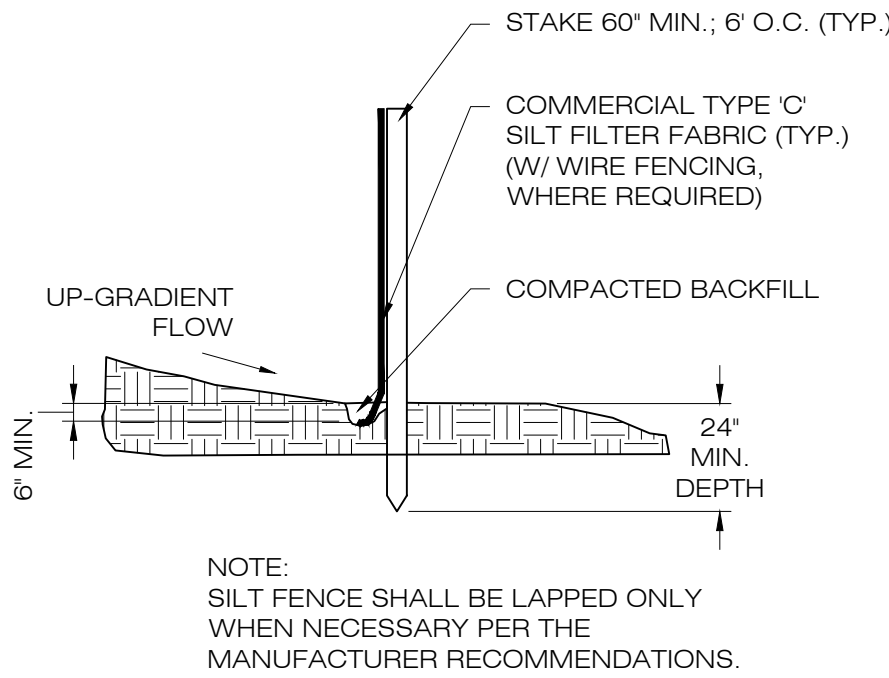
SHEET TITLE:

SEDIMENTATION & EROSION CONTROL NOTES

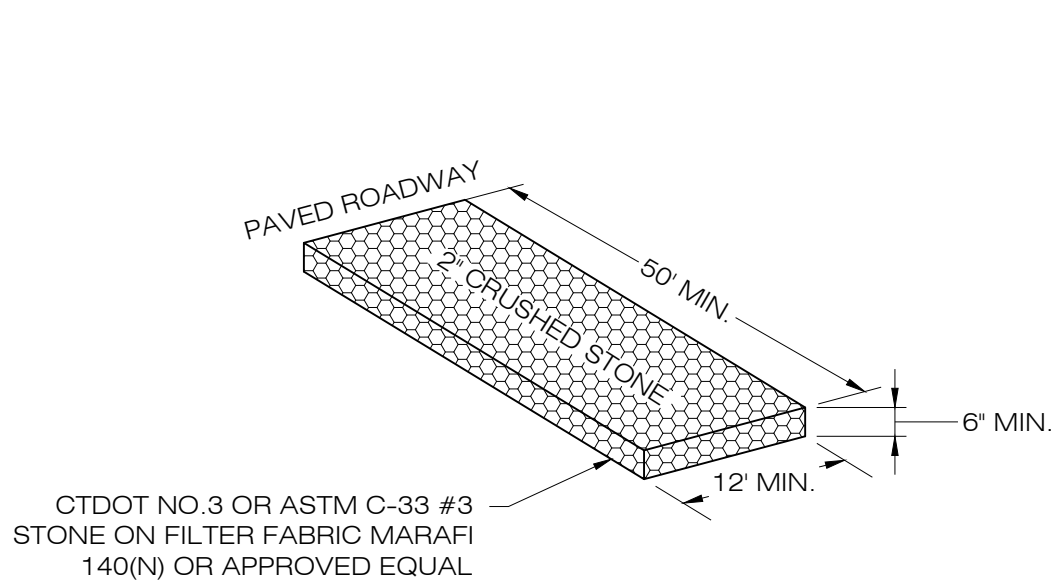
SHEET NUMBER:

EC-7

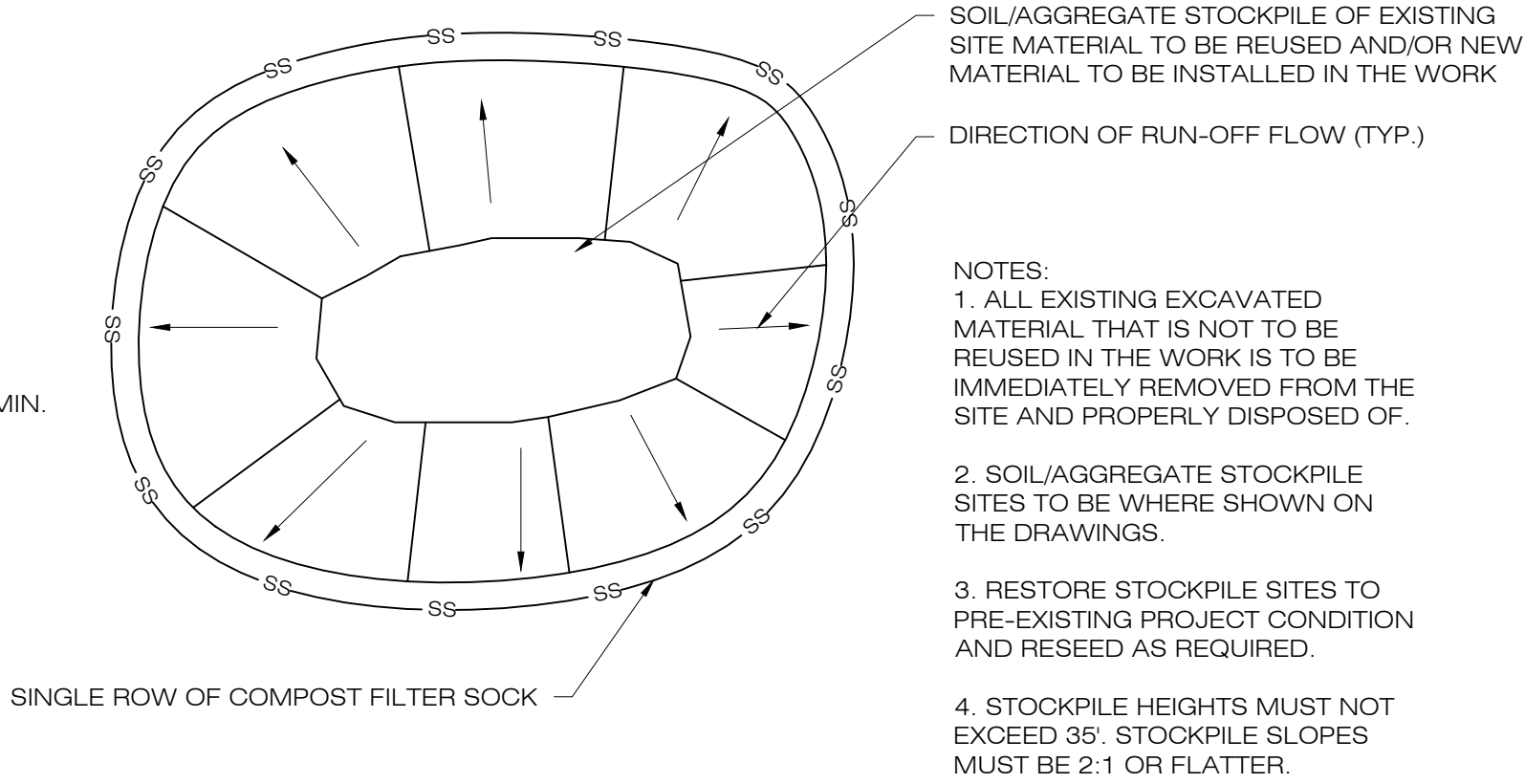
Z:\SHARED\CT OFFICE\APT ENVRG STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\44-1FSTLIGHT SHEPAUG (RIVER ROAD SOUTHERLY\ENGINEERING\CT653142_SHEPAUG SOLAR LAST SAVED BY: IBADAH ABUJALLAN PDF CREATED ON: 11/11/2025 3:42 PM



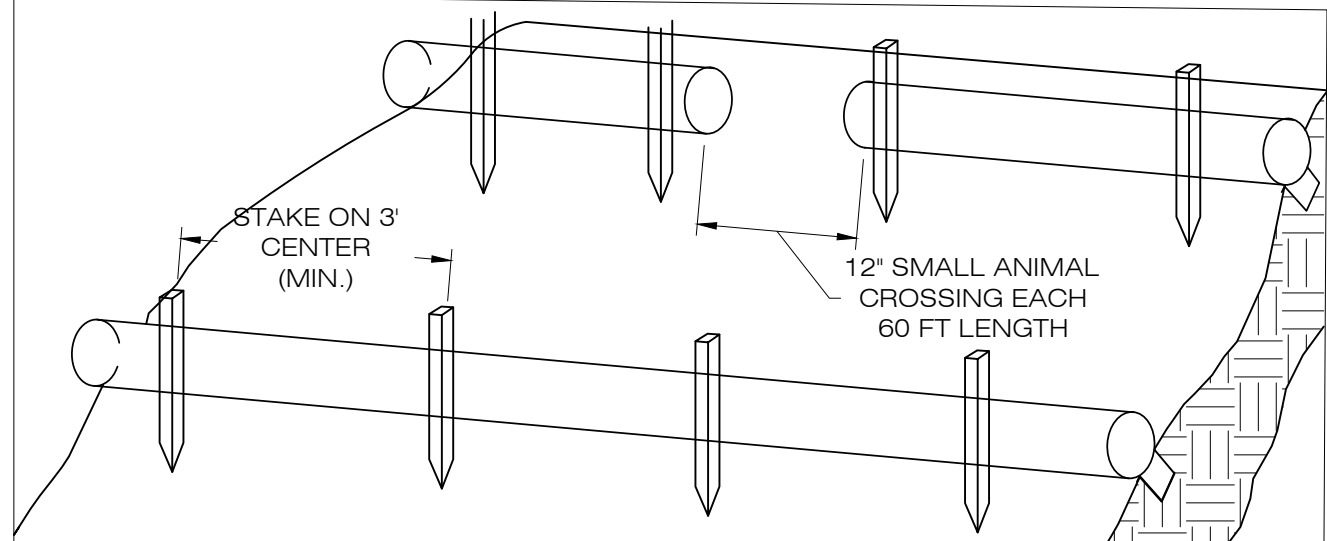
1 SILT FENCE DETAIL
SCALE : N.T.S.



2 CONSTRUCTION ENTRANCE DETAIL
SCALE : N.T.S.

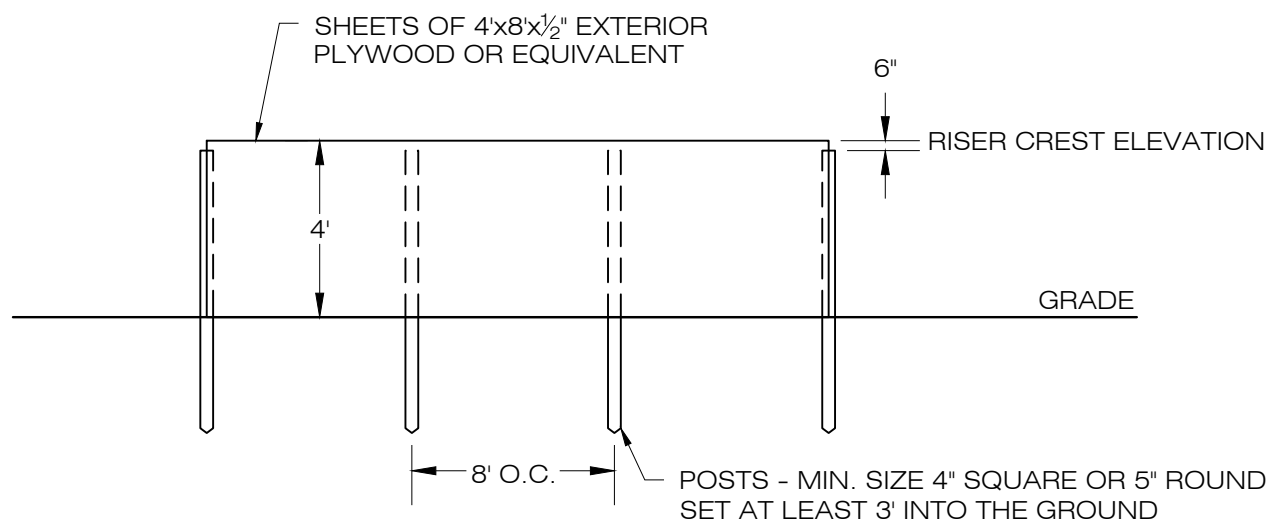


3 MATERIALS STOCKPILE DETAIL
SCALE : N.T.S.



1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPSLOPE SIDE. SOCKS SHALL BE INSTALLED IN 60 FT CONTINUOUS LENGTHS WITH ADJACENT SOCKS TIGHTLY ABUT. EVERY 60 FT THE SOCK ROW SHALL BE SPACED 12 INCHES CLEAR, END TO END, FOR AMPHIBIAN AND REPTILE TRAVEL. THE OPEN SPACES SHALL BE STAGGERED MID LENGTH OF THE NEXT DOWN GRADIENT SOCK.
3. SECURE THE SOCK WITH 18-24" (45.7-61 CM) STAKES EVERY 3' (0.9 -1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
4. CONTRACTOR TO FOLLOW MANUFACTURE'S SPECIFICATIONS AND INSTALL DIRECTIONS IF DIRECTED THAN WHAT IS PROVIDED ABOVE.

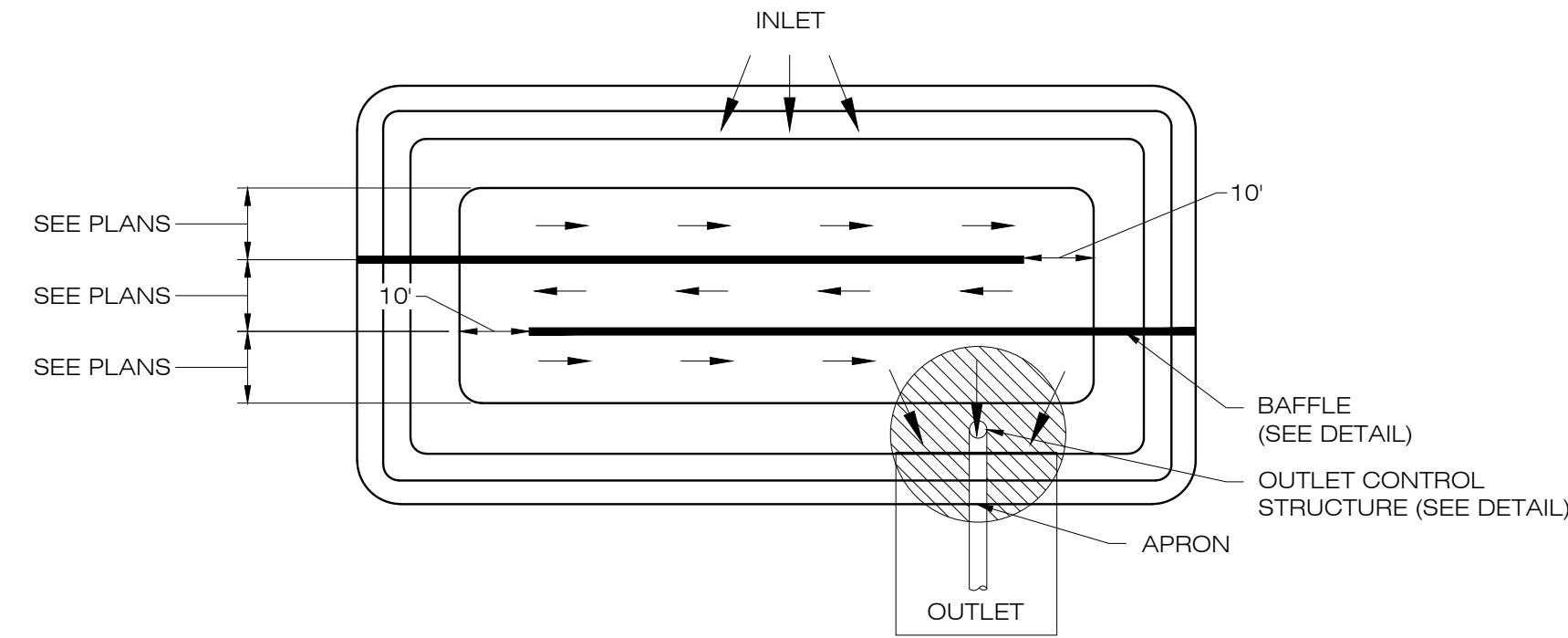
4 COMPOST FILTER SOCK DETAIL
SCALE : N.T.S.



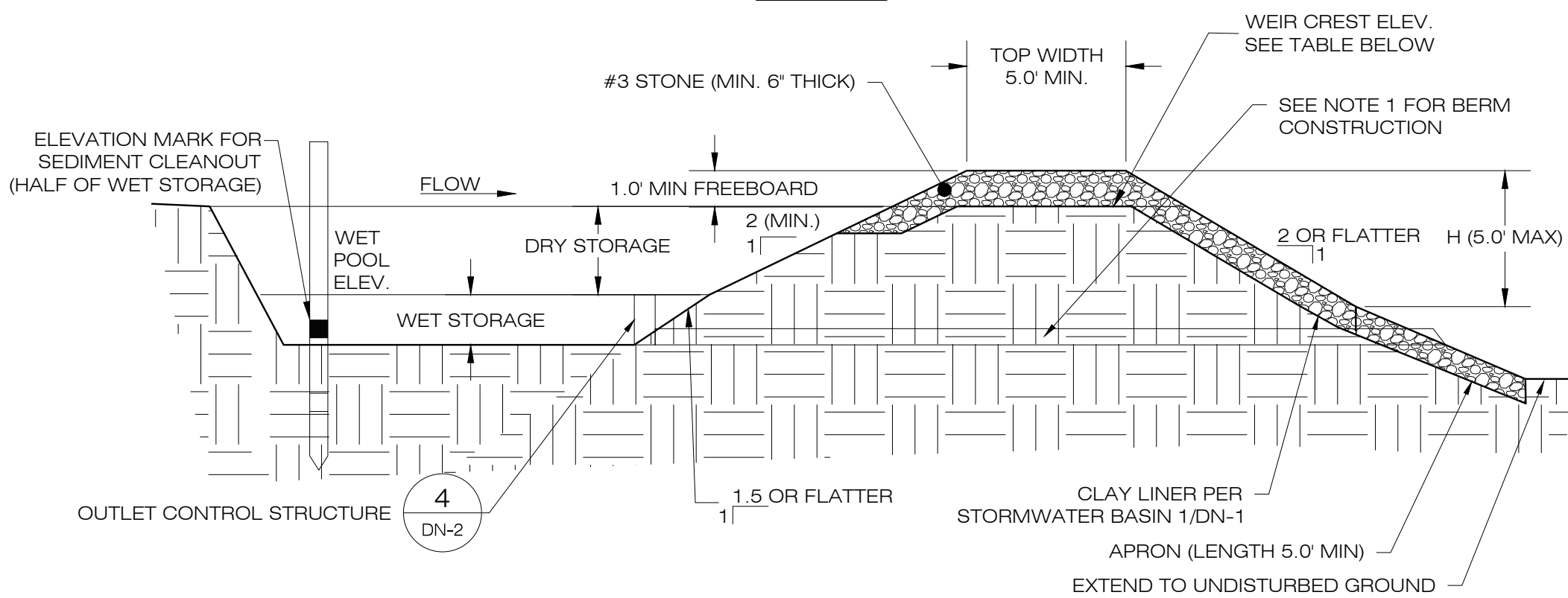
- NOTES:
1. FILL ANY VOIDS BETWEEN THE BOTTOM OF THE BASIN AND BAFFLE.

BAFFLE LENGTHS (FT)	
BAFFLE 1	220

6 BAFFLE DETAIL
SCALE : N.T.S.



TOP VIEW

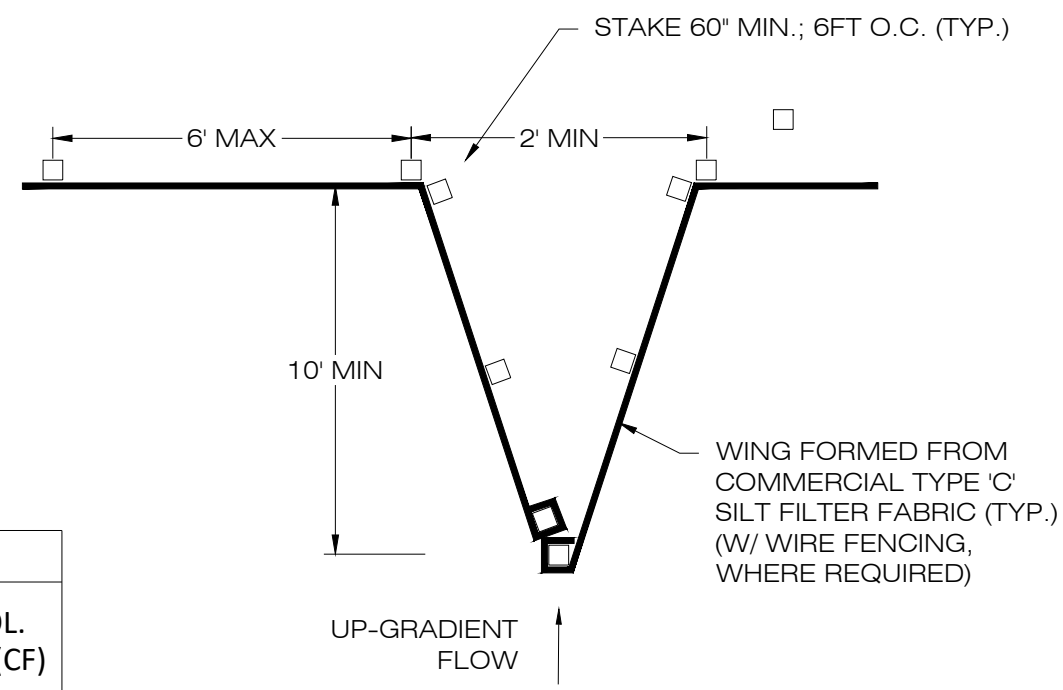


CROSS SECTION

- NOTES:
1. CONSTRUCT TEMPORARY SEDIMENT BASIN BERMS AND SIDEWALLS PER THE GRASS LINED BASIN DETAIL.
 2. SEDIMENT BAFFLES SHALL BE INSTALLED AS SHOWN ON EC-4 & EC-5.
 3. SEE TSB SIZING TABLE FOR WET AND DRY STORAGE VOLUMES.

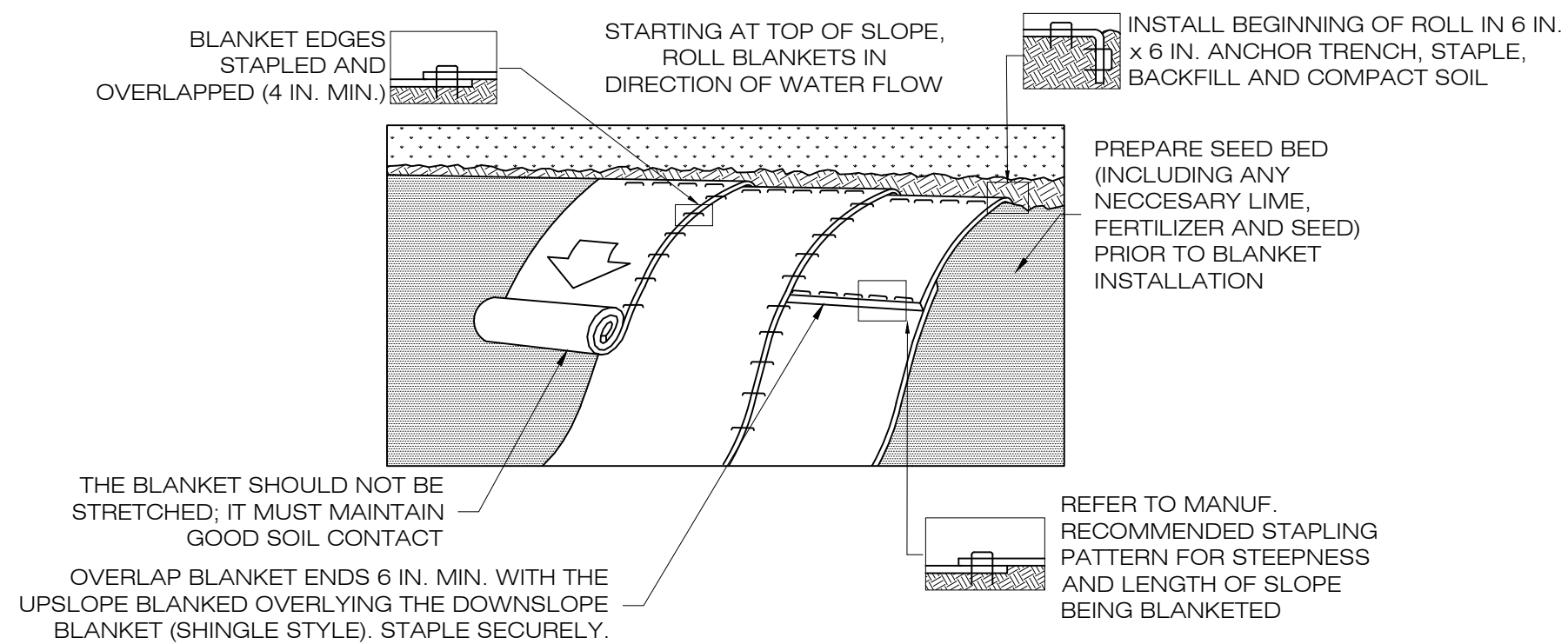
TEMPORARY SEDIMENT BASIN SIZING TABLE									
NAME	DRAINAGE AREA (AC)	REQ. WET VOLUME (CF)	TOTAL VOLUME REQ. (CF)	PROP. BOTTOM ELEV. (FT)	PROP. OUTLET RIM ELEV. (FT)	PROP. WEIR CREST ELEV. (FT)	PROP. TOP ELEV. (FT)	WET VOL. PROVIDED (CF)	TOTAL VOL. PROVIDED (CF)
TSB-1	14.28± AC	28,121	62,851	222.0	225.0	226.0	227.0	57,791	80,530

5 TEMPORARY SEDIMENT BASIN
SCALE : N.T.S.



- NOTES:
1. WRAP SILT FENCE AT ENDS.
 2. NO JOINING FENCE SECTIONS SHALL BE INSTALLED WITHIN 30 FEET OF WING.

7 SILT FENCE WING DETAIL
SCALE : N.T.S.



- EROSION CONTROL BLANKET INSTALLATION
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
 3. ROLL THE RECPs DOWN HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
 4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2' - 5' OVERLAP DEPENDING ON THE RECPs TYPE.
 5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPs WIDTH.

- NOTES:
1. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
 3. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
 4. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 5. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

8 EROSION CONTROL BLANKET STEEP SLOPES
SCALE : N.T.S.



114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1687
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS

NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:

2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

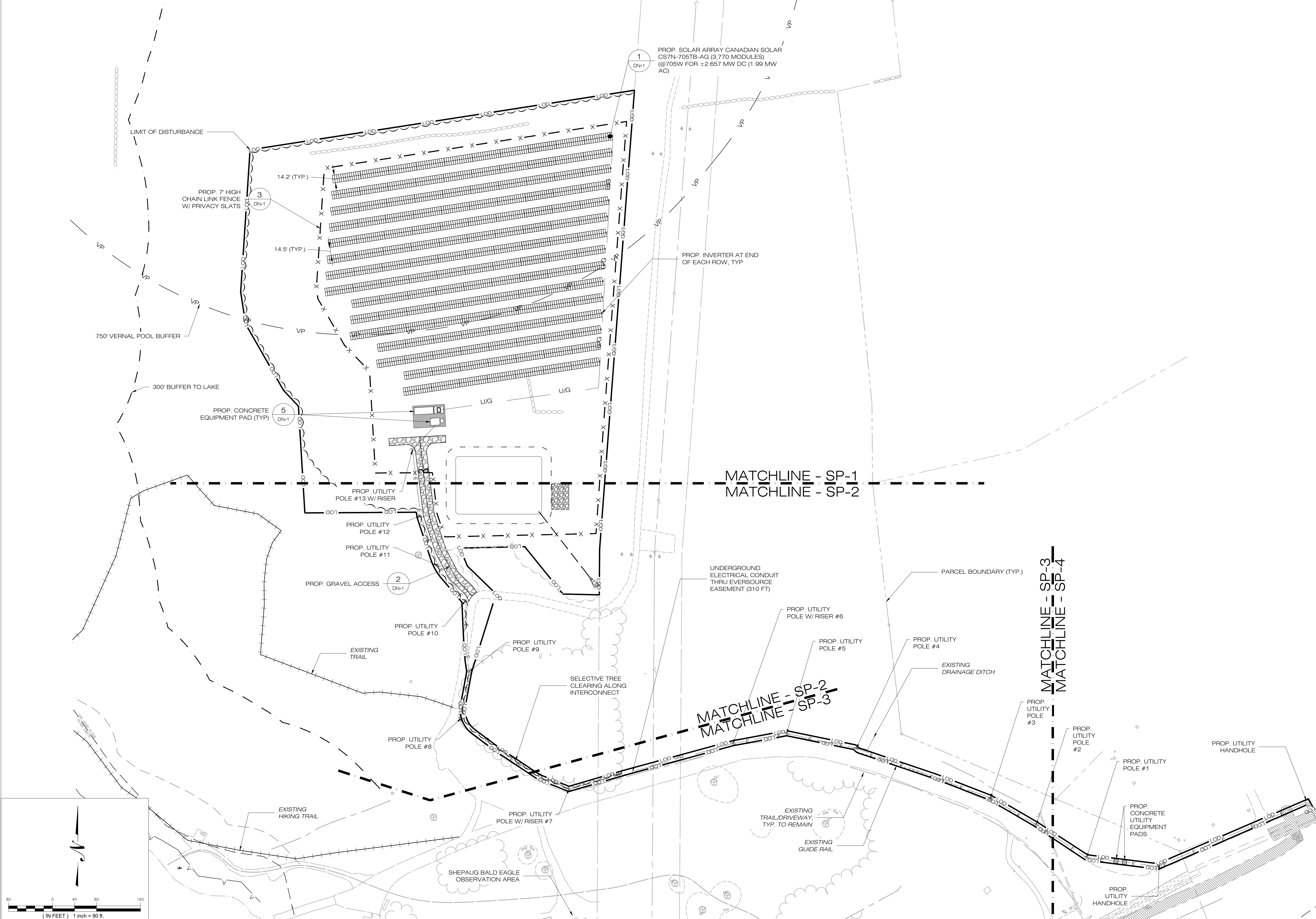
SHEET TITLE:


SEDIMENTATION &
EROSION CONTROL
DETAILS

SHEET NUMBER:

EC-8


Z:\SHARED\OT OFFICE\APT ENVRO STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\VAL-FIRSTLIGHT SHEPAUG (RIVER ROAD SOUTHERLY\ENGINEERING)\CT653140_SHEPAUG SOLAR LAST SAVED BY: IBADAH ABULLAH PDF CREATED ON: 11/11/2025 3:42 PM






Davis Hill
Development
A Skyview Ventures Company

114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

DRAWN BY: RAY

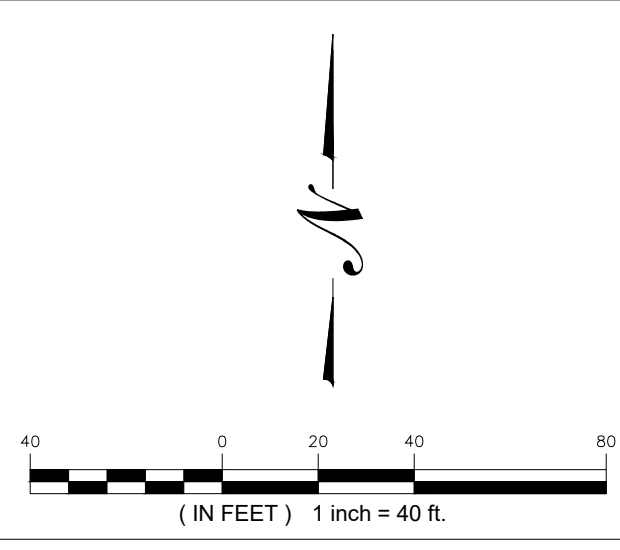
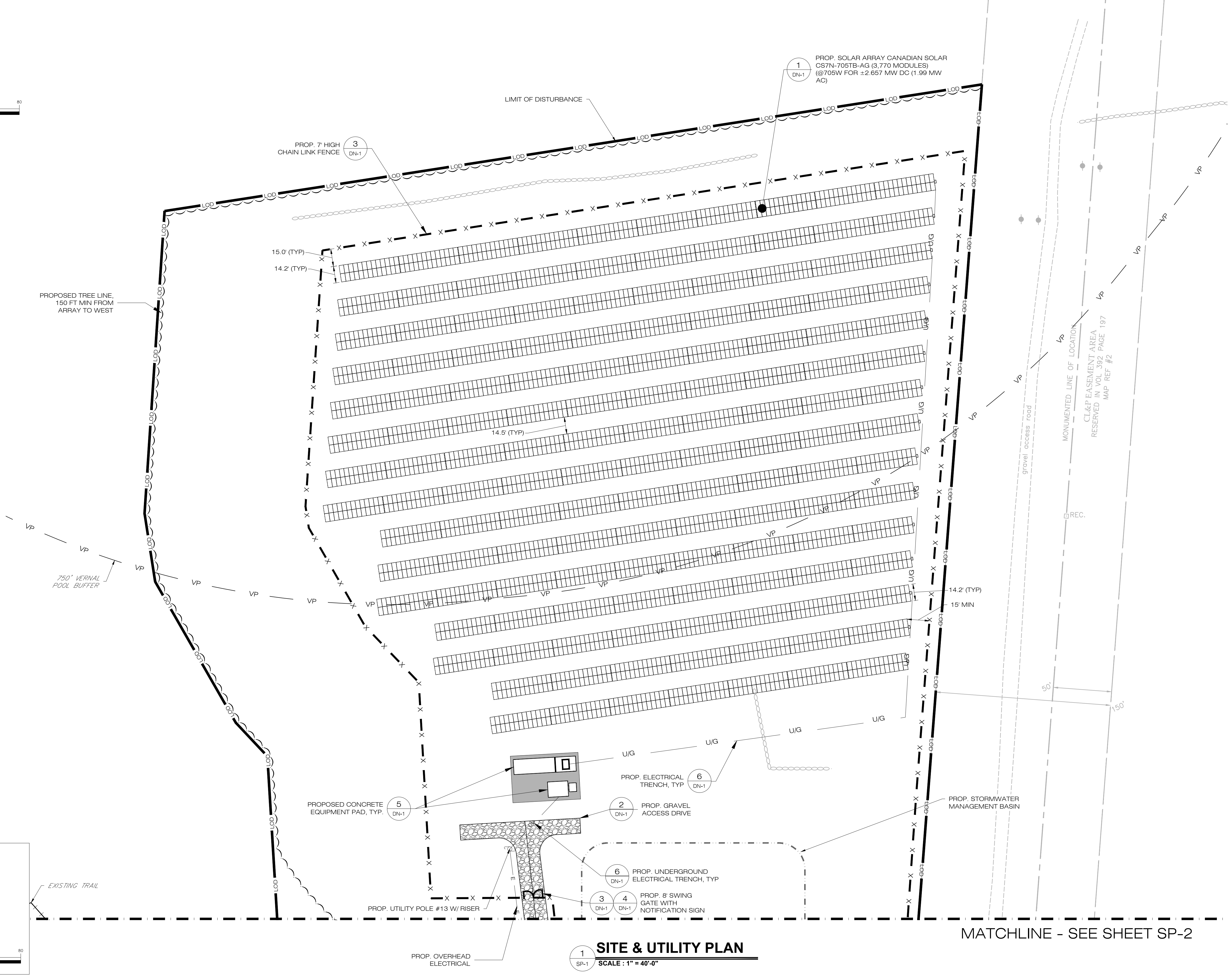
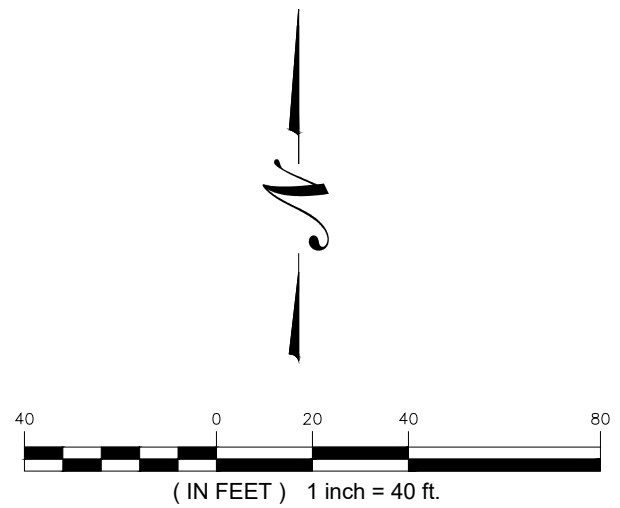
DATE: 11/11/25

CHECKED BY: TEL


SHEET TITLE:
OVERALL SITE & UTILITY PLAN

SHEET NUMBER:
SP-0

Z:\SHARED\OT OFFICE\APT ENVRS STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\140-1FIRSTLIGHT SHEPAUG (RIVER ROAD SOUTHERLY\ENGINEERING\CT653140_SHEPAUG SOLAR LAST SAVED BY: IBADAH ABULLAH PDF CREATED ON: 11/11/2025 3:42 PM




SITE & UTILITY PLAN
SCALE : 1" = 40'-0"




Davis Hill Development
A Skyview Ventures Company

114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



FirstLight

11 S. BEDFORD ST.
BURLINGTON, MA 01803



ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1687
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO.	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

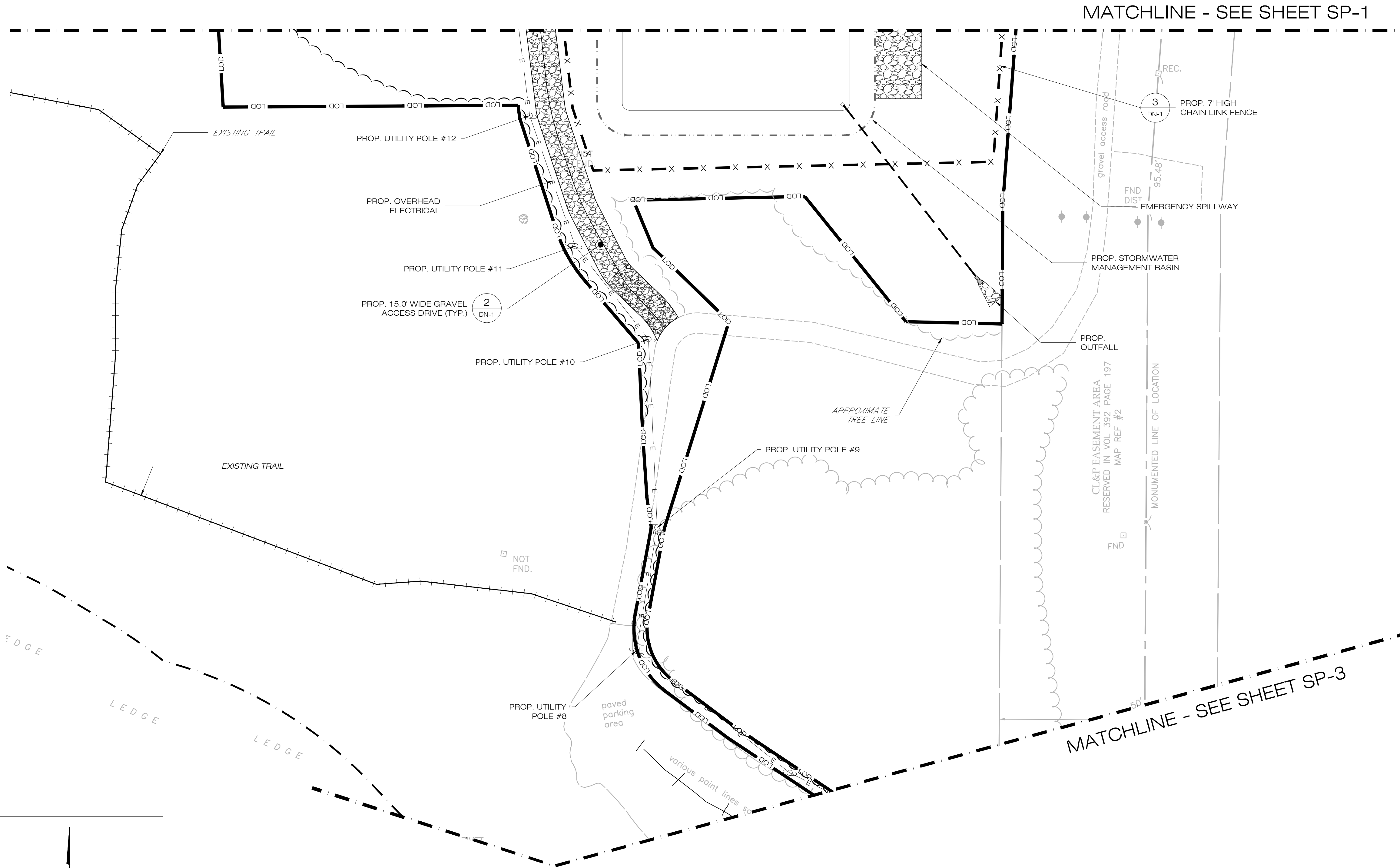
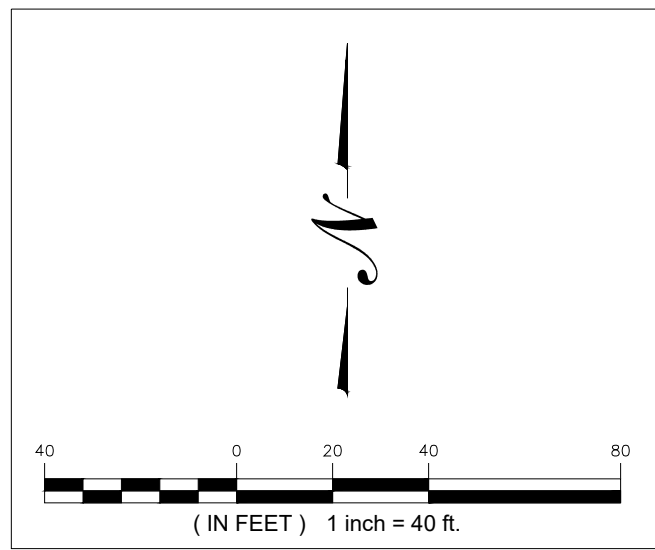
SHEET TITLE:

SITE & UTILITY PLAN

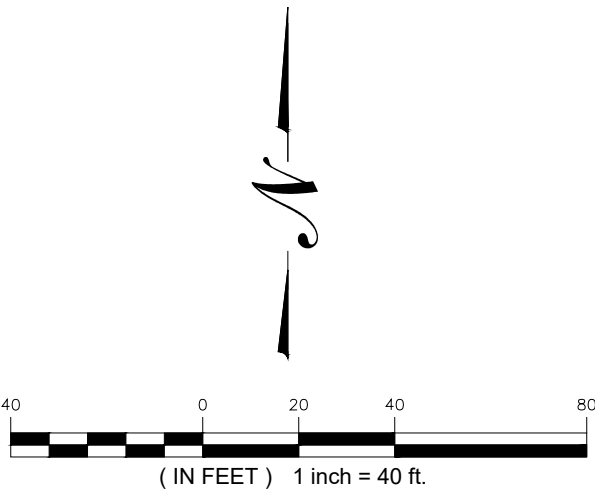
SHEET NUMBER:

SP-1

Z:\SHARED\CT OFFICE\APT ENVRO STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\141-FIRSTLIGHT SHEPAUG (RIVER ROAD SOUTHURY\ENGINEERING\CT653140_SHEPAUG SOLAR LAST SAVED BY: IBADAH ABULLAN PDF CREATED ON: 11/11/2025 3:42 PM



SITE & UTILITY PLAN
SCALE : 1" = 40'-0"



114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

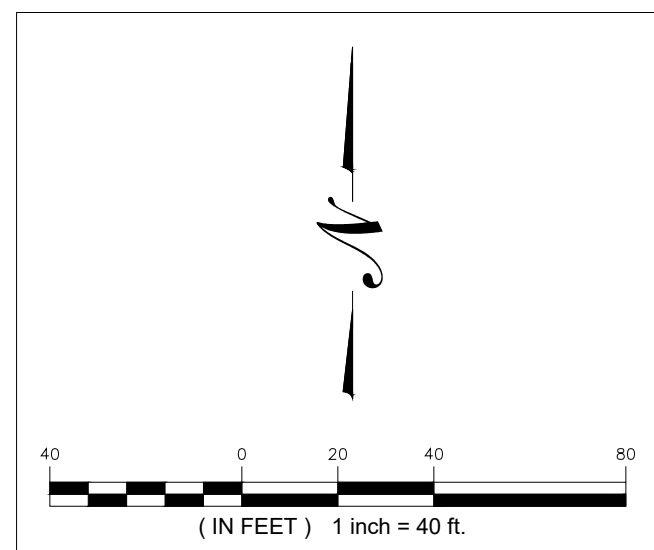
	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

SITE & UTILITY PLAN

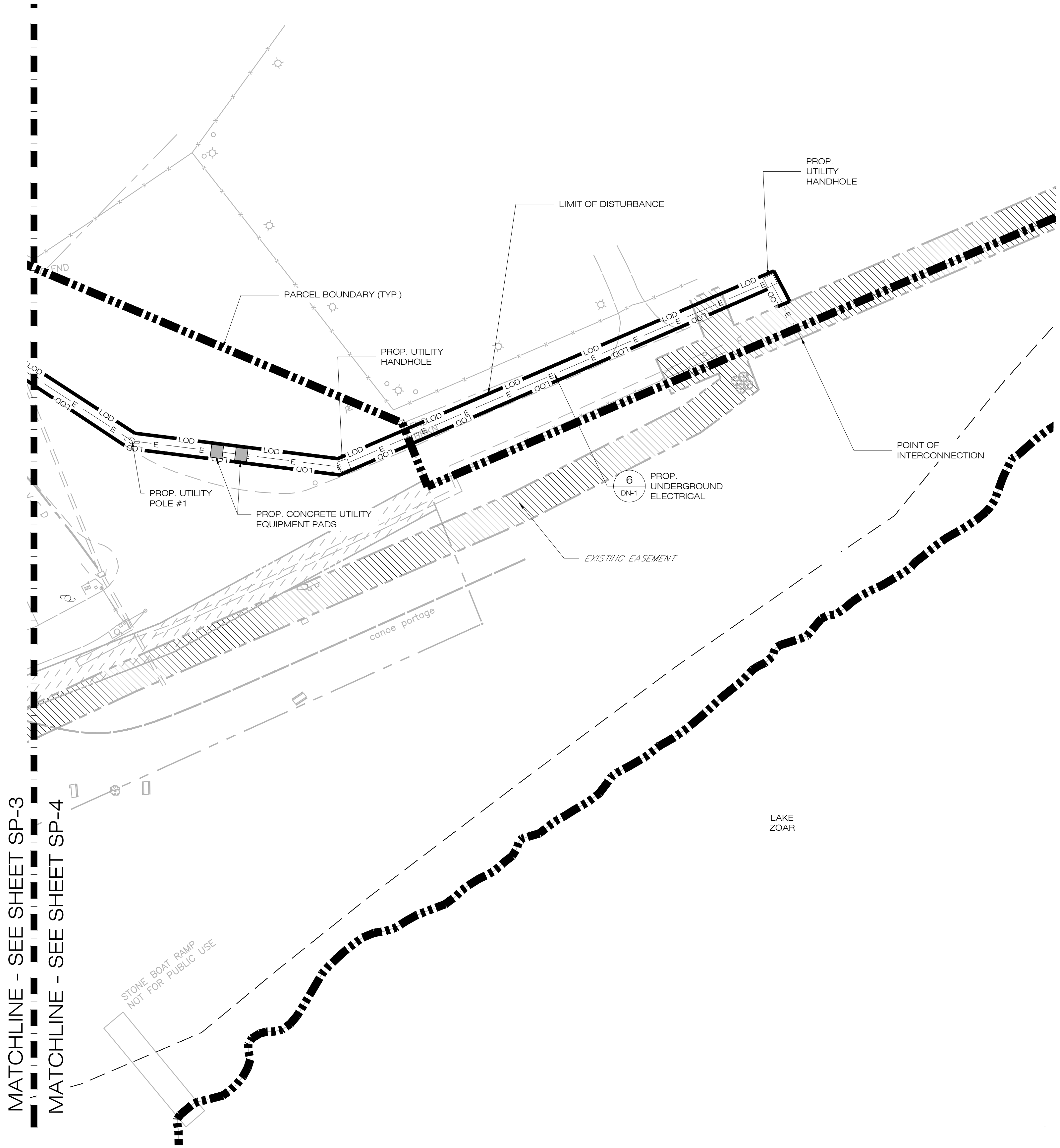
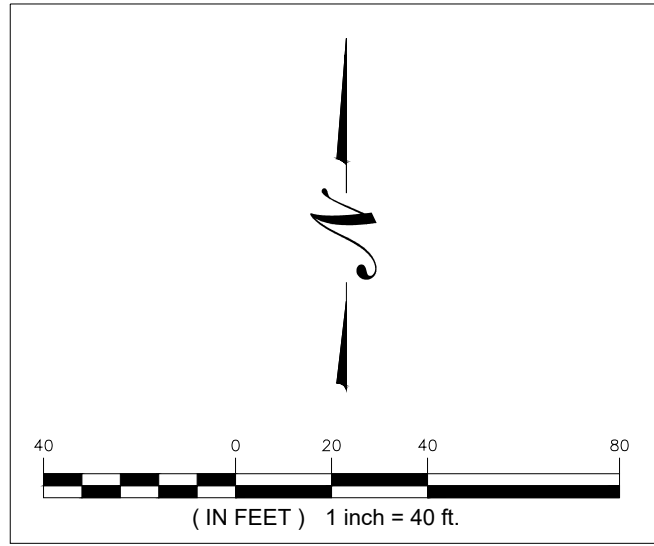
SHEET NUMBER:

SP-2



1 SITE & UTILITY PLAN
SP-3 **SCALE : 1" = 40'-0"**

Z:\SHARED\CT OFFICE\APT ENVRO STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\141-FIRSTLIGHT SHEPAUG (RIVER ROAD SOUTHURY\ENGINEERING\CT653140_SHEPAUG SOLAR LAST SAVED BY: UBADAH ABUJULIAN PDF CREATED ON: 11/11/2025 3:42 PM



1
SP-4 **SITE & UTILITY PLAN**
SCALE : 1" = 40'-0"



Davis Hill Development
A Skyview Ventures Company

114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



FirstLight

11 S. BEDFORD ST.
BURLINGTON, MA 01803



ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

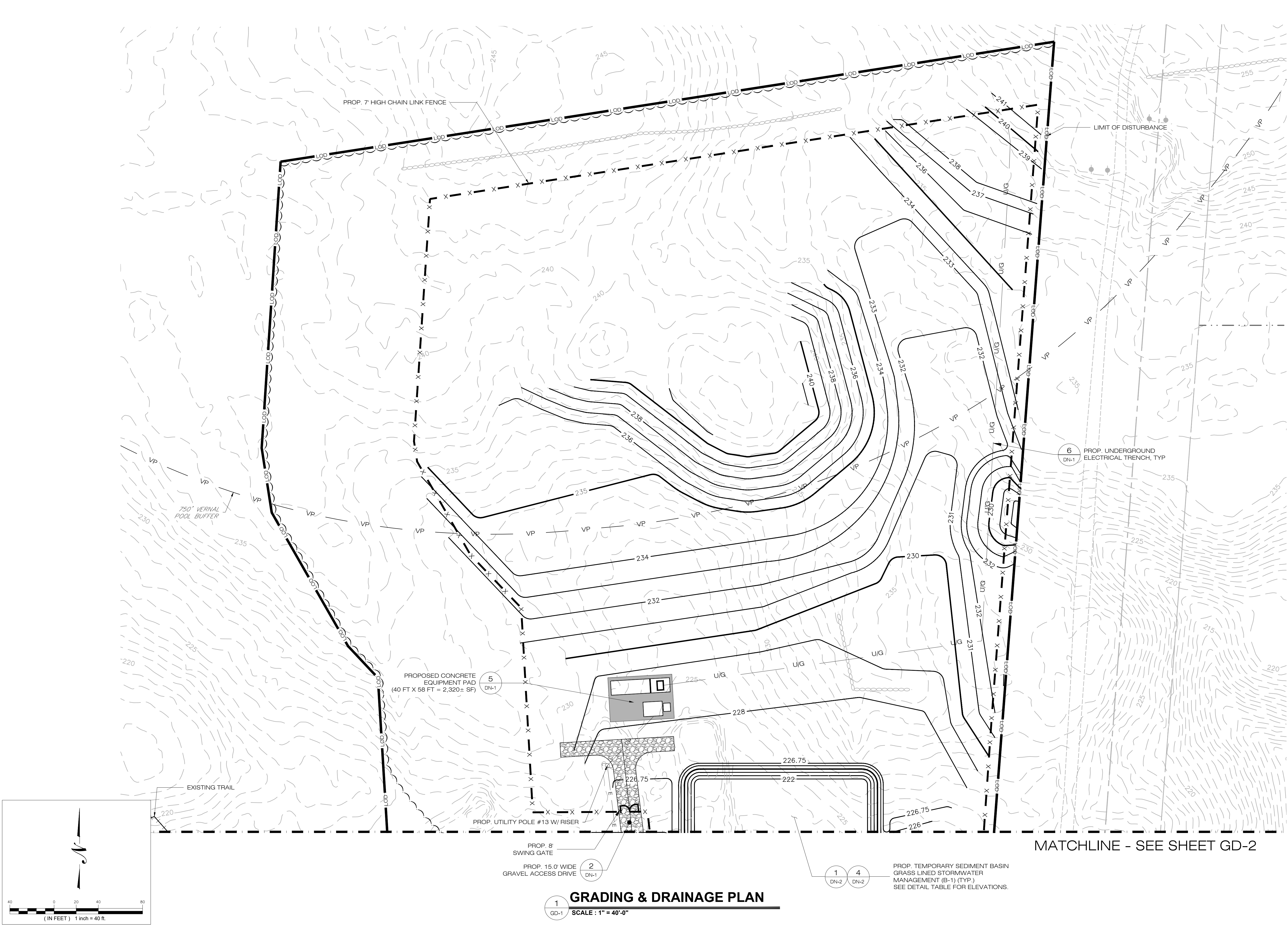
SHEET TITLE:


SITE & UTILITY PLAN

SHEET NUMBER:

SP-4


Z:\SHARED\CT OFFICE\APT ENVRG STNG & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\VAL-FIRSTLIGHT SHEPAUG (RIVER ROAD SOUTHERLY\ENGINEERING)\CT653140_SHEPAUG SOLAR.LAST SAVED BY: IBADAH ABUJULIAN PDF CREATED ON: 11/11/2025 3:42 PM






Davis Hill Development
A Skyview Ventures Company

114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS

NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT HOUSATONIC LLC

ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

DRAWN BY: RAY

CHECKED BY: TEL

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NUMBER:

GD-1

CSC SUBMITTAL DOCUMENTS

NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

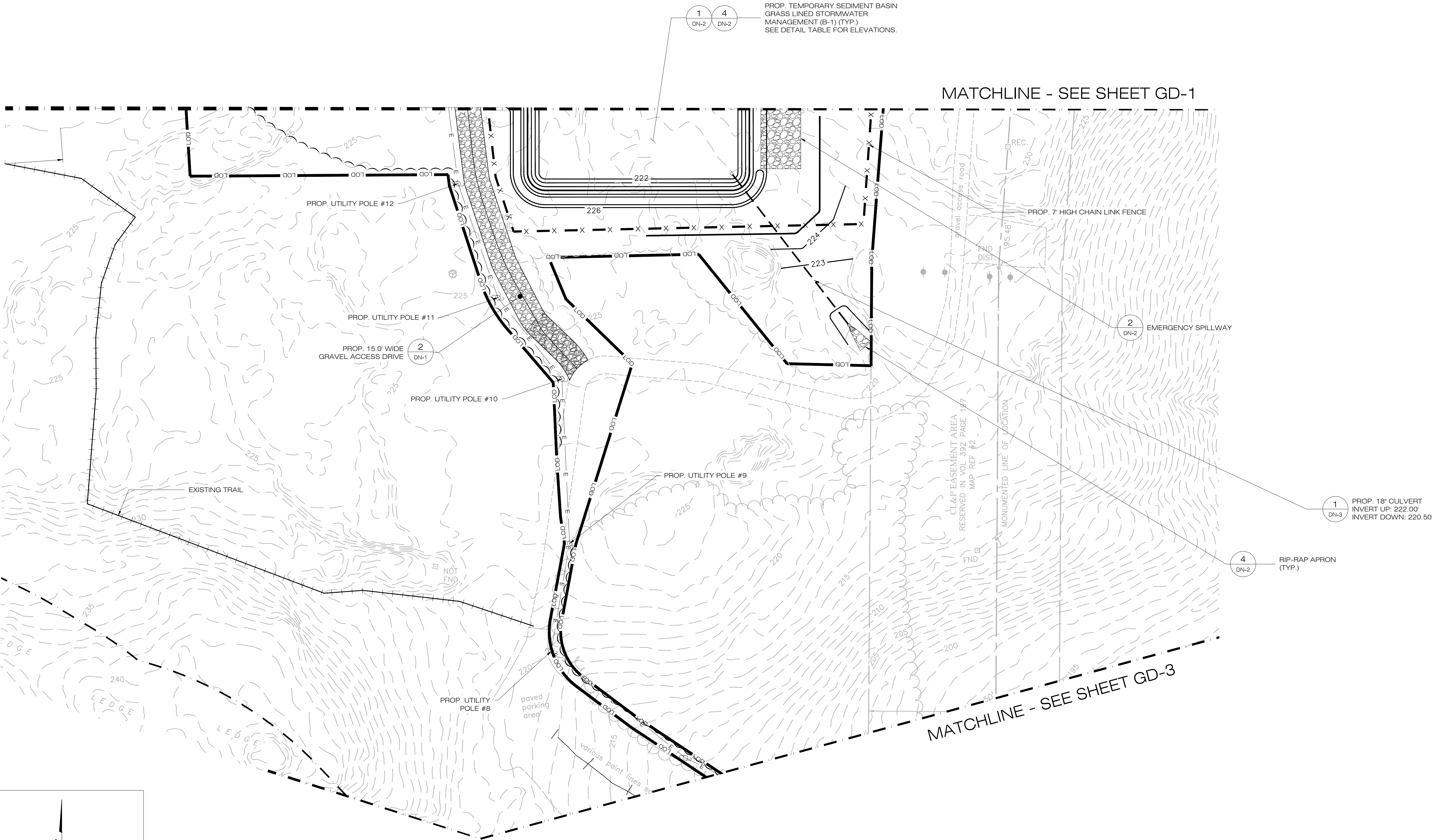
	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

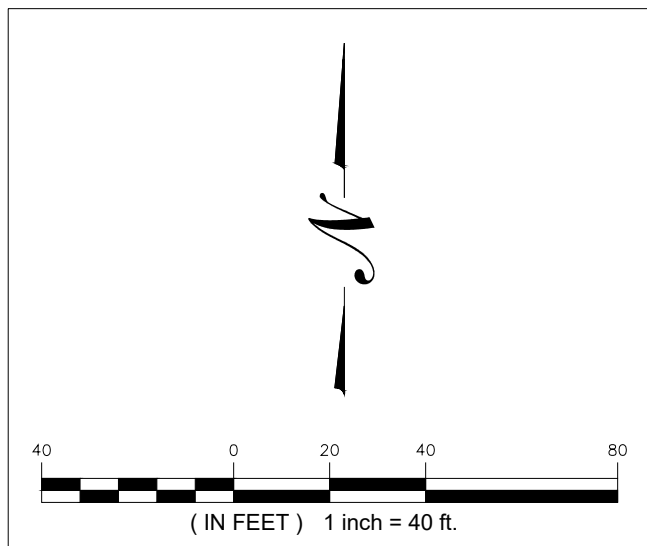
GRADING & DRAINAGE PLAN

SHEET NUMBER:

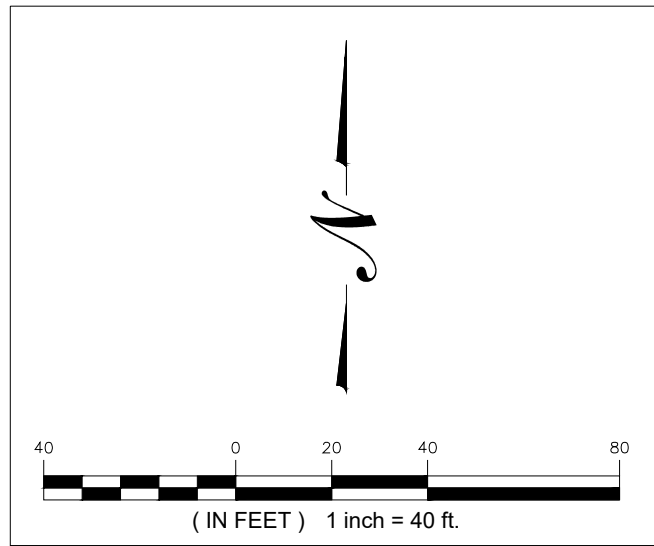
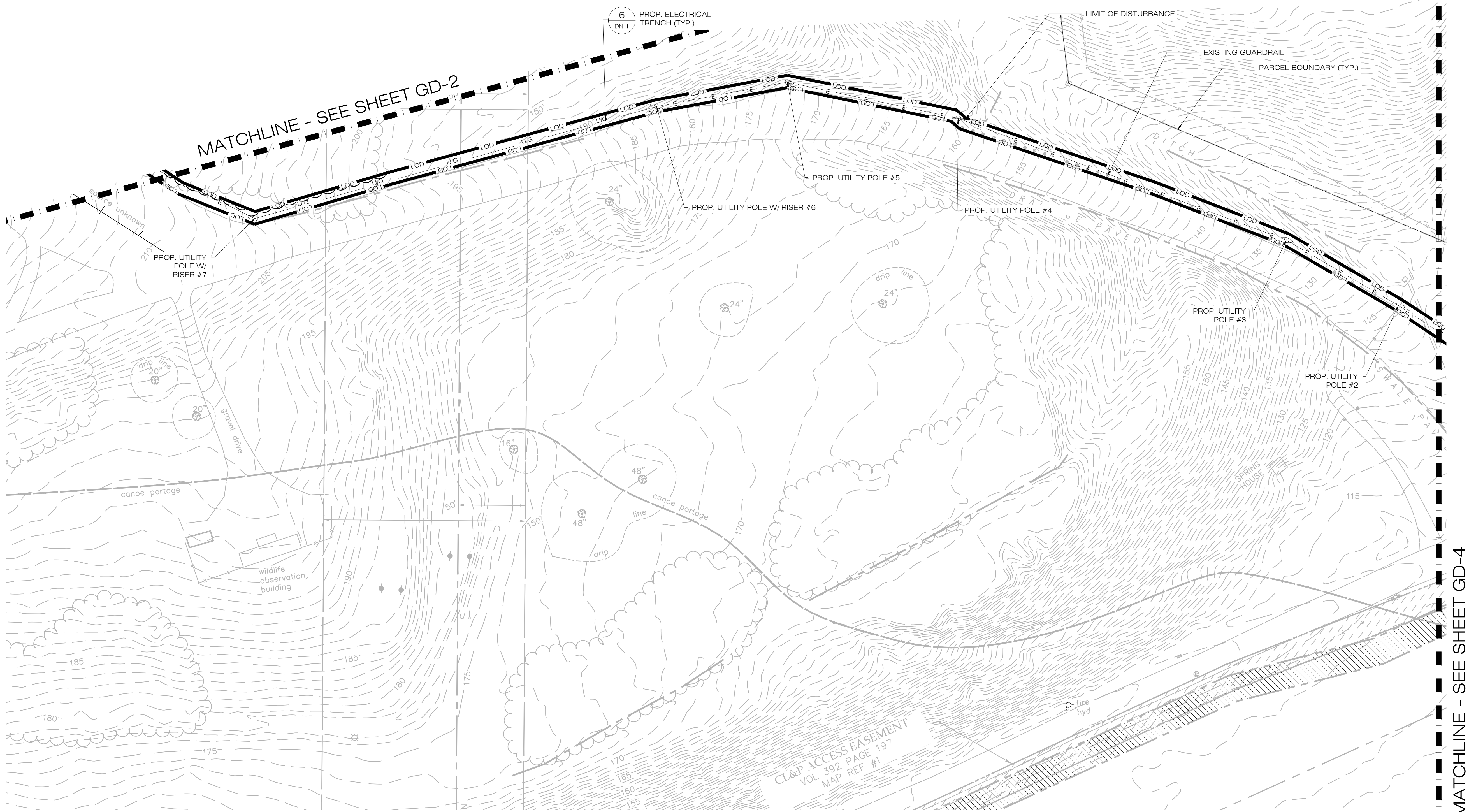
GD-2



1
GD-2
GRADING & DRAINAGE PLAN
SCALE : 1" = 40'-0"




Z:\SHARED\CT OFFICE\APT ENVR0 STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\140-1FIRSTLIGHT SHEPAUG (RIVER ROAD SOUTHERBY\ENGINEERING\CT653140-SHEPAUG SOLAR LAST SAVED BY: IBADAH ABULLAN PDF CREATED ON: 11/11/2025 3:42 PM



1
GD-3
GRADING & DRAINAGE PLAN
SCALE : 1" = 40'-0"



114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1687
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

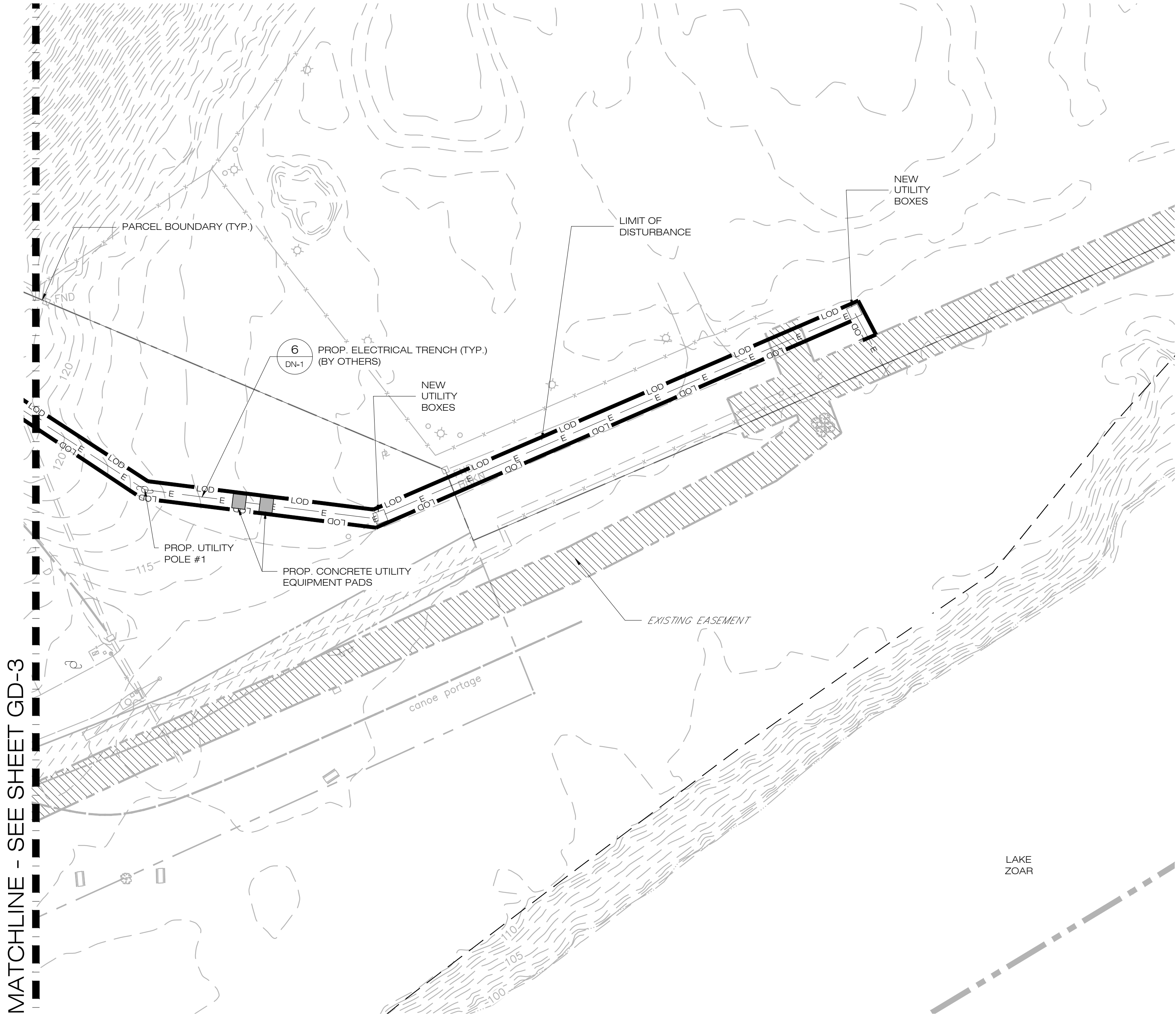
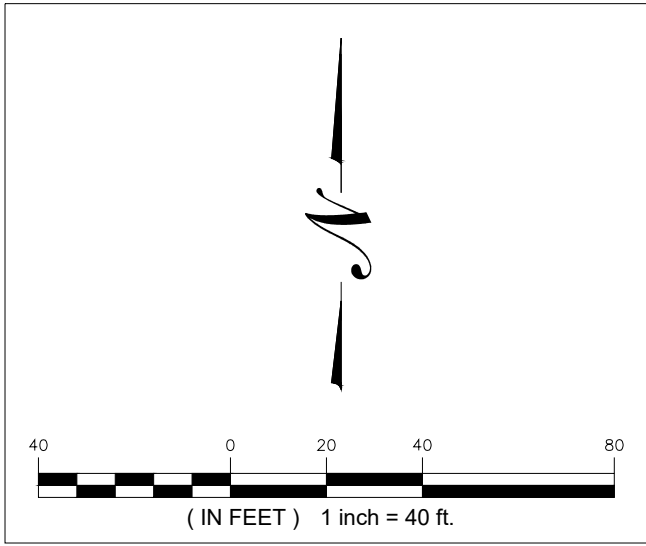
APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL


SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
GD-3

Z:\SHARED\CT OFFICE\APT ENVRO STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\140_FIRSTLIGHT SHEPAUG (RIVER ROAD SOUTHBRURY\ENGINEERING)\CT653140_SHEPAUG SOLAR LAST SAVED BY: UBADAH ABUJULIAN PDF CREATED ON: 11/11/2025 3:42 PM




1
GD-4
GRADING & DRAINAGE PLAN
SCALE : 1" = 40'-0"




Davis Hill Development
A Skyview Ventures Company

114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



FirstLight

11 S. BEDFORD ST.
BURLINGTON, MA 01803



ALL-POINTS
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS		
NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC

ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBRURY, CT 06488

APT FILING NUMBER: CT653140

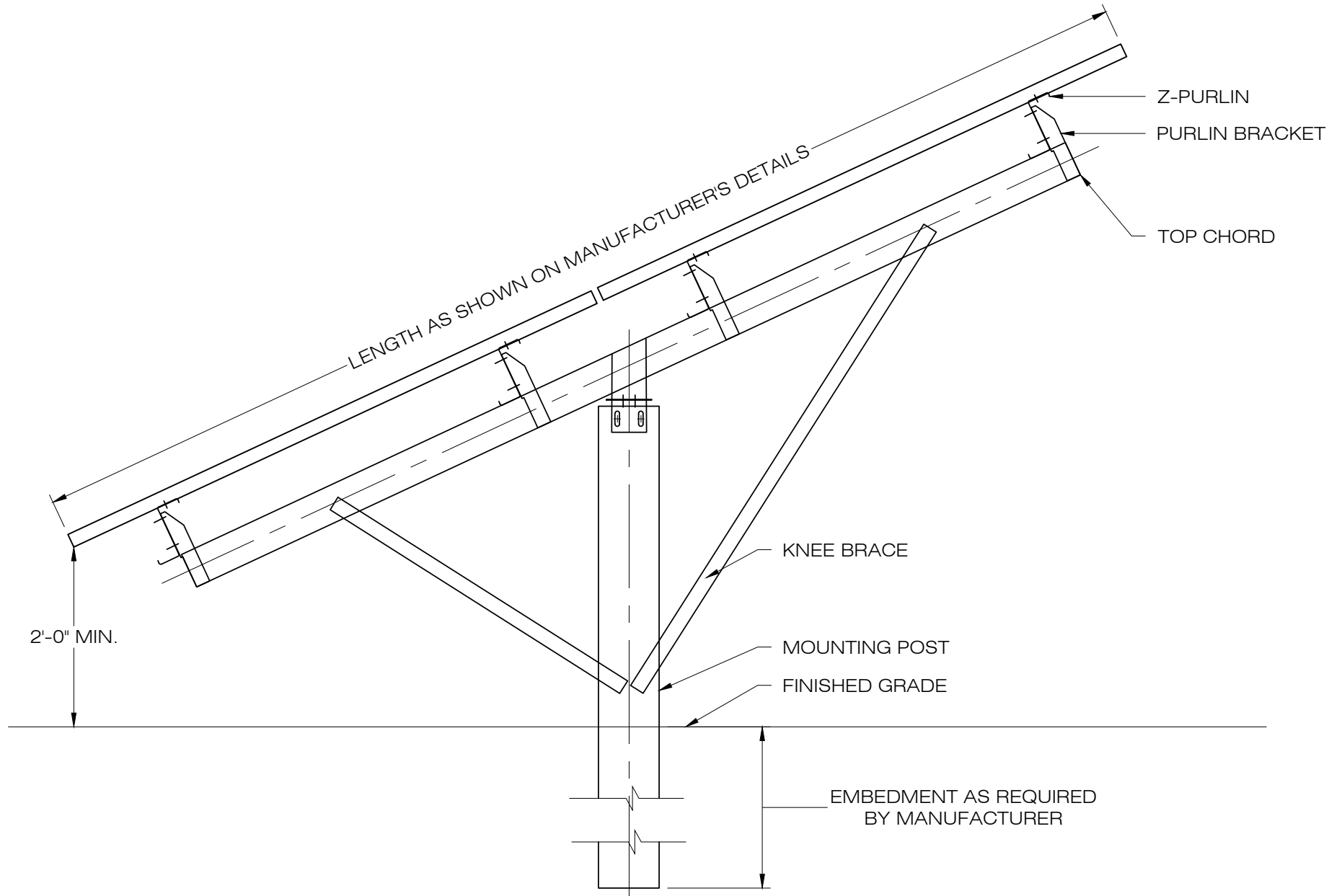
	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

GRADING & DRAINAGE PLAN

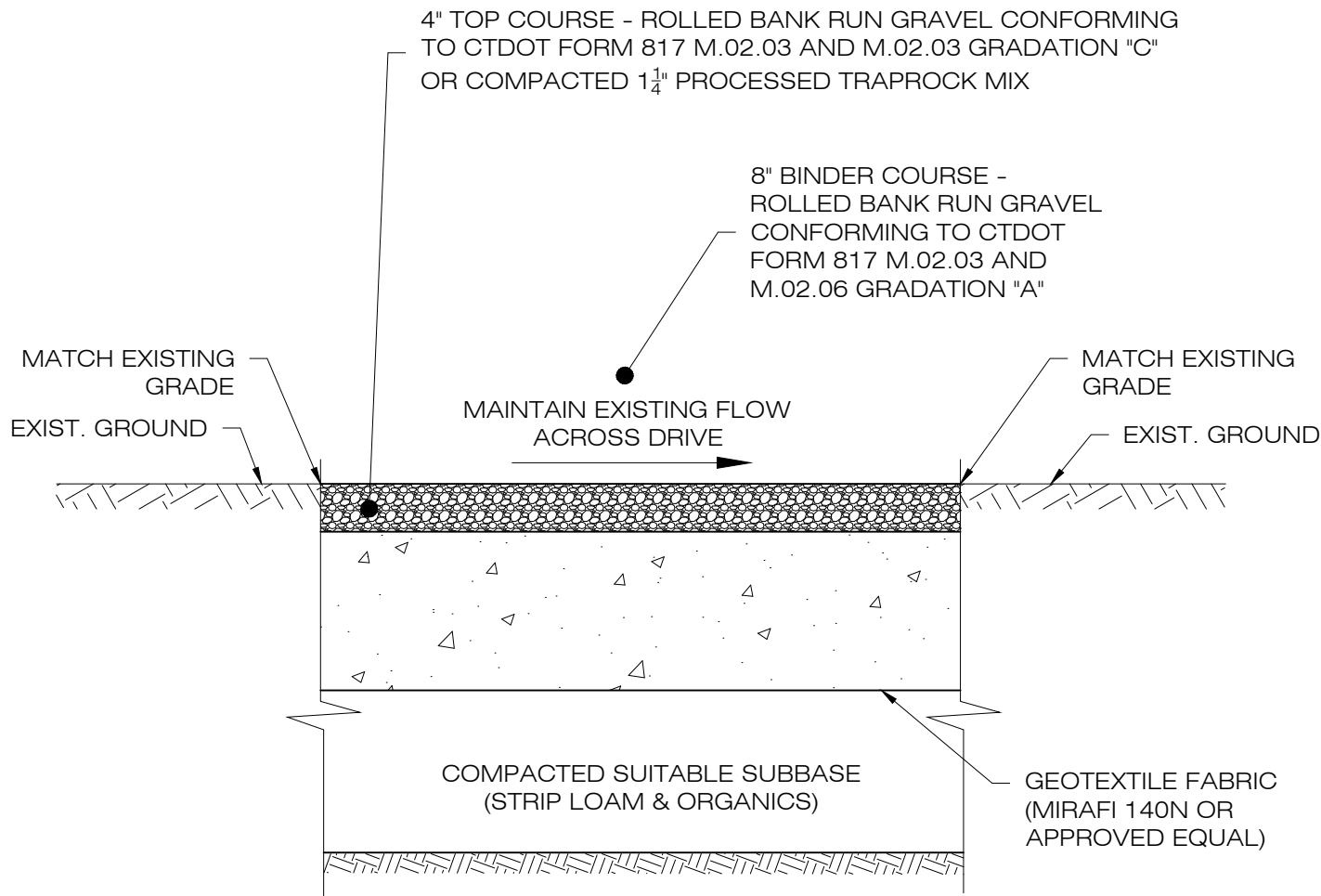
SHEET NUMBER:

GD-4



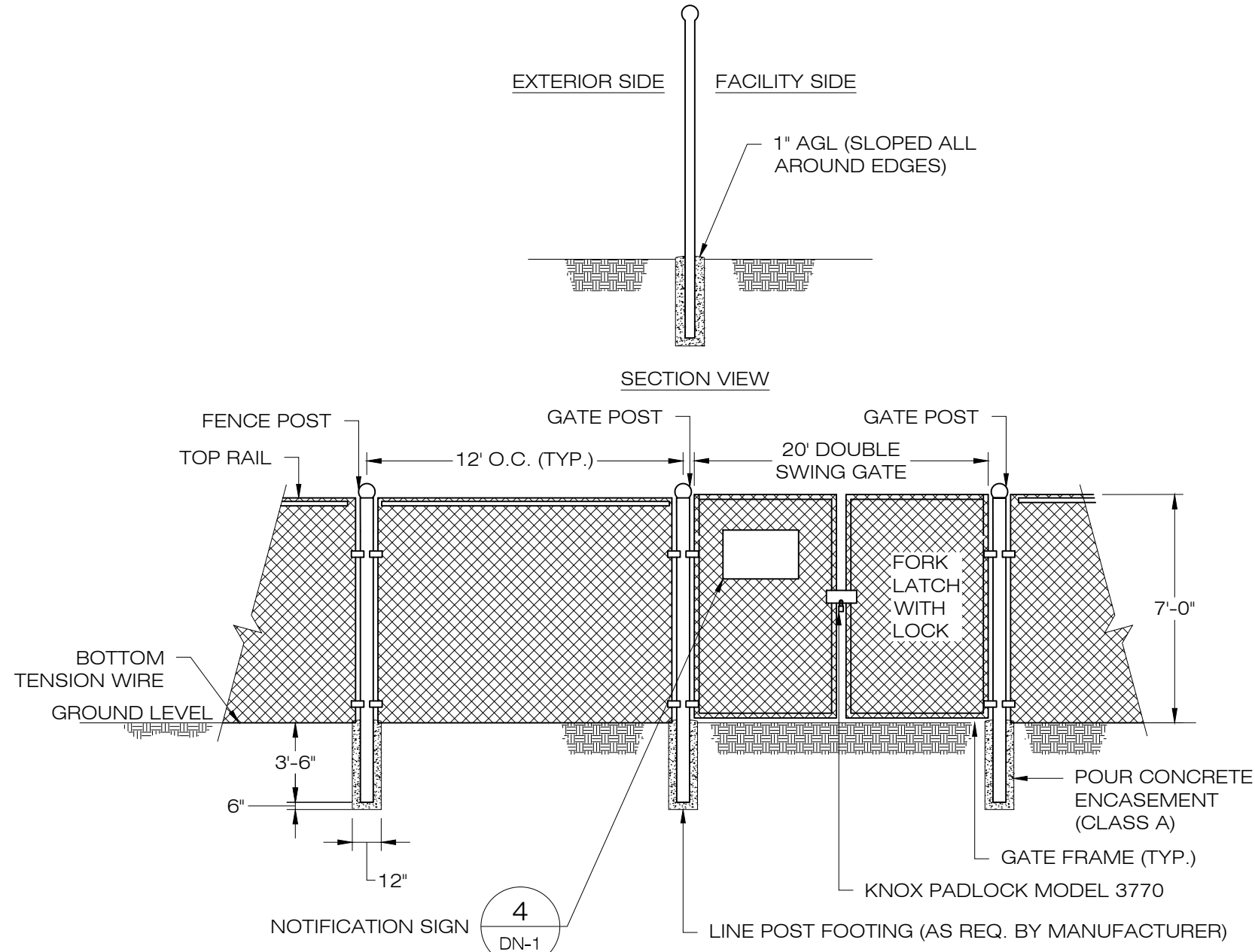
NOTES:
SEE MANUFACTURER'S DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING RACKING SYSTEM REQUIREMENTS AND INSTALLATION PROCEDURES. RACKING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

1
DN-1
TYPICAL POST MOUNTED RACKING SYSTEM
SCALE : N.T.S.

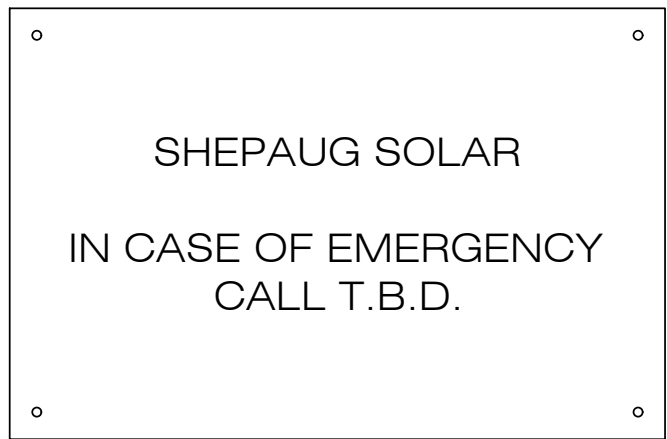


- NOTES:
- SUBBASE MAY CONSIST OF NATIVE MATERIALS IF FOUND ACCEPTABLE BY THE ENGINEER. SUBBASE TO BE COMPACTED TO 95% MAX DRY DENSITY.
 - SUBBASE IS TO BE FREE FROM DEBRIS AND UNSUITABLE MATERIALS.
 - CONTRACTOR SHALL INSTALL ACCESS ROAD FLUSH WITH EXISTING GRADE TO ENSURE DRAINAGE FLOW PATHS ARE MAINTAINED.
 - SEE PLAN VIEW SHEETS FOR ROAD WIDTH.

2
DN-1
GRAVEL ACCESS DRIVE SECTION
SCALE : N.T.S.

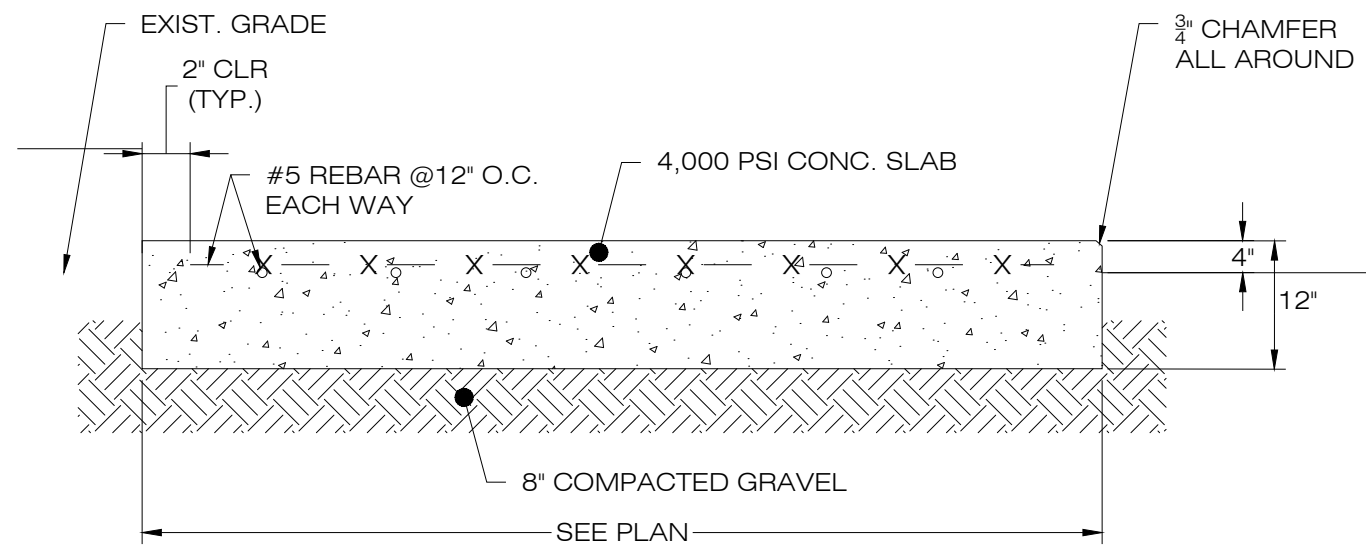


3
DN-1
BLACK VINYL CHAIN-LINK FENCE & GATE DETAIL
SCALE : N.T.S.



NOTES:
EMERGENCY CALL NUMBER TO BE PROVIDED ONCE DETERMINED.

4
DN-1
NOTIFICATION SIGN DETAIL
SCALE : N.T.S.



- NOTES:
- CONCRETE EQUIPMENT PAD DESIGNED BY OTHERS.

5
DN-1
CONCRETE EQUIPMENT PAD
SCALE : N.T.S.



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

Date: August 27, 2025

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	3.64
21.00 % <i>Dactylis glomerata</i> , 'Potomac	Orchardgrass, 'Potomac	4.23
18.80 % <i>Poa pratensis</i> , 'Ginger'	Kentucky Bluegrass, 'Ginger' (pasture type)	4.55
12.40 % <i>Bromus biebersteinii</i> , 'Fleet'	Meadow Brome, 'Fleet'	5.98
5.70 % <i>Trifolium hybridum</i>	Alsike Clover	5.72
5.00 % <i>Festuca elatior</i> x <i>Lolium perenne</i> , 'Duo	Festulolium, 'Duo'	3.90
4.80 % <i>Trifolium pratense</i> , Medium, Variety Not Stated	Red Clover, Medium, Variety Not Stated	5.20
2.00 % <i>Lotus corniculatus</i> , 'Norcen'	Bird's Foot Trefoil, 'Norcen'	11.70
1.00 % <i>Linum perenne</i>	Perennial Blue Flax	52.00
0.90 % <i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	31.20
0.80 % <i>Cichorium intybus</i>	Blue Chicory	20.80
0.50 % <i>Chrysanthemum leucanthemum</i>	Oxeye Daisy	44.20
0.30 % <i>Solidago nemoralis</i> , PA Ecotype	Gray Goldenrod, PA Ecotype	312.00
0.10 % <i>Pycnanthemum tenuifolium</i>	Narrowleaf Mountainmint	260.00
100.00 %	Mix Price/Lb Bulk:	\$6.84

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.

7
DN-1
FUZZ & BUZZ MIX
SCALE : N.T.S.



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

Date: August 27, 2025

Retention Basin Floor Mix - Low Maintenance - ERNMX-126

Botanical Name	Common Name	Price/Lb
20.00 % <i>Panicum clandestinum</i> , 'Tioga	Deertongue, 'Tioga	23.71
20.00 % <i>Puccinellia distans</i> , 'Fults	Alkaligrass, 'Fults	4.16
18.00 % <i>Elymus virginicus</i> , 'Madison-NY Ecotype	Virginia Wildrye, 'Madison-NY Ecotype	11.22
15.00 % <i>Agrostis stolonifera</i> , 'PC 2.0'	Creeping Bentgrass, 'PC 2.0'	15.60
15.00 % <i>Poa palustris</i>	Fowl Bluegrass	31.20
10.00 % <i>Carex vulpinoidea</i> , PA Ecotype	Fox Sedge, PA Ecotype	33.80
1.00 % <i>Carex lurida</i> , PA Ecotype	Lurid Sedge, PA Ecotype	78.00
1.00 % <i>Juncus effusus</i>	Soft Rush	52.00
100.00 %	Mix Price/Lb Bulk:	\$19.29

Seeding Rate: 20-40 lbs per acre, or 0.5-1 lb/1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).

Grasses & Grass-like Species - Herbaceous Perennial; Stormwater Management

The hardy inexpensive grass and grass-like species are ideal for retention basins that may have high salt inflows and where mowing may be required. 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.

8
DN-1
STORMWATER MANAGEMENT BASIN MIX
SCALE : N.T.S.



**114 N. PEARL ST. #2C
PORT CHESTER, NY 10573**



**11 S. BEDFORD ST.
BURLINGTON, MA 01803**



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1687
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS

NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

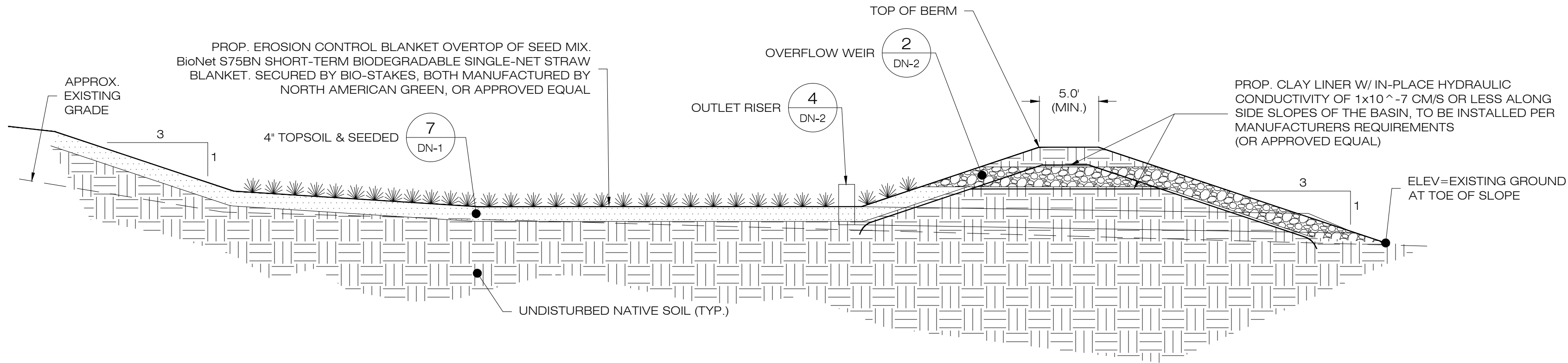
DETAILS

SHEET NUMBER:

DN-1

6
DN-1
ELECTRICAL TRENCH DETAIL
SCALE : N.T.S.

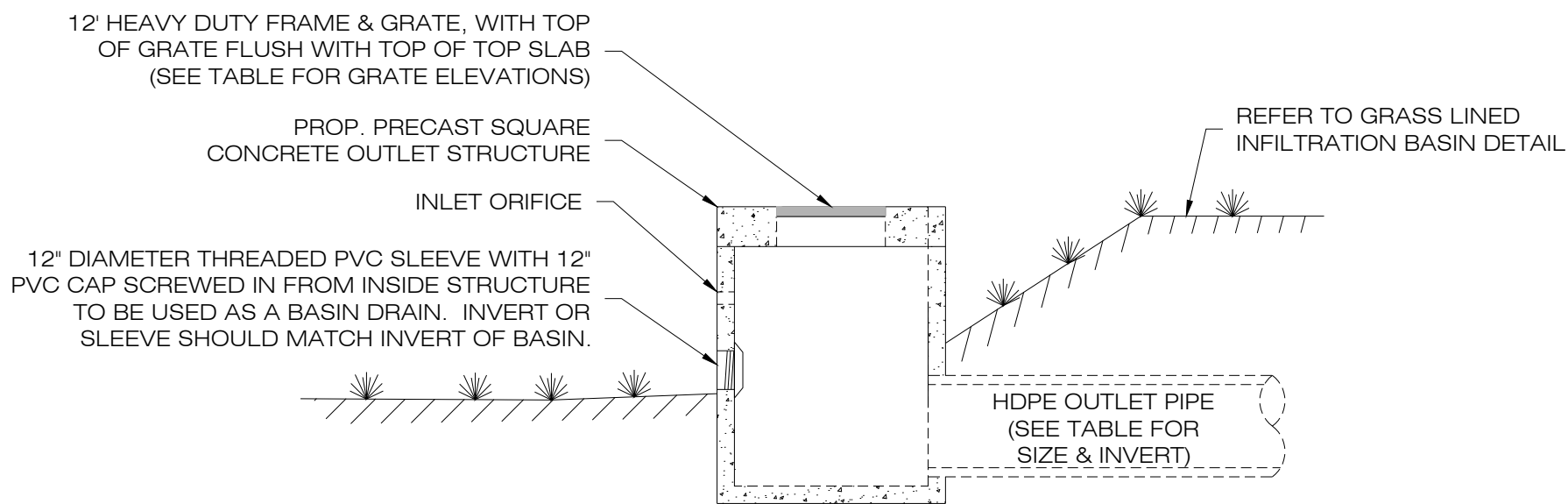
Z:\SHARED\CT OFFICE\APT ENVRO STING & PERMITTING\APT 653 DAVIS HILL DEVELOPMENT\VAL-FIRSTLIGHT SHEPAUG (RIVER ROAD SOUTHURY\ENGINEERING\CT653140_SHEPAUG SOLAR LAST SAVED BY: UBADAH ABDULLAH PDF CREATED ON: 11/11/2025 3:42 PM



- NOTES:
- SEED MIX TO BE NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR MOIST SITES. SEE 7 & 8/DN-1 FOR SEED MIXTURES.
 - FOR CONVERTING TEMPORARY SEDIMENT BASIN TO INFILTRATION BASIN, REMOVE BAFFLES, CLEAN OUT SEDIMENT, RESHAPE AS REQUIRED. SEE PLANS FOR BASIN DEPTHS AND ELEVATIONS.
 - INSPECT AND CLEAN PIPES.

1 GRASS LINED STORMWATER BASIN

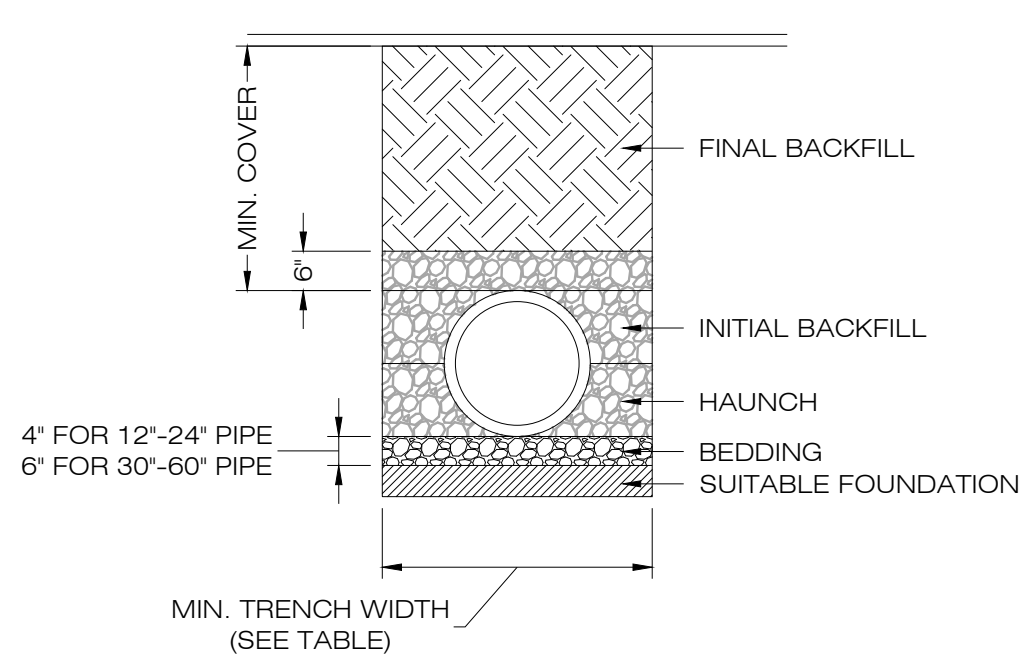
SCALE : N.T.S.



HDPE OUTLET PIPE SIZING TABLE						
OUTFALL STRUCTURE	GRATE ELEV. (FT)	INLET ORIFICE SIZE (IN)	OUTLET PIPE SIZE (IN)	OUTLET PIPE LENGTH (FT)	OUTLET PIPE SLOPE (%)	OUTLET PIPE INV. ELEV. AT STRUCTURE (FT)
OS-1	224.6	8"	18"	149	1.0%	222.0
						220.5

3 OUTLET CONTROL STRUCTURE

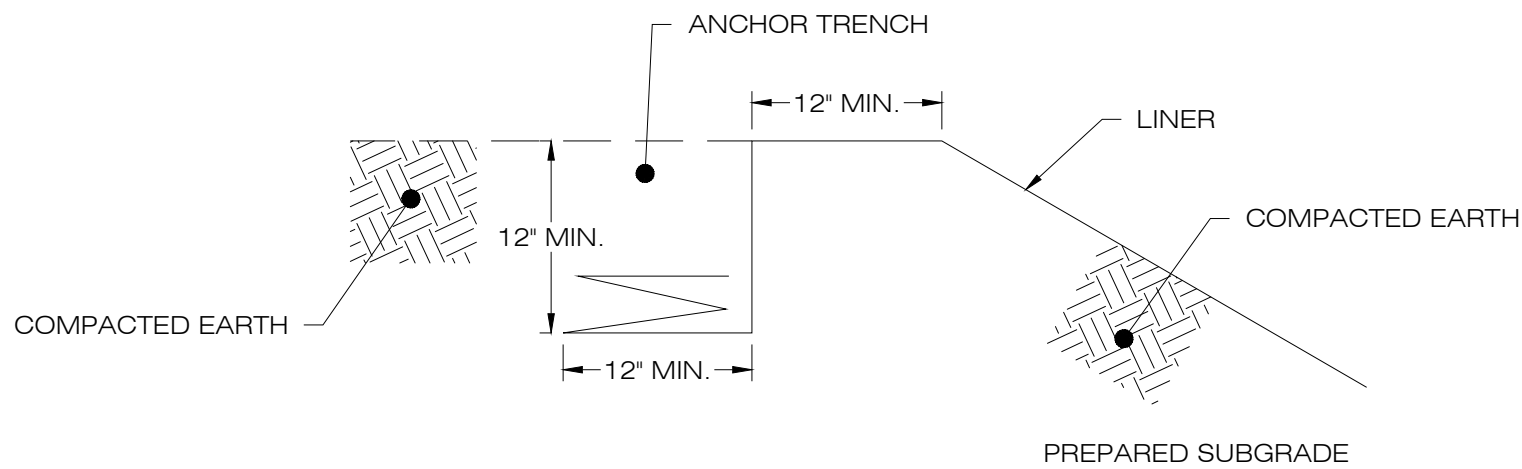
SCALE : N.T.S.



- NOTES:
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
 - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

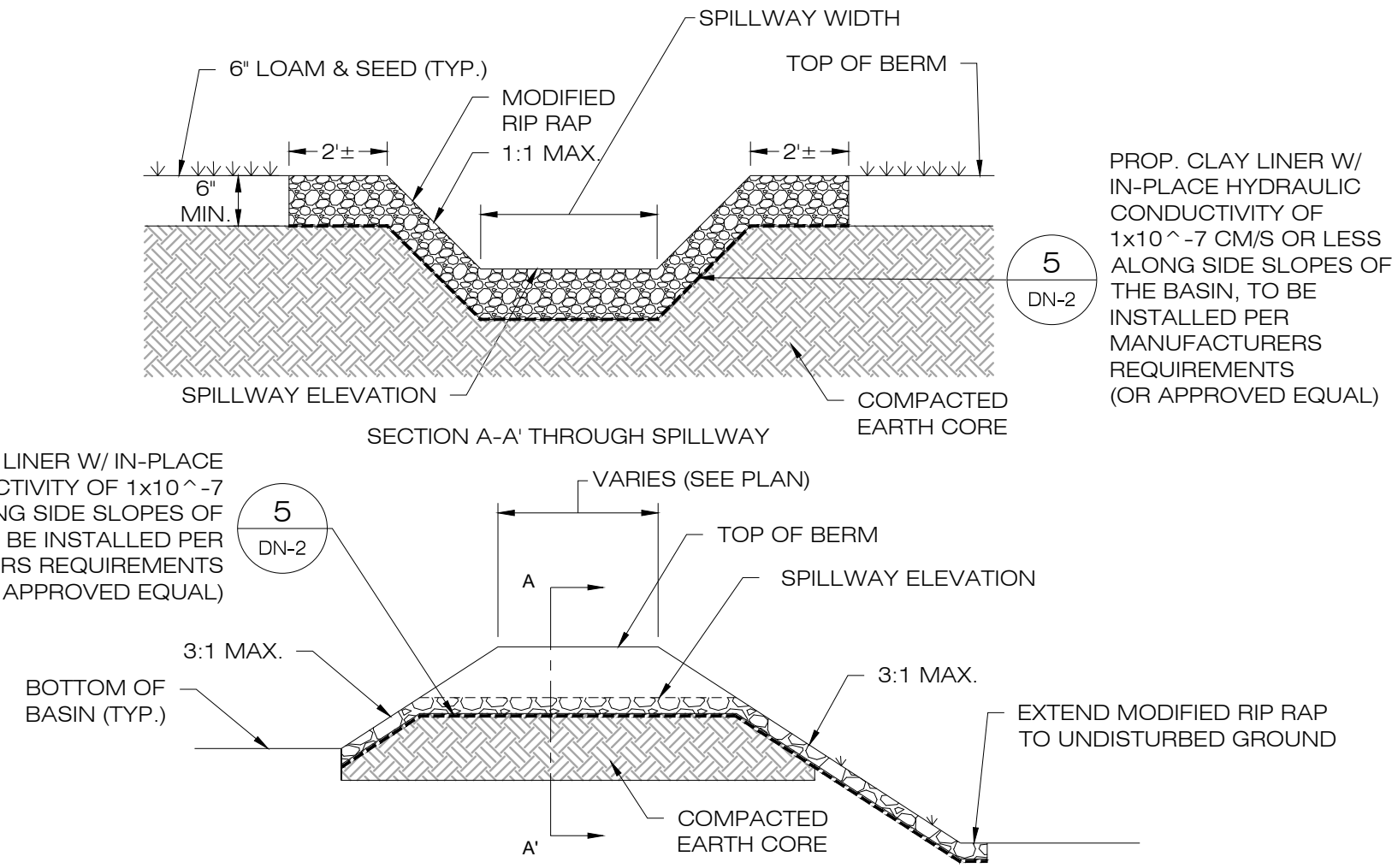
4 HDPE STORM DRAINAGE TRENCH DETAIL

SCALE : N.T.S.



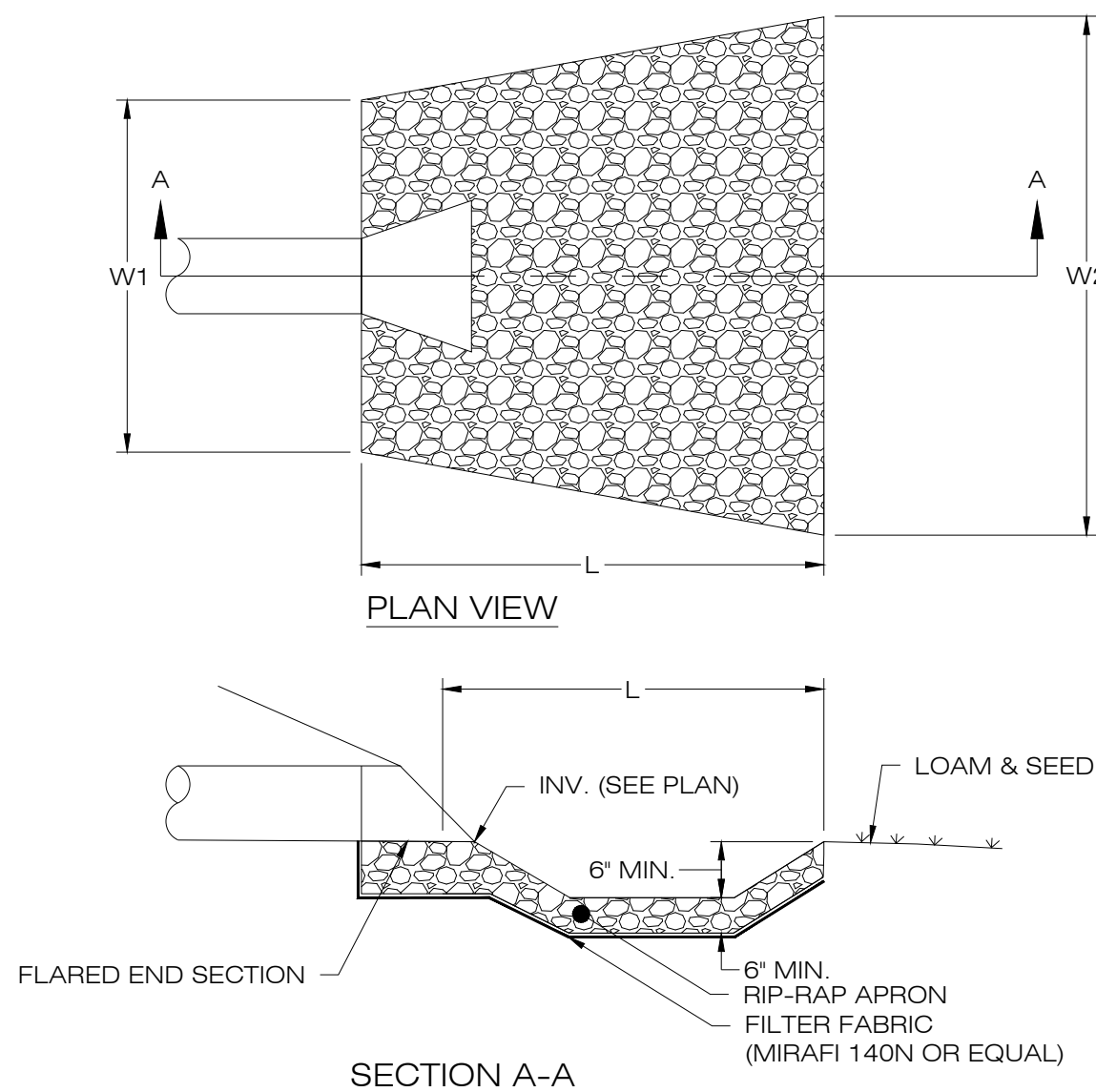
5 LINER ANCHOR DETAIL

SCALE : N.T.S.



2 EMERGENCY SPILLWAY DETAIL

SCALE : N.T.S.



6 RIPRAP APRON DETAIL

SCALE : N.T.S.

FLARED END SECTION SIZING			
RIPRAP APRON OUTLET NO.	MIN. LENGTH (FT)	MIN. WIDTH 1 (FT)	MIN. WIDTH 2 (FT)
OF-1	15	3.75	9.7

- NOTES:
- TERMINAL WIDTHS SHALL BE ADJUSTED NECESSARY TO MATCH RECEIVING CHANNELS.
 - EXTEND RIPRAP ON THE BACK SIDE OF THE APRON TO AT LEAST 1/2 THE DEPTH OF THE PIPE, ON BOTH SIDES, TO PREVENT SCOUR AROUND THE PIPE.



114 N. PEARL ST. #2C
PORT CHESTER, NY 10573



11 S. BEDFORD ST.
BURLINGTON, MA 01803



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1687
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

CSC SUBMITTAL DOCUMENTS

NO	DATE	REVISION
0	11/11/25	ISSUED FOR CSC
1		
2		
3		
4		
5		
6		

NOT FOR CONSTRUCTION

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRSTLIGHT CT
HOUSATONIC LLC
ADDRESS: 111 SOUTH BEDFORD ST
BURLINGTON, MA 01830

SHEPAUG SOLAR

SITE ADDRESS:
2225 RIVER ROAD
SOUTHBURY, CT 06488

APT FILING NUMBER: CT653140

	DRAWN BY: RAY
DATE: 11/11/25	CHECKED BY: TEL

SHEET TITLE:

DETAILS

SHEET NUMBER:

DN-2