

Appendix B – Project Plans

Proposed 3.00 MW AC Solar Development

Light Lane
Windsor Locks, Connecticut 06096

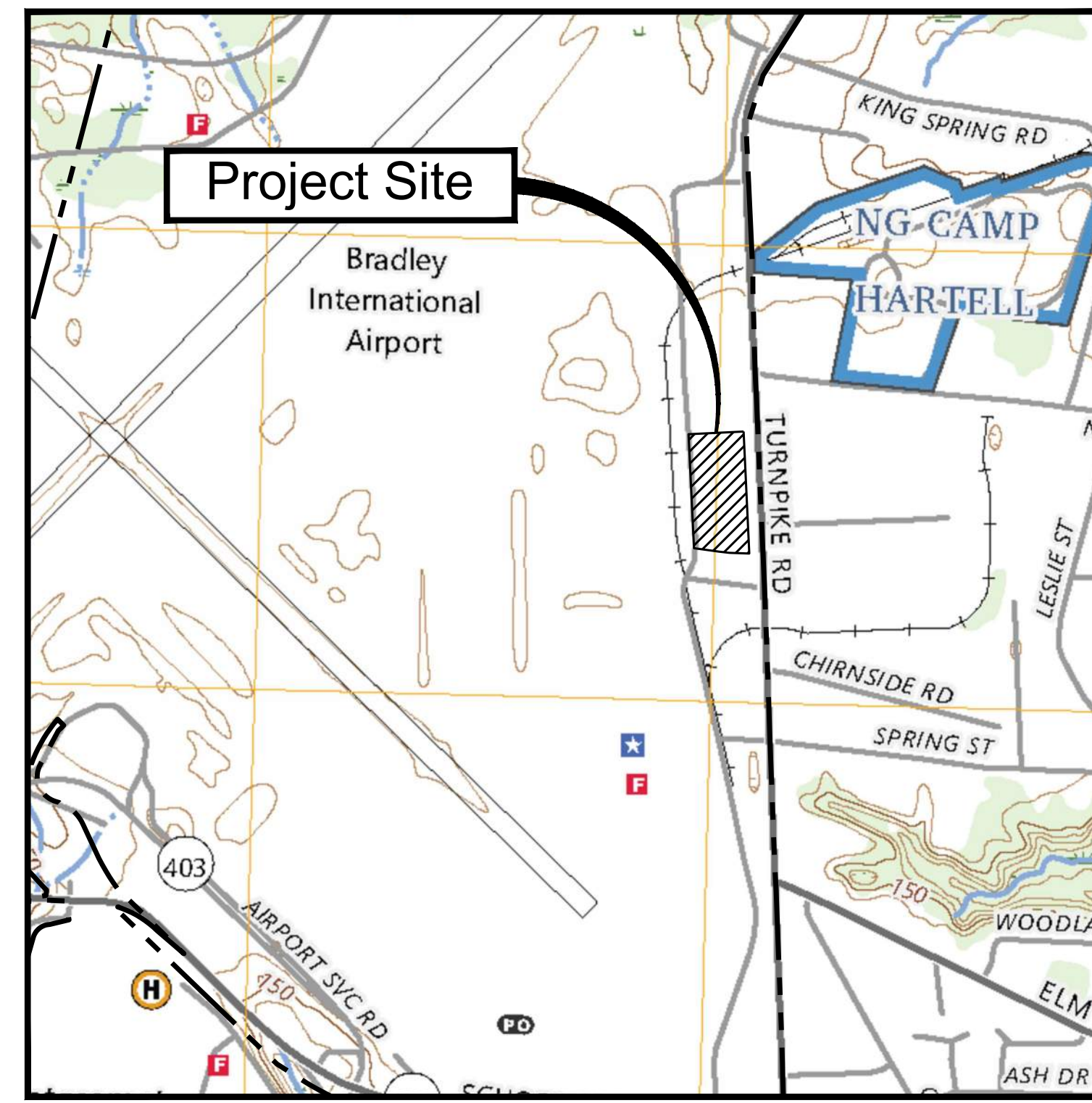
Permitting Plan Set

Prepared for:
Windsor Locks Solar One LLC
124 LaSalle Road, 2nd Floor
West Hartford, Connecticut 06107

Prepared by:
Solli
Solli Engineering, LLC
Monroe, CT • W. Hartford, CT • Quincy, MA • Charlotte, NC

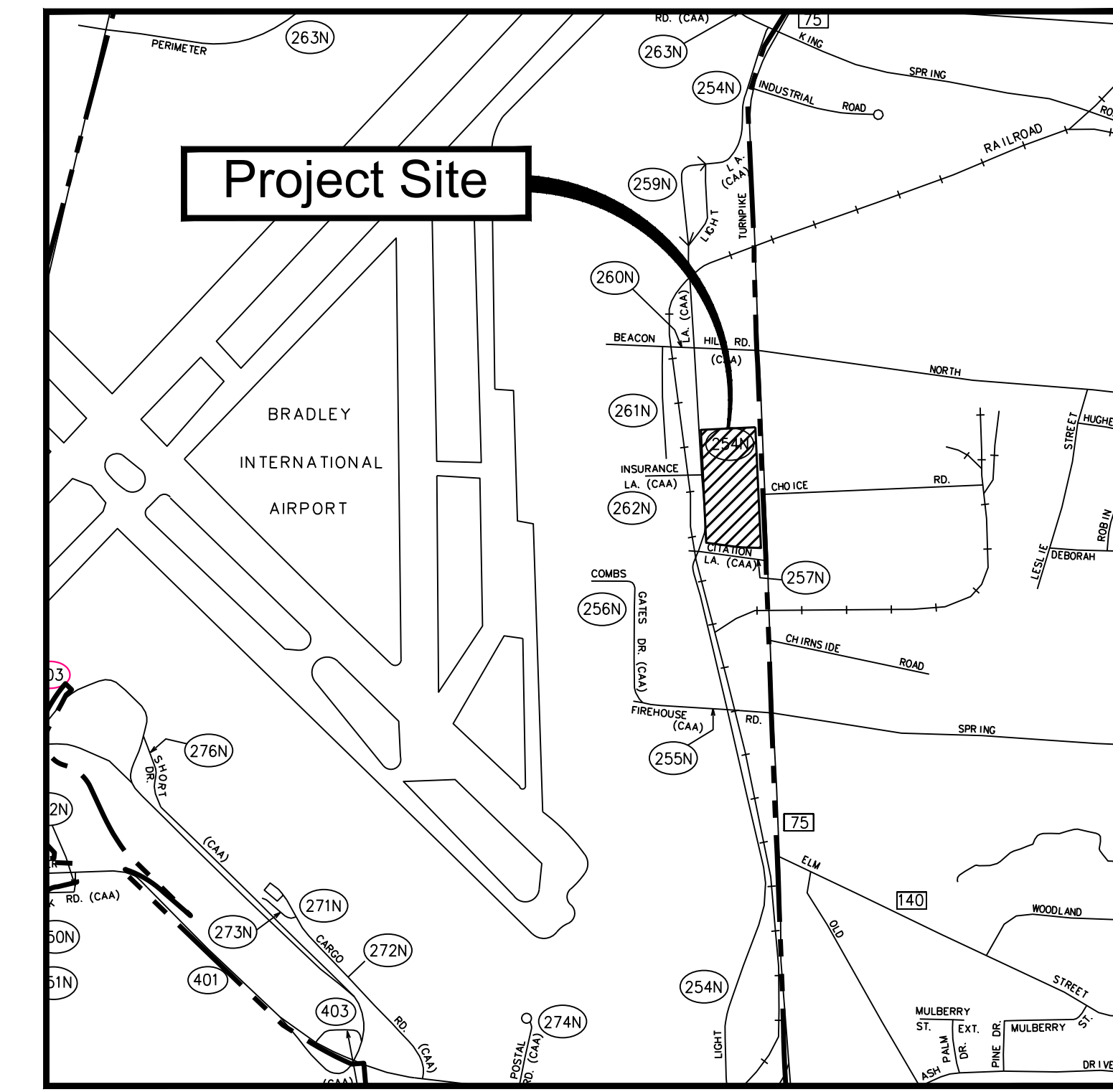
2300 Crown Colony Drive, Suite 201
Quincy, MA 02169
(781) 352-8491

sollillc.com



USGS Map

Scale: 1" = 1,000'



Location Map

Scale: 1" = 1,000'

Drawing List

Site/Civil Drawings

Sheet #	Sheet Name	Plan Date	Latest Revision
0.00	Cover Sheet	04/17/26	N/A
2.11	Site & Utility Plan	04/17/26	N/A
2.31	Soil Erosion & Sediment Control Plan	04/17/26	N/A
3.01	Construction, Soil Erosion & Sediment Control Details	04/17/26	N/A

Owner:
Connecticut Airport Authority
334 Ella Grasso Turnpike Site 160
Windsor Locks, Connecticut 06096

Applicant:
Verogy
124 LaSalle Road, 2nd Floor
West Hartford, Connecticut 06107

Site/Civil Engineer
Kevin Solli, P.E., CPESC, LEED AP BD+C
License No. 25759
Solli Engineering, LLC
501 Main Street, Suite 2A
Monroe, CT 06468
(203) 880-5455

Surveyor of Record
Charles G. Gitman, P.L.S.
License No. 07103
Northeast Survey Consultants
3 Ferry Street Studio 1 East
Easthampton, Massachusetts 01027
(413) 203-5144

Sheet Revisions	Rev. #	Date	Description	Drawn	Checked

Project: **Proposed Solar Development**
Light Lane
Windsor Locks, Connecticut
Prepared For: Windsor Locks Solar One LLC
Project #: 25113501

Sheet Title:
Cover Sheet

Sheet Number:
0.00

For Permitting Purposes Only. Not for Construction.

General Notes

- These plans are for permitting purposes only and are not for construction. No construction or demolition shall begin until approval of the final plans is granted by all governing and regulatory agencies.
- Existing boundary and site conditions information taken from data gathered by "Northeast Survey Consultants".
- All construction shall comply with Connecticut Department of Transportation standards. All construction shall be performed in accordance with all applicable OSHA, federal, state and local regulations.
- The Owner is responsible for obtaining all necessary zoning permits required by government agencies prior to construction. The Contractor shall obtain all county and town construction permits. The Contractor shall post all bonds, pay all fees, provide proof of insurance and provide traffic control necessary for this work.
- The Contractor shall verify all site conditions in the field and contact the Engineer of Record if there are any questions or conflicts regarding the construction documents and/or field conditions so that appropriate revisions can be made prior to bidding. Any conflict between the drawings shall be confirmed with the Owner's Construction Manager prior to bidding.
- Should any uncharted or incorrectly charted, existing piping or other utility be uncovered during excavation, consult the Engineer of Record immediately for directions before proceeding further with work in this area.
- Do not interrupt existing utilities servicing facilities occupied and used by the Owner or others during occupied hours except when such interruptions have been authorized in writing by the Owner and the local municipalities. Interruptions shall only occur after acceptable temporary service has been provided.
- The Contractor shall restore any drainage structure, pipe, utility, pavement, curbs, sidewalks, landscaped areas or signage disturbed during construction to their original condition or better, as approved by the Engineer of Record.
- The Engineer of Record is not responsible for site safety measures to be employed during construction. The Engineer of Record has no contractual duty to control the safest methods or means of the work, job site responsibilities, supervision or to supervise safety and does not voluntarily assume any such duty or responsibility.
- The Contractor shall comply with CFR 29 Part 1926 for excavation trenching and trench protection requirements.
- Alternative methods and products other than those specified may be used if reviewed and approved by the Engineer of Record, and appropriate regulatory agency prior to installation during the bidding process.
- Information on existing utilities and storm drainage systems has been compiled from available information including utility provider and municipal record maps and/or field survey and is not guaranteed correct or complete. Utilities and storm drainage systems are shown to alert the Contractor to their presence and the Contractor is solely responsible for determining actual locations and elevations of all utilities and storm drainage systems including services. Prior to demolition or construction, the contractor shall contact "Call Before You Dig" 72 hours before commencement of work at (800) 922-4455 and verify all utility and storm drainage system locations.
- The Contractor shall provide and maintain traffic devices for protection of vehicles and pedestrians consisting of drums, barriers, signs, lights, fences, and uniformed traffic controllers as required, ordered by the Engineer of Record or required by the state and local governing authorities.
- If impacted or contaminated soil is encountered by the Contractor, the Contractor shall suspend excavation work of impacted soil and notify the owner and/or owner's environmental consultant prior to proceeding with further work in the impacted soil location until further instructed by the owner and/or owner's environmental consultant.
- All work associated with the installation of the electric service shall be in compliance with utility provider standards and specifications.
- The Contractor is responsible for notifying utility companies 72 hours prior to beginning of excavation.
- The Contractor shall be responsible for all tap and tie-in fees required by utility providers.

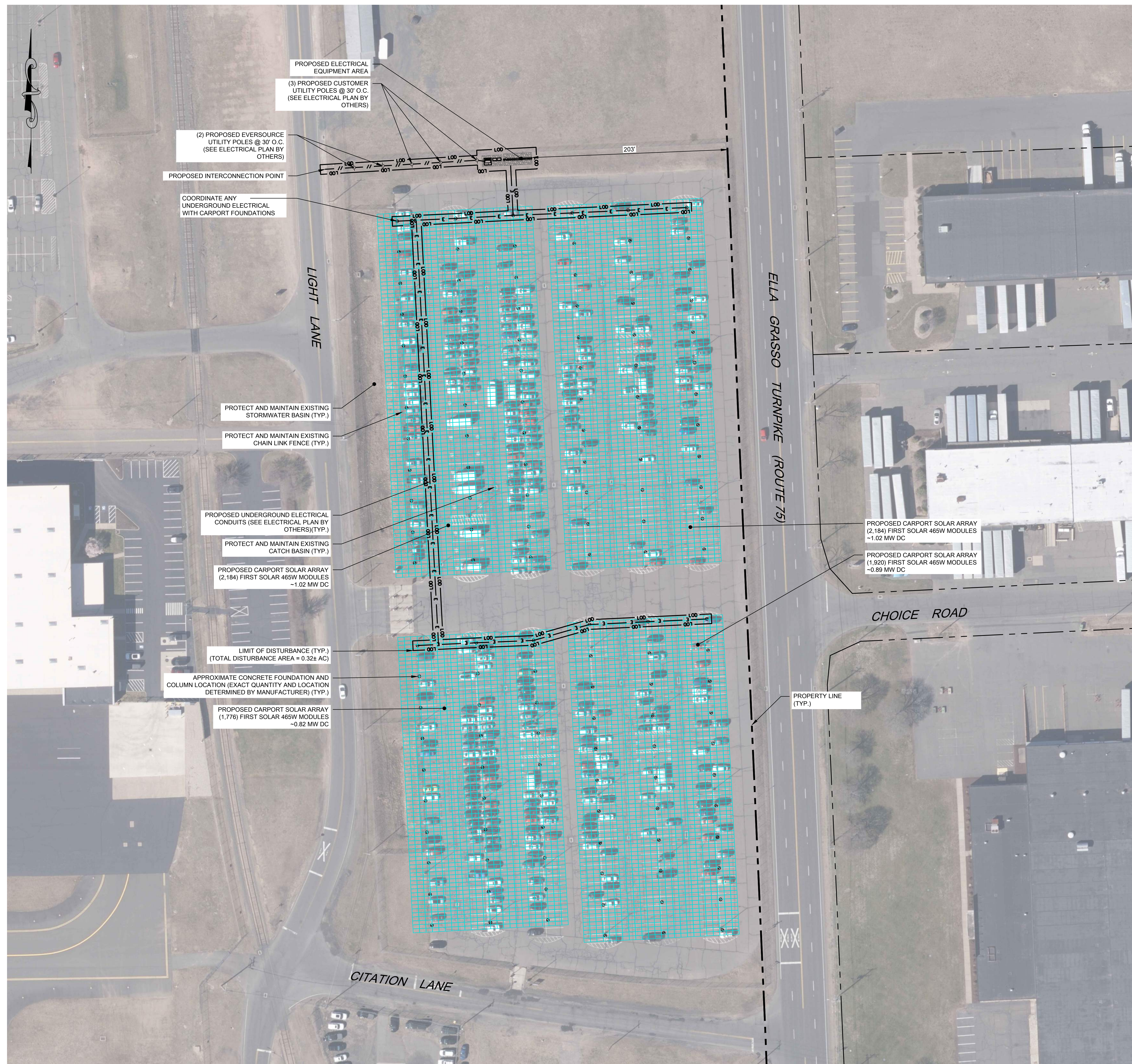
Solar Array Information

	Total Output
Size DC	3.75 MW
Size AC	3.00 MW
Module Types	First Solar 465W
Module Quantity	8,064 (465W)
Site Area*	1,328± Acres

*Site area consists of the entire Bradley International Airport property.

Legend

- Property Line
- Adjoining Lot Line
- Carport Solar Modules
- Electric Conduit
- Limit of Disturbance
- Concrete Equipment Pad
- Overhead Electric Line
- Utility Pole



PROPOSED ELECTRICAL EQUIPMENT AREA
(3) PROPOSED CUSTOMER UTILITY POLES @ 30' O.C. (SEE ELECTRICAL PLAN BY OTHERS)

(2) PROPOSED EVERSOURCE UTILITY POLES @ 30' O.C. (SEE ELECTRICAL PLAN BY OTHERS)

PROPOSED INTERCONNECTION POINT
COORDINATE ANY UNDERGROUND ELECTRICAL WITH CARPORT FOUNDATIONS

PROTECT AND MAINTAIN EXISTING STORMWATER BASIN (TYP.)
PROTECT AND MAINTAIN EXISTING CHAIN LINK FENCE (TYP.)

PROPOSED UNDERGROUND ELECTRICAL CONDUITS (SEE ELECTRICAL PLAN BY OTHERS)(TYP.)
PROTECT AND MAINTAIN EXISTING CATCH BASIN (TYP.)

PROPOSED CARPORT SOLAR ARRAY (2,184) FIRST SOLAR 465W MODULES ~1.02 MW DC

LIMIT OF DISTURBANCE (TYP.) (TOTAL DISTURBANCE AREA = 0.32± AC)

APPROXIMATE CONCRETE FOUNDATION AND COLUMN LOCATION (EXACT QUANTITY AND LOCATION DETERMINED BY MANUFACTURER) (TYP.)

PROPOSED CARPORT SOLAR ARRAY (1,776) FIRST SOLAR 465W MODULES ~0.82 MW DC

PROPOSED CARPORT SOLAR ARRAY (2,184) FIRST SOLAR 465W MODULES ~1.02 MW DC

PROPOSED CARPORT SOLAR ARRAY (1,920) FIRST SOLAR 465W MODULES ~0.89 MW DC

PROPERTY LINE (TYP.)

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Sheet Revisions	Rev. #	Date	Description	Drawn	Checked

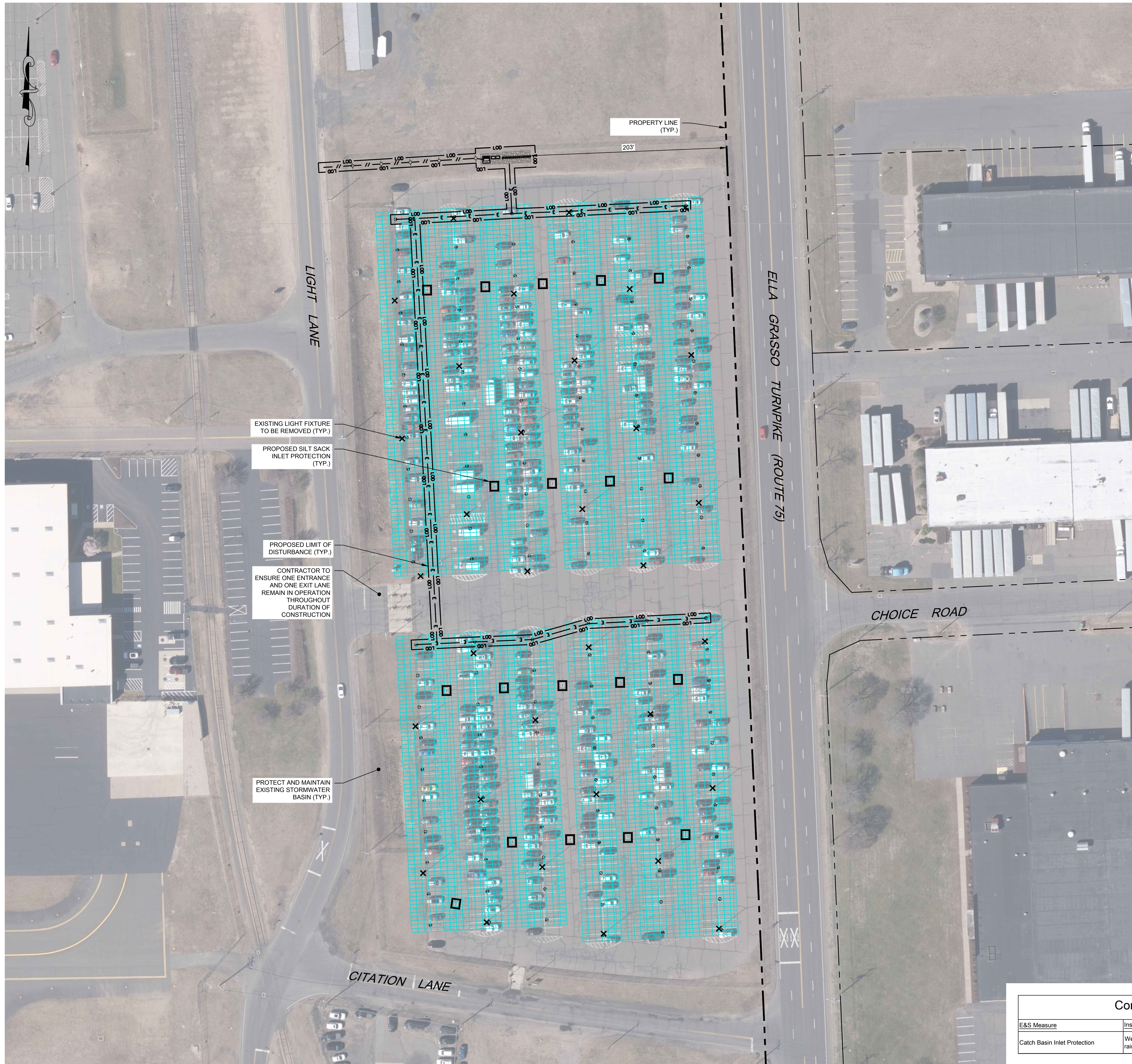
Project: **Proposed Solar Development**
Light Lane Windsor Locks, Connecticut
Prepared For: Windsor Locks Solar One LLC
Project #: 25113501

Kevin Solli, P.E.
CT 25759

Sheet Information:
Plan Date: 04/17/26
Drawn By: DJH
Checked By: AWC
Approved By: KMS

Sheet Title:
Site & Utility Plan

Sheet Number:
2.11



Sediment & Erosion Control Notes

- 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 Windsor Locks, 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.
- 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 of Record. 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.
- 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, Engineer of Record, 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.
- The Contractor shall take extreme care during construction so as not to disturb 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.
- The Contractor shall keep a supply of erosion control material (silt fence, composite filter sock, erosion control blanket, etc.) on-site for periodic maintenance and emergency repairs.
- 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.
- 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.
- 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 blankets or jute cloth. Moderately graded areas, islands, and temporary construction staging areas may be hydroseeded with tackifier.
- 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.
- 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-irrigating 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.
- Maintain all permanent 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.
- Refer to sheet 3.01 for Sediment & Erosion Control Narrative & Details.

Legend

- Property Line
- Adjoining Lot Line
- Limit of Disturbance
- Silt Sack Inlet Protection
- Light Pole to be Removed

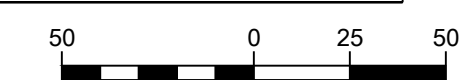
Construction Sequence

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 plans. Major changes in sequencing and/or methods may require regulatory approval prior to implementation.

- 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.
- 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 Owner's 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.
- Notify "Call Before You Dig" at (800) 922-4455, as required, prior to the start of construction.
- All construction shall be sequenced for the northern portion of the parking lot, and then the southern portion of the parking lot, to allow access and utilization of the parking throughout construction.
- Install erosion control measures.
- Install electrical conduit.
- Install foundations, carports, and solar panels.
- Install live pavement in disturbed areas with existing pavement. Disturbed areas that were not originally pavement should be re-seeded/planted per the requirements of the Owner.
- After the site is stabilized and with the approval of the Engineer of Record, remove erosion and sedimentation controls.

Construction Operation & Maintenance Plan

E&S Measure	Inspection Schedule	Maintenance Required
Catch Basin Inlet Protection	Weekly & within 24 hours of rainfall > 0.25"	Repair/replace when failure or deterioration is observed. Remove sediment once it reaches a height of 6" within the inlet protection.



Rev. #	Date	Description	Checked	Drawn

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 Light Lane
 Windsor Locks, Connecticut
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Kevin Solli, P.E.
 CT 25759

Sheet Information:
 Plan Date: 04/17/26
 Drawn By: DJH
 Checked By: AWC
 Approved By: KMS

Sheet Title:
Soil Erosion & Sediment Control Plan

Sheet Number:
2.31

For Permitting Purposes Only. Not for Construction.

Apr 10, 2026 - 3:15pm Anthony X:\SE Files\Project Data\2025\25113501 - Light Lane & Schoephoester Road - Windsor Locks, CT\Engineering Data\CAD Files\25113501 - 2.31.dwg

Soil Erosion & Sediment Control Notes

Sediment & Erosion Control Narrative
 The sediment and erosion control plan was developed to protect the existing roadway and storm drainage systems, adjacent properties, and any adjacent wetland area and water course from sediment laden surface runoff and erosion.

Construction Schedule
 The anticipated starting date for construction is Spring 2027 with completion anticipated by Fall 2027. Appropriate erosion control measures as described herein, shall be installed by the Contractor prior to the commencement of all site clearing or construction activity. Schedule work to minimize the length of time that bare soil will be exposed.

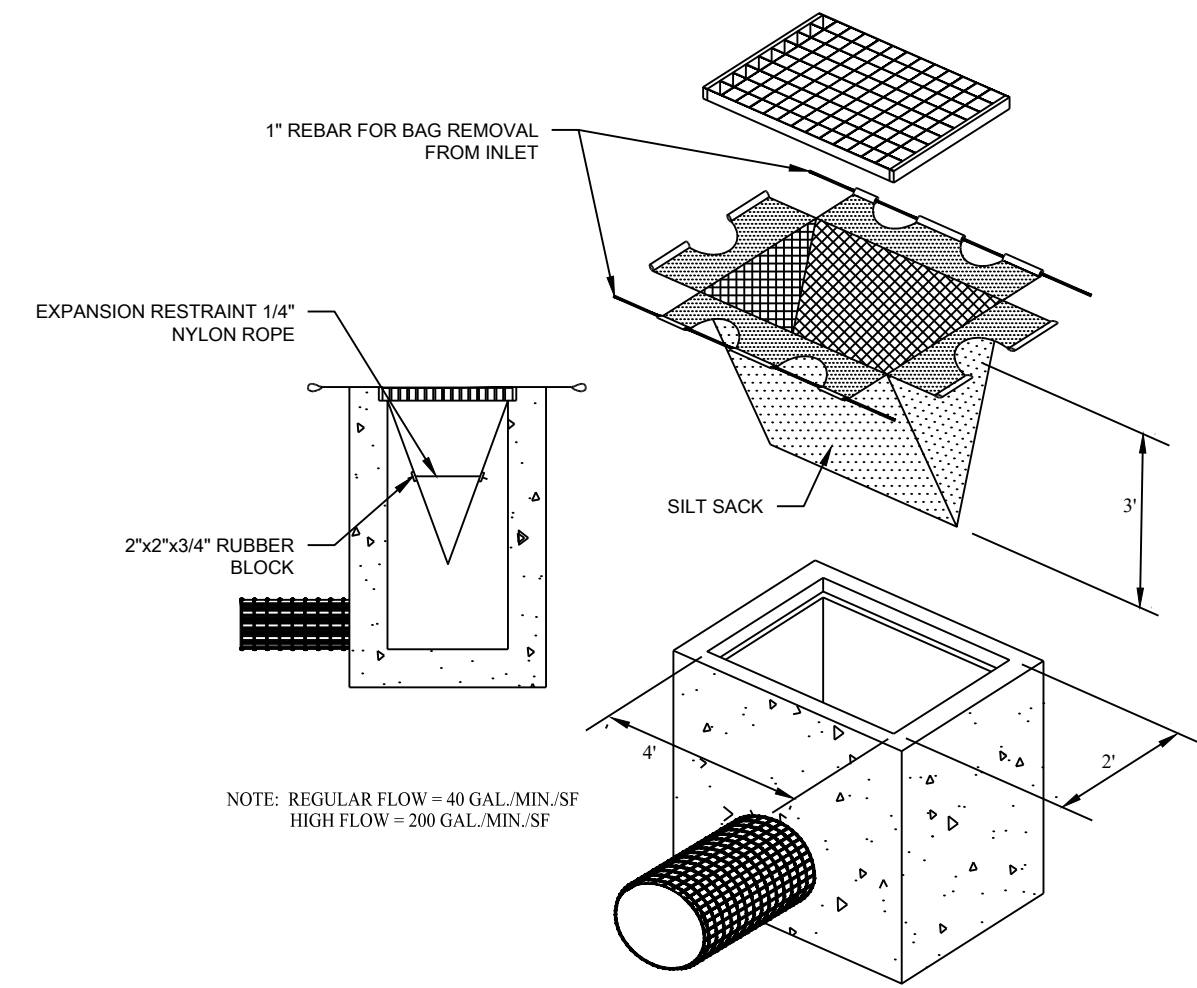
Contingency Erosion Plan
 The Contractor shall install all specified erosion control measures and will be required to maintain them in their intended functioning condition. The land use agents of the Town of Windsor Locks and Project Engineer shall have the authority to require supplemental maintenance or additional measures if field conditions are encountered beyond what would normally be anticipated.

Operation Requirements
Clearing, Grubbing & Demolition Operations:
 1. All sedimentation and erosion control measures will be installed prior to the start of clearing, grubbing and demolition operations.
 2. Following installation of all sedimentation and erosion control measures, the Contractor shall not proceed with grading, filling, or other construction operations until the Engineer of Record has inspected and approved all installations.
 3. The Contractor shall take extreme care during clearing, grubbing, and demolition operations so as not to disturb sedimentation and erosion control devices as well as existing landscaped areas.
 4. Following the completion of clearing, grubbing, and demolition operations, all areas shall be stabilized with topsoil and seeding, processed aggregate stone, or dispersed hay as soon as practical.

Final Grading and Paving Operations:
 1. Pavement sub-base and base courses shall be installed over areas to be paved as soon as final sub-grades are established and underground utilities and storm drainage systems have been installed.
 2. After construction of pavement, topsoil, final seeding, mulch and landscaping, remove all temporary erosion control devices only after all areas have been paved and/or grass has been well established and the site has been inspected and approved by the Engineer of Record.

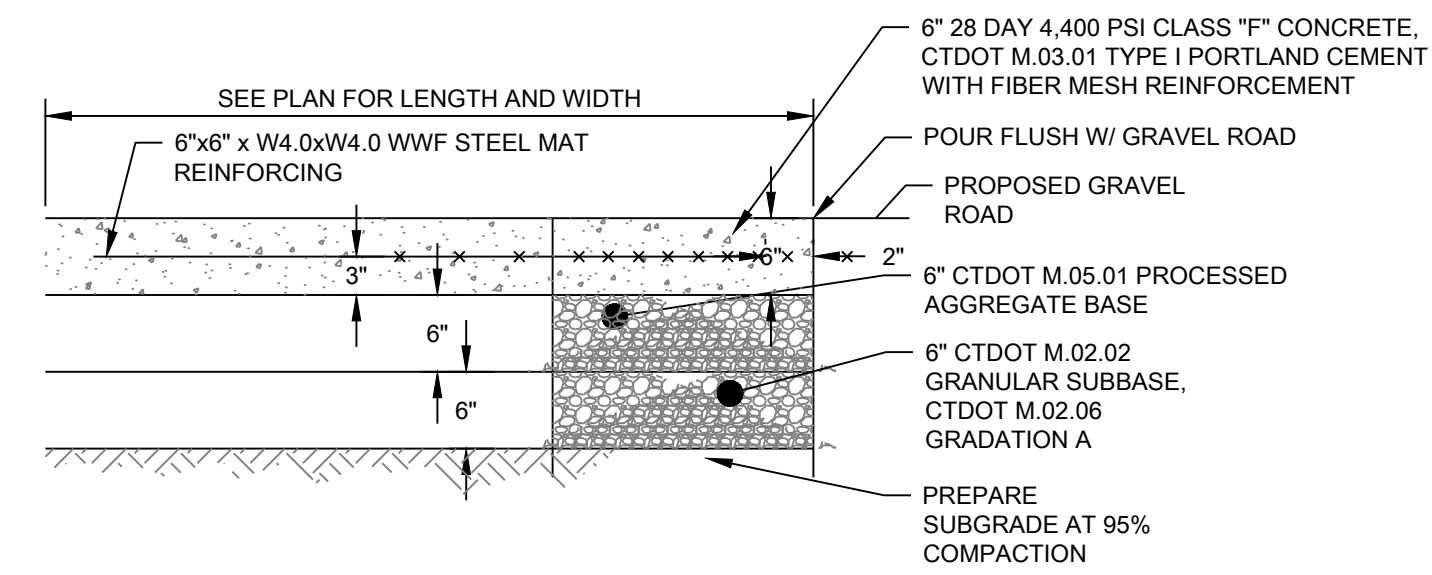
Installation of Sedimentation and Erosion Control Measures
 1. **Silt Sack Inlet Protection:**
 1.1. Remove catch basin grate and properly place the silt sack into the frame of the catch basin.
 1.2. Place grate back onto frame and ensure no portions of the silt sack have sagged into the catch basin.
 1.3. Once grate is placed back onto frame observe to see if silt sack is installed in a manner that will allow for sediment to be filtered out during storm events.

- Operation and Maintenance of Sedimentation and Erosion Control Measures**
- Silt Sack Inlet Protection:**
 - All silt sack inlet protection devices shall be inspected at a minimum weekly or after each rainfall. All deteriorate silt sacks and sacks that appear to have an excess of sediment shall be replaced and properly repositioned in accordance with this plan.
 - Sediment deposits shall be removed from the silt sacks when they exceed a couple inches of sediment within the catch basin.
- Erosion and Sediment Control Plan**
- Catch basins will be protected with silt sacks or other inlet protection devices per details, throughout the construction period and until all disturbed areas are thoroughly stabilized.
 - All erosion and sediment control measures will be installed in accordance with the standards and specifications of the Connecticut Guidelines for Soil Erosion and Sediment Control Manual, Latest Edition.
 - Erosion and sediment control measures will be installed prior to construction whenever possible.
 - All control measures will be maintained in effective condition throughout the construction period.
 - Additional control measures will be installed during the construction period, if necessary or required or as directed by the Engineer of Record or by local governing officials.
 - Sediment removed from erosion control structures will be disposed in a manner which is consistent with the intent and requirements of the erosion control plans, notes, and details.
 - The Owner is assigned the responsibility for implementing this erosion and sediment control plan, this responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan.



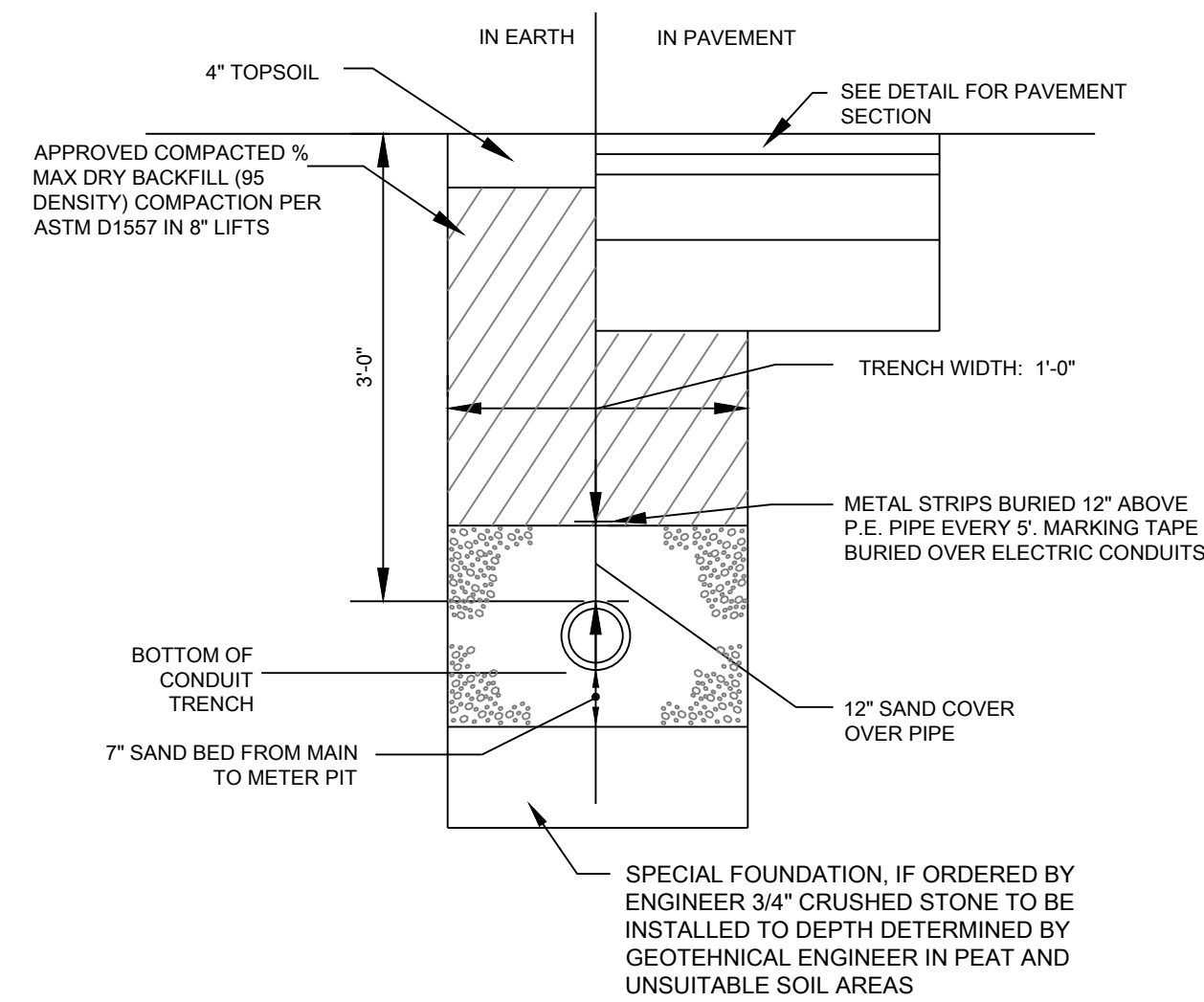
Silt Sack Inlet Protection Detail

Scale: NTS



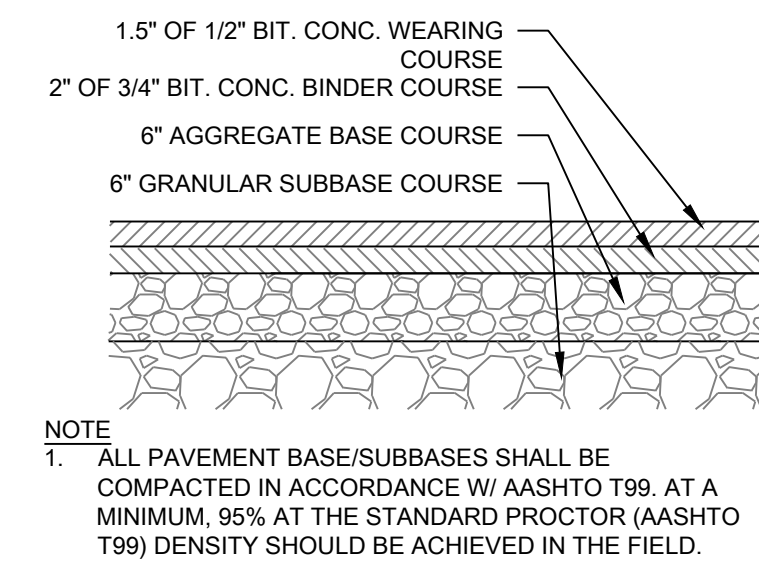
Concrete Utility Pad

Scale: NTS



Typical Electrical Trench

Scale: NTS



Standard Duty Bituminous Concrete Pavement

SCALE: NTS



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Sheet Information:

Plan Date:	04/17/26
Drawn By:	DJH
Checked By:	AWC
Approved By:	KMS

Sheet Title:
Construction, Soil Erosion & Sediment Control Details

Sheet Number:

3.01

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