



Melanie A. Bachman, Esq.  
Executive Director/Staff Attorney  
Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

August 10, 2020

RE: DOCKET NO. 476 - Eco-Site, Inc. and T-Mobile Northeast, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 248 Hall Hill Rd, Somers, Connecticut.

## Final Report

Dear Ms. Bachman:

In accordance with the Siting Council's February 15, 2018 approval of Docket No. 476 Certificate of Environmental Compatibility and Public Need ("Certificate") and its June 8, 2018 Development and Management Plan approval and subsequent approval of the D&M minor mod approval dated October 19, 2018, this letter will serve as the final report.

For clarity and in order to appropriately meet all requirements of the final report, the following will be addressed:

- (1) all agreements with abutters or other property owners regarding special maintenance precautions:
  - (a) **There are no agreements with abutters or other property owners regarding special maintenance precautions.**
- (2) significant modifications of the D&M plan that were required because of the property rights of underlying and adjoining owners or for other reasons;
  - (a) **There were no significant modifications of the D&M plan that were required.**
- (3) the location of construction materials which have been left in place in the form of culverts, erosion control structures along watercourses and steep slopes, and corduroy roads in regulated wetlands;
  - (a) **See the attached As-Built Survey showing final site conditions as well as the details included in the attached Sediment Control Details.**
- (4) the location of special areas where special planting and reseeding have been done; and
  - (a) **No significant special planting and reseeding took place. Disturbed areas were seeded and loamed per the attached Sediment Control Details.**
- (5) agreements between the certificate holder and public agencies authorizing public recreational use of the site to the extent of the certificate holder's property rights thereto.
  - (a) **There are no agreements between the certificate holder and public agencies authorizing public recreational use of the site.**
- (6) The final report shall also include the actual construction cost of the tower and associated equipment, including, but not limited to, the following costs: **See breakdown on following page**
  - (a) construction of the tower and associated equipment;
  - (b) site rehabilitation; and
  - (c) property acquisition for site or access to site.



Item	Sum of Amount
As Built Survey	4100
Survey Task - Pre-Con Staking	1870
1A Survey	7397.5
Bollards	3600
Building Permit	3271
Clearing & Grading	6500
Construction Drawings	3802.66
Contract Labor	12287.91
Crane Rental	6683.08
DV / LE / ZD's	3400
Electrical	7387.08
Electrical – From ROW to H-Frame	38500
FCC	310
Fences & Barriers	12500
Geotechnical Report	5915
Grounding – Compound & Tower Only	4500
Internal Labor	21367.27
Landscaping	2580
Lease	9941.5
NEPA	10270
Other Due Diligence	3285
Other Site Acquisition	115
Phase I	2500
SCIP	3650
Site Access Road Work	32500
Site Compound Work	18500
Site Signage	303.84
Steel	66125
Steel Shipping Costs	11921.88
Steel Tax	4259.52
Telco	800
Tower Erection (Includes Crane Rental)	8300
Tower Foundation Excav Only w Concrete	48000
Zoning Approval - All Other	37074.31
Zoning Approval - Legal	77641.33
<b>Grand Total</b>	<b>481158.88</b>

Should you have any questions regarding this final report, please feel free to contact me.

Sincerely,

Dan Wilson, Eco-Site  
Project Manager, Deployment  
352.584.9104

Copy to: Bob Mercer, CT Siting Council

GRADING & EXCAVATING NOTES:

- ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DEWATERING FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
- ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
- AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
- USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND  
-BE FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS  
-BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR
- REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
- PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
- REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.
- DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
- ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
- ALL CUT AND FILL SLOPES SHALL BE MAXIMUM 2 HORIZONTAL TO 1 VERTICAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING SITE VEHICLE TRAFFIC AS TO NOT ALLOW VEHICLES LEAVING THE SITE TO TRACK MUD ONTO PUBLIC STREETS. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING PUBLIC STREETS DUE TO MUDDY VEHICLES LEAVING THE SITE.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

- THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AND DETAILS AS SHOWN HEREIN AND STIPULATED WITHIN STATE STANDARDS SHALL BE FOLLOWED AND INSTALLED IN A MANNER SO AS TO MINIMIZE SEDIMENT LEAVING THE SITE.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR THE LOCAL JURISDICTION INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
- SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
- ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

SEEDING GUIDELINES:

FINAL STABILIZATION OF ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, SHALL BE LOAMED AND SEEDDED. LOAM SHALL BE PLACED AT A MINIMUM COMPACTED DEPTH OF 4". RECOMMENDED SEEDING DATES FOR PERMANENT VEGETATION SHALL BE BETWEEN JUNE 15 THROUGH AUGUST 1 AND SEPTEMBER 15 THROUGH OCTOBER 15. TEMPORARY VEGETATIVE MEASURES SHALL CONSIST OF AN ANNUAL OR PERENNIAL RYE GRASS WITH RECOMMENDED SEEDING DATES BEING FROM JUNE 1 THROUGH AUGUST 15 AND SEPTEMBER 30 THROUGH NOVEMBER 30.

EVALUATE PROPOSED COVER MATERIAL

BEFORE SPREADING COVER MATERIAL OVER THE DESIGNATED AREA, OBTAIN A REPRESENTATIVE SOIL SAMPLE AND SUBMIT TO A REPUTABLE SOIL TESTING LABORATORY FOR CHEMICAL AND PHYSICAL ANALYSIS. THE PRELIMINARY TEST IS NECESSARY TO DETERMINE THE REQUIRED INORGANIC AND/OR ORGANIC AMENDMENTS THAT ARE NEEDED TO ASSIST IN ESTABLISHING THE SEED MIXTURE IN AN ENVIRONMENTALLY AND ECONOMICALLY SOUND MANNER. THE RESULTS WILL GIVE THE COVER MATERIAL CHARACTERISTICS SUCH AS pH AND FERTILIZATION NEEDS. THESE RESULTS SHALL BE KEPT ON-SITE B THE CONTRACTOR AND AVAILABLE FOR REVIEW BY THE COUNTY.

SEED BED PREPARATION

PROPOSED COVER MATERIAL SHOULD BE SPREAD EVENLY OVER THE SITE AREA IN A MINIMUM 4" LIFT VIA BULLDOZER/BUCKET LOADER. USING THE INFORMATION FROM THE SOIL ANALYSIS, CAREFULLY CALCULATE THE QUANTITIES OF LIMESTONE AND PRE-PLANT FERTILIZER NEEDED PRIOR TO APPLYING. PRE-PLANT AMENDMENTS CAN BE APPLIED WITH A BROADCAST AND/OR DROP SEEDER AND INCORPORATED WITH AN OFFSET DISK, YORK RAKE, AND/OR HAND RAKE. AFTER INCORPORATION THE PRE-PLANT SOIL AMENDMENTS, THE SEED BED SHOULD BE SMOOTH AND FIRM PRIOR TO SEEDING. THE FOLLOWING SEED MIXTURES SHALL BE USED AS NOTED:

SEED MIXTURE

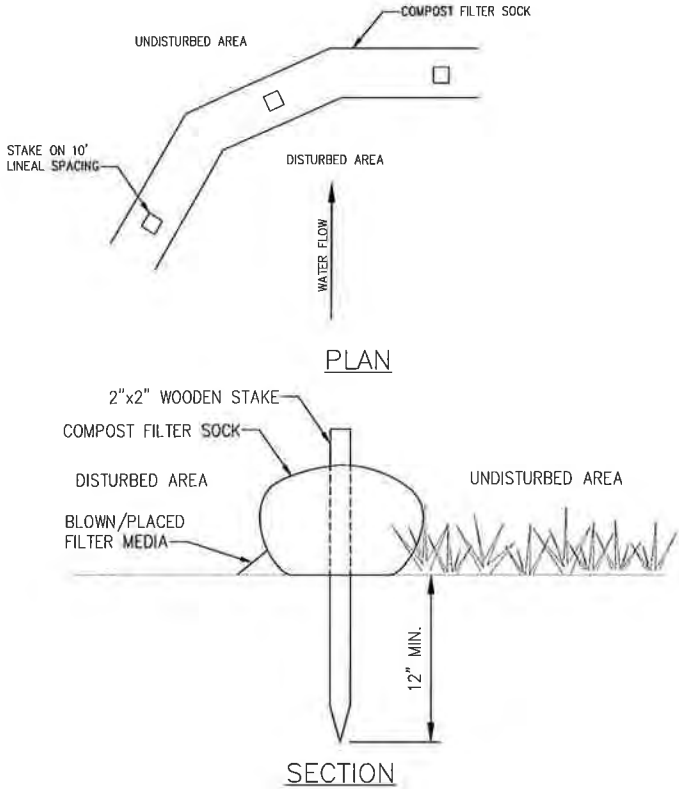
SPECIES/VARIETY	LBS/ACRE
CREeping RED	20
FESCUE	20
KENTUCKY BLUEGRASS	5
PERENNIAL RYEGRASS	

SEED TIME AND METHOD

THE PREFERRED TIME FOR SEEDING THE COOL SEASON MIXTURE IS LATE SUMMER. SOIL AND AIR TEMPERATURES ARE IDEAL FOR SEED GERMINATION AND SEEDING GROWTH. WEED COMPETITION IS REDUCED BECAUSE SEEDS OF MANY WEED SPECIES GERMINATE EARLIER IN THE GROWING SEASON. ADDITIONALLY, HERBICIDE USE IS GREATLY REDUCED. HOWEVER, SEEDING MAY BE DONE AT ANY OF THE ABOVE NOTED TIMES.

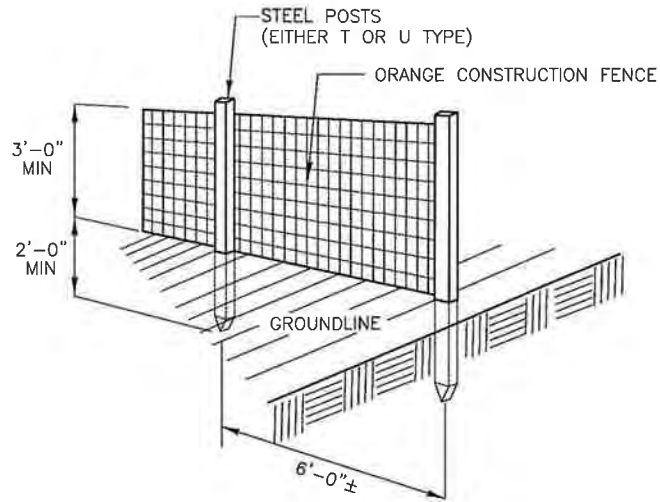
MULCHING

NEWLY SEEDDED AREAS SHOULD BE MULCHED TO INSURE ADEQUATE MOISTURE FOR SUCCESSFUL TURF ESTABLISHMENT AND TO PROTECT AGAINST SURFACE MOVEMENT OF SEDIMENT-BOUND AGROCHEMICALS AND SOIL EROSION. IF MULCHING PROCEDURES ARE NOT SPECIFIED ON PLANS, APPLY GOOD QUALITY STRAW OR HAY AT A RATE OF 2 BALES/1000 SQ. FT. OTHER COMMERCIALY AVAILABLE MULCHES CAN BE USED.



- NOTES:
- FILTER SOCK SHALL BE INSTALLED ON EXISTING LEVEL GRADE.
  - TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
  - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
  - SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
  - BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTO DEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
  - UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

1 COMPOST FILTER SOCK  
NOT TO SCALE



2 CONSTRUCTION FENCE DETAIL  
NOT TO SCALE

INFINIGY

1033 Westerville Street, Suite 100, Albany, NY 12205  
Phone: 518-460-0775  
www.infinigy.com

Mobile

STATE OF CONNECTICUT

JOHN S. STEVENS

No. 24705

JUN 15 2018

PROFESSIONAL ENGINEER

1	ISSUED FOR CONSTRUCTION	SKB	06/13/18
0	FOR PERMIT	SKB	5/9/18
No.	Submital / Revision	App'd	Date

Drawn: SKB Date: 5/9/18  
Designed: AJD Date: 5/9/18  
Checked: AJD Date: 5/9/18

Project Number:  
502-005

Project Title:  
BLUE RIDGE  
CT-0005A

248 HALL HILL ROAD  
SOMERS, CT 06071

Prepared For:  
Eco-Site

Drawing Title:  
GRADING & EROSION  
SEDIMENT CONTROL  
NOTES & DETAILS

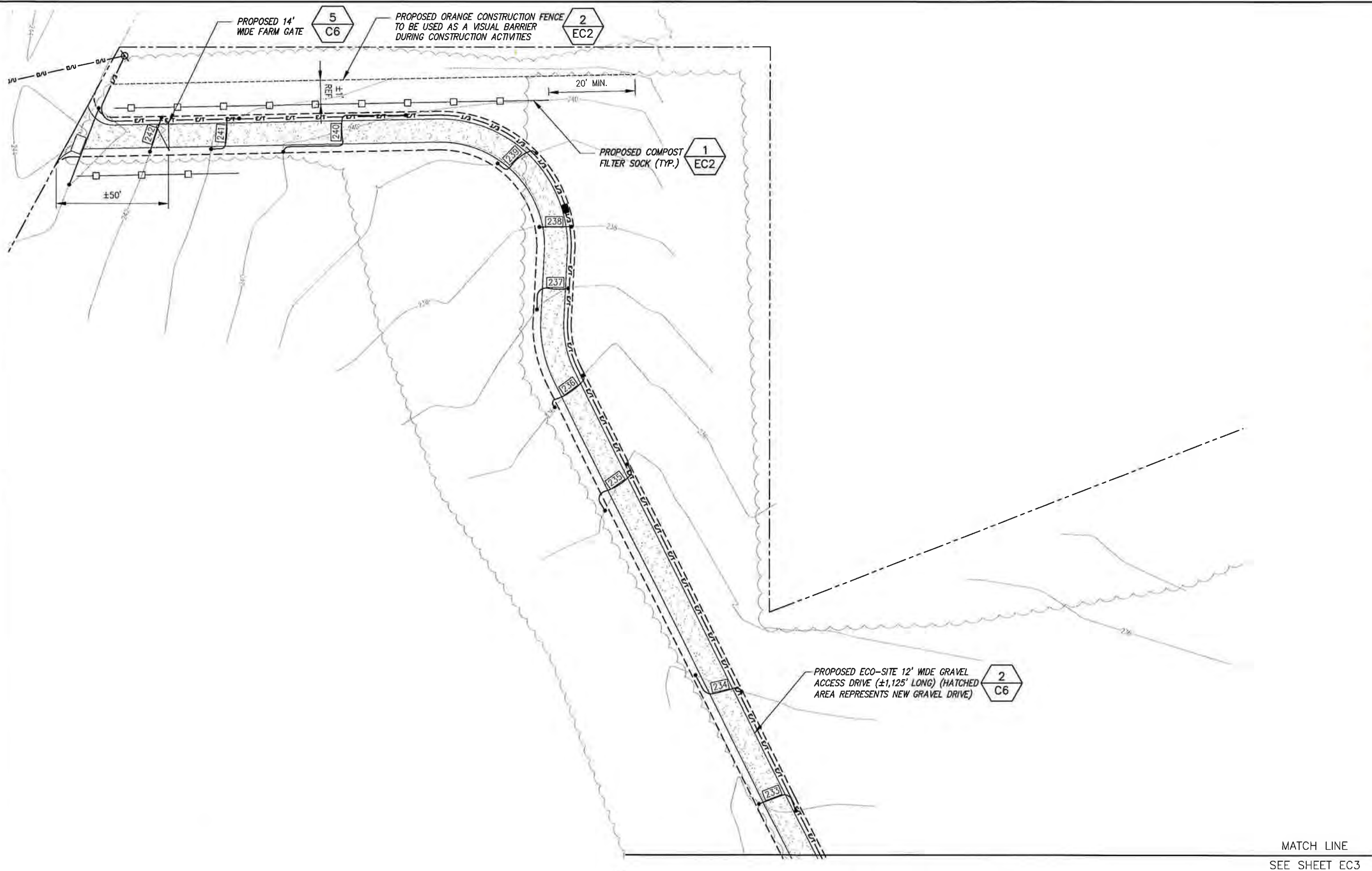
Drawing Scale:  
CD

Date:  
6/13/18

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APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number:  
EC1





APPROX. NORTH

1 GRADING PLAN  
SCALE: AS NOTED

CUT AND FILL QUANTITIES:  
• ALONG ACCESS DRIVE THE AMOUNT OF CUT IS TO BE EQUAL TO THE AMOUNT OF FILL  
• AT THE COMPOUND THE AMOUNT OF CUT AND FILL IS ESTIMATED TO BE:  
CUT - 36 CUBIC YARDS  
FILL - 9 CUBIC YARDS

DRAWING SCALE  
50 25' 0 25' 50'  
SCALE (11x17): 1" = 50'-0"  
SCALE (22x34): 1" = 25'-0"

INFINIGY  
1033 Watervliet Shaker Road Albany, NY 12205  
Phone: 518-496-0790 Fax: 518-496-0793  
www.infinigy.com

-Mobile-



1	ISSUED FOR CONSTRUCTION	SKB	06/13/18
0	FOR PERMIT	SKB	5/9/18
No.	Submitted / Revision	App'd	Date

Drawn: SKB Date: 5/9/18  
Designed: A.D. Date: 5/9/18  
Checked: A.D. Date: 5/9/18

Project Number:  
502-005

Project Title:  
BLUE RIDGE  
CT-0005A

248 HALL HILL ROAD  
SOMERS, CT 06071

Prepared For:  
Eco-Site

Drawing Title:  
GRADING PLAN

Drawing Scale:  
CD  
Date:  
6/13/18

UNAUTHORIZED ALTERATION OR ADDITION  
TO THIS DOCUMENT IS A VIOLATION OF  
APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number:

EC2



1	ISSUED FOR CONSTRUCTION	SKB	05/13/18
0	FOR PERMIT	SKB	5/9/18
No.	Substantial / Revision	App'd	Date

Drawn: SKB Date: 5/9/18  
Designed: A.D. Date: 5/9/18  
Checked: A.D. Date: 5/9/18

Project Number:  
502-005

Project Title:  
BLUE RIDGE  
CT-0005A

248 HALL HILL ROAD  
SOMERS, CT 06071

Prepared For:

Eco-Site

Drawing Title:  
GRADING PLAN (CON'T)

Drawing Scale:  
Date: 6/13/18  
CD

UNAUTHORIZED ALTERATION OR ADDITION  
TO THIS DOCUMENT IS A VIOLATION OF  
APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number:

EC3

MATCH LINE  
SEE SHEET EC2

PROPOSED ECO-SITE 12' WIDE GRAVEL  
ACCESS DRIVE (±1,125' LONG) (HATCHED  
AREA REPRESENTS NEW GRAVEL DRIVE)

2  
C6

PROPOSED ORANGE CONSTRUCTION FENCE  
TO BE USED AS A VISUAL BARRIER  
DURING CONSTRUCTION ACTIVITIES

2  
EC1

PROPOSED COMPOST  
FILTER SOCK (TYP.)

1  
EC1

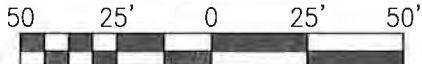


APPROX. NORTH

1  
GRADING PLAN  
SCALE: AS NOTED

CUT AND FILL QUANTITIES:  
• ALONG ACCESS DRIVE THE AMOUNT  
OF CUT IS TO BE EQUAL TO THE  
AMOUNT OF FILL.  
• AT THE COMPOUND THE AMOUNT OF  
CUT AND FILL IS ESTIMATED TO BE:  
CUT = 36 CUBIC YARDS  
FILL = 9 CUBIC YARDS

DRAWING SCALE



SCALE (11x17): 1" = 50'-0"  
SCALE (22x34): 1" = 25'-0"



PROPOSED 20' WIDE ACCESS AND UTILITY EASEMENT:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE TOWN OF SOMERS, COUNTY OF TOLLAND AND STATE OF CONNECTICUT, BEING A PORTION OF LAND CONVEYED TO DEBRA ROMANO BY CERTIFICATE OF DEVEISE DATED MAY 30, 2014 IN THE STATE OF CONNECTICUT COURT OF PROBATE AND FILED IN VOLUME 330 AT PAGE 868, AND ALSO BEING MORE FULLY DESCRIBED IN VOLUME 286 AT PAGE 550 OF THE TOWN OF SOMERS CLERKS OFFICE, BOUNDED AND DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTH-WESTERLY CORNER OF SAID LANDS OF DEBRA ROMANO, SAID POINT ALSO BEING LOCATED ON THE EASTERLY BOUNDS OF HALL HILL ROAD, THENCE FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERLY BOUNDARY OF HALL HILL ROAD S. 30°-26'-38" W. A DISTANCE OF 11.83' TO THE POINT AND PLACE OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING CONTINUING ALONG THE EASTERLY BOUNDS OF HALL HILL ROAD:

A1) S. 30° 26' 38" W. 23.80' TO A POINT, THENCE THROUGH THE SAID LANDS OF DEBRA ROMANO THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

A2) N. 87° 38' 09" E. 215.69', THENCE  
A3) S. 08° 36' 35" E. 172.96', THENCE  
A4) S. 37° 52' 28" E. 147.07', THENCE  
A5) S. 21° 25' 56" E. 303.55', THENCE  
A6) S. 66° 04' 51" E. 52.90', THENCE  
A7) N. 70° 41' 18" E. 167.76', THENCE  
A8) S. 19° 18' 42" E. 45.00', TO THE NORTH-WESTERLY CORNER OF A HEREIN DESCRIBED PROPOSED 100' X 100' LEASE AREA EASEMENT, THENCE ALONG THE NORTHERLY BOUNDS OF SAID PROPOSED 100' X 100' LEASE AREA EASEMENT  
A9) N. 70° 41' 18" E. 60.00', TO A POINT, THENCE CONTINUING THROUGH THE SAID LANDS OF DEBRA ROMANO  
A10) N. 19° 18' 42" W. 30.00', THENCE  
A11) S. 70° 41' 18" W. 40.00', THENCE  
A12) N. 19° 18' 42" W. 35.00', THENCE  
A13) S. 70° 41' 18" W. 179.25', THENCE  
A14) N. 66° 04' 51" W. 36.77', THENCE  
A15) N. 21° 25' 56" W. 298.23', THENCE  
A16) N. 37° 52' 28" W. 144.74', THENCE  
A17) N. 08° 36' 35" W. 185.67', THENCE  
A18) S. 87° 38' 09" W. 220.77', TO A POINT ON THE EASTERLY BOUNDARY OF HALL HILL ROAD AND POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 0.541 ACRES, MORE OR LESS.

100' X 100' LEASE AREA EASEMENT

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE TOWN OF SOMERS, COUNTY OF TOLLAND AND STATE OF CONNECTICUT, BEING A PORTION OF LAND CONVEYED TO DEBRA ROMANO BY CERTIFICATE OF DEVEISE DATED MAY 30, 2014 IN THE STATE OF CONNECTICUT COURT OF PROBATE AND FILED IN VOLUME 330 AT PAGE 868, AND ALSO BEING MORE FULLY DESCRIBED IN VOLUME 286 AT PAGE 550 OF THE TOWN OF SOMERS CLERKS OFFICE, BOUNDED AND DESCRIBED AS FOLLOWS.

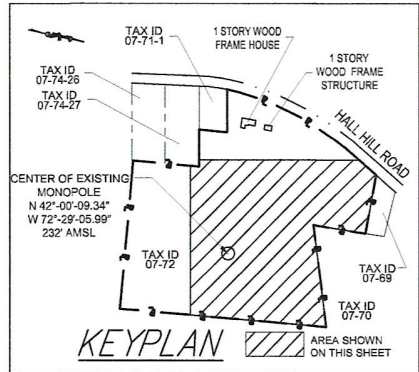
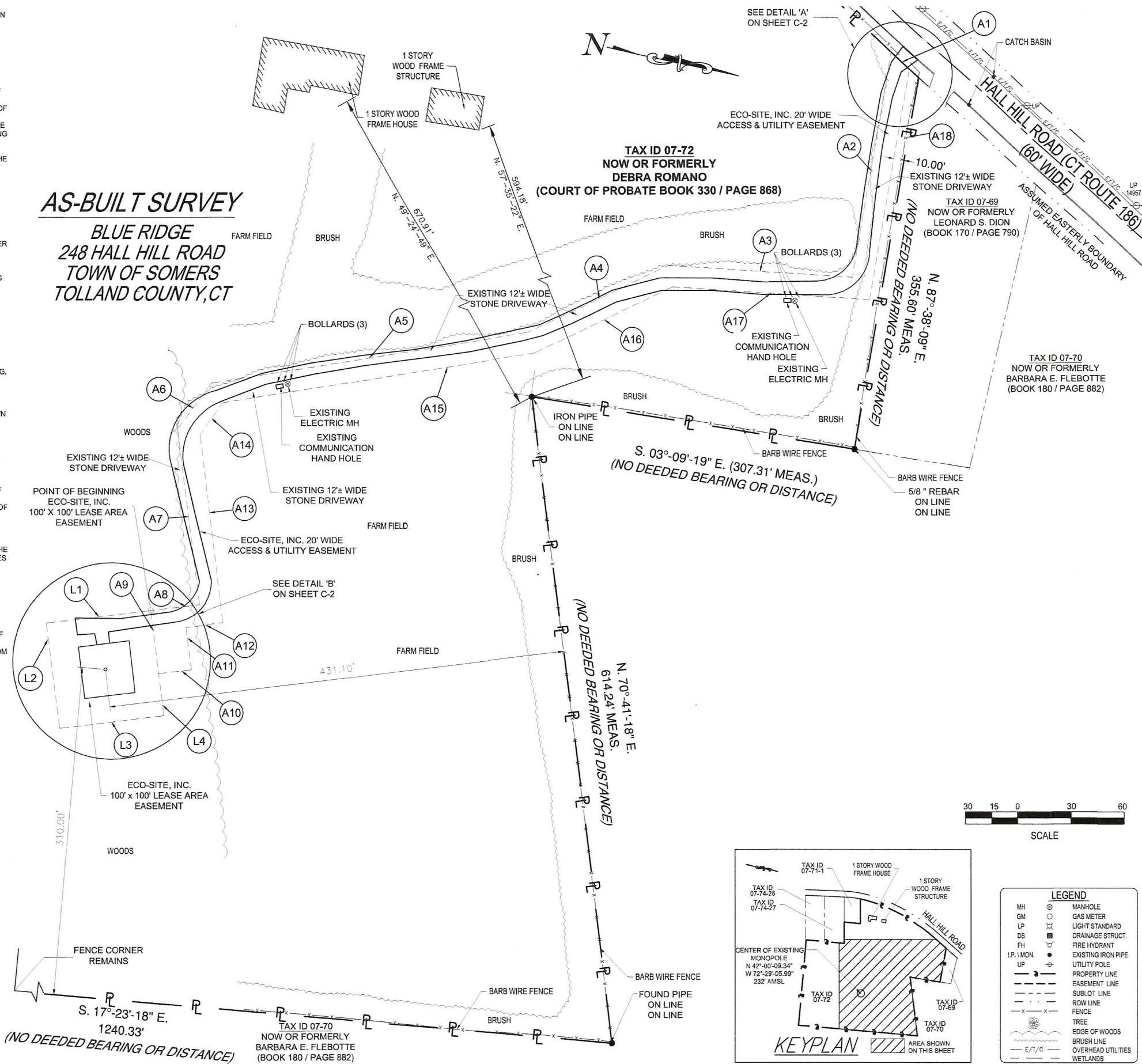
COMMENCING AT THE NORTH-WESTERLY CORNER OF SAID LANDS OF DEBRA ROMANO, SAID POINT ALSO BEING LOCATED ON THE EASTERLY BOUNDS OF HALL HILL ROAD, THENCE FROM SAID POINT OF COMMENCEMENT, ALONG SAID EASTERLY BOUNDARY OF HALL HILL ROAD S. 30°-26'-38" W. A DISTANCE OF 11.83' TO A POINT, THENCE CONTINUING ALONG SAID EASTERLY BOUNDS OF HALL HILL ROAD:

A1) S. 30° 26' 38" W. 23.80' TO A POINT, THENCE THROUGH THE SAID LANDS OF DEBRA ROMANO THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

A2) N. 87° 38' 09" E. 215.69', THENCE  
A3) S. 08° 36' 35" E. 172.96', THENCE  
A4) S. 37° 52' 28" E. 147.07', THENCE  
A5) S. 21° 25' 56" E. 303.55', THENCE  
A6) S. 66° 04' 51" E. 52.90', THENCE  
A7) N. 70° 41' 18" E. 167.76', THENCE  
A8) S. 19° 18' 42" E. 45.00', TO NORTH-WESTERLY CORNER OF THE HEREIN DESCRIBED PROPOSED 100' X 100' LEASE AREA EASEMENT AND THE POINT AND PLACE OF BEGINNING, THENCE FROM SAID POINT AND PLACE OF BEGINNING CONTINUING THROUGH THE SAID LANDS DEBRA ROMANO THE FOLLOWING FOUR (4) COURSES:

L1) S. 19° 18' 42" E. 100.00', THENCE  
L2) N. 70° 41' 18" E. 100.00', THENCE  
L3) N. 19° 18' 42" W. 100.00', THENCE  
L4) S. 70° 41' 18" W. 100.00', TO THE POINT AND PLACE OF BEGINNING, CONTAINING AREA AN OF 0.230 ACRES MORE OR LESS

AS-BUILT SURVEY  
BLUE RIDGE  
248 HALL HILL ROAD  
TOWN OF SOMERS  
TOLLAND COUNTY, CT



LEGEND	
MH	MANHOLE
GM	GAS METER
LP	LIGHT STANDARD
DS	DRAINAGE STRUCT.
FH	FIRE HYDRANT
I.P. MON.	EXISTING IRON PIPE
UP	UTILITY POLE
---	PROPERTY LINE
- - -	EASEMENT LINE
- · - · -	SUBLOT LINE
- · - · -	ROW LINE
- x - x -	FENCE
○	TREE
~~~~~	EDGE OF WOODS
- · - · -	BRUSH LINE
- - -	OVERHEAD UTILITIES
- · - · -	WETLANDS

PLANS PREPARED BY:

**INFINIGY** Design. Build. Deliver.

1033 Watervliet Shaker Rd  
Albany, NY 12205  
Office # (518) 690-0790  
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JOB NUMBER XXX-XXX

MLA PARTNERS

**Eco-Site**

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NORTH CAROLINA 27707

SURVEY LICENSE:

EARLE C. NEWMAN - P.L.S. No. 15616

CONSULTANT:

**NORTHEAST TOWER SURVEYING, INC.**  
140 West Maplemere Road Williamsville, New York 14221  
(716) 830-1557  
PROJECT NUMBER 18-338

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REVISIONS:			
DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	12/16/18	DSA	EN

SITE NAME:

**BLUE RIDGE**

SITE ADDRESS:

**248 HALL HILL ROAD  
SOMERS, CT 06071  
TOLLAND COUNTY**

SHEET DESCRIPTION:

**AS-BUILT SURVEY  
SHEET 1 OF 2**

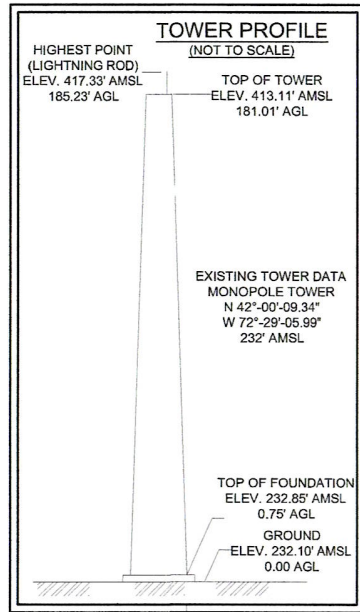
SHEET NUMBER:

**C-1**

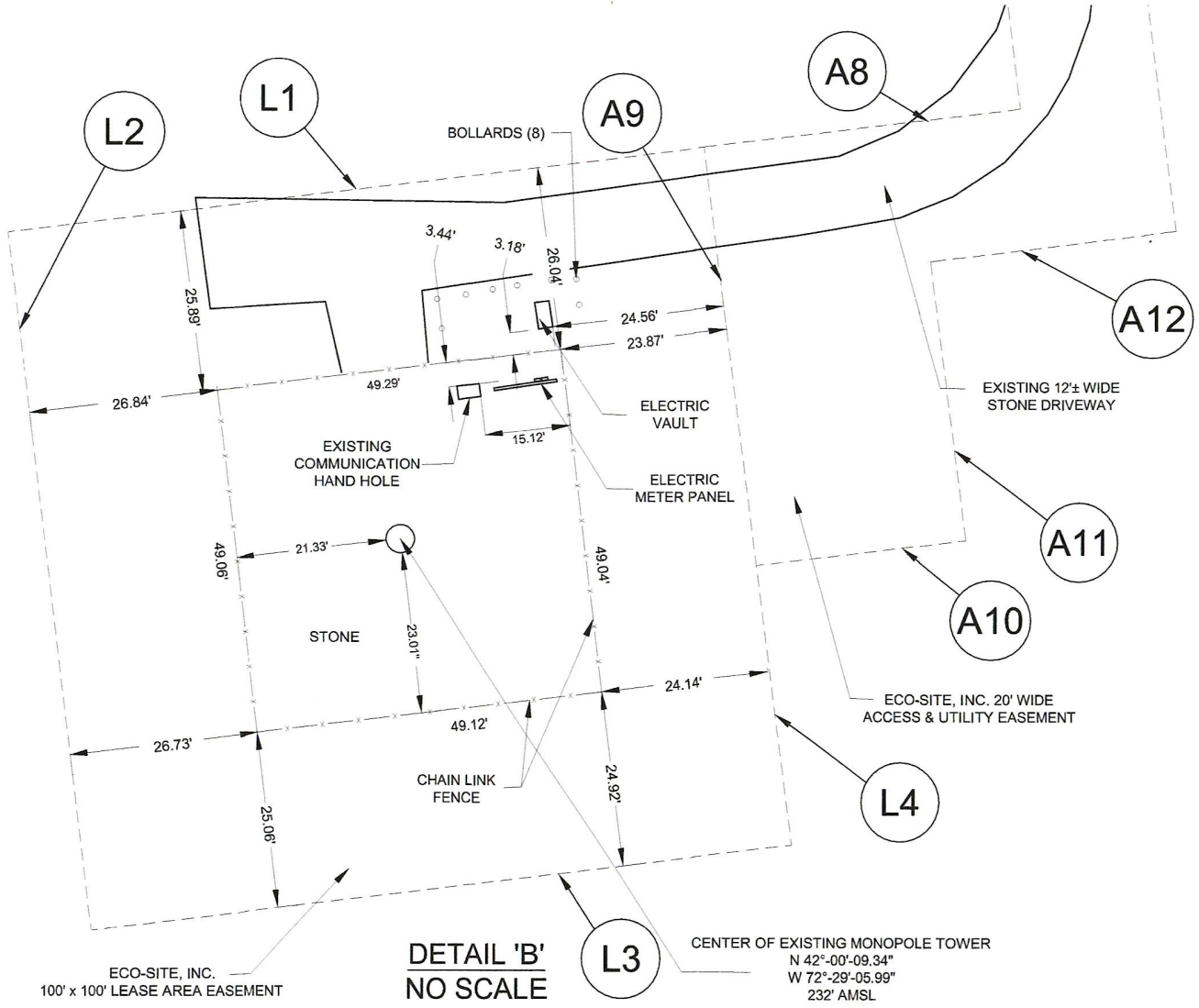


GENERAL NOTES:

- SUBSURFACE UTILITIES WERE NOT LOCATED OR SURVEYED BY NORTHEAST TOWER SURVEYING, INC. AS PART OF THIS SURVEY. PERSONS DEPENDING ON THIS DOCUMENT SHOULD CONTACT THE LOCAL UNDERGROUND UTILITY LOCATING AGENCY PRIOR TO COMMENCING ANY EARTH MOVING OPERATIONS OR OTHER NEW CONSTRUCTION ACTIVITIES. CALL 811 OR 1-800-922-4455.
- PARCEL IS SUBJECT TO ANY EASEMENTS, EITHER RECORDED OR UNRECORDED.
- ONLY COPIES FROM THE ORIGINAL SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
- SURVEY NOT INTENDED FOR THE CONVEYANCE OF THE SUBJECT PROPERTY/PARCEL SURVEYED. SURVEY ONLY PROVIDED IN CONJUNCTION WITH PLANNING, ZONING AND PERMITTING REQUIREMENTS. USE OF THIS SURVEY BY ANYONE OTHER THAN ECO-SITE, INC. IS STRICTLY PROHIBITED.
- PROPERTY LINES ESTABLISHED USING A COMBINATION OF A FIELD SURVEY OF EXISTING FIELD MONUMENTATION AND THE PARENT PARCEL DESCRIPTION, AS WELL AS RECORD DOCUMENTATION. EXISTING SURVEYED SITE CONDITIONS ARE BASED ON A FIELD DATA COLLECTED ON DECEMBER 2, 2018.
- ADJOINER BOUNDARY INFORMATION SHOWN HEREON MAP IS BASED ON TOWN OF SOMERS CLERK'S OFFICE DATA AS OF DECEMBER 26, 2016 AND IS NOT INTENDED TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY OF LOTS SHOWN OUTSIDE OF SAID SUBJECT PARCEL.
- PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON GROUND SURVEY USING GLOBAL POSITIONING SYSTEM (GPS) ON DECEMBER 16, 2018. HORIZONTAL DATUM NAD83 AND VERTICAL NAVD88.
- THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON 03/15/10. THE TYPE OF SURVEY PERFORMED IS A COMPILATION PLAN AND IS PERFORMED AND MAPPED CONSISTENT WITH A-1. SEE TABLE A THIS SHEET FOR MORE DETAIL.



**AS-BUILT SURVEY**  
**BLUE RIDGE**  
**248 HALL HILL ROAD**  
**TOWN OF SOMERS**  
**TOLLAND COUNTY, CT**



**TABLE A**  
Regulations of Connecticut State Agencies

Sec. 20-300b-11. Classes of Accuracy

(a) Conversion to and from the metric system shall use the U. S. Survey Foot, which is defined as one meter is equal to 39.37 inches. When converting meters to feet the conversion is exactly 1937 divided by 1200, which when expressed to twelve places is 3.280833333333.

(b) Horizontal Accuracy

Each survey depicting horizontal locations shall conform to a Horizontal Accuracy Class the tolerance of which is defined as follows:

Class	Positional	Feet	Meters	Linear (1:ve ratio for D=100)	Angular
A-A	1:15,000	±0.01'	±0.003m	(1:22,500 at D=225' (69m))	±5"
A-1	1:10,000	±0.01'	±0.003m	(1:15,000 at D=150' (46m))	±10"
A-2	1:5,000	±0.02'	±0.006m	(1:7,500 at D=150' (46m))	±20"
B	1:1,000	±0.5'	±0.15m	(1:1,500 at D=750' (229m))	±5'
C	±2'	±2'	±0.6m		±30'
D				compilation of existing data-NOT A FIELD SURVEY	

Linear accuracies expressed as "N" apply to distances less than "N" those prescribed as a ratio. Additional accuracy standards for measurements made using Global Navigation Satellite Systems (GNSS) have relative positional accuracy of a ninety five percent level, and are defined as:

Class	Confidence Level		Minimum Spacing
	Feet	Meters	
G-A	0.033" ± 1 PPM	1.0 cm ± 1 PPM	500'
G-1	0.040" ± 2 PPM	1.5 cm ± 2 PPM	500'
G-2	0.067" ± 3 PPM	2.0 cm ± 3 PPM	333'
G-B	0.33" ± 10 PPM	0.10 m ± 10 PPM	N/A

(c) Vertical Accuracy

Each survey depicting vertical location shall conform to a Vertical Accuracy Class the tolerance of which is defined as follows:

Class	Level Loop Closure Greater Than One Mile		Level Loop Closure Less Than One Mile	
	Feet	Meters	Feet	Meters
V-1	±0.02' (N)	±0.005' (N)	±0.005' (N)	±0.002' (N)
V-2	±0.035' (N)	±0.008' (N)	±0.010' (N)	±0.003' (N)
V-3	±0.05' (N)	±0.012' (N)	±0.020' (N)	±0.006' (N)

Class V-1 has a GNSS Vertical Accuracy (95% confidence level in feet) of 0.006 feet.  
Class V-2 has a GNSS Vertical Accuracy (95% confidence level in feet) of 0.014 feet.  
M or K = The length of the level loop in miles/kilometers.  
N = The number of instrument setups in the level loop.

\* GNSS only: The surveyor expresses his or her opinion that the differences between heights resulting from repeat observations would not exceed the stated accuracy levels.

(d) Topographic Survey Accuracy

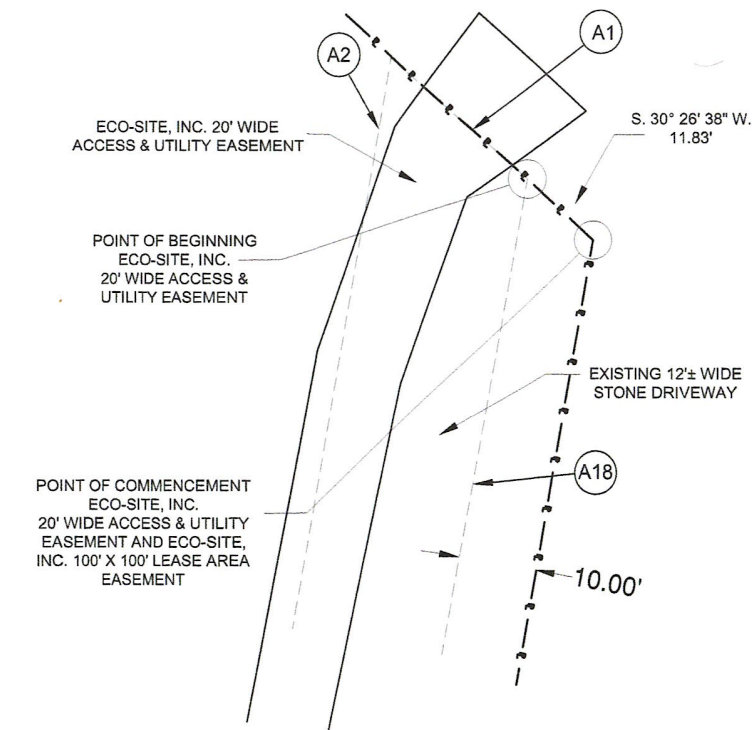
Each Topographic Survey shall conform to a Topographic Accuracy Class, the tolerance of which is defined as follows:

Class	Horizontal Position	Contour Interval Test	
		Feet	Meters
T-1	1/4" of map scale	1/4" of map scale	90% within 1/3 contour interval
T-2	1/8" of map scale	1/8" of map scale	80% within 1/3 contour interval

T-1: This class of topographic map applies to photogrammetric maps for which the surveyor provides the horizontal and vertical control. Refer to the "National Map Standards for Photogrammetric Mapping" for requirements.

T-2: This class of map standard applies to topographic maps compiled from various sources of information not necessarily verified by the surveyor.

In using Topographic Accuracy Class T-1 or T-2, the surveyor is expressing confidence that should a test profile be run in the field, a plotted comparison with a profile section from the map shall be in accordance within the above criteria and the accuracy shall be within the contour interval.



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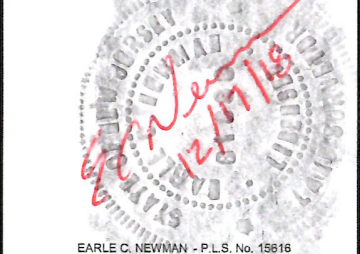
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SHEET DESCRIPTION:

**AS-BUILT SURVEY**  
SHEET 2 OF 2

SHEET NUMBER:

**C-2**