

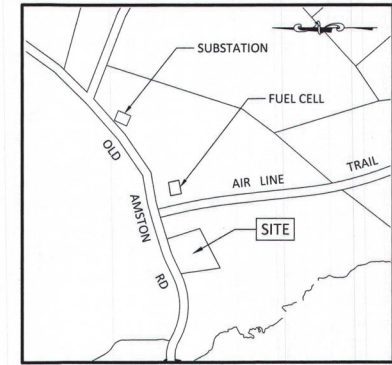
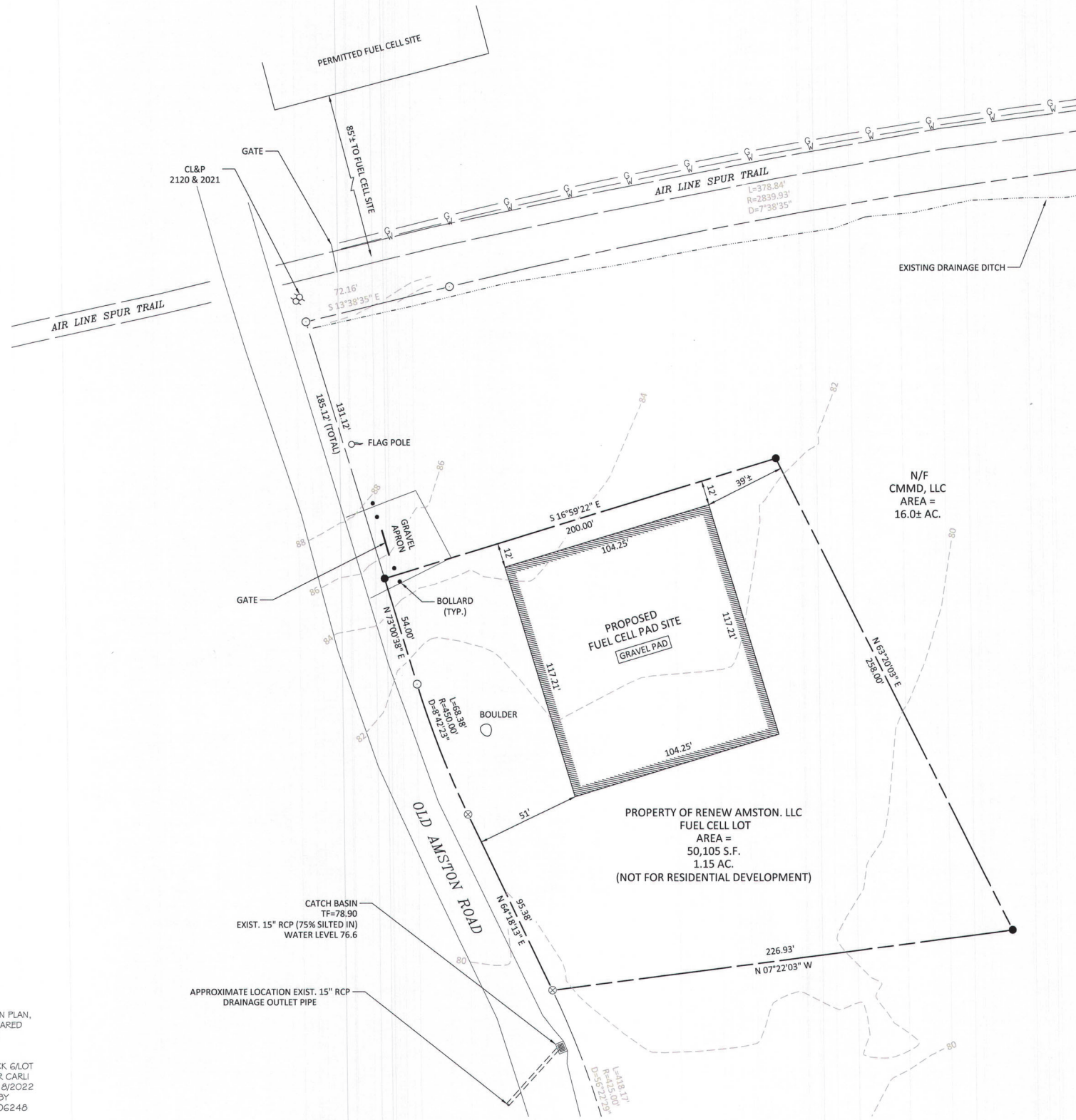
Exhibit A

LEGEND:

These standard symbols will be found in the drawing.

- — — — — PROPERTY LINE
- - - - - EXISTING CONTOUR
- IRON PIN
- IRON PIN TO BE SET
- ⊗ ANGLE POINT

PER MAP REF. #1



Designed By: MAR
 Drawn By: SAM
 Checked By: MAR
 CAD File: 20070_FUEL_CELL_LOT



Rev.	Date	By	Revision
1	2/15/22	SAM	TITLE BLOCK
2	7/12/22	SAM	GRAVEL PAD DIMENSIONS
3	7/31/22	SAM	NOTES

Drawing date: 1/18/2022
 Drawing Scale: 1" = 30'

IMPROVEMENT LOCATION / TOPOGRAPHIC SURVEY
 PROJECT TITLE: MAP 6/BLOCK 6/LOT 17 COLCHESTER, CT
 OLD AMSTON ROAD
 PREPARED FOR: RENEW AMSTON, LLC
 Colchester, CT
 PO BOX 794

CIVIL ENGINEERING CONSULTANTS
 63 NORWICH AVENUE SUITE 202
 COLCHESTER, CT
 06031-6003



ROB HELLSTROM
 LAND SURVEYING LLC
 32 MAIN STREET
 HEBRON, CT., 06248
 (860) 228-9853
 hellstromsurveying@yahoo.com
 www.RHL5GT.com

Mailing Address:
 P.O. BOX 378
 HEBRON, CT. 06248

Drawing #: 1 OF 1
 Job #: 20-115

MAP REFERENCE:

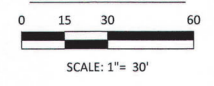
- "PROPERTY BOUNDARY PLAN, CAR REMOVAL AND RESTORATION PLAN, TONY'S JUNK YARD, MAP 26 LOT 17 OLD AMSTON ROAD, PREPARED FOR NUNZIO A. GALATRO, COLCHESTER, CONNECTICUT", SCALE 1"=100', FILE A-09-067-BND, BY DUTTON ASSOCIATES, LLC.
- "IMPROVEMENT LOCATION SURVEY PROJECT TITLE: MAP 6/BLOCK 6/LOT 17 OLD AMSTON ROAD COLCHESTER, CT PREPARED FOR: PETER CARLI 14 CHESTNUT HILL ROAD COLCHESTER, CT" DRAWING DATE: 1/18/2022 DRAWING SCALE: 1"=30', DRAWING # 1 OF 1, JOB #: 20-115 BY ROB HELLSTROM LAND SURVEYING 32 MAIN ST. HEBRON, CT. 06248

MAP STANDARD NOTES

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019;

THE TYPE OF SURVEY: IMPROVEMENT LOCATION / TOPOGRAPHIC SURVEY
 BOUNDARY DETERMINATION CATEGORY: RESURVEY
 HORIZONTAL ACCURACY CLASS: A-2
 TOPOGRAPHIC ACCURACY CLASS: T-2
 TOPOGRAPHIC SURVEY PERFORMED ON 11/12/21
 DATUM: ASSUMED

PLAN VIEW



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

THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL.
 Robert W. Hellstrom, L.S. #13626



CSC PERMIT SET

NO	DATE	REVISION
0	07/25/22	FOR PERMIT: RCB
1		
2		
3		
4		
5		
6		

DESIGN PROFESSIONAL OF RECORD

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

OWNER: RENEW DEVELOPERS, LLC
ADDRESS: 123 SALEM ROAD COLCHESTER, CT 06415

OLD AMSTON ROAD FUEL CELL POWER PLANT

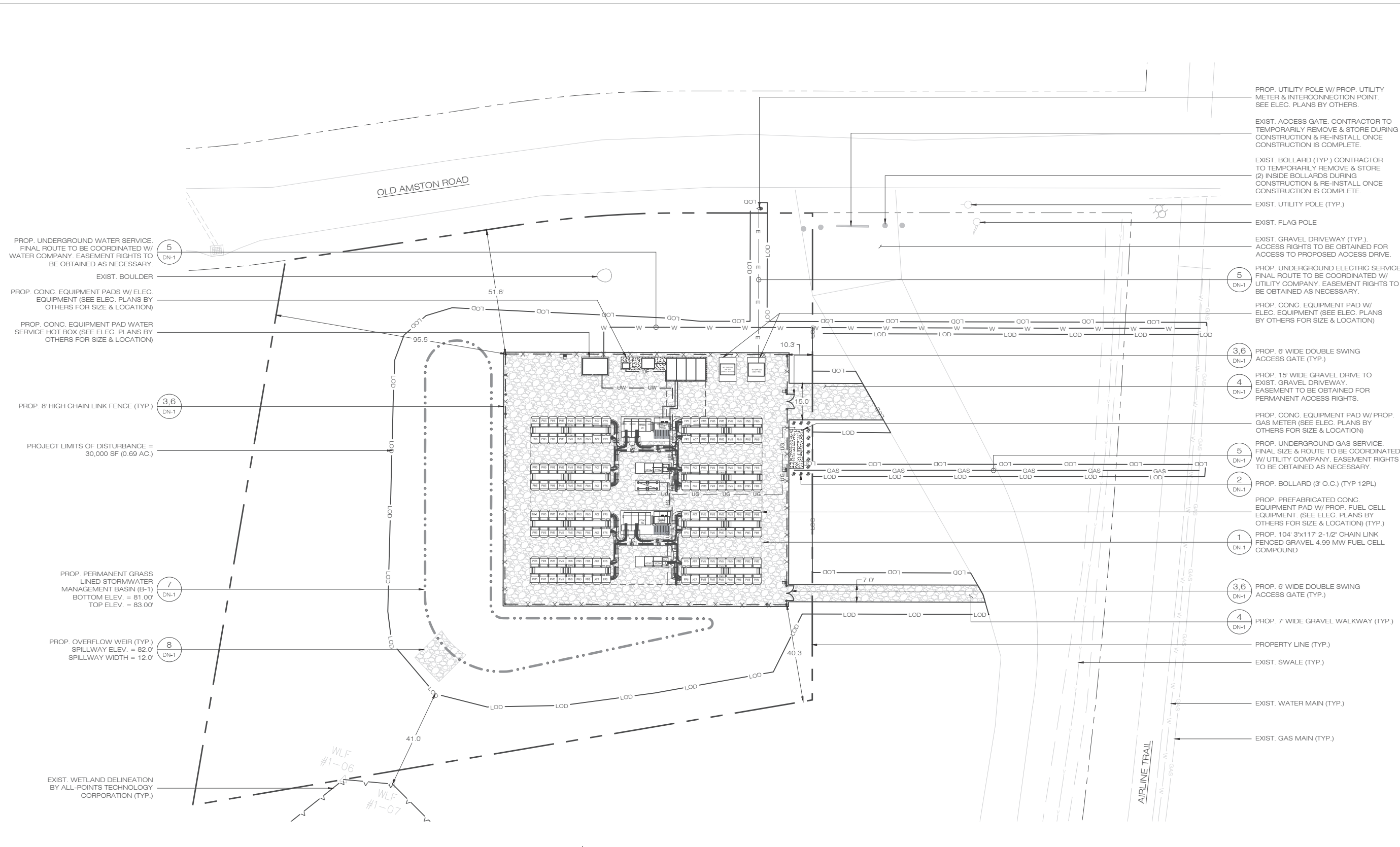
SITE ADDRESS: 42 OLD AMSTON ROAD COLCHESTER, CT 06415

APT FILING NUMBER: CT716100

DRAWN BY: CSH
CHECKED BY: RCB
DATE: 07/25/22

SHEET TITLE:
SITE & UTILITY PLAN

SHEET NUMBER:
SP-1



- SITE UTILITY NOTES:**
- CONTRACTOR SHALL ENGAGE THE SERVICES OF AN UNDERGROUND UTILITY LOCATING COMPANY TO LOCATE ALL UNDERGROUND EQUIPMENT IN THE TRENCHING AREA TO AVOID ANY DAMAGE.
 - HAND EXCAVATE WITHIN 5' OF EXIST. UNDERGROUND UTILITIES (V.I.F.) MAINTAIN 18" MIN. CLEARANCE.
 - CONTRACTOR TO COORDINATE TRENCHING OPERATIONS W/ OWNER AND/OR MANAGEMENT COMPANY SO AS TO MINIMIZE DISRUPTIONS TO THE EXIST. PROPERTY OPERATIONS. REINSTATE FINISHED GRADE TO PRE-CONSTRUCTION CONDITIONS & STANDARDS.

1 SITE & UTILITY PLAN
SCALE: 1" = 20'-0"

- PROP. UTILITY POLE W/ PROP. UTILITY METER & INTERCONNECTION POINT. SEE ELEC. PLANS BY OTHERS.
- EXIST. ACCESS GATE. CONTRACTOR TO TEMPORARILY REMOVE & STORE DURING CONSTRUCTION & RE-INSTALL ONCE CONSTRUCTION IS COMPLETE.
- EXIST. BOLLARD (TYP.) CONTRACTOR TO TEMPORARILY REMOVE & STORE (2) INSIDE BOLLARDS DURING CONSTRUCTION & RE-INSTALL ONCE CONSTRUCTION IS COMPLETE.
- EXIST. UTILITY POLE (TYP.)
- EXIST. FLAG POLE
- EXIST. GRAVEL DRIVEWAY (TYP.) ACCESS RIGHTS TO BE OBTAINED FOR ACCESS TO PROPOSED ACCESS DRIVE.
- PROP. UNDERGROUND ELECTRIC SERVICE. FINAL ROUTE TO BE COORDINATED W/ UTILITY COMPANY. EASEMENT RIGHTS TO BE OBTAINED AS NECESSARY.
- PROP. CONC. EQUIPMENT PAD W/ ELEC. EQUIPMENT (SEE ELEC. PLANS BY OTHERS FOR SIZE & LOCATION)
- PROP. 6' WIDE DOUBLE SWING ACCESS GATE (TYP.)
- PROP. 15' WIDE GRAVEL DRIVE TO EXIST. GRAVEL DRIVEWAY. EASEMENT TO BE OBTAINED FOR PERMANENT ACCESS RIGHTS.
- PROP. CONC. EQUIPMENT PAD W/ PROP. GAS METER (SEE ELEC. PLANS BY OTHERS FOR SIZE & LOCATION)
- PROP. UNDERGROUND GAS SERVICE. FINAL SIZE & ROUTE TO BE COORDINATED W/ UTILITY COMPANY. EASEMENT RIGHTS TO BE OBTAINED AS NECESSARY.
- PROP. BOLLARD (3' O.C.) (TYP 12PL)
- PROP. PREFABRICATED CONC. EQUIPMENT PAD W/ PROP. FUEL CELL EQUIPMENT. (SEE ELEC. PLANS BY OTHERS FOR SIZE & LOCATION) (TYP.)
- PROP. 104' 3"x117' 2-1/2" CHAIN LINK FENCED GRAVEL 4.99 MW FUEL CELL COMPOUND
- PROP. 6' WIDE DOUBLE SWING ACCESS GATE (TYP.)
- PROP. 7' WIDE GRAVEL WALKWAY (TYP.)
- PROPERTY LINE (TYP.)
- EXIST. SWALE (TYP.)
- EXIST. WATER MAIN (TYP.)
- EXIST. GAS MAIN (TYP.)

- PROP. UNDERGROUND WATER SERVICE. FINAL ROUTE TO BE COORDINATED W/ WATER COMPANY. EASEMENT RIGHTS TO BE OBTAINED AS NECESSARY.
- EXIST. BOULDER
- PROP. CONC. EQUIPMENT PADS W/ ELEC. EQUIPMENT (SEE ELEC. PLANS BY OTHERS FOR SIZE & LOCATION)
- PROP. CONC. EQUIPMENT PAD WATER SERVICE HOT BOX (SEE ELEC. PLANS BY OTHERS FOR SIZE & LOCATION)
- PROP. 8' HIGH CHAIN LINK FENCE (TYP.)
- PROJECT LIMITS OF DISTURBANCE = 30,000 SF (0.69 AC.)
- PROP. PERMANENT GRASS LINED STORMWATER MANAGEMENT BASIN (B-1) BOTTOM ELEV. = 81.00' TOP ELEV. = 83.00'
- PROP. OVERFLOW WEIR (TYP.) SPILLWAY ELEV. = 82.0' SPILLWAY WIDTH = 12.0'
- EXIST. WETLAND DELINEATION BY ALL-POINTS TECHNOLOGY CORPORATION (TYP.)



EXISTING

PHOTO

1

LOCATION

OLD AMSTON ROAD

ORIENTATION

NORTH



PROPOSED

PHOTO

1

LOCATION

OLD AMSTON ROAD

ORIENTATION

NORTH



EXISTING

PHOTO

2

LOCATION

AIR LINE TRAIL, COLCHESTER SPUR

ORIENTATION

WEST



PROPOSED

PHOTO

2

LOCATION

AIR LINE TRAIL, COLCHESTER SPUR

ORIENTATION

WEST



EXISTING

PHOTO

3

LOCATION

OLD AMSTON ROAD

ORIENTATION

SOUTHEAST



PROPOSED

PHOTO

3

LOCATION

OLD AMSTON ROAD

ORIENTATION

SOUTHEAST