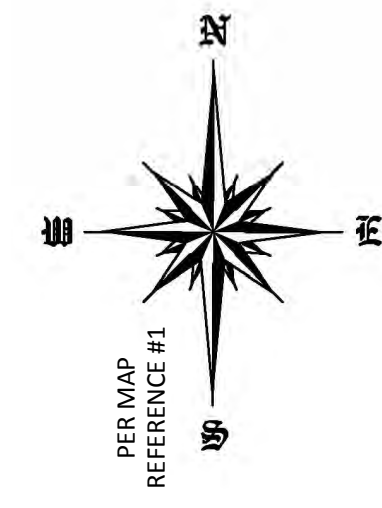
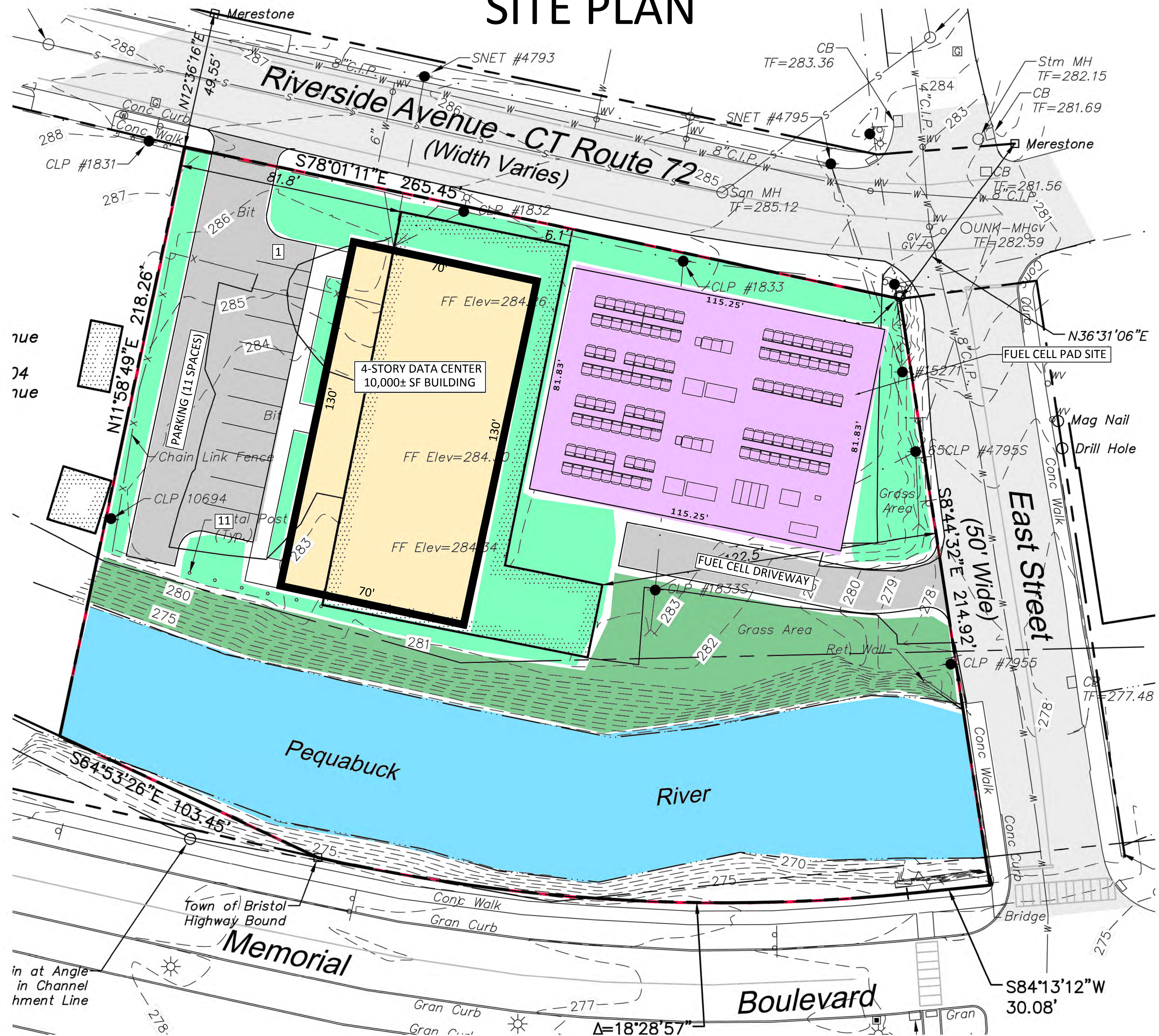
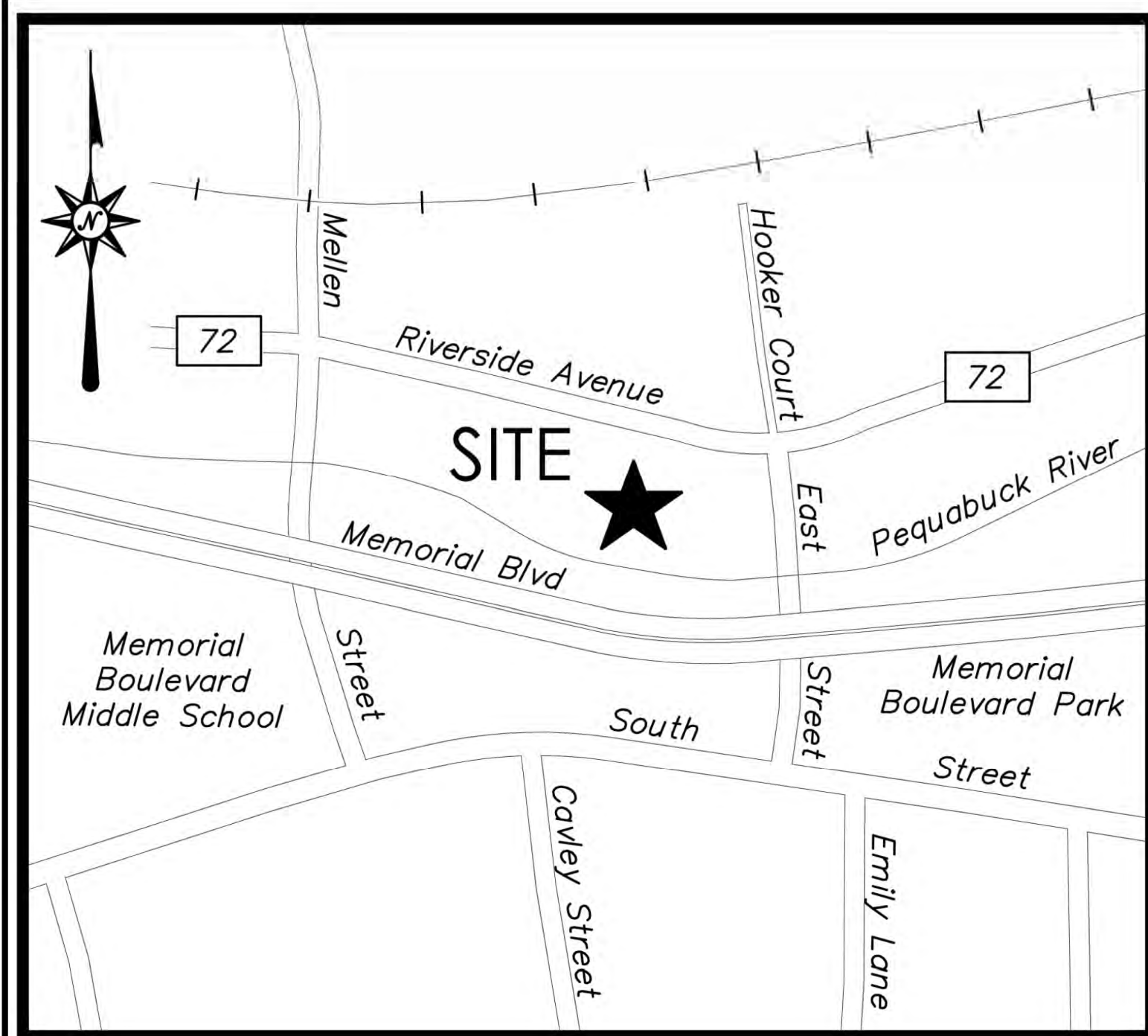


# BRISTOL DATA CENTER SITE PLAN



Designed By:	LMAR
Drawn By:	SAM
Checked By:	MAR
CAD File:	22-154_CONCEPT

Drawing Scale:	1" = 20'
Drawing date:	08/17/2022
Rev. 1:	9/14/22
By:	SAV
Revision:	REVIEW COMMENTS

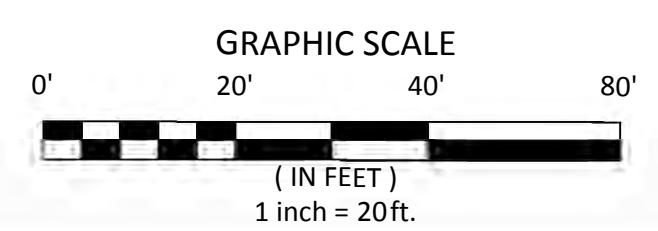
<b>SITE LAYOUT</b>
<b>SITE DEVELOPMENT PLAN</b>
PROJECT TITLE: 234 RIVERSIDE AVENUE BRISTOL, CT
PREPARED FOR: PETER CARLI

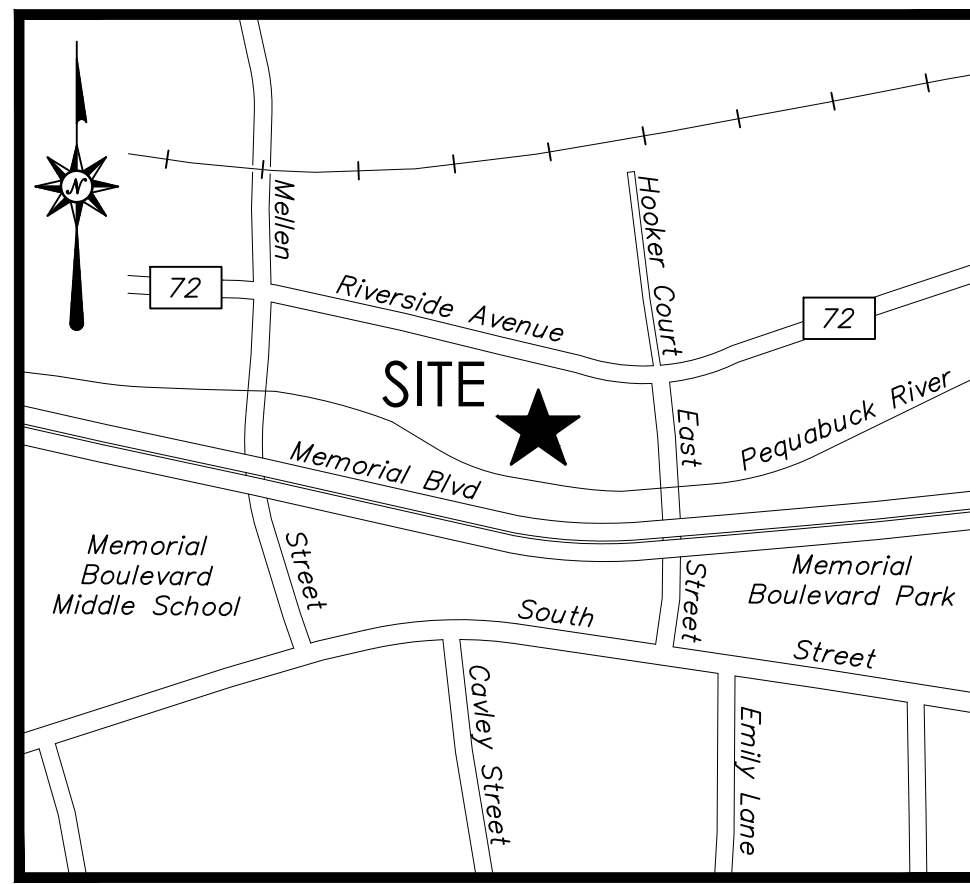
CIVIL ENGINEERING CONSULTANTS  
63 NORWICH AVENUE  
COLCHESTER, CT  
(860) 516-0033



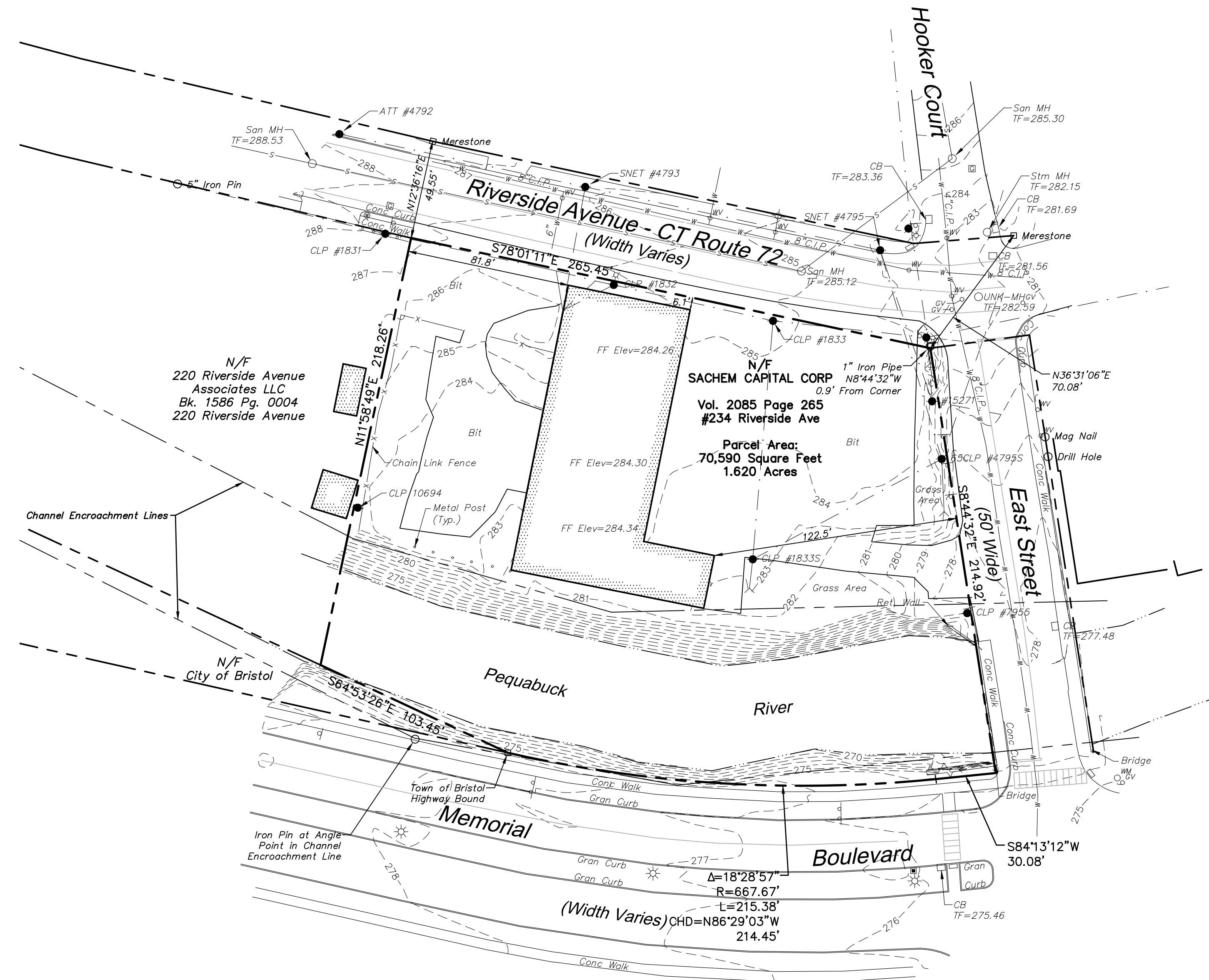
Drawing #:	1 OF 1
Job #:	22-154

MAP REFERENCE:  
1. "PROPERTY AND TOPOGRAPHIC SURVEY LAND OF SACHEM CAPITAL CORP., 234 RIVERSIDE AVENUE, CITY OF BRISTOL, COUNTY OF HARTFORD, CONNECTICUT", SCALE: 1"=40', DATED: 11/2/2021, BY: BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450.



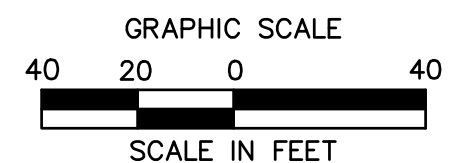


**LOCATION MAP**  
NOT TO SCALE



**LEGEND**

	Property Line		Handhole
	Easement Line		Utility Pole
	Setback Line		Utility Pole w/ Light
	Edge of Water		Guy Wire
	Major Contour		Light Pole
	Minor Contour		Gas Valve
	Retaining Wall		Gas Test Station
	Guide Rail		Catch Basin
	Fence		Manhole
	Overhead Wires		Fire Hydrant
	Water Line		Water Valve
			Sign
			Monitoring Well



**GENERAL NOTES**

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.

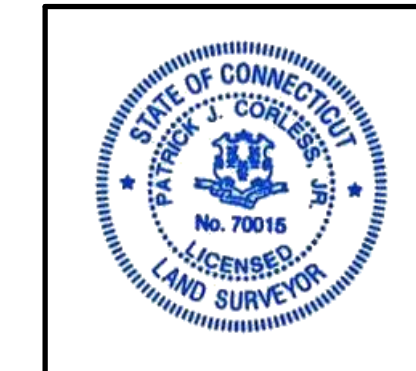
B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.

C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.

D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 - EPOCH 2011) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING OCTOBER 2021 REFERENCED TO THE C.O.R.S. NETWORK BASE STATION "CTW" LOCATED IN WINCHESTER, CT HAVING THE FOLLOWING PUBLISHED VALUES:  
STATION: CTW (DH5839)  
COORDINATES (US FT): N: 888.006, E: 912.956  
ELLIPSOID HEIGHT (US FT): 630.21 (192.08 M)
- ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88). THE DATUM WAS DETERMINED BY USING (GEOID 18) AND IS BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN OCTOBER 2021 AND REFERENCED TO C.O.R.S. BASE STATION "CTW" LOCATED IN WINCHESTER, CT HAVING THE PUBLISHED COORDINATE AND ELEVATION VALUES AS DESCRIBED IN NOTE 2 ABOVE.
- PARCEL IS LOCATED IN A FLOOD HAZARD AREA "AE" (BASE FLOOD ELEVATION DETERMINED), IN A FLOODWAY AREAS IN ZONE "AE", IN A FLOOD AREA "X SHADED" (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AND IN A FLOOD AREA "X NOT SHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 0900300466F PANEL 466 OF 675 EFFECTIVE DATE: SEPTEMBER 26, 2008.
- THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
- THE CURRENT DEED FOR THE SUBJECT PARCEL (VOL 2085 PAGE 265) MENTIONS A RIGHT OF WAY FOR SEWER DATED MAY 4, 1895 AND DESCRIBED IN VOL 48 PAGE 589 OF THE BRISTOL LAND RECORDS. NO EVIDENCE OF SAID RIGHT OF WAY COULD BE FOUND AT THE TIME OF THE SURVEY.

**MAP REFERENCES**

- "MAP SHOWING PORTION OF PROPERTY BELONGING TO A.L. SESSIONS EST. BRISTOL, CONN." SCALE: 1"=50'. DATE: SEPT. 1937. PREPARED BY SPERRY & BUELL, INC. CIVIL ENGINEERS.
- "MAP SHOWING PROPERTY OF A.L. SESSIONS, ESTATE. EAST OF MELLETT ST. BRISTOL, CONN." SCALE 1"=50'. DATE: APRIL 1940. PREPARED BY SPERRY & BUELL, INC. ENGINEERS.
- "CHANNEL ENCROACHMENT LINES PORTION OF PEQUABUCK RIVER BRISTOL CONN. PREPARED FOR WATER RESOURCES COMMISSION A-57-110-1". SCALE: 1"=100'. DATE: 3-19-59. PREPARED BY JOHN J. MOZZOCHI & ASSOCIATES.
- "CHANNEL ENCROACHMENT LINES PORTION OF PEQUABUCK RIVER BRISTOL CONN. PREPARED FOR WATER RESOURCES COMMISSION A-57-110-2". SCALE: 1"=100'. DATE: 3-19-59. PREPARED BY JOHN J. MOZZOCHI & ASSOCIATES.
- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF BRISTOL, RIVERSIDE AVENUE, FROM THE BOULEVARD WESTERLY TO MAIN ST., ROUTE U.S.6., NUMBER 17-05, SHEET NO. 2 OF 3" SCALE: 1"=40'. DATE: MAR. 31, 1939.
- "MAP OF MEMORIAL BOULEVARD BRISTOL, CT, SHEET 1 OF 4" SCALE 1"= 40'. DATE: JUNE 2009, PREPARED BY DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY OF BRISTOL CONNECTICUT AND FILED AS MAP 35-92A IN THE CITY OF BRISTOL.



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

*Patrick J. Corless, Jr.* 11/5/2021  
PATRICK J. CORLESS, JR., L.S. #70015

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.



355 Research Parkway  
Meriden, CT 06450  
(203) 630-1406  
(203) 630-2615 Fax

**LAND OF SACHEM CAPITAL CORP.**  
234 RIVERSIDE AVENUE  
CITY OF BRISTOL, HARTFORD COUNTY, CONNECTICUT

REVISIONS	Date	
No.		
Surveyed	J.C.	
Drawn	K.S.	
Reviewed	P.J.C.	
Scale	1"=40'	
Project No.	2101763	
Date	11/2/2021	
Field Book	561	
CAD File:	EX210176301	
Title		

**PROPERTY & TOPOGRAPHIC SURVEY**

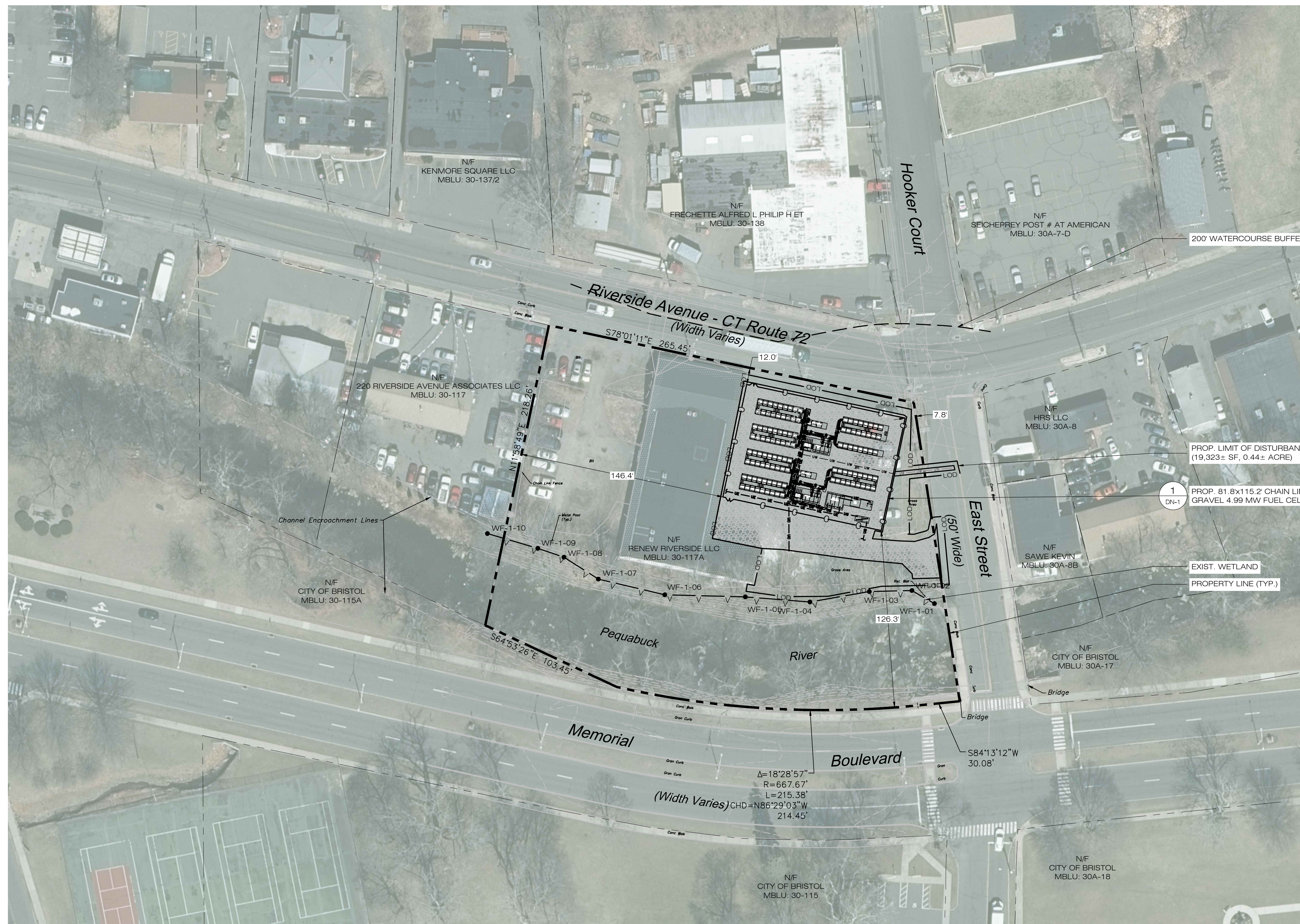
Sheet No.

**EX-1**

Nov 05, 2021 2:40pm pcorless G:\0821\1A\2101763\DWG\ED10176301.dwg  
Layout: EX1\_24036

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Xref (bl): Y210176301



**ReNew DEVELOPERS, LLC**  
 123 SALEM ROAD  
 COLCHESTER, CT 06415  
 OFFICE: (860) 303-5726

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

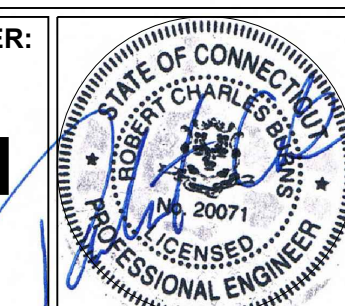
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NO	DATE	REVISION
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1		
2		
3		
4		
5		
6		

**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 RIVERSIDE LLC  
 ADDRESS: 123 SALEM ROAD COLCHESTER, CT 06415

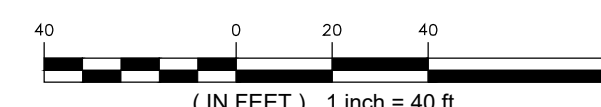
**BRISTOL FUEL CELL POWER PLANT**  
 SITE ADDRESS: 234 RIVERSIDE AVENUE BRISTOL, CT  
 APT FILING NUMBER: CT716120  
 DATE: 08/22/22  
 DRAWN BY: JT  
 CHECKED BY: RCB

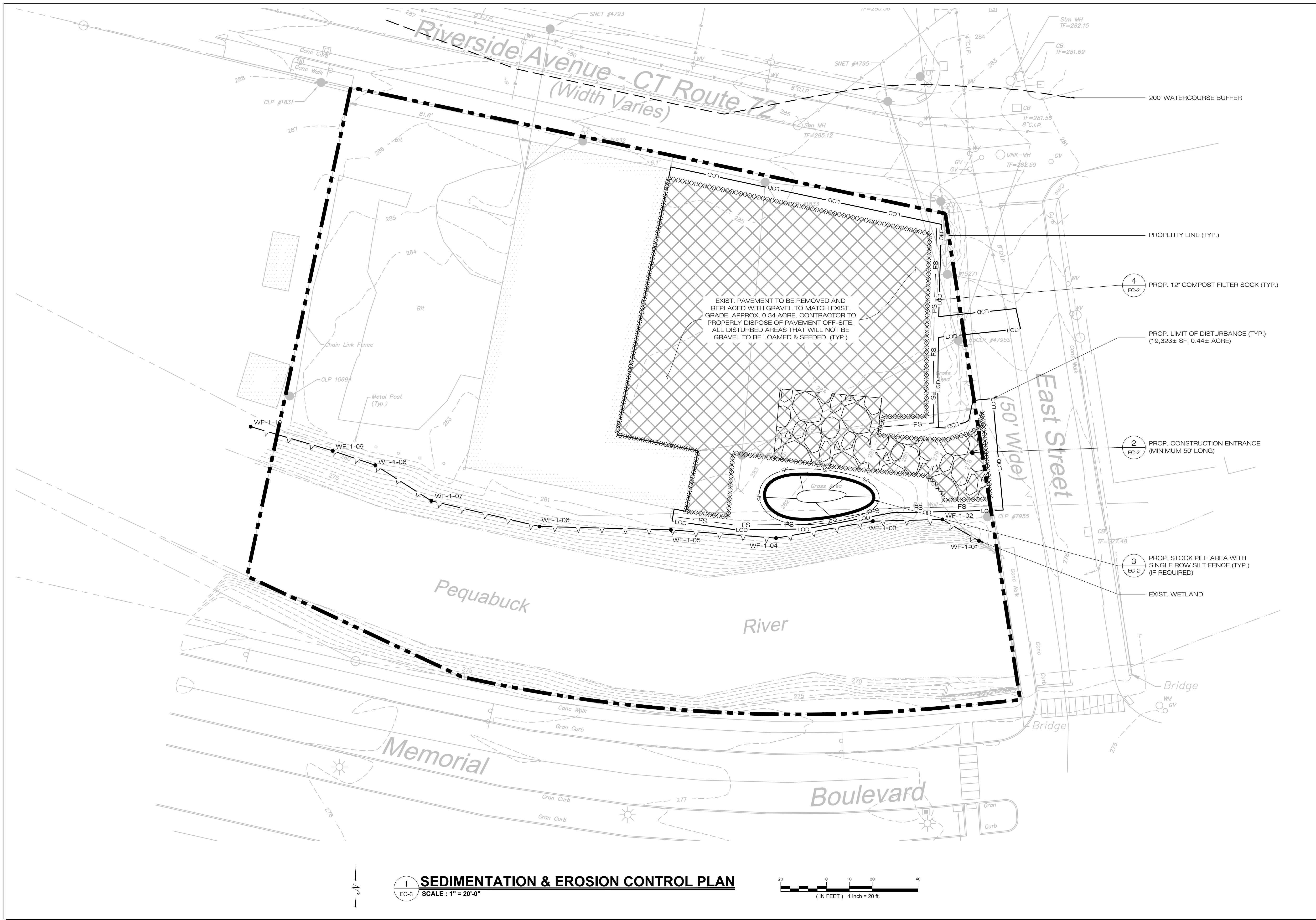
SHEET TITLE:  
**OVERALL LOCUS MAP**

SHEET NUMBER:  
**OP-1**



**OVERALL LOCUS MAP**  
 SCALE: 1" = 40'-0"





**ReNew DEVELOPERS, LLC**

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COLCHESTER, CT 06415  
OFFICE: (860) 303-5726



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

**CSC PERMIT SET**

NO	DATE	REVISION
0	08/22/22	FOR REVIEW: 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 RIVERSIDE LLC

ADDRESS: 123 SALEM ROAD COLCHESTER, CT 06415

**BRISTOL FUEL CELL POWER PLANT**

SITE ADDRESS: BRISTOL, CT  
234 RIVERSIDE AVENUE

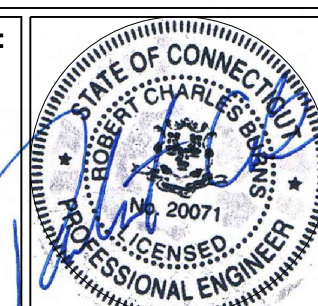
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DATE: 08/22/22  
DRAWN BY: JT  
CHECKED BY: RCB

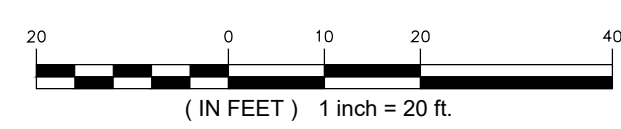
**SHEET TITLE:  
SEDIMENTATION & EROSION CONTROL PLAN**

SHEET NUMBER:

**EC-3**



**1 SEDIMENTATION & EROSION CONTROL PLAN**  
SCALE: 1" = 20'-0"



**ReNew DEVELOPERS, LLC**

123 SALEM ROAD  
COLCHESTER, CT 06415  
OFFICE: (860) 303-5726



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

**CSC PERMIT SET**

NO	DATE	REVISION
0	08/22/22	FOR REVIEW: 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 RIVERSIDE LLC

ADDRESS: 123 SALEM ROAD  
COLCHESTER, CT 06415

**BRISTOL FUEL CELL POWER PLANT**

SITE ADDRESS: BRISTOL, CT

APT FILING NUMBER: CT716120

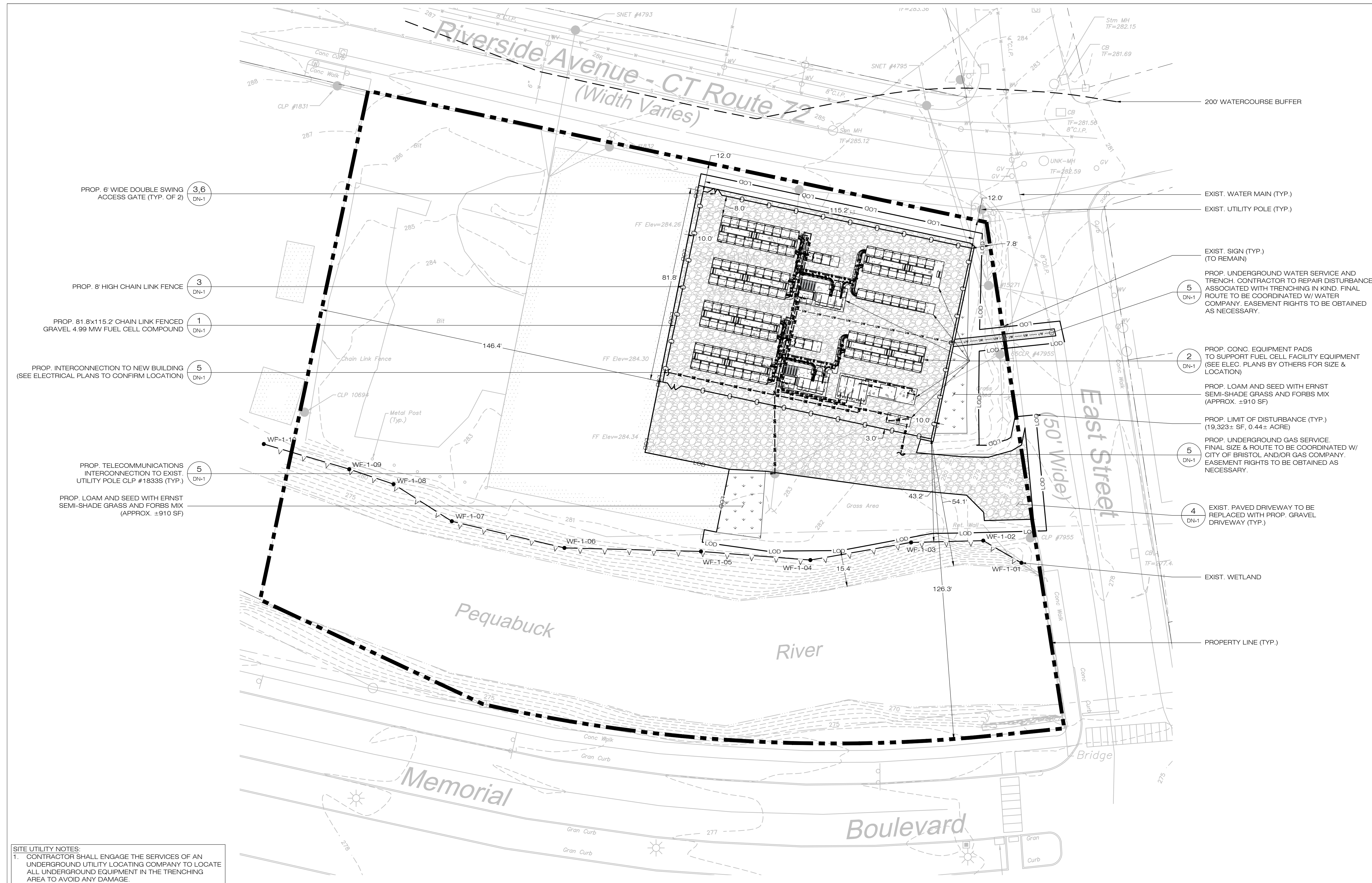
DRAWN BY: JT

DATE: 08/22/22 CHECKED BY: RCB

**SHEET TITLE:  
SITE & GRADING &  
UTILITY PLAN**

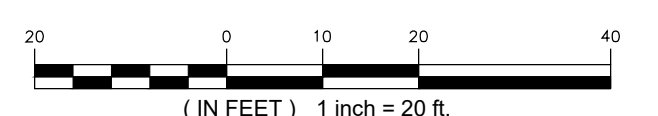
SHEET NUMBER:

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





**EXISTING**

PHOTO

1

**OBLIQUE AERIAL PHOTO  
SOURCE: PICTOMETRY 9/7/2021**



**PROPOSED**

PHOTO

**OBLIQUE AERIAL PHOTO**  
**SOURCE: PICTOMETRY 9/7/2021**



**EXISTING**

PHOTO

1A

**OBLIQUE AERIAL PHOTO  
SOURCE: PICTOMETRY 9/7/2021**





**PROPOSED**

PHOTO

1A

**OBLIQUE AERIAL PHOTO  
SOURCE: PICTOMETRY 9/7/2021**



**EXISTING**

PHOTO

2

LOCATION

**RIVERSIDE AVENUE**

ORIENTATION

**SOUTH**



**PROPOSED**

PHOTO

2

LOCATION  
**CURTIS STREET**

ORIENTATION  
**WEST**