Site Plans

Issued for Application

Date Issued June 2, 2023

Latest Issue June 2, 2023

BESS Installation CT9

2 Ella Grasso Turnpike
Windsor Locks, Connecticut

Applicant

Key Capture Energy 25 Monroe Street Albany, NY 12210

Map / Block / Lot: 038 / 001 / 002

Owner

Barberino John S 10311 Boca Woods Lane Boca Raton, FL 33428



June 2, 2023

June 2, 2023

Sheet Index

C-2.0

C-3.0

Drawing Title

Site Details

Layout & Materials Plan

Legend, Abbreviations and General Notes

Grading & Drainage Plan Erosion and Sediment Control Plan

	Reference Drawings		
Latest Issue	No.	Drawing Title	Latest Issue
June 2, 2023 June 2, 2023 June 2, 2023	1 of 1	ALTA/NSPS Land Title Survey	July 18, 2022



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F	Б		F * .	Б	
Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE	4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 -		CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
				<u> </u>	
10+00	10+00	PARKING SETBACK	27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
		BASELINE	26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
-		CONSTRUCTION LAYOUT	132.75 ×	132.75 ×	SPOT ELEVATION
		ZONING LINE	45.0 TW × 38.5 BW	45.0 TW × 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE		30.3 BW	BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
		WETLAND LINE WITH FLAG	→ MW	■ MW	MONITORING WELL
					MONITORING WELL
		FLOODPLAIN	UD	UD	UNDERDRAIN
		100-YEAR FLOOD LIMITS	12"D	12"D—►	DRAIN
			6™RD	<u>6″RD</u> —►	ROOF DRAIN
		GRAVEL ROAD	1 <u>2</u> "S	12 " S	SEWER
<u>EOP</u>	EOP	EDGE OF PAVEMENT	FM	FM	
BB	BB	BITUMINOUS BERM			FORCE MAIN
BC	BC	BITUMINOUS CURB	—— OHW ——	—— OHW——	OVERHEAD WIRE
CC	CC	CONCRETE CURB	6"W	——6 " W——	WATER
	CG	CURB AND GUTTER	4*FP	——4 * FP——	FIRE PROTECTION
CC	ECC	EXTRUDED CONCRETE CURB		2*DW	DOMESTIC WATER
CC	МСС	MONOLITHIC CONCRETE CURB	3"G	———G——	GAS
CC	PCC	PRECAST CONC. CURB	——Е——	——Е——	ELECTRIC
SGE	SGE	SLOPED GRAN, EDGING	STM	——STM——	STEAM
VGC	VGC		T	——т—	TELEPHONE
	->	VERT. GRAN. CURB	——FA——	——FA——	FIRE ALARM
:		LIMIT OF CURB TYPE	CATV		CABLE TV
•		SAWCUT			
(<u>//////</u>				III	CATCH BASIN
		BUILDING			DOUBLE CATCH BASIN
](EN	BUILDING ENTRANCE	•	!!!!	GUTTER INLET
](LOADING DOCK	(1)	•	DRAIN MANHOLE
¥	•	BOLLARD	=TD $=$		TRENCH DRAIN
D	D	DUMPSTER PAD	Ľ	r	PLUG OR CAP
-	•	SIGN	CO	co •	CLEANOUT
⇒	=	DOUBLE SIGN	>	>	FLARED END SECTION
			-	\checkmark	HEADWALL
1 1		STEEL GUARDRAIL			
		WOOD GUARDRAIL	<u>\$</u>	•	SEWER MANHOLE
			_ CS ⊚	CS ●	CURB STOP & BOX
		PATH	₩V	₩V ●	WATER VALVE & BOX
~ _	~~~~	TREE LINE	TSV	T\$V	TAPPING SLEEVE, VALVE & BOX
<u> </u>	× ×	WIRE FENCE	47	→	
·	• •	FENCE	HYD	HYD (©)	SIAMESE CONNECTION
		STOCKADE FENCE	WM	WM	FIRE HYDRANT
000000	<u> </u>	STONE WALL	□ PIV	⊡ PIV	WATER METER
		RETAINING WALL		•	POST INDICATOR VALVE
		STREAM / POND / WATER COURSE	(()	(W)	WATER WELL
			GG O	GG O	GAS GATE
		DETENTION BASIN	GM	GM ⊡	GAS METER
	· -jjjjjjj	HAY BALES			
-××	—×——×—	SILT FENCE	€ FM	● ^{EMH} FM	ELECTRIC MANHOLE
<	· · ·	SILT SOCK / STRAW WATTLE	EM •	EM ⊡	ELECTRIC METER
4	4	MINOR CONTOUR	\$	*	LIGHT POLE
	20	MAJOR CONTOUR	•	● TMH	TELEPHONE MANHOLE
		III DON CONTOON	_	Ī	
(10)	10	PARKING COUNT		ш	TRANSFORMER PAD

COMPACT PARKING STALLS

ACCESSIBLE CURB RAMP

VAN-ACCESSIBLE PARKING

ACCESSIBLE PARKING

CROSSWALK

UTILITY POLE

GUY POLE

HAND HOLE

PULL BÖX

MATCHLINE

GUY WIRE & ANCHOR

Abbreviations

General	
ABAN	ABANDÓN
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LÓD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
СВ	CATCH BASIN
СМР	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	
	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
	CONDUIT
COND	
COND DIP	DUCTILE IRON PIPE
	DUCTILE IRON PIPE FLARED END SECTION
DIP	
DIP FES	FLARED END SECTION
DIP FES FM	FLARED END SECTION FORCE MAIN
DIP FES FM F&G	FLARED END SECTION FORCE MAIN FRAME AND GRATE
DIP FES FM F&G F&C	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER
DIP FES FM F&G F&C GI GT	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP
DIP FES FM F&G F&C GI GT HDPE	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE
DIP FES FM F&G GI GT HDPE HH	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE
DIP FES FM F&G GI GT HDPE HH HW	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL
DIP FES FM F&G F&C GI GT HDPE HH HW HYD	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT
DIP FES FM F&G GI GT HDPE HH HW	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL
DIP FES FM F&G F&C GI GT HDPE HH HW HYD	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT
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DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION
DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE
DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION
DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE
DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE
DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE
DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R=	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE RIM ELEVATION
DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= SMH	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE RIM ELEVATION SEWER MANHOLE
DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= SMH TSV	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE RIM ELEVATION SEWER MANHOLE TAPPING SLEEVE, VALVE AND BOX
DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= SMH	FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE RIM ELEVATION SEWER MANHOLE

Notes

General

- 1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (811 OR 1-800-922-4455) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS.
- 4. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- 5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE
- 6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 7. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 8. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 9. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER
- 10. THIS PROJECT DISTURBS LESS THAN ONE ACRE OF LAND AND IT IS NOT ANTICIPATED THAT A REGISTRATION FOR THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES, EFFECTIVE DECEMBER 31, 2020, WILL BE NEEDED FOR THE PROJECT.
- 11. STAGING AND STOCKPILE AREAS SHALL NOT BE LOCATED WITHIN ANY WETLAND AND ABUTTING RESOURCE AREA AND SHALL BE LOCATED WITHIN THE LIMITS OF WORK.

Hillities

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- 2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- 4. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- 5. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.

Layout and Materials

- 1. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- 2. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
- 3. FINAL LAYOUT SUBJECT TO CONDITIONS ENCOUNTERED IN THE FIELD.

<u>Demolition</u>

- 1. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 2. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- 3. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- 1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 2. CONTRACTOR OR QUALIFIED INSPECTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS OR MORE FREQUENTLY AS NEEDED (MINIMUM). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- 4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- 5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
- 6. VEGETATIVE SLOPE STABILIZATION WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR STEEPER. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

Existing Conditions Information

- 1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY PLANS AND DEEDS OF RECORD AND MONUMENTS FOUND IN A FIELD SURVEY CONDUCTED BY BARTON & LOGUIDICE ON JULY 18, 2022.
- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 3. WETLANDS, WATERCOURSES, AND INTERMITTENT STREAMS REFERENCED ON THESE SITE PLANS WERE FIELD-DELINEATED BY FLYCATCHER, LLC AND SUMMARIZED IN A REPORT BY FLYCATCHER, LLC, DATED MAY 17, 2023.

Document Use

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- 3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.



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BESS Installation CT9

2 Ella Grasso Turnpike Windsor Locks, Connecticut

No. F	evision	Date	Арру
Designed b	AMK	Checked by S	JK
Issued for		Date	

Not Approved for Construction

Application

Legend, Abbreviations and General Notes

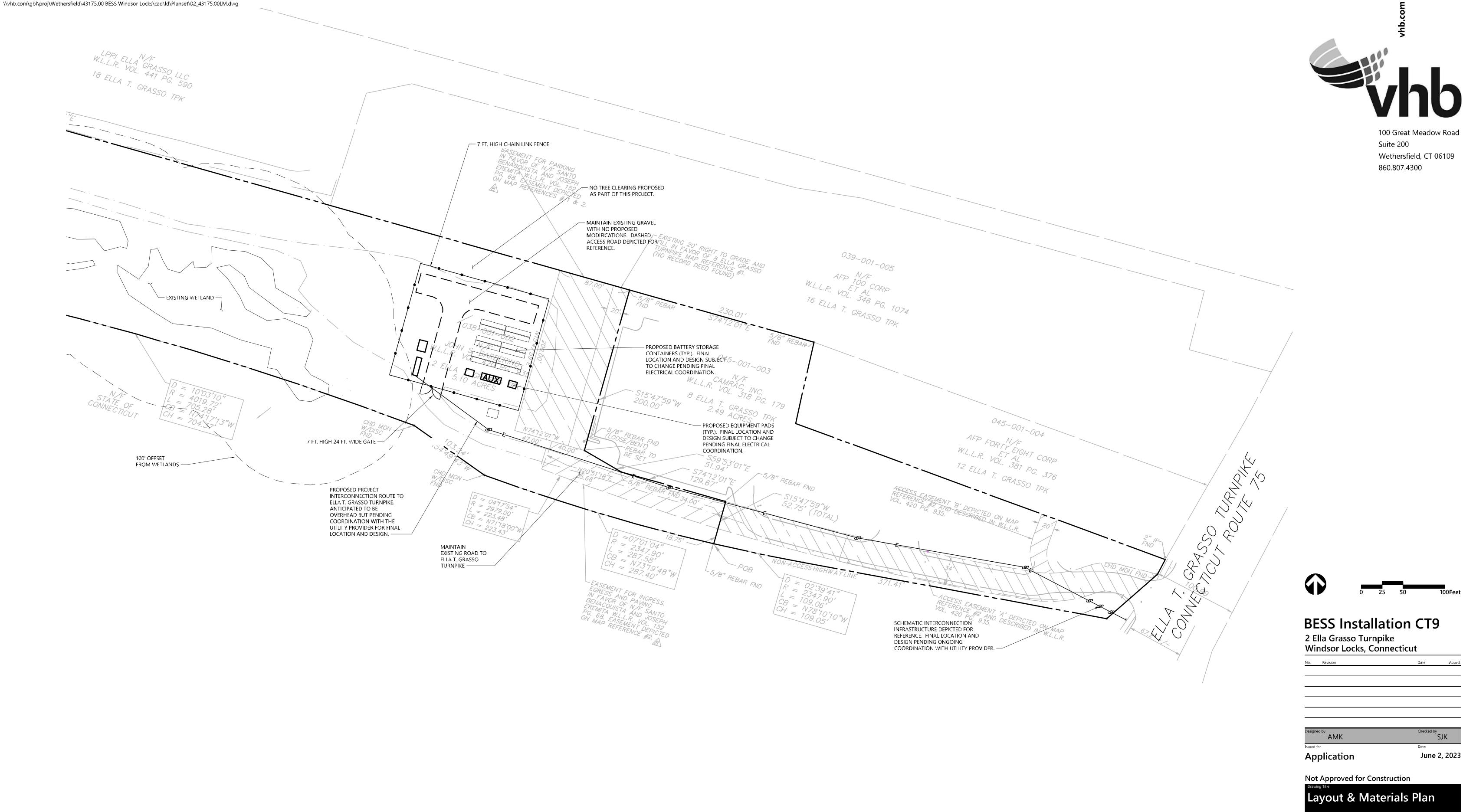
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Sheet of 5

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June 2, 2023

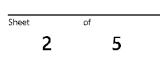




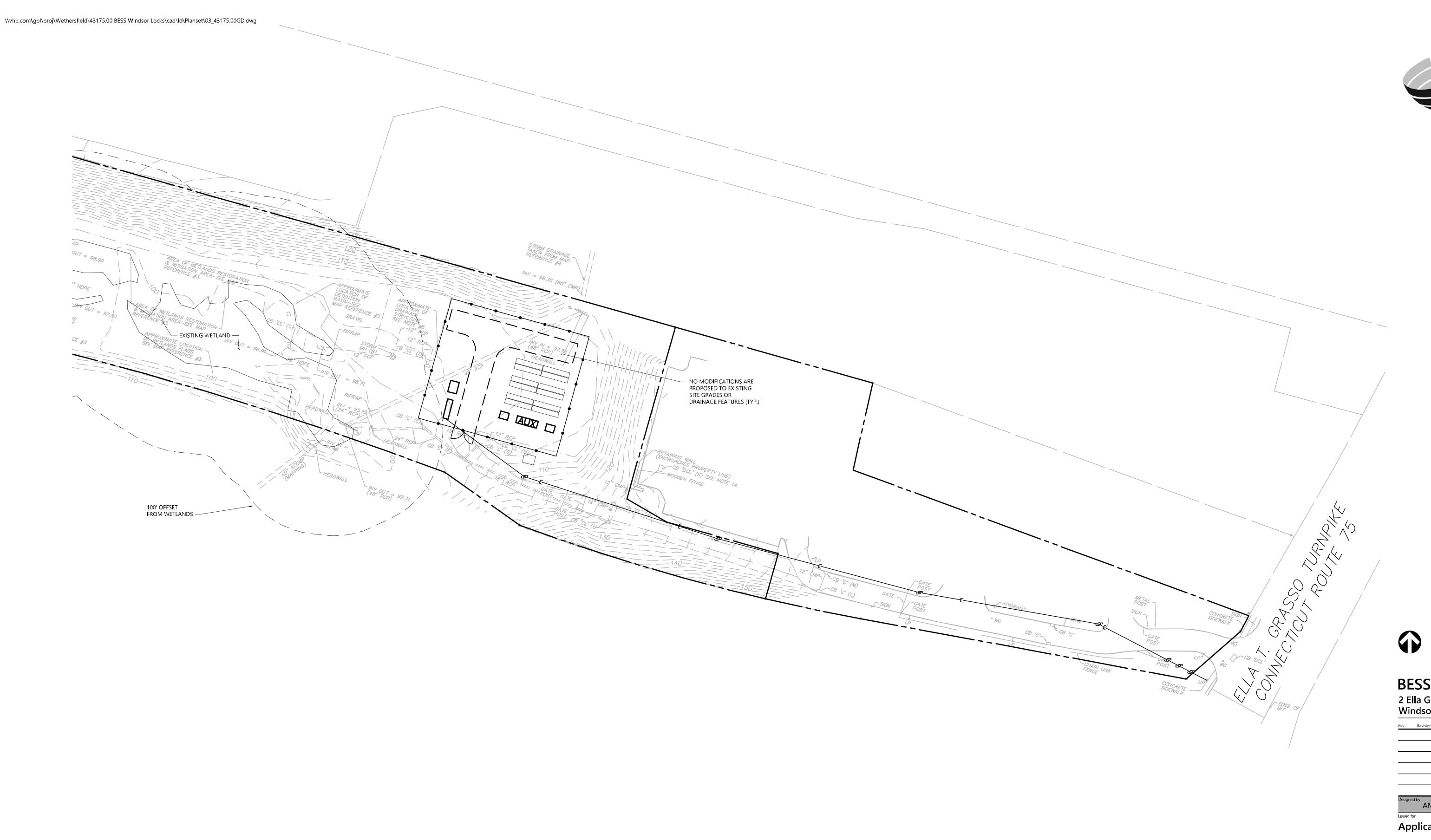
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June 2, 2023

Layout & Materials Plan



Project Number 43175.00





860.807.4300



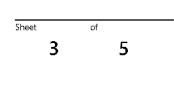
BESS Installation CT9

2 Ella Grasso Turnpike Windsor Locks, Connecticut

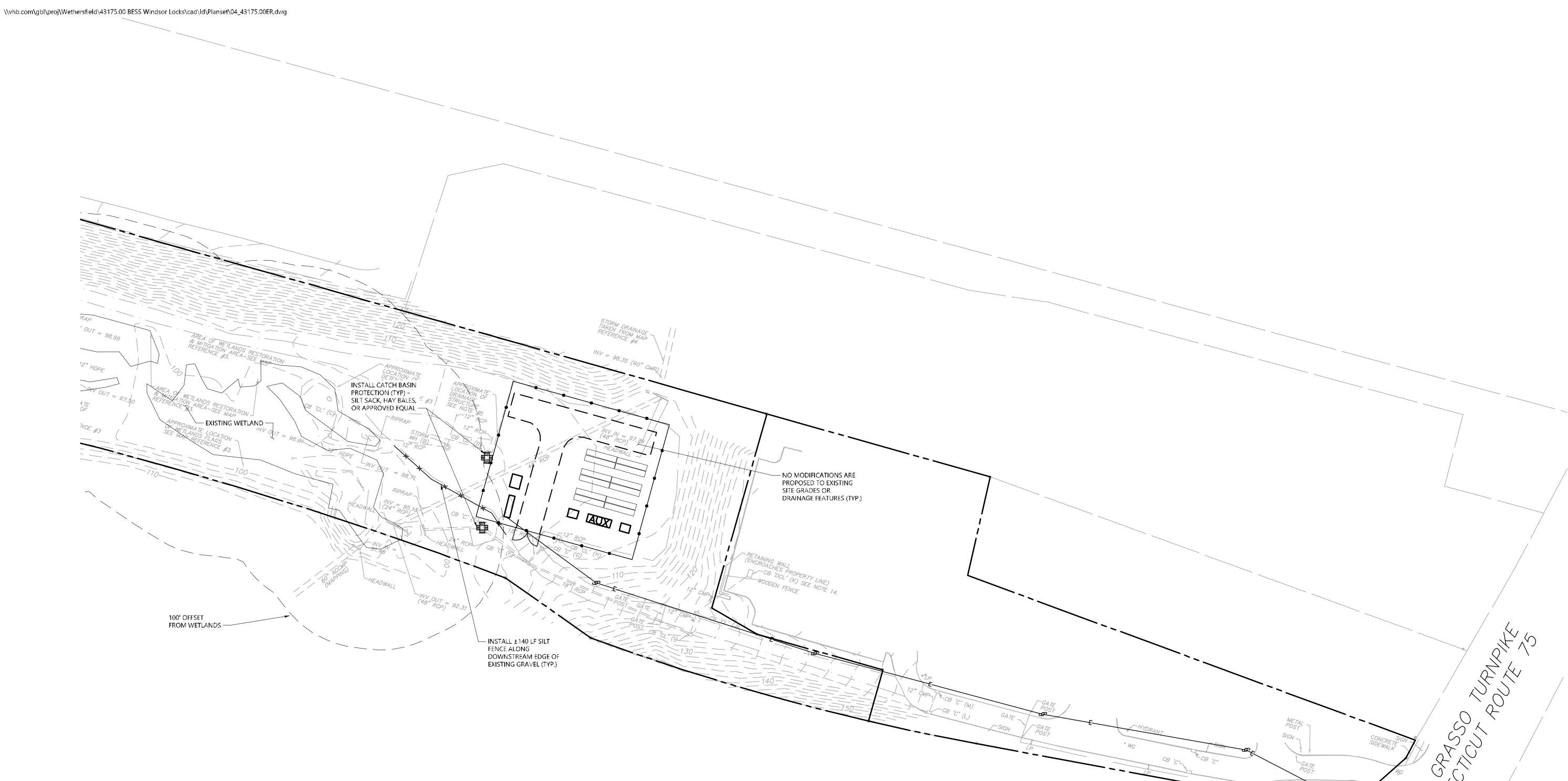
June 2, 2023 **Application**

Not Approved for Construction

Grading & Drainage Plan



Project Number 43175.00



CONSTRUCTION SEQUENCING

- ALL CONSTRUCTION ACTIVITIES ARE EXPECTED TO BEGIN IN THE SPRING/SUMMER OF 2025 AND BE COMPLETED BY THE END OF 2025. THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:

 1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH
- THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED ACCESS DRIVES MUST BE USED TO THE MAXIMUM EXTENTS POSSIBLE. IT IS REQUIRED THAT THE SITE CONTRACTOR PERFORM A DAILY INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES EMPLOYED AT THE SITE.
- 2. THROUGHOUT THE COURSE OF THE CONSTRUCTION PROJECT, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE WARRANTED AT THE DISCRETION OF THE OWNER AND/OR DESIGN ENGINEER. THESE IMPROVEMENTS MUST BE IMPLEMENTED IN A TIMELY FASHION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT.
- 3. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF WINDSOR LOCKS WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
- 4. CONTRACTOR SHALL ADHERE TO 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AS AMENDED.
- 5. THE CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING(S). ATTENDEES SHALL INCLUDE, BUT NOT BE LIMITED TO, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, TOWN OF WINDSOR LOCKS, AND ENGINEER OF RECORD.
- 6. THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) PRIOR TO ENGAGING IN ANY EXCAVATION ACTIVITIES AT THE SITE.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF WINDSOR LOCKS AGENT, ZONING ENFORCEMENT OFFICER, AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
- 8. NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE.
- 9. ANTICIPATED WORK HOURS WILL BE BETWEEN 7:00 AM AND 5:00 PM.

CONSTRUCTION SEQUENCE (SPRING/SUMMER 2025)

- 1. INSTALL EROSION AND SEDIMENT CONTROLS FOLLOWING THE CT GUIDELINES AND MANUFACTURER'S DIRECTIONS. DURING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL MEASURES AS REQUIRED BY THE ENGINEER OF RECORD OR OWNER, TO PREVENT
- SEDIMENT-LADEN RUNOFF FROM REACHING WETLANDS OR DISCHARGING OFFSITE.
- 2. INSTALL ELECTRICAL COMPONENTS AND INTERCONNECTION.
- INSTALL SITE FENCING.
 RESEED, REPAVE, AND/OR REPLANT ANY AREAS DISTURBED BY CONSTRUCTION.





100 Great Meadow Road

Wethersfield, CT 06109

Suite 200

860.807.4300

BESS Installation CT9

2 Ella Grasso Turnpike Windsor Locks, Connecticut

gned by
AMK
SJK

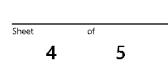
Application June 2, 2023

at Approved for Construction

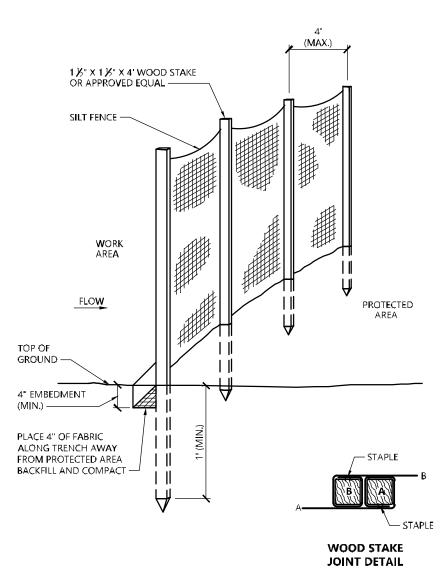
Not Approved for Construction

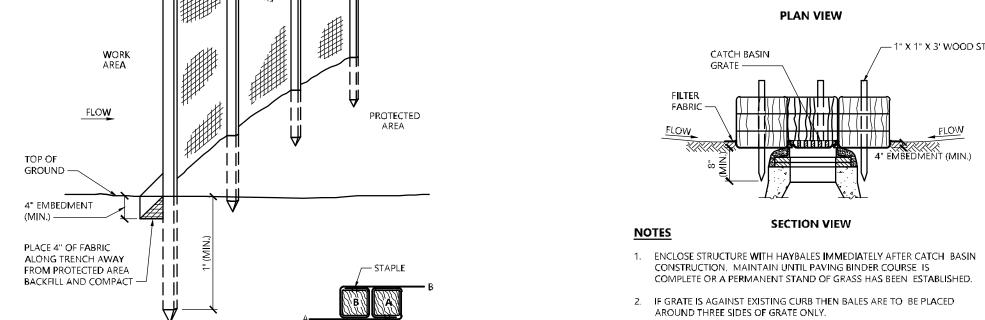
Erosion and Sediment Control Plan

C 11



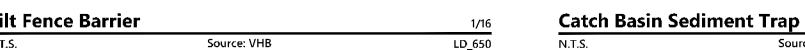
Project Number 43175.00 \\vhb.com\gbl\proj\Wethersfield\43175.00 BESS Windsor Locks\cad\ld\Planset\05_43175.00DT.dwg

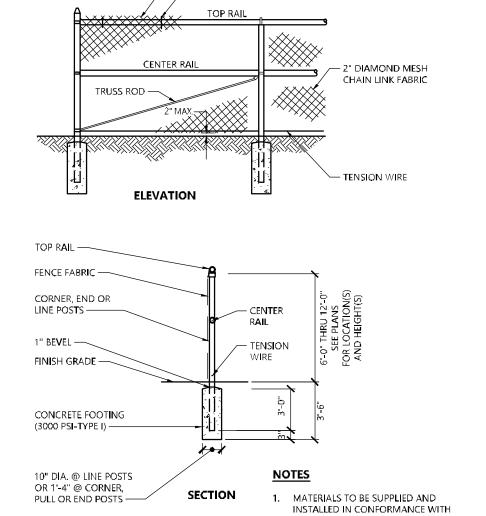






/— SELVAGE OF FABRIC KNUCKLED TOP & BOTTOM

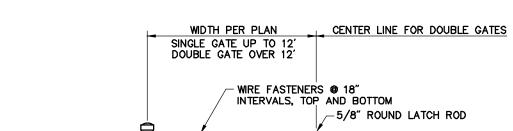




6' to 12' Chair	10/20	
N.T.S.	Source: VHB	LD_480

"CHAIN LINK MANUFACTURER'S Institute" product manual.

PULL OR END POSTS —



4. BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED

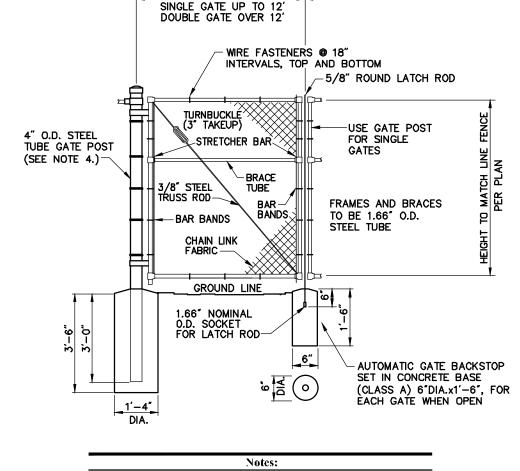
3. GRATE TO BE PLACED OVER FILTER FABRIC.

PROMPTLY AS NEEDED.

STRAW BALE -

— STAKES (2 PER BALE)

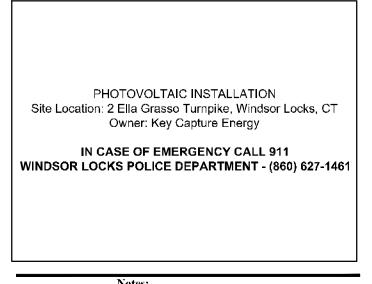
___ 1" x 1" x 3' wood stake,



- CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
- 2. GATE POST BASE-PORTLAND CEMENT CONCRETE (3000 PSI).
- FENCE FABRIC, POSTS, FRAMEWORKS, AND HARDWARE SHALL BE GALVANIZED STEEL OR BLACK VINYL (AS INDICATED ON PLANS) PER SPECIFICATIONS.
- GATE POSTS TO BE USED ON EACH SIDE OF SINGLE AND DOUBLE GATE OPENINGS.

Chain Link Fence Gate		6
N.T.S.	Source: VHB	LD_





THE SITE FACILITY SIGN IS A DRAFT SHOWING THE MINIMUM AMOUNT OF INFORMATION THAT WILL BE PROVIDED. SIGN WILL BE 18" X 24".
 ALL SIGNS WILL BE MOUNTED ONTO THE CHAIN LINK FENCE.

Danger and Site Facility Signs

BESS Installation CT9

100 Great Meadow Road

Wethersfield, CT 06109

Suite 200

860.807.4300

2 Ella Grasso Turnpike Windsor Locks, Connecticut

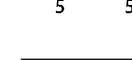
Designed by	Checked by
ÁMK	SJK
Issued for	Date

Not Approved for Construction

Application



June 2, 2023



43175.00

MAP REFERENCES:

- LAYOUT PLAN SITE PLAN PREPARED FOR JOHN BARBARINO 2 ELLA GRASSO TURNPIKE RTE 75 WINDSOR LOCKS, CONNECTICUT. SCALE: 1" 40'. DATE: 10/04/12. LAST REVISED: 2/2/13. BY: DENNO LAND SURVEYING & CONSULTING, LLC. W.L.L.R. MAP NUMBER 1659.
- 2. PREPARED FOR SANTO BENACQUESTA AND ANTONIO SABATINI 8 TURNPIKE ROAD WINDSOR LOCKS, CONN. SCALE: 1" = 40. DATE: JAN. 3, 1985. LAST REVISED: 1/10/85. BY: ALFORD ASSOCIATES, INC. W.L.L.R. MAP NUMBER 619.
- 3. GRADING AND EROSION CONTROL PLAN SITE PLAN PREPARED FOR JOHN BARBARINO 2 ELLA GRASSO TURNPIKE RTE 75 WINDSOR LOCKS, CONNECTICUT. SCALE: 1" 40'. DATE: 10/04/12. LAST REVISED: 2/2/13. BY: DENNO LAND SURVEYING & CONSULTING, LLC. W.L.L.R. MAP
- 4. PROPERTY TO BE CONVEYED TO WINDSOR LOCKS HOTEL COMPANY
 14-18 ELLA GRASSO TURNPIKE CONN. RTE. 75. WINDSOR LOCKS,
 CONNECTICUT. SCALE: 1" = 40'. DATE: OCT 17, 1983. BY: CLOSE, JENSEN
 & MILLER. W.L.L.R. MAP NUMBER 558.
- 5. RIGHT OF WAY MAP TOWN OF WINDSOR LOCKS BRADLEY FIELD CONNECTOR FROM BRADLEY INTERNATIONAL AIRPORT EASTERLY TO THE HARTFORD-SPRINGFIELD EXPRESSWAY. SCALE: 1" = 80'. DATE: SEPTEMBER 4, 1969. BY: CONNECTICUT STATE HIGHWAY DEPARTMENT. MAP NUMBER 165-08 SHEETS 4 & 5 OF 8.

NOTES:

- 1. BEARINGS, COORDINATES AND ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE OBTAINED VIA GNSS OBSERVATIONS PROCESSED THROUGH THE SUPERIOR INSTRUMENT RTK GNSS NETWORK.
- 2. FIELD SURVEY WAS CONDUCTED BY BARTON & LOGUIDICE IN JUNE 2022 & OCTOBER 2022.
- 3. ABUTTER ADDRESS INFORMATION DEPICTED HEREON TAKEN FROM TOWN OF WINDSOR LOCKS GIS WEBSITE.
- 4. APPROXIMATE LOCATION OF STORM DRAINAGE DEPICTED HEREON TAKEN FROM MAP REFERENCES #3 & #4. NOT FIELD VERIFIED.
- 5. SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED UPON FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 216 OF 675. MAP NUMBER 09003C0216F EFFECTIVE DATE: SEPTEMBER 26, 2008.
- 6. 12" CMP FROM CB 'DCL' (K) DEPICTED ON SURVEY FLOWS IN SOUTHWESTERLY DIRECTION ACROSS PROPERTY LINE TO CB 'CL' (J).
- 7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENT AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO BARTON & LOGUIDICE, THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG: 1-(800) 922-4455.

PROPERTY DESCRIPTION (SURVEY):

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF WINDSOR LOCKS, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, AND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF LAND OF THE STATE OF CONNECTICUT, KNOWN AS CONNECTICUT ROUTE 20, ALSO KNOWN AS BRADLEY FIELD CONNECTOR, SAID POINT IS LOCATED A DISTANCE OF 480.47' WESTERLY ALONG THE NORTHERLY LINE OF LAND OF THE STATE OF CONNECTICUT, KNOWN AS CONNECTICUT ROUTE 20, ALSO KNOWN AS BRADLEY FIELD CONNECTOR FROM THE WESTERLY STREETLINE OF ELLA T. GRASSO TURNPIKE, THENCE;

ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 287.58 FEET AND A RADIUS OF 2347.90 FEET TO A POINT, THENCE;

N54°49'43" W A DISTANCE OF 103.24 FEET TO A POINT, THENCE;

ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 705.28 FEET AND A RADIUS OF 4019.72 FEET, THE LAST THREE COURSES ALONG

NO1°14'14" E A DISTANCE OF 235.62 FEET ALONG LAND NOW OR FORMERLY HAMILTON SUNSTRAND TO A POINT, THENCE;

LAND NOW OR FORMERLY THE STATE OF CONNECTICUT, TO A POINT,

\$74°12'01" E A DISTANCE OF 968.38 FEET ALONG LAND NOW OR FORMERLY LPRI ELLA GRASSO LLC TO A POINT, THENCE;
\$15°47'59" W A DISTANCE OF 200.00 FEET TO A POINT, THENCE;

S74°12'01" E A DISTANCE OF 129.67 FEET TO A POINT, THENCE; S15°47'59" W A DISTANCE OF 52.75 FEET, THE LAST FOUR COURSES ALONG LAND NOW OR FORMERLY CAMRAC, INC.

S59°53'01" W A DISTANCE OF 51.94 FEET TO A POINT, THENCE;

ALTA NOTES:

- 3. SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED UPON FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 216 OF 675. MAP NUMBER 09003C0216F EFFECTIVE DATE: SEPTEMBER 26, 2008.
- 4. SUBJECT PARCEL AREA: 222,076 SQ. FT. OR 5.10 ACRES.

TO THE POINT AND PLACE OF BEGINNING.

- 7. NO BUILDINGS OBSERVED.
- 8. NO SUBSTANTIAL FEATURES OBSERVED ON SUBJECT PARCEL.
- 10. NO PARTY WALLS OBSERVED.
- 16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- 17. NO OBSERVED CHANGES IN STREET RIGHT OF WAYS. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
- 20. NO EXISTING SOLAR LEASES AND EASEMENTS FOUND FOR SUBJECT PARCEL.

PROPERTY DESCRIPTION (RECORD):

A CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH OF ALL OF THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED OFF THE WESTERLY SIDE OF TURNPIKE ROAD, ALSO KNOWN AS ELLA T. GRASSO TURNPIKE, IN THE TOWN OF WINDSOR LOCKS, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, TO THE REAR OF PROPERTY KNOWN AS NO. 8 TURNPIKE ROAD, AND BEING SHOWN AS "PARCEL B 5.10 ACRES (INCLUDING 0.40 +/-ACRE EASEMENT FOR FUTURE PARKING)" ON A MAP OR PLAN ENTITLED: "PREPARED FOR SANTO BENACQUISTA AND ANTONIO SABATINI 8 TURNPIKE ROAD WINDSOR LOCKS, CONN. ALFORD ASSOCIATES CIVIL ENGINEERS WINDSOR, CONNECTICUT WILSON M. ALFORD, SR. P.E. & L.S. WILSON M. ALFORD, JR., P.E. & L.S. ALFORD ASSOCIATES, INC. DATE: JAN. 3, 1985 SCALE: 1 IN = 40 FT. DATE REVISION 1/4/85 ADD. NOTE #15 1/10/85 ADD.

EASEMENT 'C' ", WHICH SAID MAP OR PLAN IS ON FILE IN THE OFFICE OF THE TOWN CLERK IN SAID TOWN OF WINDSOR LOCKS, TO WHICH REFERENCE IS HEREBY MADE. SAID PREMISES ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET IN THE NORTHERLY LINE OF LAND OF THE STATE OF CONNECTICUT KNOWN AS CONNECTICUT ROUTE 20 AND ALSO KNOWN AS THE BRADLEY FIELD CONNECTOR, WHICH IRON PIN IS 480.46 FEET WESTERLY, AS MEASURED IN THE NORTHERLY LINE OF SAID CONNECTICUT ROUTE 20 OR BRADLEY FIELD CONNECTOR, FROM A MONUMENT SET IN THE WESTERLY STREET LINE OF TURNPIKE ROAD ALSO KNOWN AS ELLA T. GRASSO TURNPIKE, AND WHICH IRON PIN MARKS THE SOUTHEASTERLY CORNER OF THE WITHIN DESCRIBED

THENCE N 15° 48′ 10″ E., ALONG PARCEL A, AS SHOWN ON SAID MAP, A DISTANCE OF 52.75 FEET TO A POINT;

THENCE N 74° 11' 50" W., CONTINUING ALONG PARCEL A AS SHOWN ON SAID MAP, A DISTANCE OF 129.67 FEET TO A POINT;

THENCE N 59° 52′ 50″ W., CONTINUING ALONG SAID PARCEL A AS SHOWN ON SAID MAP, A DISTANCE OF 51.94 FEET TO A POINT;

THENCE N 15° 48′ 10″ E., CONTINUING ALONG SAID PARCEL A, AS SHOWN

ON SAID MAP, A DISTANCE OF 200.00 FEET TO A POINT IN LINE OF

LAND NOW OR FORMERLY OF RICHARD A. & PAULINE MINER;

THENCE N 74° 11′ 50″ W., ALONG LAND NOW OR FORMERLY OF RICHARD A. & PAULINE MINER, A DISTANCE OF 968.38 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF UNITED TECHNOLOGIES CORPORATION

HAMILTON STANDARD DIVISION;

THENCE S 1° 14' 25" W., ALONG LAND NOW OR FORMERLY OF UNITED TECHNOLOGIES CORPORATION HAMILTON STANDARD DIVISION, A DISTANCE OF 235.64 FEET TO A POINT IN LINE OF LAND OF THE STATE OF CONNECTICUT KNOWN AS CONNECTICUT ROUTE 20 AND ALSO KNOWN AS THE BRADLEY FIELD CONNECTOR;

THENCE IN A GENERAL EASTERLY DIRECTION ALONG THE ARC OF THE CURVE OF LAND OF THE STATE OF CONNECTICUT KNOWN AS CONNECTICUT ROUTE 20 AND ALSO KNOWN AS THE BRADLEY FIELD CONNECTOR, HAVING A DELTA OF 10°30′10″ AND A RADIUS OF 4019.72 FEET, A DISTANCE OF 705.27 FEET TO A POINT;

THENCE S 54° 49' 05" E., CONTINUING ALONG LAND OF THE STATE OF CONNECTICUT KNOWN AS CONNECTICUT ROUTE 20 AND ALSO KNOWN AS THE BRADLEY FIELD CONNECTOR, A DISTANCE OF 103.24 FEET TO A POINT

THENCE CONTINUING IN A GENERAL EASTERLY DIRECTION ALONG THE ARC OF THE CURVE OF LAND OF THE STATE OF CONNECTICUT KNOWN AS CONNECTICUT ROUTE 20 AND ALSO KNOWN AS THE BRADLEY FIELD CONNECTOR, HAVING A DELTA OF 7° 01′ 49″, A DISTANCE OF 287.59 FEET TO THE POINT AND PLACE OF BEGINNING. TOGETHER WITH A PERMANENT EASEMENT TO THE GRANTEE HEREIN AND ITS SUCCESSORS AND ASSIGNS FOREVER FOR VEHICULAR AND PEDESTRIAN TRAFFIC, OVER A PORTION OF PARCEL A AS SHOWN ON SAID MAP AND SHOWN AND DESIGNATED AS

"ACCESS EASEMENT 'A' " AND "ACCESS EASEMENT 'B' " ON THE AFORESAID

MAP AND MORE PARTICULARLY DESCRIBED BY THE FOLLOWING COURSES AND DISTANCES: ACCESS EASEMENT "A": STARTING AT AN ANGLE POINT IN THE WEST HIGHWAY LINE OF TURNPIKE ROAD ALSO KNOWN AS ELLA T. GRASSO TURNPIKE, SAID POINT BEING LOCATED 20.05 FEET SOUTH, AS MEASURED IN SAID HIGHWAY LINE, FROM THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF HARRY D. VANDERBILT AND THE NORTHEAST CORNER OF PARCEL A; THENCE \$48° 38' 50" W., IN THE WEST STREET LINE OF SAID TURNPIKE ROAD ALSO KNOWN AS ELLA T. GRASSO TURNPIKE, 49.87 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, 39.92 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 76° 14" 40": THENCE ALONG A CURVE TO THE RIGHT 82.18 FEET TO

A POINT, SAID CURVE HAVING A RADIUS OF 155.00 FEET AND A

PARCEL A: CONTAINING 17,750 SQUARE FEET.

BEGINNING: CONTAINING 1410 SQUARE FEET.

CENTRAL ANGLE OF 30° 22' 45'; THENCE ALONG A CURVE TO THE RIGHT 383.77 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2979.00 FEET AND A CENTRAL ANGLE OF 7° 22' 50"; THE THREE PRECEEDING COURSES BEING THROUGH PARCEL A; THENCE N 15° 48' 10" E, ALONG PARCEL B, 34.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, 379.83 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2945.00 FEET TO A POINT AND A CENTRAL ANGLE OF 7° 23' 25"; THENCE ALONG A CURVE TO THE LEFT 64.16 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 121.00 FEET AND A CENTRAL ANGLE OF 30° 22'45"; THENCE ALONG A CURVE TO THE RIGHT 39.78 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 64.00 FEET AND A CENTRAL ANGLE OF 35° 37' 00"; THENCE S 75° 35' 15" E, 47.59 FEET TO THE POINT OF BEGINNING; THE FOUR PRECEEDING COURSES BEING THROUGH

ACCESS EASEMENT "B": STARTING AT A POINT ON THE NORTH LINE OF PARCEL A, SAID POINT BEING 138.00 FEET WESTERLY FROM THE WEST STREET LINE OF TURNPIKE ROAD; THENCE 20° 12′ 00″ W., 30.33 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, 37.99 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 62° 11′ 15″; THE TWO PRECEEDING COURSES BEING THROUGH PARCEL A; THENCE ALONG A CURVE TO THE RIGHT 24.49 FEET, THROUGH PARCEL A AND ALSO ALONG ACCESS EASEMENT "A", TO A POINT, SAID CURVE HAVING A RADIUS OF 121.00 FEET AND A CENTRAL ANGLE OF 11° 35″ 45″; THENCE ALONG A CURVE TO THE RIGHT, 42.00 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 43° 44′ 55″; THENCE N 20° 12′ 00″ E, 30.33 FEET TO A POINT; THE TWO PRECEEDING COURSES BEING THROUGH PARCEL A; THENCE S 69° 48′ 00″ E, IN

SAID EASEMENTS ARE CONVEYED TOGETHER WITH AND SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DEED FROM CLIFFORD L. OSTERLING TO ANTONIO SABATINI, SANTO BENACQUISTA AND JOSEPH A. EREMITA DATED FEBRUARY 5, 1985 AND RECORDED AT VOLUME 152 AT PAGE 68 OF THE WINDSOR LOCKS LAND RECORDS.

THE NORTH LINE OF PARCEL A; 20.00 FEET TO THE POINT OF

TITLE EXCEPTIONS:

STATED TO AFFECT 2 ELLA GRASSO TPKE, AS LISTED IN OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT NO. 2202024 DATED MAY 9, 2022.

- NOTES, CONDITIONS AND MATTERS AS MAY APPEAR ON A MAP ENTITLED, "PREPARED FOR SANTO BENACQUISTA AND ANTONIO SABATINI 8 TURNPIKE ROAD WINDSOR LOCKS, CONN. ALFORD ASSOCIATES CIVIL ENGINEERS WINDSOR, CONNECTICUT WILSON M. ALFORD, SR. P.E. & L.S. WILSON M. ALFORD, JR. P.E. & L.S. ALFORD ASSOCIATES, INC. DATE: JAN. 3. 1985 SCALE: 1 IN = 40 FT, DATE REVISION 1/4/85 ADD. NOTE #15 1/10/85 ADD. EASEMENT 'C' ", WHICH MAP OR PLAN IS ON FILE IN THE WINDSOR LOCKS TOWN CLERK'S OFFICE. (NOT PLOTTABLE).
- THE EFFECT, IF ANY, OF A VARIANCE GRANTED BY THE WINDSOR LOCKS PLANNING AND ZONING COMMISSION, DATED DECEMBER 17, 2012 AND RECORDED DECEMBER 22, 2016 IN VOL 463 AT PAGE 57 OF THE WINDSOR LOCKS LAND RECORDS. (NOT PLOTTABLE)
- RESTRICTIONS AND COVENANTS AS DEFINED IN A DEED RECORDED FEBRUARY 14, 1985 IN VOL 152 AT PAGE 68 OF THE WINDSOR LOCKS LAND RECORDS. (PLOTTABLE).

SCHEDULE OF INVERTS

NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

STRUCTURE	TOP OF	INVERT	PIPE	DIRECTION
NUMBER	FRAME	ELEVATION	DESCRIPTION	
CB CL 'A'	102.34	98.94 (OUT)	12" RCP	N
CB CL 'B'	100.01	97.91 (OUT)	12" HDPE	SE
CB CL 'C'	100.19	96.89 (OUT)	12" HDPE	SW
CB CL 'D'	101.58	98.98 (OUT)	12" RCP	N
CB C 'E'	100.85	96.85 (IN)	24" RCP	SE
		96.65 (OUT)	24" RCP	SW
CB C 'F'	105.28	101.08 (IN)	15" RCP	NE
		100.98 (IN)	18" RCP	SE
		100.68 (OUT)	24" RCP	SW
CB C 'G'	105.02	101.32 (IN)	12" RCP	NE
		101.22 (OUT)	15" RCP	SW
CB CL 'H'	104.65	101.65 (OUT)	12" RCP	SW
CB CL 'I'	124.09	120.89 (IN)	15" CMP	SE
		120.79 (IN)	12" CMP	NE
		120.69 (OUT)	18" RCP	W
CB CL 'J'	124.23	121.23 (IN)	12" CMP	NE
		120.93 (OUT)	12" CMP	SW
CB DCL 'K'	129.14	125.44 (OUT)	12" CMP	SW
CB C 'L'	144.55	134.45 (IN)	12" CMP	NE
		134.25 (OUT)	15" CMP	NW
CB C 'M'	144.52	136.52 (OUT)	12" CMP	SW
STORM MH 'A'	102.91	98.86 (IN)	12" RCP	NE
		98.81 (OUT)	12" RCP	SE
STORM MH 'B'	101.72	98.92 (IN)	12" RCP	NE
		98.82 (OUT)	12" RCP	SW

SCHOEPHOESTER RO

SCHOEPHOESTER RO

SITE
ROAD SO.

ROUTE 20

LOCUS MAP (NOT TO SCALE)

