

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

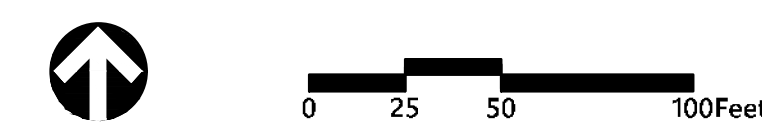
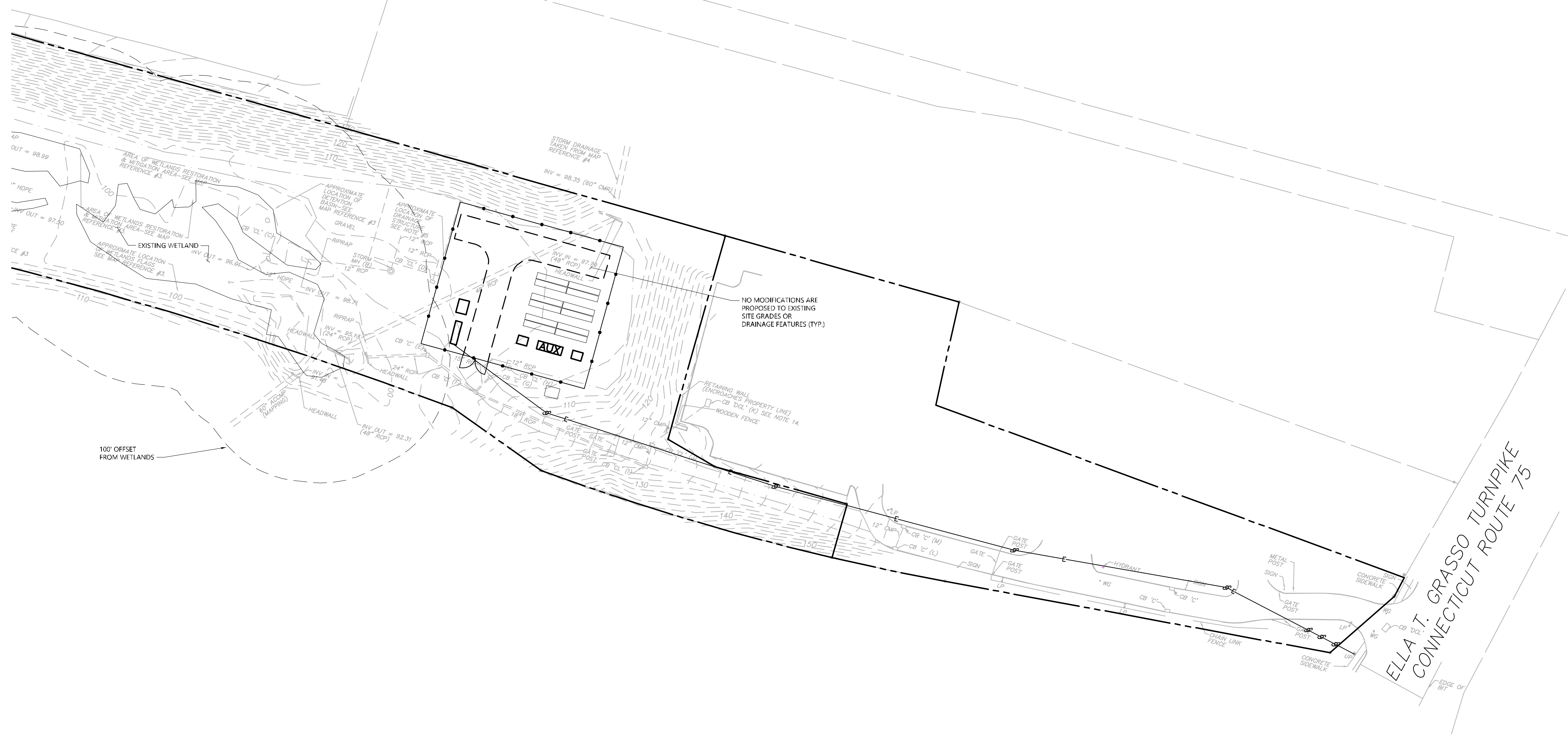
Barberino John S
10311 Boca Woods Lane
Boca Raton, FL 33428

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No.	Drawing Title	Latest Issue
C-1.0	Legend, Abbreviations and General Notes	June 2, 2023
C-2.0	Layout & Materials Plan	June 2, 2023
C-3.0	Grading & Drainage Plan	June 2, 2023
C-4.0	Erosion and Sediment Control Plan	June 2, 2023
C-5.0	Site Details	June 2, 2023

Reference Drawings

No.	Drawing Title	Latest Issue
1 of 1	ALTA/NSPS Land Title Survey	July 18, 2022



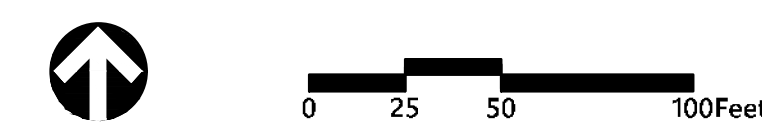
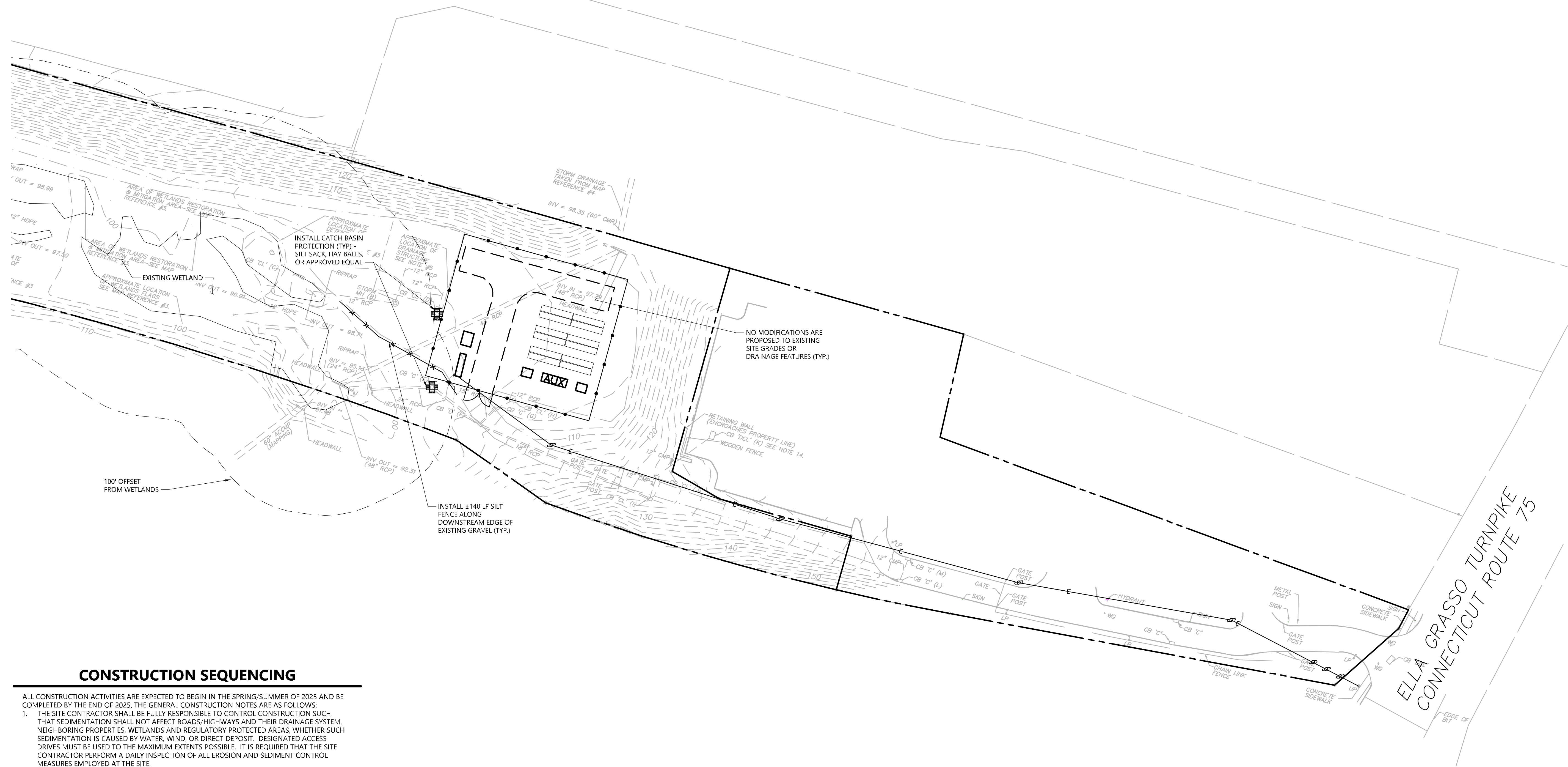
BESS Installation CT9
2 Ella Grasso Turnpike
Windsor Locks, Connecticut

No.	Revision	Date	App'd.

Designed by: **AMK** Checked by: **SJK**
 Issued for: Date: **June 2, 2023**

Application

Not Approved for Construction
 Drawing Title: **Grading & Drainage Plan**



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Designed by: **AMK** Checked by: **SJK**
Issued for: **Application** Date: **June 2, 2023**

Not Approved for Construction
Erosion and Sediment Control Plan

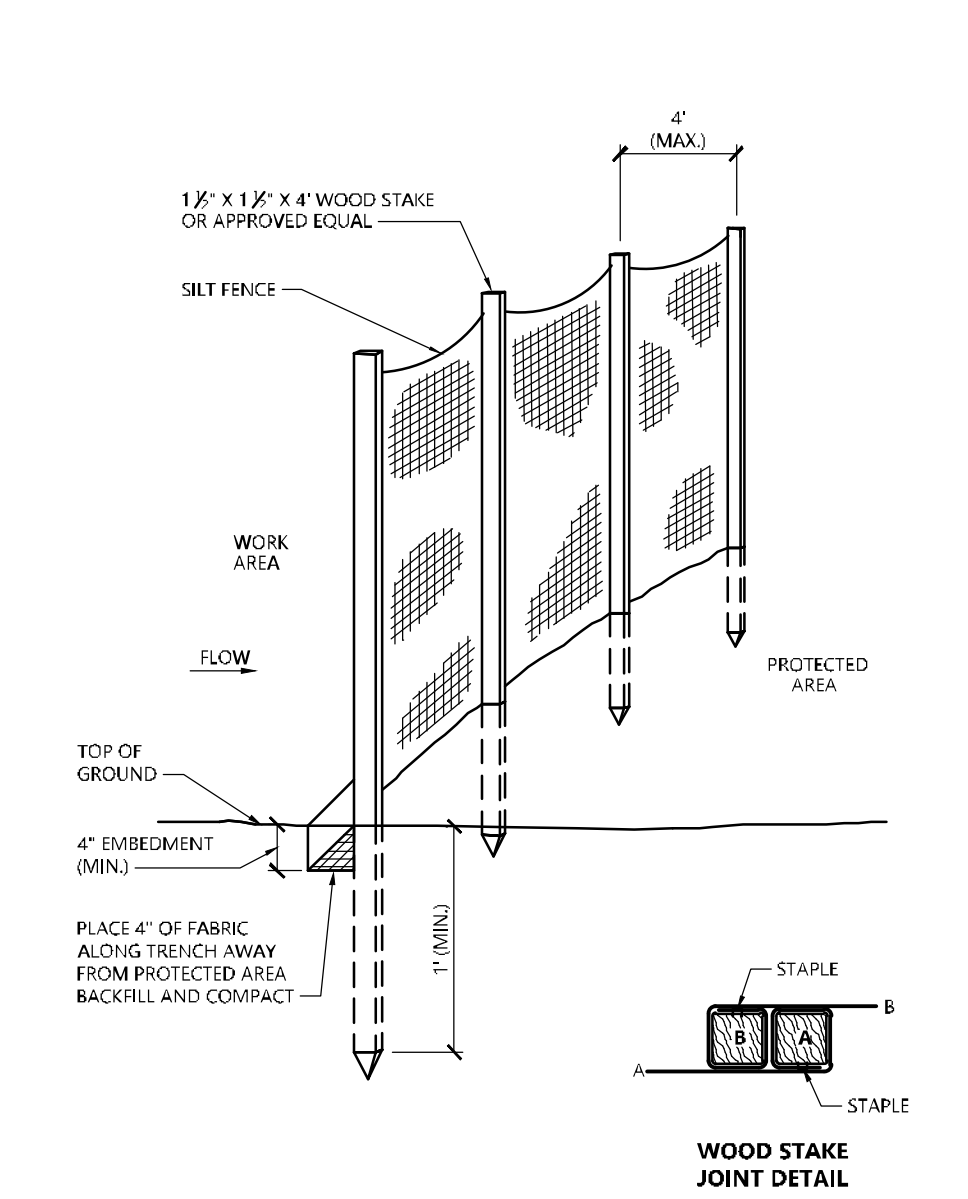
CONSTRUCTION SEQUENCING

- 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.
 7. 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.

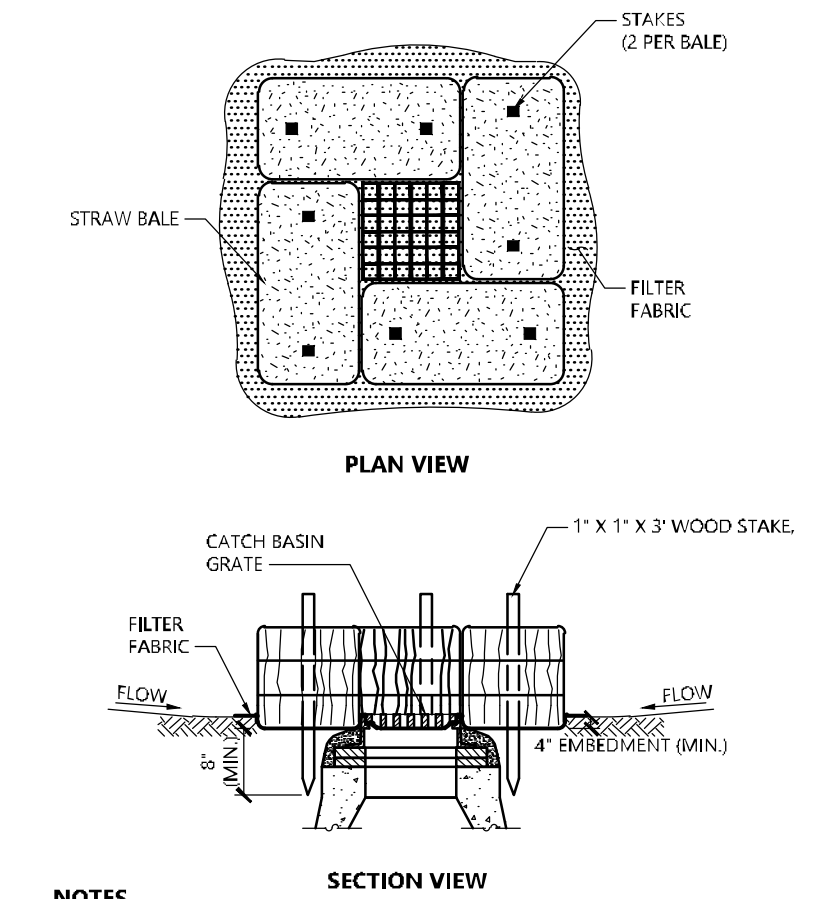
- CONSTRUCTION SEQUENCE (SPRING/SUMMER 2025)**
1. INSTALL EROSION AND SEDIMENT CONTROLS FOLLOWING THE CT GUIDELINES AND MANUFACTURER'S DIRECTIONS. DURING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL MEASURES AS REQUIRED BY THE ENGINEER OF RECORD OR OWNER, TO PREVENT SEDIMENT-LOADED RUNOFF FROM REACHING WETLANDS OR DISCHARGING OFFSITE.
 2. INSTALL ELECTRICAL COMPONENTS AND INTERCONNECTION.
 3. INSTALL SITE FENCING.
 4. RESEED, REPAVE, AND/OR REPLANT ANY AREAS DISTURBED BY CONSTRUCTION.

C-4.0

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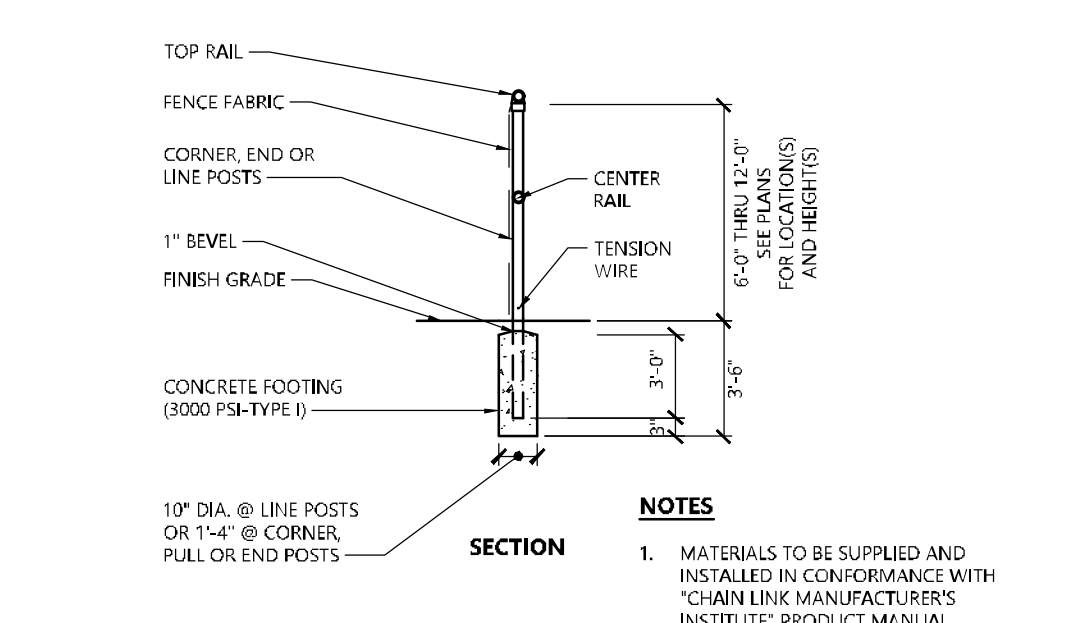
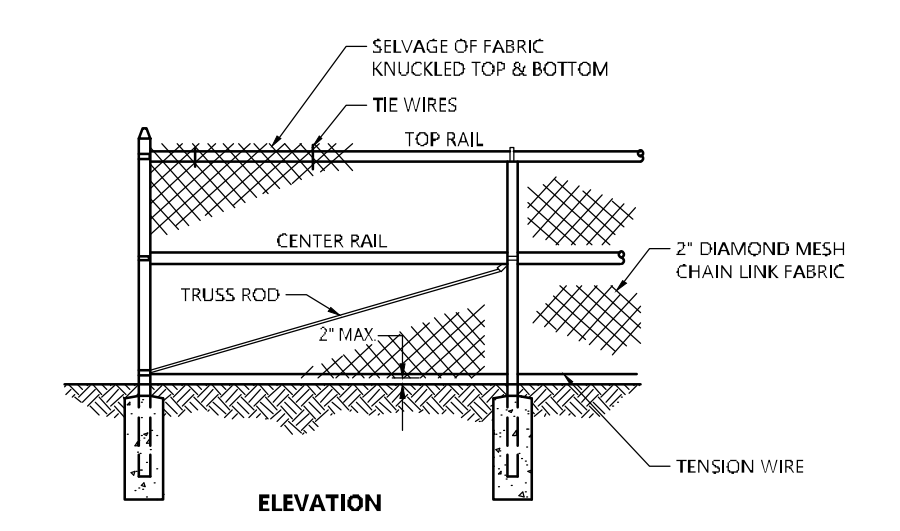


Silt Fence Barrier 1/16
N.T.S. Source: VHB LD_650

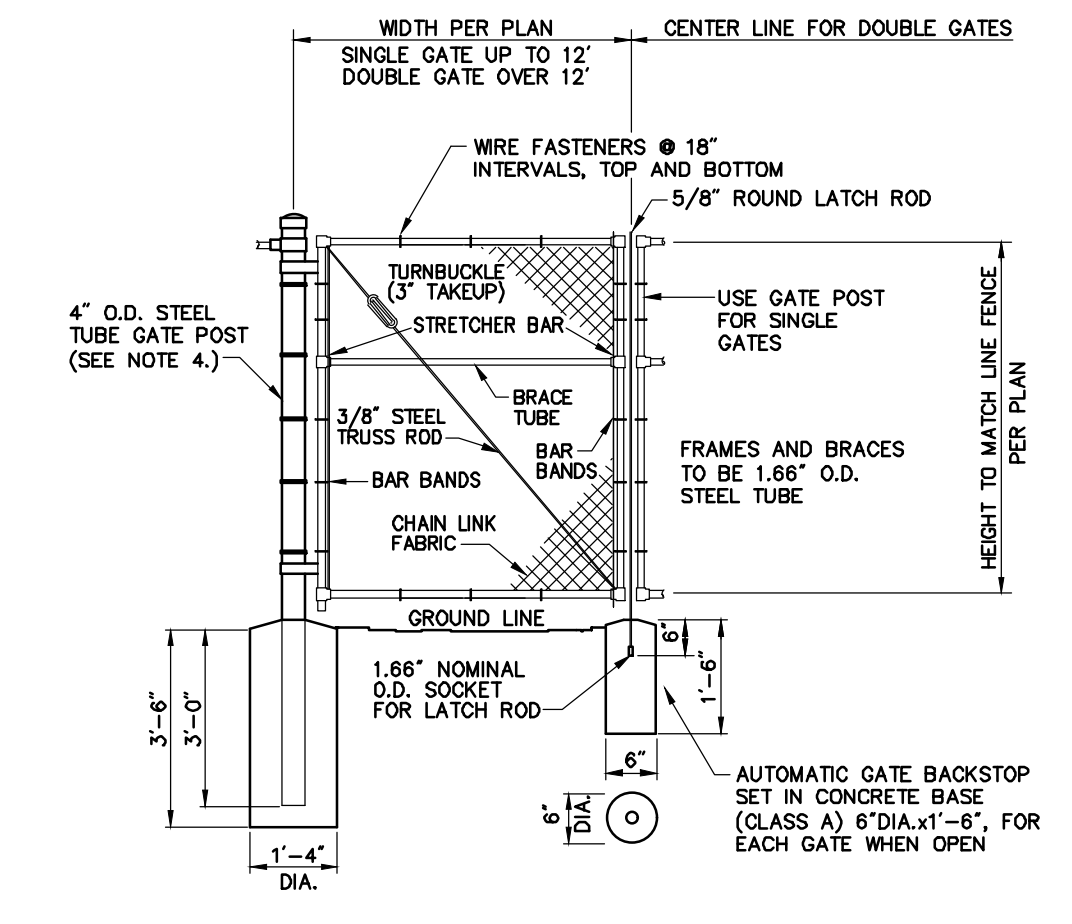


Catch Basin Sediment Trap 1/16
N.T.S. Source: VHB LD_673

- NOTES**
1. ENCLOSE STRUCTURE WITH HAYBALES IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION. MAINTAIN UNTIL PAVING BINDER COURSE IS COMPLETE OR PERMANENT STAKE OF GRASS HAS BEEN ESTABLISHED.
 2. IF GRATE IS AGAINST EXISTING CURB THEN BALES ARE TO BE PLACED AROUND THREE SIDES OF GRATE ONLY.
 3. GRATE TO BE PLACED OVER FILTER FABRIC.
 4. BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.



6' to 12' Chain Link Fence 10/20
N.T.S. Source: VHB LD_480



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

Chain Link Fence Gate 6/06
N.T.S. Source: VHB LD_482



PHOTOVOLTAIC INSTALLATION
Site Location: 2 Ella Grasso Turnpike, Windsor Locks, CT
Owner: Key Capture Energy

IN CASE OF EMERGENCY CALL 911
WINDSOR LOCKS POLICE DEPARTMENT - (860) 627-1461

Danger and Site Facility Signs 1/16
N.T.S. Source: VHB

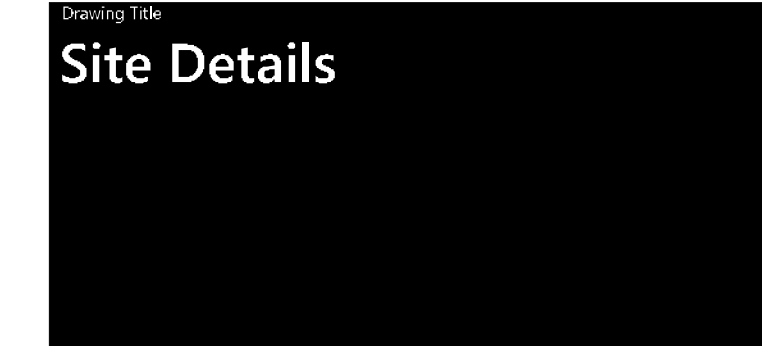
1. THE SITE FACILITY SIGN IS A DRAFT SHOWING THE MINIMUM AMOUNT OF INFORMATION THAT WILL BE PROVIDED. SIGN WILL BE 18" X 24".
2. ALL SIGNS WILL BE MOUNTED ONTO THE CHAIN LINK FENCE.

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Issued for: _____ Date: _____
Application June 2, 2023

Not Approved for Construction



Drawing Number

C-5.0

Sheet 5 of 5

Project Number
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. DESIGN: LAND SURVEYING & CONSULTING, LLC. W.L.L.R. MAP NUMBER 1659.
- PREPARED FOR SANTO BENAQUISTA 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 919.
- 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: DESIGN LAND SURVEYING & CONSULTING, LLC. W.L.L.R. MAP NUMBER 1660.
- 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.
- 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, 1989. BY: CONNECTICUT STATE HIGHWAY DEPARTMENT. MAP NUMBER 165-08 SHEETS 4 & 5 OF 8.

NOTES:

- 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.
- FIELD SURVEY WAS CONDUCTED BY BARTON & LOGUIDICE IN JUNE 2022 & OCTOBER 2022.
- ABUTTER ADDRESS INFORMATION DEPICTED HEREON TAKEN FROM TOWN OF WINDSOR LOCKS GIS WEBSITE.
- APPROXIMATE LOCATION OF STORM DRAINAGE DEPICTED HEREON TAKEN FROM MAP REFERENCES #3 & #4. NOT FIELD VERIFIED.
- 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.
- 12" CMP FROM CB 'DCL' (O) DEPICTED ON SURVEY FIELDS IN SOUTHWESTERLY DIRECTION ACROSS PROPERTY LINE TO CB 'CL' (C).
- 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 AT 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 LAND NOW OR FORMERLY THE STATE OF CONNECTICUT, TO A POINT, THENCE;

N01°14'14" E A DISTANCE OF 235.62 FEET ALONG LAND NOW OR FORMERLY HAMILTON SUNSTRAND TO A POINT, THENCE;
 S74°12'01" E A DISTANCE OF 968.38 FEET ALONG LAND NOW OR FORMERLY LPRI ELLA GRASSO LLC TO A POINT, THENCE;
 S15°47'59" W A DISTANCE OF 200.00 FEET TO A POINT, THENCE;
 S59°53'01" W A DISTANCE OF 519.94 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. TO THE POINT AND PLACE OF BEGINNING.

ALTA NOTES:

- 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.
- SUBJECT PARCEL AREA: 222,076 SQ. FT. OR 5.10 ACRES.
- NO BUILDINGS OBSERVED.
- NO SUBSTANTIAL FEATURES OBSERVED ON SUBJECT PARCEL.
- NO PARTY WALLS OBSERVED.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- NO OBSERVED CHANGES IN STREET RIGHT OF WAYS, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
- NO EXISTING SOLAR LEASES AND EASEMENTS FOUND FOR SUBJECT PARCEL.

PROPERTY DESCRIPTION (RECORD):

A CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH 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 BENAQUISTA 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" = 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 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 PREMISES;
 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° 48' 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" AND 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 20.03 FEET SOUTH, AS MEASURED IN SAID HIGHWAY LINE, FROM THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF HENRY D. VANDERBILT AND THE NORTHEAST CORNER OF PARCEL A, THENCE S48° 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 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 PRECEDING 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, 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 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 PRECEDING COURSES BEING THROUGH PARCEL A; CONTAINING 17,750 SQUARE FEET.

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 PRECEDING COURSES BEING THROUGH PARCEL A; THENCE ALONG A CURVE TO THE RIGHT 24.40 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 PRECEDING COURSES BEING THROUGH PARCEL A; THENCE S 59° 48' 00" E, IN THE NORTH LINE OF PARCEL A, 20.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1410 SQUARE FEET.

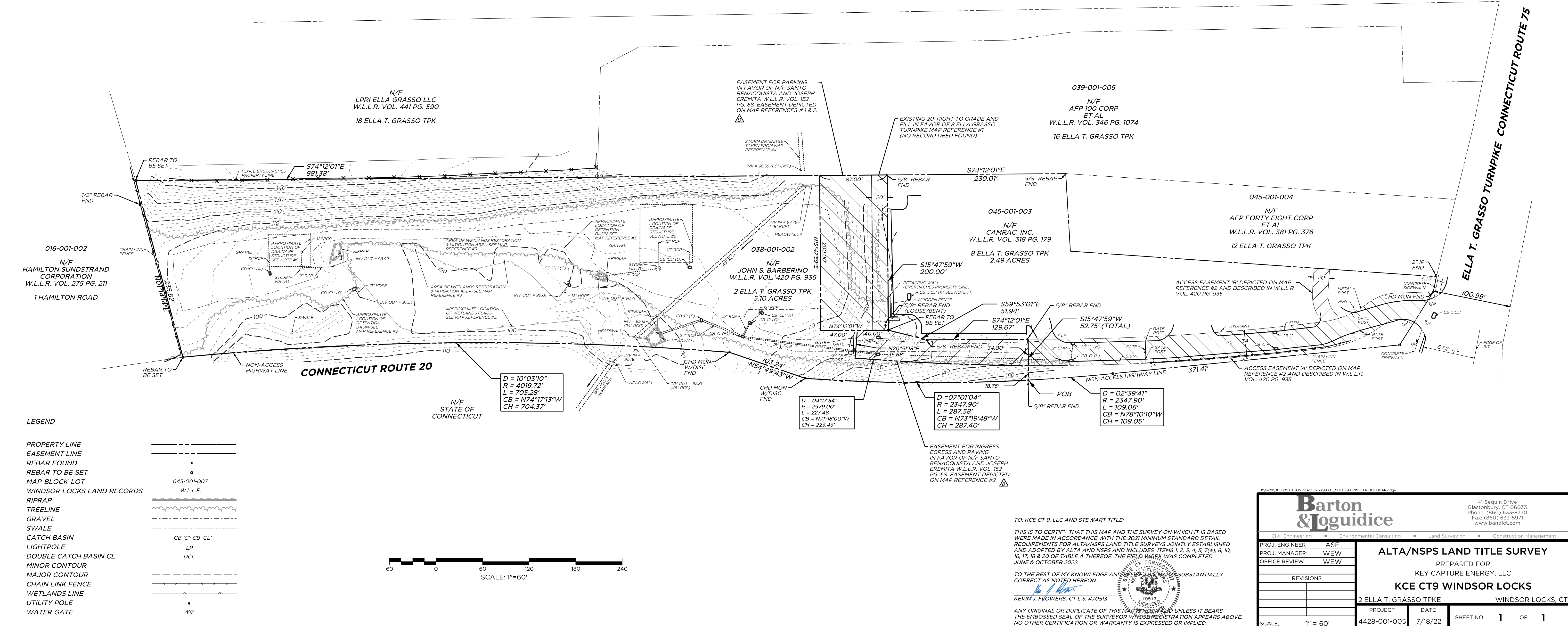
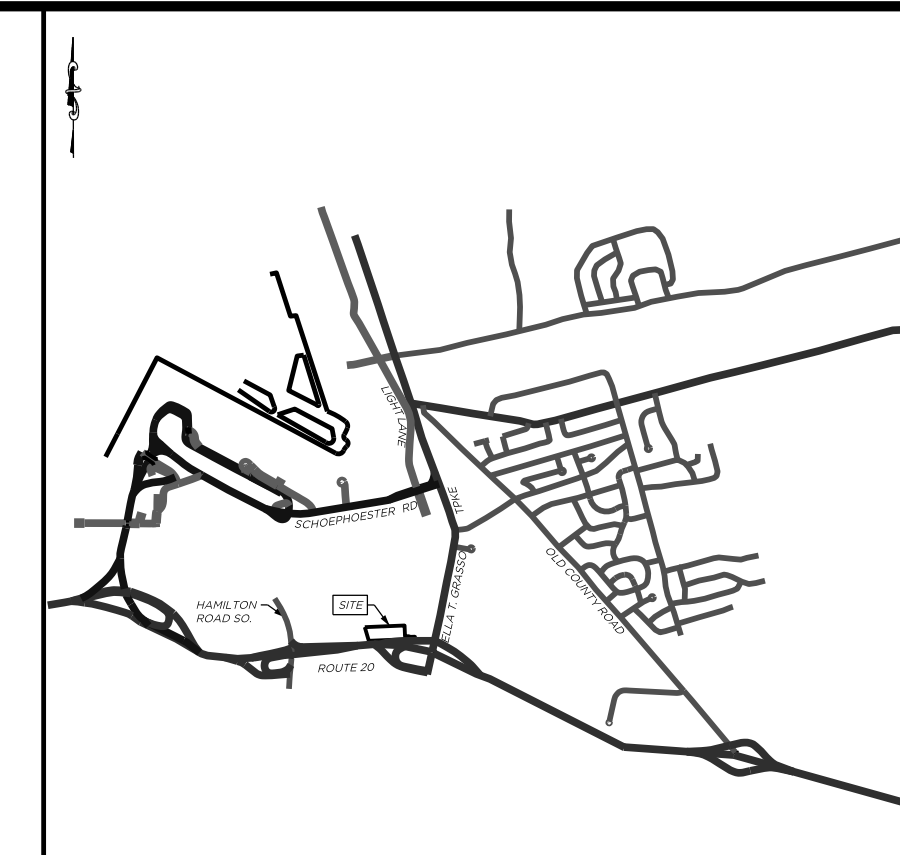
SAID EASEMENTS ARE CONVEYED TOGETHER WITH AND SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DEED FROM CLIFFORD L. OSTERLING TO ANTONIO SABATINI, SANTO BENAQUISTA AND JOSEPH A. EREMITA DATED FEBRUARY 5, 1985 AND RECORDED AT VOLUME 152 AT PAGE 68 OF THE WINDSOR LOCKS LAND RECORDS.

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 BENAQUISTA 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" = 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. (NOT PLOTTABLE).

SCHEDULE OF INVERTS

STRUCTURE NUMBER	TOP OF FRAME	INVERT ELEVATION	PIPE DESCRIPTION	DIRECTION
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'	101.89	98.98 (OUT)	12" RCP	N
CB C 'E'	100.85	96.85 (IN)	24" RCP	SE
CB C 'E'	100.85	96.65 (OUT)	24" RCP	SW
CB C 'F'	105.28	101.08 (IN)	15" RCP	NE
CB C 'F'	105.28	100.98 (IN)	18" RCP	SE
CB C 'F'	105.28	100.68 (OUT)	24" RCP	SW
CB C 'G'	105.02	101.32 (IN)	12" RCP	NE
CB C 'G'	105.02	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" RCP	SE
CB CL 'I'	124.09	120.79 (IN)	12" RCP	NE
CB CL 'I'	124.09	120.69 (OUT)	18" RCP	W
CB CL 'J'	124.23	121.23 (IN)	12" CMP	NE
CB CL 'J'	124.23	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
CB C 'L'	144.55	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
STORM MH 'A'	102.91	98.81 (OUT)	12" RCP	SE
STORM MH 'B'	101.72	98.82 (OUT)	12" RCP	SW



TO: KCE CT 9, LLC AND STEWART TITLE:
 THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 10, 16, 17, 18 & 20 OF TABLE 1 THEREOF. THE FIELD WORK WAS COMPLETED JUNE & OCTOBER 2022.
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBSTANTIALLY CORRECT AS NOTED HEREON.
 KEVIN J. FLOWERS, CT L.S. #70513

Barton & Loguidice
 Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

41 Sequin Drive
 Glastonbury, CT 06033
 Phone: (860) 633-9370
 Fax: (860) 633-5971
 www.bartlog.com

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
 KEY CAPTURE ENERGY, LLC
KCE CT9 WINDSOR LOCKS

2 ELLA T. GRASSO TPKE WINDSOR LOCKS, CT

PROJECT: 4428-001-005 DATE: 7/18/22 SHEET NO. 1 OF 1
 SCALE: 1" = 60'