

# Site Plans

Issued for	Application
Date Issued	June 23, 2023
Latest Issue	June 23, 2023

## BESS Installation CT8

44 Skinner Street  
East Hampton, Connecticut



### Applicant

Key Capture Energy  
25 Monroe Street  
Albany, NY 12210

### Map / Block / Lot:

020 / 48C / 009

### Owner

Skinner Street Properties LLC  
9 Sequonia Trail  
East Hampton, CT 06424

### Sheet Index

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### Reference Drawings

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



100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109  
860.807.4300

**Legend**

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			TOP OF CURB ELEVATION
		BASELINE			BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT			SPOT ELEVATION
		ZONING LINE			TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE			BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
		WETLAND LINE WITH FLAG			MONITORING WELL
		FLOODPLAIN			UNDERDRAIN
		100-YEAR FLOOD LIMITS			DRAIN
		GRAVEL ROAD			ROOF DRAIN
		EDGE OF PAVEMENT			SEWER
		BITUMINOUS BERM			FORCE MAIN
		BITUMINOUS CURB			OVERHEAD WIRE
		CONCRETE CURB			WATER
		CURB AND GUTTER			FIRE PROTECTION
		EXTRUDED CONCRETE CURB			DOMESTIC WATER
		MONOLITHIC CONCRETE CURB			GAS
		PRECAST CONC. CURB			ELECTRIC
		SLOPED GRAN. EDGING			STEAM
		VERT. GRAN. CURB			TELEPHONE
		LIMIT OF CURB TYPE			FIRE ALARM
		SAWCUT			CABLE TV
		BUILDING			CATCH BASIN
		BUILDING ENTRANCE			DOUBLE CATCH BASIN
		LOADING DOCK			GUTTER INLET
		BOLLARD			DRAIN MANHOLE
		DUMPSTER PAD			TRENCH DRAIN
		SIGN			PLUG OR CAP
		DOUBLE SIGN			CLEANOUT
		STEEL GUARDRAIL			FLARED END SECTION
		WOOD GUARDRAIL			HEADWALL
		PATH			SEWER MANHOLE
		TREE LINE			CURB STOP & BOX
		WIRE FENCE			WATER VALVE & BOX
		FENCE			TAPPING SLEEVE, VALVE & BOX
		STOCKADE FENCE			SIAMESE CONNECTION
		STONE WALL			FIRE HYDRANT
		RETAINING WALL			WATER METER
		STREAM / POND / WATER COURSE			POST INDICATOR VALVE
		DETENTION BASIN			WATER WELL
		HAY BALES			GAS GATE
		SILT FENCE			GAS METER
		SILT SOCK / STRAW WATTLE			ELECTRIC MANHOLE
		MINOR CONTOUR			ELECTRIC METER
		MAJOR CONTOUR			LIGHT POLE
		PARKING COUNT			TELEPHONE MANHOLE
		COMPACT PARKING STALLS			TRANSFORMER PAD
		DOUBLE YELLOW LINE			UTILITY POLE
		STOP LINE			GUY POLE
		CROSSWALK			GUY WIRE & ANCHOR
		ACCESSIBLE CURB RAMP			HAND HOLE
		ACCESSIBLE PARKING			PULL BOX
		VAN-ACCESSIBLE PARKING			MATCHLINE

**Abbreviations**

General	
ABAN	ABANDON
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
LOD	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
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

**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 MORE THAN ONE ACRE OF LAND AND WILL REQUIRE ADHERENCE TO AND 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, OR LATEST.
11.	STAGING AND STOCKPILE AREAS SHALL NOT BE LOCATED WITHIN ANY WETLAND AND ABUTTING RESOURCE AREA AND SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.
Utilities	
1.	THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS 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.
Demolition	
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**

- 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.
- CONTRACTOR OR QUALIFIED INSPECTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS OR MORE FREQUENTLY AS NEEDED, (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). 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.
- 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.
- 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.
- 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.
- 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**

- BASE PLAN: TAKEN FROM 'ALTA/NSPS LAND TITLE SURVEY' BY BARTON & LOGUIDICE DATED 11/01/2022.
- TOPOGRAPHY: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988
- 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 JUNE 6, 2023.

**Document Use**

- 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.
- 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.

**BESS Installation CT8**  
44 Skinner Street  
East Hampton, Connecticut

No.	Revision	Date	Appr.

Designed by	TJM	Checked by	SJK
Issued for		Date	June 23, 2023

**Application**

Not Approved for Construction

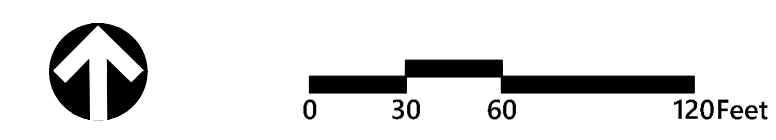
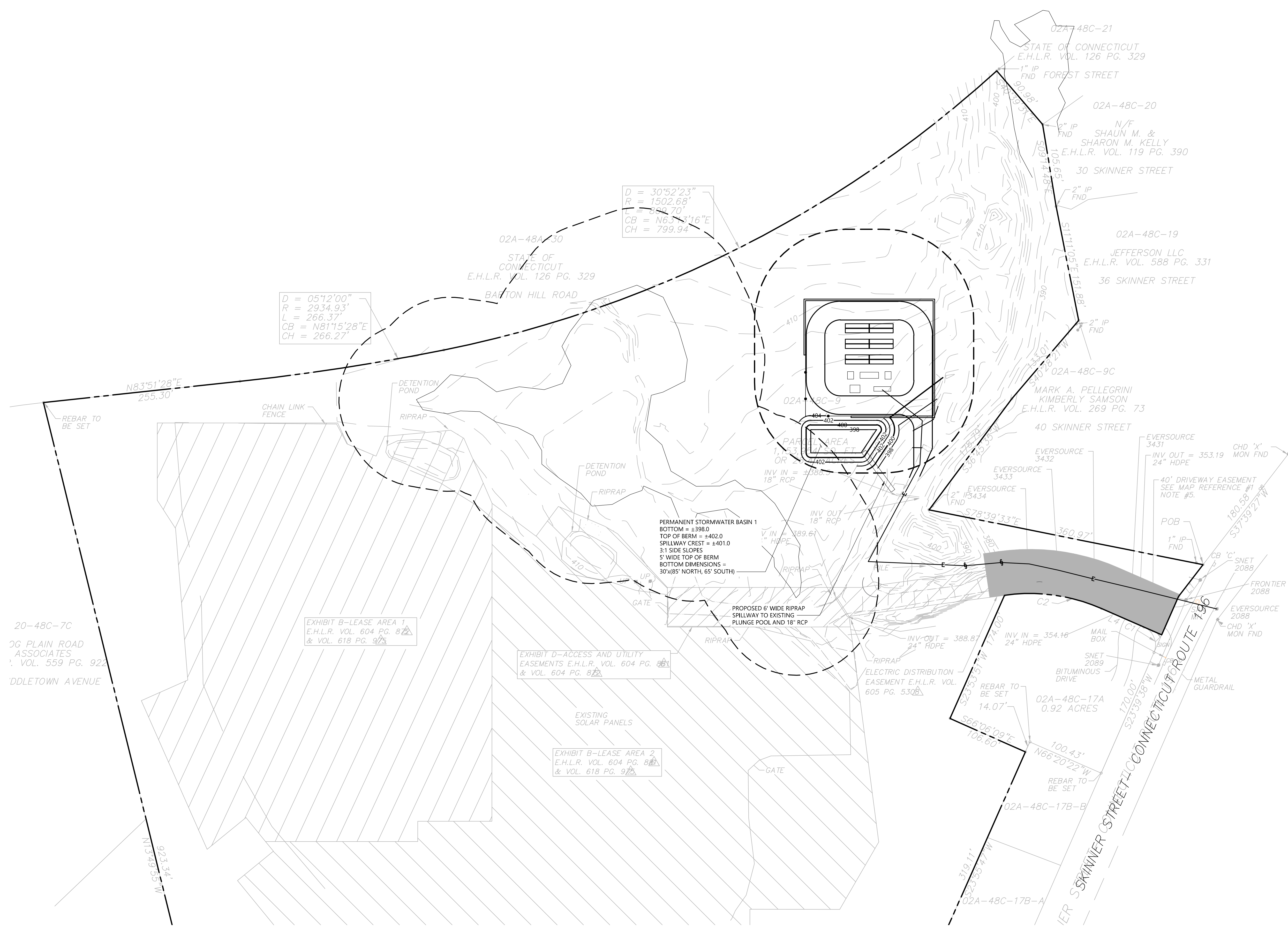
Drawing Title

**Legend, Abbreviations and General Notes**

Drawing Number

**C-1.0**





### BESS Installation CT8

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East Hampton, Connecticut

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Designed by **TJM** Checked by **SJK**  
Issued for **Application** Date **June 23, 2023**

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

Drawing Number

# C-3.0

Sheet **3** of **5**

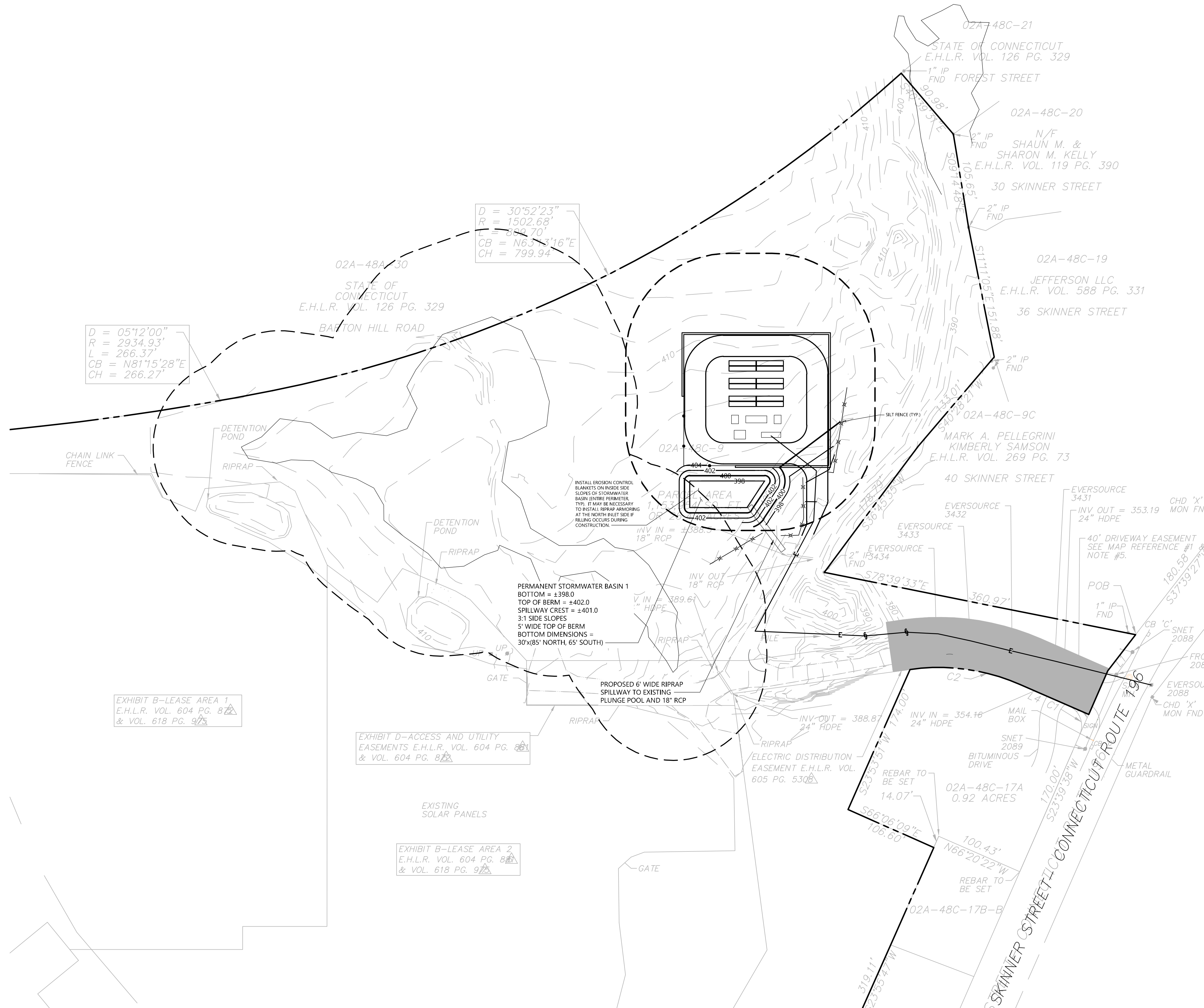
Project Number  
**43176.00**

### CONSTRUCTION SEQUENCING

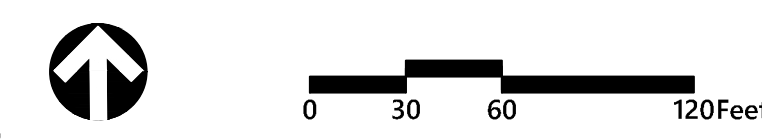
- CONSTRUCTION ACTIVITIES ARE EXPECTED TO TAKE UP TO NINE MONTHS. THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:
1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS 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. A CTDEEP-APPROVED QUALIFIED INSPECTOR SHALL BE ASSIGNED TO BE RESPONSIBLE FOR PERFORMING INSPECTIONS AND PREPARING REPORTS IN ACCORDANCE WITH SECTION 5(B)(4)(B) OF THE CONSTRUCTION GENERAL PERMIT. THESE INSPECTIONS SHALL TAKE PLACE WEEKLY, AT A MINIMUM, AND SHALL BE REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT EXCEEDING 0.5 INCHES. THE ENGINEER OF RECORD SHALL BE REQUIRED TO REVIEW AND COUNTER-SIGN THE PREPARED WEEKLY REPORTS.
  3. ENGINEER OF RECORD WILL PERFORM MONTHLY PLAN IMPLEMENTATION INSPECTIONS UNTIL EROSION CONTROLS ARE IN PLACE, OR THE FIRST THREE MONTHS (WHICHEVER IS GREATER) AND WILL PREPARE REPORTS OF THE FINDINGS.
  4. THROUGHOUT THE COURSE OF THE CONSTRUCTION PROJECT, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE WARRANTED AT THE DISCRETION OF THE QUALIFIED INSPECTOR AND/OR DESIGN ENGINEER. THESE IMPROVEMENTS MUST BE IMPLEMENTED IN A TIMELY FASHION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT.
  5. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF EAST HAMPTON WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
  6. CONTRACTOR SHALL ADHERE TO 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL AS AMENDED.
  7. THE CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING(S). ATTENDEES SHALL INCLUDE, BUT NOT BE LIMITED TO, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, TOWN OF EAST HAMPTON, ENGINEER OF RECORD, AND QUALIFIED SWPPP INSPECTOR.
  8. THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) PRIOR TO ENGAGING IN ANY EXCAVATION ACTIVITIES AT THE SITE.
  9. THE CONTRACTOR SHALL NOTIFY THE TOWN OF EAST HAMPTON AGENT, ZONING ENFORCEMENT OFFICER, AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
  10. NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE.
  11. ANTICIPATED WORK HOURS WILL BE BETWEEN 7:00 AM AND 5:00 PM.
  12. HIGH FLOTATION TIRE EQUIPMENT SHALL BE USED TO THE MAXIMUM EXTENTS PRACTICABLE IN LIEU OF TRACK CONSTRUCTION EQUIPMENT IN AN EFFORT TO AVOID COMPACTION OF THE NATIVE SOILS.

- PRE-CONSTRUCTION SITE PROTECTION SEQUENCE**
1. SURVEY AND MARK ALL WOODLAND CLEARING LIMITS.
  2. EXISTING ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
  3. FIELD SURVEY AND MARK BOUNDARY BETWEEN CLEARING LIMITS AND GRUBBING LIMITS.
  4. 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 QUALIFIED INSPECTOR, TO PREVENT SEDIMENT-LADEN RUNOFF FROM REACHING WETLANDS OR DISCHARGING OFF-SITE.
  4. INSTALL STORMWATER BASINS AND SEDIMENT TRAPS AS EARLY AS FEASIBLE IN ACCORDANCE WITH THE APPROVED SITE-SPECIFIC SWPCP AND CT GUIDELINES. DISCHARGE AREAS BELOW OUTFALLS MUST BE INSPECTED TO CONFIRM FLOW WILL BE OVER STABLE GROUND AND SHEET FLOW IS ENCOURAGED. IF DISTURBED SOILS ARE PRESENT, THE ENGINEER OF RECORD TO PROVIDE CORRECT MEASURES TO ADDRESS CONDITION.
  5. SEED AND PROTECT DISTURBED SOILS AROUND SEDIMENT TRAPS AND BASINS WITHIN 72 HOURS OF COMPLETION.
  4. CLEAR AND GRUB VEGETATION PER SITE PLANS.
  5. THE USE OF A TUB GRINDER IS RECOMMENDED FOR THE MULCHING OF FELLED TREES IF CHIPPED ON SITE. MULCH SHALL NOT BE CAST WIDESPREAD ACROSS SITE AS IT WILL INHIBIT VEGETATIVE GROWTH.
  6. PERFORM EARTHWORK AND SHAPING ON THE SITE. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM AREAS PROPOSED FOR REGRADING. EXCESS SOIL WHICH IS NOT REUSED IN PROPOSED SITE GRADING AS DEPICTED ON PLANS CAN BE HAULLED OFF-SITE.
  7. TOPSOIL SHALL BE REPLACED OVER REGRADED AREAS UPON COMPLETION OF MASS EARTHWORK ACTIVITIES AND AREAS WHICH WERE DISTURBED BY MASS EARTHWORK OPERATIONS SHALL BE RESEDED WITHIN 72 HOURS OF COMPLETION.
  8. THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL ADDRESS ONGOING EROSION PROBLEMS USING TEMPORARY DIVERSIONS AND FILLING AND GRADING GULLIES.

- CONSTRUCTION SEQUENCE**
1. INSTALL STABILIZED GRAVEL ROADS.
  2. INSTALL ELECTRICAL COMPONENTS AND INTERCONNECTION.
  3. INSTALL SITE FENCING.
  4. RESEED, REPAVE, AND/OR REPLANT ANY AREAS DISTURBED BY CONSTRUCTION.
  5. AFTER SITE IS STABILIZED, AND AFTER INSPECTION BY DESIGN ENGINEER, OR OTHER OWNER'S REPRESENTATIVE, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. ENTIRE SITE SHALL BE CHECKED FOR AND CLEANED OF SEDIMENT AS NEEDED.



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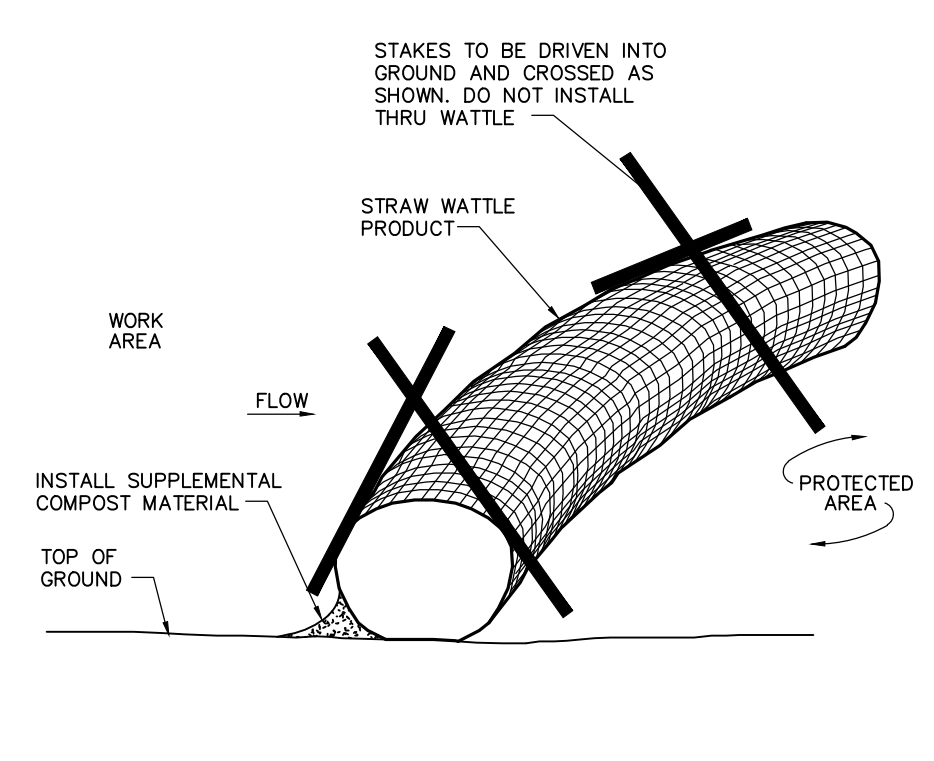
Not Approved for Construction  
Drawing Title: **Erosion & Sediment Control Plan**

Sheet 4 of 5

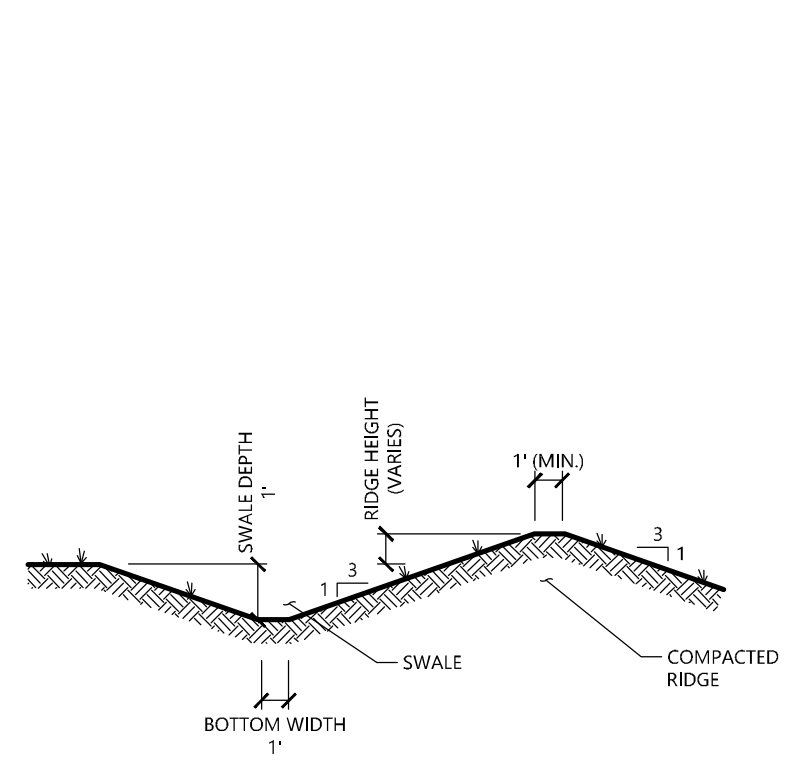
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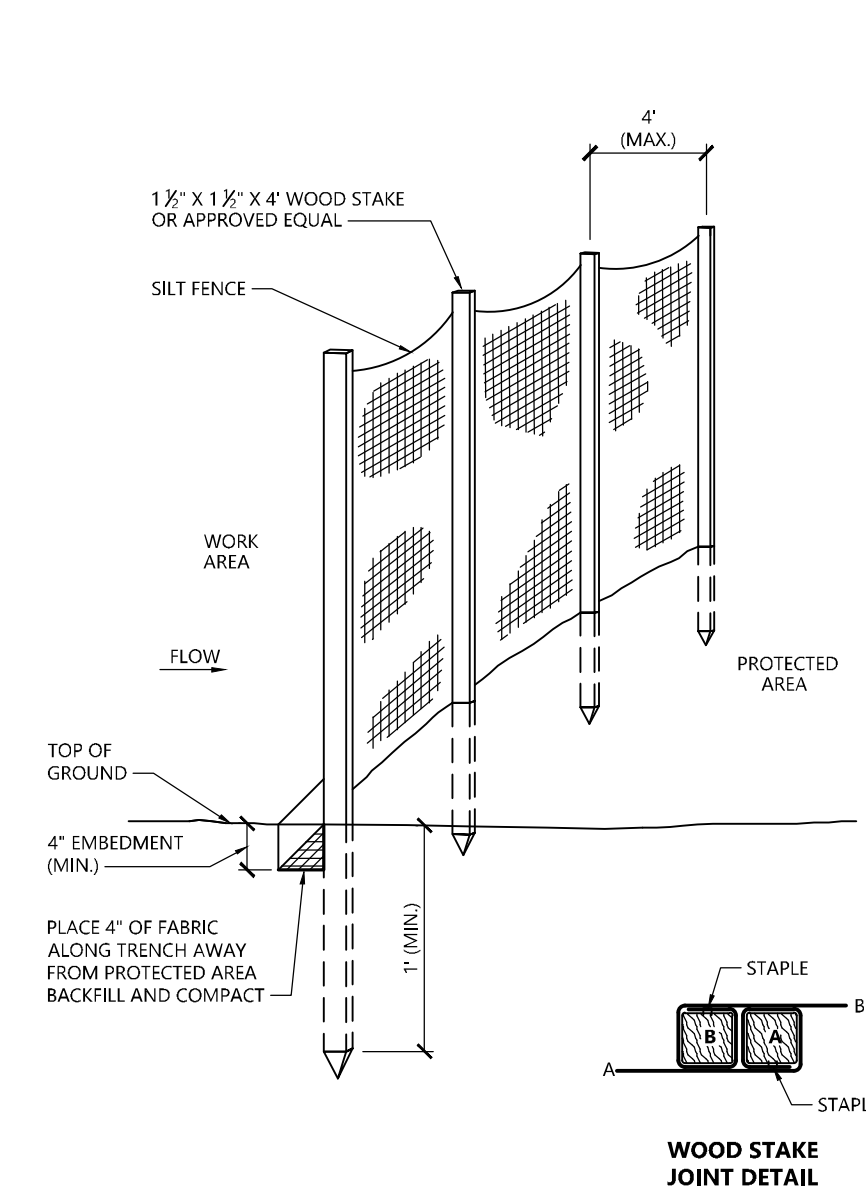


**Straw Wattle Installation** 8/12  
N.T.S. Source: VHB LD\_658

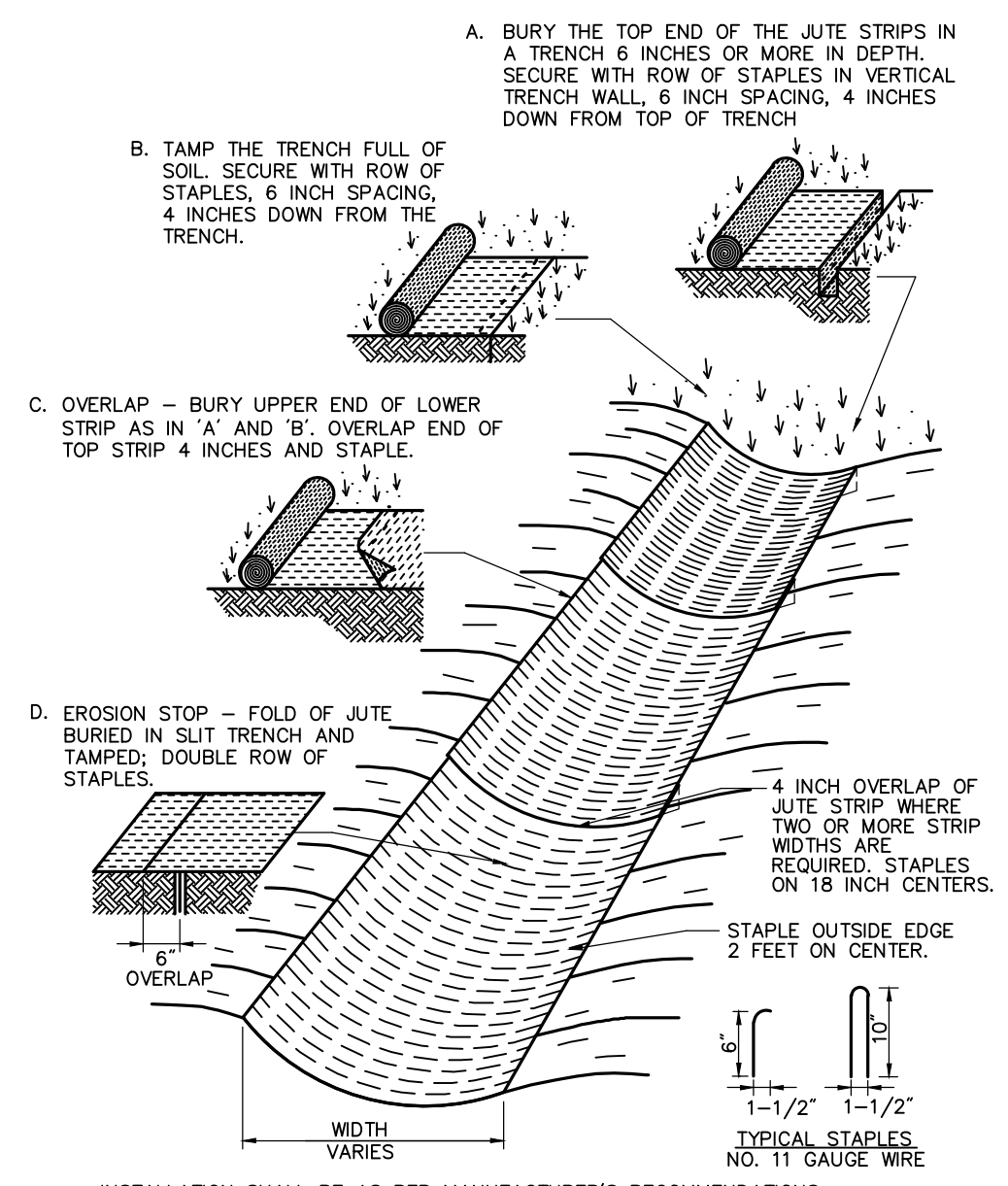


NOTE:  
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1  
2. THE INTENT IS TO USE THE MATERIAL EXCAVATED FROM THE SWALE TO CONSTRUCT THE RIDGE.  
3. BOTTOM OF SWALE SHALL BE LINED WITH EROSION CONTROL BLANKET.

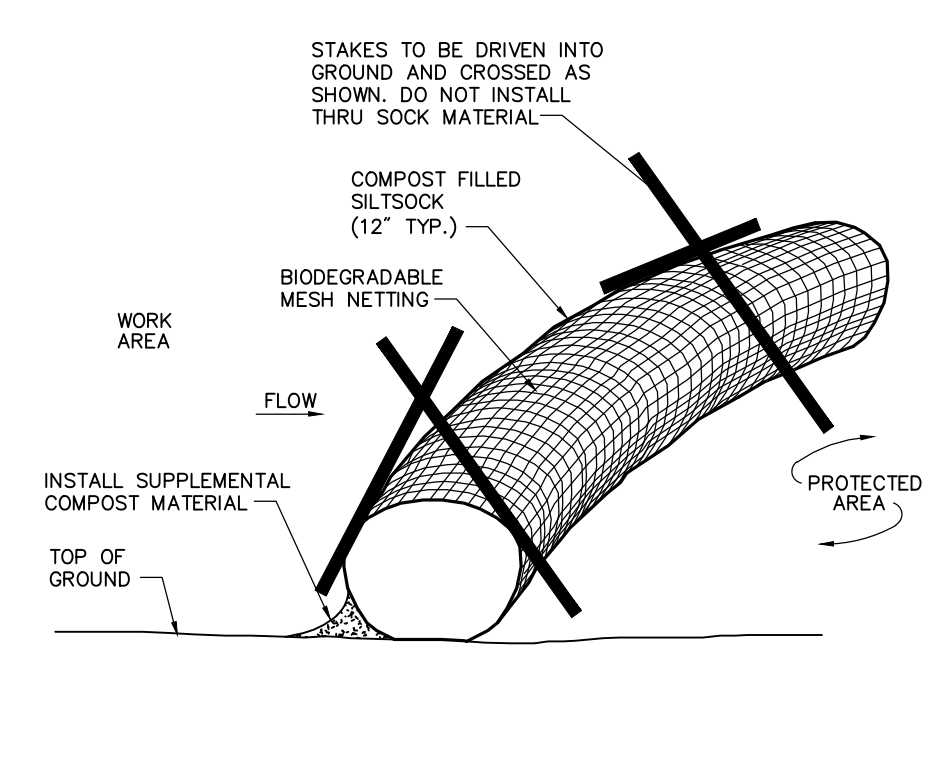
**Diversion Swale**  
N.T.S. Source: VHB



**Silt Fence Barrier** 1/16  
N.T.S. Source: VHB LD\_650



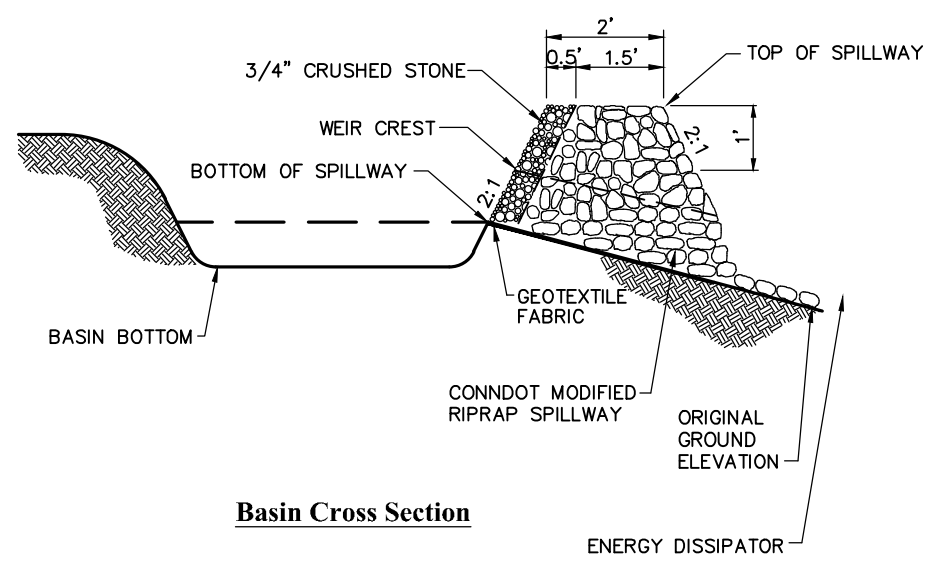
**Erosion Control Blanket (ECB) Swale Installation** 6/08  
N.T.S. Source: VHB LD\_681



**Notes:**

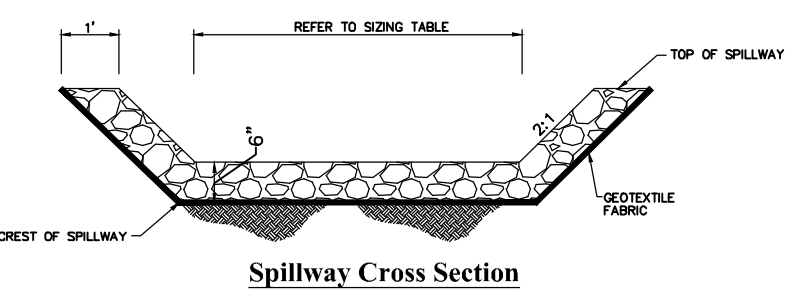
- SILT SOCK SHALL BE 12" DIAMETER FILTREXX SILT SOCK, OR APPROVED EQUAL.
- SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
- COMPOST MATERIAL SHALL BE DISPENSED ON SITE, AS DETERMINED BY THE ENGINEER.
- IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

**Compost Filter Sock (CFS)** 8/12  
N.T.S. Source: VHB LD\_658



NOTE:  
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1  
2. TOP OF EMBANKMENT SHALL BE 2' (MIN) WIDTH.  
3. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED EROSION CONTROL BLANKETS OR AS DIRECTED BY THE ENGINEER.  
4. REFER TO "PERMANENT STORMWATER BASIN SIZING" TABLE FOR VARIABLE SIZING.

**Permanent Stormwater Basin**  
N.T.S. Source: VHB



NOTE:  
1. ALL SIDE SLOPES OF RIPRAP SHALL NOT EXCEED 1:1  
2. STONE FOR SPILLWAY SHALL BE 8" RIPRAP  
3. TOP OF EMBANKMENT SHALL BE 5' WIDE  
4. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED BY EROSION CONTROL BLANKETS OR AS DIRECTED BY THE ENGINEER.

**Stormwater Basin Spillway**  
N.T.S. Source: VHB

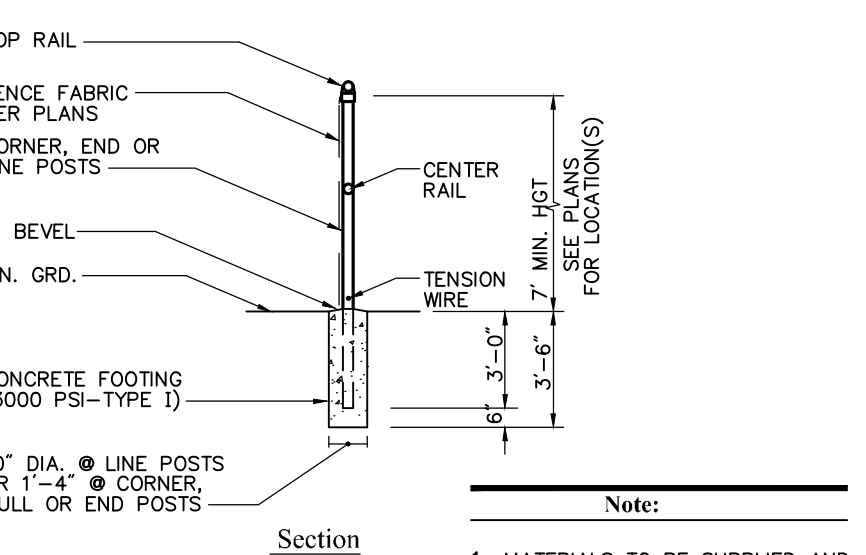
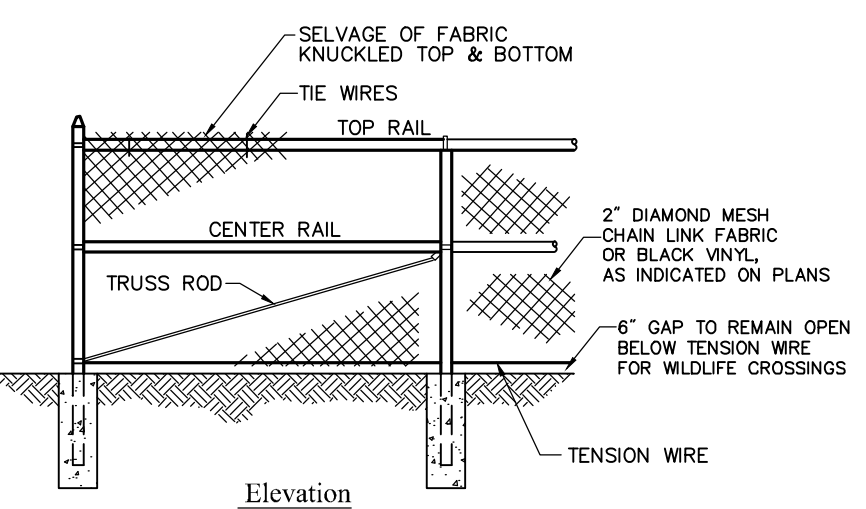


BATTERY ENERGY STORAGE INSTALLATION  
Site Location: 44 Skinner Street, East Hampton, CT  
Owner: Key Capture Energy

**IN CASE OF EMERGENCY CALL 911  
EAST HAMPTON POLICE DEPARTMENT - (860) 267-9922**

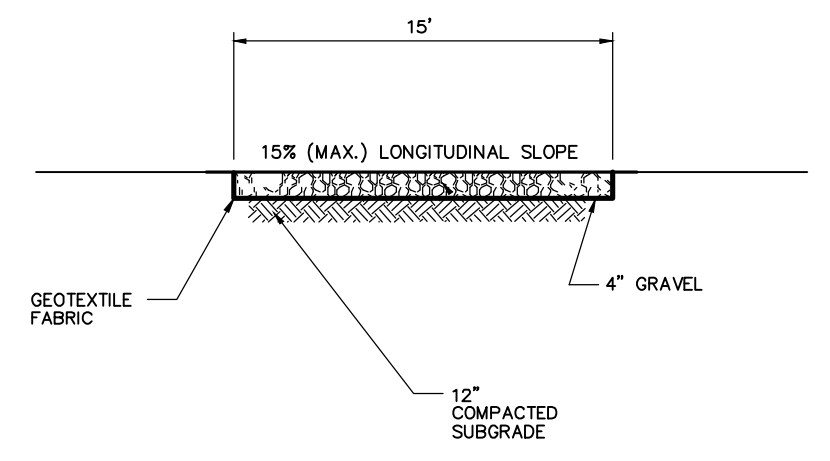
Notes:  
1. THE SITE FACILITY SIGN IS A DRAFT SHOWING THE MINIMUM AMOUNT OF INFORMATION THAT WILL BE PROVIDED. SIGN WILL BE 18" X 24".  
2. ALL SIGNS WILL BE MOUNTED ONTO THE CHAIN LINK FENCE.

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



Note:  
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

**7' Chain Link Fence** 6/08  
N.T.S. Source: VHB REV LD\_480



Notes:  
1. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD AND OWNER, AND RECEIVE THEIR APPROVAL, IN THE EVENT OF MODIFICATION TO ROAD WIDTH OR DEPTH THAT COULD LEAD TO ADDED COSTS ABOVE BASE CONTRACT.  
2. ROADWAY MATERIALS SHOULD CONFORM WITH AND BE PLACED IN ACCORDANCE WITH CONNECTICUT DEPARTMENT OF TRANSPORTATION (CTDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGES, AND INCIDENTAL CONSTRUCTION (FORM 818 OR LATEST).

**Gravel Access Road**  
N.T.S. Source: VHB

**BESS Installation CT8**  
44 Skinner Street  
East Hampton, Connecticut

No.	Revision	Date	App'd.

Designed by: TJM Checked by: SJK  
Issued for: Application Date: June 23, 2023

Not Approved for Construction  
Drawing Title: **Site Details**

Drawing Number

**C-5.0**

Sheet 5 of 5

Project Number: 43176.00

**BOUNDARY LINE TABLE**

LINE NUMBER	BEARING	LENGTH
L1	S37°39'27"W	51.68'
L2	S23°39'38"W	47.44'
L3	S23°39'38"W	31.75'
L4	N66°20'22"W	60.00'

**AREA TABLE**

M/B/L	SQ.FT.	ACRES
02A-48C-9	1,153,954	26.49
02A-48C-17A	40,283	0.92
<b>TOTAL AREA</b>	<b>1,194,237</b>	<b>27.41</b>

**BOUNDARY CURVE TABLE**

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	N21°20'22"W	35.36'
C2	37°51'07"	230.00'	127.86'	N82°15'50"W	126.22'

M/B/L	OWNER OF RECORD	CURRENT DEED	PROPERTY ADDRESS
02A-48C-9	SKINNER STREET PROPERTIES LLC	E.H.L.R. VOL. 437 PG. 989	44 SKINNER STREET
02A-48C-17A	SKINNER STREET PROPERTIES LLC	E.H.L.R. VOL. 437 PG. 989	46 SKINNER STREET
02A-48C-17B-B	MCLAUGHLIN PROPERTIES LLC	E.H.L.R. VOL. 487 PG. 901	48 SKINNER STREET
02A-48C-17B-A	KKL PROPERTIES LLC	E.H.L.R. VOL. 601 PG. 278	50 SKINNER STREET
02A-48C-17	THOMAS E. & ELAINE B. MARSTON	E.H.L.R. VOL. 612 PG. 881	SKINNER STREET

**PROPERTY DESCRIPTION (RECORD):**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED ON THE NORTHWESTERLY SIDE OF SKINNER STREET AKA ROUTE #196 IN THE TOWN OF EAST HAMPTON, COUNTY OF MIDDLESEX AND STATE OF CONNECTICUT CONTAINING 28 ACRES MORE OR LESS AND SHOWN AND DESIGNATED ON A CERTAIN MAP ENTITLED "SUBDIVISION MAP PROPERTY OF GENEVIEVE HAGLUND EAST HAMPTON CONN. SCALE 1" = 80' JULY 1, 1972 T.F. JACKOWIAK C&L S. ON FILE OR TO BE FILED IN THE EAST HAMPTON TOWN CLERK'S OFFICE TO WHICH MAP REFERENCE IS HEREBY MADE AND MAY BE HAD FOR A MORE PARTICULAR DESCRIPTION OF SAID PREMISES, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF MAX GROWER AS SHOWN ON SAID MAP, WHICH POINT ALSO MARKS THE SOUTHWEST CORNER OF OTHER LAND OF GENEVIEVE HAGLUND AND THE SOUTHWEST CORNER OF THE PREMISES HEREIN DESCRIBED, CONTINUE THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF LAND NOW OR FORMERLY OF SAID GENEVIEVE HAGLUND AS SHOWN ON SAID MAP, N 0° 25' 16" E A DISTANCE OF 944.22 FEET TO A POINT MARKING THE SOUTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY OF THE PENN CENTRAL R.R. CO. AS SHOWN ON SAID MAP, CONTINUE THENCE IN A GENERAL EASTERLY DIRECTION ALONG SAID LAND NOW OR FORMERLY OF THE PENN CENTRAL R.R. CO. AS SHOWN ON SAID MAP, A DISTANCE OF 202.23 FEET, MORE OR LESS TO A POINT, CONTINUE THENCE AGAIN IN A GENERAL EASTERLY DIRECTION ALONG SAID LAND NOW OR FORMERLY OF THE PENN CENTRAL R.R. CO. AS SHOWN ON SAID MAP, A DISTANCE OF 91 FEET TO A POINT, CONTINUE THENCE S 5° 00' 23" W ALONG LAND NOW OR FORMERLY OF SAMUELSON AS SHOWN ON SAID MAP, A DISTANCE OF 105.65 FEET TO A POINT, CONTINUE THENCE S 3° 04' 06" W ALONG LAND NOW OR FORMERLY OF JOHNSON AS SHOWN ON SAID MAP, A DISTANCE OF 151.88 FEET TO A POINT, CONTINUE THENCE S 54° 43' 12" W ALONG LAND NOW OR FORMERLY OF ELY AS SHOWN ON SAID MAP, A DISTANCE OF 133.01 FEET TO A POINT, CONTINUE THENCE S 51° 00' 46" W ALONG LAND NOW OR FORMERLY OF SAID ELY AS SHOWN ON SAID MAP, A DISTANCE OF 178.79 FEET TO A POINT, CONTINUE THENCE S 64° 24' 22" E ALONG SAID LAND NOW OR FORMERLY OF SAID ELY AS SHOWN ON SAID MAP, A DISTANCE OF 361.36 FEET TO A POINT, CONTINUE THENCE S 51° 55' 28" W ALONG SKINNER STREET AS SHOWN ON SAID MAP, A DISTANCE OF 518.4 FEET TO A CONNECTICUT HIGHWAY DEPARTMENT MARKER, CONTINUE THENCE S 37° 39' 27" W ALONG SAID SKINNER STREET AS SHOWN ON SAID MAP, A DISTANCE OF 99.19 FEET TO A POINT, CONTINUE THENCE N 52° 03' 15" W ALONG LAND NOW OR FORMERLY DIANTICO AS SHOWN ON SAID MAP, A DISTANCE OF 100 FEET TO A POINT, CONTINUE THENCE S 38° 10' 58" W ALONG LAND NOW OR FORMERLY OF SAMUELSON AND LAND NOW OR FORMERLY DIANTICO, IN PART BY EACH, AS SHOWN ON SAID MAP, A DISTANCE OF 483.17 FEET TO A POINT, CONTINUE THENCE S 53° 24' 38" E ALONG LAND NOW OR FORMERLY OF SAID SAMUELSON AS SHOWN ON SAID MAP, A DISTANCE OF 99.52 FEET TO A POINT, CONTINUE THENCE S 40° 29' 46" W ALONG SAID SKINNER STREET AS SHOWN ON SAID MAP, A DISTANCE OF 100.44 FEET TO A POINT, CONTINUE THENCE N 53° 22' 38" W ALONG OTHER LAND NOW OR FORMERLY OF SAID DIANTICO AS SHOWN ON SAID MAP, A DISTANCE OF 95.93 FEET TO A POINT, CONTINUE THENCE N 79° 48' 03" W ALONG LAND NOW OR FORMERLY OF SAID MAX GROWER AS SHOWN ON SAID MAP, A DISTANCE OF 879.09 FEET TO THE POINT AND PLACE OF BEGINNING.

**PROPERTY DESCRIPTION (SURVEY):**

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

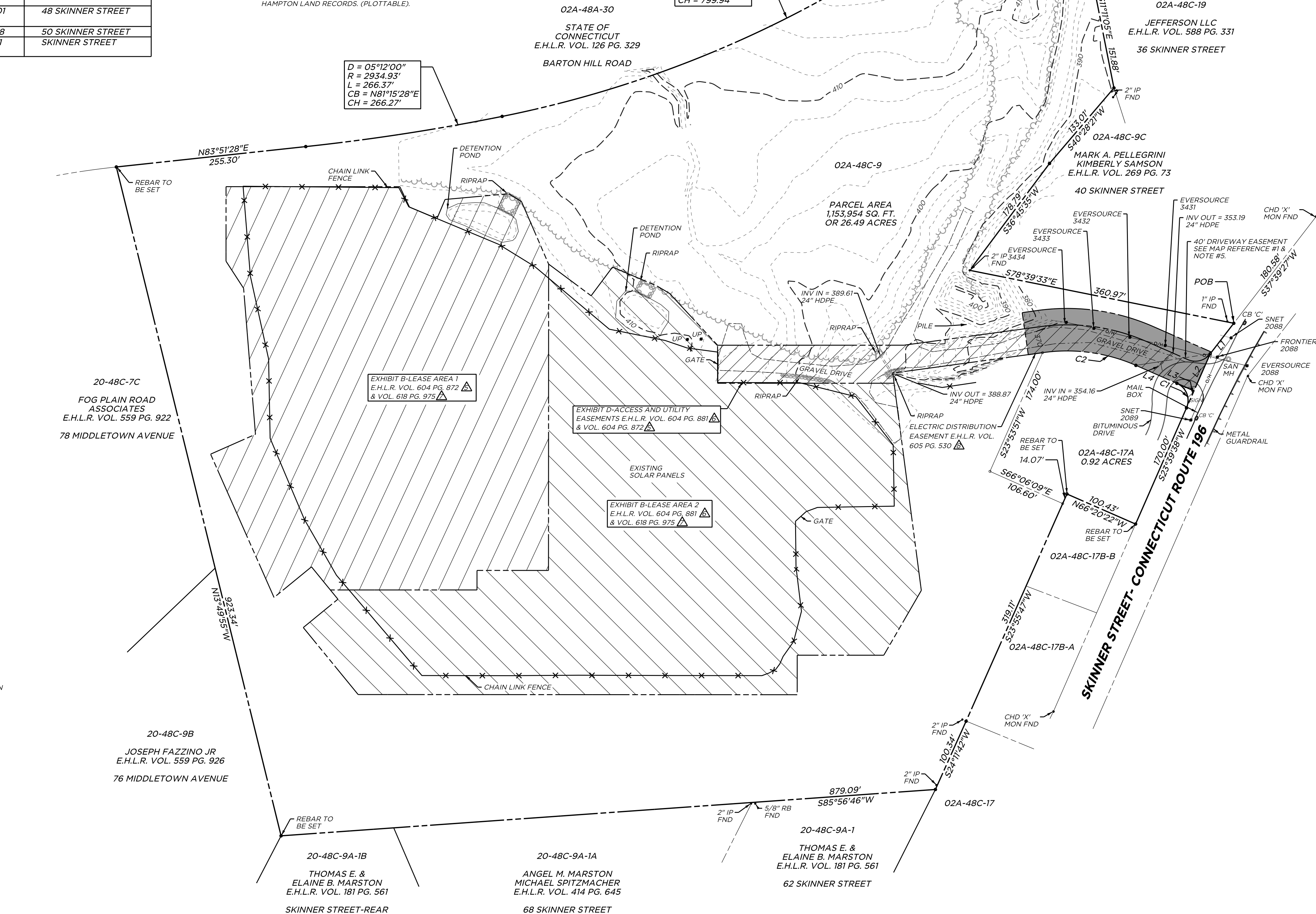
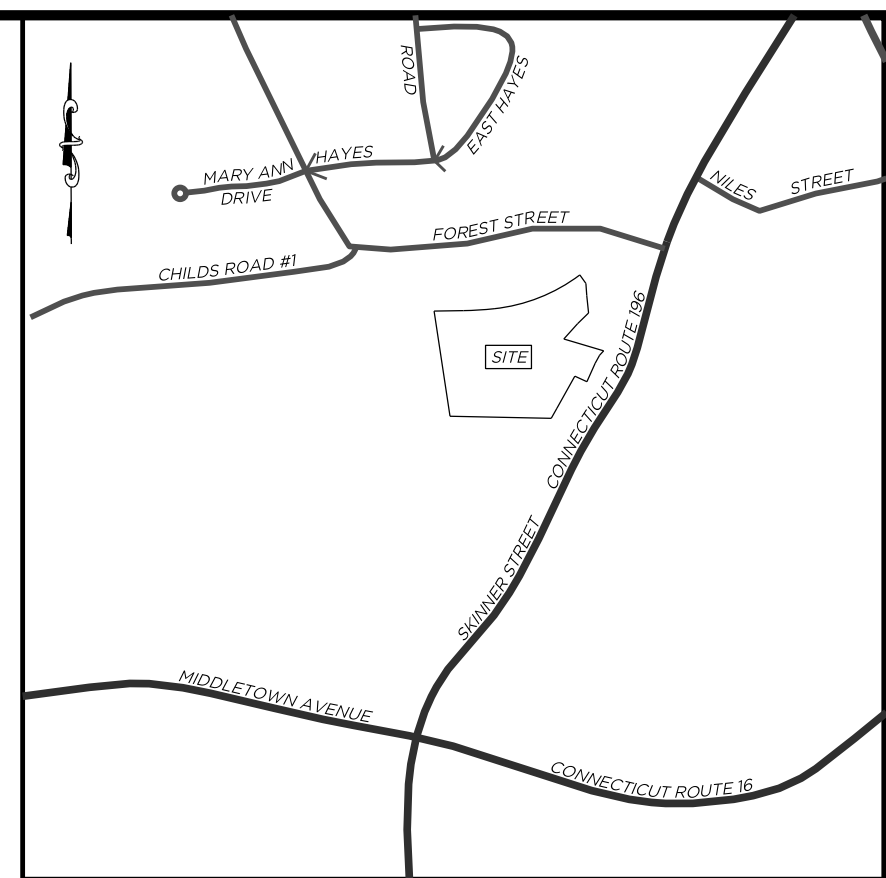
BEGINNING AT A POINT IN THE WESTERLY LINE OF CONNECTICUT ROUTE 196 ALSO BEING THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY SKINNER STREET PROPERTIES LLC, SAID POINT IS LOCATED S 37° 39' 27" W A DISTANCE OF 180.58 FEET FROM A CONNECTICUT HIGHWAY MONUMENT FOUND, THENCE:  
 S 37° 39' 27" W A DISTANCE OF 516.88 FEET TO A POINT, THENCE:  
 S 23° 39' 27" W A DISTANCE OF 249.19 FEET ALONG THE WESTERLY STREET LINE OF SKINNER STREET TO A POINT, THENCE:  
 N 66° 20' 22" W A DISTANCE OF 100.43 FEET ALONG LAND NOW OR FORMERLY MCLAUGHLIN PROPERTIES LLC TO A POINT, THENCE:  
 S 23° 55' 47" W A DISTANCE OF 331.18 FEET TO A POINT, BEING PARTLY BY EACH ALONG LAND NOW OR FORMERLY MCLAUGHLIN PROPERTIES LLC AND KKL PROPERTIES LLC, THENCE:  
 S 24° 11' 42" W A DISTANCE OF 100.34 FEET ALONG LAND NOW OR FORMERLY THOMAS E. & ELAINE B. MARSTON TO A POINT, THENCE:  
 S 85° 56' 46" W A DISTANCE OF 879.09 FEET TO A POINT, BEING PARTLY BY EACH ALONG LAND NOW OR FORMERLY THOMAS E. & ELAINE B. MARSTON, ANGEL M. MARSTON AND MICHAEL SPITZMACHER, THENCE:  
 N 13° 49' 55" W A DISTANCE OF 923.34 FEET TO A POINT IN THE SOUTHERLY LINE OF LAND NOW OR FORMERLY STATE OF CONNECTICUT, BEING PARTLY BY EACH ALONG LAND NOW OR FORMERLY JOSEPH FAZZINO JR AND FOG PLAIN ROAD ASSOCIATES, THENCE:  
 N 83° 51' 28" E A DISTANCE OF 255.30 FEET TO A POINT, THENCE:  
 ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 266.37 FEET AND A RADIUS OF 2934.93 FEET TO A POINT, THENCE:  
 ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 809.70 FEET AND A RADIUS OF 1502.68 FEET TO A POINT, THENCE:  
 S 40° 39' 31" E A DISTANCE OF 90.98 FEET TO A POINT, THE LAST THREE COURSES ALONG LAND NOW OR FORMERLY STATE OF CONNECTICUT, THENCE:  
 S 09° 14' 48" E A DISTANCE OF 105.65 FEET ALONG LAND NOW OR FORMERLY SHAWN M. & SHARON M. KELLY TO A POINT, THENCE:  
 S 11° 05' E A DISTANCE OF 151.88 FEET ALONG LAND NOW OR FORMERLY JEFFERSON LLC TO A POINT, THENCE:  
 S 40° 28' 21" W A DISTANCE OF 133.01 FEET TO A POINT, THENCE:  
 S 36° 45' 35" W A DISTANCE OF 178.79 FEET TO A POINT, THENCE:  
 S 78° 39' 33" E A DISTANCE OF 360.97 FEET, THE LAST THREE COURSES BEING ALONG LAND NOW OR FORMERLY MARK A. PELLEGRINI AND KIMBERLY SAMSON TO THE POINT AND PLACE OF BEGINNING.

**TITLE EXCEPTIONS:**

- STATED TO EFFECT 44 SKINNER STREET, EAST HAMPTON, CT AS LISTED IN OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT NO. 2200986 DATED FEBRUARY 28, 2022.
- AGREEMENT BY AND BETWEEN BARON W. BLALL AND CHRISTOPHER G. BURT AND HOWARD M. SCHWAGER DATED AND RECORDED AUGUST 3, 1988 IN VOLUME 220 AT PAGE 98 OF THE EAST HAMPTON LAND RECORDS.
- MEMORANDUM OF SOLAR SITE LEASE AGREEMENT AND EASEMENTS BY AND AMONG CP EAST HAMPTON SOLAR II, LLC, AND SKINNER STREET PROPERTIES, LLC DATED JUNE 15, 2020 AND RECORDED JUNE 22, 2020 IN VOLUME 604 AT PAGE 872 OF THE EAST HAMPTON LAND RECORDS; AS AFFECTED BY A SUBORDINATION AGREEMENT DATED JULY 8, 2020 AND RECORDED JULY 14, 2020 IN VOLUME 605 AT PAGE 533 OF THE EAST HAMPTON LAND RECORDS. (PLOTTABLE).
- MEMORANDUM OF SOLAR SITE LEASE AGREEMENT AND EASEMENTS BY AND AMONG CP EAST HAMPTON SOLAR I, LLC, AND SKINNER STREET PROPERTIES, LLC DATED JUNE 15, 2020 AND RECORDED JUNE 22, 2020 IN VOLUME 604 AT PAGE 881 OF THE EAST HAMPTON LAND RECORDS; AS AFFECTED BY A SUBORDINATION AGREEMENT DATED JULY 8, 2020 AND RECORDED JULY 14, 2020 IN VOLUME 605 AT PAGE 532 OF THE EAST HAMPTON LAND RECORDS. (PLOTTABLE).
- UCC FINANCING STATEMENT FROM CP EAST HAMPTON SOLAR I, LLC AND CP EAST HAMPTON SOLAR II, LLC IN FAVOR OF WELLS FARGO EQUIPMENT FINANCE, INC. RECORDED JUNE 1, 2021 IN VOLUME 618 AT PAGE 975 OF THE EAST HAMPTON LAND RECORDS. (PLOTTABLE).
- ELECTRIC DISTRIBUTION IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY D/B/A EVERSOURCE ENERGY DATED JULY 8, 2020 AND RECORDED JULY 14, 2020 IN VOLUME 605 AT PAGE 530 OF THE EAST HAMPTON LAND RECORDS. (PLOTTABLE).

D = 05°12'00"  
R = 2934.93'  
L = 266.37'  
CB = N83°15'28"E  
CH = 266.27'

D = 30°52'23"  
R = 1502.68'  
L = 809.70'  
CB = N63°13'16"E  
CH = 799.94'



**MAP REFERENCES:**

- SITE PLAN 46 SKINNER STREET PREPARED FOR HOWARD SCHWAGER EAST HAMPTON, CONN. SCALE: 1" = 20'. DATE: 5/21/06. LAST REVISED: 5-24-07. BY: MEGSON & HEAGLE, E.H.L.R. MAP NUMBER VOL. 72 PG. 59.
- SUBDIVISION PLAN EAST HAMPTON INDUSTRIAL PARK PREPARED FOR HOWARD SCHWAGER EAST HAMPTON, CONN. SCALE: 1" = 40'. DATE: 11-21-84. LAST REVISED: 12-27-84. BY: MEGSON & HEAGLE, E.H.L.R. MAP BK. 33, PG. 49 & BK. 34, PG. 4 (SHEETS 1 & 2).
- RIGHT OF WAY MAP TOWN OF EAST HAMPTON SKINNERVILLE STREET FROM MIDDLETOWN STREET NORTH-EASTERLY TO MAIN STREET. SCALE: 1" = 40'. DATE: JULY 15, 1929. LAST REVISED: MARCH 8, 1981 BY: CONNECTICUT STATE HIGHWAY DEPARTMENT. MAP NUMBER 219 SHEET 1 OF 2.
- AS-BUILT SURVEY PREPARED FOR HAMPTON DEVELOPMENT COMPANY, ROUTE 196 EAST HAMPTON, CONNECTICUT. SCALE: 1" = 20'. DATE: OCTOBER 21, 1998. LAST REVISED: NOVEMBER 9, 1998. BY: DUTCH & ASSOCIATES, E.H.L.R. MAP BK. 15 PG. 752.
- SUBDIVISION MAP PROPERTY OF GENEVIEVE HAGLUND EAST HAMPTON, CONN. SCALE: 1" = 80'. DATE: JULY 1, 1972. BY: P.F. JACKOWIAK, E.H.L.R. MAP BK. 15 PG. 752.
- MAP OF LAND OF HOWARD M. SCHWAGER (F/THE CONNECTICUT BANK AND TRUST CO.) NORTH OF MIDDLETOWN AVE. & WEST OF SKINNER STREET EAST HAMPTON, CONN. SCALE: 1" = 80'. DATE: 24 JUNE 1968. LAST REVISED: 16 APR 1981. BY: PAUL KAYE, E.H.L.R. MAP BK. 30 PG. 1491.
- MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT & POWER COMPANY DBA EVERSOURCE ENERGY ACROSS THE PROPERTY OF SKINNER STREET PROPERTIES LLC SKINNER STREET EAST HAMPTON, CONNECTICUT. CLAP FILE NO. E2045. SCALE: 1" = 30'. DATE: 6/8/2020. BY: MARTIN SURVEYING ASSOCIATES, LLC. E.H.L.R. MAP BK. 87 PG. 18.
- PROPOSED LEASE AREA, ACCESS EASEMENT, & LIMIT OF DISTURBANCE PREPARED FOR CITRINE POWER, LLC. LAND OF SKINNER STREET PROPERTIES, LLC SKINNER STREET EAST HAMPTON, CONNECTICUT. SCALE: 1" = 80'. DATE: 5/28/20. BY: MARTIN SURVEYING ASSOCIATES, LLC.

**NOTES:**

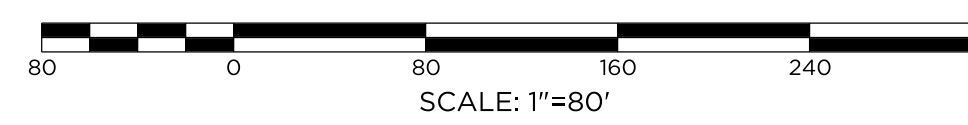
- BEARINGS, COORDINATES AND ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE OBTAINED VIA GNSS OBSERVATIONS PROCESSED THROUGH THE SUPERIOR INSTRUMENT RTK GNSS NETWORK.
- FIELD SURVEY WAS CONDUCTED BY BARTON & LOGUIDICE IN JULY AND OCTOBER 2022.
- ABUTTER ADDRESSES DEPICTED HEREON TAKEN FROM TOWN OF EAST HAMPTON WEBSITE.
- THE AREA DEPICTED AS LOT 17A IS INCLUDED IN THE LEGAL DESCRIPTION AS DESCRIBED IN E.H.L.R. VOL. 437 PAGE 888. LOT 17A IS DEPICTED AS A SEPARATE PARCEL IN MAP REFERENCE #1. NO RECORD DEED WAS FOUND ON THE EAST HAMPTON LAND RECORDS FOR THIS PARCEL.
- NO RECORD DEED WAS FOUND ON THE EAST HAMPTON LAND RECORDS FOR THE 40' DRIVEWAY EASEMENT DEPICTED ON MAP REFERENCE #1.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MARKING 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.

**ALTA NOTES:**

- PARCEL LIES IN ZONE X (OTHER AREAS) DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 134 OF 450. MAP NUMBER 090070134G. EFFECTIVE DATE: AUGUST 28, 2008.
- SUBJECT PARCEL AREA = 1,194,237 SQ. FT. OR 27.41 ACRES.
- NO BUILDINGS OBSERVED ON PARCEL 02A-48C-9.
- SUBSTANTIAL FEATURES SUCH AS RIPRAP AREAS AND GRAVEL DRIVE ARE DEPICTED HEREON.
- 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.
- EXISTING SOLAR LEASE AND ASSOCIATED ROWS/EASEMENTS ARE DEPICTED HEREON.

**LEGEND**

PROPERTY LINE	---	TREELINE	~ ~ ~ ~
EASEMENT LINE	- - - -	GRAVEL	▒ ▒ ▒ ▒
REBAR FOUND	•	CATCH BASIN	○ CB 'C'
REBAR TO BE SET	•	MINOR CONTOUR	---
CHD MON FOUND	•	MAJOR CONTOUR	---
MAP-BLOCK-LOT	02A-48C-9	CHAIN LINK FENCE	— x — x —
EAST HAMPTON LAND RECORDS	E.H.L.R.	UTILITY POLE	— • —
RIPRAP	▒ ▒ ▒ ▒	OVERHEAD WIRES	— 0 —



**TO: KCE CT 8, 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 A THEREOF. THE FIELD WORK WAS COMPLETED JULY & OCTOBER 2022.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION IS ESSENTIALLY CORRECT AS NOTED HEREON.

KEVIN J. FLOWERS, CT. L.S. #70513



ANY ORIGINAL OR DUPLICATE OF THIS MAP IS VOID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

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

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Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER	ASF
PROJ. MANAGER	WEW
OFFICE REVIEW	WEW

**ALTA/NSPS LAND TITLE SURVEY**

PREPARED FOR  
**KEY CAPTURE ENERGY, LLC**

**KCE CT8 EAST HAMPTON**

44 SKINNER STREET	EAST HAMPTON, CT
-------------------	------------------

PROJECT	DATE	SHEET NO.	OF
4428-001-004	11/22	1	1

SCALE: 1" = 80'