

Site Plans

Issued for	Application
Date Issued	September 19, 2023
Latest Issue	September 19, 2023

GCE Winchester Solar

Spencer Hill Road
Winchester, Connecticut



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Applicant

Greenskies Clean Energy LLC
127 Washington Avenue, West Building, Lower Level
North Haven, CT 06473

Map / Block / Lot:

017 / 150 / 066

Owner

Ahern Frank L & Karen Merete
PO Box 310
Lake City, FL 32056

Sheet Index

No.	Drawing Title	Latest Issue
C-1.0	Legend and General Notes	September 19, 2023
C-2.0	Layout and Materials Plan	September 19, 2023
C-3.0	Grading, Drainage, and Utilities Plan	September 19, 2023
C-4.0	Erosion and Sediment Control Plan	September 19, 2023
C-5.1-5.2	Site Details	September 19, 2023

Reference Drawings

No.	Drawing Title	Latest Issue
1 of 1	Boundary Survey & LiDAR Contours	January 31, 2023

Licensed Land Surveyor

Northeast Survey Consultants
116 Pleasant St. Suite 302
PO Box 109
Easthampton, MA 01027
413-203-5144



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Wethersfield, CT 06109
860.807.4300

Legend

Legend table with columns: Exist., Prop., and descriptions for various site features like PROPERTY LINE, CONCRETE, BUILDING, etc.

Abbreviations

Abbreviations table with columns: General, and descriptions for terms like ABANDON, ACCESSIBLE CURB RAMP, ADJUST, etc.

Notes

Notes table with columns: General, Erosion Control, Existing Conditions Information, Document Use, Layout and Materials, Demolition, and detailed numbered notes.

GCE Winchester Solar
Spencer Hill Road
Winchester, Connecticut

Table with columns: No., Revision, Date, Apprd. for project tracking.

Designed by TJM Checked by SJK
Issued for Date

Application September 19, 2023

Not Approved for Construction

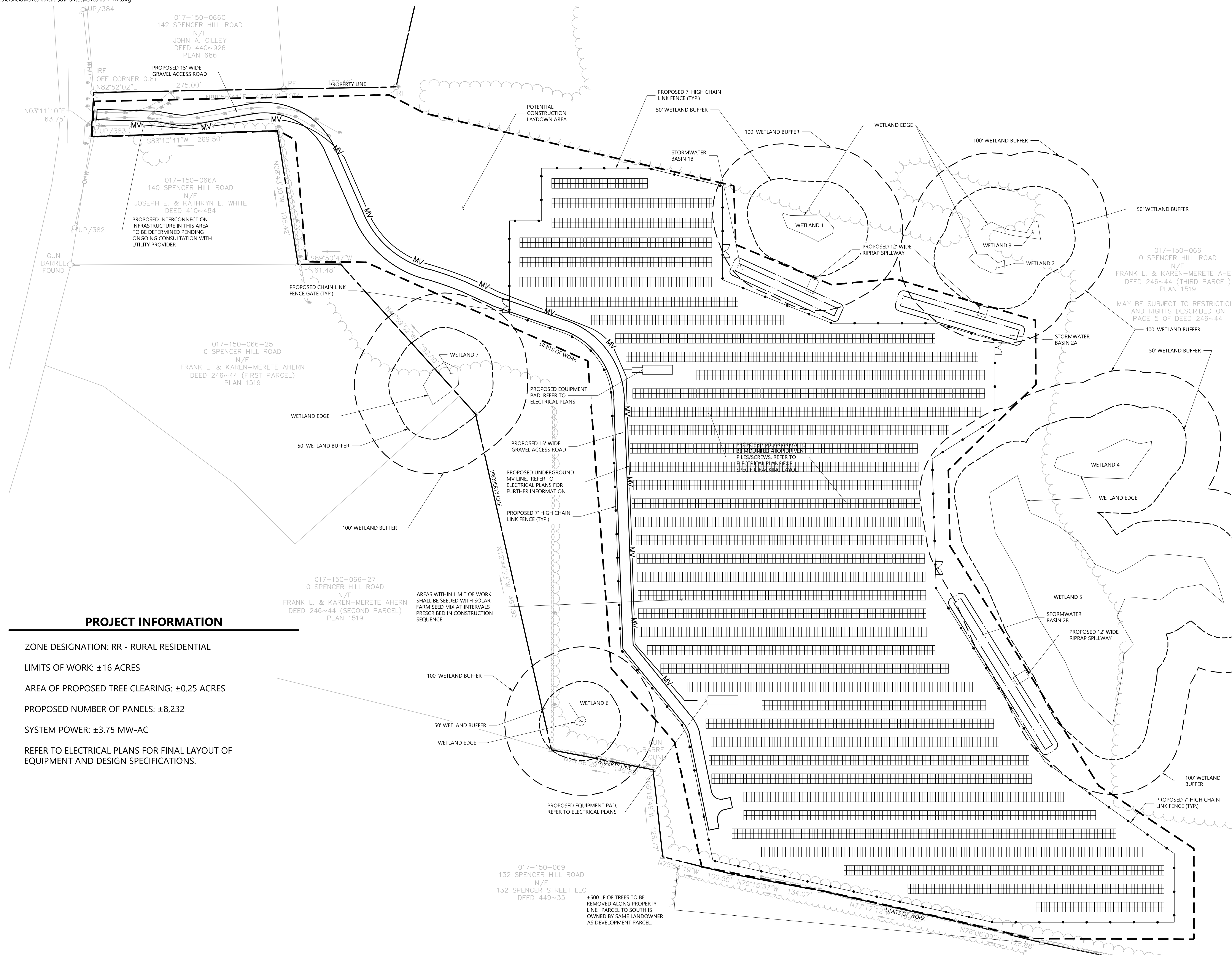
Legend and General Notes section with drawing title and sheet information.

Drawing Number

C-1.0

Sheet 1 of 6

Project Number 43183.00



PROJECT INFORMATION

- ZONE DESIGNATION: RR - RURAL RESIDENTIAL
- LIMITS OF WORK: ±16 ACRES
- AREA OF PROPOSED TREE CLEARING: ±0.25 ACRES
- PROPOSED NUMBER OF PANELS: ±8,232
- SYSTEM POWER: ±3.75 MW-AC
- REFER TO ELECTRICAL PLANS FOR FINAL LAYOUT OF EQUIPMENT AND DESIGN SPECIFICATIONS.

017-150-066-27
0 SPENCER HILL ROAD
N/F
FRANK L. & KAREN-MERETE AHERN
DEED 246~44 (SECOND PARCEL)
PLAN 1519

AREAS WITHIN LIMIT OF WORK
SHALL BE SEEDED WITH SOLAR
FARM SEED MIX AT INTERVALS
PRESCRIBED IN CONSTRUCTION
SEQUENCE

017-150-069
132 SPENCER HILL ROAD
N/F
132 SPENCER STREET LLC
DEED 449~35

±500 LF OF TREES TO BE
REMOVED ALONG PROPERTY
LINE. PARCEL TO SOUTH IS
OWNED BY SAME LANDOWNER
AS DEVELOPMENT PARCEL.



GCE Winchester Solar Spencer Hill Road Winchester, Connecticut

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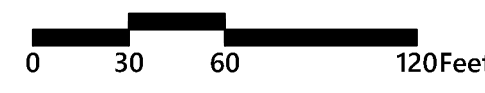
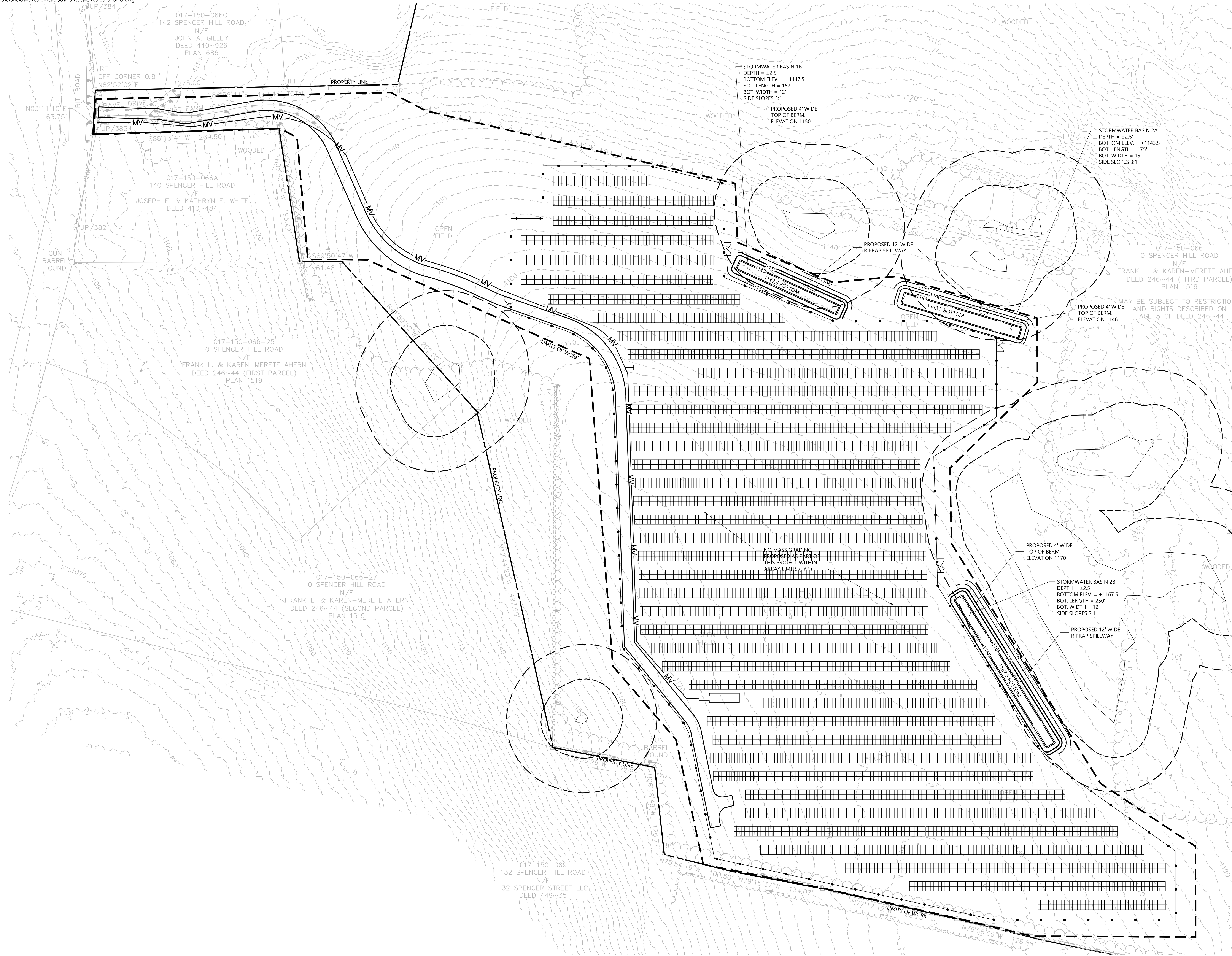
Not Approved for Construction
Drawing Title
**Layout and
Materials Plan**
Drawing Number

C-2.0

Sheet **2** of **6**



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Grading, Drainage, and Utilities Plan

Drawing Number

C-3.0

Sheet **3** of **6**

Project Number
43183.00



100 Great Meadow Road
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CONSTRUCTION SEQUENCING

ALL CONSTRUCTION ACTIVITIES ARE EXPECTED TO BEGIN IN THE SPRING/SUMMER OF 2024 AND BE COMPLETED BY THE END OF 2024. THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:

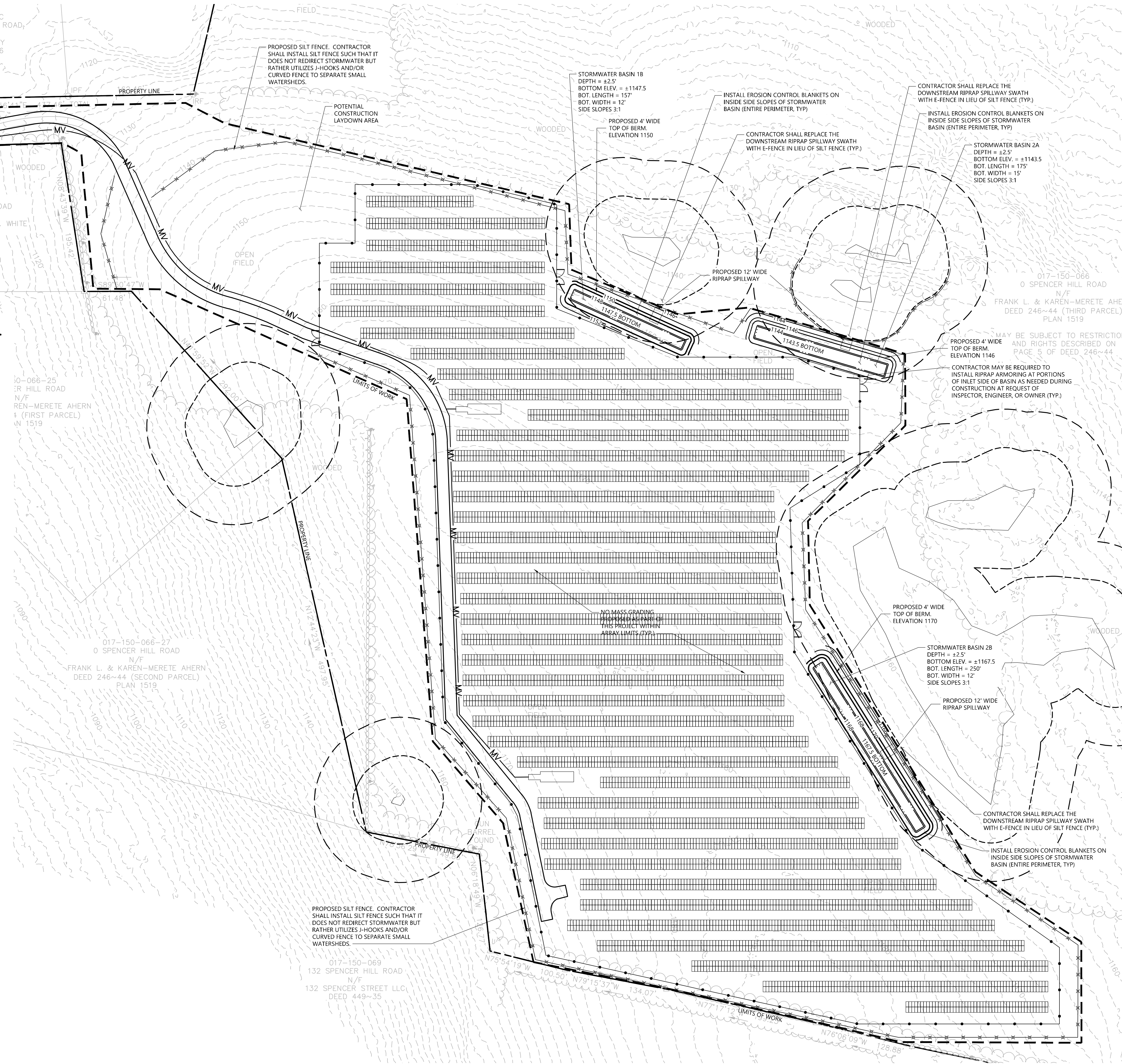
- THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED 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.
- 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. IT IS ALSO ANTICIPATED THAT REPRESENTATIVES FROM CTDEEP AND/OR THE STATE CONSERVATION DISTRICT WILL PERFORM PERIODIC INSPECTIONS.
- ENGINEER OF RECORD WILL PERFORM MONTHLY PLAN IMPLEMENTATION INSPECTIONS AND PREPARE REPORTS OF THE FINDINGS. THESE INSPECTIONS SHALL LAST A MINIMUM OF THREE (3) MONTHS OR UNTIL THE COMPLETION AND STABILIZATION OF ALL EROSION CONTROL MEASURES AT THE SITE.
- 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. ADDITIONALLY, AREAS OF PROPOSED COMPACTED NATIVE SOIL ROADS SHALL BE CONVERTED TO STABLE GRAVEL ROADS IF/AS DETERMINED BY THE QUALIFIED INSPECTOR OR ENGINEER OF RECORD.
- PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF WINCHESTER WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
- CONTRACTOR SHALL ADHERE TO 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AS AMENDED.
- THE CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING(S). ATTENDEES SHALL INCLUDE, BUT NOT BE LIMITED TO, DEVELOPER, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, TOWN OF WINCHESTER, ENGINEER OF RECORD, AND QUALIFIED SWPPP INSPECTOR.
- 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 WINCHESTER AGENT, ZONING ENFORCEMENT OFFICER, AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
- NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE.
- ANTICIPATED WORK HOURS WILL BE BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY. SATURDAY WORK CAN BE PERFORMED WITH NOTIFICATION TO THE CONNECTICUT SITING COUNCIL.
- ANY DEWATERING BY PUMP SHALL INCLUDE AN INTAKE AND/OR DISCHARGE FILTRATION SYSTEM (I.E. DIRTBAG SYSTEM) AND BE PUMPED TO STABLE GROUND. CONTRACTOR TO ENSURE DISCHARGED WATER IS RUNNING CLEAN OR ALTERNIOR METHODS MUST BE EMPLOYED.

PRE-CONSTRUCTION SITE PROTECTION SEQUENCE

- IT IS ANTICIPATED THAT THE SITE WILL BE DELIVERED TO THE CONSTRUCTION TEAM FULLY VEGETATED.
- ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
- 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 OFFSITE.
- INSTALL TEMPORARY SEDIMENT TRAPS AND CONVEYANCE SWALES IN ACCORDANCE WITH THE APPROVED SITE-SPECIFIC SWPCP AND CT GUIDELINES. THE ENGINEER OF RECORD SHALL INSPECT FEATURES TO CONFIRM REQUIRED STORAGE CAPACITIES ARE PROVIDED AND THAT OUTLETS AND/OR SPILLWAYS ARE CONSTRUCTED CORRECTLY. 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.
- SEED AND PROTECT DISTURBED SOILS AROUND SEDIMENT TRAPS WITHIN 14 DAYS OF COMPLETION. SECURE SEED WITH BIODEGRADABLE EROSION CONTROL MATTING.

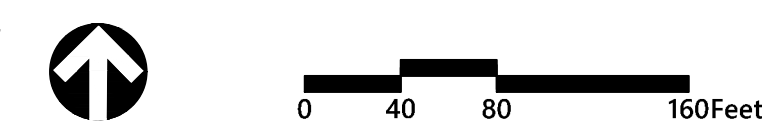
CONSTRUCTION SEQUENCE

- CLEAR AND GRUB AREAS TO LIMITS PRESCRIBED ON THE PLANS.
- TOPSOIL SHALL BE REPLACED OVER REGRADED AREAS UPON COMPLETION OF MASS EARTHWORK ACTIVITIES AND AREAS WHICH WERE DISTURBED BY MASS EARTHWORK OPERATIONS SHALL BE RESEED WITHIN 14 DAYS OF COMPLETION.
- THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL ADDRESS ONGOING EROSION PROBLEMS USING TEMPORARY DIVERSIONS AND FILLING AND GRADING GULLIES. TRACK GULLIES UP AND DOWN SLOPE. A STAPLED BIODEGRADABLE EROSION CONTROL BLANKET WITHOUT MONOFILAMENT MESH IS AN ACCEPTABLE ALTERNATIVE FOR HYDROSEED AND BFM. UPON COMPLETION OF THIS CONSTRUCTION PHASE, ALL DISTURBED AREAS SHALL BE SEEDED AND STABILIZED WITH BIODEGRADABLE EROSION CONTROL MATTING PRIOR TO CONTINUING CONSTRUCTION SEQUENCE.
- INSTALL PILES AND/OR GROUND SCREWS FOR SOLAR PANEL RACKING.
- INSTALL ELECTRICAL CONDUIT AS REQUIRED BY THE ELECTRICAL DESIGN PLANS.
- THE INSTALLATION OF RACKING SHALL FOLLOW THE FOUNDATION INSTALLATION BY ROUGHLY ONE WEEK STARTING FROM THE SAME POINT.
- RESEED AND REGRADE ALL AREAS DISTURBED BY CONSTRUCTION TRAFFIC WITHIN THE ARRAYS WHERE RACKS ARE INSTALLED AS EARLY AS POSSIBLE. RUTS AND RILLS SHALL BE SMOOTHED AND GRADED AS DISCOVERED.
- INSTALL SOLAR PANEL MODULES IN THE RACKING. MUCH OF THIS WORK IS ANTICIPATED TO BE PERFORMED BY HAND AND LIGHT CONSTRUCTION EQUIPMENT WHICH WILL CAUSE MINIMAL DISTURBANCE COMPARED TO THE USE OF HEAVY EQUIPMENT. DESIGNATED ACCESS ROADS SHALL STILL BE USED TO THE MAXIMUM EXTENTS POSSIBLE.
- UPON COMPLETION OF CONSTRUCTION, RE-SEED ALL DISTURBED AREAS WITHIN 14 DAYS AND PREVENT VEHICULAR TRAFFICKING OVER THESE AREAS. INSTALL FINAL LANDSCAPING.
- AFTER SITE IS STABILIZED, AND AFTER INSPECTION BY DESIGN ENGINEER AND/OR CTDEEP REPRESENTATIVE, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS INCLUDING SEDIMENT TRAPS AND DIVERSION SWALES. ENTIRE SITE SHALL BE CHECKED FOR AND CLEANED OF SEDIMENT AS NEEDED.



MAY BE SUBJECT TO RESTRICTIONS AND RIGHTS DESCRIBED ON PAGE 5 OF DEED 246~44

CONTRACTOR MAY BE REQUIRED TO INSTALL RIPRAP ARMORING AT PORTIONS OF INLET SIDE OF BASIN AS NEEDED DURING CONSTRUCTION AT REQUEST OF INSPECTOR, ENGINEER, OR OWNER (TYP.)



GCE Winchester Solar Spencer Hill Road Winchester, Connecticut

No.	Revision	Date	App'd.

Designed by: **TJM** Checked by: **SJK**
 Issued for: **Application** Date: **September 19, 2023**

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

Drawing Number: **C-4.0**
 Sheet **4** of **6**

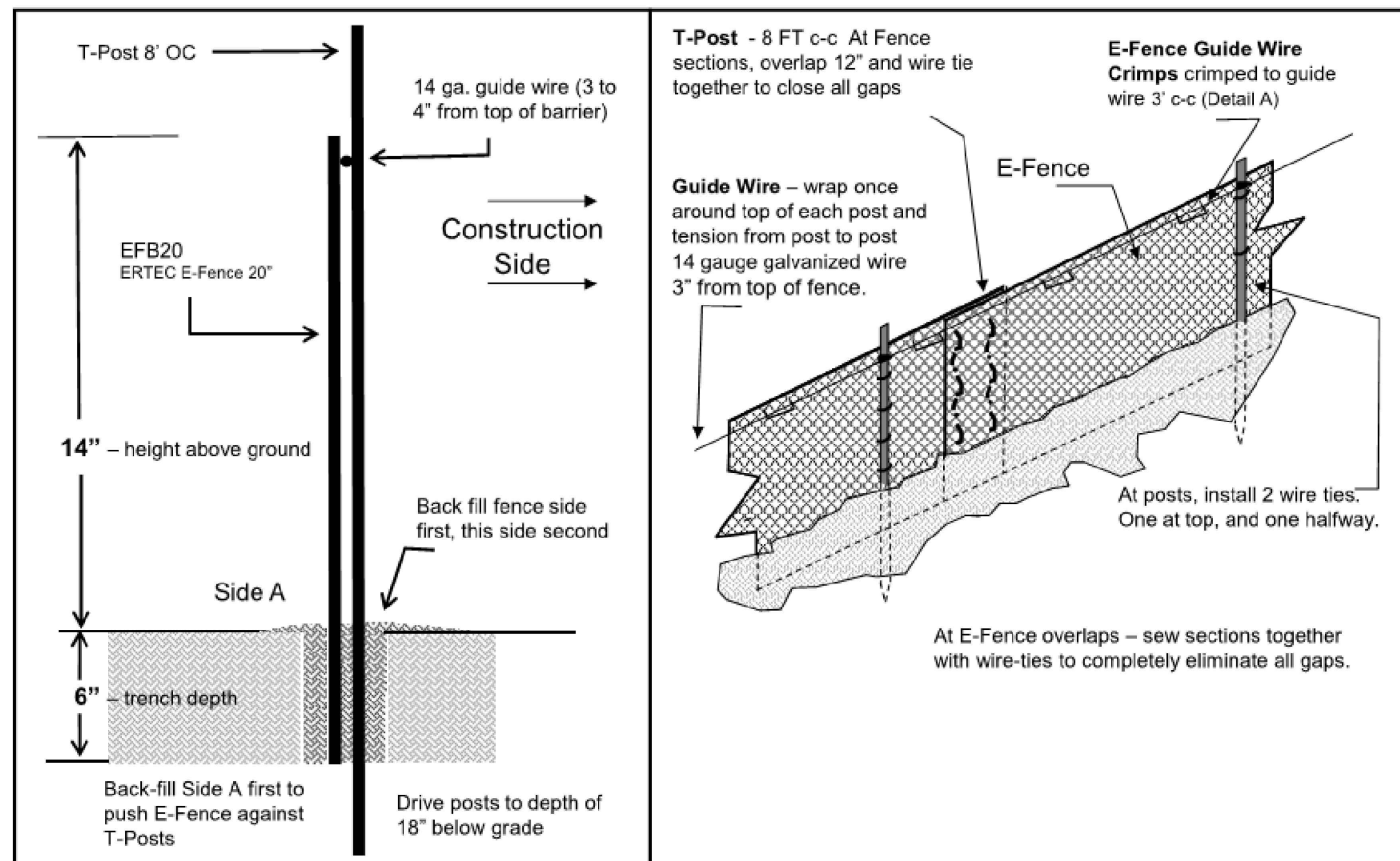
Project Number: **43183.00**



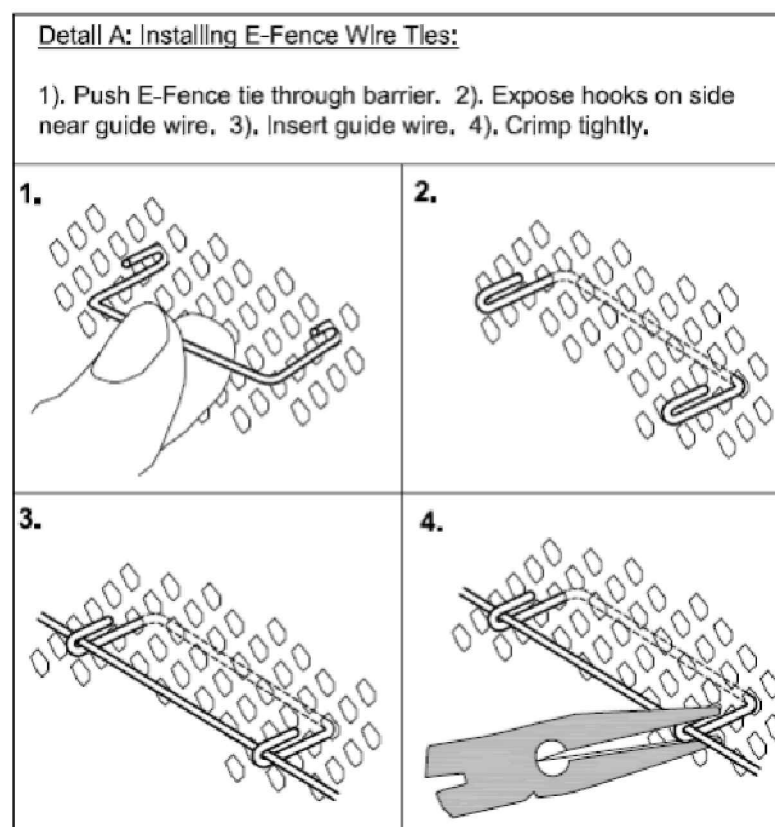
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E-Fence DETAILS – Wildlife Exclusion - WPT

E-Fence™ (Patent #US8402630, other patents pending)



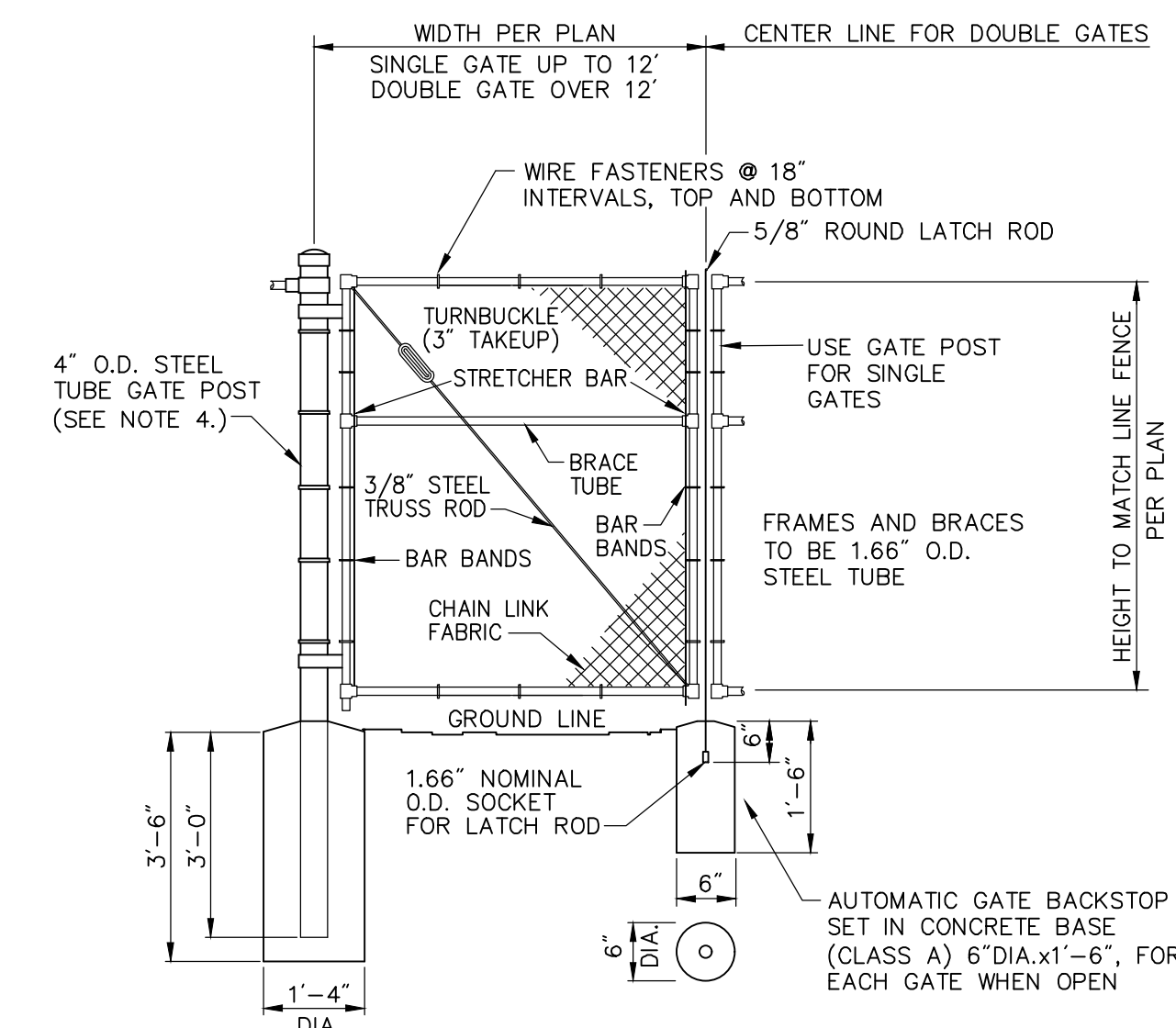
E-Fence DETAILS – Guidewire Crimp



E-Fence™ DETAILS – Wildlife Exclusion

Installation Notes:

1. Excavate a trench a minimum of 4" wide and a minimum of 5" deep.
2. T-posts shall be a minimum of 0.95 lbs/ft. T-posts shall be driven a minimum 18" deep into the ground 8' centers.
3. Insert barrier material into trench and attach to post in two places: 1) at 3" below top of fence and at 2) mid-height.
4. At 3 inches from top of fence (above wire tie), wrap 14 gauge galvanized wire once around each T-post and pull the guide wire from post to post, wrap, secure and pull wire tight between each post.
5. At segment overlaps (roll length 100 or 150 LF), overlap segments a minimum of 12". Eliminate all gaps by tying sections together with tie wire in two vertical rows, as shown.
6. Push E-Fence Guide Wire Crimps through the E-Fence and crimp the ties to the guide wire on the other side of the fence (two crimps per tie) at 3' intervals, as illustrated in Detail A of the installation guidelines. Crimp to the guide-wire securely.
7. E-Fence must be installed in continuous lengths (100 or 150 feet rolls). Do not cut segments into shorter lengths unless necessary due to sudden changes in elevation.
8. Backfill trench with trench spoils. Backfill from E-Fence side of posts first so that E-Fence is pushed up against T-posts. Back fill other side to complete backfill.



E-Fence Installation Details

N.T.S.

Source: Ertec Environmental Systems

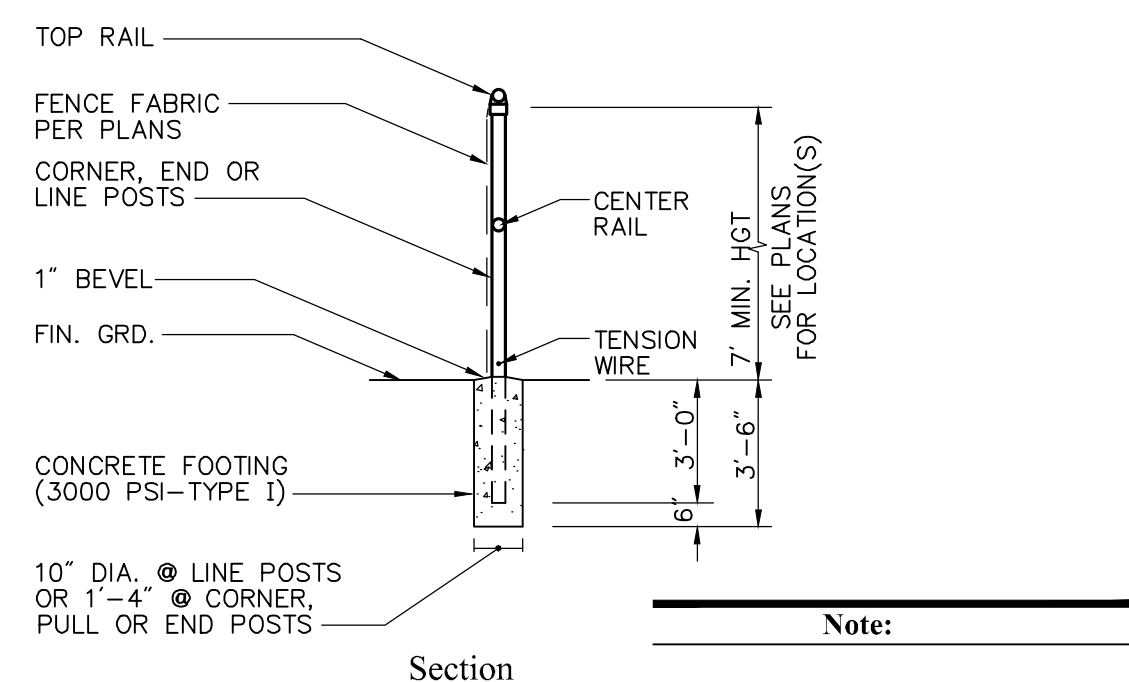
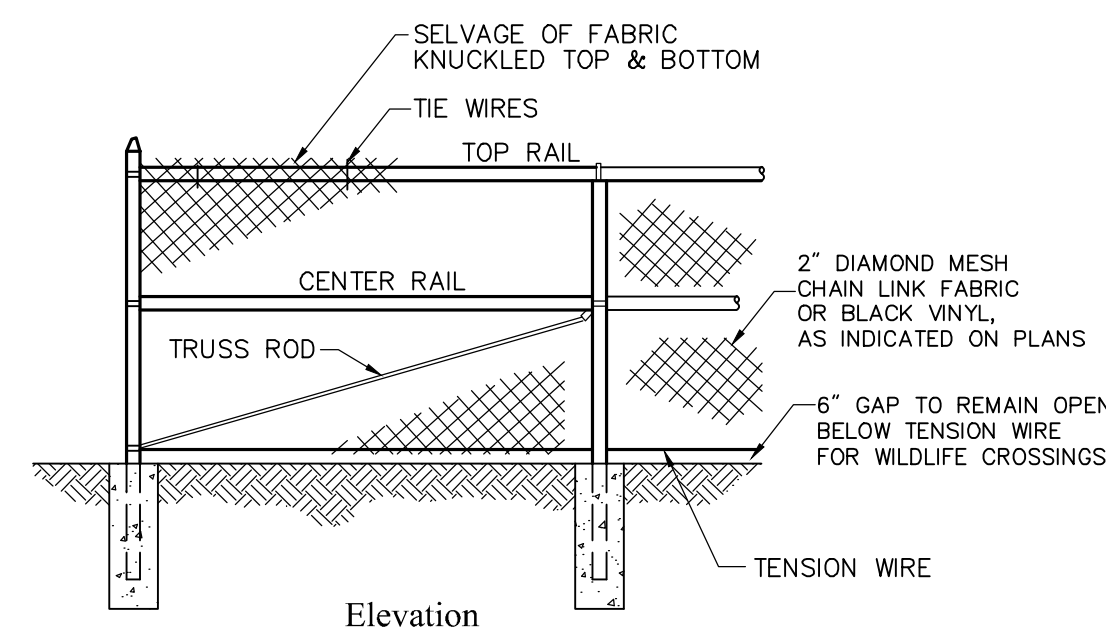
Chain Link Fence Gate

N.T.S.

Source: VHB

6/08

LD_482



7' Chain Link Fence

N.T.S.

Source: VHB

REV

LD_480

Danger and Site Facility Signs

N.T.S.

Source: VHB

1/16



PHOTOVOLTAIC INSTALLATION
Site Location: Spencer Hill Road, Winchester, CT
Owner: Greenskies Clean Energy

**IN CASE OF EMERGENCY CALL 911
WINCHESTER POLICE DEPARTMENT - (860) 379-2721**

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.

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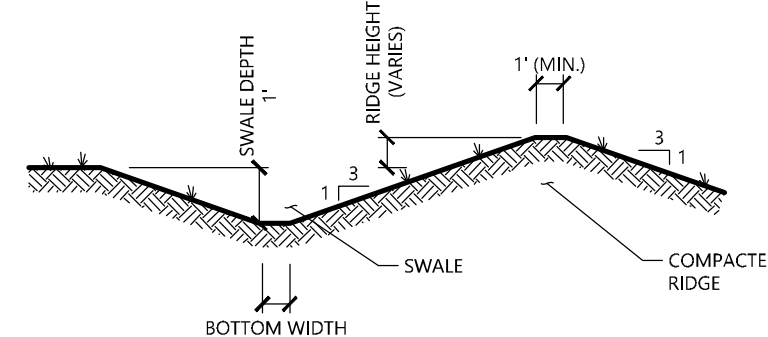
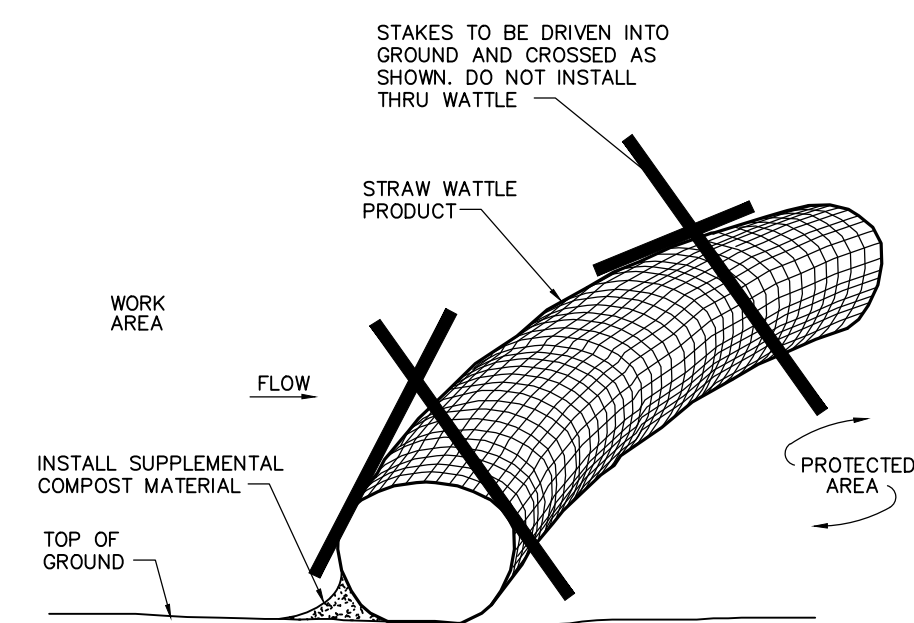
Not Approved for Construction
Site Details 1

Drawing Number

C-5.1

Sheet of 5 6

Project Number
43183.00



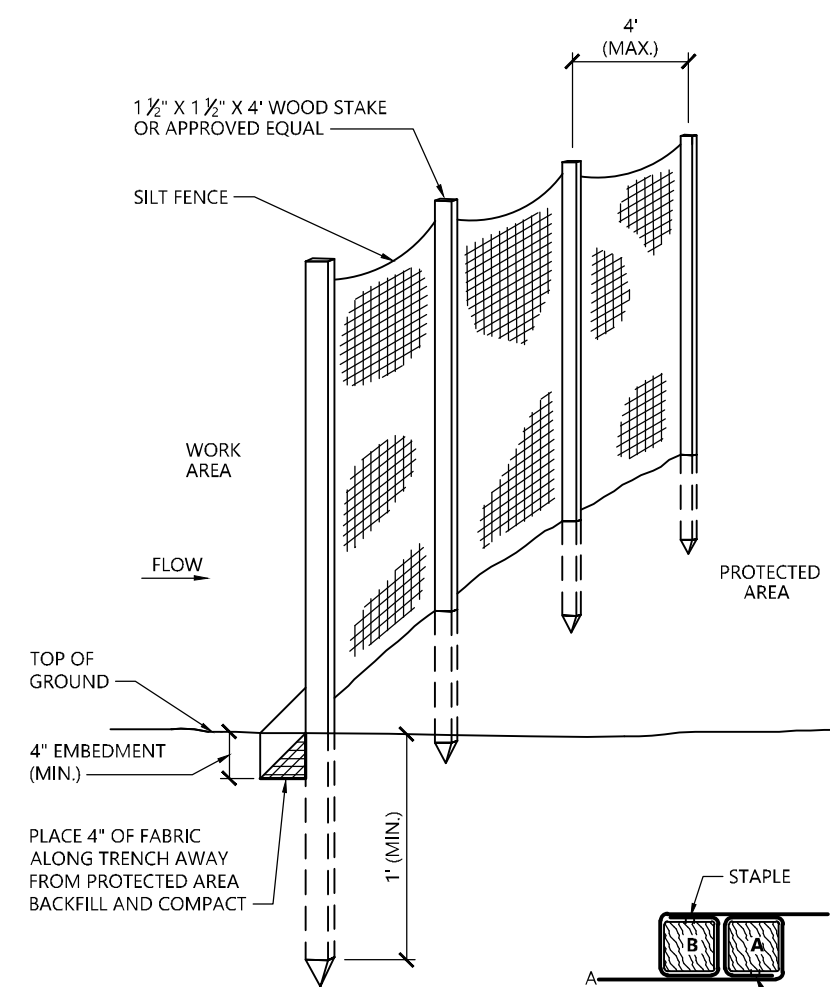
NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1
2. THE INTENT IS TO USE THE MATERIAL EXCAVATED FROM THE SWALE TO CONSTRUCT THE RIDGE.
3. BOTTOM OF SWALE SHALL BE LINED WITH EROSION CONTROL BLANKET.

Straw Wattle Installation

N.T.S. Source: VHB 8/12 LD_658

Diverson Swale

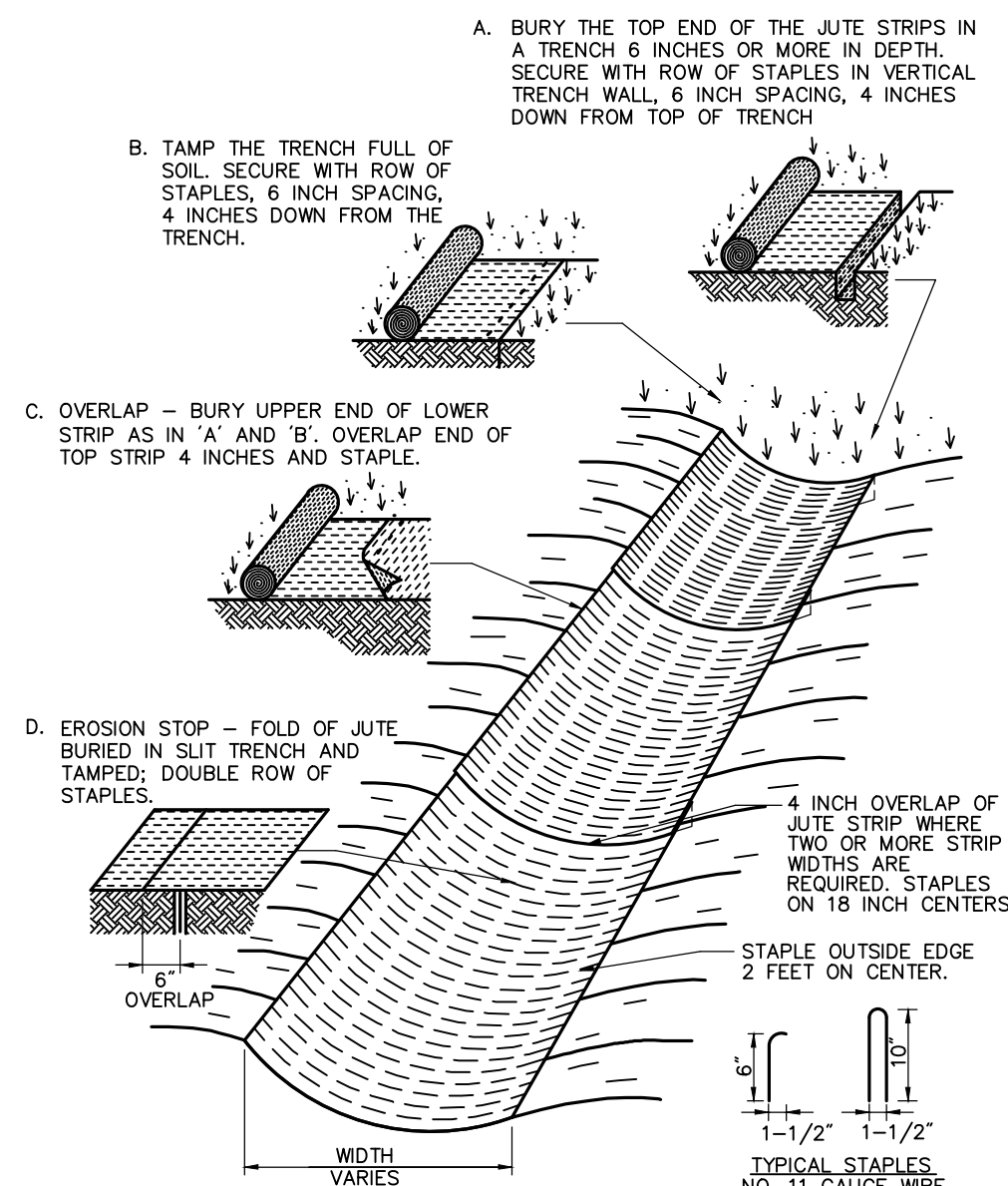
N.T.S. Source: VHB



WOOD STAKE JOINT DETAIL

Silt Fence Barrier

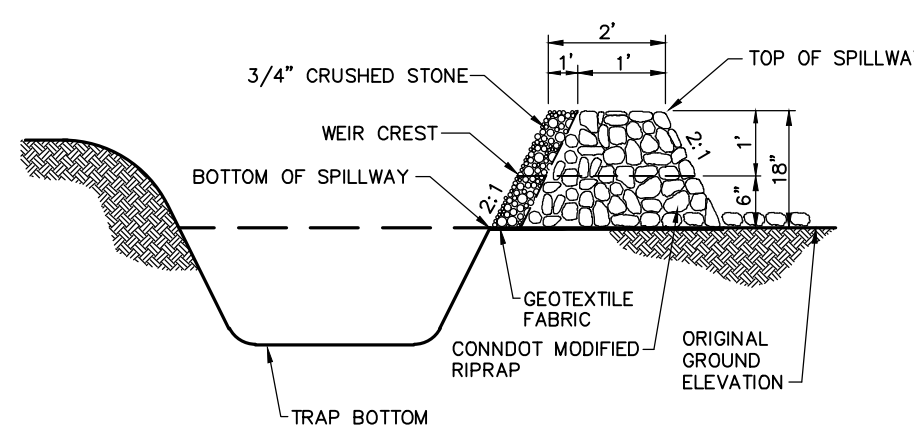
N.T.S. Source: VHB 1/16 LD_650



INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS
MATERIAL MUST BE APPROVED BY DESIGN ENGINEER

Erosion Control Blanket (ECB) Swale Installation

N.T.S. Source: VHB 6/08 LD_681

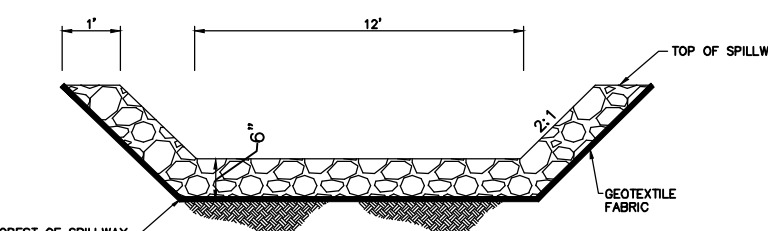


Trap Cross Section

NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1
2. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED BY EROSION CONTROL BLANKETS OR AS DIRECTED BY THE ENGINEER.
3. TRAP SHALL BE DRAINED AND CLEANED OF SEDIMENT ONCE SEDIMENT IS 1\"/>

Sediment Trap (TST)

N.T.S. Source: VHB

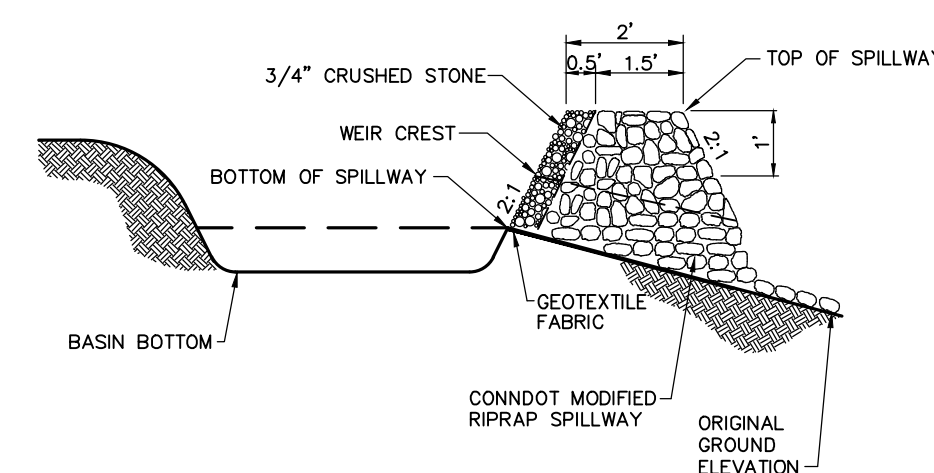


Spillway Cross Section

NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1
2. STONE FOR SPILLWAY LINING SHALL BE CONNODOT MODIFIED RIPRAP.
3. TOP OF EMBANKMENT SHALL BE 4\"/>

Stormwater Basin Spillway

N.T.S. Source: VHB

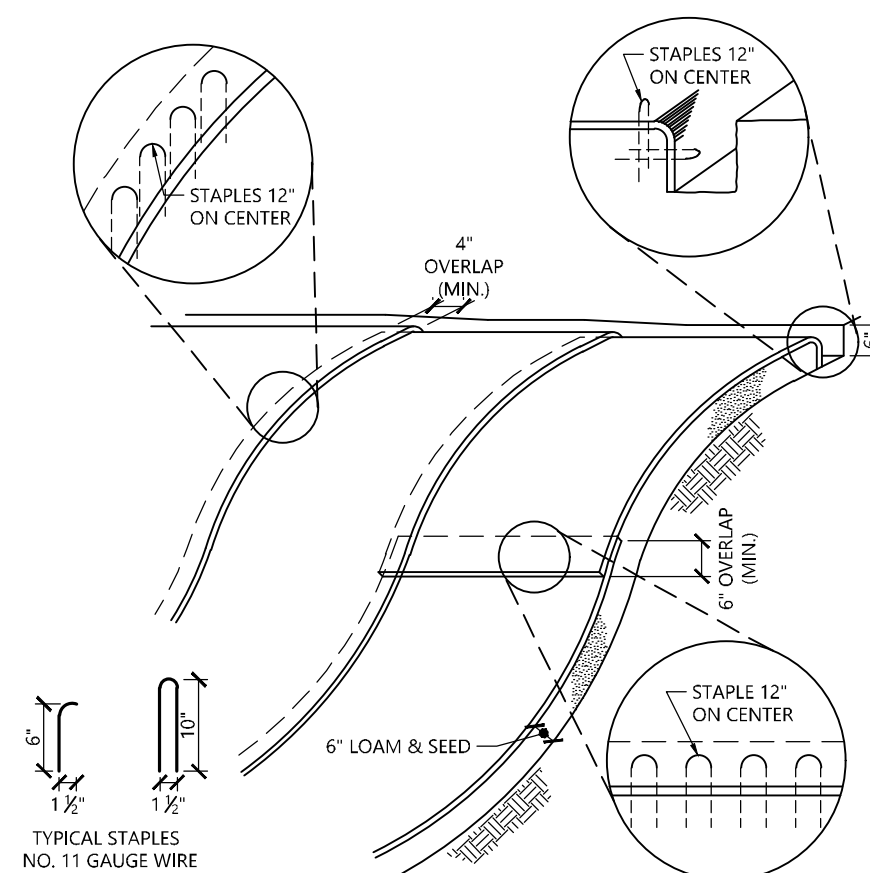


Basin Cross Section

NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1
2. TOP OF EMBANKMENT SHALL BE 4\"/>

Permanent Stormwater Basin

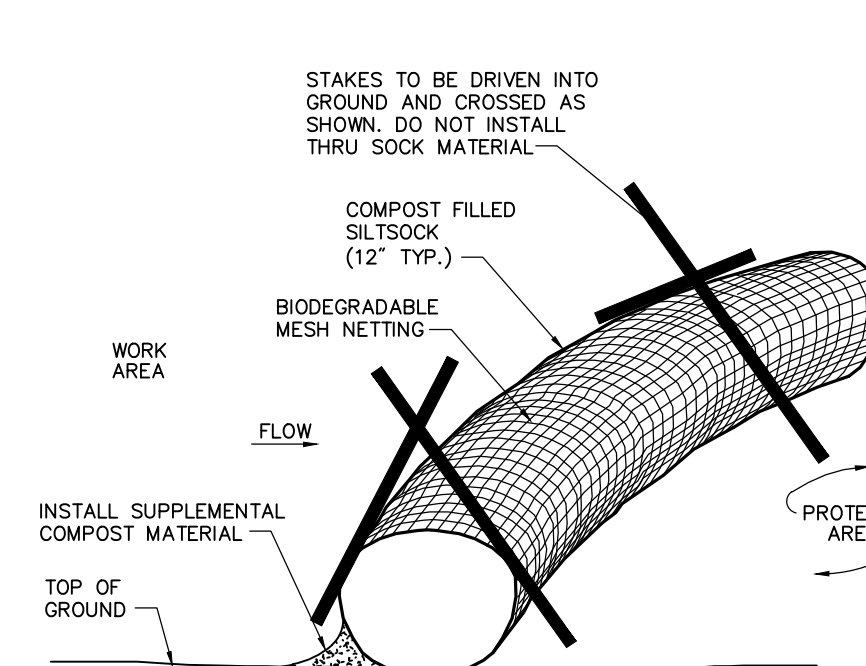
N.T.S. Source: VHB



NOTES:
1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6\"/>

Erosion Control Blanket Slope Installation

N.T.S. Source: VHB REV 1/16 LD_680



Notes:

- SILT SOCK SHALL BE 12\"/>
- 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 DISPERSED 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)

N.T.S. Source: VHB 8/12 LD_658

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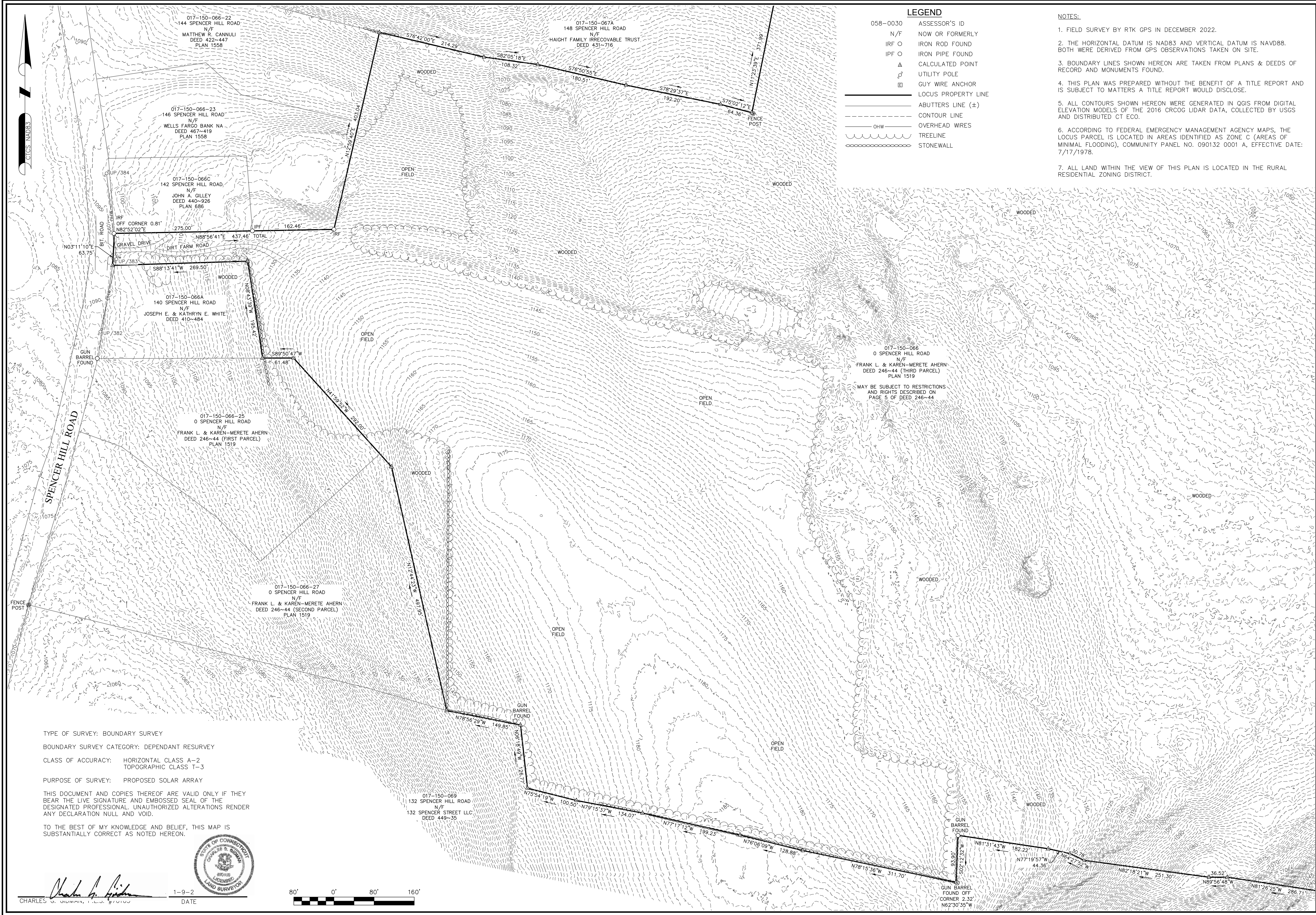
Not Approved for Construction
Drawing Title
Site Details 2

Drawing Number

C-5.2

Sheet 6 of 6

Project Number
43183.00



LEGEND

058-0030	ASSESSOR'S ID
N/F	NOW OR FORMERLY
IRF O	IRON ROD FOUND
IPF O	IRON PIPE FOUND
△	CALCULATED POINT
⊗	UTILITY POLE
⊠	GUY WIRE ANCHOR
---	LOCUS PROPERTY LINE
---	ABUTTERS LINE (±)
---	CONTOUR LINE
---	CHW
---	OVERHEAD WIRES
---	TREELINE
---	STONEWALL

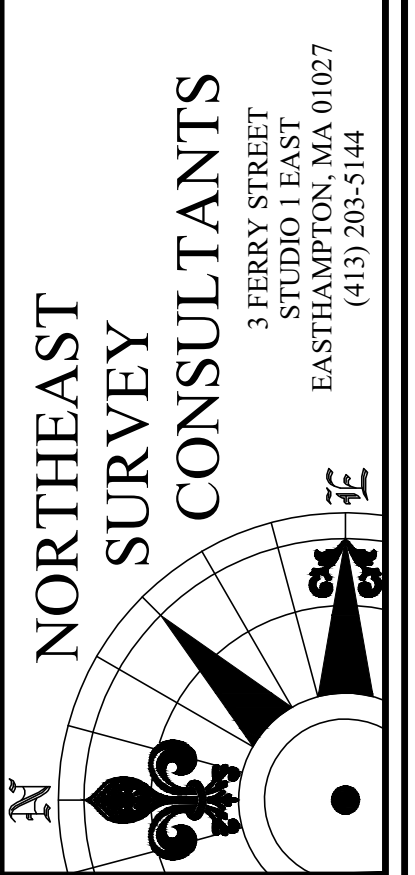
- NOTES:**
1. FIELD SURVEY BY RTK GPS IN DECEMBER 2022.
 2. THE HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD88. BOTH WERE DERIVED FROM GPS OBSERVATIONS TAKEN ON SITE.
 3. BOUNDARY LINES SHOWN HEREON ARE TAKEN FROM PLANS & DEEDS OF RECORD AND MONUMENTS FOUND.
 4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO MATTERS A TITLE REPORT WOULD DISCLOSE.
 5. ALL CONTOURS SHOWN HEREON WERE GENERATED IN QGIS FROM DIGITAL ELEVATION MODELS OF THE 2016 CRCOG LIDAR DATA, COLLECTED BY USGS AND DISTRIBUTED CT ECO.
 6. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE LOCUS PARCEL IS LOCATED IN AREAS IDENTIFIED AS ZONE C (AREAS OF MINIMAL FLOODING), COMMUNITY PANEL NO. 090132 0001 A, EFFECTIVE DATE: 7/17/1978.
 7. ALL LAND WITHIN THE VIEW OF THIS PLAN IS LOCATED IN THE RURAL RESIDENTIAL ZONING DISTRICT.

TYPE OF SURVEY: BOUNDARY SURVEY
 BOUNDARY SURVEY CATEGORY: DEPENDANT RESURVEY
 CLASS OF ACCURACY: HORIZONTAL CLASS A-2
 TOPOGRAPHIC CLASS T-3
 PURPOSE OF SURVEY: PROPOSED SOLAR ARRAY
 THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



CHARLES S. JORDAN, L.S. 470103

1-9-2
DATE



NORTHEAST SURVEY CONSULTANTS
 3 FERRY STREET
 STUDIO 1 EAST
 EASTHAMPTON, MA 01027
 (413) 203-5144

BOUNDARY SURVEY & LIDAR CONTOURS	ENGINEER:	CGG
	DESIGN:	JDG
	HORZ. SCALE:	1"=80'
	VERT. SCALE:	22-260
	DATE:	1-9-2023

PLAN OF LAND IN
 WINCHESTER, CT
 PREPARED FOR
GREENSKIES RENEWABLE ENERGY