

# Site Plans

Issued for	Application
Date Issued	November 7, 2023
Latest Issue	November 7, 2023

## Windsor Solar One

445 River St  
Windsor, Connecticut



### Applicant

Verogy  
124 LaSalle Road, 2nd Floor  
West Hartford, CT 06107

### Map / Block / Lot:

039 / 126 / 0010

### Owner

Stosonis, Steven  
P.O. Box 13  
Poquonock, CT 06064

### Sheet Index

No.	Drawing Title	Latest Issue
C-1.0	Legend and General Notes	November 7, 2023
C-2.0	Layout and Materials Plan	November 7, 2023
C-3.0	Grading, Drainage, and Utilities Plan	November 7, 2023
C-4.0	Erosion and Sediment Control Plan	November 7, 2023
C-5.0	Site Details	November 7, 2023
C-6.0	Planting Plan Notes and Details	November 7, 2023

### Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Partial Property and Topographic Survey	September 12, 2023



100 Great Meadow Road Suite 200 Wethersfield, CT 06109 860.807.4300

Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like property lines, easements, parking, and utilities.

Abbreviations

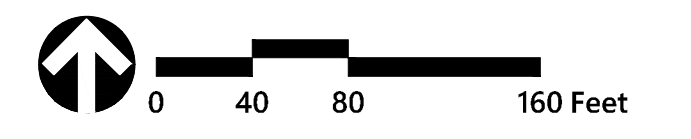
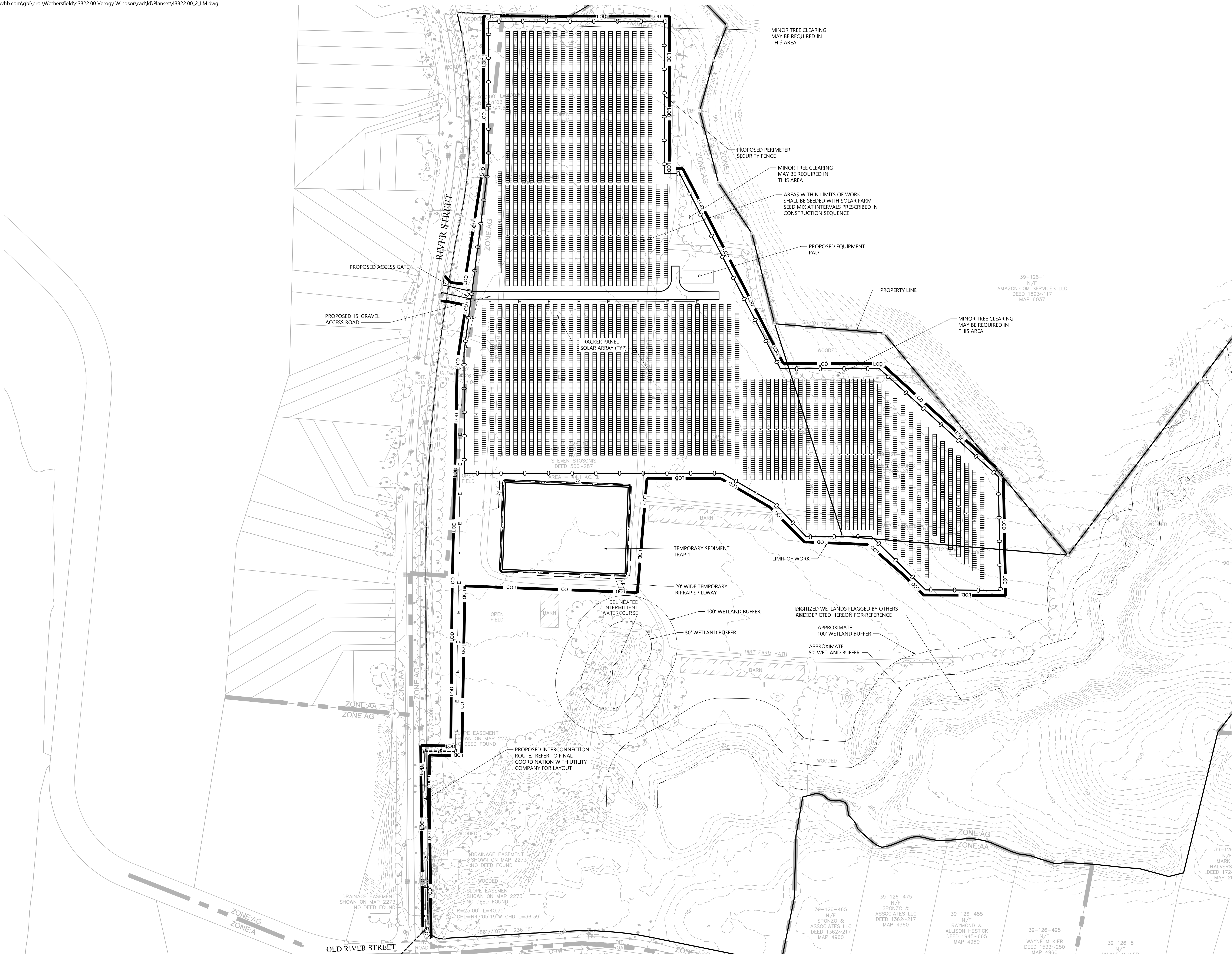
Abbreviations table listing symbols and names for general site features such as catch basins, manholes, fences, and utility poles.

Notes

- Notes section containing general instructions, erosion control requirements, existing conditions information, utility details, layout and materials, and demolition procedures.

Windsor Solar One 445 River St Windsor, Connecticut. Includes a revision table and design/checked by information.

Not Approved for Construction Legend and General Notes. A black box with white text indicating the drawing's status.



### Windsor Solar One

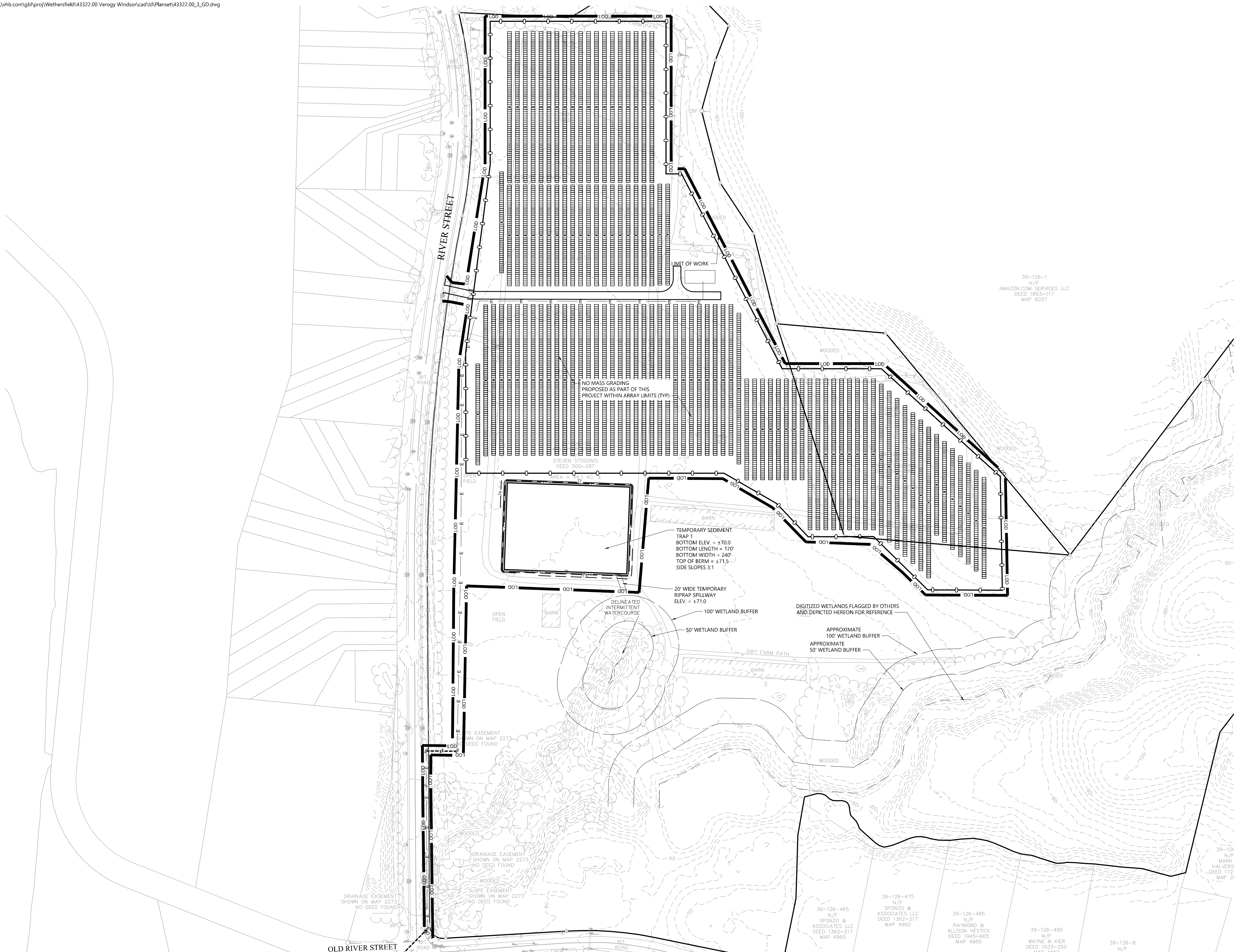
445 River St  
Windsor, Connecticut

No.	Revision	Date	App'd.

Designed by: DRB      Checked by: SJK  
 Issued for: Application      Date: November 7, 2023

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

Drawing Number: **C-2.0**  
 Sheet 2 of 6  
 Project Number: 43322.00



39-126-1  
N/F  
AMAZON.COM SERVICES LLC  
DEED 1893-117  
MAP 6037

NO MASS GRADING  
PROPOSED AS PART OF THIS  
PROJECT WITHIN ARRAY LIMITS (TYP)

STEVEN STOSONS  
DEED 500-287

TEMPORARY SEDIMENT  
TRAP  
BOTTOM ELEV. = ±70.0  
BOTTOM LENGTH = 170'  
BOTTOM WIDTH = 240'  
TOP OF BERM = ±71.5  
SIDE SLOPES 3:1

20' WIDE TEMPORARY  
RIPRAP SPILLWAY  
ELEV. = ±71.0

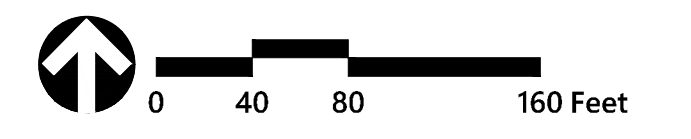
100' WETLAND BUFFER

50' WETLAND BUFFER

DIGITIZED WETLANDS FLAGGED BY OTHERS  
AND DEPICTED HEREON FOR REFERENCE

APPROXIMATE  
100' WETLAND BUFFER

APPROXIMATE  
50' WETLAND BUFFER



### Windsor Solar One

445 River St  
Windsor, Connecticut

No.	Revision	Date	App'd.

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Not Approved for Construction

Grading, Drainage and  
Utilities Plan

C-3.0

Sheet 3 of 6

Project Number 43322.00

# 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:

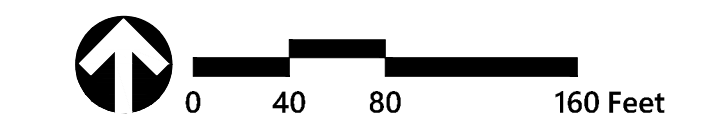
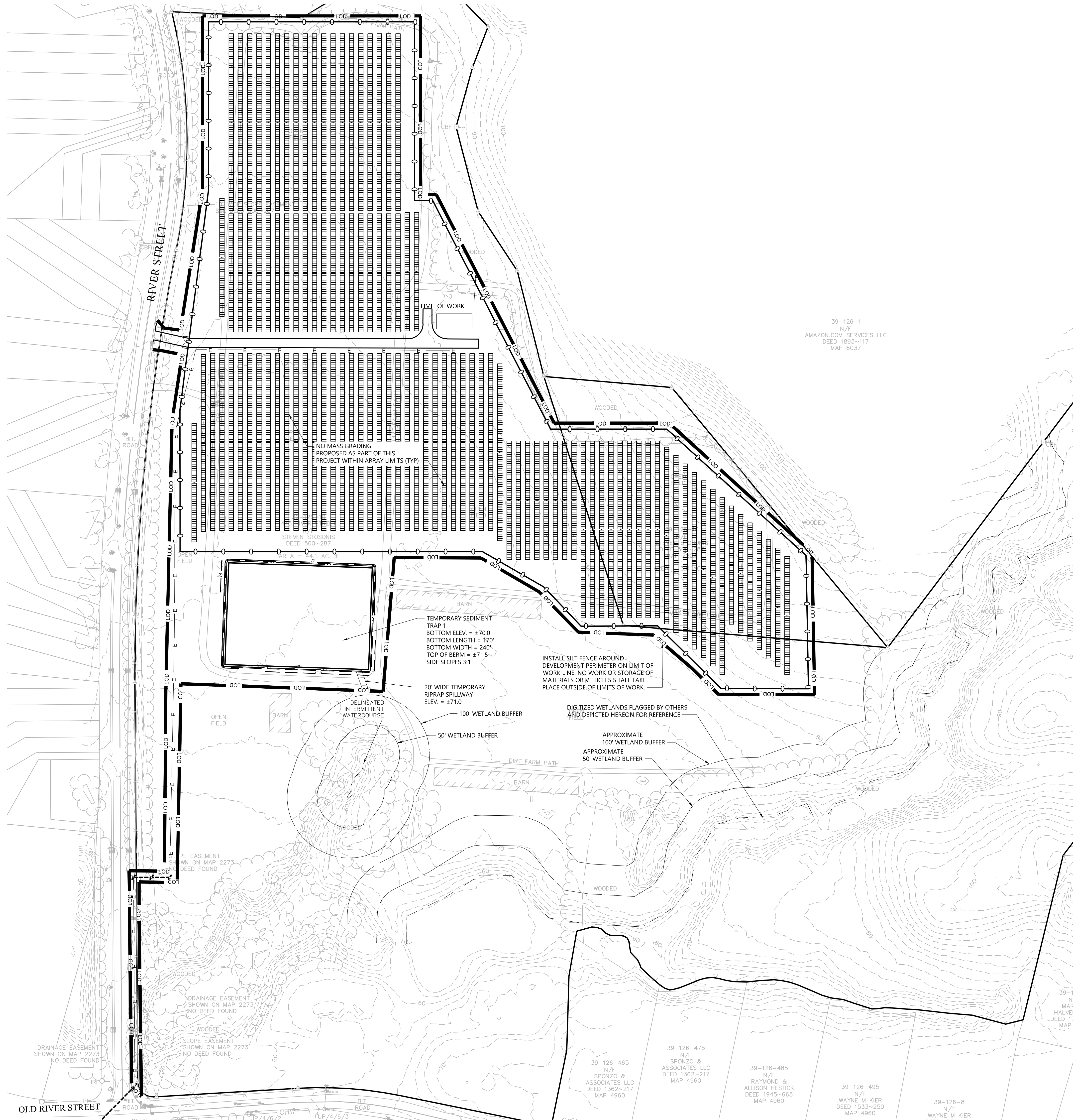
1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED 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. IT IS ALSO ANTICIPATED THAT REPRESENTATIVES FROM CTDEEP AND/OR THE STATE CONSERVATION DISTRICT WILL PERFORM PERIODIC INSPECTIONS.
3. 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.
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. 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.
5. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF WINDSOR 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, DEVELOPER, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, TOWN OF WINDSOR, 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 WINDSOR 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 6:00 PM ON MONDAY THROUGH FRIDAY AND BETWEEN 8:00 AM AND 5:00 PM ON SATURDAY.
12. 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

1. ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
2. 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.
3. INSTALL TEMPORARY SEDIMENT TRAPS AND CONVEYANCE SWALES IN ACCORDANCE WITH THE APPROVED SITE-SPECIFIC SWPPP 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.
4. SEED AND PROTECT DISTURBED SOILS AROUND SEDIMENT TRAPS WITHIN 14 DAYS OF COMPLETION. SECURE SEED WITH BIODEGRADABLE EROSION CONTROL MATTING.

### CONSTRUCTION SEQUENCE

1. CLEAR AND GRUB AREAS TO LIMITS PRESCRIBED ON THE PLANS.
2. 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.
3. 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.
4. UPON COMPLETION OF THIS CONSTRUCTION PHASE, ALL DISTURBED AREAS SHALL BE SEED AND STABILIZED WITH BIODEGRADABLE EROSION CONTROL MATTING PRIOR TO CONTINUING CONSTRUCTION SEQUENCE.
5. INSTALL PILES AND/OR GROUND SCREWS FOR SOLAR PANEL RACKING.
6. INSTALL ELECTRICAL CONDUIT AS REQUIRED BY THE ELECTRICAL DESIGN PLANS.
7. THE INSTALLATION OF RACKING SHALL FOLLOW THE FOUNDATION INSTALLATION BY ROUGHLY ONE WEEK STARTING FROM THE SAME POINT.
8. 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.
9. 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.
10. UPON COMPLETION OF CONSTRUCTION, RE-SEED ALL DISTURBED AREAS WITHIN 14 DAYS AND PREVENT VEHICULAR TRAFFICKING OVER THESE AREAS. INSTALL FINAL LANDSCAPING.
11. 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.



**Windsor Solar One**  
 445 River St  
 Windsor, Connecticut

No.	Revision	Date	Appr.

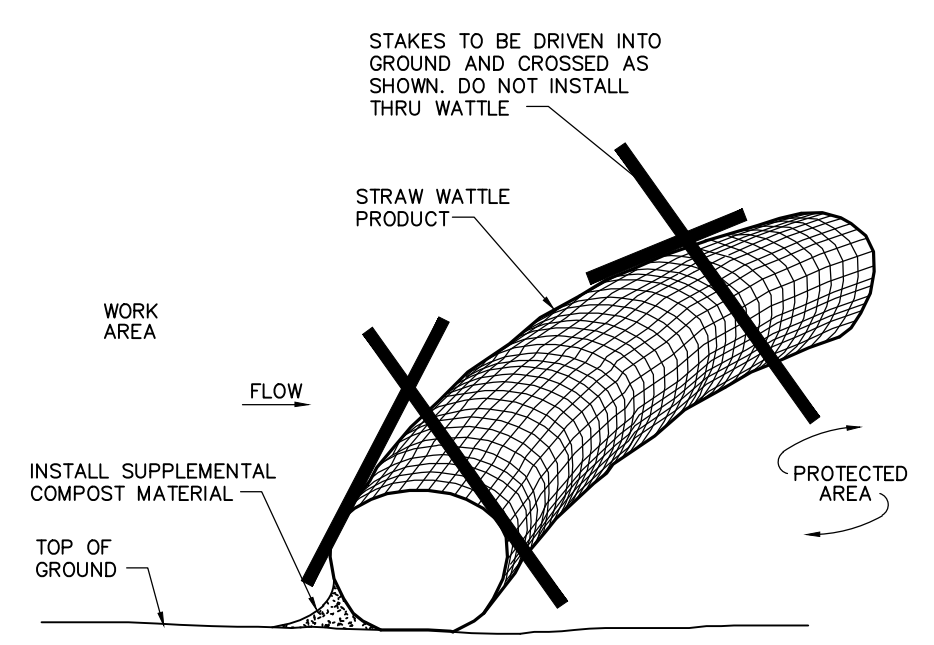
Designed by: **DRB** Checked by: **SJK**  
 Issued for: **Application** Date: **November 7, 2023**

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

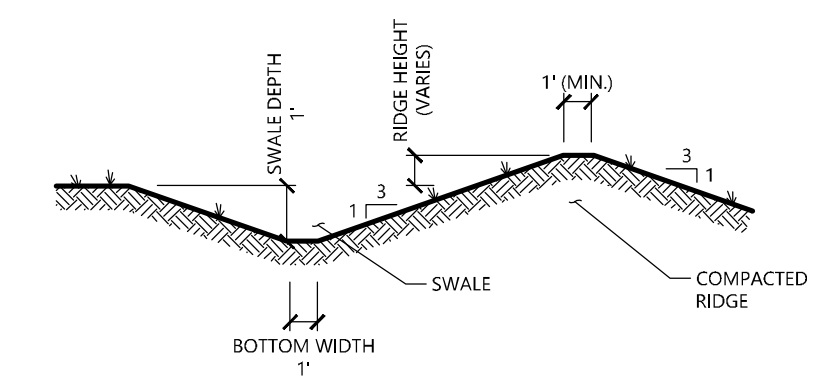
Drawing Number: **C-4.0**  
 Sheet **4** of **6**  
 Project Number: **43322.00**



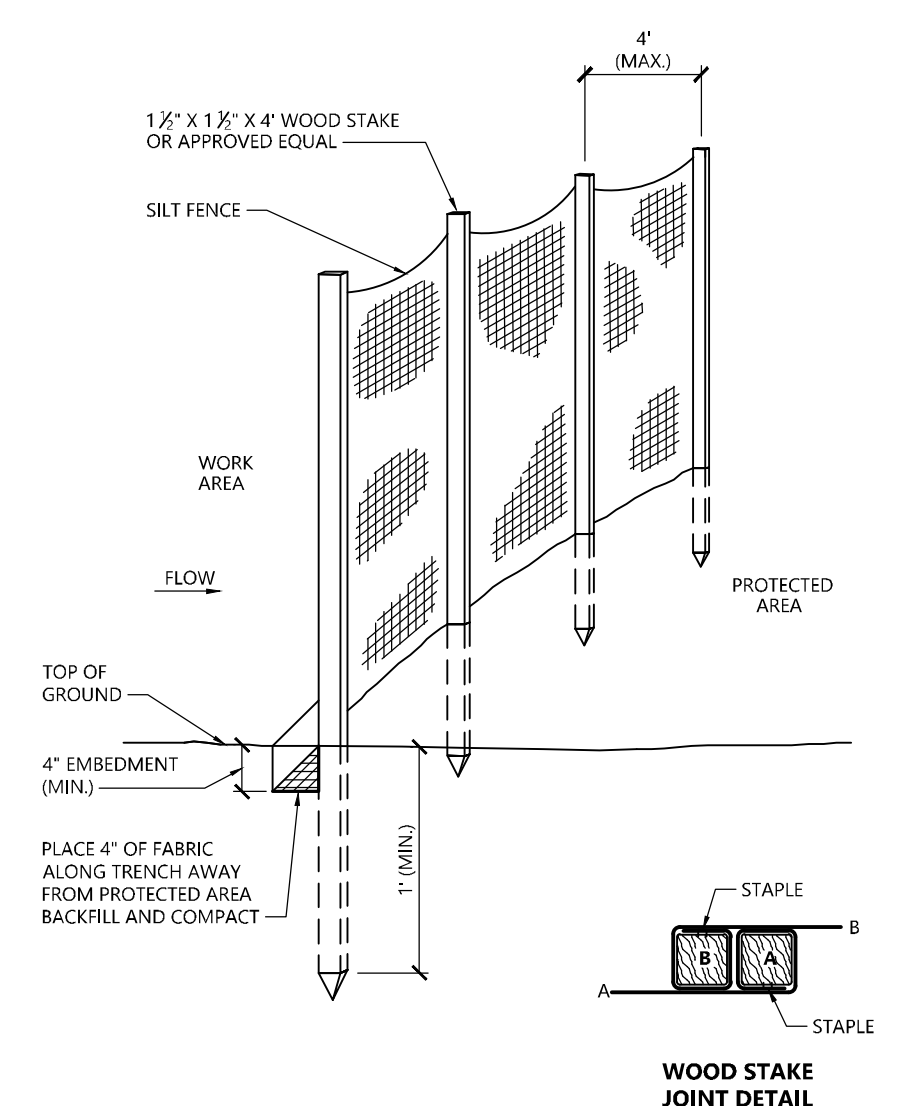
100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109  
860.807.4300



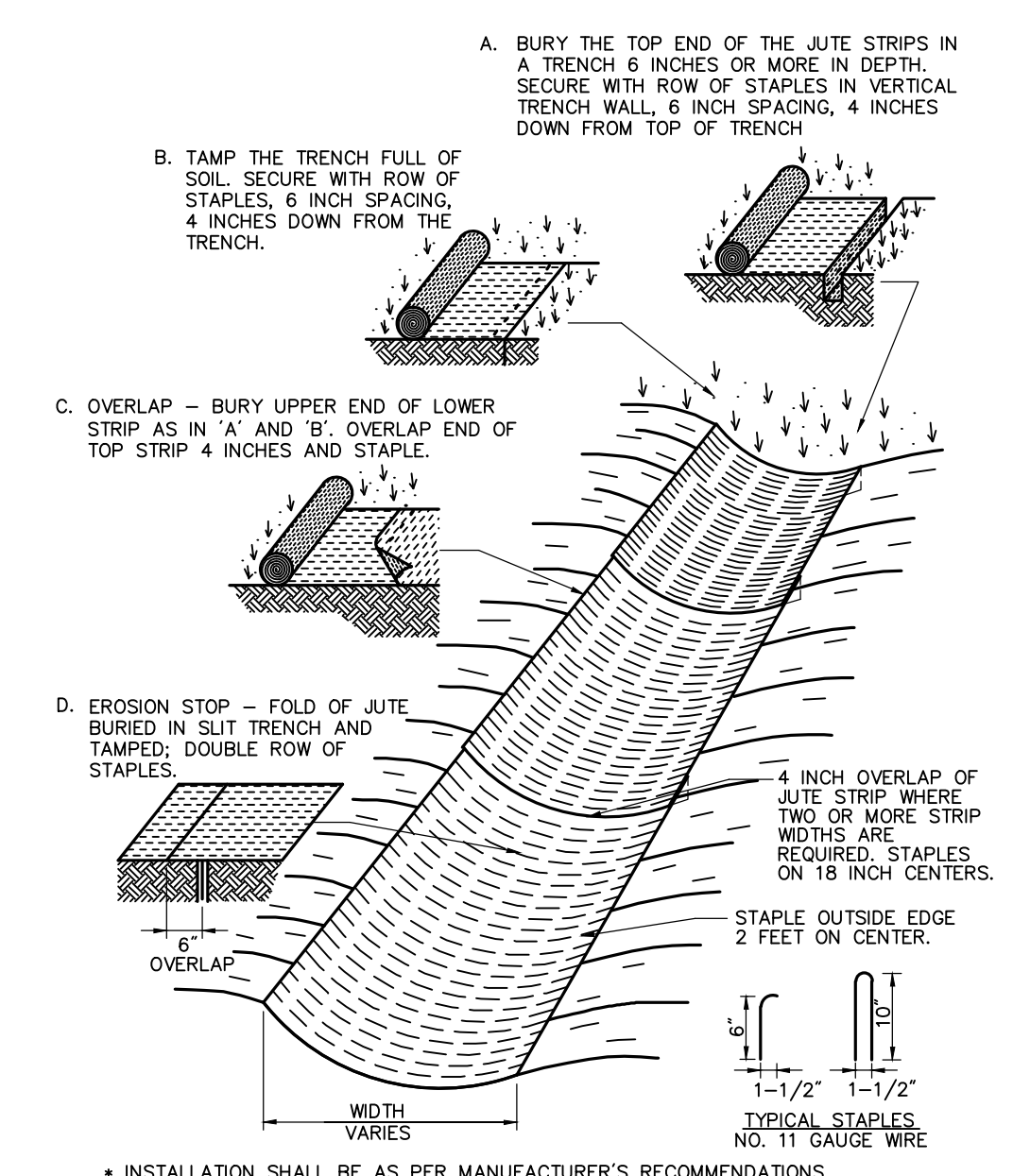
**Straw Wattle Installation** 8/12  
N.T.S. Source: VHB LD\_658



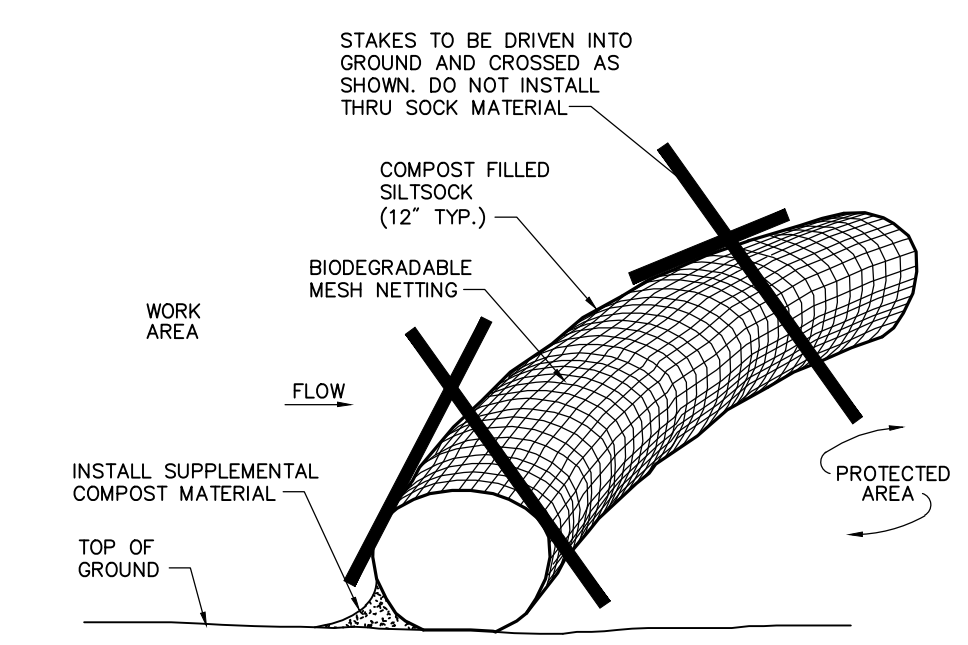
**Diversion Swale** 8/12  
N.T.S. Source: VHB LD\_658



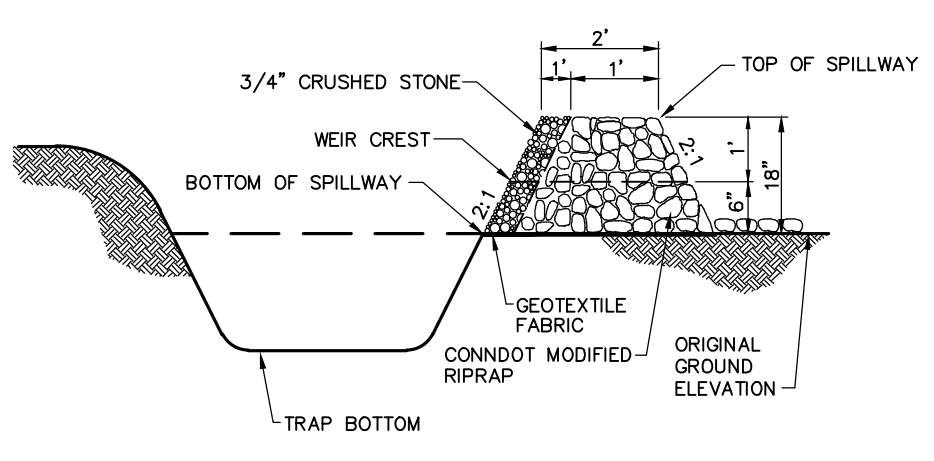
**Silt Fence Barrier** 1/16  
N.T.S. Source: VHB LD\_650



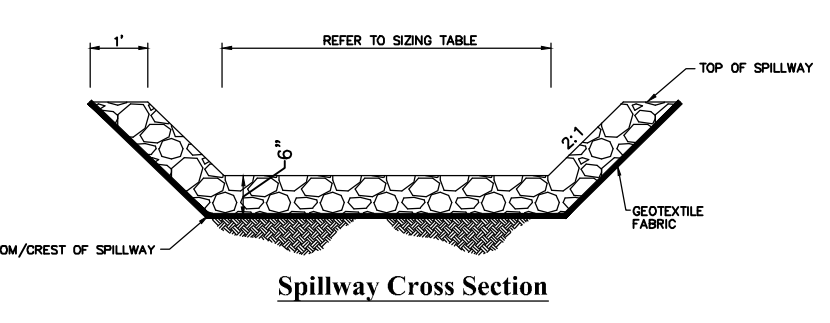
**Erosion Control Blanket (ECB) Swale Installation** 6/08  
N.T.S. Source: VHB LD\_681



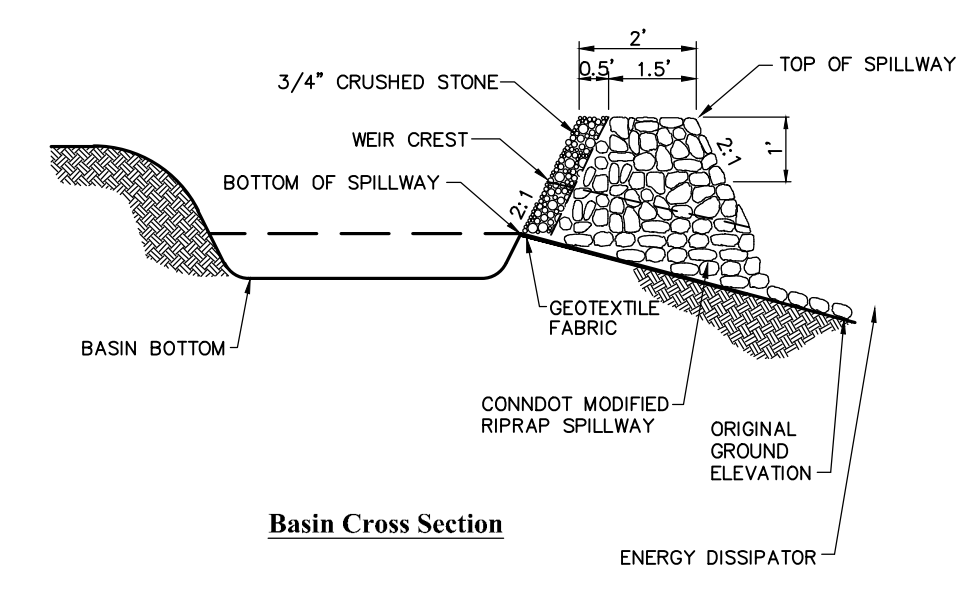
**Compost Filter Sock (CFS)** 8/12  
N.T.S. Source: VHB LD\_658



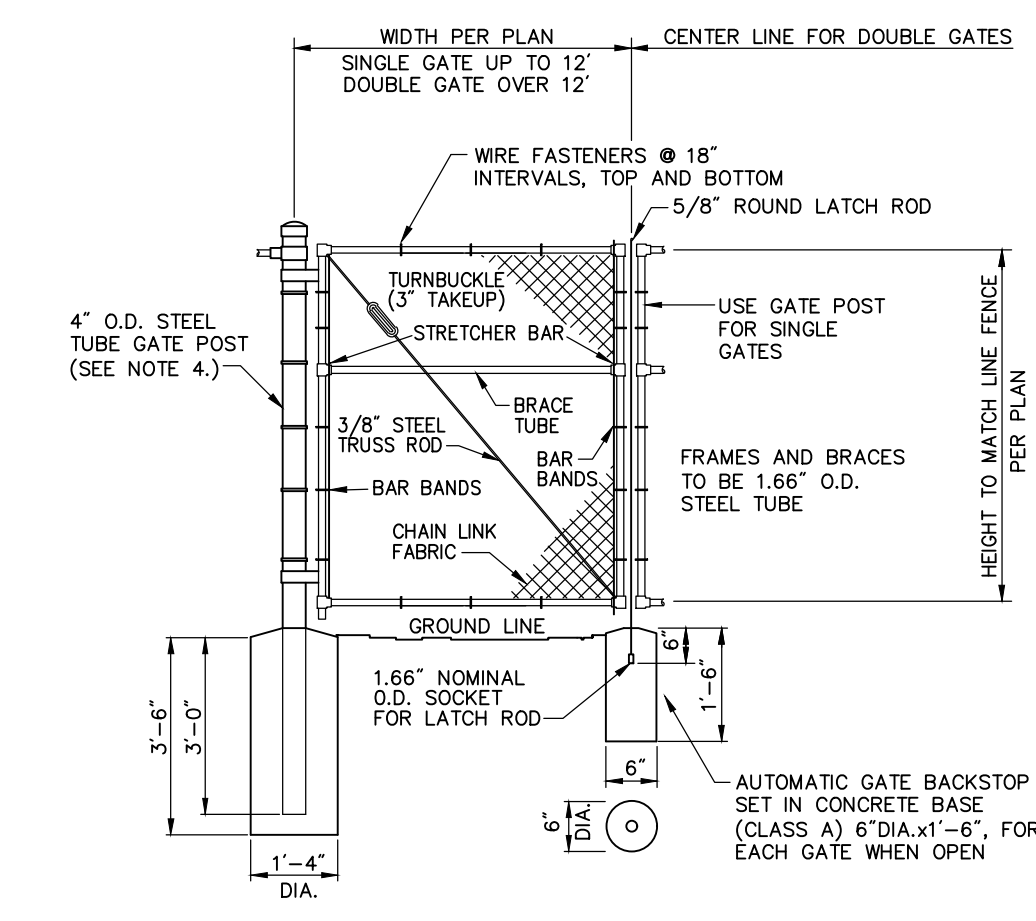
**Sediment Trap (TST)** 8/12  
N.T.S. Source: VHB LD\_658



**Stormwater Basin Spillway** 8/12  
N.T.S. Source: VHB LD\_658



**Permanent Stormwater Basin** 8/12  
N.T.S. Source: VHB LD\_658

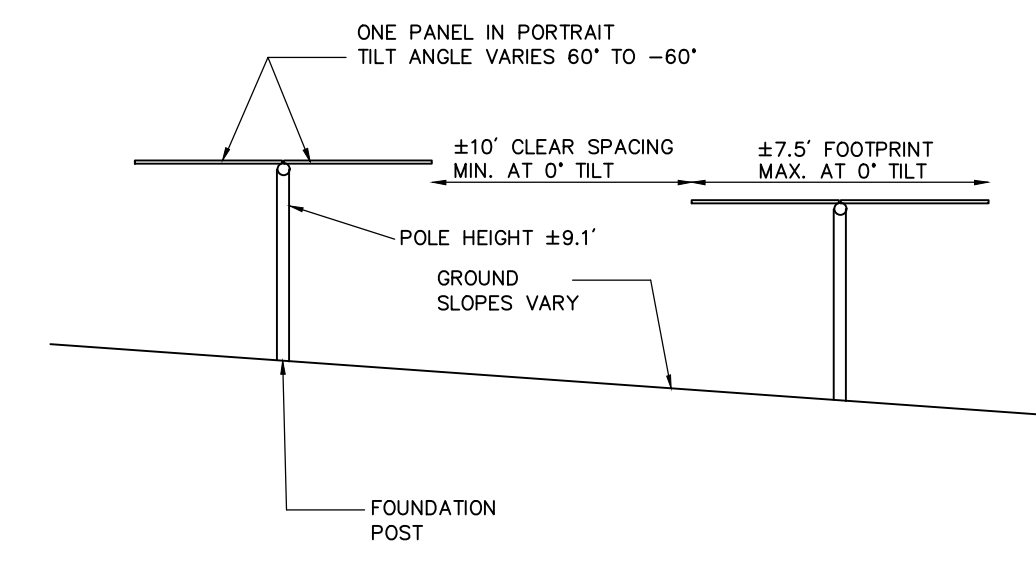


**Chain Link Fence Gate** 6/08  
N.T.S. Source: VHB LD\_482



PHOTOVOLTAIC INSTALLATION  
Site Location: 445 River Street, Windsor, CT  
Owner: Verogy  
Attn: Brad Parsons  
124 LaSalle Road, 2nd Floor  
West Hartford, CT 06107  
IN CASE OF EMERGENCY CALL 911  
WINDSOR POLICE DEPARTMENT - (860) 688-5273

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



**Cross Section of Tracking Panel Array** 7/20  
N.T.S. Source: VHB

**Windsor Solar One**  
445 River St  
Windsor, Connecticut

No.	Revision	Date	App'd.

Designed by DRB Checked by SJK  
Issued for \_\_\_\_\_ Date \_\_\_\_\_

Application November 7, 2023

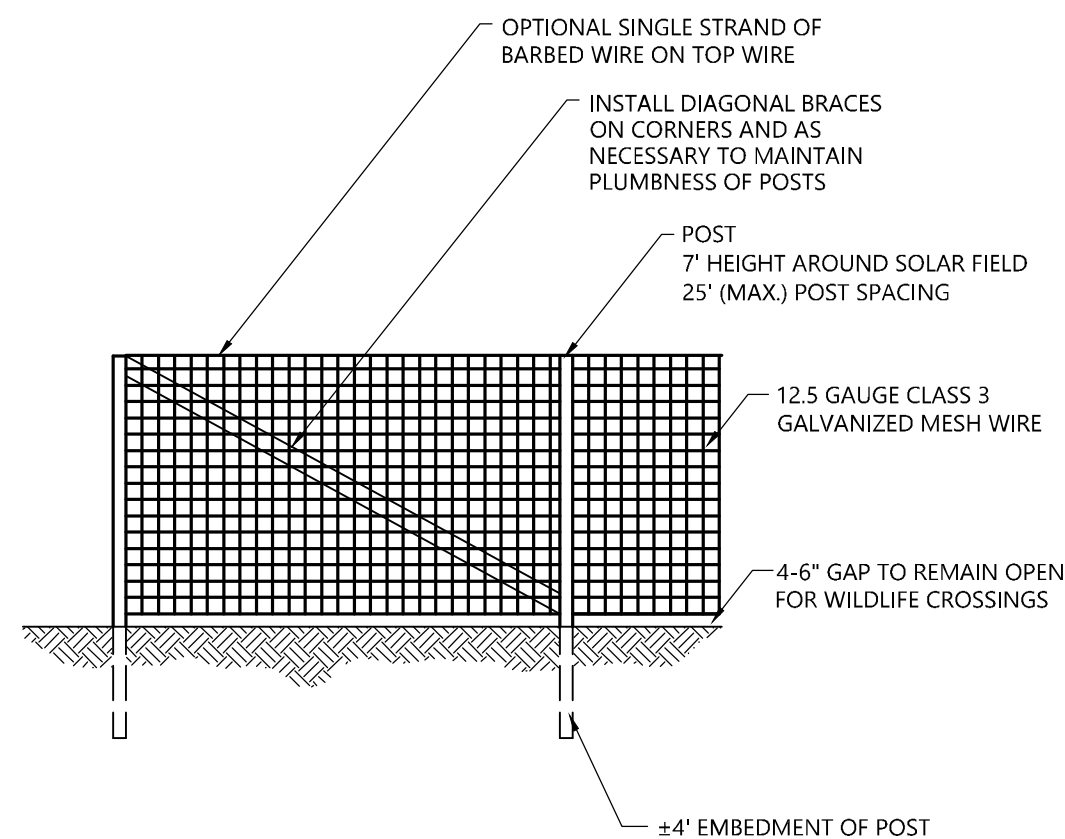
Not Approved for Construction

Drawing Title  
**Site Details**  
Drawing Number

C-5.0

Sheet of  
5 6

Project Number  
43322.00



**NOTES**

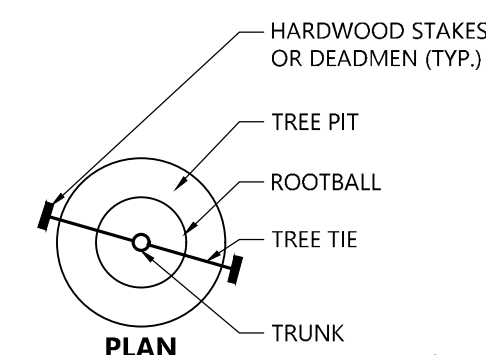
1. FINAL DESIGN OF FENCE TO BE DETERMINED.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF FENCE TO BE APPROVED PRIOR TO INSTALLATION.
3. POST HOLES TO BE AUGURED PRIOR TO POST INSTALLATION.
4. ALL POSTS TO BE PLUMB IN ALL DIRECTIONS.
5. INSTALL STAINLESS STEEL TIE WIRES AT 15" INTERVALS.
6. DIAGONAL BRACING TO BE INSTALLED AS REQUIRED TO KEEP POSTS PLUMB WHEN FORCE IS TENSIONED.
7. FORCE FABRIC TO BE TENSIONED TO ELIMINATE SAGS.

**Agricultural Fence**

6/08

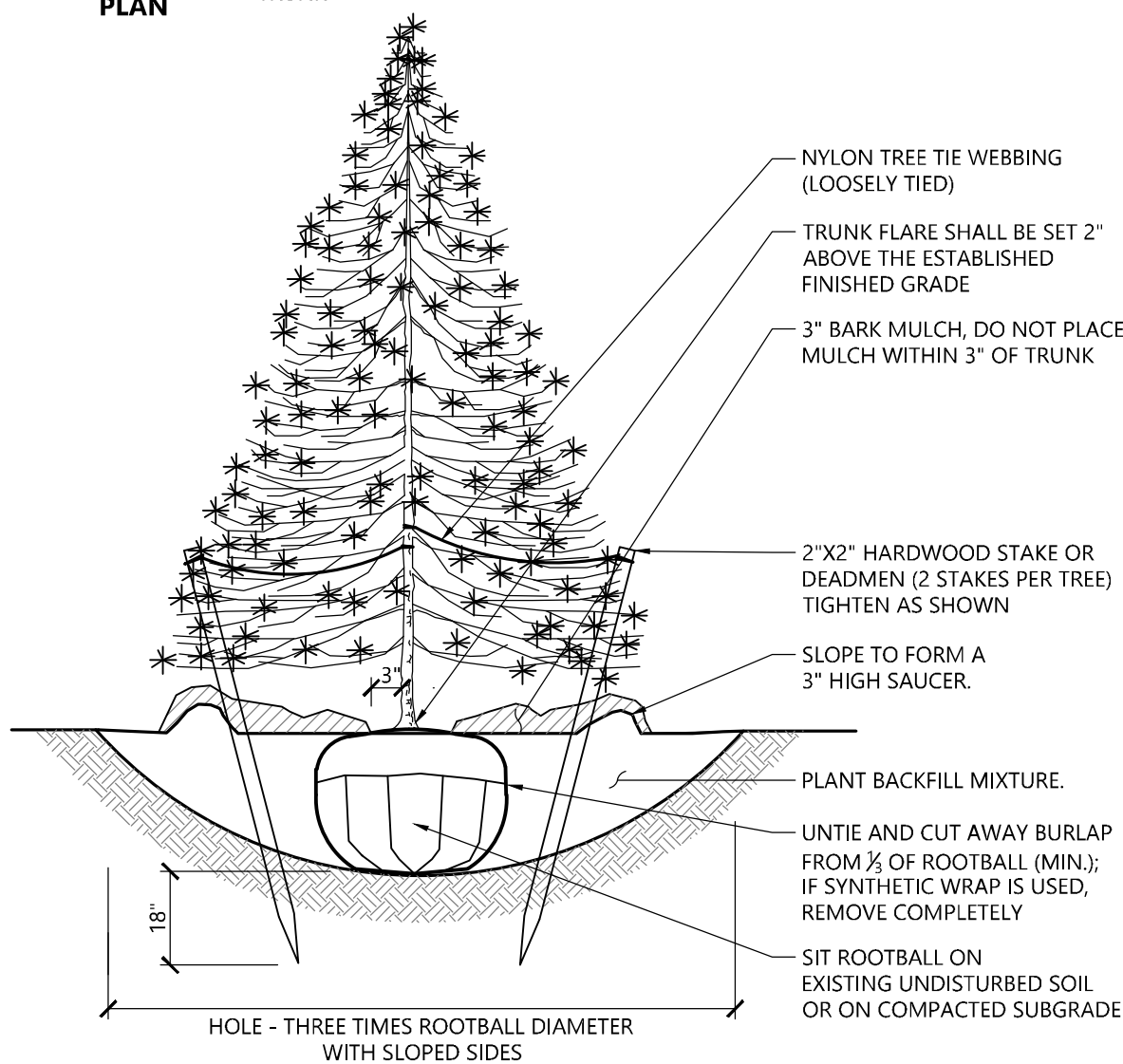
N.T.S.

Source: By Others



**NOTES**

1. STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
2. PAINT TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.



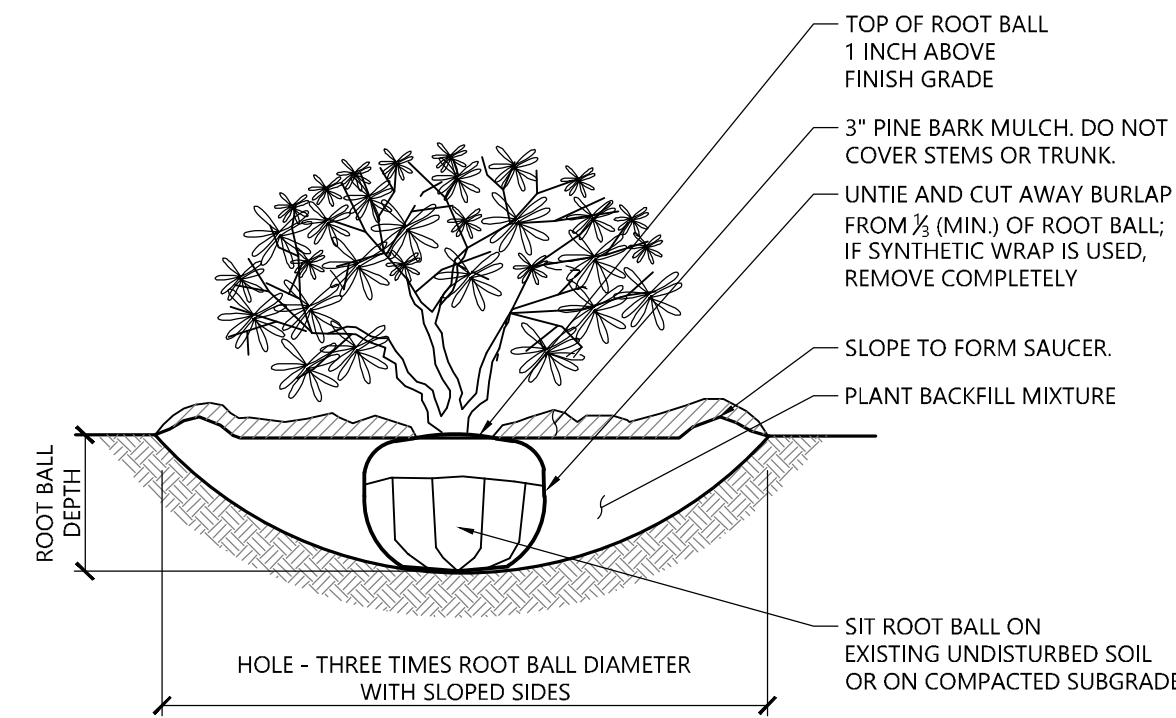
**Evergreen Tree Planting**

1/16

N.T.S.

Source: VHB

LD\_604



**NOTES**

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

**Shrub Planting**

1/16

N.T.S.

Source: VHB

LD\_600

**PLANT SCHEDULE**

SYMBOL	TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
●	AC	13	Amelanchier canadensis	Canadian Serviceberry	6 - 7' HT. CLUMP	B & B, Spacing as shown
○	QB	6	Quercus bicolor	Swamp White Oak	2 1/2" CAL.	B & B, Spacing as shown
●	EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
●	JV	13	Juniperus virginiana	Eastern Red Cedar	5 - 6 HT.	B & B, Spacing as shown
○	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
○	AA	10	Aronia arbutifolia	Red Chokeberry	18 - 24" HT.	B & B, Spacing 4' o.c.

**Tree Protection**

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

**Edge of Woods Clearing**

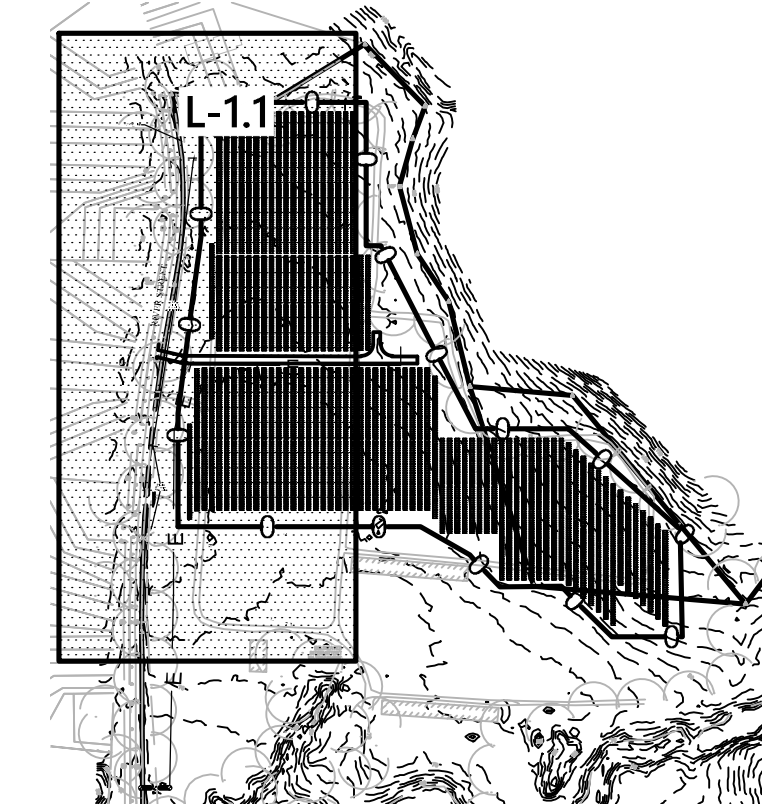
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.

**Plant Maintenance Notes**

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

**Planting Notes**

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.



**Key**

Not To Scale



0 20 40 80 Feet

**Windsor Solar One**

445 River St  
Windsor, Connecticut

No. Revision Date Appd.


Designed by DRB Checked by SJK

Issued for Application Date November 7, 2023

Application November 7, 2023

Not Approved for Construction

Drawing Title  
**Planting Plan**  
Notes and Details  
Drawing Number

L-1.1

Sheet 6 of 6

Project Number  
43322.00

LD\_602

Source: VHB

6/08



**ADDITIONAL ABUTTERS REFERENCES:**

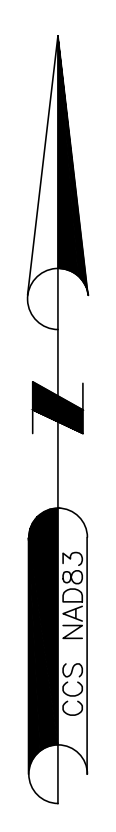
32-126-283  
N/F  
WILLIAM JENKINS & BARBARA BLACKWELL  
DEED 1625-690  
MAP 2271

32-126-284  
N/F  
SANDRA A. HART  
DEED 1680-293  
MAP 2271

32-126-285  
N/F  
DEBORAH S. & ALEXANDER MOYLAN  
DEED 1872-873  
MAP 2271

**LEGEND**

	LOCUS PROPERTY LINE
	ABUTTERS PROPERTY LINE
	EASEMENT LINE
	CONTOUR LINE
	OVERHEAD WIRES
	ZONING LINE
	DRIP LINE
	TRUNK LINE
	WIRE FENCE LINE
	WHITE PAINT LINE
	YELLOW PAINT LINE
	WETLAND DELINEATION
	IRON ROD OR PIPE FOUND
	CONCRETE BOUND FOUND
	CALCULATED POINT
	UTILITY POLE
	GUY POLE
	SIGN POST
	POST
	GAS OR WATER GATE VALVE
	HYDRANT
	MANHOLE
	CATCH BASIN

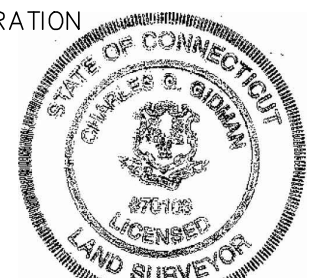


THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY  
 BOUNDARY SURVEY CATEGORY: DEPENDENT RESURVEY  
 CLASS OF ACCURACY: HORIZONTAL CLASS A-2  
 VERTICAL CLASS V-2  
 TOPOGRAPHIC CLASS T-2  
 PURPOSE OF SURVEY: PROPOSED SOLAR FACILITY

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 G. Gidman*  
 CHARLES G. GIDMAN, P.L.S. #70103

**NOTES:**

1. FIELD SURVEY BY EDM TOTAL STATION, RTK GPS & RTK DRONE IN JULY & AUGUST 2023.
2. THE HORIZONTAL DATUM IS NAD83. THE VERTICAL DATUM IS NAVD88. BOTH WERE DERIVED FROM RTK GPS OBSERVATIONS TAKEN ON SITE.
3. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE ONLY. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF THESE UTILITIES AND MAY NOT SHOW ALL OF THE UTILITIES WHICH EXIST WITHIN THE PREMISES SURVEYED. CONTACT DIG-SAFE AT 1-888-344-7233 BEFORE EXCAVATION.
4. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF WINDSOR AA & AG ZONING DISTRICTS.
5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE LOCUS PROPERTY IS LOCATED IN AN AREAS DESIGNATED AS "ZONE X". COMMUNITY PANEL NO. 09003C 0218 F, EFFECTIVE ON 9/26/2008.
6. WETLANDS SHOWN HEREON WERE DELINEATED AND LOCATED BY VHB ON 9/1/2023.
7. ALL CONTOURS SHOWN HEREON WERE GENERATED IN QGIS FROM DIGITAL ELEVATION MODELS OF THE 2016 CRCOG LIDAR DATA, DISTRIBUTED BY NOAA.



SHEET NO. <b>1</b> OF <b>1</b>	<b>PLAN OF LAND IN WINDSOR, CT</b> PREPARED FOR <b>VEROGY</b>	SURVEYOR: CGG DRAFTING: JDG FIELD WORK: NAE PROJECT NUMBER: 23-153 DRAWING NAME: 23-153.DWG	ENGINEER: - DESIGN: - HORZ. SCALE: 1"=80' VERT. SCALE: - DATE: 9-12-2023	<b>BOUNDARY SURVEY &amp; LIDAR CONTOURS</b>	 <b>NORTHEAST SURVEY CONSULTANTS</b> 3 FERRY STREET STUDIO 1 EAST EASTHAMPTON, MA 01027 (413) 203-5144
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