

# Site Plans

Issued for	Application
Date Issued	July 22, 2024
Latest Issue	July 22, 2024

## CT11 BESS

100 Salmon Brook Street  
Granby, Connecticut

**Applicant**

Key Capture Energy  
25 Monroe Street  
Albany, NY 12210

**Map / Block / Lot:**  
H-53 / 78 / 26

**Owner**

Michael B. Guarco  
PO Box 33  
Granby, CT 06035



Sheet Index		
No.	Drawing Title	Latest Issue
C-1.0	Legend, Abbreviations and General Notes	July 22, 2024
C-2.0	Layout & Materials Plan	July 22, 2024
C-3.0	Grading, Drainage & Utilities Plan	July 22, 2024
C-4.0	Erosion & Sediment Control Plan	July 22, 2024
C-5.0	Site Details	July 22, 2024

Reference Drawings		
No.	Drawing Title	Latest Issue
1 of 1	ALTA/NSPS Land Title Survey	April 19, 2024



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100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109  
860.807.4300





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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			
		BASELINE	27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT	26.85 BC x	26.85 BC x	BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 x	132.75 x	SPOT ELEVATION
		TOWN LINE	45.0 TW x	45.0 TW x	TOP & BOTTOM OF WALL ELEVATION
			38.5 BW x	38.5 BW x	
		LIMIT OF DISTURBANCE			BORING LOCATION
		WETLAND LINE WITH FLAG			TEST PIT LOCATION
		FLOODPLAIN			MONITORING WELL
					UNDERDRAIN
		BORDERING LAND SUBJECT TO FLOODING			DRAIN
		WETLAND BUFFER ZONE			ROOF DRAIN
		NO DISTURB ZONE			SEWER
		200' RIVERFRONT AREA			FORCE MAIN
					OVERHEAD WIRE
					WATER
					FIRE PROTECTION
					DOMESTIC WATER
					GAS
					ELECTRIC
					STEAM
					TELEPHONE
					FIRE ALARM
					CABLE TV
		GRAVEL ROAD			CATCH BASIN CONCENTRIC
		EDGE OF PAVEMENT			CATCH BASIN ECCENTRIC
		BITUMINOUS BERM			DOUBLE CATCH BASIN CONCENTRIC
		BITUMINOUS CURB			DOUBLE CATCH BASIN ECCENTRIC
		CONCRETE CURB			GUTTER INLET
		CURB AND GUTTER			DRAIN MANHOLE CONCENTRIC
		EXTRUDED CONCRETE CURB			DRAIN MANHOLE ECCENTRIC
		MONOLITHIC CONCRETE CURB			TRENCH DRAIN
		PRECAST CONC. CURB			PLUG OR CAP
		SLOPED GRAN. EDGING			CLEANOUT
		VERT. GRAN. CURB			FLARED END SECTION
		LIMIT OF CURB TYPE			HEADWALL
		SAWCUT			
		BUILDING			SEWER MANHOLE CONCENTRIC
		BUILDING ENTRANCE			SEWER MANHOLE ECCENTRIC
		LOADING DOCK			
		BOLLARD			
		DUMPSTER PAD			
		SIGN			
		DOUBLE SIGN			
		STEEL GUARDRAIL			
		WOOD GUARDRAIL			
		PATH			CURB STOP & BOX
		TREE LINE			WATER VALVE & BOX
		WIRE FENCE			TAPPING SLEEVE, VALVE & BOX
		FENCE			FIRE DEPARTMENT CONNECTION
		STOCKADE FENCE			FIRE HYDRANT
		STONE WALL			WATER METER
		RETAINING WALL			POST INDICATOR VALVE
		STREAM / POND / WATER COURSE			WATER WELL
		DETENTION BASIN			
		HAY BALES			GAS GATE
		SILT FENCE			GAS METER
		SILT SOCK / STRAW WATTLE			
		MINOR CONTOUR			ELECTRIC MANHOLE
		MAJOR CONTOUR			ELECTRIC METER
					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
Utility	
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
RIM=	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.	LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
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, OLEATORY, 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 NOVEMBER 25, 2022, 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

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- 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 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.
- 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.
- 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.
- 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

- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- 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.
- FINAL LAYOUT SUBJECT TO CONDITIONS ENCOUNTERED IN THE FIELD.

Demolition

- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 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

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Granby, Connecticut

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Designed by	Checked by
DJB	TMD

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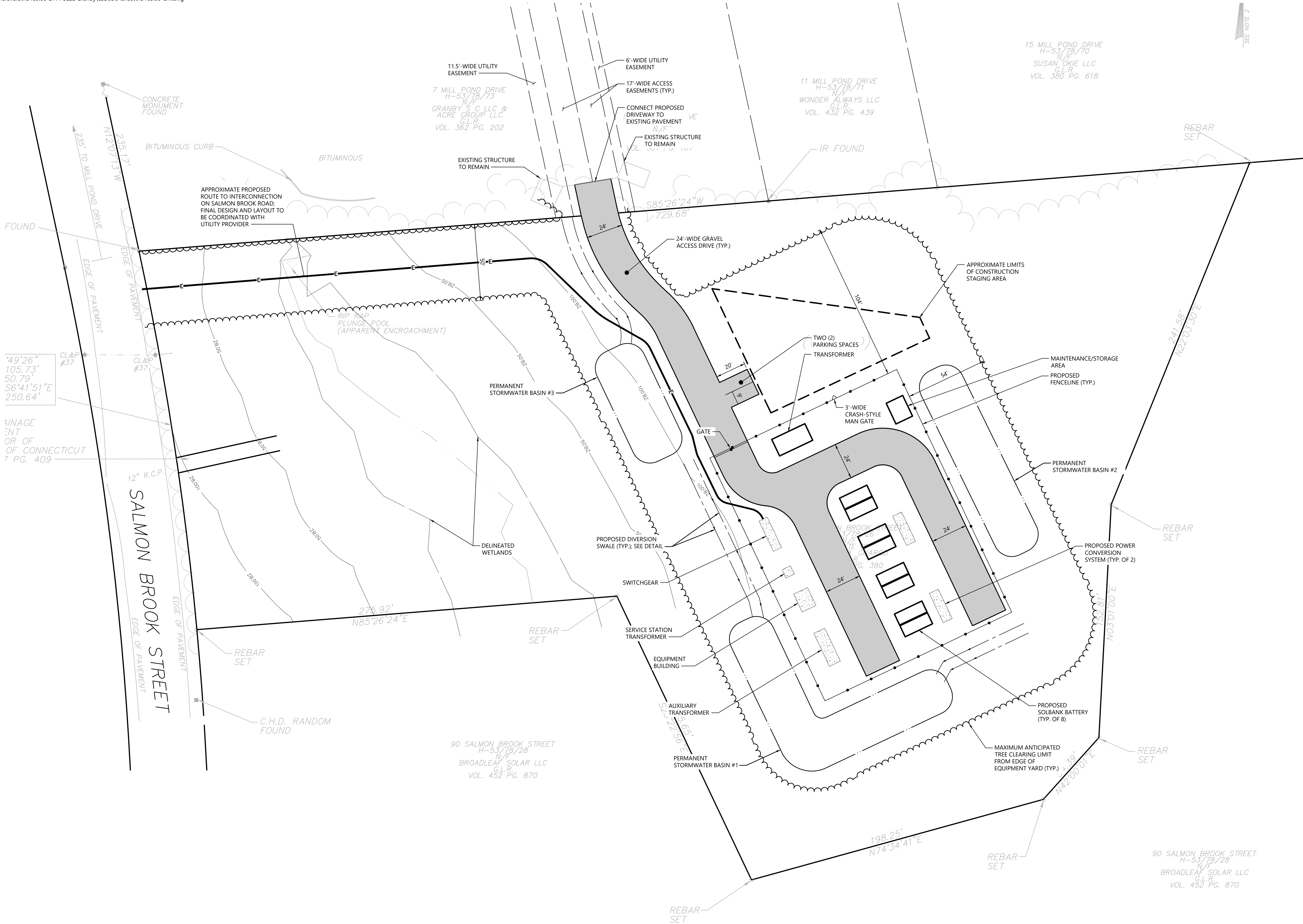
Not Issued for Construction

Drawing Title

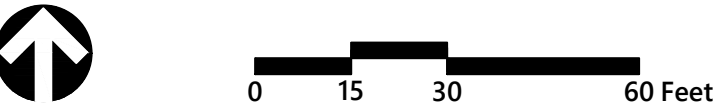
Legend, Abbreviations and General Notes

Drawing Number

C-1.0



**vhb**  
 100 Great Meadow Road  
 Suite 200  
 Wethersfield, CT 06109  
 860.807.4300



**CT11 BESS**  
 100 Salmon Brook Street  
 Granby, Connecticut

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 Drawing Title  
**Layout and Materials Plan**

Drawing Number

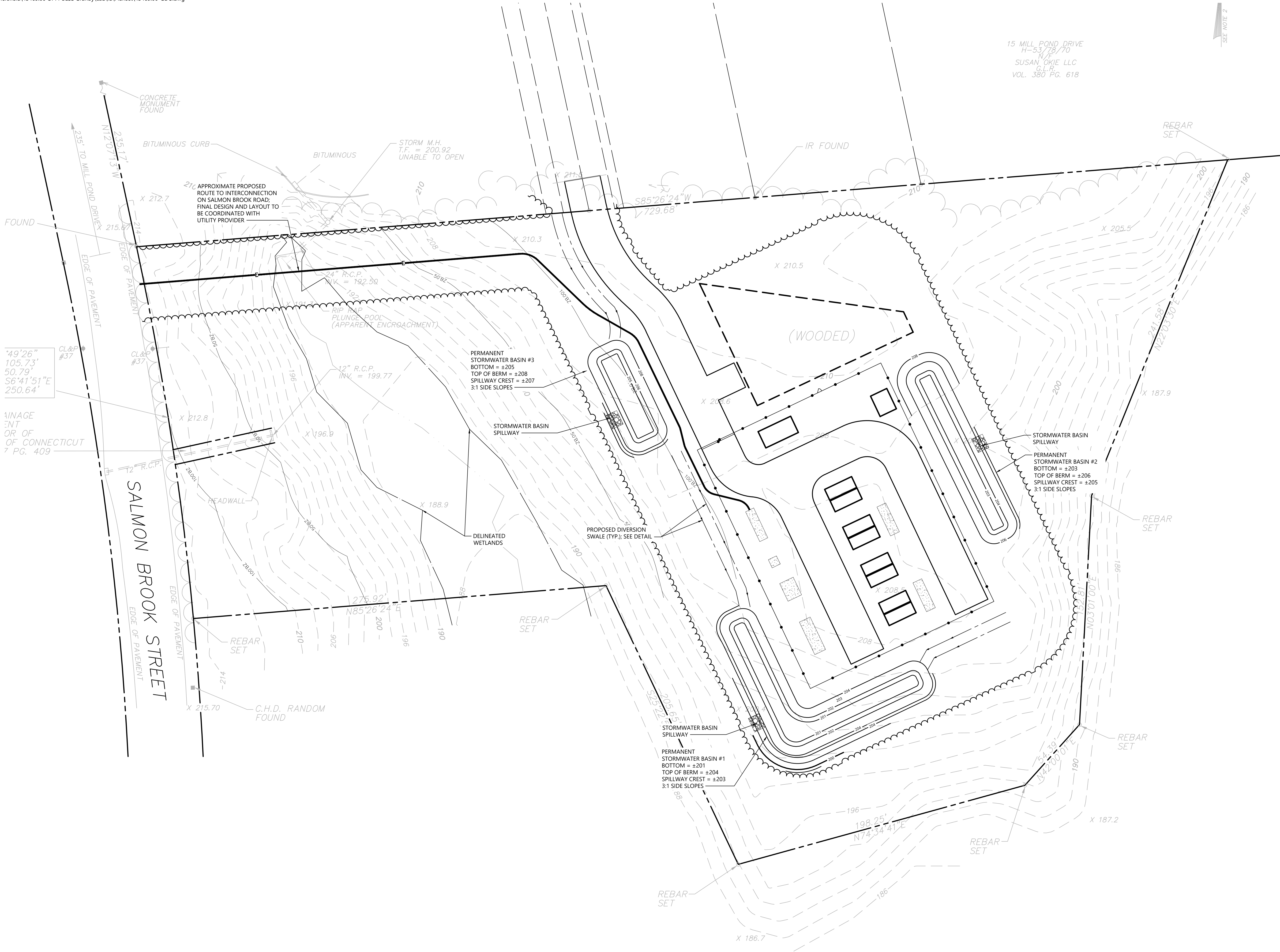
C-2.0

Sheet 2 of 5

Project Number  
43469.00



100 Great Meadow Road  
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Wethersfield, CT 06109  
860.807.4300



0 15 30 60 Feet

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100 Salmon Brook Street  
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Drawing Title

Grading, Drainage, and  
Utilities Plan

Drawing Number

C-3.0

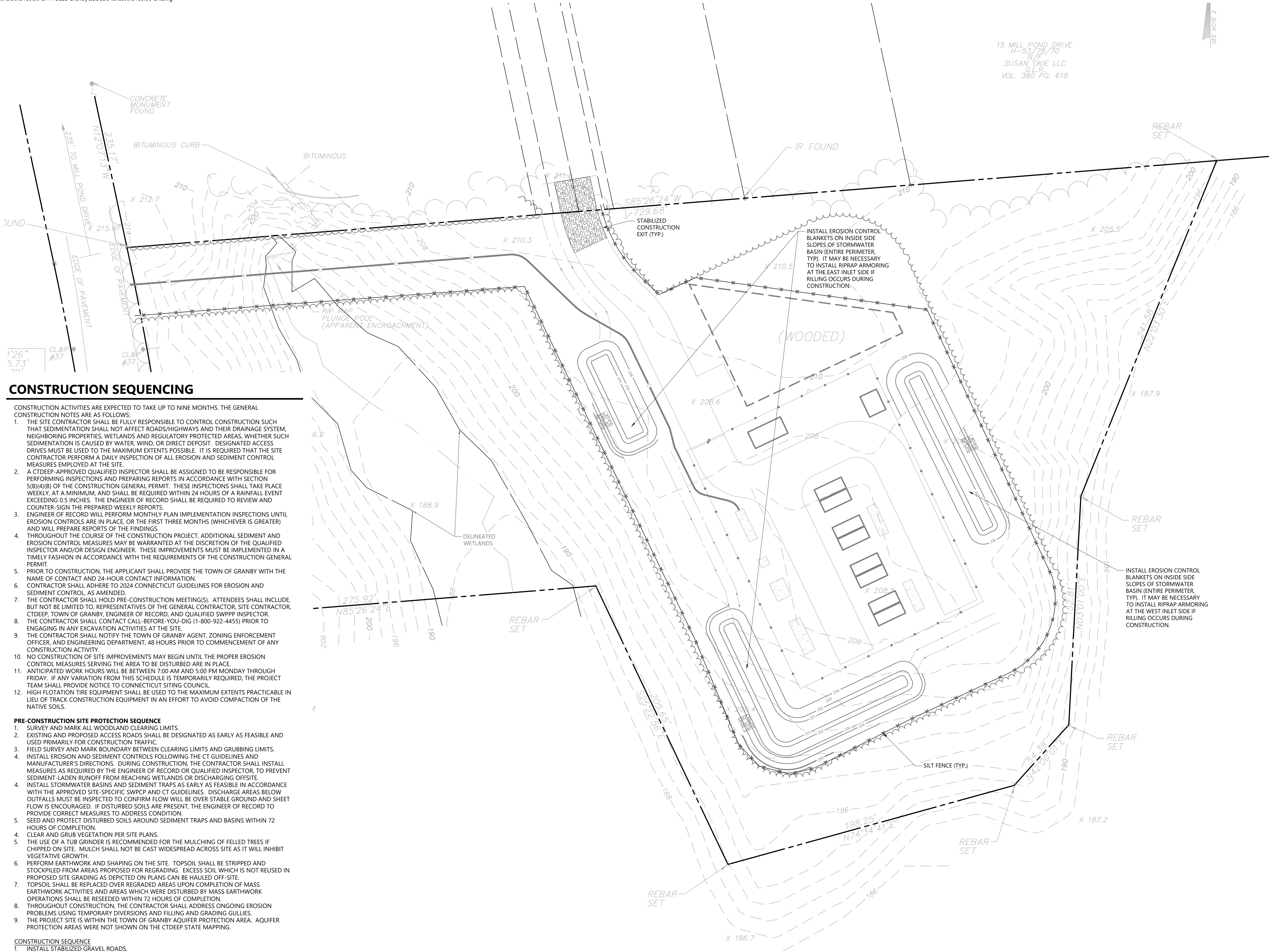
Sheet 3 of 5

Project Number  
43469.00





100 Great Meadow Road  
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Wethersfield, CT 06109  
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### CONSTRUCTION SEQUENCING

- CONSTRUCTION ACTIVITIES ARE EXPECTED TO TAKE UP TO NINE MONTHS. 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.
  - 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.
  - 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.
  - PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF GRANBY WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
  - CONTRACTOR SHALL ADHERE TO 2024 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, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, TOWN OF GRANBY, 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 GRANBY 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. IF ANY VARIATION FROM THIS SCHEDULE IS TEMPORARILY REQUIRED, THE PROJECT TEAM SHALL PROVIDE NOTICE TO CONNECTICUT SITING COUNCIL.
  - 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

- SURVEY AND MARK ALL WOODLAND CLEARING LIMITS.
- EXISTING AND PROPOSED ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
- FIELD SURVEY AND MARK BOUNDARY BETWEEN CLEARING LIMITS AND GRUBBING LIMITS.
- 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 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.
- SEED AND PROTECT DISTURBED SOILS AROUND SEDIMENT TRAPS AND BASINS WITHIN 72 HOURS OF COMPLETION.
- CLEAR AND GRUB VEGETATION PER SITE PLANS.
- 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.
- 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 HAULED OFF-SITE.
- 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.
- THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL ADDRESS ONGOING EROSION PROBLEMS USING TEMPORARY DIVERSIONS AND FILLING AND GRADING GULLIES.
- THE PROJECT SITE IS WITHIN THE TOWN OF GRANBY AQUIFER PROTECTION AREA. AQUIFER PROTECTION AREAS WERE NOT SHOWN ON THE CTDEEP STATE MAPPING.

#### CONSTRUCTION SEQUENCE

- INSTALL STABILIZED GRAVEL ROADS.
- INSTALL ELECTRICAL COMPONENTS AND INTERCONNECTION.
- INSTALL SITE FENCING.
- RESEED, REPAVE, AND/OR REPLANT ANY AREAS DISTURBED BY CONSTRUCTION.
- 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.



0 15 30 60 Feet

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Drawing Title  
**Erosion & Sediment  
Control Plan**

Drawing Number

# C-4.0

Sheet 3 of 5

Project Number  
43469.00







PROPERTY DESCRIPTION (RECORD)

A CERTAIN PIECE OR PARCEL OF LAND, CONTAINING APPROXIMATELY 4.85 ACRES, SAID PARCEL BEING LOCATED ALONG SALMON BROOK STREET IN THE TOWN OF GRANBY, COUNTY OF HARTFORD, AND STATE OF CONNECTICUT, SHOWN AS "SUBJECT 211.201 SQ. FT. 4.85 ACRES" ON A CERTAIN MAP (HEREINAFTER REFERED TO AS THE "MAP") ENTITLED "TOPOGRAPHIC SURVEY PREPARED BY GRIFFIN LAND SALMON BROOK STREET NORTH OF FLOYDVILLE ROAD GRANBY CONNECTICUT SCALE 1"=40' DATE, NOVEMBER 17, 1999 REVISED 11/2/99, 12/16/99" AND PREPARED BY ALFORD ASSOCIATES, INC., WINDSOR, CONNECTICUT (860) 889-7288, WHICH MAP OR PLAN IS ON FILE IN THE OFFICE OF THE TOWN CLERK OF THE SAID TOWN OF GRANBY.

PROPERTY DESCRIPTION (SURVEY)

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

BEGINNING AT A POINT IN THE EASTERLY STREET LINE OF SALMON BROOK STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY BROADLEAF SOLAR LLC., THENCE:

N85°26'24"E A DISTANCE OF 275.92 TO A POINT THENCE;

S25°22'56"E A DISTANCE OF 205.65 TO A POINT THENCE;

N74°34'41"E A DISTANCE OF 198.25 TO A POINT THENCE;

N42°00'01"E A DISTANCE OF 54.39 TO A POINT THENCE;

N03°01'00"E A DISTANCE OF 152.81 TO A POINT THENCE;

N22°03'30"E A DISTANCE OF 241.59 TO A POINT IN THE SOUTHERLY LINE OF LAND NOW OR FORMERLY SUSAN OKIE LLC, THE LAST SIX COURSES ALONG LAND NOW OR FORMERLY BROADLEAF SOLAR LLC., THENCE;

S85°26'24"W A DISTANCE OF 729.68' ALONG LAND OF SUSAN OKIE LLC, WONDER ALWAYS LLC, JALAR INC., GRANBY S C LLC AND ACRE GROUP LLC, IN PART BY EACH TO A POINT IN THE EASTERLY LINE OF SALMON BROOK STREET, THENCE;

ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 250.79 FEET AND A RADIUS OF 2105.73 TO THE POINT AND PLACE OF BEGINNING.

ALTA TABLE A ITEMS

3. SUBJECT PARCEL IS LOCATED IN FIMA ZONE X (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND ARE PROTECTED BY LEAVES FROM 1% CHANCE OF ANNUAL FLOOD), AS DEPICTED UPON FIRM FLOOD INSURANCE RATE MAP TOWN OF GRANBY, CONNECTICUT HARTFORD COUNTY PANEL 191 OF 675, COMMUNITY PANEL NUMBER 0903030191F, EFFECTIVE DATE: SEPTEMBER 26, 2008. ELEVATIONS REFERENCE NGVD 1988.

4. SUBJECT PARCEL AREA: 211,201 SQ. FT. OR 4.85 ACRES.

7. NO BUILDINGS OBSERVED.

8. NO SUBSTANTIAL FEATURES OBSERVED.

9. NO PARKING SPACES OBSERVED.

11. NO UNDERGROUND UTILITIES OBSERVED.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

17. NO OBSERVED CHANGES IN STREET LINE RIGHT OF WAYS. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

TITLE EXCEPTIONS

STATED TO EFFECT 100 SALMON BROOK STREET, AS LISTED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 23000371181 DATED: MAY 23, 2023.

SPECIAL EXCEPTIONS

WATER RIGHTS EASEMENT BY AND AMONG MICHAEL B. GUARCO AND RIVER BEND ASSOCIATES, INC., A CONNECTICUT CORPORATION DATED MAY 4, 2001 AND RECORDED JUNE 13, 2001 IN VOLUME 250 AT PAGE 841 OF THE GRANBY LAND RECORDS (NOT PLOTTABLE)

ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACERAGE OF THE LAND ATTACHED BY PLAT, IF ANY THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACERAGE OF LAND (PLOTTABLE)

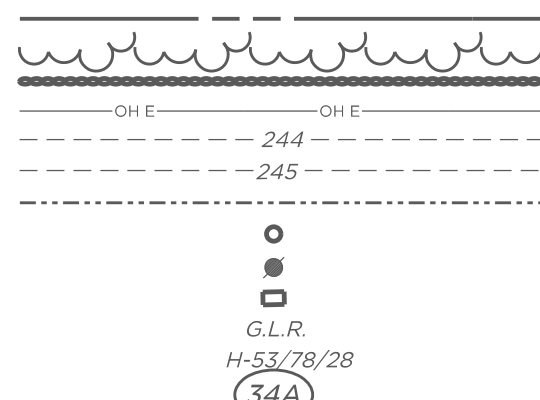
NOTES, NOTATIONS, EASEMENTS AND CONDITIONS AS SHOWN ON MAPS ON FILE IN THE GRANBY TOWN CLERKS OFFICE AS MAP NUMBER 2450 (PLOTTABLE)

TO: KCE CT 11, 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, 7, 8, 9, 10a, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DECEMBER 2023.

LEGEND

PROPERTY LINE  
EXISTING TREE LINE  
MODIFIED RIP RAP  
OVERHEAD WIRES  
MINOR CONTOUR  
MAJOR CONTOUR  
NRCS SOIL LINE  
STORM MAN HOLE  
UTILITY POLE  
CATCH BASIN  
GRANBY LAND RECORDS  
MAP/BLOCK/LOT  
NRCS SOIL TYPE



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

CLIENT

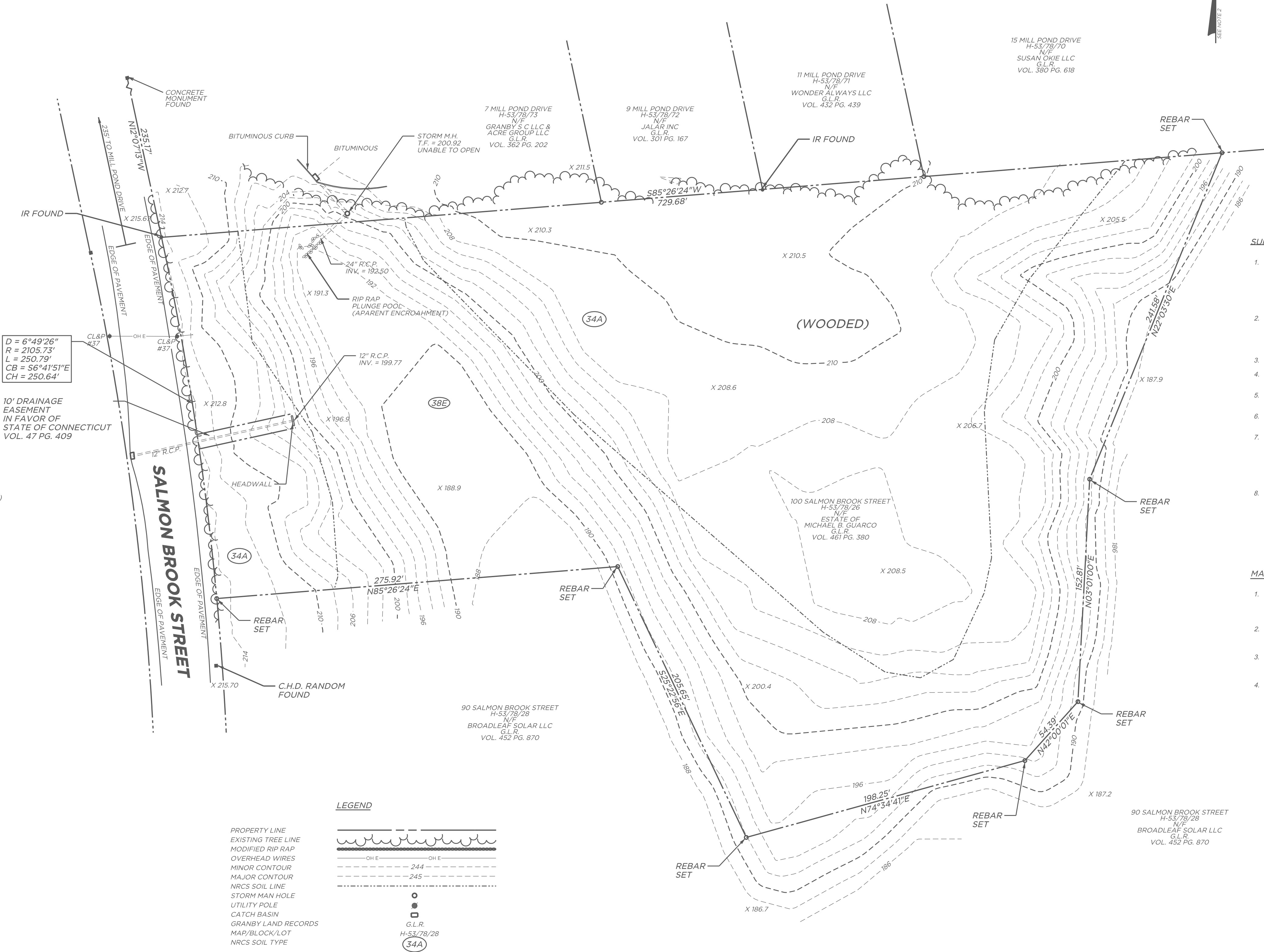
**KEY CAPTURE ENERGY**

25 Monroe Street Suite 300  
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**Barton & Loguidice**

41 Sequin Drive  
Glastonbury, CT 06033  
Phone: (860) 633-8770  
www.bartonandloguidice.com

REV	DRAWN BY	DATE	DESCRIPTION	PROJECT	SHEET ID	DRAWN BY	PROJECT MANAGER
1				KCE CT 11	ALTA-01	NCA	KJF
2				LOCATION		CHECKED BY KJF	PROJECT No. 4428.001.008
3				SALMON BROOK ST. GRANBY, CT		REVISION	DATE 4/19/2024
4				SHEET TITLE		SHEET No. 1 OF 1	SCALE 1" = 40'
5				ALTA/NSPS Land Title Survey			



SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT AGENCIES' MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT, AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY (TOPOGRAPHIC SURVEY, BOUNDARY DETERMINATION CATEGORY RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TOPOGRAPHIC ACCURACY CLASS T-2.
- 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 DECEMBER 2023.
- SOIL MAP TYPES DEPICTED HEREON WERE TAKEN FROM USDA NRCS WEB SOIL SURVEY.
- NDB AREAS DEPICTED HEREON WERE OBTAINED FROM CT DEEP GIS OPEN DATA WEBSITE.
- WETLANDS MAY EXIST ON SITE. NO WETLANDS DELINEATION WAS OBSERVED DURING THE COURSE OF THE FIELD SURVEY.
- SUBJECT PARCEL IS LOCATED IN ZONE x (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEAVES FROM 1% CHANCE OF ANNUAL FLOOD), AS DEPICTED UPON FIRM FLOOD INSURANCE RATE MAP TOWN OF GRANBY, CONNECTICUT HARTFORD COUNTY PANEL 191 OF 675, COMMUNITY PANEL NUMBER 0903030191F, EFFECTIVE DATE: SEPTEMBER 26, 2008. ELEVATIONS REFERENCE NGVD 1988.
- 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.

MAP REFERENCES

- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF GRANBY, COLLEGE HIGHWAY FROM THE SIMSBURY TOWN LINE NORTHERLY TO SALMON BROOK ROUTE 116, SCALE 1"=40', NUMBER 2534, SHEET 2 OF 3, DATE NOV. 30, 1931.
- SUBDIVISION PREPARED FOR MICHAEL B. GUARCO AND EILEEN K. GUARCO, SALMON BROOK STREET GRANBY, CONNECTICUT, SCALE 1"=40', SHEET 1 OF 4, DATE 3/23/98 BY ALFORD ASSOCIATES INC.
- TOPOGRAPHIC SURVEY PREPARED FOR GRIFFIN LAND SALMON BROOK STREET NORTH OF FLOYDVILLE ROAD GRANBY, CONNECTICUT, SCALE 1"=40', DATE NOVEMBER 17, 1999 BY ALFORD ASSOCIATES INC.
- TOWN OF GRANBY, PLAN SHOWING DRAINAGE RIGHT OF WAY TO BE ACQUIRED FROM THE AMERICAN SUMATRA TOBACCO CORP. BY THE STATE OF CONNECTICUT, SIMSBURY-GRANBY ROAD, SCALE 1"=40', JUNE 1940.

