

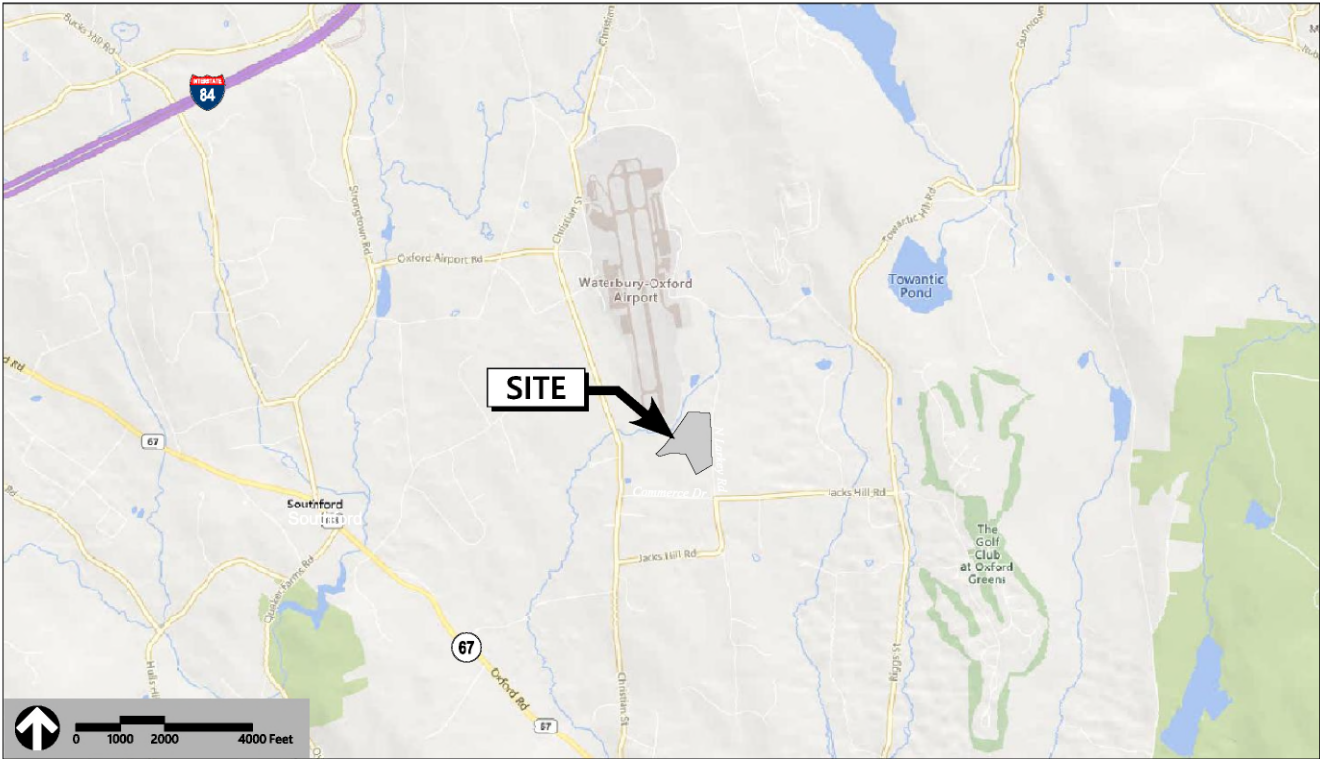
# **EXHIBIT 2**

# Site Plans

Issued for	Application
Date Issued	October 21, 2024
Latest Issue	February 13, 2025

## Oxford Energy Center Siting

North Larkey Road  
Oxford, Connecticut





vhb.com

100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109  
860.807.4300

**Owner**

David Sippin  
234 Main Street  
Monroe, CT 06468

**Applicant**

East Point Energy  
200 Garrett St, Suite J  
Charlottesville, VA 22902

**Map / Block / Lot: 25-25-1-BB-2**

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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	27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
		BASELINE	26.85 BC x	26.85 BC x	BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT	132.75 x	132.75 x	SPOT ELEVATION
		ZONING LINE	45.0 TW x	45.0 TW x	TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE	38.5 BW x	38.5 BW x	
		LIMIT OF DISTURBANCE			BORING LOCATION
		WETLAND LINE WITH FLAG			TEST PIT LOCATION
		FLOODPLAIN			MONITORING WELL
		BORDERING LAND SUBJECT TO FLOODING			UNDERDRAIN
		WETLAND BUFFER ZONE			DRAIN
		NO DISTURB ZONE			ROOF DRAIN
		200' RIVERFRONT AREA			SEWER
					FORCE MAIN
					OVERHEAD WIRE
		GRAVEL ROAD			WATER
		EDGE OF PAVEMENT			FIRE PROTECTION
		BITUMINOUS BERM			DOMESTIC WATER
		BITUMINOUS CURB			GAS
		CONCRETE CURB			ELECTRIC
		CURB AND GUTTER			STEAM
		EXTRUDED CONCRETE CURB			TELEPHONE
		MONOLITHIC CONCRETE CURB			FIRE ALARM
		PRECAST CONC. CURB			CABLE TV
		SLOPED GRAN. EDGING			CATCH BASIN CONCENTRIC
		VERT. GRAN. CURB			CATCH BASIN ECCENTRIC
		LIMIT OF CURB TYPE			DOUBLE CATCH BASIN CONCENTRIC
		SAWCUT			DOUBLE CATCH BASIN ECCENTRIC
		BUILDING			GUTTER INLET
		BUILDING ENTRANCE			DRAIN MANHOLE CONCENTRIC
		LOADING DOCK			DRAIN MANHOLE ECCENTRIC
		BOLLARD			TRENCH DRAIN
		DUMPSTER PAD			PLUG OR CAP
		SIGN			CLEANOUT
		DOUBLE SIGN			FLARED END SECTION
					HEADWALL
		STEEL GUARDRAIL			SEWER MANHOLE CONCENTRIC
		WOOD GUARDRAIL			SEWER MANHOLE ECCENTRIC
		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
		DEFENTION BASIN			GAS GATE
		HAY BALES			GAS METER
		SILT FENCE			ELECTRIC MANHOLE
		SILT SOCK / STRAW WATTLE			ELECTRIC METER
		MINOR CONTOUR			LIGHT POLE
		MAJOR CONTOUR			TELEPHONE MANHOLE
		PARKING COUNT			TRANSFORMER PAD
		COMPACT PARKING STALLS			UTILITY POLE
		DOUBLE YELLOW LINE			GUY POLE
		STOP LINE			GUY WIRE & ANCHOR
		CROSSWALK			HAND HOLE
		ACCESSIBLE CURB RAMP			PULL BOX
		ACCESSIBLE PARKING			
		VAN ACCESSIBLE PARKING			
Match Line See Sheet C1.01					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
EV	ELECTRIC VEHICLE CHARGING SPACE
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
Utilities	
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
- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (811 OR 1-800-922-4455) AT LEAST 72 HOURS BEFORE EXCAVATING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
  - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS.
  - 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.
  - 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.
  - 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.
  - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
  - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
  - 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.
  - 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 DETERMINING WASTEWATERS FROM CONSTRUCTION ACTIVITIES, EFFECTIVE NOVEMBER 25, 2022, OR LATEST.
  - 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 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.
  - 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.
  - 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 ENCASMENT 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 UNFORESSEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
  - 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, SEED,ED, 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: BOUNDARY TAKEN FROM "BOUNDARY SURVEY" PREPARED BY ALFRED BENESCH & COMPANY, DATED MARCH 2024, BASED ON NAD 83 HORIZONTAL DATUM.
- TOPOGRAPHY: ELEVATIONS ARE TAKEN FROM "TOPOGRAPHIC SURVEY" PREPARED BY ALFRED BENESCH & COMPANY, DATED MARCH 2024, BASED ON NAVD 88 VERTICAL DATUM.
- WETLANDS, WATERCOURSES, AND INTERMITTENT STREAMS REFERENCED ON THESE SITE PLANS WERE FIELD-DELINEATED BY VHB, DATED JUNE, 2021.

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.



100 Great Meadow Road  
Suite 200  
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860.807.4300

## Oxford Energy Center Siting

North Larkey Road  
Oxford, CT

No.	Revision	Date	Appr.
1	Revisions for CSC	2/13/2025	SJK

Designed by  
MGH

Checked by  
SJK

Scaled for  
**Application**

Issued for  
**Application**

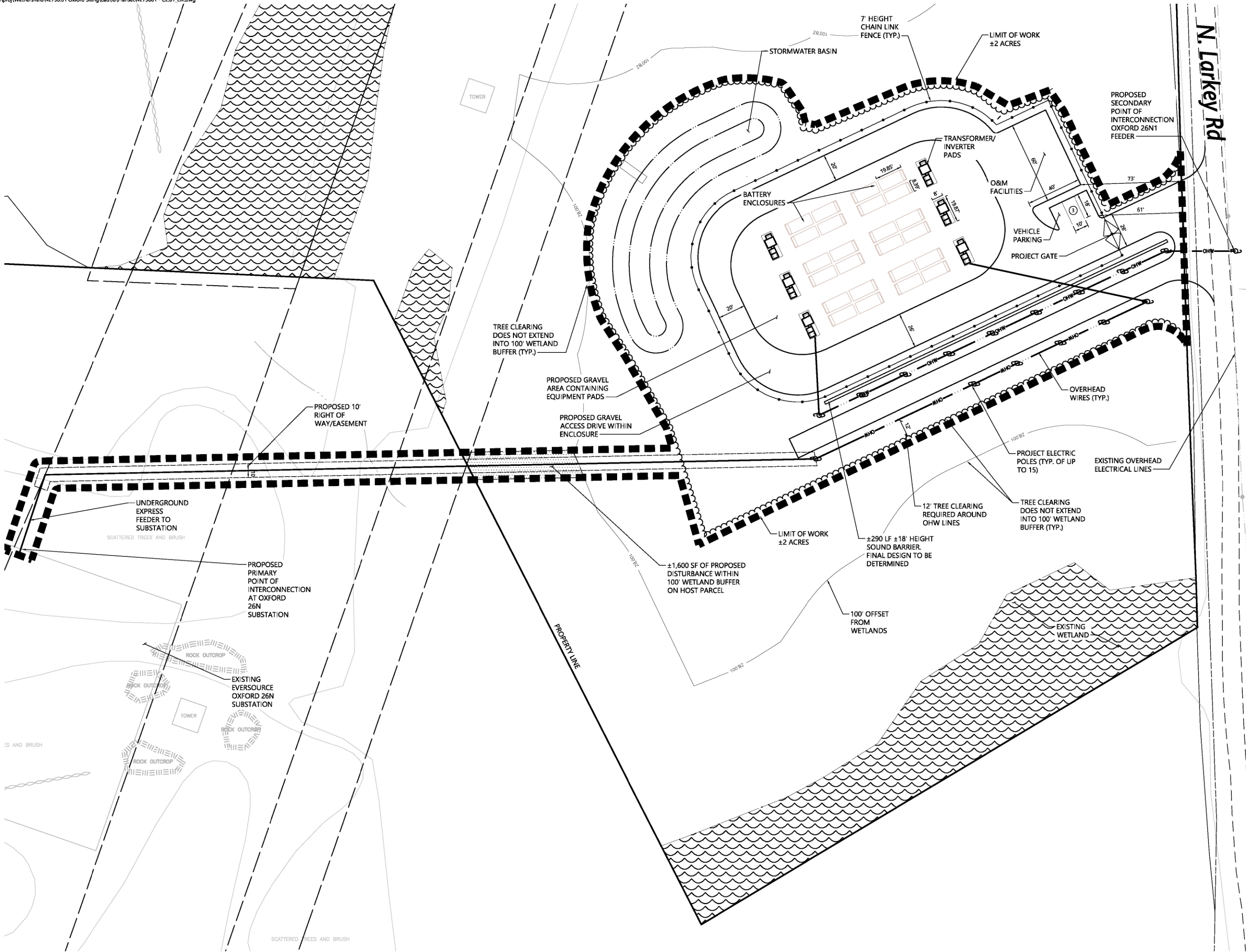
October 21, 2024

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Drawing Title  
**Legend, Abbreviations and General Notes**

Drawing Number

C1.01



## Oxford Energy Center Siting

North Larkey Road  
Oxford, CT

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1	Revisions for CSC	2/13/2025	SJK

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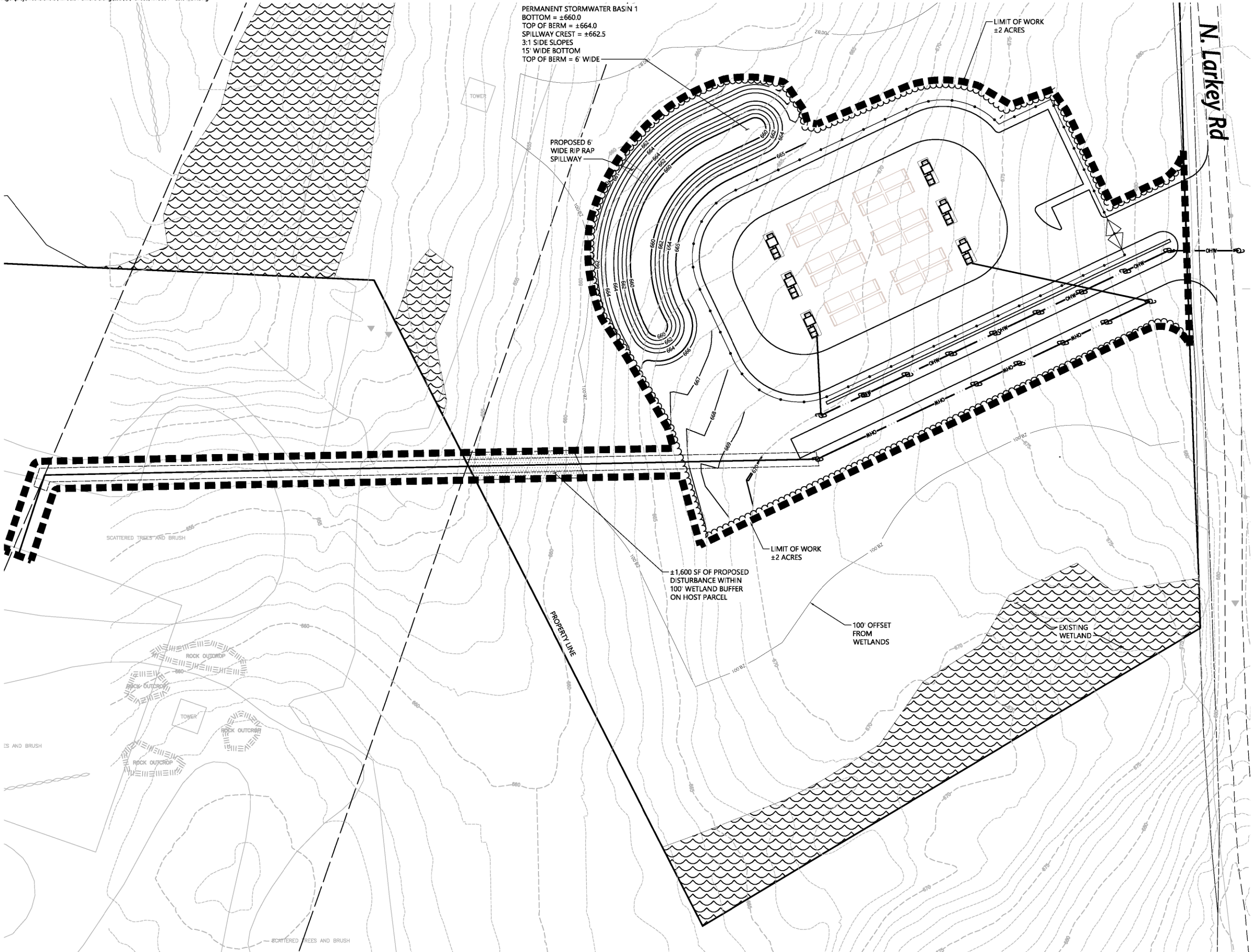
Layout and Materials Plan

C2.01

Sheet 2 of 5

Project Number 42790.01





**Oxford Energy Center  
Siting**

North Larkey Road  
Oxford, CT

No.	Revision	Date	Appr.
1	Revisions for CSC	2/13/2025	SJK

Designed by	MGH	Checked by	SJK
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Issued for  
**Application**

October 21, 2024

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Drawing Title  
**Grading and Drainage Plan**

Drawing Number

**C3.01**

Sheet  
3 of 5

Project Number  
42790.01



CONSTRUCTION SEQUENCING

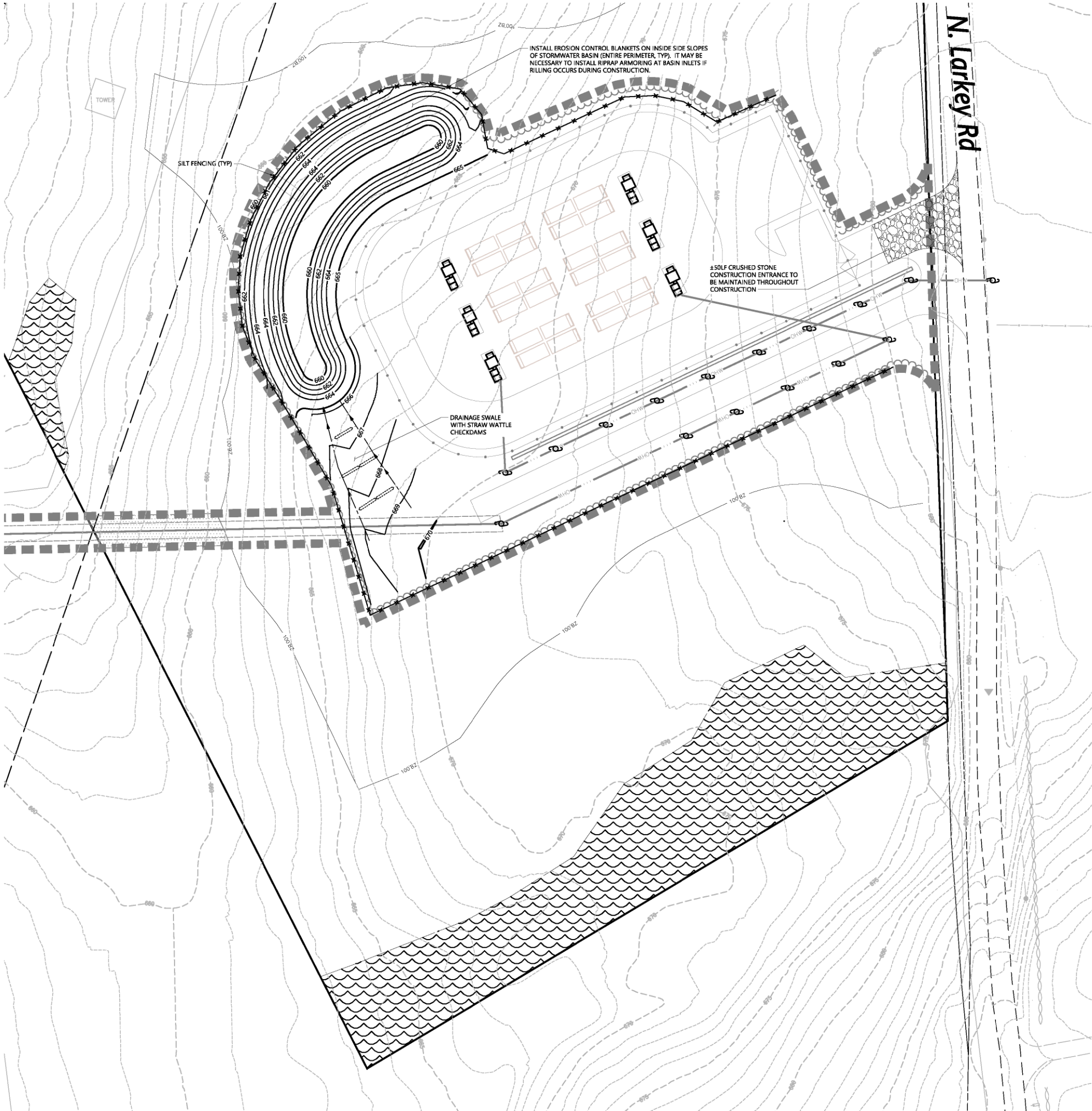
- CONSTRUCTION ACTIVITIES ARE EXPECTED TO TAKE UP TO NINE MONTHS. THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:
1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS 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 OXFORD WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
  6. CONTRACTOR SHALL ADHERE TO 2024 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 OXFORD, 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 OXFORD 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 MONDAY THROUGH FRIDAY. IF ANY VARIATION FROM THIS SCHEDULE IS TEMPORARILY REQUIRED, THE PROJECT TEAM SHALL PROVIDE NOTICE TO CONNECTICUT SITING COUNCIL.
  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 AND PROPOSED 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 OFFSITE.
4. INSTALL STORMWATER BASINS AND SEDIMENT TRAPS AS EARLY AS FEASIBLE IN ACCORDANCE WITH THE APPROVED SITE-SPECIFIC SWPPP 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 HAULED 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 RESEED 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.



0 15 30 60 Feet

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Erosion and Sediment  
Control Plan

Drawing Number

C4.01

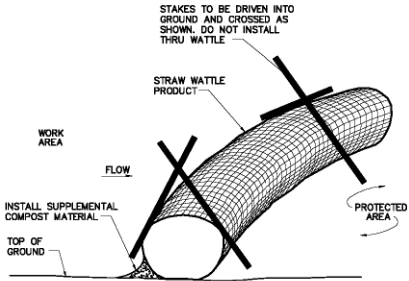
Sheet 4 of 5

Project Number  
42790.01



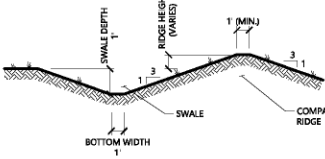
100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109  
860.807.4300

vhb.com



Straw Wattle Installation

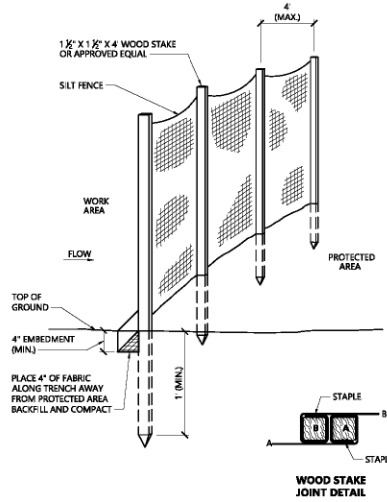
N.T.S. Source: VHB 8/12 LD 638



- 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.

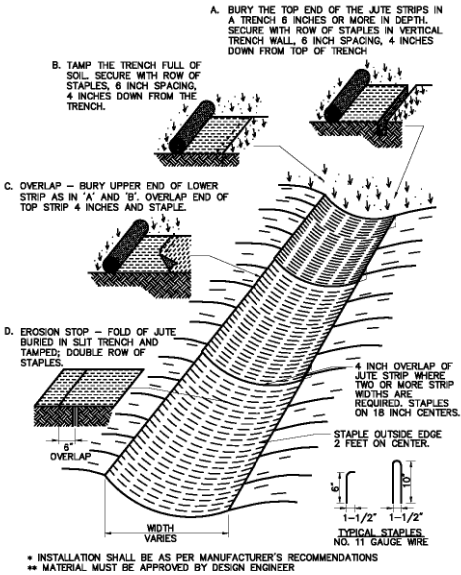
Diversion Swale

N.T.S. Source: VHB



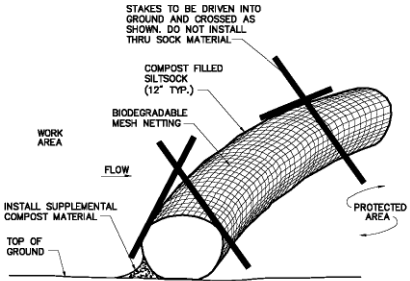
Silt Fence Barrier

N.T.S. Source: VHB 1/16 LD 650



Erosion Control Blanket (ECB) Swale Installation

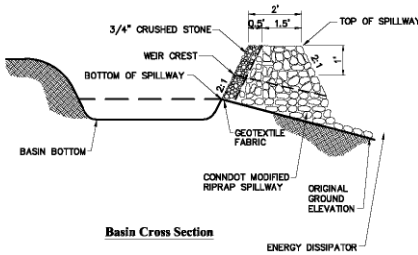
N.T.S. Source: VHB 6/08 LD 661



Compost Filter Sock (CFS)

N.T.S. Source: VHB 8/12 LD 638

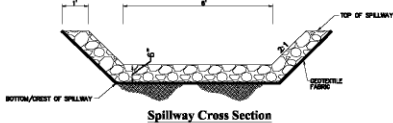
- Notes:
1. SILT SOCK SHALL BE 12" DIAMETER FILTREXX SILT SOCK, OR APPROVED EQUAL.
  2. SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
  3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
  4. COMPOST MATERIAL SHALL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



- NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1
  2. TOP OF EMBANKMENT SHALL BE 6" (MIN.) WOTH.
  3. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED EROSION CONTROL BLANKETS OR AS DIRECTED BY THE ENGINEER.

Permanent Stormwater Basin

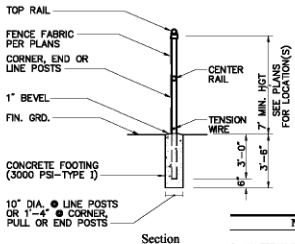
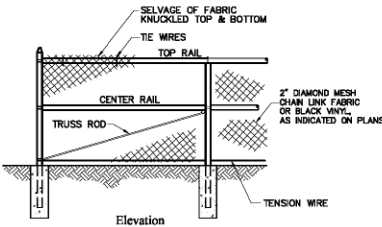
N.T.S. Source: VHB



- NOTE:
1. ALL SIDE SLOPES OF RIPRAP SHALL NOT EXCEED 1:1
  2. STONE FOR SPILLWAY SHALL BE 18" R RIPRAP
  3. TOP OF EMBANKMENT SHALL BE 6" WIDE
  4. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED BY EROSION CONTROL BLANKETS OR AS DIRECTED BY THE ENGINEER.

Stormwater Basin Spillway

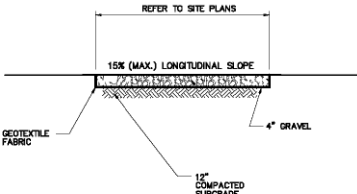
N.T.S. Source: VHB



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

7' Chain Link Fence

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

Oxford Energy Center Siting

North Larkey Road  
Oxford, CT

No.	Revision	Date	Appr.
1	Revisions for CSC	2/13/2025	SJK

Designed by	MGH	Checked by	SJK
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Issued for Application Date October 21, 2024

Not Approved for Construction

Legend, Abbreviations and General Notes

Drawing Number

C5.01

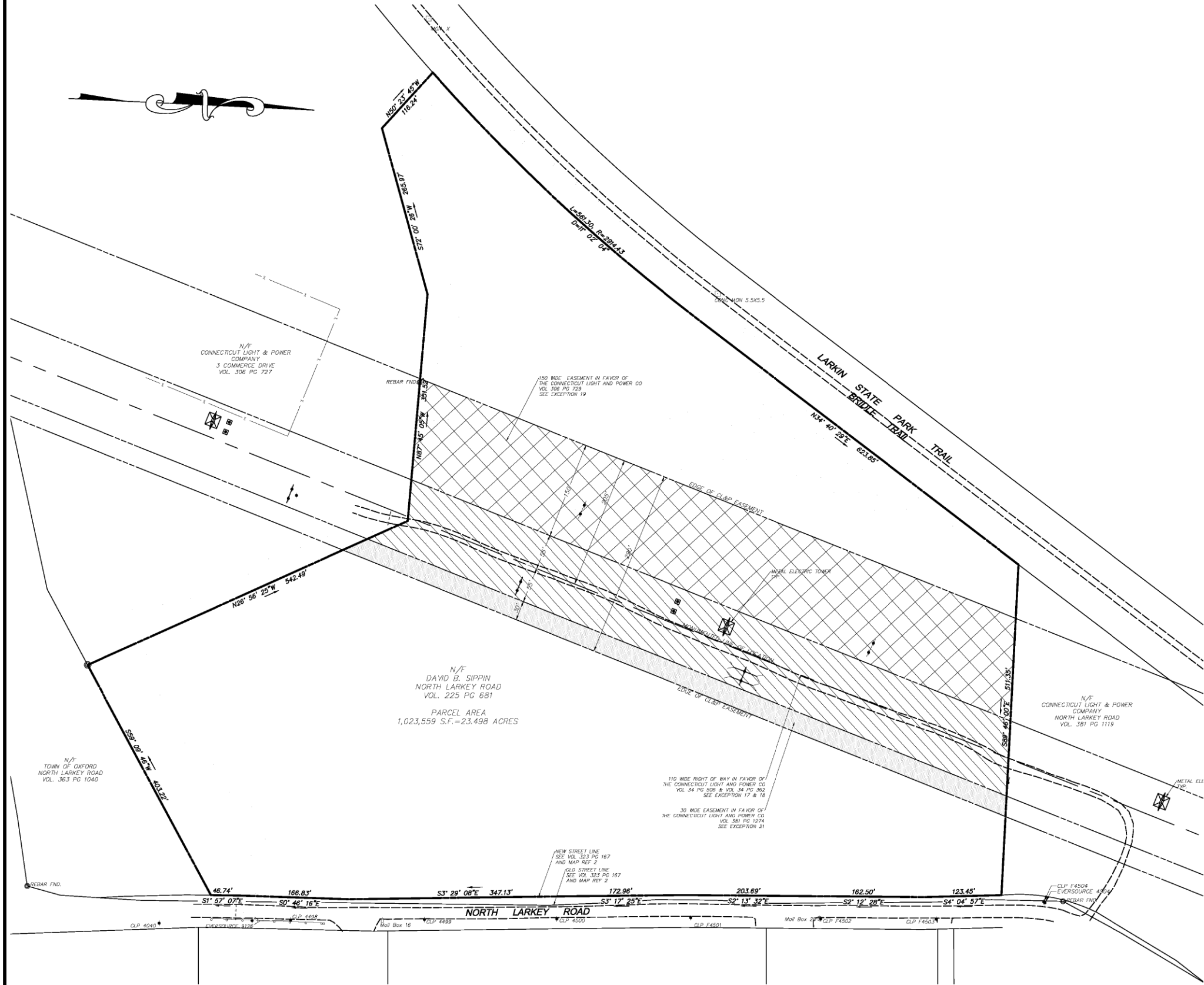
Sheet 5 of 5

Project Number 42790.01

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attached images C:\Users\caricchio\Desktop\865730\_nw\865730\_nw.dwg

attached xref: \welding.dwg

PAPER SPACE LAYOUT NAME
VIEW
VIEW
LAYER MANAGER NAME
PLOT TABLE: STB



#### MAP REFERENCES

1. LINE LIST (TRACT) NO 4023 & 4026 NORTHEAST UTILITIES SERVICE CO THE CONNECTICUT LIGHT & POWER COMPANY RIGH OF WAY MAP SHOWING EASEMENT TO BE ACQUIRED FROM DAVID B. SIPPIN BY THE CONNECTICUT LIGHT & POWER COMPANY TOWN OF OXFORD NEW HAVEN COUNTY, CT DATE 1/29/13 H- SCALE 1"=200' BY COLER & COLANTONIO INC.
2. RESUBDIVISION MAP OF PARCEL 'B' PREPARED FOR DAVID B. SIPPIN JACKS HILL ROAD OXFORD, CONNECTICUT DATE 11/11/04 SCALE 1"=100' JOB NUMBER 7200 SHEET 1/2 & 2/2 BY SPATH BJORKLUND ASSOCIATES, INC.
3. BOUNDARY MAP PREPARED FOR DAVID B. SIPPIN CHRISTIAN STREET OXFORD, CT BOUNDARY MAP PROPERTY AT CHRISTIAN STREET & JACKS HILL ROAD SCALE 1"=100' DATE 2-20-01 SHEET RS.01 & RS.02 BY DIVERSIFIED TECHNOLOGY CONSULTANTS
4. MAP SHOWING PROPOSED LD 5 SHOWN AS OTHER LAND OF SIPPIN T.C. MAP 34-1 PREPARED FOR DAVID B. SIPPIN NORTH LARKEY ROAD OXFORD, CONNECTICUT TOTAL AREA = 356,845 SQ. FT. = 8.192 ACRES TAX MAP, LOT 1AA (NORTH) ZONE I INDUSTRIAL SCALE 1"=50' NOV. 29, 2010 BY MICHAEL J. RIORDAN
5. EASEMENT MAP DEPICTING CL&P EASEMENT ACROSS LANDS OF N/F SIPPIN & N/F TOWN OF OXFORD CHRISTIAN STREET OXFORD, CONNECTICUT DATE 1/18/87 SCALE 1"=100' JOB NUMBER 7200 SHEET 1/1 BY SPATH BJORKLUND ASSOCIATES INC

#### SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED OCTOBER 26, 2018."
- 1.1. THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY SURVEY.
- 1.2. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
- 1.3. THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2"
2. THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON MARCH 2024 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
3. THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, MAPS AND PLANS OF RECORD, UTILITY MAPPING OR OTHER SOURCES OF INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 225 PAGE 681 OF THE TOWN OF WATERFORD LAND RECORDS.
5. TOTAL AREA OF THE PARCEL = 1,023,559 SQ. FT. = 23.498 AC.
6. THE PROPERTY IS LOCATED IN THE INDUSTRIAL ZONE.
7. THIS SURVEY DEPICTS THE BOUNDARIES OF THE PROPERTY BY COURSE AND DISTANCE, AND THE METES AND BOUNDS LEGAL DESCRIPTION CORRESPONDS TO THIS SURVEY.
8. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS SURVEY.
9. THE LOCATION AND TYPE(S) OF ALL IMPROVEMENTS, IMPERVIOUS SURFACES AND PERVIOUS SURFACES ARE DEPICTED ON THIS SURVEY.
10. THIS SURVEY DEPICTS THE LOCATION AND WIDTH OF ALL PLOTTABLE RECORDED EASEMENTS.
11. NO OBSERVABLE EVIDENCE OF UNRECORDED EASEMENTS.
12. NO OBSERVABLE ENCROACHMENTS AFFECT THE PROPERTY.
13. ALL RESTRICTIONS LISTED IN THE COMMITMENTS NUMBERS NCS-1189650-HOU1 DATED AUGUST 31, 2023 BY THE FIRST AMERICAN TITLE INSURANCE COMPANY ARE INCLUDED IN THE LIST OF ENCUMBRANCES ON THIS SURVEY.
14. NO INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
16. NO GAPS, GORES OR OVERLAPS BETWEEN LOCUS AND THE ADJUTING PARCELS OF LAND OR PUBLIC STREETS EXIST.
17. THERE ARE NO CEMETERIES LOCATED WITHIN 100 FEET OF THE BOUNDARY LINES.
18. THE LEGAL DESCRIPTION MATHEMATICALLY CLOSES
19. THE PROPERTY HAS ACCESS TO A PUBLIC ROAD NORTH LARKEY ROAD.
20. THE PROPERTY LIES WITHIN THE "OTHER AREAS ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER THE FEMA FLOOD INSURANCE RATE MAP NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 433 OF 0635 VERSION NUMBER 2.3.3.2 MAP NUMBER: 090900433K EFFECTIVE DATE: MAY 1 6, 2017.

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

DAVID A. CARICCHIO, P.L.S. No. 70036 DATE  
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT  
(not valid without original signature and embossed seal)

REVISIONS		SURVEY BOOK: 08-	
No.	DATE	DESCRIPTION	SURVEYOR: PC-NDG
			DRAWN: DAC
			CHECKED: RS
			APPROVED: WW

SCALE: HORIZ.: 1" = 80'	
VERT.: 1" = 80'	
SURVEY DATUM: HORIZ.: NAD 1983	
VERT.: NAVD 1988	
GRAPHIC SCALE	

**benesch**  
Alfred Benesch & Company  
200 Main Street  
Glastonbury, Connecticut 06033  
Phone (860) 633-8341, Fax: (860) 633-1088  
www.benesch.com

Prepared By:

BOUNDARY SURVEY  
PREPARED FOR  
OXFORD ENERGY CENTER, LLC  
NORTH LARKEY ROAD  
OXFORD  
CONNECTICUT

PROJ No.: 70947  
DATE: MARCH 2024

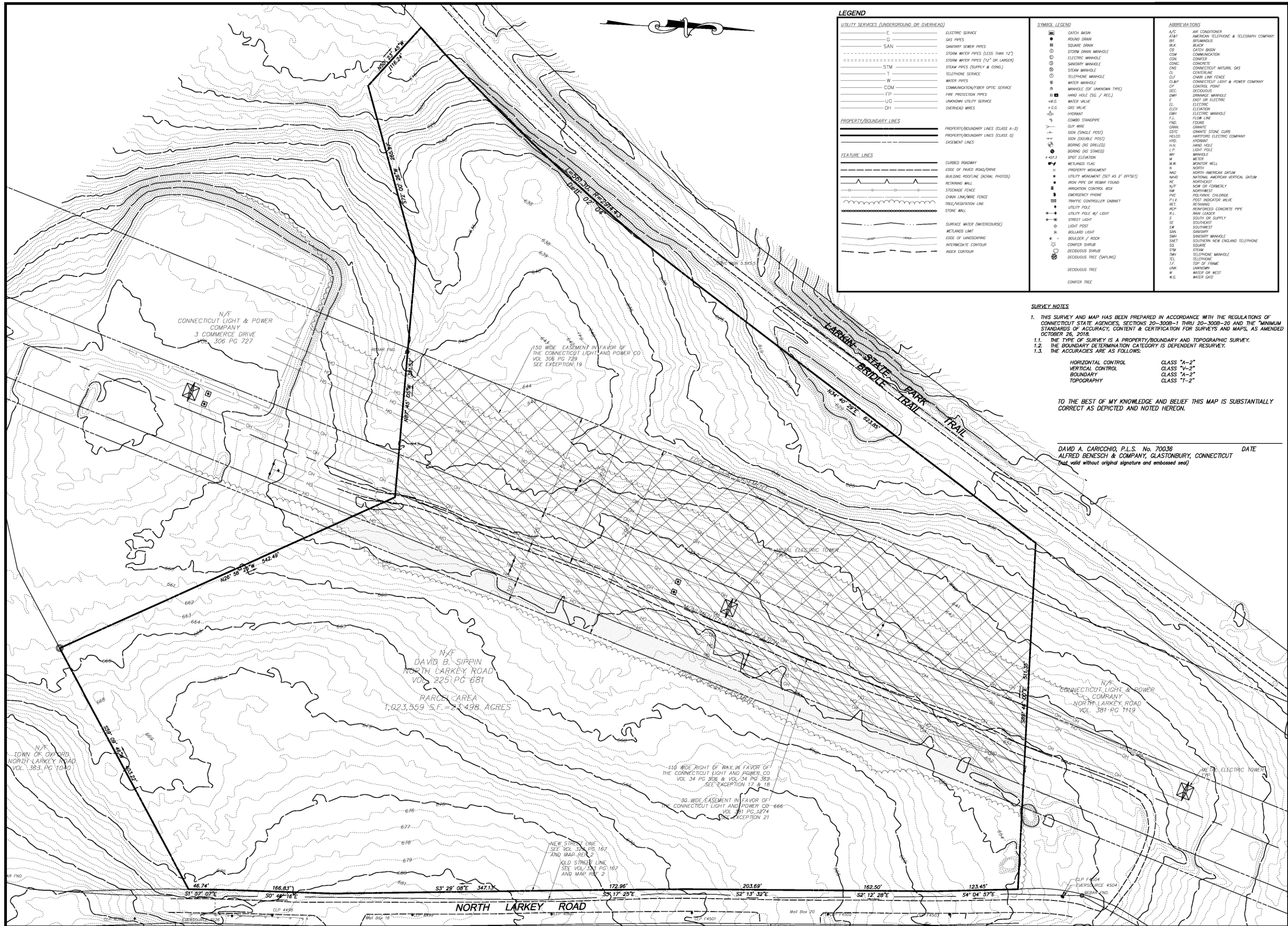
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Date of Plot: April 18, 2024 - 4:53 PM



attached xrefs: \\wetlands.dwg

PAPER SPACE LAYOUT NAME:
TWISTVIEW
VIEWNAME:
LAYER MANAGER NAME:
PLOT TABLE: \$TB



TOPOGRAPHIC SURVEY

PREPARED FOR

OXFORD ENERGY CENTER, LLC

NORTH LARKE ROAD

OXFORD

CONNECTICUT

Prepared By:



benesch

Alfred Benesch & Company  
120 Fabrian Avenue 2nd Floor  
Glastonbury, Connecticut 06033  
(860) 632-1088  
www.benesch.com

SCALE: HORIZ: 1" = 60'

VERT:

SURVEY DATUM: HORIZ.: NAD 1983

VERT.: NAVD 1988

60

30

0

GRAPHIC SCALE

REVISIONS

No.	DATE	DESCRIPTION

SURVEY BOOK: 06-

SURVEYOR: PC-NDC

DRAWN: DAC

CHECKED: RS

APPROVED: WW

PROJ No.: 70947

DATE: MARCH 2024

SV.02

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