

# Site Plans

Issued for	Permitting
Date Issued	July 3, 2025
Latest Issue	July 3, 2025

## Willington Solar One

41-43 Lohse Road  
Willington, Connecticut

### Applicant/Developer

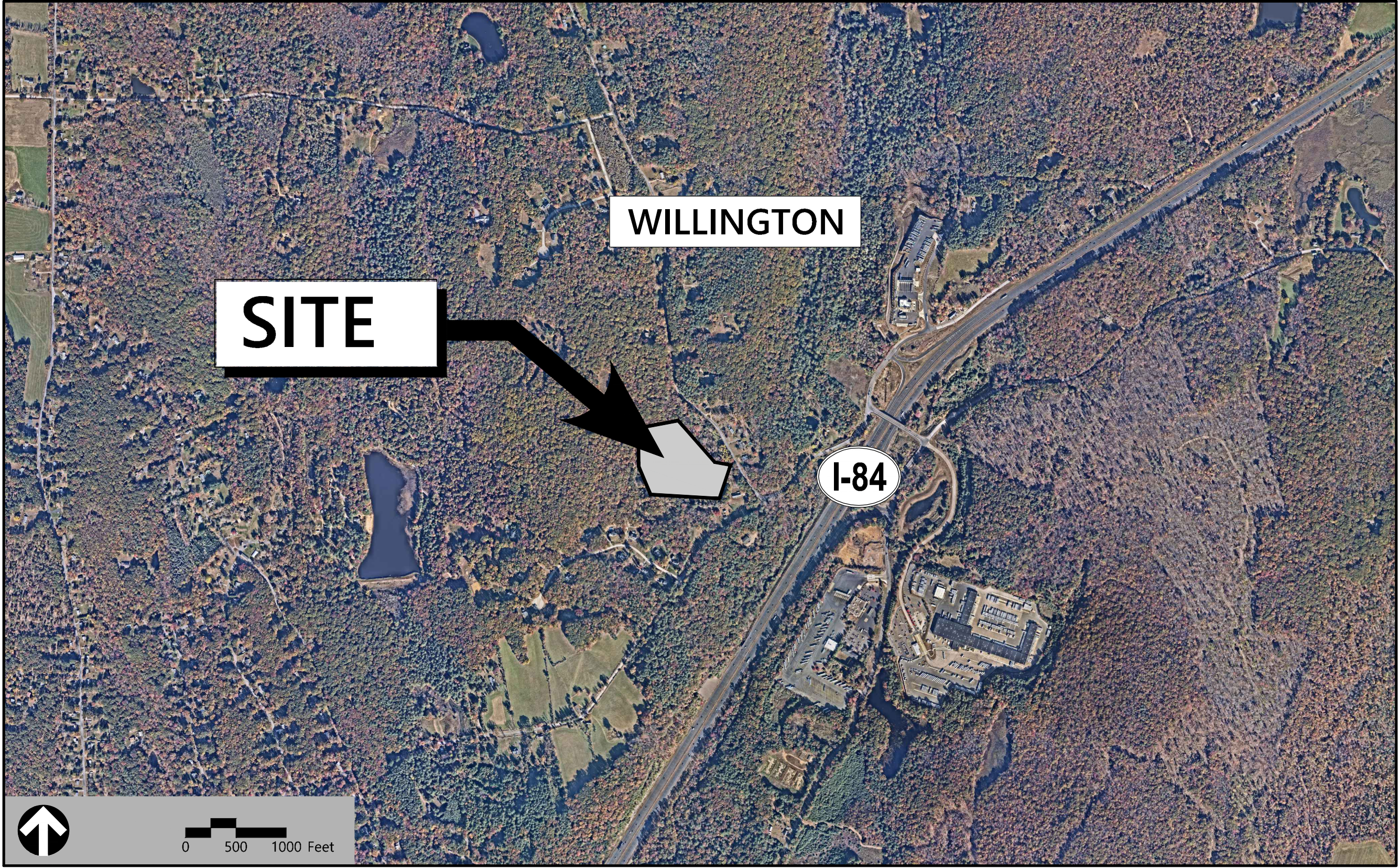
Verogy  
124 LaSalle Road, 2nd Floor  
West Hartford, CT 06107

### Map-Block-Lot:

0046-004-00

### Property Owner

Grimaldi, Grace Trustee  
121 Spruce Street  
Manchester, CT 06040



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No.	Drawing Title	Latest Issue
C-1.0	Legend and General Notes	July 3, 2025
C-2.0	Layout and Materials Plan	July 3, 2025
C-3.0	Grading and Drainage Plan	July 3, 2025
C-4.0	Erosion and Sediment Control Plan	July 3, 2025
C-5.0	Site Details	July 3, 2025

Reference Drawings		
No.	Drawing Title	Latest Issue
1 of 1	Plan of Land in Willington, CT	January 16, 2025



100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109  
860.807.4300

### Licensed Land Surveyor

Northeast Survey Consultants  
3 Ferry Street, Studio 1  
Easthampton, MA 01027  
413-203-5144





100 Great Meadow Road  
Suite 200  
Wethersfield, CT 06109  
860.807.4300

### Legend

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

Matchline

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
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

## Notes

General	Erosion Control
<p>1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (811 OR 1-800-922-4455) AT LEAST 72 HOURS BEFORE EXCAVATING.</p> <p>2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.</p> <p>3. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS.</p> <p>4. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAID 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.</p> <p>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.</p> <p>6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.</p> <p>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.</p> <p>8. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER OR DEVELOPER.</p> <p>9. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER OR DEVELOPER.</p> <p>10. THIS PROJECT IS LOCALLY EXEMPT AND DISTURBS MORE THAN ONE ACRE OF LAND, REQUIRING ADHERENCE TO AND REGISTRATION FOR THE CONNECTICUT DEPARTMENT OF ENERGY &amp; ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES, EFFECTIVE NOVEMBER 25, 2022.</p> <p>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.</p>	<p>1. 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.</p> <p>2. 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 CONTROL PLAN (SWCP). 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.</p> <p>3. 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.</p> <p>4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.</p> <p>5. 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.</p> <p>6. 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. MULL 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.</p>
	<p><u>Existing Conditions Information</u></p> <p>1. EXISTING CONDITIONS BASE PLAN WAS PREPARED BY NORTHEAST SURVEY CONSULTANTS DATED JANUARY 16, 2025.</p> <p>2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.</p> <p>3. WETLANDS WERE FIELD-DELINEATED BY DAVISON ENVIRONMENTAL IN DECEMBER 2024.</p>
	<p><u>Document Use</u></p> <p>1. 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.</p> <p>2. 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.</p> <p>3. 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.</p>
<u>Utilities</u>	
<p>1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.</p> <p>2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.</p> <p>3. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.</p> <p>4. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLYLOCATION 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.</p> <p>5. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION AND BACKFILL OF ELECTRICAL FURNISHED TOWER 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.</p>	
<u>Layout and Materials</u>	
<p>1. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR, AT THE EXPENSE OF THE CONTRACTOR.</p> <p>2. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.</p> <p>3. FINAL LAYOUT SUBJECT TO CONDITIONS ENCOUNTERED IN THE FIELD.</p>	
<u>Demolition</u>	
<p>1. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.</p> <p>2. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND AWARD PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.</p> <p>3. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.</p>	

# Wilmington Solar One

41-43 Lohse Road  
Willington, Connecticut

[illegible]

## Permitting

July 3, 2025

## Legend and General Notes

PROJECT INFORMATION

ZONE DESIGNATION: R80 - RESIDENTIAL

PARCEL ACREAGE: ±18.4 ACRES

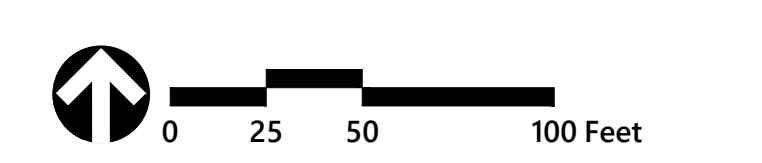
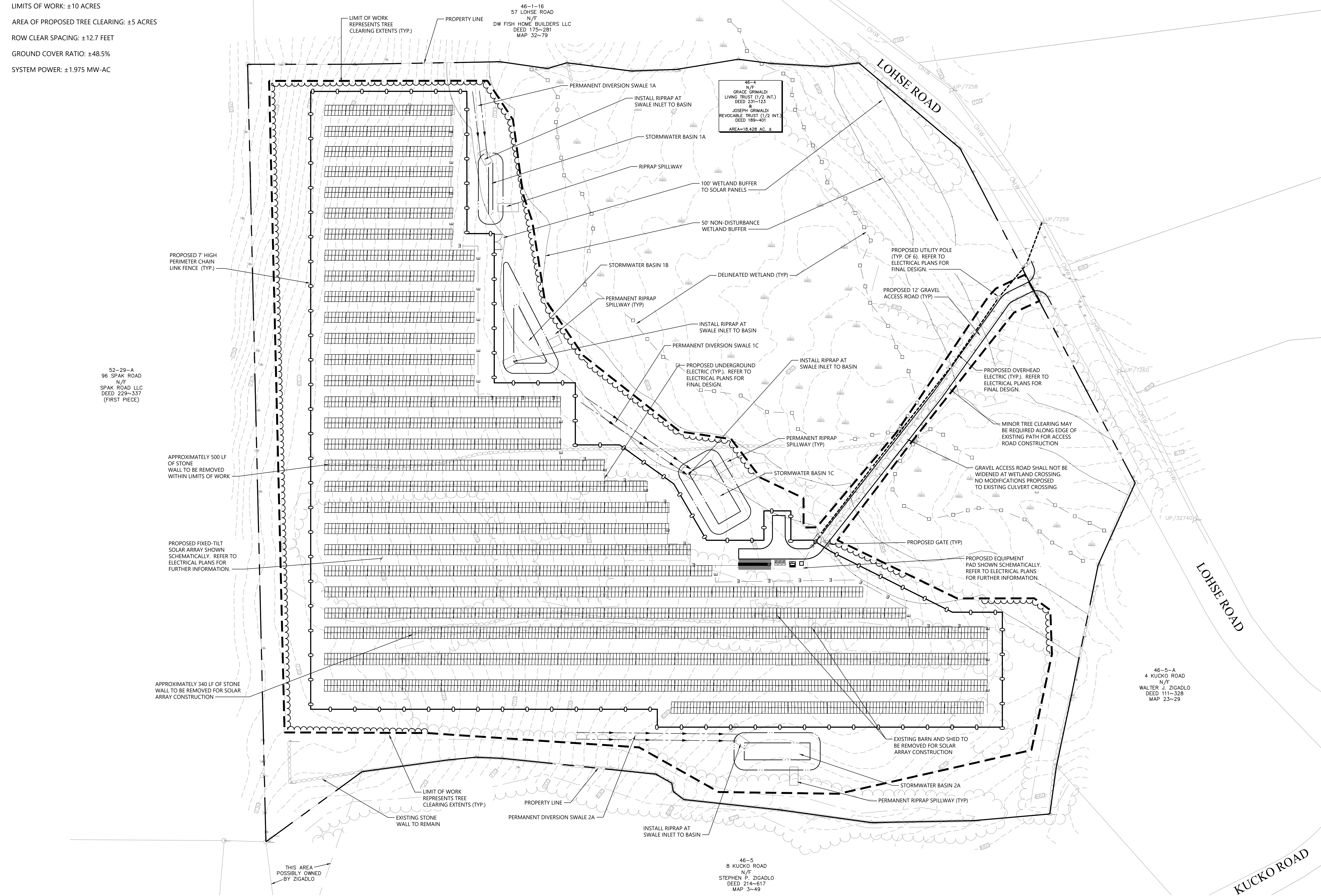
LIMITS OF WORK: ±10 ACRES

AREA OF PROPOSED TREE CLEARING: ±5 ACRES

ROW CLEAR SPACING: ±12.7 FEET

GROUND COVER RATIO: ±48.5%

SYSTEM POWER: ±1.975 MW-AC



**Willington Solar One**

41-43 Lohse Road  
Willington, Connecticut

No.	Revision	Date	Appr'd.

Designed by	Checked by
DRB	SJK

Issued for: **Permitting** Date: **July 3, 2025**

**Layout and Materials Plan**

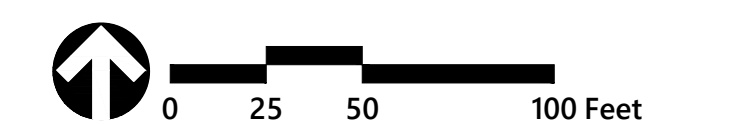
Drawing Number

**C-2.0**

Sheet 2 of 5

Project Number: 43590.00





41-43 Lohse Road  
Willington, Connecticut

## Grading and Drainage Plan

## C-3.0

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Project Number  
43590.00



CONSTRUCTION SEQUENCING

ALL CONSTRUCTION ACTIVITIES ARE EXPECTED TO TAKE APPROXIMATELY 6 MONTHS TO COMPLETE. THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:

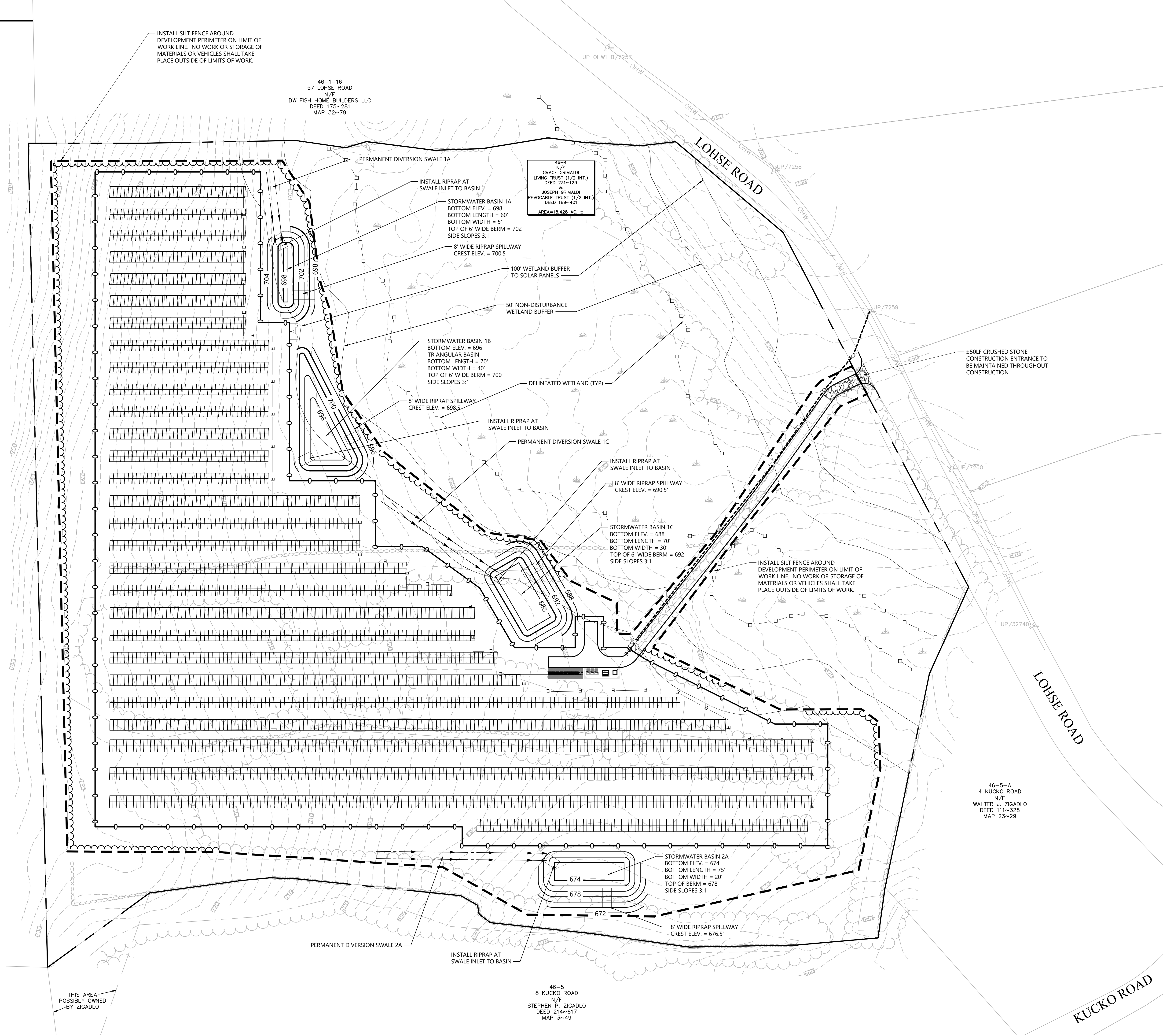
- THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS. WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED 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 CDEEP-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 CDEEP 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 WILLINGTON 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, DEVELOPER, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CDEEP, TOWN OF WILLINGTON, 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 WILLINGTON 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.
- 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 ALTERIOR METHODS MUST BE EMPLOYED.

PRE-CONSTRUCTION SITE PROTECTION SEQUENCE

- 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.
- PERFORM EARTHWORK ON THE SITE. THIS SHALL ONLY INCLUDE MINIMAL SHAPING WITHIN CLEARED/GRUBBED AREAS.
- 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 CDEEP 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.









LEGEND		
	LOCUS PROPERTY LINE	IPF IRF O IRON PIPE OR ROD FOUND
	ABUTTERS PROPERTY LINE	CIRF O CAPPED ROD FOUND
	EASEMENT LINE	Δ CALCULATED POINT
	2' CONTOUR LINE	♂ UTILITY POLE
	TRUNK LINK	● PIPE INLET OR OUTLET
	DRIP LINE	+ GUY WIRE ANCHOR
	OVERHEAD WIRES	⊙ POST
	WIRE FENCE	□ WETLAND FLAG
	STONE WALL	
	WETLAND DELINEATION	

#### NOTES:

1. FIELD SURVEY BY RTK GPS & RTK DRONE IN DECEMBER 2024.
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 AND ALL ABUTTING LAND WITHIN THE VIEW OF THIS PLAN IS LOCATED IN THE TOWN OF WILLINGTON R-80 ZONING DISTRICT.
5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE ENTIRE LOCUS PARCEL IS LOCATED IN AN AREA DESIGNATED AS "ZONE C" (AREAS OF MINIMAL FLOODING). COMMUNITY PANEL NO. 090159 0010 A, EFFECTIVE ON 6/15/1982.
6. WETLANDS SHOWN HEREON WERE DELINEATED BY DAVISON ENVIRONMENTAL, LLC IN DECEMBER 2024 & WERE LOCATED BY THIS SURVEY.
7. ALL CONTOURS SHOWN HEREON WERE GENERATED IN QGIS FROM DIGITAL ELEVATION MODELS OF THE 2016 CROCQ LIDAR DATA COLLECTED BY USGS AND DISTRIBUTED BY NOAA.

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 SURVEY

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, P.L.S. #70103



42-8-12  
24 WILDERNESS WAY  
N/F  
MARCOS &  
ANA NODARI  
DEED 234~105  
MAP 32~95

CIRF  
UP 11"

THIS AREA  
POSSIBLY OWNED  
BY ZIGADLO



46-4  
N/F  
GRACE GRIMALDI  
LIVING TRUST (1/2 INT.)  
DEED 231~123  
&  
JOSEPH GRIMALDI  
REVOCABLE TRUST (1/2 INT.)  
DEED 189~401  
AREA=18.428 AC. ±

46-1-16  
57 LOHSE ROAD  
N/F  
DW FISH HOME BUILDERS LLC  
DEED 175~281  
MAP 32~79

46-5  
8 KUCKO ROAD  
N/F  
STEPHEN P. ZIGADLO  
DEED 214~617  
MAP 3~49

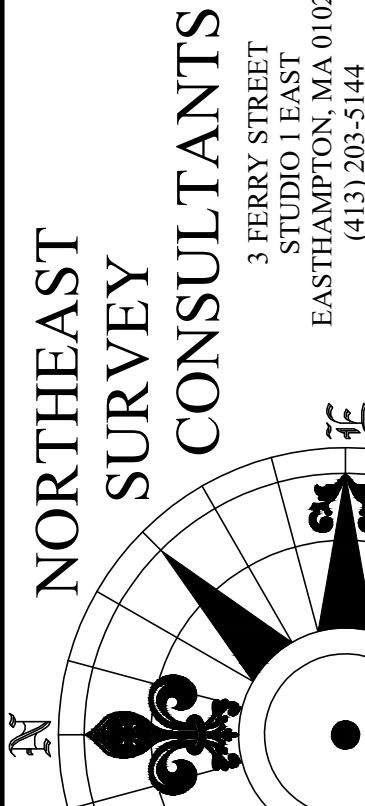
46-5-A  
4 KUCKO ROAD  
N/F  
WALTER J. ZIGADLO  
DEED 111~325  
MAP 23~29

## PLAN OF LAND IN WILLINGTON, CT LOHSE ROAD PREPARED FOR VEROY

SHEET NO.  
1 OF 1

SURVEYOR:	CGG	ENGINEER:	—
DRAFTING:	JDG	DESIGN:	—
FIELD WORK:	MAK	CRC	HORZ. SCALE: 1" = 50'
PROJECT NUMBER:	24-341	VERT. SCALE:	—
DRAWING NAME:	24-341.DWG	DATE:	1-16-2025

### EXISTING CONDITIONS



NORTHEAST  
SURVEY  
CONSULTANTS

3 FERRY STREET  
EAST HAMPTON, MA 01027  
(413) 203-5144