



**SITE LOCATION MAP**  
SCALE: 1"=1,000'

NOTE: BEARINGS & COORDINATES REFER TO NAD 83 DATUM  
ELEVATIONS REFER TO NAVD 88 DATUM

CONTOURS TAKEN FROM ACTUAL FIELD SURVEY.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

PORTIONS OF THE PROPERTY ARE IN FEMA FLOOD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 090030529F EFFECTIVE 9-28-2008.

REFERENCE MADE TO MAPS TITLED:

"SITE PLAN PREPARED FOR PATRONS MUTUAL INSURANCE CO. GLASTONBURY, CONN." DATE: 1-27-88 REV. 6-7-88, REV. 7-21-88, REV. 9-1-88, REV. 10-24-88, REV. 4-18-89, REV. 9-8-89, REV. 1-18-91 SCALE: 1"=20' MAP NO. 333-86-1

"TOWN OF GLASTONBURY MAP SHOWING LAND ACQUIRED FROM PROVISION STATE INSURANCE COMPANY BY THE STATE OF CONNECTICUT HEBRON AVENUE ROUTE 94 IMPROVEMENTS" SCALE: 1"=40' DATE: NOVEMBER 1989 TOWN NO. 53 PROJECT NO. 53-155 SERIAL NO. 12A SHEET 1 OF 1.

"TOWN OF GLASTONBURY MAP SHOWING LAND ACQUIRED FROM PROVISION STATE INSURANCE COMPANY BY THE STATE OF CONNECTICUT HEBRON AVENUE ROUTE 94 IMPROVEMENTS" SCALE: 1"=40' DATE: AUGUST 1988 TOWN NO. 53 PROJECT NO. 53-155 SERIAL NO. 12 SHEET 1 OF 1.

"TOWN OF GLASTONBURY MAP SHOWING LAND ACQUIRED FROM GEMMA POWER SYSTEMS, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION REPLACEMENT BRIDGE NO. 05608 EASTER BOULEVARD OVER SALMON BROOK SCALE: 1"=20' DATE: AUGUST 2016 DATE: 12-22-2016 REV. 9-29-16, REV. 8-31-16, REV. 10-28-16 TOWN NO. 053 PROJECT NO. 0053-0188 SERIAL NO. 2 SHEET 1 OF 1

"PLOT PLAN PREPARED FOR C & W MANUFACTURING CO. GLASTONBURY, CONN." SCALE: 1"=80' DATE: 10-17-75 BY LUCHS & BERKMAN CIVIL ENGINEERS-PLANNERS-LAND SURVEYORS GLASTONBURY, CONN.

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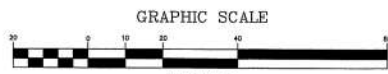
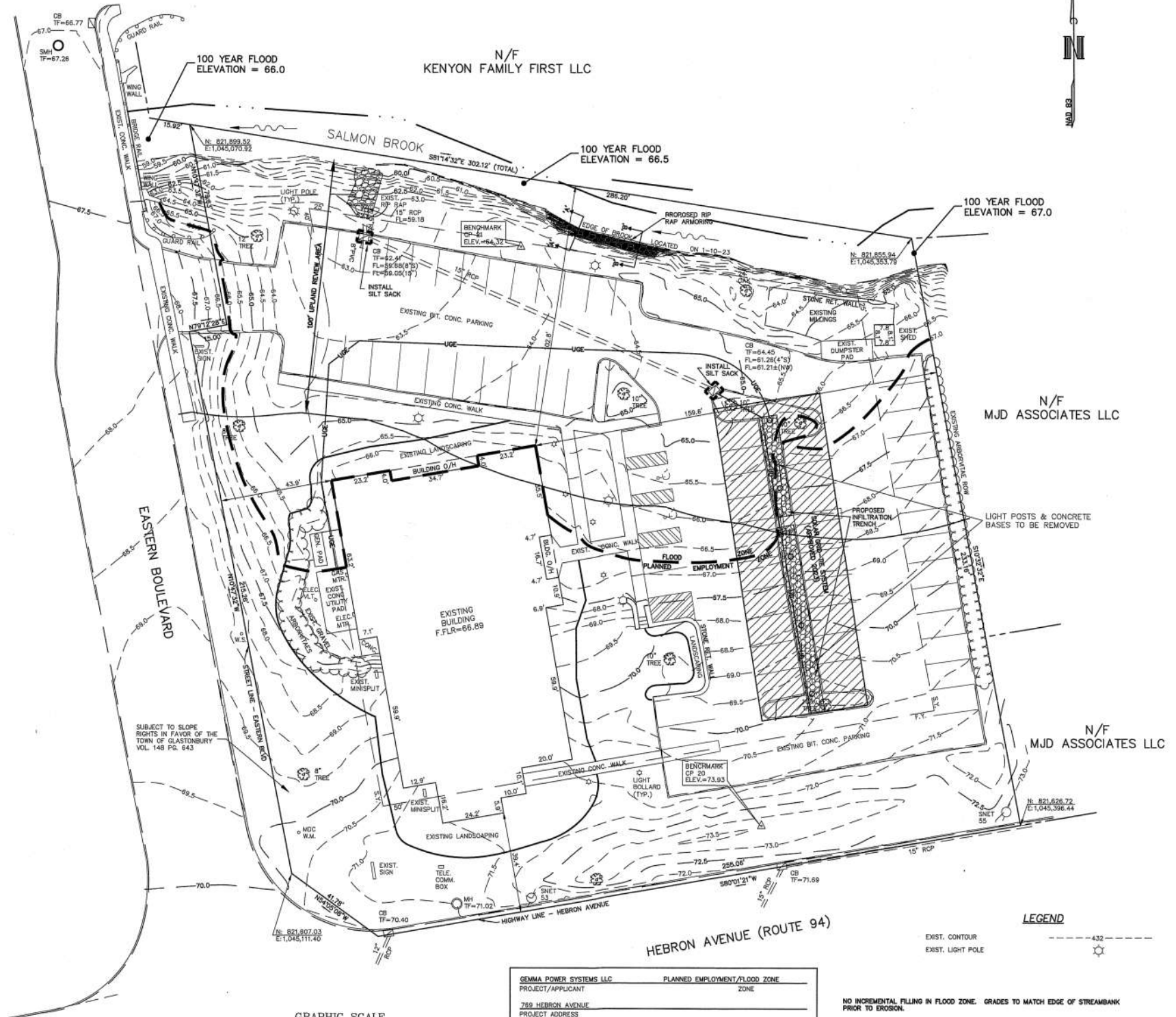
**THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.**

NO ZONING VIOLATIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" REVISED OCTOBER 26, 2018 AND AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: ZONING LOCATION SURVEY  
BOUNDARY DETERMINATION CATEGORY: RESURVEY  
CLASS OF ACCURACY: A-2

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO STRENGTH INSPECTORS. THE TOWN ENGINEER SHALL REVIEW THE



GEMMA POWER SYSTEMS LLC	PLANNED EMPLOYMENT/FLOOD ZONE
PROJECT/APPLICANT	ZONE
769 HEBRON AVENUE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APFD	DIRECTOR OF COMMUNITY DEVELOPMENT

NO INCREMENTAL FILLING IN FLOOD ZONE. GRADES TO MATCH EDGE OF STREAMBANK PRIOR TO EROSION.

ZONE: PLANNED EMPLOYMENT/FLOOD ZONE

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**MCGESSON, HEAGLE & FRIEND**  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 HANSEN ROAD  
GLASTONBURY, CONN. 06033  
PHONE (860)-669-0887

SITE PLAN - STREAM BANK STABILIZATION  
769 HEBRON AVENUE  
PREPARED FOR  
**GEMMA POWER SYSTEMS LLC**  
GLASTONBURY, CONN.

CK. BY: JHS  
DRW. BY: PEJ  
DATE: 3-1-24  
SCALE: 1"=20'  
SHEET 3 OF 5

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-322-4450 TWO WORKING DAYS BEFORE YOU DIG.

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

CONSTRUCTION METHODS, IN GENERAL, SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.

THE POINT OF ACCESS TO THE SITE SHALL BE WELL DEFINED.

**GOALS OF THE EROSION**

- PREVENT EROSION INTO SALMON BROOK
- STABILIZE STREAMBANK EROSION

**PROJECT DESCRIPTION**

THIS PROJECT CONSISTS OF THE STABILIZATION OF 80 LINEAR FEET OF STREAMBANK EROSION ALONG SALMON BROOK. SITE DISTURBANCE WILL BE MINIMAL AND WILL CONSIST OF INSTALLATION OF STANDARD RIP RAP ARMORING.

**SITE DISTURBANCE**

THIS SITE WILL HAVE A DISTURBED AREA OF APPROXIMATELY 400 SQUARE FEET

**SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES**

1. PREVENT SEDIMENTATION IN SALMON BROOK. INSTALL RIP RAP IN PERIODS OF LOW FLOW. INSTALL A COFFERDAM WITHIN SALMON BROOK AND ALL WORK SHALL OCCUR ON THE DRY SIDE OF THE COFFERDAM.

**SCHEDULING**

THE ENTIRE CONSTRUCTION IS EXPECTED TO TAKE APPROXIMATELY 2 - 3 DAYS.

**CONSTRUCTION SEQUENCE**

1. INSTALL COFFERDAM
2. DENATURE WORK AREA
3. EXCAVATE TO KEY IN RIP RAP AT TOE OF SLOPE
4. INSTALL RIP RAP ARMORING
5. REMOVE COFFERDAM
6. LOAM AND SEED TOP OF SLOPE

**LAND GRADING**

**GENERAL**

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:
  - a) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
  - b) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
  - c) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
  - d) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WEAR UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.
2. INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.
3. IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTFLOW AND EROSION.
4. HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.
5. PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.
6. PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
7. EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJACENT PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING OR CRACKING.

**EROSION CHECKS**

**GENERAL**

1. TEMPORARY FLEXIBLE BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND SEDIMENTATION. STRAW SHALL BE USED RATHER THAN HAY BALES TO PREVENT INTRODUCTION OF INVASIVE PLANT SPECIES TO THE SENSITIVE WETLAND AREAS.

**CONSTRUCTION**

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGGLED TOWARD THE PREVIOUSLY LAY BALE TO FORCE BALES TOGETHER.
4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

**INSTALLATION AND MAINTENANCE**

1. Baled hay erosion barriers shall be installed at all storm sewer inlets.
2. Baled hay erosion barriers and sediment filter fences shall be installed at the locations indicated on the plan and in additional areas as may be deemed appropriate during construction.
3. All erosion checks shall be maintained until adjacent areas are stabilized.
4. Inspection shall be frequent (at minimum monthly and before and after heavy rain) and repair or replacement shall be made promptly as needed.
5. Erosion checks shall be removed when they have served their usefulness so as not to block or impede stormwater flow or drainage.

**WINDLOWN SEDIMENT**

**GENERAL:**

1. ALL WINDLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDLOWN SEDIMENTS FROM LEAVING THE SITE. PREDETERMINED TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL BARRIERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

**METHODS:**

1. WATER IS ACCEPTABLE AND MUST BE APPLIED OFTEN IN HOT, DRY WEATHER. CALCIUM CHLORIDE IS NOT ACCEPTABLE.
2. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

**TEMPORARY VEGETATIVE COVER**

**GENERAL:**

1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.

**SITE PREPARATION:**

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY LIME ACCORDING TO SOIL TEST.
4. APPLY FERTILIZER ACCORDING TO SOIL TEST. SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS SHALL BE USED.
5. UNLESS HYDROSEEDING, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. RELEASE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

**ESTABLISHMENT:**

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS/AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
2. SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.
3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. UNLESS HYDROSEEDING, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

**PERMANENT VEGETATIVE COVER**

**GENERAL:**

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

**SITE PREPARATION:**

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST. USE ONLY SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS.

**ESTABLISHMENT:**

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

**-SUNNY TO PARTIALLY SUNNY SITES-**

KENTUCKY BLUEGRASS	30	0.50
CREeping RED FESCUE	20	0.50
PERENNIAL RYEGRASS	20	0.10
TOTAL	70	1.10

**-SHADY SITES-**

CREeping RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10

**-REDUcHITY SITES-**

CREeping RED FESCUE	1.00	40
TALL FESCUE	0.50	20
TOTAL	70	1.50

3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DETRIMENT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BRICKER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.

4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.

5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).

6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS. USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.

**TOPSOILING:**

**GENERAL:**

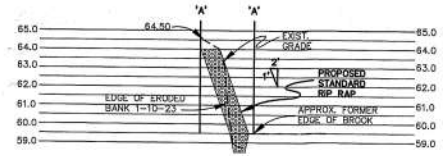
1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.

**MATERIAL:**

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. AN ORGANIC MATTER CONTENT BETWEEN 6 & 20 PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

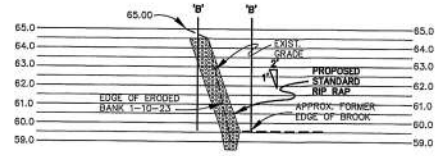
**APPLICATION:**

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX (6") INCHES.



**CROSS SECTION A-A**

SCALE: HORIZ. 1"=20'  
VERT. 1"=4'



**CROSS SECTION B-B**

SCALE: HORIZ. 1"=20'  
VERT. 1"=4'

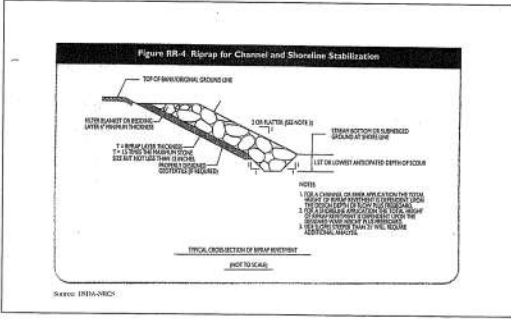


Figure RR-4 Riprap for Channel and Shoreline Stabilization

<b>GEMMA POWER SYSTEMS LLC</b>	<b>PLANNED EMPLOYMENT/FLOOD ZONE</b>
PROJECT/APPLICANT	ZONE
769 HEBRON AVENUE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERGROUND.

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

JONATHAN M. SZOBEK  
P.E. # 26858

**MEGSON, HEAGLE & FRIEND**  
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81 RANKIN ROAD  
GLASTONBURY, CONN. 06033  
PHONE (860)-659-0567

GENERAL NOTES & DETAILS - STREAM BANK STABILIZATION  
769 HEBRON AVENUE

PREPARED FOR  
**GEMMA POWER SYSTEMS LLC**  
GLASTONBURY, CONN.

15-24 URVA PERMIT PLAN

CK. BY: JHS  
DRW. BY: PEJ  
DATE: 3-1-24  
SCALE: NONE

DATE PLOTTED: 3/1/24 10:58 AM FILED: 3/1/24 10:58 AM PROJECT: 15-24 URVA PERMIT PLAN