

Town of Ellington  
Planning Department



Posted 5/21/2020  
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VERNON TOWN CLERK  
20 MAY 21 AM 10:36

**MEMO**

**DATE:** May 18, 2020

**TO:** Bernice Dixon, Vernon Town Clerk

**FROM:** Barbra Galovich, CZET, Land Use Assistant

**SUBJECT:** IW202004 – MJS Leasing LLC & Chilson Realty Co. owners/ Town of Vernon & Town of Ellington applicants request for a map amendment and request for a permit to conduct regulated activity for the construction of four full-size soccer fields, associated parking and access roads, concession and restroom buildings, and associated site improvements on properties along the east side of Windermere Ave near the Vernon town line, at APNs 011-033-0000 and 019-005-0005.

Please see the attached IWA application pursuant to 8-7d(f) of the Connecticut General Statutes:

1. IWA application for Windermere Fields, APN 011-033-0000 and 019-005-0005
2. Soil Scientist Report from Datum Engineering & Surveying, LLC, Richard Zulick dated March 10, 2020.
3. Overall Site Plan - Photo; Windermere Fields, Windermere Road, Ellington & Vernon, CT; Prepared by: Town of Vernon Engineering Department, 14 Park Place, Vernon, CT; Scale: n.t.s.; Sheets 1 thru 7; date: May 7, 2020.
4. Map Amendment/Wetland Re-Designation; Windermere Fields, Windermere Road, Ellington & Vernon, CT; Prepared by: Town of Vernon Engineering Department, 14 Park Place, Vernon, CT; Scale: n.t.s.; Sheets 1 thru 7; date: May 7, 2020.
5. Revision to Subdivision Map; Limited Property Survey land of Chilson Realty Co. Ellington, Connecticut; Prepared by: Landmark Surveys. LLC, 62 Lower Butcher Road, Ellington, Connecticut, 860-875-8204; Scale: 1"=100'; Date: 4/27/2020.
6. Property Survey prepared for Town of Vernon Land of MJS Leasing, LLC. Windermere Avenue, Ellington, & Vernon, Connecticut; Prepared by: Landmark Surveys. LLC, 62 Lower Butcher Road, Ellington, Connecticut, 860-875-8204; Scale: 1"=100'; Date: 4/27/2020.

Thank you

See [vernon-ct.gov/neighboringtawn](http://vernon-ct.gov/neighboringtawn) for full text.

# Application Packet

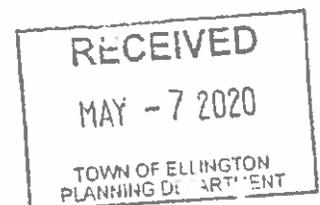
## **Windermere Fields**

Windermere Avenue  
Ellington and Vernon Connecticut

Prepared for the  
Ellington Inland Wetlands and Watercourses Agency

Prepared by the  
Vernon Engineering Department

May 11, 2020



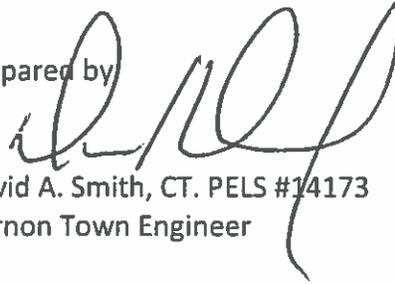
# Checklist

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Application checklist per section 7.4 of "Town of Ellington – Inland Wetlands and Watercourses Regulations dated Jan. 15, 2014

- 7.4a – a complete application has been provided as required
- 7.4b – the required fee per Appendix A to be provided if not waived
- 7.4c – list of abutting property owners attached
- 7.4d – CT DEEP reporting form provided
- 7.4e1 – the project is a joint proposal of the Town of Vernon and the Town of Ellington and has activities proposed on both sides of the Town Line.
- 7.4e2 - All of the traffic generated by the proposed recreational use will utilize Windermere Ave, some from Vernon and some from Ellington.
- 7.4e3 – The facility is proposed to use Public Water and an On-site Septic System – no adverse impacts in either town will be experienced.
- 7.4e4 - Stormwater runoff will not impact any street or road in either Ellington or Vernon
- 7.4f – The project is not located within a mapped watershed of a Public Water Utility
- 7.4g – Narrative provided as required
- 7.4h – Site plans showing overall activity plan, site development plans and details provided as required

Prepared by



David A. Smith, CT. PELS #14173  
Vernon Town Engineer

# Town of Ellington Inland Wetlands and Watercourses Agency Application

Application # TW 202004  
Date Submitted 5-7-2020

<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p><b>Owner's Information</b></p> <p>Name: <u>MJS Leasing, LLC/ Chilson Realty Co.</u></p> <p>Mailing Address: <u>27 Standish Rd./ PO Box 611</u> <u>Ellington CT 06029 / Vernon CT. 06066</u></p> <p>Email: _____</p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Owner's Signature: <u>C.P. Chilson</u> <u>CHILSON REALTY</u> Date: <u>5/1/20</u></p> <p>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.</p>	<p>Notices associated with this application will be sent to the applicant unless otherwise requested.</p> <p><b>Applicant's Information (if different than owner)</b></p> <p>Name: <u>Town of Vernon/ Town of Ellington</u></p> <p>Mailing Address: <u>14 Park Place/ 55 Main St.</u> <u>Vernon CT. 06066/ Ellington CT. 06029</u></p> <p>Email: _____</p> <p>WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Primary Contact Phone #: _____</p> <p>Secondary Contact Phone #: _____</p> <p>Applicant's Signature: <u>[Signature]</u> <u>Town of Vernon</u> Date: <u>5/7/2020</u></p> <p>By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted.</p>
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Street Address: Lot #33 - Windemere Avenue, Ellington CT 06029/ Lot #5 West Rd. Rear

Assessor's Parcel Number (APN): 011-033-0000/ 019-005-0005

Proposed upland review area affected in square feet: 2 acres Alluvial ~ 4 Acres

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): Hydric - zero

Total area of wetlands/watercourses on parcel in square feet or acres: 2 ± Acres

Public Water:  Yes  No    Public Sewer:  Yes  No *If not served by public water and sewer, applicant shall make application to Norm Central District Health Department (Enfield Office) if required.*

Is the project in a public water supply watershed area?  Yes  No  
*If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application (Conn. Gen Stat. Sec 22a-42f). Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.*

Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent:  
See attached Application Checklist and Appendix D for guidance when preparing application

See attached narrative

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TOWN OF ELLINGTON  
PLANNING DEPARTMENT

**Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:**

Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town.  Yes  No

Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site.  Yes  No

Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town.  Yes  No

Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town.  Yes  No

**FOR OFFICE USE ONLY**

If YES to any of the above, the Agency shall, in accordance with CGS 8-7d(f) notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. (See Agency requirements Section 8.4)

**Type of Project: (check one)**

Commercial/Industrial  Residential  Mixed Use  Timber  Agricultural  
 Other, explain: Recreation

**Type of Application: (check one)**

Notification for Non-Regulated Use (Section 4.2)  
 Notification of Permitted Use as of Right (Section 4.1)  
 Administrative Permit (Section 6.4)  
 Agency Permit (TWELVE COPIES REQUIRED)  
 Permit Modification  
 Permit Extension  
 Regulation Amendment  
 Map Amendment  
 Appeal of Administrative Permit

**Application Submittals:**

Completed Application Form (Section 7.4a)  
 Application Fee (Section 7.4b)  
 Abutters List (Section 7.4c)  
 Certification as to Adjacent Towns (See above)  
 Certification as to Connecticut Water Company & Commissioner of Public Health (See above)  
 Notification Narrative and Supporting Documentation (If applicable, Appendix D)  
 Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)  
 Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)  
 Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
- ACTION TAKEN (see instructions, only use one code): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): Ellington  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the action is occurring (print name(s)): VERNON
- LOCATION (see instructions for information): USGS quad name: Lockville or number: \_\_\_\_\_  
subregional drainage basin number: 4500
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Town of Vernon Town of Ellington
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): Windermere Ave  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: Construct Recreation Fields
- ACTIVITY PURPOSE CODE (see instructions, only use one code): E
- ACTIVITY TYPE CODE(S) (see instructions for codes): 2, 12, 14
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):  
# of wetlands: 0 acres open water body: NA acres stream: NA linear feet  
Alluvial 4 acres
- UPLAND AREA ALTERED (must provide acres): 5 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

# Project Narrative

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The current proposal includes four full size soccer fields, associated parking and access roads surfaced with recycled bituminous millings, amenities such as a concession building with restrooms and storage facilities on the upper level and a second separate building with restrooms for the lower terrace fields. Additionally, an area has been reserved for a more formal playground. Potable water will be provided by Ct Water, sanitary waste will be directed to an on-site disposal field. Storm water runoff from the fields, parking and other grass surfaces will be directed to localized recharge systems.

The proposed project is located on two separate parcels which will be acquired by the Town of Vernon and merged into a single tract. The 21.3 Acre parcel currently owned by Chilson Realty Co. (m19-b5-l5) is located in the northerly portion of the project, and the 11.2 Acre parcel currently owned by MJS Leasing, llc. (m11-b33-l00) is located in the southerly portion of the project, 9.3 acres and 1.9 acres in Ellington and Vernon respectively.

The site contains upland soils, soils of alluvial origin and traditional Poorly or Very Poorly wetland soils. The limits of these various soils as determined by a field investigation are shown on the attached plans. The official wetland limits as shown on the Town of Ellington Website is also shown on the plans along with the 100-year flood limit as published by the FEMA FIRM map. Both Parcels have recently been in active crop production, throughout the parcels without regard to soil category or flood potential.

Using the limit of the Alluvial Origin soils as a starting point, it is clear that approximately 2 acres of activities are proposed in an 'upland review area'. Using the Alluvial soil limit as the regulated area, the proposal further shows 4+ acres of activity within that area. It should note that no activities are proposed which would disturb any Poorly or Very Poorly drained Soils. No activities are proposed near any watercourses.

The activities adjacent to and/or in the alluvial areas comprise minor re-grading of existing soils to provide uniform recreation surfaces and low impact access roads and parking areas. The change from the current agricultural practices to a stable lawn cover should reduce soil erosion and maintain/improve rainwater infiltration. In order to prepare drought resistant fields and reduce the needs for irrigation in fields 1, 2, and 3 it is suggested that topsoil and loam layers be separately stripped and reserved for replacement after the sandy/gravelly soils are shaped to mirror the finished grading. This will ensure favorable conditions for deep rooted plantings and rainwater infiltration.

These techniques and the installation of leaching catch basins will capture runoff to the maximum extent possible. The configuration of the fields and access roads have been developed to eliminate any increases to streamflow volumes and velocity.

Initial Step – the site has been in corn production for a number of years and may or may not be clear of vegetation depending on when or if a cover crop has been planted. The first activity should be to protect the native topsoil from wind and water erosion with a vigorous cover crop. Presently, the fields are in what appears to be annual ryegrass. If this area is disturbed or dies off over the winter, the area should be reseeded.

Phase 1 -includes the construction of the park access road to future Concession Stand and northerly most parking area; the actual parking area, and field #1 and the extension of the Utilities to a central terminus. Landscaping, water management elements and stabilization of the surrounding non-play grass areas.

Phase 2 -includes the construction of field #2, the second parking area, the concession stand, landscaping, water management elements, septic system and leaching field, and stabilization of the surrounding non-play grass areas.

Phase 3 -includes the extension of the access drive and the remaining parking area, field #3, landscaping, water management elements, second restroom building, required utilities connections and stabilization of the surrounding non-play grass areas.

Phase 4 -includes the construction of the service road, construction of field #4, and stabilization of the surrounding non-play grass areas. Field #4 is located within the 100-yr flood area and the final grades are developed to balance the volumes of cuts and fills such that no loss of flood storage will occur. The access path will mimic the existing grades and is only for emergency or maintenance use. No parking areas or structures are proposed in this vicinity.

Applications to the Ellington PZC, Vernon IWC, North Central District Health Department, and the CT DEEP Stormwater division will be part of this Project.

That attached plan set and supplemental documents have been provided to assist the Ellington Inland Wetlands Agency in their review of this proposal.

**Datum Engineering & Surveying LLC.**  
**Richard Zulick**  
**Certified Forester / Soil Scientist**  
400 Nott Highway  
Ashford, CT  
06278

March 10, 2020

Town of Vernon  
Town of Ellington  
Inland Wetlands Commissions

Re: Wetland function and value assessment report, Future Athletic Fields - Windmere Ave,  
Vernon / Ellington, CT

Dear Commissioners:

I have conducted a delineation to identify Connecticut regulated wetland soils on a 42 acre parcel of farm land adjacent to the Vernon – Ellington town lines located east of Windmere Avenue. This delineation was conducted for the purposes of assessing the wetland functions and values and potential impacts to the wetlands associated with the development of municipal athletic fields.

Existing Conditions

The wetlands on this plan have been field delineated in accordance with the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.

This delineation is not intended to be used for soil mapping but to identify the wetland soils relative to the development and management of this parcel. The wetlands/ watercourse boundaries have been marked with pink and blue flagging as shown on sketch dated 3/3/20.

~~This entire property area has been compromised by past major and minor disturbances~~ associated the development of the existing agricultural fields. The most significant disturbance is that it appears that a past relocation of the Hockanum River occurred near wetland flag number WB35. This is important, in that, the prior route of the river produced the alluvium that classifies the upper alluvial area as a regulated wetland today.

The proposed development areas are relatively level throughout while the areas adjacent to the central wooded wetland and the river have steeper slopes which drop in elevation to wetlands and a watercourse beyond the toe of the slopes. This watercourse is the Hockanum River which is a significant watercourse located generally to the east of the proposed development area.

## Wetlands

The predominant wetland area flagged delineate well drained alluvial ( floodplain) Pootatuck soils. These soils exist east of the WB1 to WB 22 line (see map).

The Pootatuck series consists of very deep, moderately well drained loamy soils formed in alluvial sediments. They are nearly level soils on floodplains subject to frequent to occasional flooding.

TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Fluvaquentic Dystrudepts

True hydric soils exist within the alluvial delineation line and are identified by flag numbers WB 23 to WB 80. These hydric soils are soils that are saturated, flooded or ponded enough during a growing season to develop an anaerobic condition that results in soil indicators that classify them as such. These soils are classified as Limerick and Lim series soils. These soils consist of very deep, poorly drained soils on flood plains. They formed in loamy alluvium.

TAXONOMIC CLASS: Coarse-silty, mixed, superactive, nonacid, mesic Fluvaquentic Endoaquepts

## Wetland Functions and Values

The hydric wetland complex was inspected to determine wetland functions and values utilizing the Army Corps. of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement". These wetlands and River exhibited the following wetland functions and values with the corresponding rationale:

**Ground water recharge and discharge:** potential for and public or private wells occur downstream of the wetland, wetland is underlain by stratified drift and gravel or sandy soils present in or adjacent to the wetland, wetland is associated with a perennial watercourse..

**Flood flow alteration:** the area of this wetland is small relative to its watershed, but, effective flood storage exists adjacent to the wetland. Wetland contains hydric soils which are able to absorb and detain water, wetland exists in a relatively flat area that has flood storage potential, wetland has ponded water, and signs are present of variable water level, wetland receives and retains overland or sheet flow runoff from surrounding uplands. In the event of a large storm, this wetland receives and detains excessive flood water. Properties, structures, or resources are located in or near the floodplain downstream from the wetland, this wetland. watercourse is sinuous and diffuse and channel flow velocity is affected by this wetland.

**Fish habitat:** forest land is dominant in the watershed above and adjacent to this wetland, there are an abundance of cover objects present, the size of the ponded areas and Brook are able to support fish populations The wetland is part of a larger, contiguous downstream watercourse, the quality of the watercourse associated with this wetland is able to support healthy fish/shellfish populations.

**Sediment/toxicant retention:** potential sources of sediment are in the watershed above the wetland, opportunity for sediment trapping by slow moving water and deep water habitat are present in this wetland, fine grained mineral or organic soils are present, long duration water retention time is present in this wetland, public or private water sources occur downstream, effective floodwater storage in wetland is occurring, areas of impounded open water are present, channelized flows have visible velocity decreases in the wetland, diffuse water flows are present in the wetland, wetland has a high degree of water and vegetation interspersion, and dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.

**Nutrient removal:** Shallow water and limited open water habitat exists within the complex beyond the watercourse. Overall potential for sediment trapping exists in the same areas. Saturated soils exist for most of the season. ponded water may be present in the wetland, organic/sediment deposits are present, dense vegetation is present with emergent vegetation and/or dense woody stems dominant, water retention/detention time in this wetland is increased by thick vegetation and other dense herbaceous and shrub vegetation in wetlands utilize and immobilize excess nutrients transported/deposited by developed areas upstream.

**Production export:** Wildlife food sources grow within the wetland beyond the watercourse, evidence of limited wildlife use found within this wetland, higher trophic level consumers may be

utilizing this wetland, a few high vegetation density species are present, wetland exhibits moderate degree of plant community structure/species diversity, wetland contains flowering plants that are used by nectar-gathering insects.

**Sediment/shoreline stabilization:** indications of limited siltation is present, topographical gradient exist in wetland, potential sediment sources are present upstream, a wide wetland (>10') borders the backside of the River , some moderate to high flow velocities can occur in the River during and after significant storm events , dense vegetation and energy-absorbing emergents and/or shrubs border the Brook to protect water quality.

**Wildlife habitat:** Wetland is fragmented by significant development both upstream and downstream, however, upland immediately surrounding this wetland is undeveloped and will remain so after completion of this project. Significant animal signs observed (tracks, scats, nesting areas, etc.), wetland contains a population of insects and amphibian populations.

The wetlands were also examined for wetland values (recreational, educational/scientific, visual/aesthetic, or uniqueness/heritage values) and the following values were noted with their rationale:

**Recreational value:** The wetlands and brook have a limited area accessible for hiking, fishing and photography.

**Educational/scientific value:** There are a diversity of wetland classes present, any wetland is considered valuable wildlife habitat, there is potential access to a perennial stream, if a trail was utilized, it could serve as an educational site.

**Visual/aesthetic value:** There are acres of wetlands, a watercourse and a diversity of vegetative species in view from primary viewing locations, wetland is also easily accessed and considered to be valuable wildlife habitat.

### Conclusions:

In summary, it is my opinion that the hydric wetland area and the palustrine scrub-shrub/forested wetlands are a functioning wetland ecosystem which exhibit 8 wetland functions and 3 wetland values.

The upper alluvial wetland complexes were also inspected to determine wetland functions and values utilizing the Army Corps. of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement". These soils exhibited the following wetland functions and values with the corresponding rationale:

**Ground water recharge and discharge:** potential for and public or private wells occur downstream of the wetland, wetland is underlain by stratified drift and gravel or sandy soils present in or adjacent to the wetland, wetland is associated with a perennial watercourse..

The upper alluvial soils were also examined for wetland values (recreational, educational/scientific, visual/aesthetic, or uniqueness/heritage values) and the following values were noted with their rationale:

No significant values were identified.

**Conclusions:**

In summary, it is my opinion that the upper alluvial soils exhibit 1 wetland function. This function will remain post development.

If you have any questions concerning this report, please feel free to contact me.

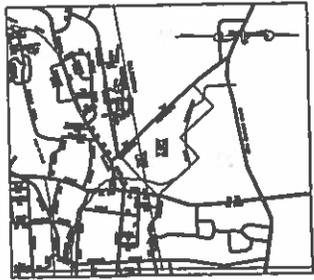
Sincerely,



Richard Zulick  
Certified Forester and Soil Scientist  
Member SSSSNE

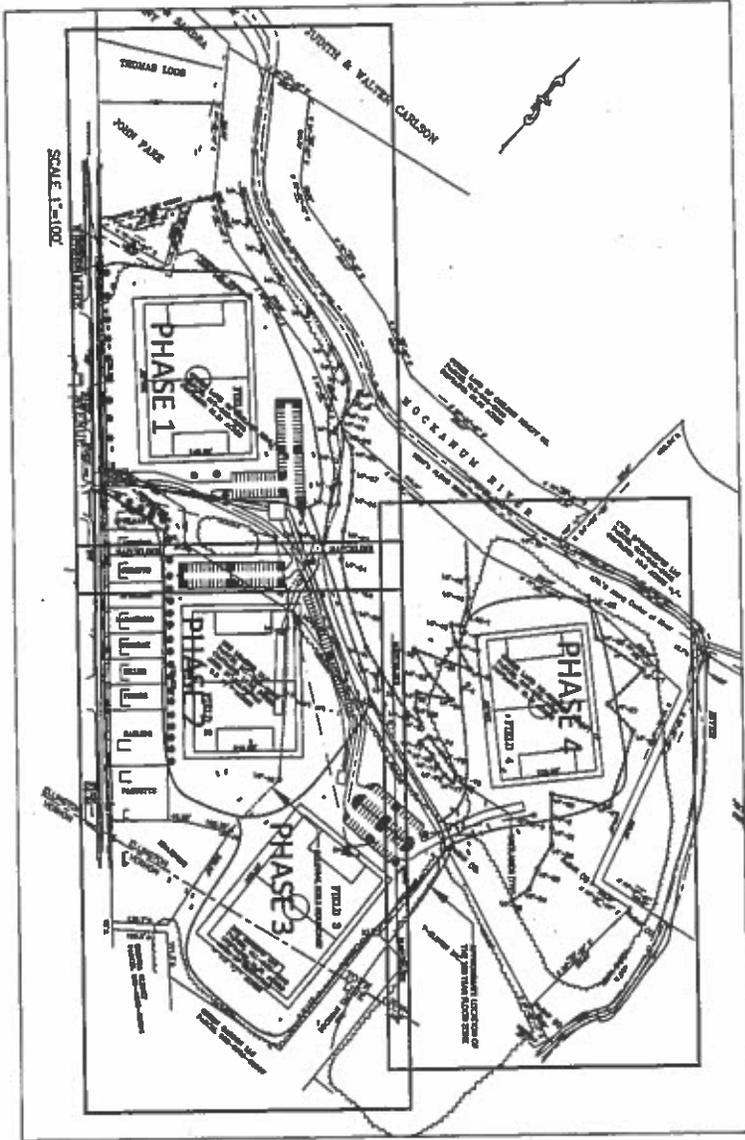






KEY MAP  
SCALE 1" = 1000'

- MAP REFERENCE:**
1. DOMINANT INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS: MAP\* LIMITED PROPERTY A. SURVEY LAND OF CHELSEA REALTY CO. LANGUAGE SERVICES, LLC DATED 4/27/2009 B. LAND OF LES ELSAIRE LLC LANGUAGE SERVICES, LLC DATED 4/27/2009
  2. CONNECTION WATER MAP\* - PROPOSED WATER MAIN P.C. REPLACEMENT PREPARED BY DESIGN & ASSOCIATES P.C. DATED 11/3/2016



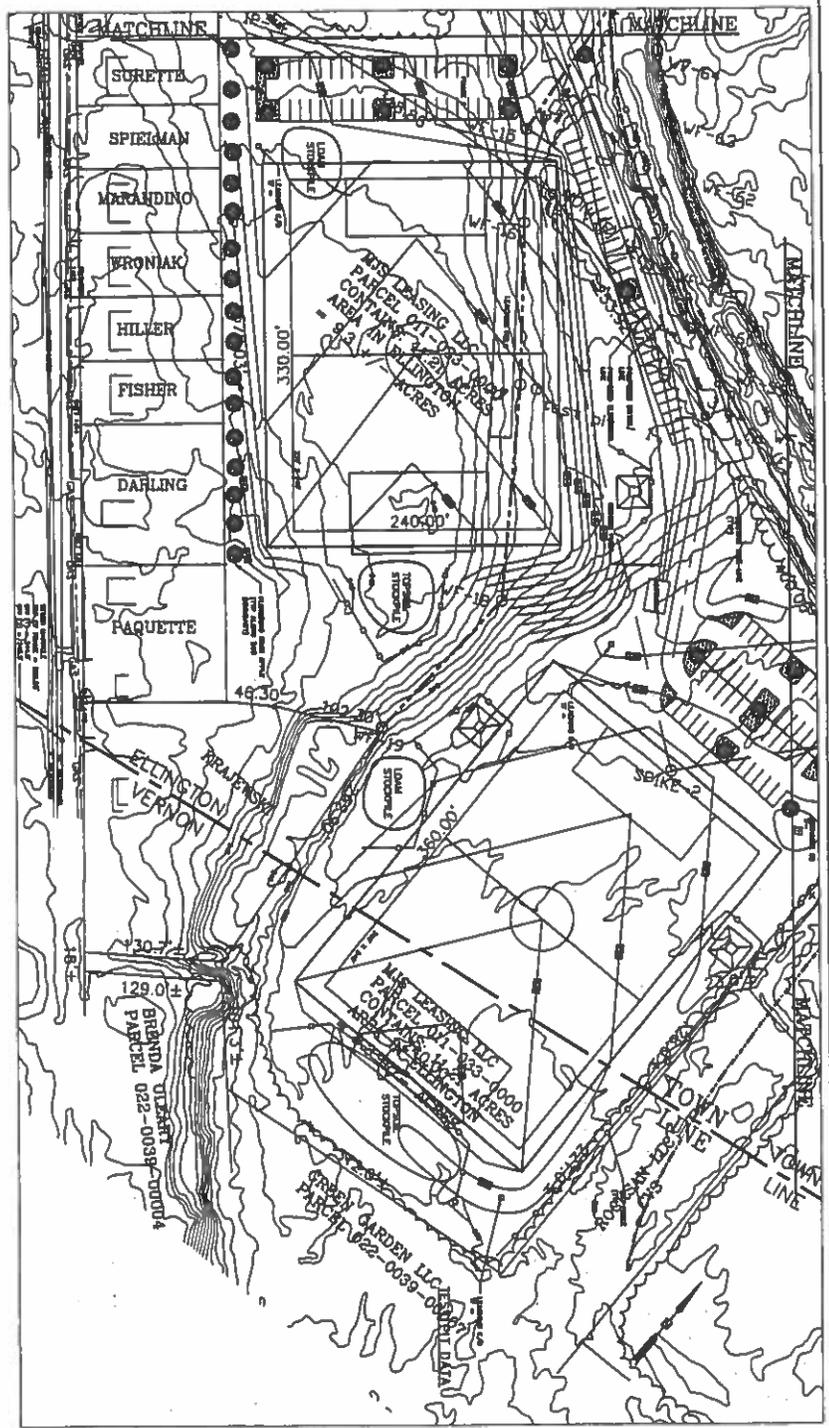
DESIGNED BY: DESIGN & ASSOCIATES P.C.  
DATE: 11/3/2016

1. The plan is a conceptual building site plan showing the layout of the proposed building and related infrastructure. It is not intended to be used for construction or other purposes without the approval of the appropriate authorities. The plan is subject to change without notice.



**OVERALL SITE PLAN**  
WINDSORVILLE FIELDS  
DESIGNED BY: DESIGN & ASSOCIATES P.C.  
**TOWN OF VERNON**  
PLANNING & DEVELOPMENT  
100 N. MAIN ST. VERNON, VT 05490  
PHONE: 802.241.1111 FAX: 802.241.1112





1. This plan is a preliminary site plan for the proposed development of the site shown on the attached plat of the site. It is not intended to be used for any other purpose.

2. The Town of Vernon is a separate territory with an authority of its own. It is not a part of the State of Vermont. The Town of Vernon is a separate territory with an authority of its own. It is not a part of the State of Vermont.



**SITE PLAN FIELD - 2 & 3**  
 WASHINGTON STATE  
 TOWN OF VERNON  
 1000 WEST MAIN STREET  
 VERNON, VERMONT 05477



**GENERAL NOTES:**

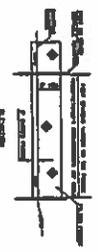
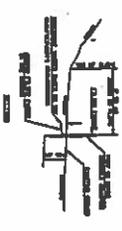
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS PUBLISHED BY THE AMERICAN ROAD & BUILDING BUILDERS ASSOCIATION, INC., AND THE STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCED CONCRETE, AS PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, INC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL RESOURCES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC DURING THE PROJECT.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE ENGINEER AND THE TOWN OF TERRY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.

**GENERAL NOTES AND SPECIFIC CONSTRUCTION NOTES:**

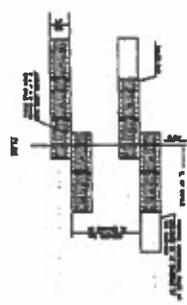
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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL RESOURCES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC DURING THE PROJECT.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE ENGINEER AND THE TOWN OF TERRY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.

**GENERAL NOTES:**

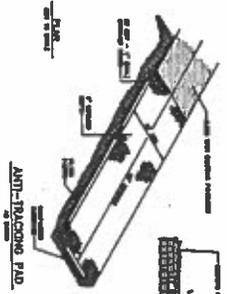
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES.



REGULATOR CONTROL SYSTEM - GENERAL VIEW  
AS SHOWN



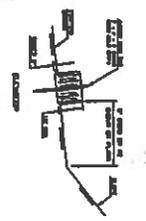
CHECK WITH STEEL MANUFACTURER  
AS SHOWN



ANTI-BLOCKING PAD  
AS SHOWN

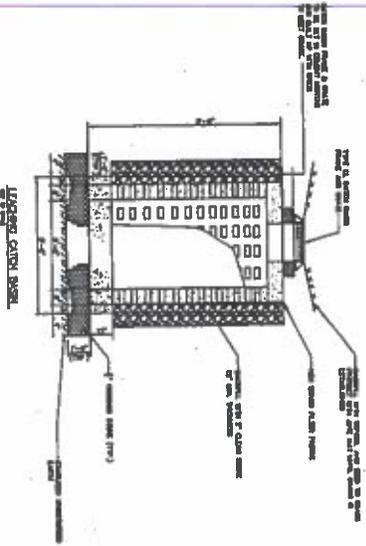
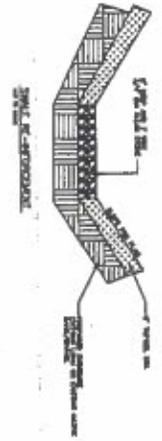
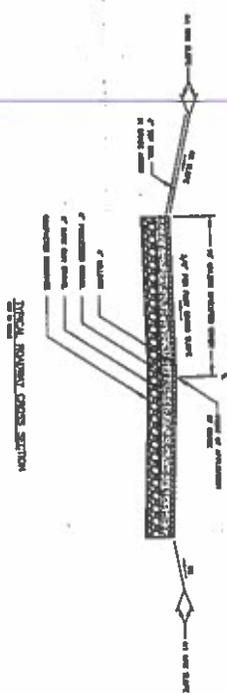


REGULATOR CONTROL SYSTEM - STEEL MANUFACTURER  
AS SHOWN



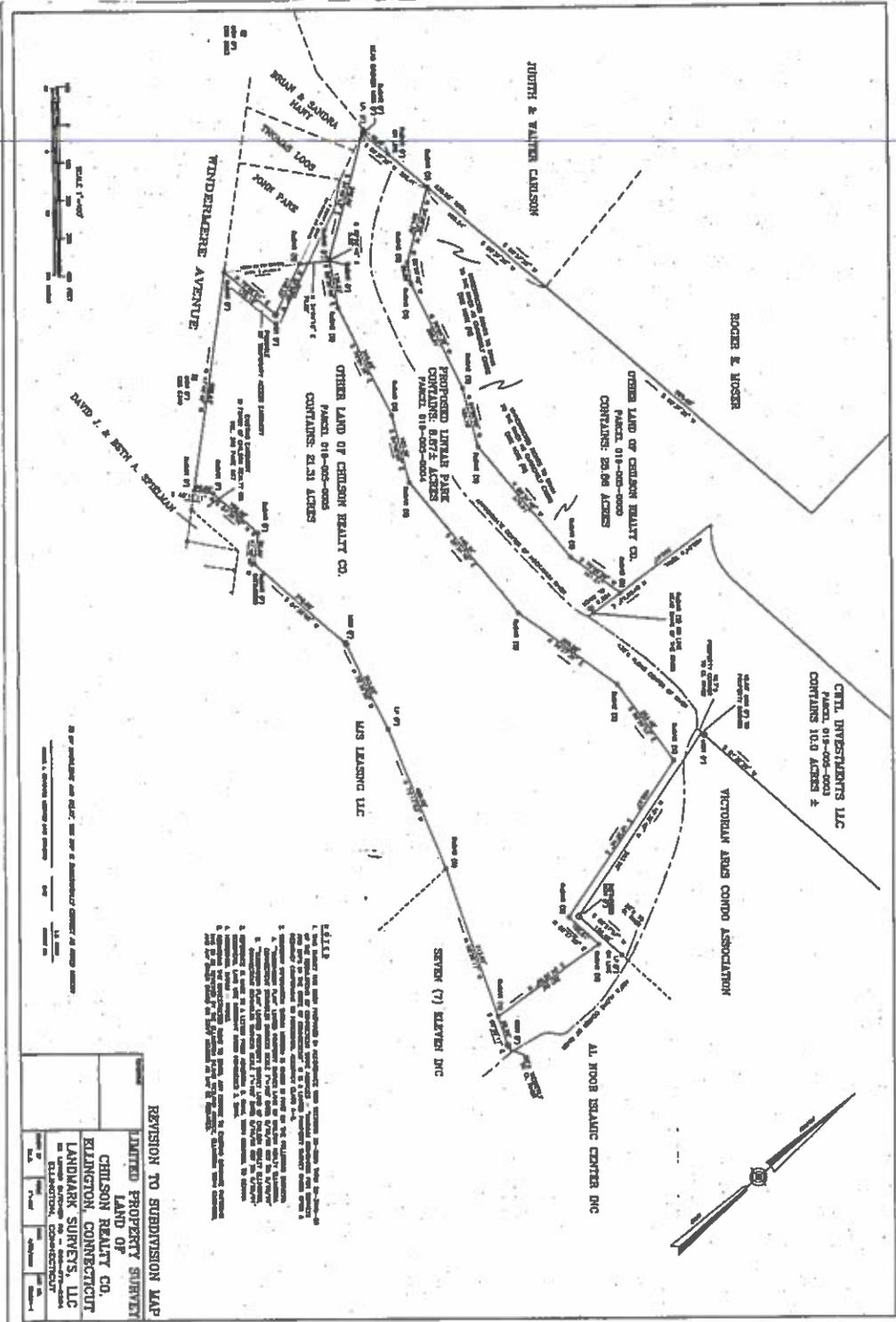
**DETAILS**

UNDESIGNED ROAD  
CONSTRUCTION  
**TOWN OF TERRY**  
DEPARTMENT OF PUBLIC WORKS  
1000 WEST 10TH STREET, TERRY, OKLAHOMA 73560  
PHONE: (405) 874-1234




  
 STATE OF ILLINOIS
   
 DEPARTMENT OF TRANSPORTATION
   
 DIVISION OF HIGHWAYS
   
 TOWN OF VERNON
   
 PROJECT NO. 100-1000
   
 SHEET NO. 100-1000-1
   
 DATE: 10/1/10
   
 DRAWN BY: J. SMITH
   
 CHECKED BY: M. JONES
   
 APPROVED BY: R. BROWN
   
 TITLE:
   
 TRENCH CROSS SECTION
   
 SCALE:
   
 AS SHOWN
   
 NOTES:
   
 1. SEE GENERAL NOTES TO SPECIFICATIONS.
   
 2. SEE PLAN FOR TRENCH LOCATION.
   
 3. SEE ELEVATION FOR TRENCH DEPTH.
   
 4. SEE CROSS SECTION FOR TRENCH CONSTRUCTION.
   
 5. SEE PLAN FOR TRENCH WIDTH.
   
 6. SEE ELEVATION FOR TRENCH BOTTOM.
   
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 99. SEE ELEVATION FOR TRENCH BOTTOM.
   
 100. SEE CROSS SECTION FOR TRENCH CONSTRUCTION.





ROGER & JESSIE

OTHER LAND OF CHILSON REALTY CO.  
PARCEL 918-005-0003  
CONTAINS: 29.98 ACRES

CTIL INVESTMENTS LLC  
PARCEL 918-005-0003  
CONTAINS: 10.0 ACRES ±

VICTORIAN ARMS CONDO ASSOCIATION

AL MOB BEAUCO CENTER INC

JOBITH & VALERIA CARLSON

SEWER (?) READER DIC

MUS LESING LLC

OTHER LAND OF CHILSON REALTY CO.  
PARCEL 918-005-0005  
CONTAINS: 2.31 ACRES

UNDERLIERE AVENUE

DAVID J. & JESSIE A. SHERMAN

- NOTES:**
1. THIS MAP HAS BEEN PREPARED BY MEASURING THE DISTANCES BETWEEN THE POINTS OF BEGINNING OF EACH PARCEL AND THE POINTS OF BEGINNING OF ADJACENT PARCELS.
  2. THE DISTANCES BETWEEN THE POINTS OF BEGINNING OF ADJACENT PARCELS ARE GIVEN IN FEET AND INCHES.
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  10. THE DISTANCES BETWEEN THE POINTS OF BEGINNING OF ADJACENT PARCELS ARE GIVEN IN FEET AND INCHES.

REVISION TO SUBDIVISION MAP

DATE	DESCRIPTION
11/15/11	ADDED PROPERTY SURVEY
11/15/11	CHILSON REALTY CO.
11/15/11	KILMINGTON, CONNECTICUT
11/15/11	LANDMARK SURVEYS, LLC
11/15/11	BY ORDER OF THE REGISTER OF DEEDS
11/15/11	STATE OF CONNECTICUT