



CITY OF TORRINGTON
NOTICE FOR REQUEST FOR PROPOSALS
SOLAR PHOTOVOLTAIC SYSTEM INSTALLATION
RFP # SIP-027-040312

Sealed Proposals are invited for the development of a 1Megawatt solar photovoltaic system to be located on the City's capped landfill property at 105 Vista Drive, Torrington CT. Proposals shall be delivered to the City of Torrington, Office of the Purchasing Agent, 140 Main Street, Room 206, Torrington, CT 06790, during normal office hours by no later than 11:00 A.M. Tuesday, April 3, 2012 at which time and place they will be publicly opened and read aloud. Due to anticipated upcoming changes in the State legislation, the City may issue an addendum extending the due date with related changes if it is determined to be appropriate. In the case where City Hall is closed for weather related or some other emergency related circumstance, then submittals shall be due the next day when City Hall reopens for business, no later than 11:00 a.m. on that day. Proposal information documents may be obtained or examined at the Office of the Purchasing Agent, 140 Main Street, Room 206, Torrington, CT 06790, between the hours of Monday – Wednesday 8:30 a.m. to 4:00 p.m., Thursday 8:30 a.m. to 6:30 p.m. & Friday 8:30 a.m. to 12:30 p.m.

The successful Proposer must have the capability to develop, install, finance, own, interconnect, maintain and manage a solar photovoltaic project. It is intended that the successful Purposer will secure a long-term Zero Emission Renewable Energy Credit ("ZREC") contract with the Connecticut Light & Power Company pursuant to Connecticut's Public Act 11-80. The Proposal shall be made under the assumption that Section 121 of the Act will be amended by the State in the near future to allow third party ownership and "Virtual Net Metering". In order to make the renewable energy project economically viable, it is anticipated that the Proposer will pursue a long term contract on energy credits, Federal investment tax credits, production tax credits, and/or bonus depreciations.

The successful Proposer shall execute a long term land lease with the City at the City's landfill site. The term of the lease shall be 15 years and may be longer upon mutual agreement. The proposed solar installation will not penetrate the landfill cap during installation, operation or maintenance of the system. Also as part of the agreement Torrington shall purchase solar-generated electricity under a long-term Power Purchase Agreement (PPA) given that Virtual Net Metering is approved for the site. The Proposer shall identify in his/her Proposal the land lease price to be paid to the City for use of the property.

Interested parties may attend a site inspection meeting to be held on Wednesday, March 14, 2012 at 2:00 P.M. at the City's landfill property. (105 Vista Drive, Torrington, Connecticut).

The City of Torrington reserves the right to accept or reject any or all Proposals; to waive any informalities, to negotiate and award a contract that it determines best meets their needs and best serve the interests of the City of Torrington. All Proposals will be considered valid for a period of ninety (90) days from the date of opening. The ninety day period may be extended upon written mutual agreement.

CITY OF TORRINGTON

Pennie Zucco
PURCHASING AGENT
Dated: 2/21/12

CITY OF TORRINGTON
REQUEST FOR PROPOSALS
SOLAR PHOTOVOLTAIC SYSTEM INSTALLATION
RFP # SIP-027-040312

GENERAL BACKGROUND:

The City of Torrington (City) recently advertised a Request of Express of Interest seeking potential uses/users for the City's capped landfill site. We had solar development companies respond indicating that solar photovoltaic generation of electricity is a possible use at our site. As a result, the City has decided to issue this Request For Proposals for the development of a one (1) megawatt (MW) solar photovoltaic (PV) system. The successful Proposer must have the capability to develop, install, finance, own, interconnect, maintain and manage a solar photovoltaic project of this size.

Connecticut Public Act 11-80 has provisions that enable the development of renewable energy and promote energy efficiency. Specifically, the Act creates a procurement program for Connecticut Light and Power (CL&P) to solicit long term contracts with "owners" of Class I generation projects that emit no pollutants, are up to 1 megawatt (MW) in size and are located on the municipal side of the meter. The current wording regarding "ownership" of the PV system referenced in Section 121 of Public Act 11-80 precludes the City from immediately proceeding with a solar project. There is movement within the State of Connecticut Department of Energy and Environmental Protection to possibly amend the law. If an amendment is approved by legislators that gives municipalities the opportunity to use the "virtual net metering" concept and allows third party ownership, we propose to contract with a solar system developer to lease the City's landfill property and build, fully operate and own the proposed solar generation system. We are anticipating changes in the law and therefore the Proposal shall be made under the assumption that Section 121 of the Act will be amended by the State in the near future to allow third party ownership and "Virtual Net Metering".

The successful "Proposer" (shall also mean developer, vendor, bidder, or any person or firm responding to this RFP) shall execute a long term Land Lease with the City of Torrington at the City's landfill site. The term of the Land Lease shall be 15 years and may be longer upon mutual agreement. The proposed solar installation will not penetrate the landfill cap during installation, operation or maintenance of the system. The Proposer shall specifically identify in the Proposal the Land Lease price to be paid to the City for use of the landfill property.

In addition to a Land Lease agreement, the City and developer will execute a long-term Power Purchase Agreement (PPA) for the purchase of solar-generated electricity (given that Virtual Net Metering is approved for the site) that will partially offset the city's electric bills. The length of term for the PPA shall be the same as the land lease period. As part of the agreement an application will be made with CL&P for Zero Emission Renewable Energy Credits (ZREC). ZRECs will be used by CL&P to comply with the state's renewable portfolio standards. If the solar developer's application is accepted by CL&P, CL&P will then enter into a 15 year contract with the solar developer to purchase the energy credits at the ZERC offering bid price.

To facilitate the development of the Project, the City of Torrington shall provide the Proposer reasonable access to the landfill site to obtain data; provide access for the installation, maintenance, and ongoing operation of the System; and to cooperate with the successful Proposer to the extent reasonable and appropriate on issues with respect to permitting, construction and interconnection. The following website is where the landfill permit documents are available: http://www.torringtonct.org/Public_Documents/TorringtonCT_SolidWaste/Landfill/. Also, attached herein are maps showing the landfill property and location. Proposer shall secure all necessary permits and approvals from the City of Torrington Planning & Zoning Commission, Inland Wetlands Commission and any other City or State of Connecticut entity having jurisdiction over the project.

Preparation of the site for construction may include filling, grading, and compaction. Excavation and penetration of the cap will not be allowed. All work on the capped section of the landfill site must comply with all federal and state regulations to ensure that the landfill remains in compliance through the term of the contract. The contractor will be required to maintain the capped area throughout the term of the contract regardless of the cause of the damage or erosion to the cap.

Under the terms of the Lease Agreement the City will retain the rights to access the landfill site to continue its current use as an on-going “cleanfill site” and continue monitoring the site per DEEP permit requirements.

At the end of the agreement period, the selected Proposer will retain ownership of the System and be required to remove the System, unless the City decides to exercise any right to extend the initial Land Lease and PPA agreements or negotiate new agreements. The Land Lease agreement will include a requirement for the posting of a financial assurance mechanism to ensure that the System is removed. At the end of the term, all work to remove the system will be done by the contractor in accordance with all federal and state regulations to ensure the landfill remains in compliance with those regulations.

AWARD OF CONTRACT:

A City evaluation committee will determine the most advantageous proposal from a responsible Proposer. A responsible Proposer is a bidder that demonstrably possesses the skill, ability, financial resources, and integrity necessary to follow through and produce a successful project. The company with the highest land lease offering may not necessarily be selected. The evaluation committee may select one or more companies to make a presentation to the committee prior to the final selection. It is the responsibility of each bidder to provide information, evidence or exhibits that clearly demonstrate the Proposer’s ability to satisfactorily respond to project requirements and the factors listed in the scope of work. The Proposal shall be formatted and include the information outlined in the “Proposal Organization” shown below. In the event that some type of circumstances prevents the City and the selected Proposer from executing an agreement or proceeding with the construction of the project the City at its option may then entertain executing an agreement with the second-choice Proposer, and so on down the list until an agreement is executed and the project proceeds.

Proposal Organization:

Cover Letter

Cover letter should highlight any special features of the Proposal, and include the name, address, phone number, and email for the point of contact within the Proposer’s organization. The cover letter should be signed by a representative of the Proposer’s company who has the authority to bind the Proposals.

Experience & Qualifications

Section A: Project Development Experience

1. Describe the Proposer and which elements (finance, design, construction, service, etc.) of a PV installation will be managed by a partner or third-party other than the Proposer if any; and describe the structures that will ensure that the Proposer will be held accountable for the successful completion of each element of the project’s development.
2. List solar system project locations and general details that have been developed and are in operation by the Proposer. Include projects currently being explored at other sites.
3. Describe canceled contracts and reasoning for why each signed contract was not completed.

Section B: System design Experience

1. Describe Proposer’s experience with the design of PV systems.
2. Provide a sample construction drawing set for one of Proposer’s completed PV systems.

Section C: Project Construction Experience

1. Detail the number of distinct projects the Proposer has constructed.
2. Detail the general types of projects installed.
3. Detail the types of customers the Proposer has worked with in the past.
4. Describe implementation of PV construction standards and other safety measures.
5. Provide four (4) customer references from customers who worked with Proposer during the installation phase.

Section D: Project financing Experience

1. Provide number of PV systems that have been financed by Proposer.
2. Provide number of systems that Proposer is operating under a PPA or other financial structure wherein the City is not required to make a capital contribution.
3. Provide demonstration of capital available to fund the proposed project including proposed financing, terms & conditions

Section E: PV Supplies & Experience

1. Provide demonstration of Proposer's supply contracts or actual PV panel supply.
2. List Proposer's preferred PV panel technology and past experience with those technologies.
3. List panel suppliers that Proposer has worked with and describe the relationship with the supplier.
4. Detail if Proposer has utilized fixed panel systems, one-axis tracker systems, or dual-axis tracker PV systems.

Section F: Operations and Maintenance Experience

1. Provide the number of operational PV systems under management.
2. Provide system performance for five (5) systems to date (expected vs. actual energy production).
3. Describe the metering and monitoring systems that the Proposer will use to verify system performance.
4. Detail the number of PV systems the Proposer has managed for more than one year, and describe any lessons learned from this experience.
5. Provide four (4) references from customers who are receiving operations and maintenance service.
6. Provide information on proper upkeep and maintenance schedule for the Solar PV system for the term of the lease.
7. Provide location of Proposer's nearest office and response time to landfill site in case of emergency.

Section G: Qualifications to Provide REC Certification Assistance

1. Describe the Renewal Energy Credit ("REC") certification process that Proposer will undertake.

Section H: Monitoring & Verification Capabilities

1. Describe the methodology and frequency of solar energy production reporting.
2. Describe the methodology and frequency with which environmental attributes data (i.e. RECs / carbon offsets) will be reported.

Section I: Team

1. Describe Proposer's team organization. Provide organizational chart that describes the reporting relationships of all key personnel.
2. Provide resumes for key personnel.

Section J: Additional Services & Capabilities

1. Describe any additional services that Proposer will provide as part of the RFP or is willing to provide at an additional cost.

Technical Information**Section A:**

1. Describe PV technologies that will be installed and any guarantees on the use of specific equipment types or their equivalents.
2. Provide solar panel type and equipment specifications, PV panel kW sizes and overall rated capacity (not to exceed 1MW), base and mounting details, project layout and configuration, azimuth, and tilt

- angle of proposed system. Provide electrical one-line diagram for proposed system with total inverter size (in kW AC).
3. Provide a sample project schedule which includes milestones for design, permitting, material delivery, installation, and commercial operation.
 4. Provide a annual projection of hourly kWh production using the National Renewable Energy Laboratory PV Watts™ calculator. Cite the weather data source. Include a monthly breakdown of production.
 5. Provide drawing on interconnection with the CL&P utility system.
 6. Provide information as to how site will be secured from vandalism.
 7. Provide insurance coverage documentation.

Price Proposal Information

Section A: Land Lease Price

1. Provide a firm Land Lease price proposal. The term of the Land Lease will be for fifteen years. Lease payments shall be paid to the City on an annual basis. Each annual lease payment shall be received by the City on or before the first day of July. The land lease will specifically be for use of the City's land for the development of a one (1) megawatt (MW) solar photovoltaic (PV) system to be designed, constructed, owned and operated by the Proposer. Other detailed lease requirements shall be negotiated and mutually agreed upon during the selection process prior to the award. A lease extension clause may be mutual agreement upon and a separate annual lease extension price shall be submitted.

Section B: Electricity Rate Price

1. Assuming virtual net metering is approved, the City shall pay the Proposer under a Power Purchase Agreement an amount equal to a set rate of six (6) cents per kilowatt hour. Such set rate is related solely to the generation service charges as shown on CL&P's billings. The combined electric meter readings and billings processed through CL&P shall reflect credit for the City's five highest beneficial accounts/facilities as designated by the City. The City shall require verification of produced energy and accuracy of metering.

Alternate Proposals:

Separate to the above Price Proposal, the City will also entertain alternate proposals to develop, install, finance, own, maintain, and manage a solar photovoltaic project at the City' landfill property that would connect directly to the City of Torrington's Water Pollution Control Plant located at on Bogue Road. The system shall include the Proposer installing and maintaining their owned electrical lines to be run from the landfill site along Vista Drive, across South Main Street, span the Naugatuck River into the plant site. The distance from the landfill site measured from the existing landfill gate entry point to the existing plant meter location is approximately 1,700 feet. Connection shall be "behind" the meter and will not involve "net metering". Currently the plant's average monthly demand is approximately 175,000kwh.

Torrington Dump Site and Vicinity

Assessor Parcels

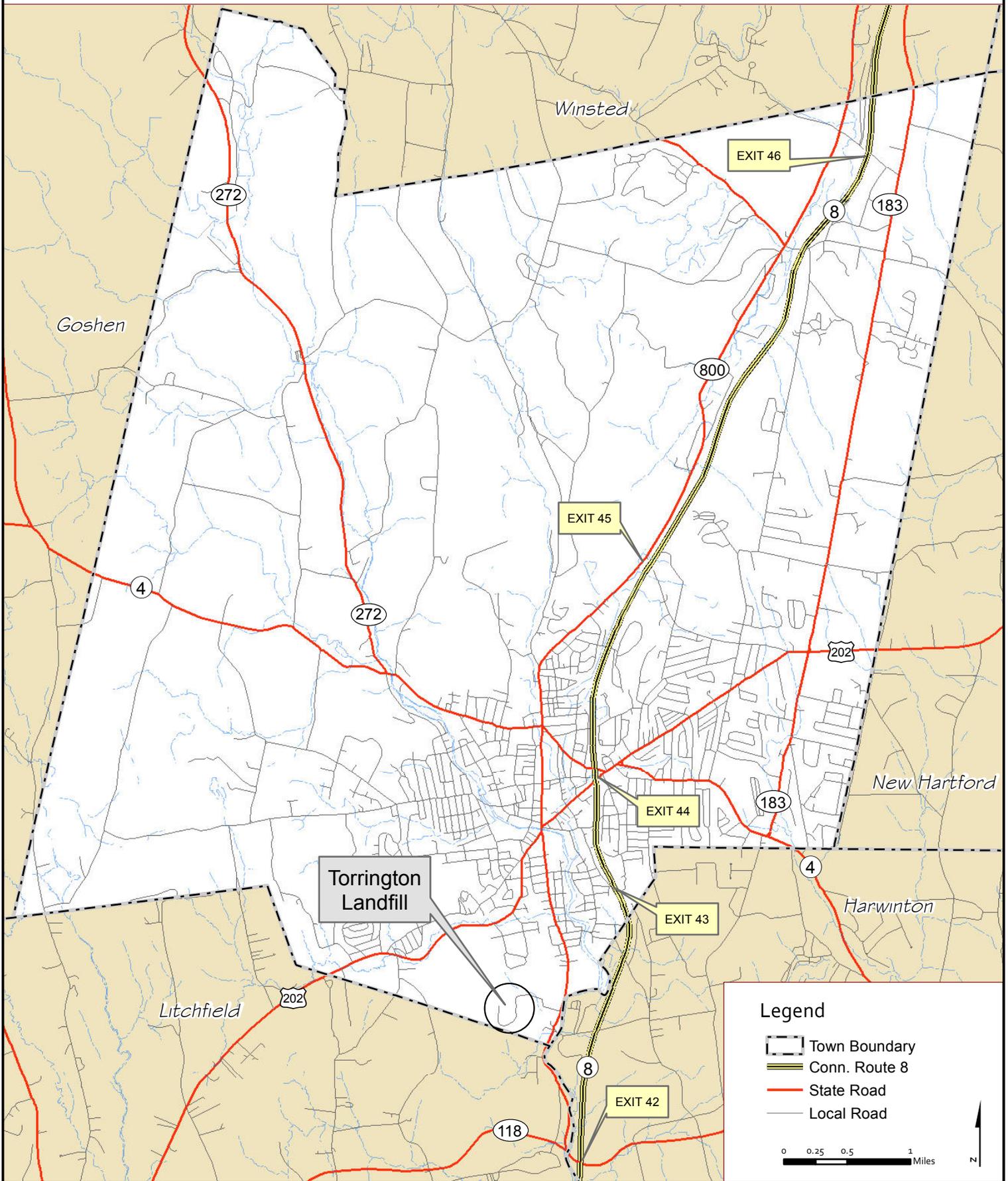


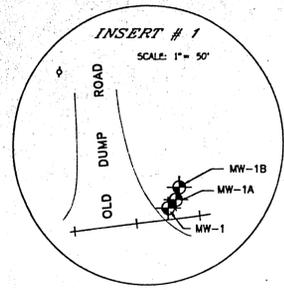
0 250 500 1,000 Feet

Map produced by
City of Torrington
Engineering Department
October 2011

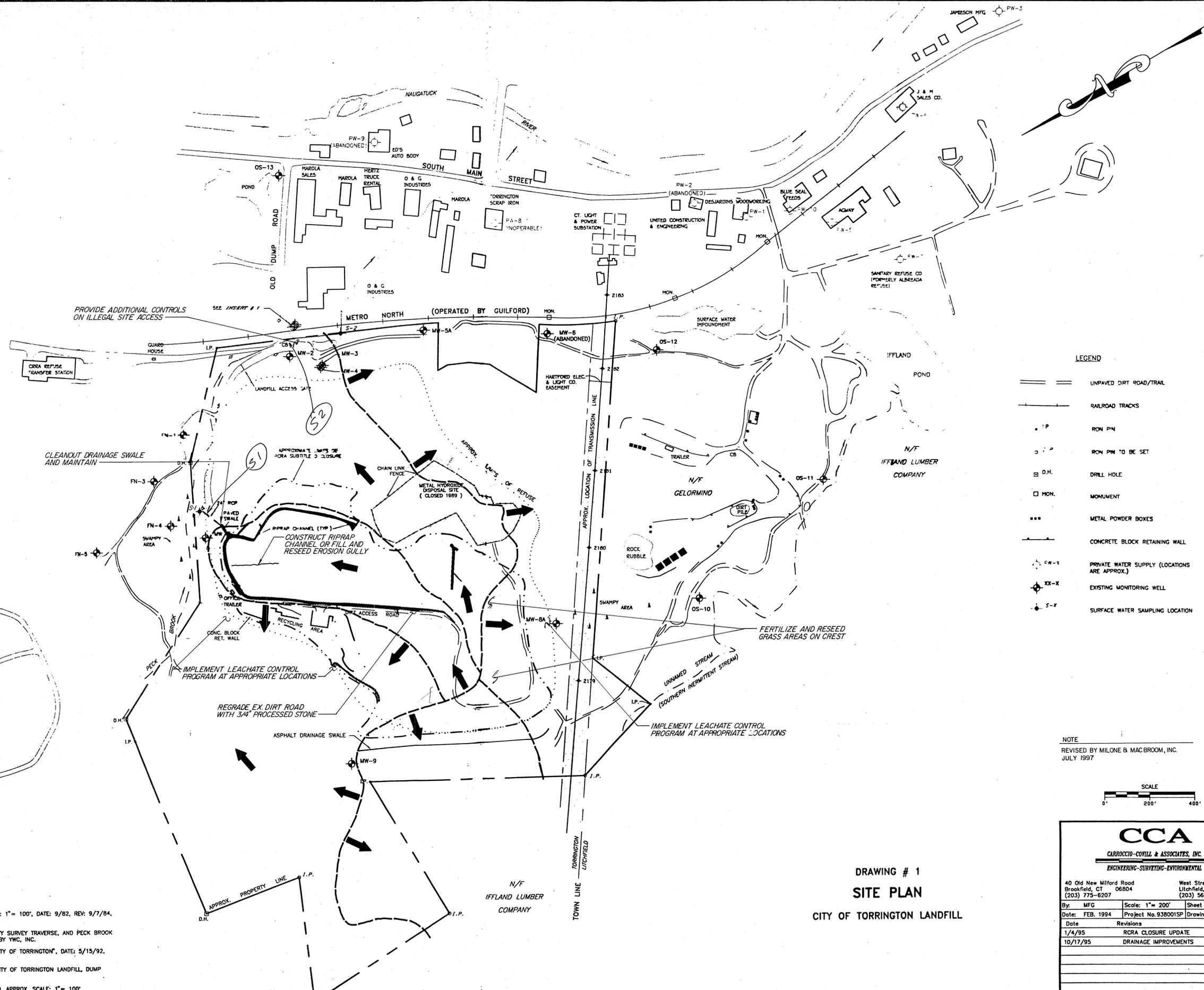


LOCATION MAP FOR TORRINGTON LANDFILL



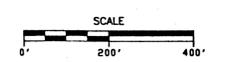


NOTE:
 THIS PLAN DESCRIBES REAL PROPERTY IN WHICH MUNICIPAL SOLID WASTES HAVE BEEN DISPOSED AND BURIED IN ACCORDANCE WITH THE REQUIREMENTS OF 40 CFR, PART 258 (RCRA SUBTITLE D) REGULATIONS. ALTHOUGH THE MUNICIPAL SOLID WASTE FACILITY IS NOW CLOSED, PUBLIC HEALTH, ENVIRONMENTAL SAFETY AND REGULATIONS ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (40 CFR, PART 258.61) AND THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION (22a-209-13) REQUIRE THAT POST-CLOSURE USE OF THE PROPERTY SHALL NOT DISTURB THE INTEGRITY OF THE FINAL COVER, LINER(S), OR ANY OTHER COMPONENTS OF THE CONTAINMENT SYSTEM UNLESS IT CAN BE DEMONSTRATED THAT ANY PROPOSED DISTURBANCE WILL NOT INCREASE ANY RISK TO THE PUBLIC OR THE ENVIRONMENT AS DETERMINED BY THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 FOR A FURTHER DESCRIPTION OF THE FACILITY AND OTHER SITE INFORMATION REFERENCE IS MADE TO "ENGINEERING REPORT ON RCRA SUBTITLE D CLOSURE OF MUNICIPAL SOLID WASTE LANDFILL, CITY OF TORRINGTON, TORRINGTON, CONNECTICUT", DATED MARCH 1995 AND PREPARED BY CARROCCIO-COVILL & ASSOCIATES, INC. (CCA), BROOKFIELD, CT



- LEGEND**
- == UNPAVED DIRT ROAD/TRAIL
 - RAILROAD TRACKS
 - I.P. ROW PIN
 - I.P. ROW PIN TO BE SET
 - D.H. DRILL HOLE
 - MON. MONUMENT
 - *** METAL POWDER BOXES
 - CONCRETE BLOCK RETAINING WALL
 - CW-X PRIVATE WATER SUPPLY (LOCATIONS ARE APPROX.)
 - ⊕ EX-X EXISTING MONITORING WELL
 - ⊕ S-X SURFACE WATER SAMPLING LOCATION

NOTE
 REVISED BY MILONE & MACBROOM, INC.
 JULY 1997



**DRAWING # 1
 SITE PLAN
 CITY OF TORRINGTON LANDFILL**

CCA
 CARROCCIO-COVILL & ASSOCIATES, INC.
 ENGINEERING-SURVEYING-ENVIRONMENTAL

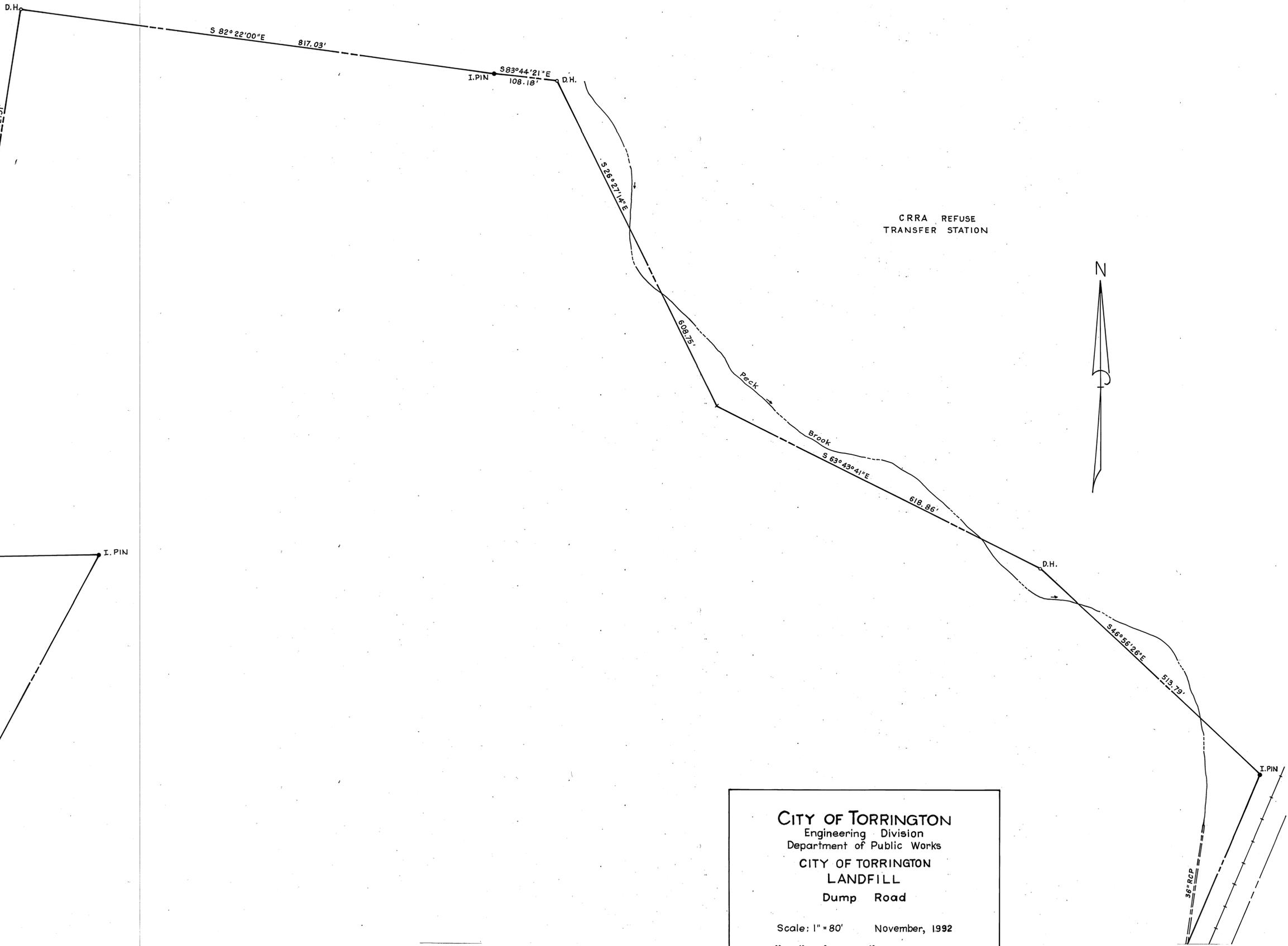
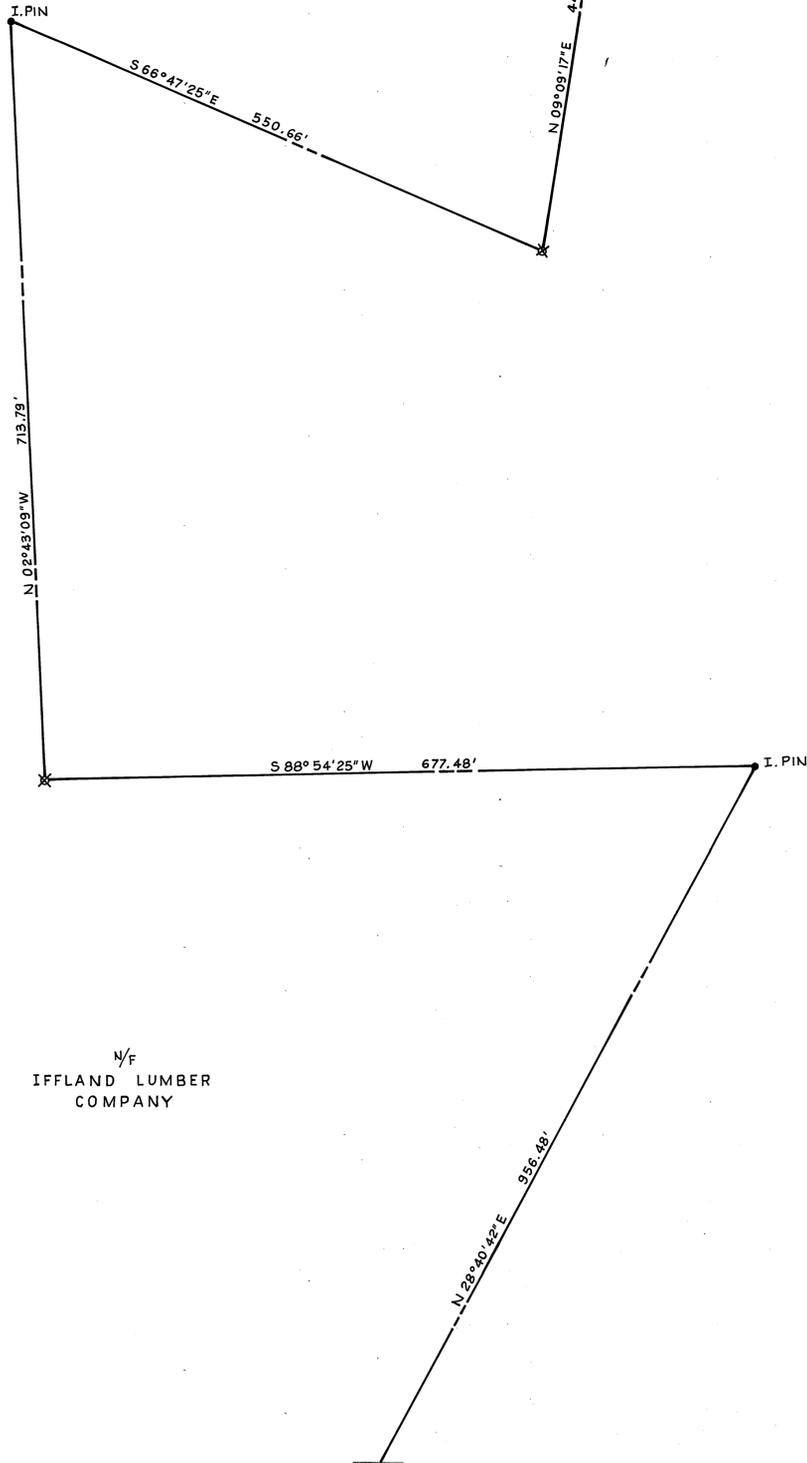
40 Old New Milford Road Brookfield, CT 06804 (203) 775-6207
 West Street Litchfield, CT 06759 (203) 567-3179

By: MFG	Scale: 1" = 200'	Sheet 1 of 1
Date: FEB. 1994	Project No. 938001SP	Drawing No.
1/4/95	Revisions	
10/17/95	RCRA CLOSURE UPDATE	
	DRAINAGE IMPROVEMENTS	

- REF MAPS:
- "MONITORING WELL LOCATION PLAN, SANITARY LANDFILL, TORRINGTON, CT.", SCALE: 1" = 100', DATE: 9/82, REV: 9/7/84, BY LOUREIRO ENGINEERING ASSOC.
 - "CITY OF TORRINGTON LANDFILL, LAYOUT OF PROPOSED PHASE II EM CONDUCTIVITY SURVEY TRAVERSE, AND PECK BROOK WATER CONDUCTIVITY MEASUREMENT STATIONS, DATE: 5/8/90, SCALE: 1" = 200', BY YWC, INC.
 - "GROUNDWATER ELEVATION CONTOUR MAP, SECOND QUARTER, APRIL 14, 1992, CITY OF TORRINGTON", DATE: 5/15/92, SCALE: 1" = 200', BY YWC TECHNOLOGIES, INC.
 - "CITY OF TORRINGTON, ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, CITY OF TORRINGTON LANDFILL, DUMP ROAD", SCALE: 1" = 200', DATE: 10/92
 - MAP FEATURES REVISED FROM AERIAL PHOTOGRAPHY OF AREA TAKEN ON 5/1/90, APPROX. SCALE: 1" = 100'

HILLSIDE CEMETERY

CRRR REFUSE
TRANSFER STATION

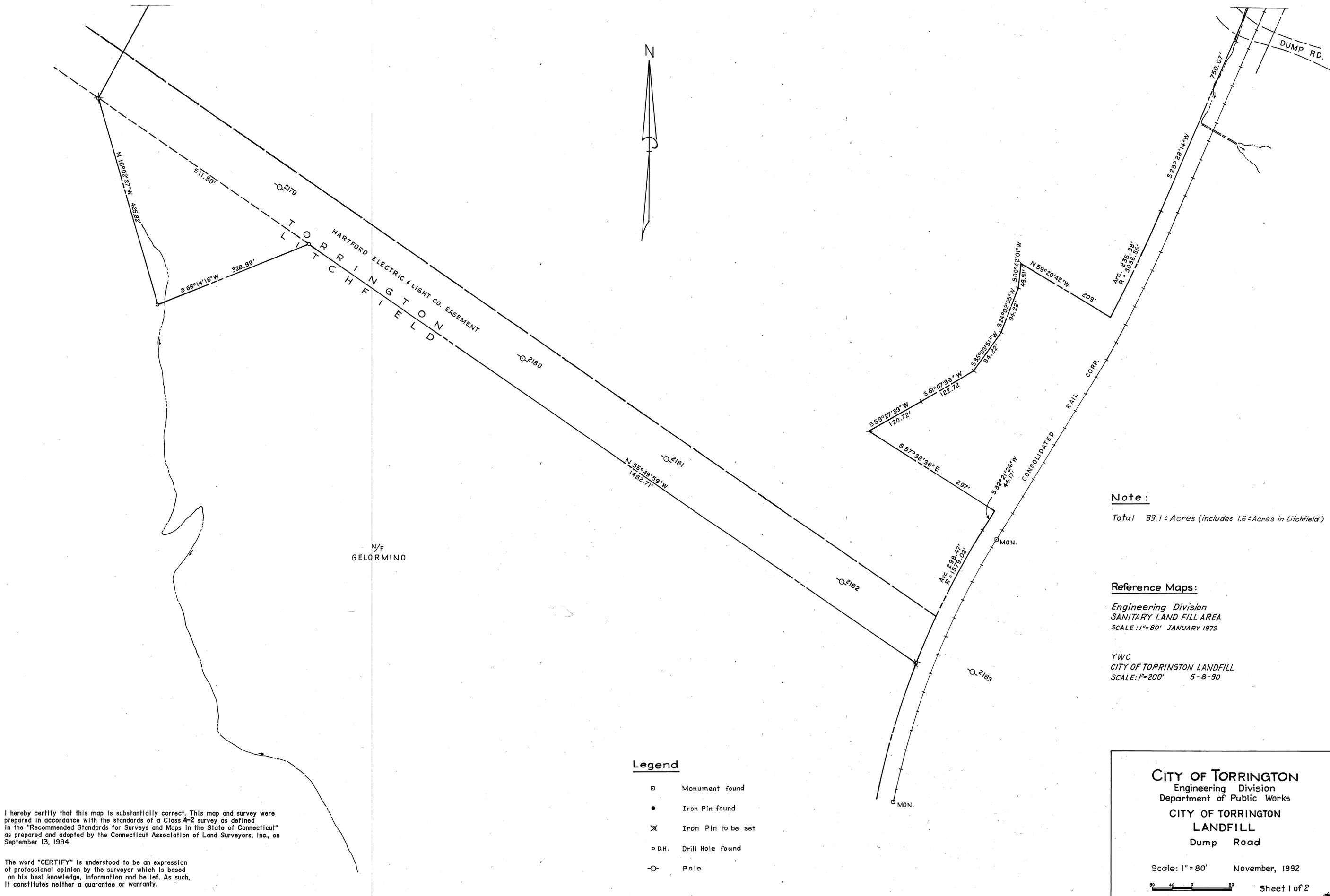


1/4
IFFLAND LUMBER
COMPANY

CITY OF TORRINGTON
 Engineering Division
 Department of Public Works
 CITY OF TORRINGTON
 LANDFILL
 Dump Road

Scale: 1" = 80' November, 1992

80 40 0 80 Sheet 2 of 2



Note:
 Total 99.1 ± Acres (includes 1.6 ± Acres in Litchfield)

Reference Maps:
 Engineering Division
 SANITARY LAND FILL AREA
 SCALE: 1"=80' JANUARY 1972

 YWC
 CITY OF TORRINGTON LANDFILL
 SCALE: 1"=200' 5-8-90

Legend

- Monument found
- Iron Pin found
- ⊗ Iron Pin to be set
- D.H. Drill Hole found
- Pole

I hereby certify that this map is substantially correct. This map and survey were prepared in accordance with the standards of a Class A-2 survey as defined in the "Recommended Standards for Surveys and Maps in the State of Connecticut" as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 13, 1984.

The word "CERTIFY" is understood to be an expression of professional opinion by the surveyor which is based on his best knowledge, information and belief. As such, it constitutes neither a guarantee or warranty.

CITY OF TORRINGTON
 Engineering Division
 Department of Public Works
CITY OF TORRINGTON
LANDFILL
 Dump Road

Scale: 1"=80' November, 1992

80 40 0 80 Sheet 1 of 2



Survey Point Coordinates
(calculated by software)

POINT ID	X Coordinate	Y Coordinate
4165	898363.65	845810.32
4166	897754.95	845922.01
4167	897345.03	846372.05
4168	898492.46	843830.28
4169	897084.68	844295.64
4170	896599.02	844456.18
4171	896810.99	845388.88
4172	896163.00	845191.17
4173	895935.40	845867.70
4174	896481.55	845797.40
4175	896429.77	846236.87
4176	897238.36	846353.99
4177	898820.68	845575.59
4178	898721.54	844832.10
4179	898681.42	844600.23
4181	898479.33	844653.55
4182	898492.40	844605.38
4183	898479.00	844512.11
4184	898448.03	844423.13
4185	898360.87	844336.74
4186	898277.64	844249.29
4187	898562.44	844165.03
4188	898549.91	844122.68
4190	898624.15	844094.74

Torrington Landfill Property with Topography

Vista Dr. Torrington, CT

Topography (5' Contour)

Notes on Topography:
Source data: 10-foot LIDAR DEM (2000)
downloaded from LIDAR
Center for Land Use Education and Research
http://clear.uconn.edu/data/CT_DEM/ct_dem_download.asp

5' Topography generated by City of Torrington from LIDAR
digital elevation model using GIS modeling. Data is for
display purposes only.

- Survey Points
- Boundary Line
- Railroad
- - - Fence
- Rivers, Streams
- Edge of Paved Road

Notes:
1. Landfill survey distance and bearing information shown
on map was taken from a survey titled:
City of Torrington Landfill, Dump Road by City of Torrington
Engineering Division; November, 1992; Scale 1"= 80' --
on file in the City of Torrington Engineering Dept. records as
property map 1623A.
2. Landfill survey referenced to orthophotography using
coordinates from two adjacent plans titled:
-- Connecticut Resource Recovery Agency Torrington Transfer
Station Site Plan, by HDR Technology, Inc. 1696
-- Torrington Land Associates, Inc. Leaf Composting and Transfer
Station Survey Plan by Anchor Engineering Services, Inc. 1/27/95
scale 1" = 40'
3. Aerial photo date April 2006

1000' State Plane Grid shown with black lines
Geographic Coordinates shown with red ticks
Coordinate System: NAD 1983 StatePlane Connecticut FIPS 0600 Feet
Projection: Lambert Conformal Conic
Datum: North America 1983
False Easting: 1,000,000.0000
False Northing: 500,000.0000
Central Meridian: -72.7500
Standard Parallel 1: 41.2000
Standard Parallel 2: 41.8667
Latitude Of Origin: 40.8333
Units: Foot US



1 inch = 150 feet



Drawn By: Engineering Dept.

Date: 10/20/2011

Path: D:\GIS_Projects\Public_Work\Landfill_Drawings_2011\Torrington_Landfill_Property_withTopo_9_15_11.mxd

PDF version saved to Cityworks\Torrington GIS\Landfill Drawings 2011\Torrington_Landfill_Property_withTopo_9_15_11.PDF



Survey Point Coordinates
(calculated by software)

POINT ID	X Coordinate	Y Coordinate
4165	898363.65	845810.32
4166	897754.95	845922.01
4167	897345.03	846372.05
4168	898492.46	843830.28
4169	897084.68	844295.64
4170	896599.02	844456.18
4171	896810.99	845388.88
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4176	897238.36	846353.99
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4178	898721.54	844832.10
4179	898681.42	844600.23
4181	898479.33	844653.55
4182	898492.40	844605.38
4183	898479.00	844512.11
4184	898448.03	844423.13
4185	898360.87	844336.74
4186	898277.64	844249.29
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4188	898549.91	844122.68
4190	896824.15	844094.74

Torrington Landfill Property

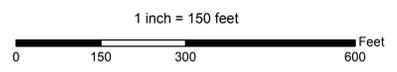
Vista Dr. Torrington, CT

- Survey Points
- Boundary Line
- Railroad
- - - - Fence
- Rivers, Streams
- Edge of Paved Road

Notes:
 1. Landfill survey distance and bearing information shown on map was taken from a survey titled:
 City of Torrington Landfill, Dump Road by City of Torrington Engineering Division; November, 1992; Scale 1"= 80' -- on file in the City of Torrington Engineering Dept. records as property map 1633A.
 2. Landfill survey referenced to orthophotography using coordinates from two adjacent plans titled:
 -- Connecticut Resource Recovery Agency Torrington Transfer Station Site Plan, by HDR Techserv, Inc. 1696
 --Torrington Land Associates, Inc. Leaf Composting and Transfer Station Survey Plan by Anchor Engineering Services, Inc. 1/27/95 scale 1" = 40'
 3. Aerial photo date April 2006

1000' State Plane Grid shown with black lines
 Geographic Coordinates shown with red ticks

Coordinate System: NAD 1983 StatePlane Connecticut FIPS 0000 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 False Easting: 1,000,000.0000
 False Northing: 500,000.0000
 Central Meridian: -72.7500
 Standard Parallel 1: 41.2000
 Standard Parallel 2: 41.8867
 Latitude Of Origin: 40.8333
 Units: Foot US



Drawn By: Engineering Dept. Date: 10/20/2011

Path: D:\GIS_Projects\Public_Works\Landfill_Drawings_2011\Torrington_Landfill_Property_9_15_11.mxd
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