

Connecticut State University System

Developing a State of Minds

BR#02-05



RESOLUTION

concerning

AN EASEMENT
TO THE CITY OF DANBURY
IN CONJUNCTION WITH
THE CONSTRUCTION OF THE NEW SCIENCE BUILDING
ON THE MIDTOWN CAMPUS OF
WESTERN CONNECTICUT STATE UNIVERSITY

February 1, 2002

WHEREAS, Western Connecticut State University has completed construction documents for the development of a new science building on the Midtown Campus to be located on the site of the football field, and

WHEREAS, The existing easement and sanitary sewer and stormwater distribution system at the site does not meet the engineering requirements of the new Science Building, and

WHEREAS, A new easement must be granted to the City of Danbury in order to provide these services, and

WHEREAS, The Department of Public Works will install the new underground utility infrastructure during the construction of the new science building, therefore be it

RESOLVED, That the Board of Trustees for the Connecticut State University System grant an easement to the City of Danbury for sanitary sewer and storm lines in conjunction with the construction of the new science building at Western Connecticut State University, and be it further

RESOLVED, That the City of Danbury will maintain and repair the sanitary sewer and stormwater distribution system.

A Certified True Copy:

William J. Cibes, Jr., Chancellor

ITEM

A utility easement to the City of Danbury in conjunction with the construction of the new science building on the Midtown Campus of Western Connecticut State University.

BACKGROUND

Western Connecticut State University is in the final stage of the development of construction drawings and specifications for a new science building to be constructed on the Midtown Campus. It will be located adjacent to the Roberts Avenue Elementary School and on the site of the existing football field. Relocation of the football field and associated seating is currently underway.

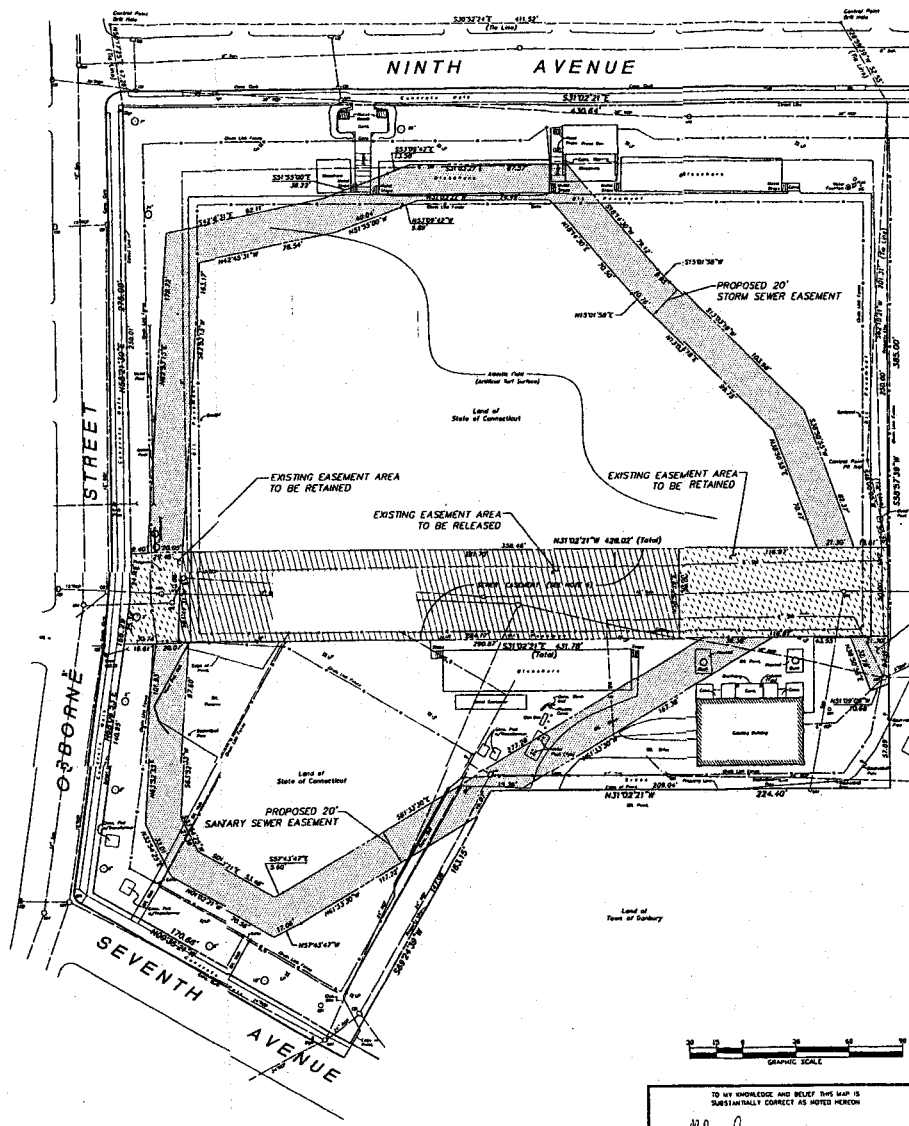
ANALYSIS

The development of a new science building was approved by the Board of Trustees in the last five year plan and is scheduled to commence construction in late summer or early fall of 2002. The location of all proposed utility services has been carefully designed to meet the needs of the university and the new science building. Unfortunately, the location of the existing easement granted to the City of Danbury cannot accommodate all of the needs of the new building, nor does it adhere to the City's engineering requirements. A new location for sanitary sewer and stormwater services has been established and agreed upon by the Department of Public Works (DPW), Western Connecticut State University and the City of Danbury. The contractor that will be retained by DPW to build the new science building will also install the new utility lines. The City of Danbury will be responsible for the maintenance and repair of the underground utility system after its installation.

In order to provide maintenance and repair access to the proposed sanitary sewer and stormwater services for the intended building, it is necessary for the Board of Trustees to grant a property easement to the City of Danbury. About a third of the existing easement will remain in effect and the remaining two-thirds will be released by the City of Danbury as it will no longer be required to meet the needs of the university.

CHANCELLOR'S RECOMMENDATION

Approve granting a permanent easement to the City of Danbury for sanitary sewer and storm lines at the site of the new science building to be located on the Midtown Campus of Western Connecticut State University.



- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-200a-1 THRU 20-200a-28 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE CASE OF SURVEYS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 30, 1998. THE DATE OF SURVEY IS AN ARBITRARY DATE. THE BOUNDARY DETERMINATION CATEGORY IS A REFSURVEY. THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
 - MEASUREMENTS REFER TO THE CONNECTICUT COORDINATE SYSTEM (NAD 83) BASED UPON TOWN MONUMENTS 28 & 30 HOLDING THE FOLLOWING PUBLISHED COORDINATE VALUES:
 IN 28 N 206.848.78 E 408.945.42 IN 30 N 206.848.78 E 408.945.42
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 A. "THE LEWIS RICE BURDETTE PROPERTY DANBURY, CT", SCALE 1"=100', DATED JANUARY 2, 1982.
 B. "MAP SHOWING PROPERTY TO BE CONVEYED TO THE TOWN OF DANBURY BY STATE OF CONNECTICUT LOCATED BETWEEN SEVENTH AVE., NINTH AVE. AND ROBERTS AVENUE DANBURY, CTOWN", BY S.A. RAMP, SCALE 1"=40', DATED AUGUST 11, 1920.
 C. "MAP SHOWING PROPERTY OF SALES S. DEAN TO BE CONVEYED TO THE STATE OF CONNECTICUT AND ROBERTS AVENUE DANBURY, CONNECTICUT, BY SIMEY A. RAMP, SCALE 1"=40', DATED DECEMBER 27, 1899.
 D. "BOUNDARY MAP BETWEEN CONNECTICUT STATE UNIVERSITY DANBURY CAMPUS AND STATE STREET DANBURY, CONNECTICUT, BY OTHERS, SCALE 1"=100', DATED SEPTEMBER 1988.
 E. "THE WILKINS SURVEY DANBURY CAMPUS BETWEEN CONNECTICUT STATE UNIVERSITY DANBURY, CONNECTICUT, CONSERVATORY AND SITE UTILITIES PLANS, BY OTHERS, ENGINEERING SERVICES, SCALE 1"=40', DATED JANUARY 6, 1987.
 F. "MAP SHOWING PROPERTY OF ST. NICHOLAS BYOTWINE CATHOLIC CHURCH TO BE ACQUIRED BY THE STATE OF CONNECTICUT, ROBERTS AVENUE DANBURY, CONNECTICUT, BY SIMEY A. RAMP, JR., SCALE 1"=10', DATED AUGUST 30, 1925, REVISED 8/27/91.
 G. "BOUNDARY & TOPOGRAPHIC SURVEY NEW SCIENCE BUILDING OSBORNE STREET, SEVENTH AVENUE, ROBERTS AVENUE & NINTH AVENUE DANBURY, CONNECTICUT, BY SPS, SCALE 1"=20', DATED SEPTEMBER 2000.
 - LAND OF THE STATE OF CONNECTICUT IS SUBJECT TO EASEMENT IN FAVOR OF THE CITY OF DANBURY AS DESCRIBED IN VOLUME 150, PAGE 152 OF THE DANBURY LAND RECORDS.
 - EXISTING CONDITIONS BASED UPON THE MAP IN NOTE 3C.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS NOTICED HEREON HAVE BEEN COMPARED TO PLAN, FIELD RECORDS, DRAWINGS AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENT AGENCIES AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONAL OTHER SUBSURFACE FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS CORPORATION AND THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VIEWED IN THE FIELD BY THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

EASEMENT MAP
 EASEMENTS TO BE GRANTED AND RELEASED BY
TOWN OF DANBURY
 ACROSS THE PROPERTY OF
STATE OF CONNECTICUT
 SEVENTH AVENUE, OSBORNE STREET, & NINTH AVENUE
 DANBURY, CONNECTICUT



TO MY KNOWLEDGE AND BELIEF THIS MAP IS
 SUBSTANTIALLY CORRECT AS NOTED HEREON

[Signature]

MOSES C. ALLEN, L.S. LICENSE NO. 12326

TRUE AND VALID COPIES OF THIS MAP OR PLAN MUST BEAR THE ORIGINAL
 SIGNATURE AND CORRECTED SEAL OF THE ABOVE NAMED LAND SURVEYOR
 UNAUTHORIZED REPRODUCTION OR ALTERATION IS FORBIDDEN.

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| Contract No. | | URS | | Survey and Mapping by URS Corporation A-E-8 | |
| Scale: 1" = 30' | | Date: DECEMBER 2001 | | 300 Corporate Drive, Suite 20 Danbury, Connecticut 06807-4002 Tel: (860) 897-2882 | |
| Form No. 1 | Drawn By | Project # | F3-00001889.01 | | |
| Sheet # | Drawn By | Checked by | Map No. | Map No. | |
| 3046A | C. LEWIS | ML | 1146-17 | | |