

Site Plans

Issued for	Application
Date Issued	June 28, 2023
Latest Issue	November 15, 2023

BESS Installation CT5

Village Hill Road
Willington, Connecticut



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Applicant

Key Capture Energy
25 Monroe Street
Albany, NY 12210

Map / Block / Lot:

052 / 001 / 000
Town of Willington

Owner

Donna Marie DeWolf
7 Liska Road
Willington, CT 06279

Map / Block / Lot:

71 / 6
Town of Stafford

Owner

Nicholas V. Bacon
83 Village Hill Road
Stafford Springs, CT 06076

Sheet Index

No.	Drawing Title	Latest Issue
C-1.0	Legend, Abbreviations and General Notes	November 15, 2023
C-2.0	Overall Site Plan	November 15, 2023
C-2.1	Layout & Materials Plan	November 15, 2023
C-3.0	Grading & Drainage Plan	November 15, 2023
C-4.0	Erosion & Sediment Control Plan	November 15, 2023
C-5.0	Site Details	November 15, 2023

Reference Drawings

No.	Drawing Title	Latest Issue
1 of 1	ALTA/NSPS Land Title Survey (Willington)	August 22, 2022
1 of 1	ALTA/NSPS Land Title Survey (Stafford)	May 18, 2023



100 Great Meadow Road Suite 200 Wethersfield, CT 06109 860.807.4300

Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like property lines, easements, parking, and fences.

Abbreviations

Abbreviations table with columns for General abbreviations and their corresponding descriptions, such as ABAN for Abandon, ACR for Accessible Curb Ramp, etc.

Notes

Notes table with columns for General notes and specific notes regarding erosion control, existing conditions, utilities, layout and materials, and demolition.

BESS Installation CT5 Village Hill Road Willington, Connecticut

Revision table with columns for No., Revision, Date, and Apprd.

Approval table with columns for Designed by, Checked by, Issued for, and Date.

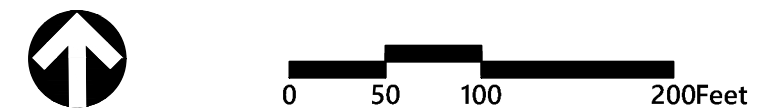
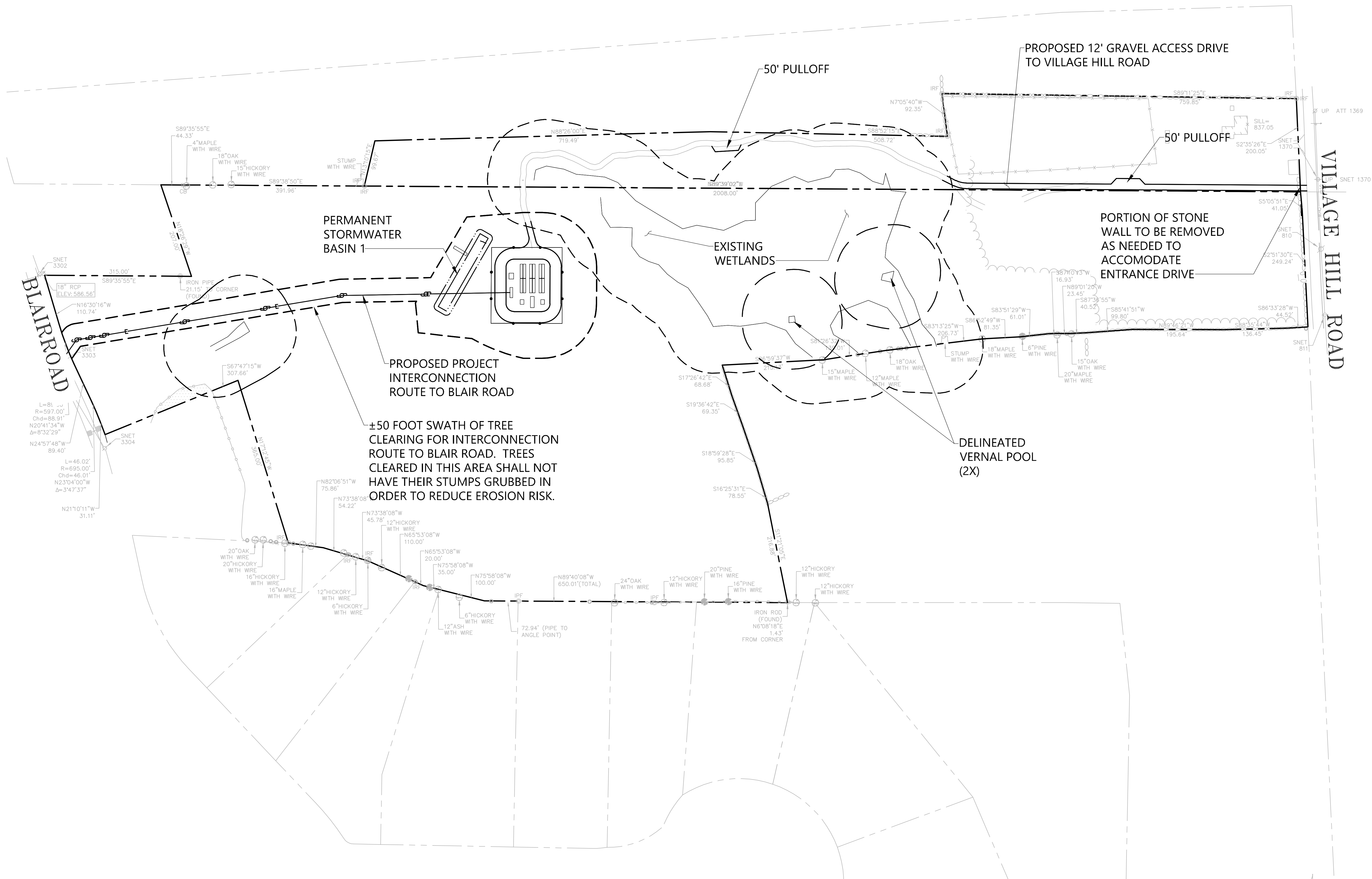
Not Approved for Construction Drawing Title

Legend, Abbreviations and General Notes

Sheet of

C-1.0

1 6



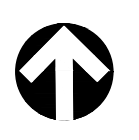
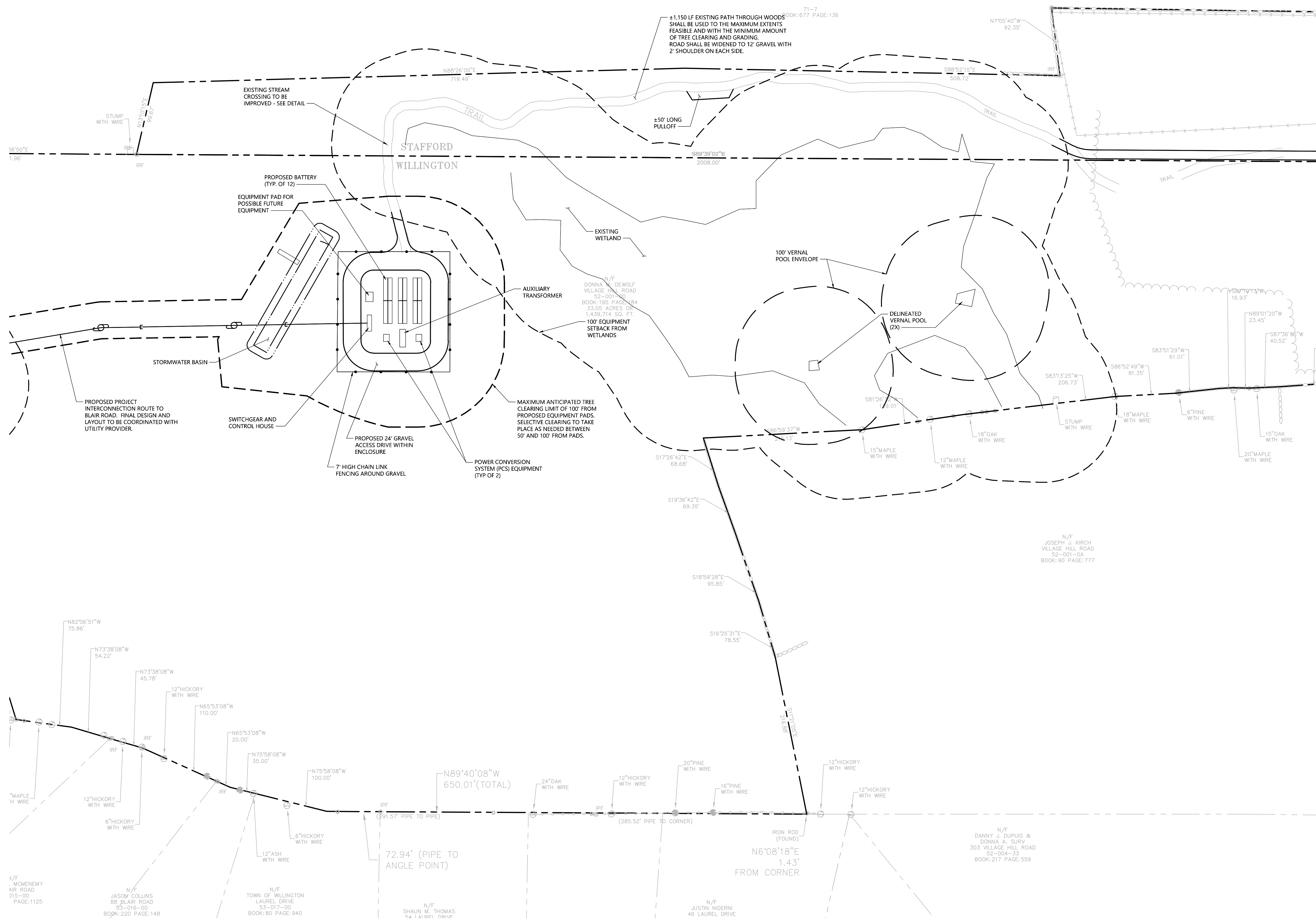
BESS Installation CT5
Village Hill Road
Willington, Connecticut

No.	Revision	Date	App'd.
1	CSC Petition Set One Interrog.	11/15/2023	SJK

Designed by	Checked by
TJM	SJK

Issued for: Application Date: June 28, 2023

Not Approved for Construction
Overall Site Plan



BESS Installation CT5 Village Hill Road Willington, Connecticut

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1	CSC Petition Set One Interrog.	11/15/2023	SJK

Designed by	TJM	Checked by	SJK
Issued for	Application	Date	June 28, 2023

Not Approved for Construction

Layout & Materials Plan

Drawing Number

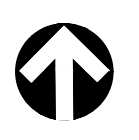
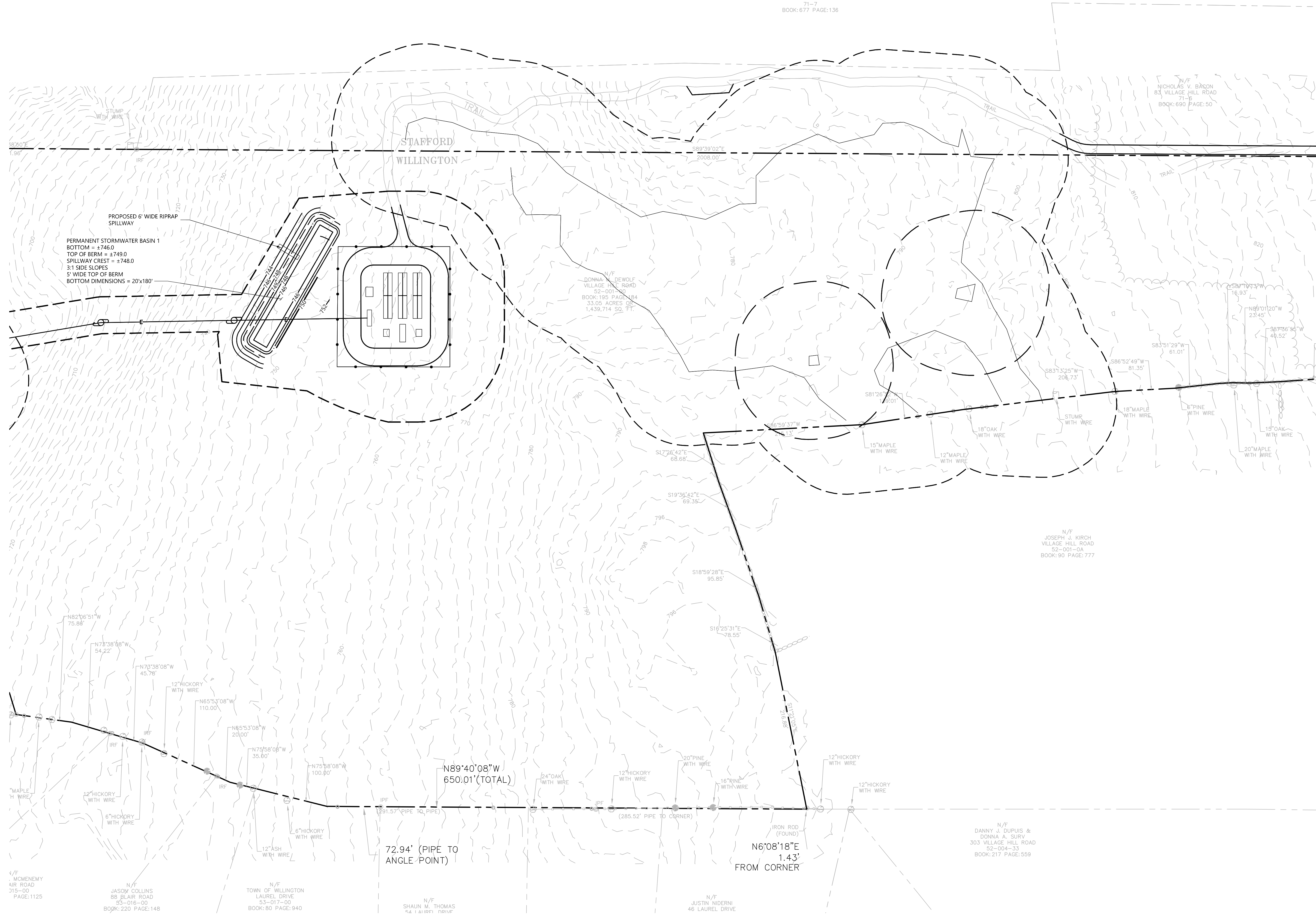
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Sheet 3 of 6

Project Number
43177.00



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300



0 30 60 120 Feet

BESS Installation CT5 Village Hill Road Willington, Connecticut

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Designed by: **TJM** Checked by: **SJK**
 Issued for: **Application** Date: **June 28, 2023**

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Grading & Drainage Plan

Drawing Number

C-3.0

Sheet **4** of **6**

Project Number
43177.00

CONSTRUCTION SEQUENCING

CONSTRUCTION ACTIVITIES ARE EXPECTED TO TAKE UP TO NINE MONTHS. THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:

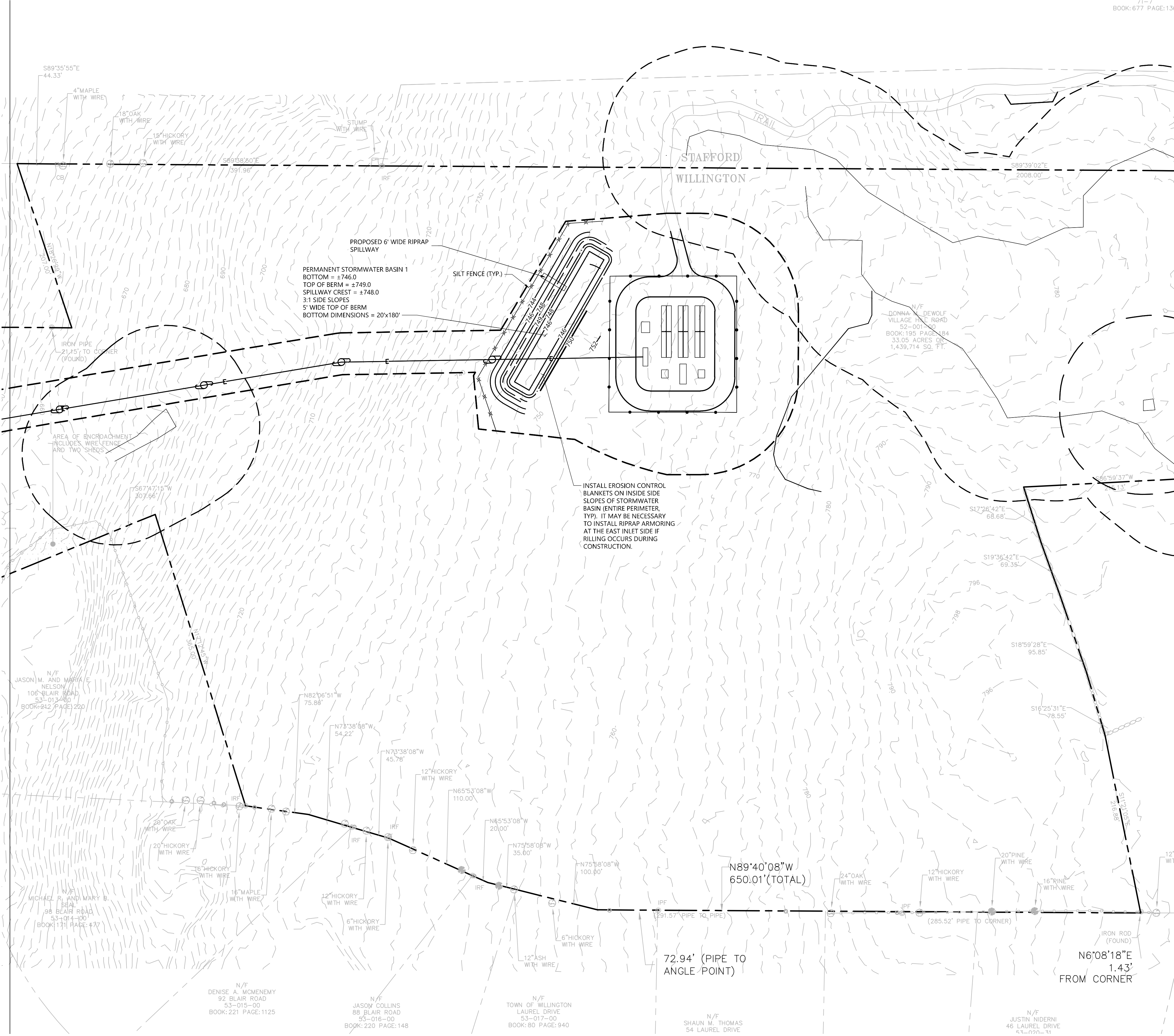
- THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED 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 CTDEEP-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.
- ENGINEER OF RECORD WILL PERFORM MONTHLY PLAN IMPLEMENTATION INSPECTIONS UNTIL EROSION CONTROLS ARE IN PLACE, OR THE FIRST THREE MONTHS (WHICHEVER IS GREATER) AND WILL PREPARE REPORTS OF THE FINDINGS.
- 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.
- PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWNS OF STAFFORD AND WILLINGTON WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
- CONTRACTOR SHALL ADHERE TO 2002 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, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, TOWNS OF STAFFORD AND 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 TOWNS OF STAFFORD AND 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 MONDAY THROUGH FRIDAY. IF ANY VARIATION FROM THIS SCHEDULE IS TEMPORARILY REQUIRED, THE PROJECT TEAM SHALL PROVIDE NOTICE TO CONNECTICUT SITING COUNCIL.
- HIGH FLOTATION TIRE EQUIPMENT SHALL BE USED TO THE MAXIMUM EXTENTS PRACTICABLE IN LIEU OF TRACK CONSTRUCTION EQUIPMENT IN AN EFFORT TO AVOID COMPACTION OF THE NATIVE SOILS.

PRE-CONSTRUCTION SITE PROTECTION SEQUENCE

- SURVEY AND MARK ALL WOODLAND CLEARING LIMITS.
- EXISTING AND PROPOSED ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
- FIELD SURVEY AND MARK BOUNDARY BETWEEN CLEARING LIMITS AND GRUBBING LIMITS.
- 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 STORMWATER BASINS AND SEDIMENT TRAPS AS EARLY AS FEASIBLE IN ACCORDANCE WITH THE APPROVED SITE-SPECIFIC SWPCP AND CT GUIDELINES. 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 AND BASINS WITHIN 72 HOURS OF COMPLETION.
- CLEAR AND GRUB VEGETATION PER SITE PLANS.
- THE USE OF A TUB GRINDER IS RECOMMENDED FOR THE MULCHING OF FELLED TREES IF CHIPPED ON SITE. MULCH SHALL NOT BE CAST WIDESPREAD ACROSS SITE AS IT WILL INHIBIT VEGETATIVE GROWTH.
- PERFORM EARTHWORK AND SHAPING ON THE SITE. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM AREAS PROPOSED FOR REGRADING. EXCESS SOIL WHICH IS NOT REUSED IN PROPOSED SITE GRADING AS DEPICTED ON PLANS CAN BE HAULED OFF-SITE.
- TOPSOIL SHALL BE REPLACED OVER REGRADED AREAS UPON COMPLETION OF MASS EARTHWORK ACTIVITIES AND AREAS WHICH WERE DISTURBED BY MASS EARTHWORK OPERATIONS SHALL BE RESEDED WITHIN 72 HOURS OF COMPLETION.
- THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL ADDRESS ONGOING EROSION PROBLEMS USING TEMPORARY DIVERSIONS AND FILLING AND GRADING GULLIES.

CONSTRUCTION SEQUENCE

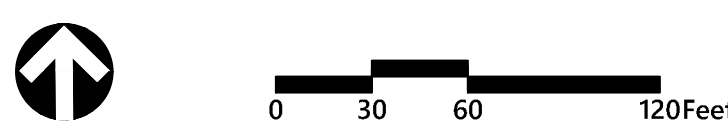
- INSTALL STABILIZED GRAVEL ROADS.
- INSTALL ELECTRICAL COMPONENTS AND INTERCONNECTION.
- INSTALL SITE FENCING.
- RESEED, REPAVE, AND/OR REPLANT ANY AREAS DISTURBED BY CONSTRUCTION.
- AFTER SITE IS STABILIZED, AND AFTER INSPECTION BY DESIGN ENGINEER, OR OTHER OWNER'S REPRESENTATIVE, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. ENTIRE SITE SHALL BE CHECKED FOR AND CLEANED OF SEDIMENT AS NEEDED.



11-1
BOOK: 677 PAGE: 131



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Suite 200
Wethersfield, CT 06109
860.807.4300



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Willington, Connecticut

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1	CSC Petition Set One Interlogs	11/15/2023	SJK

Designed by	TJM	Checked by	SJK
Issued for		Date	June 28, 2023

Application

Not Approved for Construction

Erosion & Sediment Control Plan

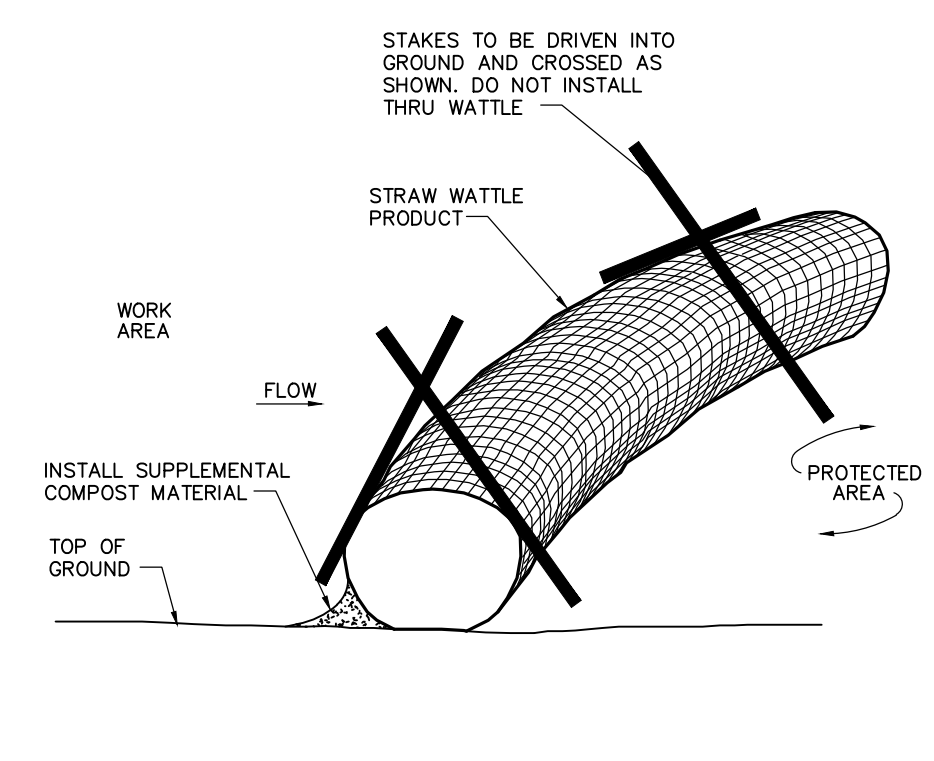
Sheet C-4.0

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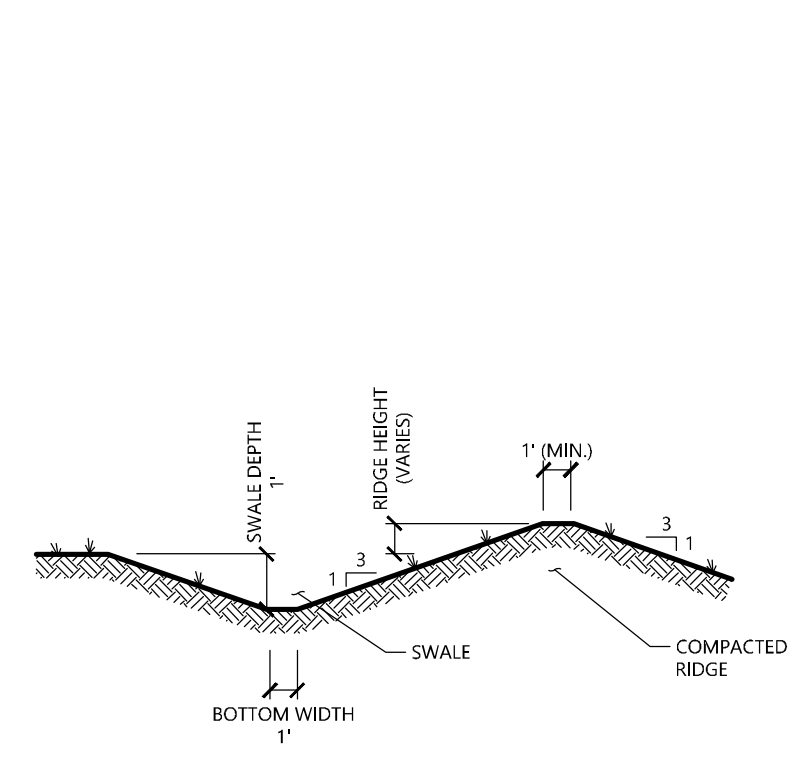
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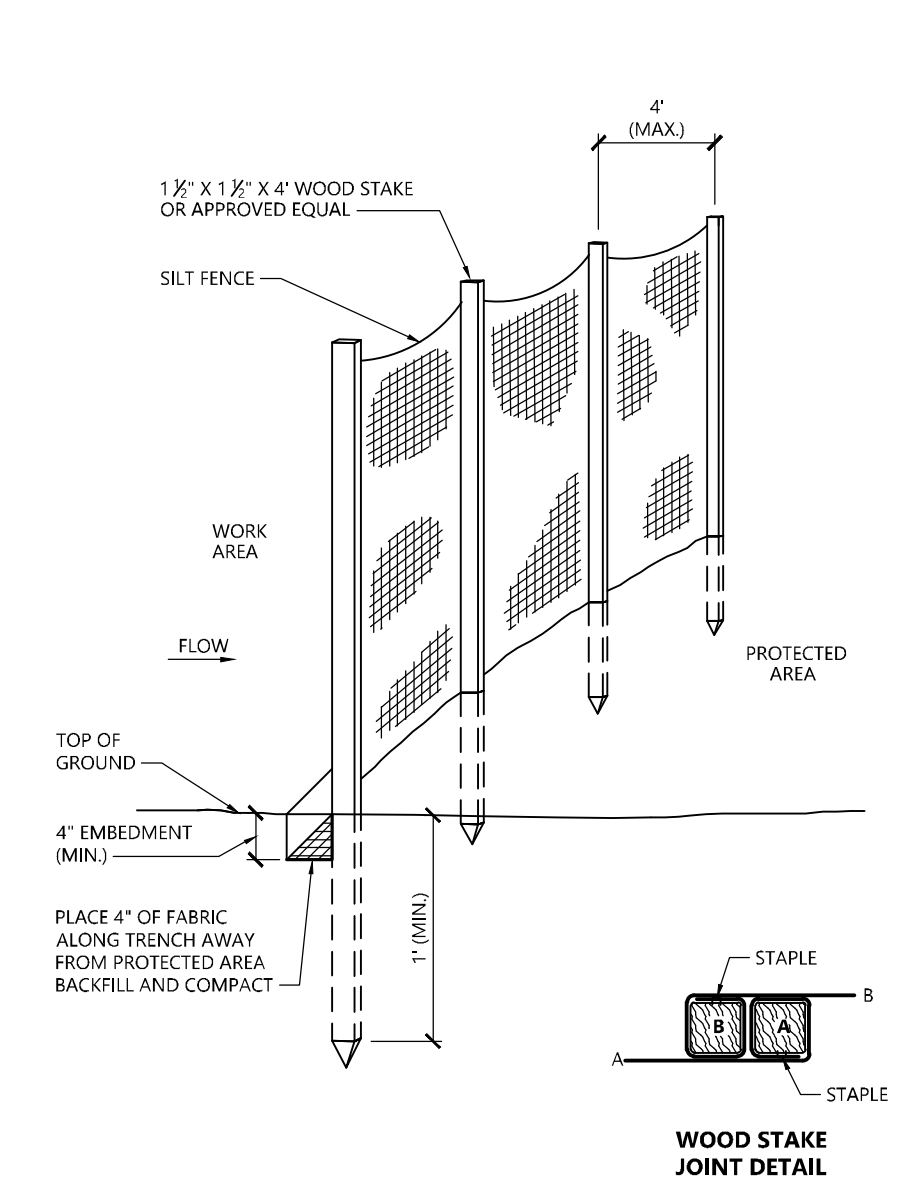


Straw Wattle Installation 8/72
N.T.S. Source: VHB LD_658

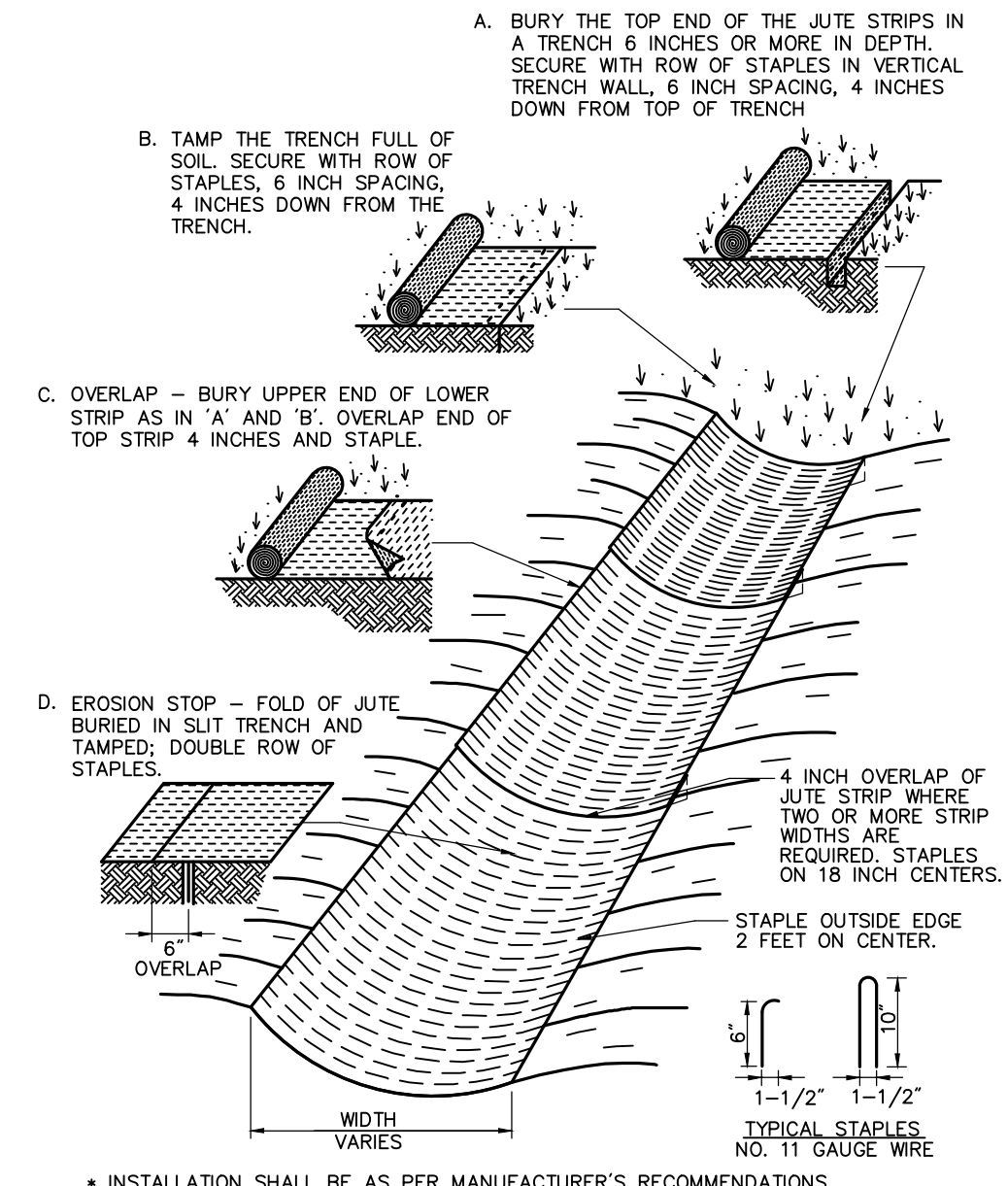


NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1
2. THE INTENT IS TO USE THE MATERIAL EXCAVATED FROM THE SWALE TO CONSTRUCT THE RIDGE.
3. BOTTOM OF SWALE SHALL BE LINED WITH EROSION CONTROL BLANKET.

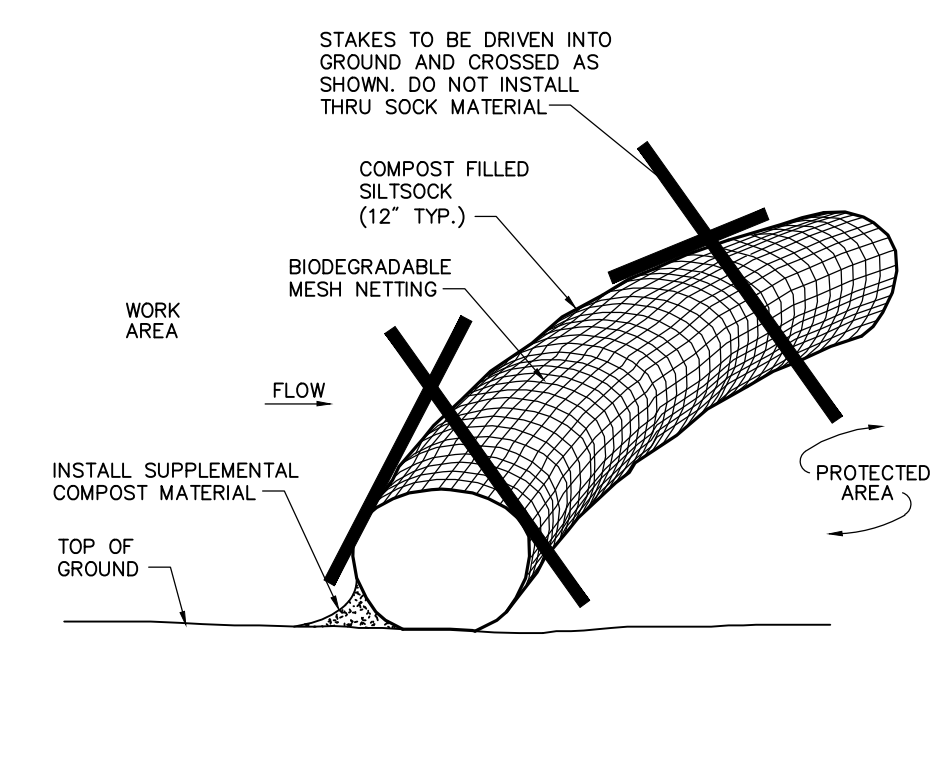
Diversion Swale
N.T.S. Source: VHB



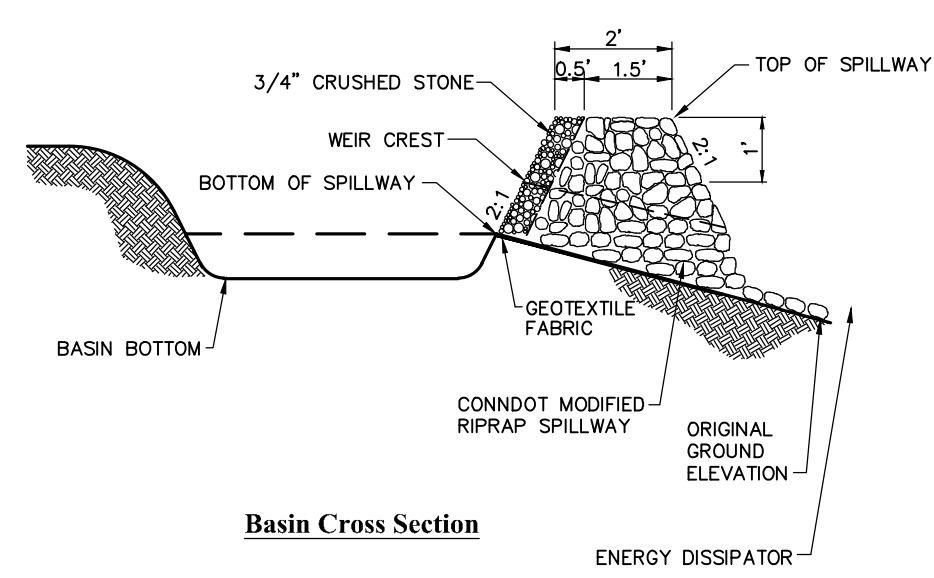
Silt Fence Barrier 1/16
N.T.S. Source: VHB LD_650



Erosion Control Blanket (ECB) Swale Installation 6/08
N.T.S. Source: VHB LD_681

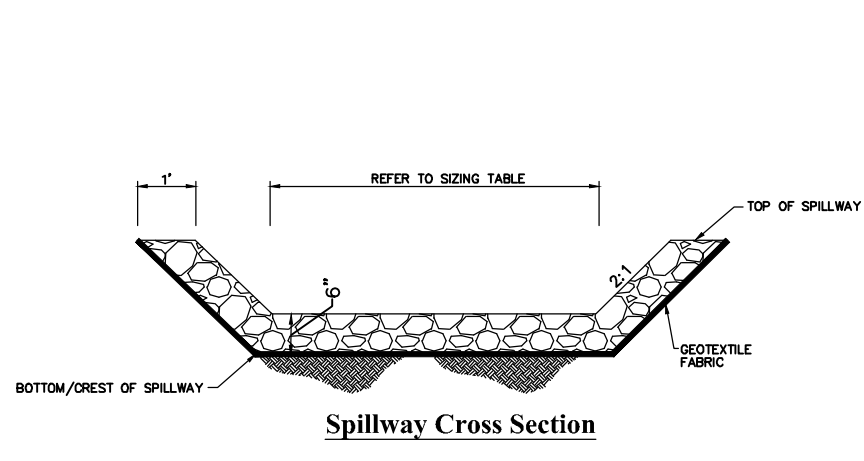


Compost Filter Sock (CFS) 8/72
N.T.S. Source: VHB LD_658



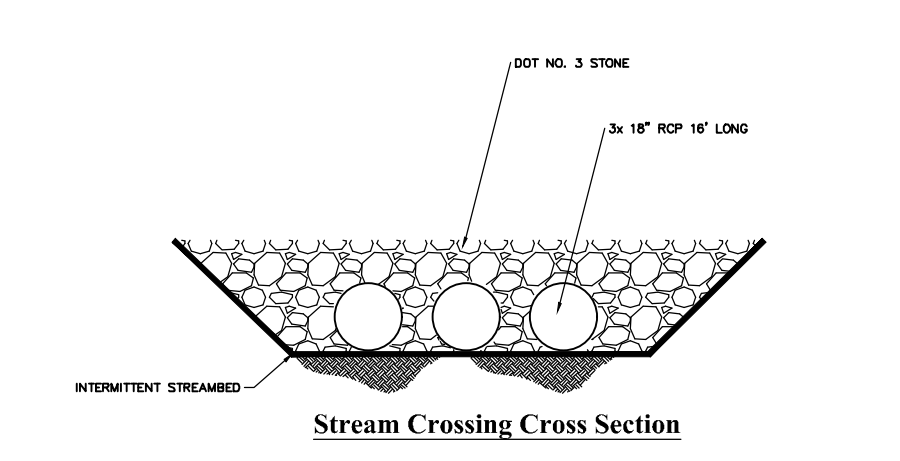
NOTE:
1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1
2. TOP OF EMBANKMENT SHALL BE 2\"/>

Permanent Stormwater Basin
N.T.S. Source: VHB



NOTE:
1. ALL SIDE SLOPES OF RIPRAP SHALL NOT EXCEED 1:1
2. STONE FOR SPILLWAY SHALL BE #8\"/>

Stormwater Basin Spillway
N.T.S. Source: VHB



NOTE:
1. ALL SIDE SLOPES OF RIPRAP SHALL NOT EXCEED 1:1
2. STONE FOR WETLAND CROSSING ROAD SHALL BE DOT NO. 3 STONE
3. LONGITUDINAL ROAD WIDTH SHALL BE 14'

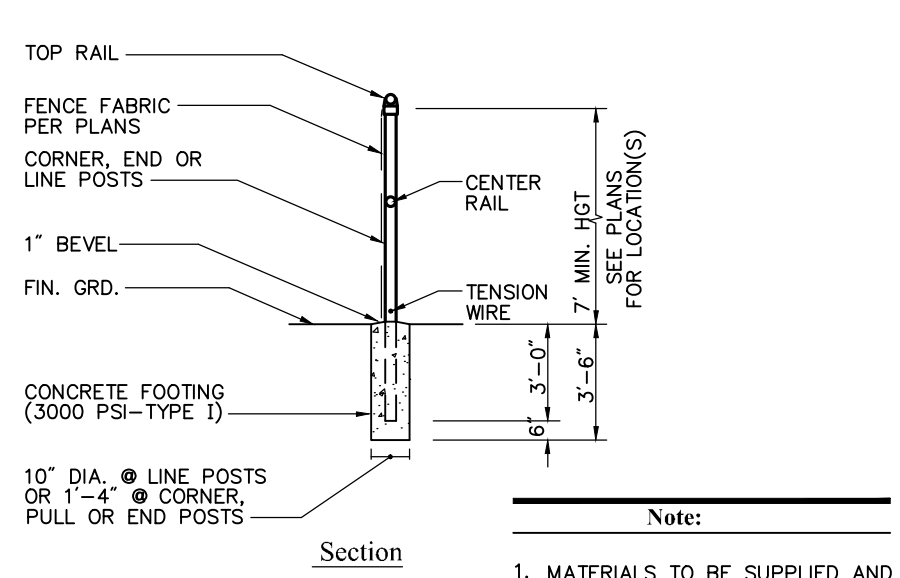
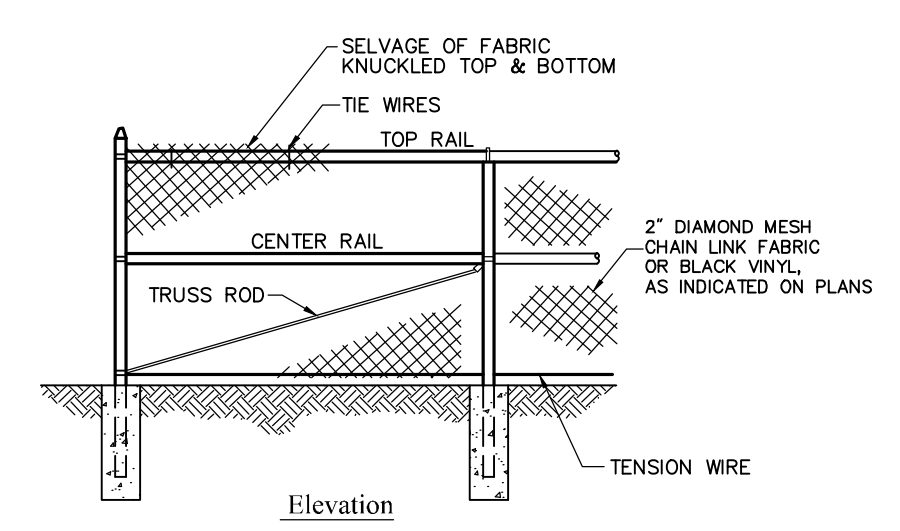
Intermittent Stream Crossing
N.T.S. Source: VHB



BATTERY ENERGY STORAGE INSTALLATION
Site Location: Village Hill Road, Willington, CT
Owner: Key Capture Energy

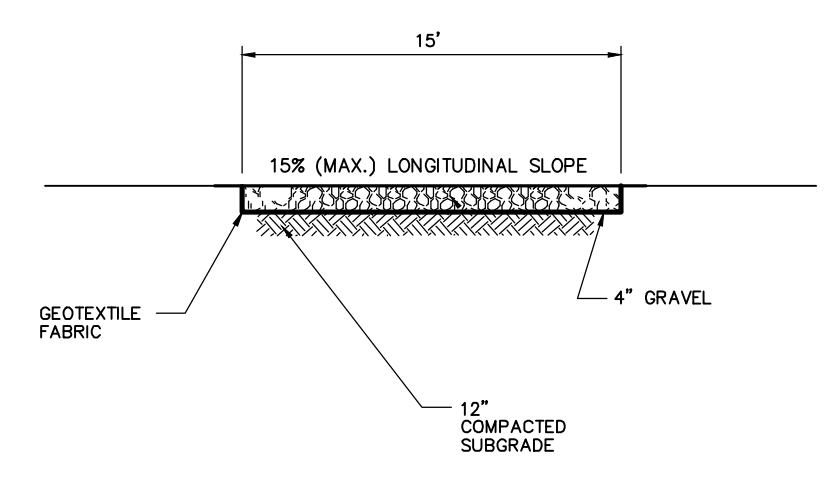
IN CASE OF EMERGENCY CALL 911
WILLINGTON POLICE DEPARTMENT - (860) 896-3200

Danger and Site Facility Signs 1/16
N.T.S. Source: VHB



NOTE:
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH \"CHAIN LINK MANUFACTURER'S INSTITUTE\" PRODUCT MANUAL.

7' Chain Link Fence 6/08
N.T.S. Source: VHB REV LD_480



Notes:
1. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD AND OWNER, AND RECEIVE THEIR APPROVAL, IN THE EVENT OF MODIFICATION TO ROAD WIDTH OR DEPTH THAT COULD LEAD TO ADDED COSTS ABOVE BASE CONTRACT. ROADWAY MATERIALS SHOULD CONFORM WITH AND BE PLACED IN ACCORDANCE WITH CONNECTICUT DEPARTMENT OF TRANSPORTATION (CTDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGES, AND INCIDENTAL CONSTRUCTION (FORM 818 OR LATEST).

Gravel Access Road
N.T.S. Source: VHB

BESS Installation CT5
Village Hill Road
Willington, Connecticut

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1	CSC Petition Set One Interrog	11/15/2023	SJK

Designed by: TJM
Checked by: SJK
Issued for: Application
Date: June 28, 2023

Not Approved for Construction
Drawing Title: Site Details
Drawing Number: C-5.0

Sheet 6 of 6

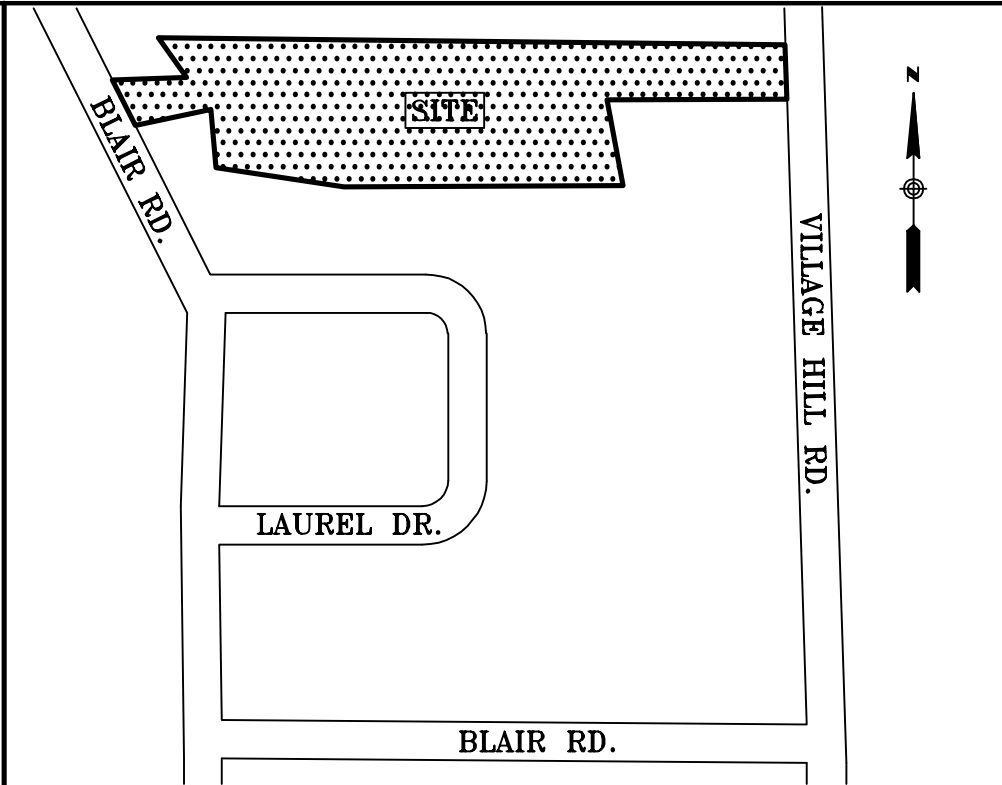
TITLE INSURANCE COMMITMENT INFORMATION

RESTRICTIONS, CONDITIONS, EASEMENTS	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAN
③	N/A	RIGHTS OF OTHERS IN AND TO ANY WATERCOURSE SITUATED UPON OR CROSSING PREMISES.	NOT PLOTTABLE
④	N/A	ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.	NOT PLOTTABLE
⑤	VOLUME 198 PAGE 22	ASSESSOR'S CERTIFICATE FOR OPEN SPACE RECORDED NOVEMBER 28, 2011 IN THE TOWN OF WILLINGTON LAND RECORDS.	NOT PLOTTABLE

STEWART TITLE ALTA COMMITMENT FOR TITLE INSURANCE NO. 21000150483 EFFECTIVE DATE: NOVEMBER 30, 2021

RECORD LEGAL DESCRIPTION

A CERTAIN PIECE OR PARCEL OF LAND, WITH BUILDINGS THEREON, SITUATED IN THE TOWNS OF STAFFORD AND WILLINGTON, COUNTY OF TOLLAND AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:
 NORTH: BY LAND FORMERLY OWNED BY CALVIN PORTER;
 EAST: BY THE HIGHWAY, LAND OF JOHN SCHOLFIELD, NOW DECEASED AND LAND FORMERLY OF MRS. WILLIAM SYMONDS;
 SOUTH: BY LAND, NOW OR FORMERLY, OF SAID JOHN SCHOLFIELD AND LAND FORMERLY FRANK ORCUTT, AND
 WEST: BY HIGHWAY, CONTAINING SEVENTY-TWO (72) ACRES, MORE OR LESS.



LOCUS MAP (N.T.S.)

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH 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.
- THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY V-2.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT A PARCEL OF LAND NOW OR FORMERLY DONNA M. DEWOLF KNOWN AS TAX PARCEL 52-001 IN WILLINGTON CT.
- BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF MAP REFERENCES A THROUGH D.
- NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH2011) AND IS BASED ON GPS OBSERVATIONS PREPARED BY WSP USA.
- ELEVATIONS REFER TO NAVD 1988 AND ARE BASED ON GPS OBSERVATIONS PREPARED BY WSP.
- UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- THE BLAIR ROAD RIGHT OF WAY IS DEPICTED BY OFFSETTING CL OF PAVEMENT 25'. NO EXISTING LAYOUT FOR BLAIR ROAD WAS FOUND DURING THE COURSE OF RESEARCH FOR THIS SURVEY AND NO PHYSICAL EVIDENCE OF THE RIGHT OF WAY LINE WAS FOUND DURING THE COURSE OF THE FIELD SURVEY.
- NO EVIDENCE OF EARTH MOVING WORK WAS OBSERVED AT THE TIME OF SURVEY.
- NO EVIDENCE OF SIDEWALK OR STREET CONSTRUCTION WAS OBSERVED AT THE TIME FOR SURVEY. NO PROPOSED STREET RIGHT OF WAY CHANGES WERE FOUND DURING THE COURSE OF THE SURVEY.
- THE SURVEYORS LEGAL DESCRIPTION WAS DEVELOPED TO ACCURATELY DESCRIBE THE PERIMETER OF THE SUBJECT PARCEL AS SURVEYED.

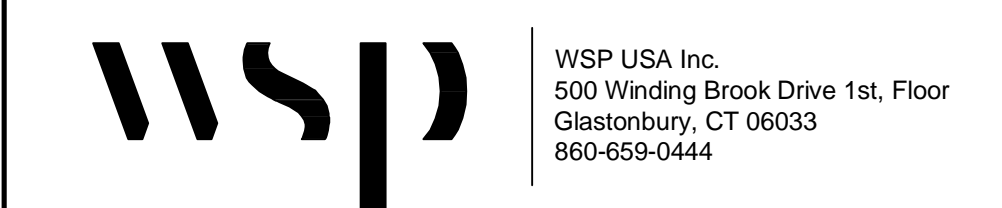
MAP REFERENCES

- "PLAN OF LAND IN STAFFORD SPRINGS, CONNECTICUT FOR PACIGA & HOPKO" SCALE 1"=100'; DATE: SEPTEMBER 1, 1972; PREPARED BY D.G. WEST AND RECORDED WITH THE TOWN OF STAFFORD LAND RECORDS MAP 41.
- "FINAL SUBDIVISION PLAN OF LAUREL ESTATES VILLAGE HILL ROAD & BLAIR ROAD WILLINGTON, CONNECTICUT SHEET 2 OF 14" SCALE 1"=200'; DATE: MARCH 20, 1979; PREPARED BY WILLIAM W. SYMONDS, SR. AND RECORDED WITH THE TOWN OF WILLINGTON LAND RECORDS MAP 23.
- "FINAL SUBDIVISION PLAN OF LAUREL ESTATES VILLAGE HILL ROAD & BLAIR ROAD WILLINGTON, CONNECTICUT SHEET 9 OF 14" SCALE 1"=40'; DATE: MARCH 20, 1979; PREPARED BY WILLIAM W. SYMONDS, SR. AND RECORDED WITH THE TOWN OF WILLINGTON LAND RECORDS MAP 30.
- "RESUBDIVISION PLAN LOTS 29, 30, AND 31 LAUREL ESTATES VILLAGE HILL ROAD & BLAIR ROAD WILLINGTON, CONNECTICUT, PREPARED FOR JOHN WITENZELLNER & RICHARD PISCIOTTA; DATE: JULY 9, 1987; PREPARED BY WILLIAM W. SYMONDS, SR. AND RECORDED WITH THE TOWN OF WILLINGTON LAND RECORDS MAP 36.

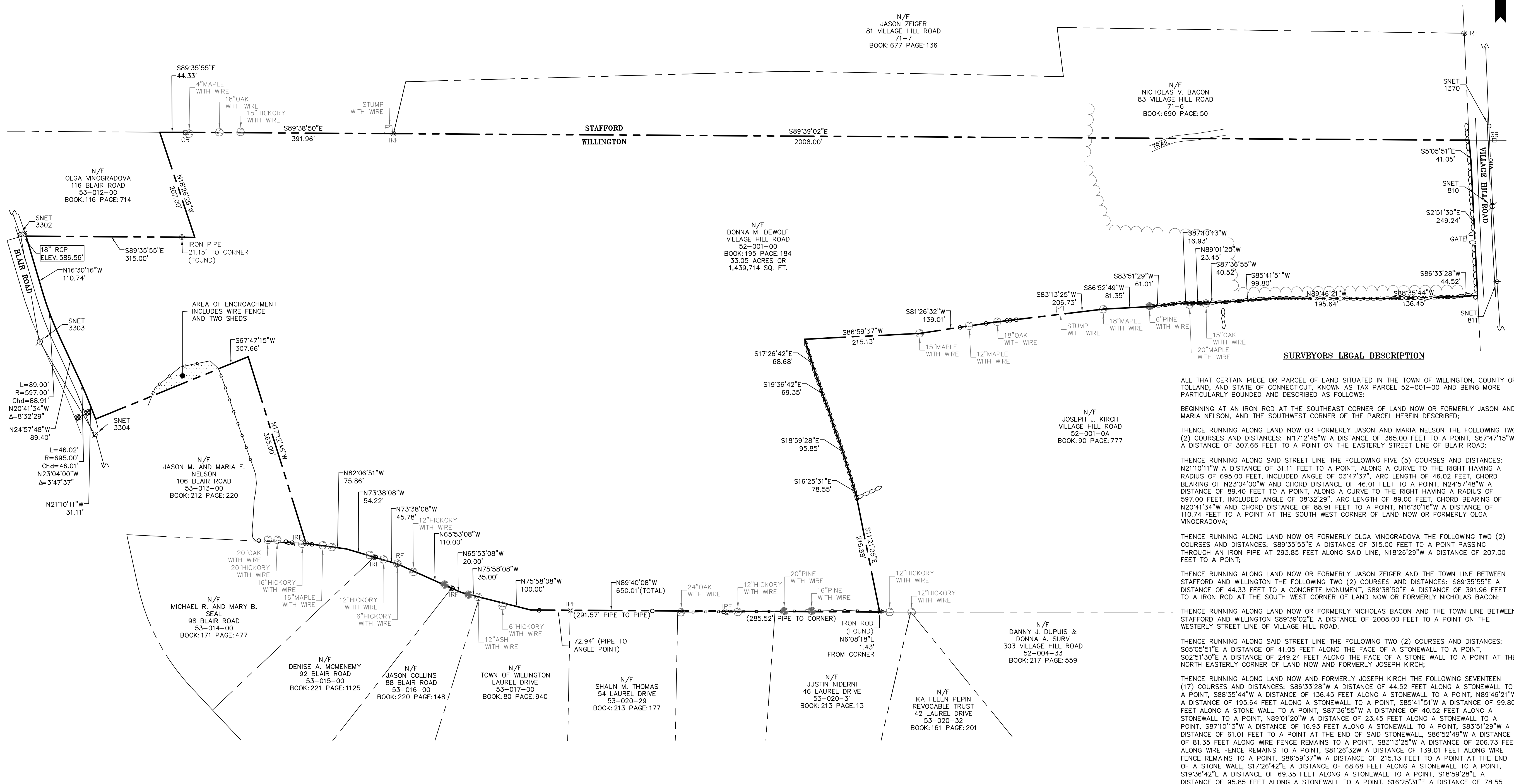
REVISION

DATE	DESCRIPTION
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ALTA/NSPS LAND TITLE SURVEY
 VILLAGE HILL ROAD
 WILLINGTON, CONNECTICUT
 PREPARED FOR
FLYCATCHER LLC.



Drawn By	ZJM	Date	AUGUST 22, 2022	Job No.	30902003.001
Surveyed By	ZJM/RL	Scale	1"=100'	Sheet No.	1 OF 2
Checked By	MG				
Book No.	N/A				



SURVEYORS LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF WILLINGTON, COUNTY OF TOLLAND, AND STATE OF CONNECTICUT, KNOWN AS TAX PARCEL 52-001-00 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY JASON AND MARIA NELSON, AND THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;
 THENCE RUNNING ALONG LAND NOW OR FORMERLY JASON AND MARIA NELSON THE FOLLOWING TWO (2) COURSES AND DISTANCES: N71°15'W A DISTANCE OF 365.00 FEET TO A POINT, S67°15'W A DISTANCE OF 307.66 FEET TO A POINT ON THE EASTERLY STREET LINE OF BLAIR ROAD;

THENCE RUNNING ALONG SAID STREET LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N21°10'11"W A DISTANCE OF 31.11 FEET TO A POINT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 695.00 FEET, INCLUDED ANGLE OF 03°47'37", ARC LENGTH OF 46.02 FEET, CHORD BEARING OF N23°04'00"W AND CHORD DISTANCE OF 46.01 FEET TO A POINT, N24°57'48"W A DISTANCE OF 89.40 FEET TO A POINT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 597.00 FEET, INCLUDED ANGLE OF 08°32'29", ARC LENGTH OF 89.00 FEET, CHORD BEARING OF N20°41'34"W AND CHORD DISTANCE OF 88.91 FEET TO A POINT, N16°30'16"W A DISTANCE OF 110.74 FEET TO A POINT AT THE SOUTH WEST CORNER OF LAND NOW OR FORMERLY OLGA VINOGRADOVA;

THENCE RUNNING ALONG LAND NOW OR FORMERLY OLGA VINOGRADOVA THE FOLLOWING TWO (2) COURSES AND DISTANCES: S89°35'55"E A DISTANCE OF 315.00 FEET TO A POINT PASSING THROUGH AN IRON PIPE AT 293.85 FEET ALONG SAID LINE, N18°26'29"W A DISTANCE OF 207.00 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY JASON ZEIGER AND THE TOWN LINE BETWEEN STAFFORD AND WILLINGTON THE FOLLOWING TWO (2) COURSES AND DISTANCES: S89°35'55"E A DISTANCE OF 44.33 FEET TO A CONCRETE MONUMENT, S89°38'50"E A DISTANCE OF 391.98 FEET TO AN IRON ROD AT THE SOUTH WEST CORNER OF LAND NOW OR FORMERLY NICHOLAS BACON;

THENCE RUNNING ALONG LAND NOW OR FORMERLY NICHOLAS BACON AND THE TOWN LINE BETWEEN STAFFORD AND WILLINGTON, IN PART BY EACH, N89°40'08"W A DISTANCE OF 2008.00 FEET TO A POINT ON THE WESTERLY STREET LINE OF VILLAGE HILL ROAD;

THENCE RUNNING ALONG SAID STREET LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: S05°05'51"E A DISTANCE OF 41.05 FEET ALONG THE FACE OF A STONEWALL TO A POINT, S02°51'30"E A DISTANCE OF 249.24 FEET ALONG THE FACE OF A STONEWALL TO A POINT AT THE NORTH EASTERLY CORNER OF LAND NOW AND FORMERLY JOSEPH KIRCH;

THENCE RUNNING ALONG LAND NOW AND FORMERLY JOSEPH KIRCH THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES: S86°33'28"W A DISTANCE OF 44.52 FEET ALONG A STONEWALL TO A POINT, S88°35'44"W A DISTANCE OF 136.45 FEET ALONG A STONEWALL TO A POINT, N89°46'21"W A DISTANCE OF 195.64 FEET ALONG A STONEWALL TO A POINT, S85°41'51"W A DISTANCE OF 99.80 FEET ALONG A STONEWALL TO A POINT, S87°36'55"W A DISTANCE OF 40.52 FEET ALONG A STONEWALL TO A POINT, N89°01'20"W A DISTANCE OF 23.45 FEET ALONG A STONEWALL TO A POINT, S87°10'13"W A DISTANCE OF 16.93 FEET ALONG A STONEWALL TO A POINT, S83°51'29"W A DISTANCE OF 61.01 FEET ALONG WIRE FENCE REMAINS TO A POINT, S83°13'25"W A DISTANCE OF 206.73 FEET ALONG WIRE FENCE REMAINS TO A POINT, S81°26'32"W A DISTANCE OF 139.01 FEET ALONG WIRE FENCE REMAINS TO A POINT, S86°59'37"W A DISTANCE OF 215.13 FEET TO A POINT AT THE END OF A STONE WALL, S17°26'42"E A DISTANCE OF 68.68 FEET ALONG A STONEWALL TO A POINT, S19°36'42"E A DISTANCE OF 69.35 FEET ALONG A STONEWALL TO A POINT, S18°59'28"E A DISTANCE OF 95.85 FEET ALONG A STONEWALL TO A POINT, S16°25'31"E A DISTANCE OF 78.55 FEET ALONG A STONEWALL TO A POINT, S11°21'05"E A DISTANCE OF 216.88 FEET TO AN IRON ROD;

THENCE RUNNING ALONG LAND NOW OR FORMERLY JUSTIN NIDERNI, SHAUN THOMAS AND TOWN OF WILLINGTON, IN PART BY EACH, N89°40'08"W A DISTANCE OF 650.01 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY TOWN OF WILLINGTON N75°58'08"W A DISTANCE OF 100.00 FEET TO A POINT;

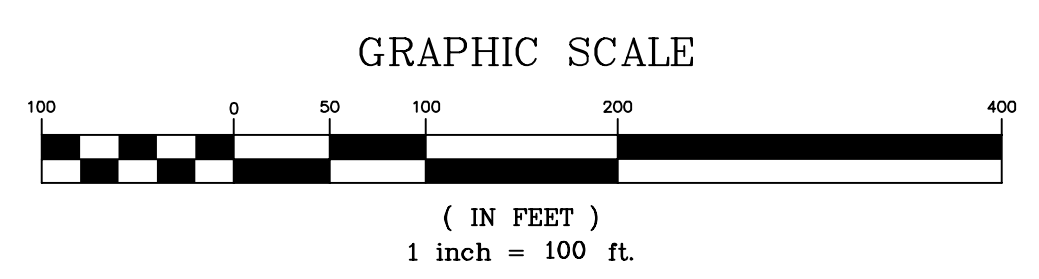
THENCE RUNNING ALONG LAND NOW OR FORMERLY DENISE MCMENEMY THE FOLLOWING TWO (2) COURSES AND DISTANCES: N75°58'08"W A DISTANCE OF 110.00 FEET TO A POINT, N65°53'08"W A DISTANCE OF 20.00 FEET TO AN IRON ROD AT THE NORTH EAST CORNER OF LAND NOW OR FORMERLY MICHAEL AND MARY SEAL;

THENCE RUNNING ALONG LAND NOW OR FORMERLY MICHAEL AND MARY SEAL THE FOLLOWING TWO (2) COURSES AND DISTANCES: N73°38'08"W A DISTANCE OF 54.22 FEET TO A POINT, N82°06'51"W A DISTANCE OF 75.86 FEET TO AN IRON ROD AND THE POINT PLACE OF BEGINNING.

SAID PARCEL CONTAINING 33.05 ACRES OR 1,439,714 SQUARE FEET AND BEING MORE PARTICULARLY DEPICTED ON PLAN ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY VILLAGE HILL ROAD WILLINGTON, CONNECTICUT PREPARED FOR FLYCATCHER LLC." SCALE: 1"=100'; DATE: JULY 21, 2022; PREPARED BY WSP USA INC.

LEGEND

- CB CONCRETE BOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- SB STONE BOUND
- DT DECIDUOUS TREE
- CT CONIFEROUS TREE
- CB CATCH BASIN
- P POST
- UP UTILITY POLE
- UTP UTILITY POLE WITH TRANSFORMER
- TL TREE LINE
- AL ABUTTERS LOT LINE
- PL PROPERTY LINE
- E EASEMENT
- SW STONE WALL
- WF WIRE FENCE
- OW OVERHEAD WIRES



TO: DONNA M. DEWOLF, KEY CAPTURE ENERGY, LLC AND STEWART TITLE GUARANTY COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(g/b) 8, 11(a), 13, 16, 17, 18, AND 19. IN TABLE THEREOF. THE FIELD WORK WAS COMPLETED IN MARY OF 2022.

DATE: _____ MICHAEL J. GARON L.S. #70366

RECORD LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND, SITUATED ON THE WESTERLY SIDE OF TOWN HIGHWAY KNOWN AS VILLAGE HILL ROAD, IN THE TOWN OF STAFFORD, STATE OF CONNECTICUT AND MORE PARTICULARLY BOUNDED AND DESCRIBED HEREIN SEPARATE AS FOLLOWS, TO WIT:

BEGINNING ON THE WESTERLY LINE OF THE TOWN HIGHWAY KNOWN AS VILLAGE HILL ROAD, COMMENCING NORTH-WESTERLY (2007) FEET, MORE OR LESS, ALONG LAND OF: DONNA DEWOLF TO AN IRON PIN, THENCE NORTH-EASTERLY (99) FEET, MORE OR LESS, TO THE IRON ROD, BORDERING THE LAND OF: HELEN HOPKO, THENCE SOUTH-EASTERLY (1228) FEET, MORE OR LESS, ALONG A WIRE FENCE TO A BOUND SIDE LAND OF: HELEN HOPKO, TO AN IRON PIN, THENCE NORTH-EASTERLY (92) FEET, MORE OR LESS, ALONG A STONE WALL TO AN IRON PIN, THENCE SOUTH-EASTERLY (759) FEET, MORE OR LESS TO AN IRON PIN, THENCE SOUTH-WESTERLY (200) FEET, MORE OR LESS TO A BOUND WHICH IS THE POINT OF BEGINNING.

SURVEYORS LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF STAFFORD, COUNTY OF TOLLAND, AND STATE OF CONNECTICUT, KNOWN AS TAX PARCEL 71-6 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

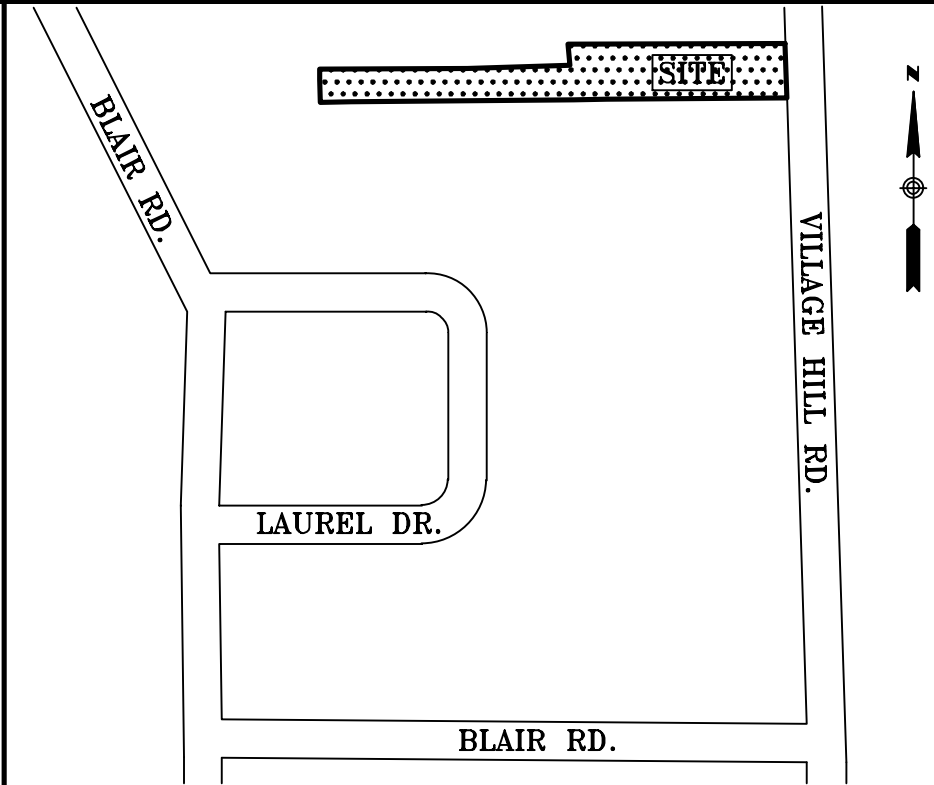
BEGINNING AT AN IRON ROD AT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY JASON ZEIGER, AND THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE RUNNING ALONG THE WESTERLY STREET LINE OF VILLAGE HILL ROAD S2'35'26"E A DISTANCE OF 200.05 FEET TO A POINT ON THE NORTH WESTERLY CORNER OF LAND NOW OR FORMERLY DONNA DEWOLF;

THENCE RUNNING ALONG LAND NOW OR FORMERLY DONNA DEWOLF N89'39'02"W A DISTANCE OF 2008.00 FEET TO AN IRON ROD FOUND AT THE SOUTH EASTERLY CORNER OF LANDS NOW OR FORMERLY JASON ZEIGER;

THENCE RUNNING ALONG LAND NOW OR FORMERLY JASON ZEIGER THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N13'10'15"E A DISTANCE OF 99.67 FEET TO A POINT, N88'26'00"E A DISTANCE OF 719.49 FEET TO A POINT, S88'52'15"E A DISTANCE OF 508.72 FEET TO AN IRON ROD FOUND AT THE CORNER OF A STONEWALL, N7'05'40"W A DISTANCE OF 92.35 FEET ALONG A STONE WALL TO AN IRON ROD FOUND, S89'11'25"E A DISTANCE OF 759.85 FEET ALONG A STONEWALL TO AN IRON ROD FOUND AND THE POINT PLACE OF BEGINNING.

SAID PARCEL CONTAINING 6.72 ACRES OR 292,710 SQUARE FEET.



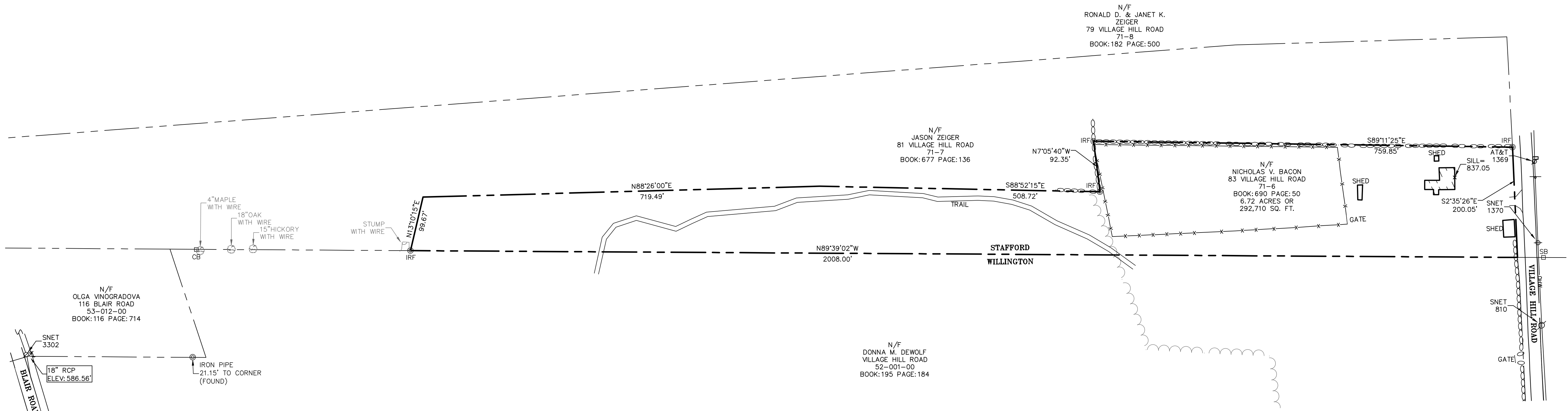
LOCUS MAP (N.T.S.)

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH 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.
2. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY V-2.
3. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT A PARCEL OF LAND NOW OR FORMERLY NICHOLAS V. BACON KNOWN AS TAX PARCEL 71-6 IN STAFFORD SPRINGS CT.
4. BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF MAP REFERENCE E.
5. NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH2011) AND IS BASED ON GPS OBSERVATIONS PREPARED BY WSP USA.
6. ELEVATIONS REFER TO NAVD 1988 AND ARE BASED ON GPS OBSERVATIONS PREPARED BY WSP.
7. UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED, THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
8. THE BLAIR ROAD RIGHT OF WAY IS DEPICTED BY OFFSETTING CL OF PAVEMENT 25'. NO EXISTING LAYOUT FOR BLAIR ROAD WAS FOUND DURING THE COURSE OF RESEARCH FOR THIS SURVEY AND NO PHYSICAL EVIDENCE OF THE RIGHT OF WAY LINE WAS FOUND DURING THE COURSE OF THE FIELD SURVEY.
9. NO EVIDENCE OF EARTH MOVING WORK WAS OBSERVED AT THE TIME OF SURVEY.
10. NO EVIDENCE OF SIDEWALK OR STREET CONSTRUCTION WAS OBSERVED AT THE TIME FOR SURVEY. NO PROPOSED STREET RIGHT OF WAY CHANGES WERE FOUND DURING THE COURSE OF THE SURVEY.
11. THE SURVEYORS LEGAL DESCRIPTION WAS DEVELOPED TO ACCURATELY DESCRIBE THE PERIMETER OF THE SUBJECT PARCEL AS SURVEYED.

MAP REFERENCES

- A. "PLAN OF LAND IN STAFFORD SPRINGS, CONNECTICUT FOR PACIGA & HOPKO" SCALE 1"=100'; DATE: SEPTEMBER 1, 1972; PREPARED BY D.G. WEST AND RECORDED WITH THE TOWN OF STAFFORD LAND RECORDS MAP 41.
- B. "FINAL SUBDIVISION PLAN OF LAUREL ESTATES VILLAGE HILL ROAD & BLAIR ROAD WILLINGTON, CONNECTICUT SHEET 2 OF 14" SCALE 1"=200'; DATE: MARCH 20, 1979; PREPARED BY WILLIAM W. SYMONDS, SR. AND RECORDED WITH THE TOWN OF WILLINGTON LAND RECORDS MAP 23.
- C. "PROPERTY AND TOPOGRAPHIC SURVEY VILLAGE HILL ROAD WILLINGTON, CONNECTICUT PREPARED FOR FLYCATCHER LLC." SCALE: 1"=100'; DATE: JULY 21, 2022; PREPARED BY WSP USA INC.
- D. "RESUBDIVISION PLAN LOTS 29, 30, AND 31 LAUREL ESTATES VILLAGE HILL ROAD & BLAIR ROAD WILLINGTON, CONNECTICUT, PREPARED FOR JOHN WITTEZELNER & RICHARD PISCOTTI; DATE: JULY 9, 1987; PREPARED BY WILLIAM W. SYMONDS, SR. AND RECORDED WITH THE TOWN OF WILLINGTON LAND RECORDS MAP 36.
- E. "BOUNDARY SURVEY PREPARED FOR DONNA DEWOLF 83 VILLAGE HILL ROAD STAFFORD SPRINGS, CONNECTICUT." SCALE: 1"=100'; DATE: SEPTEMBER 26, 2011; PREPARED BY DATUM ENGINEERING & SURVEYING, LLC.



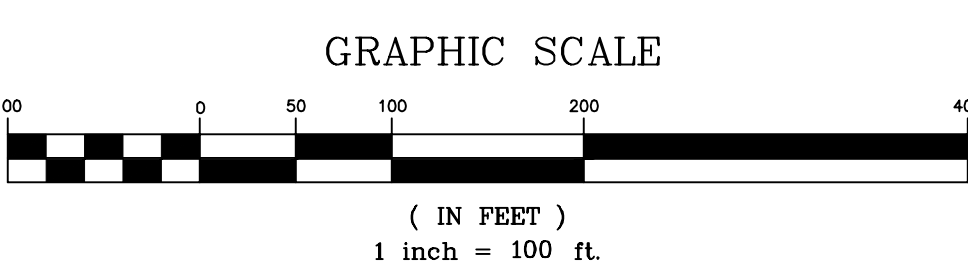
TITLE INSURANCE COMMITMENT INFORMATION

RESTRICTIONS, CONDITIONS, EASEMENTS	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAN
③	VOLUME 311 PAGE 390	PROPERTY LIEN AGREEMENT BETWEEN JOHN ZELONKA AND MELBA ZELONKA AND THE TOWN OF STAFFORD, ACTING THROUGH THE STAFFORD HOUSING REHABILITATION PROGRAM DATED OCTOBER 21, 1993 AND RECORDED OCTOBER 21, 1993.	NOT PLOTTABLE
④	VOLUME 333 PAGE 439	PROPERTY LIEN AGREEMENT BETWEEN JOHN A. ZELONKA AND MELBA M. ZELONKA AND THE TOWN OF STAFFORD ACTING THROUGH STAFFORD HOUSING REHABILITATION PROGRAM IN THE ORIGINAL PRINCIPAL AMOUNT OF \$48,485.50, DATED NOVEMBER 15, 1995 AND RECORDED DECEMBER 18, 1995.	NOT PLOTTABLE
⑤	VOLUME 690 PAGE 50	LIFE USE RESERVED TO DONNA M. DEWOLF AS SET FORTH IN QUIT CLAIM DEED DATED DECEMBER 16, 2020 AND RECORDED DECEMBER 24, 2020 IN VOLUME 690 AT PAGE 50 OF THE STAFFORD LAND RECORDS.	NOT PLOTTABLE

STEWART TITLE ALTA COMMITMENT FOR TITLE INSURANCE NO. 23000370556 EFFECTIVE DATE: MARCH 15, 2023.

LEGEND

- CB □ CONCRETE BOUND
- IPF ⊙ IRON PIPE FOUND
- IRF ⊙ IRON ROD FOUND
- SB ⊙ STONE BOUND
- DT ⊙ DECIDUOUS TREE
- CT ⊙ CONIFEROUS TREE
- CB ⊙ CATCH BASIN
- POST ⊙ POST
- UP ⊙ UTILITY POLE
- UT ⊙ UTILITY POLE WITH TRANSFORMER
- TL ~~~~~ TREE LINE
- AL ~~~~~ ABUTTERS LOT LINE
- PL ~~~~~ PROPERTY LINE
- EA ~~~~~ EASEMENT
- SW ~~~~~ STONE WALL
- WF ~~~~~ WIRE FENCE
- OH ~~~~~ OVERHEAD WIRES



TO: NICHOLAS V. BACON, DONNA M. DEWOLF, KEY CAPTURE ENERGY, LLC AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a/b), 8, 11(c), 13, 16, 17, 18, AND 19. IN TABLE THEREOF. THE FIELD WORK WAS COMPLETED IN MAY OF 2023.

06/02/2023

DATE: MICHAEL J. GARON L.S. #70366

REVISION	DATE	DESCRIPTION
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ALTA/NSPS LAND TITLE SURVEY
VILLAGE HILL ROAD
STAFFORD SPRINGS, CONNECTICUT
 PREPARED FOR
FLYCATCHER LLC.

WSP USA Inc.
 500 Winding Brook Drive 1st. Floor
 Glastonbury, CT 06033
 860-659-0444

Drawn By	ZJM	Date	MAY 18, 2023	Job No.	30902003.001
Surveyed By	ZJM/RK	Scale	1"=100'	Sheet No.	1 OF 1
Checked By	MG	Book No.	N/A		