Site Plans

Issued for Application

Date Issued June 28, 2023

Latest Issue November 15, 2023

BESS Installation CT5

Village Hill Road
Willington, Connecticut

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:

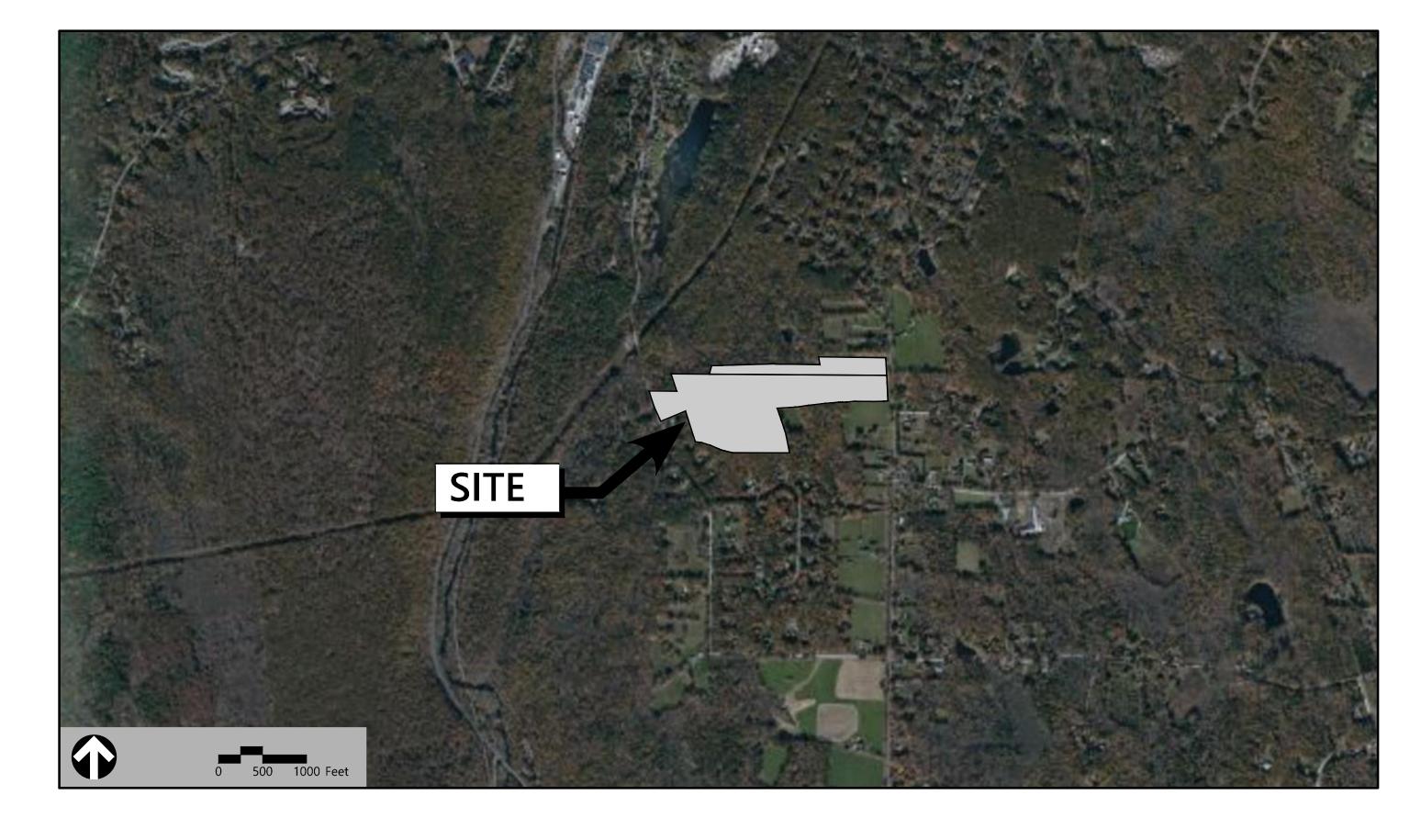
71 / 6

Town of Stafford

Owner

Nicholas V. Bacon 83 Village Hill Road

Stafford Springs, CT 06076



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

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ue	No.	Drawing Title	Latest Issue
023 023 023	1 of 1 1 of 1	ALTA/NSPS Land Title Survey (Willington) ALTA/NSPS Land Title Survey (Stafford)	August 22, 2022 May 18, 2023



Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
				<u> </u>	HEAVY DUTY PAVEMENT
		PROJECT LIMIT LINE			
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK	27.35 TC×	27.35 TC×	TOD OF CURR FLEWATION
10+00	10+00	BASELINE			TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT	26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 ×	132.75 ×	SPOT ELEVATION
		TOWN LINE	45.0 TW× 38.5 BW	45.0 TW × 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		TOWN ENVE	- +	◆	BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
<u> </u>		WETLAND LINE WITH FLAG	MW	→ ^{MW}	MONITORING WELL
		FLOODPLAIN		<u> </u>	
		100-YEAR FLOOD LIMITS	——UD ——	——	UNDERDRAIN
			12"D	12″D →	DRAIN
		GRAVEL ROAD	6"RD	6″RD—►	ROOF DRAIN
 EOP	 EOP		12"S	12"S	SEWER
		EDGE OF PAVEMENT	FM	FM	FORCE MAIN
BB	BB	BITUMINOUS BERM	OHW	——— OHW ———	OVERHEAD WIRE
BC	BC	BITUMINOUS CURB			
CC	CC	CONCRETE CURB		6"W	WATER
	CG	CURB AND GUTTER	4"FP	——4"FP——	FIRE PROTECTION
CC	ECC	EXTRUDED CONCRETE CURB		2"DW	DOMESTIC WATER
CC	MCC	MONOLITHIC CONCRETE CURB	3"G	——-G——	GAS
CC	PCC	PRECAST CONC. CURB	——Е——	——Е——	ELECTRIC
SGE	SGE		STM	STM	STEAM
VGC		SLOPED GRAN. EDGING	——т—	—т	TELEPHONE
VGC	VGC	VERT. GRAN. CURB	———FA———	FA	FIRE ALARM
		LIMIT OF CURB TYPE	CATV	CATV	CABLE TV
		SAWCUT			CADLL IV
<u> </u>				III	CATCH BASIN
(11/1/1/		BUILDING			DOUBLE CATCH BASIN
] ⊲EN	BUILDING ENTRANCE	==	===	GUTTER INLET
		LOADING DOCK	(D)	•	DRAIN MANHOLE
		BOLLARD	=TD=		TRENCH DRAIN
D	D	DUMPSTER PAD	Ę.		
D	ט		CO	co	PLUG OR CAP
-0	•	SIGN	•	•	CLEANOUT
<u> </u>	3 E	DOUBLE SIGN	•	•	FLARED END SECTION
			-	\searrow	HEADWALL
	<u>I</u>	STEEL GUARDRAIL	<u></u>	•	SEWIED MANILIOI E
0 0		WOOD GUARDRAIL			SEWER MANHOLE
			- CS ⊚	CS ●	CURB STOP & BOX
		PATH	₩V ⑤	₩V •	WATER VALVE & BOX
·		TREE LINE	TSV	TSV	TAPPING SLEEVE, VALVE & BOX
× ×	-×	WIRE FENCE	44	→	SIAMESE CONNECTION
oo		FENCE	HYD (©)	+ HYD • ⊙	
	_	STOCKADE FENCE	WM	WM	FIRE HYDRANT
		STONE WALL	PIV	⊡ PIV ●	WATER METER
			•		POST INDICATOR VALVE
		RETAINING WALL	(W)		WATER WELL
		STREAM / POND / WATER COURSE	GG	GG	GAS GATE
		DETENTION BASIN	GM	GM ⊡	GAS METER
		HAY BALES	-	_	
-××-	—×——×—	SILT FENCE	Œ	● ^{EMH}	ELECTRIC MANHOLE
<=====> ·	· c::::::> ·	SILT SOCK / STRAW WATTLE	EM	EM ⊡	ELECTRIC METER
A	4	MINOR CONTOUR	-	*	LIGHT POLE
4	4 —	MINOR CONTOUR		TMH	
- —20— —	20	MAJOR CONTOUR	① _	•	TELEPHONE MANHOLE
(10)	(10)	PARKING COUNT	Т	T	TRANSFORMER PAD
	©10	COMPACT PARKING STALLS	-0-	•	UTILITY POLE
DYL				•	
	DYL	DOUBLE YELLOW LINE	0-	•-	GUY POLE
SL	SL	STOP LINE	HH ,	<u>Н</u>	GUY WIRE & ANCHOR
		CROSSWALK	·	HH ⊡	HAND HOLE
		ACCESSIBLE CURB RAMP	PB ⊡	PB ⊡	PULL BOX
Ł.	' <u></u> '		14-4-	hline	
	£ £	ACCESSIBLE PARKING	<u></u>	<u>chline</u>	MATCHLINE
Ě.	Ĕ.	VAN-ACCESSIBLE PARKING			

	Abbreviations
 General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN 	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN NIC	MINIMUM NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
 СВ	CATCH BASIN
СМР	CORRUGATED METAL PIPE
СО	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE

HANDHOLE

HEADWALL

HYDRANT

INVERT ELEVATION

INVERT ELEVATION

METAL END SECTION

PAVED WATER WAY

RIM ELEVATION

SEWER MANHOLE

UNDERGROUND

UTILITY POLE

POST INDICATOR VALVE

POLYVINYLCHLORIDE PIPE

REINFORCED CONCRETE PIPE

TAPPING SLEEVE, VALVE AND BOX

HYD

Notes

General

- 1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (811 OR 1-800-922-4455) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES
- 3. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS.

SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

- 4. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- 5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S
- 6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 7. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 8. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 9. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 10. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND WILL REQUIRE ADHERENCE TO AND REGISTRATION FOR THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES, EFFECTIVE DECEMBER 31, 2020, OR LATEST.
- 11. STAGING AND STOCKPILE AREAS SHALL NOT BE LOCATED WITHIN ANY WETLAND AND ABUTTING RESOURCE AREA AND SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.

Utilities

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- 2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- 4. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- 5. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.

Layout and Materials

- 1. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- 2. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
- 3. FINAL LAYOUT SUBJECT TO CONDITIONS ENCOUNTERED IN THE FIELD.

<u>Demolition</u>

- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 2. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK
- 3. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- 1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 2. CONTRACTOR OR QUALIFIED INSPECTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS OR MORE FREQUENTLY AS NEEDED, (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- 4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- 5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
- 6. VEGETATIVE SLOPE STABILIZATION WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR STEEPER. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

Existing Conditions Information

- 1. BASE PLAN: TAKEN FROM 'ALTA/NSPS LAND TITLE SURVEY' BY WSP DATED 8/22/2022 AND 'ALTA/NSPS LAND TITLE SURVEY' BY WSP DATED MAY 18, 2023.
- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988
- 3. WETLANDS, WATERCOURSES, AND INTERMITTENT STREAMS REFERENCED ON THESE SITE PLANS WERE FIELD-DELINEATED BY FLYCATCHER, LLC AND SUMMARIZED IN A REPORT BY FLYCATCHER, LLC, DATED JUNE 2, 2023.

Document Use

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- 2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.



100 Great Meadow Road Suite 200 Wethersfield, CT 06109 860.807.4300

BESS Installation CT5

Village Hill Road Willington, Connecticut

Designe	ed by	Checked by SJ	K
Issued	for	Date	
Ap	plication	June 28,	2023

Not Approved for Construction

Legend, Abbreviations and General Notes

C-1.0

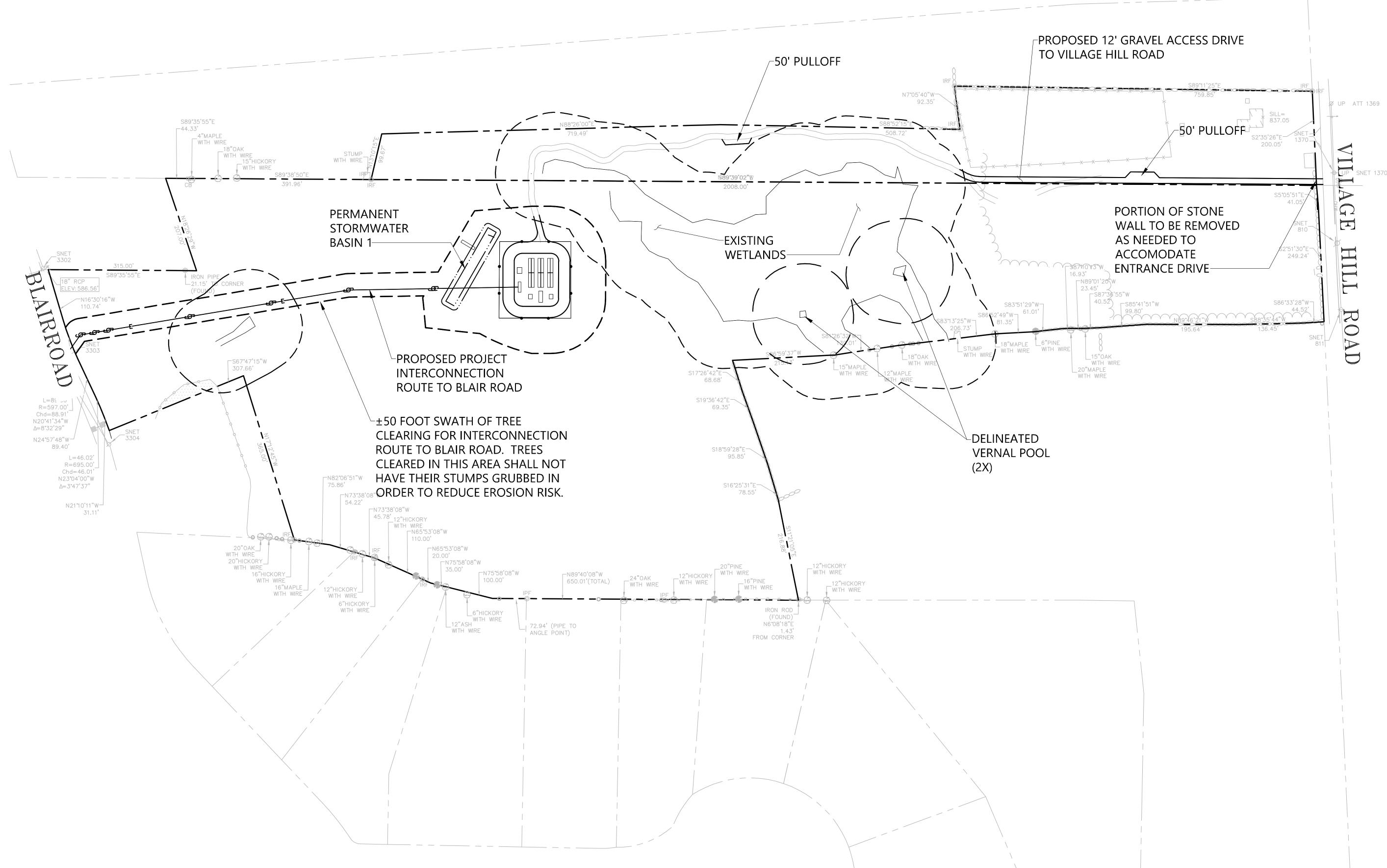
Project Number



Suite 200

860.807.4300

Wethersfield, CT 06109







Village Hill Road Willington, Connecticut

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

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

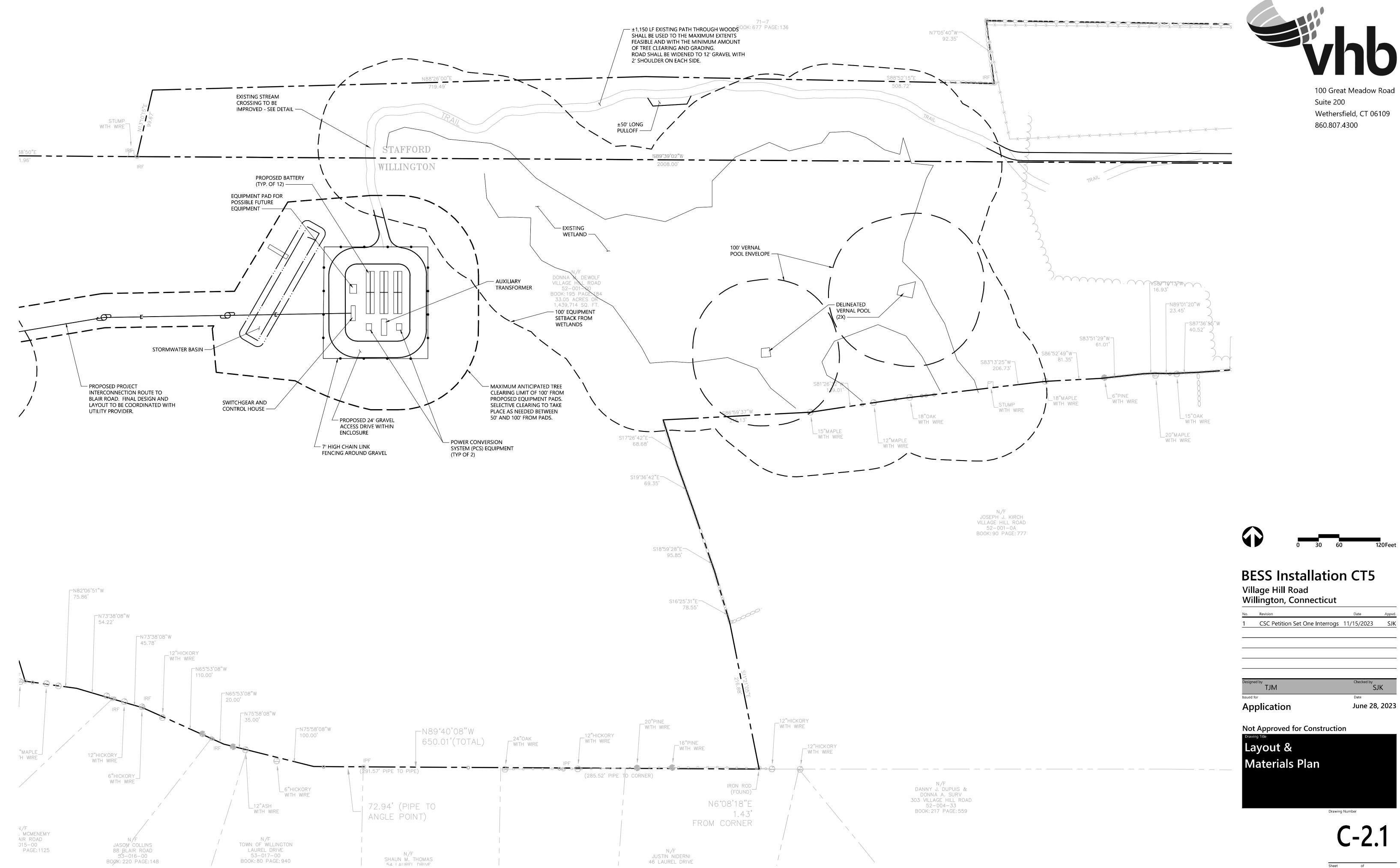
Not Approved for Construction

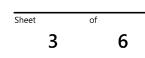
Overall
Site Plan

C-2.0

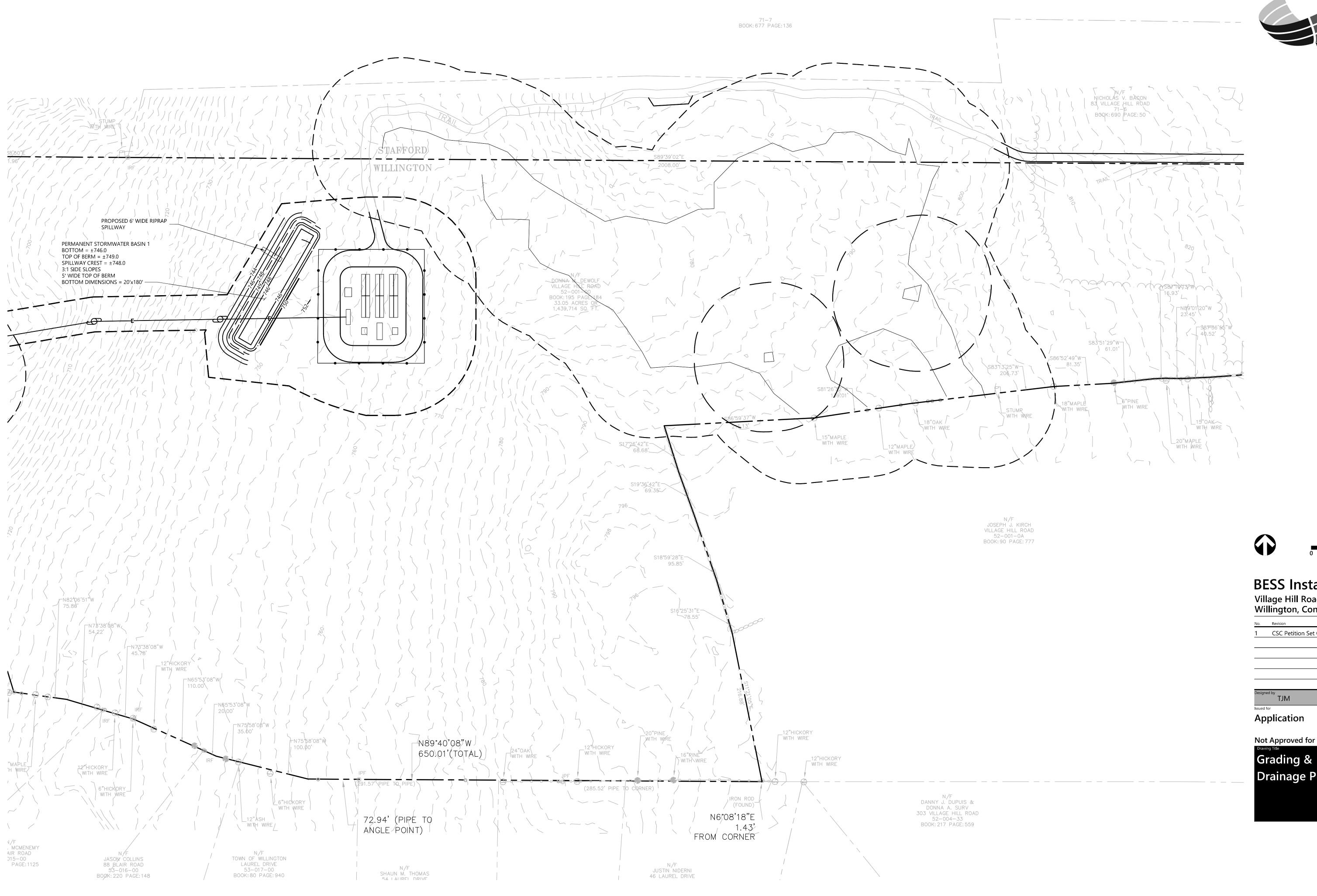


Project Number **43177.00**





Project Number **43177.00**





860.807.4300



BESS Installation CT5

Village Hill Road Willington, Connecticut

CSC Petition Set One Interrogs 11/15/2023 SJK

June 28, 2023

Not Approved for Construction

Drainage Plan



CONSTRUCTION SEQUENCING

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

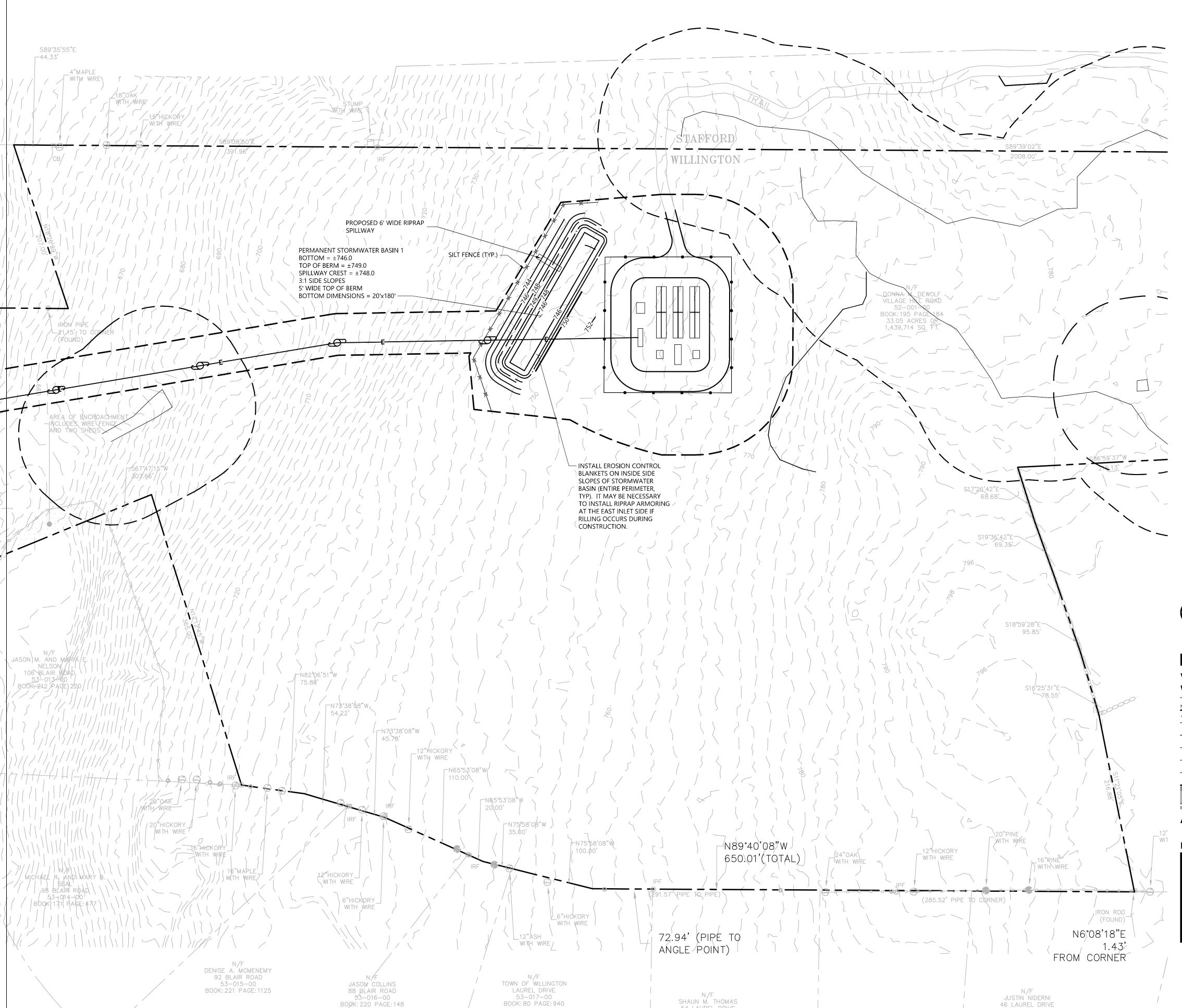
- 1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED 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.
- 2. 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.
- 3. 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.
- 4. 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
- 5. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWNS OF STAFFORD AND WILLINGTON WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
- 6. CONTRACTOR SHALL ADHERE TO 2002 CONNECTICUT GUIDELINES FOR EROSION AND
- SEDIMENT CONTROL, AS AMENDED.
- 7. 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.
- 8. THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) PRIOR TO
- ENGAGING IN ANY EXCAVATION ACTIVITIES AT THE SITE. 9. 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.
- 10. NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION
- CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE. 11. 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. 12. 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

- 1. SURVEY AND MARK ALL WOODLAND CLEARING LIMITS. 2. EXISTING AND PROPOSED ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND
- USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
- 3. FIELD SURVEY AND MARK BOUNDARY BETWEEN CLEARING LIMITS AND GRUBBING LIMITS.
- 4. 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. 4. 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. 5. SEED AND PROTECT DISTURBED SOILS AROUND SEDIMENT TRAPS AND BASINS WITHIN 72
- HOURS OF COMPLETION.
- 4. CLEAR AND GRUB VEGETATION PER SITE PLANS.
- 5. 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.
- 6. 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.
- 7. TOPSOIL SHALL BE REPLACED OVER REGRADED AREAS UPON COMPLETION OF MASS EARTHWORK ACTIVITIES AND AREAS WHICH WERE DISTURBED BY MASS EARTHWORK
- OPERATIONS SHALL BE RESEEDED WITHIN 72 HOURS OF COMPLETION. THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL ADDRESS ONGOING EROSION PROBLEMS USING TEMPORARY DIVERSIONS AND FILLING AND GRADING GULLIES.

CONSTRUCTION SEQUENCE 1. INSTALL STABILIZED GRAVEL ROADS.

- 2. INSTALL ELECTRICAL COMPONENTS AND INTERCONNECTION. B. INSTALL SITE FENCING.
- 4. RESEED, REPAVE, AND/OR REPLANT ANY AREAS DISTURBED BY CONSTRUCTION. 5. 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.



54 LAUREL DRIVE



100 Great Meadow Road Suite 200 Wethersfield, CT 06109 860.807.4300





BESS Installation CT5

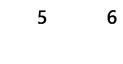
Village Hill Road Willington, Connecticut

CSC Petition Set One Interrogs 11/15/2023 SJK

´ TJM June 28, 2023 **Application**

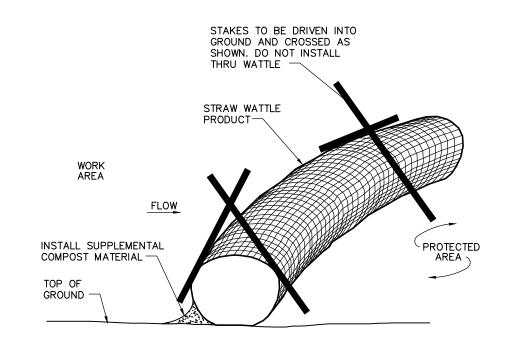
Not Approved for Construction

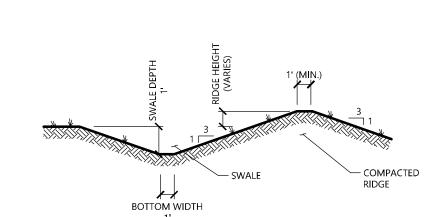
Erosion & Sediment Control Plan



43177.00

Straw Wattle Installation





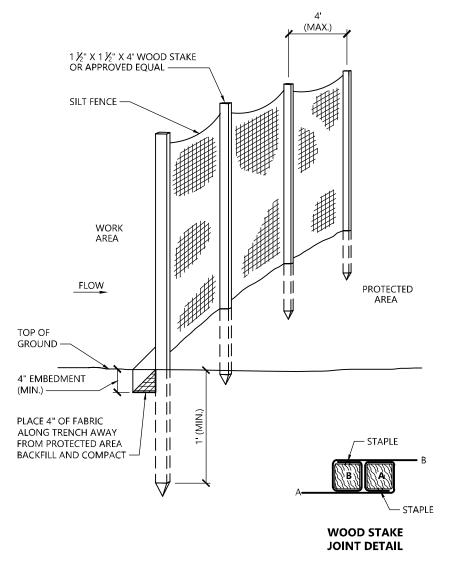
NOTE: 1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1 2. THE INTENT IS TO USE THE MATERIAL EXCAVATED FROM THE SWALE TO CONSTRUCT THE RIDGE. 3. BOTTOM OF SWALE SHALL BE LINED WITH EROSION CONTROL BLANKET.

Source: VHB

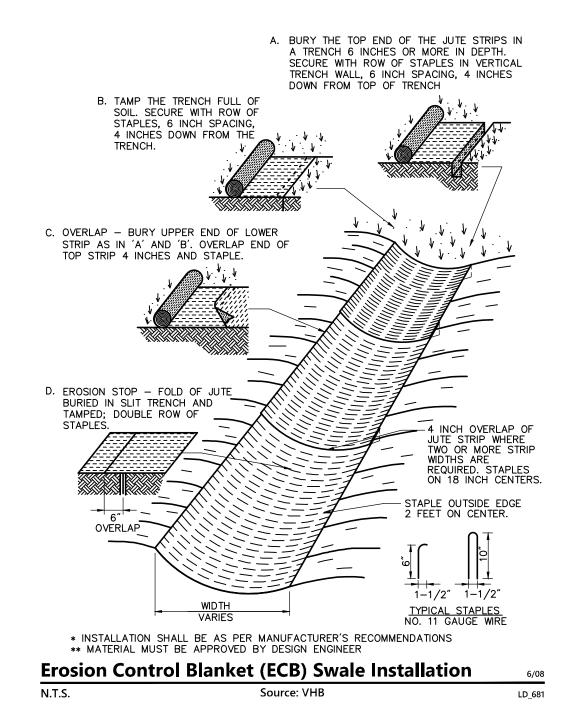
Diversion Swale

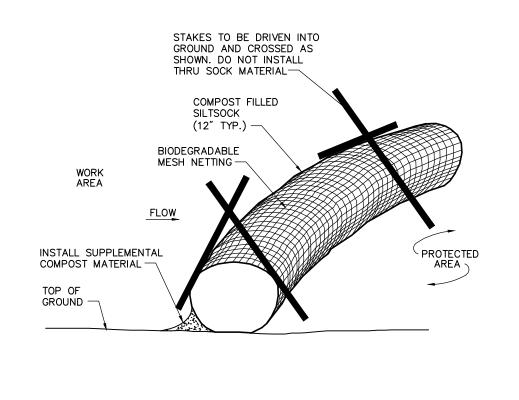
N.T.S.

LD_658



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





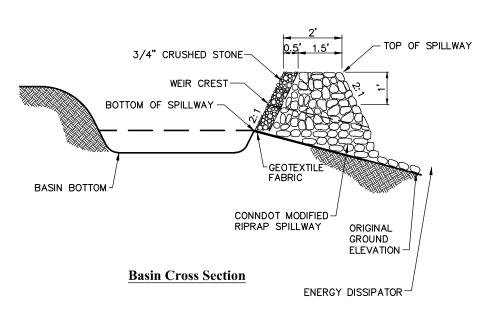


Suite 200 Wethersfield, CT 06109 860.807.4300

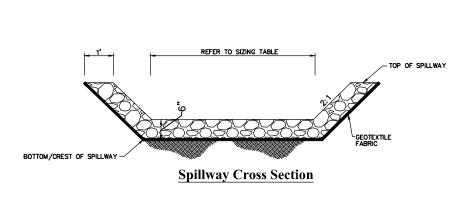
1. SILTSOCK SHALL BE 12" DIAMETER FILTREXX SILTSOXX, OR

- APPROVED EQUAL.
- 2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
- 4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
- 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Compost Filter Sock (CFS)



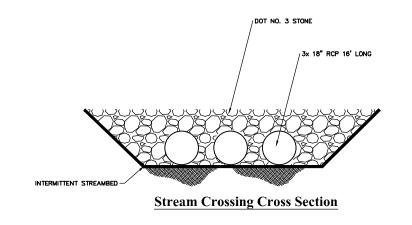
NOTE: 1. ALL SIDE SLOPES SHALL NOT EXCEED 3:1 2. TOP OF EMBANKMENT SHALL BE 2' (MIN.) WIDTH. 3. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED EROSION CONTROL BLANKETS OR AS DIRECTED BY



1. ALL SIDE SLOPES OF RIPRAP SHALL NOT EXCEED 1:1 2. STONE FOR SPILLWAY SHALL BE ±8" RIPRAP 3. TOP OF EMBANKMENT SHALL BE 5' WIDE. 4. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED BY EROSION CONTROL BLANKETS OR AS DIRECTED

SELVAGE OF FABRIC KNUCKLED TOP & BOTTOM

Stormwater Basin Spillway

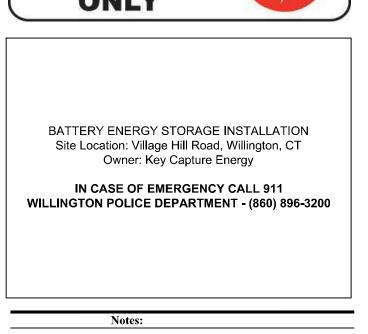


1. ALL SIDE SLOPES OF RIPRAP SHALL NOT EXCEED 1:1 2. STONE FOR WETLAND CROSSING ROAD SHALL BE DOT NO. 3 STONE 3. LONGITUDINAL ROAD WIDTH SHALL BE 14'.

Intermittent Stream Crossing

Permanent Stormwater Basin





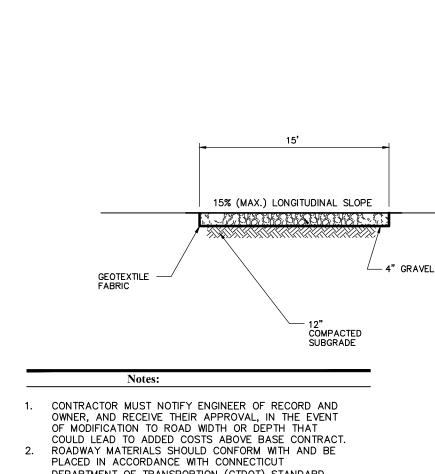
THE SITE FACILITY SIGN IS A DRAFT SHOWING THE MINIMUM AMOUNT OF INFORMATION THAT WILL BE PROVIDED. SIGN WILL BE 18" X 24".

2. ALL SIGNS WILL BE MOUNTED ONTO THE CHAIN LINK FENCE.

Danger and Site Facility Signs

2" DIAMOND MESH —CHAIN LINK FABRIC OR BLACK VINYL, AS INDICATED ON PLANS — TENSION WIRE TOP RAIL -FENCE FABRIC -PER PLANS CORNER, END OR LINE POSTS — 1" BEVEL---10" DIA. @ LINE POSTS OR 1'-4" @ CORNER, PULL OR END POSTS — . MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

7' Chain Link Fence		
N.T.S.	Source: VHB	REV L



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 TRANSPORTION (CTDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGES, AND INCIDENTAL CONSTRUCTION (FORM 818 OR LATEST).

Gravel Access Road N.T.S.

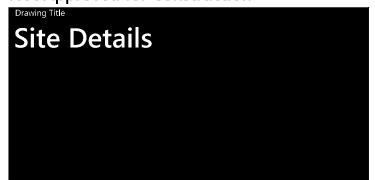
BESS Installation CT5

Village Hill Road Willington, Connecticut

1	CSC Petition Set One Interrogs	11/15/2023	SJk
Design	TJM	Checked by SJ	K

June 28, 2023 **Application**

Not Approved for Construction

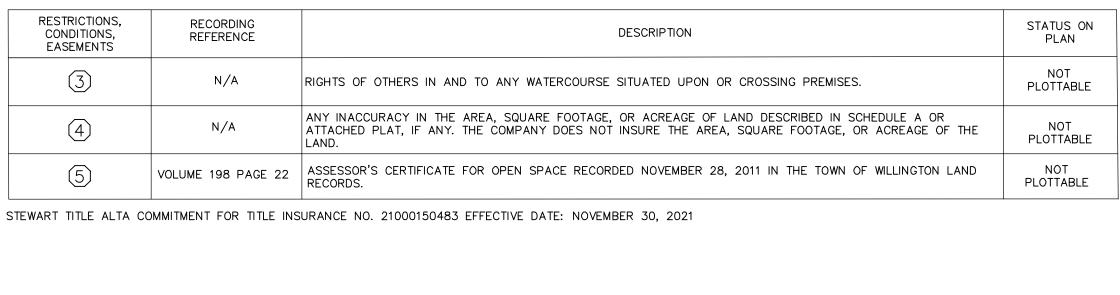


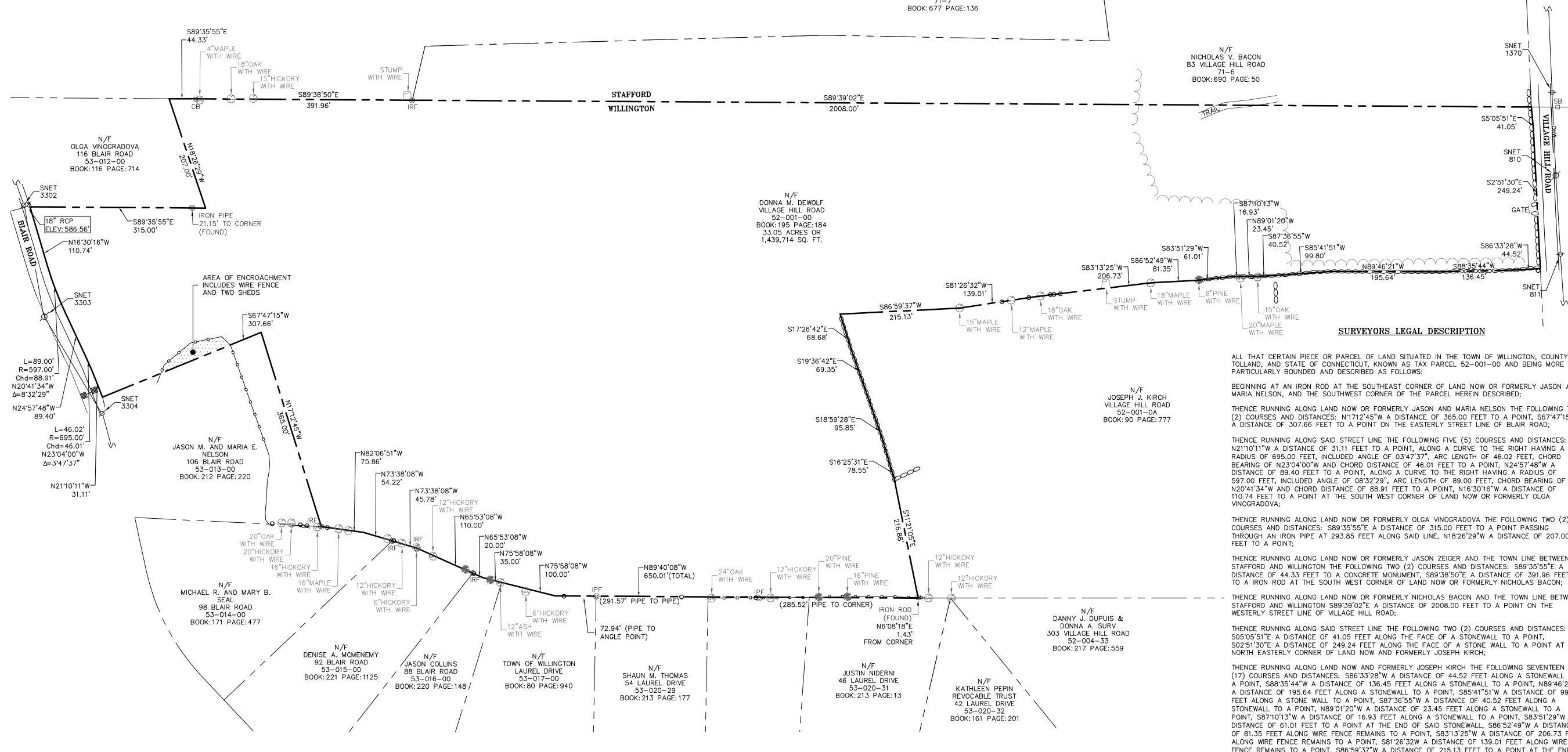


43177.00

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





<u>LEGEND</u>

TREE LINE

----- EASEMENT

————————— WIRE FENCE

———— — — ABUTTERS LOT LINE

----OHW------ OVERHEAD WIRES

PROPERTY LINE

CB ☐ CONCRETE BOUND IPF ◎ IRON PIPE FOUND IRF @ IRON ROD FOUND SB □ STONE BOUND CONIFEROUS TREE

E CATCH BASIN

POST

Ø UTILITY POLE O UTILITY POLE WITH TRANSFORMER

GRAPHIC SCALE (IN FEET) 1 inch = 100 ft.

TO: DONNA M. DEWOLF, KEY CAPTURE ENERGY, LLC AND STEWART TITLE GUARANTY

JASON ZEIGER 81 VILLAGE HILL ROAD

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(a), 13, 16, 17, 18, AND 19. IN TABLE THEREOF. THE FIELD WORK WAS COMPLETED IN MAY

MICHAEL J. GARON L.S. #70366

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF WILLINGTON, COUNTY OF

SURVEYORS LEGAL DESCRIPTION

RECORD LEGAL DESCRIPTION

ACRES, MORE OR LESS.

┌N89'01'26'\W

┌S87'36'55"W

┌S85°41'51"W

99.80'

40.52

15"0AK

20"MAPLE

WITH WIRE

WITH WIRE

23.45

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

SOUTH: BY LAND, NOW OR FORMERLY, OF SAID JOHN SCHOFIELD AND LAND FORMERLY FRANK ORCUTT; AND

WEST: BY HIGHWAY, CONTAINING SEVENTY-TWO (72)

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: Nº1712'45"W A DISTANCE OF 365.00 FEET TO A POINT, S67'47'15"W À 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

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 391.96 FEET TO A 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 S89'39'02"E 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, SO2'51'30"E A DISTANCE OF 249.24 FEET ALONG THE FACE OF A STONE WALL 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 STONE WALL 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 TO A POINT AT THE END OF SAID STONEWALL, S86'52'49"W A DISTANCE OF 81.35 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, S81'26'32W 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;

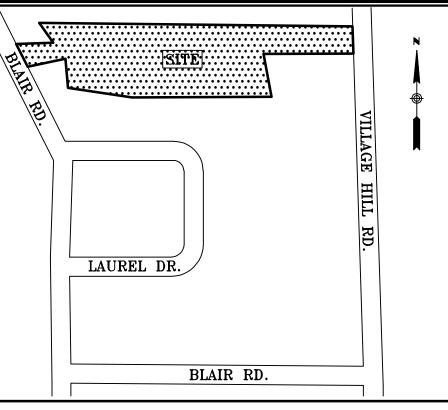
THENCE RUNNING ALONG LAND NOW OR FORMERLY TOWN OF WILLINGTON N75'58'08"W A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUNNING ALONG LAND NOW OR FORMERLY JASON COLLINS THE FOLLOWING TWO (2)

COURSES AND DISTANCES: N75'58'08"W A DISTANCE OF 25.00 FEET TO A POINT, N65'53'08"W A DISTANCE OF 20.00 FEET TO A IRON ROD AT THE NORTH EAST CORNER OF LAND NOW OR FORMERLY DENISE MCMENEMY; THENCE RUNNING ALONG LAND NOW OR FORMERLY DENISE MCMENEMY THE FOLLOWING TWO (2)

COURSES AND DISTANCES: N65'53'08"W A DISTANCE OF 110.00 FEET TO A IRON ROD. N73'38'08"W A DISTANCE OF 45.78 FEET TO A 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.



LOCUS MAP (N.T.S.)

GENERAL NOTES

SNET_

1370

S5'05'51"E

41.05

S2'51'30"E-249.24'

S86°33'28"W-

810

. 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 WILLINTGON CT.

4. BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF MAP REFERENCES A THROUGH D.

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.

'. 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

B. 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

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

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. "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.

D. "RESUBDIVISION PLAN LOTS 29, 30, AND 31 LAUREL ESTATES VILLAGE HILL ROAD & BLAIR ROAD WILLINGTON, CONNECTICUT, PREPARED FOR JOHN WITTENZELLNER & RICHARD PISCIOTTA; DATE: JULY 9, 1987; PREPARED BY WILLIAM W. SYMONDS, SR. AND RECORDED WITH THE TOWN OF WILLINGTON LAND RECORDS MAP 36.

DESCRIPTION

-/--/-- ---

ALTA/NSPS LAND TITLE **SURVEY**

VILLAGE HILL ROAD WILLINGTON, CONNECTICUT PREPARED FOR

FLYCATCHER LLC.



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

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

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, ORE 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

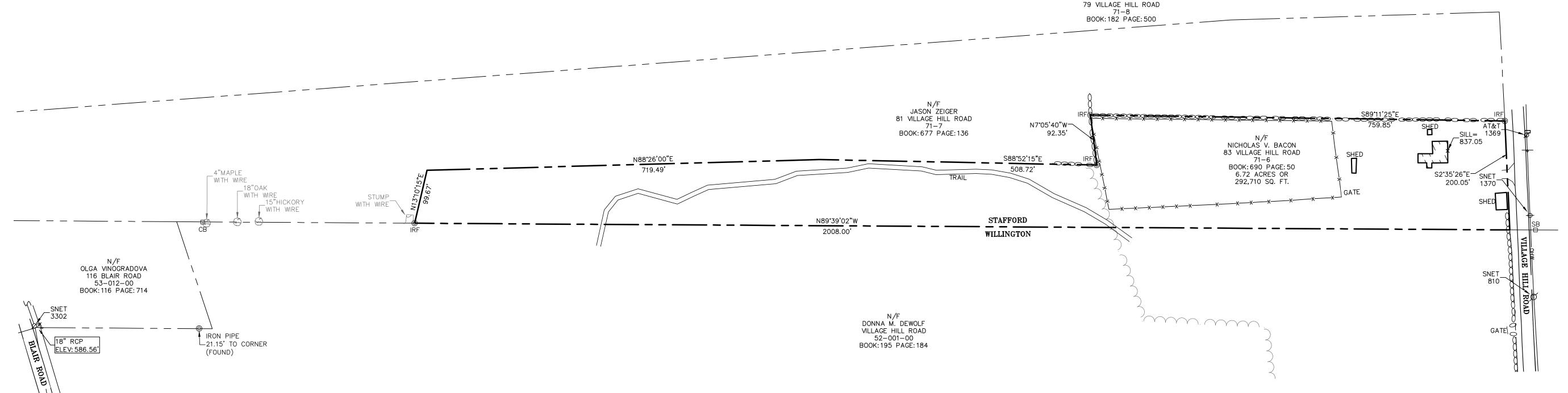
THENCE RUNNING ALONG LAND NOW OR FORMERLY DONNA DEWOLF N89°39'02"W A DISTANCE OF 2008.00 FEET TO AN IRON ROD FOUND AT THE SOUTH EASTERLY CORNER OF LANDS NOW OR FORMERLY JASON ZEIGER;

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.

RONALD D. & JANET K.

ZEIGER



TITLE INSURANCE COMMITMENT INFORMATION

RESTRICTIONS, CONDITIONS, EASEMENTS	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAN
3		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

TREE LINE

——— EASEMENT

—X—X—X—X—X—X—X— WIRE FENCE

----OHW----OVERHEAD WIRES

----- ABUTTERS LOT LINE

- - PROPERTY LINE

CB ☐ CONCRETE BOUND IPF ⊚ IRON PIPE FOUND

IRF ◎ IRON ROD FOUND SB □ STONE BOUND

DECIDUOUS TREE

CONIFEROUS TREE

E CATCH BASIN POST

Ø UTILITY POLE T UTILITY POLE WITH TRANSFORMER GRAPHIC SCALE (IN FEET) 1 inch = 100 ft.



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(a), 13, 16, 17, 18, AND 19. IN TABLE THEREOF. THE FIELD WORK WAS COMPLETED IN MAY

06/02/2023

MICHAEL J. GARON L.S. #70366

MAS

LAUREL DR. BLAIR RD. LOCUS MAP

(N.T.S.)

GENERAL NOTES

I. 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 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 FXCAVATION.

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

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

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

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 WITTENZELLNER & RICHARD PISCIOTTA; 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.

REVISION

DESCRIPTION --/--/-- ---

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