Site Plans

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

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:

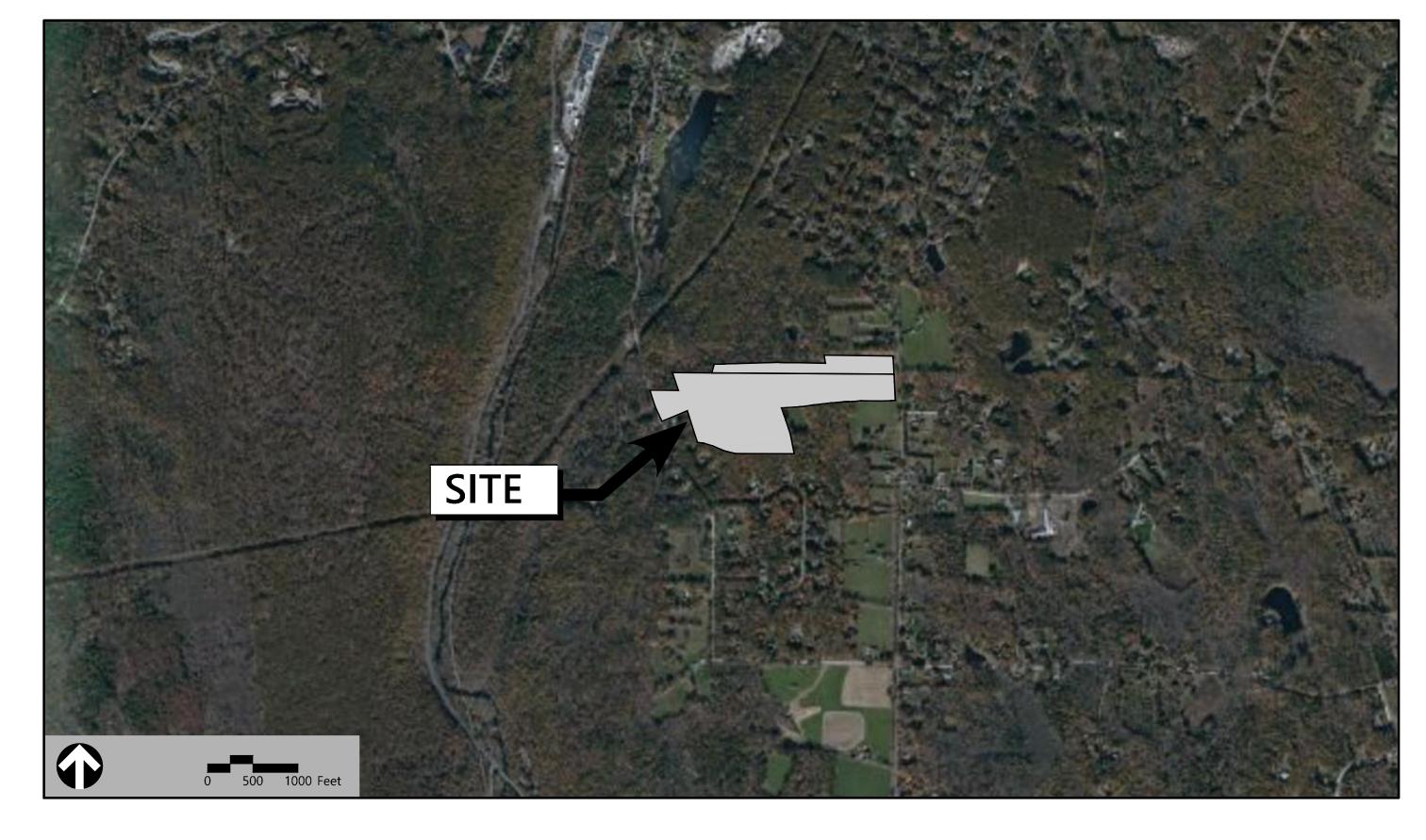
71 / 6

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	Legend, Abbreviations and General Notes	June 28, 2023	
C-2.0	Overall Site Plan	June 28, 2023	
C-2.1	Layout & Materials Plan	June 28, 2023	
C-3.0	Grading & Drainage Plan	June 28, 2023	
C-4.0	Erosion & Sediment Control Plan	June 28, 2023	
C-5.0	Site Details	June 28, 2023	

Reference Drawings				
e	No.	Drawing Title	Latest Issue	
23 23 23	1 of 1 1 of 1	ALTA/NSPS Land Title Survey (Willington) ALTA/NSPS Land Title Survey (Stafford)	August 22, 2022 May 18, 2023	



860.807.4300

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE	The state of the s		CONCRETE
		PROJECT LIMIT LINE	[83 H 1857 77]	(** ·· · · · · · · · · · · · · · · · · ·	HEAVY DUTY PAVEMENT
					BUILDINGS
		RIGHT-OF-WAY/PROPERTY LINE		DAVAÑURA	
- — –		EASEMENT			RIPRAP
		BUILDING SETBACK		7777 2000 - 1000	CONSTRUCTION EXIT
10+00	10+00	PARKING SETBACK	27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
10100		BASELINE	26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT			
		ZONING LINE	132.75 × 45.0 TW _×	132.75 × 45.0 TW	SPOT ELEVATION
		TOWN LINE	38.5 BW	45.0 TW × 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
			-	↔	BORING LOCATION
		LIMIT OF DISTURBANCE	100		TEST PIT LOCATION
<u> </u>		WETLAND LINE WITH FLAG	○ ^{MW}	→ MW	MONITORING WELL
		FLOODPLAIN			
		100-YEAR FLOOD LIMITS	——UD——	——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	6"W	6"W	
CC	CC	CONCRETE CURB			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——	——E——	ELECTRIC
SGE	SGE	SLOPED GRAN. EDGING	STM	STM	STEAM
VGC	VGC		——т—	——т—	TELEPHONE
VGC		VERT. GRAN. CURB	———FA———	——FA——	FIRE ALARM
		LIMIT OF CURB TYPE		CATV	CABLE TV
		SAWCUT		•••	
///////					CATCH BASIN
		BUILDING			DOUBLE CATCH BASIN
] ⊲EN	BUILDING ENTRANCE	==	===	GUTTER INLET
	_ I ⊾D	LOADING DOCK	(D)	•	DRAIN MANHOLE
•	- .	BOLLARD	=TD=		TRENCH DRAIN
D	D	DUMPSTER PAD	Γ	Е	PLUG OR CAP
		SIGN	CO	со	
-0	•			•	CLEANOUT
-0-	=	DOUBLE SIGN			FLARED END SECTION
		CTEEL CHARDDAIL			HEADWALL
		STEEL GUARDRAIL	<u> </u>	•	SEWER MANHOLE
		WOOD GUARDRAIL		CS	
		DATU	_ CS ⊚	CS ●	CURB STOP & BOX
	=	PATH	₩V	₩V •	WATER VALVE & BOX
~	~~~	TREE LINE	TSV	TSV 	TAPPING SLEEVE, VALVE & BOX
×	-xx-	WIRE FENCE	44	*	SIAMESE CONNECTION
	•	FENCE	HYD	HYD ⊚	FIRE HYDRANT
		STOCKADE FENCE	WM	WM ⊡	WATER METER
00000		STONE WALL	PIV	PIV ●	POST INDICATOR VALVE
		RETAINING WALL			
		STREAM / POND / WATER COURSE		(W)	WATER WELL
		DETENTION BASIN	GG ○	GG	GAS GATE
			GM ⊡	GM ⊡	GAS METER
		HAY BALES		———EMH	
	—×——×—	SILT FENCE	E) EM	_	ELECTRIC MANHOLE
<	· C::::::> ·	SILT SOCK / STRAW WATTLE		EM ⊡	ELECTRIC METER
4		MINOR CONTOUR	*	*	LIGHT POLE
,	20		(● ^{TMH}	TELEPHONE MANHOLE
20	-20	MAJOR CONTOUR	_	•	
10	10	PARKING COUNT	T	T	TRANSFORMER PAD
	©10	COMPACT PARKING STALLS	-0-	•	UTILITY POLE
DYL	DYL		^	•	
		DOUBLE YELLOW LINE	0-	-	GUY POLE
SL	SL	STOP LINE	HH	HH	GUY WIRE & ANCHOR
		CROSSWALK	D PB	□ PB	HAND HOLE
		ACCESSIBLE CURB RAMP		D	PULL BOX
E.	کا ا ا	ACCESSIBLE PARKING	Mata	chline	
J.	گر	VAN_ACCESSIBLE PARKING	iviall	<u>,</u> 19	MATCHLINE
[/ —	MARK OF FIRE HOLL HADINE			

VAN-ACCESSIBLE PARKING

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	MINIMUM
NIC	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	
Utility	CATCH RASIN
СВ	CATCH BASIN
СВ	CORRUGATED METAL PIPE
CB CMP CO	CORRUGATED METAL PIPE CLEANOUT
CB CMP CO DCB	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN
CB CMP CO DCB DMH	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE
CB CMP CO DCB DMH CIP	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE
CB CMP CO DCB DMH CIP COND	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT
CB CMP CO DCB DMH CIP COND DIP	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE
CB CMP CO DCB DMH CIP COND	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT
CB CMP CO DCB DMH CIP COND DIP FES	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN
CB CMP CO DCB DMH CIP COND DIP FES FM	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GI GT HDPE HH HW HYD	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GT HDPE HH HW HYD	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I=	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GT HDPE HH HW HYD INV I= LP	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R=	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE RIM ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= SMH	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE RIM ELEVATION SEWER MANHOLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= SMH TSV	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE RIM ELEVATION SEWER MANHOLE TAPPING SLEEVE, VALVE AND BOX

Notes

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (811 OR 1-800-922-4455) AT LEAST 72 HOURS

SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

- 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.
- 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
- 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.

- 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>

- 1. 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
- 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.

- 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

No. Revision	Date	Appvd.
Designed by	Checked by	
TJM	S	JK
Issued for	Date	
Application	June 28	3, 2023

Not Approved for Construction

Application

Legend, Abbreviations and General Notes

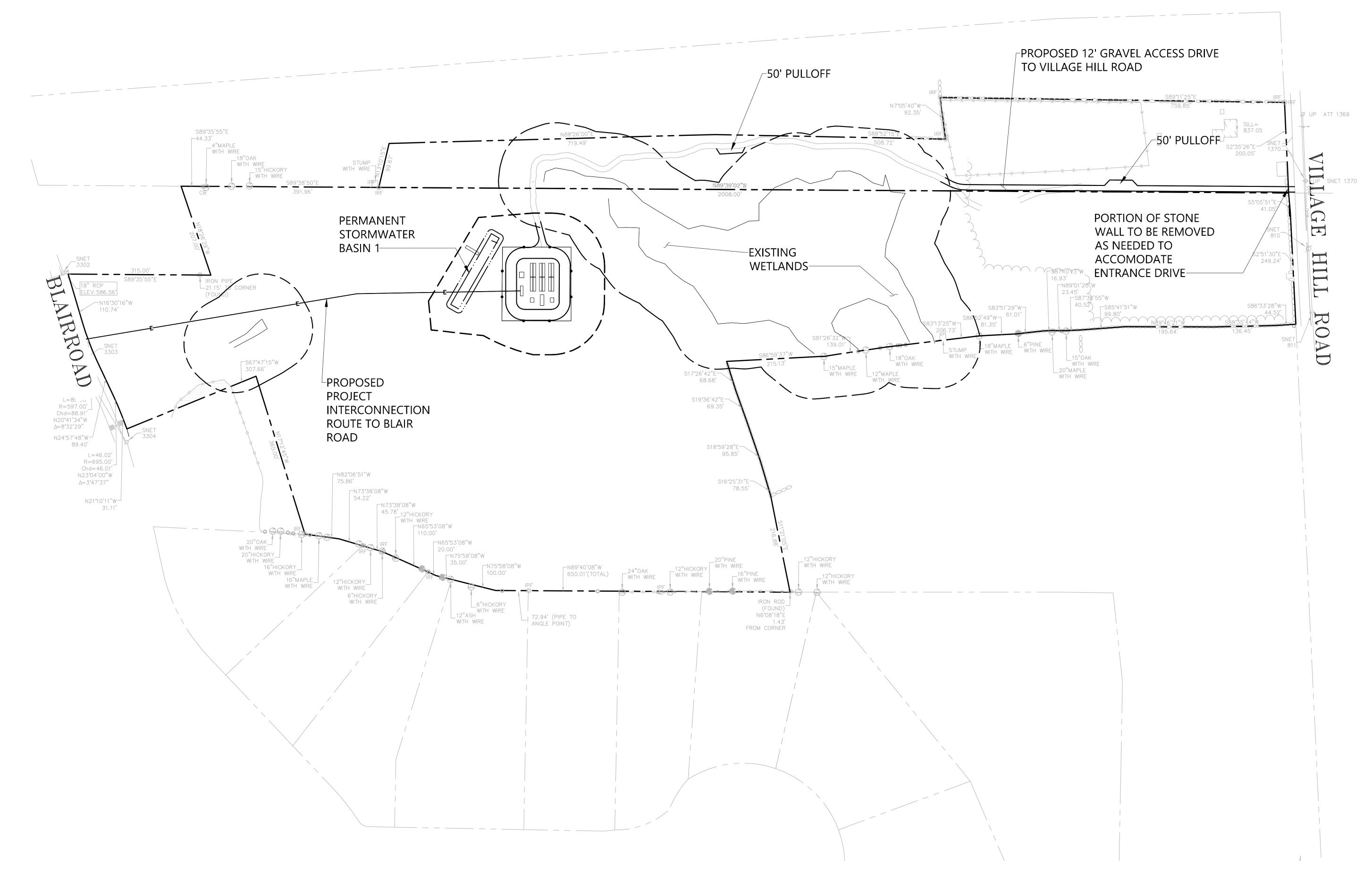




Suite 200

860.807.4300

Wethersfield, CT 06109







BESS Installation CT5

Village Hill Road Willington, Connecticut

ned by TJM SJK

Application Date

June 28, 2023

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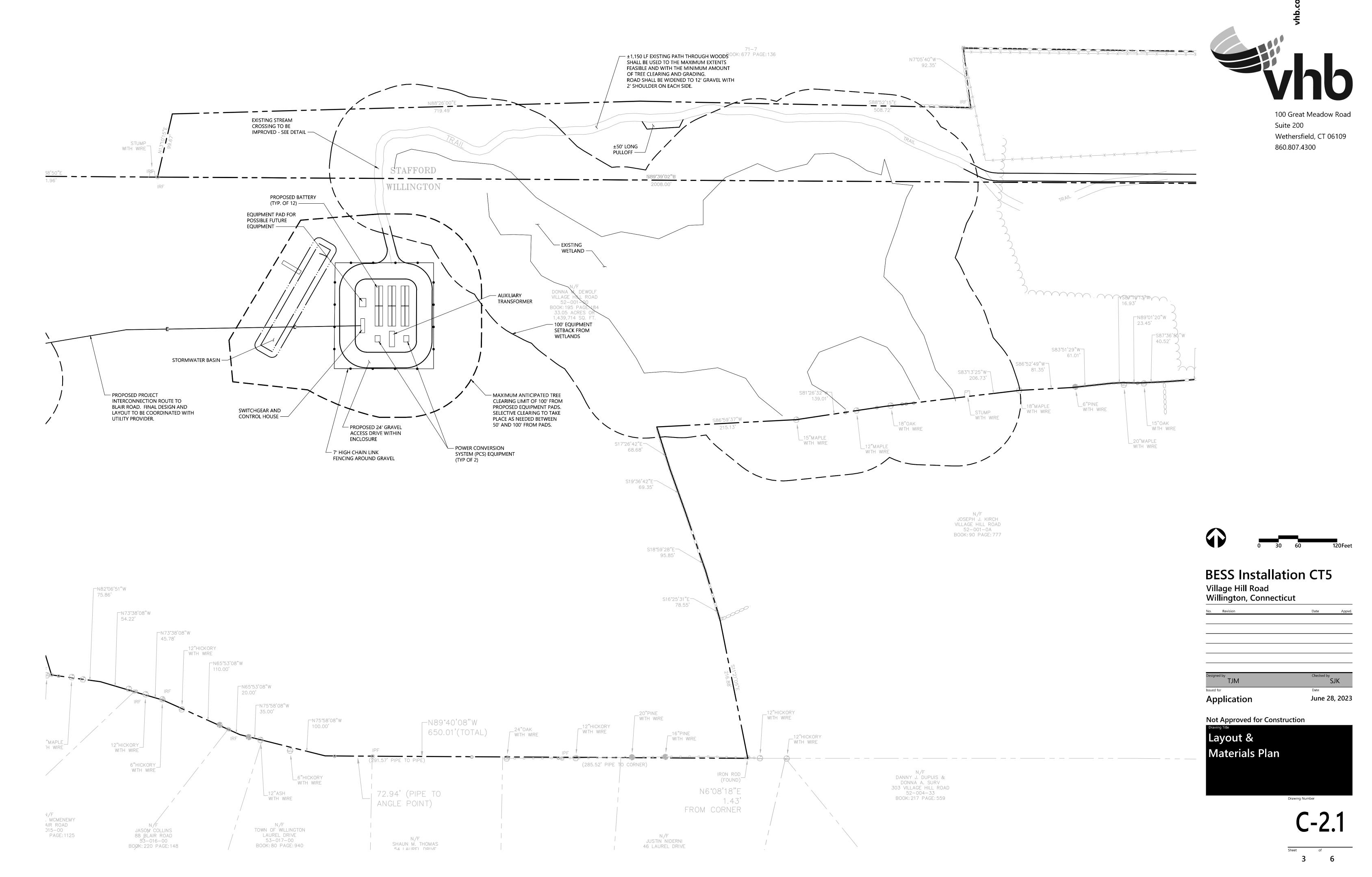
Overall
Site Plan

Drawing Number

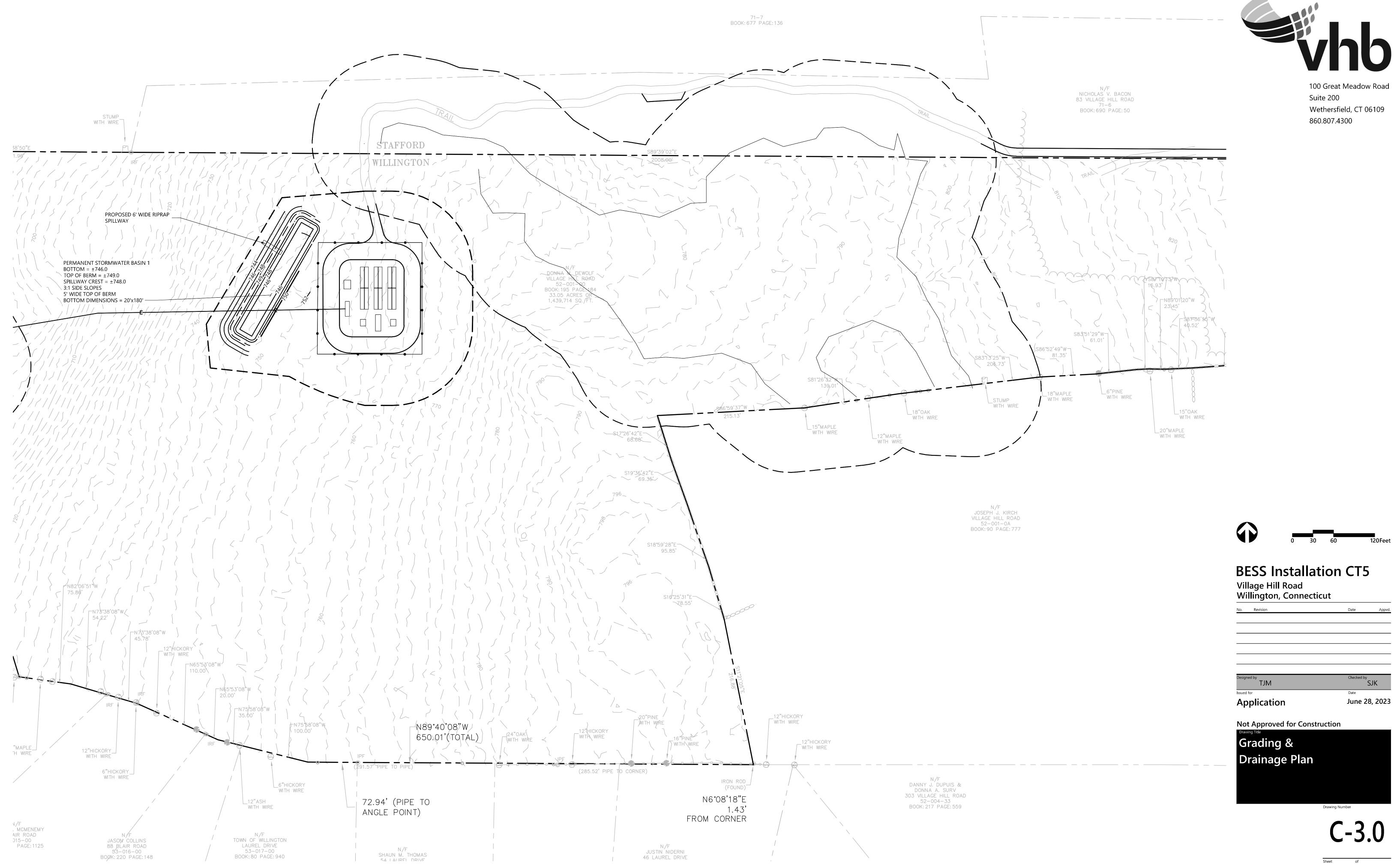
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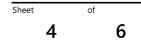
Sheet of 6

Project Number **43177.00**









Project Number **43177.00**

CONSTRUCTION SEQUENCING

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

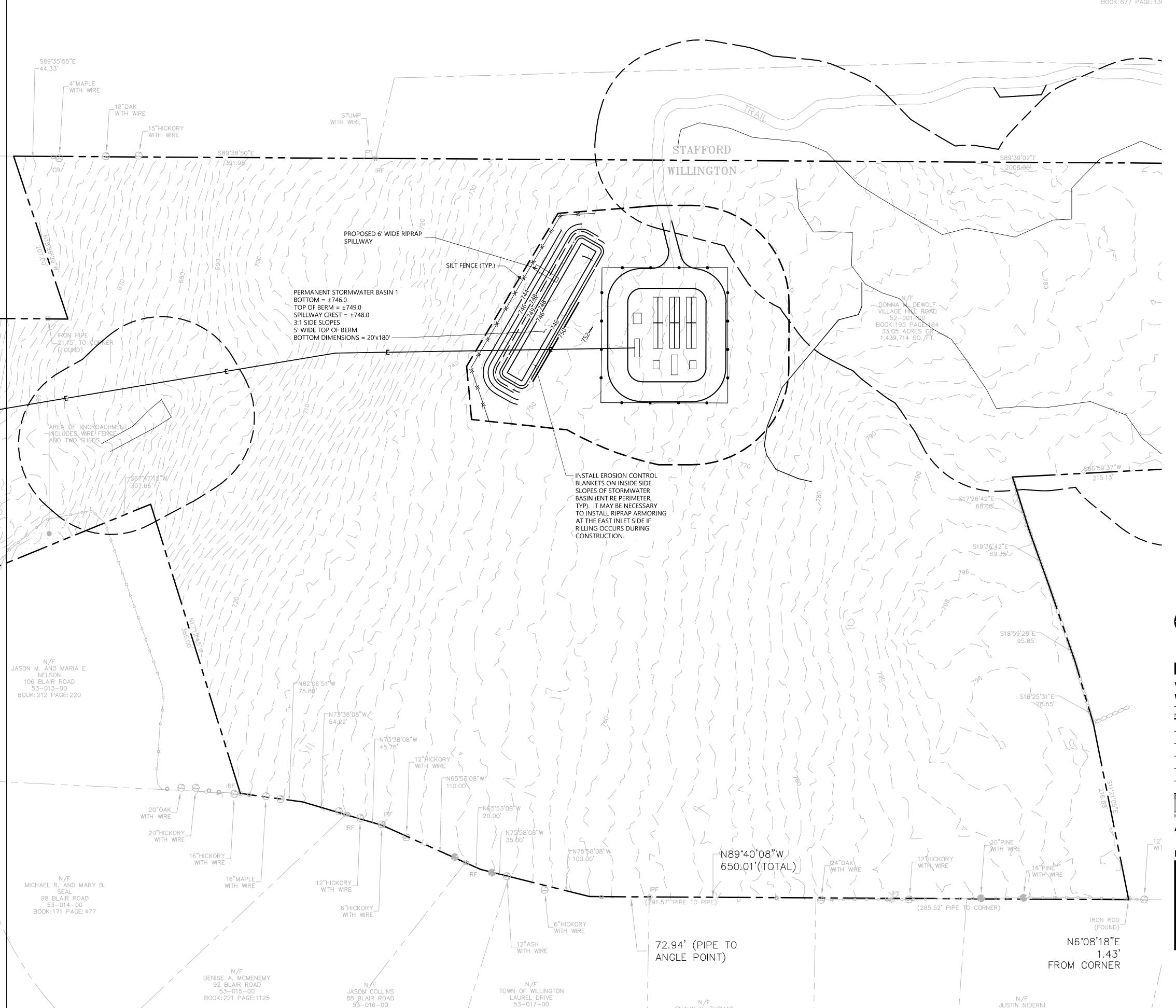
- 1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED 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.



BOOK: 80 PAGE: 940

BOØK: 220 PAGE: 148

SHAUN M. THOMAS

54 LAUREL DRIVE



100 Great Meadow Road Suite 200 Wethersfield, CT 06109 860.807.4300



JUSTIN NIDERNI

46 LAUREL DRIVE 53-020-31



Village Hill Road Willington, Connecticut

´ TJM June 28, 2023 **Application**

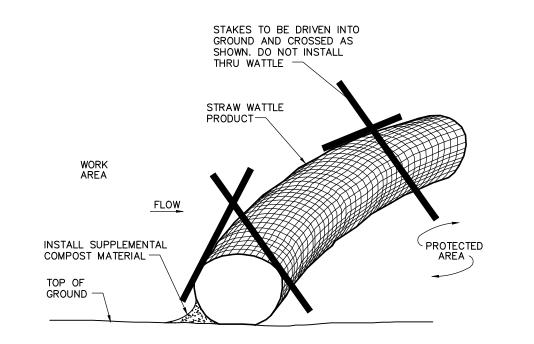
Not Approved for Construction

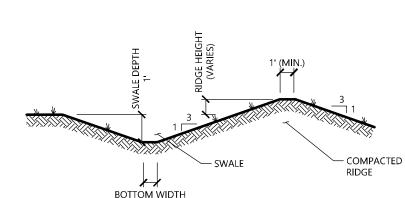
Erosion & Sediment Control Plan



43177.00

Straw Wattle Installation





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

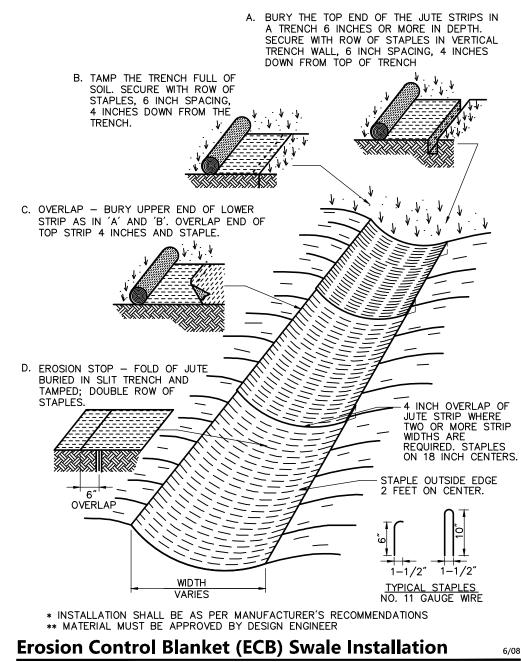
N.T.S.

LD_658

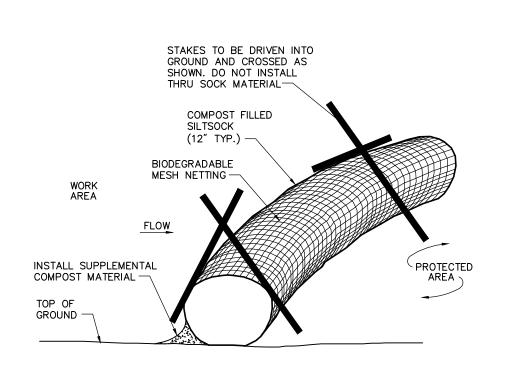
BOTTOM WIDTH

1½" X 1½" X 4' WOOD STAKE OR APPROVED EQUAL	(MAX.)
TOP OF GROUND TOP OF GROUND 4" EMBEDMENT (MIN.) PLACE 4" OF FABRIC ALONG TRENCH AWAY FROM PROTECTED AREA BACKFILL AND COMPACT	PROTECTED AREA STAPLE B STAPLE
	WOOD STAKE JOINT DETAIL











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.

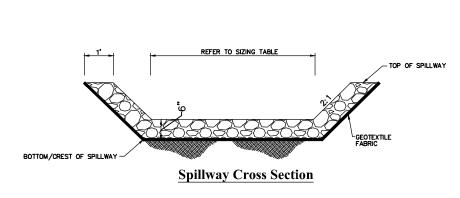
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Compost Filter Sock (CFS) N.T.S.

Source: VHB LD_658

3/4" CRUSHED STONE CONNDOT MODIFIED ORIGINAL GROUND ELEVATION **Basin Cross Section** ENERGY DISSIPATOR





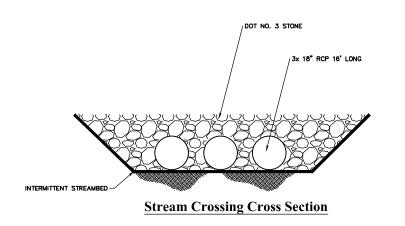
1. ALL SIDE SLOPES OF RIPRAP SHALL NOT EXCEED 1:1 2. STONE FOR SPILLWAY SHALL BE ±8" RIPRAP 3. TOP OF EMBANKMENT SHALL BE 5' WIDE. 4. SIDE SLOPES OF EMBANKMENT SHALL BE STABILIZED BY EROSION CONTROL BLANKETS OR AS DIRECTED

Stormwater Basin Spillway

TOP RAIL —

FENCE FABRIC -PER PLANS

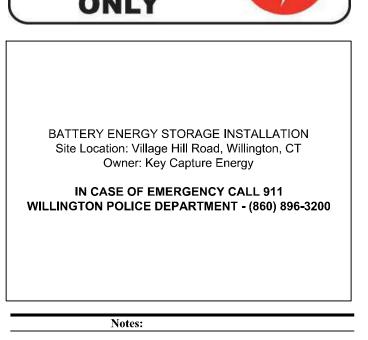
1" BEVEL---



1. ALL SIDE SLOPES OF RIPRAP SHALL NOT EXCEED 1:1

Permanent Stormwater Basin

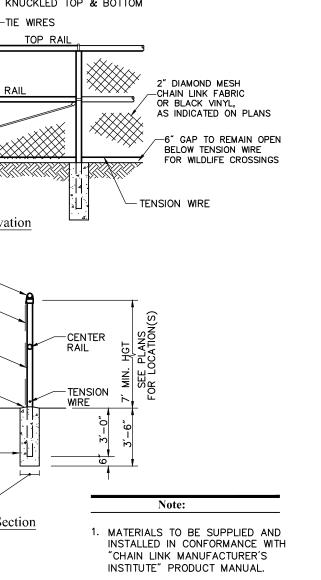




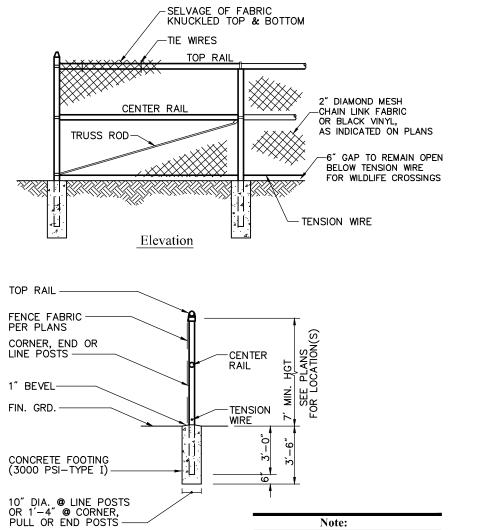
THE SITE FACILITY SIGN IS A DRAFT SHOWING THE MINIMUM AMOUNT OF INFORMATION THAT WILL BE PROVIDED. SIGN WILL BE 18" X 24".

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

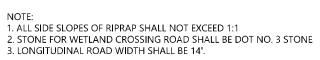
Danger and Site Facility Signs



7' Chain Link Fence Source: VHB



Gravel Access Road



Intermittent Stream Crossing

15% (MAX.) LONGITUDINAL SLOPE GEOTEXTILE -FABRIC 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).

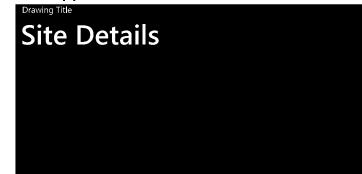
N.T.S.



Village Hill Road Willington, Connecticut

´ TJM June 28, 2023 **Application**

Not Approved for Construction



43177.00

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 FORMERLY DONNA DEWOLF:

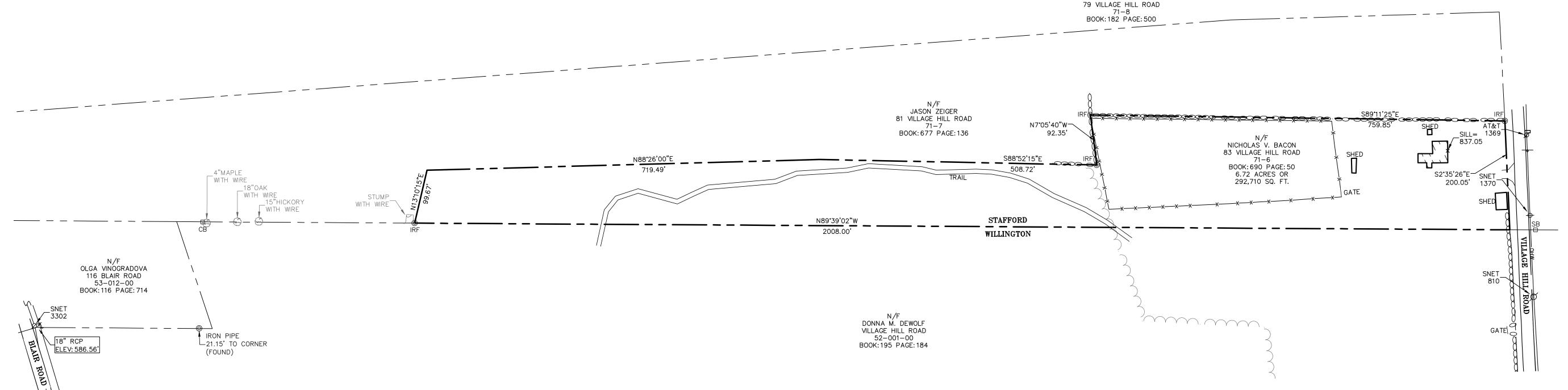
THENCE RUNNING ALONG LAND NOW OR FORMERLY DONNA DEWOLF N89°39'02"W A DISTANCE OF 2008.00 FEET TO AN IRON ROD FOUND AT THE SOUTH EASTERLY CORNER OF LANDS NOW OR FORMERLY JASON ZEIGER;

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.

RONALD D. & JANET K.

ZEIGER



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

TREE LINE

----- EASEMENT

—X—X—X—X—X—X—X— WIRE FENCE

----OHW----OVERHEAD WIRES

----- ABUTTERS LOT LINE

- - PROPERTY LINE

CB ☐ CONCRETE BOUND

IPF ⑥ IRON PIPE FOUND

IPF (IRON PIPE FOUND IRF (IRON ROD FOUND

SB STONE BOUND

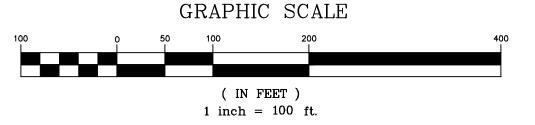
DECIDUOUS TREE

CONIFEROUS TREE

CATCH BASINPOST

Ø UTILITY POLE

Ø UTILITY POLE WITH TRANSFORMER





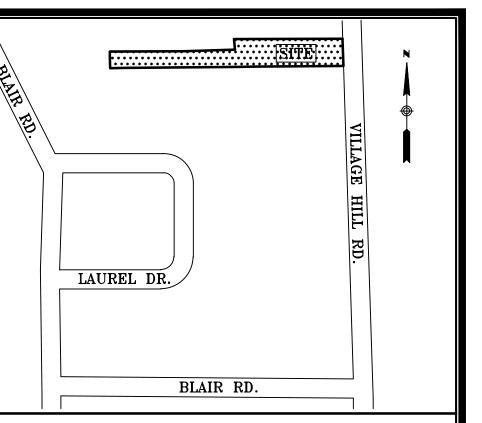
TO: NICHOLAS V. BACON, DONNA M. DEWOLF, KEY CAPTURE ENERGY, LLC AND STEWART TITLE GUARANTY COMPANY.

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

Criff Sh



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 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.

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

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

DATE 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

TITLE INSURANCE COMMITMENT INFORMATION

R=695.00'₋

Chd=46.01

N23°04'00"W

N21°10'11"W

POST

Ø UTILITY POLE

O UTILITY POLE WITH TRANSFORMER

Δ=3'47'37"

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

∟N82.06,21,3M

┌N73**:**38'08"W

┌N73**:**38'08"W

JASON COLLINS

88 BLAIR ROAD

53-016-00

BOOK: 220 PAGE: 148 /

45.78' _{12"HICKORY}

WITH WIRE

┌N65**:**53'08"W

┌N65°53'08"W

35.00

∟N75°58'08"W

WITH WIRE

_N75°58'08"W

100.00'

6"HICKORY

WITH WIRE

TOWN OF WILLINGTON

LAUREL DRIVE

53-017-00

BOOK: 80 PAGE: 940

⊢N89**:**40'08"W

(291.57' PIPE TO PIPE)

SHAUN M. THOMAS

54 LAUREL DRIVE

53-020-29

BOOK: 213 PAGE: 177

_{.I} 72.94' (PIPE TO

ANGLE POINT)

650.01'(TOTAL)

20.00

110.00'

54.22'

75.86'

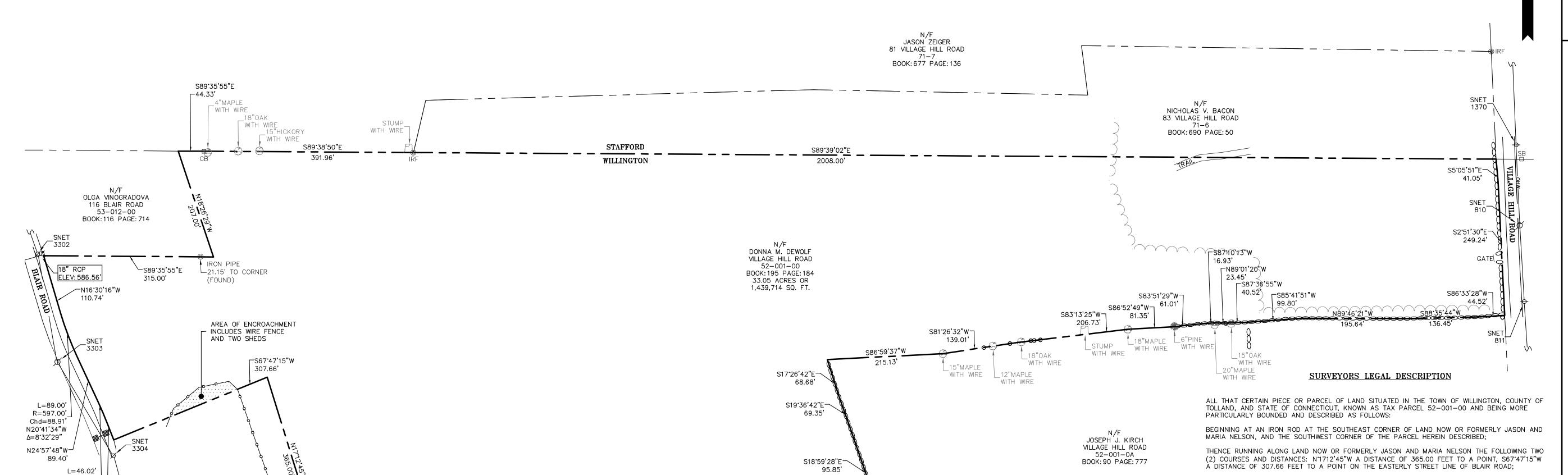
12"HICKORY

WITH WIRE

6"HICKORY

WITH WIRE

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



S16°25'31"E-

WITH WIRE

(285.52' PIPE TO CORNER)

WITH WIRE

JUSTIN NIDERNI

46 LAUREL DRIVE

53-020-31

BOOK: 213 PAGE: 13

IRON ROD

N6'08'18"E

FROM CORNER

(FOUND)

1.43

12"HICKORY

WITH WIRE

WITH WIRE

78.55

WITH WIRE

WITH WIRE

KATHLEÉN PEPIN

REVOCABLE TRUST

53-020-32

BOOK: 161 PAGE: 201

42 LAUREL DRIVE

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

RECORD LEGAL DESCRIPTION

ACRES, MORE OR LESS.

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)

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

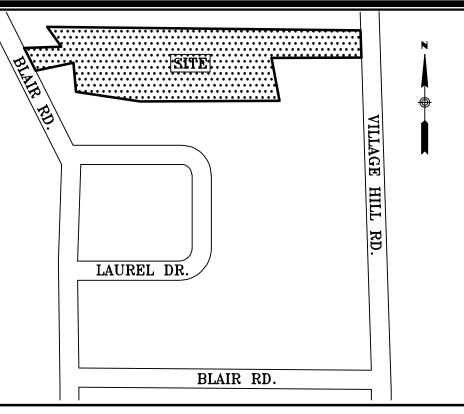
DISTANCE OF 20.00 FEET TO A IRON ROD AT THE NORTH EAST CORNER OF LAND NOW OR

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

. 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

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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.
	Book No.	N/A	1"=100'	1 OF 2

<u>LEGEND</u> TREE LINE CB ☐ CONCRETE BOUND IPF ◎ IRON PIPE FOUND ———— — — ABUTTERS LOT LINE IRF @ IRON ROD FOUND PROPERTY LINE ----- EASEMENT SB □ STONE BOUND ————————— WIRE FENCE CONIFEROUS TREE ----OHW------ OVERHEAD WIRES E CATCH BASIN

JASON M. ÁND MARIA E

NELSON

106 BLAIR ROAD

53-013-00

BOOK: 212 PAGE: 220

MICHAEL R. AND MARY B.

98 BLAIR ROAD

53-014-00

BOOK: 171 PAGE: 477

SEAL

WITH WIRE

20"HICKORY

WITH WIRE

16"HICKORY

WITH WIRE

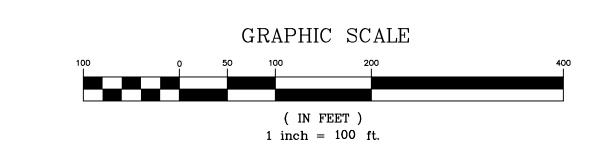
16"MAPLE

DENISE A. MCMENEMY 92 BLAIR ROAD

53-015-00

BOOK: 221 PAGE: 1125

WITH WIRE



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

DANNY J. DUPUIS &

DONNA A. SURV

303 VILLAGE HILL ROAD

52-004-33

BOOK: 217 PAGE: 559

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