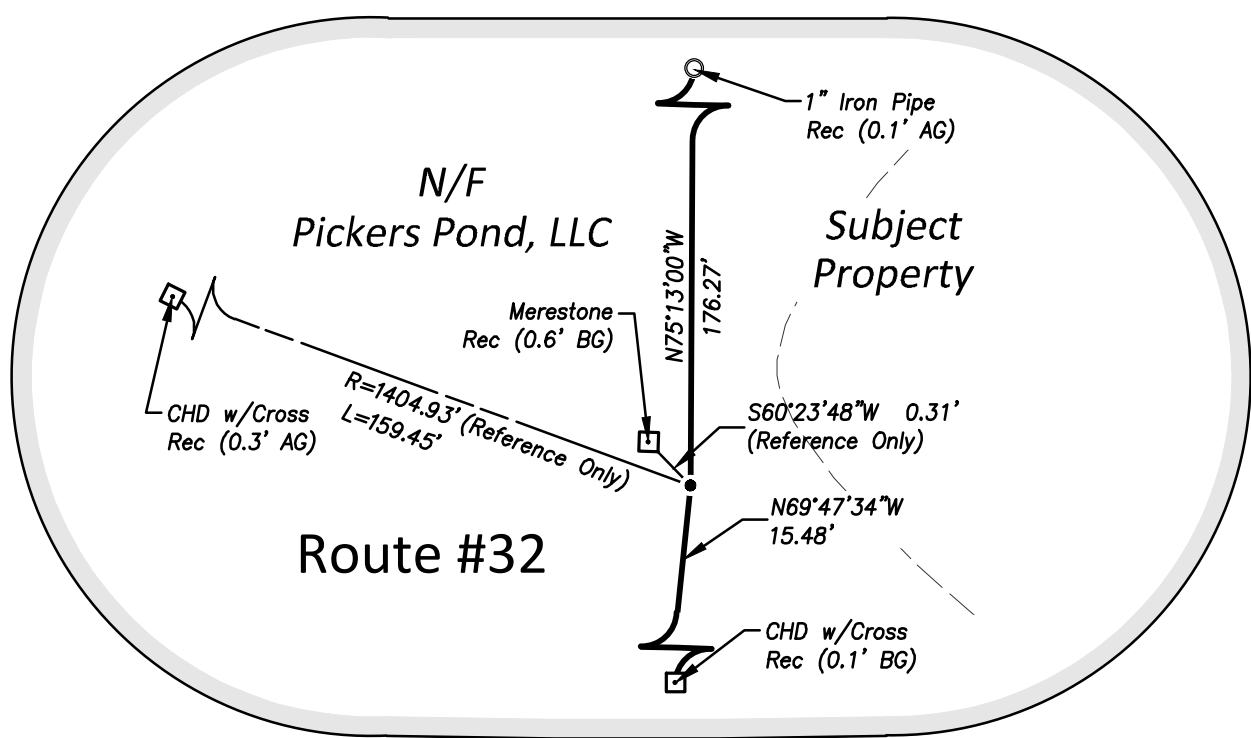


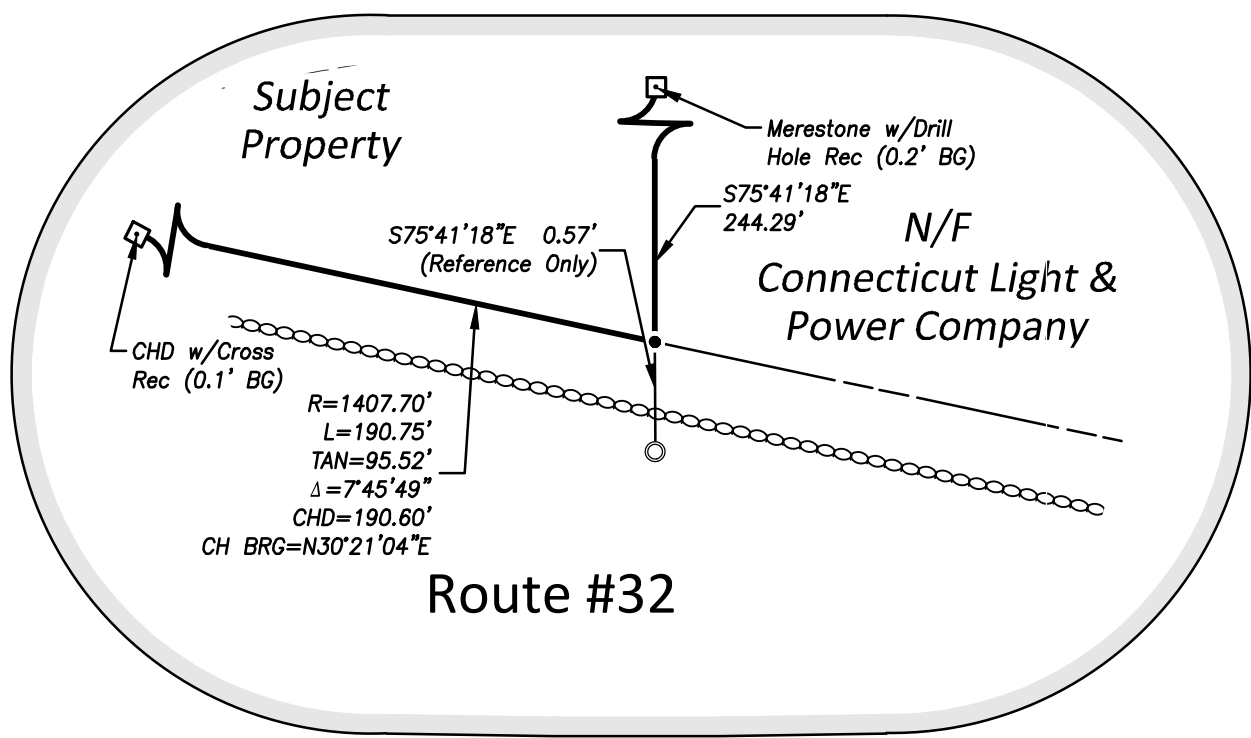
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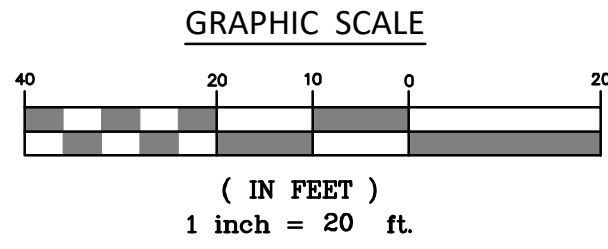
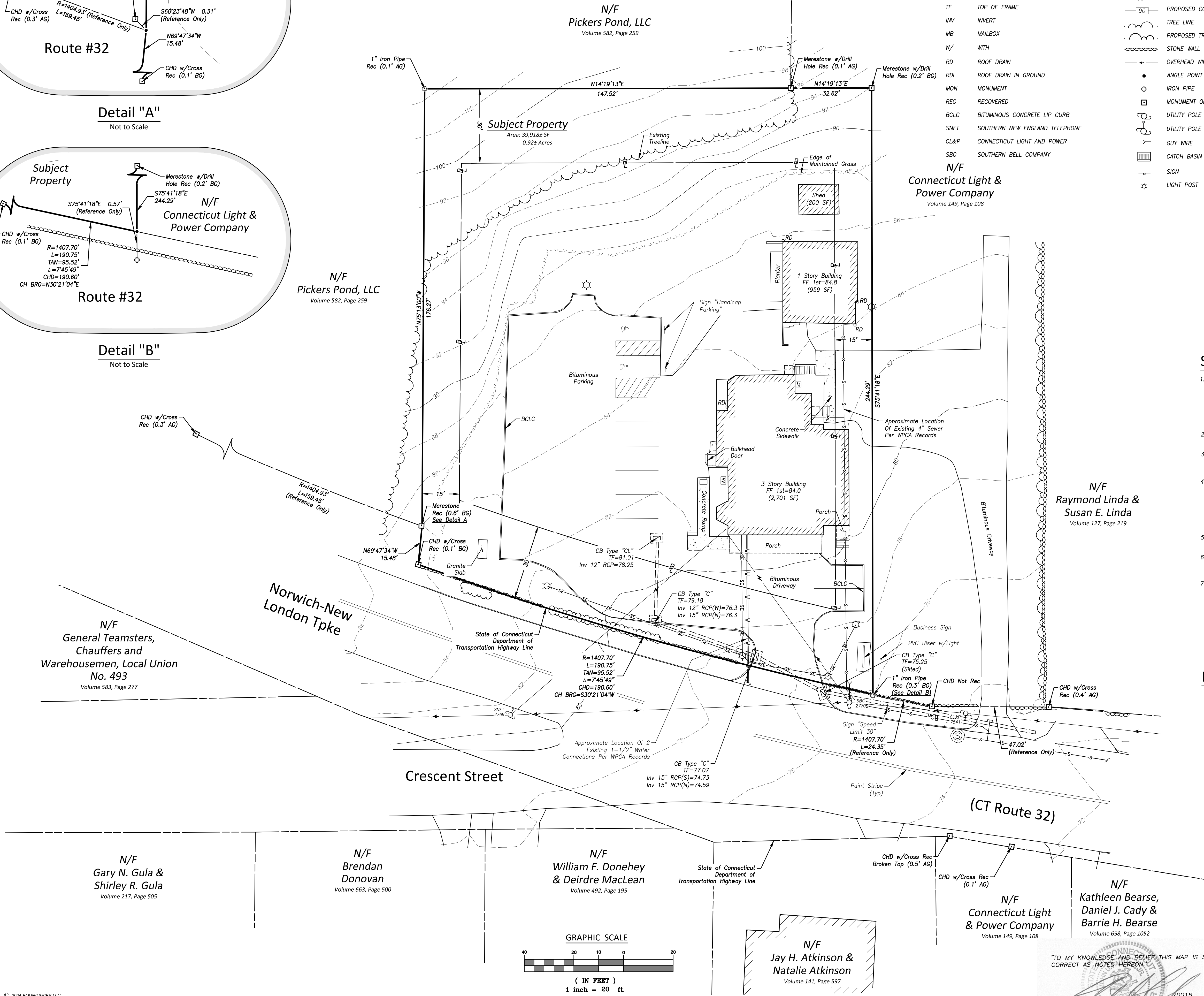
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Detail "A"
Not to Scale

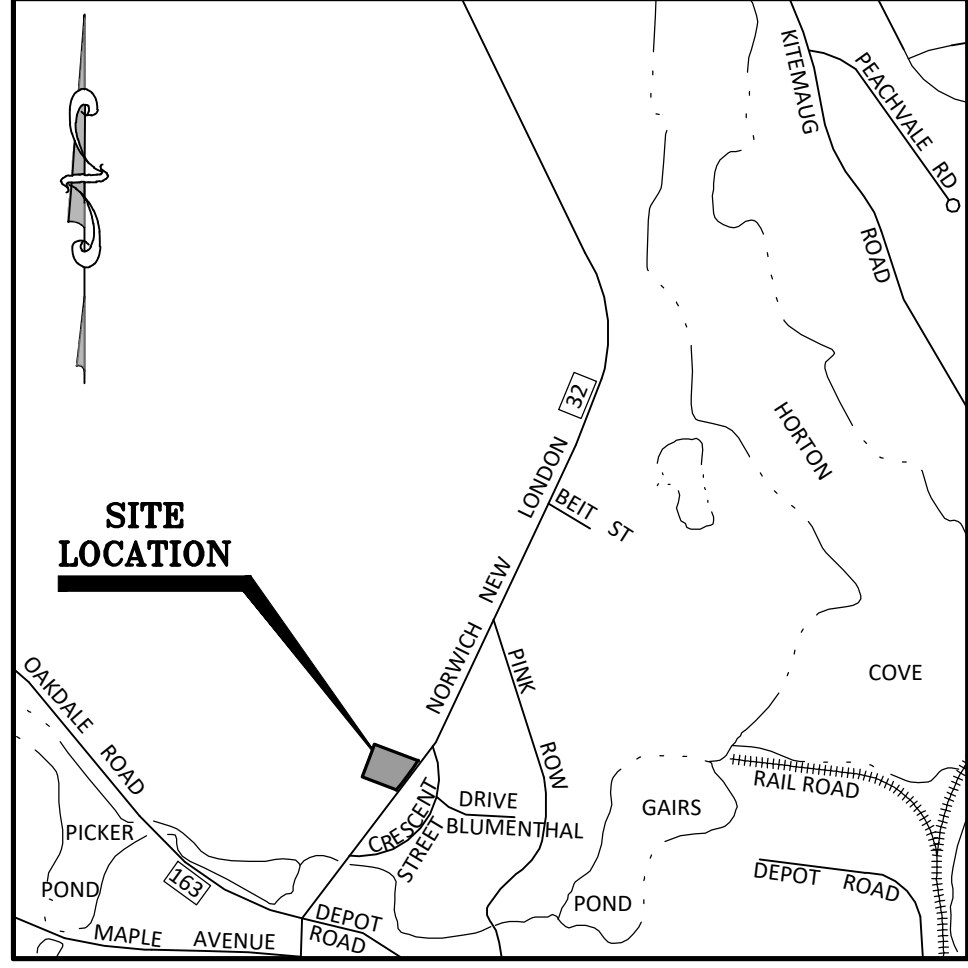


Detail "B"
Not to Scale



LEGEND & ABBREVIATIONS

±	MORE OR LESS	N/F	NOW OR FORMERLY
TYP	TYPICAL	AG	ABOVE GRADE
RCP	REINFORCED CONCRETE PIPE	BG	BELOW GRADE
SF	SQUARE FEET	AH	AIR HANDLER
FF	FINISHED FLOOR	— —	BUILDING SETBACK LINE
CB	CATCH BASIN	—90—	EXISTING CONTOUR
TF	TOP OF FRAME	—90—	PROPOSED CONTOUR
INV	INVERT	— —	TREE LINE
MB	MAILBOX	— —	PROPOSED TREE LINE
W/	WITH	— —	STONE WALL
RD	ROOF DRAIN	— —	OVERHEAD WIRES
ROI	ROOF DRAIN IN GROUND	•	ANGLE POINT
MON	MONUMENT	○	IRON PIPE
REC	RECOVERED	□	MONUMENT OR MERESTONE
BCLC	BITUMINOUS CONCRETE LIP CURB	○	UTILITY POLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE	○	UTILITY POLE W/LIGHT
CL&P	CONNECTICUT LIGHT AND POWER	— —	GUY WIRE
SBC	SOUTHERN BELL COMPANY	— —	CATCH BASIN
		— —	SIGN
		☆	LIGHT POST



LOCATION MAP
SCALE: 1"=1000'

Applicant: KDS Realty, LLC
178 Parmlee Hill Road
Durham, CT 06422
Owner: KDS Realty, LLC
178 Parmlee Hill Road
Durham, CT 06422
Property: 480 Route 32
Map 074, Lot 002
0.92± Acres
Volume 701, Page 653

SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND CONFORMS TO HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED FOR SITE DEVELOPMENT AND MUNICIPAL PERMITTING.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON JULY 17, 2024.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEOIDE18 ON JULY 17, 2024.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON JULY 17, 2024 LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON JULY 11, 2024.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A WARRANTY DEED FROM D. TAYLOR PROPERTIES, LLC TO KDS REALTY LLC RECORDED MARCH 11, 2024 IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 701, PAGE 653.
- SUBJECT PROPERTY MAY BE TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS AND ENCUMBRANCES AS WELL AS OTHERS THAT MAY APPEAR OF RECORD:
 - A NOTICE OF DECISION, CONDITIONS OF SPECIAL PERMIT, RECORDED IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 166, PAGE 940.
 - NOTICE OF DECISION, VARIANCE, RECORDED IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 176, PAGE 597.
 - A TEMPORARY DRAINAGE CONNECTION CONCURRENCE RECORDED IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 185, PAGE 428.

REFERENCE MAPS

- RIGHT OF WAY MAP TOWN OF MONTVILLE NORWICH-NEW LONDON ROAD FROM THE WATERFORD TOWN LINE NORTHERLY ABOUT 6,000 FEET, ROUTE NO. 12, SCALE:1"=40', DATED: FEBRUARY 27, 1931, SHEET NO. 2 OF 2, MAP NO. 9014, PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT.
- PROPERTY SALE, MONTVILLE, CONNECTICUT, JOSPHINE A. TERNI, SCALE: 1"=50', DATED: AUGUST, 1948, JOB ID. 48215-M, PREPARED BY THE CONNECTICUT POWER COMPANY, ENGINEERING DEPARTMENT.
- PROPERTY PURCHASE, MONTVILLE, CONNECTICUT, ALLAN D. COLVIN, SCALE: 1"=50', DATED: OCTOBER 5, 1948, JOB ID. 48214-M, PREPARED BY THE CONNECTICUT POWER COMPANY, ENGINEERING DEPARTMENT.
- PROPERTY PURCHASE, MONTVILLE, CONNECTICUT, SIDNEY BLUMENTHAL & CO., INC., SCALE: AS NOTED, DATED: AUGUST 20, 1948, JOB ID. 48173-Q, PREPARED BY THE CONNECTICUT POWER COMPANY, ENGINEERING DEPARTMENT.
- PLAN OF PROPERTY OF LAKSHMI BASU, 480 NORWICH-NEW LONDON TURNPIKE TOWN OF MONTVILLE, CONNECTICUT, SCALE: 1"=20', DATED: AUGUST 6, 1985 AND LAST REVISED AUGUST 11, 1988, DRAWING NO. C-1, PREPARED BY KING & MULLEN.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."
JOHN U. FAULISE JR., L.S.
70016
10/8/24
LICENSE NO. DATE

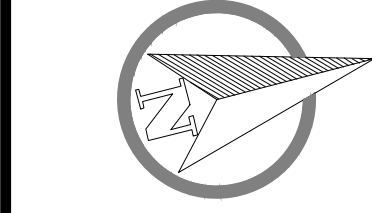
"APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION"
SIGNATURE OF CHAIRMAN OR SECRETARY
DATE

Site Development Plan "Improvement Location & Topographic Survey"

Prepared for

KDS Realty, LLC

480 Route 32 - Montville, Connecticut



SCALE:	1" = 20'
DATE:	October 2024
JOB I.D. NO.:	24-3488
Revisions	

SHEET NO.

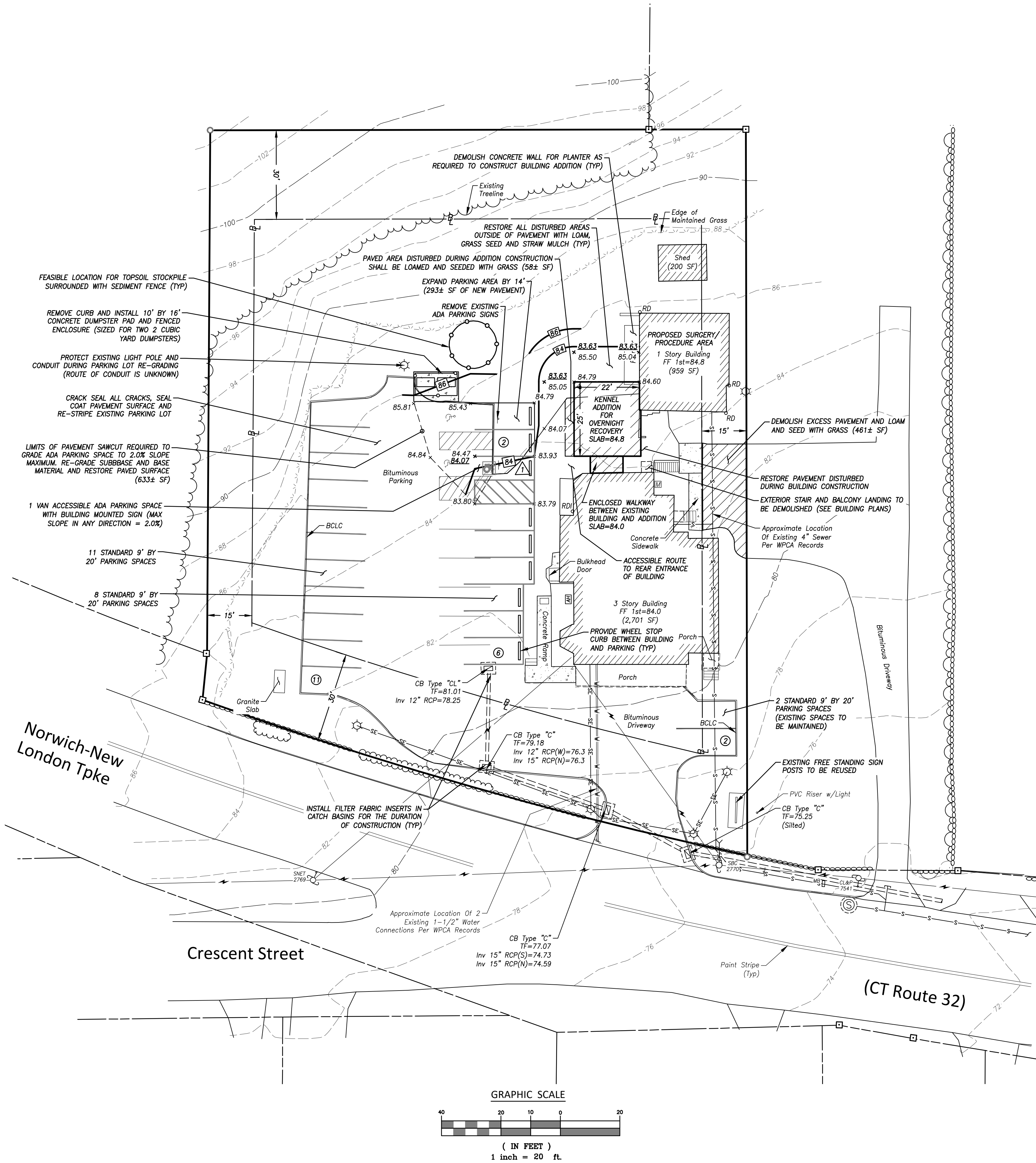
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ZONING COMPLIANCE TABLE: C1/OZ		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT SIZE (SEWER)	10,000 SF	39,918± SF
MINIMUM STREET FRONTAGE	80 FT	190.75 FT
MINIMUM FRONT YARD	30 FT	41.6 FT
MINIMUM SIDE YARD	15 FT	5.8 FT*
MINIMUM REAR YARD	30 FT	61.8 FT
WATER SUPPLY	PUBLIC WATER	
SANITARY	SANITARY SEWER	
AREA OF DISTURBANCE	0.10± Acres (4,600 SF)	

PARKING REQUIREMENTS

ITEM	REQUIRED		PROVIDED
2,701 SF OF PROFESSIONAL OFFICE @ 1 SPACE PER 250 SF*	10.8	22	22
THREE 2-BEDROOM APARTMENTS @ 2.5 SPACES EACH	7.5		
THREE GUEST SPACES FOR UNDER 10 APARTMENTS	3	TOTAL	
ADA ACCESSIBLE PARKING SPACE @ 1 PER 25 SPACES	1		1

*CROSS FLOOR AREA EXCLUDES KENNEL AND SURGERY BUILDING. THOSE STRUCTURES WILL NOT GENERATE ADDITIONAL TRIPS TO THE SITE AS THEY WILL BE USED FOR PATIENTS OF THE CLINIC AREA ONLY.

MINIMUM LANDSCAPING REQUIREMENTS

SECTION 18.16.1.1: FOR PARKING LOTS GREATER THAN 80,000 SF, 10% OF THE TOTAL LOT AREA SHALL BE LANDSCAPED.
PARKING LOT AREA = 10,500 SF
TOTAL LOT AREA = 39,918 SF
10% OF LOT AREA = 3,992 SF
LANDSCAPED AREA = 21,000 SF CONSISTING OF EXISTING LAWNS AND UNDISTURBED VEGETATED AREAS AROUND THE SITE PERIMETER

LIGHTING NOTES

1. THE EXISTING POLE MOUNTED FLOOD LIGHT AND BUILDING MOUNTED LIGHTING IS INTENDED TO BE REUSED. NO ADDITIONAL LIGHTING (POLE MOUNTED OR BUILDING MOUNTED) IS PROPOSED AT THIS TIME. IF ADDITIONAL LIGHTING IS DESIRED IN THE FUTURE A ZONING PERMIT FROM THE TOWN OF MONTVILLE MAY BE REQUIRED.

SIGNAGE NOTES

1. THE EXISTING 8" BY 4" FREE STANDING ILLUMINATED SITE SIGN IS PROPOSED TO BE REUSED. THE SIGN IS 12" TALL. THE EXISTING SIGN RECEIVED A SIGN PERMIT IN 1998. NO ADDITIONAL SIGNAGE IS PROPOSED AT THIS TIME. IF ADDITIONAL SIGNAGE IS DESIRED IN THE FUTURE A ZONING PERMIT FROM THE TOWN OF MONTVILLE IS REQUIRED.

GENERAL NOTES

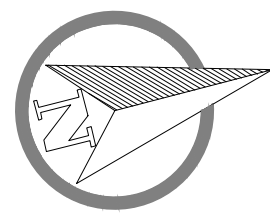
1. THE SUBJECT PROPERTY IS AN EXISTING COMMERCIAL PROPERTY THAT WAS MOST RECENTLY USED AS RETAIL AND OFFICE SPACE FOR "AFFORDABLE FABRICS". THE BUILDING ALSO INCLUDES THREE TWO-BEDROOM APARTMENT UNITS ON THE SECOND AND THIRD FLOORS. THE PROPERTY IS ZONED C1 AND IS LOCATED IN THE ROUTE 32 OVERLAY ZONE. THE PROPOSED IMPROVEMENTS ARE INTENDED TO ALLOW FOR THE USE OF THE EXISTING RETAIL AND OFFICE BUILDING AS A VETERINARIAN'S OFFICE WITH INDOOR SPACE FOR A KENNEL AND SURGERY AND PROCEDURE AREA. THE SURGERY AND PROCEDURE AREA IS INTENDED TO BE USED FOR PATIENTS OF THE EXISTING CLINIC AREA AND THE KENNEL IS INTENDED TO BE USED FOR PATIENTS REQUIRING OVERNIGHT STAYS AS PART OF RECOVERY AND WILL NOT GENERATE ADDITIONAL TRIPS TO THE SITE. THE PROPOSED IMPROVEMENTS TO THE SITE CONSIST OF CONSTRUCTION OF THE ATTACHED INDOOR KENNEL AND RE-GRADING OF THE EXISTING PARKING AREA TO MEET ADA ACCESSIBILITY REQUIREMENTS.
2. THE TOTAL AREA OF LAND DISTURBANCE AS A RESULT OF THIS PROPOSAL IS APPROXIMATELY 0.14 ACRES TO RE-GRADE EXISTING PAVED AREAS TO MEET ADA ACCESSIBILITY SLOPE REQUIREMENTS. SECTION 4.10.5 OF THE MONTVILLE ZONING REGULATIONS AND SECTION 4 OF THE MONTVILLE STORMWATER MANAGEMENT PLAN REQUIRE AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL PROJECTS THAT CUMULATIVELY DISTURB GREATER THAN 1 ACRE OF LAND. SECTION 5 OF THE MONTVILLE STORMWATER MANAGEMENT PLAN REQUIRES THE RETENTION OF THE WATER QUALITY VOLUME ON SITE FOR ALL PROJECTS THAT DISTURB GREATER THAN 1 ACRE OF LAND. ALTHOUGH THIS PROPOSAL DOES NOT EXCEED EITHER THRESHOLD, THE SITE PLANS INCLUDE AN EROSION AND SEDIMENTATION CONTROL PLAN. THE PROJECT AVOIDS THE CREATION OF NEW DIRECTLY CONNECTED IMPERVIOUS AREAS, AND DOES NOT INCREASE THE OVERALL EFFECTIVE IMPERVIOUS COVERAGE OF THE PROPERTY. THERE WILL BE NO INCREASE IN IMPERVIOUS SURFACE AFTER THE REMOVAL OF UNNEEDED PAVEMENT ASSOCIATED WITH THE CONSTRUCTION OF THE KENNEL ADDITION. EXISTING RUNOFF PATTERNS ARE MAINTAINED. THE SITE SLOPES AT A 5% GRADE TO THE EAST. RUNOFF IS COLLECTED BY A SERIES OF EXISTING CATCH BASINS THAT ARE CONNECTED TO THE CT DOT DRAINAGE SYSTEM TO THE NORTH ON ROUTE 32.
3. THIS PROPOSAL RESULTS IN NO INCREASE IN EFFECTIVE IMPERVIOUS COVERAGE OF THE PROPERTY AND WILL RESULT IN NO INCREASE IN PEAK FLOW RATES OR OFF-SITE RUNOFF.

Site Development Plan
"Proposed Conditions Plan"

Prepared for

KDS Realty, LLC

480 Route 32 - Montville, Connecticut

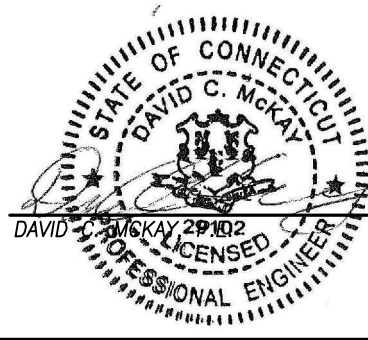


SCALE: 1" = 20'
DATE: October 2024
JOB I.D. NO. 24-3488
Revisions

SHEET NO.

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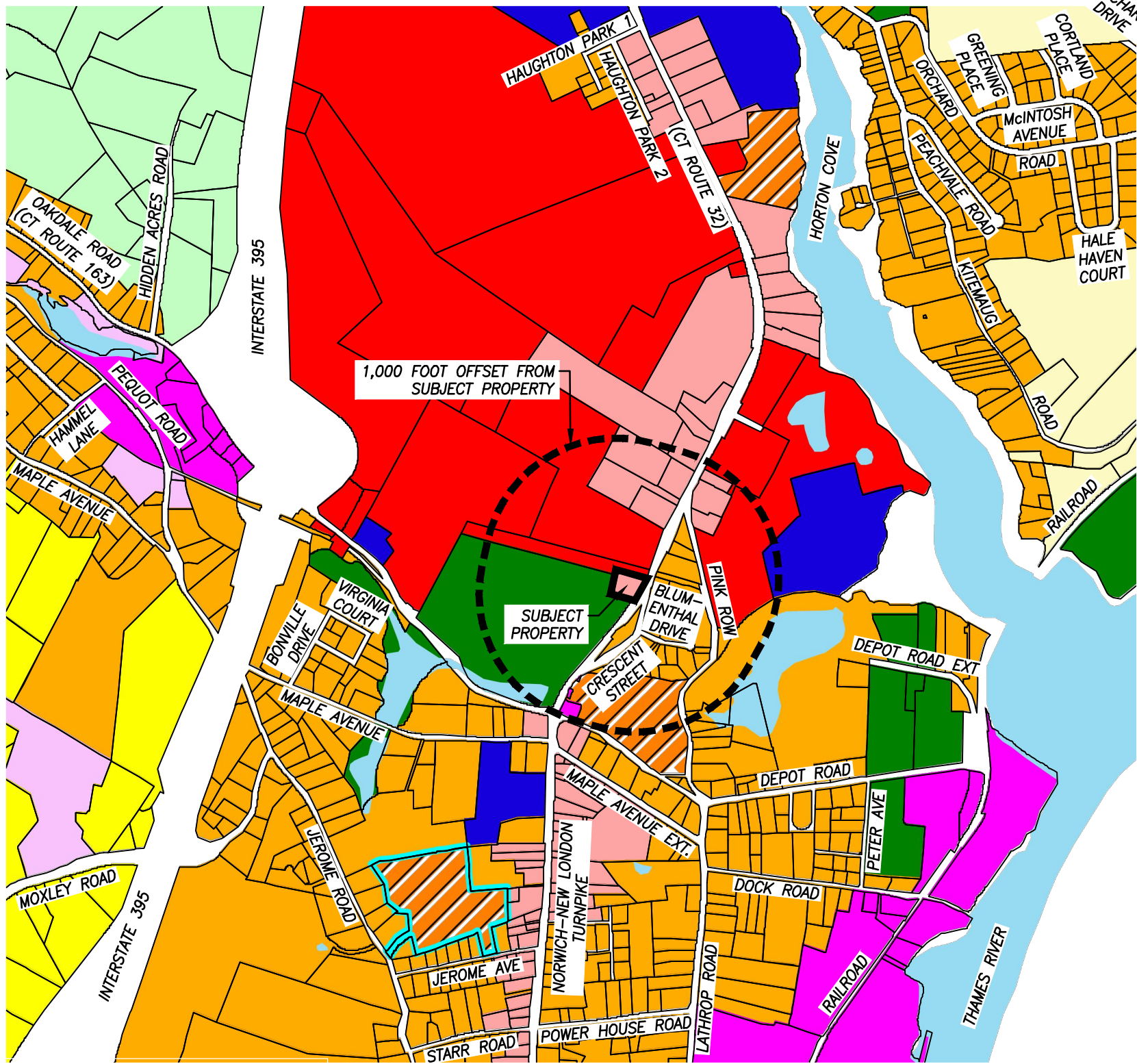
"APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION"

29102 10/8/24
LICENSE NO. DATE

SIGNATURE OF CHAIRMAN OR SECRETARY

DATE

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ZONING LOCUS MAP
SCALE: 1"=1000'

NARRATIVE

THIS PROPOSAL INVOLVES A 0.924 ACRE PARCEL OF LAND IDENTIFIED AS 480 NORWICH-NEW LONDON TURNPIKE (CT ROUTE 32) IN THE UNCASVILLE SECTION OF THE TOWN OF MONTVILLE, CONNECTICUT (ASSESSOR'S ID# 074-002-000). THE GROUND FLOOR AND EXISTING DETACHED BUILDING WERE MOST RECENTLY USED AS OFFICE AND RETAIL SPACE FOR "AFFORDABLE FABRICS". THE UPPER FLOOR CONTAINED RESIDENTIAL APARTMENT UNITS. THE RESIDENTIAL UNITS ARE PROPOSED TO BE MAINTAINED AS PART OF THIS APPROVAL. THE GROUND FLOOR OF THE MAIN BUILDING IS PROPOSED TO BE CONVERTED TO OFFICE AND TREATMENT SPACE FOR A VETERANARIAN OFFICE. THE DETACHED BUILDING IS PROPOSED TO BE CONVERTED TO SURGERY/PROCEDURE SPACE ACCESSORY TO THE TREATMENT SPACE IN THE MAIN OFFICE. A 550 SQUARE FOOT ADDITION IS PROPOSED FOR AN INDOOR KENNEL SPACE TO BE USED FOR OVERNIGHT STAYS FOR RECOVER FOLLOWING SURGERY.

THIS PLAN DEPICTS PROPOSED IMPROVEMENTS TO THE SUBJECT PROPERTY TO SUPPORT THE COMMERCIAL USE IN THE EXISTING BUILDINGS AND THE PROPOSED ADDITION. PROPOSED IMPROVEMENTS INCLUDE: RE-GRADING A PORTION OF THE EXISTING PARKING LOT TO MEET ADA SLOPE REQUIREMENTS, CONSTRUCTION OF A CONCRETE PAD AND DUMPSTER ENCLOSURE CONSTRUCTION OF THE ADDITION FOR THE INDOOR KENNEL, AND SEALING AND RE-STRIPING THE PARKING LOT FOR THE NEW PARKING SPACES. THE BUILDING WILL BE ACCESSSED USING THE EXISTING CURB CUT AT ROUTE 32. CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS ESTIMATED TO DISTURB APPROXIMATELY 0.10 ACRES.

THE EXISTING BUILDING IS CONNECTED TO THE PUBLIC WATER AND SEWER SYSTEMS. THE EXISTING SERVICE CONNECTIONS ARE PROPOSED TO REMAIN IN USE.

THERE ARE NO INLAND WETLANDS LOCATED ON THE PROPERTY.

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOR THE STATE OF CONNECTICUT, THE SOIL TYPES PRESENT IN THE PROJECT AREA ARE:
MAP UNIT 73E - CHARLTON-CHAFFIELD COMPLEX, 15 TO 45% SLOPES, VERY ROCKY

STORMWATER RUNOFF GENERATED BY THIS PROPERTY WILL NOT INCREASE AS A RESULT OF THIS PROPOSAL. IMPERVIOUS COVERAGE OF THE PROPERTY WILL NOT INCREASE AS A RESULT OF THIS PROPOSAL. EXISTING RUNOFF PATTERNS ARE MAINTAINED. ALL RUNOFF FROM THE DEVELOPMENT AREA IS COLLECTED BY A SERIES OF CATCH BASINS IN THE PARKING AREA WHICH CONNECTS TO THE CONNECTICUT LOT DRAINAGE SYSTEM.

EROSION CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION INCLUDE FILTER FABRIC INSERTS IN THE EXISTING CATCH BASINS TO BE MAINTAINED DURING PARKING LOT RE-GRADING AND CONSTRUCTION OF THE FOUNDATION ADDITION. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE. EROSION CONTROL MEASURES WILL BE REMOVED ONLY AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED WITH PAVEMENT WITHIN THE LIMITS OF THE EXISTING PARKING LOT AND VEGETATION OUTSIDE OF THE PAVED AREAS.

CONSTRUCTION IS SCHEDULED TO START UPON RECEIPT OF SITE PLAN APPROVAL AND WILL REQUIRE APPROXIMATELY 2 TO 3 MONTHS TO COMPLETE. NO BUSINESS/USE UNDER THIS PERMIT/APPROVAL SHALL BE INITIATED UNTIL A CERTIFICATE OF ZONING COMPLIANCE IS APPROVED BY THE ZONING OFFICER.

CONSTRUCTION SEQUENCE

1. SECURE ZONING AND BUILDING PERMITS.
2. INSTALL FILTER FABRIC INSERTS IN PARKING LOT CATCH BASINS.
3. SAW CUT PAVEMENT AND REMOVE PAVEMENT FROM AREAS TO BE RE-GRADED, ROUGH GRADE PARKING AREAS, SIDEWALKS AND CIRCULATION AREA TO SUBGRADE ELEVATION. (1-2 WEEKS)
4. CONSTRUCT FOUNDATION FOR BUILDING ADDITION AND FINE GRADE PARKING AREAS. (3-4 WEEKS)
5. PAVE REGRADED AREAS AND CONTINUE CONSTRUCTION OF BUILDING ADDITION. (2-3 MONTHS)
6. PAINT PAVEMENT MARKINGS AS SHOWN AND INSTALL SIGNAGE FOR ADA VAN ACCESSIBLE PARKING SPACE. (<1 WEEK)
7. LOAM, SEED WITH GRASS, AND MULCH WITH STRAW ALL DISTURBED AREAS OUTSIDE OF PAVEMENT LIMITS. REMOVE FILTER FABRIC INSERTS FROM CATCH BASINS. (<1 WEEK)

OPERATION & MAINTENANCE OF EROSION CONTROLS

NO CONSTRUCTION SHALL PROCEED UNTIL PROPER SEDIMENTATION AND EROSION CONTROL METHODS HAVE BEEN INSTALLED AS THE SEQUENCE OF CONSTRUCTION NECESSITATES.

ALL TEMPORARY FILL, STORAGE OR STOCKPILE AREAS SHALL BE PROPERLY STABILIZED TO PREVENT EROSION AND SUITABLY CONTAINED TO PREVENT TURBID RUNOFF. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS, AND REVEGETATED WITH SUITABLE VEGETATION. THE USE OF TEMPORARY FILL AND/OR EXCAVATION SHALL BE MINIMIZED TO ONLY THAT AREA REQUIRED TO PERFORM THE WORK.

DUMPING OF OIL OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE DEVELOPER OR CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL FROM EQUIPMENT USED ON SITE. VEHICLE MAINTENANCE SHALL BE COMPLETED OFF-SITE. ALL OIL SPILLS SHALL BE IMMEDIATELY REPORTED TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION/HAZARDOUS MATERIALS OFFICE. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF FINES UNDER THE APPLICABLE CONNECTICUT GENERAL STATUTES.

EVERY PRECAUTION SHALL BE USED DURING CONSTRUCTION TO PREVENT AND MINIMIZE THE DEGRADATION OF THE EXISTING WATER QUALITY. ALL ACTIVITIES SHALL BE IN CONFORMANCE TO AND CONSISTENT WITH ALL APPLICABLE WATER QUALITY STANDARDS AND MANAGEMENT PRACTICES AS SET FORTH BY LOCAL, STATE AND FEDERAL AGENCIES.

PROVIDE CONTRACTOR'S NAME, PHONE NUMBER AND EMAIL ADDRESS TO THE ZONING ENFORCEMENT OFFICER PRIOR TO THE START OF CONSTRUCTION. DURING THE PERIOD OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES. SAID MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM. ACCUMULATED DEPOSITS OF SEDIMENT AND SILT SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE EROSION AND SEDIMENT CONTROL BARRIERS, AND UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. SUCH MATERIALS REMOVED SHALL BE SPREAD AND STABILIZED IN NON-WETLAND AREAS WHICH ARE NOT SUBJECT TO EROSION, OR WHICH ARE NOT TO BE PAVED OR BUILT UPON.

FILTER FABRIC INSERTS AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED, CLEANED AND/OR REPLACED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO MAINTAIN COMPLETE AND INTEGRAL EROSION AND SEDIMENT CONTROL PROTECTION. ONCE IN PLACE, ALL EROSION AND SEDIMENT CONTROL FACILITIES AND MEASURES ARE TO REMAIN IN PLACE AND IN PROPER CONDITION AND BE CONTINUOUSLY MAINTAINED UNTIL FINAL GRADING HAS BEEN COMPLETED. ALL DISTURBED AREAS UPGRADIENT OF SAID FACILITIES HAVE BEEN PERMANENTLY STABILIZED, AND ALL NEWLY GRASSSED AREAS HAVE HAD AT LEAST TWO MOWINGS. FOLLOWING SUCH PERMANENT STABILIZATION, THE FACILITIES SHALL BE DISMANTLED, REMOVED, AND DISPOSED OF IN AN APPROVED MANNER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE SHOWN ON THE PLANS OR PRESCRIBED HEREIN SHALL BE PUT IN PLACE, WHENEVER NECESSARY, TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY THE ENGINEER OR TOWN STAFF.

DISTURBANCE OF THE LAND SHALL BE LIMITED TO THE MINIMUM EXTENT NECESSARY TO COMPLETE THE PROPOSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING OF THE SITE IN ACCORDANCE WITH THE PROCEDURES AS OUTLINED IN THE "GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DOWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES" AS ADOPTED BY THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, EFFECTIVE ON DECEMBER 31, 2020.

OPERATION & MAINTENANCE OF EROSION CONTROLS (CONTINUED)

THE CONTRACTOR SHALL INSPECT ALL DISTURBED AREAS OF CONSTRUCTION ACTIVITY THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF ALL RAIN EVENTS. WHERE SITES HAVE BEEN TEMPORARILY OR FINALLY STABILIZED, SUCH INSPECTION SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH FOR THREE CONSECUTIVE MONTHS.

DURING CONSTRUCTION AND IMMEDIATELY FOLLOWING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND MAINTENANCE TO ASSURE PROPER PERFORMANCE OF THE SEDIMENTATION AND EROSION CONTROL SYSTEM. INSPECTING AND MAINTAINING SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

- INSPECTION OF ALL FILTER FABRIC INSERTS, REMOVE ACCUMULATED SEDIMENT IF REQUIRED (GREATER THAN 4" DEPTH)
- INSPECTION OF ALL DRIVEWAY AND PARKING AREAS AND THE SITE ENTRANCE AND EXIT. REMOVE ACCUMULATED SEDIMENT AND ANY LITTER/DEBRIS WHENEVER IT HAS BEEN ACCUMULATED

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO INSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS OR POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO DOWNSTREAM WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE DEPICTED HEREIN SHALL BE PUT IN PLACE WHENEVER NECESSARY TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY TOWN STAFF OR THEIR DESIGNATED AGENT.

THE CONTRACTOR SHALL APPOINT AN AGENT WHO SHALL BE PERSONALLY RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN AND ENFORCING THE PRESCRIBED SAFEGUARDS DURING THE CONSTRUCTION PERIOD. THE AGENT'S NAME, PHONE NUMBER AND EMAIL ADDRESS SHALL BE PROVIDED TO THE ZONING ENFORCEMENT OFFICER PRIOR TO THE START OF CONSTRUCTION.

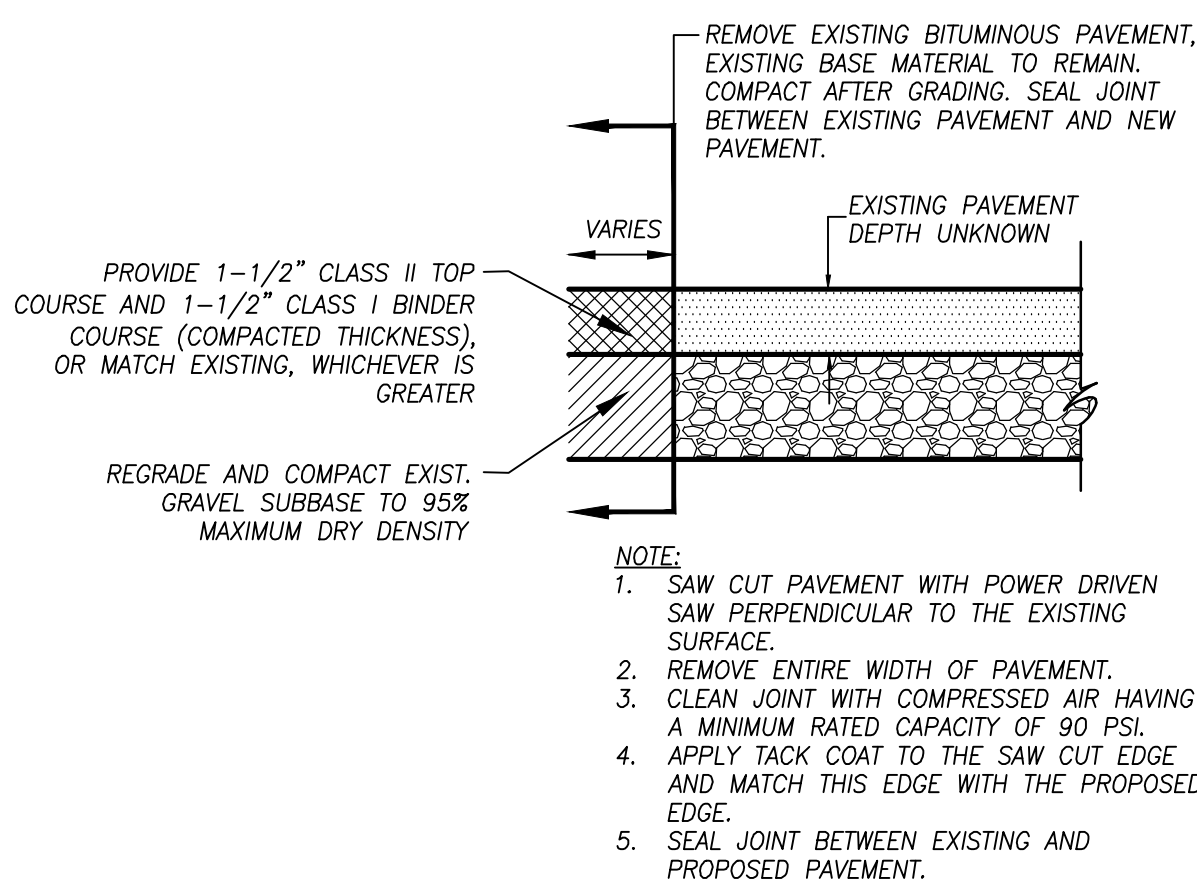
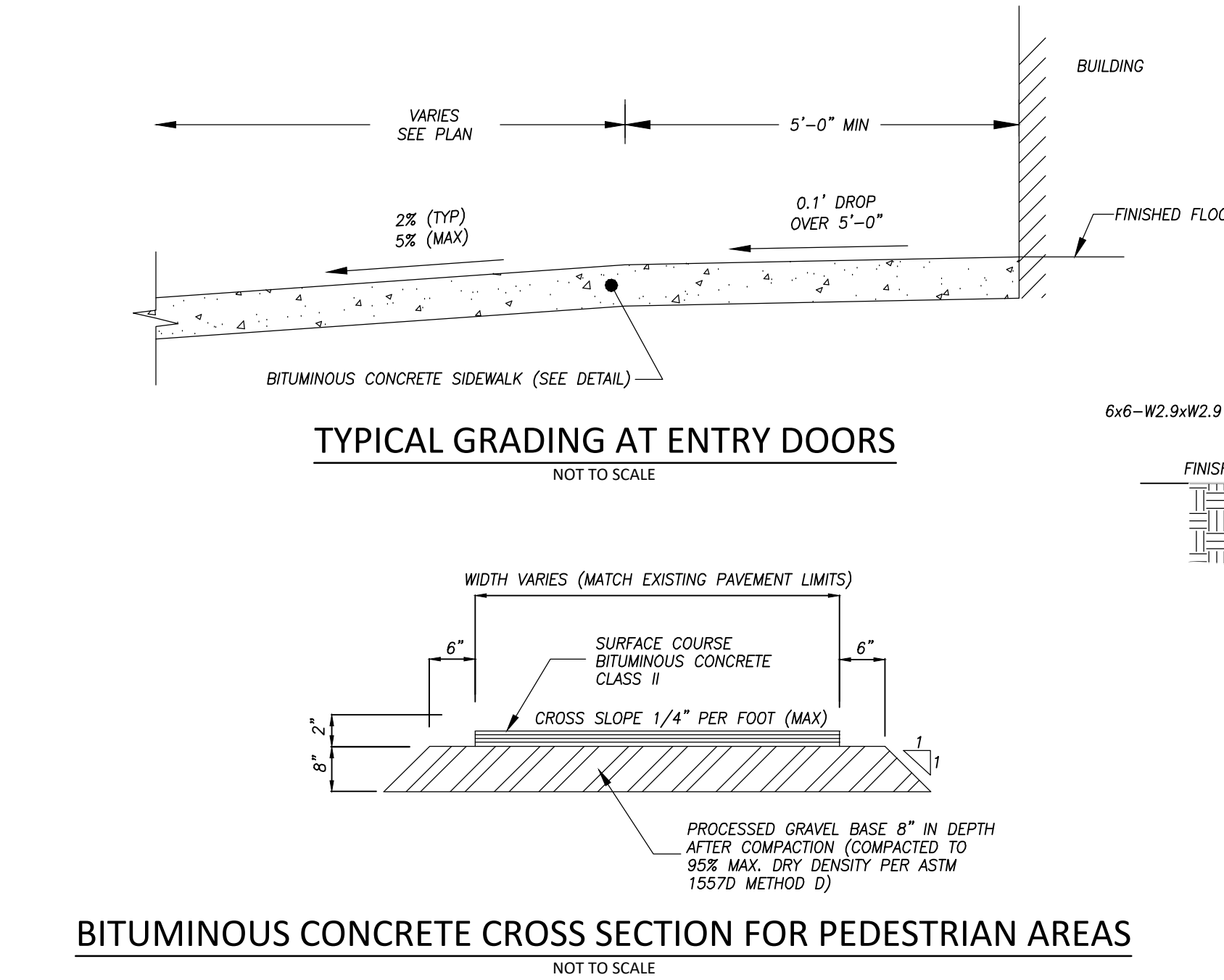
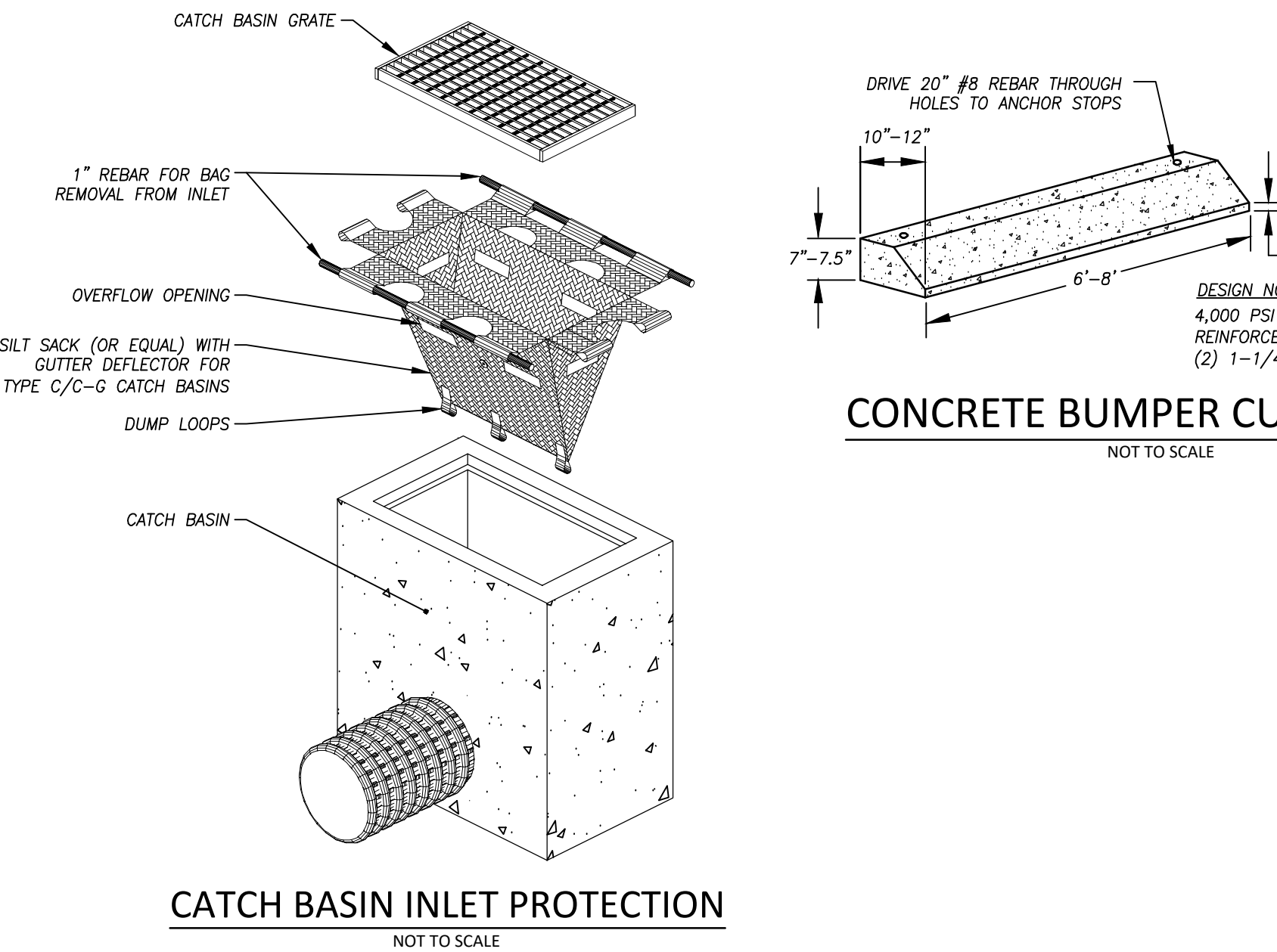
THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PROPER TOWN AGENCIES AND OFFICIALS OF ANY TRANSFER OF THIS RESPONSIBILITY, AND CONVEYING A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED TO A THIRD PARTY.

EROSION CONTROL NOTES

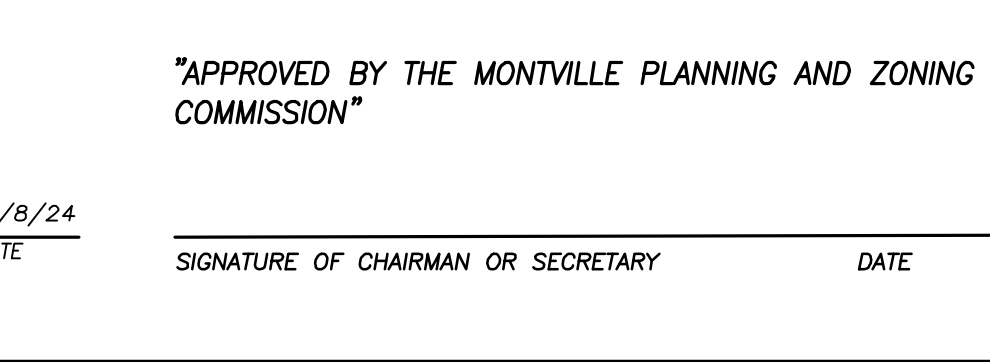
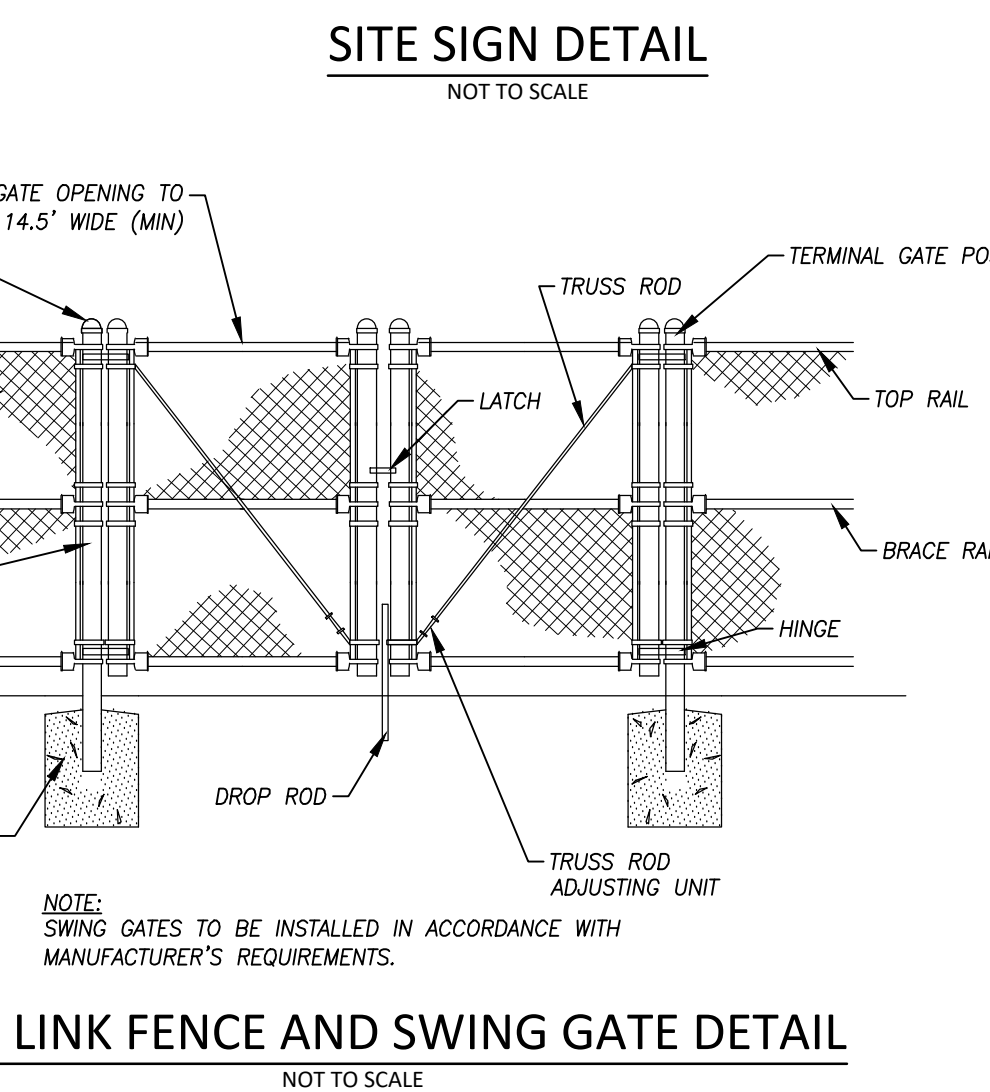
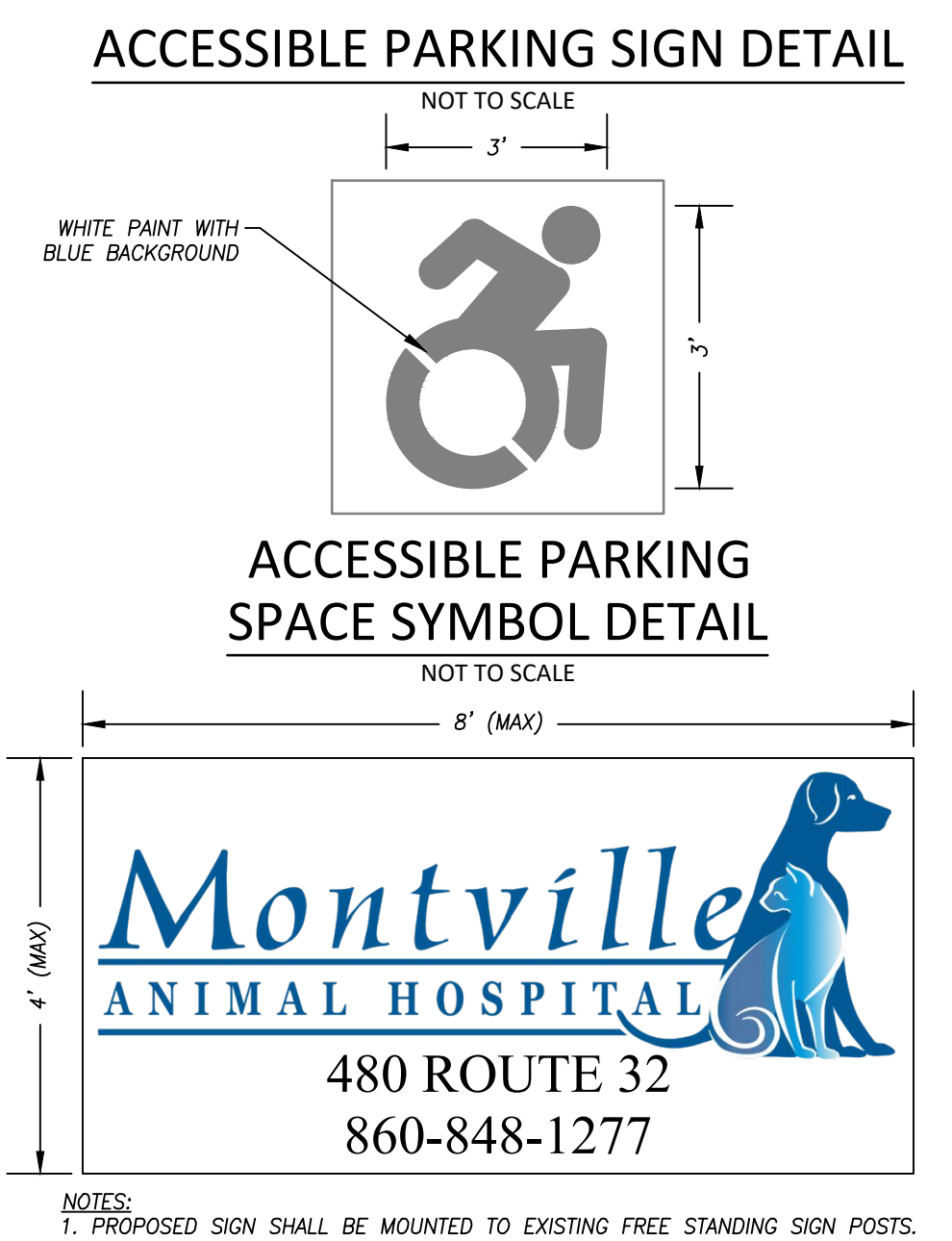
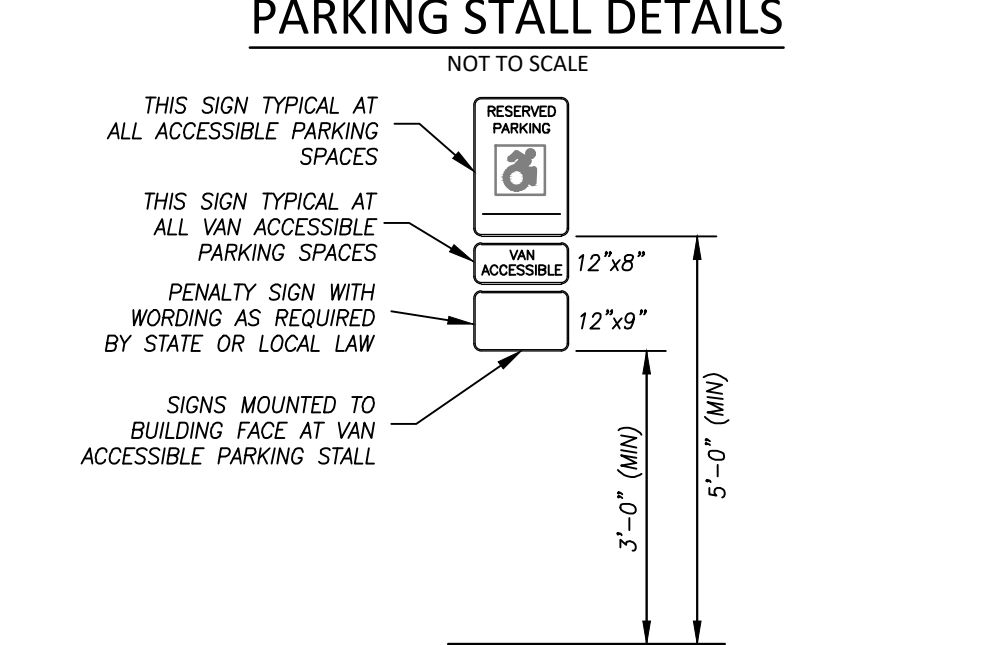
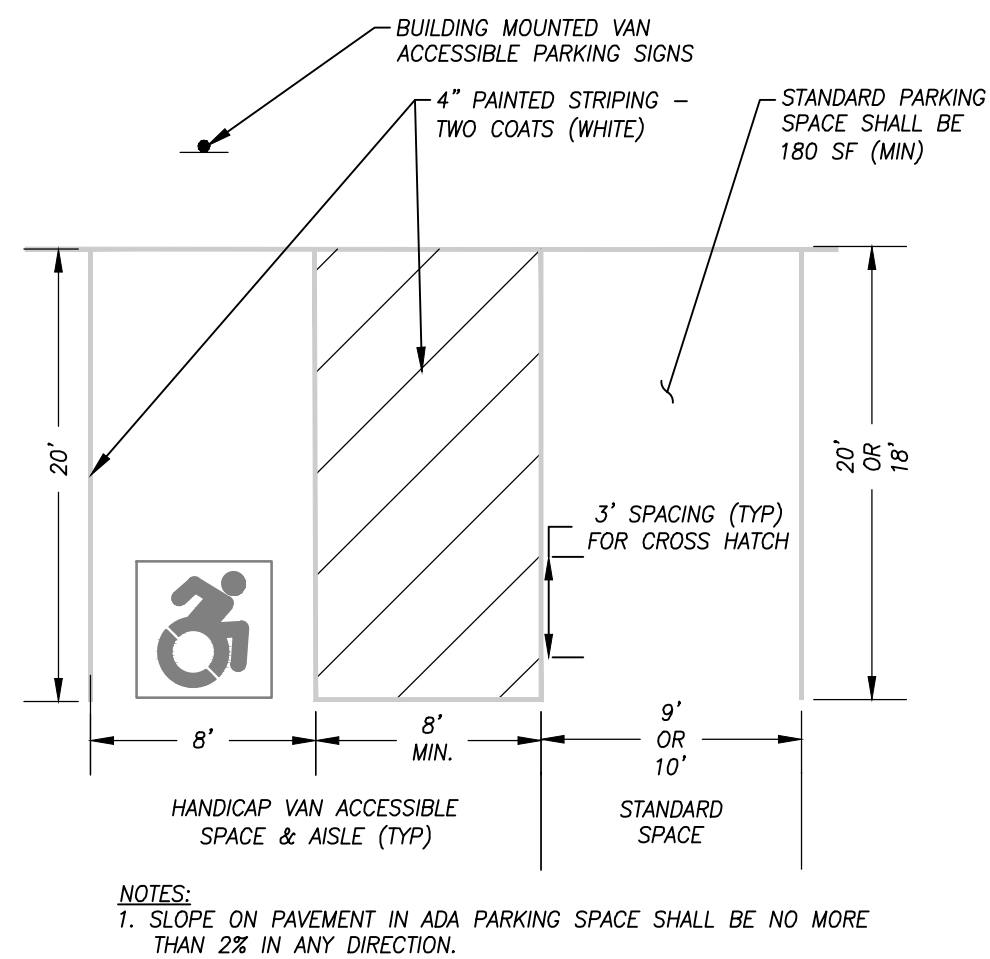
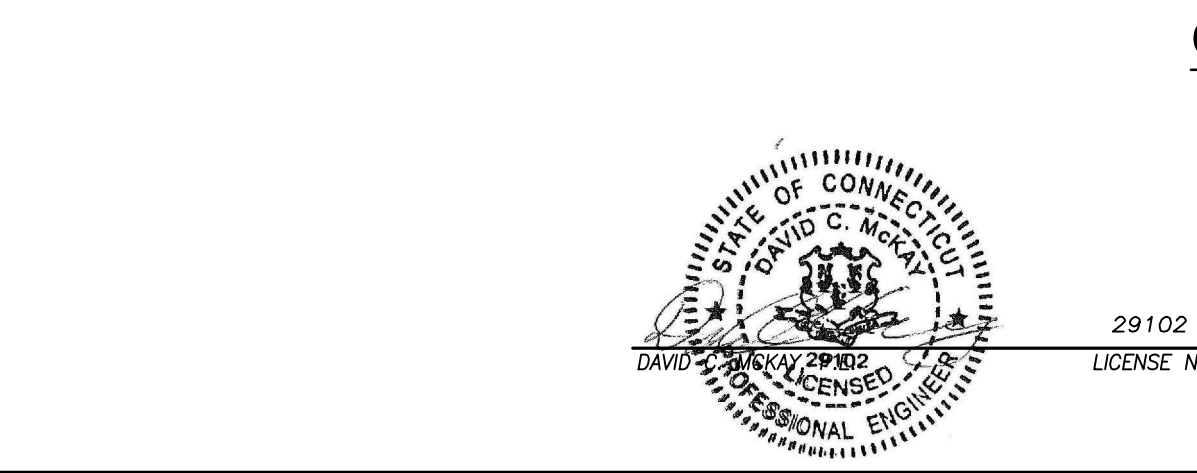
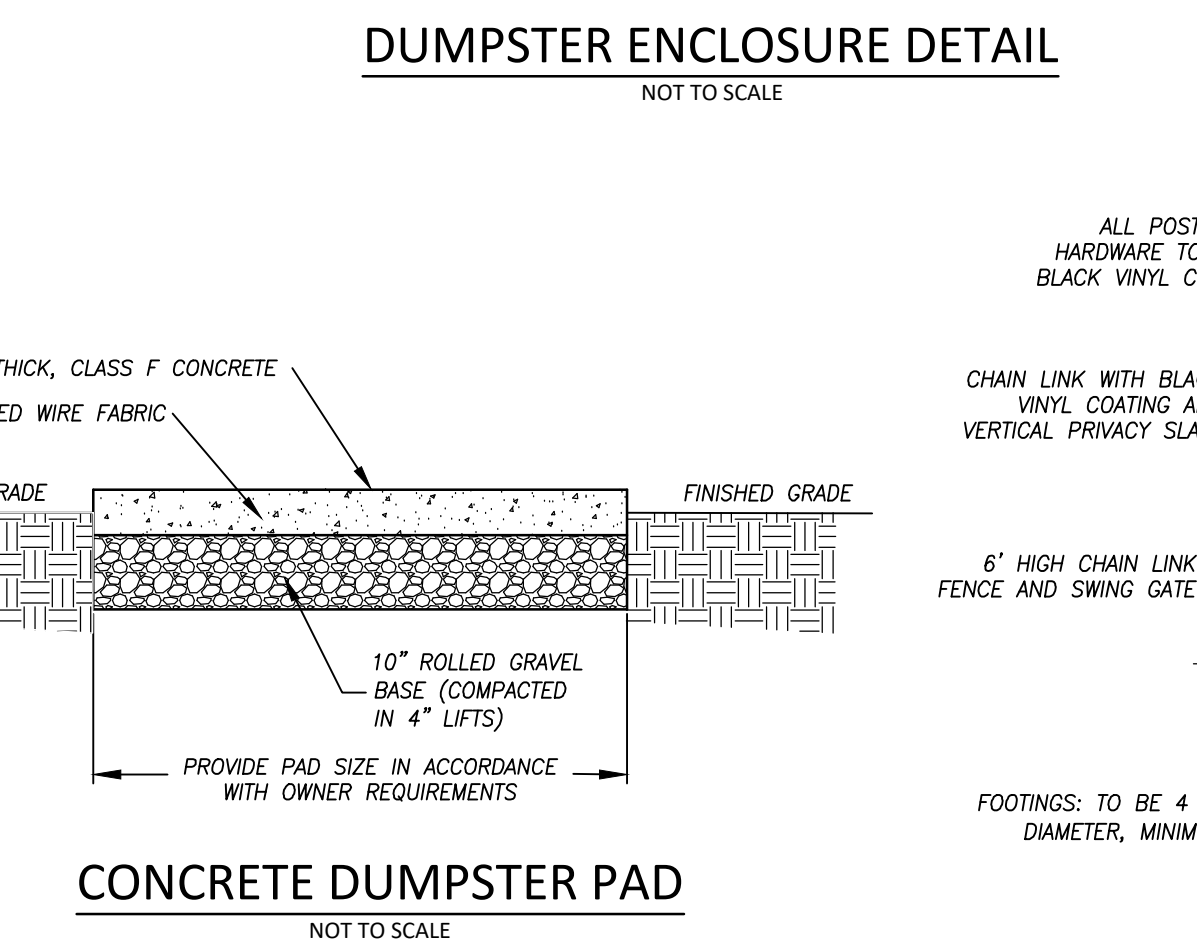
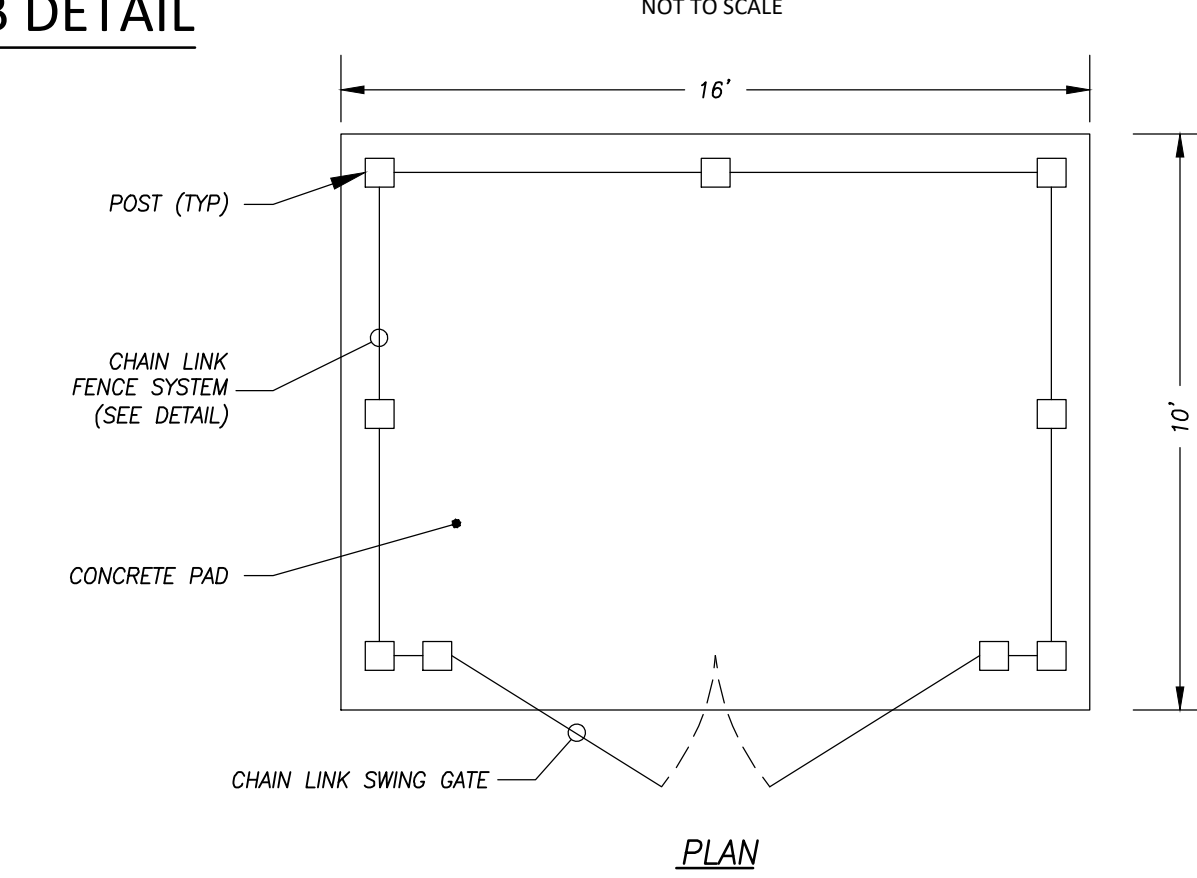
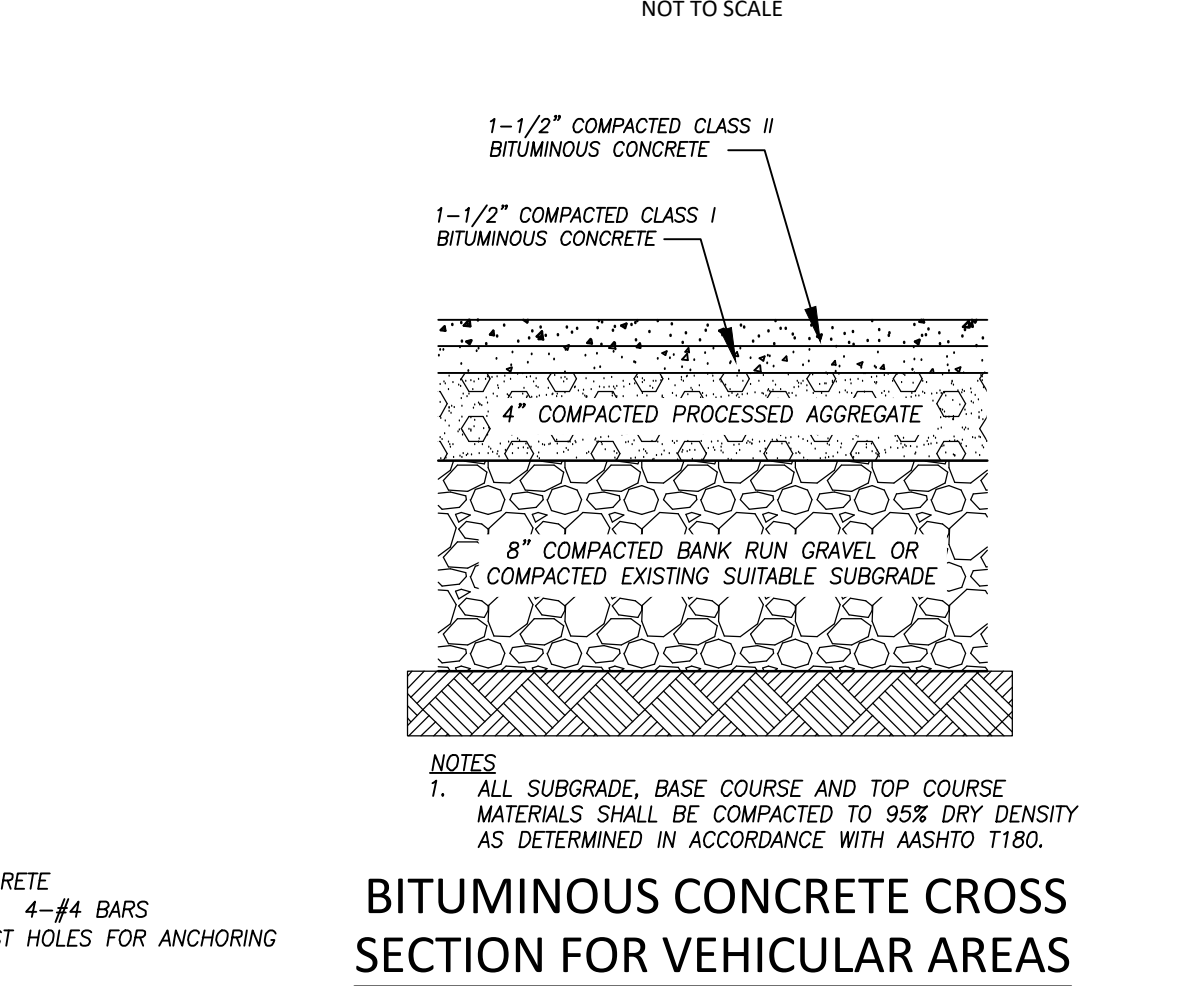
1. THE RESPONSIBLE PARTY FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES AND SITE EMERGENCY CONTACT SHALL BE:
 - 1.1. DR. SUDESH KUMAR, KDS REALTY LLC.
 - 1.2. 203-317-7918
2. THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION, SHALL BE REFERENCED FOR PROPER METHODS OF INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY IF DIRECTED BY THE ENGINEER OR TOWN STAFF.
3. SEEDING FOR PERMANENT STABILIZATION SHALL BE COMPLETED BETWEEN APRIL 15 THROUGH JUNE 15 OR BETWEEN AUGUST 15 THROUGH SEPTEMBER 15. IF SEEDING CANNOT BE COMPLETED WITHIN THESE TIMES, APPLY TEMPORARY MULCH UNTIL THE NEXT SEEDING TIME. SEED MIXTURE SHALL BE AS FOLLOWS:

ALL GRASSED AREAS	
KENTUCKY BLUEGRASS	20 LBS/ACRE OR 0.45 LBS/1,000 SF
CREeping RED FESCUE	20 LBS/ACRE OR 0.45 LBS/1,000 SF
PERENNIAL RYEGRASS	5 LBS/ACRE OR 0.10 LBS/1,000 SF

MULCH SHALL BE A GOOD QUALITY STRAW AND SHALL BE APPLIED AT A RATE OF 2-3 BALES PER 1,000 SQUARE FEET.
4. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAIN EVENTS AND REPAIRED OR REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.



TYPICAL CROSS SECTION FOR MATCHING EXISTING AND PROPOSED PAVEMENT



Site Development Plan
"Notes & Details"
Prepared for
KDS Realty, LLC
480 Route 32 - Montville, Connecticut

SCALE: As Noted
DATE: October 2024
JOB I.D. NO. 24-3488
Revisions

SHEET NO. 3
DATE 10/8/24
SIGNATURE OF CHAIRMAN OR SECRETARY
DATE