

SITE IMPROVEMENT PLAN

PROPOSED TRAILER STORAGE FACILITY

375 MAPLE AVENUE / ROUTE 163
TOWN OF MONTVILLE, CONNECTICUT

PROPERTY

375 MAPLE AVENUE (031-015-000)
ROUTE 163 (031-019-000)

ZONE

INDUSTRIAL

PROPERTY OWNERS

375 MAPLE AVENUE ROUTE 163
349 MAPLE AVE., LLC RAND-WHITNEY REALTY
410 MAPLE AVENUE PO BOX 336
MONTVILLE, CT 06382 MONTVILLE, CT 06353

APPLICANT

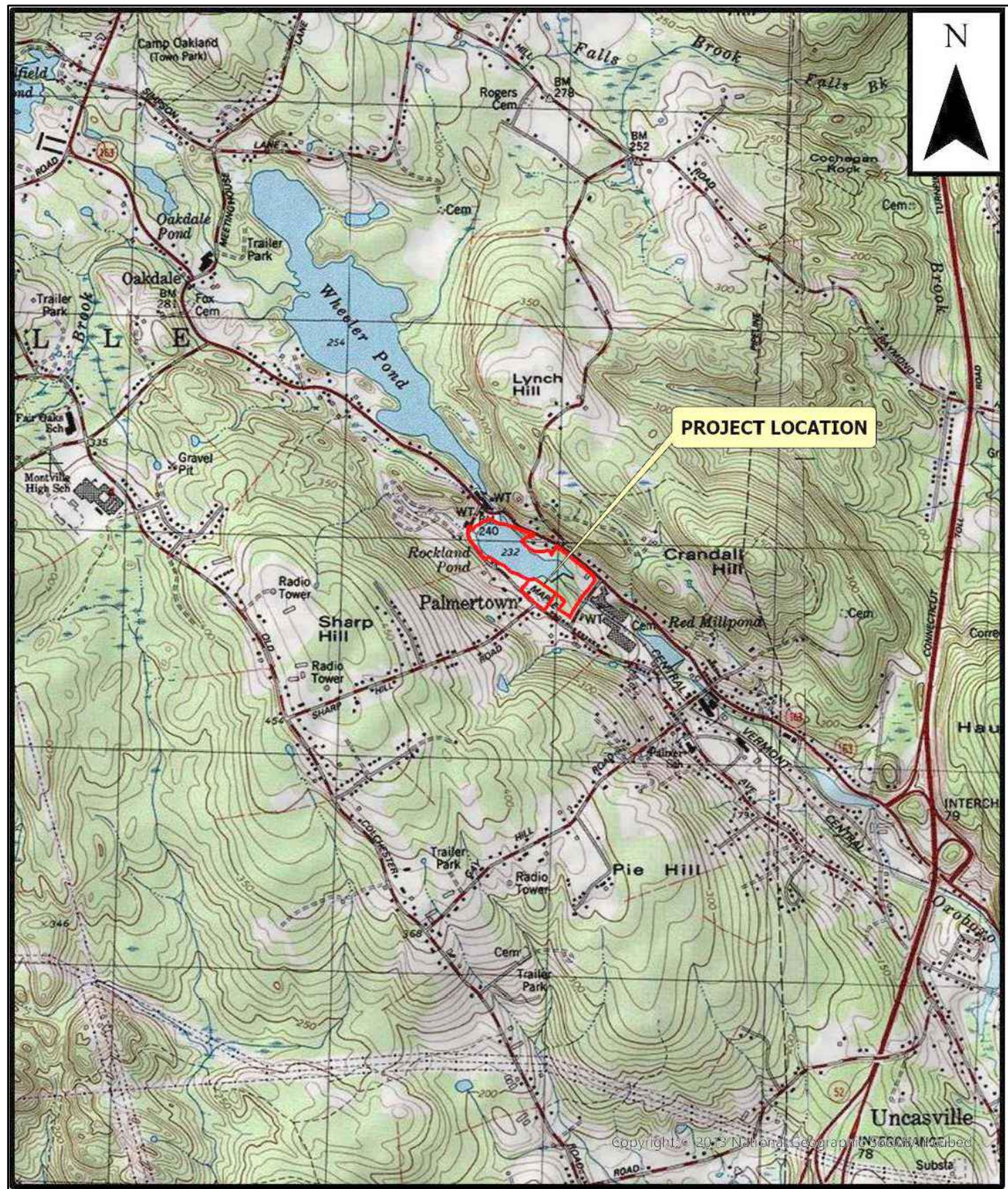
RAND-WHITNEY REALTY
PO BOX 336
MONTVILLE, CT 06353

PREPARED FOR

RAND-WHITNEY REALTY, LLC
PO BOX 336
MONTVILLE, CT 06353

GENERAL NOTES

- CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 AT LEAST 2 FULL WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- INFORMATION SHOWN ON THE DRAWINGS RELATING TO MATERIALS, CONDITIONS, AND/OR LOCATIONS OF EXISTING STRUCTURES AND UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING FIELD SURVEY, UTILITY COMPANY AND TOWN RECORD MAPS AND DRAWINGS, AND IS NOT GUARANTEED ACCURATE OR COMPLETE.
- THE CONTRACTOR SHALL EXCAVATE TEST PITS AS NEEDED OR AS DIRECTED BY THE OWNER TO VERIFY UTILITY INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- MAINTENANCE AND PROTECTION OF TRAFFIC:**
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC, TRAFFIC CONTROL, TEMPORARY SIGNING OR BARRICADES, AND TEMPORARY LANE CLOSURES AS NEEDED. CONTINUOUS ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
 - PASSAGE OF TRAFFIC ON ROADWAYS: A MINIMUM OF ONE LANE FOR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL PERFORM HIS OPERATIONS TO MINIMIZE DISRUPTIONS TO TRAFFIC WITHIN AND AROUND THE PROJECT SITE.
 - RESIDENTS OR BUSINESSES WITH DRIVES AFFECTED BY CONSTRUCTION SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS AND SHALL BE ALLOWED CONTINUOUS ACCESS TO THEIR PROPERTY. IF WORK IS PERFORMED DURING THE SCHOOL YEAR, THE CONTRACTOR SHALL PROVIDE NOTICE TO THE BUS COMPANIES (PUBLIC & PRIVATE) AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL PHASE HIS CONSTRUCTION OPERATIONS AS NEEDED TO ALLOW CONTINUOUS ACCESS TO ALL BUSINESSES WITHIN THE PROJECT AREA.
 - TEMPORARY MODIFICATIONS TO TRAFFIC PATTERNS ON PUBLIC ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF CTDOT AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)".
 - CONSTRUCTION SIGNS MUST CONFORM TO THE SIGNING REQUIREMENTS OUTLINED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)". ALL SIGN FACES SHALL BE REFLECTORIZED.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES WITHIN THE STREET LINES, EASEMENTS AND PROPERTY AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT, ROADWAY, SIDEWALKS, ETC., OUTSIDE OF THE WORK AREA AND SHALL REPAIR SUCH DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY AND PERMANENT SUPPORT OF ALL EXISTING UTILITY POLES IN AN ADJACENT TO THE CONSTRUCTION AREA AND SHALL COMPLY WITH ALL THE REQUIREMENTS AND SPECIAL DETAILS FOR THE SUPPORT OF UTILITIES REQUIRED BY UTILITY AGENCIES. ALL COSTS FOR TEMPORARILY SUPPORTING UTILITY POLES DURING CONSTRUCTION SHALL BE INCLUDED IN OTHER ITEMS.
- MATERIAL STOCKPILE AND STAGING AREAS: THE CONTRACTOR SHALL UTILIZE THE STOCKPILE, MATERIAL STORAGE AND EQUIPMENT STORAGE AREAS SHOWN ON THE PLANS. THE CONTRACTOR MAY ADJUST THE EXACT LOCATIONS IN THE FIELD AS NEEDED; IN NO CASE MAY THESE AREAS BE LOCATED CLOSER TO THE WETLANDS EDGE THAN SHOWN ON THE PLANS. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL IDENTIFY THESE AREAS AND PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED.
- BLASTING MAY BE PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTLE TO GRADE ALL FRAMES, GRATES, COVERS, VALVE BOXES, ACCESS COVERS, AND ALL OTHER ITEMS WHICH NORMALLY MUST HAVE A FIXED RELATION TO FINISHED GRADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEY AND STAKEOUT AS THEY NEED. CONTROL POINT INFO AND CAD FILES OF THE SITE PLAN CAN BE PROVIDED PRIOR TO CONSTRUCTION.
- ALL WORK TO CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818, DATED JANUARY 2024, AS REVISED.
- ANY DAMAGED AND/OR REMOVED PROPERTY CORNER (PINS & MONUMENTS) SHALL BE REPLACED BY A CONNECTICUT LICENSED LAND SURVEYOR.
- A TOWN OF MONTVILLE PERMIT IS REQUIRED FOR WORK WITHIN THE TOWN ROW.



LOCATION & ZONING MAP

NTS

Sheet List Table

Sheet Number	Sheet Title
--	Cover
1	Advanced Survey
2	Existing Conditions
3	Test Pit Data
4	Site Plan
5	Grading & Drainage Plan
6	E&S Plan
7	E&S Notes & Details
8	Construction Details

December 16, 2024
(Revised January 13, 2025)
(Revised January 15, 2025)
(Revised January 20, 2025)

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING

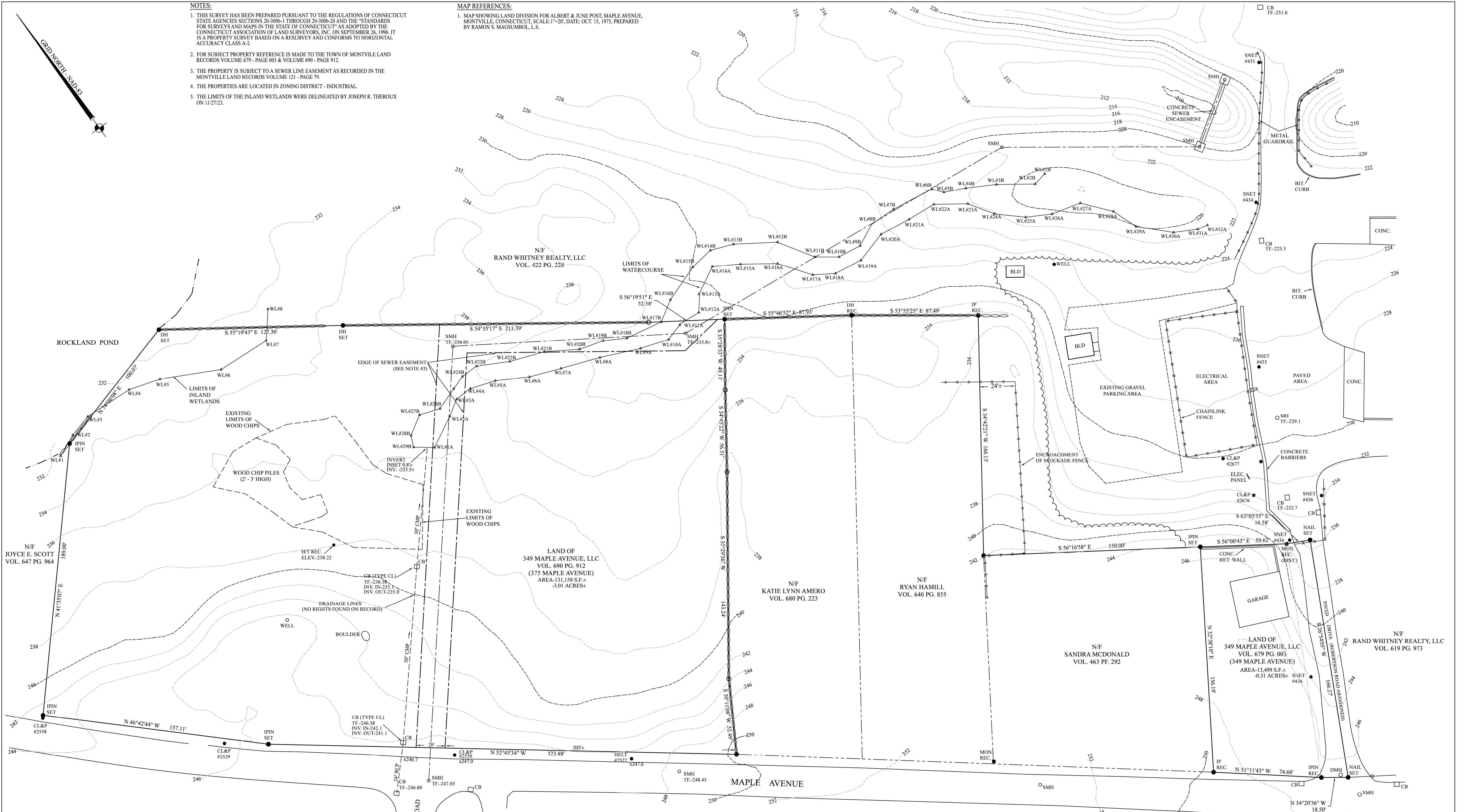
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

LEGEND TO DRAWINGS

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	BUILDING SETBACK LINE	---
---	CATCH BASIN & CULVERT	---
W	WATER	W
S	SEWER	S
FM	SEWER FORCE MAIN	FM
G	GAS	G
126	CONTOUR	126
124.2 (ex.) x	SPOT ELEVATION	124.2 (PR.) x
Ø	UTILITY POLE	Ø
E	ELECTRIC	E
T	TELEPHONE	T
ET	ELECTRIC & TELECOM.	ET
SF	SILT FENCE	SF
F	FENCE	F
---	RETAINING WALL	---
---	STONE WALL	---
+	TEST HOLE	+
---	TREE/SHRUB LINE	---

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: _____
CHAIRMAN SIGNATURE DATE
DATE OF APPROVAL: _____
EXPIRATION DATE: _____



NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO 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, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

2. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 679 - PAGE 003 & VOLUME 690 - PAGE 912.

3. THE PROPERTY IS SUBJECT TO A SEWER LINE EASEMENT AS RECORDED IN THE MONTVILLE LAND RECORDS VOLUME 121 - PAGE 79.

4. THE PROPERTIES ARE LOCATED IN ZONING DISTRICT - INDUSTRIAL.

5. THE LIMITS OF THE INLAND WETLANDS WERE DELINEATED BY JOSEPH R. THEROUX ON 11/27/23.

MAP REFERENCES:

1. MAP SHOWING LAND DIVISION FOR ALBERT & JUNE POST, MAPLE AVENUE, MONTVILLE, CONNECTICUT, SCALE: 1"=20', DATE: OCT. 15, 1975, PREPARED BY RAMON S. MAGSOMBOL, L.S.

LEGEND:

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
IP	IRON PIPE
MON	MONUMENT
IPIN	IRON PIN
REC.	RECOVERED
DH	SET
SMH	SANITARY MANHOLE
CB	CATCH BASIN
CL&P	CONNECTICUT LIGHT & POWER
CONC.	CONCRETE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 6/2/24 DATE

PROJECT NO.	23-088
DRAWN BY:	R.A.D.
DATE:	8/24/23
SCALE:	1"=30'
SHEET	1 OF 1
REVISIONS	
12/1/23	WETLAND LIMITS ADDED
3/18/24	TOPOGRAPHY ADDED
5/29/24	WOOD CHIP AREAS BORING STK LOCATIONS
6/2/24	TOPO & LOCATIONS

PROPERTY SURVEY PREPARED FOR	
349 MAPLE AVENUE, LLC	
#349 & #375 MAPLE AVENUE MONTVILLE, CONNECTICUT	
ADVANCED SURVEYS, LLC. 43 Flyers Drive, Norwich, CT 06360 Phone (860)639-8928	

GRAPHIC SCALE IN FEET

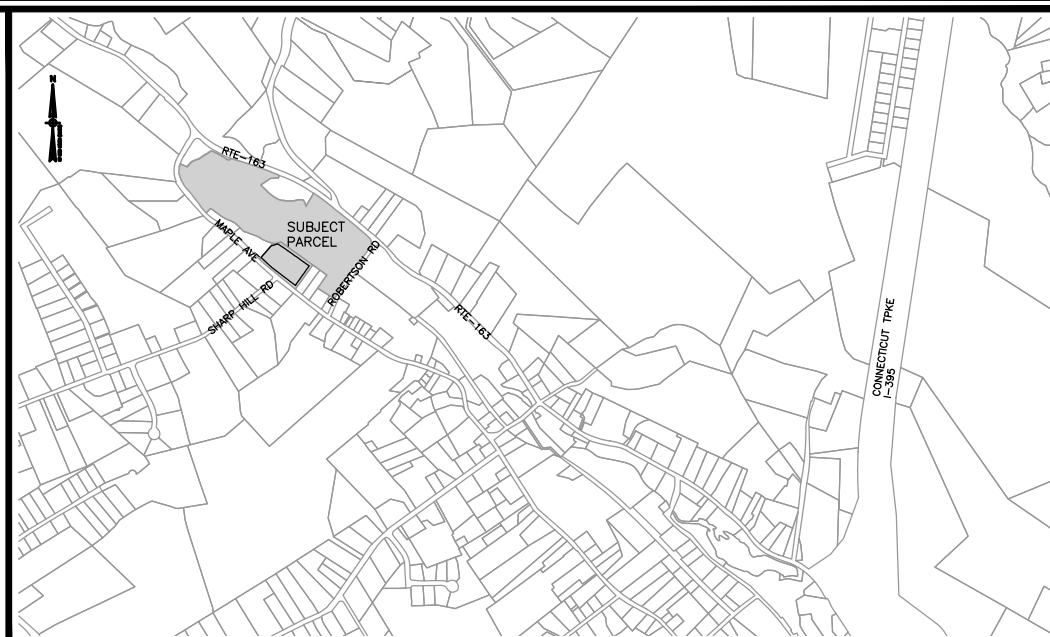
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W
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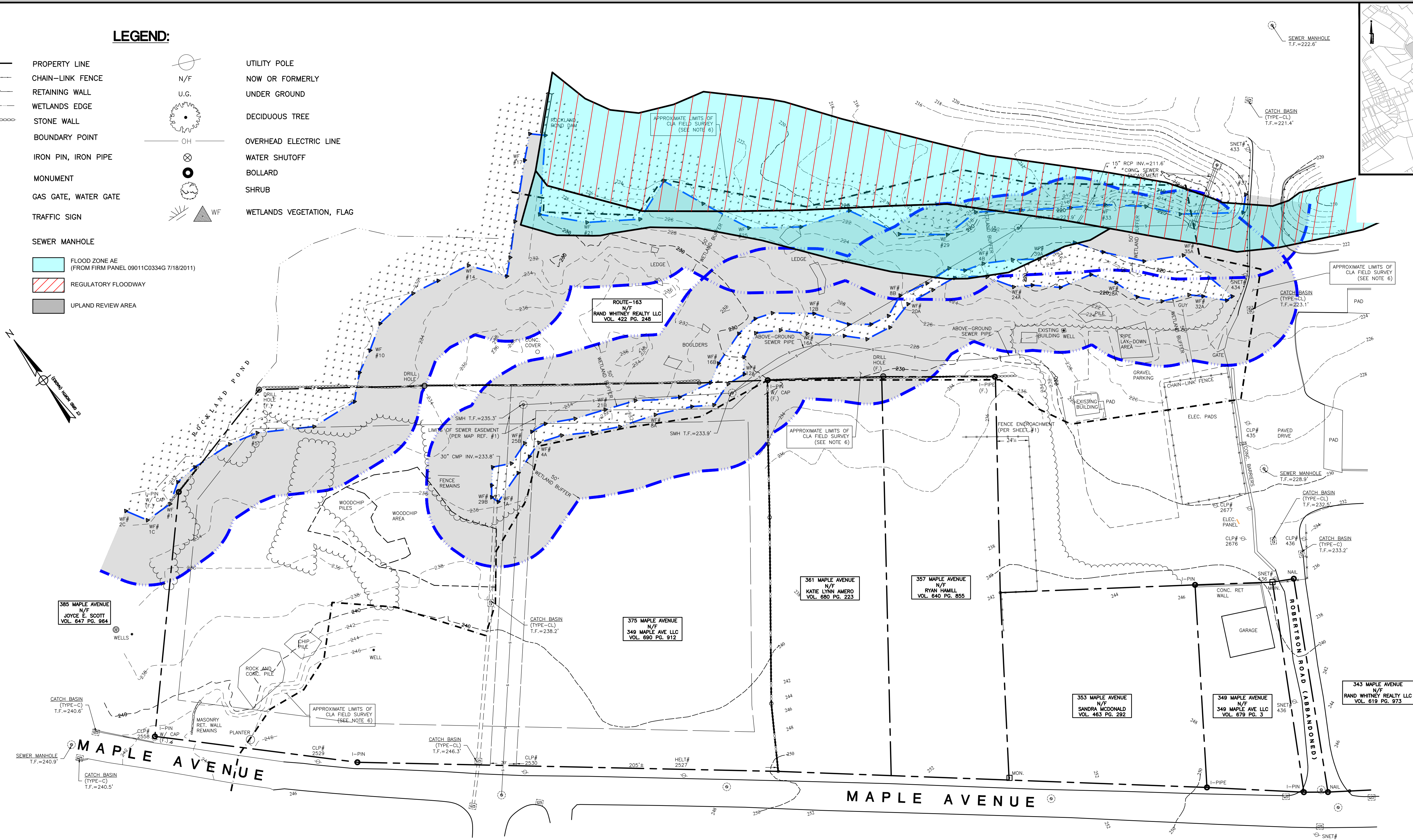
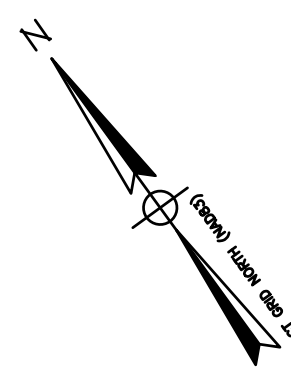
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LEGEND:

PROPERTY LINE	UTILITY POLE
CHAIN-LINK FENCE	NOW OR FORMERLY
RETAINING WALL	UNDER GROUND
WETLANDS EDGE	DECIDUOUS TREE
STONE WALL	OVERHEAD ELECTRIC LINE
BOUNDARY POINT	WATER SHUTOFF
IRON PIN, IRON PIPE	BOLLARD
CHD, MON	SHRUB
GAS GATE, WATER GATE	WETLANDS VEGETATION, FLAG
TRAFFIC SIGN	
SEWER MANHOLE	
FLOOD ZONE AE (FROM FIRM PANEL 09011C0334G 7/18/2011)	
REGULATORY FLOODWAY	
UPLAND REVIEW AREA	



LOCATION MAP
(NOT TO SCALE)



SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - TYPE OF SURVEY: TOPOGRAPHIC SURVEY
 - HORIZONTAL ACCURACY: A-2
 - VERTICAL ACCURACY: V-2
 - TOPOGRAPHIC ACCURACY: T-2
- INTENT: TO DEPICT EXISTING CONDITIONS OF THE SUBJECT PARCEL.
- DATE OF LATEST FIELD WORK: NOVEMBER 2024
- HORIZONTAL ORIENTATION IS CT N.A.D 83 BASED ON FIELD GPS OBSERVATIONS
- VERTICAL DATUM IS N.A.V.D. 88 BASED ON FIELD GPS OBSERVATIONS.
- THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION OF THE LAND SURVEYOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF.
- THIS PLAN COMBINES BOUNDARY AND LOCATION DATA FROM SHEET 1 WITH ADDITIONAL FIELD LOCATIONS CONDUCTED BY CLA ENGINEERS, AS LABELED.
- CONTOUR DATA DEPICTED IS A MIXTURE OF 2016 LIDAR DATA (OUTSIDE LIMITS) AND LOCAL FIELD OBSERVATIONS NAVD88 RECORDED BY CLA (INSIDE LIMITS).
- FOR MORE DETAILED BOUNDARY DATA AND INFORMATION SEE SHEET 1.
- A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

I HAVE REVIEWED THE WETLANDS ON THE PROPERTY IN THE FIELD AND HAVE REVIEWED THE WETLANDS AS SHOWN ON THE PLAN AND FIND THAT THEY SUBSTANTIALLY REPRESENT THE WETLANDS AS DELINEATED IN THE FIELD.

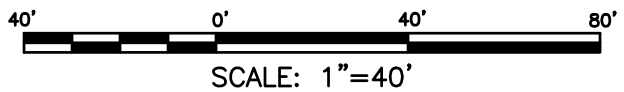
RC Russo
ROBERT C. RUSSO
CERTIFIED SOIL SCIENTIST

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL:	CHAIRMAN SIGNATURE	DATE
DATE OF APPROVAL:		
EXPIRATION DATE:		

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

Ryan J. Cheverie
RYAN J. CHEVERIE, L.L.S. #70454



CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
TOWN OF MONTVILLE, CT, 06353	
PREPARED FOR RAND-WHITNEY REALTY, LLC	
EXISTING CONDITIONS	
No.	DATE
REVISION	
Project No. CLA-7767F	
Proj. Surveyor R.J.C.	
Date: DEC. 2024	
Sheet No. 2	

TEST PIT DATA

TEST PITS EXCAVATED BY P&H CONSTRUCTION
AS WITNESSED BY CLA ENGINEERS (D. Hayward & B. Russo)
07/18/2024.

TP-1
Total Depth = 50"
0' - 15" Topsoil: Very dark brown, organic loam
15" - 46" Subsoil: Light gray brown loamy sand
46" - 50" Brown sand and gravel
Groundwater @ 39" (Elev.=230.3)
No ledge
Mottles @ 30" (Elev.=231.0)

TP-2
Total Depth = 87"
0' - 35" Wood chips
35" - 45" Topsoil:
45" - 73" Subsoil: Light brown-gray-green silt
73" - 83" Yellow brown fine sandy loam
83" - 87" Brown sand and gravel with pebbles
 and cobbles with trace silt
Groundwater at 76" (Elev.=230.9)
No ledge
No Mottles

TP-3 (Sample taken from 25" - 73")
Total Depth = 73"
0" to 7" Topsoil: Brown fine sandy loam
7" to 25" Subsoil: Yellow brown fine sandy loam with cobbles and stones
25" to 73" Light brown, medium to coarse sand with gravel, cobbles and stones.
 Firm in place.
No Groundwater
No mottles
No Ledge

TP-4
Total Depth = 51"
0" to 13" Topsoil: Dark brown silty loam
13" to 26" Subsoil: Light brown silty loam
26" to 35" Dark yellow brown sand and gravel with trace silt
35" to 51" Yellow brown coarse sand and gravel
No Groundwater
No Ledge
Mottles @ 22" (Elev. 235.3)

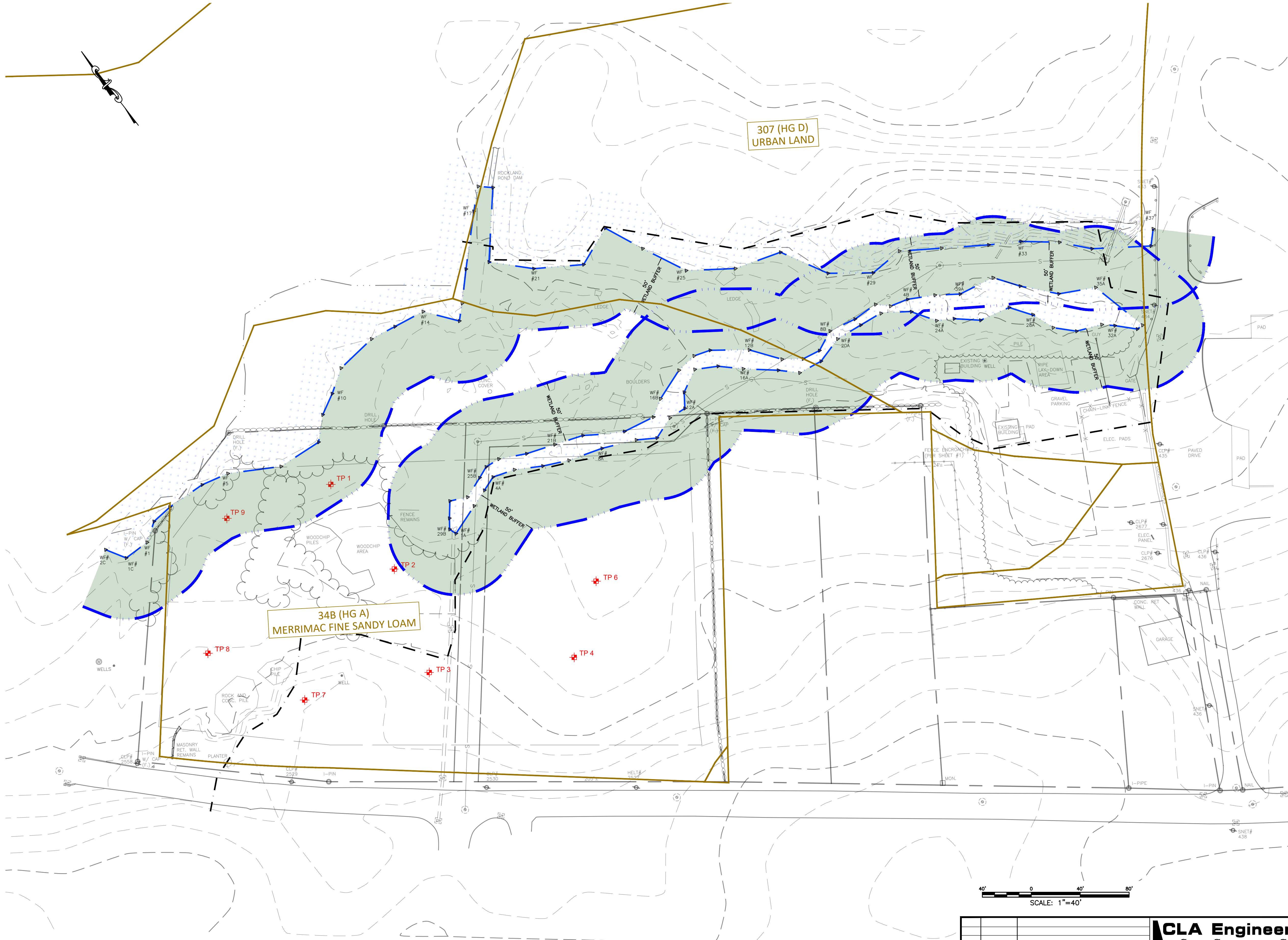
TP-5 - Not performed

TP-6 (Sample taken from 8" - 22")
Total Depth = 66" (Firm at bottom)
0" - 8" Topsoil: Brown silty loam
8" - 22" Subsoil: Yellow brown fine sandy loam with gravel
22" - 42" Yellow brown coarse sand and gravel with cobbles
 Firm in place. Manganese staining.
42" to 66" Light brown medium sand and gravel and stones.
Groundwater @ 63" (Elev.=230.57)
No ledge
Mottles @ 33" (Elev.=233.07)

TP-7
Total Depth = 85"
0" - 9" Topsoil: Dark brown sandy loam
9" - 21" Subsoil: Brown fine sandy loam
21" - 85" Light brown sand and gravel with cobbles and stones
 (46" Manganese staining - Dense)
No Groundwater
No ledge
No Mottles

TP-8 (Sample taken at 46" - 60")
Total Depth = 86"
0" - 16" Topsoil: Fill. Dark brown, light brown loamy sand
16" - 26" Original topsoil: Dark brown silty loam
26" - 46" Yellow brown sandy loam with cobbles and stones
46" - 60" Strong brown, light brown very fine sand
60" - 86" Gray, light brown sand and gravel with cobbles and stone
No Groundwater
No ledge
Mottles at 36" (Elev.=235.17)

TP-9 (Sample taken from 16" to 45")
Total Depth = 62"
0" - 16" Topsoil: Very dark brown, fine sandy loam
16" - 45" Subsoil: Yellow brown fine sandy loam with cobbles and stones
45" - 62" Gray brown coarse sand and gravel with cobbles
Groundwater at 45" (Elev.=229.4)
No ledge
Mottles at 28" (Elev.=230.8)



LEGEND

NRCS SOIL BOUNDARY

SOIL SYMBOL (HYDROLOGICAL GROUP)
SOIL DESCRIPTION

UPLAND REVIEW AREA

SCALE: 1"=40'

3	01/20/25	TOWN COMMENTS
2	01/15/25	TOWN COMMENTS
1	01/13/25	TOWN COMMENTS
No.	DATE	REVISION

FOR
PERMITTING
ONLY
NOT FOR
CONSTRUCTION

CLA Engineers, Inc.
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317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

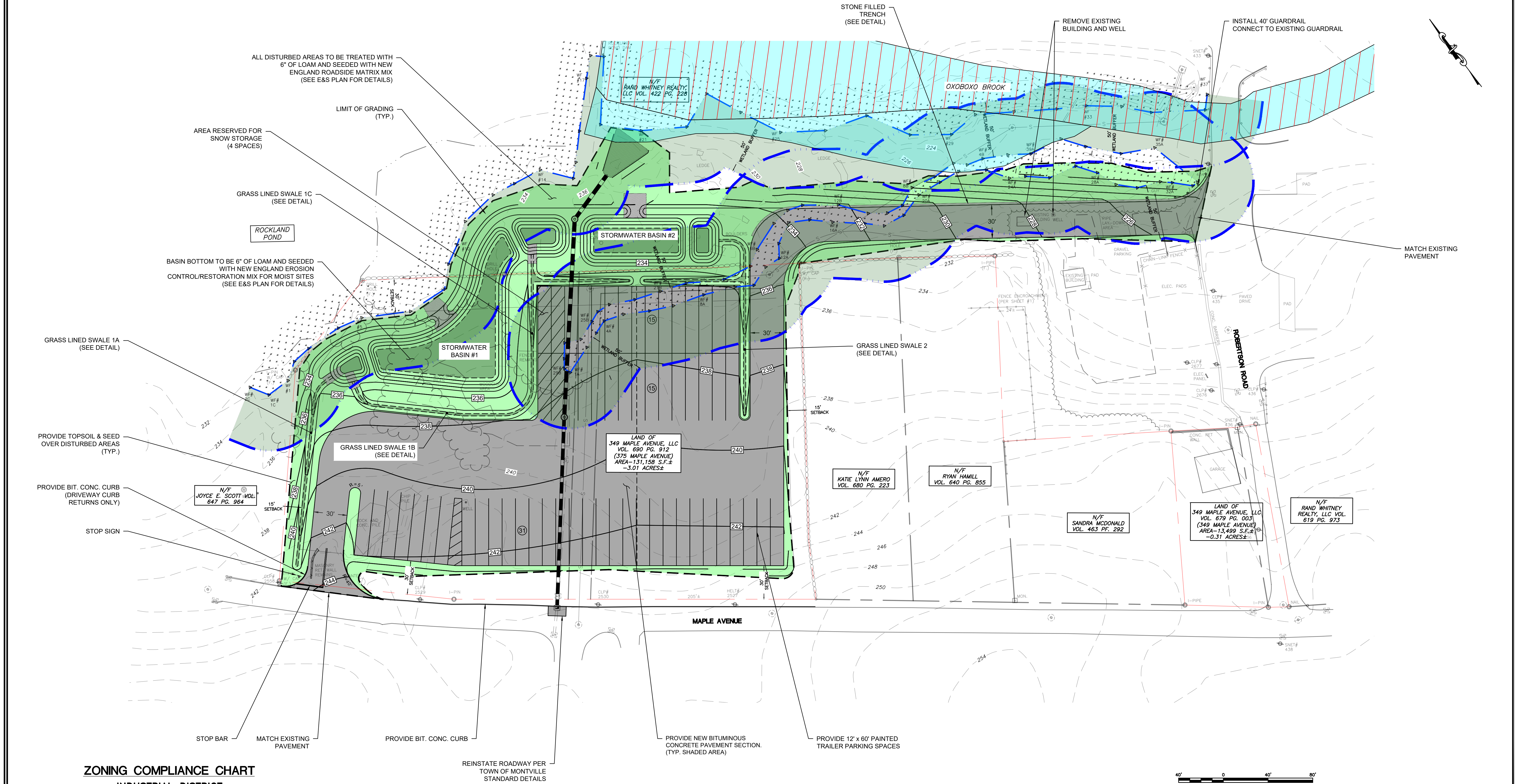
RAND-WHITNEY REALTY, LLC

PROPOSED TRAILER STORAGE
375 MAPLE AVENUE & ROUTE 163
MONTVILLE, CT

TEST PIT DATA

Project No.
CLA-7767F
Proj. Engineer
D.P.H.
Date:
12/16/24
Sheet No.

3



ZONING COMPLIANCE CHART
INDUSTRIAL DISTRICT

ITEM	REQUIRED	PROPOSED
LOT AREA	40,000 S.F.	131,158 SF.
MIN. STREET FRONTAGE	80 FT.	481 FT.
FRONT YARD SETBACK	30 FT.	N/A
SIDE SETBACK	15 FT.	N/A
REAR SETBACK	30 FT.	N/A
BUILDING COVERAGE	NO MAX.	N/A
IMPERVIOUS COVERAGE	NO MAX.	2.14 AC
MAX. BLDG. HEIGHT	NO MAX.	N/A
MIN. BUILDABLE AREA	NO MIN.	N/A
PARKING SPACES	-	61 SPACES

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A STAND ALONE PARKING FACILITY FOR RAND-WHITNEY REALTY. THE DEVELOPMENT WILL INCLUDE ASPHALT DRIVEWAYS AND PARKING AREAS AND ASSOCIATED STORMWATER MANAGEMENT AND WATER QUALITY MEASURES. THE DEVELOPMENT ALSO INCLUDES REPLACEMENT OF AN EXISTING 30" STORM PIPE BELONGING TO THE TOWN OF MONTVILLE. THE PROPOSED DEVELOPMENT WILL DISTURB APPROXIMATELY 3.75 ACRES IN TOTAL AND PERMANENTLY DISTURB 0.15 ACRES OF MAN-MADE WETLAND.

- NO PORTION OF THE SITE LIES WITHIN A 100-YEAR FLOOD PLAIN. (FIRM MAP #09011C0334G, EFFECTIVE 7/18/2011)
- NO DIRECT DISTURBANCE TO INLAND WETLANDS IS PROPOSED. PORTIONS OF THE WORK WILL BE PERFORMED WITHIN THE INLAND WETLAND UPLAND REGULATED AREA.
- NO PORTION OF THE LOT LIES WITHIN AN AQUIFER PROTECTION AREA.
- NO PORTION OF THE SITE LIES WITHIN A WATER SUPPLY PROTECTION AREA.
- NO PORTION OF THE LOT LIES WITHIN A CT DEEP NATURAL DIVERSITY DATABASE AREA.
- NO PORTION OF THE LOT LIES WITHIN THE COASTAL RESOURCE MANAGEMENT BOUNDARY.

LEGEND

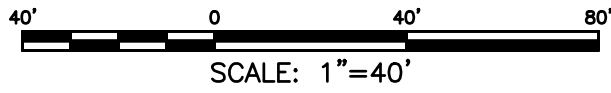
- FLOOD ZONE AE (FROM FIRM PANEL 09011C0334G 7/18/2011)
- REGULATORY FLOODWAY
- UPLAND REVIEW AREA

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: _____ DATE: _____

DATE OF APPROVAL: _____

EXPIRATION DATE: _____



No.	DATE	REVISION
3	01/20/25	TOWN COMMENTS
2	01/15/25	TOWN COMMENTS
1	01/13/25	TOWN COMMENTS

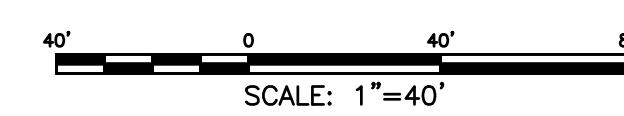
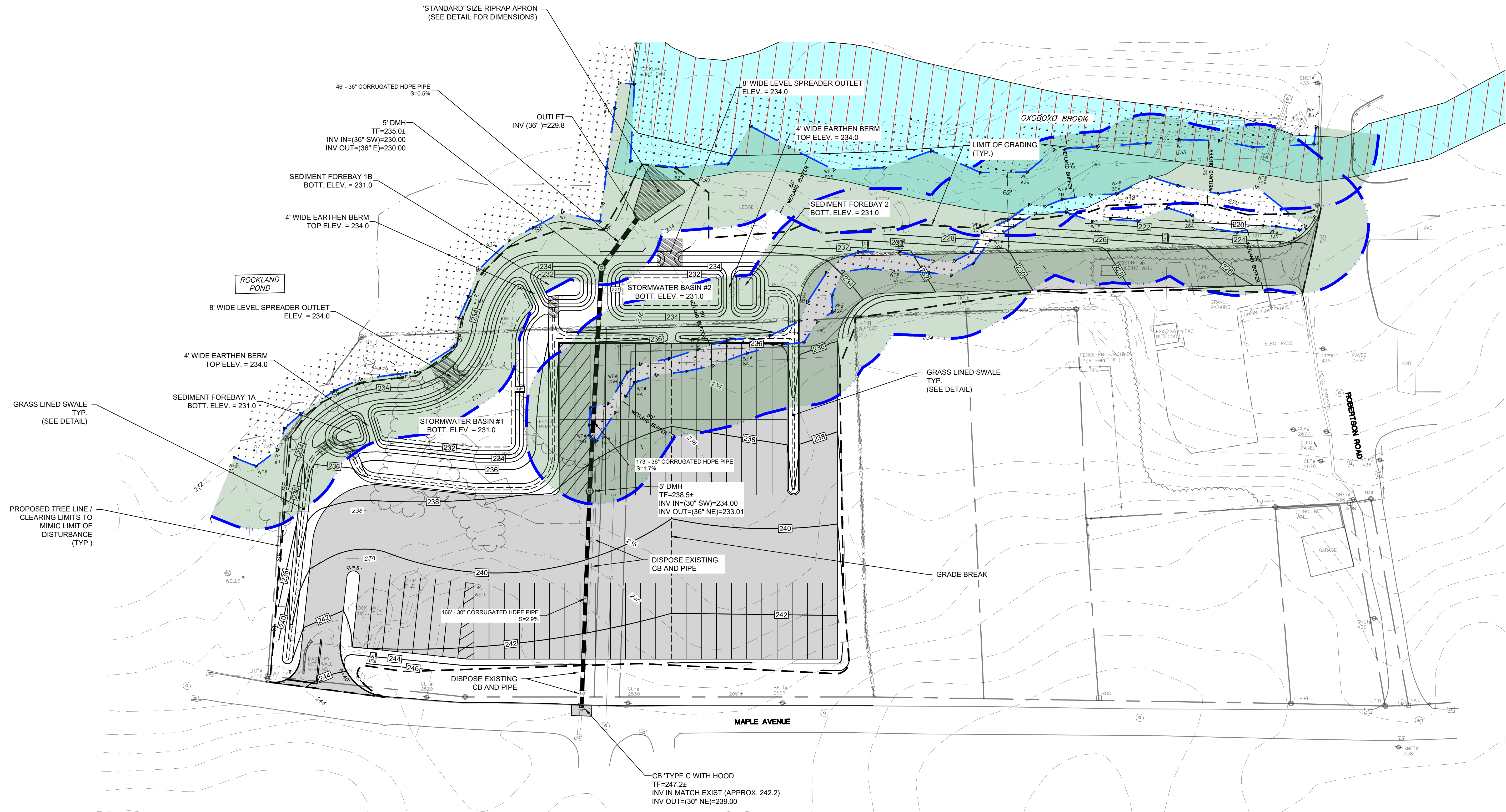
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RAND-WHITNEY REALTY, LLC
PROPOSED TRAILER STORAGE
375 MAPLE AVENUE & ROUTE 163
MONTVILLE, CT

SITE PLAN

Project No.
CLA-77877F
Proj. Engineer
D.P.H.
Date:
12/16/24
Sheet No.



- LEGEND**
- FLOOD ZONE AE (FROM FIRM PANEL 09011C0334G 7/18/2011)
 - REGULATORY FLOODWAY
 - UPLAND REVIEW AREA

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

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No.	DATE	REVISION
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2	01/15/25	TOWN COMMENTS
1	01/13/25	TOWN COMMENTS

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CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

RAND-WHITNEY REALTY, LLC	Project No. CLA-7787F
PROPOSED TRAILER STORAGE 375 MAPLE AVENUE & ROUTE 163 MONTVILLE, CT	Proj. Engineer D.P.H.
GRADING & DRAINAGE PLAN	Date: 12/16/24
	Sheet No. 5

SEE EROSION & SEDIMENTATION CONTROL AND STORMWATER MANAGEMENT PLAN FOR ADDITIONAL EROSION & SEDIMENTATION CONTROL INFORMATION, BEST MANAGEMENT PRACTICES AND REQUIREMENTS BEFORE AND DURING CONSTRUCTION

INVASIVE PLANT CONTROL

1. AN ECOLOGIST/WETLANDS PROFESSIONAL WILL FLAG WOODY INVASIVES TO BE REMOVED IN THE VICINITY OF BASIN #1 (I.E., BETWEEN THE TOP OF BERM AND ROCKLAND POND) AND WEEDY SPECIES TO BE SPRAYED AT THE TIME OF PLAN IMPLEMENTATION, AND PREFERABLY JUST PRIOR TO ANY EARTHWORK.
2. TARGETED, RATHER THAN BROADCAST HERBICIDE APPLICATION METHODS, SHALL BE USED. FOR SPRING TREATMENT, CUT EARLY IN GROWING SEASON (LATE APRIL TO MID MAY) AND TREAT SMALL RESPROUTS IN EARLY SUMMER USING A LOW VOLUME SPRAYER. IN EARLY FALL USE THE "CUT-AND-PAINT METHOD," APPLYING HERBICIDE TO A RECENTLY CUT STEM (WITHIN 10 MINUTES) ON BROADLEAF INVASIVES. USE A SELECTIVE HERBICIDE LIKE TRICLOPYR (FOUND IN BRUSH-B-GON, GARLON 3A OR 4A, AND OTHER PRODUCTS), RATHER THAN BROAD-SPECTRUM GLYPHOSATE, TO MINIMIZE IMPACTS ON NON-TARGET PLANTS AND SOIL FAUNA. SEE NOTES ON INVASIVE CONTROL.
3. INVASIVE PLANT CONTROL WITHIN THE AREAS OF PLANTINGS BETWEEN BASIN #1 AND THE POND SHALL TAKE PLACE FOR TWO (2) YEARS FOLLOWING THE YEAR OF PLAN IMPLEMENTATION (I.E. YEARS 1 AND 2), FOLLOWING THE PROCEDURES PROMULGATED BY THE CT DEEP'S CONNECTICUT INVASIVE PLANT WORKING GROUP (CIPWG), AND/OR THE NATURE CONSERVANCY.
4. THE ECOLOGIST/WETLANDS PROFESSIONAL WILL PREPARE A ANNUAL REPORT AND PROVIDE IT TO THE COMMISSION BY NOVEMBER 30 OF EACH YEAR.

UTILIZE PROPOSED WATER QUALITY BASIN AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEE TRAP SIZING TABLE THIS SHEET. EXCAVATE BASIN BOTTOM TO ELEVATION 232. (1-FOOT ABOVE PERMANENT BASIN ELEVATION)

INSTALL 4"x4" SEDIMENT MARKER STAKE. MARK ELEVATION 233 TO INDICATE WHEN SEDIMENT REMOVAL WOULD BE REQUIRED

SEE GENERAL NOTE 3 ABOVE FOR PLANTING INFORMATION

PROVIDE TEMPORARY CONSTRUCTION FENCE AROUND THE SEDIMENT TRAP AREA. PROTECT FROM GROUND DISTURBANCE AND COMPACTION DURING CONSTRUCTION. (TYP.)

NO DISTURBANCE PERMITTED BEYOND THE TREE LINE / CLEARING LIMITS (TYP.)

TEMPORARY VEGETATED SWALE TO DIRECT SURFACE RUNOFF TO TEMPORARY SEDIMENT TRAP 1 DURING CONSTRUCTION. ADJUST ELEVATION AND EXACT LOCATION DURING CONSTRUCTION AS FILL IS PLACED AND AS SITE DEVELOPS. (TYP.)

CONSTRUCTION ENTRANCE PROVIDE & MAINTAIN A ±20' x ±50' ANTI-TRACKING CONSTRUCTION EXIT

GENERAL NOTES:

1. PRIOR TO CONSTRUCTION, THE PROPOSED LIMITS OF DISTURBANCE SHALL BE STAKED BY A LICENSED LAND SURVEYOR.
2. INLAND WETLAND BOUNDARIES SHALL BE RE-STAKED IN THE FIELD BY A LICENSED LAND SURVEYOR OR CERTIFIED SOIL SCIENTIST PRIOR TO INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
3. AFTER STABILIZATION OF THE SLOPE BETWEEN BASIN #1 AND ROCKLAND POND, THE FOLLOWING SHRUBS SHALL BE PLANTED ALTERNATELY ALONG THE EDGE OF DISTURBANCE AT AN INTERVAL OF 10-FEET ON CENTER: 10 Highbush Blueberry, 10 Northern Arrowwood Viburnum, 10 Red Chokeberry

INSTALL STANDARD SIZE RIP-RAP APRON PER DETAIL

CLEAR LOT TO LIMITS SHOWN. DO NOT GRUB. ONLY GRUB LOT AFTER PERIMETER EROSION AND SEDIMENTATION CONTROLS AND THE TEMPORARY SEDIMENT TRAPS ARE IN PLACE AND HAVE BEEN APPROVED BY TOWN STAFF.

PROVIDE & MAINTAIN A CONTINUOUS DOUBLE ROW OF SILT FENCE & HAYBALES DURING CONSTRUCTION (TYP.)

OUTLET 36" HDPE FES ELEV. =229.75

5' DMH TF=235.04 INV IN=(36" SW)=230.00 INV OUT=(36" E)=230.00

8' WIDE LEVEL SPREADER (ELEV. 234.0)

8' WIDE LEVEL SPREADER (ELEV. 234.0)

SEDIMENT TRAP #1 (BOTT. ELEV. =232.0)

SEDIMENT TRAP #1 (BOTT. ELEV. =232.0)

UTILIZE PROPOSED WATER QUALITY BASIN AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEE TRAP SIZING TABLE THIS SHEET. EXCAVATE BASIN BOTTOM TO ELEVATION 232. (1-FOOT ABOVE PERMANENT BASIN ELEVATION)

INSTALL 4"x4" SEDIMENT MARKER STAKE. MARK ELEVATION 233 TO INDICATE WHEN SEDIMENT REMOVAL IS BE REQUIRED

INSTALL PROPOSED DRAINAGE SYSTEM TO DIVERT STORMWATER FROM THE EXISTING DRAINAGE SYSTEM FROM DISCHARGING ONTO THE SITE DURING CONSTRUCTION. PROVIDE MINIMUM 2'-FEET OF COVER OVER NEW PIPE. THIS BERM TO DIRECT SURFACE RUN-OFF TO THE TEMPORARY SEDIMENT TRAPS DURING CONSTRUCTION. ADJUST ELEVATION AND EXACT LOCATION DURING CONSTRUCTION, AS FILL IS PLACED, AND AS SITE DEVELOPS. (TYP.)

5' DMH TF=238.54 INV IN=(30" SW)=234.00 INV OUT=(36" NE)=233.01

168" - 30" CORRUGATED HDPE PIPE S=2.9%

MATERIAL STOCKPILE & STAGING AREA

CB TYPE C TF=247.2z INV OUT=(30" NE)=239.00

MAPLE AVENUE

PROVIDE INLET SEDIMENTATION CONTROL DEVICE IN EXISTING CATCH BASIN UNTIL SUCH TIME NEW CATCH BASIN IS INSTALLED.

INSTALL BIT. CONC. CURB TO PREVENT RUN-OFF FROM MAPLE AVE ENTERING SITE

SUGGESTED SITE PREPARATION CONSTRUCTION SEQUENCE

1. PRIOR TO ANY SITE DISTURBANCE CONTACT "CALL BEFORE YOU DIG" AT 811 TO MARK EXISTING UTILITY LOCATIONS.
2. PRIOR TO ANY SITE DISTURBANCE THE OWNER/CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH TOWN STAFF.
3. CLEARING LIMIT LINE SHALL BE FLAGGED. THE OWNER/CONTRACTOR SHALL CONTACT TOWN STAFF TO INSPECT AND APPROVE THE CLEARING LIMIT LINE.
4. INSTALL STONE ANTI-TRACKING PADS.
5. START TREE REMOVAL AND GENERAL CLEARING: LIMIT TREE CLEARING TO AREAS OF THE TEMPORARY SEDIMENT TRAPS, PERIMETER EROSION & SEDIMENTATION CONTROLS AND FOR ACCESS TO THE SITE. DO NOT GRUB THE ENTIRE SITE. ONLY GRUB AS REQUIRED FOR INSTALLATION OF THESE FEATURES.
6. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND INSTALL PERIMETER EROSION & SEDIMENTATION CONTROLS.
7. THE OWNER/CONTRACTOR SHALL CONTACT TOWN STAFF TO INSPECT AND APPROVE THE EROSION & SEDIMENTATION CONTROL MEASURES.
8. CLEAR REMAINING TREES AND BRUSH FROM THE SITE WITHIN THE LIMITS OF DISTURBANCE. DO NOT GRUB.
9. INSPECT PERIMETER EROSION & SEDIMENTATION CONTROLS AND REPAIR ANY DAMAGE FROM TREE CLEARING AS NEEDED AND ENSURE TEMPORARY SEDIMENT TRAPS HAVE BEEN STABILIZED PRIOR TO GRUBBING THE SITE.
10. COMPLETE BRUSH CLEARING AND GRUBBING.
11. ESTABLISH STOCKPILE AND STAGING AREAS AND PROVIDE ADDITIONAL EROSION & SEDIMENTATION CONTROL MEASURES AS NEEDED AND IN ACCORDANCE WITH THE EROSION & SEDIMENTATION CONTROL PLAN.

TEMPORARY SEDIMENT TRAP NARRATIVE

THE STORMWATER BASINS ARE LOCATED AT THE LOW POINT IN THE DEVELOPED PORTION OF THE SITE TOPOGRAPHY, AND WILL BE USED DURING CONSTRUCTION AS TEMPORARY SEDIMENT TRAPS. THE TRAPS WILL BE EXCAVATED PRIOR TO THE COMMENCEMENT OF OTHER SITE GRADING. TEMPORARY SWALES AND BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS AND ARMORED WITH MODIFIED RIP RAP AS NEEDED.

1. THE TRAPS SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER ANY RAINFALL OF 0.5 INCHES OR GREATER.
2. THE SEDIMENT TRAPS SHALL BE CLEANED WHEN SEDIMENT ACCUMULATION EXCEEDS ONE HALF OF THE AVAILABLE WET STORAGE CAPACITY. SEDIMENTS REMOVED FROM THE SEDIMENT TRAPS WILL BE PLACED OUTSIDE OF THE TRAP IN THE DESIGNATED STOCKPILE AREA.
3. PRIOR TO COMPLETING THE BASIN CONSTRUCTION, EXISTING SEDIMENT LOCATED IN THE BASIN BOTTOM IS TO BE REMOVED AND THE BASIN EXCAVATED TO A DEPTH OF 12" BELOW FINISHED GRADE. IMMEDIATELY FOLLOWING THE GRADING, THE PERVIOUS TOPSOIL AND APPROPRIATE WATER QUALITY BASIN SEED MIX SHALL BE INSTALLED. REMOVE ANY TEMPORARY RIP RAP ARMORING AND INSTALL TOPSOIL AND SEED MIX OVER ALL DISTURBED AREAS. EROSION CONTROL MATTING, BFM HYDROSEED, OR FGM HYDROSEED SHALL BE INSTALLED ON ALL OF THE BASIN SIDE SLOPES.
4. AFTER VEGETATION HAS BEEN ESTABLISHED ON THE BASIN BOTTOM AND SIDE SLOPES, EROSION CONTROL MEASURES MAY BE REMOVED.

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS SHALL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL IN THE STOCKPILES HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F., LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F., SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO THE CONTOURS.

SEDIMENT TRAP SIZING TABLE

	Sediment Trap 1	Sediment Trap 2
Area of Disturbance (Acres)	1.51	1.62
SSV Required per Acre of Disturbance	134	134
SSV Required = (CY)	202	217
Total Storage Provided = (CY)	675	308
Dry Storage Volume Required CY =	101	109
Dry Storage Volume Provided CY =	370	172
Wet Storage Volume Required CY =	101	109
Wet Storage Volume Provided CY =	305	136

LEGEND

- APPROXIMATE WATERSHED SEDIMENT TRAP 1
- APPROXIMATE WATERSHED SEDIMENT TRAP 2
- UPLAND REVIEW AREA

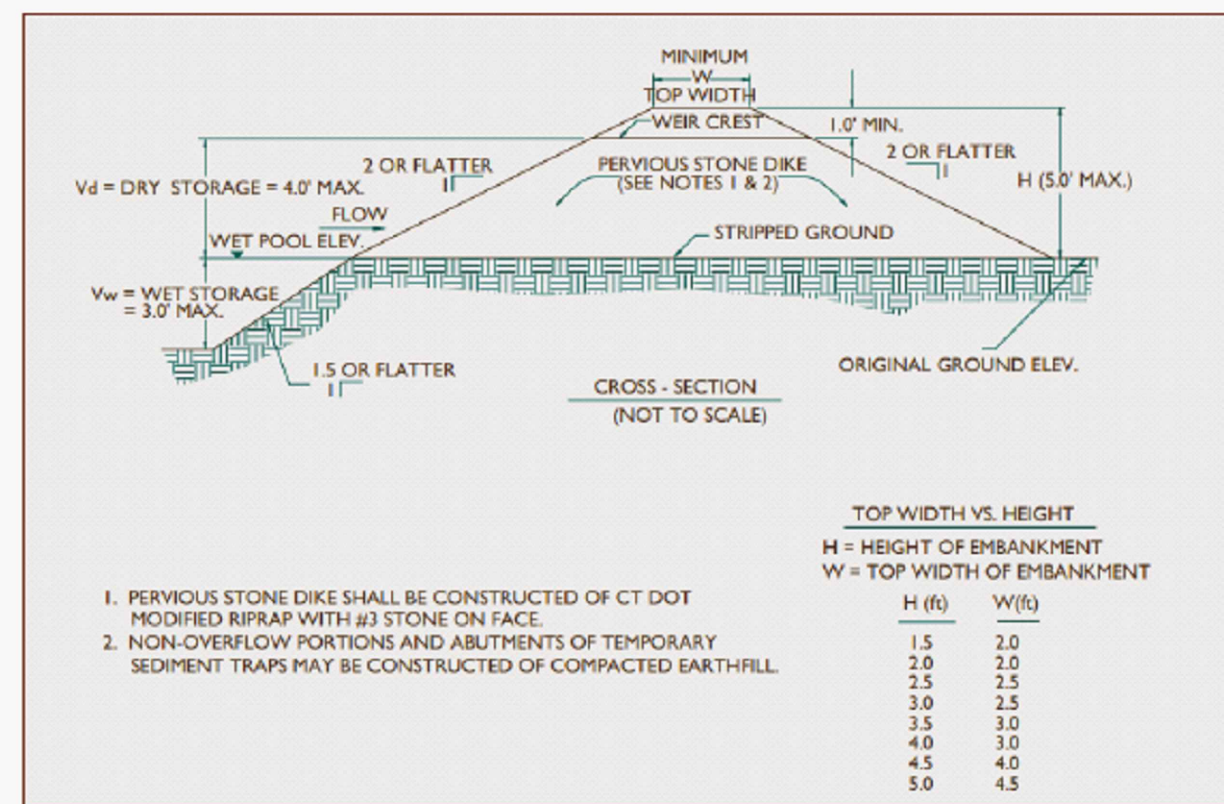
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: _____ DATE: _____
CHAIRMAN SIGNATURE
DATE OF APPROVAL: _____
EXPIRATION DATE: _____

SEDIMENT TRAP TYPICAL OUTLET DETAIL

Connecticut Guidelines for Soil Erosion & Sediment Control

Figure 5- 76 Minimum Top Width (w) Required for Temporary Sediment Trap Embankments According to Height of Embankment (feet). Source: USDA-NRCS



	Sediment Trap 1	Sediment Trap 2
Top of Embankment Elevation	235	235
Weir Crest Elevation	234	234
Wet Pool Elevation	233	233
Bottom Elevation	232	232
Height of Embankment (H)	2	2
Top Width of Embankment (W)	2	2

SCALE: 1"=40'

No.	DATE	REVISION
3	01/20/25	TOWN COMMENTS
2	01/15/25	TOWN COMMENTS
1	01/13/25	TOWN COMMENTS

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RAND-WHITNEY REALTY, LLC

PROPOSED TRAILER STORAGE
375 MAPLE AVENUE & ROUTE 163
MONTVILLE, CT

E&S PLAN

Project No.
CLA-7787F
Proj. Engineer
D.P.H.
Date:
12/16/24
Sheet No.

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