

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)

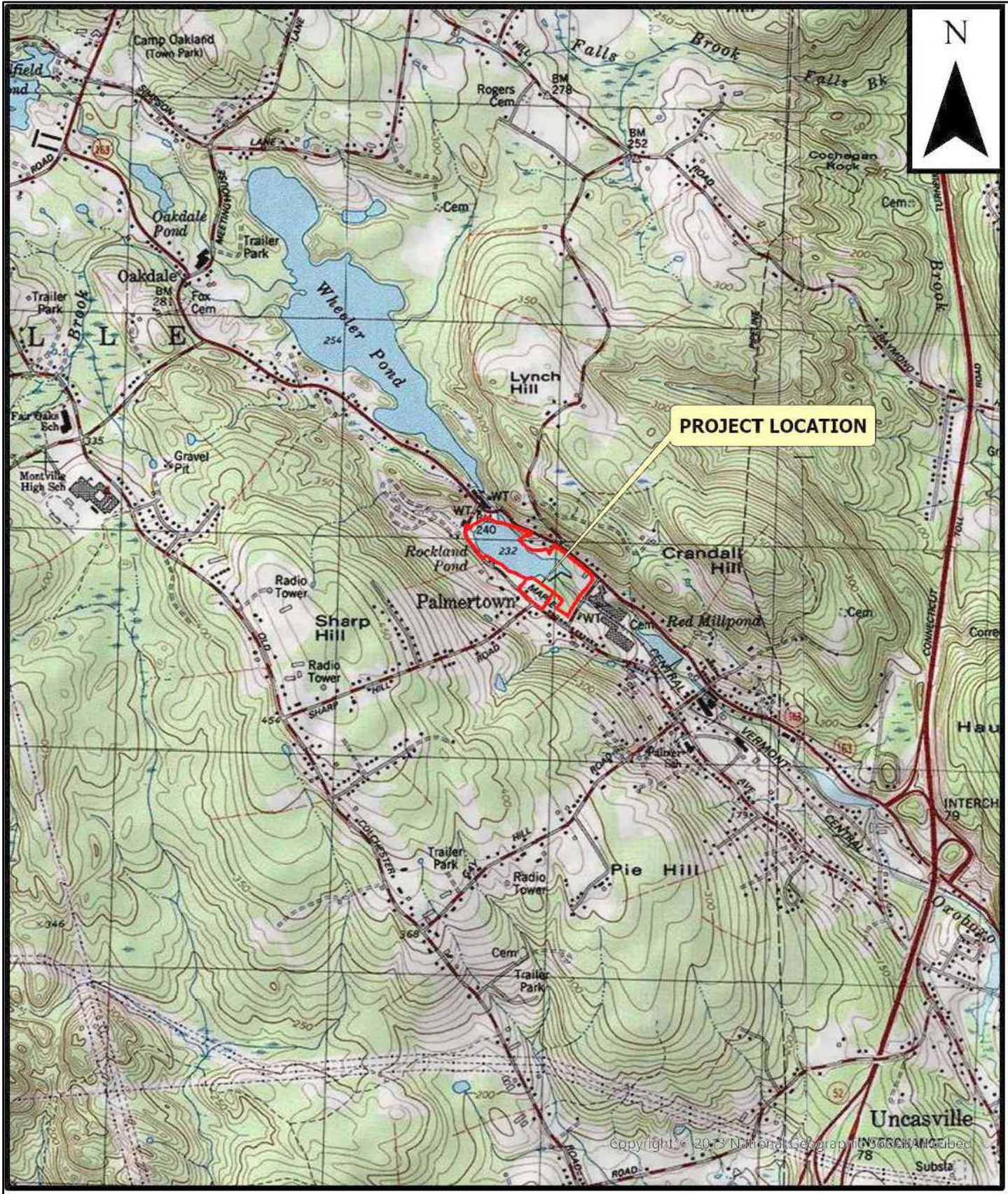
ZONE
INDUSTRIAL

PROPERTY OWNER
RAND-WHITNEY REALTY, LLC
ONE AGRAND ST,
WORCESTER, MA 01607

APPLICANT
RAND-WHITNEY REALTY, LLC
ONE AGRAND ST,
WORCESTER, MA 01607

PREPARED FOR
RAND-WHITNEY REALTY, LLC
ONE AGRAND ST,
WORCESTER, MA 01607

- 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
0	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

LEGEND TO DRAWINGS

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	CATCH BASIN & CULVERT	
	WATER	
	SEWER	
	SEWER FORCE MAIN	
	GAS	
	CONTOUR	
	SPOT ELEVATION	
	UTILITY POLE	
	ELECTRIC	
	TELEPHONE	
	ELECTRIC & TELECOM.	
	SILT FENCE	
	FENCE	
	RETAINING WALL	
	STONE WALL	
	TEST HOLE	
	TREE/SHRUB LINE	

June 2, 2025

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

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: _____

CHAIRMAN SIGNATURE _____ DATE _____

DATE OF APPROVAL: _____

EXPIRATION DATE: _____