

# SITE IMPROVEMENT PLAN

## PROPOSED TRAILER STORAGE FACILITY

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

**ZONE**  
INDUSTRIAL

**PROPERTY OWNER**  
RAND-WHITNEY REALTY, LLC  
370 ROUTE 163  
P.O. BOX 336  
MONTVILLE, CT 06353

**APPLICANT**  
RAND-WHITNEY REALTY, LLC  
370 ROUTE 163  
P.O. BOX 336  
MONTVILLE, CT 06353

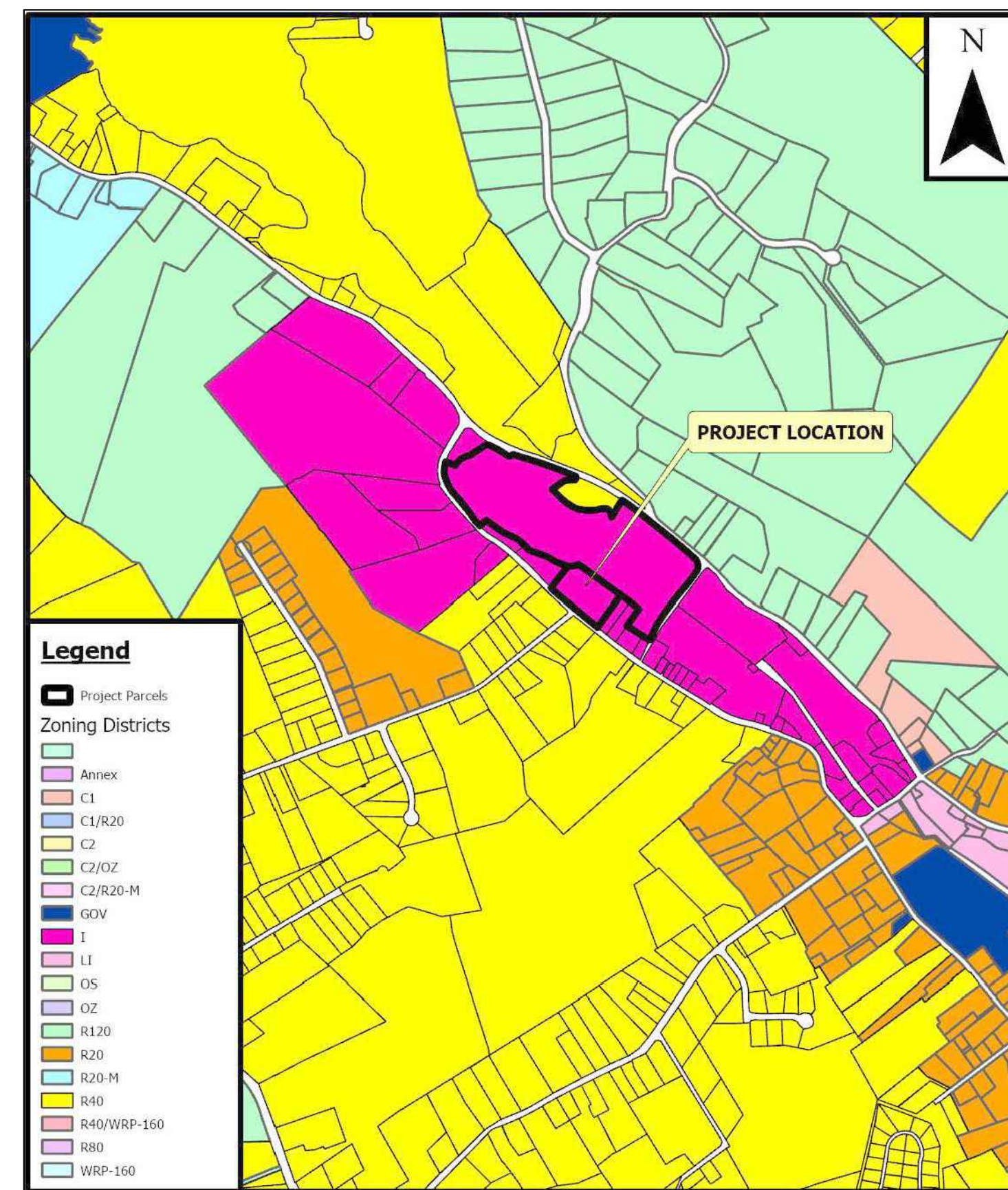
### 375 MAPLE AVENUE / ROUTE 163 TOWN OF MONTVILLE, CONNECTICUT

### PREPARED FOR

**RAND-WHITNEY REALTY, LLC**  
**370 ROUTE 163,**  
**P.O. BOX 336**  
**MONTVILLE, CT 06353**

**GENERAL NOTES**

1. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 AT LEAST 2 FULL WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. 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.
3. THE CONTRACTOR SHALL EXCAVATE TEST PITS AS NEEDED OR AS DIRECTED BY THE OWNER TO VERIFY UTILITY INFORMATION PRIOR TO THE START OF CONSTRUCTION.
4. **MAINTENANCE AND PROTECTION OF TRAFFIC:**
  - A. 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.
  - B. 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.
  - C. 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.
  - D. TEMPORARY MODIFICATIONS TO TRAFFIC PATTERNS ON PUBLIC ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF CTDOT AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)".
  - E. CONSTRUCTION SIGNS MUST CONFORM TO THE SIGNING REQUIREMENTS OUTLINED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)". ALL SIGN FACES SHALL BE REFLECTORIZED.
5. 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.
6. 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.
7. 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.
8. BLASTING MAY BE PERFORMED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING TO GRADE ALL FRAMES, GRATES, COVERS, VALVE BOXES, ACCESS COVERS, AND ALL OTHER ITEMS WHICH NORMALLY MUST HAVE A FIXED RELATION TO FINISHED GRADE.
10. 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.
11. 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.
12. ANY DAMAGED AND/OR REMOVED PROPERTY CORNER (PINS & MONUMENTS) SHALL BE REPLACED BY A CONNECTICUT LICENSED LAND SURVEYOR.
13. A TOWN OF MONTVILLE PERMIT IS REQUIRED FOR WORK WITHIN THE TOWN ROW.



**LOCATION & ZONING MAP**

(Scale 1' = 1,000')

**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 1
9	Construction Details 2
10	Lighting Plan
11	Intersection Sight Distance
12	Turning Movements

**June 2, 2025**  
**Revised July 11, 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: \_\_\_\_\_

**LEGEND TO DRAWINGS**

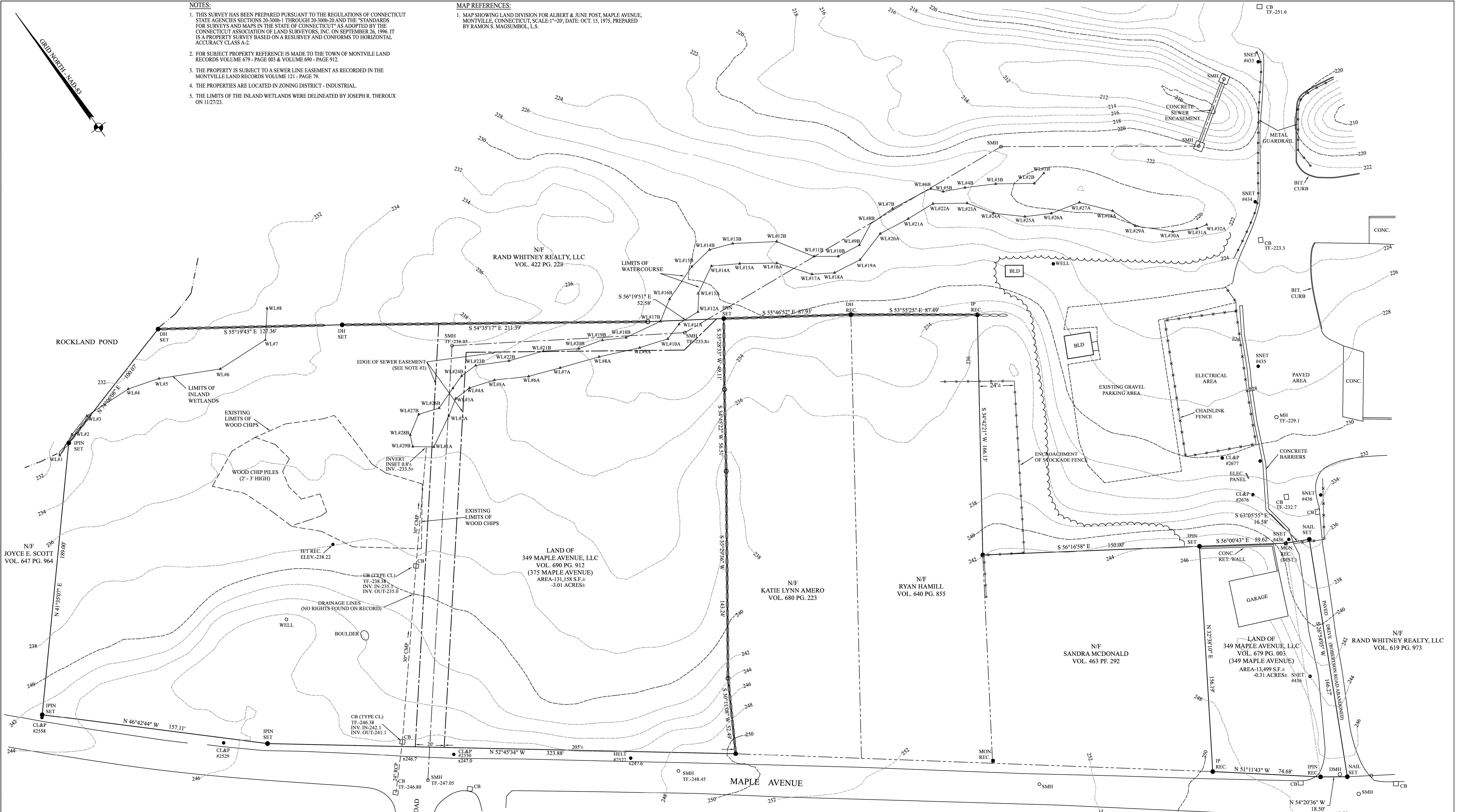
EXISTING		PROPOSED
---	PROPERTY LINE	---
----	BUILDING SETBACK LINE	----
=====	CATCH BASIN & CULVERT	=====
W	WATER	W
S	SEWER	S
FM	SEWER FORCE MAIN	FM
G	GAS	G
-126-	CONTOUR	-126-
124.2 (ex.) x	SPOT ELEVATION	124.2 (PR.) x
⊙	UTILITY POLE	⊙
E	ELECTRIC	E
T	TELEPHONE	T
ET	ELECTRIC & TELECOM.	ET
SF	SILT FENCE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

**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.

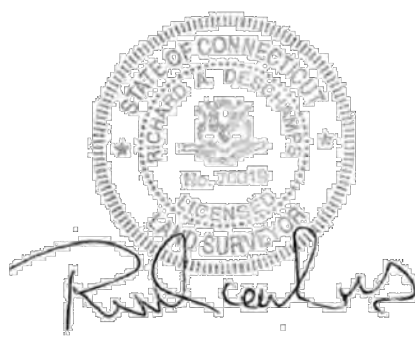
**MAP REFERENCES:**

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 DATE 4/30/25

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
GRAPHIC SCALE IN FEET	

PROPERTY SURVEY  
PREPARED FOR

**349 MAPLE AVENUE, LLC**

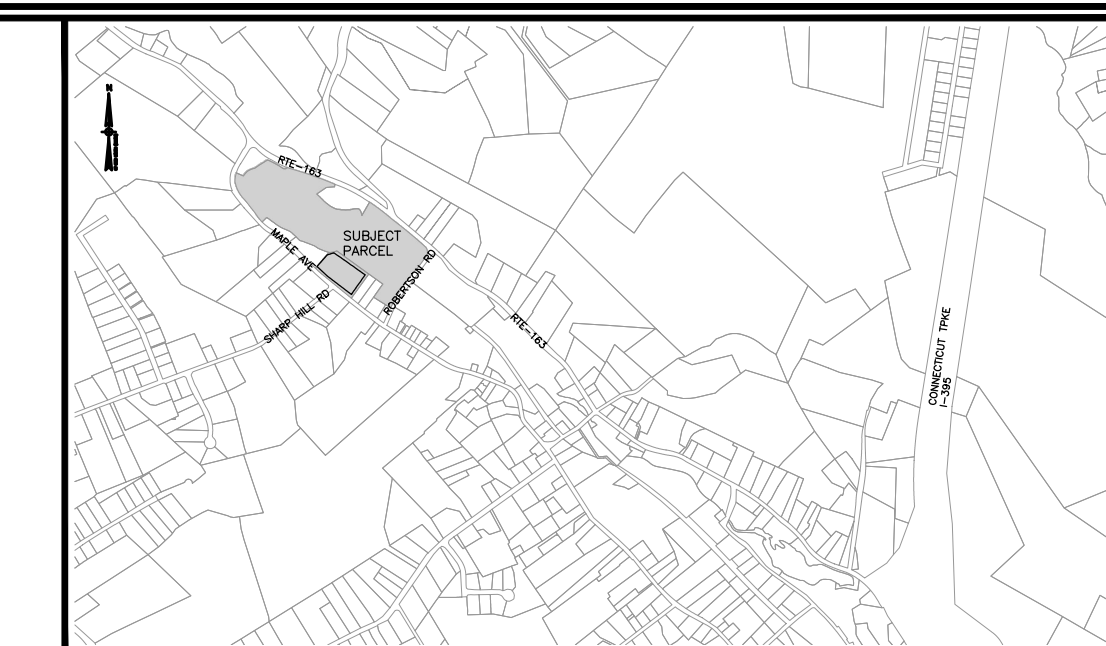
#349 & #375 MAPLE AVENUE  
MONTVILLE, CONNECTICUT

**ADVANCED SURVEYS, LLC.**  
60 Terry Road, Griswold, CT 06351  
Phone (860)639-8928

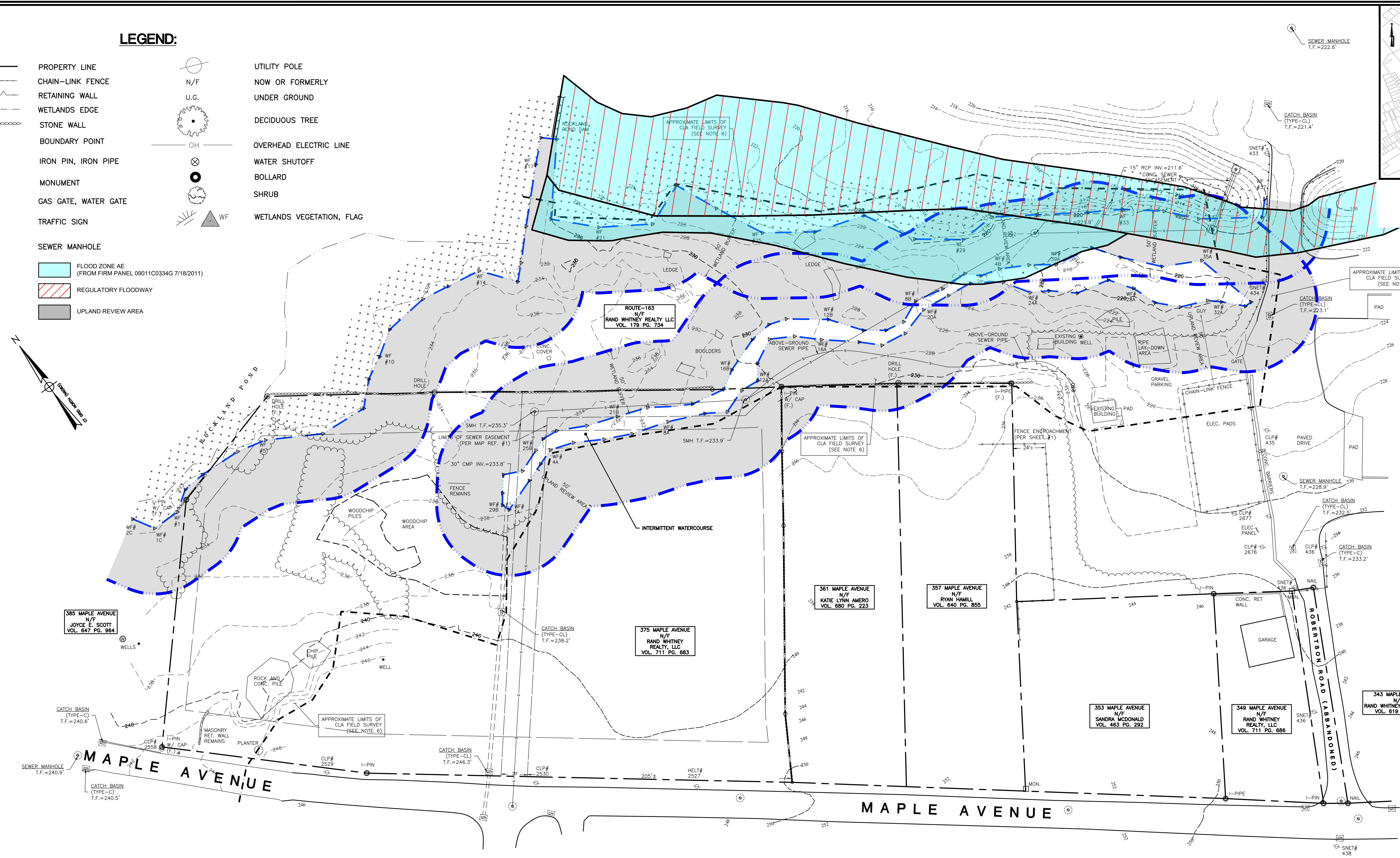
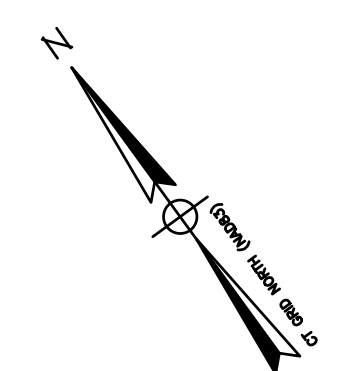
1

**LEGEND:**

- PROPERTY LINE
- - - CHAIN-LINK FENCE
- - - RETAINING WALL
- - - WETLANDS EDGE
- - - STONE WALL
- BOUNDARY POINT
- ⊙ IRON PIN, IRON PIPE
- CHD, MON □ MONUMENT
- ⊗ GAS GATE, WATER GATE
- TRAFFIC SIGN
- ⊙ SEWER MANHOLE
- FLOOD ZONE AE (FROM FIRM PANEL 0901C0334G 7/18/2011)
- ▨ REGULATORY FLOODWAY
- UPLAND REVIEW AREA
- N/F UTILITY POLE
- U.G. UNDER GROUND
- DECIDUOUS TREE
- OH OVERHEAD ELECTRIC LINE
- WATER SHUTOFF
- BOLLARD
- SHRUB
- WF WETLANDS VEGETATION, FLAG

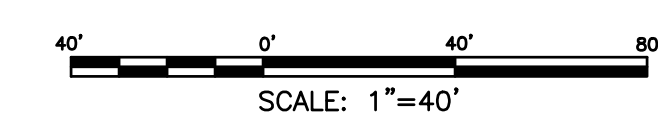


LOCATION MAP (NOT TO SCALE)



**SURVEY NOTES**

1. 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.
  - A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
  - B. HORIZONTAL ACCURACY: A-2
  - VERTICAL ACCURACY: V-2
  - TOPOGRAPHIC ACCURACY: T-2
  - C. INTENT: TO DEPICT EXISTING CONDITIONS OF THE SUBJECT PARCEL.
2. DATE OF LATEST FIELD WORK: NOVEMBER 2024
3. HORIZONTAL ORIENTATION IS CT N.A.D. 83 BASED ON FIELD GPS OBSERVATIONS
4. VERTICAL DATUM IS N.A.V.D. 88 BASED ON FIELD GPS OBSERVATIONS.
5. 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.
6. THIS PLAN COMBINES BOUNDARY AND LOCATION DATA FROM SHEET 1 WITH ADDITIONAL FIELD LOCATIONS CONDUCTED BY CLA ENGINEERS, AS LABELED.
7. CONTOUR DATA DEPICTED IS A MIXTURE OF 2016 LIDAR DATA (OUTSIDE LIMITS) AND LOCAL FIELD OBSERVATIONS NAVD88 RECORDED BY CLA (INSIDE LIMITS).
8. FOR MORE DETAILED BOUNDARY DATA AND INFORMATION SEE SHEET 1.
9. A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR.



APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN SIGNATURE \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

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

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

No.	DATE	REVISION

**TOWN OF MONTVILLE, CT, 06353**

**PREPARED FOR**  
**RAND-WHITNEY REALTY, LLC**

EXISTING CONDITIONS

Project No.  
CLA-7767F

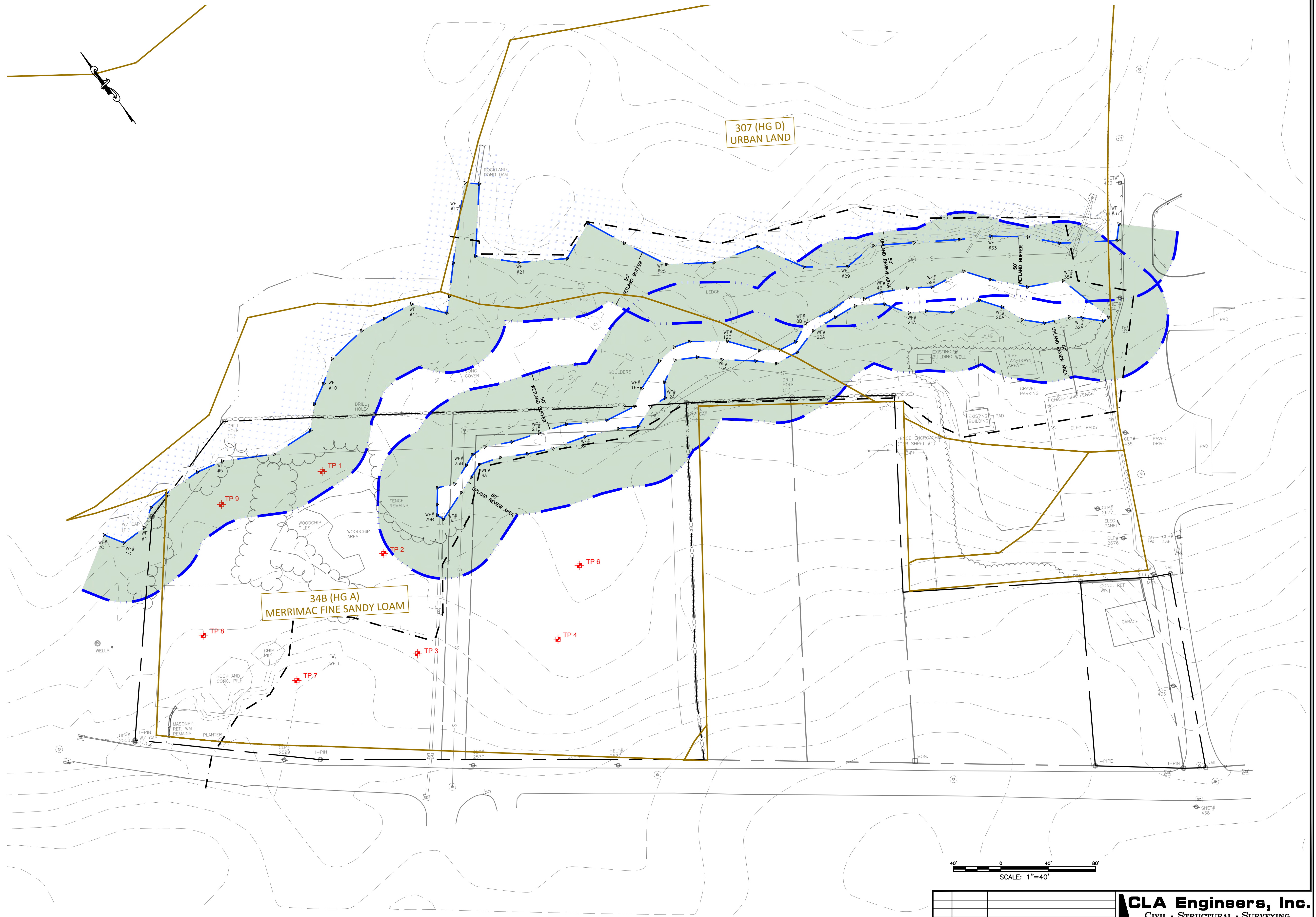
Proj. Surveyor  
R.J.C.

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" - 7" Topsoil: Brown fine sandy loam  
 7" - 25" Subsoil: Yellow brown fine sandy loam with cobbles and stones  
 25" - 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

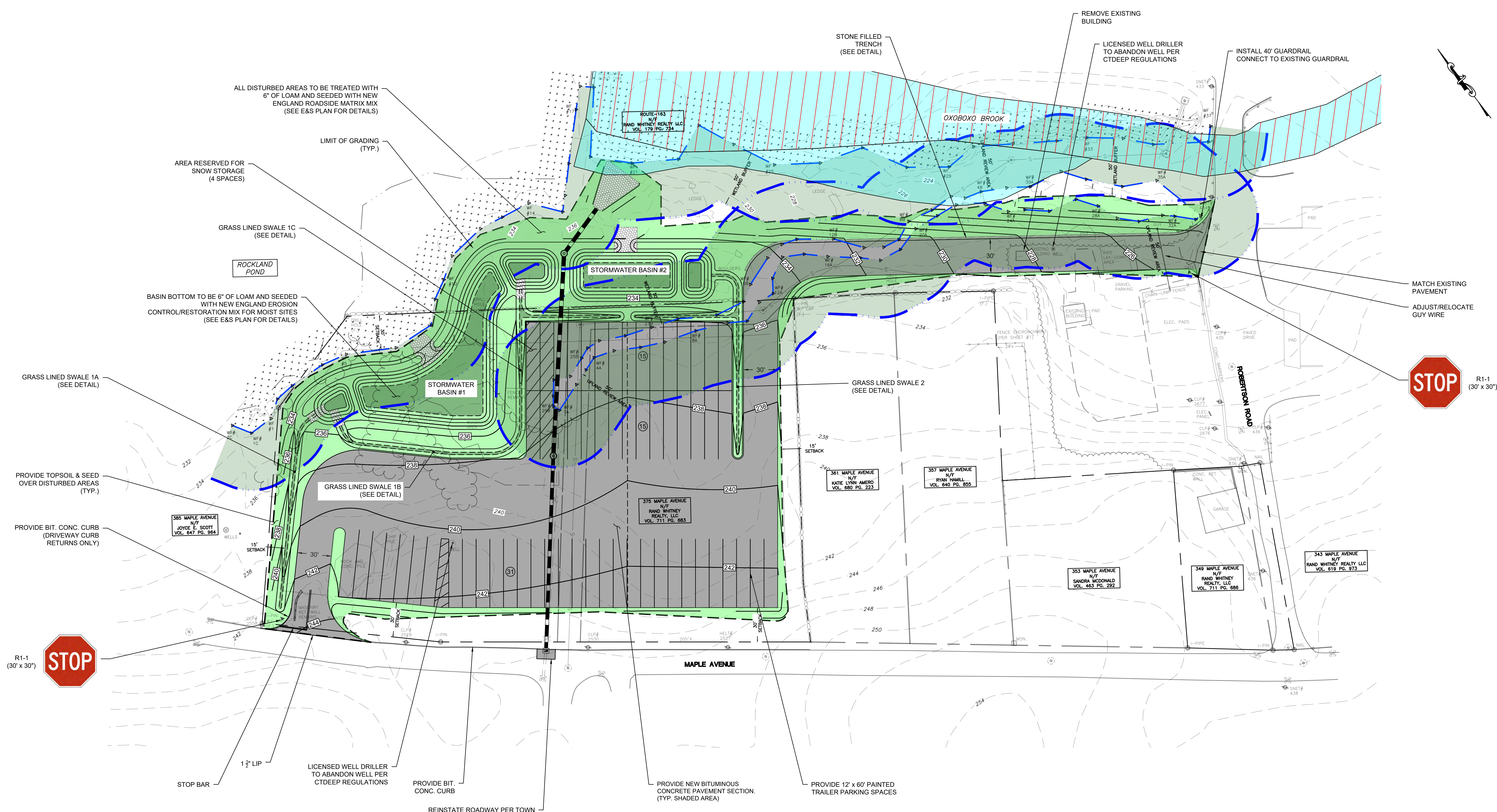
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN SIGNATURE

DATE OF APPROVAL: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1066 Fax (860) 886-9165		Project No. CLA-7767F Proj. Engineer D.P.H. Date: 06/02/25 Sheet No. <span style="font-size: 24pt; font-weight: bold;">3</span>
<b>FOR PERMITTING ONLY NOT FOR CONSTRUCTION</b>	<b>RAND-WHITNEY REALTY, LLC</b>  <b>PROPOSED TRAILER STORAGE</b> 375 MAPLE AVENUE & ROUTE 163 MONTVILLE, CT  <b>TEST PIT DATA</b>	



**ZONING COMPLIANCE CHART  
INDUSTRIAL DISTRICT**

ITEM	375 MAPLE AVENUE		ROUTE 163	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
LOT AREA	40,000 S.F.	131,158 SF.	40,000 S.F.	24.6 AC
MIN. STREET FRONTAGE	80 FT.	481 FT.	80 FT.	N/A
FRONT YARD SETBACK	30 FT.	N/A	30 FT.	N/A
SIDE SETBACK	15 FT.	N/A	15 FT.	N/A
REAR SETBACK	30 FT.	N/A	30 FT.	N/A
BUILDING COVERAGE	NO MAX.	N/A	NO MAX.	N/A
IMPERVIOUS COVERAGE	NO MAX.	1.84 AC	NO MAX.	0.3 AC (NEW)
MAX. BLDG. HEIGHT	NO MAX.	N/A	NO MAX.	N/A
MIN. BUILDABLE AREA	NO MIN.	N/A	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 0.16 ACRES (6,753 S.F.) OF MAN-MADE WETLAND.

- A 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 UPLAND REGULATED AREAS.
- 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 \_\_\_\_\_

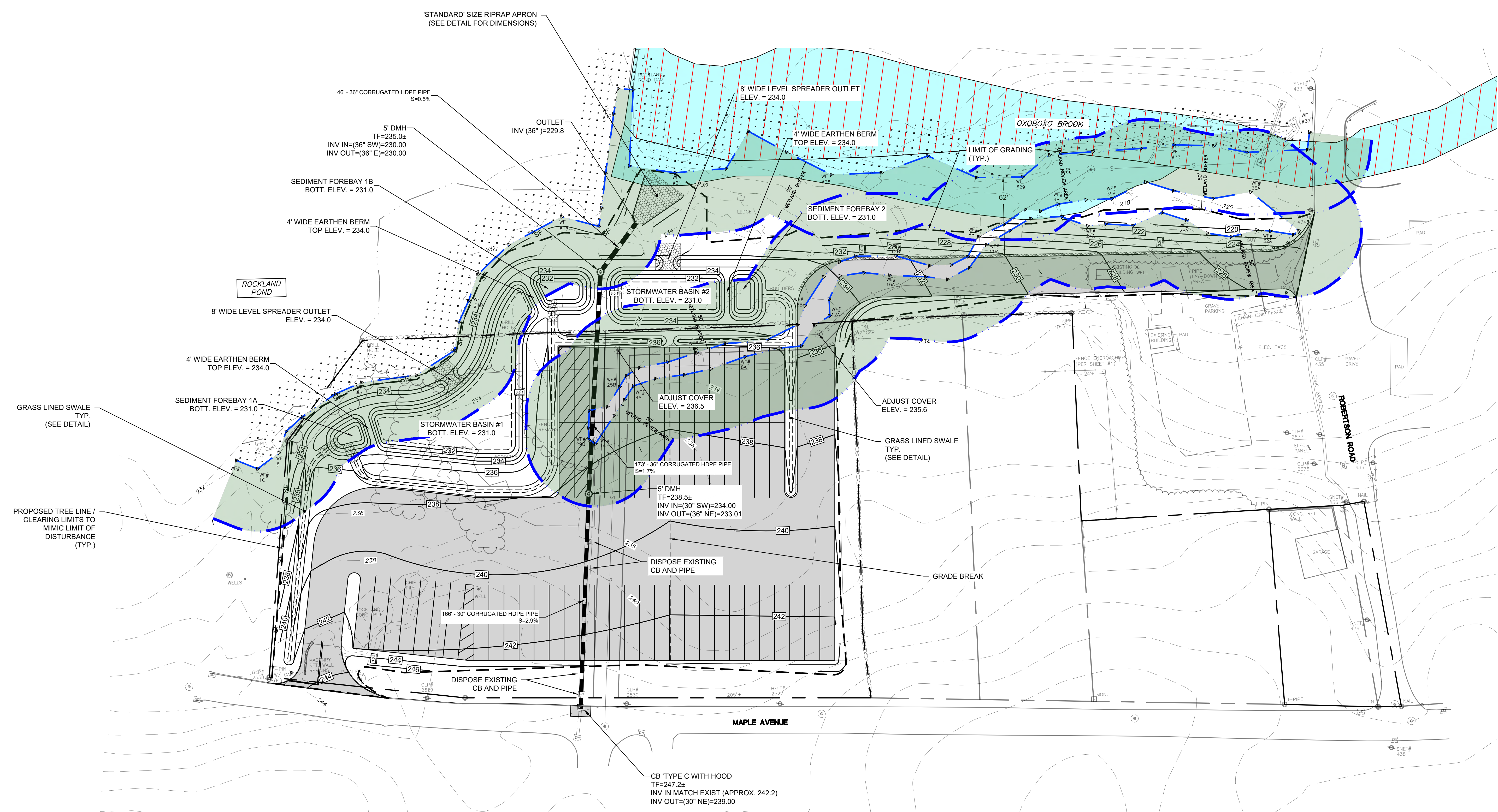
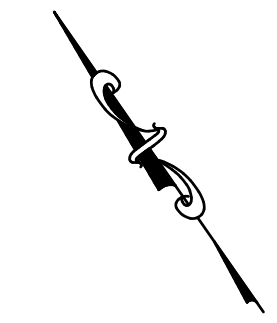
CHAIRMAN SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_



<p><b>FOR PERMITTING ONLY NOT FOR CONSTRUCTION</b></p>		<p><b>CLA Engineers, Inc.</b> Civil • Structural • Surveying</p> <p>317 Main Street Norwich, CT 06360 (860) 886-1066 Fax (860) 886-9165</p>		<p>Project No. CLA-7767F</p>
		<p>RAND-WHITNEY REALTY, LLC</p> <p>PROPOSED TRAILER STORAGE 375 MAPLE AVENUE &amp; ROUTE 163 MONTVILLE, CT</p> <p>SITE PLAN</p>		<p>Proj. Engineer D.P.H.</p> <p>Date: 06/02/25</p> <p>Sheet No. <b>4</b></p>
<p>1 07/11/25 VARIOUS TOWN COMMENTS</p>		<p>REVISION</p>		<p>Approved by the Montville Planning and Zoning Commission</p>



- 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
1	07/11/25	VARIOUS TOWN COMMENTS

**CLA Engineers, Inc.**  
 CIVIL • STRUCTURAL • SURVEYING  
 317 Main Street Norwich, CT 06360  
 (860) 886-1066 Fax (860) 886-9165

**FOR PERMITTING ONLY  
 NOT FOR CONSTRUCTION**

**RAND-WHITNEY REALTY, LLC**

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

**GRADING & DRAINAGE PLAN**

Project No. CLA-7767F  
 Proj. Engineer D.P.H.  
 Date: 06/02/25  
 Sheet No. **5**

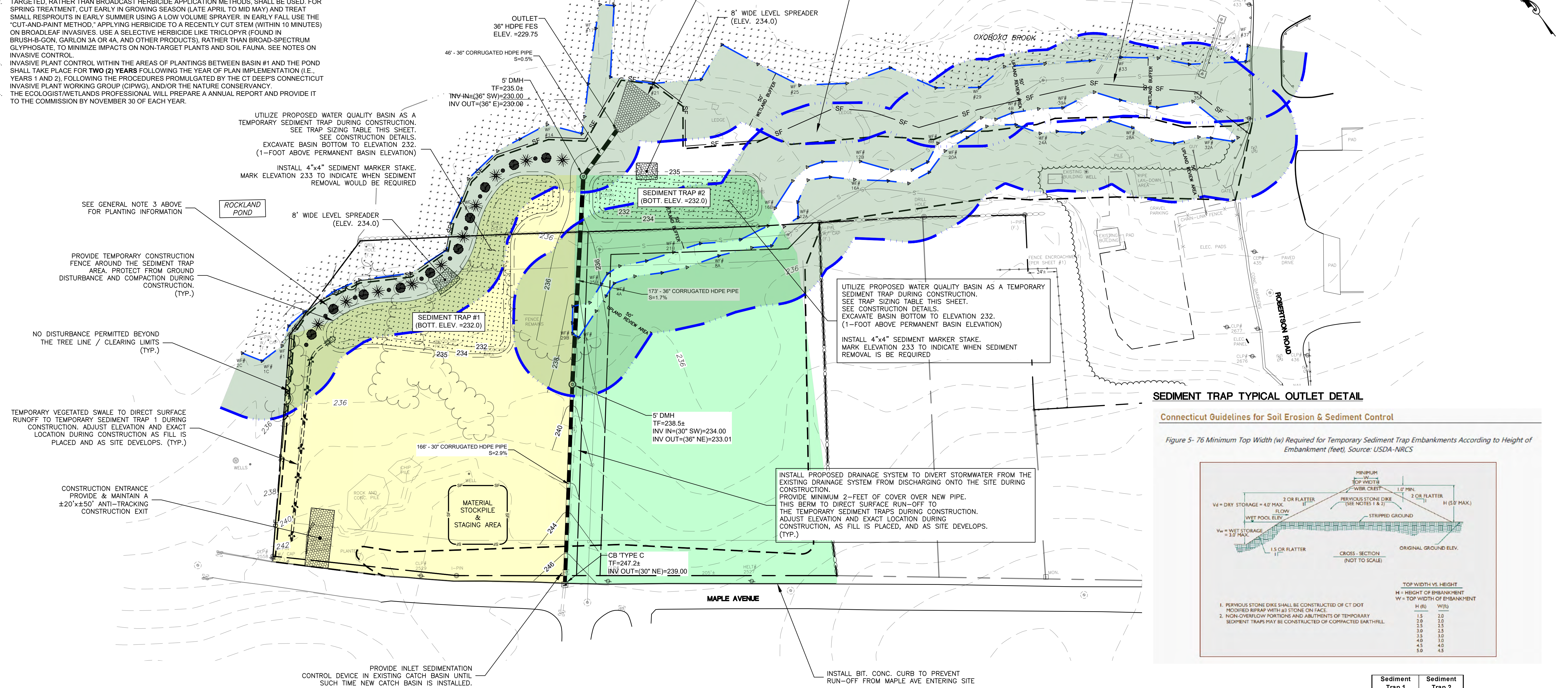
SEE EROSION & SEDIMENTATION CONTROL AND STORMWATER MANAGEMENT PLAN FOR ADDITIONAL EROSION & SEDIMENTATION CONTROL INFORMATION, BEST MANAGEMENT PRACTICES AND REQUIREMENTS BEFORE AND DURING CONSTRUCTION

**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 AN ANNUAL REPORT AND PROVIDE IT TO THE COMMISSION BY NOVEMBER 30 OF EACH YEAR.

**GENERAL NOTES:**

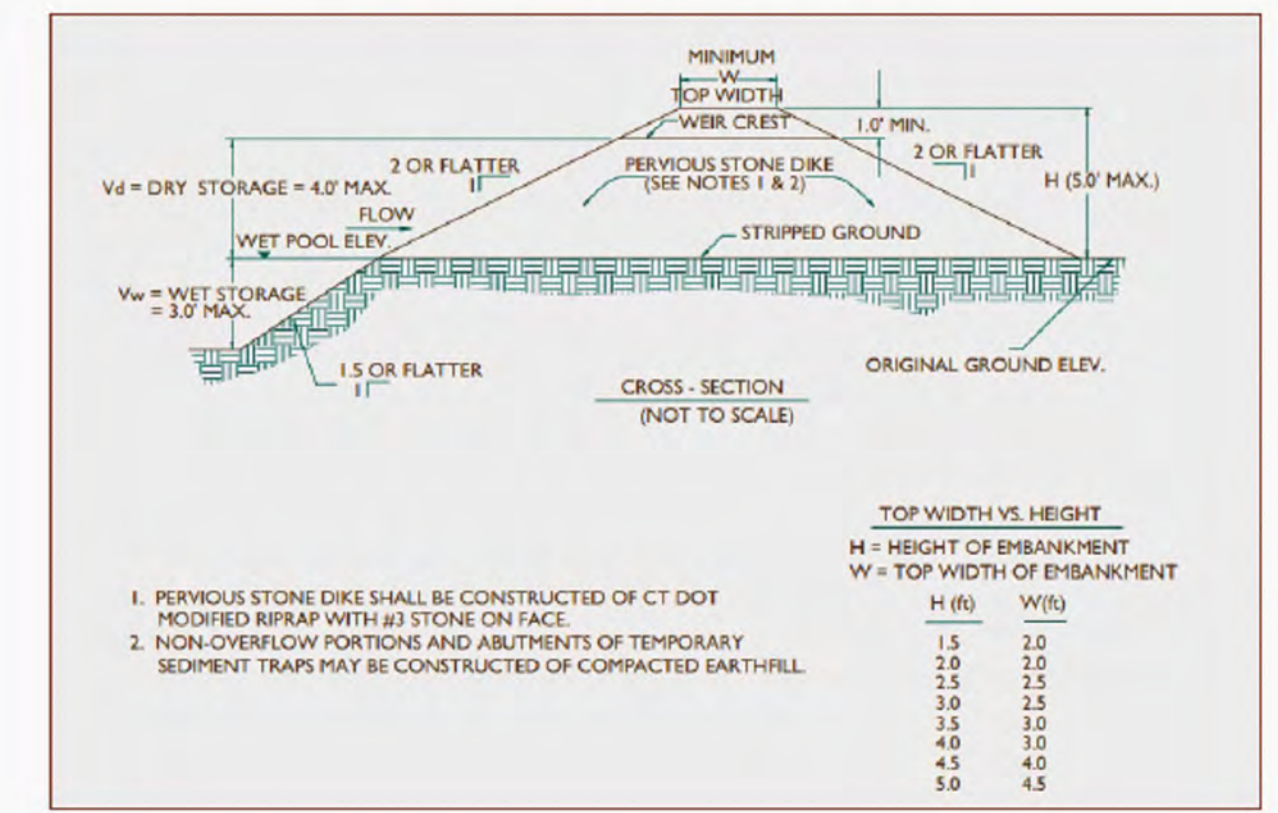
1. PRIOR TO CONSTRUCTION, THE PROPOSED LIMITS OF DISTURBANCE SHALL BE STAKED BY A LICENSED LAND SURVEYOR.
2. INLAND WETLAND BOUNDARIES SHALL BE RE-STAKED IN THE FIELD BY A LICENSED LAND SURVEYOR OR CERTIFIED SOIL SCIENTIST PRIOR TO INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
3. AFTER 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



**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

**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 \_\_\_\_\_  
 DATE OF APPROVAL: \_\_\_\_\_  
 EXPIRATION DATE: \_\_\_\_\_

SCALE: 1"=40'

**FOR PERMITTING ONLY NOT FOR CONSTRUCTION**

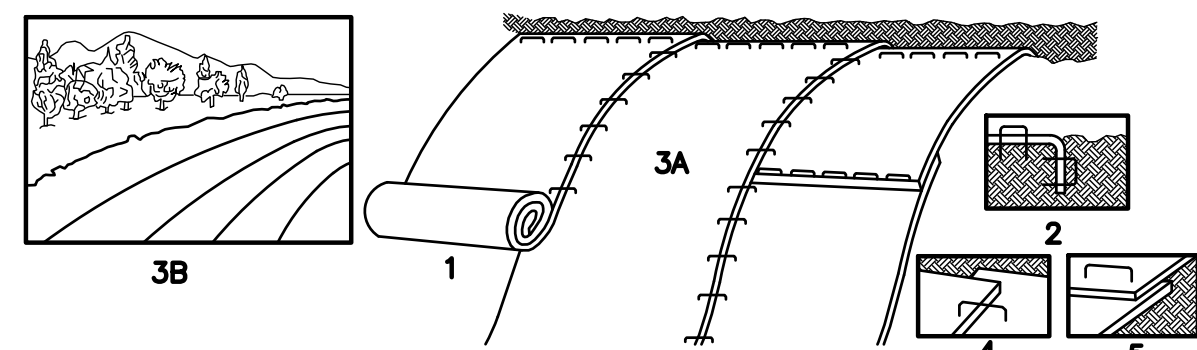
**CLA Engineers, Inc.**  
 CIVIL • STRUCTURAL • SURVEYING  
 317 Main Street Norwich, CT 06360  
 (860) 886-1066 Fax (860) 886-9165

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

Project No. CLA-7767F  
 Proj. Engineer D.P.H.  
 Date: 06/02/25  
 Sheet No. **6**

**EROSION & SEDIMENTATION CONTROL NARRATIVE**

1. THE EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEEP.
2. THE PROPOSED LOCATIONS OF SEDIMENT AND EROSION CONTROL MEASURES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDE SILT FENCE, STONE CHECK DAMS AND/OR OTHER EROSION CONTROL MEASURES AS NEEDED OR DIRECTED BY THE ENGINEER OR TOWN STAFF TO ADEQUATELY PREVENT SEDIMENT TRANSPORT.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
4. TOWN ZEO/WEO SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION TO INSPECT SEDIMENTATION AND EROSION CONTROL MEASURES
5. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
6. STAKED HAY BALE SILT BARRIERS AND/OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS. TEMPORARY VEGETATIVE COVER MAY BE REQUIRED (SEE NOTES).
7. INLET SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED UNDER THE GRATES OF ALL NEW CATCH BASINS AT THE TIME OF INSTALLATION, AND UNDER THE GRATES OF EXISTING CATCH BASINS IN THE CONSTRUCTION AREA.
8. CONTINUOUS DUST CONTROL USING WATER OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED ROADWAY SURFACES. **THE USE OF CALCIUM CHLORIDE FOR DUST CONTROL SHALL BE PROHIBITED.**
9. IF DEWATERING IS NECESSARY DURING ANY TIME OF CONSTRUCTION A CLEAR WATER DISCHARGE SHALL BE PROVIDED.
10. ALL DISTURBED AREAS SHALL BE RESTORED PER THE SLOPE STABILIZATION AND PERMANENT VEGETATION DETAILS. ALL DISTURBED AREAS THAT ARE SLOPED LESS THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SLOPE SHALL BE LOAMED, SEEDED, FERTILIZED AND MULCHED PER THE PERMANENT VEGETATIVE COVER SPECIFICATIONS. EROSION CONTROL MATTING OR STABILIZED HYDROSEED SHALL BE PROVIDED ON ALL DISTURBED AREAS THAT ARE SLOPED MORE THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).
11. IF FINAL SEEDING OF DISTURBED AREAS IS NOT TO BE COMPLETED BEFORE OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING.
12. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISHED GRADED SHALL BE COMPLETED PRIOR TO OCTOBER 15.
13. ANY EROSION WHICH OCCURS WITHIN THE DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED AND STABILIZED. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE RETURNED TO THE SITE. POST SEEDING, INTERCEPTED SEDIMENT, IF ANY, SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE TOWN AND ENGINEER.
14. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED OR SLOPES ARE STABILIZED AND REMOVAL IS APPROVED BY THE ZEO/WEO.
15. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEEP.
16. THE OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE EROSION AND SEDIMENTATION CONTROLS  
WILLIAM PIENIADZ  
P&H CONSTRUCTION  
Cell: 860-608-9890  
bill@pandhconstruction.com

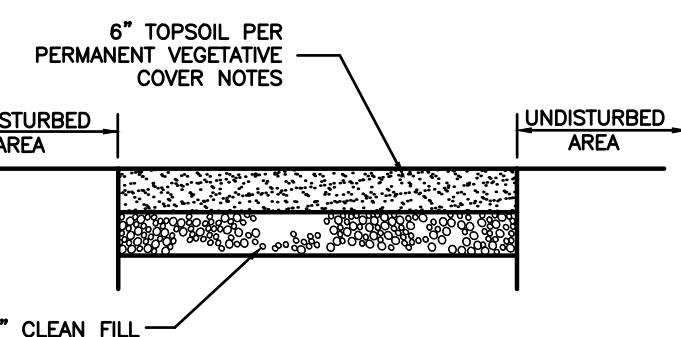


- INSTALLATION NOTES:**
1. PROVIDE 4" THICKNESS OF TOPSOIL OVER CLEAN FILL. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED MIX PER PERMANENT VEGETATIVE COVER NOTES. (SHALL BE PAID FOR AT THE UNIT PRICE FOR LOAM, SEED, FERTILIZER & MULCH)
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP x 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
  3. ROLL THE BLANKET (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
  4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
  5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
- PRODUCT NOTES:**
1. EROSION CONTROL MATTING MUST BE LISTED ON THE LATEST CT DOT QUALIFIED PRODUCTS LIST UNDER CLASS E SLOPE PROTECTION, TYPE D.

**EROSION CONTROL MATTING DETAIL (FOR 3:1 SLOPES OR STEEPER)**

- NOTES:**
1. HYDROSEED SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.5.3.b OF DOT FORM 818.
  2. BONDED FIBER MATRIX (BFM) OR FLEXIBLE GROWTH MEDIUM (FGM) MUST BE INCLUDED IN THE HYDROSEED SLURRY. MIX RATE PERCENTAGES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR THE FINISHED SLOPES. THE FOLLOWING ARE ACCEPTABLE PRODUCTS:
- A. PROFILE FLEXITERRA FGM
  - B. PROFILE HYDRO-BLANKET BONDED FIBER MATRIX
  - C. MAT. INC. SOIL GUARD BONDED FIBER MATRIX
  - D. NORTH AMERICAN GREEN HYDRA GI OR HYDRA CM
3. THE REQUIRED SEED MIX SHALL BE IN ACCORDANCE WITH THE PERMANENT VEGETATIVE COVER NOTES. ALL APPLICATION RATES SHALL BE INCREASED BY 10% FOR HYDROSEEDING.
  4. THE CONTRACTOR SHALL ENSURE 100% COVERAGE OF THE DISTURBED SOIL.

**HYDROSEED REQUIREMENTS (FOR 3:1 SLOPES OR STEEPER)**



**TYPICAL LOAM & SEED SECTION DETAIL (FOR ALL DISTURBED AREAS)**

**SLOPE STABILIZATION DETAILS**

NOT TO SCALE

**TEMPORARY VEGETATIVE COVER**

A TEMPORARY SEEDING OF RYE GRASS WILL 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 LOOSENEED 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.

**PERMANENT VEGETATIVE COVER**

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATIONS HAVE BEEN COMPLETED AND THE SLOPES ARE GRADED AS SHOWN ON THE PLANS. PROVIDE SLOPE PROTECTION AS CALLED FOR ON THE PLANS AND DETAILS. TOPSOIL SHALL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 6 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS.

- APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F.
- APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 S.F.
- WORK LIMESTONE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES.
- INSPECT SEEDBED BEFORE SEEDING.
- IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS.
- APPLY THE FOLLOWING GRASS SEED MIX:

**TYPICAL SEED MIXTURE**

THE NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX BY NEW ENGLAND WETLAND PLANTS, INC.

APPLICATION RATE: 35 LBS./ACRE : 1,250 SF/LB. MIX IS DESIGNED FOR USE ALONG ROADS AND HIGHWAYS. THIS MIX CONTAINS NATIVE GRASSES, WILDFLOWERS, AND SHRUBS THAT ARE BLENDED TOGETHER AS A NATIVE MATRIX SEED MIX. IN AREAS THAT RECEIVE FREQUENT MOWING, THE COLD SEASON GRASSES WILL DOMINATE, SUCH AS THOSE AREAS CLOSEST TO THE ROADWAY SHOULDER. IN AREAS FARTHER TO THE ROAD, WHICH MAY BE MOWN ONLY ONCE EACH YEAR, OR IN HARD TO MOW AREAS, SUCH AS AROUND SIGNPOSTS, THE WILDFLOWER COMPONENT WILL BECOME DOMINANT. ALONG CUTS AND SIDE SLOPES WHICH MAY NEVER BE MOWN, THE SHRUB COMPONENT WILL ADD DIVERSITY AND BEAUTY TO THE ROADSIDE PLANTINGS. IT IS A PARTICULARLY APPROPRIATE SEED MIX FOR ROADSIDES, INDUSTRIAL SITES, OR CUT AND FILL SLOPES. THIS MIX MAY BE APPLIED BY HYDROSEEDING, OR BY MECHANICAL SPREADER, ALWAYS APPLY ON A CLEAN, WEED-FREE SEED BED. AFTER SOWING, LIGHTLY RAKE OR ROLL THE SITE TO IMPROVE SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A MID-LATE SPRING SEEDING. SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW TO CONSERVE SOIL MOISTURE.

**TYPICAL SEED MIXTURE FOR NON-MOWED SLOPES (3:1 OR STEEPER)**

CT DEP SEED MIX NO. 26	LBS./ACRE	LBS./1000 S.F.
SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK)	4.0	0.10
BIG BLUESTEM (NAGRA, KAW)	4.0	0.10
LITTLE BLUESTEM (BLAZE, ALDOUS, CAMPER)	2.0	0.05
SAND LOVEGRASS (NE-27, BEND)	1.5	0.03
BIRD'S-FOOT TREFLOIL (EMPIRE VIKING)	2.0	0.05
	13.5	0.33

THE RECOMMENDED SEEDING DATES ARE:  
APRIL 1 - JUNE 15 AND AUGUST 15 - OCTOBER 15

IMMEDIATELY FOLLOWING SEEDING, FIRM SEED BED WITH A ROLLER AND MULCH WITH WEED FREE STRAW. IF PERMANENT VEGETATIVE COVER IS HAS NOT BEEN ESTABLISHED BY OCTOBER 15, APPLY A TEMPORARY VEGETATIVE COVER ON THE TOPSOIL.

**VEGETATIVE COVER FOR WATER QUALITY BASINS**

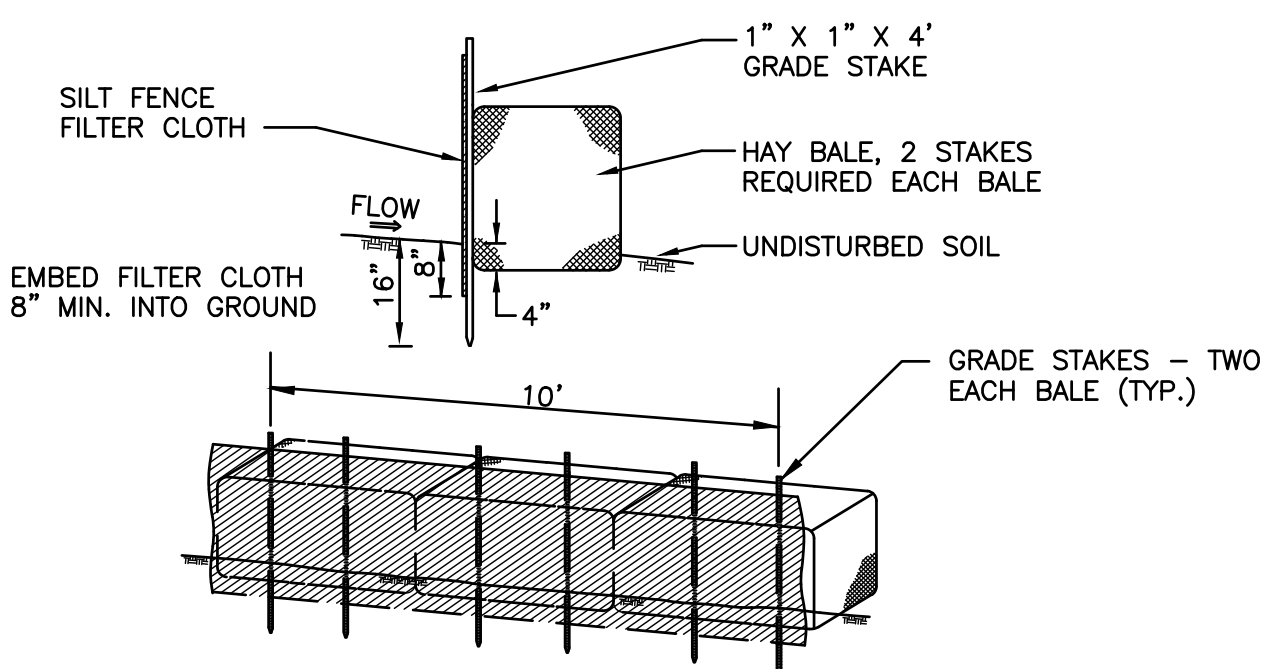
SEED MIXTURE FOR SETTLING BASINS SHALL BE THE "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR MOIST SITES" FROM NEW ENGLAND WETLAND PLANTS, AMHERST, MA, TELEPHONE NO. 413-548-8000

THE BEST RESULTS ARE OBTAINED WITH A SPRING SEEDING. SUMMER AND FALL SEEDING REQUIRE A LIGHT MULCHING OF WEED FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A 10% INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.

**RAIN GARDEN SEED MIXTURE**

LBS./ACRE	LBS./1000 S.F.
35	0.80

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES  
SPECIES: Virginia Wild Rye, (Elymus virginicus), Creeping Red Fescue, (Festuca rubra), Little Bluestem, (Schizachyrium scoparium), Big Bluestem, (Andropogon gerardii), Fox Sedge, (Carex vulpinoidea), Switch Grass, (Panicum virgatum), Rough Bentgrass, (Agrostis scabra), New England Aster, (Aster novae-angliae), Boneset, (Eupatorium perfoliatum), Gross Leaved Goldenrod, (Euthamia graminifolia), Green Bulrush, (Scirpus atrovirens), Blue Vervain, (Verbena hastata), Soft Rush, (Juncus effusus), Wool Grass, (Scirpus cyperinus)



**CONSTRUCTION NOTES:**

1. SILT FENCE FILTER CLOTH TO BE SECURELY FASTENED TO GRADE STAKE WITH STAPLES, 6" ON CENTER.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN ONE ANOTHER THEY SHALL OVERLAP BY 6" AND BE FOLDED.
3. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

**SILT FENCE & HAYBALE DETAIL**

NOT TO SCALE

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN SIGNATURE \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

**STORMWATER MANAGEMENT & POLLUTION PREVENTION PLAN**

**DURING CONSTRUCTION**

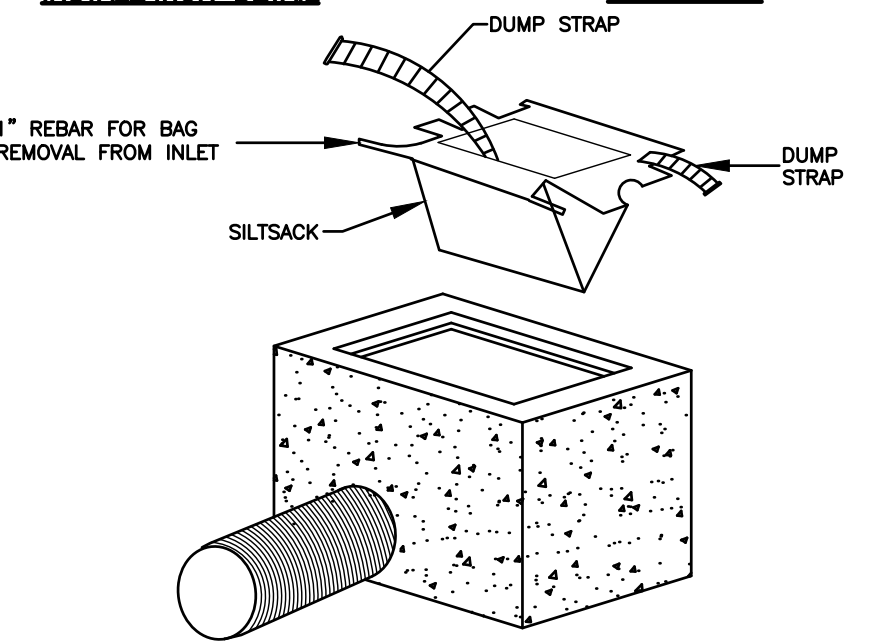
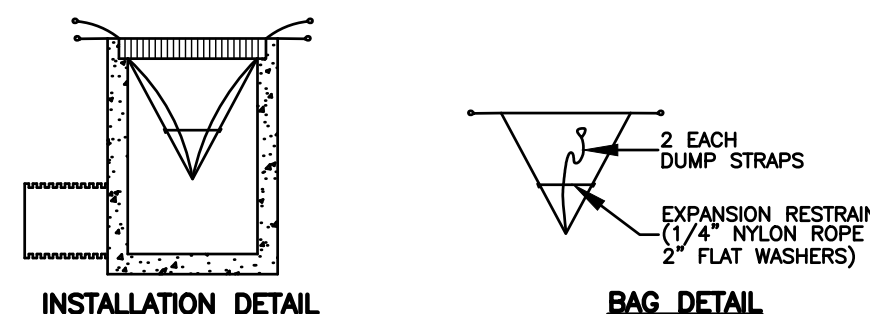
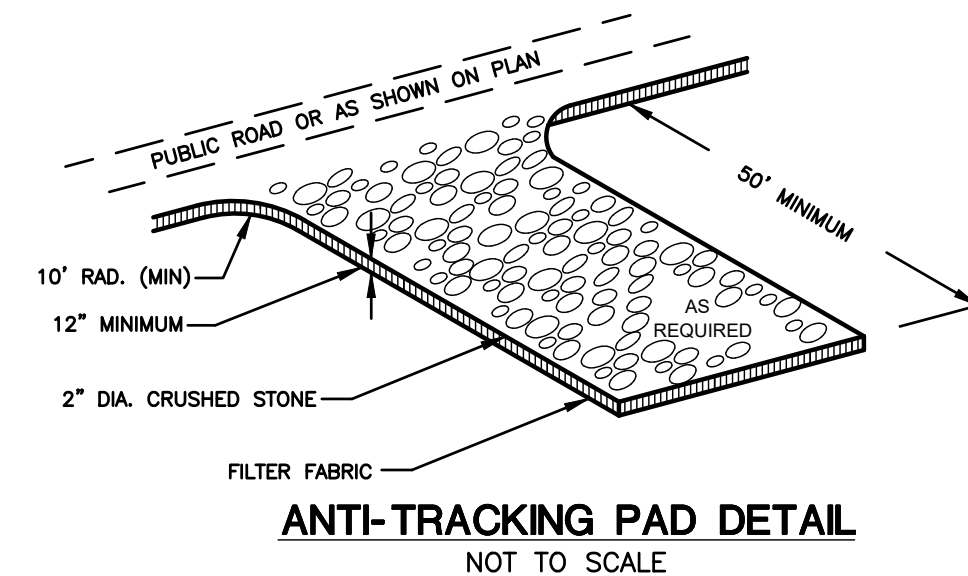
1. **POLLUTION PREVENTION TEAM:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.
2. **SWEEPING:**  
PARKING LOTS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES BEYOND THE WORK SITE SHALL BE SWEEPED CLEAN OF SAND, SILT AND LITTER DAILY AT THE END OF THE WORK DAY.
3. **OUTSIDE STORAGE:**  
ACCESSORIES OR EQUIPMENT STORED OUTSIDE SHALL BE COVERED OR MAINTAINED TO MINIMIZE POSSIBILITY OF THESE MATERIALS OR THEIR RESIDUE PASSING TO STORM WATER.
4. **WASHING:**  
NO WASHING OF VEHICLES, ACCESSORIES, EQUIPMENT, OR APPLIANCES IN WORK SITE.
5. **MAINTENANCE AND INSPECTION:**
  - A. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY RAINFALL OF 1/2" OR MORE, OR SIGNIFICANT SNOW MELT.
  - B. SEDIMENT DEPOSITS MUST BE REMOVED AND DISPOSED OF WHEN THEY REACH THE FOLLOWING LEVELS:
    - SILT FENCE OR HAY BALES: ONE HALF THE HEIGHT OF THE SILT FENCE OR HAY BALE BARRIER.
    - INLET SEDIMENT CONTROL DEVICES (SILT SACKS): ONE HALF THE STORAGE VOLUME OF THE DEVICE OR WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE.
    - STONE CHECK DAMS AT INLETS: ONE HALF OF THE TEMPORARY SEDIMENT POOL HEIGHT.
  - C. DAILY DUST CONTROL USING WATER OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED SURFACES.
  - D. SILT FENCE AND INLET SEDIMENT CONTROL DEVICES SHALL BE REPLACED WITH RIPS OR DETERIORATION IN THE GEOTEXTILE FABRIC ARE FOUND ON INSPECTION. HAY BALES SHALL BE REPLACED IF THEY HAVE DETERIORATED OR DECOMPOSED TO THE POINT WHERE THEY HAVE LOST STRUCTURAL INTEGRITY. CRUSHED STONE SHALL BE REMOVED AND REPLACED IF SILT HAS ACCUMULATED WITH THE STONE VOIDS TO PREVENT THE PASSAGE OF WATER THROUGH THE STONE.
6. **SPILLS OR ACCIDENTAL DISCHARGES:**
  - A. COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.
  - B. CONTACT CONNECTICUT DEEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338
  - C. THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:
    - STOP THE SOURCE OF THE SPILL
    - CONTAIN THE SPILL
    - COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
    - DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

**POST CONSTRUCTION**

1. **POLLUTION PREVENTION TEAM:**  
THE OWNERS SHALL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.
2. **SWEEPING:**  
PARKING LOTS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES SHALL BE SWEEPED CLEAN OF SAND AND LITTER AND ANY OTHER POLLUTANTS AT LEAST TWICE PER YEAR.
  - A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
  - B. DURING APRIL (AFTER SNOW MELT)
3. **OUTSIDE STORAGE:**  
ACCESSORIES OR EQUIPMENT STORED OUTSIDE SHALL BE COVERED OR MAINTAINED TO MINIMIZE POSSIBILITY OF THESE MATERIALS OR THEIR RESIDUE PASSING TO STORM WATER.
4. **WASHING:**  
NO WASHING OF VEHICLES, ACCESSORIES, EQUIPMENT OR APPLIANCES IN PARKING AREAS.
5. **MAINTENANCE AND INSPECTION:**  
SEE OPERATIONS AND MAINTENANCE SCHEDULE
6. **SPILLS OR ACCIDENTAL DISCHARGES:**
  - A. COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.
  - B. CONTACT CONNECTICUT DEEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338
  - C. THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:
    - STOP THE SOURCE OF THE SPILL
    - CONTAIN THE SPILL
    - COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
    - DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

NOTE: THE CONTRACTOR SHALL CONTINUALLY STORE THE FOLLOWING MATERIALS ONSITE DURING CONSTRUCTION TO MEET UNEXPECTED EROSION NEEDS

- 100 LF OF SILT FENCE
- 10 HAY BALES
- 10 CY OF WOOD CHIPS OR CRUSHED STONE



**INLET SEDIMENT CONTROL DEVICE DETAIL**

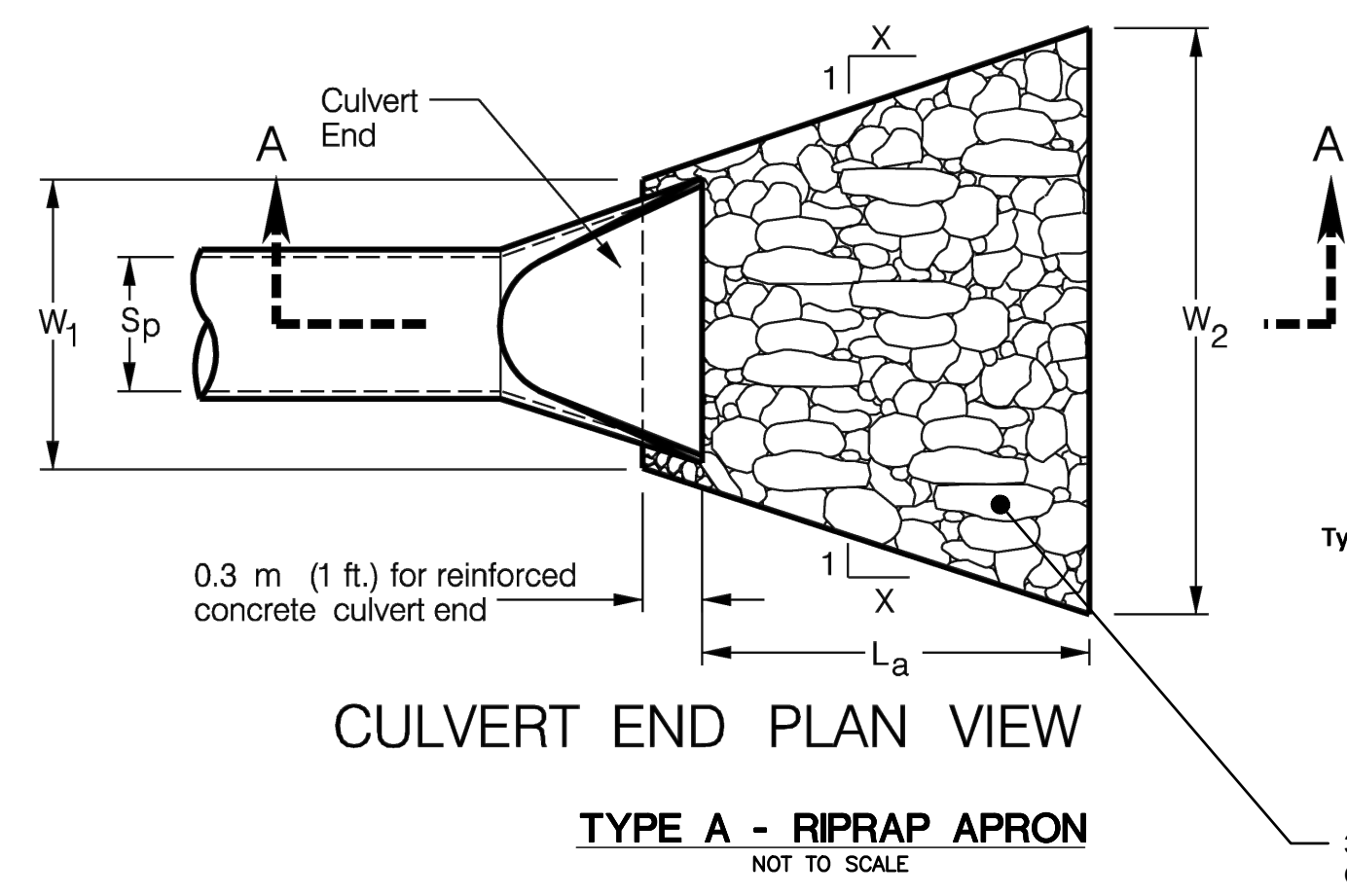
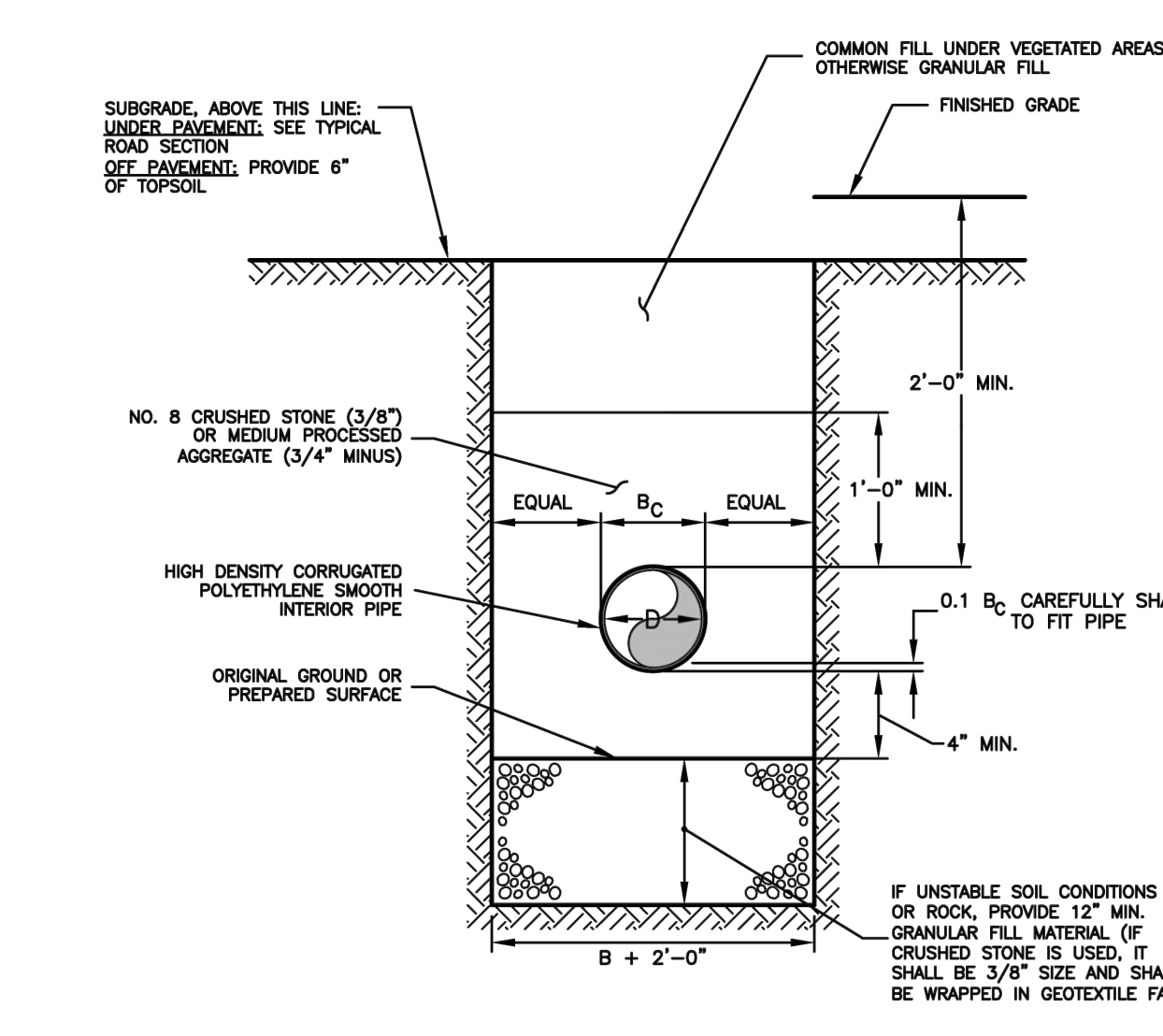
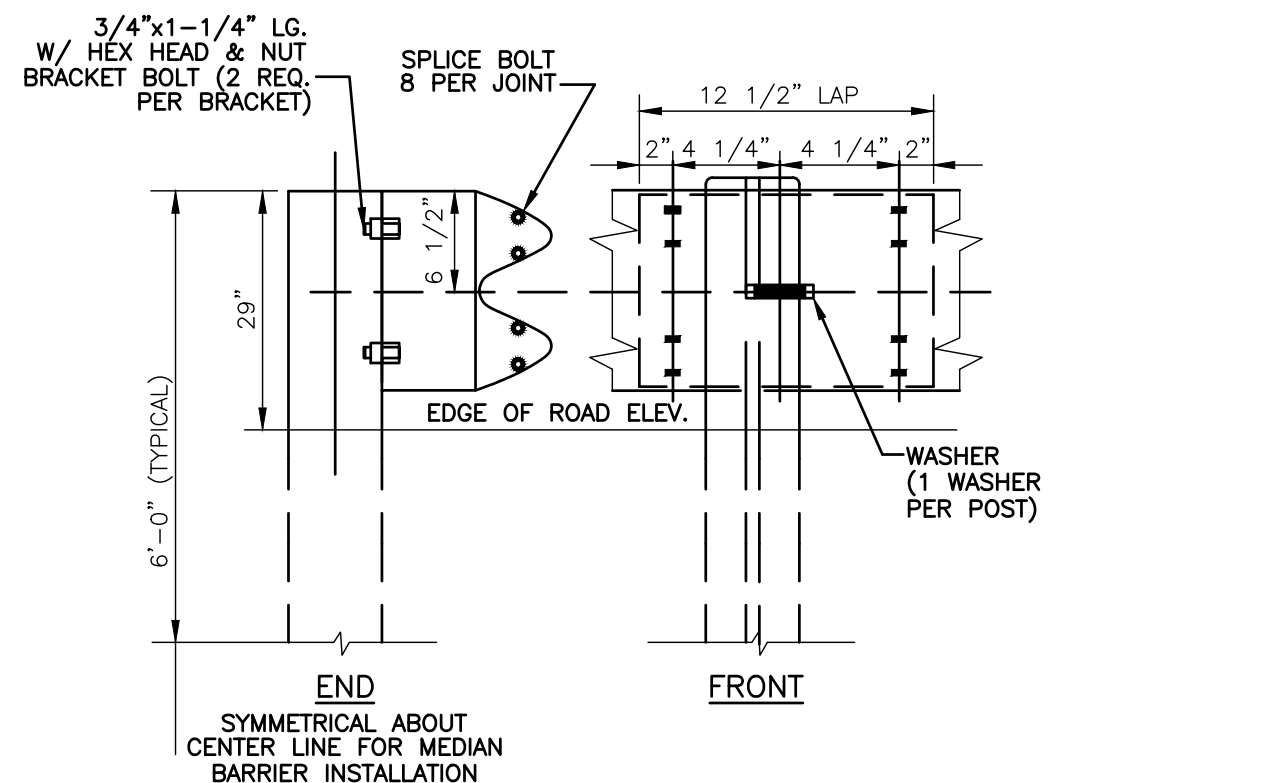
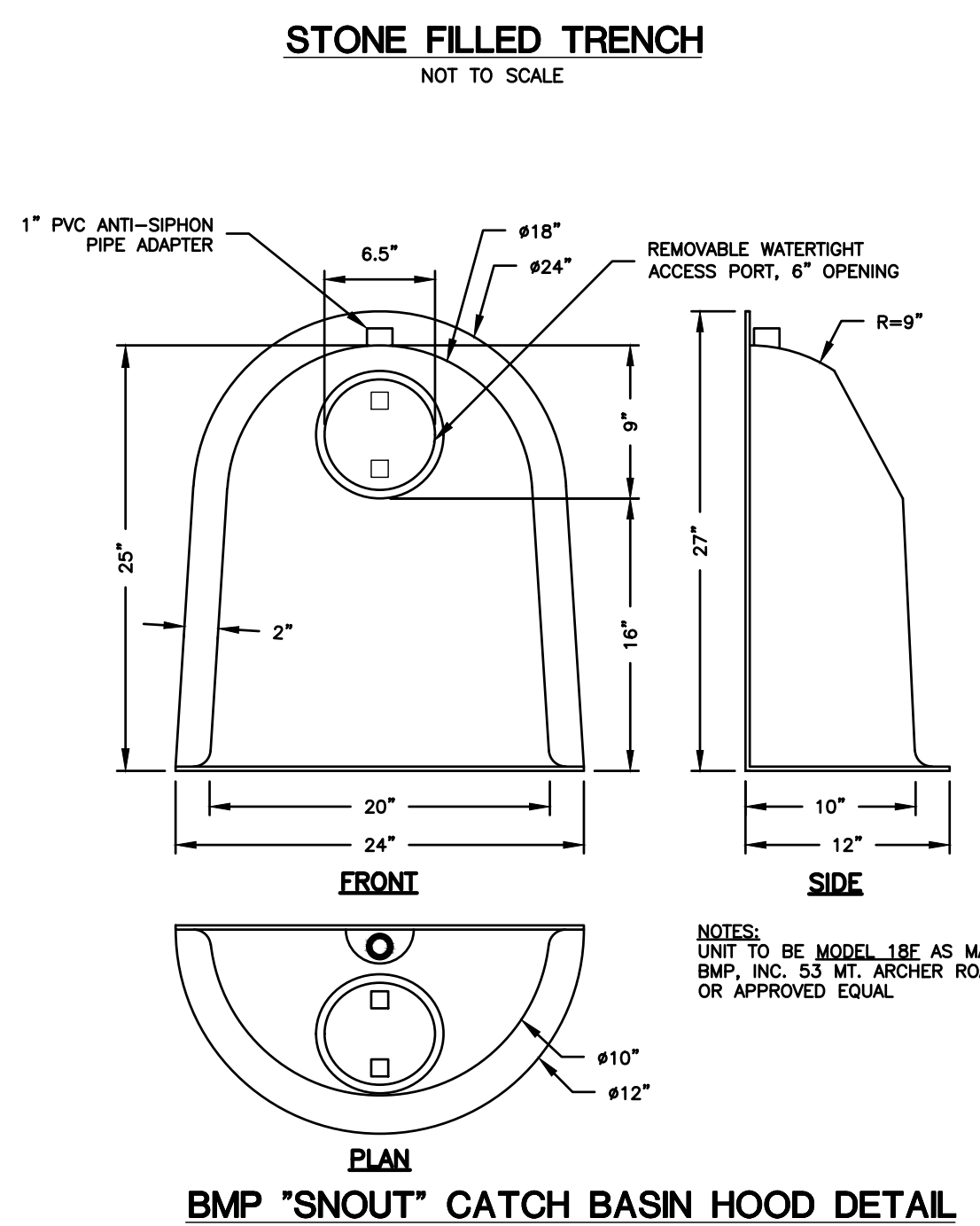
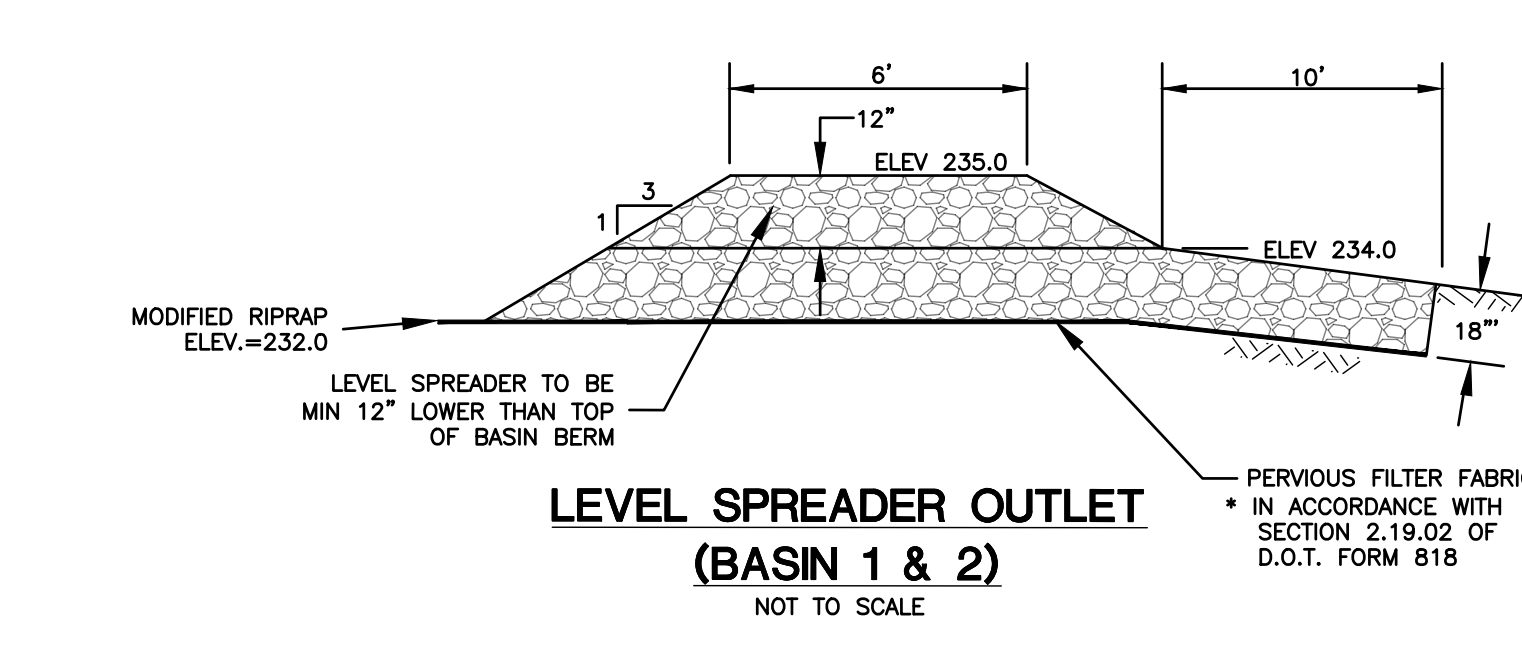
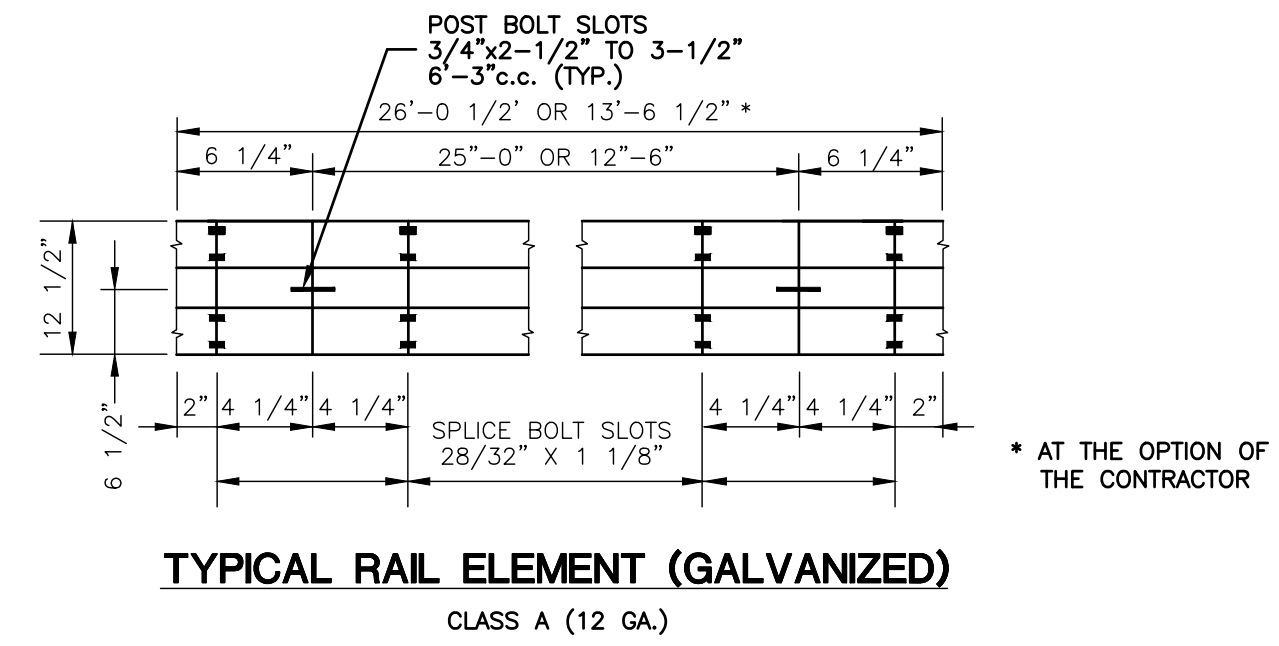
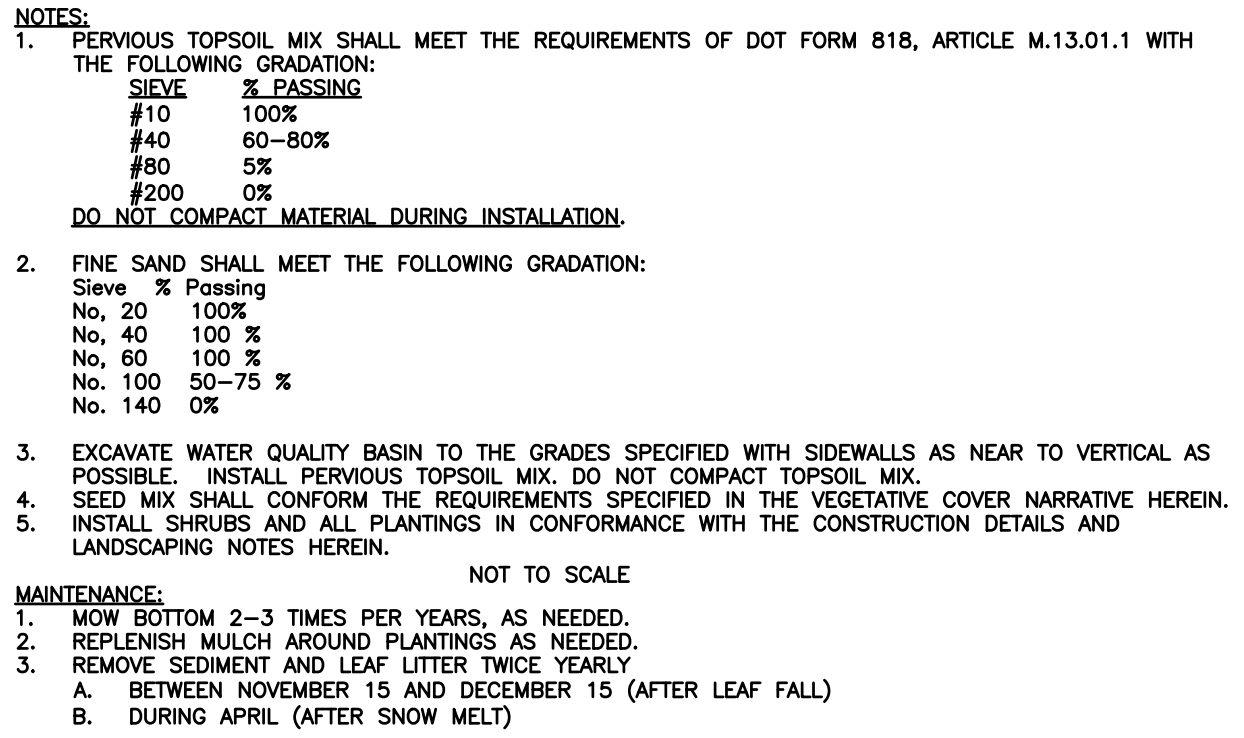
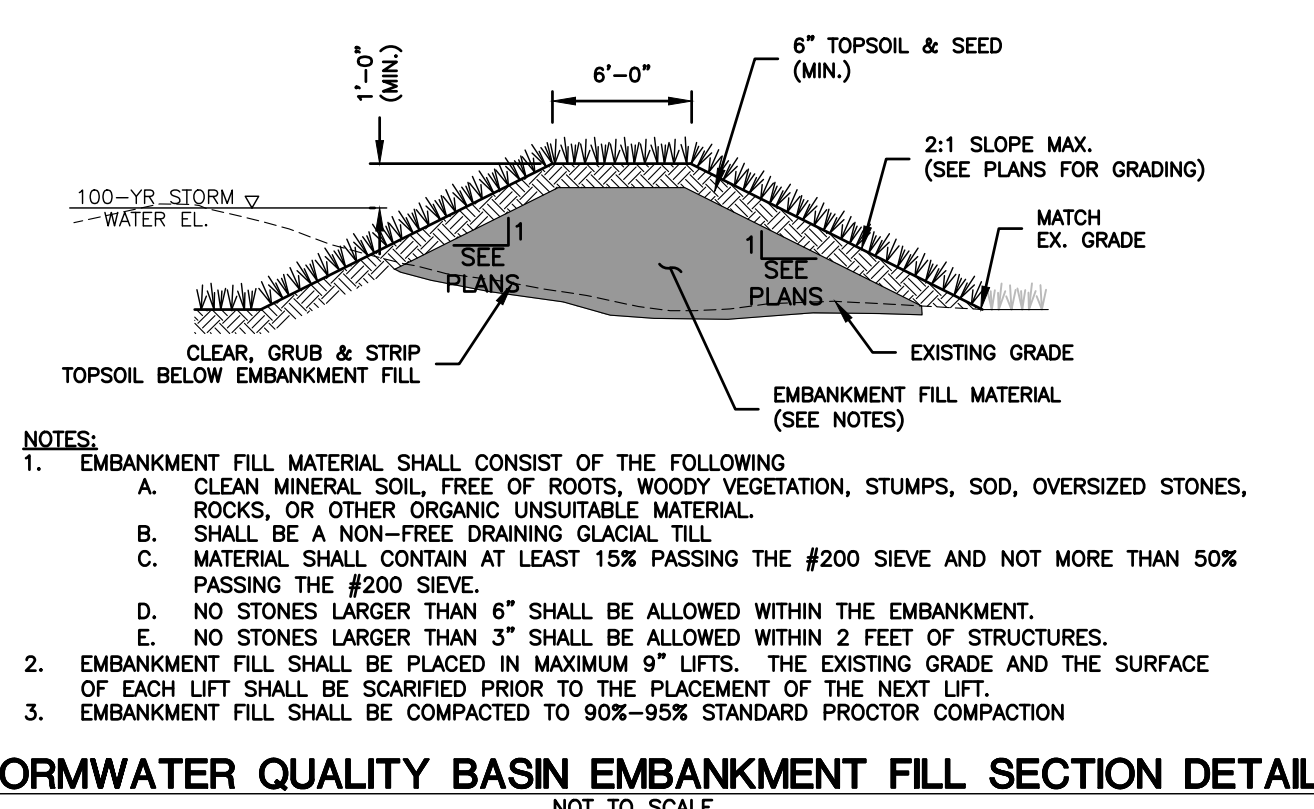
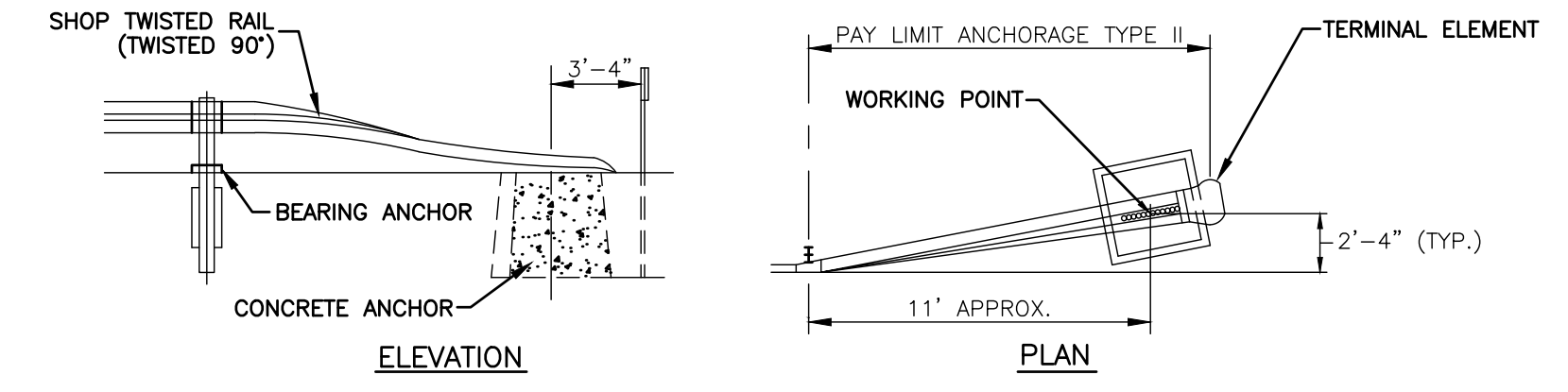
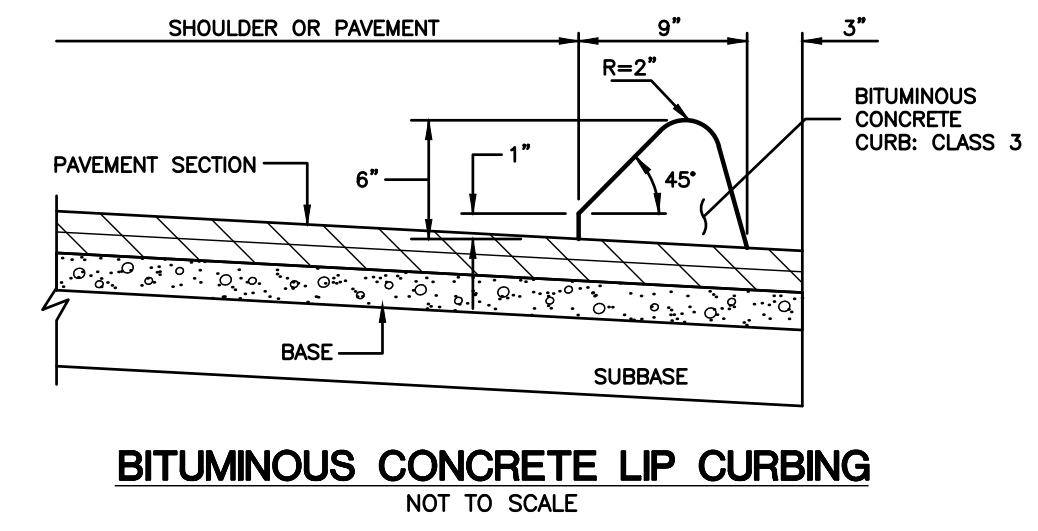
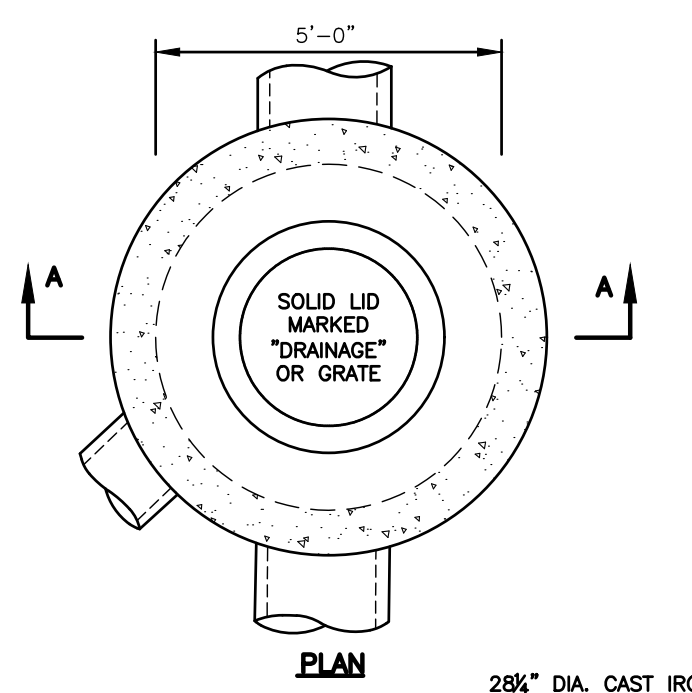
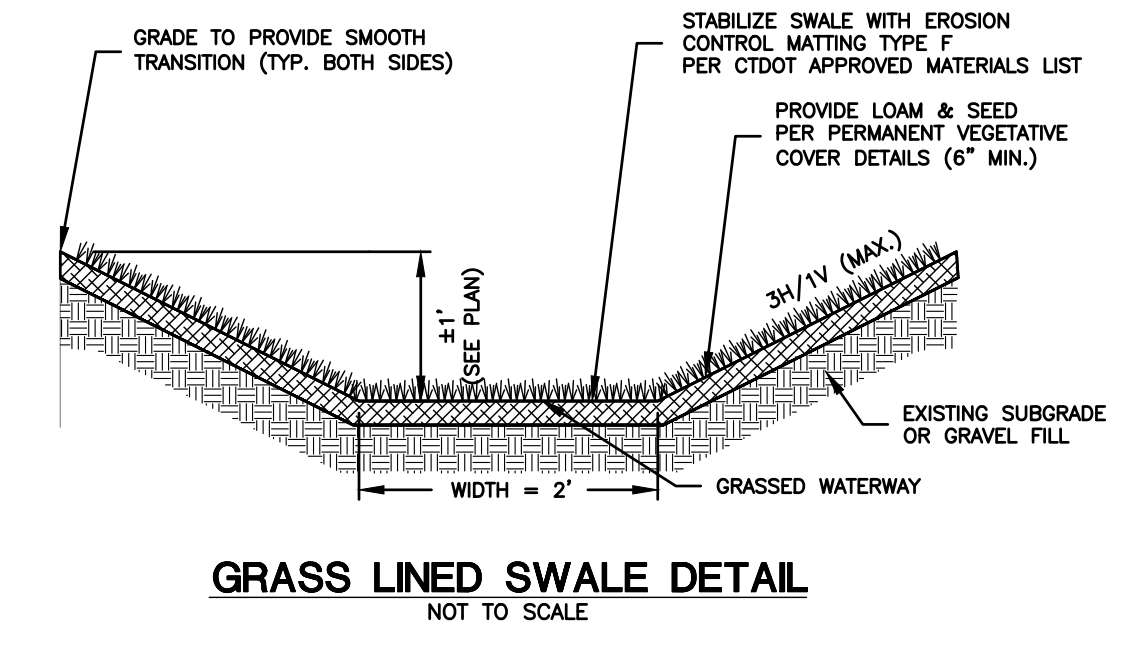
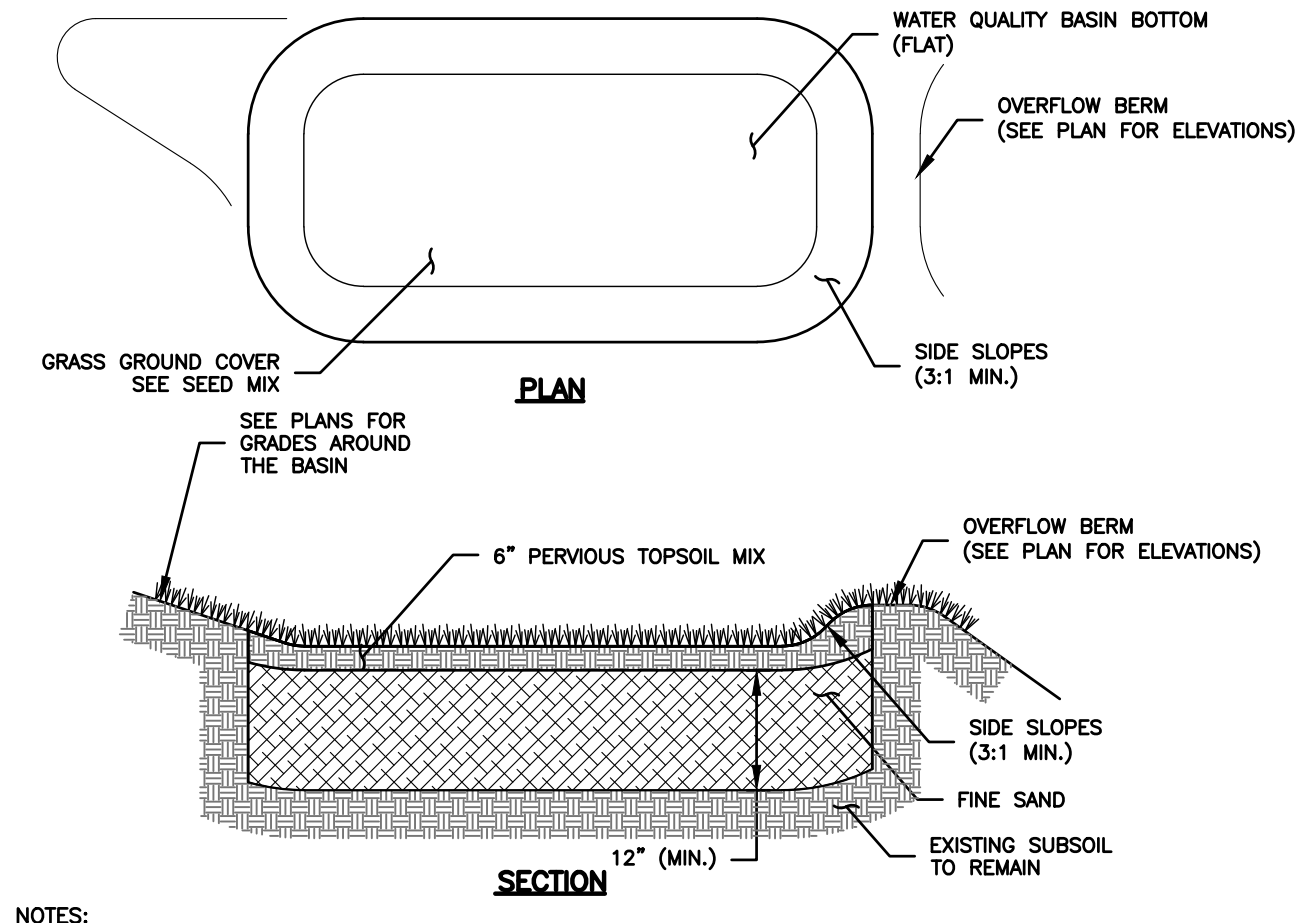
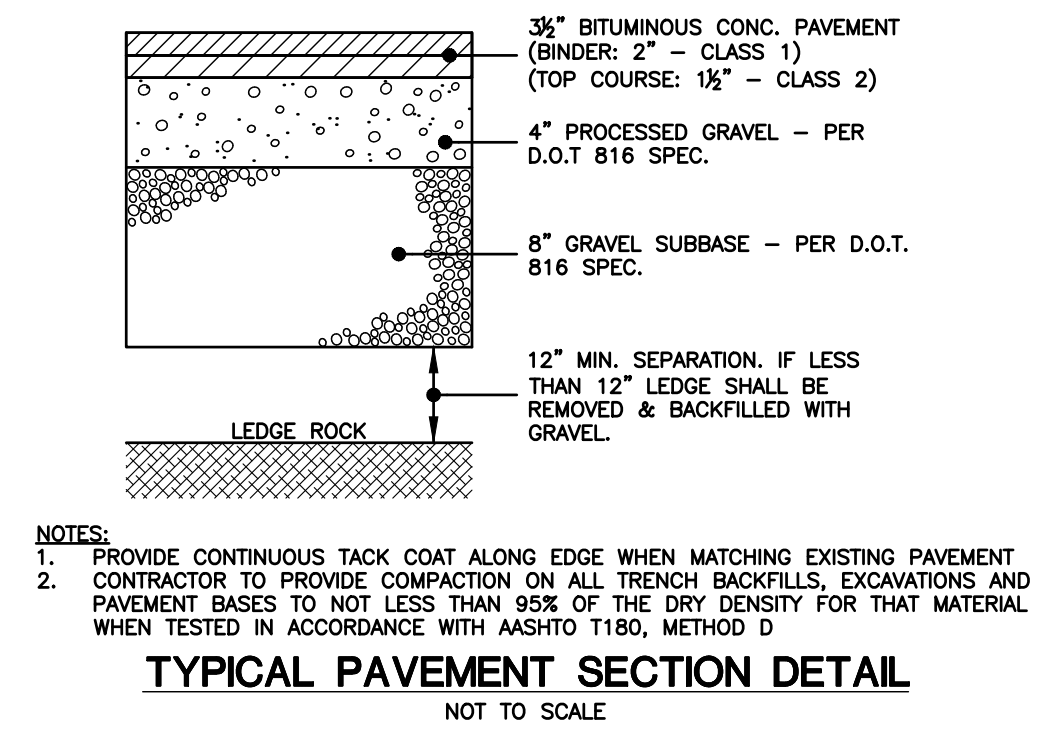
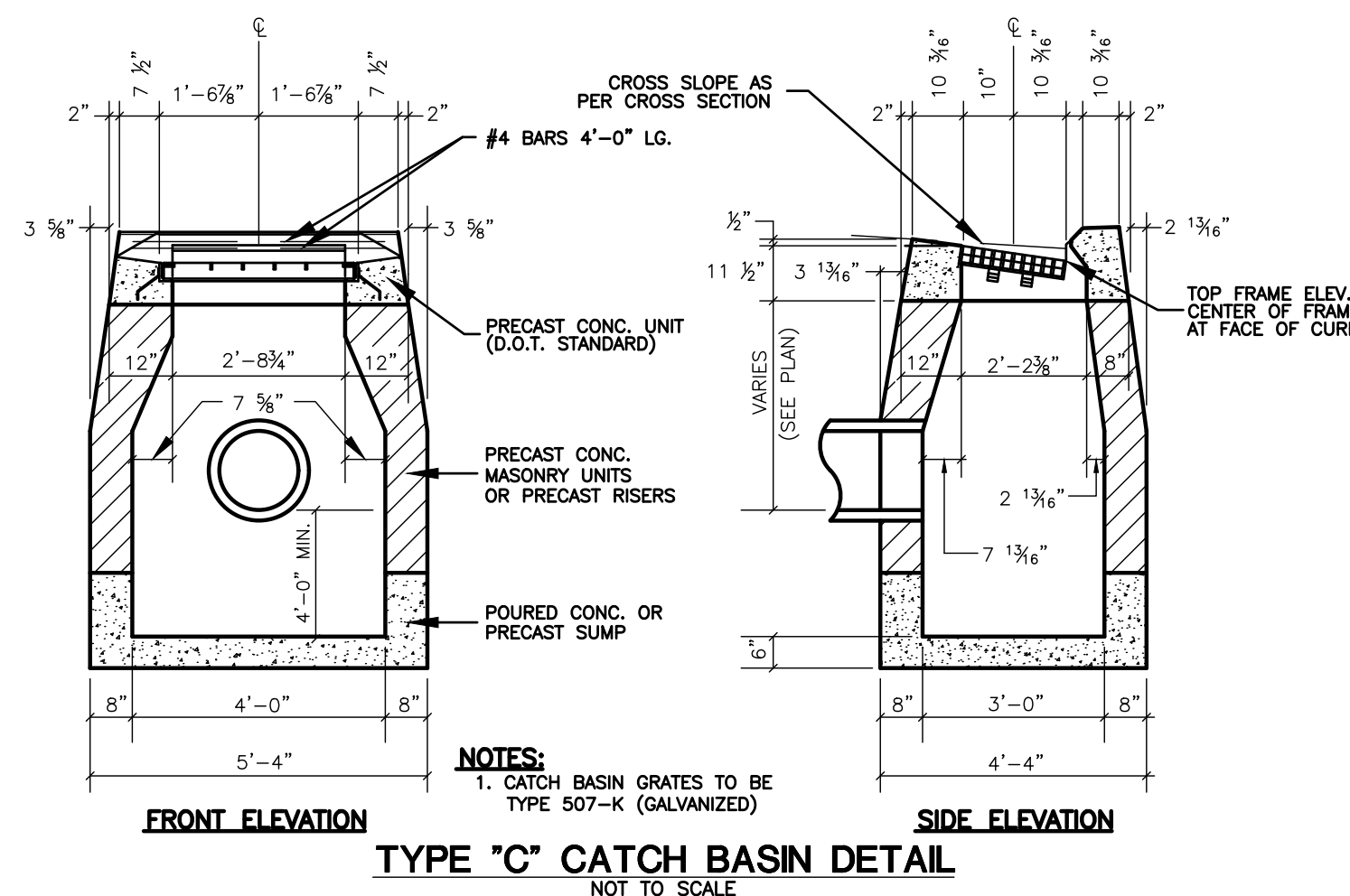
NOT TO SCALE

Maintenance Schedule for Trailer Storage Areas	
Activity	Schedule
Sweep parking lots & impervious areas	<ul style="list-style-type: none"> <li>• Between November 15<sup>th</sup> and December 15<sup>th</sup> (after leaf fall)</li> <li>• During April (after snow melt)</li> </ul>
Remove and dispose of trash and debris onsite	Daily - As needed maintenance

Maintenance Schedule for Qualifying Pervious Area (QPA)	
Activity	Schedule
Sweep impervious areas	<ul style="list-style-type: none"> <li>• Between November 15<sup>th</sup> and December 15<sup>th</sup> (after leaf fall)</li> <li>• During April (after snow melt)</li> </ul>
Inspect QPA for erosion and loss of vegetation	Annually - As needed maintenance
Remove and dispose of trash and debris onsite	Annually - As needed maintenance

Maintenance Schedule for Stormwater Basins	
Activity	Schedule
<p>Prior to new spring growth reaching a height of 2" (e.g., shortly after forsythia or redbud blooms), trim any material standing from the previous year close to the ground (approximately 2").</p> <p>This will allow the soil to warm more quickly, which will stimulate the emergence and growth of native seedlings and reduce the likelihood of the meadow being invaded by shrubs.</p> <p>Problem weeds should be hand pulled or spot sprayed with an approved herbicide, such as Rodeo® or Garlon® 3A.</p> <p>If you did not plant vines or spiny plants as part of your mix, be vigilant about controlling them. These are more easily pulled when they are young rather than after they have had two to three months of growth. Examples include bidweed, blackberry, multiflora rose, mile-a-minute and Japanese hops. Be equally vigilant about controlling other invasive species, such as autumn olive and Japanese knotweed.</p> <p><b>Special Circumstances</b></p> <p>If you notice a heavy infestation of ragweed or foxtail in the second growing season, trim the meadow to a height of 8". Trimming should cease by mid-September.</p>	<p>Second growing season</p>
<p>For the basin and side slopes, inspect for invasive vegetation.</p> <p>Grassy weeds or persistent perennials can re-establish in these soils. Monitor and control weeds by hand pulling or spot spraying.</p>	<p>Monthly</p>
<p>Inspect for damage, undercut, or eroded area</p> <p>Inspect Sediment Forebay and monitor for sediment accumulation. Remove any trash and organic debris (leaves) in spring &amp; fall. Remove sediment from the sediment forebay or other pretreatment area when it accumulates to a depth of more than 12 inches or 50% of the design depth. Clean outlet of sediment forebay or other pretreatment measures when drawdown time exceeds 36 hours after the end of a storm event.</p> <p>Remove sediment from the infiltration basin surface when the sediment accumulation exceeds 2 inches or when drawdown time exceeds 48 hours after the end of a storm event, indicating that the system is clogged.</p> <p>Weed as necessary. Mow grass within infiltration basin to a height of 3 to 6 inches. Maintain a healthy, vigorous stand of grass cover; re-seed as necessary.</p> <p>Clean and remove debris &amp; sediment from inlet and outlet structures.</p> <p>Mow side slopes. Close mowing throughout the regular growing season or extensive chemical use is not conducive to water quality improvement and wildlife habitat. Spring mowed vegetation can typically remain within basins providing cover for new emerging vegetation.</p> <p>Repair undercut or eroded areas.</p>	<p>Semi-Annually</p> <p>As needed maintenance</p>

<p><b>FOR PERMITTING ONLY NOT FOR CONSTRUCTION</b></p>		<p><b>CLA Engineers, Inc.</b> Civil - Structural - Surveying</p> <p>317 Main Street Norwich, CT 06360 (860) 886-1066 Fax (860) 886-9165</p>		<p>Project No. CLA-7767F</p>
		<p>RAND-WHITNEY REALTY, LLC</p> <p>PROPOSED TRAILER STORAGE 375 MAPLE AVENUE &amp; ROUTE 163 MONTVILLE, CT</p> <p>E&amp;S NOTES &amp; DETAILS</p>		<p>Proj. Engineer D.P.H.</p> <p>Date: 06/02/25</p> <p>Sheet No. <b>7</b></p>
1	07/11/25	VARIOUS TOWN COMMENTS		
No.	DATE	REVISION		



APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165		Project No. CLA-7767F
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<b>RAND-WHITNEY REALTY, LLC</b> PROPOSED TRAILER STORAGE 375 MAPLE AVENUE & ROUTE 163 MONTVILLE, CT CONSTRUCTION DETAILS 1		Sheet No. <b>8</b>