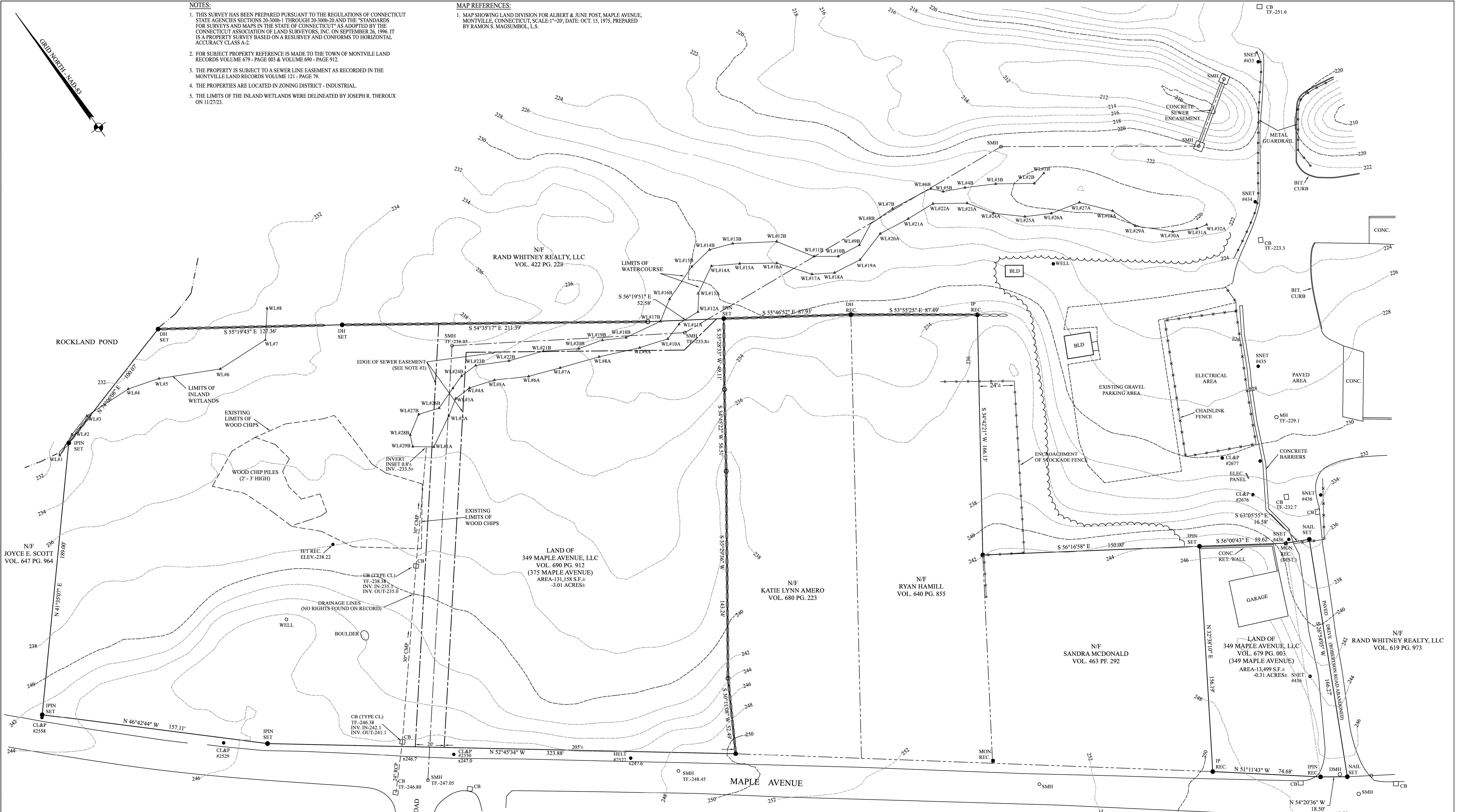


NOTES:

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.

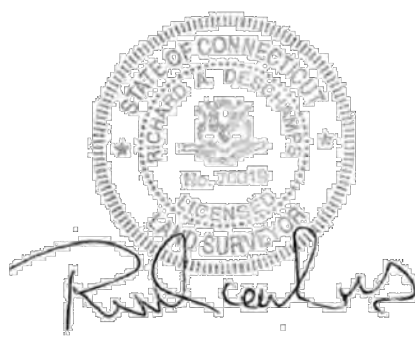
MAP REFERENCES:

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

PROPERTY SURVEY
PREPARED FOR

349 MAPLE AVENUE, LLC

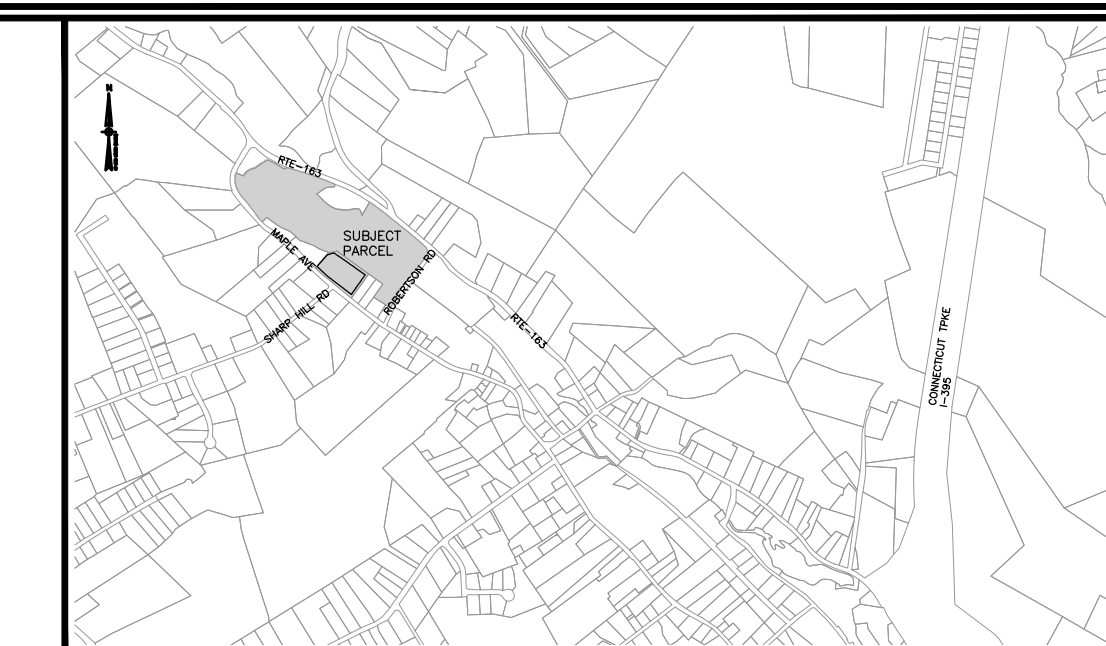
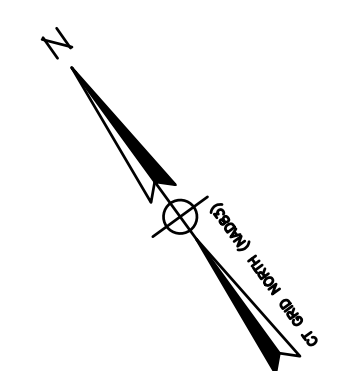
#349 & #375 MAPLE AVENUE
MONTVILLE, CONNECTICUT

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

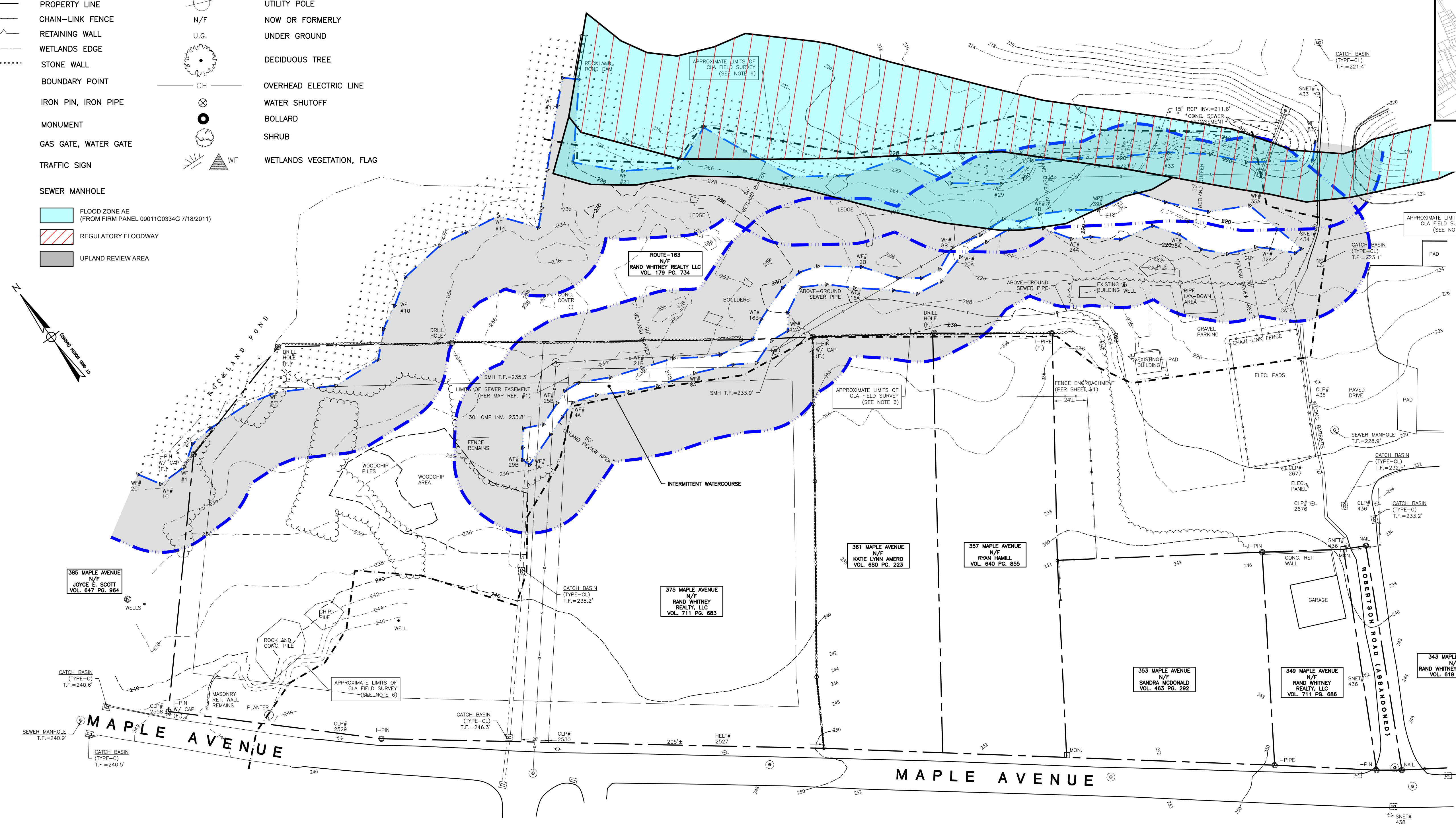
1

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

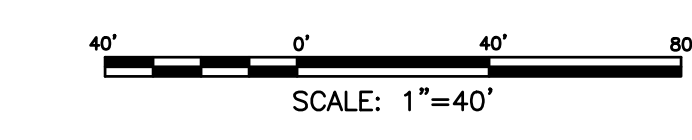


LOCATION MAP (NOT TO SCALE)



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. CL-7767F

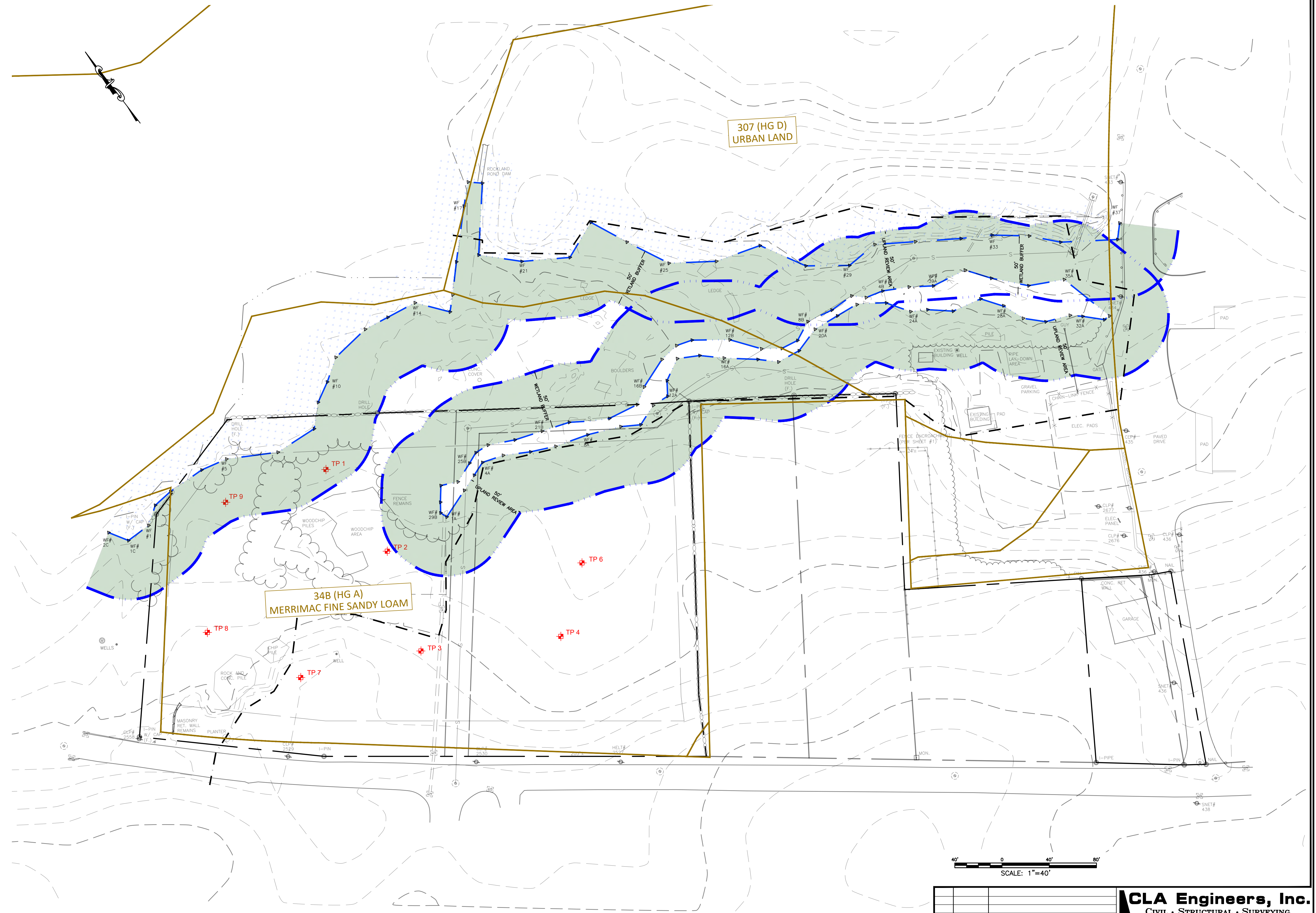
Proj. Surveyor R.J.C.

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

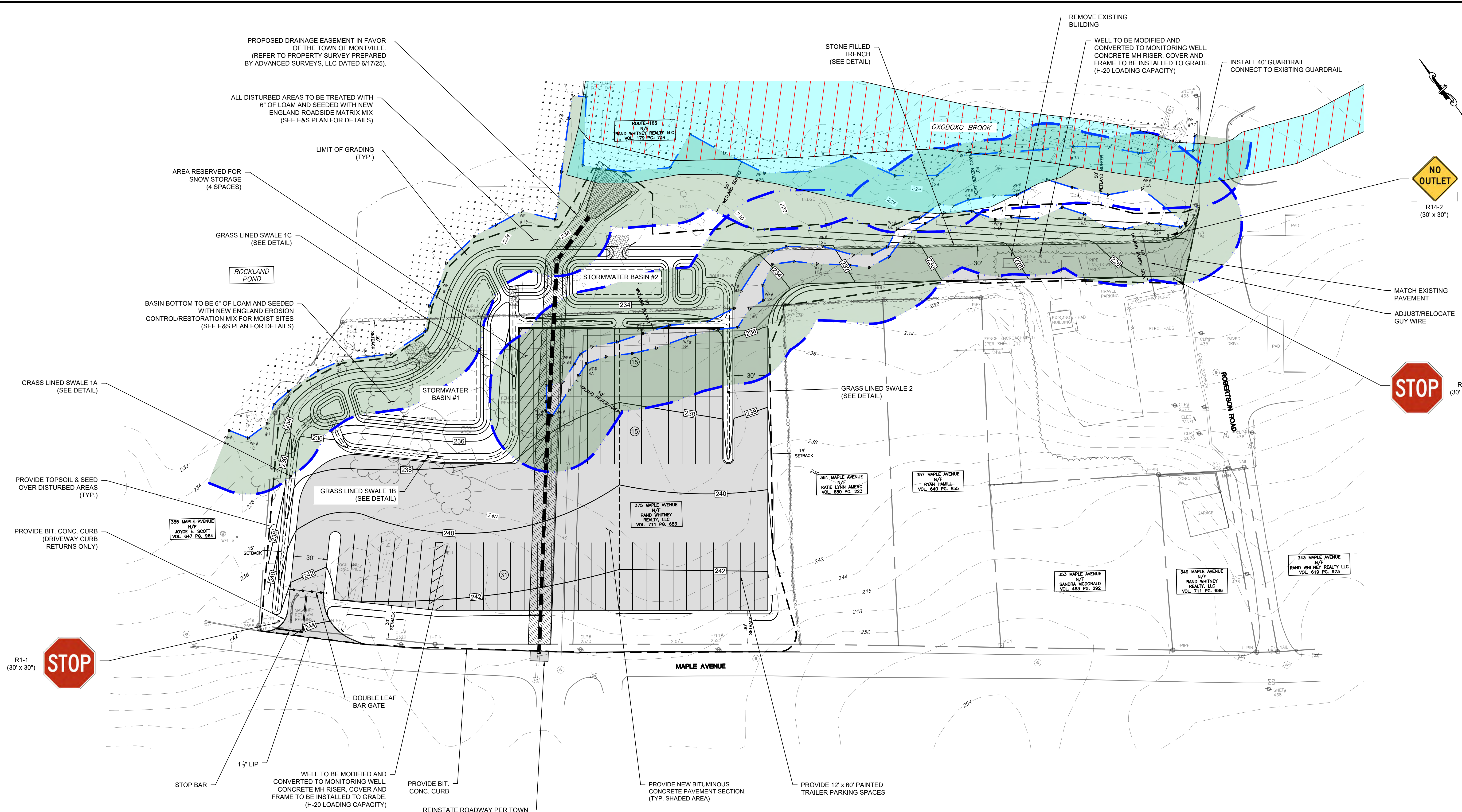
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: _____ DATE _____
 CHAIRMAN SIGNATURE

DATE OF APPROVAL: _____

EXPIRATION DATE: _____

<p>CLA Engineers, Inc. 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>Proj. Engineer D.P.H.</p> <p>Date: 06/02/25</p> <p>Sheet No. 3</p>
<p>2 07/16/25 VARIOUS TOWN COMMENTS</p> <p>1 07/11/25 VARIOUS TOWN COMMENTS</p> <p>No. DATE REVISION</p>		<p>FOR PERMITTING ONLY NOT FOR CONSTRUCTION</p> <p>RAND-WHITNEY REALTY, LLC</p> <p>PROPOSED TRAILER STORAGE 375 MAPLE AVENUE & ROUTE 163 MONTVILLE, CT</p> <p>TEST PIT DATA</p>



**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

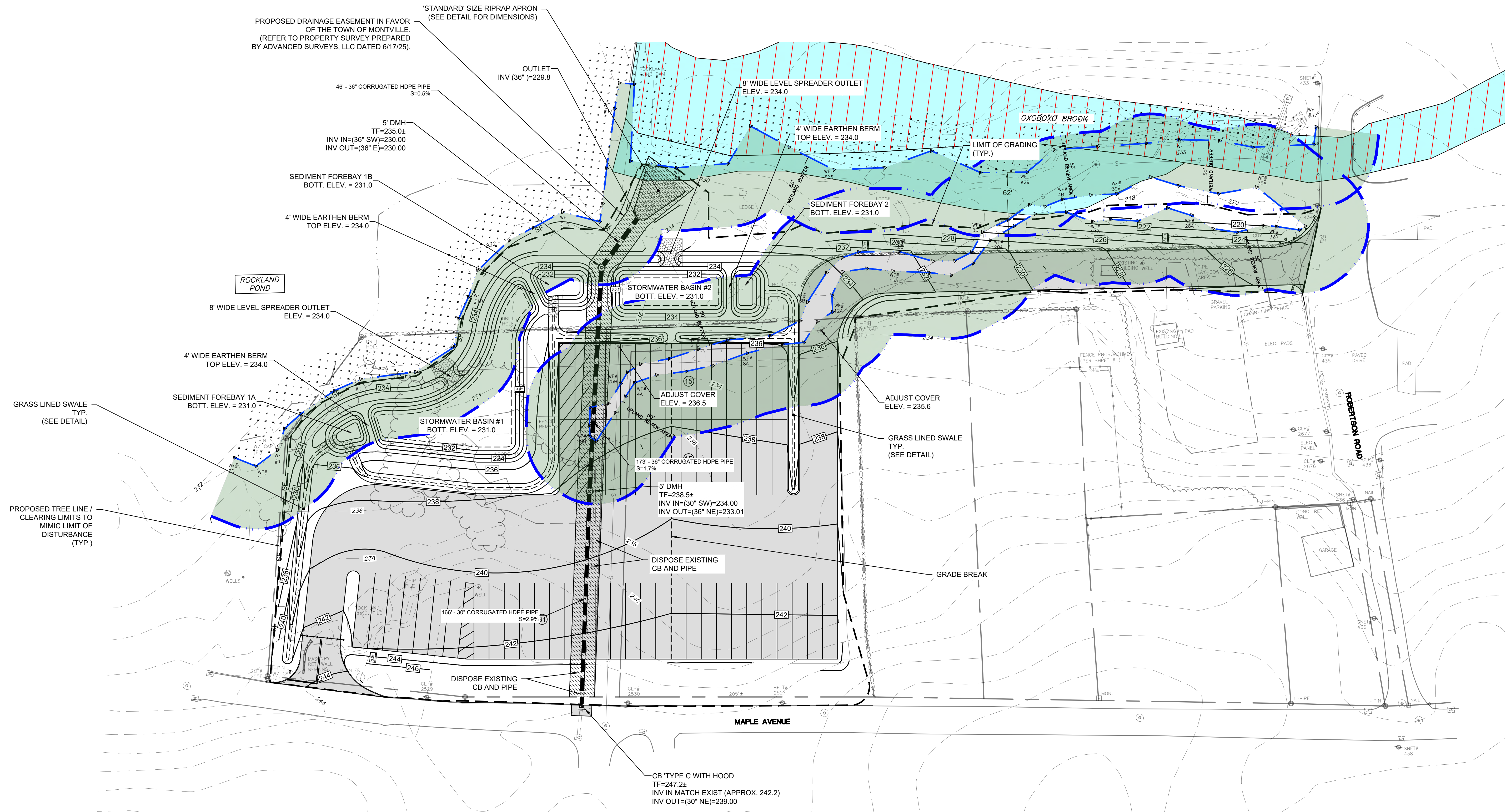
FINAL APPROVAL: _____ CHAIRMAN SIGNATURE _____ DATE _____

DATE OF APPROVAL: _____

EXPIRATION DATE: _____



<p>FOR PERMITTING ONLY NOT FOR CONSTRUCTION</p>		<p>CLA Engineers, Inc. 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>Proj. Engineer D.P.H.</p> <p>Date: 06/02/25</p> <p>Sheet No. 4</p>
<p>RAND-WHITNEY REALTY, LLC</p> <p>PROPOSED TRAILER STORAGE 375 MAPLE AVENUE & ROUTE 163 MONTVILLE, CT</p> <p>SITE PLAN</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
2	07/16/25	VARIOUS TOWN COMMENTS
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**

