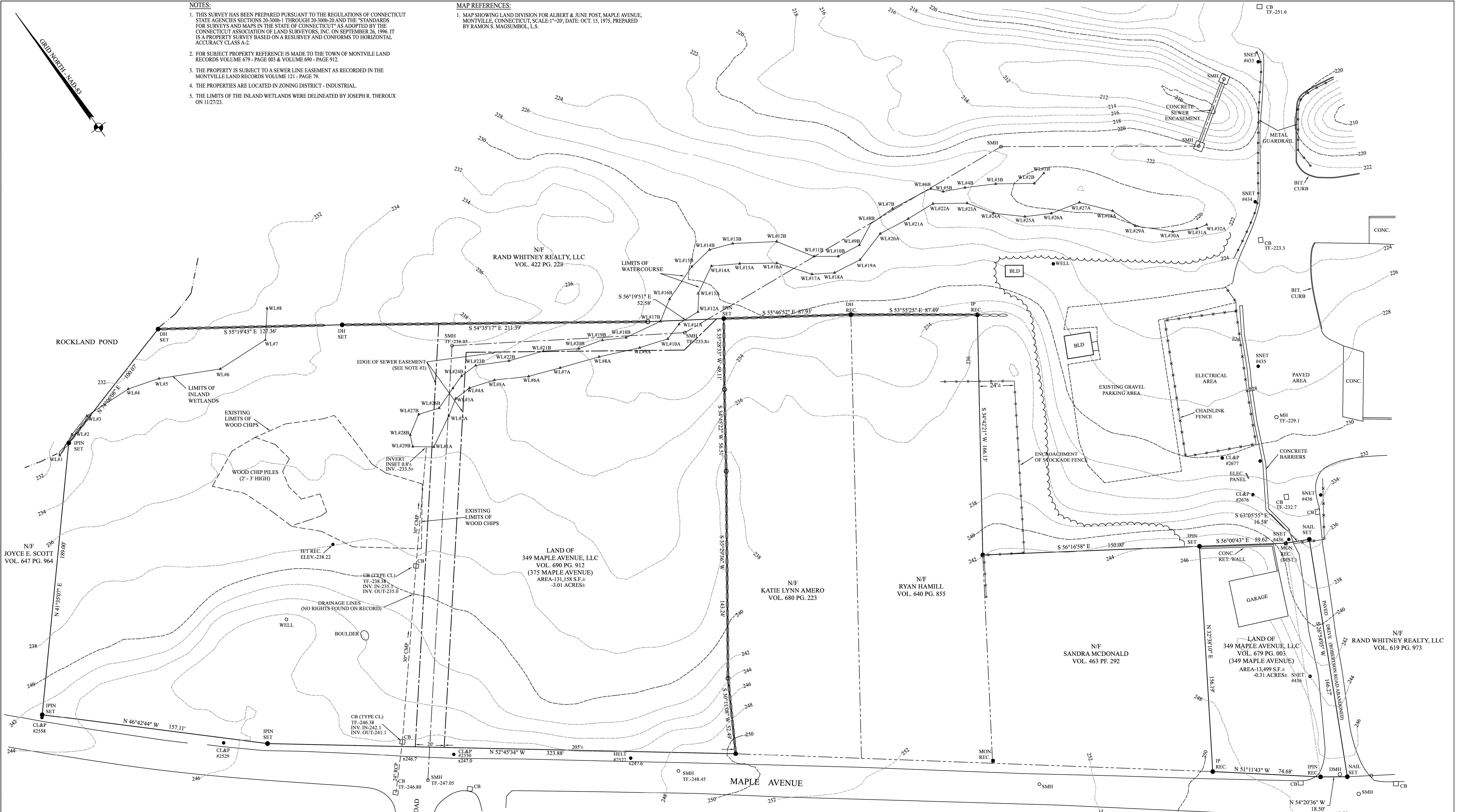


NOTES:

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.

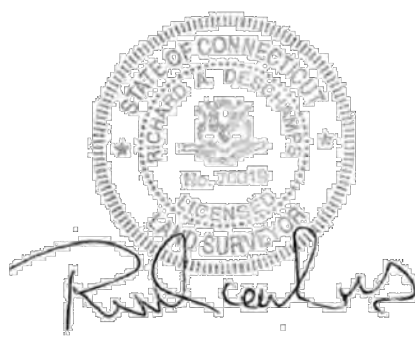
MAP REFERENCES:

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

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

FINAL APPROVAL: _____ DATE _____

CHAIRMAN SIGNATURE _____

DATE OF APPROVAL: _____

EXPIRATION 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

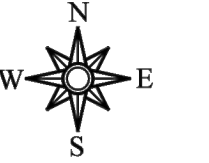


PROPERTY SURVEY
PREPARED FOR

349 MAPLE AVENUE, LLC

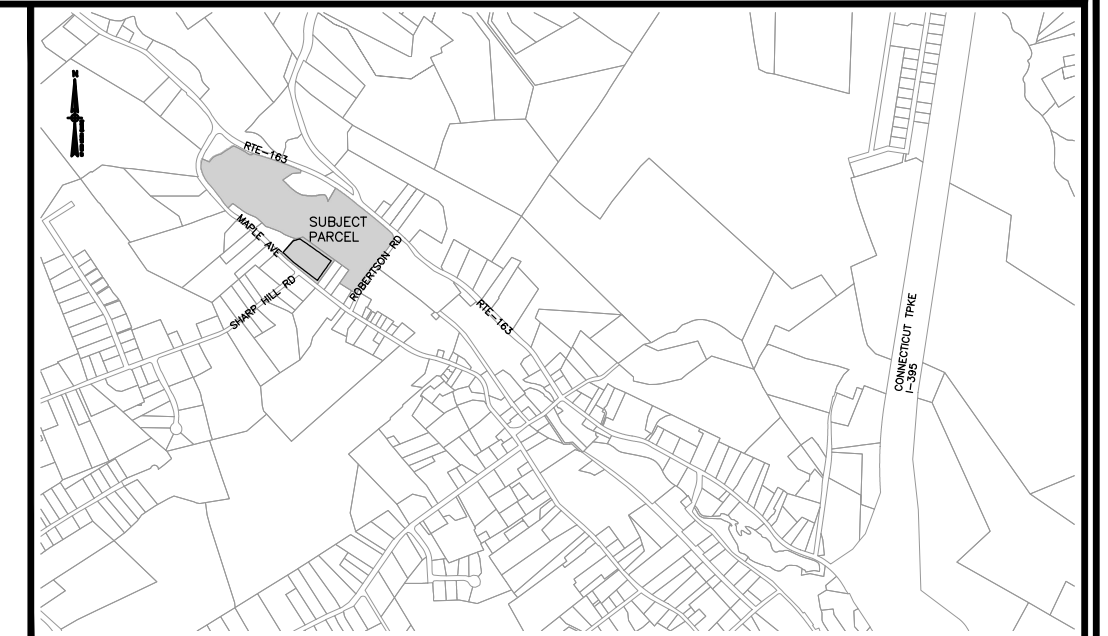
#349 & #375 MAPLE AVENUE
MONTVILLE, CONNECTICUT

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

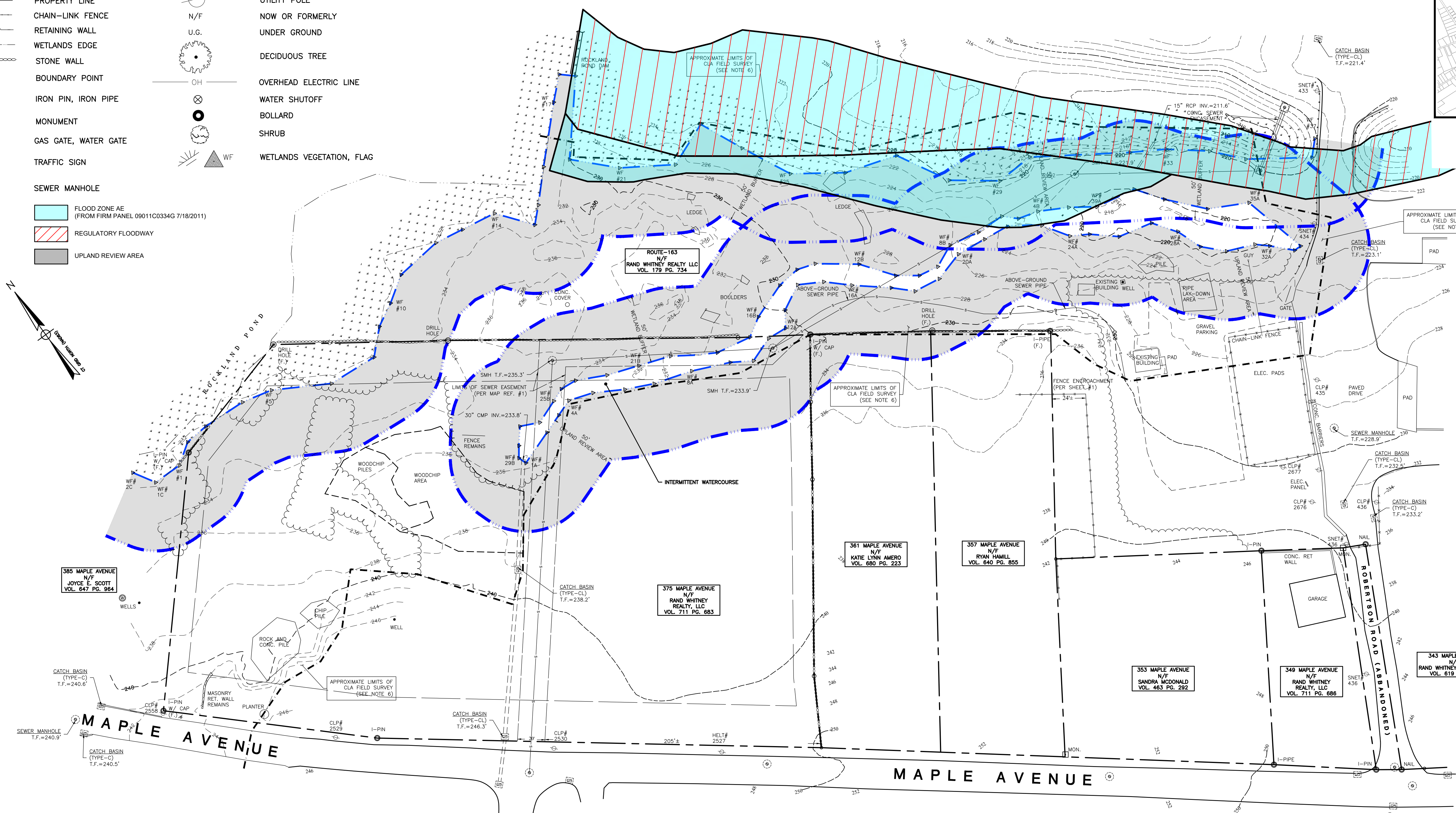
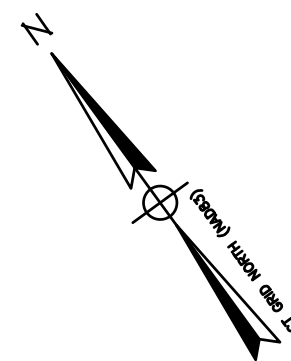


LEGEND:

- 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
- 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.

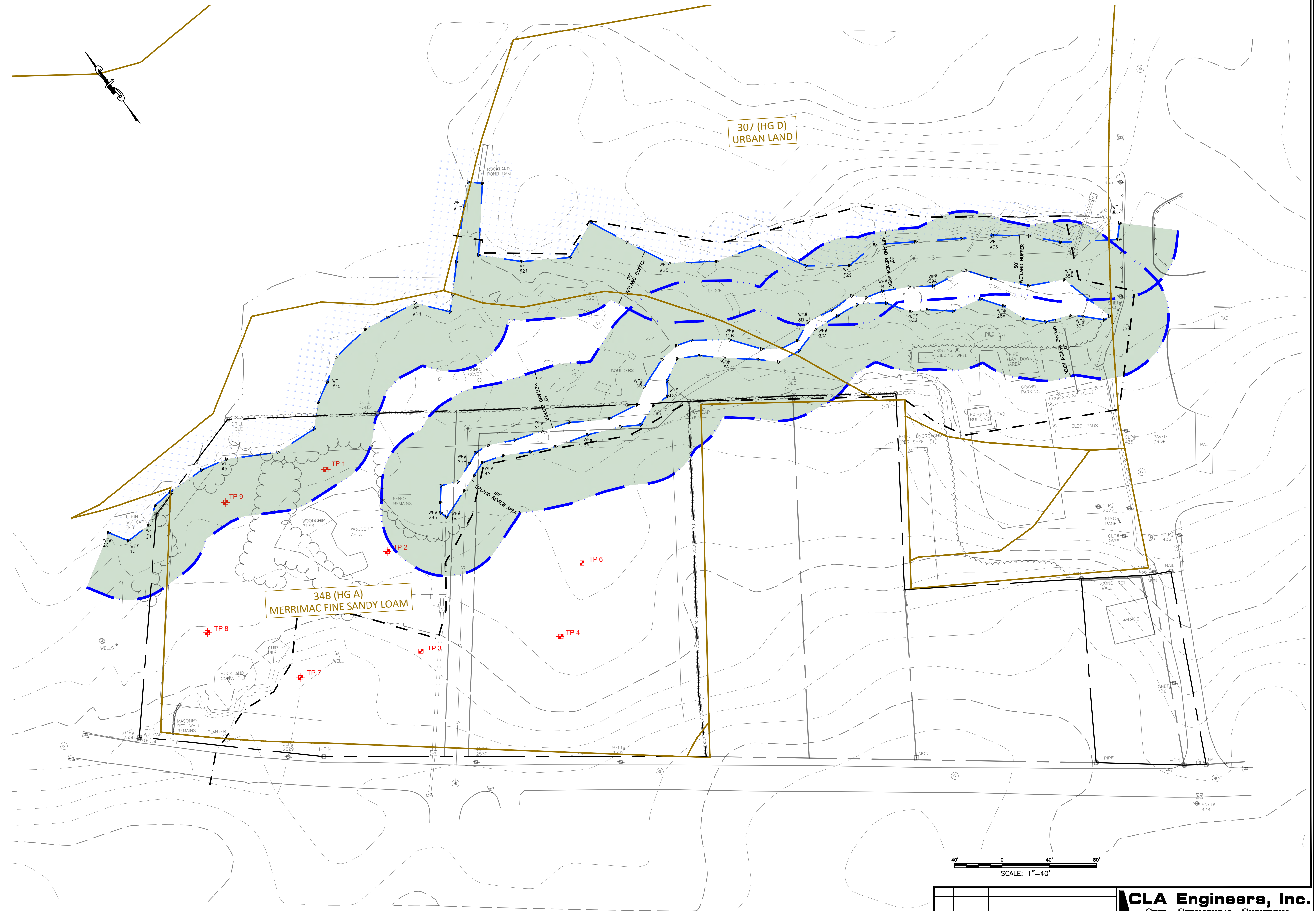
Ryan J. Cheverie

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

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

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

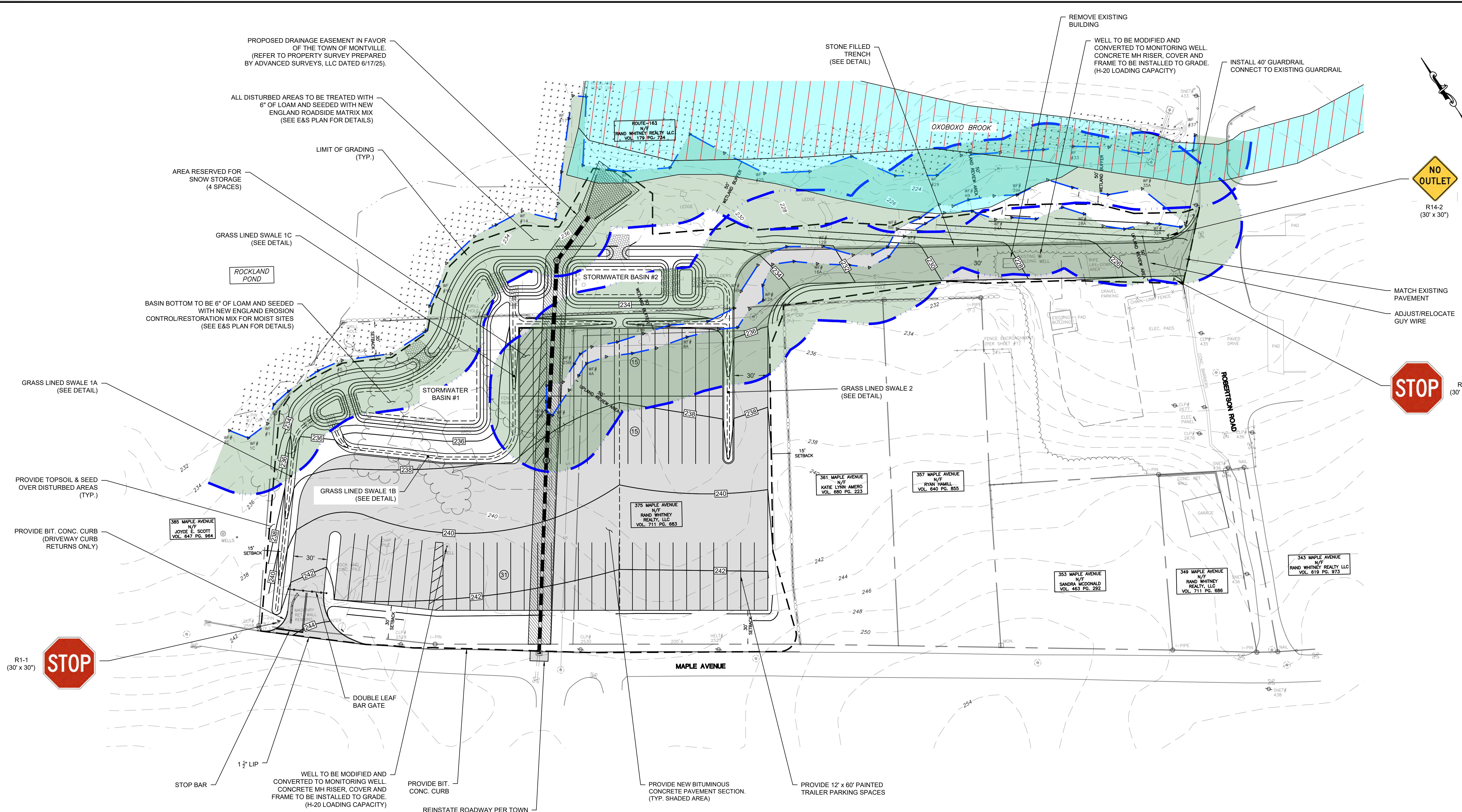
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

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>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>														
<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>07/21/25</td> <td>VARIOUS TOWN COMMENTS</td> </tr> <tr> <td>2</td> <td>07/16/25</td> <td>VARIOUS TOWN COMMENTS</td> </tr> <tr> <td>1</td> <td>07/11/25</td> <td>VARIOUS TOWN COMMENTS</td> </tr> </tbody> </table>	No.	DATE	REVISION	3	07/21/25	VARIOUS TOWN COMMENTS	2	07/16/25	VARIOUS TOWN COMMENTS	1	07/11/25	VARIOUS TOWN COMMENTS		
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1	07/11/25	VARIOUS TOWN COMMENTS												



**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: _____



No.	DATE	REVISION
3	07/21/25	VARIOUS TOWN COMMENTS
2	07/16/25	VARIOUS TOWN COMMENTS
1	07/11/25	VARIOUS TOWN COMMENTS

CLA Engineers, Inc.
Civil • Structural • Surveying

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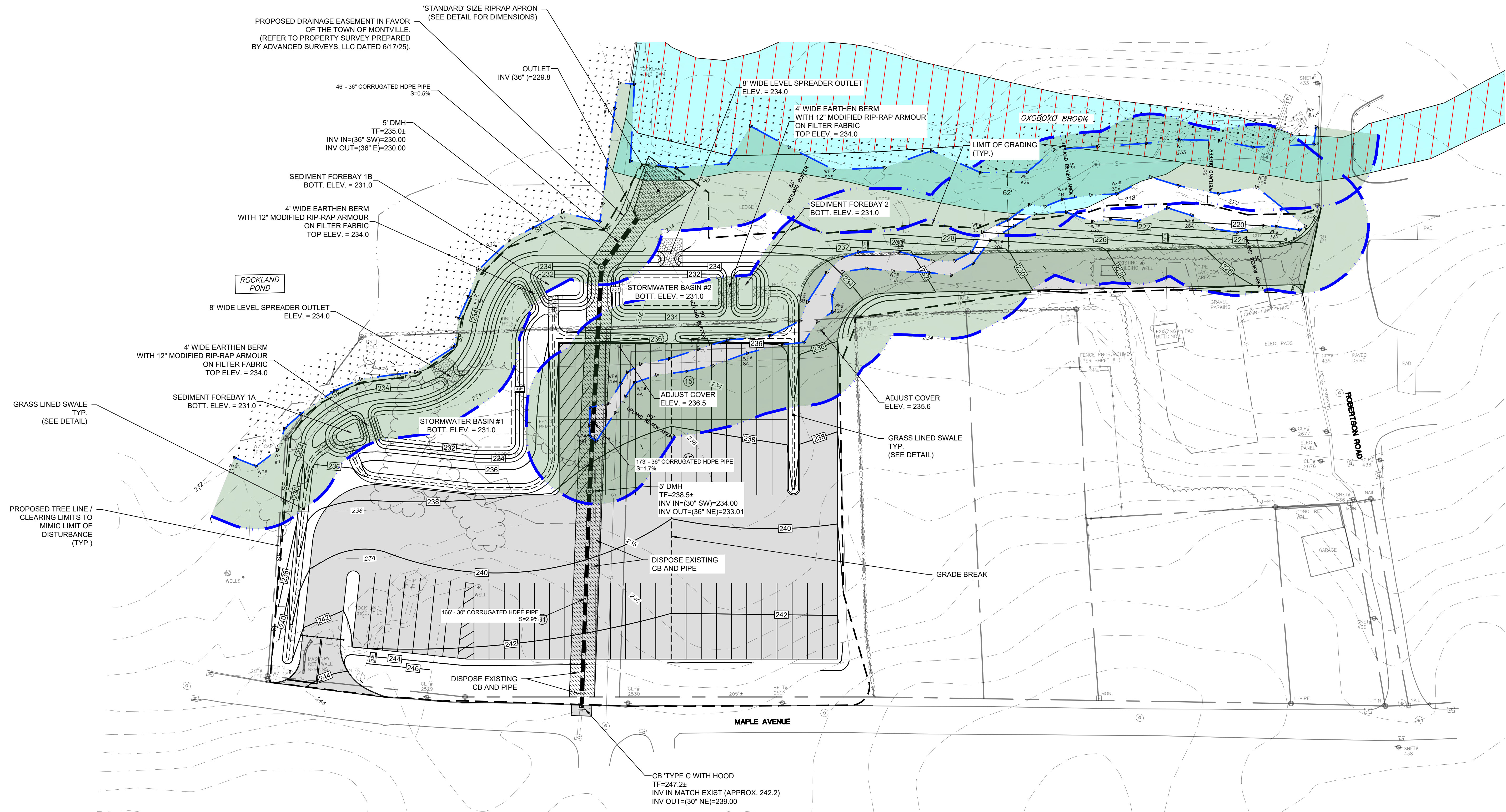
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NOT FOR CONSTRUCTION**

RAND-WHITNEY REALTY, LLC

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

SITE PLAN

Project No. CLA-7767F
Proj. Engineer D.P.H.
Date: 06/02/25
Sheet No. **4**



- 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	07/21/25	VARIOUS TOWN COMMENTS
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	Project No. CLA-7767F
	PROPOSED TRAILER STORAGE 375 MAPLE AVENUE & ROUTE 163 MONTVILLE, CT	Proj. Engineer D.P.H.
	GRADING & DRAINAGE PLAN	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.

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

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

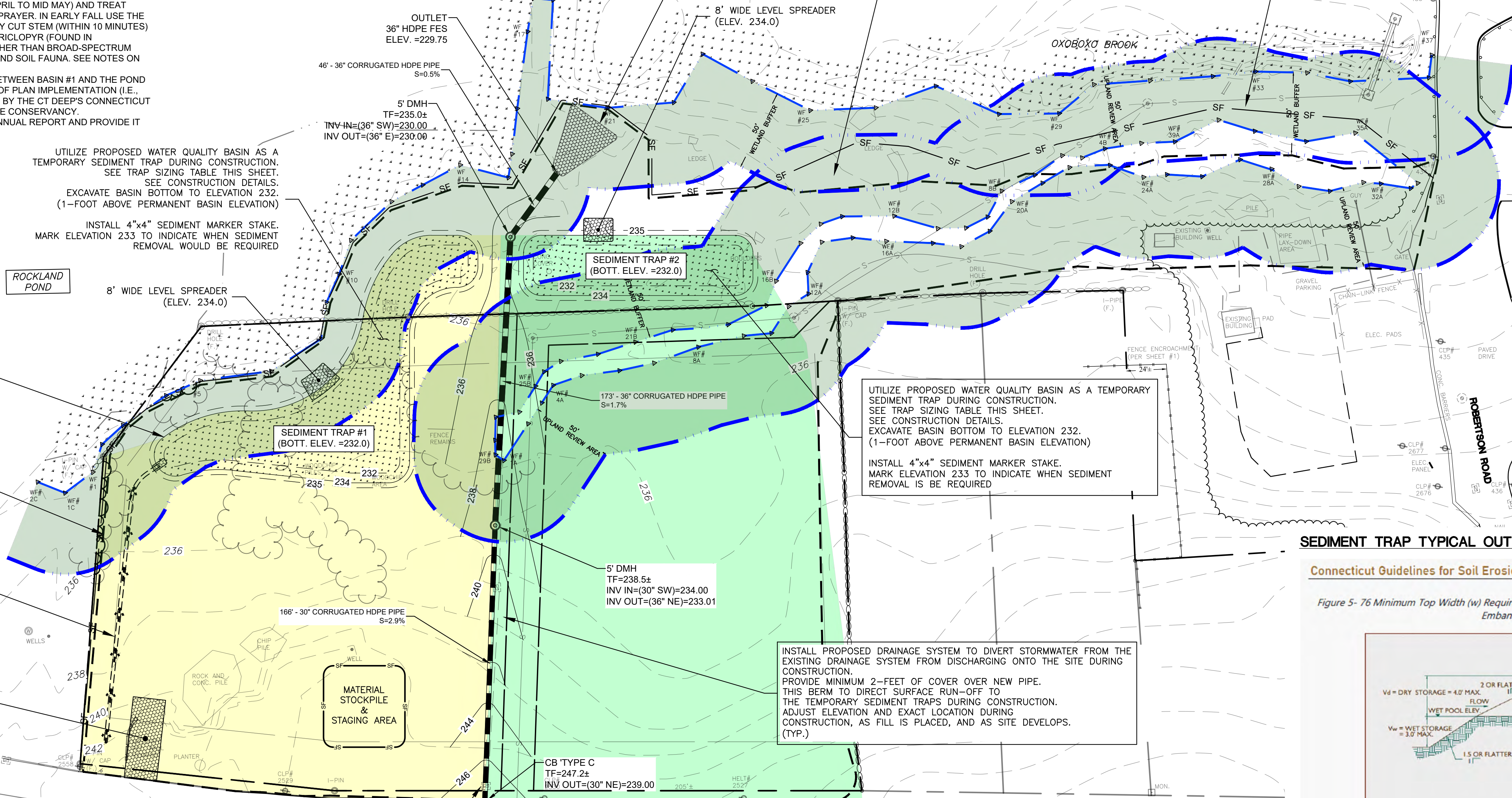
GENERAL NOTES:

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, SHRUBS SHALL BE PLANTED ALTERNATELY ALONG THE EDGE OF DISTURBANCE AS SHOWN ON THE LANDSCAPE PLAN.

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 ZEO/WEO.

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



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.)

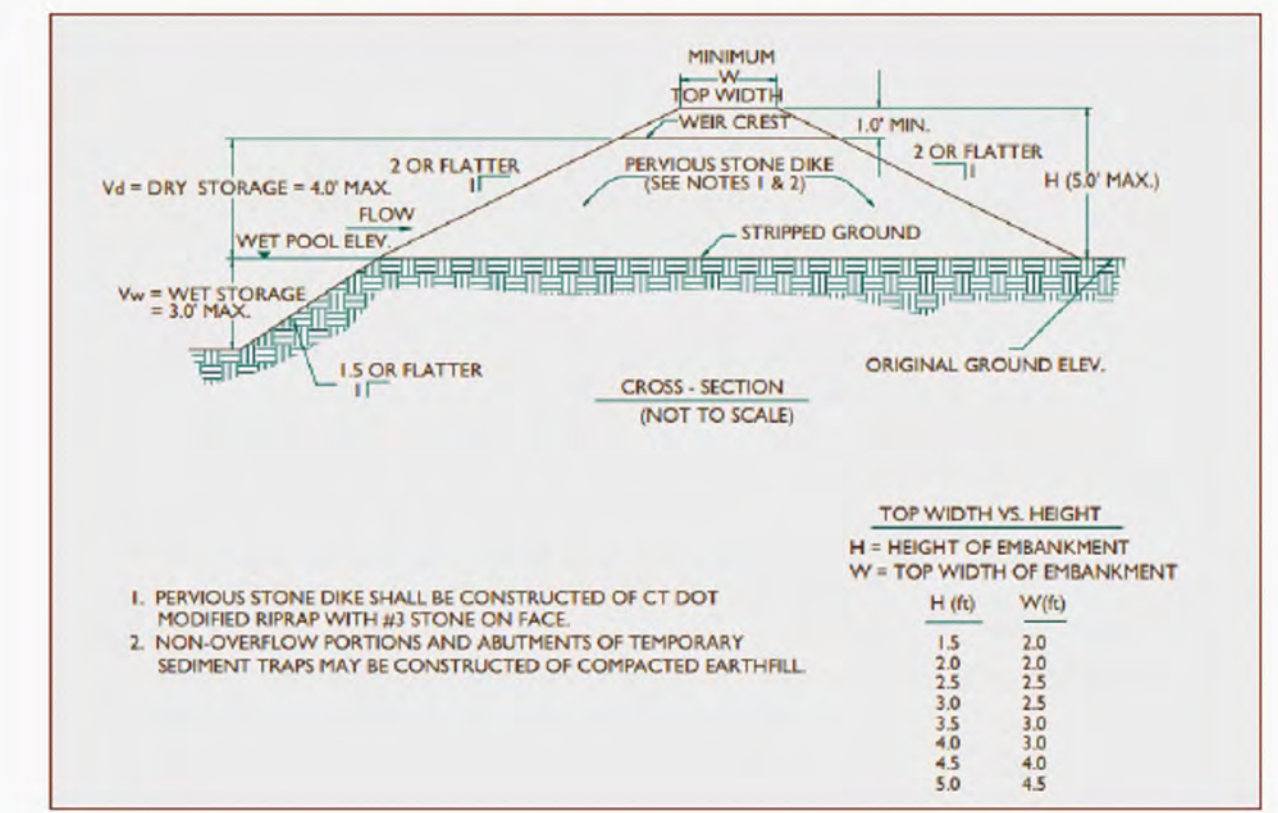
PROVIDE INLET SEDIMENTATION CONTROL DEVICE IN EXISTING CATCH BASIN UNTIL SUCH TIME NEW CATCH BASIN IS INSTALLED.

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

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.
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RAND-WHITNEY REALTY, LLC

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

EROSION & SEDIMENT CONTROL PLAN

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