

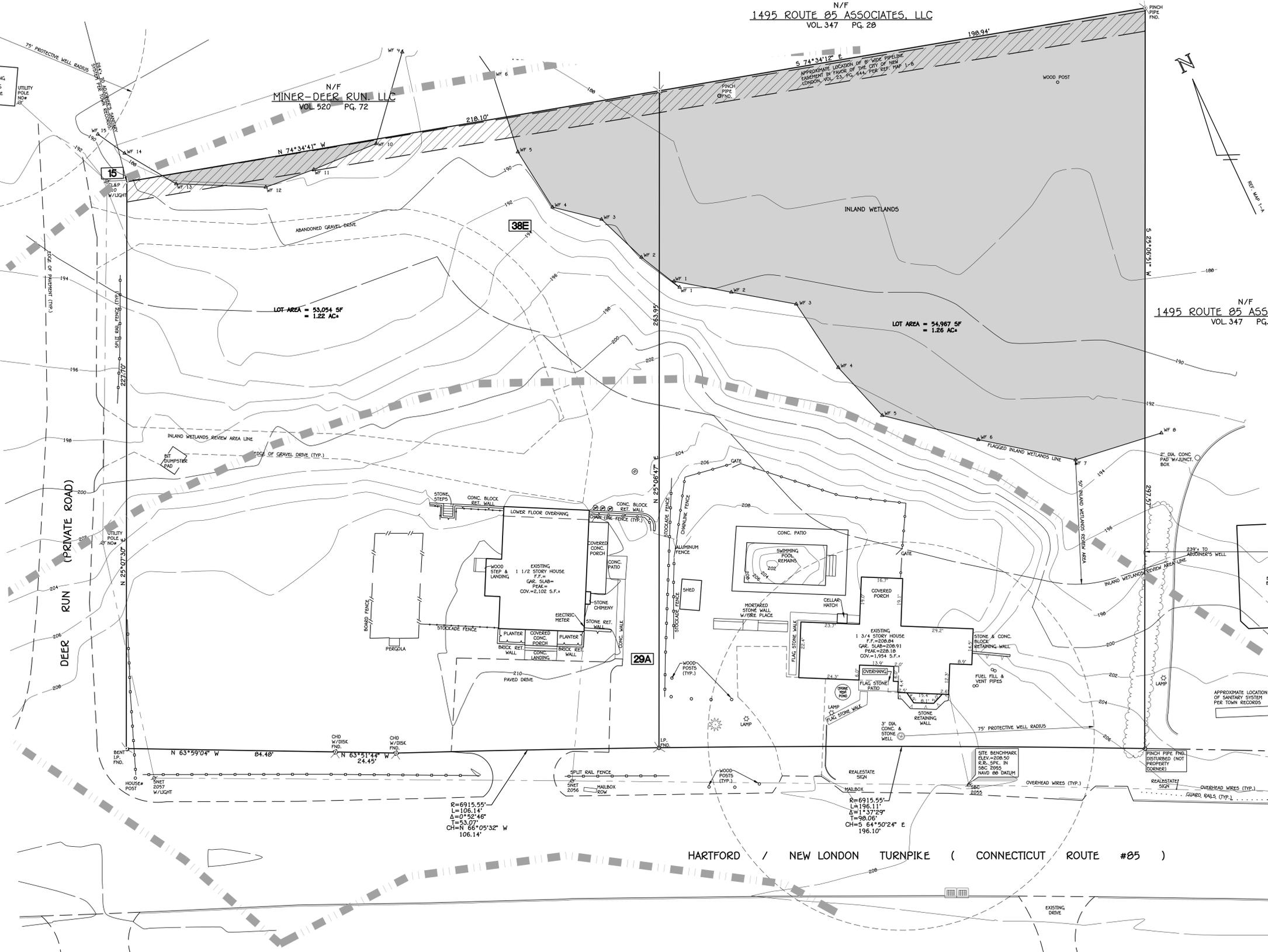
LOCATION MAP
SCALE: 1"=1000'

SOIL TYPE LEGEND

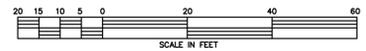
15	15 SCARBORO MUCK, 0 TO 3 PERCENT SLOPES
38E	38E HINCKLEY LOAMY SAND, 15 TO 45 PERCENT SLOPES
29A	29A AGAWAM FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES

LEGEND

UTILITY POLE	CONN. HIGHWAY DEPT. MONUMENT
CONCRETE MONUMENT	MERESTONE
FOUND	IRON PIN
IRON PIPE	DRILL HOLE
EXISTING CONTOURS	EXISTING SPOT ELEVATION
STONEWALL	FIRE HYDRANT
EDGE OF WETLAND/FLAG NUMBER	EDGE OF TRELIN
RETAINING WALL	SOIL TYPE BOUNDARY
SOIL TYPE SYMBOL	BITUMINOUS CONCRETE LIP CURBING
WATER SHUTOFF	WATER GATE



- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. PROPERTY SURVEY MAP, PROPERTY OF JOETTE J. GAREY, 1499 HARTFORD NEW LONDON TURNPIKE, OAKDALE/MONTVILLE, CONNECTICUT, DATE: FEBRUARY 21, 2018, BY ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
 - B. SITE DEVELOPMENT PLAN, PROPERTIES OF JOETTE J. GAREY, 1499 & 1505 HARTFORD NEW LONDON TURNPIKE, OAKDALE/MONTVILLE, CONNECTICUT, DATE: OCTOBER 31, 2018, BY ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
 - C. PROPERTY SURVEY AND SUBDIVISION PLAN, PROPERTY OF W. LAWRENCE MINER, JR., REVOCABLE TRUST, HARTFORD ROAD (CONNECTICUT ROUTE 85) AND CHESTERFIELD ROAD, MONTVILLE, CONNECTICUT, DATE: JANUARY 20, 2000, REVISED THRU: 5/19/00 BY: DICESARE-BENTLEY ENGINEERS, INC.
 - D. PLAN SHOWING PROPERTY OF ELIZABETH SADINSKY, ROUTE 85 AND OAKDALE-CHESTERFIELD ROAD, TOWN OF MONTVILLE, CONN., DATE: OCTOBER 1970, BY: DICESARE-BENTLEY-WELLING ENG'RS.
 - E. TOWN ROADS, MONTVILLE, BY: CONNECTICUT DEPARTMENT OF TRANSPORTATION, REVISED TO DEC. 31, 1974, CGS DATA REVISED DEC. 15, 1999
 - F. CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF MONTVILLE, HARTFORD-NEW LONDON ROAD, FROM THE KECUPAL PROPERTY, SOUTHERLY ABOUT 5,550 FEET, ROUTE No. 102, SHEETS 1 & 2 OF 2, DATE: SEPT. 30-1930, REVISED: OCTOBER 16, 1967.
 - G. TOWN OF MONTVILLE, MAP SHOWING TAKING LINE AT, SADINSKY PROP. & ADJOINING PROP. OWNERS, BEGINNING AT ROUTE, #161, FLANDERS ROAD, RUNNING SOUTHEASTERLY 2,300 FEET. DATE: JULY 1963.
 - H. TOWN OF MONTVILLE, MAP SHOWING LAND AND EASEMENT ACQUIRED BY THE STATE OF CONNECTICUT, FROM ELIZABETH K. SADINSKY, NEW LONDON TURNPIKE, DATE: DECEMBER 1948, SHEETS 1 & 2 OF 2.
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF MONTVILLE LAND RECORDS AS VOL. 581 PG. 49 & VOL. 638 PG. 521 AND LISTED ON ASSESSOR'S MAP 005 AS LOTS 24-00A & 23-00A
 - SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, MAP NUMBER 09011003376, EFFECTIVE DATE: JULY 18, 2011
 - INLAND WETLANDS MARKED BY RICHARD SNARSKI, SOIL SCIENTIST, 2/15/2018 & 9/27/18 AND LOCATED BY FIELD SURVEY.
 - THIS PROJECT LIES WITHIN THE WATERSHED OF THE PUBLIC WATER SUPPLY OF THE CITY OF NEW LONDON DEPARTMENT OF PUBLIC UTILITIES.



SHOWING EXISTING CONDITIONS

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

Richard Snarski DATE 9/27/2018
RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

Richard Snarski DATE 2/15/2018
RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

STUART J. FAIRBANK
CONN. P.E. #20206

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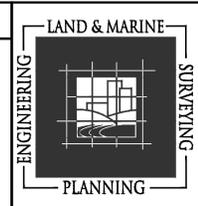
CERTIFICATION NOTES.

1. THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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.

A. TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
B. BOUNDARY DETERMINATION: RESURVEY
C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & 1-2

ANGUS L. McDONALD JR.
CONN. L.S. #70173

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

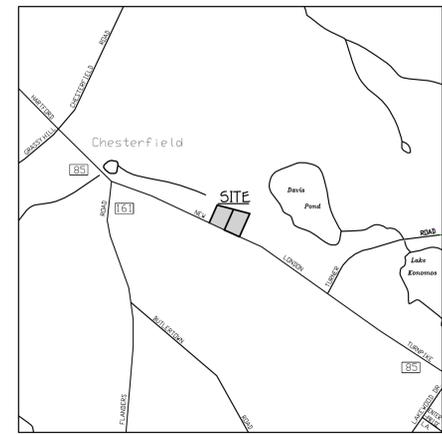


ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

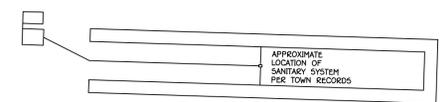
P.O. BOX 608, 289 BOSTON POST ROAD
OLD SAYBROOK CONNECTICUT 06475
TEL. (860) 388-4741 FAX (860) 388-3862

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
DEER RUN STABLE, LLC
1499 & 1505 HARTFORD NEW LONDON TURNPIKE
OAKDALE/MONTVILLE, CONNECTICUT

DATE: JANUARY 10, 2019 SCALE: 1"=20'
DR'N DO'D CK'D APP'D
SHEET 1 of 11 JOB NO. 186333
REVISIONS: 1-23-20 UPDATED, 2-20-20 UPDATED, 2-27-20 PER TOWN PLANNER

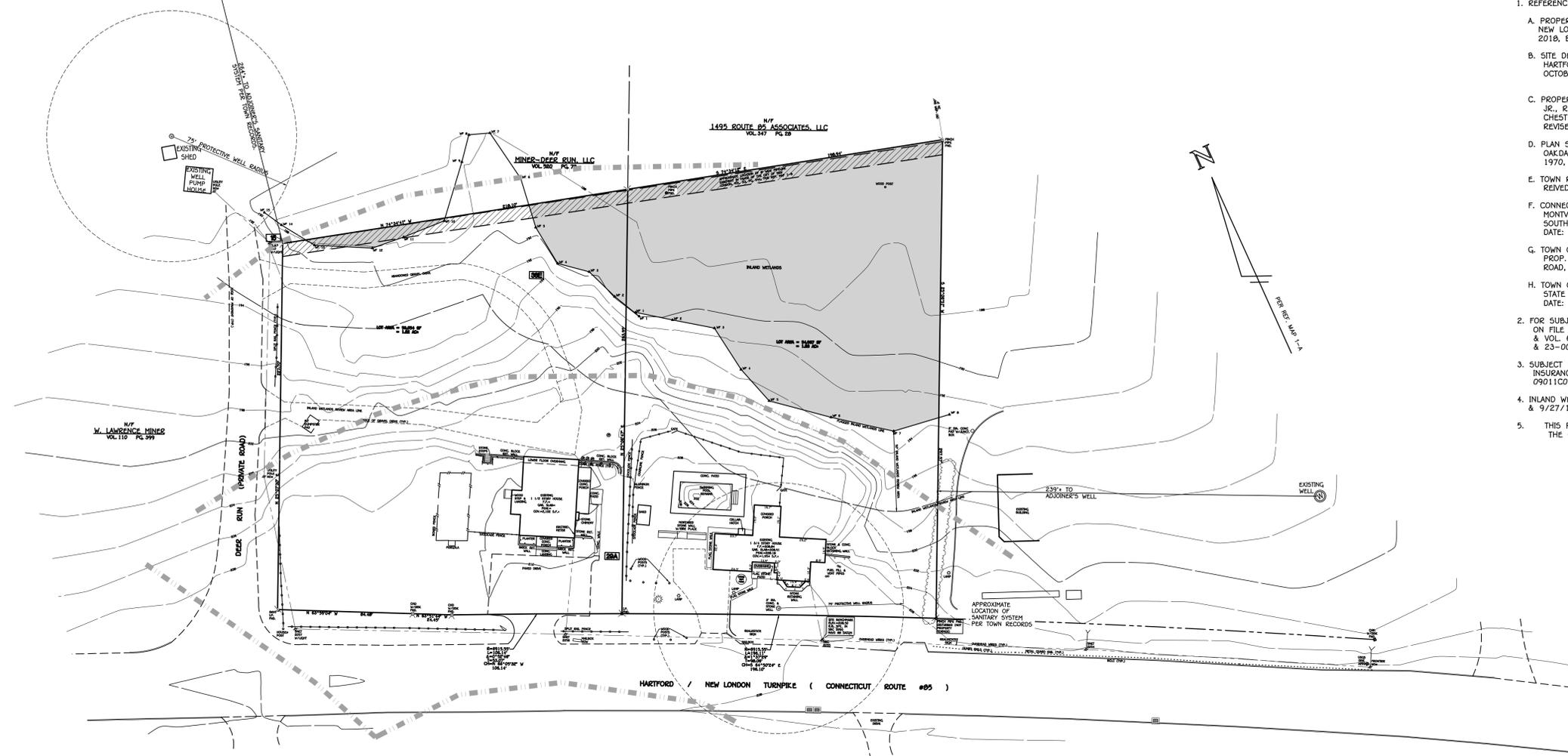


LOCATION MAP
SCALE: 1"=1000'



SOIL TYPE LEGEND

15	15 SCARBORO MUCK, 0 TO 3 PERCENT SLOPES
38E	38E HINCKLEY LOAMY SAND, 15 TO 45 PERCENT SLOPES
29A	29A AGAWAM FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES



LEGEND

	UTILITY POLE
	CONN. HIGHWAY DEPT. MONUMENT
	CONCRETE MONUMENT
	MERESTONE
	FOUND
	IRON PIN
	IRON PIPE
	DRILL HOLE
	EXISTING CONTOURS
	EXISTING SPOT ELEVATION
	STONEWALL
	FIRE HYDRANT
	EDGE OF WETLAND/FLAG NUMBER
	EDGE OF TREELINE
	RETAINING WALL
	SOIL TYPE BOUNDARY
	SOIL TYPE SYMBOL
	BITUMINOUS CONCRETE LIP CURBING
	WATER SHUTOFF
	WATER GATE

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

Richard Snarski
RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

DATE 9/27/2018

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RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

DATE 2/15/2019

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 - CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF MONTVILLE, HARTFORD-NEW LONDON ROAD, FROM THE KRUPCAL PROPERTY, SOUTHERLY ABOUT 5,550 FEET, ROUTE No. 102, SHEETS 1 & 2 OF 2, DATE: SEPT. 30-1930, REVISED: OCTOBER 16, 1967.
 - TOWN OF MONTVILLE, ROUTE #85, PLAN SHOWING TAKING LINE AT, SADINSKY PROP. & ADJOINING PROP. OWNERS, BEGINNING AT ROUTE #151, FLANDERS ROAD, RUNNING SOUTHEASTERLY 2,300 FEET, DATE: JULY 1963.
 - TOWN OF MONTVILLE, MAP SHOWING LAND AND EASEMENT ACQUIRED BY, THE STATE OF CONNECTICUT, FROM ELIZABETH K. SADINSKY, NEW LONDON TURNPIKE, DATE: DECEMBER 1948, SHEETS 1 & 2 OF 2.
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF MONTVILLE LAND RECORDS AS VOL. 581 PG. 49 & VOL. 630 PG. 521 AND LISTED ON ASSESSOR'S MAP 005 AS LOTS 24-00A & 23-00A
 - SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, MAP NUMBER 09011C0337G, EFFECTIVE DATE: JULY 18, 2011
 - INLAND WETLANDS MARKED BY RICHARD SNARSKI, SOIL SCIENTIST, 2/15/2018 & 9/27/18 AND LOCATED BY FIELD SURVEY.
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STUART J. FAIRBANK
CONN. P.E. #20206

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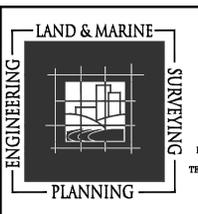
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CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-50 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, 1999.
- TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
- BOUNDARY DETERMINATION: RESURVEY
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2

ANGUS L. McDONALD JR.
CONN. L.S. #70173



**ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.**
SINCE 1966

P.O. BOX 608, 233 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06476
TEL. (860) 388-4671 FAX (860) 388-3882

SHOWING EXISTING CONDITIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
DEER RUN STABLE, LLC
1499 & 1505 HARTFORD NEW LONDON TURNPIKE
OAKDALE/MONTVILLE, CONNECTICUT

DATE: JANUARY 10, 2019 SCALE: 1"=20'
DR'N DO'D CK'D APP'D

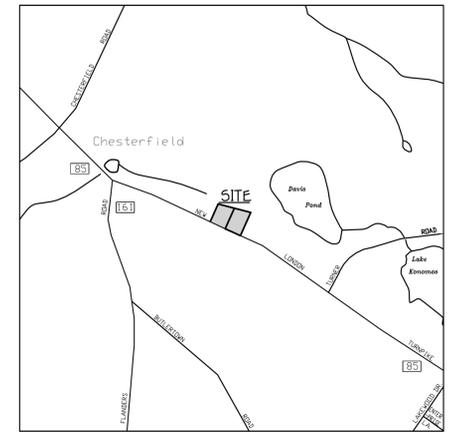
SHEET 2 of 11 JOB NO. 186333
REVISIONS: 12-19-19 UPLAND REVIEW AREA CORRECTED, 1-23-20 UPDATED
2-20-20 UPDATED, 2-27-20 PER TOWN PLANNER

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

N/F
MINER-DEER RUN, LLC
VOL. 520 PG. 72

N/F
1495 ROUTE 85 ASSOCIATES, LLC
VOL. 347 PG. 28

N/F
W. LAWRENCE MINER
VOL. 110 PG. 300



LOCATION MAP
SCALE: 1"=1000'

N/F
1495 ROUTE 85 ASSOCIATES, LLC
VOL. 347 PG. 28

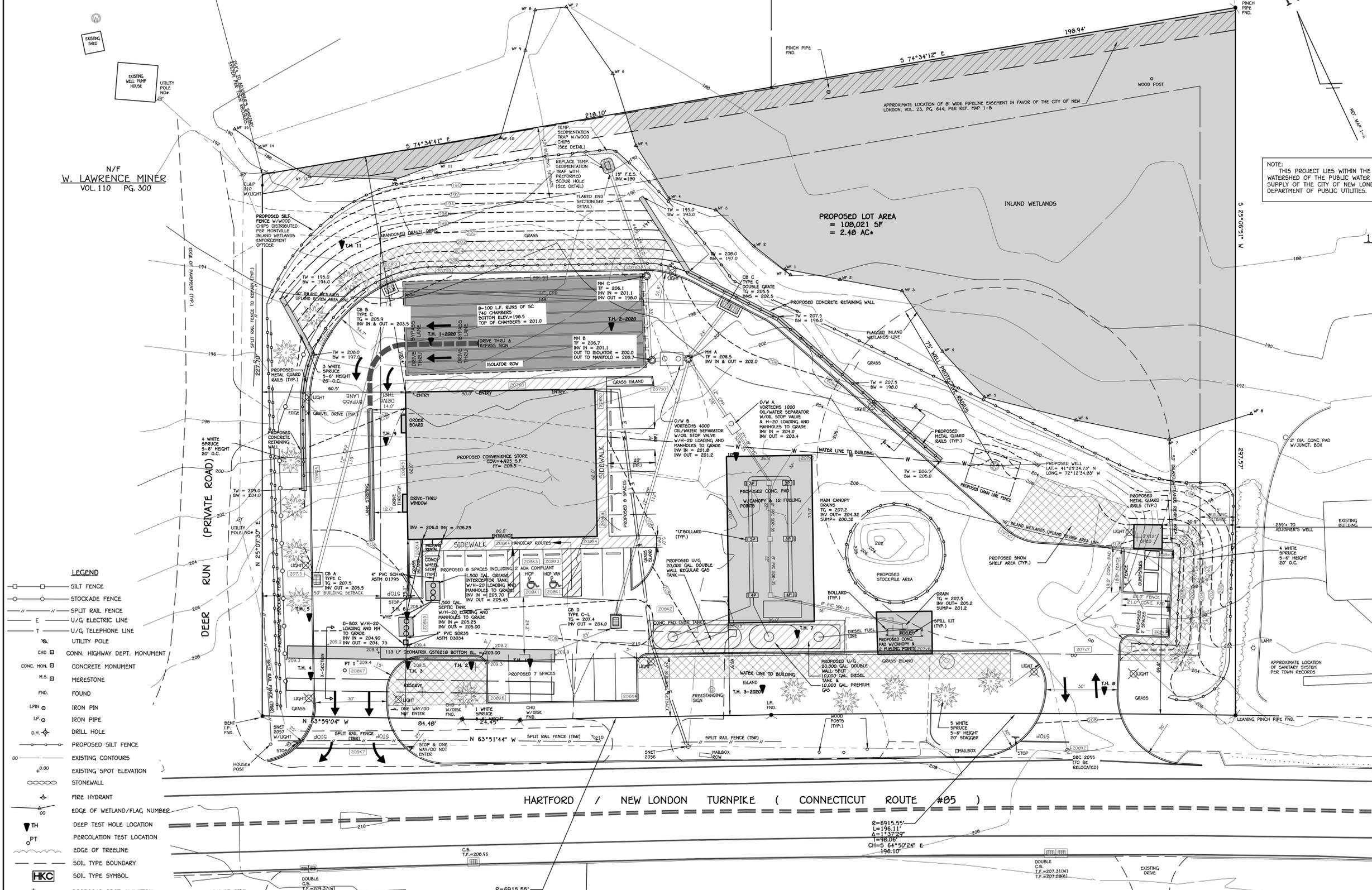
ZONING DATA TABLE C-1 ZONING DISTRICT		
REQUIREMENT	REQUIREMENT	PROPOSED
MIN. LOT AREA	40,000 S.F.	108,021 S.F.
MIN. LOT FRONTAGE	200'*	411.17'
MIN. FRONT YARD	25'*	75.1'
MIN. SIDE YARD	15'	60.5'
MIN. REAR YARD	30'	100.4'
MIN. FRONT YARD	25'*	49.9'
MIN. SIDE YARD	10'***	91.8'
MIN. REAR YARD	20'***	139.0'

* SECTION 4.11.10.2
** SECTION 4.11.10.3

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 - INLAND WETLANDS MARKED BY RICHARD SNARSKI, SOIL SCIENTIST, 2/15/2018 & 9/27/18 AND LOCATED BY FIELD SURVEY.
 - THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.
 - CALL BEFORE YOU DIG (1-800-922-4455) SHALL BE CONTACTED PRIOR TO PROJECT INITIATION.
 - DESIGN ENGINEER/LAND SURVEYOR TO SET A STABLE BENCHMARK AND STAKE & OFFSET SEPTIC SYSTEM PRIOR TO INSTALLATION. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE INSTALLATION.
 - PRIOR TO THE START OF CONSTRUCTION, THE BUILDING, WELL AND SEPTIC SYSTEM ARE TO BE STAKED BY A LICENSED SURVEYOR.
 - DESIGN ENGINEER/LAND SURVEYOR TO CONDUCT AN AS-BUILT SURVEY OF THE SEPTIC SYSTEM PRIOR TO BACKFILL. INSTALLER TO NOTIFY ENGINEER (3) BUSINESS DAYS BEFORE SYSTEM COMPLETION.



- LEGEND**
- SILT FENCE
 - STOCKADE FENCE
 - SPLIT RAIL FENCE
 - U/G ELECTRIC LINE
 - U/G TELEPHONE LINE
 - UTILITY POLE
 - CONN. HIGHWAY DEPT. MONUMENT
 - CONCRETE MONUMENT
 - MERESTONE
 - FOUND
 - IRON PIN
 - IRON PIPE
 - DRILL HOLE
 - PROPOSED SILT FENCE
 - EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
 - STONEWALL
 - FIRE HYDRANT
 - EDGE OF WETLAND/FLAG NUMBER
 - DEEP TEST HOLE LOCATION
 - PERCOLATION TEST LOCATION
 - EDGE OF TREELINE
 - SOIL TYPE BOUNDARY
 - SOIL TYPE SYMBOL
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR
 - RETAINING WALL
 - TO BE REMOVED
 - BITUMINOUS CONCRETE LIP CURBING
 - WATER SHUTOFF
 - WATER GATE
 - WELL
 - CATCH BASIN
 - SNOW STORAGE AREA



PROPOSED LOT AREA
= 108,021 SF
= 2.48 AC±

PARKING CALCULATIONS

PROPOSED BUILDING = 4,960 SF
5 SPACES/1,000 SF = 25 SPACES
1 SPACE/3 SEATS = 2 SPACES
1 SPACE AT AIR = 1 SPACE
1 SPACE/2 EMPLOYEES = 1 SPACE
REQUIRED SPACES = 29

PROPOSED PARKING SPACES

16 AT FUELING POINTS
25 SPACES 10' X 20'
PARKING SPACES PROVIDED = 42

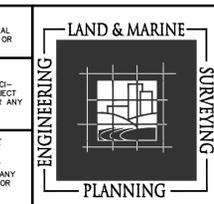
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SINCE 1966

P.O. BOX 608, 233 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4074 FAX (860) 388-3882

**SITE DEVELOPMENT PLAN
PREPARED FOR
DEER RUN STABLE, LLC**

1499 & 1505 HARTFORD NEW LONDON TURNPIKE
OAKDALE/MONTVILLE, CONNECTICUT

DATE: JULY 10, 2019 SCALE: 1"=20'

DR'N DO'D	CK'D	APP'D
SHEET 3 of 11	JOB NO. 186333	

REVISIONS: 1/13/20 REVISED PER COMMENTS, 1/24/20 DRIVE, GRADING & WELLS
2-28-20 UPDATED, 2-27-20 PER TOWN PLANNER, 3-11-20

APPLICATION OF DEER RUN STABLE, LLC
TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION

NARRATIVE DESCRIPTION AND CONSTRUCTION SEQUENCE RELATIVE TO THE DEVELOPMENT OF A GASOLINE/CONVENIENCE STORE FACILITY LOCATED AT 1499 AND 1505 HARTFORD-NEW LONDON TURNPIKE (CONNECTICUT ROUTE 05), MONTVILLE, CONNECTICUT FOR A GASOLINE/CONVENIENCE STORE FACILITY

PROJECT OVERVIEW

ASIF CHOUDHRY IS THE OWNER OF REAL PROPERTY LOCATED AT 1499 HARTFORD-NEW LONDON TURNPIKE, MONTVILLE, CONNECTICUT WHICH CONSISTS OF 1.26 ACRES OF LAND, MORE OR LESS, AND IS LOCATED ON THE NORTHEASTERLY SIDE OF CONNECTICUT ROUTE #05, THE PROPERTY OF DEER RUN STABLE, LLC, ADJUTS THE PROPERTY OF ASIF CHOUDHRY TO THE WEST AND CONSISTS OF 1.22 ACRES OF LAND, MORE OR LESS, EACH AS SHOWN ON PLAN ENTITLED "SHOWING EXISTING CONDITIONS AND IMPROVEMENT LOCATION SURVEY PREPARED FOR DEER RUN STABLE, LLC 1499 & 1505 HARTFORD NEW LONDON TURNPIKE OAKDALE/MONTVILLE, CONNECTICUT DATE: JANUARY 10, 2019 SCALE: 1" = 20' PREPARED BY ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC. ("EXISTING CONDITIONS PLAN"). ASIF CHOUDHRY HAS AUTHORIZED DEER RUN STABLE, LLC TO FILE AN APPLICATION WITH THE TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION FOR THE COMBINED REDEVELOPMENT OF ITS REAL PROPERTY WITH THAT OWNED BY RECORD DEER RUN STABLE, LLC (COLLECTIVELY, THE "PROPERTY") FOR A PROPOSED GASOLINE/CONVENIENCE STORE FACILITY, IN CONJUNCTION WITH THE REDEVELOPMENT OF THESE COMBINED PROPERTIES, THE APPLICANT, DEER RUN STABLE, LLC (HEREINAFTER THE "APPLICANT") IS FILING AN APPLICATION FOR A PERMIT TO CONDUCT REGULATED ACTIVITIES IN UPLAND REVIEW AREAS ADJACENT TO INLAND WETLANDS WITH THE TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION.

THE INLAND WETLANDS ON THE APPLICANT'S PROPERTIES HAVE BEEN DESIGNATED BY WETLAND FLAGS 1 & 0 (TO THE EAST OF THE DIVISION LINE BETWEEN THE PROPERTIES LOCATED AT 1499 AND 1505 HARTFORD-NEW LONDON TURNPIKE) AND 1 - 13 (TO THE WEST OF THE DIVISION LINE BETWEEN THE PROPERTIES KNOWN AS 1499 AND 1505 HARTFORD-NEW LONDON TURNPIKE) AS DESIGNATED ON THE EXISTING CONDITIONS PLAN. THE WETLAND LIMITS ON THE PROPERTIES WERE INITIALLY FLAGGED BY RICHARD SNARSKI ON FEBRUARY 15, 2018 AND SEPTEMBER 27, 2018. THE LOCATION OF THE LIMITS OF INLAND WETLANDS ON THE APPLICATION PARCELS WAS VERIFIED BY FIELD INSPECTION BY DEMIAN A. SORRENTINO, CERTIFIED PLANNER AND SOIL SCIENTIST ON AUGUST 30, 2019.

THE PROPERTY IS CURRENTLY IMPROVED WITH TWO SINGLE FAMILY DWELLING HOUSES. THE PROPERTY IS LOCATED IN A C-1 COMMERCIAL ZONING DISTRICT PURSUANT TO THE ZONING MAP PROMULGATED BY THE TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION. SINGLE FAMILY RESIDENCES ARE NON-PERMITTED USES IN THE C-1 ZONING DISTRICT AND ARE CURRENTLY LEGALLY NON-CONFORMING. THE APPLICANT PROPOSES TO ALLOW IMPROVEMENTS CURRENTLY LOCATED ON THE PROPERTY AND TO RE-DEVELOP THE PROPERTY FOR A MODERN GASOLINE/CONVENIENCE STORE FACILITY, A USE PERMITTED BY SPECIAL PERMIT IN THE C-1 ZONING DISTRICT. THE IMPROVEMENTS ON THE PROPERTY WILL BE SERVED BY AN ON-SITE WELL AND AN ON-SITE SEPTIC SYSTEM.

AS DEPICTED ON THE EXISTING CONDITIONS PLAN, THE SOUTHERLY PORTION OF THE PROPERTY IS RELATIVELY FLAT, ENJOYING AN ELEVATION OF APPROXIMATELY 209 FEET ABOVE MEAN SEA LEVEL. THE NORTHERLY PORTION OF THE PROPERTY SLOPES TO THE NORTHWEST AND THE NORTHEAST WITH A CHANGE OF ELEVATION TO APPROXIMATE ELEVATION 193 FEET ABOVE MEAN SEA LEVEL, THE APPROXIMATE ELEVATION OF THE DELINEATED INLAND WETLAND BOUNDARY AS DEPICTED ON THE EXISTING CONDITIONS PLAN.

IN ORDER TO ESTABLISH A VIABLE COMMERCIAL USE ON THE PROPERTY, IT IS NECESSARY TO GRADE WITHIN THE 50' UPLAND REVIEW AREA ADJACENT SOUTHWESTERLY AND SOUTHERLY OF THE INLAND WETLAND SYSTEMS LOCATED ON THE PROPERTY. IN ORDER TO AVOID ANY DIRECT IMPACTS TO INLAND WETLANDS, THE APPLICANT PROPOSES TO RETAIN THE NORTHERLY AND NORTHEASTERLY PERIPHERY OF THE IMPROVED SITE WITH A RETAINING WALL WHICH WILL EFFECTIVELY SEGREGATE THE IMPROVED SITE FROM THE INLAND WETLANDS AT ELEVATION 207 FEET FROM THE UPLAND AREA ADJACENT SOUTHWESTERLY AND SOUTHERLY OF THE WETLAND SYSTEMS AT APPROXIMATE ELEVATION 194.

IN ADDITION, THE APPLICANT IS PROPOSING TO DISCHARGE TREATED STORMWATER FROM THE IMPROVED AREA OF THE PROJECT SITE TO A RIP RAP PREFORMED SCOUR HOLE LOCATED ADJACENT WESTERLY OF WETLAND FLAG 5 AS DEPICTED ON THE EXISTING CONDITIONS PLAN. THE APPLICANT'S DESIGN ENGINEER HAS INCORPORATED A ROBUST WATER QUALITY RENOVATION PLAN INTO THE VERNACULAR OF THE PROPOSED COMMERCIAL PROJECT TO INSURE THAT A HIGHLY RENOVATED STORMWATER IS DISCHARGED FROM THE PROJECT SITE TO THE ENVIRONMENT.

PROPOSED REGULATED ACTIVITIES

- CONSTRUCTION OF A CONCRETE RETAINING WALL TO RETAIN THE IMPROVED PORTION OF THE COMMERCIAL SITE WITHIN THE UPLAND REVIEW AREA ADJACENT SOUTHWESTERLY TO WETLAND FLAGS 3-1 AND 1-7.
- MAINTENANCE OF AN IMPROVED COMMERCIAL SITE WITHIN THE UPLAND REVIEW AREA ADJACENT SOUTHWESTERLY TO WETLAND FLAGS 3-1 AND 1-7, INCLUDING A DUMPSITE PAD, A 10' X 12' SHED, FUEL PUMPING POINTS (NO STORAGE), PAVED AREAS, STORMWATER TREATMENT STRUCTURES AND SITE IMPROVEMENTS.
- DISCHARGE OF RENOVATED STORMWATER TO A RIP RAP PREFORMED SCOUR HOLE ADJACENT WESTERLY TO WETLAND FLAGS 4-5.

SOILS

UPLAND SOILS
AGAWAM FINE SANDY LOAM

THE AGAWAM SERIES CONSISTS OF WELL DRAINED SOILS THAT FORMED IN GLACIAL OUTWASH. AGAWAM SOILS ARE FOUND ON STREAM TERRACES AND OUTWASH PLAINS. SLOPES RANGE FROM 0-3%. THE AGAWAM SOILS ARE FOUND IN A DRAINAGE SEQUENCE ON THE LANDSCAPE WITH MODERATELY WELL DRAINED NINIGRET SOILS. THEY ARE NEAR EXCESSIVELY DRAINED HINCKLEY SOILS, SOMEWHAT EXCESSIVELY DRAINED MERIMACK SOILS, WELL DRAINED HAVEN, CANTON AND CHARLTON SOILS AND POORLY DRAINED RAYPOL AND WALPOLE SOILS. THE TYPICAL STRATIFICATION OF THE AGAWAM SOILS IS AS FOLLOWS:

- 0"-9" DARK BROWN FINE SANDY LOAM; WEAK MEDIUM GRANULAR STRUCTURE; VERY FRIABLE; FEW FINE ROOTS; 5% COURSE FRAGMENTS; STRONGLY ACID; ABRUPT WAVY BOUNDARY.
- 9"-19" DARK YELLOWISH BROWN FINE LOAM; WEAK MEDIUM SUBANGULAR BLOCKY STRUCTURE; VERY FRIABLE; FEW FINE ROOTS; 5% COURSE FRAGMENTS; STRONGLY ACID; GRADUAL WAVY BOUNDARY.
- 19"-24" DARK YELLOWISH BROWN FINE SANDY LOAM; WEAK MEDIUM SUBANGULAR BLOCKY STRUCTURE; VERY FRIABLE; FEW FINE ROOTS; 5% COURSE FRAGMENTS; MEDIUM ACID; ABRUPT WAVY BOUNDARY.
- 24"-32" LIGHT OLIVE BROWN SAND; MASSIVE; VERY FRIABLE; FEW FINE ROOTS; 15% COURSE FRAGMENTS; MEDIUM ACID; ABRUPT WAVY BOUNDARY.
- 32"-60" LIGHT OLIVE BROWN VERY GRAVELLY COURSE SAND; SINGLE GRAIN; LOOSE; 55% COURSE FRAGMENTS; MEDIUM ACID. HINCKLEY LOAMY SAND

THIS HINCKLEY SOIL CONSISTS OF EXCESSIVELY DRAINED SOILS THAT FORMED IN GLACIAL OUTWASH. HINCKLEY SOILS ARE FOUND ON OUTWASH PLAINS, STREAM TERRACES, KAMES AND ESKERS. THE HINCKLEY SOILS ARE FOUND NEAR EXCESSIVELY DRAINED WINDSOR SOILS, SOMEWHAT EXCESSIVELY DRAINED MERIMACK SOILS, WELL DRAINED AGAWAM AND HAVEN SOILS, MODERATELY WELL DRAINED SUBURY SOILS, POORLY DRAINED WALPOLE SOILS AND VERY WELL DRAINED SCARBORO SOILS. HINCKLEY SOILS HAVE A GREATER CONTENT OF GRAVEL THAN MERIMACK, AGAWAM, HAVEN AND WINDSOR SOILS.

THE TYPICAL SOIL STRATIFICATION OF THE HINCKLEY SOIL IS AS FOLLOWS:

- 0"-7" DARK BROWN GRAVELLY SANDY LOAM; WEAK FINE GRANULAR STRUCTURE; VERY FRIABLE; MANY FINE ROOTS; 20% COURSE FRAGMENTS; MEDIUM ACID; ABRUPT WAVY BOUNDARY.
- 7"-14" YELLOWISH BROWN GRAVELLY LOAMY SAND; SINGLE GRAIN; LOSE; FEW FINE ROOTS; 25% COURSE FRAGMENTS; MEDIUM ACID; GRADUAL WAVY BOUNDARY.
- 14"-22" YELLOWISH BROWN GRAVELLY LOAMY SAND; SINGLE GRAIN; LOOSE; FEW FINE ROOTS; 40% COURSE FRAGMENTS; STRONGLY ACID; CLEAR WAVY BOUNDARY.
- 22"-60" BROWNISH YELLOW VERY GRAVELLY COURSE SAND; SINGLE GRAIN; LOOSE; 60% COURSE FRAGMENTS; MEDIUM ACID.

WETLAND SOILS

SCARBORO SOILS

THE SCARBORO SOIL CONSISTS OF VERY POORLY DRAINED SOIL THAT FORMED IN WATER SORTED SAND AND GRAVEL. SCARBORO SOILS ARE FOUND ON OUTWASH PLAINS AND STREAM TERRACES. SLOPES RANGE FROM 0-3%. THE SCARBORO SOILS ARE FOUND ON THE LANDSCAPE NEAR EXCESSIVELY DRAINED HINCKLEY AND WINDSOR SOILS. SOMEWHAT EXCESSIVELY DRAINED MERIMACK SOILS, WELL DRAINED HAVEN AND AGAWAM SOILS, MODERATELY WELL DRAINED SUBURY SOILS, POORLY DRAINED WALPOLE AND RAYPOL SOILS AND VERY POORLY DRAINED ADRIAN AND PALMS SOILS.

THE TYPICAL STRATIFICATION FOR THE SCARBORO SOIL IS AS FOLLOWS:

- 0" - 5" BLACK MUCK; LESS THAN 5% FIBER UNRUBBED AND RUBBED; MASSIVE; EROSION AND SEDIMENT CONTROL MEASURES; CLEAR WAVY BOUNDARY.
- 5" - 36" GRAY LOAMY SAND; COMMON MEDIUM PROMINENT YELLOWISH RED HOTSPOTS AND COMMON MEDIUM DISTINCT STRONG BROWN HOTSPOTS; MASSIVE; FRIABLE; MEDIUM ACID; CLEAR WAVY BOUNDARY.
- 36" - 60" GRAYISH BROWN SAND; COMMON MEDIUM PROMINENT STRONG BROWN HOTSPOTS; MASSIVE; FRIABLE; MEDIUM ACID.

PROPOSED REGULATED ACTIVITIES

- CONSTRUCTION OF A RETAINING WALL WITHIN THE UPLAND REVIEW AREA ADJACENT TO WETLANDS.
- GRADING AND COMMERCIAL DEVELOPMENT IN THE RETAINED AREA OF THE PROJECT SITE WHICH IS LOCATED IN THE UPLAND REVIEW AREA ADJACENT TO INLAND WETLANDS.
- STORMWATER DISCHARGE IN AN UPLAND REVIEW AREA ADJACENT TO INLAND WETLANDS.

GENERAL PROCEDURES

- PRIOR TO CONDUCTING ANY CONSTRUCTION ACTIVITIES ON THE PROPERTY, THE APPLICANT, AND ITS CONTRACTOR, SHALL MEET WITH THE MONTVILLE WETLANDS ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER TO DISCUSS AND AGREE UPON THE METHOD OF INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AS WELL AS A CONSTRUCTION INSPECTION SCHEDULE (THE "PRECONSTRUCTION MEETING").
- SUBJECT TO THE PRECONSTRUCTION MEETING, THE APPLICANT'S SURVEYOR SHALL DELINEATE IN THE FIELD THE LIMITS WITHIN WHICH CONSTRUCTION ACTIVITIES SHALL OCCUR AND SHALL FURTHER DELINEATE THE LOCATION FOR THE INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES AS DEPICTED ON A PLAN ENTITLED "SEDIMENTATION AND EROSION CONTROL PLAN PREPARED FOR DEER RUN STABLE, LLC 1499 & 1505 HARTFORD NEW LONDON TURNPIKE OAKDALE/MONTVILLE, CONNECTICUT DATE: JULY 10, 2019 SCALE: 1" = 20' JOB NO. 190633 ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC. P.O. BOX 608, 233 BOSTON POST ROAD OLD SAYBROOK, CONNECTICUT 06475 TEL. (860) 308-4671 FAX (860) 308-3962" (THE "EROSION CONTROL PLAN").
- UPON AGREEMENT OF THE MONTVILLE WETLANDS ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER, THE APPLICANT SHALL CLEAR (BUT NOT GRUB) THE AREA REQUIRED FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AS DELINEATED ON THE EROSION CONTROL PLAN.
- ONCE CLEARING OF THE AREAS FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES HAS BEEN ACCOMPLISHED, THE APPLICANT (OR ITS CONTRACTOR) SHALL INSTALL THE EROSION AND SEDIMENT CONTROL MEASURES AS DELINEATED ON THE EROSION CONTROL PLAN. IN NO EVENT SHALL CRUSING OR SOIL DISTURBANCE (OTHER THAN THAT REQUIRED FOR THE CLEARING) ASSOCIATED WITH THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES OCCUR UNTIL SUCH TIME AS ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED, AS HEREINAFTER PROVIDED.
- AT SUCH TIME AS ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTVILLE ZONING ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER ENUNCIATED AT THE PRECONSTRUCTION MEETING, THE APPLICANT SHALL CONTACT THE MONTVILLE WETLANDS ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER TO PERFORM AN ON-SITE INSPECTION OF THE INSTALLATION OF SAID EROSION AND SEDIMENT CONTROL MEASURES. IN NO EVENT SHALL ACTUAL CONSTRUCTION ACTIVITIES BE COMMENCED EITHER WITH RESPECT TO THE DEMOLITION OF THE EXISTING BUILDINGS ON THE PROPERTY, THE CONSTRUCTION OF IMPROVEMENTS FOR THE PROJECT OR ANY NEW IMPROVEMENTS ON THE PROPERTY, UNTIL SUCH TIME AS THE MONTVILLE WETLANDS ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER HAVE REVIEWED AND APPROVED THE INSTALLATION OF ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES.
- CONSTRUCTION DEBRIS (I.E. RESULTING FROM THE DEMOLITION OF THE EXISTING DWELLING UNITS ON THE PROPERTY AND INCLUDING BRANCHES AND/OR BRANCHES) SHALL BE REMOVED TO AN AREA APPROVED, IN ADVANCE, BY THE MONTVILLE ZONING ENFORCEMENT OFFICER AT A LOCATION WHICH IS REMOVED FROM THE PROJECT SITE. IN NO EVENT SHALL STUMPS OR CONSTRUCTION DEBRIS BE BURIED ON SITE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST TWICE WEEKLY WHILE CONSTRUCTION IS ONGOING AND AFTER EVERY STORM EVENT RESULTING IN THE DEPOSITION OF IN EXCESS OF ONE-TENTH OF ONE (0.10") INCH OF PRECIPITATION AND REPAIRED AND MAINTAINED AS NECESSARY.
- IF ANY EROSION AND SEDIMENT CONTROL MEASURE FAILS OR IS NOT INSTALLED OR MAINTAINED IN ACCORDANCE WITH THE EROSION CONTROL PLAN OR THE DIRECTIVES OF THE MONTVILLE WETLANDS ENFORCEMENT OFFICER OR THE MONTVILLE ZONING ENFORCEMENT OFFICER ENUNCIATED AT THE PRECONSTRUCTION MEETING, THE APPLICANT SHALL BE REQUIRED TO CEASE ALL CONSTRUCTION ACTIVITIES WITH RESPECT TO THE DEVELOPMENT OF THE PROPOSED GASOLINE/CONVENIENCE STORE FACILITY UNTIL SUCH TIME AS SAID EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND/OR THE DIRECTIVES OF THE MONTVILLE WETLANDS ENFORCEMENT OFFICER OR THE MONTVILLE ZONING ENFORCEMENT OFFICER AND APPROVAL OF THE SAME HAS BEEN CERTIFIED, IN WRITING, BY THE MONTVILLE WETLANDS ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER.
- DURING THE STABILIZATION PERIOD (AFTER CONSTRUCTION HAS BEEN COMPLETED, BUT PRIOR TO CERTIFICATION OF APPROVAL THEREOF BY THE MONTVILLE WETLANDS ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER FOR REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING ORDER AND CONDITION UNLESS NOTICE OTHERWISE IS PROVIDED TO THE MONTVILLE WETLANDS ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER, ASIF CHOUDHRY, 96 ROUTE 32, FRANKLIN, CONNECTICUT 06254. (860) 287-7181, ASIFMANSOUR@AOL.COM SHALL BE THE RESPONSIBLE PARTY FOR COMPLIANCE WITH ALL EROSION AND SEDIMENT CONTROL MEASURES AND REQUIREMENTS IN CONJUNCTION WITH CONSTRUCTION ACTIVITIES ON THE PROPERTY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED, MAINTAINED AND/OR REPAIRED, AS NECESSARY, AS SET FORTH ABOVE.
- SUBJECT TO PERMITTING REQUIREMENTS, IT IS ANTICIPATED THAT THE CONSTRUCTION OF THE PROPOSED GASOLINE/CONVENIENCE STORE FACILITY SHALL COMMENCE IN THE SPRING OF 2020. IT IS FURTHER ANTICIPATED THAT PROJECT CONSTRUCTION COMPLETION WILL OCCUR BY THE FALL OF 2020.
- DURING THE STABILIZATION PERIOD, ANY EROSION WHICH OCCURS SHALL BE IMMEDIATELY REPAIRED BY THE APPLICANT, RESEEDING WITH THE SEEDING MIXES SET FORTH IN THE CONSTRUCTION SEQUENCING SECTION OF THIS NARRATIVE AND RE-STABILIZED.
- ONCE COMPLETE SITE STABILIZATION HAS BEEN ACHIEVED, AND CERTIFICATION THEREOF OBTAINED, IN WRITING, FROM THE MONTVILLE WETLANDS ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE APPLICANT.

CONSTRUCTION SEQUENCING

- THE APPLICANT SHALL CLEAR THE AREA FOR SITE DEVELOPMENT, NO GRUBBING SHALL OCCUR UNTIL SUBSEQUENT TO THE INSTALLATION AND INSPECTION OF EROSION AND SEDIMENT CONTROL MEASURES.
- THE APPLICANT SHALL INSTALL SILT FENCE AROUND THE ENTIRE DOWN GRADIENT AREA OF THE CONSTRUCTION SITE IN THE LOCATION DEPICTED ON THE EROSION CONTROL PLAN. THE SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE "SILT FENCE" DETAIL DELINEATED ON SHEET 5 OF 11 OF THE PROJECT PLANS.
- THE APPLICANT SHALL REMOVE SURFACE SOIL AND INSTALL AN ANTI-TRACKING APRON AT THE CONSTRUCTION INTERFACE OF THE ACCESS ROAD TO THE PROPERTY WITH THE HARTFORD-NEW LONDON TURNPIKE (CONNECTICUT ROUTE 05), CONSTRUCTED IN ACCORDANCE WITH THE "ANTI-TRACKING PAD DETAIL" AS DEPICTED ON SHEET 5 OF 11 OF THE PROJECT PLANS.
- UPON COMPLETION OF INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE APPLICANT SHALL CONTACT THE MONTVILLE WETLANDS ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER TO PERFORM AN INSPECTION OF THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES. IN NO EVENT SHALL DEMOLITION ACTIVITIES OR MASS SOIL DISTURBANCE AND/OR GRUBBING OCCUR ON THE PROJECT SITE UNTIL SUCH TIME AS THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES HAS BEEN APPROVED THE MONTVILLE WETLANDS ENFORCEMENT OFFICER AND THE MONTVILLE ZONING ENFORCEMENT OFFICER.
- THE APPLICANT'S CONTRACTOR SHALL DISCONNECT ALL UTILITY SYSTEMS FROM THE EXISTING DWELLING HOUSES LOCATED ON THE PROPERTY. DEMOLITION ACTIVITIES SHALL ONLY OCCUR BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M. ON MONDAY THROUGH FRIDAY, EXCLUDING ANY HOLIDAYS RECOGNIZED IN THE STATE OF CONNECTICUT. SECURITY FENCE SHALL BE MAINTAINED AROUND THE DEMOLITION AREA UNTIL DEMOLITION HAS BEEN COMPLETED AND CELLAR HOLES OR OTHER OBVIOUS HAZARDS HAVE BEEN REMOVED. UPON COMPLETION OF DEMOLITION, SECURITY FENCING SHALL BE REMOVED.
- UPON APPROVAL OF THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE TWO (2) EXISTING SINGLE FAMILY DWELLING HOUSES LOCATED ON THE PROPERTY SHALL BE DEMOLISHED WITH CONSTRUCTION EQUIPMENT. ALL CONSTRUCTION DEBRIS GENERATED FROM THE DEMOLITION OF THE DWELLING HOUSES SHALL BE LOADED INTO DUMPSTERS AND REMOVED FROM THE PROPERTY TO AN AUTHORIZED RECEIVER OF CONSTRUCTION DEBRIS.
- THE NORTHEASTERLY AND EASTERLY PERIPHERY OF THE IMPROVED PROJECT SITE WILL BE RETAINED, EFFECTIVELY SEGREGATING THE IMPROVED PROJECT SITE VERTICALLY FROM THAT PORTION OF THE UPLAND REVIEW AREA BELOW THE BASE OF THE RETAINING WALL ADJACENT TO THE WETLAND SYSTEMS DEPICTED BY WETLAND FLAGS 1-8 AND 1-13 AS DEPICTED ON THE SITE DEVELOPMENT PLAN. THE APPLICANT'S CONTRACTOR SHALL STRIP THE SURFACE SOIL FROM THE AREA FOR THE CONSTRUCTION OF THE RETAINING WALL TO A DEPTH AT WHICH STRUCTURAL MATERIAL HAS BEEN ENCOUNTERED IN ORDER TO SUBMIT THE CONSTRUCTION OF THE RETAINING WALL WITH THE RETAINING WALL CONCRETE FOOTING SHALL BE FORMED AND POURED IN PLACE. ONCE THE FOOTING HAS CURED, FORMS SHALL BE REMOVED AND THE CONCRETE RETAINING WALL SHALL BE FORMED AND POURED IN PLACE. FOOTING WALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE "RETAINING WALL CROSS SECTION" DETAIL DELINEATED ON SHEET 4 OF 11 OF THE PROJECT PLANS. THE INSTALLATION OF THE RETAINING WALL SHALL EFFECTIVELY SEGREGATE THE CONSTRUCTION SITE FROM THE WETLAND SYSTEMS LOCATED TO THE NORTHEAST AND SOUTHWESTERLY OF THE IMPROVED PROJECT SITE AS WELL AS FROM THE UPLAND REVIEW AREA ADJACENT TO SUCH WETLAND SYSTEMS LOCATED SOUTHWESTERLY AND SOUTHERLY OF SAID WETLAND SYSTEMS.
- SURFACE SOIL STRIPPED FROM THE PROJECT SITE SHALL BE STOCKPILED IN A SURFACE SOIL STOCKPILE AREA AS DEPICTED ON THE EROSION CONTROL PLAN. SURFACE SOIL STOCKPILES SHALL HAVE A SLOPE NOT EXCEEDING 4:1, AND SHALL BE STABILIZED BY SEEDING WITH A PERENNIAL RYEGRASS MIX AND MULCH. THE PERENNIAL RYEGRASS MIX SHALL BE APPLIED AT A RATE OF 40 POUNDS PER ACRE. MULCH SHALL BE APPLIED AT THE RATE OF 80 POUNDS PER 1,000 SQUARE FEET, AND SHALL BE SPREAD BY HAND OR WITH A MULDERS SILT FENCE OR STAKED HAY BALE SHALL BE INSTALLED ALONG THE DOWN GRADIENT PERIPHERY OF EACH SURFACE SOIL STOCKPILE LOCATION.
- THE APPLICANT'S CONTRACTOR SHALL INSTALL THE RIP RAP PREFORMED SCOUR HOLE OUTLET TO ACCOMMODATE THE DISCHARGE OF STORMWATER FROM THE UNDERGROUND STORMWATER DETENTION SYSTEM. THE PREFORMED SCOUR HOLE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "PLUNGE POOL" DETAIL AS DEPICTED ON SHEET 5 OF 11 OF THE PROJECT PLANS.
- THE STORMWATER OUTLET PIPE AND FLARED END SECTION SHALL BE INSTALLED TO INTERCONNECT THE SUBSURFACE STORMWATER DETENTION SYSTEM WITH THE RIP RAP PREFORMED SCOUR HOLE OUTLET PROTECTION ACCORDING TO DETAIL. INSTALL DETENTION POOL OVERFLOW TEMPORARY SEDIMENT TRAP BERM IN LOCATION SPECIFIED ON PLAN AS SHOWN ON DETAIL.
- THE SUBSURFACE STORMWATER DETENTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT PLANS AS WELL AS OTHER SUBSURFACE INSTALLATIONS DEPICTED ON THE SITE DEVELOPMENT PLAN INCLUDING, BUT NOT LIMITED TO, UNDERGROUND FUEL STORAGE TANKS AND ASSOCIATED PIPING AND CONTAINMENT SYSTEMS AS WELL AS STORMWATER DRAINAGE AND TREATMENT SYSTEMS INCLUDING, BUT NOT LIMITED TO, THE TWO OIL WATER SEPARATORS INCORPORATED INTO THE STORMWATER TREATMENT TRAIN FOR THE PROJECT. SUBSURFACE INSTALLATION SHALL BE INSTALLED AS COMPACTED FILL IS BEING PLACED ON THE PROJECT SIDE OF THE RETAINING WALL, SEQUENTIALLY AS COMPACTED STRUCTURAL MATERIAL IS PLACED TO THE ELEVATION AT WHICH SUCH INSTALLATIONS ARE TO OCCUR AS DEPICTED ON THE SITE DEVELOPMENT PLAN.
- BUILDING CONSTRUCTION AND OTHER SITE DEVELOPMENT, INCLUDING THE INSTALLATION OF FUELING ISLANDS AND OTHER STRUCTURES SHALL PROCEED. SEQUENTIALLY, THE SUBSURFACE STORMWATER COLLECTION SYSTEM SHALL BE INSTALLED. AS CATCH BASINS ARE INSTALLED IN CONJUNCTION WITH THE SITE DEVELOPMENT OF THE PROPERTY, SILT SACKS OR THEIR EQUIVALENT SHALL BE INSTALLED IN EACH CATCH BASIN IN ORDER TO PREVENT THE INTRODUCTION OF SEDIMENT FROM AN UNSTABILIZED SITE INTO THE STORMWATER COLLECTION, STORAGE AND DISCHARGE SYSTEM.
- THE NORTHWESTERLY PORTION OF THE PROJECT SITE SHALL BE GRADED IN ACCORDANCE WITH THE SITE DEVELOPMENT PLAN.
- THE NORTHWESTERLY EMBANKMENT SLOPE SHALL BE STABILIZED BY SPREADING STOCKPILED SURFACE SOIL AT A THICKNESS OF NOT LESS THAN 4". AREAS TO BE SEEDED WILL BE PREPARED BY SPREADING GROUND LIME STONE EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE APPLIED AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET. FERTILIZER (10-10-10) IS TO BE APPLIED AT A RATE OF 7.5 POUNDS PER 1,000 SQUARE FEET, FOLLOWING THE INITIAL APPLICATION OF LIME AND FERTILIZER, THERE ARE TO BE NO PERIODIC APPLICATIONS OF LIME AND FERTILIZER.
- THE NORTHERLY EMBANKMENT SLOPE SHALL BE STABILIZED BY THE INSTALLATION OF NORTH AMERICAN GREEN 9:150 OR APPROVED EQUAL EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL BLANKET SLOPE INSTALLATION DETAIL AS DEPICTED ON SHEET 5 OF 10 OF THE SITE DEVELOPMENT PLAN.
- THE MANUEVERING AISLES AND PARKING AREAS SHALL BE PREPARED FOR BEARING COAT APPLICATION BY INSTALLING NOT LESS THAN 12" OF COMPACTED BANKRUN GRAVEL SUBBASE, COVERED BY NOT LESS THAN 6" OF COMPACTED PROCESSED GRAVEL BASE MATERIAL, AND THEREAFTER FINISHED WITH A 2 COAT APPLICATION OF 3" OF COMPACTED PORTLAND CEMENT CONCRETE PLACED IN 1.5" LIFTS IN ACCORDANCE WITH THE BITUMINOUS PAVEMENT DETAIL DELINEATED ON SHEET 7 OF THE 11 OF THE PROJECT PLANS.
- BITUMINOUS CONCRETE CUR CURBING SHALL BE INSTALLED IN THE AREAS DEPICTED ON THE SITE DEVELOPMENT PLAN.

- DISTURBED AREAS OF THE SITE NOT PROPOSED FOR PAVEMENT, AND SPECIFICALLY EXCLUDING THE NORTHWESTERLY EMBANKMENT SLOPE, SHALL BE STABILIZED BY SPREADING STOCKPILED SURFACE SOIL OVER THESE AREAS AT A THICKNESS OF NOT LESS THAN 4". THESE AREAS SHALL BE PREPARED FOR SEEDING BY SPREADING GROUND LIME STONE EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE APPLIED AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET. FERTILIZER (10-10-10) IS TO BE APPLIED AT A RATE OF 7.5 POUNDS PER 1,000 SQUARE FEET. FOLLOWING THE INITIAL APPLICATION OF LIME AND FERTILIZER, THERE ARE TO BE NO PERIODIC APPLICATIONS OF LIME AND FERTILIZER PER 1,000 SQUARE FEET AND ANCHORED BY TRACKING. SEEDING SHALL ONLY OCCUR BETWEEN APRIL 15 AND JUNE 15 AND AUGUST 15 TO OCTOBER 1.

- ONCE ALL DISTURBED AREAS HAVE BEEN THOROUGHLY STABILIZED, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED, INCLUDING THE REMOVAL OF ALL SILT SACKS FROM CATCH BASINS WITHIN THE PROJECT AREA.

MAINTENANCE SCHEDULE

THE APPLICANT INCORPORATES THE FOLLOWING MAINTENANCE SCHEDULE INTO ANY PERMIT OR LICENSE GRANTED BY THE MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION IN CONJUNCTION WITH THE DEVELOPMENT, USE OR OPERATION OF THE PROPOSED GASOLINE/CONVENIENCE STORE FACILITY LOCATED AT 1499 AND 1505 HARTFORD-NEW LONDON TURNPIKE (CONNECTICUT ROUTE 05) IN ORDER TO INSURE THAT THE STORMWATER COLLECTION AND WATER QUALITY MEASURES INCORPORATED INTO THE PROJECT DESIGN COMPLY WITH OR EXCEED THE 2004 WATER QUALITY GUIDELINES PROMULGATED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

CONSTRUCTION PERIOD MAINTENANCE.

- SILT FENCE AND/OR WOOD CHIP BERMS SHALL BE INSPECTED IN ACCORDANCE WITH THE GENERAL PROCEDURES SECTION OF THIS NARRATIVE AND REPAIRED AND MAINTAINED AS NECESSARY. AT ANY TIME THAT SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR THE WOOD CHIP BERM, THE SEDIMENT SHALL BE REMOVED AND UTILIZED AS SITE FILL IN FILL AREAS ON THE PROJECT SITE.
- AS THE SUBSURFACE STORMWATER COLLECTION AND DETENTION SYSTEM IS BEING INSTALLED, AND AS SITE FILL IS BEING PLACED IN CONJUNCTION WITH THE GRADING OF THE RETAINED PROJECT SITE, THE STORMWATER COLLECTION AND DETENTION SYSTEM SHALL BE INSPECTED AFTER EACH STORM EVENT RESULTING IN THE DEPOSITION OF IN EXCESS OF 0.10" OF PRECIPITATION AND CLEANED AS NECESSARY.
- SILT SACKS SHALL BE INSPECTED WEEKLY AND AFTER EVERY STORM EVENT RESULTING IN THE DEPOSITION OF MORE THAN 0.10" OF PRECIPITATION AND CLEANED AS NECESSARY. IF ANY INSPECTION DISCLOSES ANY BREACH IN A SILT SACK, THE SILT SACK SHALL BE REPLACED IMMEDIATELY.

PERMANENT MAINTENANCE SCHEDULE

- ALL PARKING AREAS, ROADWAYS, SIDEWALKS, DRIVEWAYS AND OTHER IMPERVIOUS AREAS (OTHER THAN ROOFTOPS) SHALL BE SWEEP CLEAN OF SAND, LITTER AND OTHER POSSIBLE POLLUTANTS TWICE EACH YEAR, ONCE BETWEEN NOVEMBER 14 AND DECEMBER 15 (AFTER LEAF FALL HAS CONCLUDED) AND ONCE DURING THE MONTH OF APRIL (AFTER THE POSSIBILITY OF FURTHER SANDING HAS ENDED). ALL MATERIAL ACCUMULATED AS A RESULT OF THE SWEEPING ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH LAW.
- ALL CATCH BASIN SUMPS SHALL BE INSPECTED TWICE YEARLY AND SHALL BE CLEANED WHEN THE LEVEL OF SEDIMENT REACHES 1" BELOW THE INVERT OF THE DISCHARGE FROM THE CATCH BASIN. ANY CATCH BASIN THAT CANNOT BE TREATED AS REGULATED WASTE AND DISPOSED OF IN ACCORDANCE WITH LAW BY A DULY AUTHORIZED REGULATED WASTE HAULER.
- EACH OIL WATER SEPARATOR SHALL BE INSPECTED TWICE ANNUALLY DURING THE PERIOD NOVEMBER 15 - DECEMBER 15 AND APRIL 15 - MAY 15 AND CLEANED AS NECESSARY. ANY MATERIAL REMOVED FROM THE OIL WATER SEPARATORS SHALL BE DISPOSED OF IN ACCORDANCE WITH LAW. THE OIL WATER SEPARATORS SHALL BE CLEANED BY A LICENSED ENVIRONMENTAL WASTE MANAGEMENT COMPANY.
- DURING THE FIRST TWO (2) YEARS SUBSEQUENT TO THE COMPLETION OF THE PROJECT, AFTER EVERY STORM EVENT RESULTING IN THE DEPOSITION OF IN EXCESS OF 1" OF RAINFALL, THE APPLICANT SHALL INSPECT THE NORTHWESTERLY EMBANKMENT SLOPE FOR CHANNELIZATION. THEREAFTER, AFTER EACH STORM EVENT EQUALING OR EXCEEDING THE TWO (2) YEAR STORM EVENT, THE APPLICANT SHALL INSPECT THE NORTHWESTERLY EMBANKMENT SLOPE FOR CHANNELIZATION. IF CHANNELIZATION IS OCCURRING, THE APPLICANT SHALL IMMEDIATELY RETAIN THE SERVICES OF A CERTIFIED SOIL AND EROSION CONTROL SPECIALIST IN ORDER TO DESIGN REMEDIAL MEASURES TO DIFFUSE THE FLOW CAUSING THE CHANNELIZATION AND SHALL FORTHWITH IMPLEMENT THE REMEDIAL MEASURES DESIGNED BY THE SOIL AND EROSION CONTROL SPECIALIST.

SEDIMENTATION AND EROSION CONTROL MEASURES

- CLEAR TREES, BRUSH FROM AREA TO BE GRADED.
- INSTALL SILT FENCE EROSION BARRIER (SEE PLAN).
- FILL AND GRADE ONLY THOSE AREAS SHOWN ON PLAN.
- REMOVE ALL STONES, STUMPS, ETC. FROM GRADED AREA, THEN PLACE LOAM TO A DEPTH OF 4" OR MORE.
- DURING SEED BED PREPARATION, APPLY FERTILIZER AT THE RATE OF 7.5 LBS. PER 1000 SQUARE FEET USING 10-10-10 OR EQUIVALENT.
- SEED ALL EXPOSED AREAS WITH THE FOLLOWING SEED MIXTURE:
KENTUCKY BLUEGRASS .25 LBS/1000 SQ. FT.
CREeping REE FESCUE .25 LBS/1000 SQ. FT.
PERENNIAL RYEGRASS .50 LBS/1000 SQ. FT.
- AFTER SEEDING, MULCH SHOULD BE APPLIED TO EXPOSED AREAS. STRAW AND MULCHES REQUIRE ANCHORING. THIS MAY BE ACCOMPLISHED BY THE USE OF A MULCHING ANCHORING TOOL, LIQUID MULCH BINDER, OR BY DRIVING TRACKED EQUIPMENT UP AND DOWN THE SLOPE KEEPING THE TRACK CLEATS PERPENDICULAR TO THE SLOPE.
- WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED PRIOR TO OCTOBER 30, APPLY JUTE MESH AS PER CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
- ALL INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL THE AREA IS ESTABLISHED. INSPECTIONS SHOULD BE MADE AT LEAST ONCE A WEEK, AND AFTER EACH RAIN.

DELINEATION OF NO FEASIBLE AND PRUDENT ALTERNATIVES

IN THE EVENT THAT THE TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION DEEMS THE PROPOSED DEVELOPMENT OF THE GASOLINE/CONVENIENCE STORE FACILITY AS DELINEATED ON THE SITE DEVELOPMENT PLAN, AS AN ACTIVITY WHICH COULD HAVE A SIGNIFICANT IMPACT ON WETLANDS AND WATERCOURSES, IT IS THE OBLIGATION OF THE APPLICANT TO DEMONSTRATE TO THE MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION THAT NO FEASIBLE AND PRUDENT ALTERNATIVE EXISTS TO THE PROPOSED REGULATED ACTIVITIES WHICH THE APPLICANT INTENDS TO CONDUCT IN UPLAND REVIEW AREAS ADJACENT TO WETLANDS IN CONJUNCTION WITH THE DEVELOPMENT, USE AND OPERATION OF THE PROJECT.

AS DEFINED IN CONNECTICUT GENERAL STATUTES §22a-38(17) "FEASIBLE" MEANS ABLE TO BE CONSTRUCTED OR IMPLEMENTED CONSISTENT WITH SOUND ENGINEERING PRINCIPLES, AS DEFINED IN §22a-38(18) OF THE CONNECTICUT GENERAL STATUTES, "PRUDENT" MEANS ECONOMICALLY OR OTHERWISE REASONABLE IN LIGHT OF THE SOCIAL BENEFITS TO BE DERIVED FROM THE PROPOSED REGULATED ACTIVITY PROVIDED COST MAY BE CONSIDERED IN DECIDING WHAT IS PRUDENT AND FURTHER PROVIDED A MERG SHOWING OF EXPENSE WILL NOT NECESSARILY SHOW AN ALTERNATIVE IS IMPRODENT.

AS DELINEATED IN THE APPLICATION TO THE MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION, THE PROJECT SITE, FOR DEVELOPMENT, WILL REQUIRE THE COMBINATION OF TWO (2) EXISTING SEPARATE AND DISTINCT TRACTS OR PARCELS OF LAND, COMMONLY KNOWN AND DESIGNATED AS 1499 HARTFORD-NEW LONDON TURNPIKE OWNED BY RECORD DEER RUN STABLE, LLC AND 1505 HARTFORD-NEW LONDON TURNPIKE OWNED BY RECORD DEER RUN STABLE, LLC. BOTH PARCELS CONTAIN APPROXIMATELY 1 ACRE IN SIZE. MUNICIPAL WATER AND MUNICIPAL SEWER ARE NOT AVAILABLE TO FOSTER DEVELOPMENT IN THE CONNECTICUT ROUTE 05 CORRIDOR.

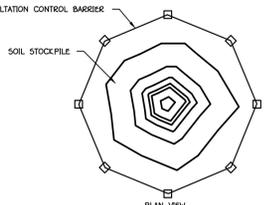
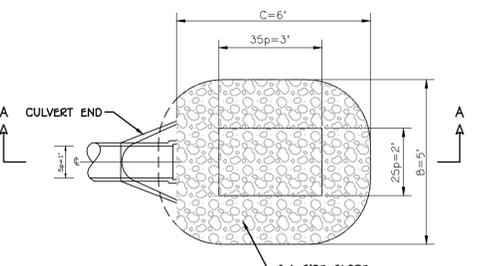
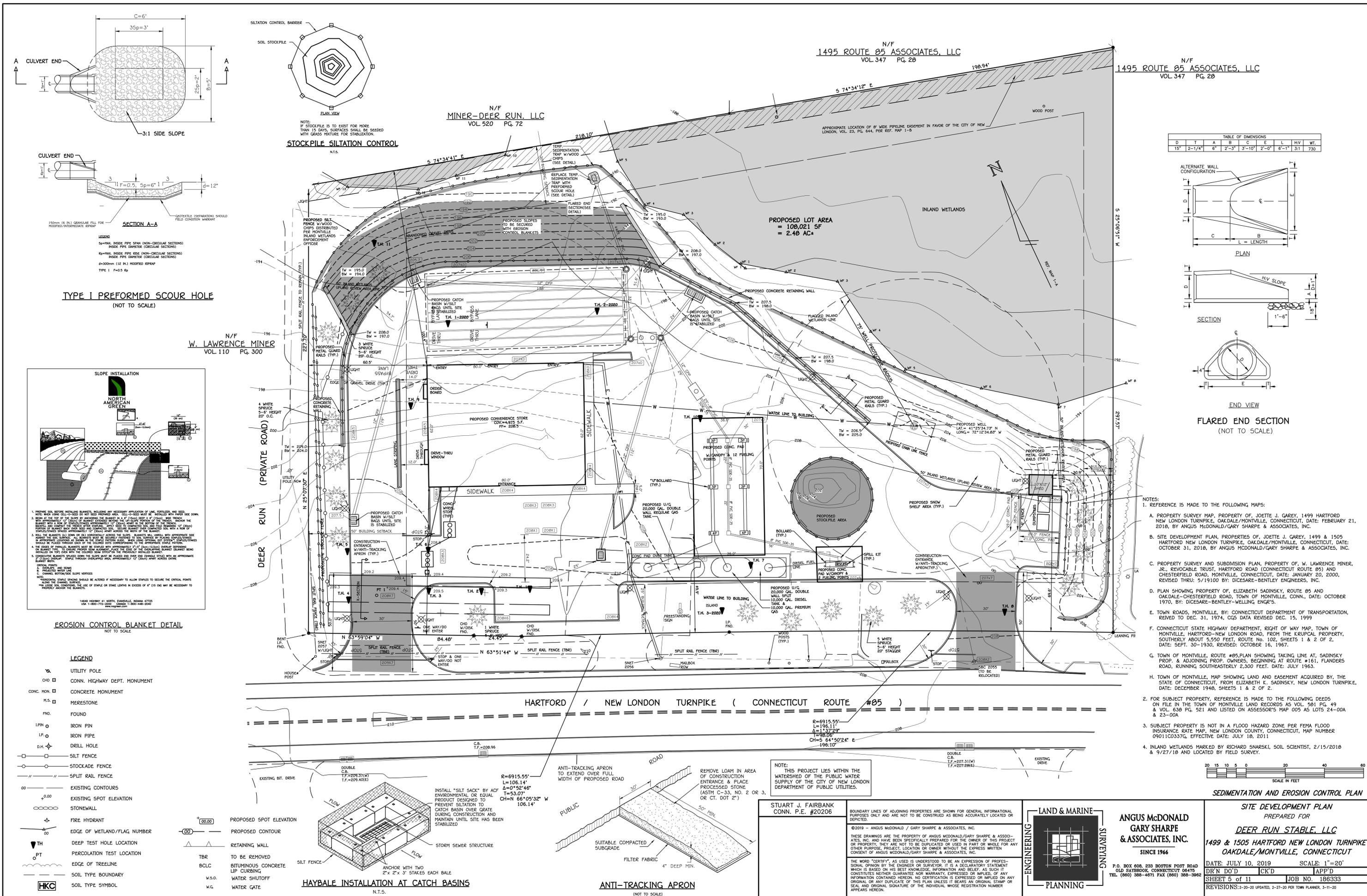
AS DEPICTED ON THE SITE DEVELOPMENT PLAN, NEARLY 50% OF THE EASTERLY PARCEL IS ENCUMBERED BY INLAND WETLAND SOILS. IN ADDITION, THE NORTHWESTERLY CORNER OF THE WESTERLY PARCEL IS ENCUMBERED BY INLAND WETLAND SOILS. PURSUANT TO THE ZONING REGULATIONS AND ZONING MAP PROMULGATED BY THE TOWN OF MONTVILLE PLANNING AND ZONING COMMISSION, THESE COMBINED PROPERTIES HAVE BEEN DESIGNATED AS PROTECTED FOR COMMERCIAL USE. THE HARTFORD-NEW LONDON TURNPIKE (CONNECTICUT ROUTE 05) IS AN ARTERIAL HIGHWAY SYSTEM WITHIN THE TOWN OF MONTVILLE AND AN AREA DESIGNATED BY THE TOWN OF MONTVILLE PLAN OF CONSERVATION AND DEVELOPMENT AS AN AREA WHERE COMMERCIAL DEVELOPMENT SHOULD BE ENCOURAGED.

COMMERCIAL DEVELOPMENT ON THE EASTERLY PARCEL, IN AND OF ITSELF, IS NOT FEASIBLE DUE TO THE LIMITED AREA OF THE SITE AVAILABLE FOR DEVELOPMENT WITHOUT INCURRING DIRECT IMPACTS TO THE INLAND WETLAND SYSTEM LOCATED IN THE NORTHERLY AREA OF THAT LOT. IT IS ONLY BY COMBINING THE TWO LOTS INTO ONE SINGLE TRACT OR PARCEL OF LAND THAT COMMERCIAL DEVELOPMENT BECOMES FEASIBLE. GIVING DUE CONSIDERATION TO THE FACT THAT IT IS NECESSARY FOR THE DEVELOPMENT OF AN ON-SITE SEPTIC SYSTEM AND POTABLE WATER SUPPLY WELL WHICH CONFORMS TO THE REQUIREMENTS OF THE CONNECTICUT PUBLIC HEALTH CODE.

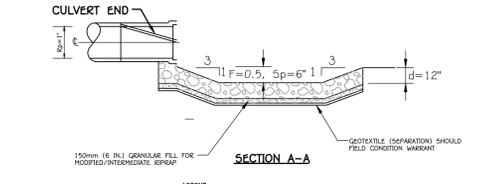
IT IS NOT FEASIBLE TO PROPOSE DEVELOPMENT OF THESE PROPERTIES FOR A USE WHICH IS NOT PERMITTED IN THE C-1 ZONING DISTRICT. IT IS ONLY BY A COMBINATION OF THE TWO SEPARATE AND DISTINCT PARCELS THAT THE PARCELS ATTAIN SUFFICIENT AREA IN ORDER TO MAKE COMMERCIAL DEVELOPMENT VIABLE. DUE TO THE LIMITED AVAILABILITY OF UPLAND AREA ON THE COMBINED PARCELS, COUPLED WITH THE NEED TO ACCOMMODATE AN ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM, POTABLE WATER SUPPLY WELL AND PARKING, THERE ARE FEW COMMERCIAL USES WHICH ARE ECONOMICALLY VIABLE ON SUCH LIMITED DEVELOPABLE AREA. HOWEVER, A GASOLINE/CONVENIENCE STORE FACILITY DOES FIT AND HAS ECONOMIC VIABILITY ON AN ARTERIAL ROAD. IT IS THE VERY TYPE OF LIMITED USE FOR THIS PROPERTY WHICH MEETS THE "PRUDENT TEST." THE APPLICANT'S DESIGN ENGINEER HAS CONSULTED WITH AN ENVIRONMENTAL CONSULTANT, WHO HAS FORMULATED A SITE DEVELOPMENT METHODOLOGY WHICH RESULTS IN NO DIRECT IMPACT TO INLAND WETLANDS AND ADJACENT TO THE PROPERTY BEING DEVELOPED. THE APPLICANT'S ENGINEER HAS CONSIDERED OTHER DEVELOPMENT METHODOLOGIES WHICH ARE LIMITED TO GRADING OF THE ENTIRE SITE RATHER THAN RETAINING THE NORTHEASTERLY PORTION OF THE SITE. HOWEVER, ALL OTHER DEVELOPMENT METHODOLOGIES WOULD RESULT IN DIRECT IMPACTS TO INLAND WETLANDS.

BY RETAINING THE IMPROVED SITE, THE APPLICANT'S ENGINEER HAS EFFECTIVELY SEGREGATED THE DEVELOPED AREA, BOTH DURING CONSTRUCTION, AND AFTER COMPLETION OF CONSTRUCTION DURING COMMERCIAL OPERATION, FROM THE ADJACENT WETLAND SYSTEMS TO THE NORTHWEST AND NORTH. THE RETAINED DEVELOPMENT SITE WILL BE VERTICALLY AT AN ELEVATION 6" OR MORE HIGHER THAN THAT OF THE ADJACENT WETLAND SYSTEMS AND THE SITE WILL BE GRADED TO PREVENT FLOW OF UNTREATED STORMWATER OFF OF THE IMPROVED PROJECT SITE TO THE ADJACENT WETLAND SYSTEMS. THE STORMWATER COLLECTION SYSTEM INCORPORATES INTO THE TREATMENT TRAIN FOR THE STORMWATER FALLING ON THE SITE THREE SEPARATE AND DISTINCT HIGH HYDROLOGICAL CAPACITY SUBSURFACE STORMWATER DETENTION CATCH BASINS INCORPORATED INTO THE PROJECT DESIGN WHICH DEEM TO CAPTURE SAND, SEDIMENT AND OTHER DEBRIS AND RETAIN THE SAME IN THE TREATMENT TRAIN.

SECOND, THE DESIGN ENGINEER HAS INCORPORATED INTO THE TREATMENT TRAIN TWO (2) OIL WATER SEPARATORS IN ORDER TO CAPTURE ANY POLLUTANTS WHICH MAY FALL OR SPILL ON THE PAVED PARKING AND MANUEVERING LANE AREAS OF THE PROJECT SITE AND RETAIN THE SAME FOR DISPOSAL IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. THIRD, THE DESIGN ENGINEER HAS PLACED THE RIP RAP PREFORMED SCOUR HOLE FOR STORMWATER DISCHARGE IN A LOCATION WHICH WILL ATTAIN VEGETATIVE TREATMENT OF THE DISCHARGED STORMWATER BEFORE THE STORMWATER REACHES THE ADJACENT WETLANDS SYSTEM. IT SHOULD BE NOTED THAT WHILE THE RIP RAP PREFORMED SCOUR HOLE IS SPECIFIED FOR INSTALLATION ADJACENT WESTERLY TO WETLAND FLAG 5, THE DIRECTION OF FLOW OF STORMWATER OUTLETTING



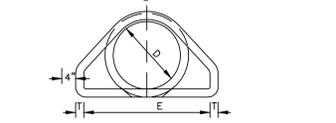
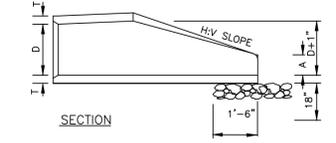
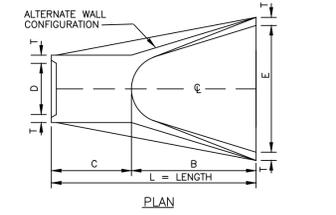
STOCKPILE SILTATION CONTROL
 NOTE: IF STOCKPILE IS TO EXIST FOR MORE THAN 15 DAYS, SURFACES SHALL BE SEEDED WITH GRASS MIXTURE FOR STABILIZATION.



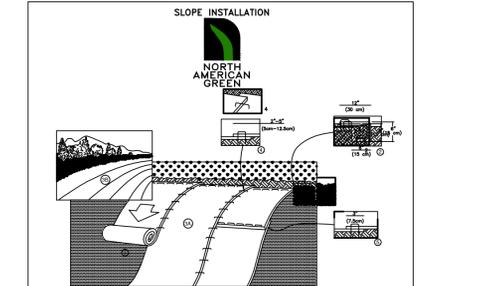
TYPE I PREFORMED SCOUR HOLE
 (NOT TO SCALE)

TABLE OF DIMENSIONS

D	T	A	B	C	E	L	HV	WT.
15'	2'-1/4"	6"	2'-3"	3'-10"	2'-0"	6'-1"	3:1	730

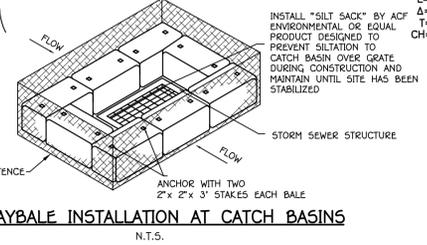


FLARED END SECTION
 (NOT TO SCALE)



EROSION CONTROL BLANKET DETAIL
 (NOT TO SCALE)

- LEGEND**
- UTILITY POLE
 - CONN. HIGHWAY DEPT. MONUMENT
 - CONC. MON. CONCRETE MONUMENT
 - M.S. MERESTONE
 - FND. FOUND
 - LPIN IRON PIN
 - LP. IRON PIPE
 - D.H. DRILL HOLE
 - SILT FENCE
 - STOCKADE FENCE
 - SPLIT RAIL FENCE
 - EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
 - STONEWALL
 - FIRE HYDRANT
 - EDGE OF WETLAND/FLAG NUMBER
 - DEEP TEST HOLE LOCATION
 - PERCOLATION TEST LOCATION
 - EDGE OF TREETLINE
 - SOIL TYPE BOUNDARY
 - SOIL TYPE SYMBOL
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR
 - RETAINING WALL
 - TO BE REMOVED
 - BCLC BITUMINOUS CONCRETE LIP CURBING
 - W.S.O. WATER SHUTOFF
 - W.G. WATER GATE



HAYBALE INSTALLATION AT CATCH BASINS
 N.T.S.



ANTI-TRACKING APRON
 (NOT TO SCALE)

- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. PROPERTY SURVEY MAP, PROPERTY OF JOETTE J. GAREY, 1499 HARTFORD NEW LONDON TURNPIKE, OAKDALE/MONTVILLE, CONNECTICUT, DATE: FEBRUARY 21, 2018, BY ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
 - B. SITE DEVELOPMENT PLAN, PROPERTIES OF JOETTE J. GAREY, 1499 & 1505 HARTFORD NEW LONDON TURNPIKE, OAKDALE/MONTVILLE, CONNECTICUT, DATE: OCTOBER 31, 2018, BY ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
 - C. PROPERTY SURVEY AND SUBDIVISION PLAN, PROPERTY OF W. LAWRENCE MINER, JR., REVOCABLE TRUST, HARTFORD ROAD (CONNECTICUT ROUTE 05) AND CHESTERFIELD ROAD, MONTVILLE, CONNECTICUT, DATE: JANUARY 20, 2000, REVISED THRU: 5/19/00 BY: DICESAGE-BENTLEY-ENGINEERS, INC.
 - D. PLAN SHOWING PROPERTY OF ELIZABETH SADINSKY, ROUTE 05 AND OAKDALE-CHESTERFIELD ROAD, TOWN OF MONTVILLE, CONN., DATE: OCTOBER 1970, BY: DICESAGE-BENTLEY-ENGINEERS.
 - E. TOWN ROADS, MONTVILLE, BY: CONNECTICUT DEPARTMENT OF TRANSPORTATION, REVISED TO DEC. 31, 1974, CGS DATA REVISED DEC. 15, 1999
 - F. CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF MONTVILLE, HARTFORD-NEW LONDON ROAD, FROM THE KRUPAL PROPERTY, SOUTHERLY ABOUT 5,550 FEET, ROUTE No. 102, SHEETS 1 & 2 OF 2, DATE: SEPT. 30-1930, REVISED: OCTOBER 16, 1967.
 - G. TOWN OF MONTVILLE, ROUTE #05 PLAN SHOWING TAKING LINE AT SADINSKY PROP. & ADJOINING PROP. OWNERS, BEGINNING AT ROUTE #161, FLANDERS ROAD, RUNNING SOUTHEASTERLY 2,300 FEET, DATE: JULY 1963.
 - H. TOWN OF MONTVILLE, MAP SHOWING LAND AND EASEMENT ACQUIRED BY THE STATE OF CONNECTICUT, FROM ELIZABETH K. SADINSKY, NEW LONDON TURNPIKE, DATE: DECEMBER 1948, SHEETS 1 & 2 OF 2.
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF MONTVILLE LAND RECORDS AS VOL. 561 PG. 49 & VOL. 638 PG. 521 AND LISTED ON ASSESSOR'S MAP 005 AS LOTS 24-00A & 23-00A
 - SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, MAP NUMBER 09011C0337G, EFFECTIVE DATE: JULY 18, 2011
 - INLAND WETLANDS MARKED BY RICHARD SNARSKI, SOIL SCIENTIST, 2/15/2018 & 9/27/18 AND LOCATED BY FIELD SURVEY.



SCALE IN FEET

NOTE: THIS PROJECT LIES WITHIN THE WATERSHED OF THE PUBLIC WATER SUPPLY OF THE CITY OF NEW LONDON DEPARTMENT OF PUBLIC UTILITIES.

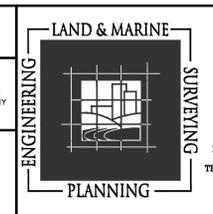
STUART J. FAIRBANK
 CONN. P.E. #20206

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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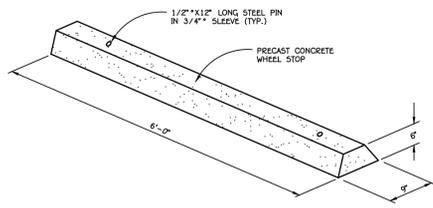


**ANGUS McDONALD
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 SINCE 1966

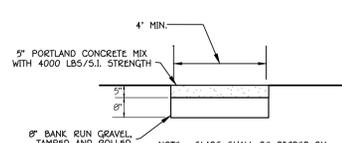
P.O. BOX 608, 233 BOSTON POST ROAD
 OLD SAYBROOK, CONNECTICUT 06476
 TEL. (860) 388-4071 FAX (860) 388-3882

SITE DEVELOPMENT PLAN
 PREPARED FOR
DEER RUN STABLE, LLC
 1499 & 1505 HARTFORD NEW LONDON TURNPIKE
 OAKDALE/MONTVILLE, CONNECTICUT

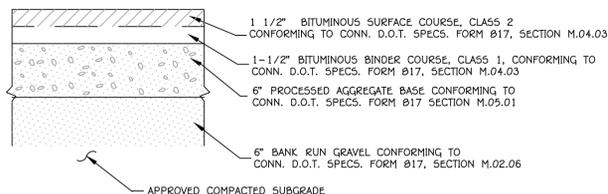
DATE: JULY 10, 2019 SCALE: 1"=20'
 DR'N DO'D CK'D APP'D
 SHEET 5 OF 11 JOB NO. 186333
 REVISIONS: 2-20-20 UPDATED, 2-27-20 PER TOWN PLANNER, 3-11-20



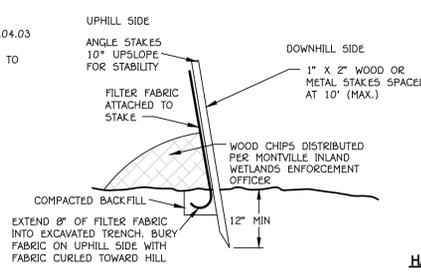
CONCRETE WHEEL STOP
(NOT TO SCALE)



CONCRETE SIDEWALK DETAIL
(NOT TO SCALE)



DRIVEWAY / PARKING PAVEMENT SECTION
(NOT TO SCALE)



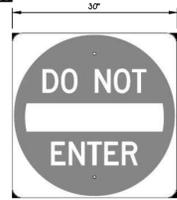
HANDICAPPED PARKING SIGN DETAIL
(NOT TO SCALE)
12"x18"



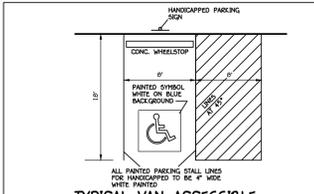
VAN HANDICAPPED PARKING SIGN DETAIL
(NOT TO SCALE)
12"x18"



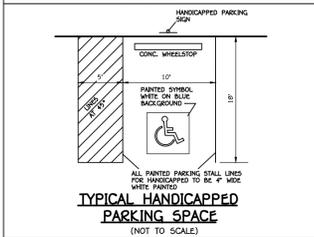
ENTRANCE ONLY SIGN DETAIL
(NOT TO SCALE)
12"x18"



DO NOT ENTER SIGN DETAIL
(NOT TO SCALE)
30"x30"



TYPICAL VAN ACCESSIBLE HANDICAPPED PARKING SPACE
(NOT TO SCALE)



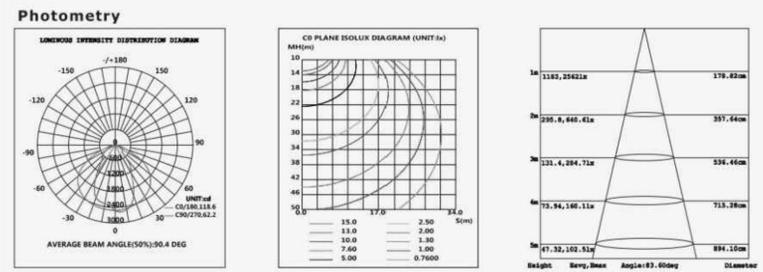
TYPICAL HANDICAPPED PARKING SPACE
(NOT TO SCALE)

Specifications
Unit: inch(mm)

Structure Features

- Shell materials: Aluminum & PC.
- Finish: Dark Bronze/White
- Net weight: 2.90kgs (6.40 lbs)
- Packing Size: L39cm* W27cm* H19cm

Power	45W	Lighting Angle	60°x120°
Input Voltage	AC120-277V	LED Brightness Decay	<5%/6000 hrs
PF	>0.95	Working Life	>50000 hrs
Driver Efficiency	>90%	Working Temperature	-30 ~ +45°C
Luminous Flux	4800 Lm	Storage Temperature	-40 ~ +80°C
Color Temperature	3000K/4000K/5000K/5700K/6500K	Protection Level	Wet Location/IP65
CRI	Ra>80	Cable	Input Connect, No cable

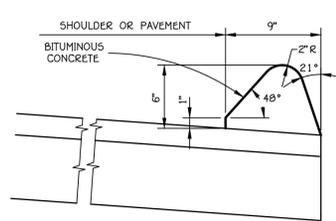
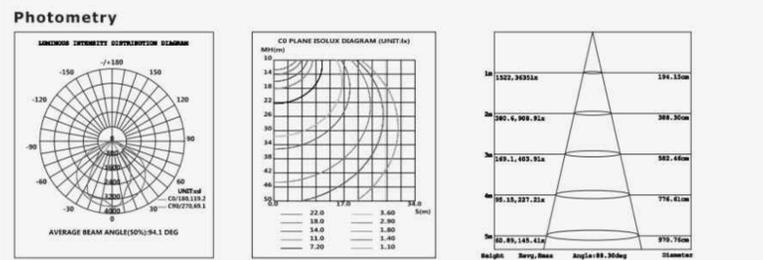


Specifications
Unit: inch(mm)

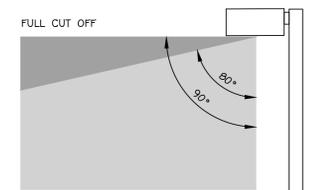
Structure Features

- Shell materials: Aluminum & PC.
- Finish: Dark Bronze/White
- Net weight: 3kgs (6.61 lbs)
- Packing Size: L39cm* W27cm* H19cm

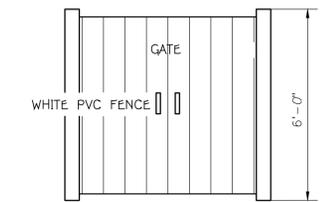
Power	70W	Lighting Angle	60°x120°
Input Voltage	AC120-277V	LED Brightness Decay	<5%/6000 hrs
PF	>0.95	Working Life	>50000 hrs
Driver Efficiency	>90%	Working Temperature	-30 ~ +45°C
Luminous Flux	7200 Lm	Storage Temperature	-40 ~ +80°C
Color Temperature	3000K/4000K/5000K/5700K/6500K	Protection Level	Wet Location/IP65
CRI	Ra>80	Cable	Input Connect, No cable



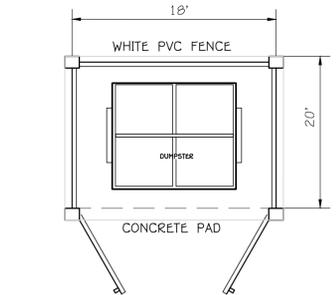
BITUMINOUS CONCRETE LIP CURBING
N.T.S.



FULL CUT OFF WALL PACK LIGHTING DETAIL
(NOT TO SCALE)

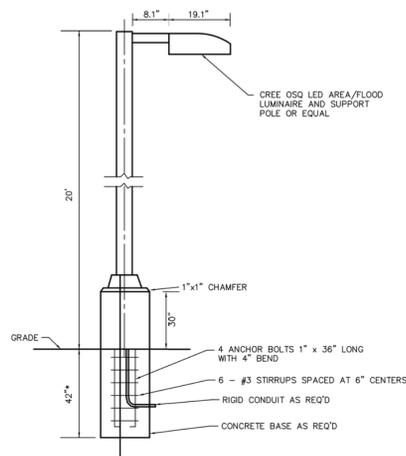


SIDE

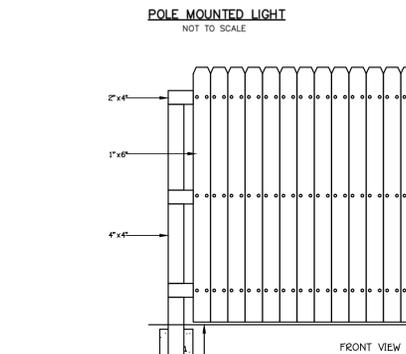


PLAN

DUMPSTER ENCLOSURE DETAIL
(NOT TO SCALE)
SEE SITE DEVELOPMENT PLANS FOR LOCATION.



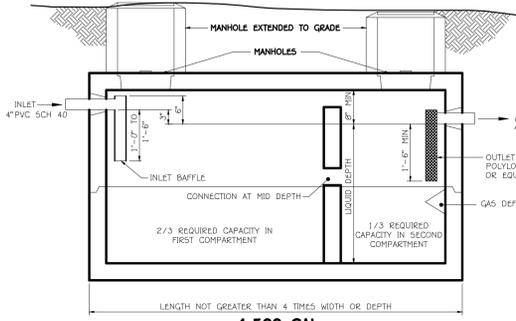
POLE MOUNTED LIGHT
(NOT TO SCALE)



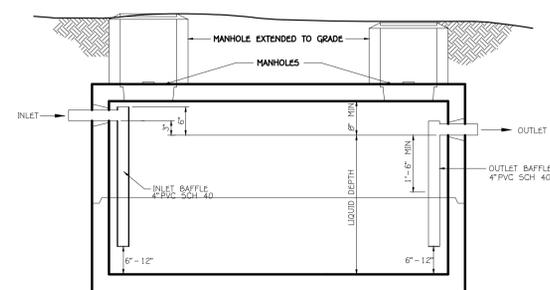
STOCKADE FENCE DETAIL
(NOT TO SCALE)



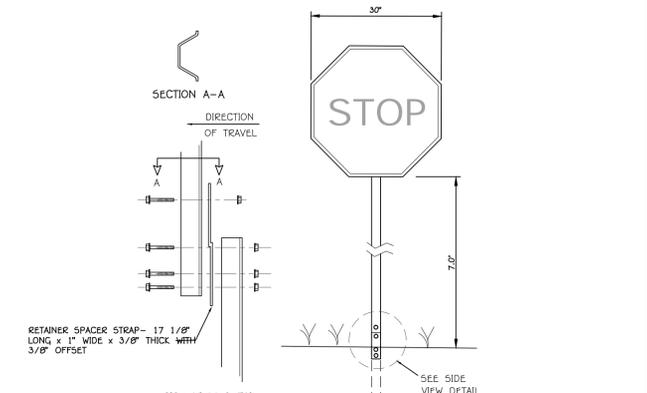
STOP SIGN DETAIL
(NOT TO SCALE)
30"x30"



1,500 GAL TWO COMPARTMENT SEPTIC TANK
(NOT TO SCALE)



1,500 GAL GREASE INTERCEPTOR TANK
(NOT TO SCALE)



TYPICAL BREAK AWAY SIGN DETAIL
(NOT TO SCALE)



DETAILS

<p>STUART J. FAIRBANK CONN. P.E. #20206</p>	<p>BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.</p> <p>©2016 - ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.</p> <p>THESE DRAWINGS ARE THE PROPERTY OF ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC. AND HAVE BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. THEY ARE NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.</p> <p>THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.</p>	<p>LAND & MARINE SURVEYING</p> <p>ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC. SINCE 1966</p> <p>P.O. BOX 608, 293 BOSTON POST ROAD OLD SAYBROOK, CONNECTICUT 06475 TEL. (860) 382-4871 FAX (860) 382-3862</p>	<p>SITE DEVELOPMENT PLAN PREPARED FOR DEER RUN STABLE, LLC 1499 & 1505 HARTFORD NEW LONDON TURNPIKE OAKDALE/MONTVILLE, CONNECTICUT</p> <p>DATE: JULY 10, 2019 SCALE: 1"=10' DR'N DOD CK'D APP'D SHEET 7 of 11 JOB NO. 186333</p> <p>REVISIONS: 1/13/20 REVISED PER COMMENTS, 2-20-20 UPDATED, 2-27-20 PER TOWN PLANNER, 3-11-20</p>
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N/F
1495 ROUTE 85 ASSOCIATES, LLC
VOL. 347 PG. 28

N/F
MINER-DEER RUN, LLC
VOL. 520 PG. 72

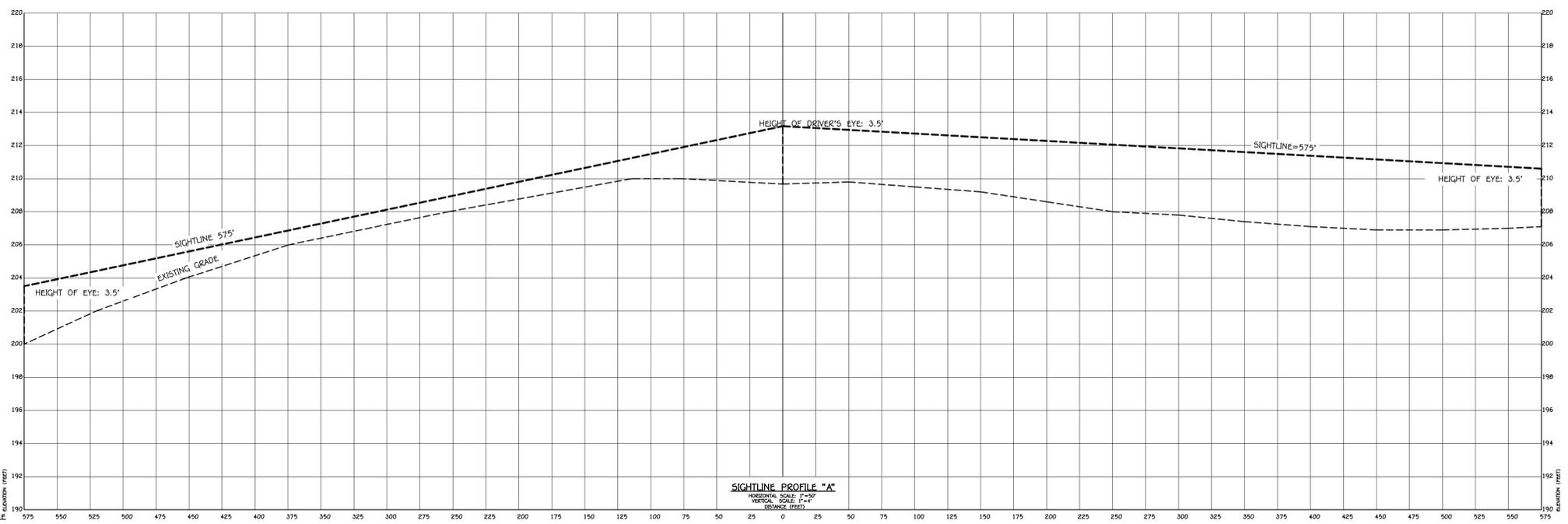
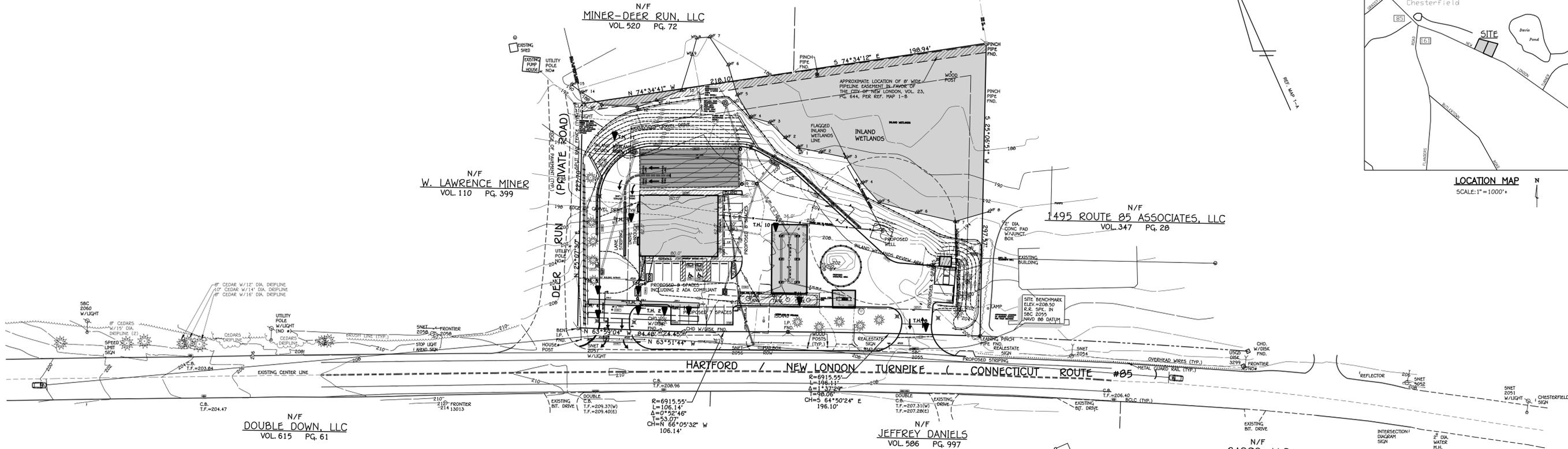
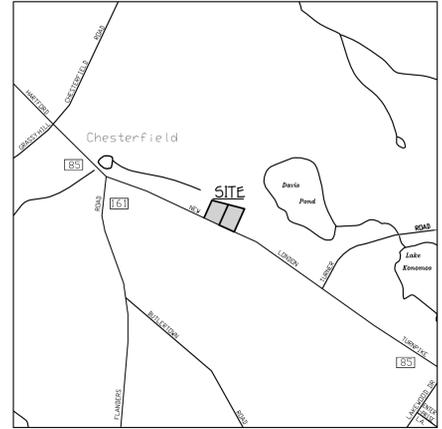
N/F
W. LAWRENCE MINER
VOL. 110 PG. 399

N/F
1495 ROUTE 85 ASSOCIATES, LLC
VOL. 347 PG. 28

N/F
DOUBLE DOWN, LLC
VOL. 615 PG. 61

N/F
JEFFREY DANIELS
VOL. 586 PG. 997

N/F
BADCO, LLC
VOL. 523 PG. 4



- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. PROPERTY SURVEY MAP, PROPERTY OF JOETTE J. GAREY, 1499 HARTFORD NEW LONDON TURNPIKE, OAKDALE/MONTVILLE, CONNECTICUT, DATE: FEBRUARY 21, 2018, BY ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
 - B. SITE DEVELOPMENT PLAN, PROPERTIES OF JOETTE J. GAREY, 1499 & 1505 HARTFORD NEW LONDON TURNPIKE, OAKDALE/MONTVILLE, CONNECTICUT, DATE: OCTOBER 31, 2018, BY ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
 - C. PROPERTY SURVEY AND SUBDIVISION PLAN, PROPERTY OF W. LAWRENCE MINER, JR., REVOCABLE TRUST, HARTFORD ROAD (CONNECTICUT ROUTE 85) AND CHESTERFIELD ROAD, MONTVILLE, CONNECTICUT, DATE: JANUARY 20, 2000, REVISED THRU: 5/19/00 BY: DICESARE-BENTLEY ENGINEERS, INC.
 - D. PLAN SHOWING PROPERTY OF ELIZABETH SADINSKY, ROUTE 85 AND OAKDALE-CHESTERFIELD ROAD, TOWN OF MONTVILLE, CONN., DATE: OCTOBER 1970, BY: DICESARE-BENTLEY-WELLING ENGR'S.
 - E. TOWN ROADS, MONTVILLE, BY: CONNECTICUT DEPARTMENT OF TRANSPORTATION, REVISED TO DEC. 31, 1974, CGS DATA REVISED DEC. 15, 1999
 - F. CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF MONTVILLE, HARTFORD-NEW LONDON ROAD, FROM THE RURAL PROPERTY, SOUTHERLY ABOUT 5,550 FEET, ROUTE No. 102, SHEETS 1 & 2 OF 2, DATE: SEPT. 30-1930, REVISED: OCTOBER 16, 1967.
 - G. TOWN OF MONTVILLE, ROUTE #85 PLAN SHOWING TAKING LINE AT, SADINSKY PROP. & ADJOINING PROP. OWNERS, BEGINNING AT ROUTE #161, FLANDERS ROAD, RUNNING SOUTHEASTERLY 2,300 FEET. DATE: JULY 1963.
 - H. TOWN OF MONTVILLE, MAP SHOWING LAND AND EASEMENT ACQUIRED BY THE STATE OF CONNECTICUT, FROM ELIZABETH K. SADINSKY, NEW LONDON TURNPIKE, DATE: DECEMBER 1948, SHEETS 1 & 2 OF 2.
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF MONTVILLE LAND RECORDS AS VOL. 581 PG. 49 & VOL. 638 PG. 521 AND LISTED ON ASSESSOR'S MAP 005 AS LOTS 24-00A & 23-00A
 - SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, MAP NUMBER 0901100337G, EFFECTIVE DATE: JULY 18, 2011
 - INLAND WETLANDS MARKED BY RICHARD SNARSKI, SOIL SCIENTIST, 2/15/2018 & 9/27/18 AND LOCATED BY FIELD SURVEY.



- LEGEND
- UTILITY POLE
 - CONN. HIGHWAY DEPT. MONUMENT
 - FOUND
 - IRON PIN
 - IRON PIPE
 - EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
 - STONEWALL
 - EDGE OF WETLAND/FLAG NUMBER
 - EDGE OF TREETLINE
 - RETAINING WALL
 - BITUMINOUS CONCRETE LIP CURBING

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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.
- TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
- BOUNDARY DETERMINATION: RESURVEY
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2

ANGUS L. McDONALD JR.
CONN. L.S. #70173

TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.



ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 283 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06457
TEL. (860) 388-4671 FAX (860) 388-3862

SIGHTLINE DEMONSTRATION
PREPARED FOR
DEER RUN STABLE, LLC
FOR PROPERTIES LOCATED AT
1499 & 1505 HARTFORD NEW LONDON TURNPIKE
OAKDALE/MONTVILLE, CONNECTICUT

DATE: JULY 10, 2019 SCALE: 1"=50'
DRN DO'D CK'D APP'D
SHEET 9 of 11 JOB NO. 186333
REVISIONS: 2-20-20 UPDATED, 2-27-20 PER TOWN PLANNER

N/F
1495 ROUTE 05 ASSOCIATES, LLC
VOL. 347 PG. 20

N/F
MINER-DEER RUN, LLC
VOL. 520 PG. 72

N/F
W. LAWRENCE MINER
VOL. 110 PG. 399

N/F
1495 ROUTE 05 ASSOCIATES, LLC
VOL. 347 PG. 20

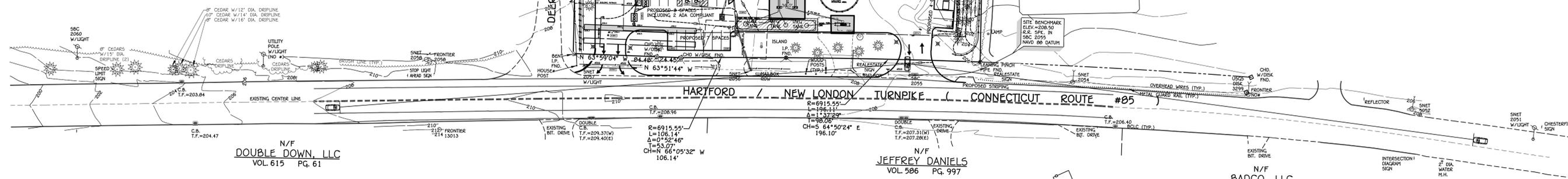
N/F
DOUBLE DOWN, LLC
VOL. 615 PG. 61

N/F
JEFFREY DANIELS
VOL. 506 PG. 997

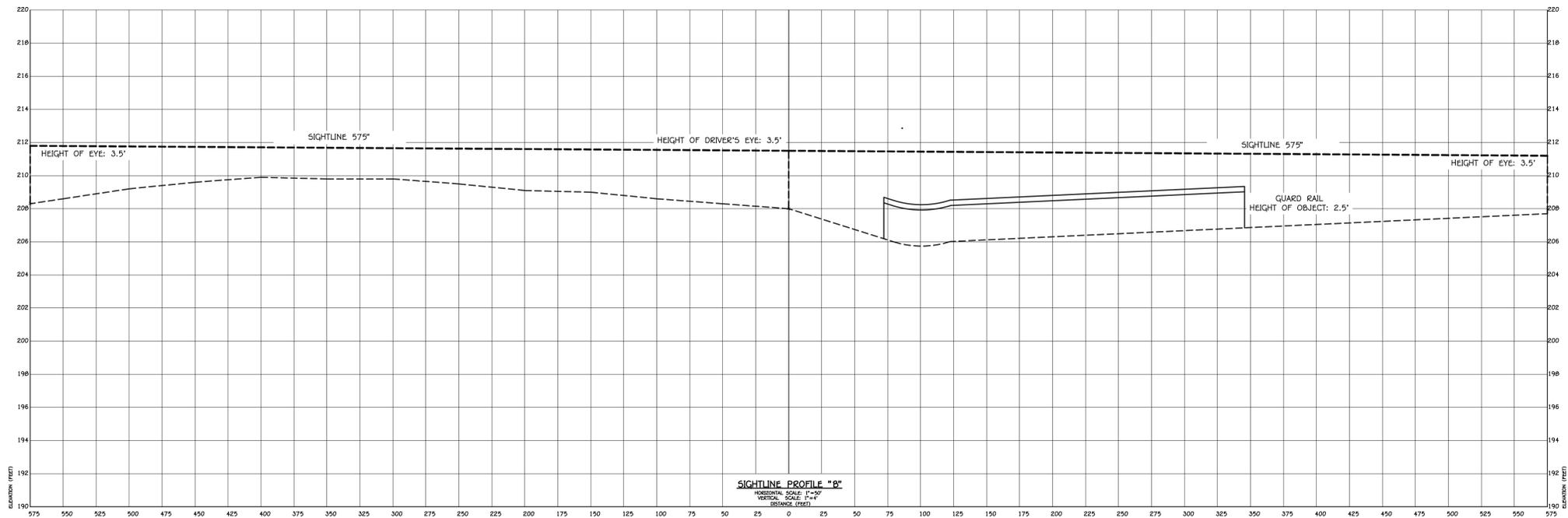
N/F
BADCO, LLC
VOL. 523 PG. 4



LOCATION MAP
SCALE: 1" = 1000'



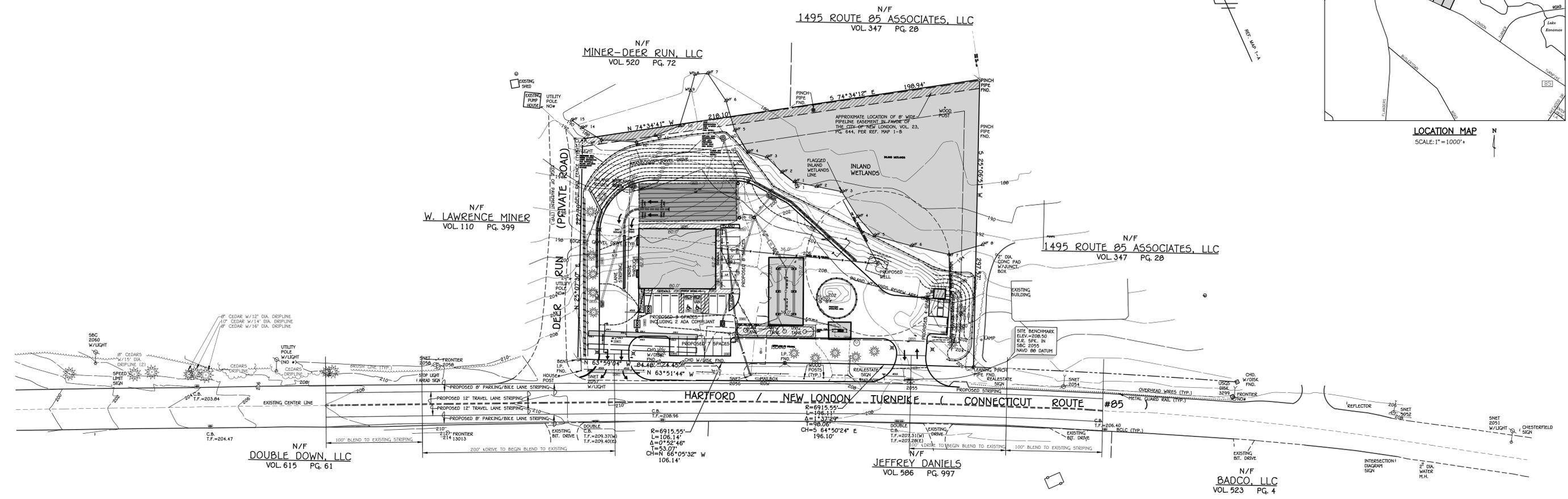
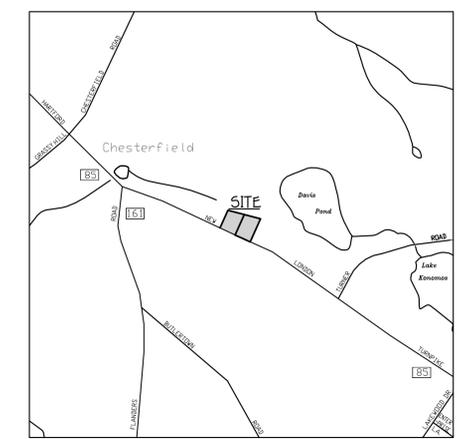
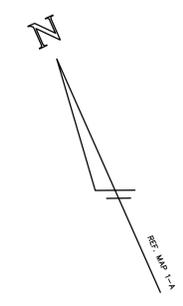
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 - PROPERTY SURVEY AND SUBDIVISION PLAN, PROPERTY OF W. LAWRENCE MINER, JR., REVOCABLE TRUST, HARTFORD ROAD (CONNECTICUT ROUTE 05) AND CHESTERFIELD ROAD, MONTVILLE, CONNECTICUT, DATE: JANUARY 20, 2000, REVISED THRU: 5/19100 BY: DICESARE-BENTLEY-ENGINEERS, INC.
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 - CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF MONTVILLE, HARTFORD-NEW LONDON ROAD, FROM THE KRUPCAL PROPERTY, SOUTHERLY ABOUT 5,550 FEET, ROUTE No. 102, SHEETS 1 & 2 OF 2, DATE: SEPT. 30-1930, REVISED: OCTOBER 16, 1967.
 - TOWN OF MONTVILLE, ROUTE #05, PLAN SHOWING TAKING LINE AT, SADINSKY PROP. & ADJOINING PROP. OWNERS, BEGINNING AT ROUTE #161, FLANDERS ROAD, RUNNING SOUTHEASTERLY 2,300 FEET, DATE: JULY 1963.
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 - SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT, MAP NUMBER 09011C0337G, EFFECTIVE DATE: JULY 18, 2011
 - INLAND WETLANDS MARKED BY RICHARD SNARSKI, SOIL SCIENTIST, 2/15/2010 & 9/27/10 AND LOCATED BY FIELD SURVEY.



- LEGEND
- UTILITY POLE
 - CONN. HIGHWAY DEPT. MONUMENT
 - FOUND
 - IRON PIN
 - IRON PIPE
 - DRILL HOLE
 - EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
 - STONEWALL
 - EDGE OF WETLAND/FLAG NUMBER
 - EDGE OF TRELIN
 - RETAINING WALL
 - BITUMINOUS CONCRETE LIP CURBING

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 - PROPERTY SURVEY MAP, PROPERTY OF, JOETTE J. GAREY, 1499 HARTFORD NEW LONDON TURNPIKE, OAKDALE/MONTVILLE, CONNECTICUT, DATE: FEBRUARY 21, 2016, BY ANGLUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
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- LEGEND
- UTILITY POLE
 - CONN. HIGHWAY DEPT. MONUMENT
 - FOUND
 - IRON PIN
 - IRON PIPE
 - EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
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 - EDGE OF TREELINE
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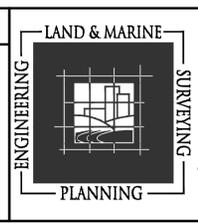
THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

CERTIFICATION NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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.
 - TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
 - BOUNDARY DETERMINATION: RESURVEY
 - THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2

ANGUS L. McDONALD JR.
CONN. L.S. #70173

TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.



ANGUS McDONALD
GARY SHARPE
& ASSOCIATES, INC.
SINCE 1966

P.O. BOX 608, 293 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4871 FAX (860) 388-3862

HIGHWAY RESTRIPIING PLAN
PREPARED FOR
DEER RUN STABLE, LLC
FOR PROPERTIES LOCATED AT
**1499 & 1505 HARTFORD NEW LONDON TURNPIKE
OAKDALE/MONTVILLE, CONNECTICUT**

DATE: JULY 10, 2019 SCALE: 1"=50'
DR'N D'O'D [CK'D] [APP'D]
SHEET 11 of 11 JOB NO. 186333
REVISIONS: 2-20-20 UPDATED, 2-27-20 PER TOWN PLANNER

