

OWNER/APPLICANT:

ADVANCED ASSOCIATES, LLC
410 MAPLE AVENUE - PO. BOX 164
UNCASVILLE, CT

NOTES:

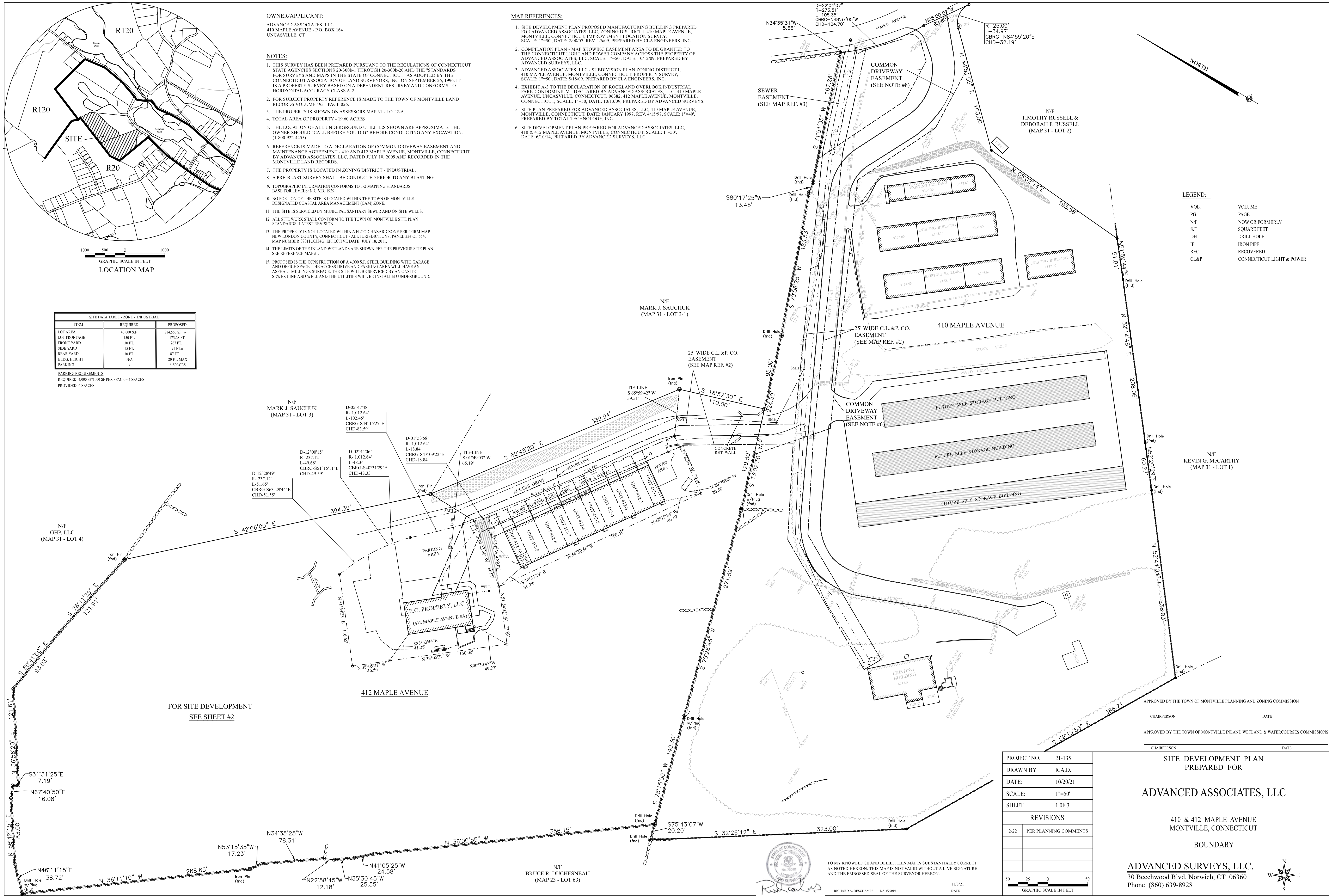
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
- FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 493 - PAGE 026.
- THE PROPERTY IS SHOWN ON ASSESSORS MAP 31 - LOT 2-A.
- TOTAL AREA OF PROPERTY - 19.60 ACRES.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE OWNER SHOULD "CALL BEFORE YOU DIG" BEFORE CONDUCTING ANY EXCAVATION. (1-800-922-4455).
- REFERENCE IS MADE TO A DECLARATION OF COMMON DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT - 410 AND 412 MAPLE AVENUE, MONTVILLE, CONNECTICUT BY ADVANCED ASSOCIATES, LLC, DATED JULY 10, 2009 AND RECORDED IN THE MONTVILLE LAND RECORDS.
- THE PROPERTY IS LOCATED IN ZONING DISTRICT - INDUSTRIAL.
- A PRE-BLAST SURVEY SHALL BE CONDUCTED PRIOR TO ANY BLASTING.
- TOPOGRAPHIC INFORMATION CONFORMS TO 1:2 MAPPING STANDARDS. BASE FOR LEVELS: N.G.V.D. 1929.
- NO PORTION OF THE SITE IS LOCATED WITHIN THE TOWN OF MONTVILLE DESIGNATED COASTAL AREA MANAGEMENT (CAM) ZONE.
- THE SITE IS SERVICED BY MUNICIPAL SANITARY SEWER AND ON SITE WELLS.
- ALL SITE WORK SHALL CONFORM TO THE TOWN OF MONTVILLE SITE PLAN STANDARDS, LATEST REVISION.
- THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE PER "FIRM MAP NEW LONDON COUNTY, CONNECTICUT - ALL JURISDICTIONS, PANEL 34 OF 354, MAP NUMBER 0901C0334G, EFFECTIVE DATE: JULY 18, 2011.
- THE LIMITS OF THE INLAND WETLANDS ARE SHOWN PER THE PREVIOUS SITE PLAN. SEE REFERENCE MAP #1.
- PROPOSED IS THE CONSTRUCTION OF A 4,000 S.F. STEEL BUILDING WITH GARAGE AND OFFICE SPACE. THE ACCESS DRIVE AND PARKING AREA WILL HAVE AN ASPHALT MILLINGS SURFACE. THE SITE WILL BE SERVICED BY AN ONSITE SEWER LINE AND WELL AND THE UTILITIES WILL BE INSTALLED UNDERGROUND.

MAP REFERENCES:

- SITE DEVELOPMENT PLAN PROPOSED MANUFACTURING BUILDING PREPARED FOR ADVANCED ASSOCIATES, LLC, ZONING DISTRICT I, 410 MAPLE AVENUE, MONTVILLE, CONNECTICUT, IMPROVEMENT LOCATION SURVEY, SCALE: 1"=50', DATE: 2/08/07, REV. 1/6/09, PREPARED BY CLA ENGINEERS, INC.
- COMPLIATION PLAN - MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF ADVANCED ASSOCIATES, LLC, SCALE: 1"=50', DATE: 10/12/09, PREPARED BY ADVANCED SURVEYS, LLC.
- ADVANCED ASSOCIATES, LLC - SUBDIVISION PLAN ZONING DISTRICT I, 410 MAPLE AVENUE, MONTVILLE, CONNECTICUT, PROPERTY SURVEY, SCALE: 1"=50', DATE: 5/18/09, PREPARED BY CLA ENGINEERS, INC.
- EXHIBIT A-3 TO THE DECLARATION OF ROCKLAND OVERLOOK INDUSTRIAL PARK CONDOMINIUM - DECLARED BY ADVANCED ASSOCIATES, LLC, 410 MAPLE AVENUE, UNCASVILLE, CONNECTICUT, 06082; 412 MAPLE AVENUE, MONTVILLE, CONNECTICUT, SCALE: 1"=50', DATE: 10/13/09, PREPARED BY ADVANCED SURVEYS, LLC.
- SITE PLAN PREPARED FOR ADVANCED ASSOCIATES, LLC, 410 MAPLE AVENUE, MONTVILLE, CONNECTICUT, DATE: JANUARY 1997, REV. 4/15/97, SCALE: 1"=40', PREPARED BY TOTAL TECHNOLOGY, INC.
- SITE DEVELOPMENT PLAN PREPARED FOR ADVANCED ASSOCIATES, LLC, 410 & 412 MAPLE AVENUE, MONTVILLE, CONNECTICUT, SCALE: 1"=50', DATE: 6/10/14, PREPARED BY ADVANCED SURVEYS, LLC.

SITE DATA TABLE - ZONE - INDUSTRIAL		
ITEM	REQUIRED	PROPOSED
LOT AREA	40,000 S.F.	814,566 SF +/-
LOT FRONTAGE	150 FT.	173.28 FT.
FRONT YARD	30 FT.	267 FT.±
SIDE YARD	15 FT.	91 FT.±
REAR YARD	30 FT.	87 FT.±
BLDG. HEIGHT	N/A	20 FT. MAX
PARKING	4	6 SPACES

PARKING REQUIREMENTS
REQUIRED: 4,000 SF/1,000 SF PER SPACE = 4 SPACES
PROVIDED: 6 SPACES



LEGEND:

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
DH	DRILL HOLE
IP	IRON PIPE
REC.	RECOVERED
CL&P	CONNECTICUT LIGHT & POWER

FOR SITE DEVELOPMENT
SEE SHEET #2

APPROVED BY THE TOWN OF MONTVILLE PLANNING AND ZONING COMMISSION
CHAIRPERSON _____ DATE _____
APPROVED BY THE TOWN OF MONTVILLE INLAND WETLAND & WATERCOURSES COMMISSIONS
CHAIRPERSON _____ DATE _____

PROJECT NO.	21-135
DRAWN BY:	R.A.D.
DATE:	10/20/21
SCALE:	1"=50'
SHEET	1 OF 3
REVISIONS	
2/22	PER PLANNING COMMENTS

SITE DEVELOPMENT PLAN
PREPARED FOR

ADVANCED ASSOCIATES, LLC

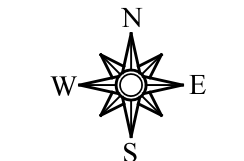
410 & 412 MAPLE AVENUE
MONTVILLE, CONNECTICUT

BOUNDARY

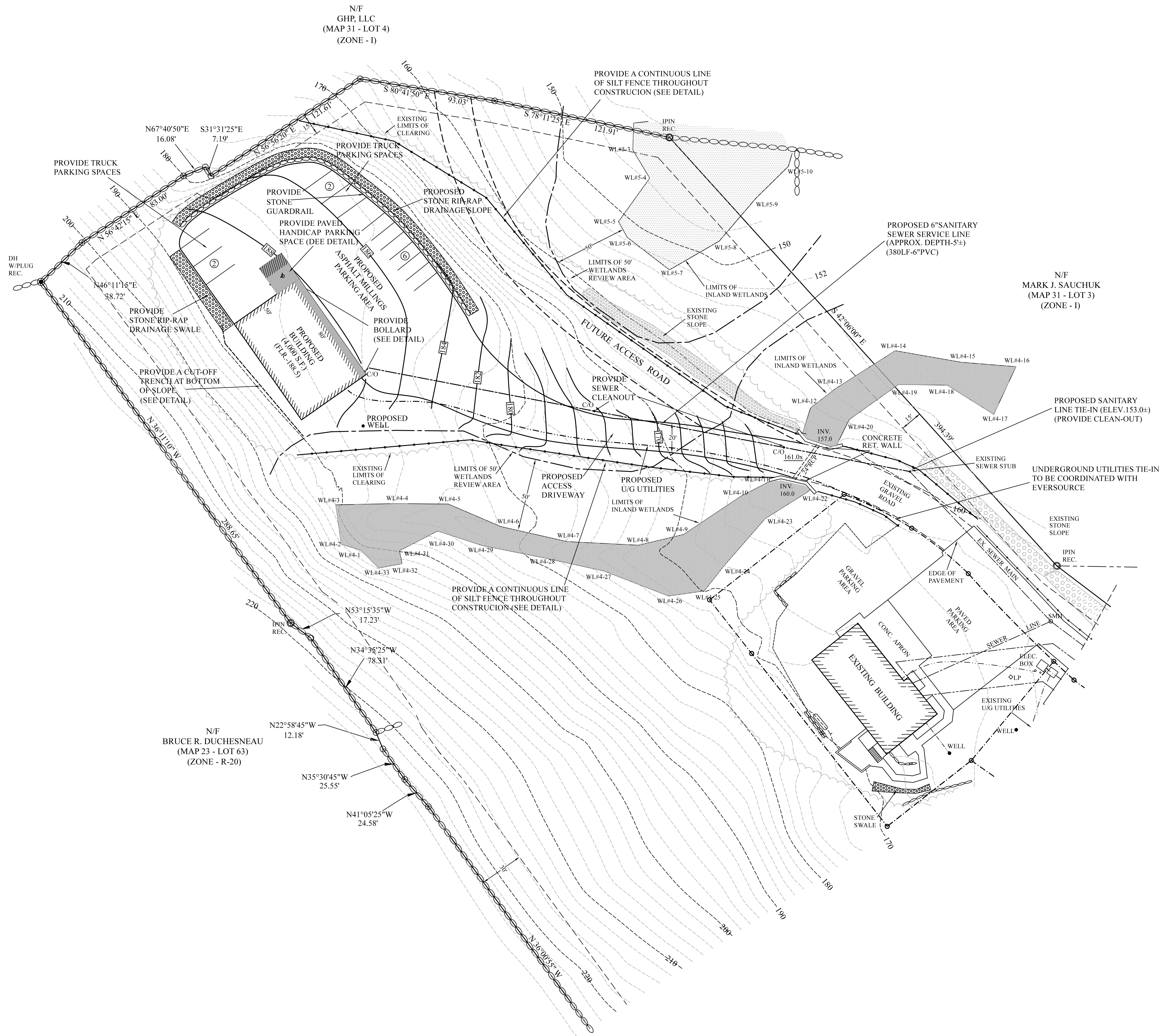
ADVANCED SURVEYS, LLC.
30 Beechwood Blvd, Norwalk, CT 06360
Phone (860) 639-8928

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: 11/8/21



NORTH



LEGEND:

- VOL. VOLUME
- PG. PAGE
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- DH DRILL HOLE
- MON MONUMENT
- IPIN IRON PIN
- REC. RECOVERED
- NR NOT RECOVERED
- SMH SANITARY MANHOLE
- CB CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CL&P CONNECTICUT LIGHT & POWER
- SNET SOUTHERN NEW ENGLAND TELEPHONE
- CONC. CONCRETE
- B.C.L.C. BITUMINOUS CONCRETE LIP CURBING
- RET. RETAINING
- WF#5 INLAND WETLANDS FLAG
- 160--- EXISTING CONTOUR

APPROVED BY THE TOWN OF MONTVILLE PLANNING AND ZONING COMMISSION

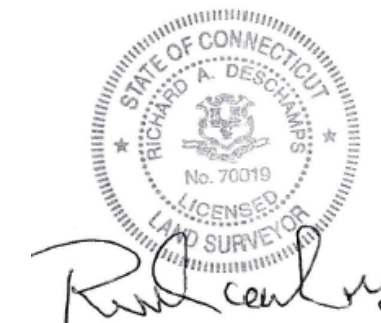
CHAIRPERSON _____ DATE _____

APPROVED BY THE TOWN OF MONTVILLE INLAND WETLAND & WATERCOURSES COMMISSIONS

CHAIRPERSON _____ DATE _____

ALL WORK SHALL BE COMMENCED WITHIN 5 YEARS. DATE: _____

SIGNATURE _____ DATE _____



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 11/8/21

PROJECT NO.	21-135
DRAWN BY:	R.A.D.
DATE:	10/20/21
SCALE:	1"=40'
SHEET	2 OF 3
REVISIONS	
2/22	PER PLANNING COMMENTS

SITE DEVELOPMENT PLAN
PREPARED FOR

ADVANCED ASSOCIATES, LLC

410 & 412 MAPLE AVENUE
MONTVILLE, CONNECTICUT

EXISTING CONDITIONS & PROPOSED IMPROVEMENTS

ADVANCED SURVEYS, LLC.
30 Beechwood Blvd, Norwich, CT 06360
Phone (860) 639-8928

EROSION AND SEDIMENT CONTROL REPORT:

SITE DEVELOPMENT PLAN
PREPARED FOR
ADVANCED ASSOCIATES, LLC
410 & 412 MAPLE AVENUE
MONTVILLE, CONNECTICUT
DATE: 10/20/21

REFERENCE IS MADE TO

1. Connecticut Guidelines for Soil Erosion and Sediment Control, January 2002.
2. Soil Survey of New London County Connecticut, U.S.D.A. Soil Conservation Service 1983.

DEVELOPMENT

Proposed is the construction of a 4,000 s.f. steel building with garage and office space. The access drive and parking area will have an asphalt millings surface. The site will be serviced by an onsite sewer line and well and the utilities will be installed underground.

DEVELOPMENT SCHEDULE

It is anticipated that grading and construction activities will begin as soon as approvals are obtained and will be finished as required.

SEQUENCE OF CONSTRUCTION:

1. Install erosion and sediment control structures.
2. At this point work can begin on the project. Strip and stockpile topsoil and protect as required.
3. Install the proposed building.
4. Install sewer line, well and underground utilities.
5. Grade and surface access drive and parking areas as shown.
6. Grade all disturbed areas, loam & seed.
7. Remove all erosion and sediment control.

DEVELOPMENT CONTROL PLAN

Prior to the commencement of operations in accordance with any permit issued by the Town of Montville, the owner (Advanced Associates, llc) shall install all erosion and sediment control measures.

Inspection of the erosion & sediment control should be at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater.

The owner shall obtain a site inspection from the Town of Montville Enforcement Officer to ensure that all erosion and sediment control measures have been installed in accordance with this narrative. Upon certification with respect to the installation of erosion and sediment control measures, the owner may commence operations pursuant to the permit. Erosion and control devices shall be installed in accordance with the "Filter Barrier Installation & Maintenance" and "Hay Bale Installation & Maintenance" sections of this narrative hereinafter contained.

Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.

The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.

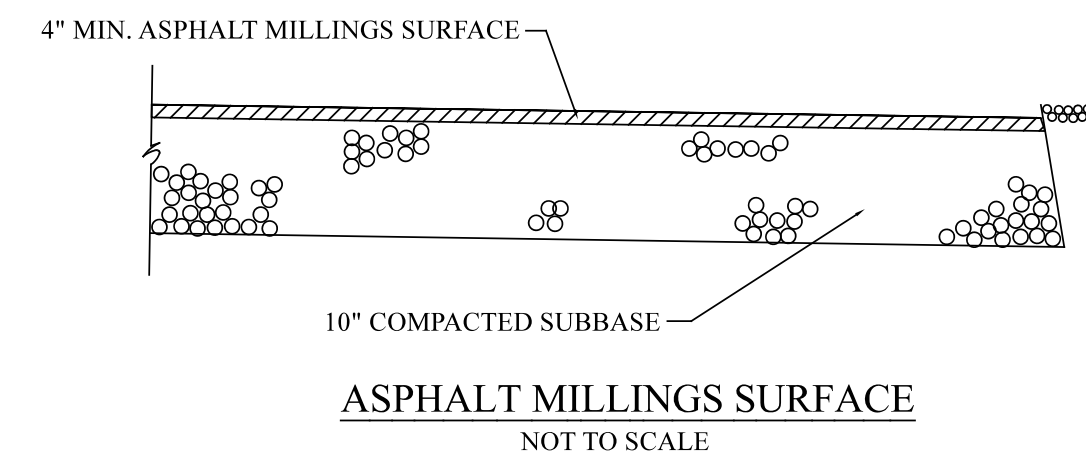
Final stabilization of the site is to follow the procedures outlined in permanent vegetative cover. If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

During the stabilization period, all erosion and sediment control measures shall be maintained in proper working order. The Owner's representative shall be responsible for checking all erosion and sediment control measures on a twice-weekly basis during the stabilization period and after each storm event. During the stabilization period with respect to the site, any erosion which occurs within disturbed areas shall be immediately repaired, reseeded and restabilized.

Once stabilization has been completed and certification thereof obtained in writing from the Enforcement Officer of the Town of Montville, erosion and sediment control measures shall be removed by the Contractor.

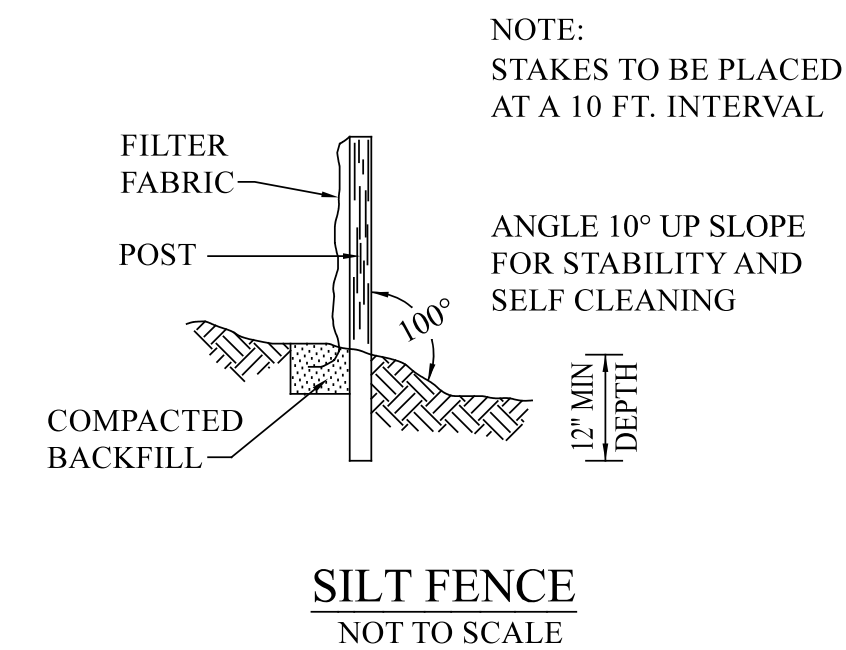
FILTER BARRIER INSTALLATION & MAINTENANCE:

1. Dig a 6" trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the post 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Sediment deposits are to be removed when they reach a height of one foot behind the barrier and are to be deposited in an area which is not regulated by the Inland Wetlands Commission.
6. Inspections and necessary repairs will be made twice weekly.



HAY BALE INSTALLATION & MAINTENANCE:

1. Bales shall be placed around all proposed catch basins with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales after each storm and repair or replace promptly as needed. Remove sediment behind the bales when it has reached half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
4. Inspections and necessary repairs will be made twice weekly.



TEMPORARY VEGETATIVE COVER:

A temporary seeding of Rye Grass will be completed within 15 days of the formation of stockpile(s). 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. and lime stone 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 or hay, 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 clear marks are parallel to the contours.

PERMANENT VEGETATIVE COVER:

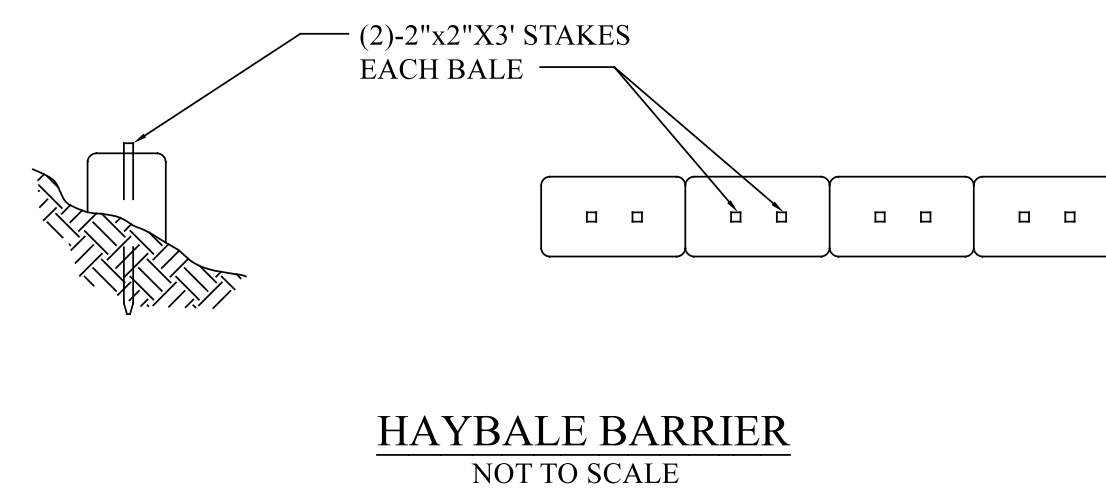
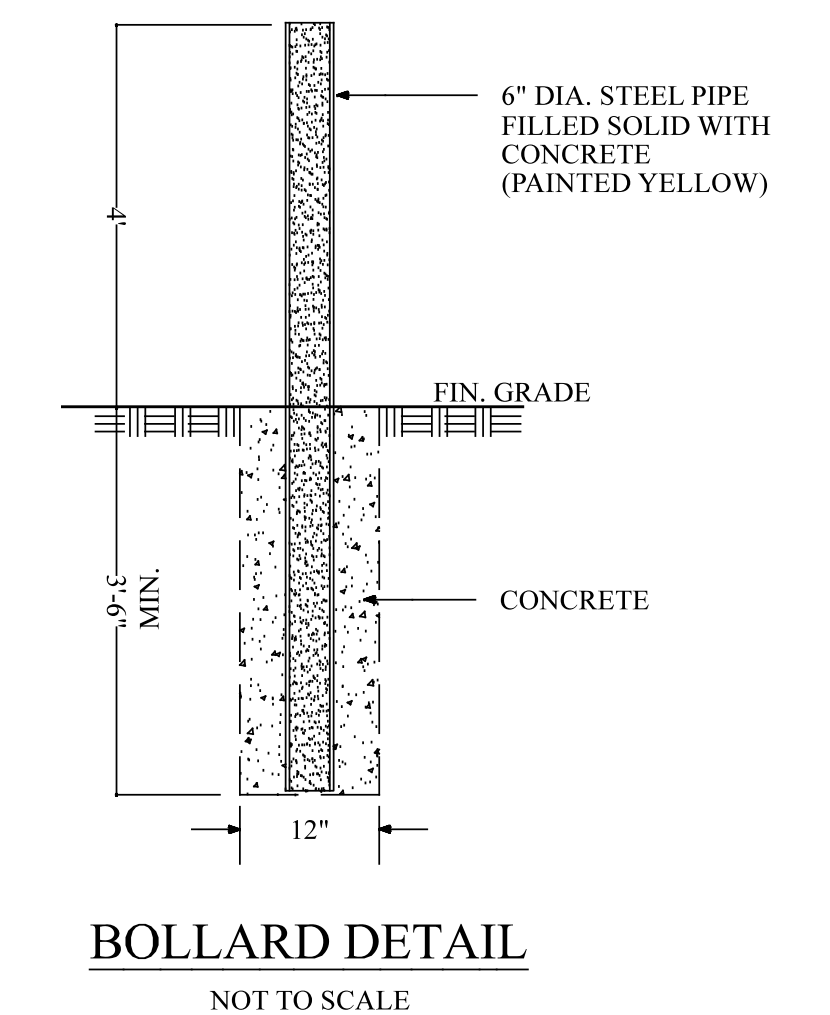
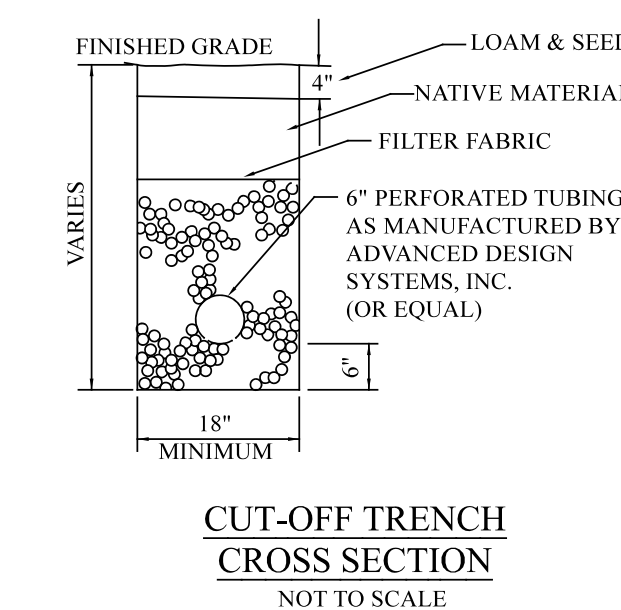
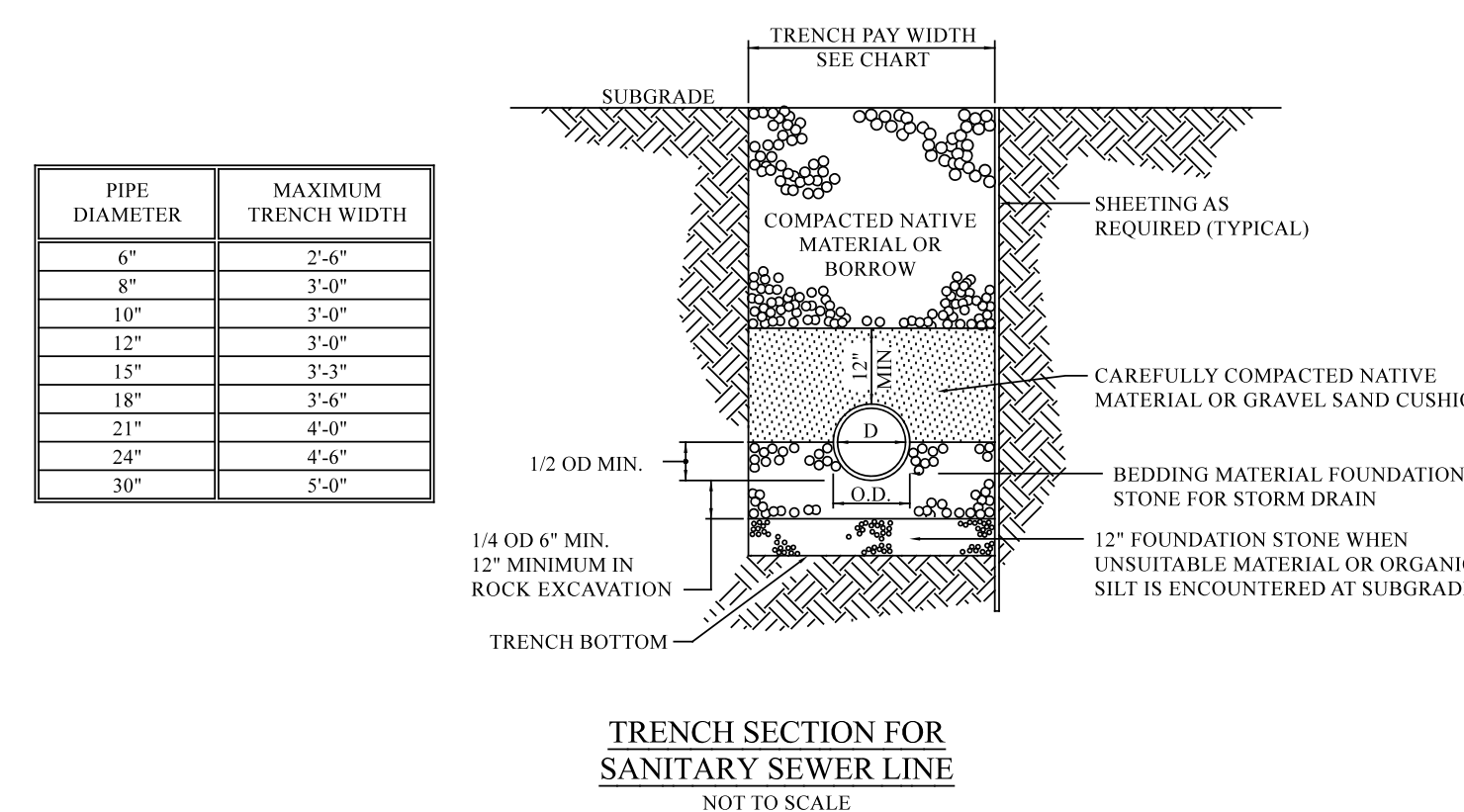
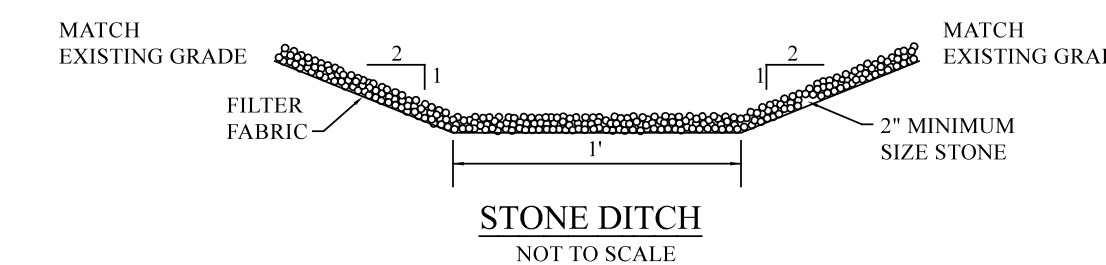
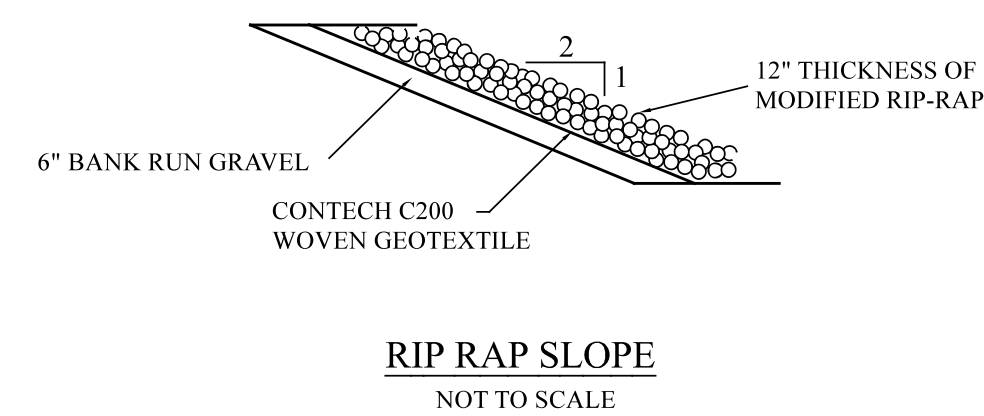
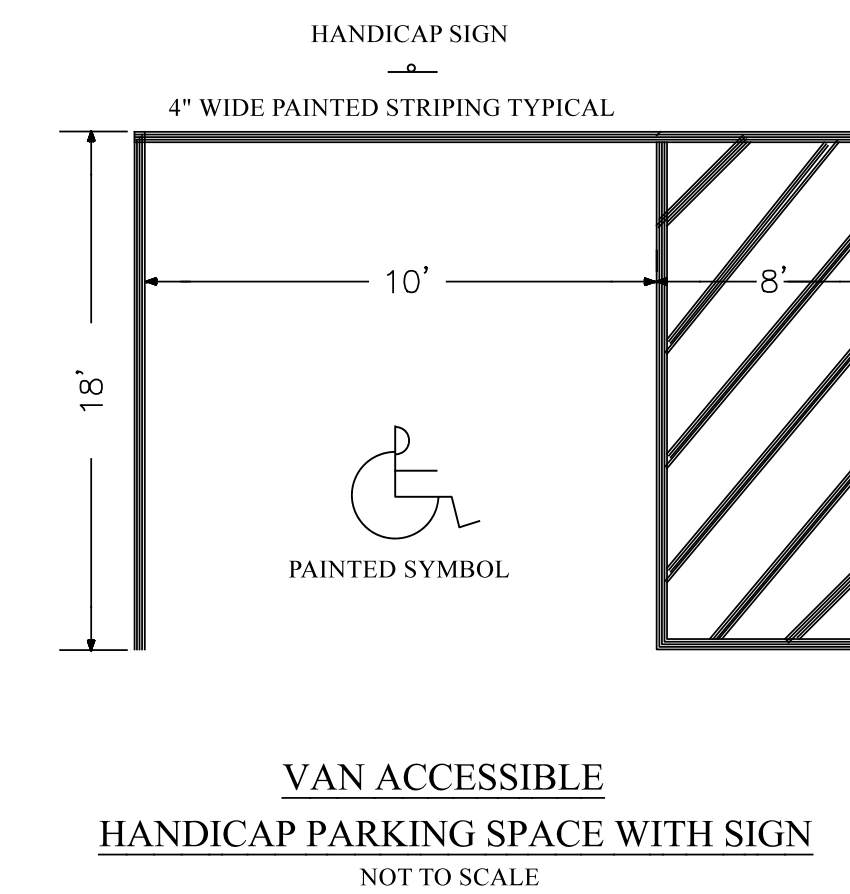
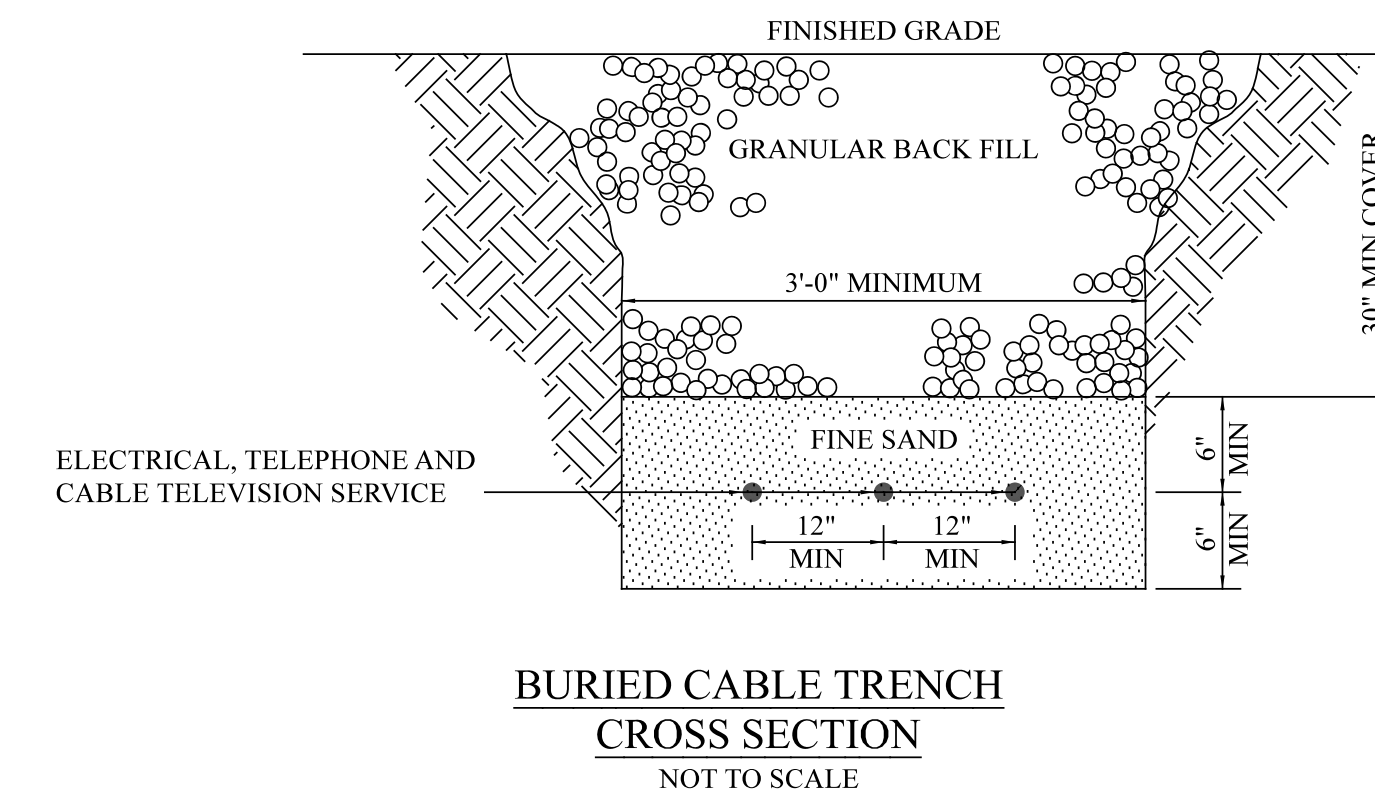
Topsoil will be replaced once the excavation has been completed and the shoulders are graded to a slope no greater than 3 to 1. Topsoil will be spread at a minimum compacted depth of 4 inches. Once the topsoil has been spread, all stones two inches or larger in any dimension will be removed as well as debris. Apply agricultural ground limestone at the rate of two tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work time and fertilizer into the soil to a depth of 4 inches. Inspect seedbed before seeding. If traffic has compacted the soil, retil compacted areas. Apply the following grass seed mix:

Seed Mixture	lbs./acre	lbs./1000 s.f.
Switchgrass	4.0	0.10
Big bluestem	4.0	0.10
Little bluestem	2.0	0.05
Sand lovegrass	1.5	0.03
Birds foot treefoil	2.0	0.05

The recommended seeding dates are:

April 1 - June 15 and August 1 - September 15

Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or an organic mulch.



APPROVED BY THE TOWN OF MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRPERSON DATE

SOIL EROSION & SEDIMENT CONTROL PLAN APPROVE BY THE PLANNING & ZONING COMMISSION

CHAIRPERSON DATE



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RICHARD A. DESCHAMPS L.S. #70019 DATE

PROJECT NO.	21-135
DRAWN BY:	R.A.D.
DATE:	10/20/21
SCALE:	AS NOTED
SHEET	3 OF 3

REVISIONS	
2/22	PER PLANNING COMMENTS

SITE DEVELOPMENT PLAN
PREPARED FOR

ADVANCED ASSOCIATES, LLC

410 & 412 MAPLE AVENUE
MONTVILLE, CONNECTICUT

EROSION & SEDIMENT CONTROL - DETAILS

ADVANCED SURVEYS, LLC.
30 Beechwood Blvd, Norwich, CT 06360
Phone (860) 639-8928

